

# PROPOSED CHANGE OF USE FROM CELLAR DOOR & WINERY TO FARM STAY ACCOMMODATION

FOR

## CHARLES & MELISSA TYM 27 CRAIGMOOR ROAD BOMBIRA NSW 2850



### GENERAL NOTES:

Builder to confirm all dimensions before commencing any works.

If discrepancies occur on plans, designer is to be contacted.

All dimensions are in millimeters unless otherwise stated.

Use figured dimensions only. Do not scale from plans.

Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

All works shall comply with the National Construction Code (NCC) current Australian Standards, building regulations and statutory approvals. Notify this office of any discrepancies.

These plans should be read in conjunction with project specification and all consultant drawings including but not limited to Structural Engineer and Surveyor.

Soil Classification - refer to Engineers report and soil tests.

### SPECIFICATIONS:

#### WIND CLASSIFICATION - BY ENGINEER

**PLUMBING**  
All plumbing to AS 3500 and must be carried out by a licensed plumber in accordance with the Plumbing Code of Australia (PCA) to comply with the requirements of the Local Authority.

Gutters and Downpipes to be designed and installed in accordance with NCC/BCA Part 3.5.3.

#### ELECTRICAL

All electrical work shall be undertaken by a licensed electrician and in accordance with AS/NZS 3000

#### DRAUGHT SEALING

Provide a seal/draught excluder to the bottom edge of all external doors

### SPECIFICATIONS:

#### TERMITE PROTECTION

All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC/BCA 3.1.4. Provide a durable notice in the meter box indicating type of barrier and required inspections.

#### SMOKE DETECTORS

Smoke detectors shall be installed as noted on the plans and in accordance with AS 3786 and NCC/BCA Vol. 2 Part 3.7.5. They must be hard wired to the electrical supply.

#### GLAZING

Provide glazing to AS 1288 and NCC/BCA Part 3.6

#### LIFT OFF HINGES (LOH)

Provide lift off hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC/BCA Vol 2 3.8.3.3

### SPECIFICATIONS: RURAL LAND

#### FIRE FIGHTING EQUIPMENT

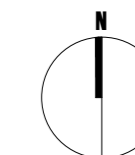
A 65mm Starz outlet with a metal Gate or Ball Valve to be provided on the water storage tank.

Above ground tanks to be manufactured of concrete or metal. Tanks on hazard side of building are to be provided with adequate shielding for the protection of the fire fighters

Above ground water pipes external to the building are to be metal including and up to any taps

Pumps are to be shielded

Ensure 20,000L min. reserved for fire fighting purposes



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Issue	Description	Date
B	PRELIMINARY 1	20.09.21
A	PRELIMINARY	15.09.21

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Client  
Charles & Melissa Tym

