

PROPOSED AREA OF WORKS
4 AUGUSTA CRESCENT, MUDGEE
LOT 25 - DP248938



01 LOCALITY PLAN

NOT TO SCALE



GENERAL NOTES:

- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS UNLESS OTHERWISE STATED. ALL DIMENSIONS ARE NOMINAL IE. DIMENSIONS ARE TO STRUCTURAL ELEMENTS AND DO NOT INCLUDE FINISHED SURFACES SUCH AS PLASTERBOARD, TILING ETC. ALL DIMENSIONS RELEVANT TO SETTING OUT & OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION & FABRICATION.
- ALL DISCREPANCIES SHALL BE REFERRED TO 'ON POINT BUILDING DESIGN' FOR A DECISION BEFORE PROCEEDING WITH THE WORK
- WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A CODES INCLUDING ALL AMENDMENTS, THE 'BUILDING CODE OF AUSTRALIA - VOLUME 2, 2016'; POLICY REQUIREMENTS OF 'MID WESTERN REGIONAL COUNCIL';
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE & LEVELS ARE EXPRESSED IN METRES.
- ALL LEVELS, DIMENSIONS, SITE CONDITIONS & SERVICES, TO BE CHECKED & CONFIRMED ON SITE & WITH RELEVANT SERVICE AUTHORITIES, PRIOR TO CONSTRUCTION.
- THE RELEVANT STATUTORY AUTHORITIES SHALL BE NOTIFIED IN ADVANCE & THEIR APPROVALS OR SERVICES, IF NECESSARY SHALL BE OBTAINED.

CONSTRUCTION NOTES:

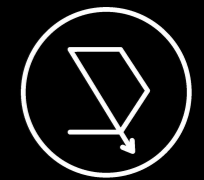
- ALL INTERNAL WALLS U.N.O TO BE 90mm TIMBER STUD FRAMED LINED WITH 10mm 'GYPROCK - PLASTERBOARD CD' INTERNALLY & 10mm 'GYPROCK - AQUACHEK PLASTERBOARD' TO WET AREAS.
- WET AREAS OF THE BUILDING IE. NEW BATHROOMS ARE TO BE PROTECTED BY THE INSTALLATION OF A WATER PROOFING SYSTEM COMPLYING WITH AS3740 - "WATERPROOFING OF WET AREAS".
- WALL FRAME BRACING, ROOF BRACING, & ALL 'TIE DOWN' FIXING DETAILS TO BE AS SPECIFIED & DETAILED BY TRUSS/FRAME MANUFACTURER.
- ROOF WATER TO BE COLLECTED BY EAVES GUTTER & DISCHARGED TO DOWNPIPES THRU SUBSOIL PVC PIPES TO TANKS POSITIONED BY CLIENT, OVERFLOW TO BE DETERMINED ON SITE.
- WATER TEMPERATURE TO ALL OUTLETS (EXCEPT LAUNDRY & KITCHEN) NOT TO EXCEED 50°C.
- THE BUILDING IS TO BE PROTECTED AGAINST SUBTERRANEAN TERMITES, IN ACCORDANCE WITH 'AS. 3660'. A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT POSITION SHOWING METHOD OF RISK MANAGEMENT, DATE OF INSTALLATION & INSTALLERS OR MANUFACTURER'S RECOMMENDATIONS FOR THE SCOPE & FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.
- ALL PLUMBING WORKS ARE TO BE IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA (PCA), THE NEW SOUTH WALES CODE OF PRACTICE FOR PLUMBING & DRAINAGE 2006 (NSW PLUMBING CODE) & AS/NZS3500.

PROPOSED ALTERATIONS & ADDITIONS

TO EXISTING RESIDENCE AT
4 AUGUSTA CRESCENT, MUDGEE

DRAWING SCHEDULE

1211-A01	3D PERSPECTIVES, LOCALITY PLAN & NOTES
1211-A02	SITE PLAN
1211-A03	SITE NOTES
1211-A04	EXISTING & DEMOLITION FLOOR LAYOUT
1211-A05	PROPOSED FLOOR LAYOUT
1211-A06	ELEVATIONS
1211-A07	TYPICAL SECTION & BASIX COMMITMENTS
1211-A08	SAFE DESIGN OF STRUCTURES NOTES



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BUILDING DESIGN

CONTACT DETAILS

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Client:

SARAH & AARON SPICE

Project:

PROPOSED ALTERATIONS & ADDITIONS AT 4 AUGUSTA CRESCENT, MUDGEE

Drawing Title:

3D PERSPECTIVES, LOCALITY PLAN & NOTES

Rev	Date	Amendment
A	5/03/21	PRELIMINARY DRAWINGS
B	11/03/21	PRELIMINARY DRAWINGS
C	17/03/21	PRELIMINARY DRAWINGS
D	24/03/21	PRELIMINARY DRAWINGS
E	3/09/21	PRELIMINARY DRAWINGS
F	1/10/21	ISSUED FOR APPROVAL



