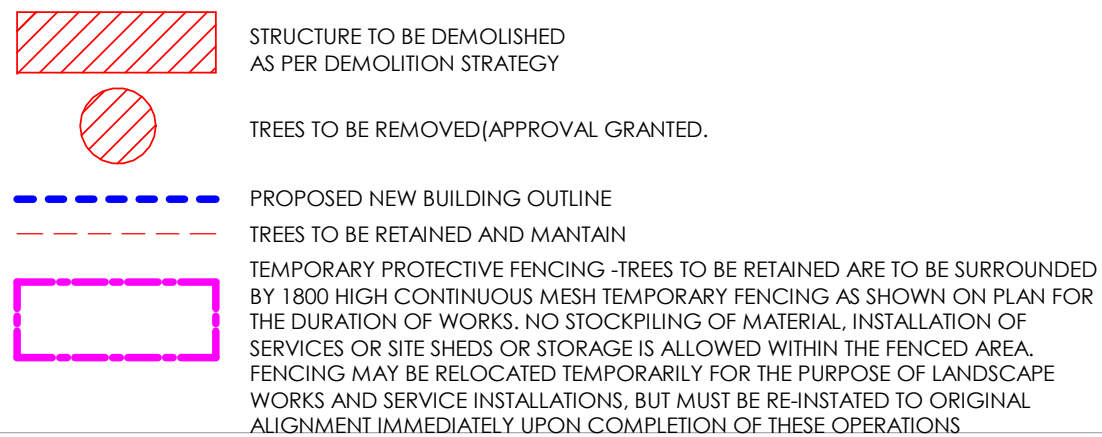


A. PROPOSED METHOD - DISMANTLE TILE GROOVES, TIMBER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND SALE. BRICKS FROM CRACK VENEER WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RE-CYCLING. INTERNAL WALLS AND FRAMES AND EXTERNAL WALL FRAMES TO BE DISMANTLED AND TAKEN TO BELCONNEN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

B. POLLUTION - AS PER AUSTRALIAN STANDARDS AND A.C.T POLLUTION CONTROL LAWS, ASBESTOS - SHOULD THERE BE ANY TRACE OF ASBESTOS IN EXISTING HOMES, IT IS TO BE DISPOSED OF WHILSTWEARING ALL APPROPRIATE PROTECTIVE CLOTHING AS PER AUSTRALIAN STANDARDS AND DELIVERED TO THE APPROPRIATE DISPOSAL FACILITY.

C. UTILITIES - ALL UTILITIES TO BE IDENTIFIED AND MARKED. ALL UTILITIES TO REMAIN IN 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. TELEPHONE TO BE DISCONNECTED AND LINE REMOVED BY TELSTRA.

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



1. NO SITE SHEDS, BUILDINGS OR VEHICLE PARKING WITHIN THE ROOT ZONE (SEE FIG. 20.1)

2. TEMPORARY PROTECTIVE ENCLOSURE IS REQUIRED AROUND THE ROOT ZONE OF THE TREE GROUPS AND SHOULD CONSIST OF SARK Pickets WITH ORANGE PLASTIC WOVEN FENCING MATERIALS

3. WHERE PLANT OPERATION ENCLOSE PROXIMITY TO TREE IS UNAVOIDABLE, PROTECTIVE LASHING WITH TIMBER BATTHENS SHOULD BE PLACED AROUND TRUNK OF TREES. REFER TO FIG. 20.2

4. THERE SHOULD BE NO EXCAVATION FOR SERVICES OR FOOTINGS WITHIN 3m OF THE TREE TRUNK

5. EXCAVATION REQUIRED WITHIN THE DROP ZONE OF TREES MUST BE COMPLETED BY HAND

TREE PROTECTION DETAIL

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

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)

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)

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).