Project  
27 Craigmoor Road  
Bombira NSW 2850

Title  
LOCATION PLAN

Scale at A2  
1 : 2000

Date  
JUNE 2021

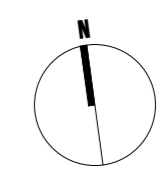
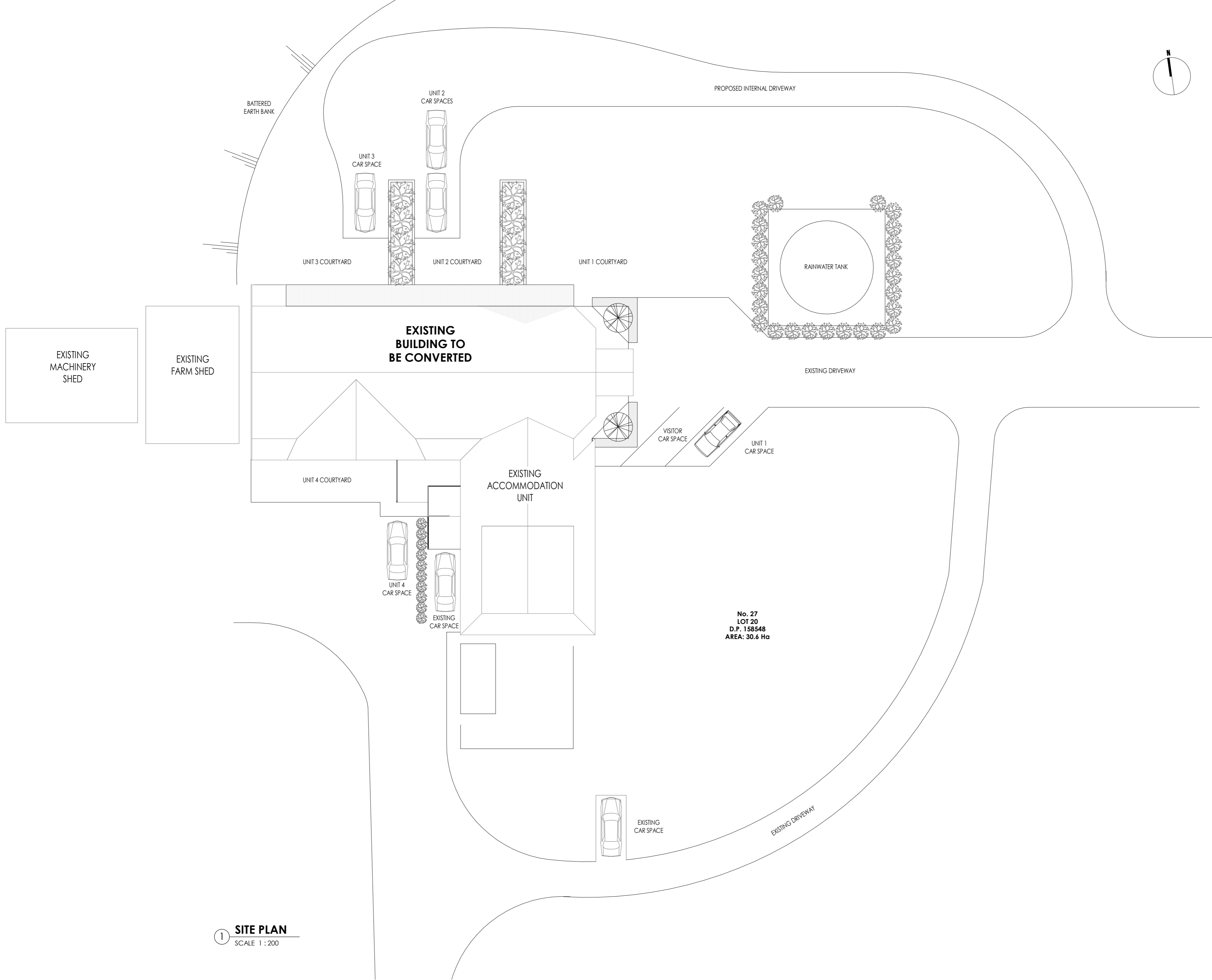
Drawing No.  
581TYM-01

Drawn  
RG/CD

Issue

B

**1 LOCATION PLAN**  
SCALE 1 : 2000



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**1 SITE PLAN**  
SCALE 1 : 200

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B	PRELIMINARY 1	20.09.21
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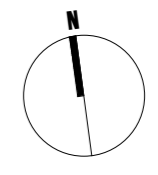
**Project**  
27 Craigmoor Road  
Bombira NSW 2850