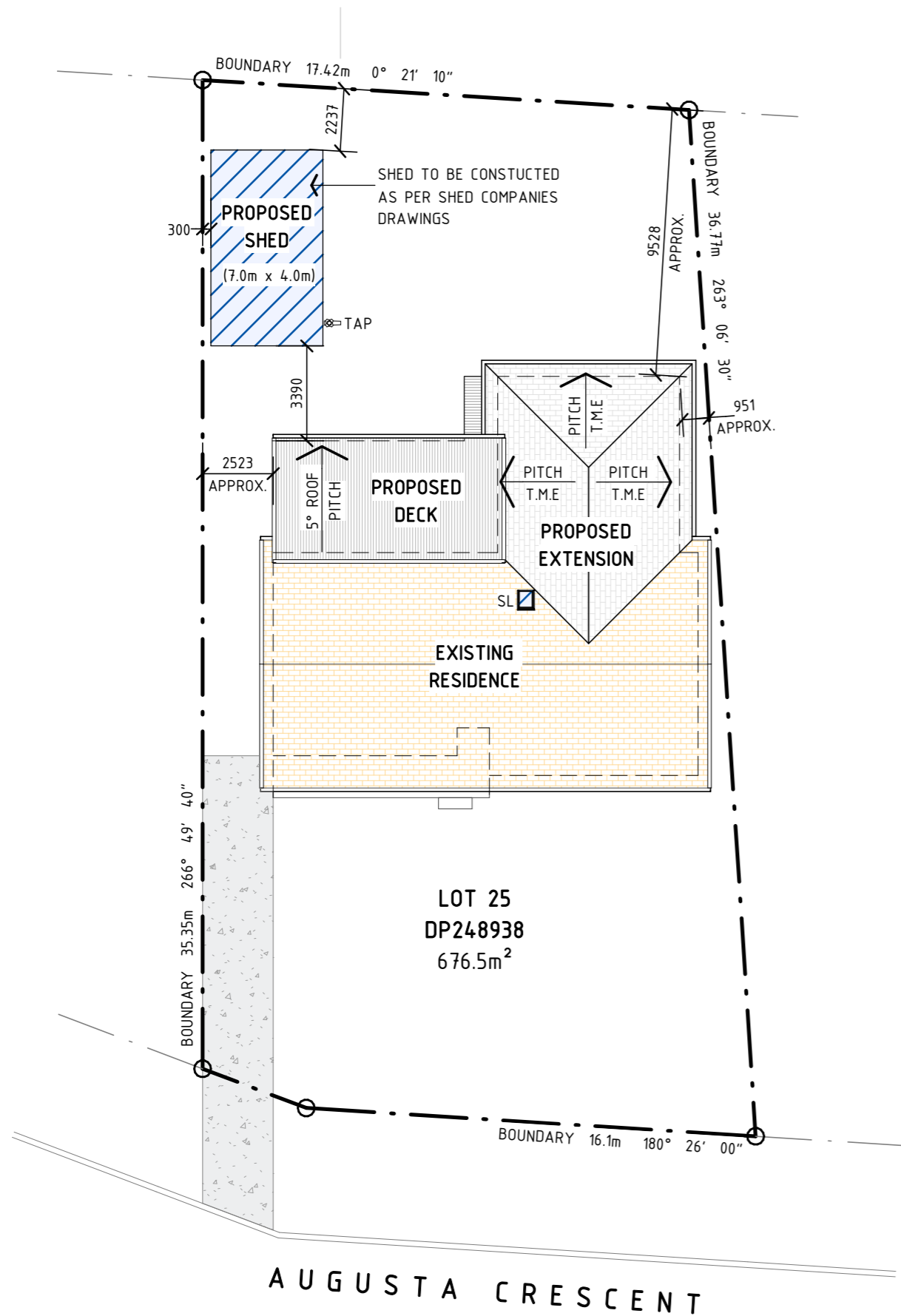
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Job Number Revision

1211 - A01 F

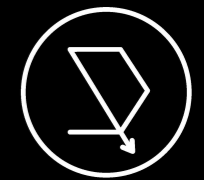
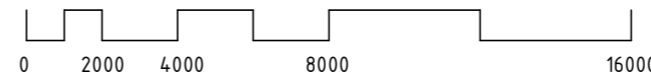
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02 | SITE LAYOUT

SCALE: 1 : 200 (A3)



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Client:

SARAH & AARON SPICE

Project:

PROPOSED ALTERATIONS & ADDITIONS AT 4 AUGUSTA CRESCENT, MUGDEE

Drawing Title:

SITE PLAN

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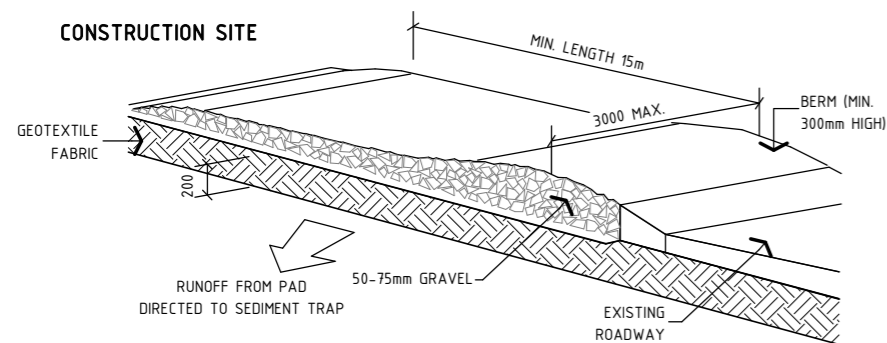
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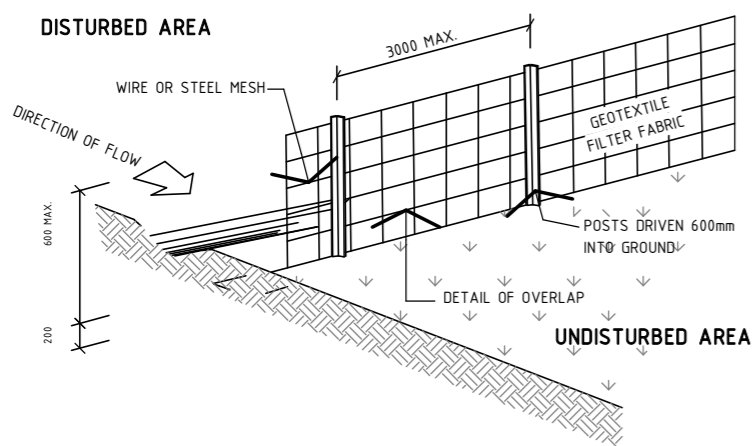
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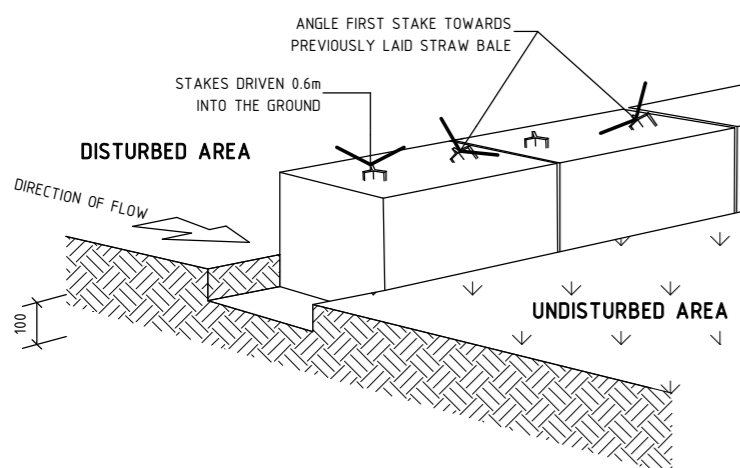
ISSUED FOR APPROVAL



