

NORTH



Date	Amendment	Code
24.04.24	DA ISSUE	A
01.07.25	DA AMENDMENT	B
28.01.26	ISSUE FOR COORDINATION	C

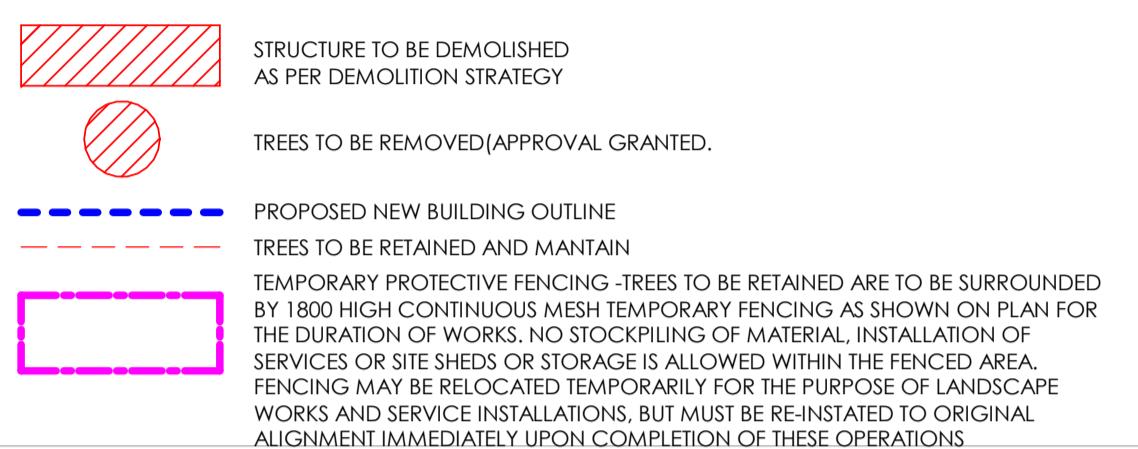
DEMOLITION STRATEGY:

A. PROPOSED METHOD - DISMANTLE TILE GROOVES, TIMBER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND SALE. BRICKS FROM BRICK VENEER WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RE-CYCLING. INTERNAL WALLS AND FRAMES AND EXTERNAL WALL FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO BELCONNEN TIP. THE REMAINING CONCRETE SLABS AND CONCRETE KERB TO BE DELIVERED TO CANBERRA CONCRETE RECYCLING AT PIALIGO FOR RE-CYCLING.

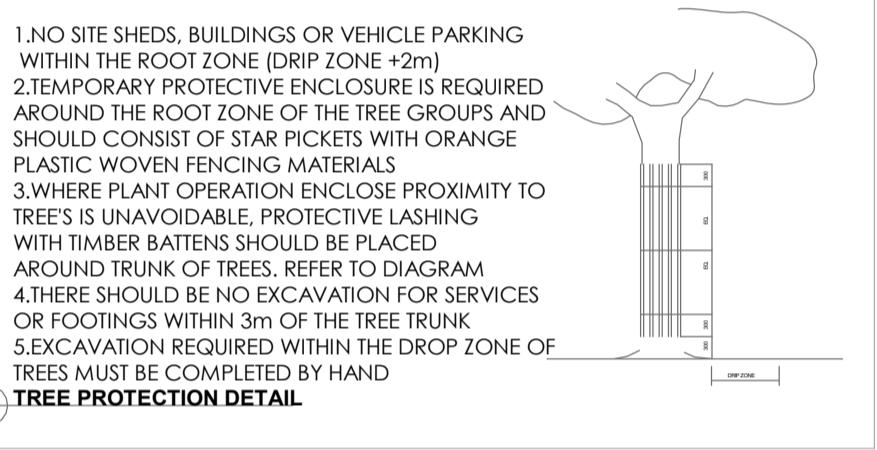
B. POLLUTED MATERIALS - MATERIALS WHICH ARE SUBJECT TO POLLUTION CONTROL LAWS. ASBESTOS - SHOULD THERE BE ANY TRACE OF ASBESTOS IN EXISTING HOMES, IT IS TO BE DISPOSED OF WHILST WEARING ALL APPROPRIATE PROTECTIVE CLOTHING AS PER AUSTRALIAN STANDARDS AND DELIVERED TO THE APPROPRIATE AREA OF THE LOCAL TIP.

