UNDER NO CIRCUMSTANCES SHOULD EXPANDED POLYSTYRENE PANELS (EPS) OR ALUMINIUM COMPOSITE PANELS WITH A POLYETHYLENE CORE (ACPPC) BE USED IN ANY CAPACITY THROUGHOUT THIS PROJECT

ALL ASPECTS OF THE BUILDING MUST COMPLY WITH THE CURRENT VERSION OF:

A. THE BUILDING CODE OF AUSTRALIA;
B. THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA;
C. AUSTRALIAN STANDARDS OR OTHER RELEVANT STANDARDS;
D. COMMONWEALTH, STATE OR TERRITORY LEGISLATION;
E. RELEVANT MINISTERIAL GUIDELINES AND OTHER RELEVANT GUIDELINES.

GENERAL NOTES - CONSTRUCTION CERTIFICATE ISSUE

1. THESE DRAWINGS HAVE BEEN PREPARED FOR CONSTRUCTION CERTIFICATE (CC) PURPOSES ONLY.

2. ALL DIMENSIONS, LEVELS, MATERIALS, AND EXISTING CONDITIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK OR ORDERING OF MATERIALS.

3. DISCREPANCIES, OMISSIONS, OR INCONSISTENCIES BETWEEN DRAWINGS, CONSULTANTS' DOCUMENTATION, OR SITE CONDITIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY FOR CLARIFICATION PRIOR TO PROCEEDING.

4. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONSULTANT DOCUMENTATION, INCLUDING BUT NOT LIMITED TO STRUCTURAL, HYDRAULIC, STORMWATER, ELECTRICAL, MECHANICAL, AND GEOTECHNICAL DRAWINGS AND SPECIFICATIONS.

5. THIS RECONSTRUCTION IS BASED ON AVAILABLE INFORMATION AND SITE SURVEYS FOLLOWING DAMAGE TO THE EXISTING STRUCTURE. AS-BUILT CONDITIONS MAY DIFFER; THE BUILDER MUST VERIFY ALL DIMENSIONS AND STRUCTURAL ADEQUACY ON SITE.

6. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

7. WHERE DISCREPANCIES OCCUR BETWEEN DRAWINGS, THE MOST RECENT REVISION SHALL TAKE PRECEDENCE.

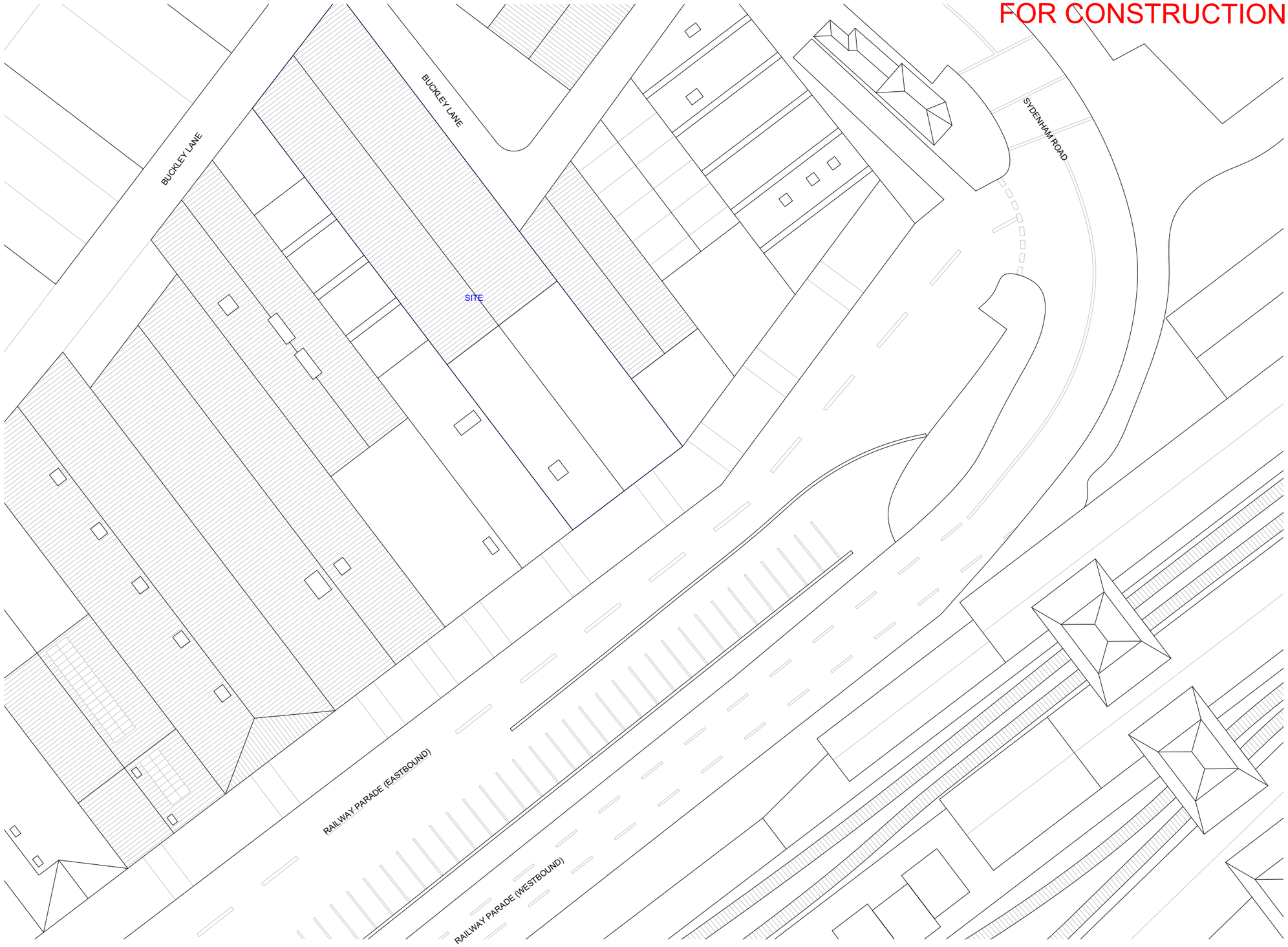
8. ALL WORKS MUST COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC), RELEVANT AUSTRALIAN STANDARDS, AND LOCAL AUTHORITY REQUIREMENTS.