DETAIL PLAN: CONSTRUCTION ENTRY / EXIT
NOT TO SCALE



DETAIL PLAN: SEDIMENT FENCE
NOT TO SCALE



DETAIL PLAN: STRAWBALE FILTER
NOT TO SCALE

SITework NOTES:

1. THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEY & EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND & SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY & HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY & NOT BY FIELD SURVEY.
2. SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE SO LOCATED SERVICES HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE & HAVE BEEN NOTED ACCORDINGLY ON THIS PLAN. WHERE SUCH RECORDS EITHER DO NOT EXIST OR ARE INADEQUATE A NOTATION HAS BEEN MADE HEREON.
3. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES & DETAILED LOCATIONS OF ALL SERVICES.
4. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THIS PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF ON POINT BUILDING DESIGN WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES.
5. ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS, THE SPECIFICATIONS & THE DIRECTIONS OF THE SUPERINTENDENT. CONTRACTORS MUST VERIFY ALL DIMENSIONS & EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK.
6. WHERE NEW WORKS ABOUT EXISTING THE CONTRACTOR SHALL ENSURE THAT A SMOOTH EVEN PROFILE FREE FROM ABRUPT CHANGES IS OBTAINED.
7. CARE IS TO BE TAKEN WHEN EXCAVATING NEAR EXISTING SERVICES. NO MECHANICAL EXCAVATIONS ARE TO BE UNDERTAKEN OVER TELSTRA OR ELECTRICAL SERVICES. HAND EXCAVATE IN THESE AREAS.

ROOFING PLAN NOTES:

1. SELECTED 'COLORBOND' STEEL CORRUGATED ROOF CLADDING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS & AS1562.1 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL (NCC VOL2 P3.5.1.0 (b))
2. ROOFING TO BE INSTALLED AS PER AS/NZS3500.3
3. DOWNPIPES ARE TO BE LOCATED WHERE THEY WILL NOT CREATE A HAZARD TO BUILDING USERS NOR IMPEDE WINDOW & DOOR OPENINGS & THE LIKE. THEY ARE TO BE INSTALLED AS CLOSE AS PRACTICABLE TO THE SUPPORTING STRUCTURE WHILE MAINTAINING TERMITE INSPECTION CLEARANCES OF 25mm. DOWNPIPES ARE TO BE PROTECTED FROM POTENTIAL MECHANICAL DAMAGE, BE INSTALLED NO LESS THAN 100mm FROM ELECTRICAL CABLES & CABLES & GAS PIPES & NO LESS THAN 50mm FROM OTHER SERVICES (AS/NZS3500.3.2 S4.11)
4. DOWNPIPES ARE TO SERVICE 12m MAXIMUM GUTTER LENGTH & BE WITHIN 1.2m FROM EACH VALLEY UNLESS OVERFLOW IS PROVIDED FOR (NCC VOL2P3.5.2.4 (b))
5. THE PROPOSED ROOFING MUST BE INSTALLED TO PREVENT WATER PENETRATION INTO THE BUILDING STRUCTURE (NCC VOL2P2.2.2)
6. ALL SARKING MATERIAL TO BE INSTALLED ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS & AS/NZS400 INSTALLATION OF PLIABLE MEMBRANE AND UNDERLAY (NCC VOL2P3.7.1.9 (a))
7. CORROSION PROTECTION OF METAL ROOF SHEETING IS REQUIRED TO MEET WITH MINIMAL COATING REQUIREMENTS OF MANUFACTURER
8. GUTTERS, DOWNPIPES & FLASHING FABRICATED WITH METAL ARE TO MEET AS/NZS2179 REQUIREMENTS WHILE UPVC COMPONENTS ARE TO COMPLY WITH AS1273
9. NO LEAD ROOFING PRODUCTS ARE TO BE SPECIFIED TO PREVENT TOXINS FROM ENTERING ANY POTENTIAL POTABLE RAINWATER CATCHMENT SUPPLIES (NCC VOL2P3.5.2.2 (d)) EAVE GUTTERS MUST HAVE A 1:500 MINIMAL FALL (NCC VOL2 P3.5.2.4 (a) (i)) & DESIGNED TO AR120 (NCC VOL2 P3.5.2.3 (b) (i))
10. ROOF SHEETS TO BE LAPPED AWAY FROM PREVAILING WEATHER INGRESS (NCC VOL2 3.5.1.3 (d) (iii) (B))
11. INSTALL SARKING OVER BATTENS UNDER ROOF SHEETING FOR IMPROVED MOISTURE DRAINAGE
12. BUILDER TO REFER TO TRUSSED ROOF BRACING NOMINATED BY THE TRUSS MANUFACTURER ROOF TRUSSES TO BE REDESIGNED & INSTALLED IN ACCORDANCE WITH AS4440:2004 INSTALLATION OF NAILPLATED TIMBER ROOF TRUSSES

