

PROPOSED CLUBHOUSE & AMENITIES
FOR
GULGONG POLOCROSSE AND PONY CLUB
BARNEY'S REEF ROAD, GULGONG NSW



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 of 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

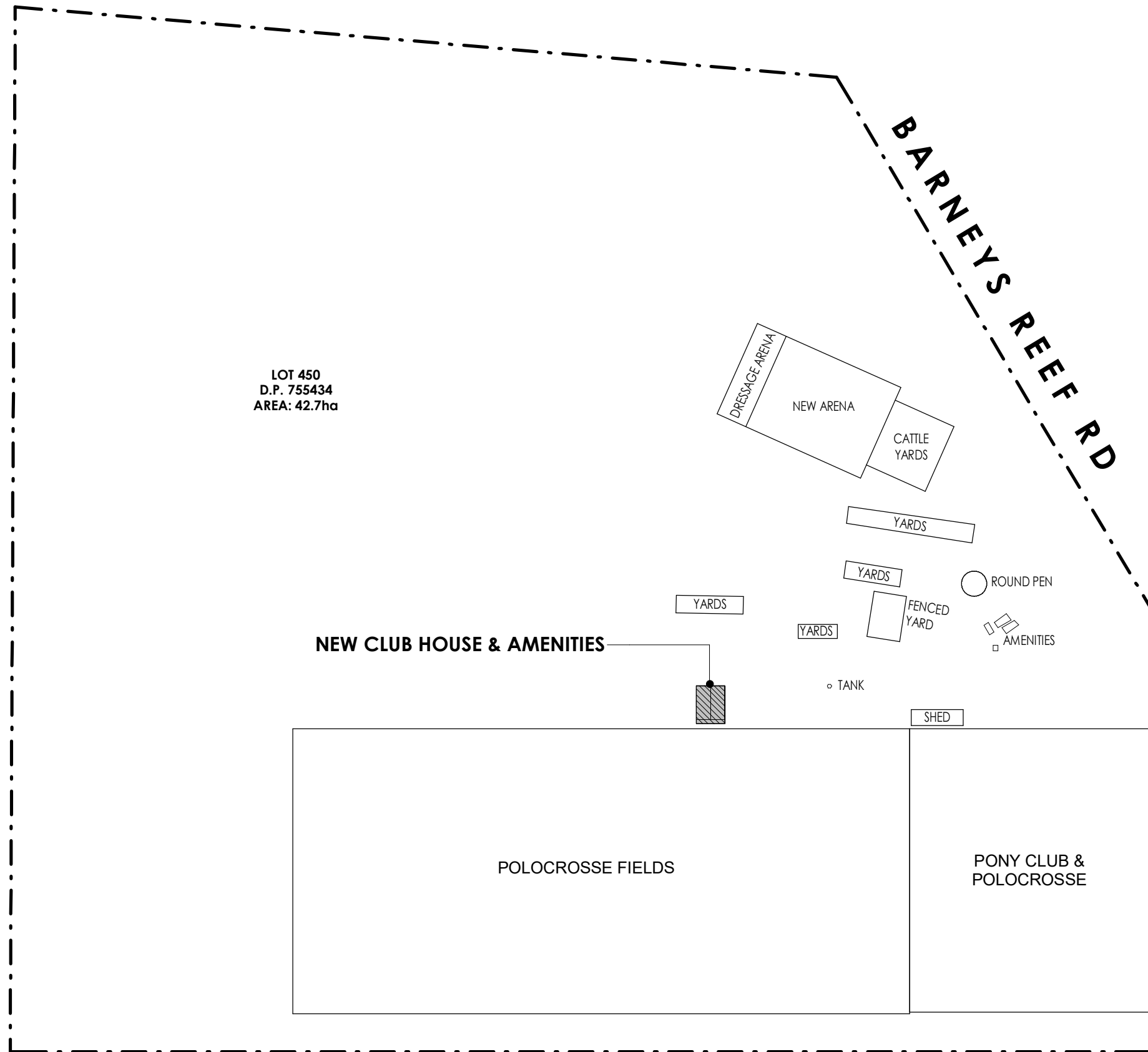
FIRE FIGHTING EQUIPMENT

A 65mm Storz 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



LOT 450
D.P. 755434
AREA: 42.7ha

BARNEYS REEF RD

NEW CLUB HOUSE & AMENITIES

POLOCROSSE FIELDS

PONY CLUB & POLOCROSSE

1 SITE PLAN
SCALE 1 : 3000

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Issue	Description	Date
C	DA ISSUE	28.02.22
B	PRELIMINARY	25.01.22
A	FOR GRANT APPLICATION	10.05.21