9. BUILDER SHALL CONFIRM ALL LEVELS, SETBACKS, BOUNDARIES, AND SERVICES LOCATIONS PRIOR TO CONSTRUCTION.

10. ANY WORKS OR REINSTATEMENT SHOWN ARE SUBJECT TO APPROVAL AND VERIFICATION ON SITE - DRAWINGS ARE DIAGRAMMATIC IN NATURE AND INTENDED TO ILLUSTRATE DESIGN INTENT ONLY.

11. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR WORKS UNDERTAKEN WITHOUT VERIFICATION OR FOR CONSTRUCTION DEVIATING FROM CURRENT APPROVED DOCUMENTATION.

FOR CONSTRUCTION



DARKSIDE ARCHITECTURE STUDIO

DRAWING AND DESIGN REMAIN COPYRIGHT © OF THE AUTHOR. ACTION WILL BE TAKEN AGAINST UNAUTHORISED USE.

KEY / NOTES

N

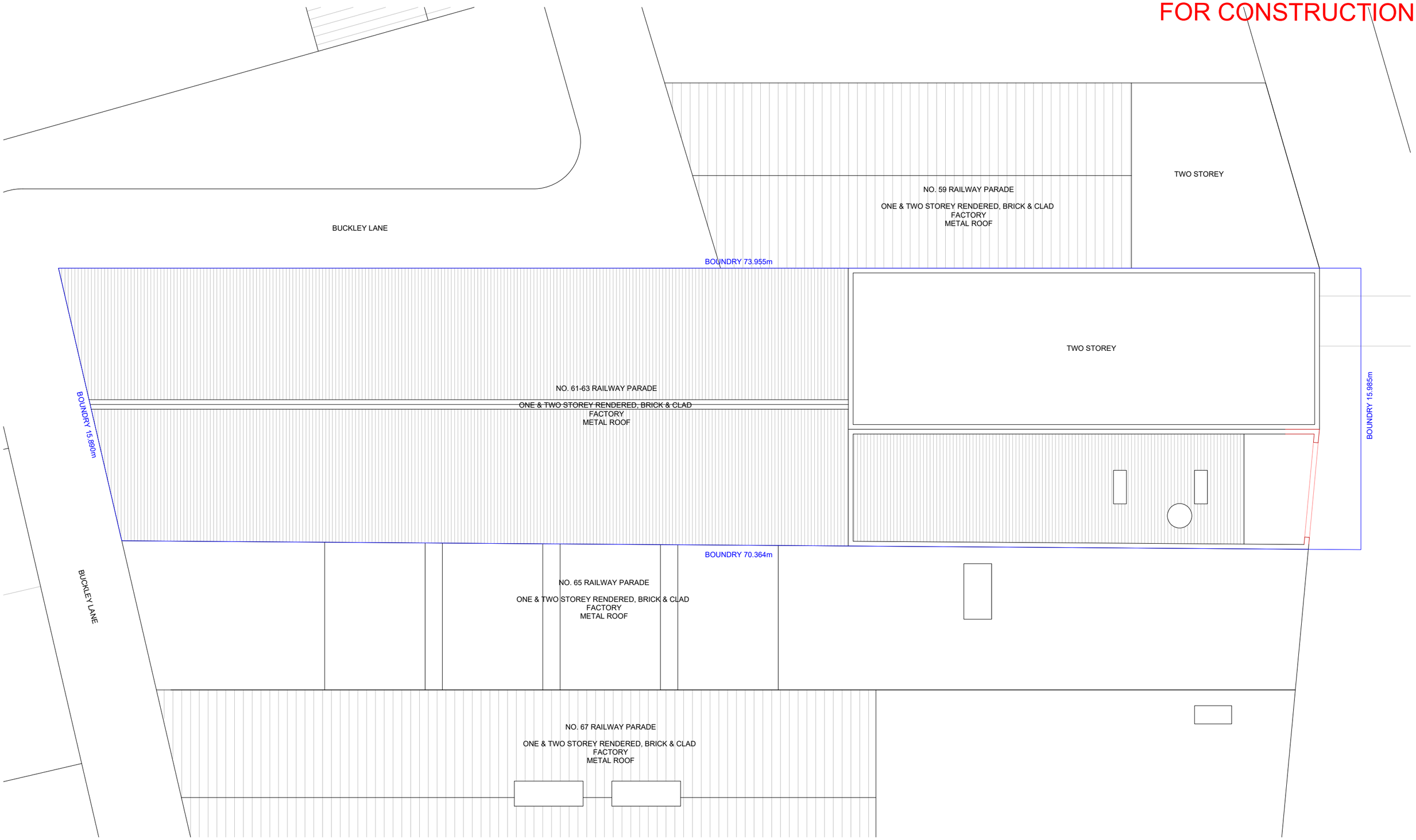
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C	11.09.2025	DA ARCHITECTURALS
D	29.10.2025	ARCHITECTURALS FOR CC

