



PROPOSED NURSERY AND CAFE

391 BROGANS CREEK ROAD CLANDULLA 2848



BARNSON PTY LTD
 Unit 1/36 Darling Street
 Dubbo NSW 2830
Contact Us
 t 1300 BARNSON (1300 227 676)
 e generalenquiry@barnson.com.au
 w www.barnson.com.au
 Bathurst | Coffs Harbour | Dubbo | Mudgee | Orange | Sydney | Tamworth

Client: IRENE YE
 Project: PROPOSED NURSERY AND CAFE @ 391 BROGANS CREEK ROAD CLANDULLA 2848
 Title: COVER SHEET
 Drawing Number
37614 - A00
 Revision
C

drawing schedule

A 00	COVER SHEET	REV C	DATED 17.03.2022
A 01	SITE LOCALITY	REV C	DATED 17.03.2022
A 02	PART SITE PLAN	REV C	DATED 17.03.2022
A 03	EXISTING FLOOR PLAN	REV C	DATED 17.03.2022
A 04	PROPOSED FLOOR PLAN	REV C	DATED 17.03.2022
A 05	ELEVATIONS	REV C	DATED 17.03.2022

In addition to the National Construction Code series, Building Code of Australia Vol. 1, 2019, the Plumbing Code of Australia, 2019 & the building regulations applicable to the state of New South Wales, the following applicable Australian Standards & codes of practice are to be adhered to through the documentation & construction works;

- AS1668 – Mechanical ventilation & air conditioning in Buildings
- AS3000 – Electrical installations; buildings, structures & premises (known as the saa wiring rules)
- AS1428.1 – General requirements for access – buildings
- AS2890.6 – Off-street parking; mandatory requirements
- AS1680.0 – Interior lighting - safe movement

These drawings shall be read in conjunction with all architectural & other consultants drawings & specifications & with such other written instructions as may be issued during the course of the contract. All discrepancies shall be referred to 'Barnson Pty Ltd' for a decision before proceeding with the work.

All dimensions are in millimetres unless stated otherwise & levels are expressed in metres. Figured dimensions are to be taken in preference to scaled dimensions unless otherwise stated. All dimensions are nominal, and those relevant to setting out & off-site work shall be verified by the contractor before construction & fabrication.

For the purpose of the Building Code of Australia, Vol. 1, 2019, the development may be described as follows:

classification - BCA 'part A6'
 The building has been classified as a 'Class 6' building

rise in stories - BCA 'part C1.2'
 The building has a rise in stories of one.

effective height - BCA 'schedule 3 definitions'
 The building has an effective height of zero, ie less than 25.0m.

type of construction required - BCA 'part A6, part C1.1 - table C1.1'
 Class 6 building - Type 'C' construction. The building has been deemed 'conditioned' excluding the toilets & airlocks.

climate zone - BCA 'schedule 3 definitions'
 The building is located within climate zone 4.

proposed area of works
 391 brogans creek road, clandulla
 lot 17, dp259893



PROPOSED NURSERY AND CAFE
ISSUED FOR DA, 17.03.2022

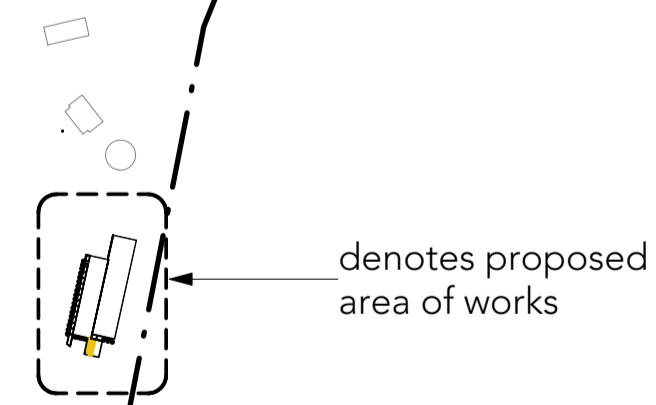
lot 167
dp755765

lot 17
dp259893

lot 16
dp259893

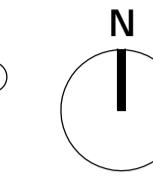
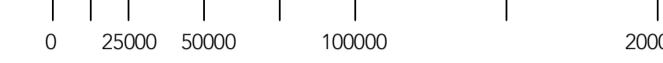
lot 1
dp554963

Brogans Creek Road



01 site locality

1: 2500 (A1)



site notes:

general

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.