C. EXISTING SERVICES - ELECTRICITY TO BE DISCONNECTED AS PER ACTEW REQUIREMENTS AND RECONNECTED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS.

D. VEGETATION - TREES TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED, AND TAKEN TO APPROPRIATE AREA OF BELCONNEN TIP. CARE MUST BE TAKEN IN RELATION TO OVER HEAD POWER LINES.



STRUCTURE TO BE DEMOLISHED AREA = 90.4m²

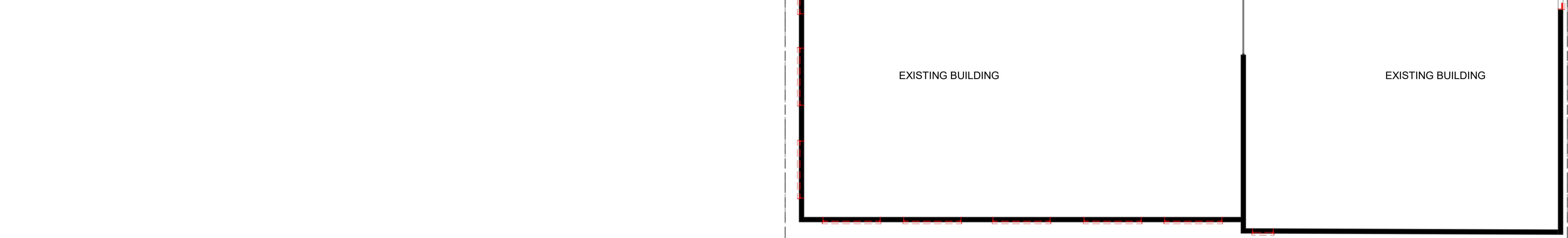


WINDOW CONSTRUCTION
 All work to conform to the building code of Australia (BCA), local Council requirements and current Australian Standards, in particular refer to AS 1288-2006

MASONRY CONSTRUCTION
 All work to conform to the building code of Australia (BCA), local Council requirements and current Australian Standards, in particular refer to AS 3700-2001 (masonry structures), AS4455-1997 (Masonry units and segmental pavers) and AS/NZS 2904-1995 (Damp proof courses and flashings)

PLUMBING AND DRAINAGE
 All work to conform to the building code of Australia (BCA), local Council requirements and current Australian Standards, in particular refer to AS/NZS 3500.5 - 2000 (National plumbing and drainage - Domestic installations), AS/NZS 1260 (PVC pipes and fittings)

INTERNAL LININGS
 All work to conform to the building code of Australia (BCA), local Council requirements and current Australian Standards, in particular refer to AS/NZS 2588-1998 (gypsum plasterboard) AS/NZS 2589.1-1997 (Gypsum lining in residential and light commercial construction - Application and finishing - Gypsum plasterboard) and AS/NZS 2908.2-2000 (Cellulose - cement products - Flat sheets).



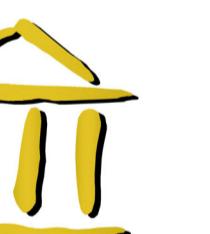
PROJECT
 WORKSHOP EXTENSION

CLIENT
 HBH

BLOCK 04 SECTION 11 DIVISION FYSHWICK

DRAWING TITLE
DEMOLITION PLAN

DATE 28/01/2026 SCALE 1: 100@A1 DRAWN Author CHECK ARAA
 JOB NO. 2407 DWG NO. A 006 CODE
 FILE NAME



ARCHITECTS
RING & ASSOCIATES
 ARCHITECTS INTERIOR DESIGN

2/88 WENTWORTH AVE, KINGSTON, CANBERRA, 2604

PH. (02)6239 7177 FAX. (02)62397 100 ACN008592567



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DATE 28/01/2026 SCALE 1: 100@A1 DRAWN Author CHECK
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GFA SCHEDULE	
TERRITORY PLAN	IZ2
TOTAL SITE AREA	= 1219 m ²
EXSITING FLOOR	= 578.1 m ²
EXTENSION GROUND FLOOR	= 265.2 m ²
EXTENSION MEZZANINE FLOOR	= 95.3 m ²
<hr/>	
TOTAL FLOOR AREA (GFA)	938.6 m ²
ALLOWABLE PLOT RATIO	2000 m ²