DRAWING TITLE
LOCATION PLAN

JOB TITLE
61-63 RAILWAY PARADE, MARRICKVILLE

JOB NO.	SCALE	DRAWING NO.
25017	1:500 @ A3	GA 100

FOR CONSTRUCTION



DARKSIDE ARCHITECTURE STUDIO

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KEY / NOTES

STRUCTURES TO BE REBUILT TO MATCH EXISTING CONDITION

N

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D	29.10.2025	ARCHITECTURALS FOR CC

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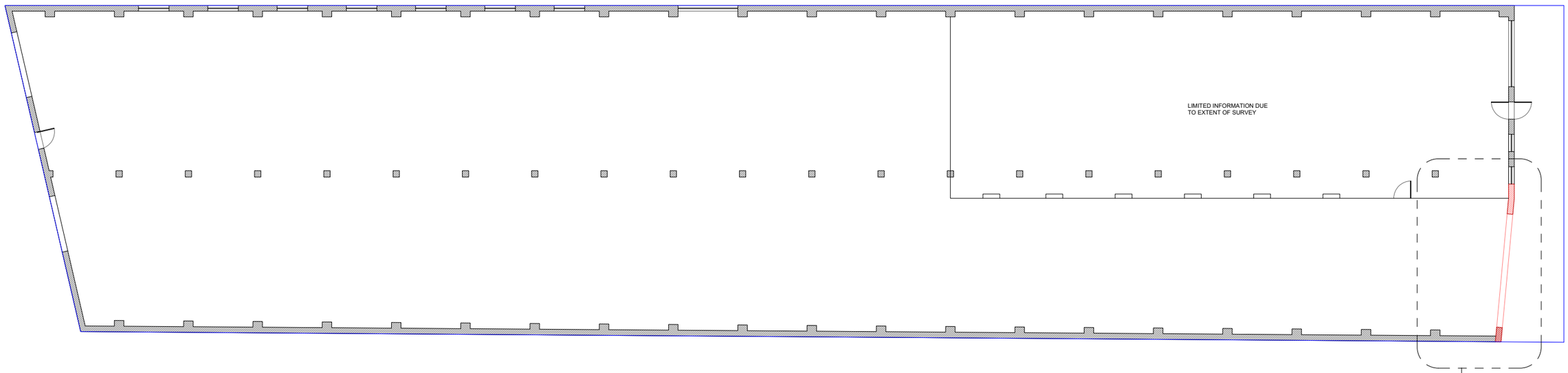
EXISTING SITE PLAN

JOB TITLE

61-63 RAILWAY PARADE, MARRICKVILLE

JOB NO.	SCALE	DRAWING NO.
25017	1:200 @ A3	GA 101

FOR CONSTRUCTION



① EXISTING GA FLOOR PLAN 1:200

AREA OF AFFECTED BRICKWORK AND BUILDING ELEMENTS TO BE ADDRESSED - RED HATCH INDICATES PORTION OF BUILDING PROPOSED FOR DEMOLITION.

GENERAL NOTE:

SMOKE ALARMS: ⊠

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART H3D6 & 9.5 AND AS 3786-2014.

SMOKE ALARMS TO BE HARD-WIRED TO THE CONSUMER MAINS POWER SUPPLY (WITH BATTERY BACK-UP WHERE REQUIRED).

ALARMS TO BE INTERCONNECTED WHERE MORE THAN ONE IS INSTALLED.

