

## ARCHITECTURAL PLANS

**PROJECT:** RENOVATIONS & ADDITIONS TO EXISTING DWELLING  
PROPOSED SECOND DWELLING - TO FORM DUAL OCCUPANCY  
PROPOSED SUBDIVISION

**FOR:** 3MJ DEVELOPMENTS Pty Ltd

**SITE:** 4 Burrundulla Ave Mudgee NSW 2850  
Lot 313 DP 1255905



LOCATION MAP - 4 BURRUNDULLA AVENUE MUDGEE

### DRG No: SHEET DESCRIPTION

- | DRG No: | SHEET DESCRIPTION                                      |
|---------|--|
| 1       | EXISTING SITE PLAN                                     |
| 2       | EXISTING DWELLING - FLOOR PLAN & ELEVATIONS            |
| 3       | PROPOSED SITE PLAN                                     |
| 4       | LANDSCAPE PLAN   |
| 5       | PRELIMINARY SUBDIVISION PLAN, VEHICLE MOVEMENT ON SITE |
| 6       | EROSION CONTROL PLAN                                   |
| 7       | DWELLING 1 - PROPOSED FLOOR PLAN                       |
| 8       | DWELLING 1 - ELEVATIONS                                |
| 9       | DWELLING 1 - ELEVATIONS                                |
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| 16      | DWELLING 2 - ROOF PLAN, GENERAL NOTES                  |
| 17      | DOOR LIST  |
| 18      | WINDOW LIST  |
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| 20      | GENERIC DRIVEWAY DETAIL                                |

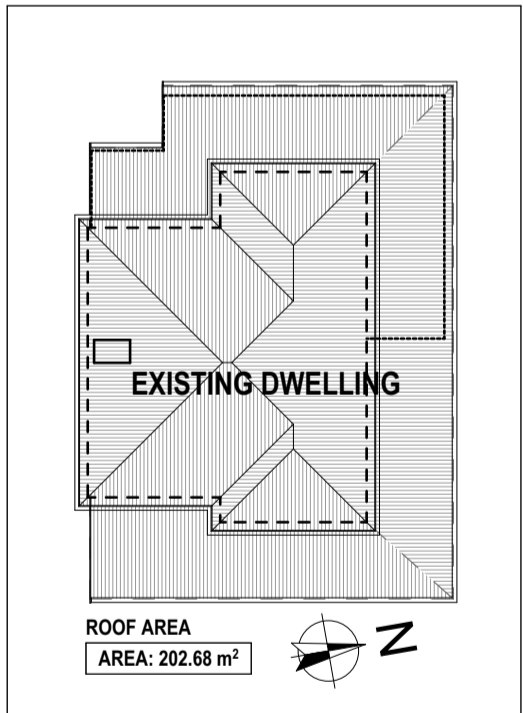
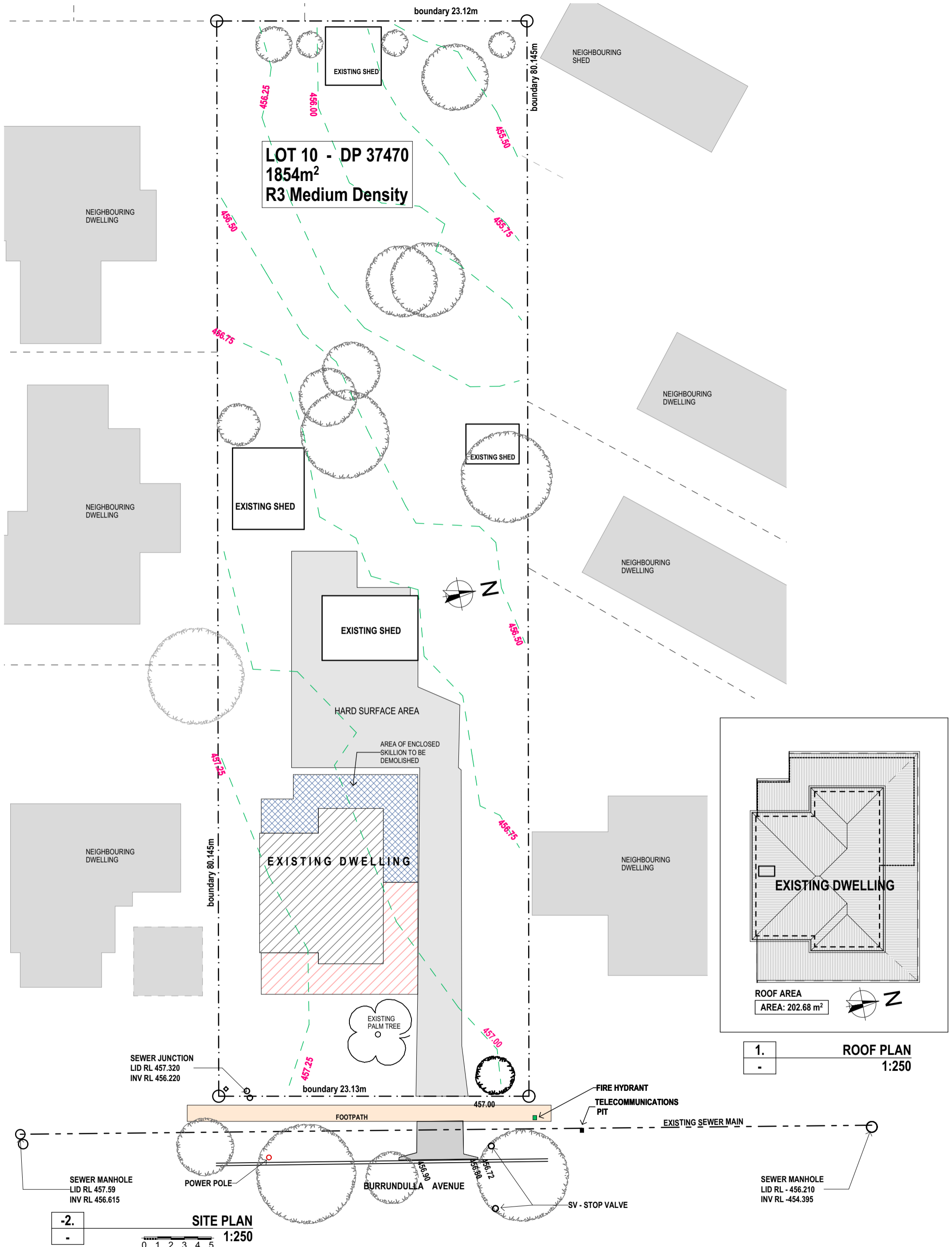


**bda** BUILDING DESIGNERS AUSTRALIA  
ACCREDITED MEMBER OF  
BUILDING DESIGNERS AUSTRALIA  
- ACCREDITATION No: 6077

**Preferred Design  
& Drafting**

30 Lewis Street  
Mudgee NSW 2850  
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email: marian@preferred-design.com.au

**PROJECT No: 112.21**



ROOF AREA  
AREA: 202.68 m<sup>2</sup>

1. ROOF PLAN  
1:250

-2. SITE PLAN  
1:250

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

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BUILDING CLASSIFICATION: 1a	
B	28.8.21 D.A. DOCUMENTATION
A	14.6.21 PRELIMINARY
ISSUE	DATE DESCRIPTION



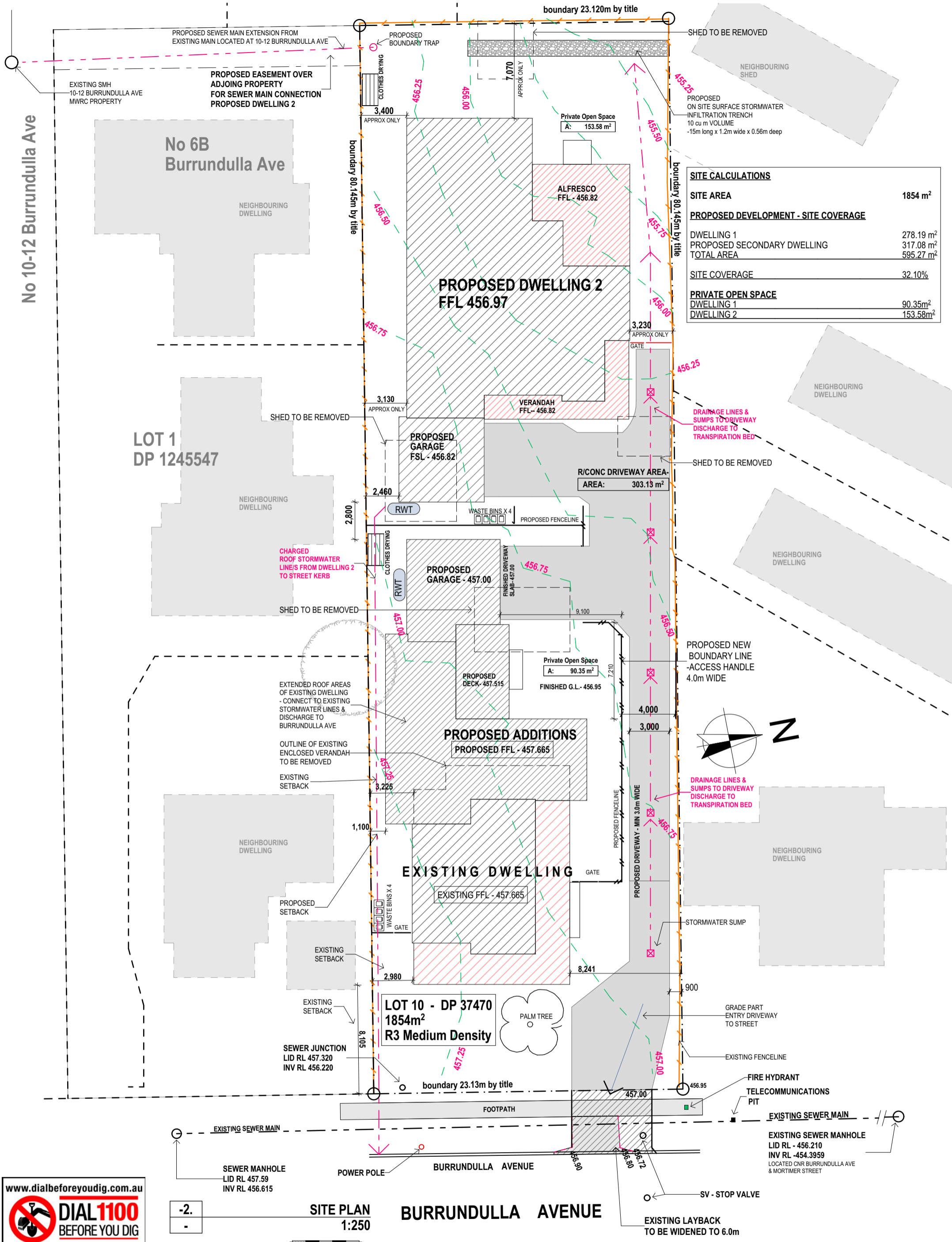
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ACCREDITED CHARTERED MEMBER OF BUILDING DESIGNERS AUSTRALIA  
- ACCREDITATION No: 6077

D.P. NUMBER: DP 37470  
SITE AREA: 1854m<sup>2</sup>  
DATE: 28.8.21  
DRAWN: M Palmer  
SCALE: 1:100, 1:250  
**DRAWING No: 1**  
**PROJECT No: 112.21**

**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** EXISTING SITE PLAN



SITE CALCULATIONS	
SITE AREA	1854 m <sup>2</sup>
<b>PROPOSED DEVELOPMENT - SITE COVERAGE</b>	
DWELLING 1	278.19 m <sup>2</sup>
PROPOSED SECONDARY DWELLING	317.08 m <sup>2</sup>
TOTAL AREA	595.27 m <sup>2</sup>
SITE COVERAGE	32.10%
<b>PRIVATE OPEN SPACE</b>	
DWELLING 1	90.35 m <sup>2</sup>
DWELLING 2	153.58 m <sup>2</sup>



**SITE PLAN**  
1:250

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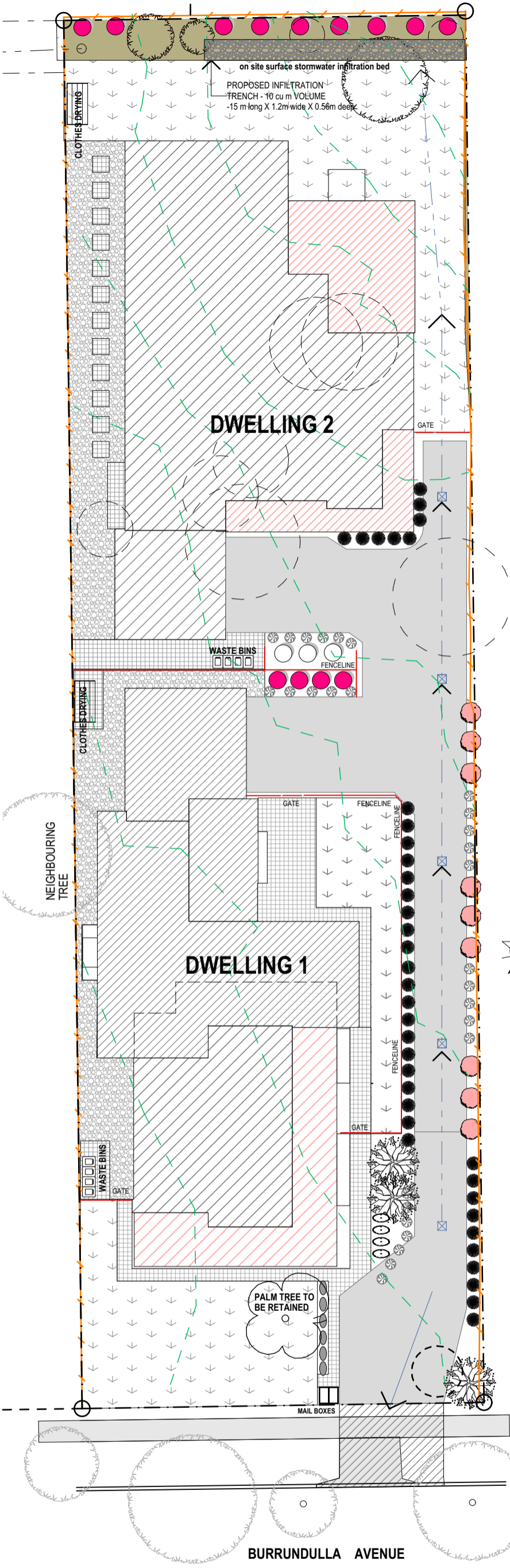
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**ACCREDITED CHARTERED BUILDING DESIGNER**

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D.P. NUMBER: DP 37470  
SITE AREA: 1854m<sup>2</sup>  
DATE: 28.8.21  
DRAWN: M Palmer  
SCALE: 1:100, 1:250  
DRAWING No: **3**  
PROJECT No: **112.21**

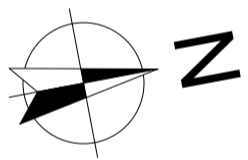
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**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** SITE PLAN



LANDSCAPE LEGEND		
KEY or	SYMBOL PLANTING	MATURE SIZE
1	Grevillea poorinda (Royal Mantle)	Prostrate/Ground Cover
2	Myoporum Parvifolium purpurea	Ground Cover
3	(options / selection of grasses & border plantings) Lomandra Longifolia Tanika Lomandra confertifolia Wingarra Phormium tenax Anigozanthos hybrid Amber Velvet Kangaroo Paw Daniella Caerulea Little Jess Daniella Cassa Blue Liriope muscari	250mm 300mm 800mm 500mm 400mm 400mm 450mm
4	Westringia Blue Gem or fruticosa	1.5m 400mm h x 1.5mw
5	Buxus Japonica (Hedge)	up to 2.0m (trimmed)
6	Grevillea beadleana	1.5m
7	Nandina Domestica BLUSH	600mm - 700mm
8	Claret Ash fraxinus rotundifolia 'Raywood'	15m
9	Acer palmatum Japanese Maple	3.5 - 4.5 m
10	Callistemon Viminalis	2.0m
11	Grevillea 'Canberra gem'	2.4m
12	Syzygium australe 'Pinnacle'	6-10m
13	Callistemon viminalis	9.0m
14	Pittosporum Tenuifolium (Silver Sheen)	2.0m-3.0m
15	Magonia Grandiflora Little Gem	4.0m
16	Betula Pendula (Silver Birch)	9.0 - 15.0m
TURF- SIR WALTER (BUFFALO)		

- TREE TO BE REMOVED
- TREE TO BE RETAINED
- R/CONCRETE
- PAVING OR STENCILLED R/CONCRETE
- DECORATIVE GRAVEL

**LANDSCAPE NOTES**  
 All plants to be of premium quality, free from pests, weeds & diseases and any damage. Plants to be established but not pot bound.  
 Check soil condition and cultivate to:  
 150mm for groundcovers  
 300mm for shrubs  
 500mm for trees  
 Soil to be imported top soil & comply with AS4419. All soil to be friable & free from any deleterious material & rocks greater than 25mm.  
 Quality mulch to be added at a depth of 75mm.  
 Garden edging to owners selection.  
 Ensure all areas are adequately drained. Gardens must fall away from buildings and paving and directed into gully pits.  
 Improve drainage where necessary.  
 Ensure all services are located prior to starting project.