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Client
GULGONG POLOCROSSE AND PONY CLUB

Project
BARNEY'S REEF ROAD
GULGONG NSW 2852

Title
SITE PLAN

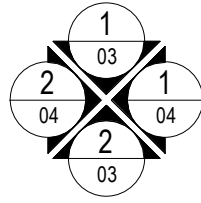
Scale at A3
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Date
MAY 2021

Drawing No.
583DIC-01

Drawn
RG/CD

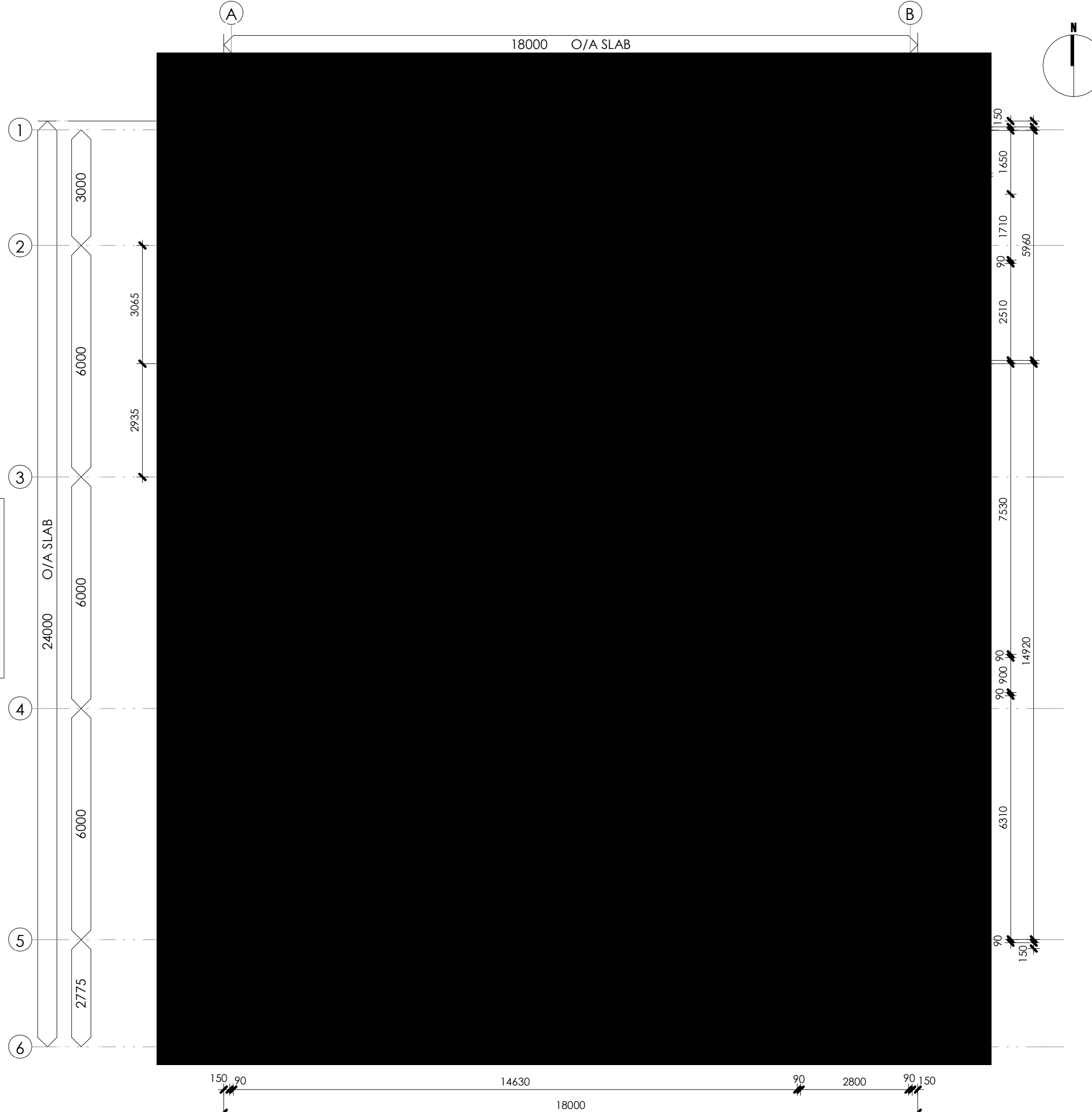
Issue
C



- ILLUMINATED EXIT SIGN TO NCC E4.5 AND AS2293.1
- EMERGENCY LIGHTING TO NCC E4.2 AND AS2293.1
- PORTABLE FIRE EXTINGUISHER TO NCC TABLE E1.6 & COMPLY WITH AS2444
- SMOKE DETECTION SYSTEM TO AS1670.1

1 FLOOR PLAN
SCALE 1 : 100

AREA ANALYSIS	SQ M
SITE AREA	TBC
ROOF AREA (ON SLOPE)	453 m ²
MAIN AMENITIES	274.8 m ²
VERANDAH	80.0 m ²
OFFICE	51.0 m ²
STORE	20.3 m ²
TOTAL	19.3 m ²
	445.5 m ²



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NCC NOTES:

Exit Doors and Paths of Travel
All exit doors to swing in the direction of egress to BCA D2.20