LOCATION OF SMOKE ALARMS TO BE SHOWN ON PLAN, WITH UNITS POSITIONED:
- ON EACH STOREY, INCLUDING AT INTERMEDIATE STAIR LANDINGS.
- IN HALLWAYS OR OUTSIDE BEDROOMS.
- ON CEILINGS, AT LEAST 300 MM FROM WALL/CEILING JUNCTIONS AND CLEAR OF DEAD AIR SPACE ZONES.

DARKSIDE ARCHITECTURE STUDIO

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KEY / NOTES

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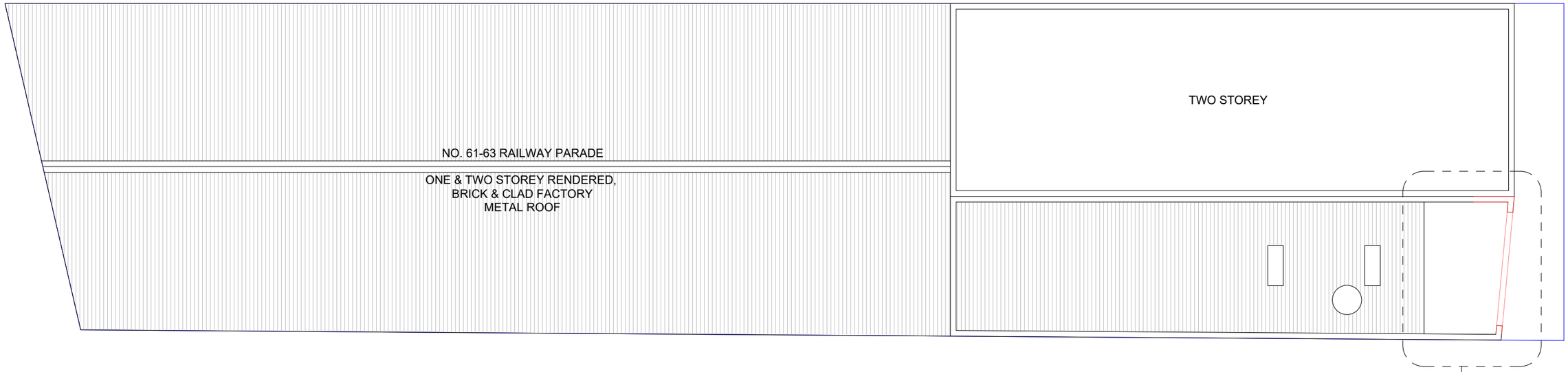
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C	11.09.2025	DA ARCHITECTURALS
D	29.10.2025	ARCHITECTURALS FOR CC

DRAWING TITLE
GA LAYOUT PLAN

JOB TITLE
61-63 RAILWAY PARADE, MARRICKVILLE

JOB NO.	SCALE	DRAWING NO.
25017	1:200 @ A3	GA 102

FOR CONSTRUCTION



1 EXISTING GA ROOF PLAN 1:200

GENERAL NOTE:

SMOKE ALARMS:

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KEY / NOTES

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D	29.10.2025	ARCHITECTURALS FOR CC