GEELONG 1 STREET

A 200

LEGEND

-  GRASSED AREA
-  EXISTING STRUCTURE
-  PROPOSED WORKSHOPS
-  EXISTING CONCRETE PAVEMENT
-  PROPOSED CARPORT
-  OUTDOOR PAVERS

EXISTING DRIVEWAY

NEW SEWER CONNECTION
REFER TO THE EXTERNAL SERVICES PLAN

NEW STORM WATER CONNECTION
REFER TO THE EXTERNAL SERVICES PLAN

NEW WATER METER LOCATION
REFER TO THE EXTERNAL SERVICES PLAN

PROPOSED CARPORT

METAL FENCE

ACCESSIBLE CAR PARK

BICYCLE PARKING

PROPOSED WAST COLLECTION AREA

EXISTING BUILDING

EXISTING TOILET TO BE DEMOLISHED

CONCRETE BLOCK
BUILDING
METAL
ROOF
FFL:572.27

EXISTING BUILDING UNIT 1

EXISTING BUILDING UNIT 2

PROPOSED WATER TANK
UNDERGROUND

WORKSHOP
UNIT 3

FFL: 571.970

WORKSHOP
UNIT 3

FFL: 572.270

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ENCLOSURE

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LITRE

1100
LITRE

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R C H I T E C T S
NG & ASSOCIATES

VENTWORTH AVE, KINGSTON, CANBERRA, 2604
(02)6239 7177 FAX. (02)62397 100 ACN008592667



WORKSHOP EXTENSION

TH

K SECTION 11 DIVISION FYSHWICK

WING TITLE

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DATE	DRAWN BY	checked
/2026	1 : 100@A1	RA
NO.	DWG NO.	CODE

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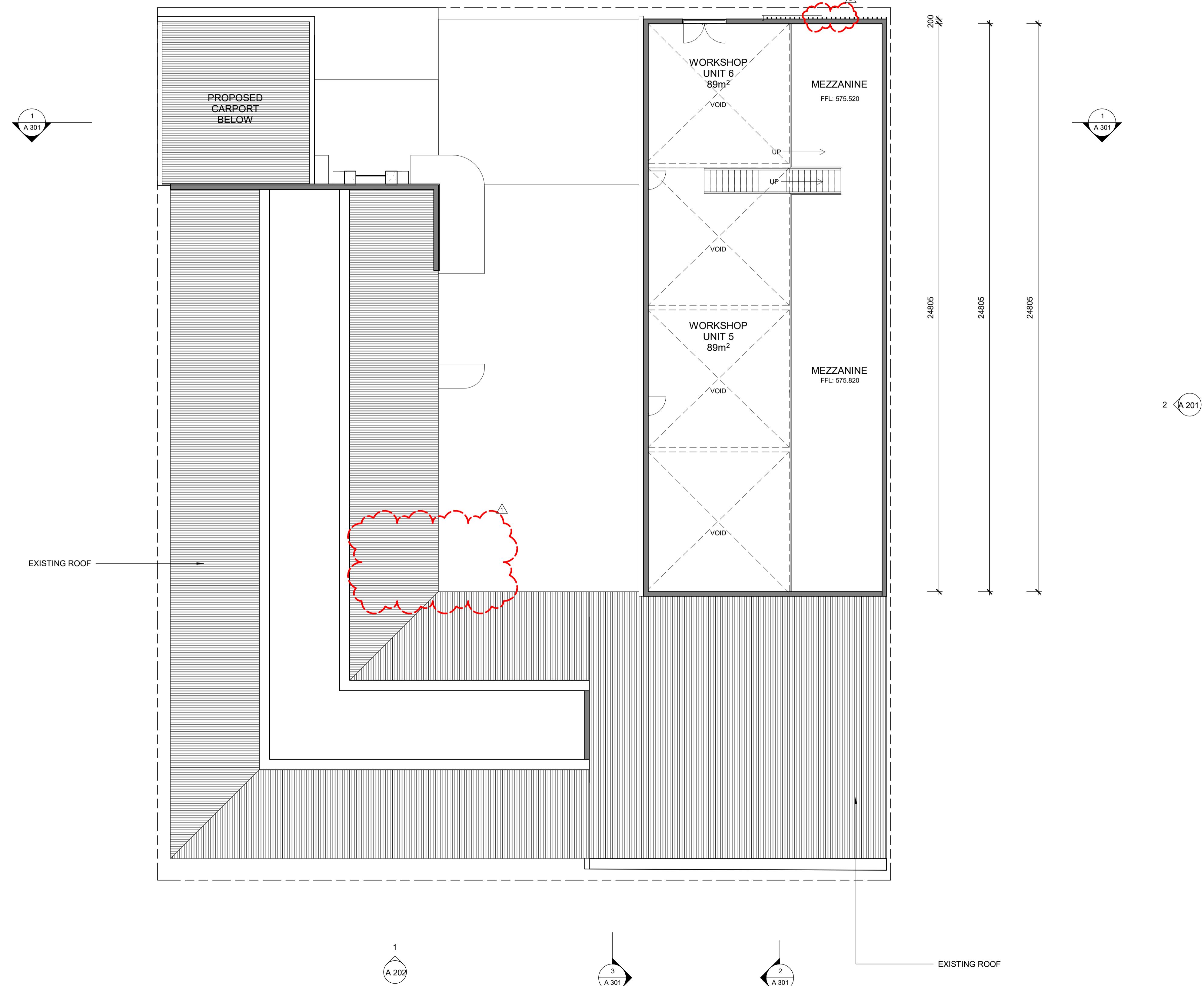
1 SITE PLAN
A 007 1 : 100 @A3