**'Amber Velvet'**  
Anigozanthos hybrid 'Amber Velvet' PBR  
Range: Velvet Kangaroo Paws



**Amethyst™**  
Liriope muscari 'LIRIP' PBR  
Range: Hardy Exotic Range



**Aranda™**  
Daniella caerulea 'DC150' PBR  
Range: Emporium Range



**Aussie Flat Bush™**  
Rhadodia spinescens 'SAB01' PBR  
Range: Native Shrubs



**Aussie Rambler™**  
Carpobrotus glaucescens 'CAR10' PBR  
Range: Native Shrubs



**Blaze™**  
Daniella tasmanica 'NPW2' PBR  
Range: Strappy Leaf



**Blue Gem™**  
Westringia hybrid 'WES03' PBR  
Range: Native Shrubs



**Blush™**  
Nandina domestica 'AKA' PBR  
Range: Hardy Exotic Range



**Breeze®**  
Daniella caerulea 'DCNC0' PBR  
Range: Strappy Leaf



**Macarthur™**  
Callistemon viminalis 'LC01' PBR  
Range: Native Shrubs



**Pinnacle™**  
Syzygium australe 'AATS' PBR  
Range: Advanced Trees



**Red Fence™**  
Photinia x fraseri 'CP01' PBR  
Range: Emporium Range



**Slim™**  
Callistemon viminalis 'CV01' PBR  
Range: Native Shrubs

**-2-**  
**LANDSCAPE PLAN**  
 1:250

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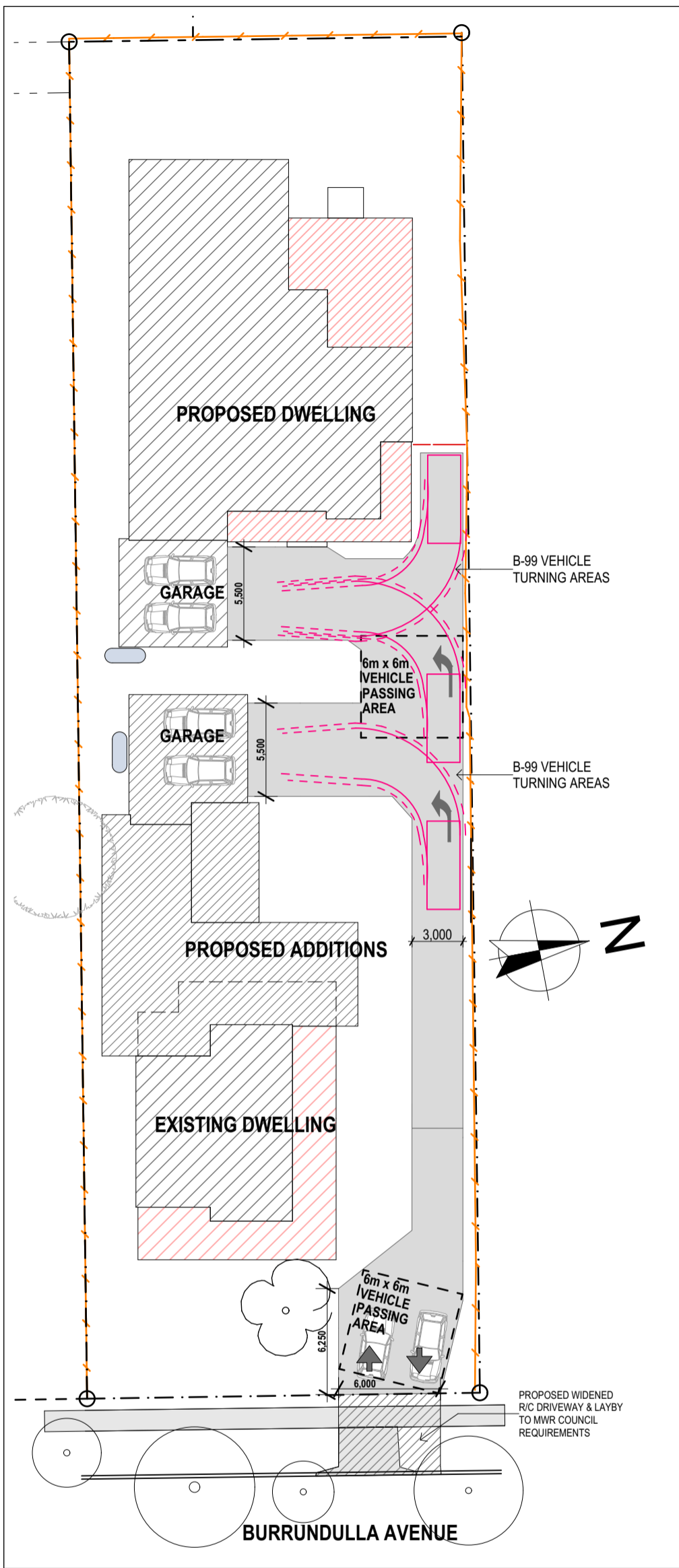
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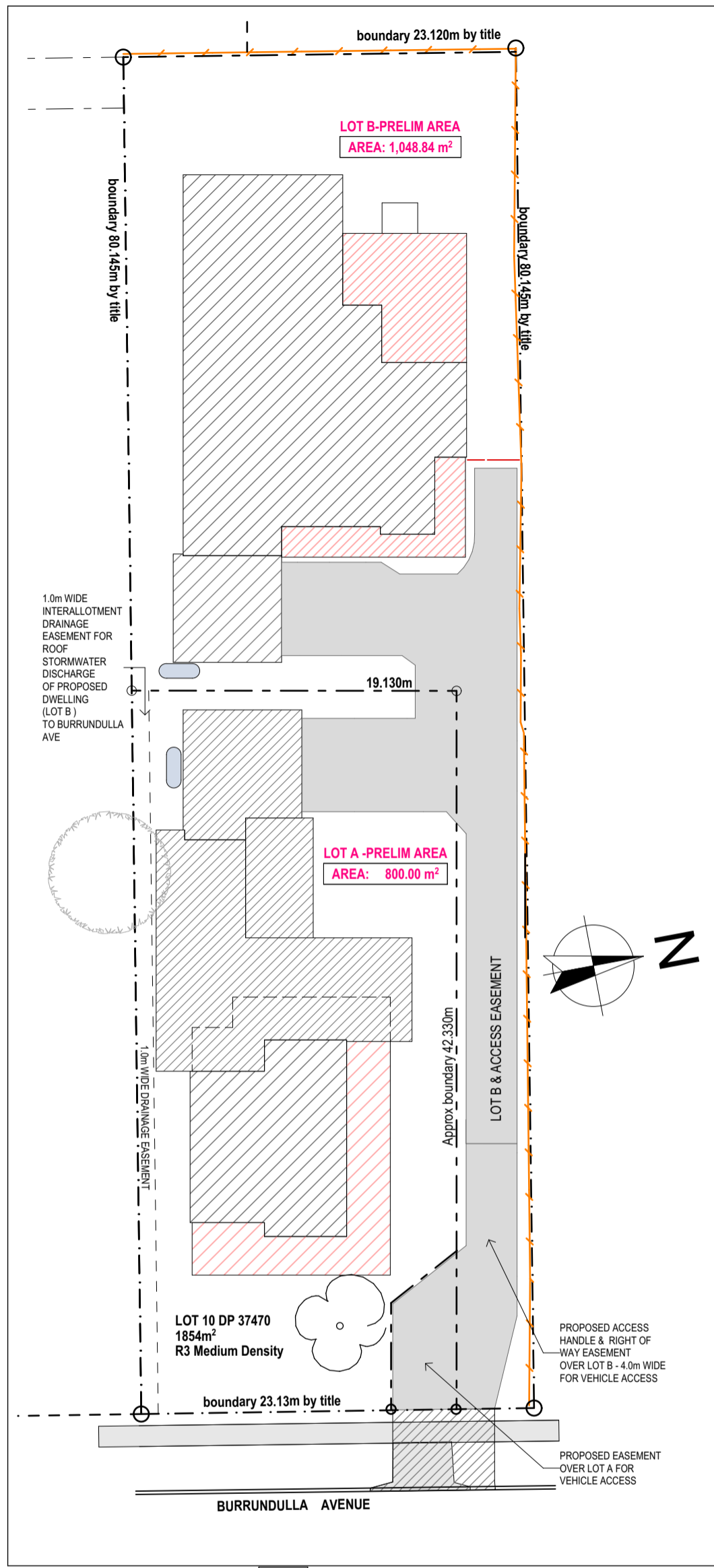
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 ACCREDITED CHARTERED MEMBER OF BUILDING DESIGNERS AUSTRALIA - ACCREDITATION No: 6077

**D.P. NUMBER:** DP 37470  
**SITE AREA:** 1854m2  
**DATE:** 28.8.21  
**DRAWN:** M Palmer  
**SCALE:** 1:100, 1:250  
**DRAWING No:** 4  
**PROJECT No:** 112.21

**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** LANDSCAPE PLAN



**-2. SITE - VEHICLE MOVEMENT**  
1:300



**PRELIM SUBDIVISION PLAN**  
1:300

B99 Vehicle (AS/NZS2890.1:2004)		Swept Path Diagram Prepared using AutoTrack v11	
Overall Length	5.200m	Overall Length	4.910m
Overall Width	1.940m	Overall Width	1.870m
Overall Body Height	2.200m	Overall Body Height	1.489m
Min Body Ground Clearance	0.312m	Min Body Ground Clearance	0.120m
Track Width	1.840m	Track Width	1.770m
Lock to Lock Time	4.00 sec	Lock to Lock Time	4.00sec
Curb to Curb Turning Radius	6.250m	Curb to Curb Turning Radius	5.750m

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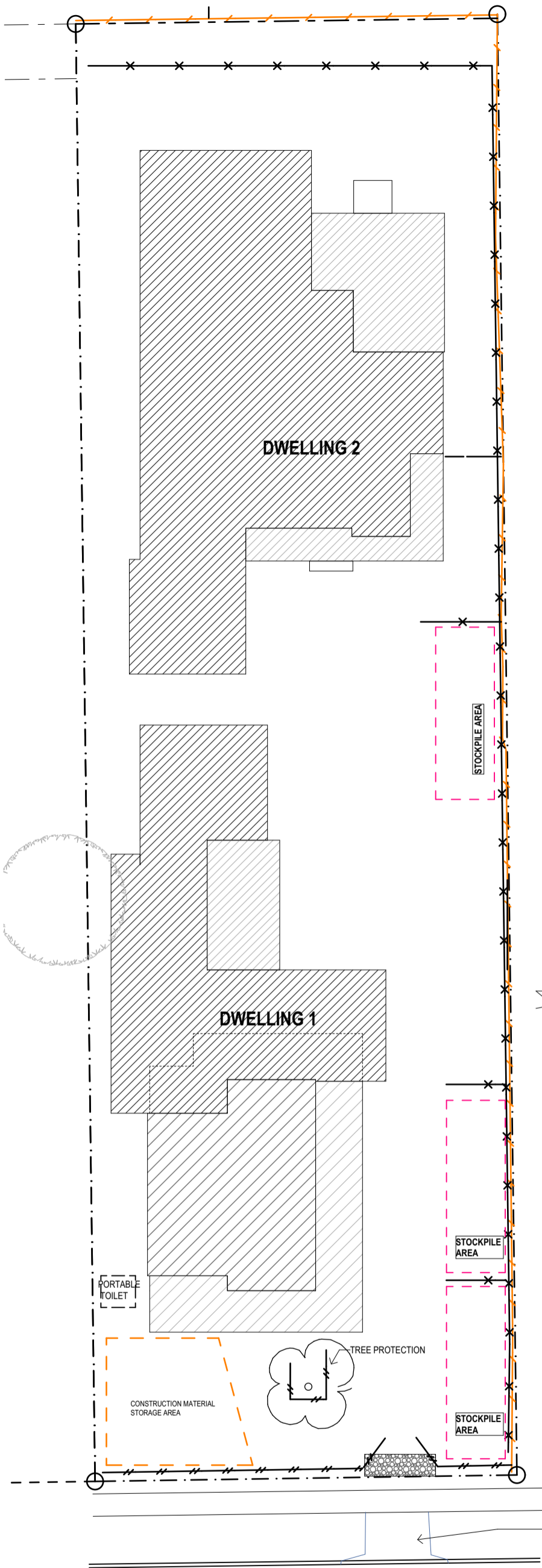


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**SITE AREA:** 1854m<sup>2</sup>  
**DATE:** 28.8.21  
**DRAWN:** M Palmer  
**SCALE:** 1:100, 1:250  
**DRAWING No:** 5  
**PROJECT No:** 112.21

**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** VEHICLE MOVEMENT, PRELIM SITE SUBDIVISION

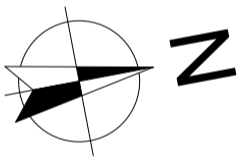


**EROSION CONTROL NOTES:**

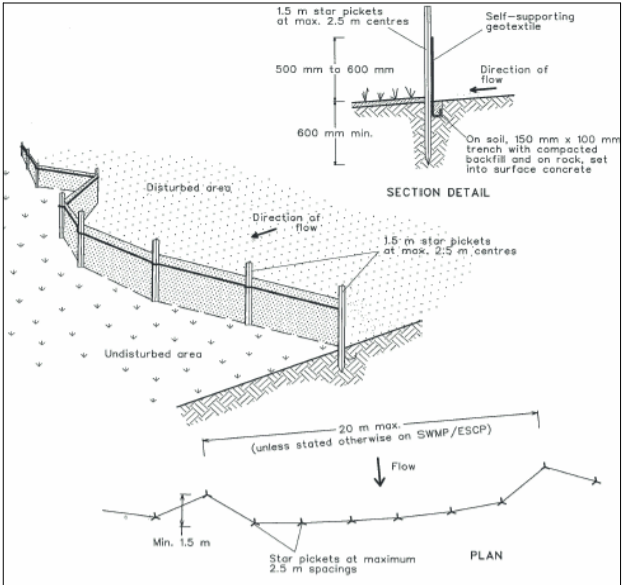
1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
2. ALL TREES ARE TO BE RETAINED (IF APPLICABLE) UNLESS INDICATED OTHERWISE. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS, ETC.
3. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADDED WATER, TO COUNCILS STANDARDS.
4. NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER ACT.
5. TOPSOIL SHALL BE STRIPPED ON STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE RE-VEGETATED.
6. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE UNTIL ALL DISTURBED AREAS ARE RE-VEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.

**NOTES:**

1. Site works are not to start until the erosion and sediment control measures are installed and functional.
2. Entry and departure of vehicles is to be confined to the stabilised site access.
3. Topsoil is to be stripped and stockpiled for later use in landscaping the site. Topsoil is to be re-spread and all disturbed areas rehabilitated (turfed) within 20 working days of completion.
4. The footpath, other than the stabilised site access is not to be disturbed, including stockpiling of materials. Where essential works (eg. drainage) are required, the footpath is to be rehabilitated (turfed) as soon as possible.
5. Bins are to be provided for building waste and arrangements are to be made for regular collection and disposal.
6. Roof guttering is to be connected to the stormwater system as soon as practicable.
7. All erosion controls are to be checked daily (at a minimum weekly) and after all rain events to ensure they are maintained in fully functional condition.



