



PROPOSED AREA OF WORKS  
22 DEWHURST DRIVE MUDGEES  
LOT 6031 - DP1186761



## 01 LOCALITY PLAN

NOT TO SCALE



# PROPOSED RESIDENCE

22 DEWHURST DRIVE  
MUDGEES NSW

### DRAWING SCHEDULE

1251-A01	3D PERSPECTIVES, LOCALITY PLAN & NOTES
1251-A02	SITE PLAN
1251-A03	SITE NOTES
1251-A04	UPPER FLOOR LAYOUT
1251-A05	LOWER FLOOR LAYOUT
1251-A06	ELEVATIONS 1/2
1251-A07	ELEVATIONS 2/2
1251-A08	TYPICAL SECTION & BASIX COMMITMENTS
1251-A09	CONSTRUCTION DETAILS
1251-A10	SAFE DESIGN OF STRUCTURES NOTES

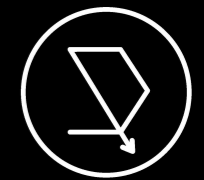
### GENERAL NOTES:

- 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, 2019 '; 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.

ISSUED FOR DA/CC APPROVAL



**On Point**  
BUILDING DESIGN

### CONTACT DETAILS

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THIS DRAWING IS AND ALWAYS SHALL REMAIN THE PROPERTY OF ON POINT BUILDING DESIGN AND MUST NOT BE LENT, GIVEN, SOLD, REPRODUCED OR VARIED IN ANY WAY WITHOUT WRITTEN CONSENT.

ALL DIMENSIONS ARE IN MILLIMETRES. DO NOT SCALE. DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.

Client:

ELIZABETH JOHNS & JAMES  
McGEACHIE

Project:

PROPOSED RESIDENCE AT  
22 DEWHURST DRIVE,  
MUDGEES

Drawing Title:

3D PERSPECTIVES, LOCALITY  
PLAN & NOTES

Rev	Date	Amendment
A	27/07/21	PRELIMINARY DRAWINGS
B	16/08/21	PRELIMINARY DRAWINGS
C	18/08/21	ISSUED FOR QUOTING PURPOSES ONLY
D	9/11/21	ISSUED FOR CLIENT APPROVAL
E	16/11/21	ISSUED FOR DA/CC APPROVAL