DRAWING TITLE
GA ROOF PLAN

JOB TITLE
61-63 RAILWAY PARADE, MARRICKVILLE

JOB NO.	SCALE	DRAWING NO.
25017	1:200 @ A3	GA 103

FOR CONSTRUCTION

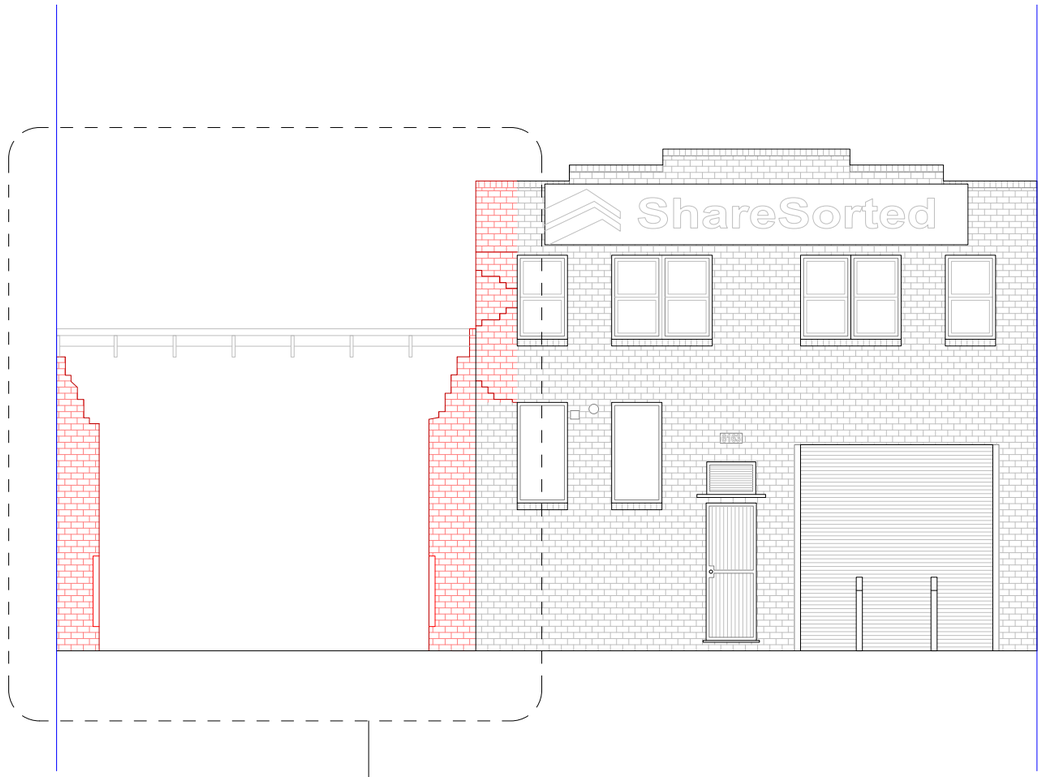
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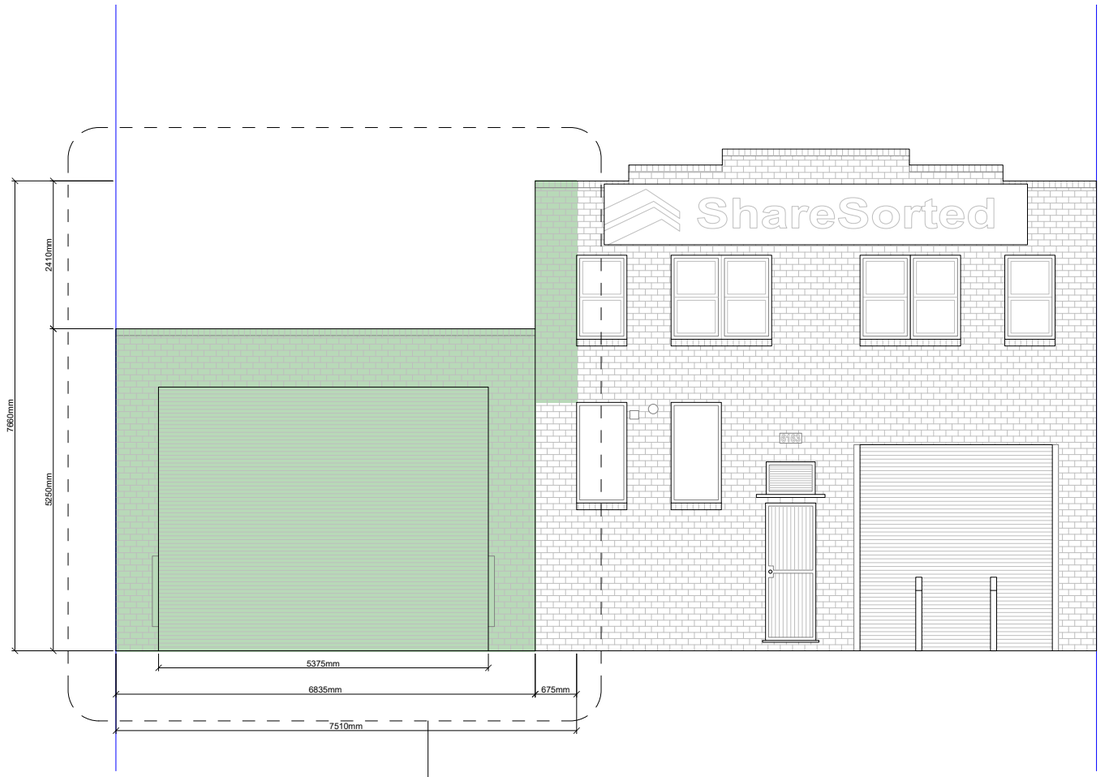
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AREA OF AFFECTED BRICKWORK AND BUILDING ELEMENTS TO BE ADDRESSED - RED HATCH INDICATES PORTION OF BUILDING PROPOSED FOR DEMOLITION.

1 EXISTING FACADE ELEVATION 1:100



STRUCTURES TO BE REBUILT TO MATCH EXISTING CONDITION PRIOR TO INCIDENT - HIGHLIGHTED GREEN.