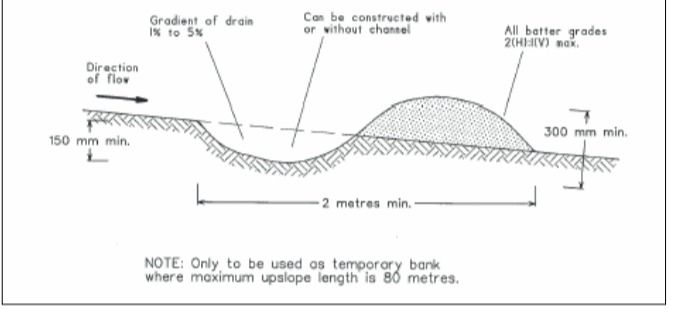
LEGEND	
	SEDIMENT FENCING
	BARRIER FENCING
	EARTH BANK
	STABILISED SITE ACCESS



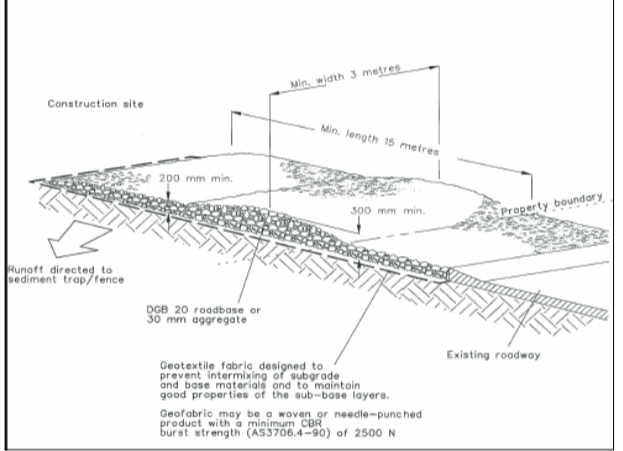
**Construction Notes**

1. Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
5. Join sections of fabric at a support post with a 150-mm overlap.
6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

**SEDIMENT FENCE**



**EARTH DIVERSION BANK**



**TEMPORARY CONSTRUCTION ACCESS**

-2.

**EROSION CONTROL PLAN**  
1:250

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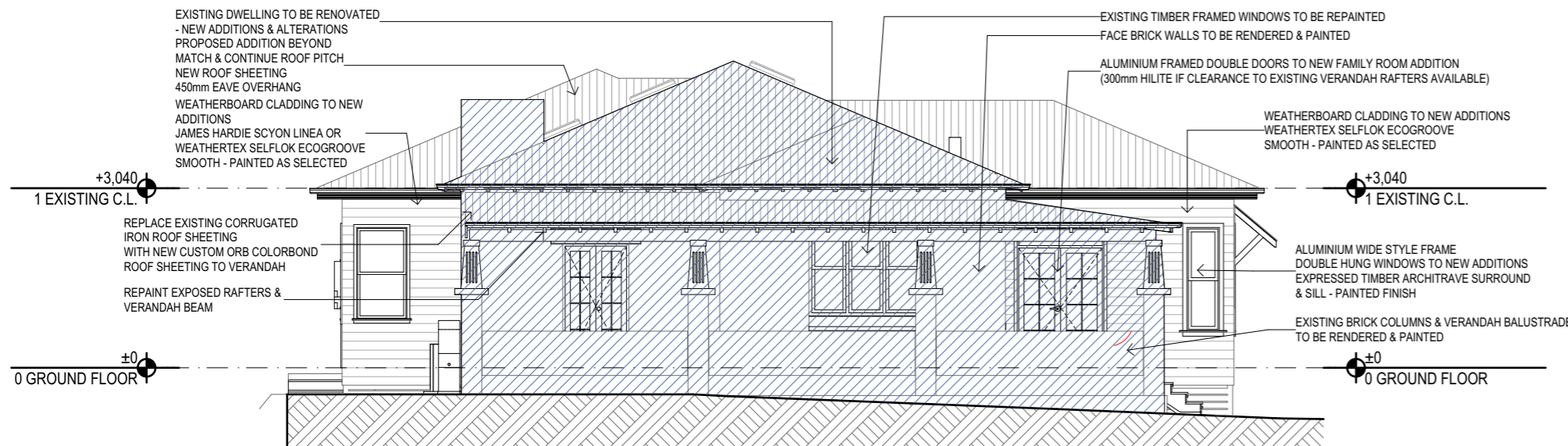
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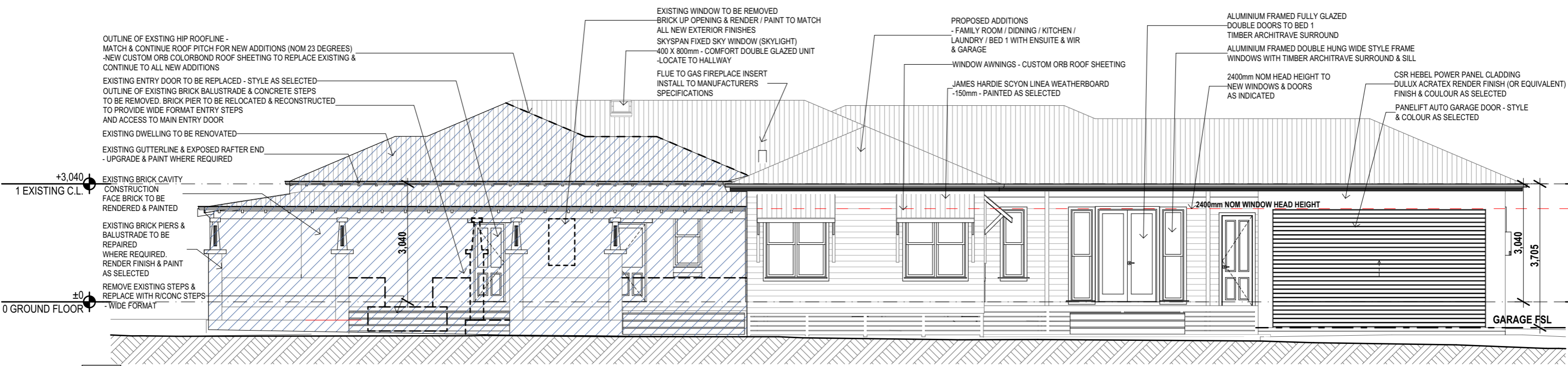
D.P. NUMBER: DP 37470  
SITE AREA: 1854m2  
DATE: 28.8.21  
DRAWN: M Palmer  
SCALE: 1:100, 1:250  
**DRAWING No: 6**  
**PROJECT No: 112.21**

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**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** EROSION CONTROL PLAN



-  ROOF SHEETING - COLORBOND SURFMIST
-  RENDERED PAINTED BRICKWORK - DULUX - LIGHT RICE - HALF
-  TRIM - DULUX - WARM NEUTRAL
-  WEATHERBOARD - DULUX - CASPER WHITE
-  WINDOWS & DOOR FRAMES DULUX - WHITE ON WHITE

**E-03**  
**EAST ELEVATION**  
1:100



**E-02**  
**NORTH ELEVATION**  
1:100

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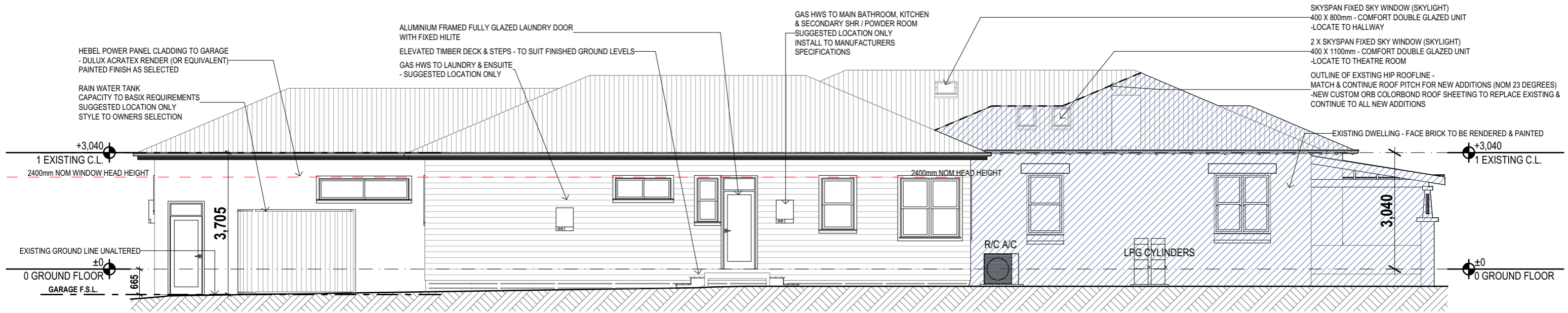
D.P. NUMBER: DP 37470  
SITE AREA: 1854m2  
DATE: 14.6.21  
DRAWN: M Palmer  
SCALE: 1:100, 1:250

**DRAWING No: 8**  
**PROJECT No: 112.21**

**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** DWELLING 1 - ELEVATIONS



**E-01**  
**WEST ELEVATION**  
1:100



**E-04**  
**SOUTH ELEVATION**  
1:100

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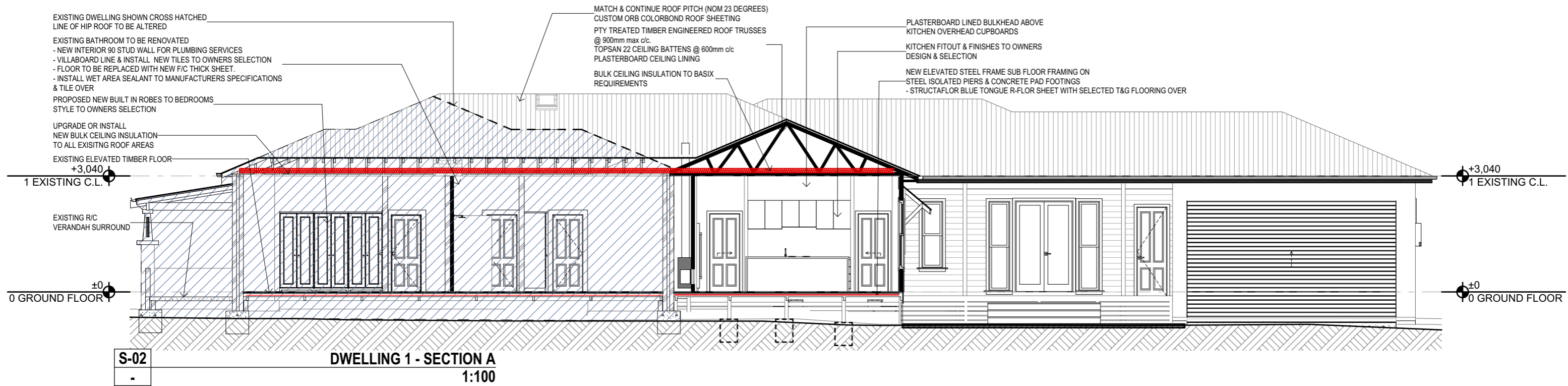
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**DRAWING No: 9**  
**PROJECT No: 112.21**

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**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** DWELLING 1 - ELEVATIONS





## BASIX COMMITMENTS

Fixtures and systems
<b>Hot water</b>
The applicant must install the following hot water system in the development: gas instantaneous.
<b>Lighting</b>
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
<b>Fixtures</b>
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction		
<b>Insulation requirements</b>		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m <sup>2</sup> , b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
suspended floor with open subfloor: framed (R0.7).	R1.3 (down) (or R2.00 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: plasterboard (R0.36)	nil	
flat ceiling, pitched roof	ceiling: R2.75 (up), roof: foil/sarking	light (solar absorbance < 0.475)

Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
W1	E	3.69	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W2	E	1.08	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W3	N	2.88	0	0	awning (fixed) >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W4	N	2.88	0	0	awning (fixed) >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W5	W	2.88	0	0	awning (fixed) >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W6	W	2.88	0	0	awning (fixed) >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W7	W	7.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W8	N	1.08	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W9	N	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W10	N	3.69	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W11	N	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W12	W	0.72	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, toned/air gap/clear, (U-value: 5.31, SHGC: 0.48)
W13	S	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W14	S	0.72	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W15	S	1.96	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W16	S	1.26	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W17	S	2.4	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W18	E	1.44	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

### DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

**NOTE:**  
Builder to check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing to be used only for the site lot as noted.  
All boundaries and contours are subject to survey. All levels to AHD. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site  
All documents are subject to Australian Copyright Law.

ISSUE	DATE	DESCRIPTION
B	28.8.21	D.A. DOCUMENTATION
A	14.6.21	PRELIMINARY

**BUILDING CLASSIFICATION:** 1a



**BUILDING DESIGNERS AUSTRALIA**

### Preferred Design & Drafting

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ACCREDITED CHARTERED MEMBER OF BUILDING DESIGNERS AUSTRALIA  
- ACCREDITATION No: 6077

D.P. NUMBER: DP 37470  
SITE AREA: 1854m<sup>2</sup>  
DATE: 14.6.21  
DRAWN: M Palmer  
SCALE: 1:100, 1:250  
**DRAWING No: 10**  
**PROJECT No: 112.21**

**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:**  
4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:**  
DWELLING 1 - SECTION, BASIX COMMITMENTS

## General Notes

**ALL WORKS** shall be carried out in accordance with the NCC Building Code of Australia, Australian Standards, Local Council requirements, guidelines and all other relevant laws and authorities. In particular refer Australian standards:

-AS 1288 - GLASS IN BUILDINGS - SELECTION & INSTALLATION  
 -AS 1562 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING  
 -AS 1684 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION  
 -AS 2047 - INSTALLATION & SELECTION OF WINDOWS  
 -AS 2870 - RESIDENTIAL SLABS & FOOTINGS  
 -AS 2904 - DAMP PROOF COURSES AND FLASHINGS  
 -AS 3500 - PLUMBING & DRAINAGE  
 -AS 3600 - CONCRETE STRUCTURES  
 -AS 3660 - TERMITE MANAGEMENT  
 -AS 3740 - WATERPROOFING OF DOMESTIC WET AREAS  
 -AS 3786 - SMOKE ALARMS  
 -AS 4055 - WIND LOADING FOR HOUSING  
 -AS 4678 - EARTH RETAINING STRUCTURES  
 -AS 5146 - REINFORCED AUTOCLAVED AERATED CONCRETE

### CONSULTANTS:

Drawings shall be read in conjunction with engineers drawings and computations. All structure to Engineers design. All drawings to be co-ordinated with consultant documentation prior to construction.

### DIMENSIONS:

Do not scale off drawings - use figured dimensions only. Contractor shall verify all dimensions on site prior to construction. Any discrepancies or errors shall be referred to the builder and client prior to installation or manufacture of any works. Confirm levels and RL's on site prior to commencement of work.

### SETOUT:

Contractor to confirm exact siting and orientation prior to construction setout. All building setout and confirmation of setbacks and height to be carried out by a Licensed Surveyor. No footing, or wall to encroach the title boundary.

### TERMITE PROTECTION:

Termite protection to be in accordance with A.S. 3660.1 and installed in strict accordance with current manufacturers specifications.

### STRUCTURAL STEEL:

Unless noted otherwise all exposed structural steel, anchor bolts and other attachments shall be hot dip

galvanised. A cold gal painted finish shall be applied to any field welding to existing or new steelwork. All steel work cast in concrete footings or slab shall have a bitumen finish applied to full extent of cast in concrete steel. Check all dimensions on site prior to fabrication of steelwork.

### RETAINING WALLS:

All retaining walls to pty engineered manufacturers specifications or to structural engineers details. Provide rubble backfill and agg drainage to all retaining walls. Builder to provide tanking if or where required.

### SLAB & FOOTINGS:

All footings to structural engineers details. A moisture barrier shall be installed under any habitable concrete slab to BCA, Australian Standards and manufacturer's requirements.

