

PROPOSED AREA OF WORKS
1 ATKINSON STREET, MUDGEE
LOT B - DP396545



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, 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:

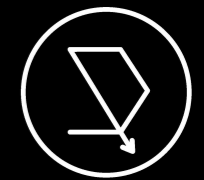
- ALL INTERNAL WALLS U.N.O TO BE 90mm TIMBER STUD FRAMED LINED WITH 10mm 'GYPROCK - PLASTERBOARD CD' INTERNALLY & 10mm 'GYPROCK - AQUACHEK PLASTERBOARD' TO WET AREAS.
- WET AREAS OF THE BUILDING IE. NEW BATHROOMS ARE TO BE PROTECTED BY THE INSTALLATION OF A WATER PROOFING SYSTEM COMPLYING WITH AS3740 - "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.

PROPOSED WORKS

TO EXISTING RESIDENCE AT
1 ATKINSON STREET, MUDGEE, NSW

DRAWING SCHEDULE

1348-A 01	3D PERSPECTIVES, LOCALITY PLAN & NOTES
1348-A 02	SITE PLAN
1348-A 03	SITE NOTES
1348-A 04	FLOOR PLAN
1348-A 05	ELEVATIONS 1/2
1348-A 06	ELEVATIONS 2/2
1348-A 07	TYPICAL SECTION & BASIX COMMITMENTS
1348-A 08	CONSTRUCTION DETAILS
1348-A 09	SAFE DESIGN OF STRUCTURES NOTES



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Client:

JAMES BLACKMAN

Project:

**PROPOSED WORKS AT
1 ATKINSON STREET,
MUDGEE**

Drawing Title:

**3D PERSPECTIVES, LOCALITY
PLAN & NOTES**

Rev	Date	Amendment
A	17/04/23	PRELIMINARY DRAWINGS
B	17/04/23	PRELIMINARY DRAWINGS
C	19/04/23	ISSUED FOR DA/CC



**BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA**

Job Number Revision

1348 - A01 C

Sheet 01 of 09

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JAMES BLACKMAN
Project:
**PROPOSED WORKS AT
1 ATKINSON STREET,
MUDGEE**

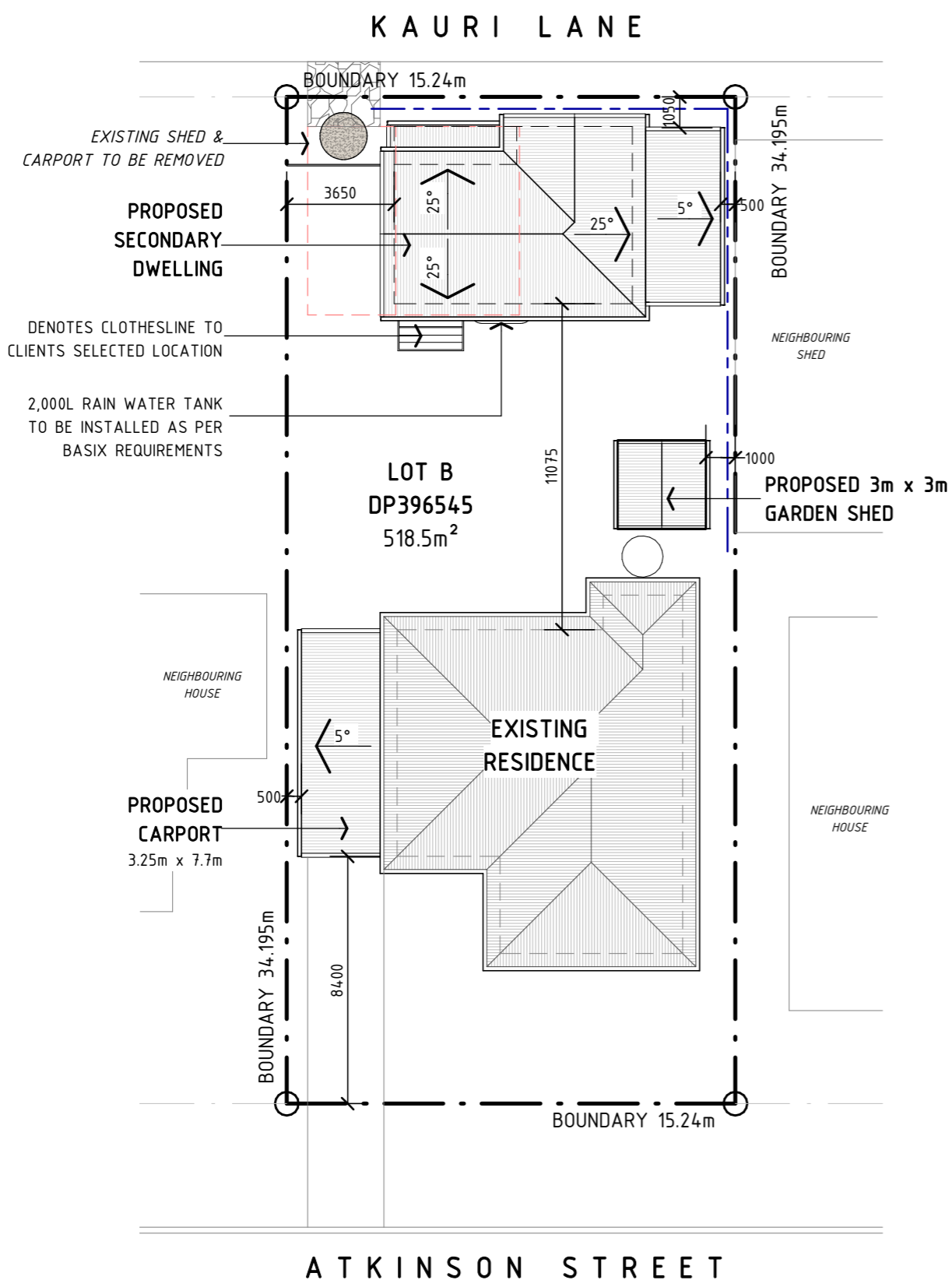
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SITE PLAN