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.

Contractors must verify all dimensions & existing levels on site prior to commencement of work.

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, including;

- notify a.G.L.
- obtain telstra's "duty of care" document regarding working in the vicinity of telstra plant.
- verify co-axial/optic fibre cable location

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 Barnson Pty Ltd who can accept no responsibility for such differences.

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.

Where new works abut existing the contractor shall ensure that a smooth even profile free from abrupt changes is obtained.

The contractor shall arrange all survey setout to be carried out by a registered surveyor.

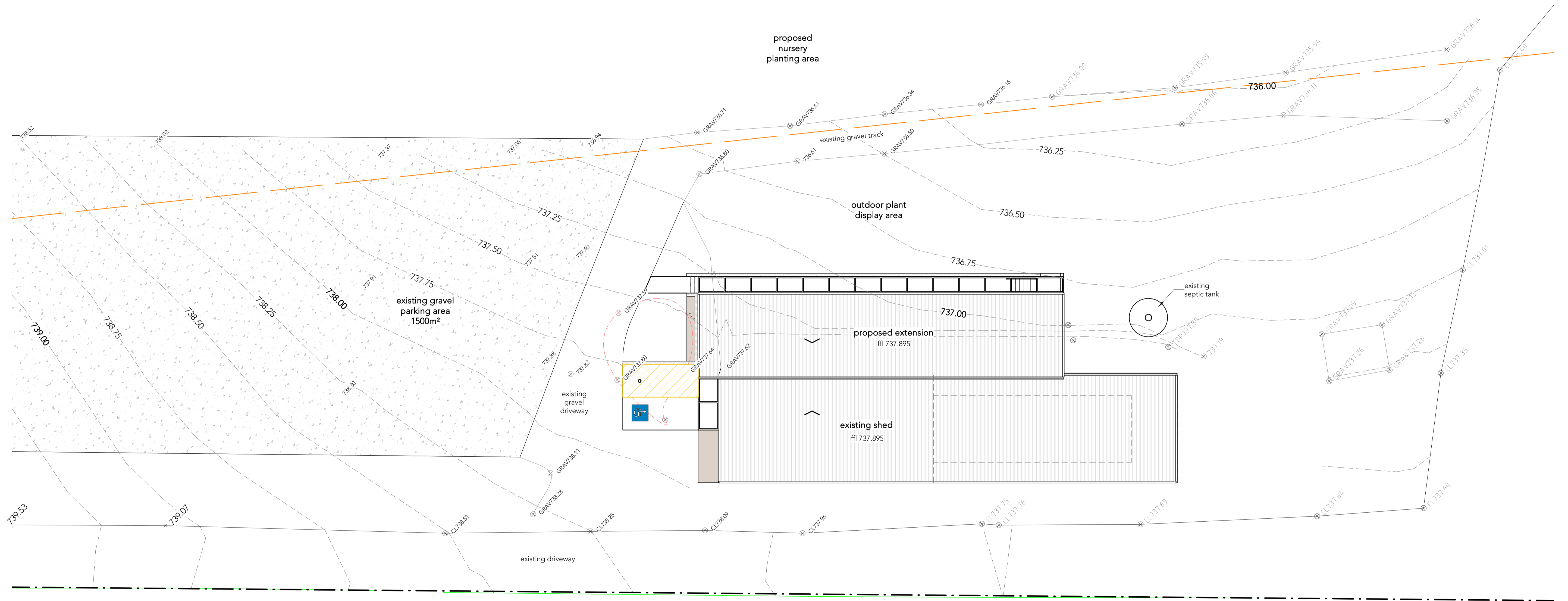
drainage

Stormwater shall be prevented from entering doorways & other openings in buildings. Where these are lower than adjacent ground surfaces, grated drains shall be designed & placed across ramps or entrances to intercept any flow, which would otherwise drain into the building in accordance with AS/NZS 3500.3, P5.3.1.4 - Stormwater drainage

Site drainage is to be constructed according to AS/NZS 3500.3 - Stormwater drainage.