### ARTICULATION JOINTS:

Provide articulation joints to comply with CSR Hebel Design & Installation Specifications

### EROSION CONTROLS:

All building works to comply with local authorities Erosion and Sediment control standards.

### WATERPROOFING:

All wet areas and walls to be waterproofed in accordance with the NCC BCA Part 3.8.1 & AS 3740. Wall finishes shall be impervious to a minimum height of 1800mm above floor level to shower enclosures and minimum 150mm above baths, basins & sinks. Builder to provide certificate of installation and compliance.

### CONCEALMENT OF SERVICES:

All services shall be concealed in walls or ducts. Where services are exposed they must be confirmed and approved on site prior to installation unless noted otherwise.

### LICENSED TRADESPERSONS:

All services to be installed by licensed tradespersons in accordance with local authority and with current manufacturers specifications.

### ALL PRODUCTS:

To be installed to manufacturers requirements and to be in accordance with manufacturers requirements for suitable exposure levels.

### PROPRIETARY ITEMS:

Identification of a proprietary item does not necessarily imply exclusive preference for the item so identified, but indicates the necessary properties of the item. If alternatives are proposed, confirm selections with owner including available technical information, reasons for proposed substitutions and cost.

### TILES:

Expansion joints, walls: 5mm. Floors: 8mm. Fill both with silicone rubber. Grout for wall: Epoxy based mildew resistant. Grout for floors: prepared grout to be acid resistant. all wall tiles to have fc substrate.

### GLAZING:

Glazing shall be installed to a size,type & thickness to comply with NCC BCA Part 3.6 for Class 1 & 10 buildings within a design wind speed of not more than N3.

Safety glass to be used in the following cases:

- All rooms - within 500mm vertical of the floor
- Bathrooms - within 2000mm of the floor
- Laundry - within 1200mm vertical from floor and / or within 300mm horizontal from all doors
- Doorway - within 300mm horizontal from doors

Shower Screens shall be Grade A Safety Glass

### INTERNAL PAINTING:

Unless noted otherwise paint system to be Dulux approved 3 coat system - low sheen finish. Colours to be supplied by owner during contract and applied as per Dulux's recommendations and guidelines.

### JOINERY ITEMS SHALL INCLUDE:

Manufactured casework items, including: cabinets and cupboards.

### APPLIANCES & EQUIPMENT:

Builder to co-ordinate all appliance and equipment locations on site and with joiner. Installation and final connection by the contractor.

### DOCUMENTATION:

The contractor shall carry out works in accordance with the signed drawings and specifications and anything reasonable inferred and with the Conditions of Contract. The drawings and specifications/schedules shall be considered complementary, and any work and/or materials absent from one but present or implied in the other shall be furnished as if they were present in both.

## GENERAL NOTES CONTINUED

### FIXINGS, TIE DOWN AND BRACING:

The contractor must ensure that all fixings, brackets and the like are compatible materials prior to procurement / installation. All bracing and tie down connections are in accordance with AS1684 and any other relevant codes and legislation, and to nominated truss & frame manufacturers engineered documentation and specifications. Refer to AS1684 for the required fixing type as nominated (nominal or specific). All linings and claddings that are used for bracing purposes need to be fixed according to the manufacturer's requirements to achieve the nominated bracing requirements.

### EXISTING SITE CONDITIONS:

All existing elements have been shown indicatively. The Contractor shall inspect the site to fully understand the scope of works. Contractors are to inform themselves of existing site conditions and services.

The Contractors Tender amount shall be deemed to include the cost of dealing with existing conditions and services.

The existence of which was ascertainable from the appropriate authority, or from visual inspection on or adjacent to the site; or which are shown on the Drawings or described in the Specification.

### PRESERVATIVES AND TREATMENT:

All Structural timbers to be treated with suitable preservatives and to an appropriate hazard level for their intended environment which will meet the required design life expectancy of 50 years.

### FINAL CERTIFICATE:

At completion of work, Builder to obtain and supply an Occupation Certificate from Principal Certifying Authority.

## Excavation Notes

### FOOTING EXCAVATION:

Ensure building is correctly set-out prior to excavation. All earthworks in accordance with NCC BCA Part 3.1.1

### EXTENT:

Excavation and cut & fill as noted on the Architectural Drawings for Proposed Dwelling. Site cut & levels indicated are preliminary only and to be checked on site before work commencement. Retaining walls required.

### SITE SURFACE:

Excavate over the site to give correct levels and profiles as the basis for construction, paving, filling, landscaping and the like. Make allowance for compaction and settlement.

### FALLS:

Grade to minimum falls of 1:20 away from buildings within 1200 of building perimeter and 1:100 elsewhere unless noted otherwise. Negate surface water discharging on to neighbouring properties.

### REQUIREMENT OF DETAILED EXCAVATION:

Excavate to the Contract depths and extent necessary to accommodate all foundation elements and any formwork, blinding concrete, working spaces and waterproofing processes.

### LANDSCAPING:

Landscaping scope of works and finishes to be confirmed by client prior to final quotation

### TRIM:

Trim bottom of all excavations as necessary to attain the required levels, grades and profiles of the finished work.

### BATTERS:

In accordance with NCC BCA Part 3.1.

## Hydraulic Notes

**ALL WORKS** shall be carried out in accordance with the following requirements:

- The Plumbing and Drainage Act 2002
- AS 3500 - 2003
- The Local Authority
- Any other authority have jurisdiction over any part of the works.
- All subterranean services to be located prior to construction.

### EXISTING SITE CONDITIONS:

The Contractor shall attend to existing services. Contractors are to inform themselves of existing site conditions and plumbing services before work commencement.

### DESIGN LEVELS:

Design Levels shall be confirmed on site, prior to commencing installation of any pipework. Levels shown on drawings are recommended only. It shall be the Contractors responsibility to ensure that correct grades are attained at site.

### RAINWATER DRAINAGE:

Allow to connect all new rainwater drainage downpipes etc.. to the existing stormwater drainage system.

### RAINWATER GOODS:

Refer to documentation for specification and finish.

Unless otherwise noted: new roofing sheeting, ridge cappings and valley flashings shall be metal with a colorbond finish. downpipes to be metal colorbond (min 0.5mm gauge).

Unless otherwise noted: new gutters, gutter spikes, barge rolls; new metal wall cladding; associated flashings and cappings shall be metal with any "colorbond" finish nominated by the Designer.

### MATERIALS:

Water services shall be in accordance with Australian Standards.

### COVER PLATES:

Provide Cover Plates at all wall & floor penetrations.

### SANITARY PLUMBING:

Sanitary plumbing shall be UPVC Class HD with solvent weld joints and shall be laid at a minimum grade of 1:60 unless noted otherwise. Connect sanitary plumbing to council sewer in accordance with authority requirements.

### INSULATION:

All hot water lines shall be fully insulated.

### DIAL BEFORE YOU DIG:

It is the contractors responsibility to contact "Dial Before You Dig" Phone 1100 for the location of existing public utilities prior to excavation.

### ENCASING OF UNDERGROUND SERVICES:

All underground water and fire services shall be encased in 100mm of sand.

## Hydraulic Notes

### AUTHORITIES FEES AND CHARGES:

The Contractor shall allow to pay all authorities fees & charges associated with new connections.

### CONTRACTOR:

To provide necessary flashings to windows and openings. Plumbing to be carried by a licenced plumber and in accordance with the requirement of local authorities. The contractor shall be responsible for all permits and approvals. All hot water lines shall be fully insulated. Sanitary Plumbing shall be connected to existing system with materials approved by the local authority. Builder and Sub-contractor to ensure all stormwater drains and sewer pipes are located at sufficient distance from any building footings and/or slab edge beams to prevent moisture penetration, dampness, weakening or undermining to the structure .

### HOT WATER SUPPLY:

All domestic hot water to basins, showers and baths to have maximum temperature of 50°C. Allow to supply and install tempering valves where required, as nominated in the NCC BCA and relevant standards

## Electrical Notes

**SUPPLY:** Electrical contractor to provide phased supply to main switchboard and assess maximum demand to AS3000.

**DISTRIBUTION BOARD:** Provide new distribution board if required. All electrical outlets shall be protected by overcurrent/earth leakage circuit breakers in accordance with Australian Standards.

**WIRING:** Electrical conductors and wiring used for electrical services shall be in accordance with NCC BCA and Australian standards. All wiring shall be concealed where possible. Where exposed wiring is unavoidable, wiring must be concealed within suitable conduit.

**ARTIFICIAL LIGHTING:** Provide a system of artificial lighting to comply with AS1680

to all rooms not naturally lit.

**LIGHTING:** All luminaires shall be ceiling mounted unless otherwise required by owner. If provided, refer to the schematic electrical plan for mounting heights of exterior wall mounted luminaires and layout of luminaires as indicated on reflected ceiling drawing. All fluorescent lamps shall be cool white unless requested otherwise

**FINAL LOCATIONS:** If provided, refer to drawings for specific locations of accessories.

**ELECTRICAL INSTALLATION:** includes:

- installation of distribution switchboard (if required)
- light and power installation
- light fittings, sub circuit wiring and lighting accessories
- socket outlets, special purpose power and subcircuit cabling
- installation of circuits for air conditioning
- installation of circuits and connection of all equipment (eg kitchen equipment)
- supply and installation of new outlet + wiring to roof mounted tv antenna.

**ELECTRICAL ACCESSORIES:** includes: switches and powerpoints. unless otherwise noted all controls, switches and powerpoints shall be "pure white ". light switches - 1200 above floor level unless noted otherwise and located as per electrical layouts

**ROOFTOP ANTENNA:** All new relevant outlets to be wired to antenna.

**NETWORK & DATA:** All phone networks and data points to be min cat6 cable connected to wall sockets. Cable runs to be concealed. If provided refer to electrical layouts for locations.

**SWITCHES:** Some light switches may require dimmers. Confirm with client prior to final quotation.

## Joinery Notes

**JOINERY ITEMS SHALL INCLUDE:** Manufactured casework items, including: cabinets and cupboards.

**APPLIANCES & EQUIPMENT:** Builder to co-ordinate all appliance and equipment locations on site and with joiner.

Installation and final connection by the contractor. Joiner to confirm all appliance and equipment tolerances and requirements in joinery prior to fabrication.

**SITE MEASURE:** All joinery to be site measured once linings are in place.

Confirm any discrepancies prior to fabrication.

## Fire Safety

**GENERAL:** Fire safety in accordance with part 3.7 of the NCC BCA

**SMOKE ALARMS:** In accordance with part 3.7.5 of the BCA & A.S 3786 to be hard wired to consumer supply. Smoke detectors to be of the

type with alarms wired together and having a battery back-up

**FIRE ALARM INSTALLATION:** Install smoke detection, in the area affected by the works,

to suit the requirements of AS1670 and the

BCA. Provide any additional detection to areas to allow for compliance with AS1670 and the NCC BCA.

**BUILDER:** To provide electricians installation certificate.

## Energy Efficiency

**WORKS:** In accordance with BCA Environmental guidelines.

**LUMINAIRES:** All lamps to luminaires shall be energy efficient lamps to suit specific luminaire

**EXTERNAL WALL:** In accordance with BCA Environmental guidelines. Installed as per manufacturers instructions.

All external walls to have vapour permeable sarking.

Weatherproof seals to all external doors.

**NEW ROOF:** In accordance with NCC BCA Environmental guidelines. Installed as per manufacturers instructions.

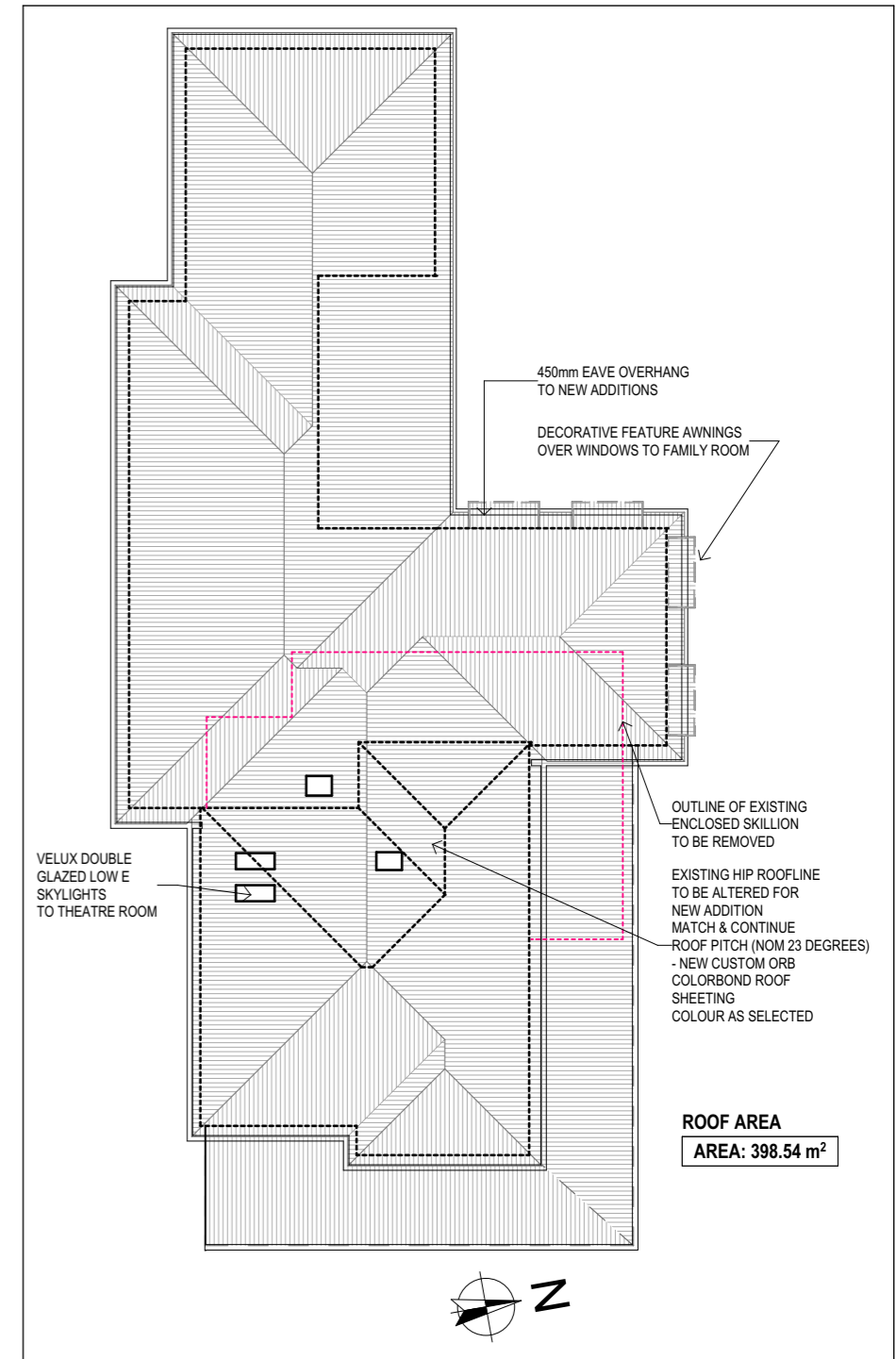
**TIMBER FLOORS:** (Where applicable) In accordance with NCC BCA Environmental guidelines.

Installed as per manufacturers instructions.

All exposed timber floors to have required insulation to underside as per Basix Certificate .

**LIGHT & VENTILATION:** In accordance with parts 3.8.4 and 3.8.5 of the NCC BCA plus relevant A.S

**SOUND:** Insulation in accordance with part 3.8.6 of the NCC BCA



**1.**  
-  
**DWELLING 1 - ROOF PLAN**  
**1:200**

### DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

### NOTE:

Builder to check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing to be used only for the site lot as noted.