Rev	Date	Amendment
A	17/04/23	PRELIMINARY DRAWINGS
B	17/04/23	PRELIMINARY DRAWINGS
C	19/04/23	ISSUED FOR DA/CC



Job Number
1348 - A02
Revision
C
Sheet **02** of **09**

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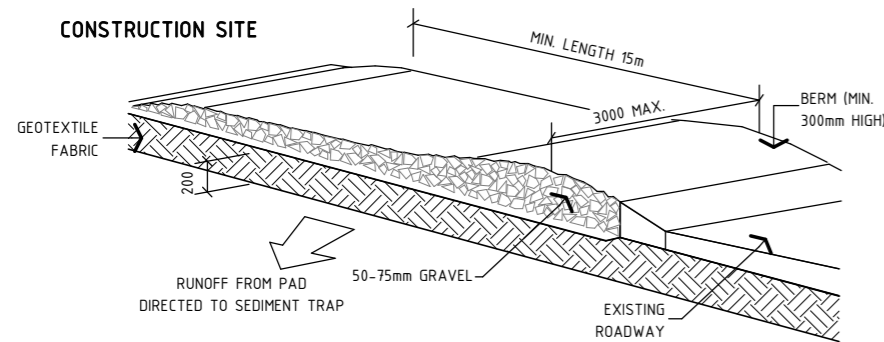
02 | SITE LAYOUT

SCALE: 1 : 200 (A3)

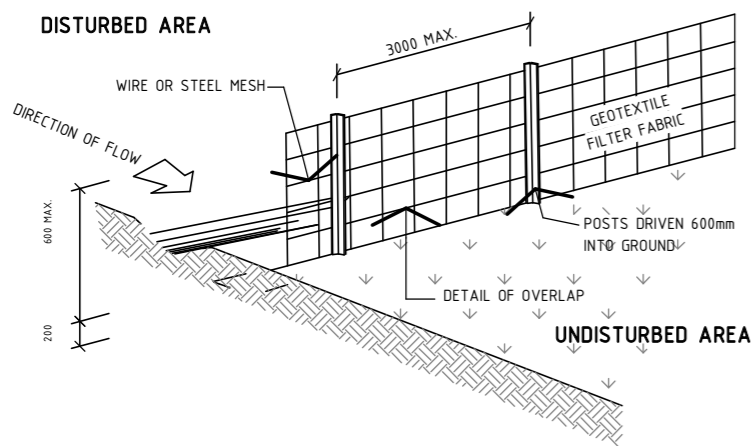


LEGEND:

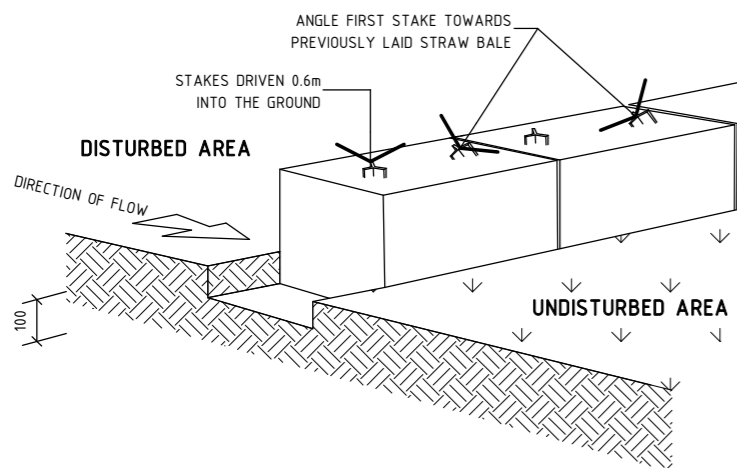
- DENOTES BUILDERS ALLOCATED WASTE AREA DURING CONSTRUCTION
- DENOTES SEDIMENT CONTROL BARRIER
- DENOTES TEMPORARY GRAVEL CONSTRUCTION EXIT



DETAIL PLAN: CONSTRUCTION ENTRY / EXIT
NOT TO SCALE



DETAIL PLAN: SEDIMENT FENCE
NOT TO SCALE



DETAIL PLAN: STRAWBALE FILTER
NOT TO SCALE

SITework NOTES:

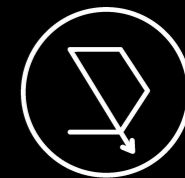
1. THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEY & EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS ON THE LAND & SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY & HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY & 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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JAMES BLACKMAN

Project:

**PROPOSED WORKS AT
1 ATKINSON STREET,
MUDGEE**

Drawing Title:

SITE NOTES

Rev	Date	Amendment
A	17/04/23	PRELIMINARY DRAWINGS
B	17/04/23	PRELIMINARY DRAWINGS
C	19/04/23	ISSUED FOR DA/CC



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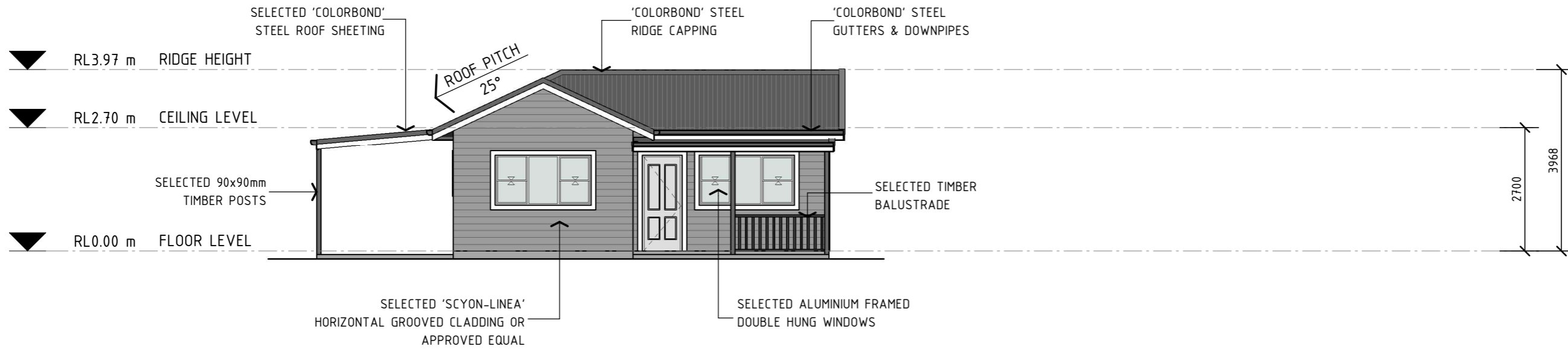
Job Number Revision

1348 - A03

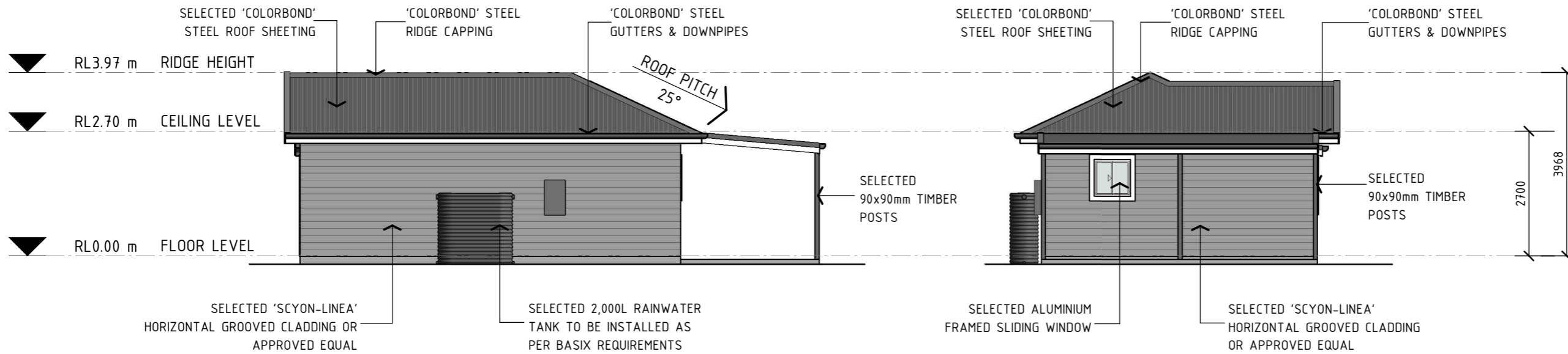
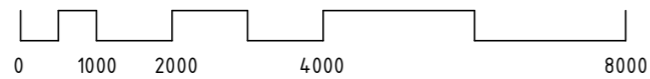
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Sheet 03 of 09