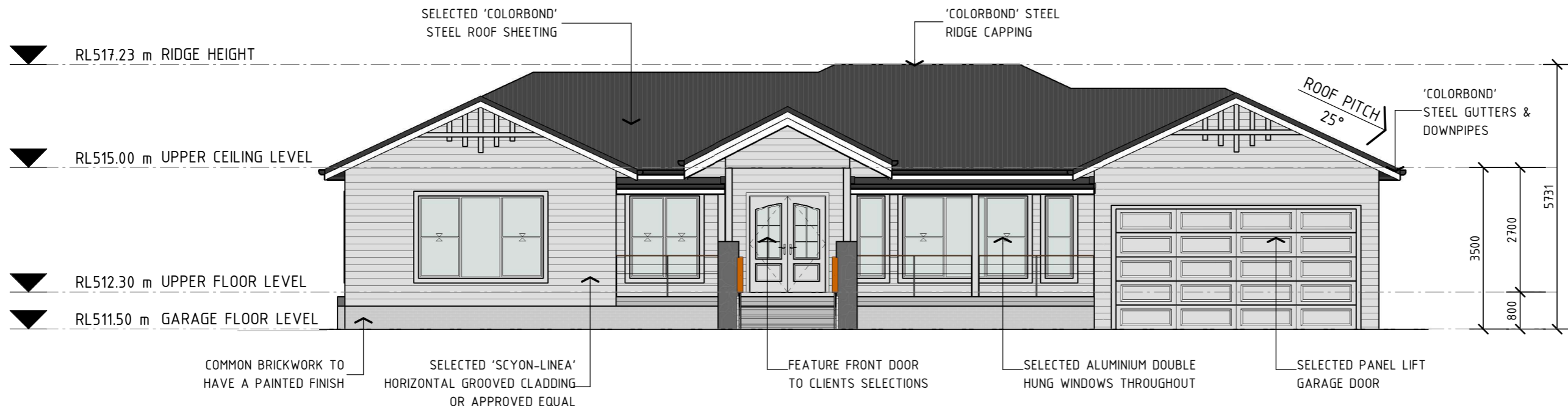


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ASSOCIATION OF AUSTRALIA**

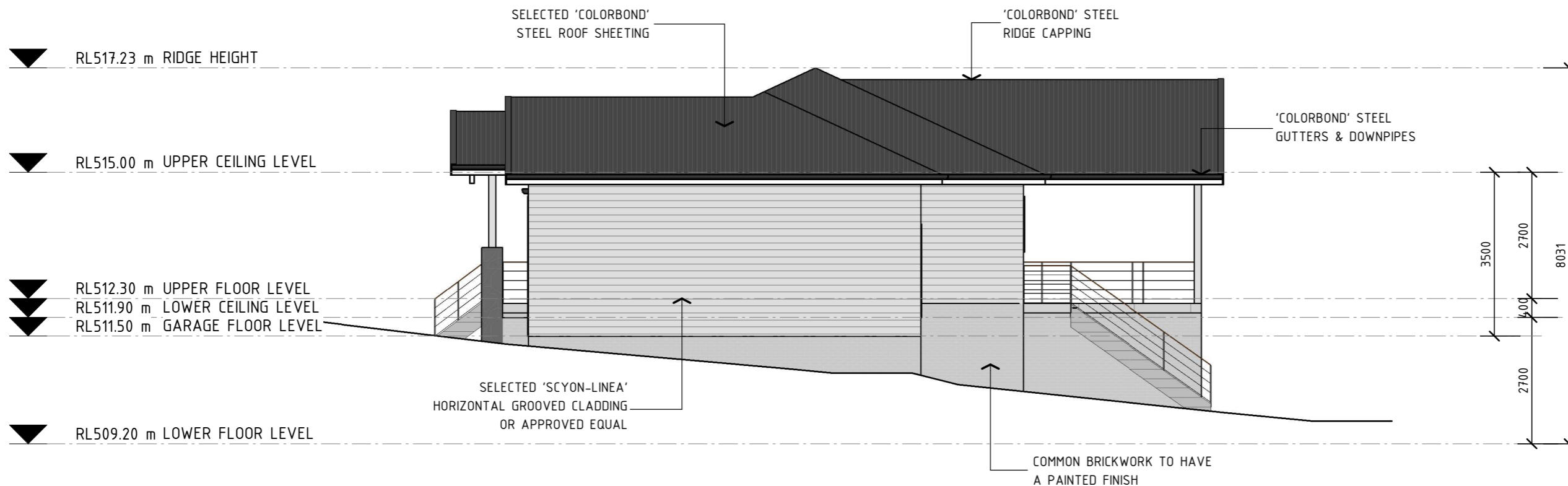
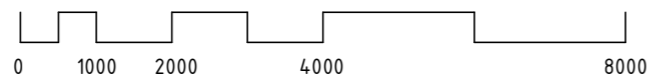
Job Number Revision

1251 - A01 E

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**05** ELEVATION: WEST FACADE  
SCALE: 1 : 100 (A3)



**06** ELEVATION: SOUTH FACADE  
SCALE: 1 : 100 (A3)



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Client:  
**ELIZABETH JOHNS & JAMES McGEACHIE**

Project:  
**PROPOSED RESIDENCE AT 22 DEWHURST DRIVE, MUDGEE**

Drawing Title:  
**ELEVATIONS 1/2**

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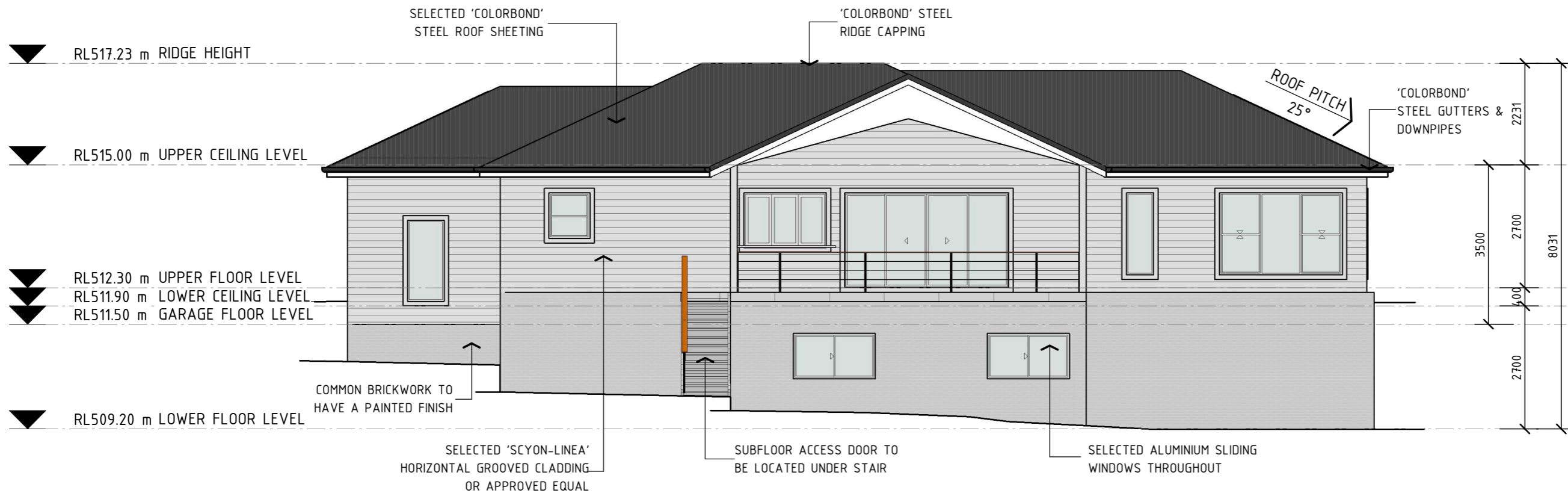
Job Number: 1251 - A06      Revision: E

1251 - A06

E

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**07** ELEVATION: EAST FACADE



**08** ELEVATION: NORTH FACADE

SCALE: 1 : 100 (A3)

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Client:  
**ELIZABETH JOHNS & JAMES McGEACHIE**

Project:  
**PROPOSED RESIDENCE AT 22 DEWHURST DRIVE, MUDGEE**

Drawing Title:  
**ELEVATIONS 2/2**

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