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ISSUE	DATE	DESCRIPTION
B	28.8.21	D.A. DOCUMENTATION
A	14.6.21	PRELIMINARY

**BUILDING CLASSIFICATION:** 1a



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 email: marian@preferred-design.com.au



ACCREDITED CHARTERED MEMBER OF BUILDING DESIGNERS AUSTRALIA  
 - ACCREDITATION No: 6077

**D.P. NUMBER:** DP 37470  
**SITE AREA:** 1854m2  
**DATE:** 14.6.21  
**DRAWN:** M Palmer

**SCALE:** 1:100, 1:250

**DRAWING No:** 11

**PROJECT No:** 112.21

**CLIENT:** 3MJ DEVELOPMENTS P/L

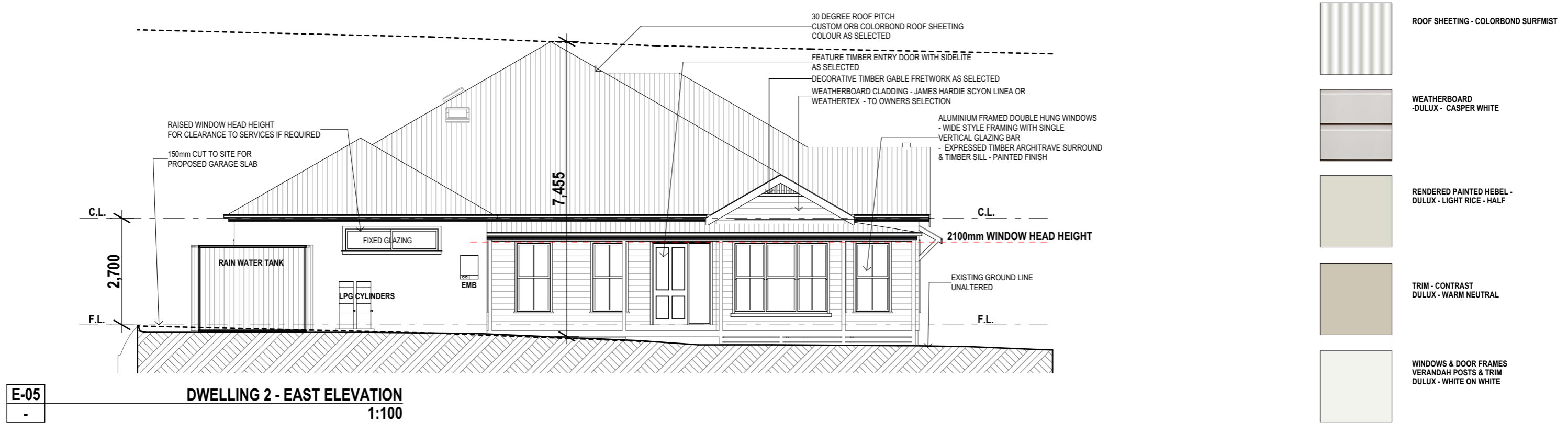
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING

**SITE ADDRESS:**

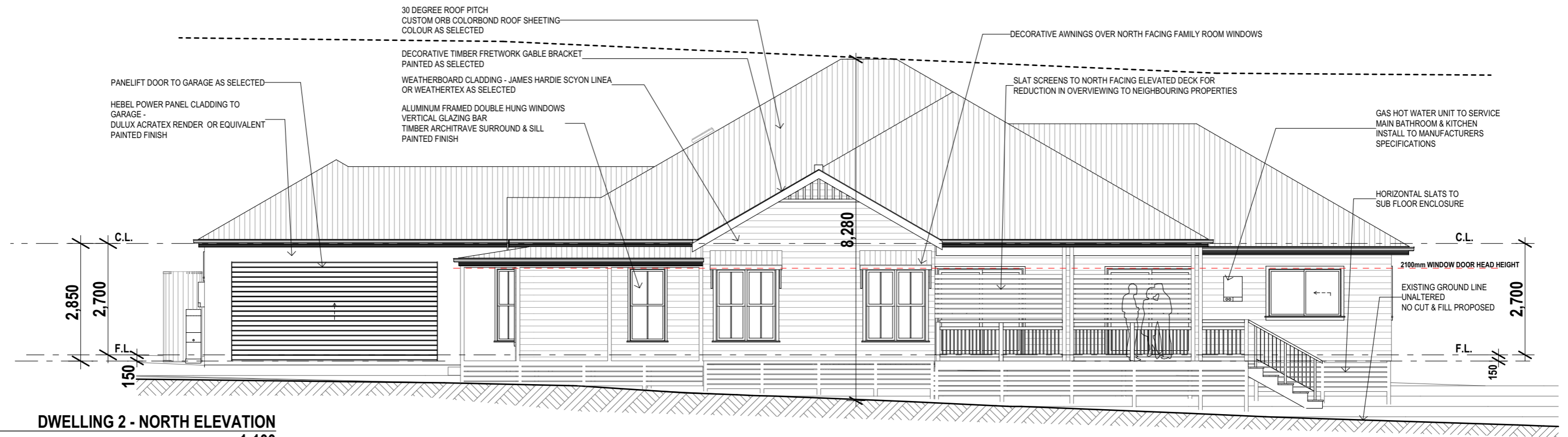
4 BURRUNDULLA AVE MUDGEE

**SHEET DESCRIPTION:**

DWELLING 1 - ROOF PLAN, GENERAL NOTES



**E-05**  
-  
**DWELLING 2 - EAST ELEVATION**  
1:100



**E-07**  
-  
**DWELLING 2 - NORTH ELEVATION**  
1:100

**DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY**

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**BUILDING CLASSIFICATION:** 1a



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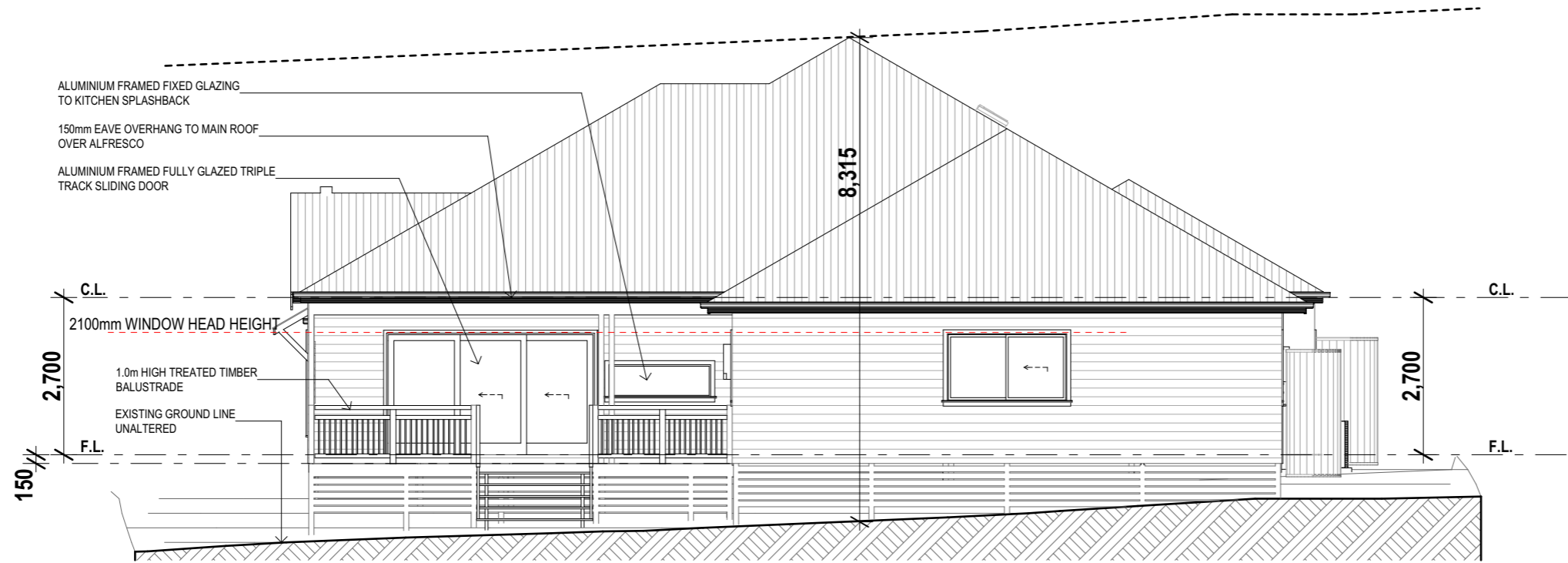


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- ACCREDITATION No: 6077

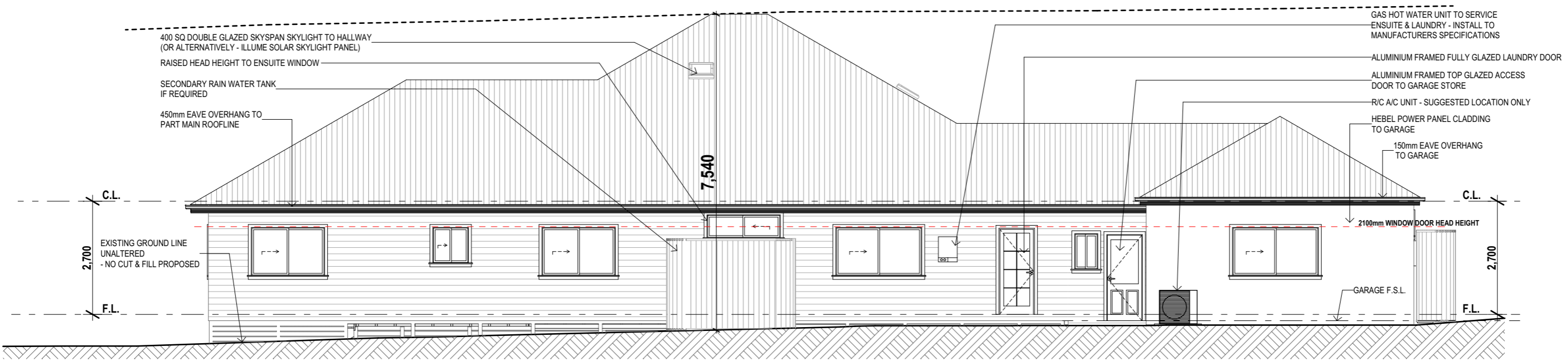
D.P. NUMBER: DP 37470  
SITE AREA: 1854m2  
DATE: 14.6.21  
DRAWN: M Palmer  
SCALE: 1:100, 1:250

**DRAWING No: 13**  
**PROJECT No: 112.21**

**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** DWELLING 2 - ELEVATIONS



**E-06**  
**DWELLING 2 - WEST ELEVATION**  
**1:100**



**E-08**  
**DWELLING 2 - SOUTH ELEVATION**  
**1:100**

**DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY**

**NOTE:**  
 Builder to check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing to be used only for the site lot as noted.  
 All boundaries and contours are subject to survey. All levels to AHD. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.  
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ISSUE	DATE	DESCRIPTION
B	28.8.21	D.A. DOCUMENTATION
A	14.6.21	PRELIMINARY

**BUILDING CLASSIFICATION:** 1a



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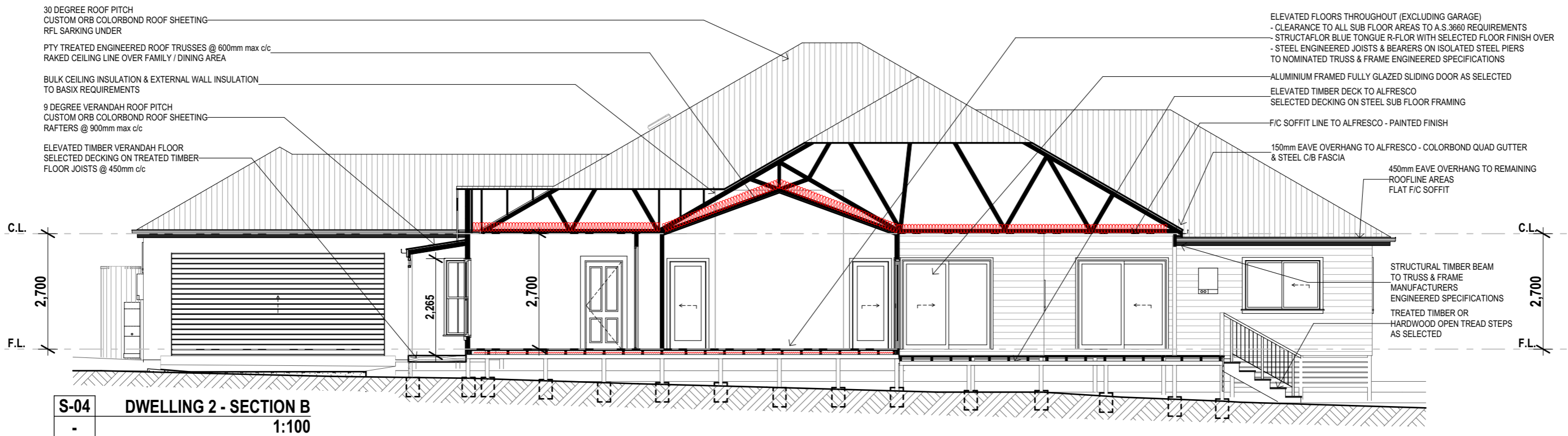


ACCREDITED CHARTERED MEMBER OF BUILDING DESIGNERS AUSTRALIA  
 - ACCREDITATION No: 6077

D.P. NUMBER: DP 37470  
 SITE AREA: 1854m2  
 DATE: 14.6.21  
 DRAWN: M Palmer  
 SCALE: 1:100, 1:250

**DRAWING No: 14**  
**PROJECT No: 112.21**

**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:**  
 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:**  
 DWELLING 2 - ELEVATIONS



## BASIX COMMITMENTS

Construction	Additional insulation required (R-Value)	Other specifications
floor - suspended floor above open subfloor, framed	1.3 (or 2 including construction) (down)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.20 (or 2.60 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 4.75 (up), roof: foil/sarking	unventilated; light (solar absorbance < 0.475)
ceiling and roof - raked ceiling / pitched or skillion roof, framed	ceiling: 4.76 (up), roof: foil/sarking	framed: light (solar absorbance < 0.475)

Water Commitments	
<b>Fixtures</b>	
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.	
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.	
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.	
<b>Alternative water</b>	
<b>Rainwater tank</b>	
The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rain runoff from at least 406.97 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).	
The applicant must connect the rainwater tank to:	
<ul style="list-style-type: none"> <li>all toilets in the development</li> </ul>	
<ul style="list-style-type: none"> <li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li> </ul>	

Energy Commitments	
<b>Hot water</b>	
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	
<b>Cooling system</b>	
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 star (cold zone)	
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 star (cold zone)	
The cooling system must provide for day/night zoning between living areas and bedrooms.	
<b>Heating system</b>	
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 5 star (cold zone)	
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: 5 star (cold zone)	
The heating system must provide for day/night zoning between living areas and bedrooms.	
<b>Ventilation</b>	
The applicant must install the following exhaust systems in the development:	
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off	
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off	
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off	
<b>Artificial lighting</b>	
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:	
<ul style="list-style-type: none"> <li>at least 4 of the bedrooms / study;</li> <li>at least 2 of the living / dining rooms;</li> <li>the kitchen;</li> <li>all bathrooms/toilets;</li> <li>the laundry;</li> <li>all hallways;</li> </ul>	
<b>Natural lighting</b>	
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	
<b>Other</b>	
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.	
The applicant must install a fixed outdoor clothes drying line as part of the development.	