**Title**  
SITE PLAN

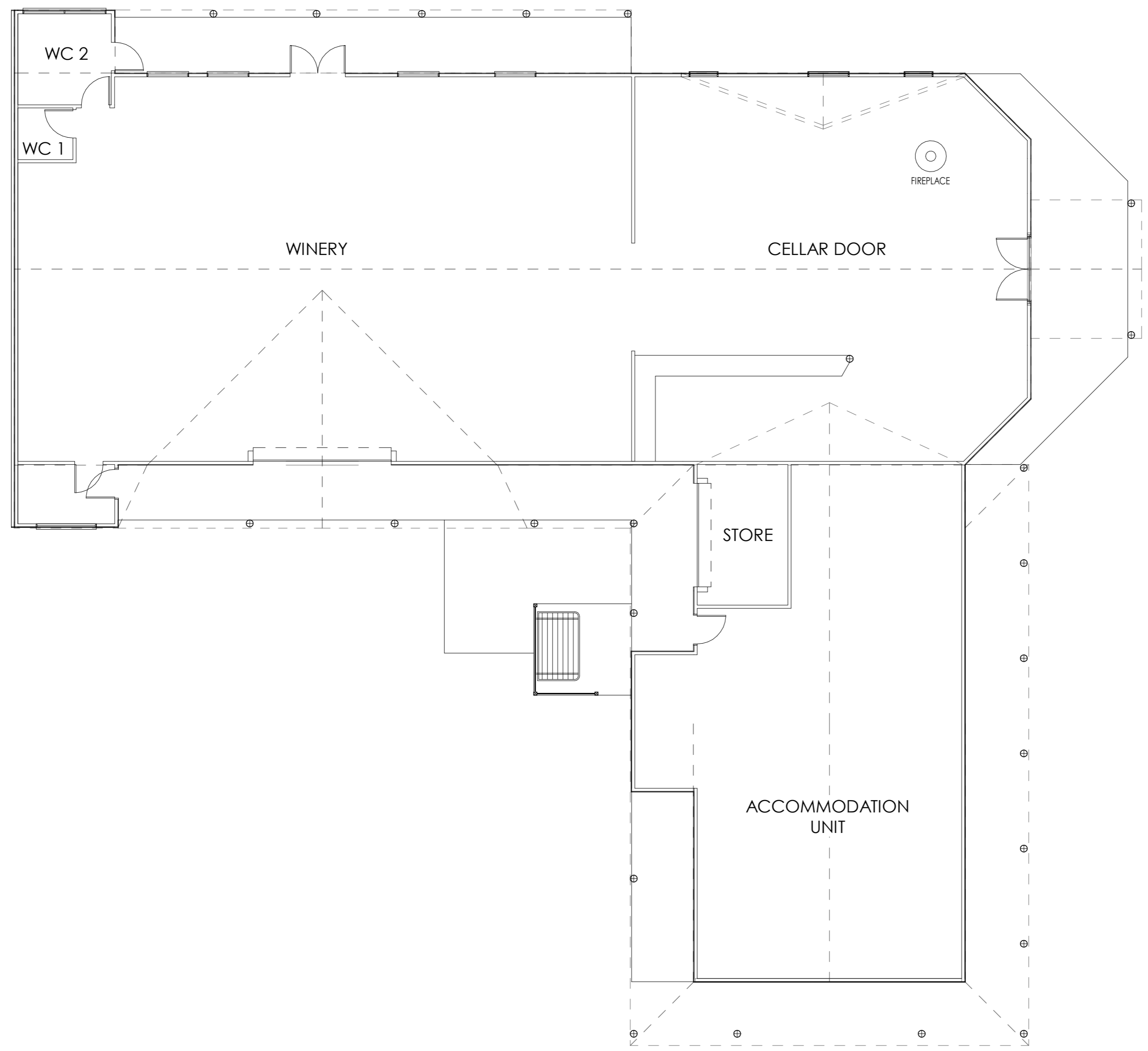
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1 : 200

**Date** JUNE 2021 **Drawn** RG/CD

**Drawing No.** 581TYM-02 **Issue** B



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① **EXISTING FLOOR PLAN**  
SCALE 1 : 100

Issue	Description	Date
B	PRELIMINARY 1	20.09.21
A	PRELIMINARY	15.09.21

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**Title**  
EXISTING FLOOR PLAN

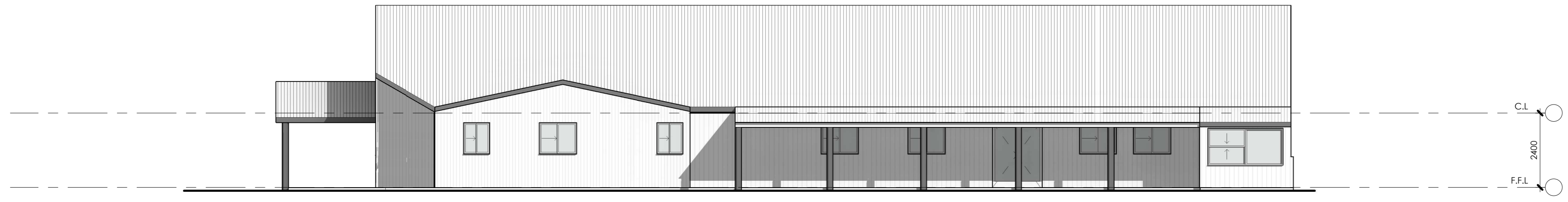
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**Date** JUNE 2021 **Drawn** RG/CD

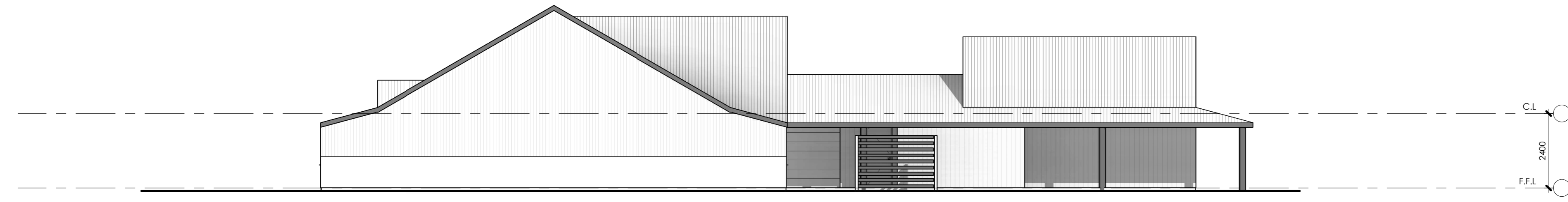
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**Notes**