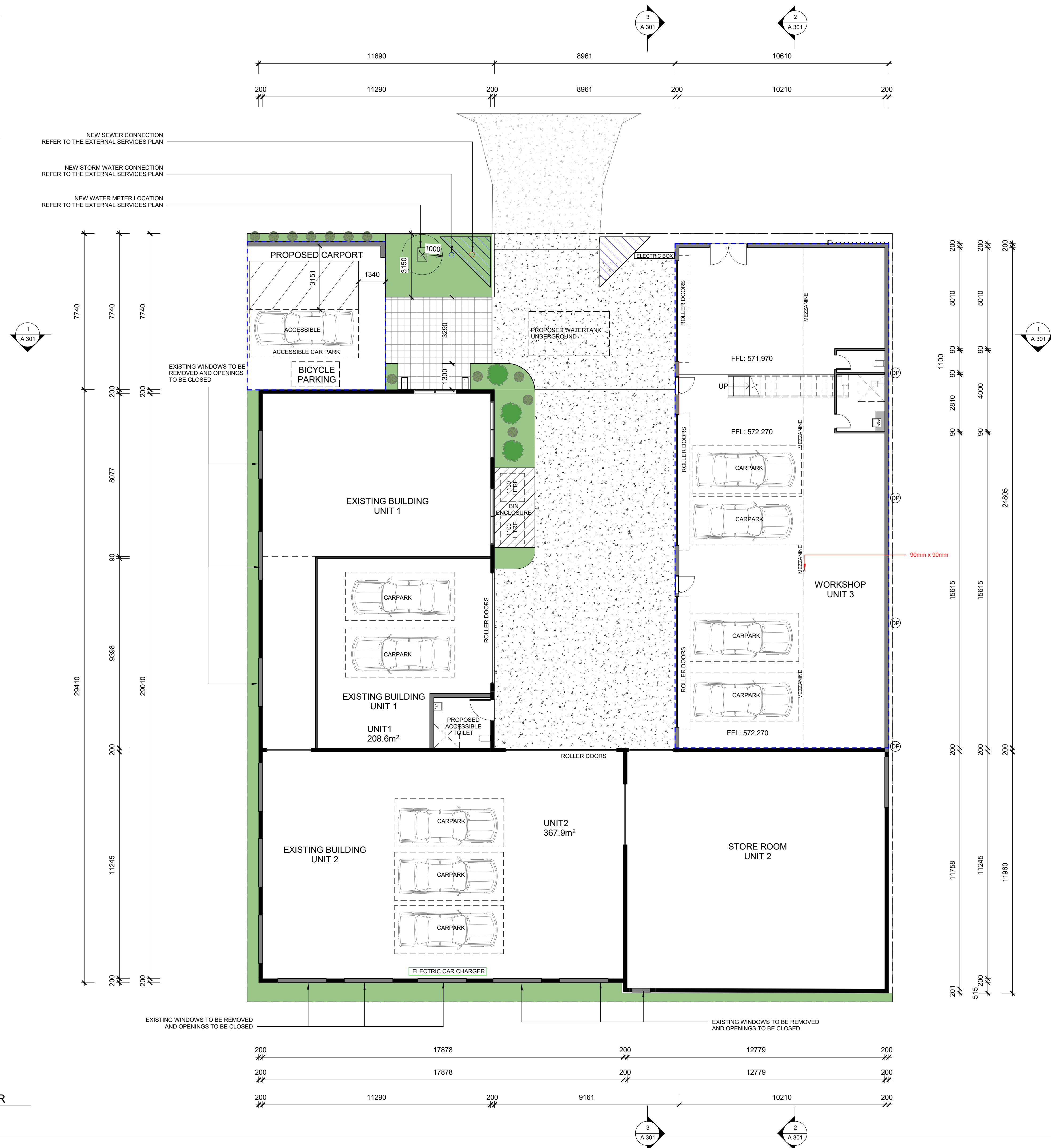
[illegible]

ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.



JOB NO.	DWG NO.	CODE
2407	A 006	D

GFA SCHEDULE	
TERRITORY PLAN	I22
TOTAL SITE AREA	= 1219 m ²
EXISTING FLOOR	=578.1 m ²
EXTENSION GROUND FLOOR	=265.2 m ²
EXTENSION MEZZANINE FLOOR	=95.3 m ²
TOTAL FLOOR AREA (GFA)	938.6 m²
ALLOWABLE PLOT RATIO	2000 m ²



1 GROUND FLOOR
A 101 1 : 100 @A3

© COPYRIGHT ARCHITECTS RING & ASSOC. PTY LTD. 2025
NOTE:
 CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE
 BEFORE COMMENCING ANY WORK OR DRAWING SHOP
 DRAWINGS. DO NOT SCALE DRAWING.
DO NOT SCALE THIS DRAWING

[illegible]

GENERAL NOTES:


ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.



ARCHITECTS
RING & ASSOCIATES
ARCHITECTS INTERIOR DESIGN

2/59 WENTWORTH AVE, KINGSTON, CANBERRA, 2604
PH. (02)6239 7177 FAX. (02)62397 100 ACN008592667



PROJECT
WORKSHOP EXTENSION

CLIENT
HBH

BLOCK
04

SECTION
11

DIVISION
FYSHWICK

DRAWING TITLE			
GROUND FLOOR PLAN			
DATE	SCALE	DRAWN	CHECK
28/01/2026	1: 100@A1	RA	ARAA
JOB NO.	DWG NO.	CODE	
2407	A 101	D	

GFA SCHEDULE	
TERRITORY PLAN	I22
TOTAL SITE AREA	= 1219 m ²
EXISTING FLOOR	=578.1 m ²
EXTENSION GROUND FLOOR	=265.2 m ²
EXTENSION MEZZANINE FLOOR	=95.3 m ²
TOTAL FLOOR AREA (GFA)	938.6 m ²
ALLOWABLE PLOT RATIO	2000 m ²