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	0.16	aluminium, moulded plastic single clear	no shading
S02	0.16	aluminium, moulded plastic single clear	no shading

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
<b>North facing</b>					
W01	1800	600	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	verandah 1900 mm, 1725 mm above base of window or glazed door	not overshadowed
W02	1800	900	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	verandah 1900 mm, 1725 mm above base of window or glazed door	not overshadowed
W03	1800	1500	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	awning (fixed) 750 mm, 1500 mm above base of window or glazed door	not overshadowed
W04	1800	1500	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	awning (fixed) 750 mm, 1500 mm above base of window or glazed door	not overshadowed
W05	2100	2100	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 5000 mm, 530 mm above head of window or glazed door	not overshadowed
W06	2100	2100	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 7300 mm, 530 mm above head of window or glazed door	not overshadowed
W07	1200	1800	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 550 mm, 360 mm above head of window or glazed door	not overshadowed
<b>East facing</b>					
W08	1800	900	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	verandah 1900 mm, 1725 mm above base of window or glazed door	not overshadowed
W09	1800	900	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	verandah 1900 mm, 1725 mm above base of window or glazed door	not overshadowed
W10	2100	1500	timber/UPVC/fibreglass, single, clear	verandah 1900 mm, 2085 mm above base of window or glazed door	not overshadowed
W11	1800	2400	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	verandah 1900 mm, 1725 mm above base of window or glazed door	not overshadowed
W12	1800	900	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	verandah 1900 mm, 1725 mm above base of window or glazed door	not overshadowed
<b>South facing</b>					
W13	2100	820	aluminium, single, clear	eave 550 mm, 360 mm above head of window or glazed door	not overshadowed
W14	1200	2100	aluminium, single, clear	eave 550 mm, 360 mm above head of window or glazed door	not overshadowed
W15	600	1800	aluminium, single, clear	eave 550 mm, 360 mm above head of window or glazed door	not overshadowed
W16	1200	1800	aluminium, single, clear	eave 550 mm, 360 mm above head of window or glazed door	not overshadowed
W17	900	900	aluminium, single, clear	eave 550 mm, 360 mm above head of window or glazed door	not overshadowed
W18	1200	1800	aluminium, single, clear	eave 550 mm, 360 mm above head of window or glazed door	not overshadowed
<b>West facing</b>					
W19	2100	3600	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 7700 mm, 365 mm above head of window or glazed door	not overshadowed
W20	600	1800	aluminium, single, clear	eave 3200 mm, 1200 mm above head of window or glazed door	not overshadowed
W21	1200	2100	aluminium, single, clear	eave 550 mm, 365 mm above head of window or glazed door	not overshadowed

## DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

**NOTE:**  
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All boundaries and contours are subject to survey. All levels to AHD. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site  
All documents are subject to Australian Copyright Law.

ISSUE	DATE	DESCRIPTION
B	28.8.21	D.A. DOCUMENTATION
A	14.6.21	PRELIMINARY

**BUILDING CLASSIFICATION:** 1a



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ACCREDITED CHARTERED MEMBER OF BUILDING DESIGNERS AUSTRALIA  
- ACCREDITATION No: 6077

**D.P. NUMBER:** DP 37470  
**SITE AREA:** 1854m2  
**DATE:** 14.6.21  
**DRAWN:** M Palmer  
**SCALE:** 1:100, 1:250

**DRAWING No:** 15  
**PROJECT No:** 112.21

**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** DWELLING 2 - SECTION, BASIX COMMITMENTS

## General Notes

**ALL WORKS** shall be carried out in accordance with the NCC Building Code of Australia, Australian Standards, Local Council requirements, guidelines and all other relevant by laws and authorities. In particular refer Australian standards:

- AS 1288 - GLASS IN BUILDINGS - SELECTION & INSTALLATION
- AS 1562 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING
- AS 1684 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION
- AS 2047 - INSTALLATION & SELECTION OF WINDOWS
- AS 2870 - RESIDENTIAL SLABS & FOOTINGS
- AS 2904 - DAMP PROOF COURSES AND FLASHINGS
- AS 3500 - PLUMBING & DRAINAGE
- AS 3600 - CONCRETE STRUCTURES
- AS 3660 - TERMITE MANAGEMENT
- AS 3740 - WATERPROOFING OF DOMESTIC WET AREAS
- AS 3786 - SMOKE ALARMS
- AS 4055 - WIND LOADING FOR HOUSING
- AS 4678 - EARTH RETAINING STRUCTURES
- AS 5146 - REINFORCED AUTOCLAVED AERATED CONCRETE

### CONSULTANTS:

Drawings shall be read in conjunction with engineers drawings and computations. All structure to Engineers design. All drawings to be co-ordinated with consultant documentation prior to construction.

### DIMENSIONS:

Do not scale off drawings - use figured dimensions only. Contractor shall verify all dimensions on site prior to construction. Any discrepancies or errors shall be referred to the builder and client prior to installation or manufacture of any works. Confirm levels and RL's on site prior to commencement of work.

### SETOUT:

Contractor to confirm exact siting and orientation prior to construction setout. All building setout and confirmation of setbacks and height to be carried out by a Licensed Surveyor. No footing, or wall to encroach the title boundary.

### TERMITE PROTECTION:

Termite protection to be in accordance with A.S. 3660.1 and installed in strict accordance with current manufacturers specifications.

### STRUCTURAL STEEL:

Unless noted otherwise all exposed structural steel, anchor bolts and other attachments shall be hot dip

galvanised. A cold gal painted finish shall be applied to any field welding to existing or new steelwork. All steel work cast in concrete footings or slab shall have a bitumen finish applied to full extent of cast in concrete steel. Check all dimensions on site prior to fabrication of steelwork.

### RETAINING WALLS:

All retaining walls to pty engineered manufacturers specifications or to structural engineers details. Provide rubble backfill and agg drainage to all retaining walls. Builder to provide tanking if or where required.

### SLAB & FOOTINGS:

All footings to structural engineers details. A moisture barrier shall be installed under any habitable concrete slab to BCA, Australian Standards and manufacturer's requirements.

### ARTICULATION JOINTS:

Provide articulation joints to comply with CSR Hebel Design & Installation Specifications

### EROSION CONTROLS:

All building works to comply with local authorities Erosion and Sediment control standards.

### WATERPROOFING:

All wet areas and walls to be waterproofed in accordance with the NCC BCA Part 3.8.1 & AS 3740. Wall finishes shall be impervious to a minimum height of 1800mm above floor level to shower enclosures and minimum 150mm above baths, basins & sinks. Builder to provide certificate of installation and compliance.

### CONCEALMENT OF SERVICES:

All services shall be concealed in walls or ducts. Where services are exposed they must be confirmed and approved on site prior to installation unless otherwise.

### LICENSED TRADESPERSONS:

All services to be installed by licensed tradespersons in accordance with local authority and with current manufacturers specifications.

### ALL PRODUCTS:

To be installed to manufacturers requirements and to be in accordance with manufacturers requirements for suitable exposure levels.

### PROPRIETARY ITEMS:

Identification of a proprietary item does not necessarily imply exclusive preference for the item so identified, but indicates the necessary properties of the item. If alternatives are proposed, confirm selections with owner including available technical information, reasons for proposed substitutions and cost.

### TILES:

Expansion joints, walls: 5mm. Floors: 8mm. Fill both with silicone rubber. Grout for wall: Epoxy based mildew resistant. Grout for floors: prepared grout to be acid resistant. all wall tiles to have fc substrate.

### GLAZING:

Glazing shall be installed to a size,type & thickness to comply with NCC BCA Part 3.6 for Class 1 & 10 buildings within a design wind speed of not more than N3.

Safety glass to be used in the following cases:

- i) All rooms - within 500mm vertical of the floor
  - ii) Bathrooms - within 2000mm of the floor
  - iii) Laundry - within 1200mm vertical from floor and / or within 300mm horizontal from all doors
  - iv) Doorway - within 300mm horizontal from doors
- Shower Screens shall be Grade A Safety Glass

### INTERNAL PAINTING:

Unless noted otherwise paint system to be Dulux approved 3 coat system - low sheen finish. Colours to be supplied by owner during contract and applied as per Dulux's recommendations and guidelines.

### JOINERY ITEMS SHALL INCLUDE:

Manufactured casework items, including: cabinets and cupboards.

### APPLIANCES & EQUIPMENT:

Builder to co-ordinate all appliance and equipment locations on site and with joiner. Installation and final connection by the contractor.

### DOCUMENTATION:

The contractor shall carry out works in accordance with the signed drawings and specifications and anything reasonable inferred and with the Conditions of Contract. The drawings and specifications/schedules shall be considered complementary, and any work and/or materials absent from one but present or implied in the other shall be furnished as if they were present in both.

### GENERAL NOTES CONTINUED

### FIXINGS, TIE DOWN AND BRACING:

The contractor must ensure that all fixings, brackets and the like are compatible materials prior to procurement / installation. All bracing and tie down connections are in accordance with AS1684 and any other relevant codes and legislation, and to nominated truss & frame manufacturers engineered documentation and specifications. Refer to AS 1684 for the required fixing type as nominated (nominal or specific). All linings and claddings that are used for bracing purposes need to be fixed according to the manufacturer's requirements to achieve the nominated bracing requirements.

### EXISTING SITE CONDITIONS:

All existing elements have been shown indicatively. The Contractor shall inspect the site to fully understand the scope of works. Contractors are to inform themselves of existing site conditions and services.

The Contractors Tender amount shall be deemed to include the cost of dealing with existing conditions and services.

The existence of which was ascertainable from the appropriate authority, or from visual inspection on or adjacent to the site; or which are shown on the Drawings or described in the Specification.

### PRESERVATIVES AND TREATMENT:

All Structural timbers to be treated with suitable preservatives and to an appropriate hazard level for their intended environment which will meet the required design life expectancy of 50 years.

### FINAL CERTIFICATE:

At completion of work, Builder to obtain and supply an Occupation Certificate from Principal Certifying Authority.

## Excavation Notes

### FOOTING EXCAVATION:

Ensure building is correctly set-out prior to excavation. All earthworks in accordance with NCC BCA Part 3.1.1

### EXTENT:

Excavation and cut & fill as noted on the Architectural Drawings for Proposed Dwelling. Site cut & levels indicated are preliminary only and to be checked on site before work commencement. Retaining walls required.

### SITE SURFACE:

Excavate over the site to give correct levels and profiles as the basis for construction, paving, filling, landscaping and the like. Make allowance for compaction and settlement.

### FALLS:

Grade to minimum falls of 1:20 away from buildings within 1200 of building perimeter and 1:100 elsewhere unless noted otherwise. Negate surface water discharging on to neighbouring properties.

### REQUIREMENT OF DETAILED EXCAVATION:

Excavate to the Contract depths and extent necessary to accommodate all foundation elements and any formwork, blinding concrete, working spaces and waterproofing processes.

### LANDSCAPING:

Landscaping scope of works and finishes to be confirmed by client prior to final quotation

### TRIM:

Trim bottom of all excavations as necessary to attain the required levels, grades and profiles of the finished work.

### BATTERS:

In accordance with NCC BCA Part 3.1.

## Hydraulic Notes

**ALL WORKS** shall be carried out in accordance with the following requirements:

- The Plumbing and Drainage Act 2002
- AS 3500 - 2003
- The Local Authority

- Any other authority have jurisdiction over any part of the works.
- All subterranean services to be located prior to construction.

### EXISTING SITE CONDITIONS:

The Contractor shall attend to existing services. Contractors are to inform themselves of existing site conditions and plumbing services before work commencement.

### DESIGN LEVELS:

Design Levels shall be confirmed on site, prior to commencing installation of any pipework. Levels shown on drawings are recommended only. It shall be the Contractors responsibility to ensure that correct grades are attained at site.

### RAINWATER DRAINAGE:

Allow to connect all new rainwater drainage downpipes etc.. to the existing stormwater drainage system.

### RAINWATER GOODS:

Refer to documentation for specification and finish.

Unless otherwise noted: new roofing sheeting, ridge cappings and valley flashings shall be metal with a colorbond finish. downpipes to be metal colorbond (min 0.5mm gauge).

Unless otherwise noted: new gutters, gutter spikes, barge rolls; new metal wall cladding; associated flashings and cappings shall be metal with any "colorbond" finish nominated by the Designer.

### MATERIALS:

Water services shall be in accordance with Australian Standards.

### COVER PLATES:

Provide Cover Plates at all wall & floor penetrations.

### SANITARY PLUMBING:

Sanitary plumbing shall be UPVC Class HD with solvent weld joints and shall be laid at a minimum grade of 1:60 unless noted otherwise. Connect sanitary plumbing to council sewer in accordance with authority requirements.

### INSULATION:

All hot water lines shall be fully insulated.

### DIAL BEFORE YOU DIG:

It is the contractors responsibility to contact "Dial Before You Dig" Phone 1100 for the location of existing public utilities prior to excavation.

### ENCASING OF UNDERGROUND SERVICES:

All underground water and fire services shall be encased in 100mm of sand.

## Hydraulic Notes

### AUTHORITIES FEES AND CHARGES:

The Contractor shall allow to pay all authorities fees & charges associated with new connections.

### CONTRACTOR:

To provide necessary flashings to windows and openings. Plumbing to be carried by a licenced plumber and in accordance with the requirement of local authorities. The contractor shall be responsible for all permits and approvals. All hot water lines shall be fully insulated. Sanitary Plumbing shall be connected to existing system with materials approved by the local authority. Builder and Sub-contractor to ensure all stormwater drains and sewer pipes are located at sufficient distance from any building footings and/or slab edge beams to prevent moisture penetration, dampness, weakening or undermining to the structure .

### HOT WATER SUPPLY:

All domestic hot water to basins, showers and baths to have maximum temperature of 50°C. Allow to supply and install tempering valves where required, as nominated in the NCC BCA and relevant standards

## Electrical Notes

**SUPPLY:** Electrical contractor to provide phased supply to main switchboard and assess maximum demand to AS3000.

**DISTRIBUTION BOARD:** Provide new distribution board if required. All electrical outlets shall be protected by overcurrent/earth leakage circuit breakers in accordance with Australian Standards.

**WIRING:** Electrical conductors and wiring used for electrical services shall be in accordance with NCC BCA and Australian standards. All wiring shall be concealed where possible. Where exposed wiring is unavoidable, wiring must be concealed within suitable conduit.

**ARTIFICIAL LIGHTING:** Provide a system of artificial lighting to comply with AS1680

to all rooms not naturally lit.

**LIGHTING:** All luminaires shall be ceiling mounted unless otherwise required by owner. If provided, refer to the schematic electrical plan for mounting heights of exterior wall mounted luminaires and layout of luminaires as indicated on reflected ceiling drawing. All fluorescent lamps shall be cool white unless requested otherwise

**FINAL LOCATIONS:** If provided, refer to drawings for specific locations of accessories.

**ELECTRICAL INSTALLATION:** includes:

- installation of distribution switchboard (if required)
- light and power installation
- light fittings, sub circuit wiring and lighting accessories
- socket outlets, special purpose power and subcircuit cabling
- installation of circuits for air conditioning
- installation of circuits and connection of all equipment (eg kitchen equipment)
- supply and installation of new outlet + wiring to roof mounted tv antenna.

**ELECTRICAL ACCESSORIES:** includes: switches and powerpoints. unless otherwise noted all controls, switches and powerpoints shall be

"pure white ". light switches - 1200 above floor level unless noted otherwise and located as per electrical layouts

**ROOFTOP ANTENNA:** All new relevant outlets to be wired to antenna.

**NETWORK & DATA:** All phone networks and data points to be min cat6 cable connected to wall sockets. Cable runs to be concealed. If provided refer to electrical layouts for locations.

**SWITCHES:** Some light switches may require dimmers. Confirm with client prior to final quotation.

## Joinery Notes

**JOINERY ITEMS SHALL INCLUDE:** Manufactured casework items, including: cabinets and cupboards.

**APPLIANCES & EQUIPMENT:** Builder to co-ordinate all appliance and equipment locations on site and with joiner.

Installation and final connection by the contractor. Joiner to confirm all appliance and equipment tolerances and requirements in joinery prior to fabrication.

**SITE MEASURE:** All joinery to be site measured once linings are in place.

Confirm any discrepancies prior to fabrication.

## Fire Safety

**GENERAL:** Fire safety in accordance with part 3.7 of the NCC BCA

**SMOKE ALARMS:** In accordance with part 3.7.5 of the BCA & A.S 3786 to be hard wired to consumer supply. Smoke detectors to be of the

type with alarms wired together and having a battery back-up

**FIRE ALARM INSTALLATION:** Install smoke detection, in the area affected by the works, to suit the requirements of AS1670 and the

BCA. Provide any additional detection to areas to allow for compliance with AS1670 and the NCC BCA.

**BUILDER:** To provide electricians installation certificate.

## Energy Efficiency

**WORKS:** In accordance with BCA Environmental guidelines.

**LUMINAIRES:** All lamps to luminaires shall be energy efficient lamps to suit specific luminaire

**EXTERNAL WALL:** In accordance with BCA Environmental guidelines. Installed as per manufacturers instructions.

All external walls to have

vapour permeable sarking.

Weatherproof seals to all external doors.