2 PROPOSED FACADE ELEVATION 1:100

GENERAL NOTE:

SMOKE ALARMS:

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DARKSIDE ARCHITECTURE STUDIO

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KEY / NOTES

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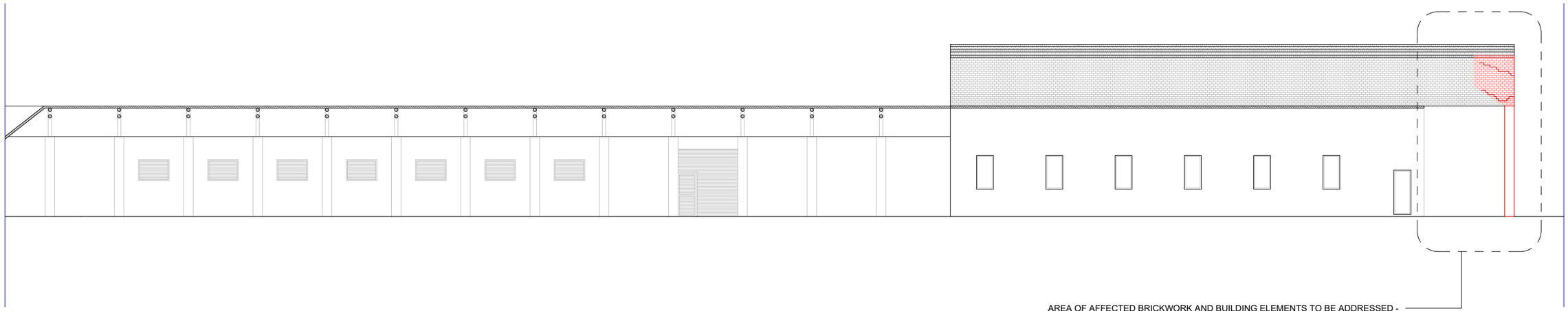
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DRAWING TITLE
FACADE ELEVATIONS

JOB TITLE
61-63 RAILWAY PARADE, MARRICKVILLE

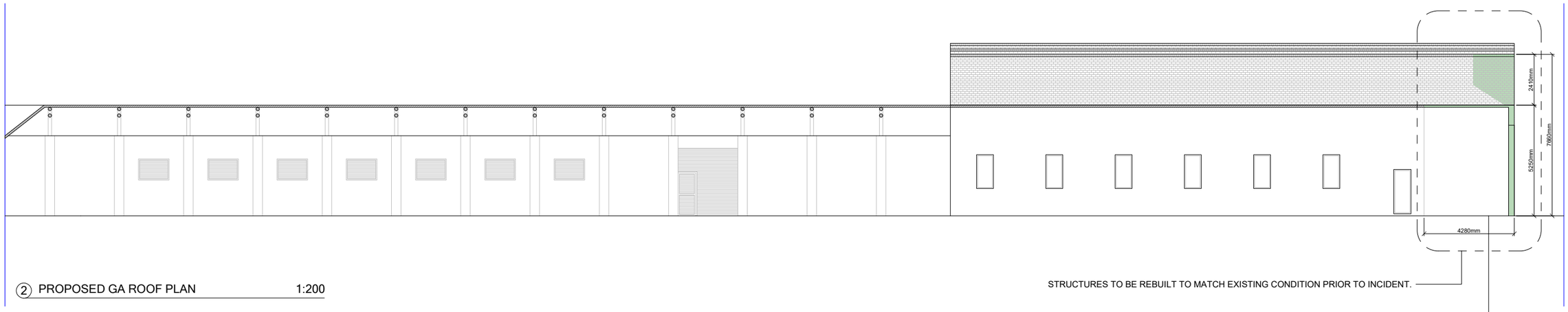
JOB NO.	SCALE	DRAWING NO.
25017	1:200 @ A3	GA 104

FOR CONSTRUCTION



① EXISTING GA ROOF PLAN 1:200

AREA OF AFFECTED BRICKWORK AND BUILDING ELEMENTS TO BE ADDRESSED - RED HATCH INDICATES PORTION OF BUILDING PROPOSED FOR DEMOLITION.



② PROPOSED GA ROOF PLAN 1:200

STRUCTURES TO BE REBUILT TO MATCH EXISTING CONDITION PRIOR TO INCIDENT.

RESURFACE AFFECTED FLOOR SLAB WITH NEW EPOXY COATING TO RESTORE DURABILITY AND FUNCTION – LIKE-FOR-LIKE REINSTATEMENT. NO CHANGE TO EXISTING FLOOR LEVEL

CONCEALMENT OF PLUMBING AND DUCTWORK NOTE:

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KEY / NOTES

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D	29.10.2025	ARCHITECTURALS FOR CC