EROSION & SEDIMENT CONTROL NOTES:

1. ALL EROSION & SEDIMENT CONTROL STRUCTURES ARE TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
2. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED & MAINTAINED BY THE BUILDER AT LEAST WEEKLY. IF STRUCTURES ARE TO BE REMOVED, THEY ARE TO BE REINSTALLED & INSPECTED BY THE BUILDER.
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY & SPREAD ON DISTURBED AREA.
4. ACCESS TO SITE IS TO BE THROUGH USE OF THE ENTRY/EXIT SHOWN
5. ALL VEGETATION OUTSIDE OF THE CONSTRUCTION AREA IS TO BE RETAINED WHERE POSSIBLE (VEGETATION BUFFER)
6. STOCKPILES OF ERODIBLE BUILDING MATERIALS INCLUDING SAND & SOIL MUST BE LOCATED WITHIN THE DESIGNATED MATERIAL STOCKPILE AREA (MSA) & PROTECTED WITH SEDIMENT FENCE OR
7. STRAW BALE SEDIMENT FILTERS. THE BUILDER MAY NOMINATE FURTHER STORAGE AREAS WITHIN THE SITE.
8. NO STORAGE OF MATERIALS OR VEHICLE MOVEMENTS ARE TO OCCUR OUTSIDE THE SITE BOUNDARIES.
9. TEMPORARY EROSION CONTROL MEASURES ARE SHOWN IN THIS PLAN.



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BUILDING DESIGN

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Client:

SARAH & AARON SPICE

Project:

PROPOSED ALTERATIONS & ADDITIONS AT 4 AUGUSTA CRESCENT, MUGDEE

Drawing Title:

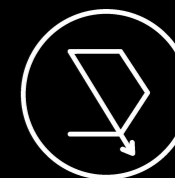
SITE NOTES

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E	3/09/21	PRELIMINARY DRAWINGS
F	1/10/21	ISSUED FOR APPROVAL



Job Number 1211 - A03
Revision F
Sheet 03 of 08

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Client:

SARAH & AARON SPICE

Project:

PROPOSED ALTERATIONS & ADDITIONS AT 4 AUGUSTA CRESCENT, MUGDEE

Drawing Title:

EXISTING & DEMOLITION FLOOR LAYOUT

Rev	Date	Amendment
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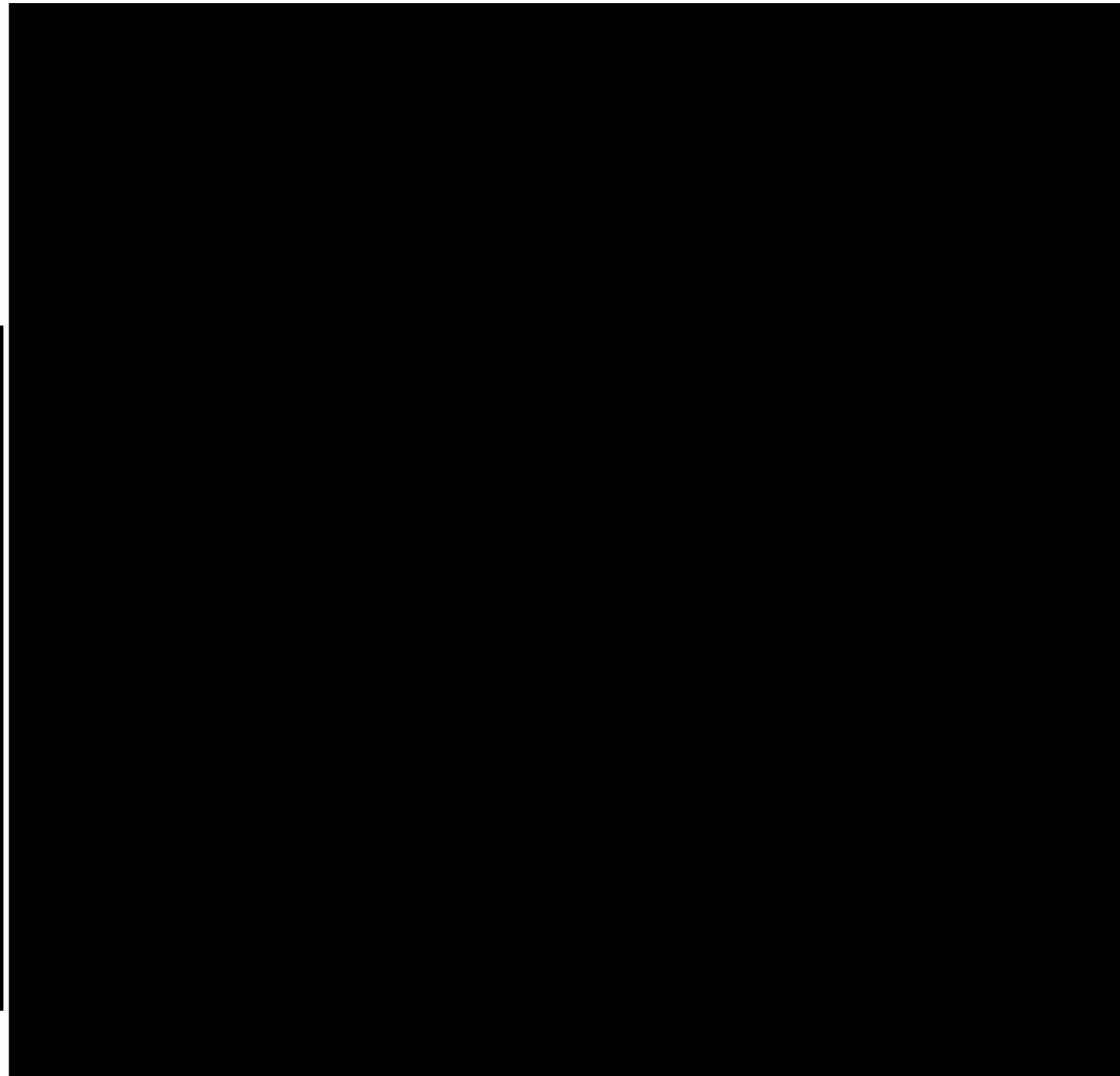
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Job Number Revision