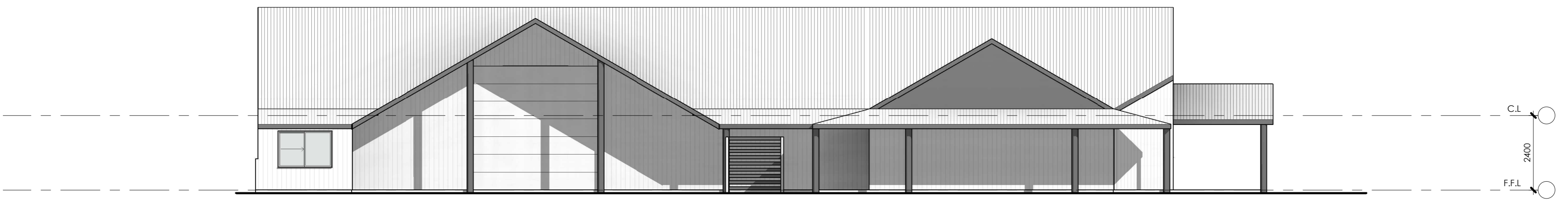
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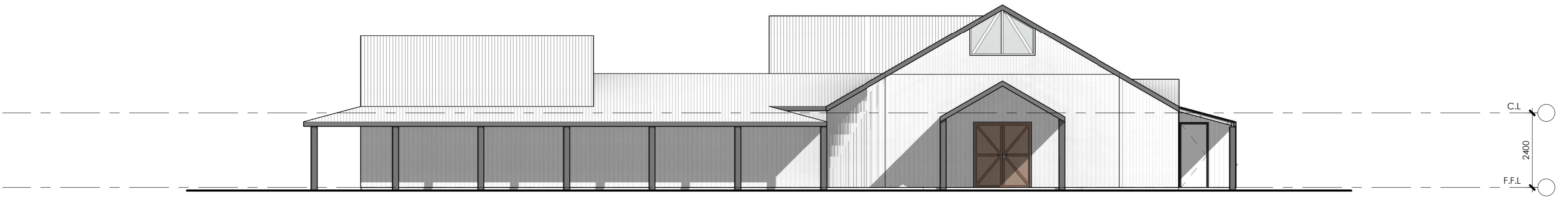
① **EXISTING NORTH ELEVATION**  
SCALE 1 : 100



② **EXISTING WEST ELEVATION**  
SCALE 1 : 100



③ **EXISTING SOUTH ELEVATION**  
SCALE 1 : 100



④ **EXISTING EAST ELEVATION**  
SCALE 1 : 100

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EXISTING ELEVATIONS

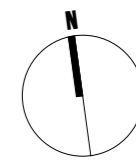
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Date  
JUNE 2021