DRAWING TITLE
SECTION AA

JOB TITLE
61-63 RAILWAY PARADE, MARRICKVILLE

JOB NO.	SCALE	DRAWING NO.
25017	1:200 @ A3	GA 105

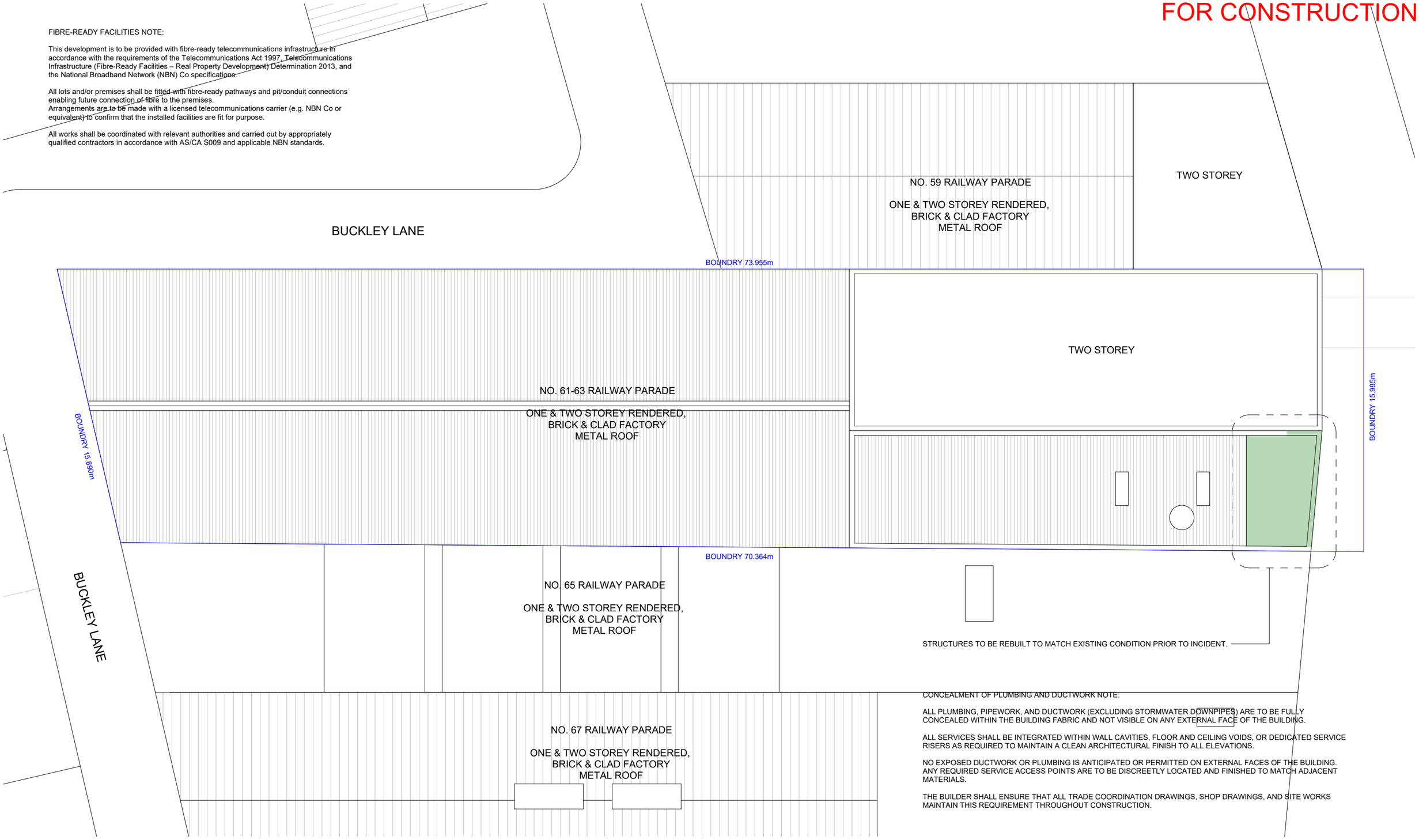
FOR CONSTRUCTION

FIBRE-READY FACILITIES NOTE:

This development is to be provided with fibre-ready telecommunications infrastructure in accordance with the requirements of the Telecommunications Act 1997, Telecommunications Infrastructure (Fibre-Ready Facilities – Real Property Development) Determination 2013, and the National Broadband Network (NBN) Co specifications.

All lots and/or premises shall be fitted with fibre-ready pathways and pit/conduit connections enabling future connection of fibre to the premises.
Arrangements are to be made with a licensed telecommunications carrier (e.g. NBN Co or equivalent) to confirm that the installed facilities are fit for purpose.

All works shall be coordinated with relevant authorities and carried out by appropriately qualified contractors in accordance with AS/CA S009 and applicable NBN standards.



STRUCTURES TO BE REBUILT TO MATCH EXISTING CONDITION PRIOR TO INCIDENT.