The contractor shall provide all temporary diversion drains & mounds to ensure that at all time exposed surfaces are free draining & where necessary excavate sumps & provide pumping equipment to drain exposed areas.

ISSUED FOR DA



02 part site plan
 1:150 (A1)

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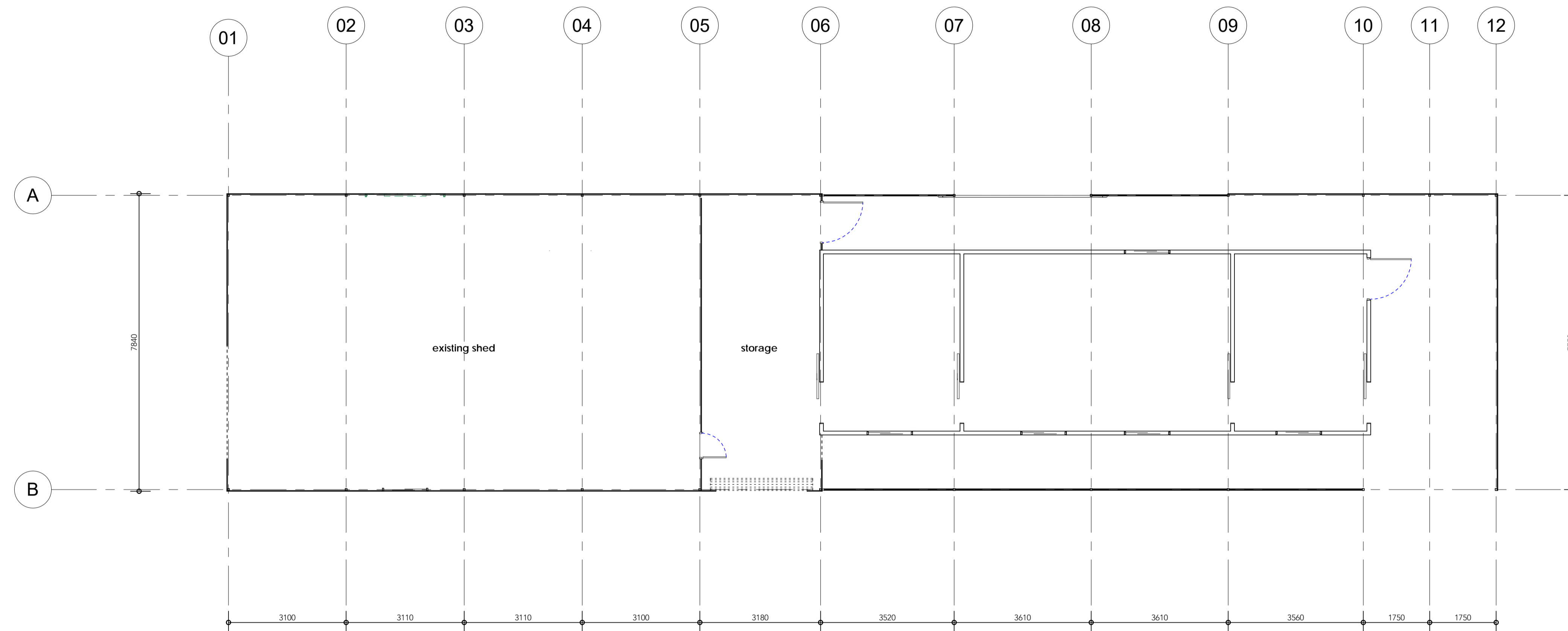
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Client: **IRENE YE**
 Project: **PROPOSED NURSERY AND CAFE @ 391 BROGANS CREEK ROAD CLANDULLA 2848**
 Drawing Title: **PART SITE PLAN**