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04 | ELEVATION: EAST FACADE
SCALE: 1 : 100 (A3)



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

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

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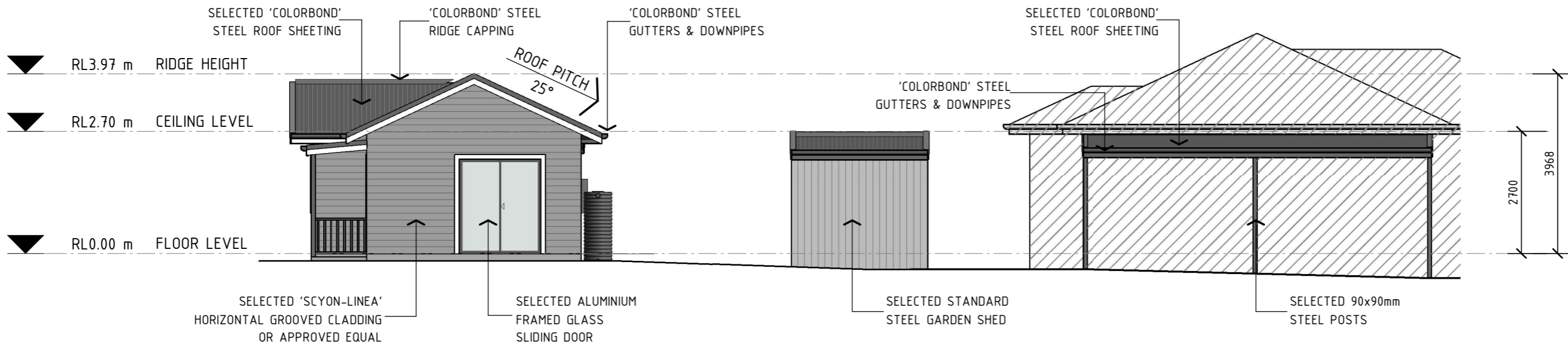
Project:

**PROPOSED WORKS AT
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MUDGEE**

Drawing Title:

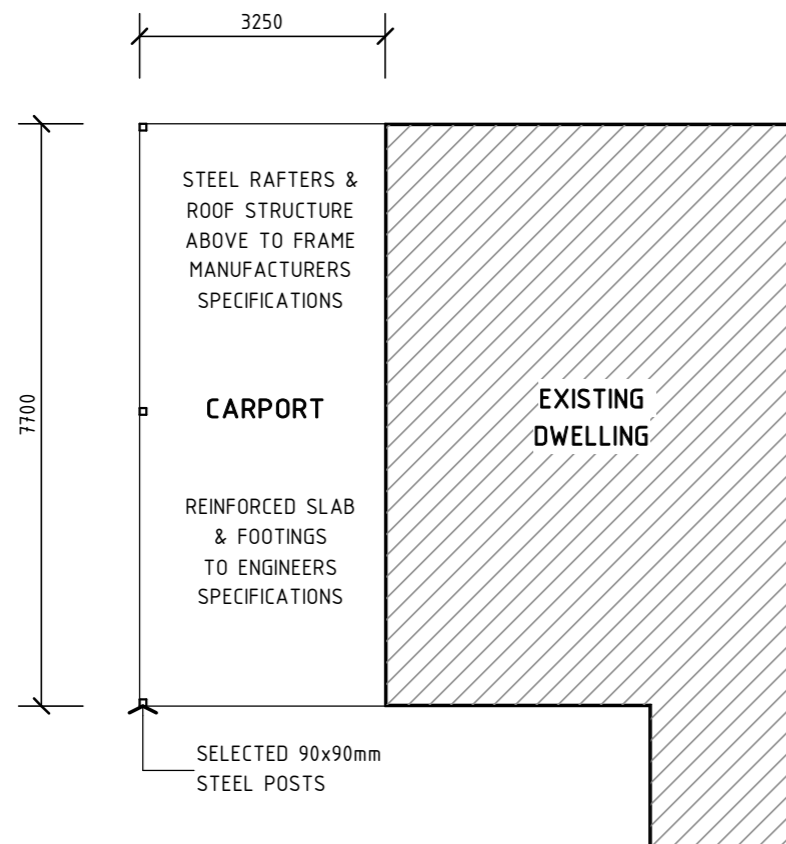
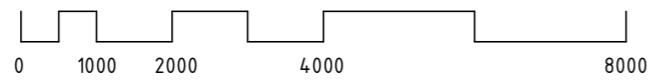
ELEVATIONS 1/2