CONCEALMENT OF PLUMBING AND DUCTWORK NOTE:

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KEY / NOTES

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DRAWING TITLE
PROPOSED SITE PLAN

JOB TITLE
61-63 RAILWAY PARADE, MARRICKVILLE

JOB NO.	SCALE	DRAWING NO.
25017	1:200 @ A3	GA 201

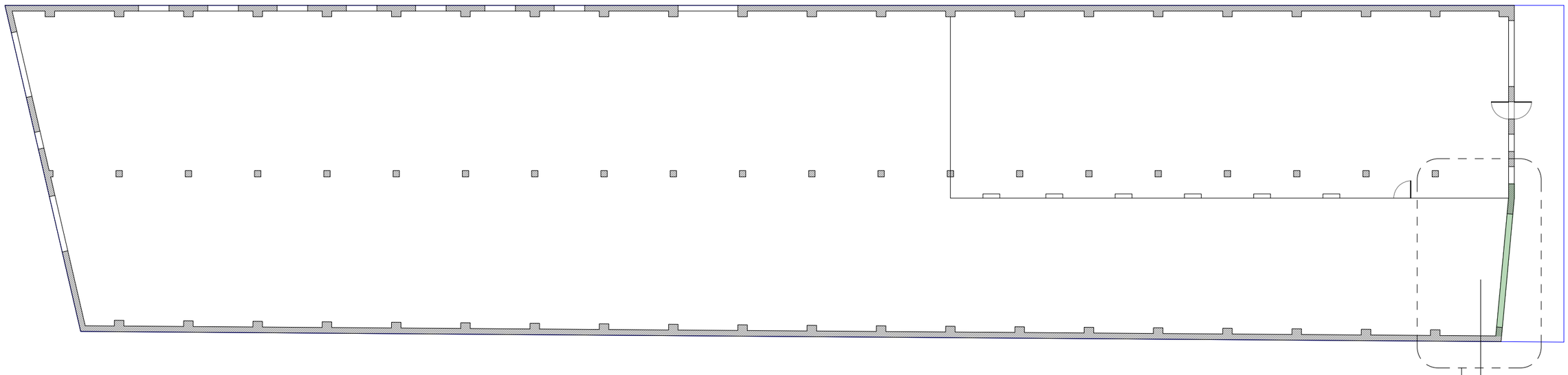
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② PROPOSED GA FLOOR PLAN 1:200

STRUCTURES TO BE REBUILT TO MATCH EXISTING CONDITION PRIOR TO INCIDENT.

RESURFACE AFFECTED FLOOR SLAB WITH NEW EPOXY COATING TO RESTORE DURABILITY AND FUNCTION – LIKE-FOR-LIKE REINSTATEMENT. NO CHANGE TO EXISTING FLOOR LEVEL

GENERAL NOTE:

SMOKE ALARMS: ⊠

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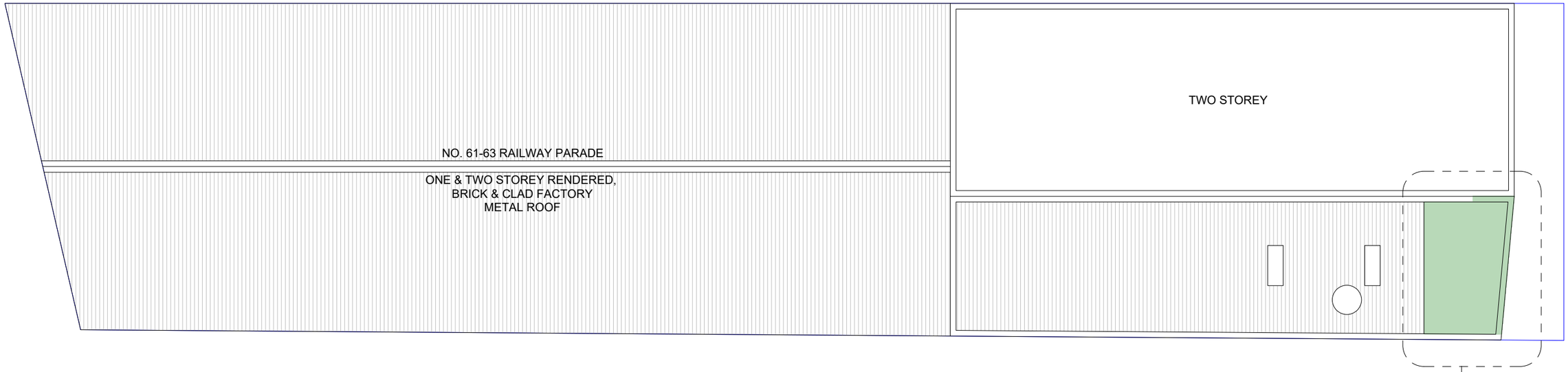
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DRAWING TITLE
GA LAYOUT PLAN

JOB TITLE
61-63 RAILWAY PARADE, MARRICKVILLE

JOB NO.	SCALE	DRAWING NO.
25017	1:200 @ A3	GA 102

FOR CONSTRUCTION



② PROPOSED GA ROOF PLAN 1:200

STRUCTURES TO BE REBUILT TO MATCH EXISTING CONDITION PRIOR TO INCIDENT.

CONCEALMENT OF PLUMBING AND DUCTWORK NOTE:

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DRAWING TITLE
GA ROOF PLAN

JOB TITLE
61-63 RAILWAY PARADE, MARRICKVILLE

JOB NO.	SCALE	DRAWING NO.
25017	1:200 @ A3	GA 103