3- EXISTING WINDOWS SHOWN ON THE PLANS

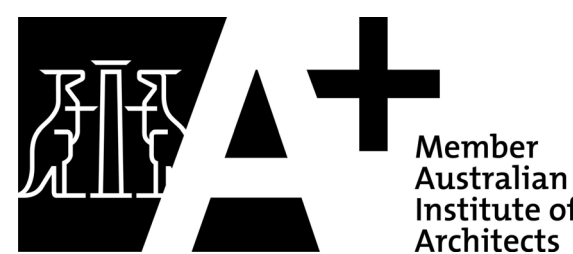
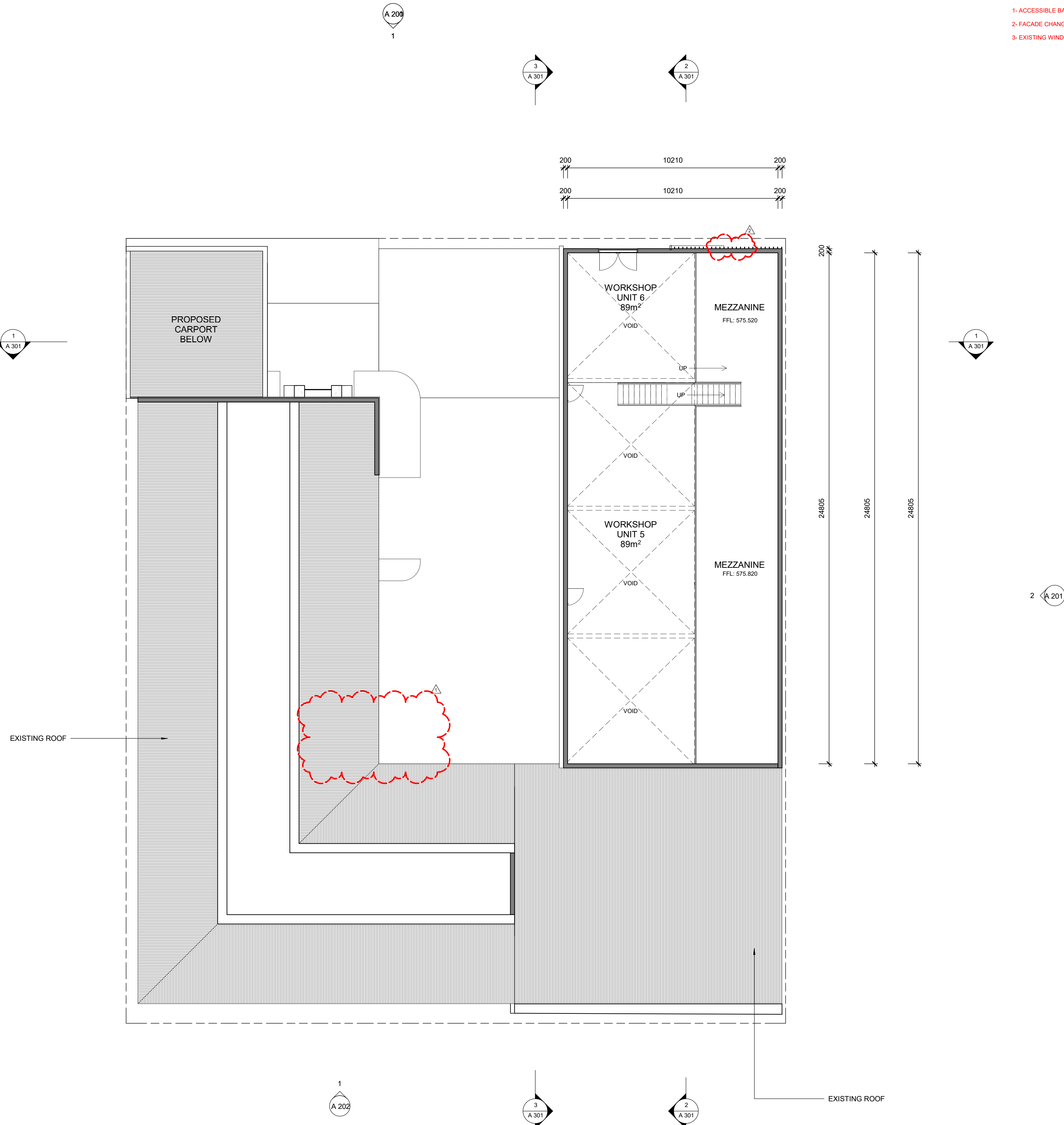
DO NOT SCALE THIS DRAWING

[illegible]

NORTH

A circular compass rose with a thick black line pointing towards the top-right, labeled 'NORTH'. A thin line points towards the bottom-left, and two other thin lines are perpendicular to it, pointing towards the top-left and bottom-right.

ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.

2407 **A 102** D

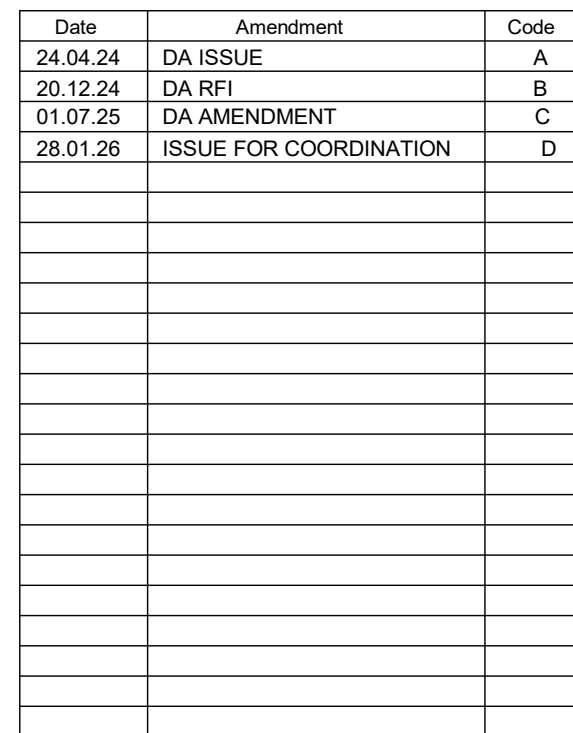
GFA SCHEDULE	
TERRITORY PLAN	122
<hr/>	
TOTAL SITE AREA	= 1219 m ²
EXISTING FLOOR	=578.1 m ²
EXTENSION GROUND FLOOR	=285.2 m ²
EXTENSION MEZZANINE FLOOR	=95.3 m ²
<hr/>	
TOTAL FLOOR AREA (GFA)	938.6 m ²
<hr/>	
ALLOWABLE PLOT RATIO	2000 m ²

 EXISTING ROOF

DWON PIPE



DO NOT SCALE THIS DRAWING



ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.
ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.



Member
Australian
Institute of
Architects

WORKSHOP EXTENSION

HBH

SECTION 11

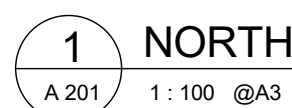
DRAWING TITLE
ROOF PLAN



BLOCK 4	SECTIONS 11	FYSHWICK
----------------	--------------------	-----------------



PROJECT WORKSHOP EXTENSION			
CLIENT HBH			
BLOCK 04	SECTION 11	DIVISION FYSHWICK	
DRAWING TITLE COLOUR SCHEDULE			
DATE 30/06/2025	SCALE @A1	DRAWN Author	CHECK ARAA
JOB NO. 2407	DWG NO. A 190	CODE D	



GENERAL NOTES:

ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.



PROJECT			
WORKSHOP EXTENSION			
CLIENT			
BH&			
BLOCK		SECTION	
04		11	
		DIVISION	
		FYSHWICK	
DRAWING TITLE			
NORTH & EAST ELEVATIONS			
DATE	SCALE	DRAWN	CHECK
28/01/2026	1 : 100 @A1	RA	ARAA
JOB NO.	DWG NO.		CODE
2407	A 201		D



– PROPOSED WORKSHOPS

NGL

NGL

INGL

GROUND FLOOR 572270 ▼

ROOF PLAN 579420 ▼

MEZZANINE F.C.L. 578520 ▼

MEZZANINE 575820 ▼
GROUND FLOOR 575430 ▼

GROUND F.C.L. 575470

UNIT 1 MEZZANINE 575520

UNIT 1 MEZZANINE 575520

NIT_1 GROUND FLOOR_571970_

NIT_1 GROUND FLOOR_571970_

1 SOUTH

A 202 1:100 @A3

1:100 @A3

PROPOSED CARPORT

▼ ROOF PLAN 579420

MEZZANINE F.C.L. 578520

▼ MEZZANINE_575820

▼ MEZZANINE 575820

▼ GROUND FLOOR 572270

NGL

EXISTING WINDOWS TO BE REMOVED
AND OPENINGS TO BE CLOSED

EXISTING BUILDING

- EXISTING WINDOWS TO BE REMOVED AND OPENINGS TO BE CLOSED

2 WEST

A 202 1 : 100 @A3

WEST

1:100 @A3

GENERAL NOTES:

ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND LOCAL AUTHORITIES REGULATIONS. EXECUTE ALL WORK IN THE BEST AND MOST TRADESMAN LIKE MANNER AND TO THE SATISFACTION OF THE SUPERINTENDENT.

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE NOTED.



PROJECT			
WORKSHOP EXTENSION			
CLIENT			
HBH			
BLOCK		SECTION	
04		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		Q