1211 - A04 F

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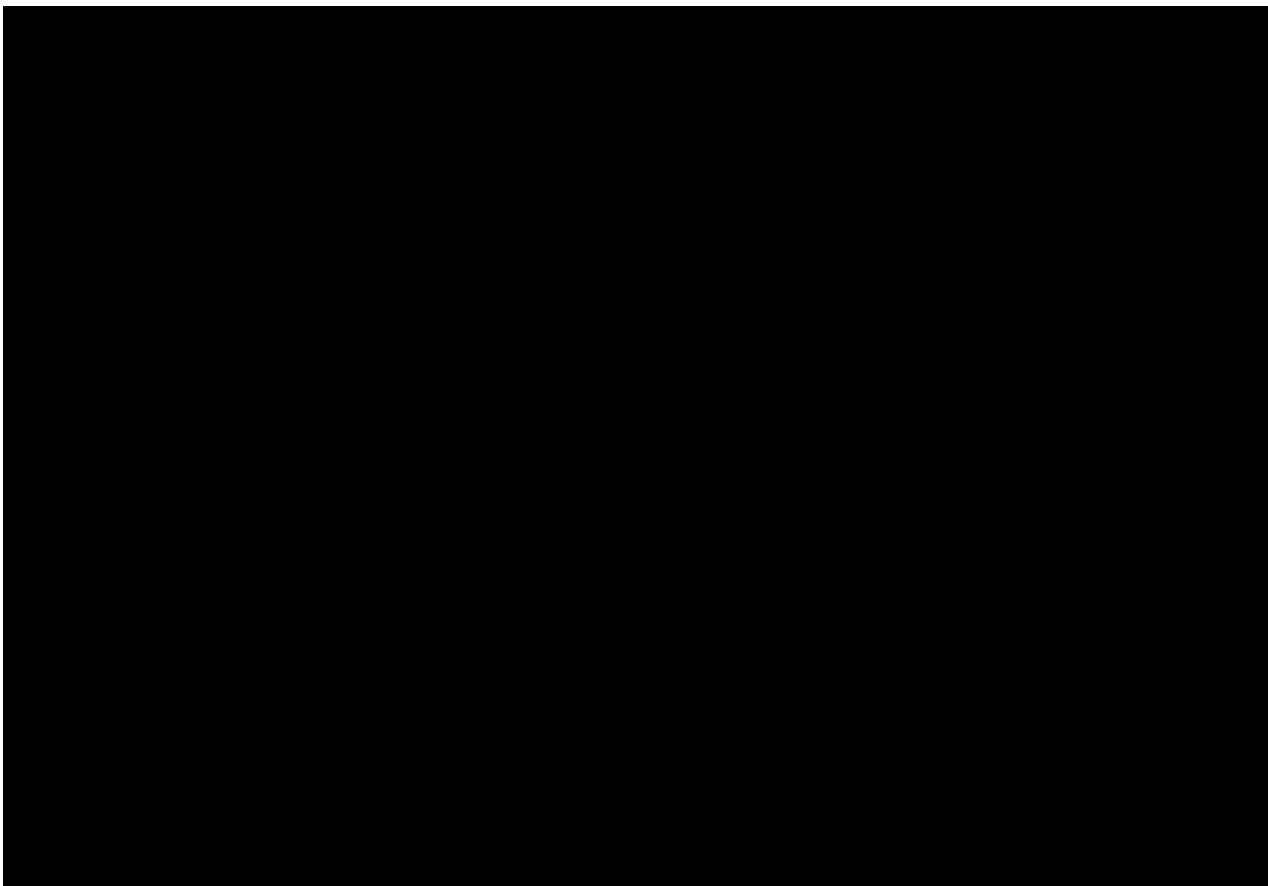