All exit doors and doorways in the path of travel to be a minimum of 750mm clear opening and 1980mm clear height to BCA D1.6

The unobstructed width of all exit paths of travel to be a minimum of 1m wide to BCA D1.6

Door Hardware
All exit doors and doorways in the path of travel to have door hardware in accordance with BCA D2.21

Doors must be openable without a key from the side of egress, in a single downward action on a single device that is located between 900mm and 1100mm from the floor.

Exit Signs
All exit signs to be illuminated to BCA E4.5.

Emergency Lighting
To be installed to AS2293.1 by a competent Fire Safety Installer who can certify and design the system.

Travel Paths
All exit travel paths to be kept clear at all times

ASW - ALUMINIUM SLIDING WINDOW

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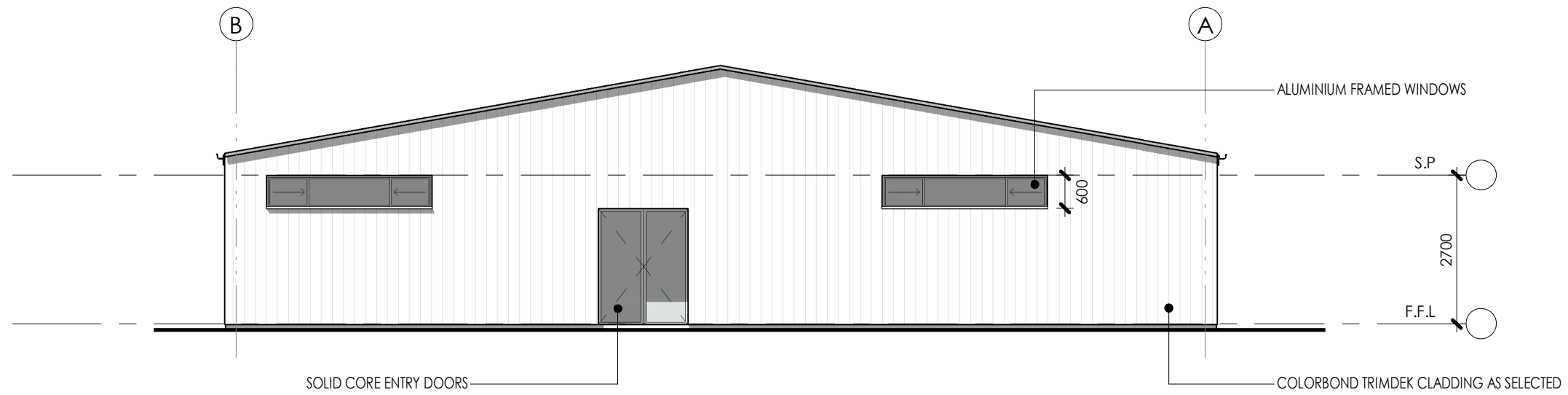
Project
BARNEY'S REEF ROAD
GULGONG NSW 2852