**NEW ROOF:** In accordance with NCC BCA Environmental guidelines. Installed as per manufacturers instructions.

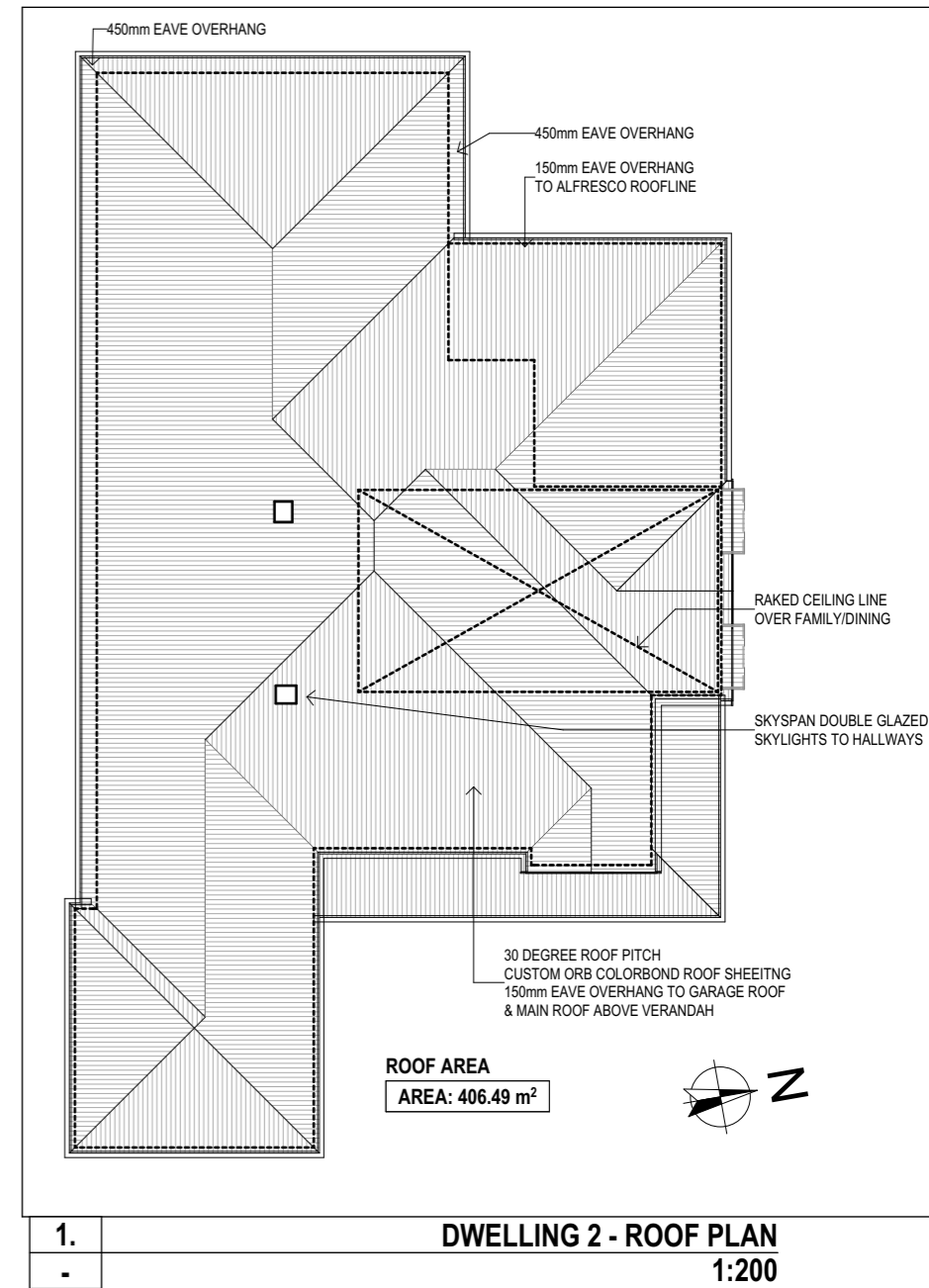
**TIMBER FLOORS:** (Where applicable) In accordance with NCC BCA Environmental guidelines.

Installed as per manufacturers instructions.

All exposed timber floors to have required insulation to underside as per Basix Certificate .

**LIGHT & VENTILATION:** In accordance with parts 3.8.4 and 3.8.5 of the NCC BCA plus relevant A.S

**SOUND:** Insulation in accordance with part 3.8.6 of the NCC BCA



### DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

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ISSUE	DATE	DESCRIPTION
B	28.8.21	D.A. DOCUMENTATION
A	14.6.21	PRELIMINARY

**BUILDING CLASSIFICATION: 1a**



**BUILDING DESIGNERS AUSTRALIA**

### Preferred Design & Drafting

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email: marian@preferred-design.com.au



ACCREDITED CHARTERED MEMBER OF BUILDING DESIGNERS AUSTRALIA  
- ACCREDITATION No: 6077

**D.P. NUMBER:** DP 37470

**SITE AREA:** 1854m2

**DATE:** 14.6.21

**DRAWN:** M Palmer

**SCALE:** 1:100, 1:250

**DRAWING No:** 16

**PROJECT No:** 112.21

**CLIENT:** 3MJ DEVELOPMENTS P/L

**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING

**SITE ADDRESS:**

4 BURRUNDULLA AVE MUDGEE

**SHEET DESCRIPTION:**

DWELLING 2 - ROOF PLAN, GENERAL NOTES

DOOR LIST				
ID	HEIGHT	WIDTH	ELEVATION	NOTES
D-1-01	2,040	1,440		
D-1-02	2,400	3,000		
D-1-03	2,400	1,540		
D-1-04	2,340	820		
D-1-05	3,050	5,500		
D-1-06	2,040	820		

DOOR LIST				
ID	HEIGHT	WIDTH	ELEVATION	NOTES
D-1-07	2,040	820		
D-2-01	2,100	1,500		
D-2-02	2,100	3,600		
D-2-03	2,100	2,100		
D-2-04	2,100	2,100		
D-2-05	2,040	820		

DOOR LIST				
ID	HEIGHT	WIDTH	ELEVATION	NOTES
D-2-06	2,040	820		



**DOOR LIST**

**DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY**

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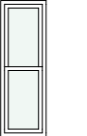
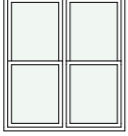
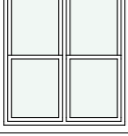
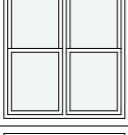
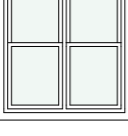
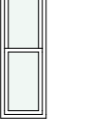
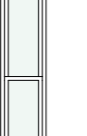







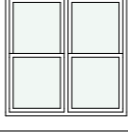



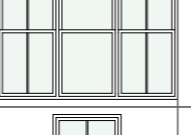



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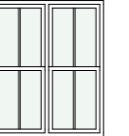



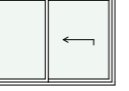

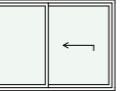

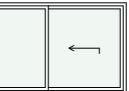




D.P. NUMBER: DP 37470  
 SITE AREA: 1854m2  
 DATE: 14.6.21  
 DRAWN: M Palmer  
 SCALE: 1:100, 1:250

**DRAWING No: 17**  
**PROJECT No: 112.21**

**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** DOOR LIST

WINDOW LIST				
ID	HEIGHT	WIDTH	ELEVATIONS	NOTES
W-1-01	1,800	600		
W-1-02	1,800	1,600		
W-1-03	1,800	1,600		
W-1-04	1,800	1,600		
W-1-05	1,800	1,600		
W-1-06	1,800	600		
W-1-07	2,400	600		
W-1-08	2,400	600		
W-1-09	1,200	600		
W-1-10	600	1,500		

WINDOW LIST				
ID	HEIGHT	WIDTH	ELEVATIONS	NOTES
W-1-11	1,200	600		
W-1-12	1,400	900		
W-1-13	1,600	1,600		
W-1-14	1,600	900		
W-2-01	1,800	900		
W-2-02	1,800	900		
W-2-03	1,800	2,400		
W-2-04	1,800	900		
W-2-05	1,800	900		
W-2-06	1,800	1,500		

WINDOW LIST				
ID	HEIGHT	WIDTH	ELEVATIONS	NOTES
W-2-07	1,800	1,500		
W-2-08	600	1,800		
W-2-09	1,200	1,800		
W-2-10	1,200	2,100		
W-2-11	1,200	1,800		
W-2-12	900	900		
W-2-13	1,200	1,800		
W-2-14	600	1,800		
W-2-15	1,200	2,100		
W-2-16	900	600		
W-2-17	1,200	2,100		
W-2-18	600	2,400		
W-2-19	1,800	600		

-

**WINDOW LIST**

**DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY**

**NOTE:**  
 Builder to check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing to be used only for the site lot as noted.  
 All boundaries and contours are subject to survey. All levels to AHD. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.  
 All documents are subject to Australian Copyright Law.

ISSUE	DATE	DESCRIPTION
B	28.8.21	D.A. DOCUMENTATION
A	14.6.21	PRELIMINARY

**BUILDING CLASSIFICATION:** 1a



**BUILDING DESIGNERS AUSTRALIA**

**Preferred Design & Drafting**

30 Lewis Street  
 Mudgee NSW 2850  
 ph: 0263724397 Mob: 0429600160  
 email: marian@preferred-design.com.au



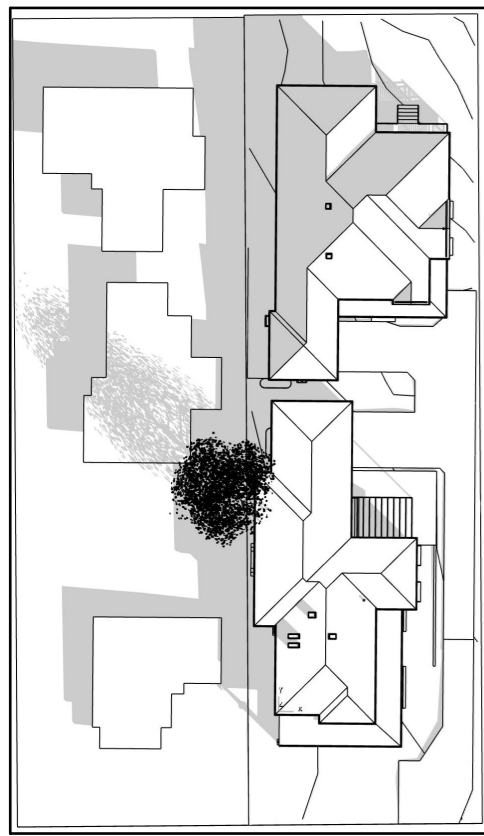
ACCREDITED CHARTERED MEMBER OF BUILDING DESIGNERS AUSTRALIA  
 - ACCREDITATION No: 6077

D.P. NUMBER: DP 37470  
 SITE AREA: 1854m2  
 DATE: 14.6.21  
 DRAWN: M Palmer  
 SCALE: 1:100, 1:250

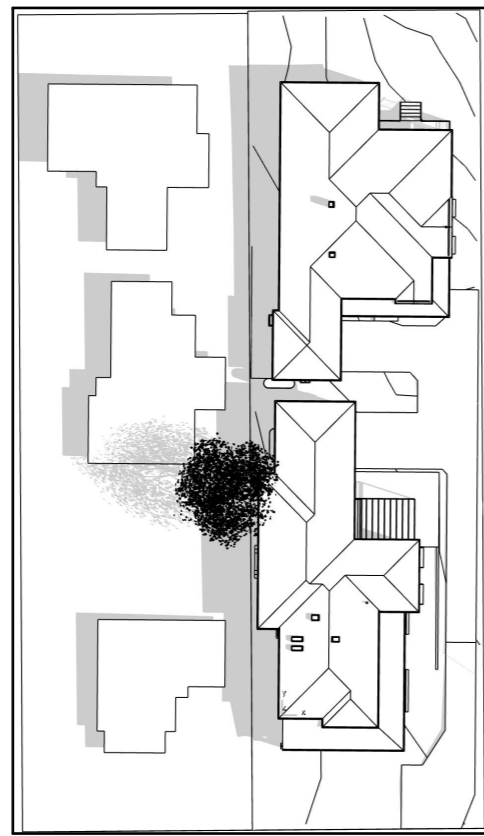
**DRAWING No: 18**  
**PROJECT No: 112.21**