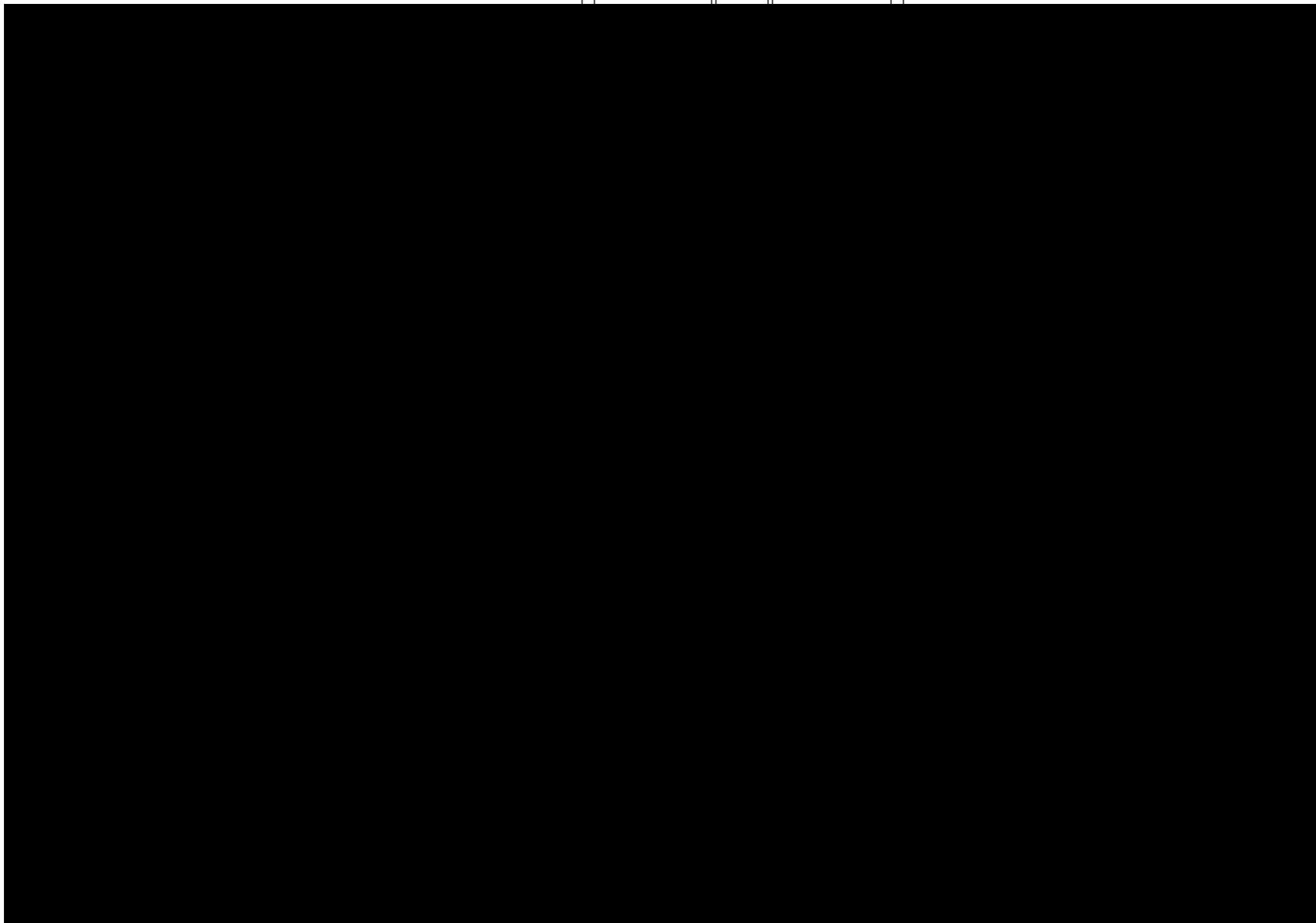
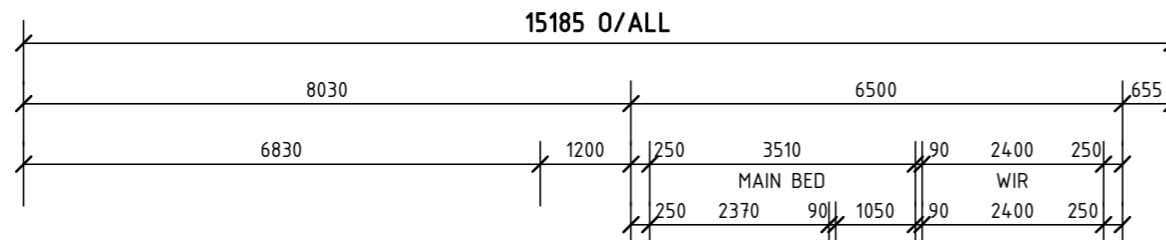
04 | DEMOLITION FLOOR LAYOUT
SCALE: 1 : 100 (A3)

FLOOR AREAS

EX. LIVING	114 m ²
PROP. ALFRESCO	35 m ²
PROP. LIVING	41 m ²
EX. PORCH	13 m ²
TOTAL	203 m²

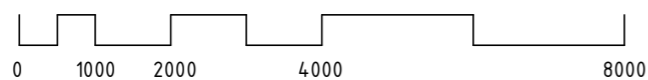
03 | EXISTING FLOOR LAYOUT
SCALE: 1 : 100 (A3)





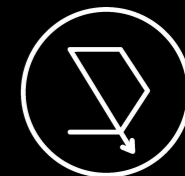
05 | PROPOSED FLOOR LAYOUT

SCALE: 1 : 100 (A3)



FLOOR AREAS

EX. LIVING	114 m ²
PROP. ALFRESCO	35 m ²
PROP. LIVING	41 m ²
EX. PORCH	13 m ²
TOTAL	203 m²



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BUILDING DESIGN

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Client:

SARAH & AARON SPICE

Project:

PROPOSED ALTERATIONS & ADDITIONS AT 4 AUGUSTA CRESCENT, MUGDEE

Drawing Title:

PROPOSED FLOOR LAYOUT

Rev	Date	Amendment
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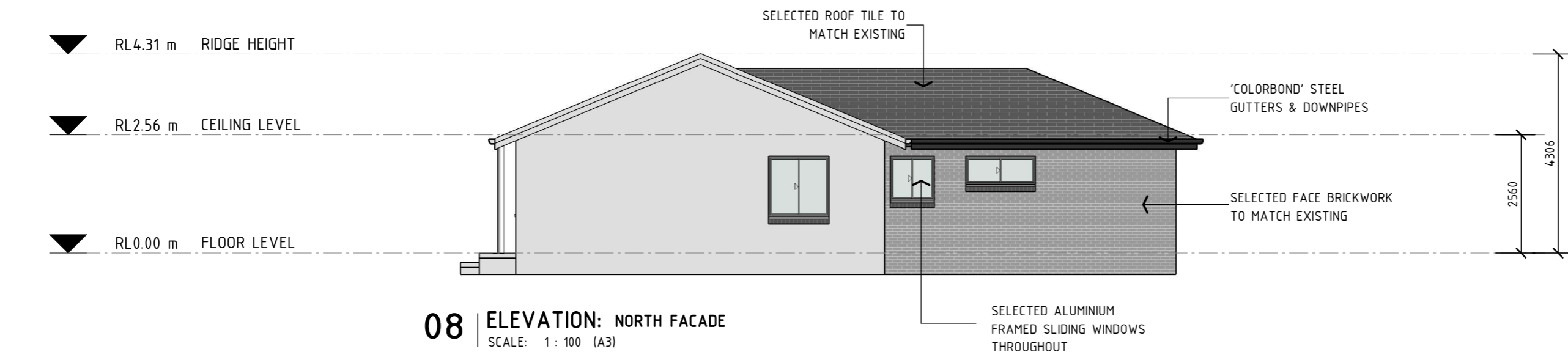
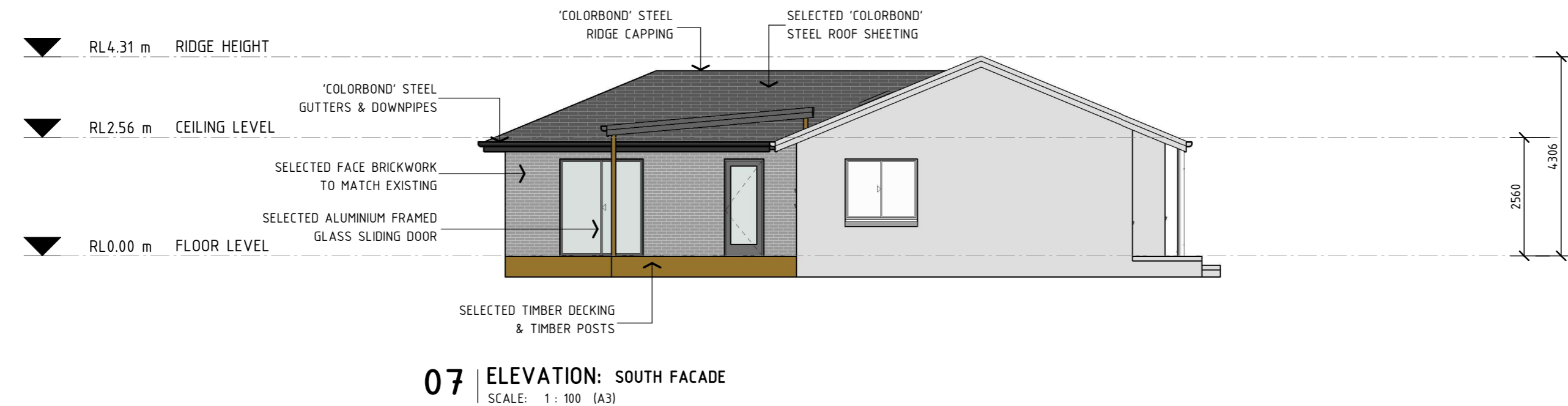
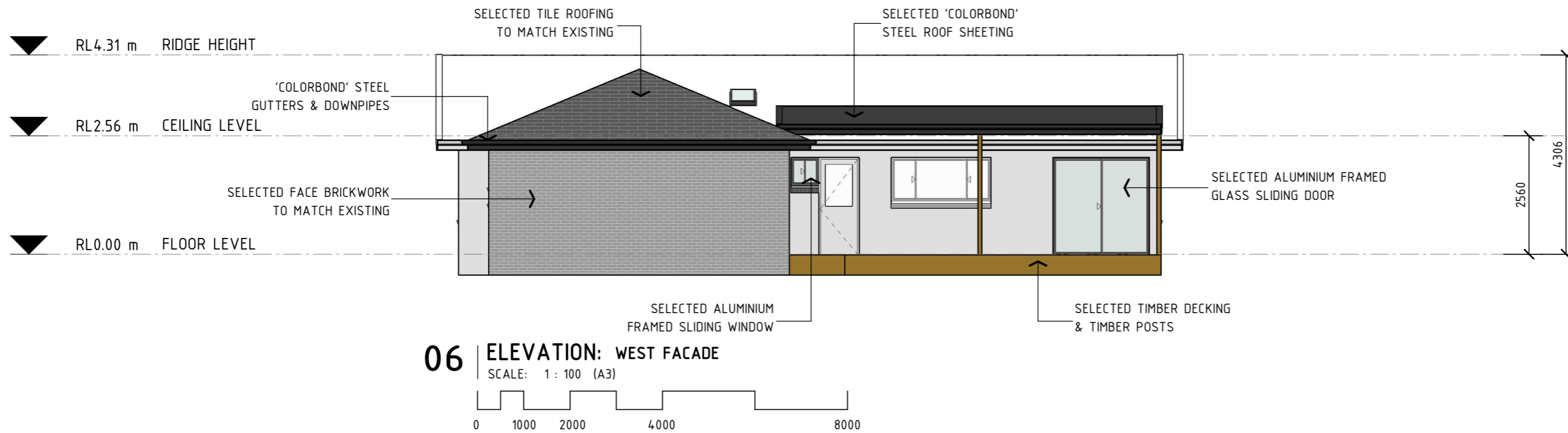
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Job Number Revision