Drawing No.  
581TYM-04

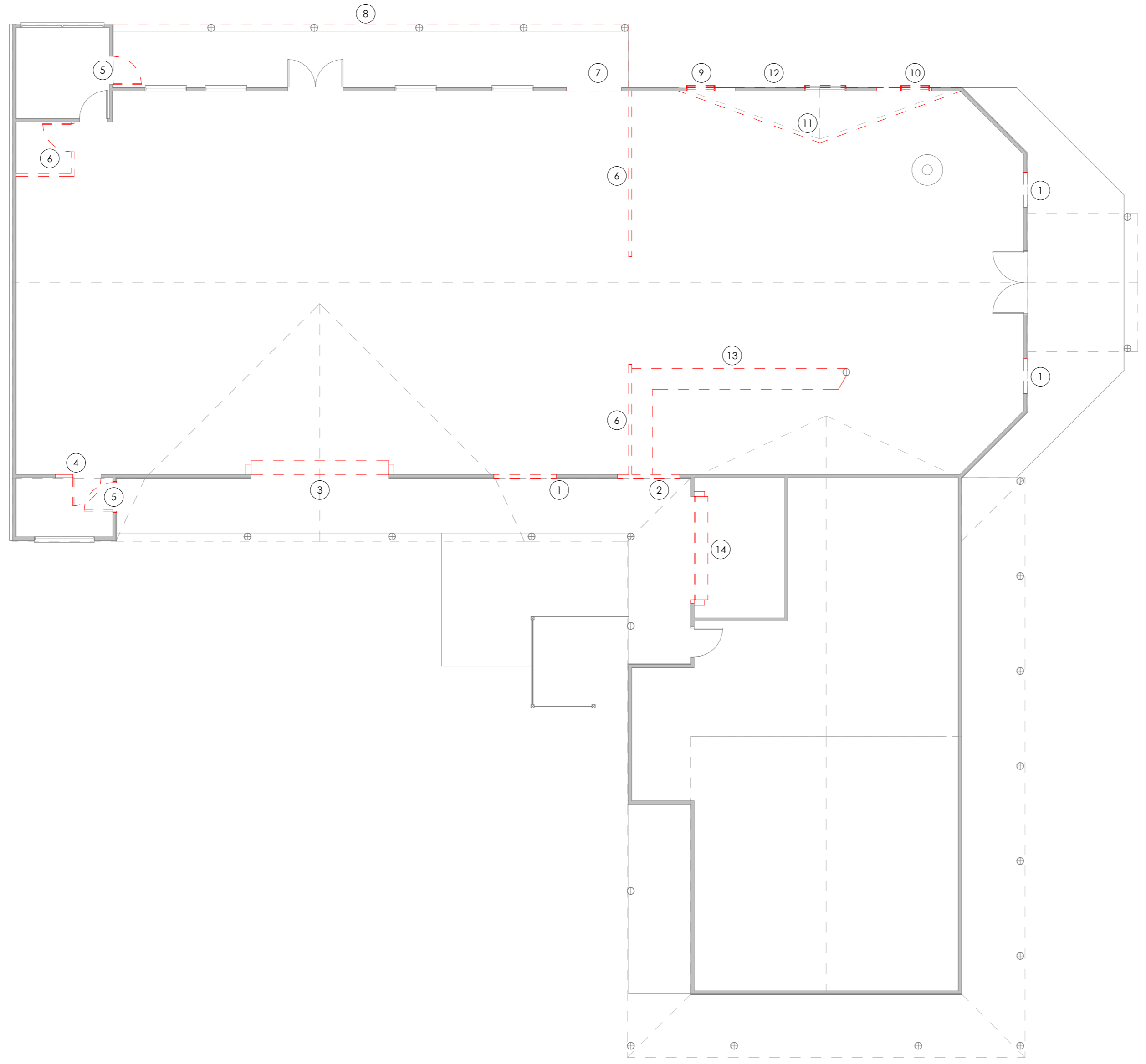
Drawn  
RG/CD

Issue  
B



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- SCOPE OF WORKS**
- 1 DEMOLISH OPENING FOR NEW WINDOW
  - 2 DEMOLISH EXISTING DOOR, PARTIALLY FRAME UP, WIDEN TO SUIT NEW WINDOW AND MAKE GOOD
  - 3 DEMOLISH EXISTING ROLLER DOOR AND MAKE GOOD OPENING TO SUIT NEW DOOR
  - 4 DEMOLISH EXISTING DOOR, PARTIALLY FRAME UP, WIDEN TO SUIT NEW DOOR POSITION AND MAKE GOOD
  - 5 DEMOLISH EXISTING DOOR, FRAME UP AND MAKE GOOD
  - 6 DEMOLISH EXISTING WALLS TO EXTENT SHOWN ON PLAN
  - 7 DEMOLISH OPENING FOR NEW DOOR
  - 8 REMOVE ROOF SHEETING FROM EXISTING VERANDAH FRAMING
  - 9 DEMOLISH EXISTING WINDOW AND WIDEN OPENING TO SUIT NEW WINDOW
  - 10 DEMOLISH EXISTING WINDOW AND ENLARGE OPENING TO SUIT NEW DOOR
  - 11 DEMOLISH EXISTING GABLE
  - 12 DEMOLISH COLORBOND WALL CLADDING
  - 13 DEMOLISH JOINERY
  - 14 DEMOLISH EXISTING ROLLER DOOR. ADJUST OPENING TO SUIT NEW DOOR AND MAKE GOOD

**1 DEMOLITION FLOOR PLAN**  
SCALE 1 : 100

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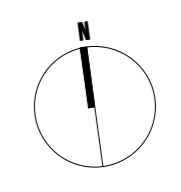
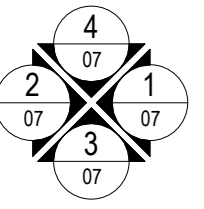
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Title  
DEMOLITION FLOOR PLAN