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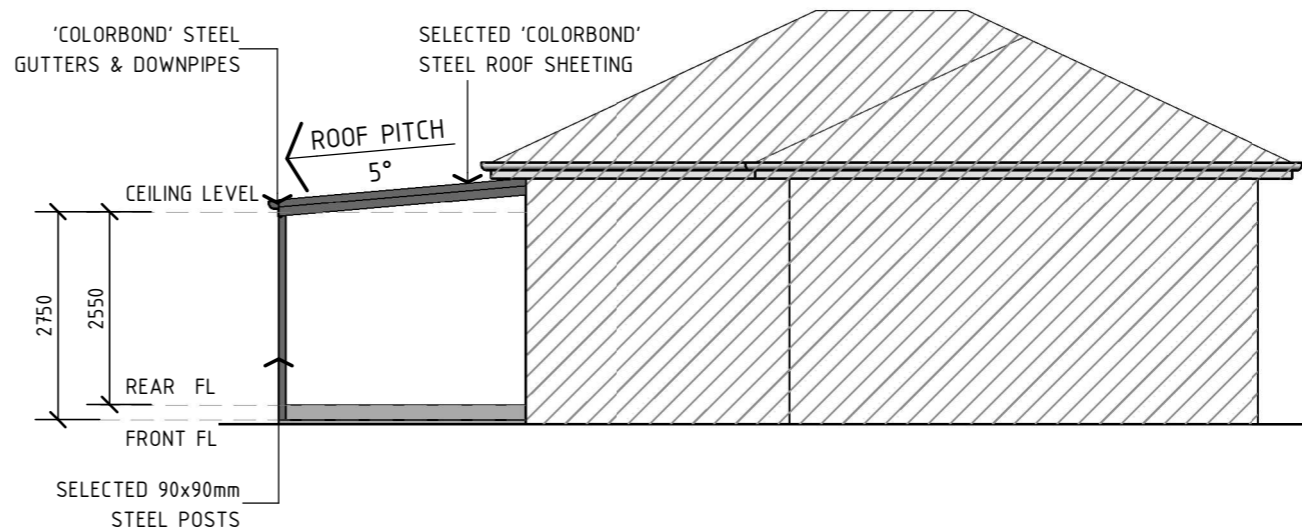
07 ELEVATION: NORTH FACADE

SCALE: 1 : 100 (A3)



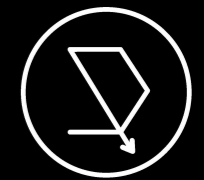
08 CARPORT FLOOR LAYOUT

SCALE: 1 : 100 (A3)



09 ELEVATION: WEST FACADE

SCALE: 1 : 100 (A3)



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Project:

**PROPOSED WORKS AT
1 ATKINSON STREET,
MUDGEE**

Drawing Title:

ELEVATIONS 2/2

Rev	Date	Amendment
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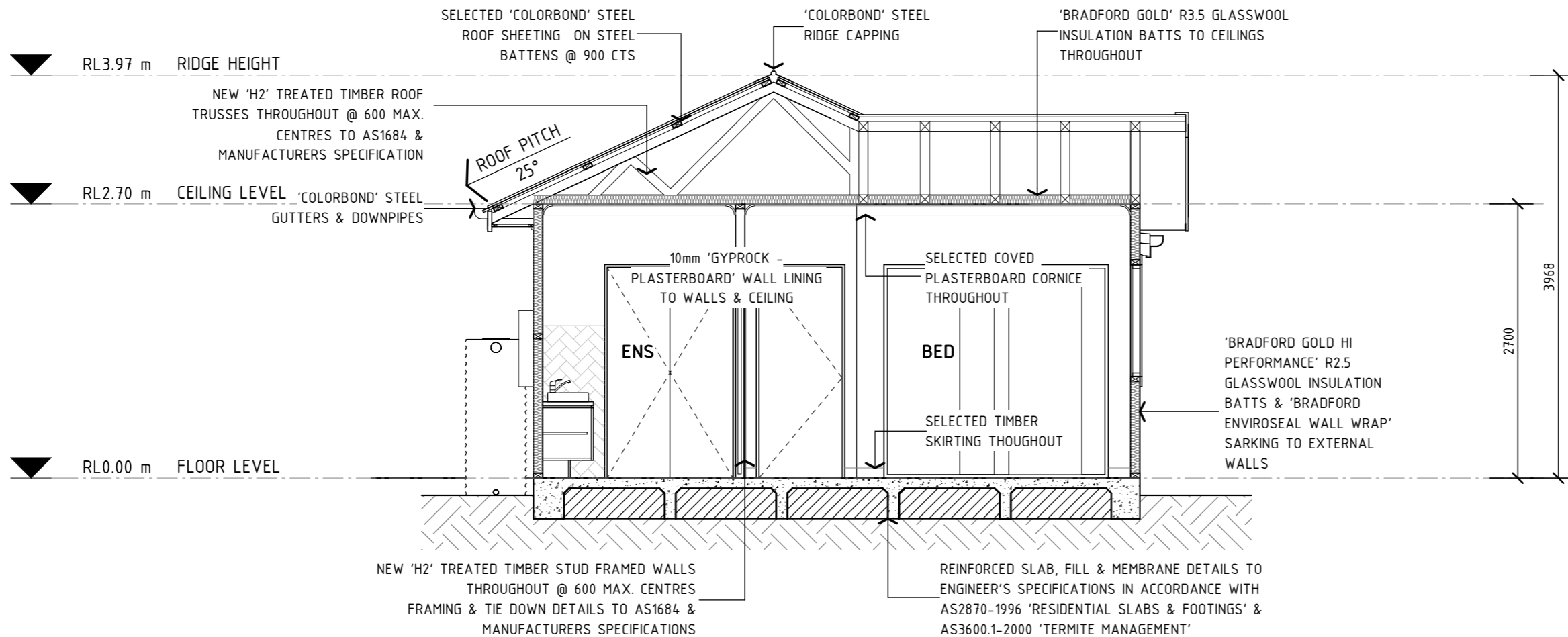
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ASSOCIATION OF AUSTRALIA**

Job Number Revision

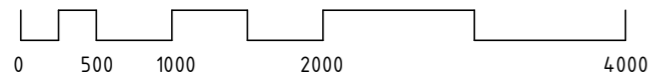
1348 - A06 C

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Sheet 06 of 09



10 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 INSTALL SHOWERHEADS WITH A MIN. RATING OF 4 STAR (>4.5<=6L/min).
 - THE APPLICANT MUST INSTALL TOILET FLUSHING SYSTEMS WITH A MIN. RATING OF 4 STAR.
 - THE APPLICANT MUST INSTALL TAPS WITH A MIN. RATING OF 4 STAR IN THE KITCHEN.
 - THE APPLICANT MUST INSTALL BASIN TAPS WITH A MIN. RATING OF 4 STAR IN EACH BATHROOM.

- ALTERNATIVE WATER SOURCE:**
- THE APPLICANT MUST INSTALL A RAINWATER TANK OF 2,500 LITRES MIN. TO REGULATORY REQUIREMENTS. TO COLLECT RUNOFF FROM 83m² ROOF AREA MIN.
 - THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:
 - THE TOILET;
 - AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT.

THERMAL COMMITMENTS

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

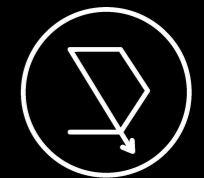
FLOOR, WALLS, CEILING/ROOF:

CONSTRUCTION	ADD. INSULATION REQ'D. (R-VALUE)	OTHER SPECIFICATIONS
FLOOR - CONCRETE SLAB ON GROUND	NIL	
EXTERNAL WALL: FRAME (WEATHERBOARD CLAD)	2.20 (OR 2.60 INCLUDING CONSTRUCTION)	
CEILING & ROOF - FLAT	CEILING - 4 (UP)	UNVENTILATED
CEILING/PITCHED ROOF	ROOF - FOIL/SARKING	DARK (SOLAR ABSORBANCE >0.70)