GFA SCHEDULE	
TERRITORY PLAN	IZ2
TOTAL SITE AREA	= 1219 m ²
EXSITING FLOOR	= 578.1 m ²
EXTENSION GROUND FLOOR	= 265.2 m ²
EXTENSION MEZZANINE FLOOR	= 95.3 m ²
<hr/>	
TOTAL FLOOR AREA (GFA)	938.6 m ²
ALLOWABLE PLOT RATIO	2000 m ²

AMENDMENTS:

- 1- ACCESSIBLE BATHROOM MOVED AND GFA REDUCED
- 2- FACADE CHANGES AND WINDOW REMOVED FROM THE FRONT FACADE
- 3- EXISTING WINDOWS SHOWN ON THE PLANS

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GENERAL NOTES:

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2/59 WENTWORTH AVE, KINGSTON, CANBERRA, 2604



PROJECT WORKSHOP EXTENSION

CLIENT
HBH

**BLOCK
04 SECTION
11 DIVISION
FYSHWICK**

DRAWING TITLE
MEZZANINE PLAN

DATE	SCALE	DRAWN	CHECKED
28/01/2026	1 : 100@A1	RA	ARAA
JOB NO.	DWG NO.	CODE	
407	A 102	D	

GFA SCHEDULE	
TERRITORY PLAN	IZ2
TOTAL SITE AREA	= 1219 m²
EXSITING FLOOR	=578.1 m²
EXTENSION GROUND FLOOR	=265.2 m²
EXTENSION MEZZANINE FLOOR	=95.3 m²
<hr/>	
TOTAL FLOOR AREA (GFA)	938.6 m²
<hr/>	
ALLOWABLE PLOT RATIO	2000 m²

LEGEND

EXISTING ROOF

DP DWON PIPE



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A R C H I T E C T S
R I N G & A S S O C I A T E S
ARCHITECTS INTERIOR DESIGN

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PROJECT WORKSHOP EXTENSION

CLIENT
HBH

BLOCK SECTION DIVISION
04 **11** **FYSHWICK**

ROOF PLAN

DATE	SCALE	DRAWN	CHECK
28/01/2026	1 : 100@A1	RA	ARAA

JOB NO. DWG NO. CODE
2407 **A 103** D



COLOURBOARD
BLOCK 4 | SECTIONS 11 | FYSHWICK

NO	APPLICATION	DESCRIPTION
1		CONCRETE PRECAST CONCRETE
2		COLORBOND ROOF COLOUR - MONUMENT
3		WINDOW & DOOR FRAME ALUMINIUM FRAME POWDERCOATED COLOUR MONUMENT
4		ALUMINUM PATTERNS ALUMINIUM FRAME POWDERCOATED COLOUR MONUMENT
5		GARAGE DOOR ROLLER DOOR COLOUR MONUMENT
6		LIGHT WEIGHT WALL RENDERED + PAINTED DULUX - NATURAL WHITE