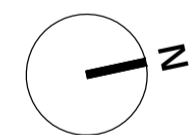
Rev	Date	Amendment
A	04.03.2022	PRELIMINARY
B	11.03.2022	ISSUED FOR REVIEW
C	17.03.2022	ISSUED FOR DA

Design	Drawn	Check
CF	CF	
Sheet 03 of 06		
Drawing Number		Revision
37614- A02		C



03 existing floor plan
 1:75 (A1)

0 750 1500 3000 6000



ISSUED FOR DA

1500 4500 20700



ISSUED FOR DA



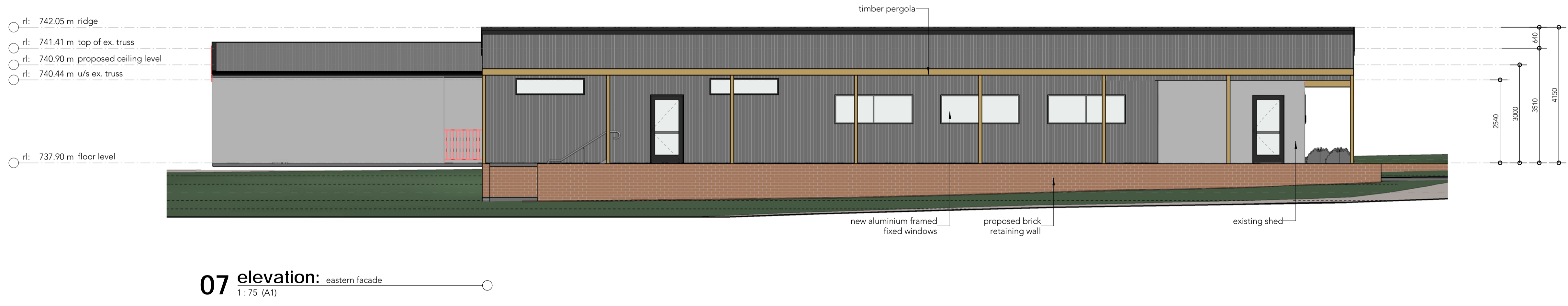
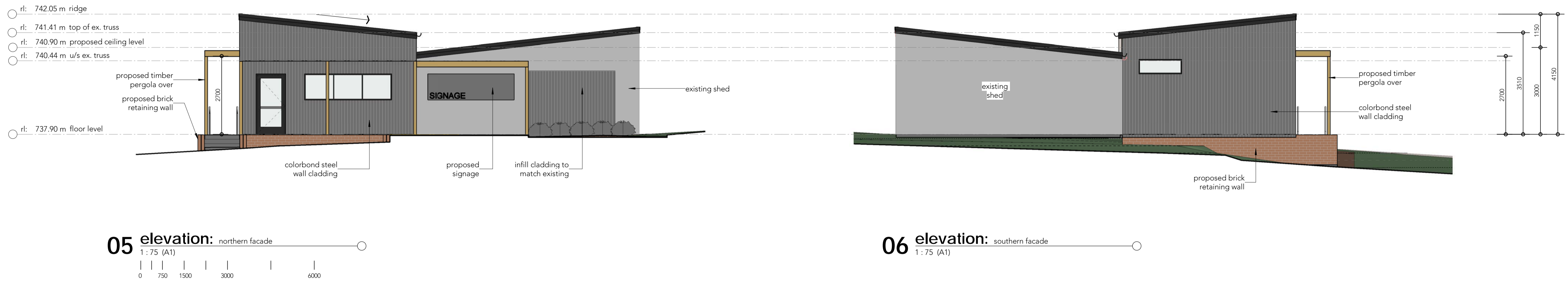
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Client: IRENE YE
Project: PROPOSED NURSERY AND CAFE @ 391 BROGANS CREEK ROAD CLANDULLA 2848
Drawing Title: PROPOSED FLOOR PLAN

Rev	Date	Amendment
A	04.03.2022	PRELIMINARY
B	11.03.2022	ISSUED FOR REVIEW
C	17.03.2022	ISSUED FOR DA

Design	Drawn	Check
CF	CF	
Sheet 05 of 06		
Drawing Number		Revision
37614- A04		C



ISSUED FOR DA