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Client:
SARAH & AARON SPICE

Project:
PROPOSED ALTERATIONS & ADDITIONS AT 4 AUGUSTA CRESCENT, MUGDEE

Drawing Title:
ELEVATIONS

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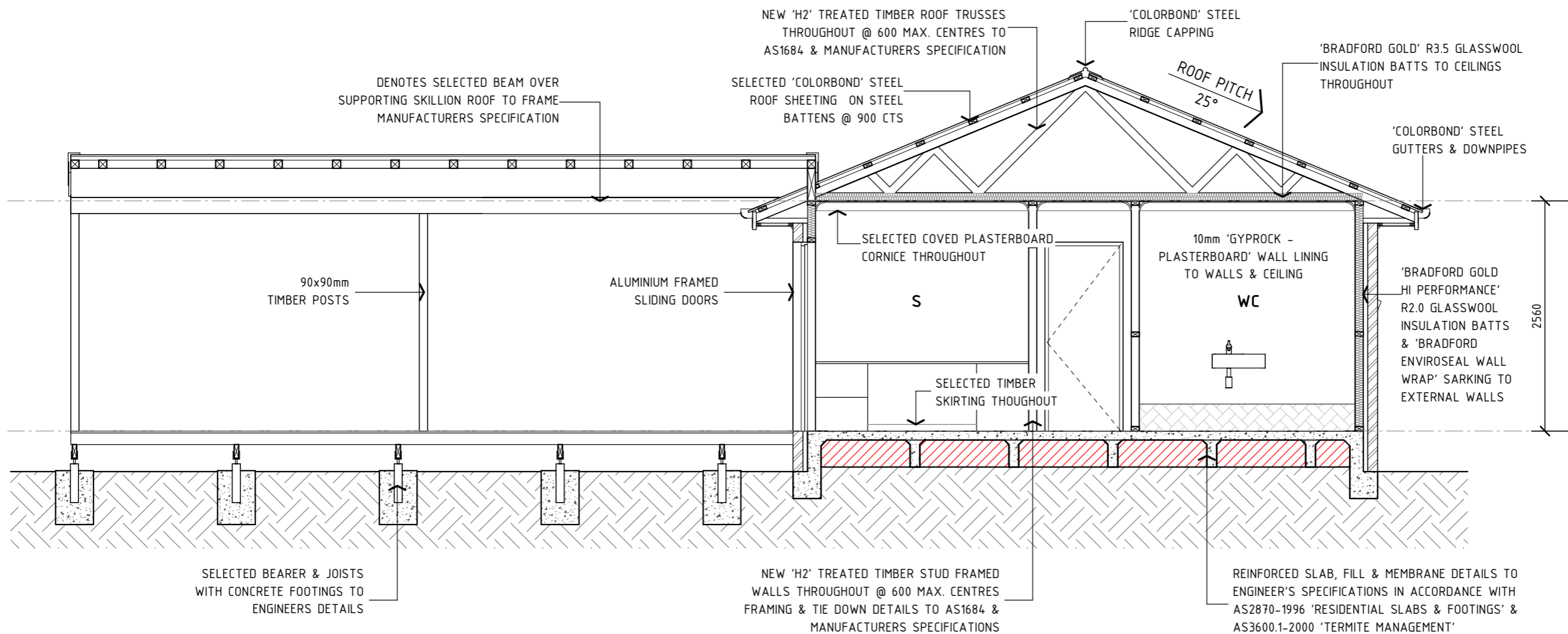
Job Number: 1211 - A06 Revision: F

1211 - A06

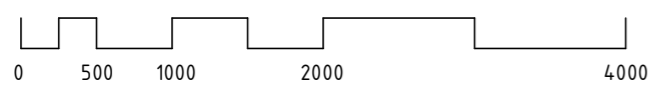
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09 SECTION: TYPICAL SECTION
SCALE: 1 : 50 (A3)



BASIX CERTIFICATE COMMITMENTS:

WATER COMMITMENTS
THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.

- FIXTURES:**
- THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR 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.

- LIGHTING:**
- THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, OR LIGHT EMITTING DIODE (LED) LAMPS.

THERMAL COMMITMENTS
THE APPLICANT MUST COMPLY WITH THE COMMITMENTS LISTED BELOW IN CARRYING OUT THE DEVELOPMENT OF THE DWELLING.

FLOOR, WALLS, CEILING/ROOF:	CONSTRUCTION	ADD. INSULATION REQ'D. (R-VALUE)	OTHER SPECIFICATIONS
FLOOR - SLAB ON GROUND		NIL	
EXTERNAL WALL: BRICK VENEER		R1.16 (OR R1.70 INCLUDING CONSTRUCTION)	
CEILING & ROOF - FLAT		CEILING - R3.00 (UP)	UNVENTILATED
CEILING/PITCHED ROOF		ROOF - FOIL/SARKING	DARK (SOLAR ABSORBANCE >0.70)



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SARAH & AARON SPICE

Project:
PROPOSED ALTERATIONS & ADDITIONS AT 4 AUGUSTA CRESCENT, MUGDEE

Drawing Title:
TYPICAL SECTION & BASIX COMMITMENTS

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Job Number: **1211 - A07** Revision: **F**
Sheet **07** of **08**

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