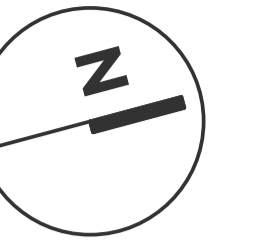
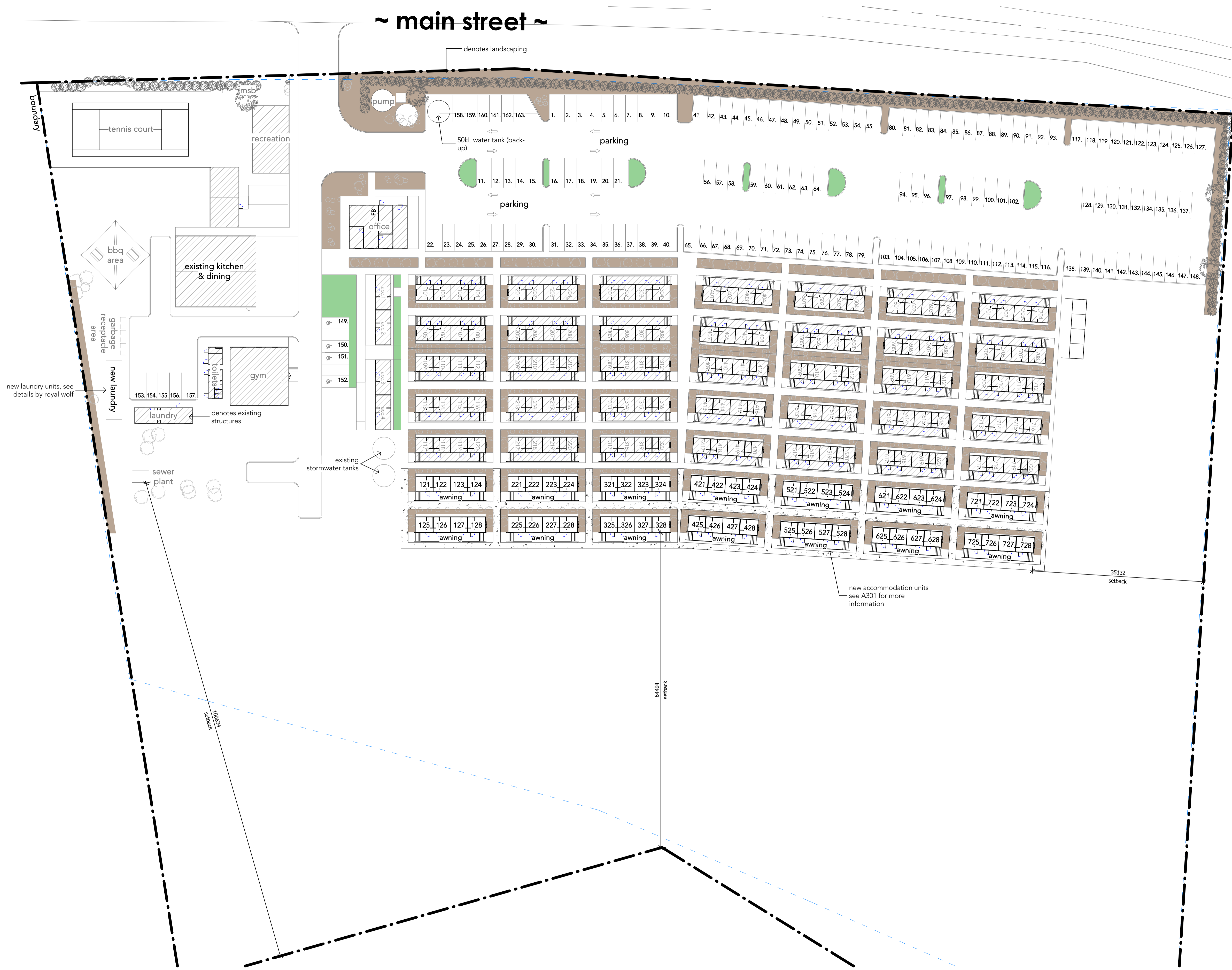


~ main street ~



# 01 SITE PLAN

Scale 1 : 400 @ A1  
0 4000 8000 16000 40000



new laundry units, see details by royal wolf

new accommodation units see A301 for more information

35132 setback

64894 setback

106534 setback

**BARNSON PTY LTD**

address. Unit 1, 36 Darling Street  
Dubbo NSW 2830  
phone. 1300 BARNSON (1300 227 676)  
email. generalenquiry@barnson.com.au  
web. barnson.com.au

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Rev.	Date	Amendment
A	08.05.2023	ISSUED FOR DEVELOPMENT APPLICATION

Project. **ULAN VILLAGE GREEN EXPANSION**  
Site Address. **94 MAIN STREET, ULAN NSW**  
Client. **LONG NECKS DEVELOPMENTS**