Title
FLOOR PLAN

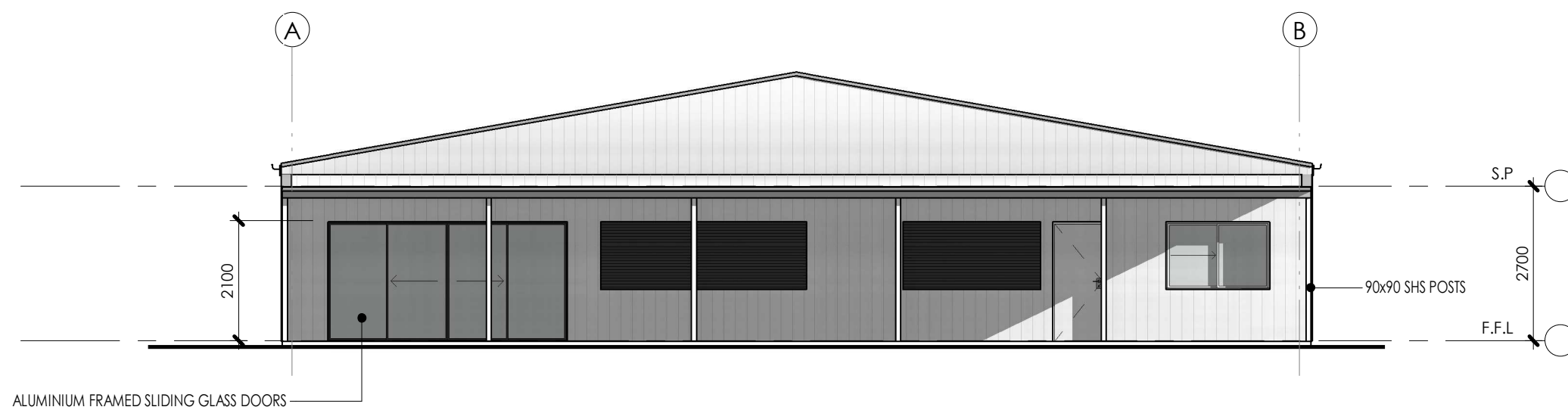
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Date MAY 2021 **Drawn** RG/CD

Drawing No. 583DIC-02 **Issue** C



1 **NORTH ELEVATION**
SCALE 1 : 100



2 **SOUTH ELEVATION**
SCALE 1 : 100

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Title
NORTH & SOUTH ELEVATIONS

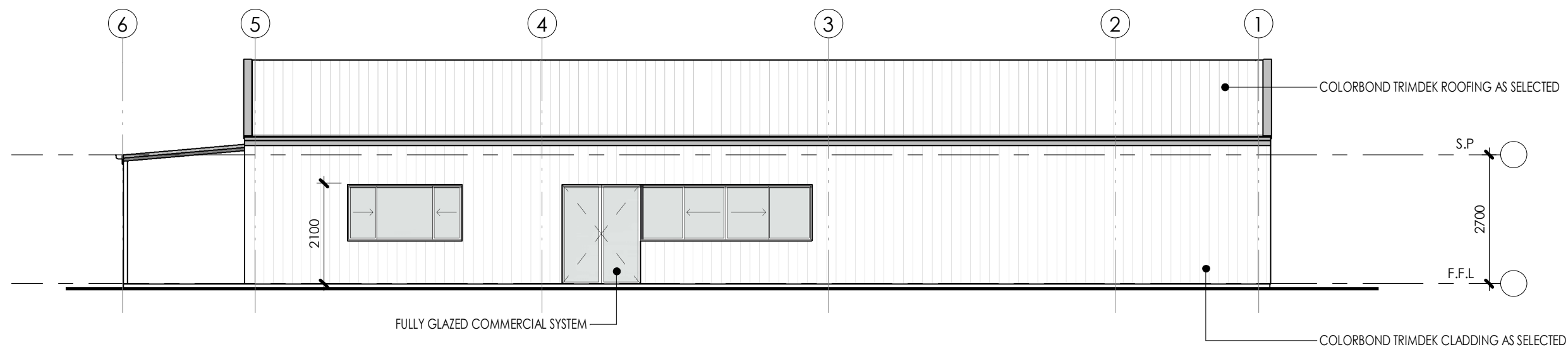
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Date
MAY 2021