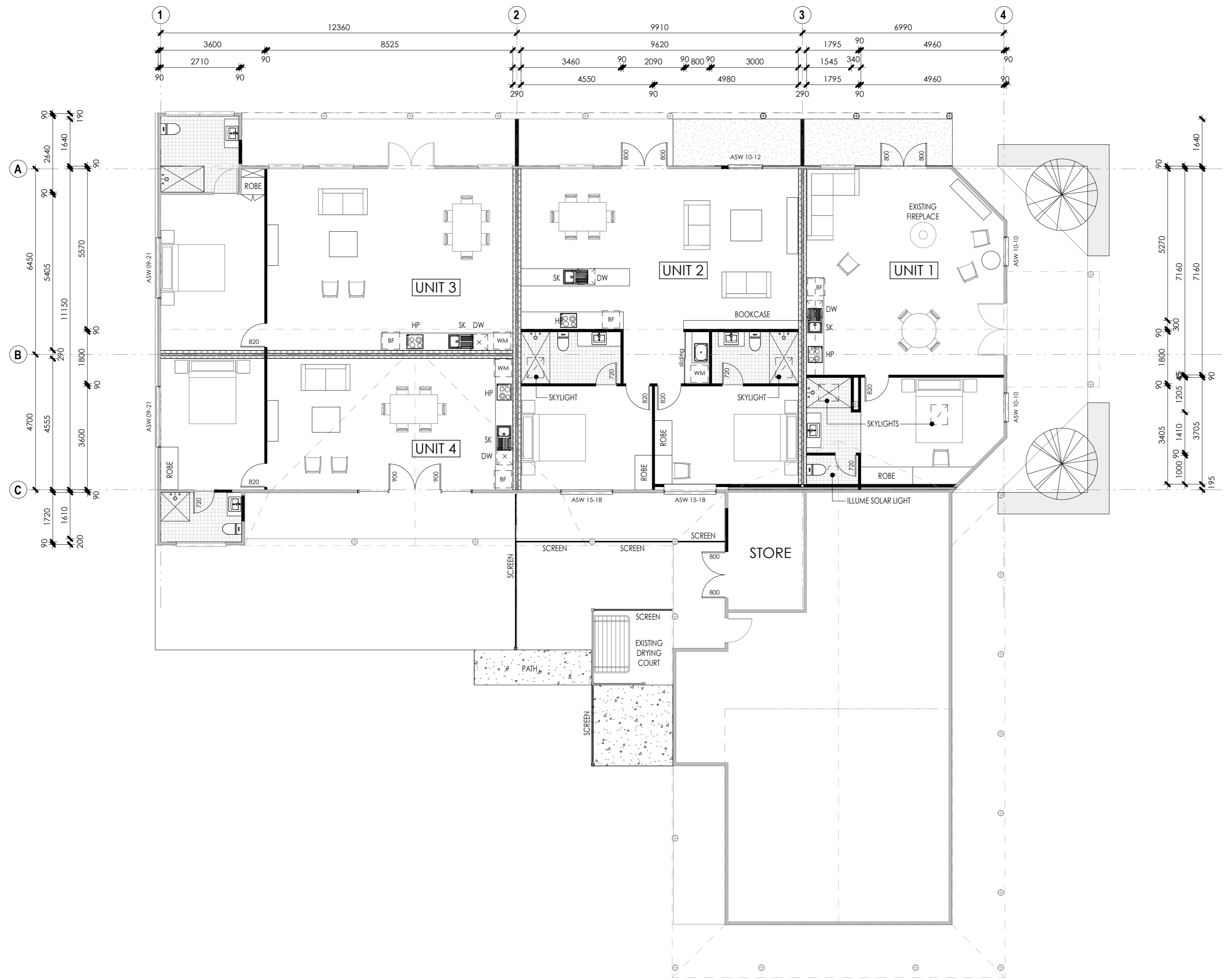
Scale at A2  
1 : 100

Date JUNE 2021	Drawn RG/CD
Drawing No. 581TYM-05	Issue B



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- LEGEND**
- 15-21 WINDOW DIMENSIONS - HEIGHT x WIDTH
  - AAW ALUMINIUM AWNING WINDOW
  - ADH ALUMINIUM DOUBLE HUNG WINDOW
  - ASD ALUMINIUM SLIDING DOOR
  - ASW ALUMINIUM SLIDING WINDOW
  - BF BAR FRIDGE
  - BFD BI-FOLDING DOOR
  - CIN CLOTHES LINE
  - CONC CONCRETE, TROWEL FINISH
  - CFT CARPET
  - CSD CAVITY SLIDING DOOR
  - CFT CERAMIC FLOOR TILES
  - DP DOWN PIPE
  - DR DRYER SPACE
  - DW DISHWASHER
  - F FIXED GLASS WINDOW
  - FD FRENCH DOOR
  - FP FIREPLACE
  - F.TIM FLOATING TIMBER FLOOR
  - FWG FLOOR WASTE GULLY
  - HP HOT PLATES
  - HWS HOT WATER SYSTEM
  - J JOINERY
  - LOH LIFT OFF HINGES
  - LT LAUNDRY TUB
  - LV LOUVRE WINDOW
  - MB METER BOX
  - MOD MODWOOD DECKING
  - MSSD MULTI STACK SLIDING DOOR
  - MW MICROWAVE
  - OBS OBSCURE GLASS
  - OV OVEN
  - PC POLISHED CONCRETE
  - PL VINYL PLANK FLOORING
  - PLD PANEL-LIFT GARAGE DOOR
  - RD ROLLER DOOR
  - REF REFRIGERATOR
  - RW RETAINING WALL
  - SD SMOKE DETECTOR
  - SK SINK
  - SL SIDE-LITE
  - TD TIMBER DECKING
  - TF POLISHED TIMBER FLOOR
  - WM WASHING MACHINE SPACE



AREA ANALYSIS	SQ M
UNIT 1 - INTERNAL	76.7 m <sup>2</sup>
UNIT 1 - VERANDAH	8.8 m <sup>2</sup>
UNIT 2 - INTERNAL	112.0 m <sup>2</sup>
UNIT 2 - VERANDAH	16.7 m <sup>2</sup>
UNIT 3 - INTERNAL	86.5 m <sup>2</sup>
UNIT 3 - VERANDAH	16.2 m <sup>2</sup>
UNIT 4 - INTERNAL	65.4 m <sup>2</sup>
UNIT 4 - VERANDAH	15.0 m <sup>2</sup>
<b>TOTAL</b>	<b>397.3 m<sup>2</sup></b>