ENERGY COMMITMENTS

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

- HOT WATER:** THE APPLICANT MUST INSTALL A GAS INSTANTANEOUS SYSTEM WITH A MIN. RATING OF 6 STARS
- COOLING SYSTEM:** THE APPLICANT MUST INSTALL IN AT LEAST 1 LIVING AREA: 1 PHASE AIR CONDITIONING 5 STAR (ZONED)
THE APPLICANT MUST INSTALL IN ALL BEDROOMS: NO ACTIVE COOLING SYSTEM
- HEATING SYSTEM:** THE APPLICANT MUST INSTALL IN AT LEAST 1 LIVING AREA: 1 PHASE AIR CONDITIONING 5 STAR (ZONED)
THE APPLICANT MUST INSTALL IN ALL BEDROOMS: NO ACTIVE HEATING SYSTEM
- VENTILATION:** IN AT LEAST 1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; MANUAL SWITCH ON/OFF
KITCHEN: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; MANUAL SWITCH ON/OFF
LAUNDRY: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; MANUAL SWITCH ON/OFF
- ARTIFICIAL LIGHTING:** THE APPLICANT MUST ENSURE THE 'PRIMARY TYPE OF ARTIFICIAL LIGHTING' TO THE FOLLOWING IS FLUORESCENT OR LED LIGHT LIGHTING;
 - AT LEAST 1 OF THE BEDROOMS / STUDY
 - AT LEAST 1 OF THE LIVING / DINING ROOMS
 - THE KITCHEN
 - ALL BATHROOMS/TOILETS
 - THE LAUNDRY
 - ALL HALLWAYS
- NATURAL LIGHTING:** THE APPLICANT MUST PROVIDE NATURAL LIGHTING TO THE FOLLOWING;
 - AT LEAST 1 BATHROOMS/TOILETS
 - THE KITCHEN
- OTHER:** THE APPLICANT MUST INSTALL AN GAS COOKTOP & ELECTRIC OVEN
THE APPLICANT MUST INSTALL A FIXED OUTDOOR CLOTHES DRYING LINE



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Project:

**PROPOSED WORKS AT
1 ATKINSON STREET,
MUDGEE**

Drawing Title:

**TYPICAL SECTION & BASIX
COMMITMENTS**

Rev	Date	Amendment
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B	17/04/23	PRELIMINARY DRAWINGS
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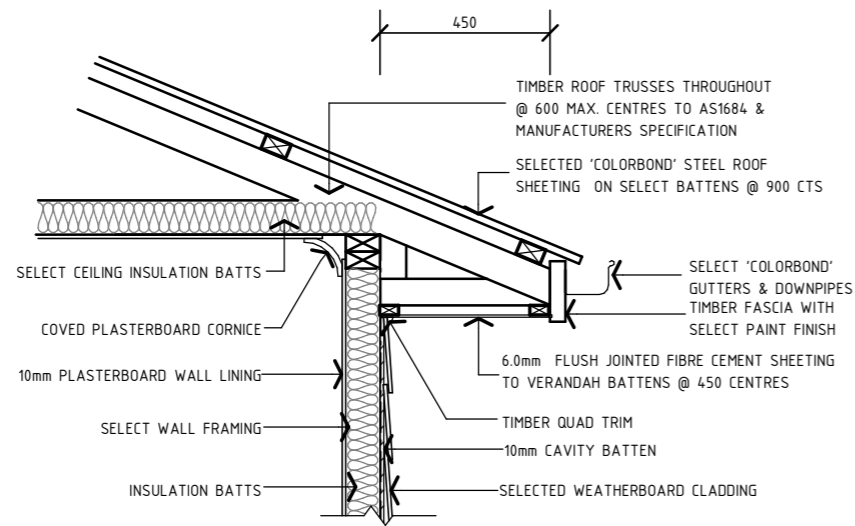
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Job Number Revision