**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** WINDOW LIST

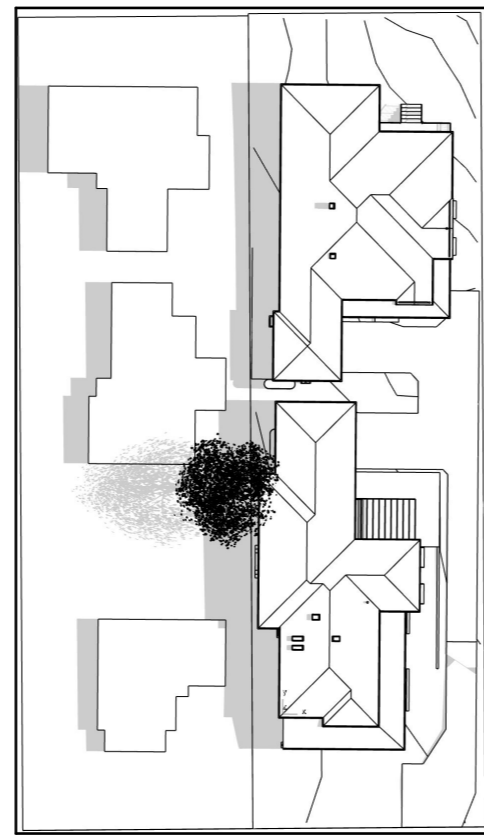




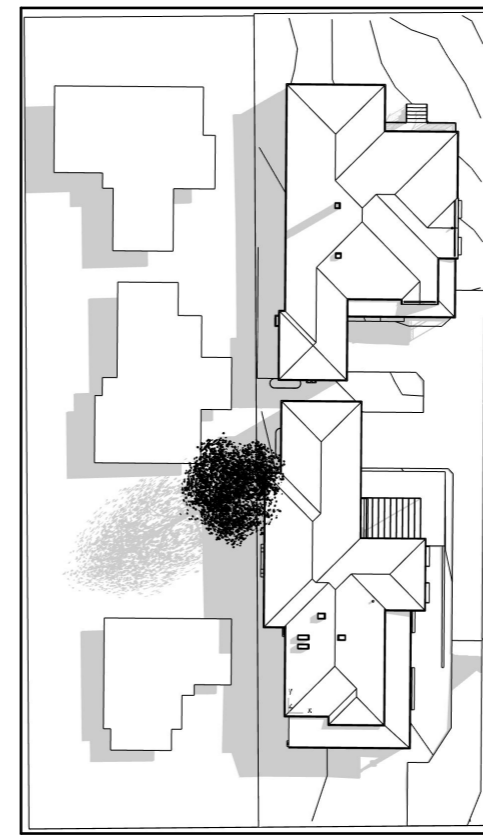
MID WINTER - 9AM



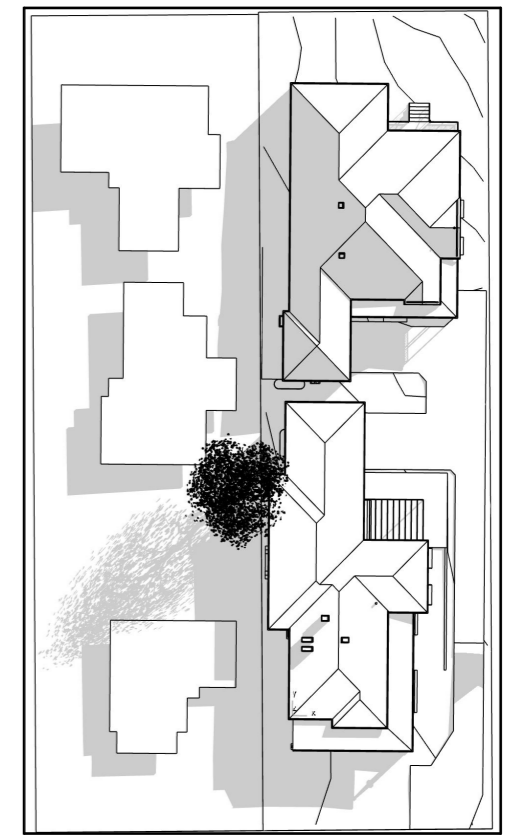
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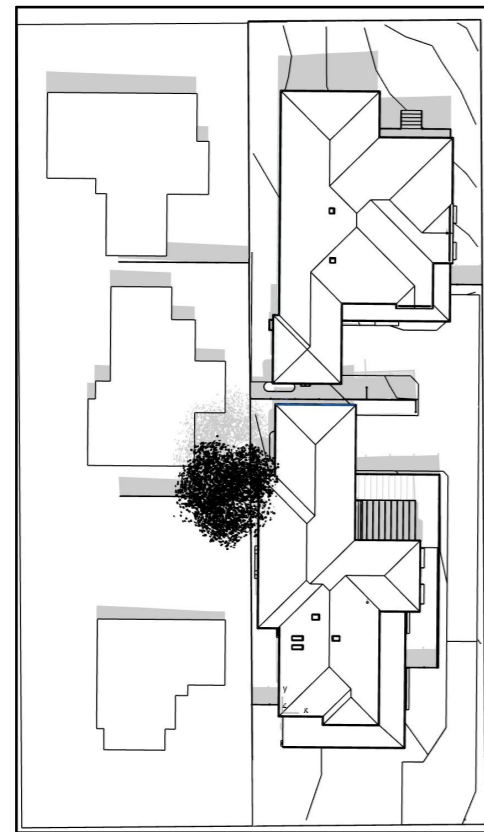
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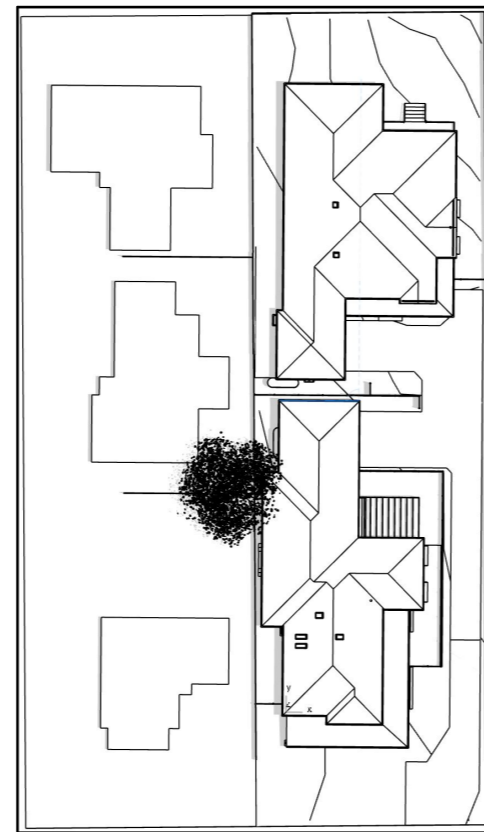
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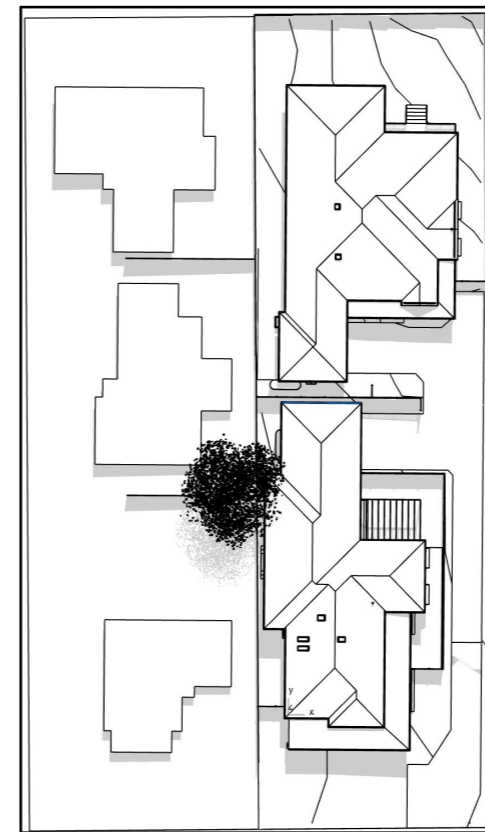
MID WINTER - 3PM



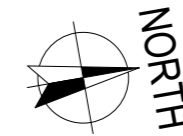
MID SUMMER - 9AM



MID SUMMER - 12PM



MID SUMMER - 3PM



**DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY**

**NOTE:**  
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ISSUE	DATE	DESCRIPTION
B	28.8.21	D.A. DOCUMENTATION
A	14.6.21	PRELIMINARY

**BUILDING CLASSIFICATION:** 1a



**bda** BUILDING DESIGNERS AUSTRALIA

**Preferred Design & Drafting**

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 Mudgee NSW 2850  
 ph: 0263724397 Mob: 0429600160  
 email: marian@preferred-design.com.au

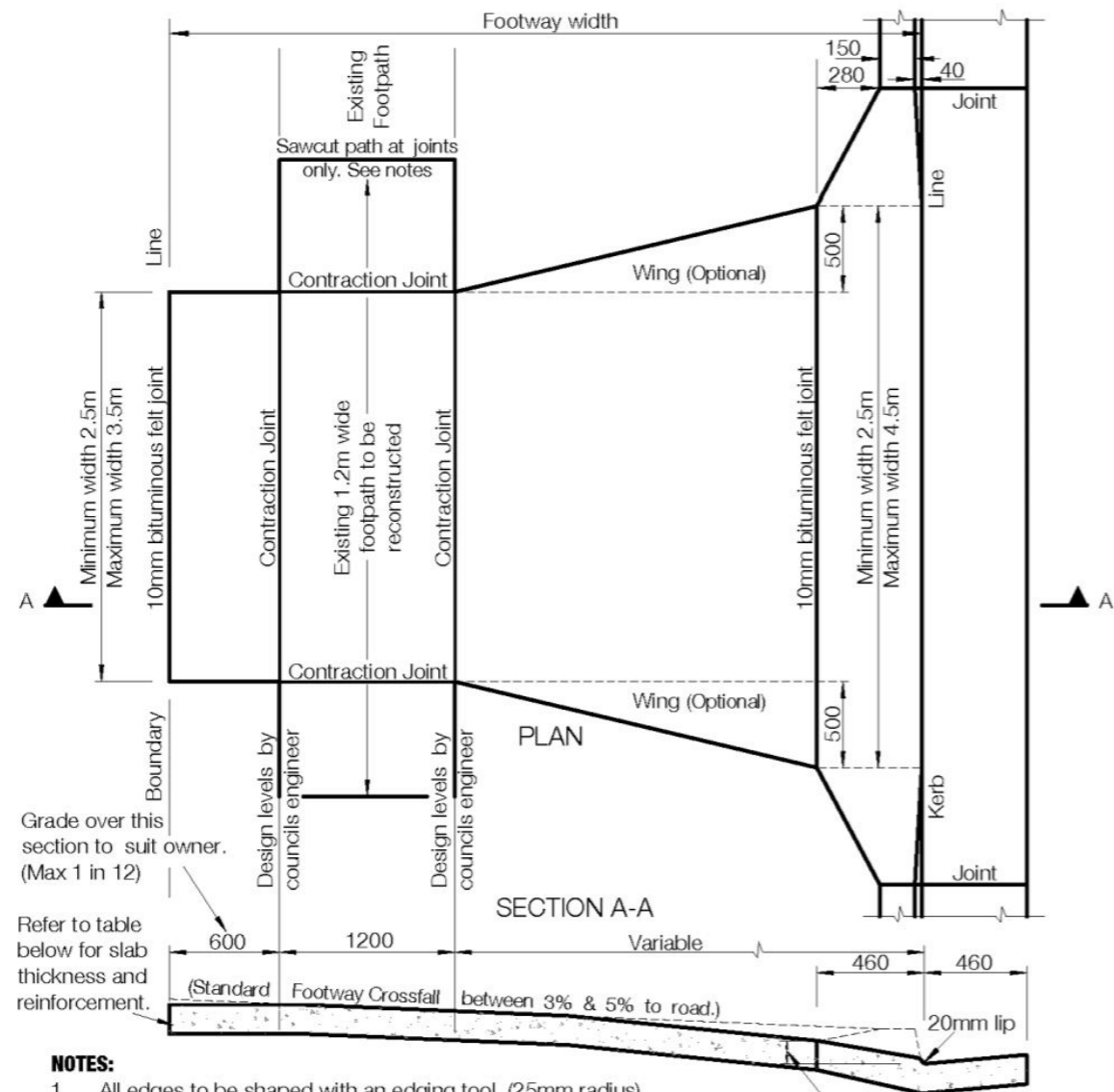


ACCREDITED CHARTERED MEMBER OF BUILDING DESIGNERS AUSTRALIA - ACCREDITATION No: 6077

D.P. NUMBER: DP 37470  
 SITE AREA: 1854m2  
 DATE: 14.6.21  
 DRAWN: M Palmer  
 SCALE: 1:100, 1:250

**DRAWING No: 19**  
**PROJECT No: 112.21**

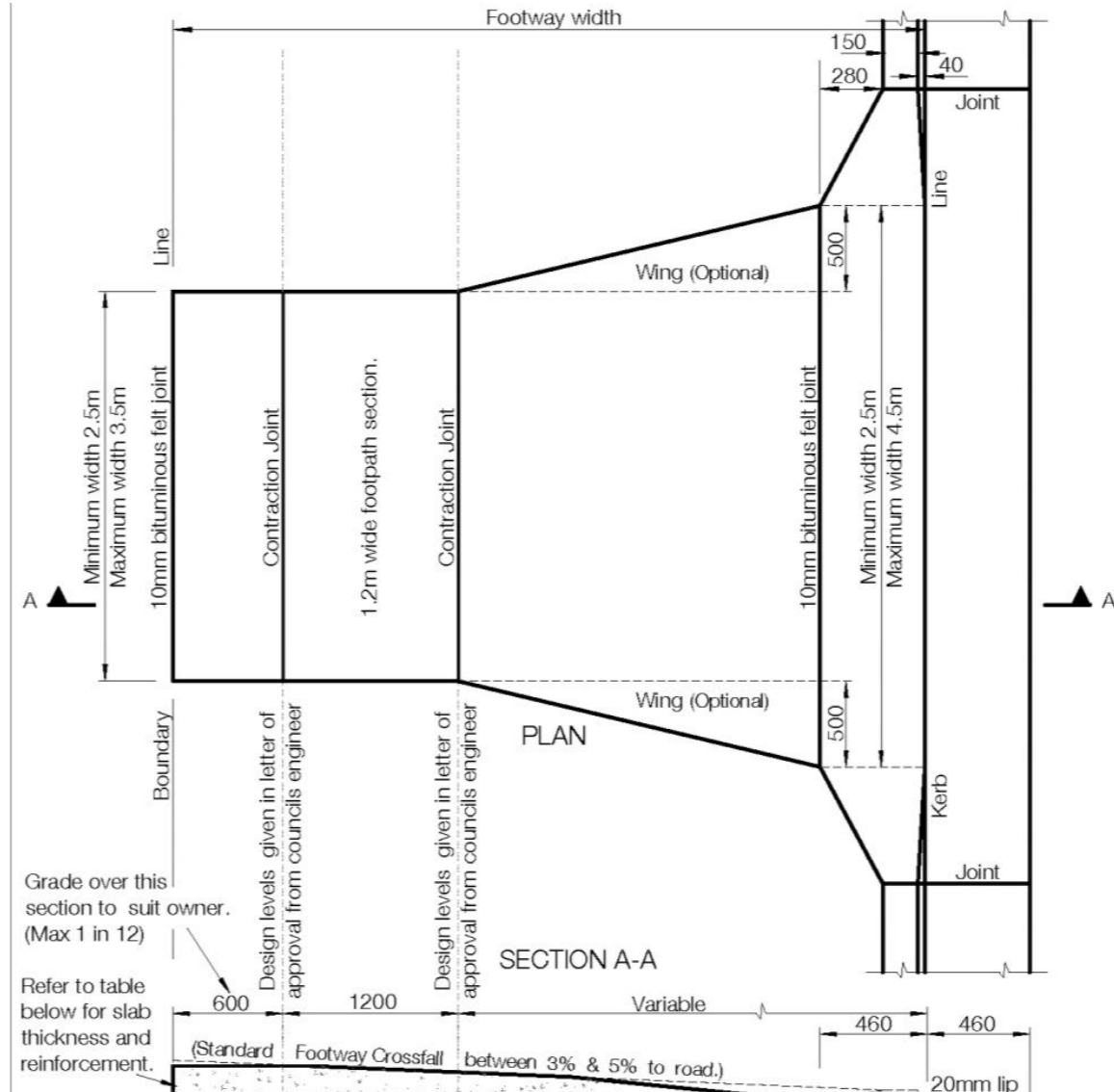
**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** SHADOW DIAGRAMS



**NOTES:**

1. All edges to be shaped with an edging tool. (25mm radius)
2. Compressive strength of concrete to be greater than 20 MPa at 28 days.
3. The road base course is to extend beneath the kerb and gutter.
4. Mastic joints to be placed not more than 6m or less than 4m apart.
5. All reinforcement is to have a minimum of 50mm cover.
6. Laybacks to be constructed in plain concrete only.
7. Adjacent ground for all works to be within 25mm of any finished level. 65mm kerb may be required for steep adjacent grades to protect prams and wheelchairs.
8. Nature stripe is to be adjusted to new crossing. No grade to be greater than 1 in 8.
9. Reconstruct existing path to achieve a grade no steeper than 1 in 33 (A.S.1428). Where this is not possible a grade of 1 in 14 can be used for no more than 9m however further conditions will be required. See Councils crossing engineer for information and specific requirements.

CROSSING TYPE	SLAB THICKNESS & REINFORCEMENT	LAYBACK THICKNESS & REINFORCEMENT
RESIDENTIAL	125mm, SL62	150mm
RESIDENTIAL H.D.	150mm, SL82	150mm, SL82
COMMERCIAL	200mm, 2*SL82	200mm, 2*SL82



**NOTES:**

1. All edges to be shaped with an edging tool. (25mm radius)
2. Compressive strength of concrete to be greater than 20 MPa at 28 days.
3. The road base course is to extend beneath the kerb and gutter.
4. Mastic joints to be placed not more than 6m or less than 4m apart.
5. All reinforcement is to have a minimum of 50mm cover.
6. Laybacks to be constructed in plain concrete only.
7. All areas adjoining the crossing must be made safe and flush to edges on completion including area of any proposed AC.
8. Nature strip is to be adjusted to new crossing. No grade to be greater than 1 in 8.

CROSSING TYPE	SLAB THICKNESS & REINFORCEMENT	LAYBACK THICKNESS & REINFORCEMENT
RESIDENTIAL	125mm, SL62	150mm
RESIDENTIAL H.D.	150mm, SL82	150mm, SL72
COMMERCIAL	200mm, 2*SL82	200mm, 2*SL72

**DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY**

**NOTE:**  
Builder to check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing to be used only for the site lot as noted.  
All boundaries and contours are subject to survey. All levels to AHD. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site  
All documents are subject to Australian Copyright Law.

ISSUE	DATE	DESCRIPTION
B	28.8.21	D.A. DOCUMENTATION
A	14.6.21	PRELIMINARY

**BUILDING CLASSIFICATION:** 1a



**Preferred Design & Drafting**

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Mudgee NSW 2850  
ph: 0263724397 Mob: 0429600160  
email: marian@preferred-design.com.au



ACCREDITED CHARTERED MEMBER OF BUILDING DESIGNERS AUSTRALIA  
- ACCREDITATION No: 6077

D.P. NUMBER: DP 37470  
SITE AREA: 1854m2  
DATE: 14.6.21  
DRAWN: M Palmer  
SCALE: 1:100, 1:250

**DRAWING No: 20**  
**PROJECT No: 112.21**

**CLIENT:** 3MJ DEVELOPMENTS P/L  
**PROJECT:** PROPOSED DUAL OCCUPANCY - ADDITIONS & RENOVATIONS TO EXISTING DWELLING  
**SITE ADDRESS:** 4 BURRUNDULLA AVE MUDGEE  
**SHEET DESCRIPTION:** DRIVEWAY DETAIL