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20.12.24	DA RFI	B
01.07.25	DA AMENDMENT	C

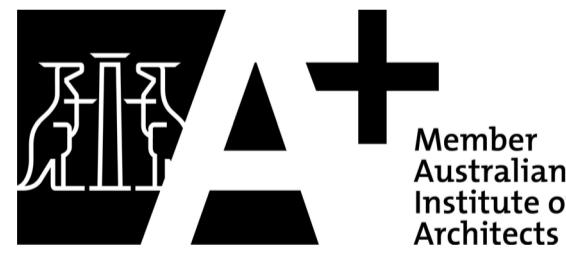
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ARCHITECTS
RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN

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PROJECT
WORKSHOP EXTENSION

CLIENT
HBH

BLOCK
04 SECTION
11 DIVISION
FYSHWICK

DRAWING TITLE
COLOUR SCHEDULE

DATE SCALE DRAWN CHECK

30/06/2025 @A1 Author ARAA

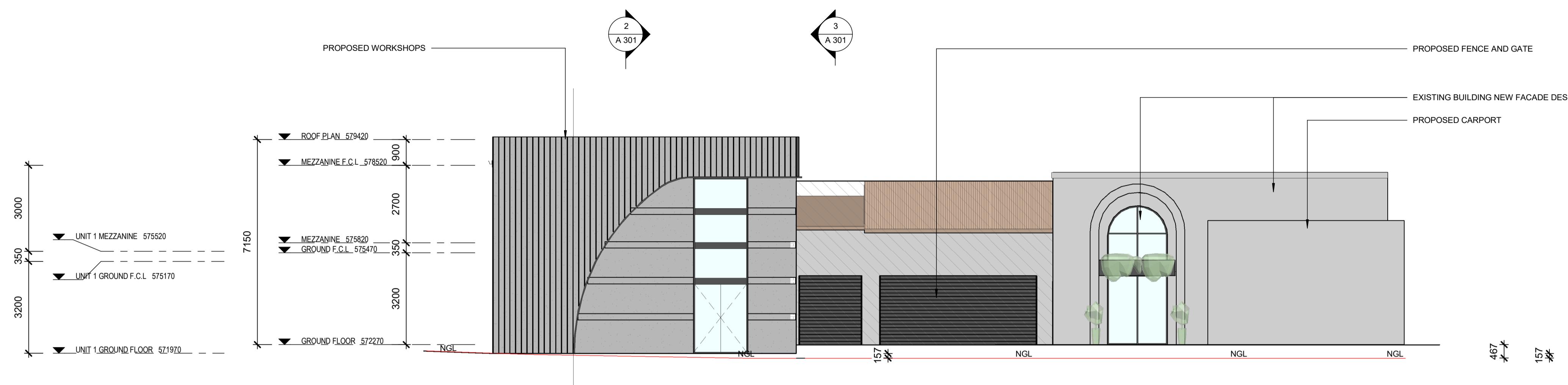
JOB NO. DWG NO. CODE

2407 A 190 D



EXISTING STRUCTURE

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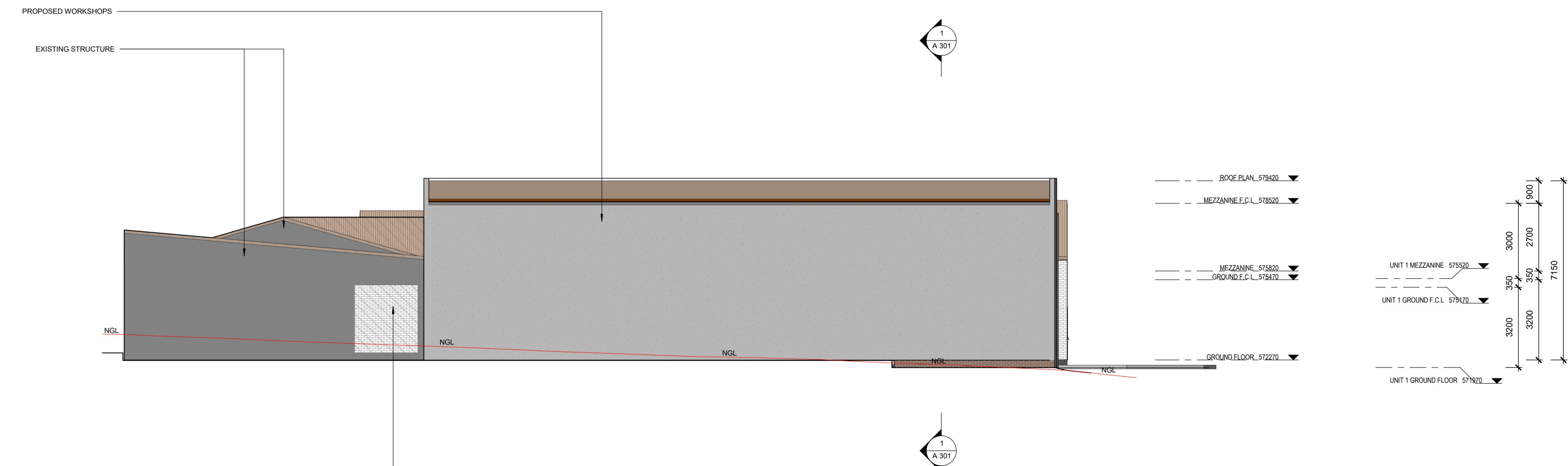


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24.04.24	DA ISSUE	A
20.12.24	DA RFI	B
01.07.25	DA AMENDMENT	C
28.01.26	ISSUE FOR COORDINATION	D