**PROPOSED FLOOR PLAN**  
SCALE 1 : 100

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PROPOSED FLOOR PLAN

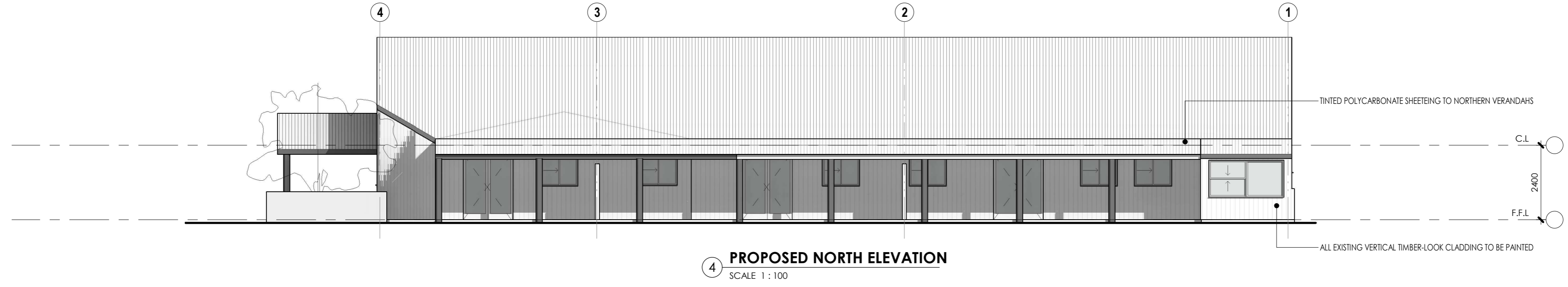
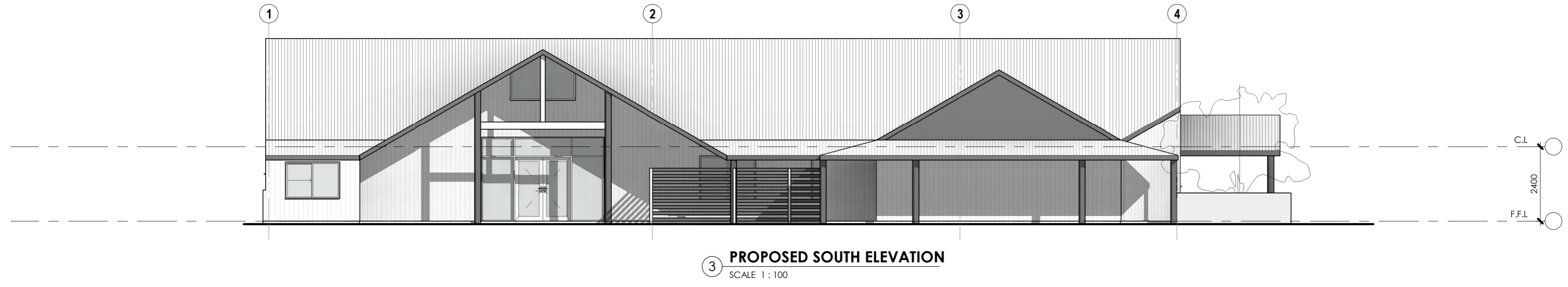
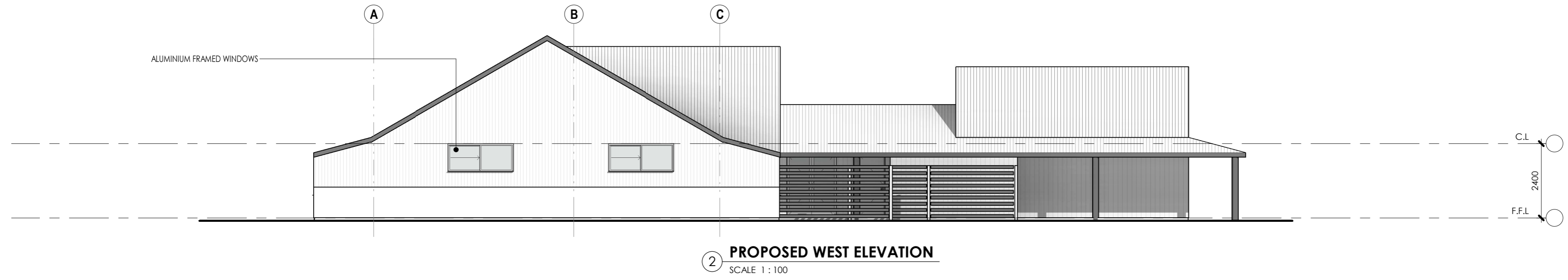
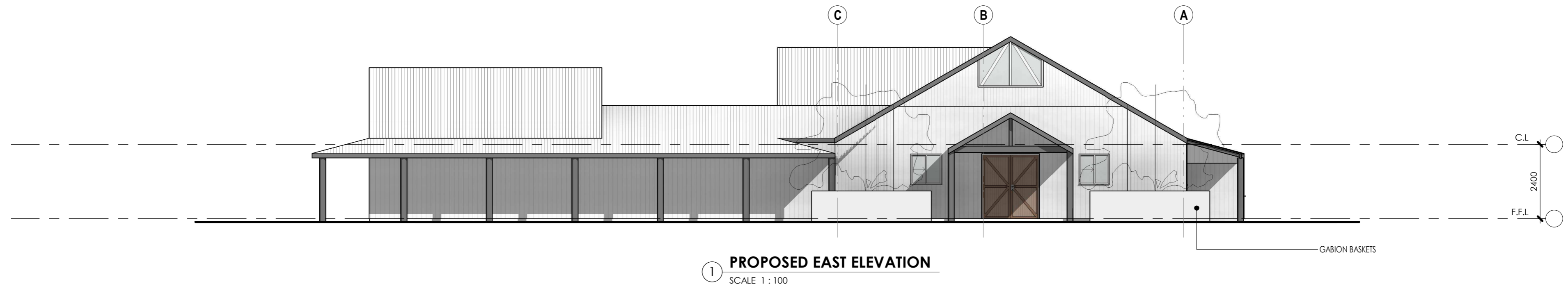
**Scale at A2**  
1 : 100

**Date** JUNE 2021 **Drawn** RG/CD

**Drawing No.** 581TYM-06 **Issue** B

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Bombira NSW 2850

Title  
PROPOSED ELEVATIONS

Scale at A2  
1 : 100

Date JUNE 2021	Drawn RG/CD
Drawing No. 581TYM-07	Issue B





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Client  
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Project  
 27 Craigmoor Road  
 Bombira NSW 2850

Title  
 PROPOSED PERSPECTIVES

Scale at A2  
 NA

Date  
 JUNE 2021

Drawn  
 RG/CD

Drawing No.  
 581TYM-08

Issue  
 B