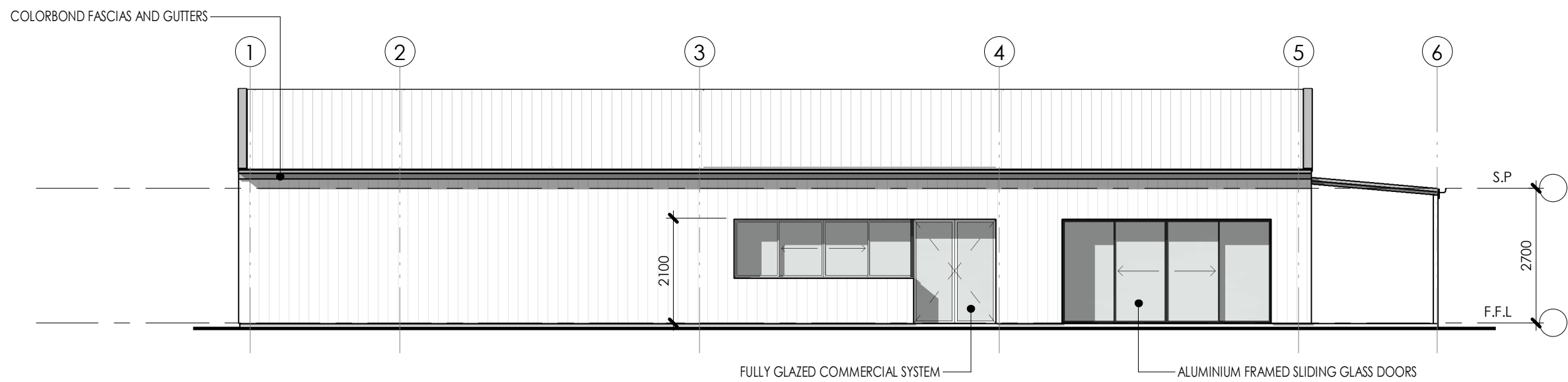
Drawn
RG/CD

Drawing No.
583DIC-03

Issue
C



1 EAST ELEVATION
SCALE 1 : 100



2 WEST ELEVATION
SCALE 1 : 100

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Title
EAST & WEST ELEVATIONS