1 NORTH

A 201

1 : 100 @A3



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PROJECT
WORKSHOP EXTENSION

CLIENT
HBH

BLOCK 04 SECTION 11 DIVISION FYSHWICK

DRAWING TITLE
NORTH & EAST ELEVATIONS

DATE SCALE DRAWN CHECK
 28/01/2026 1:100 @A1 RA ARAA

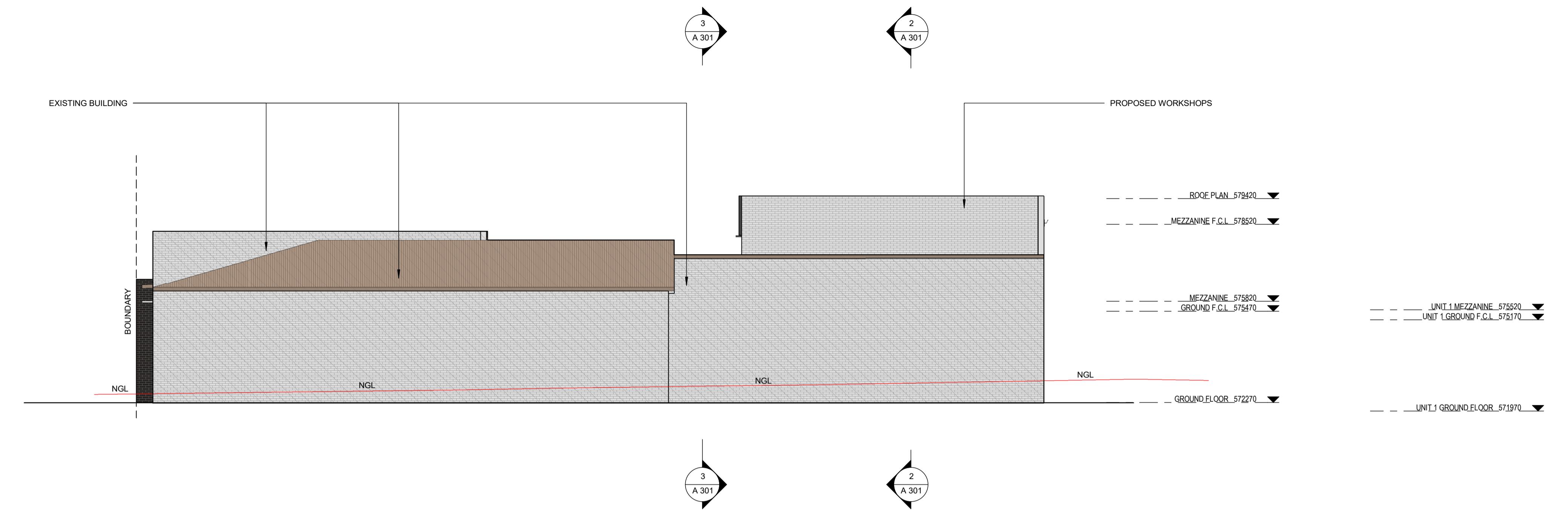
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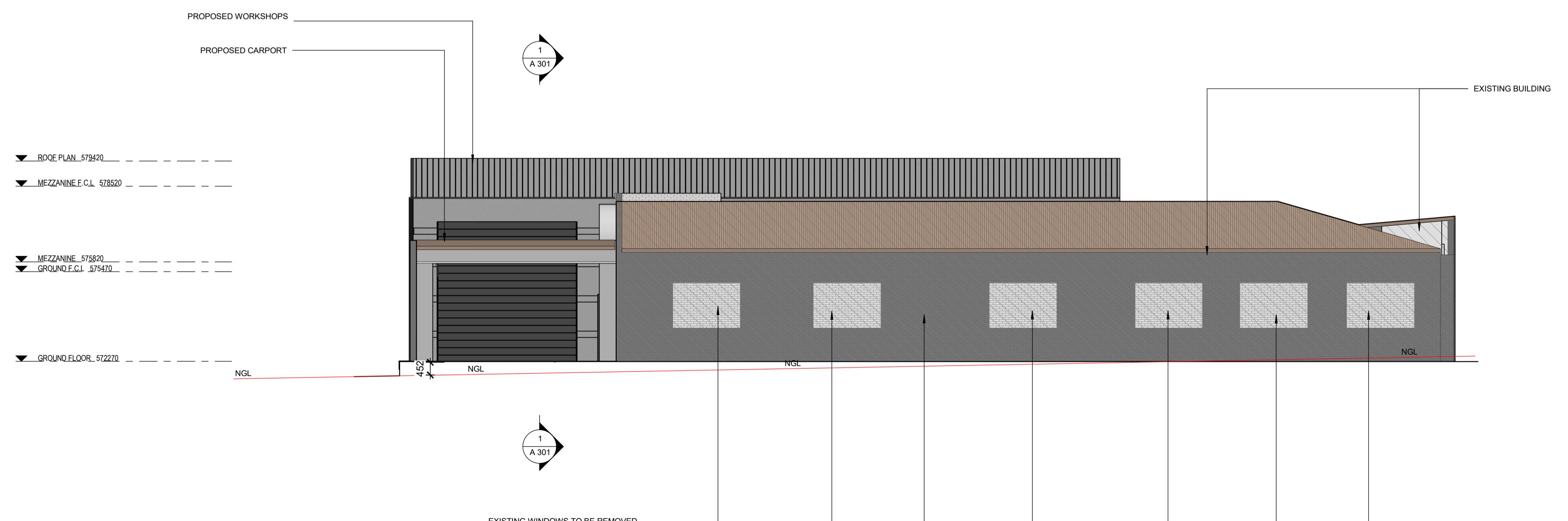
1 : 100 @A3

EXISTING STRUCTURE



1 SOUTH

A 202 1:100 @A3



2 WEST

A 202 1:100 @A3

Date	Amendment	Code
24.04.24	DA ISSUE	A
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 like MANNER TO THE SATISFACTION OF THE
 SUPERINTENDENT.
 ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE
 NOTED.



ARCHITECTS
 RING & ASSOCIATES
 ARCHITECTS INTERIOR DESIGN

2/58 WENTWORTH AVE, KINGSTON, CANBERRA, 2604
 PH: (02)6239 7177 FAX: (02)62397 100 ACN#085925687



PROJECT
 WORKSHOP EXTENSION

CLIENT
 HBH

BLOCK 04 SECTION 11 DIVISION FYSHWICK

DRAWING TITLE
SOUTH & WEST ELEVATIONS

DATE SCALE DRAWN CHECK
 28/01/2026 1:100 @A1 RA ARAA

JOB NO. DWG NO. CODE
 2407 A 202 D