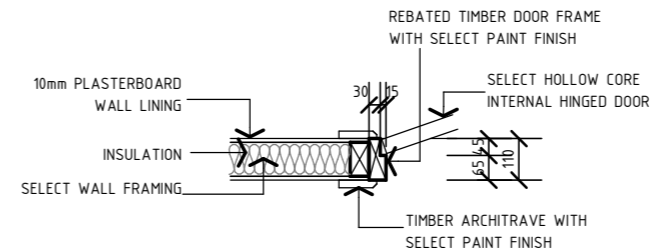
1348 - A07 C

Sheet 07 of 09

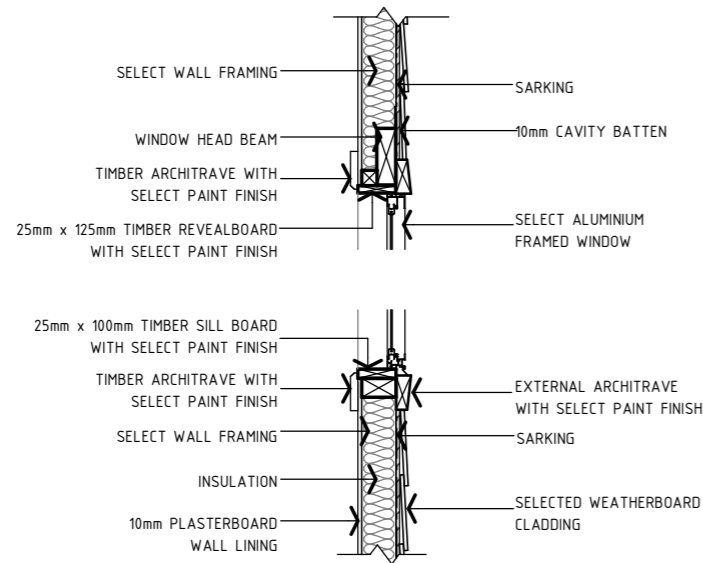
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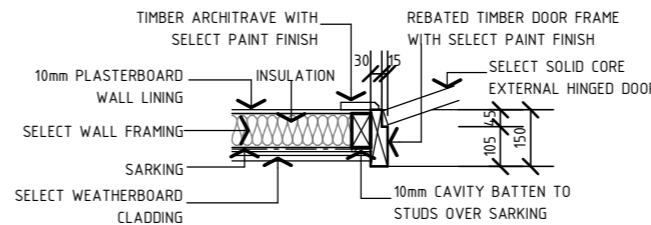
11 | STUD - 450 EAVE DETAIL
SCALE: 1 : 20 (A3)



14 | INTERNAL DOOR DETAIL
SCALE: 1 : 20 (A3)



12 | STUD - WINDOW SECTION DETAIL
SCALE: 1 : 20 (A3)

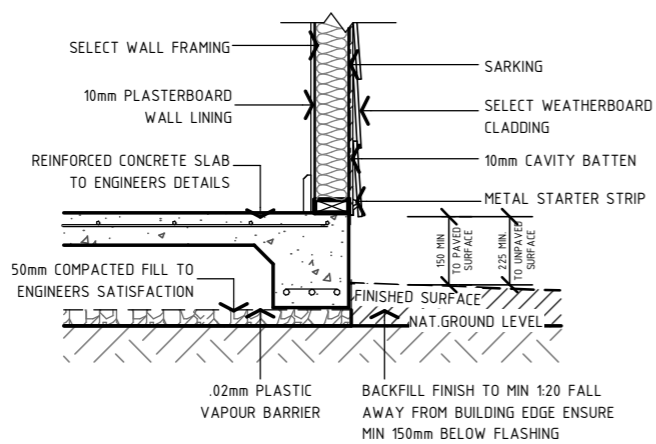


15 | STUD - EXTERNAL DOOR DETAIL
SCALE: 1 : 20 (A3)

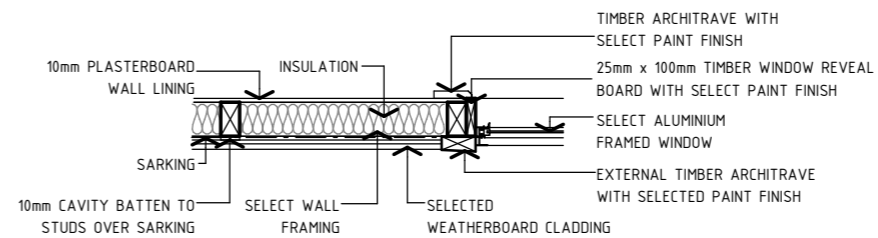
NOTES:

FOR SLAB DETAILS REFER TO ENGINEERS DESIGN AND SPECIFICATION

THE FOUNDATION SHALL BE TREATED TO PROTECT AGAINST INFESTATION BY TERMITES IN ACCORDANCE WITH AS 3660.1-2000



13 | STUD - SLAB EDGE DETAIL
SCALE: 1 : 20 (A3)



16 | STUD - WINDOW PLAN DETAIL
SCALE: 1 : 20 (A3)

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:

JAMES BLACKMAN

Project:

PROPOSED WORKS AT
1 ATKINSON STREET,
MUDGEE

Drawing Title:

CONSTRUCTION DETAILS

Rev	Date	Amendment
A	17/04/23	PRELIMINARY DRAWINGS
B	17/04/23	PRELIMINARY DRAWINGS
C	19/04/23	ISSUED FOR DA/CC