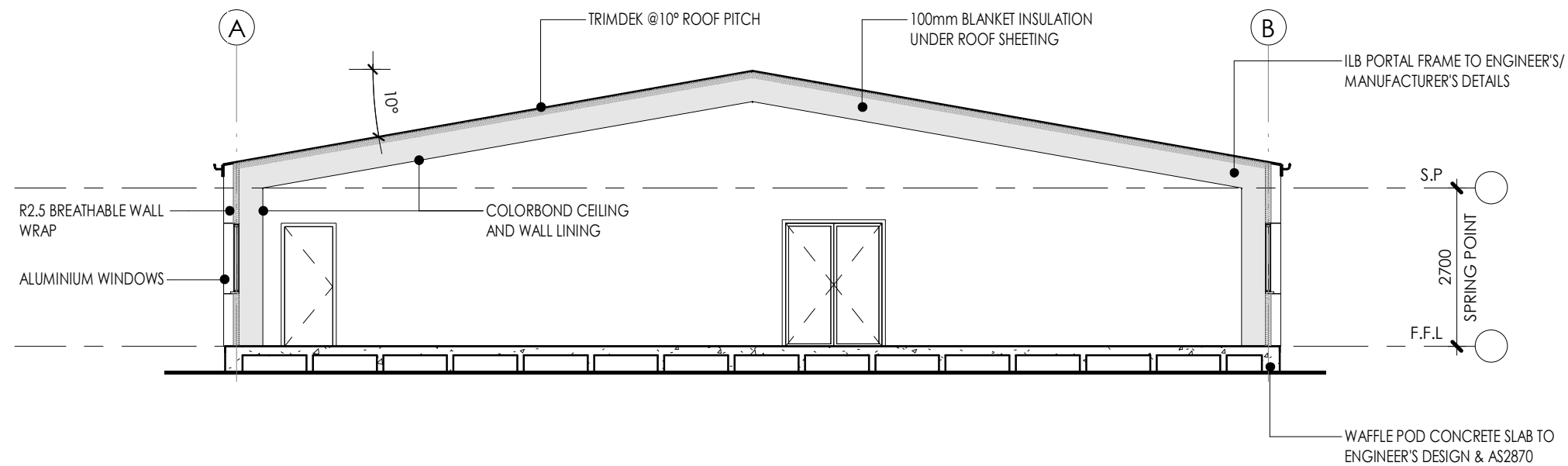
Scale at A3
1 : 100

Date
MAY 2021

Drawn
RG/CD

Drawing No.
583DIC-04

Issue
C



1 SECTION
SCALE 1 : 100

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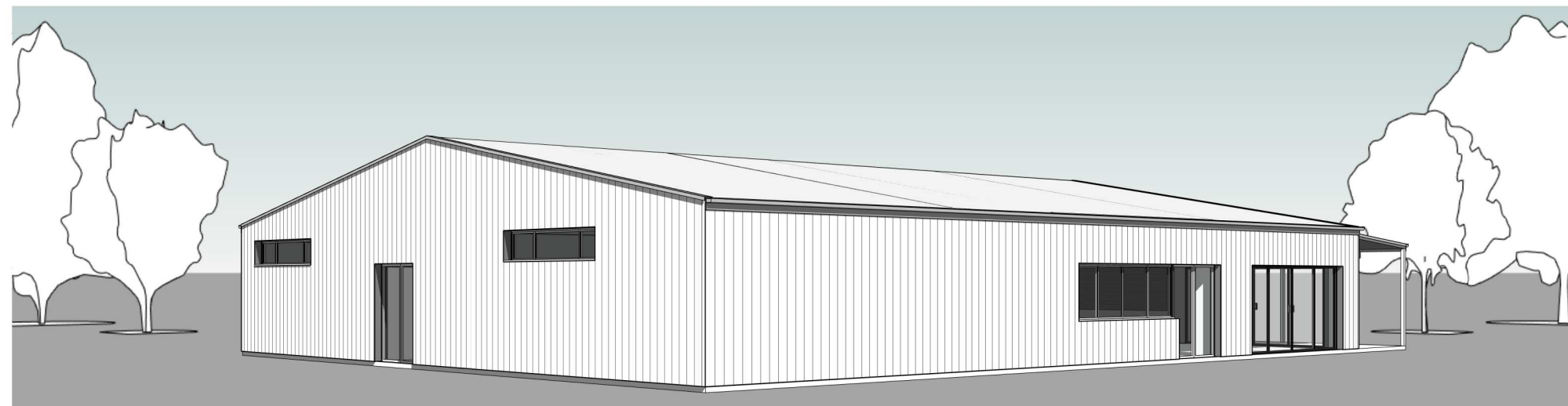
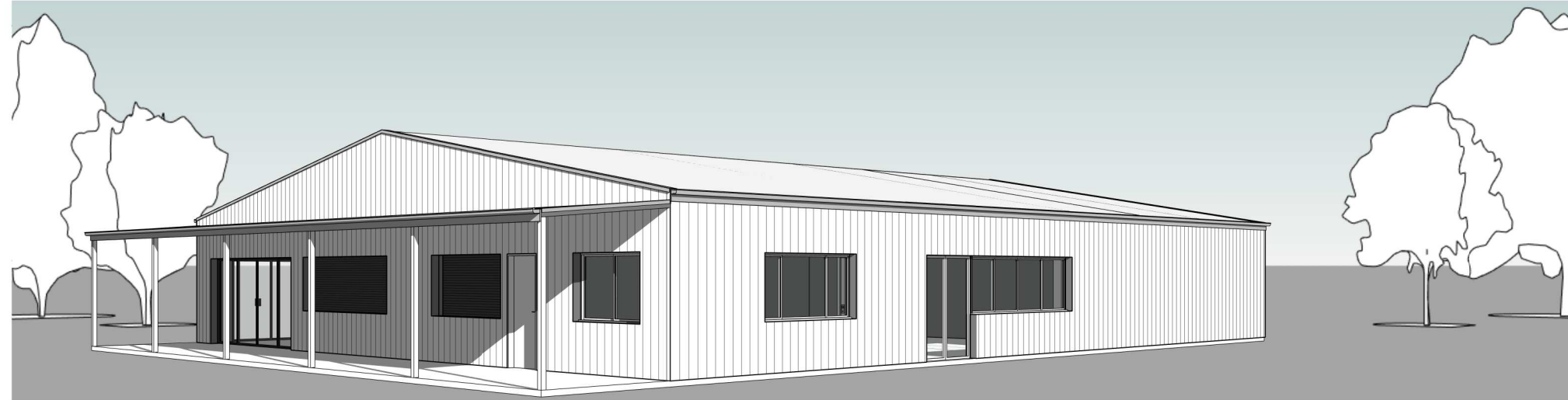
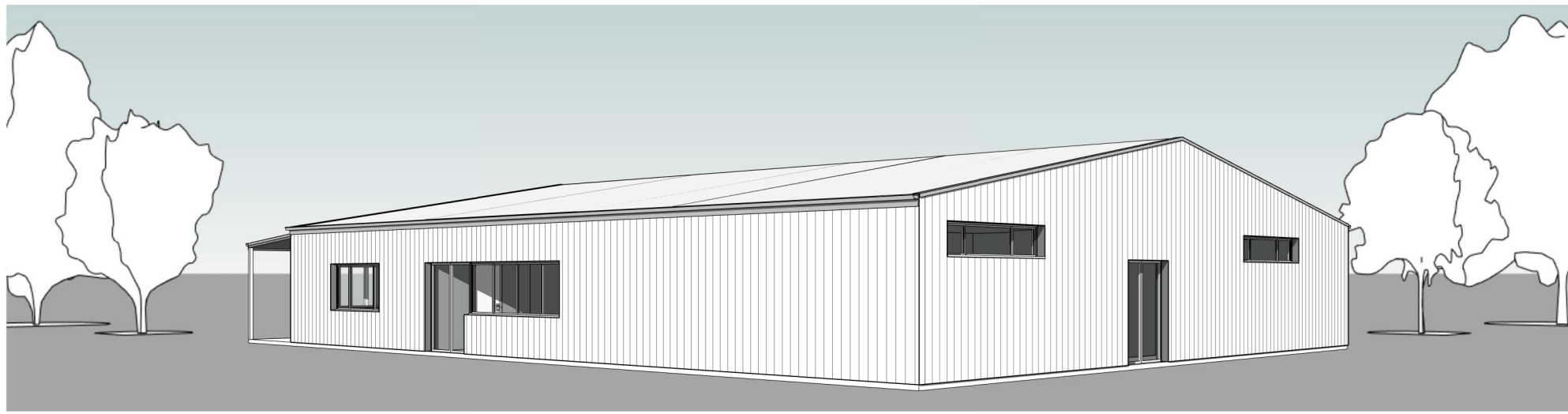
Project
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Title
SECTION

Scale at A3
1 : 100

Date MAY 2021 **Drawn** RG/CD

Drawing No. 583DIC-05 **Issue** C



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Title
 PERSPECTIVES

Scale at A3
 NA

Date MAY 2021 **Drawn** RG/CD

Drawing No. 583DIC-06 **Issue** C