Drawing Title. **SITE PLAN**

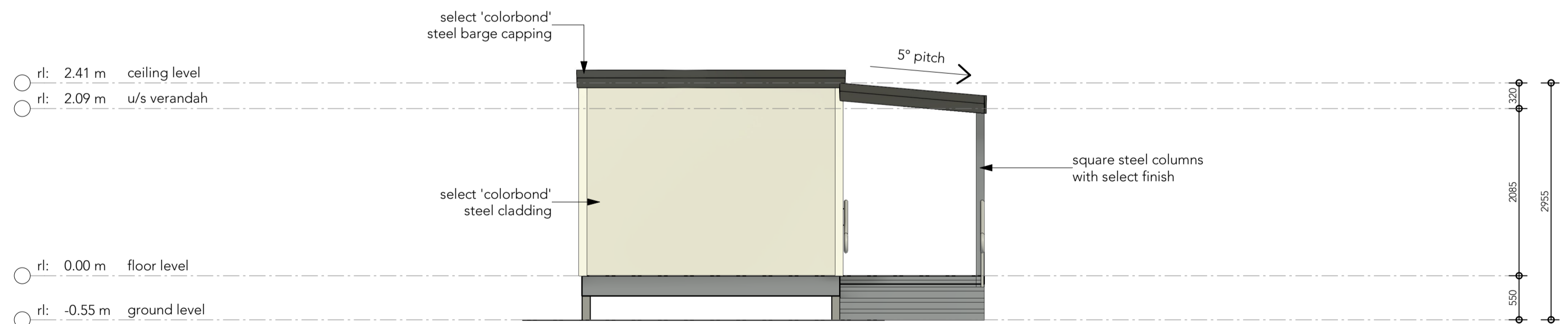
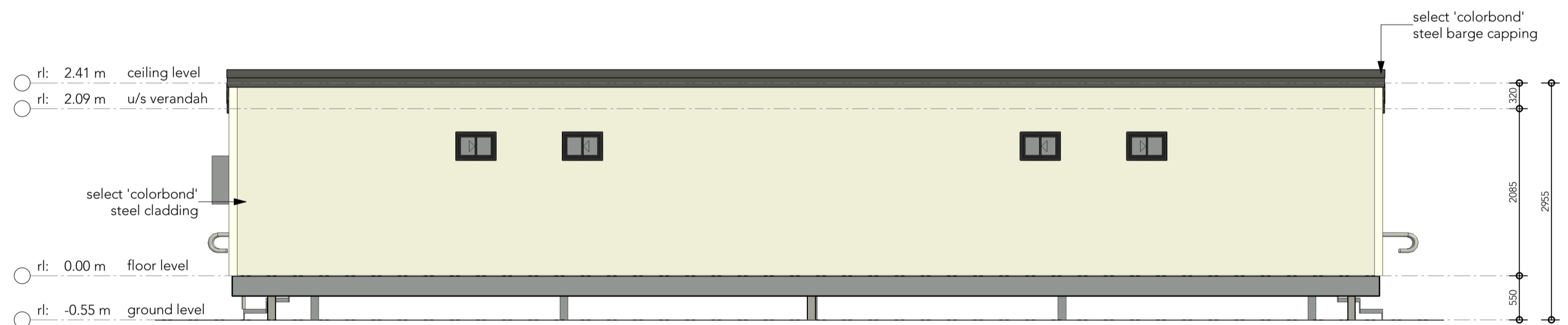
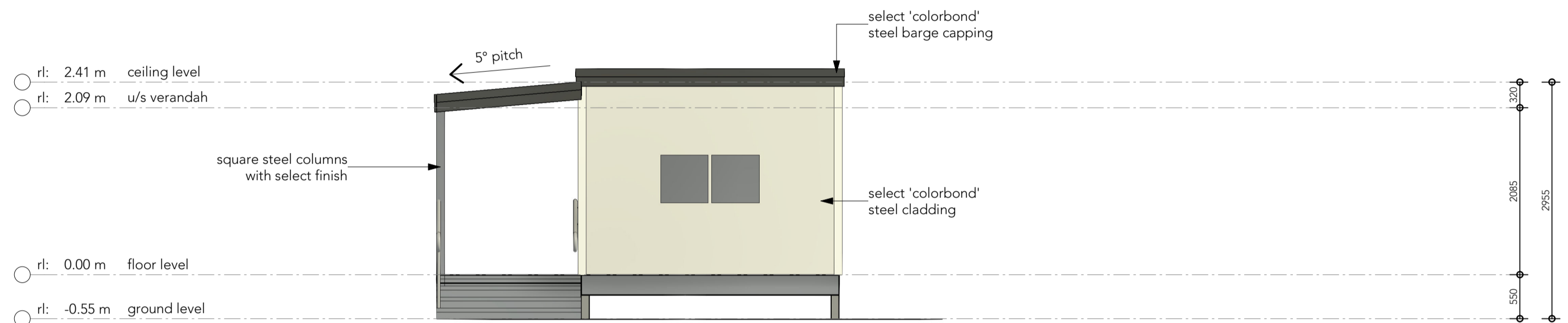
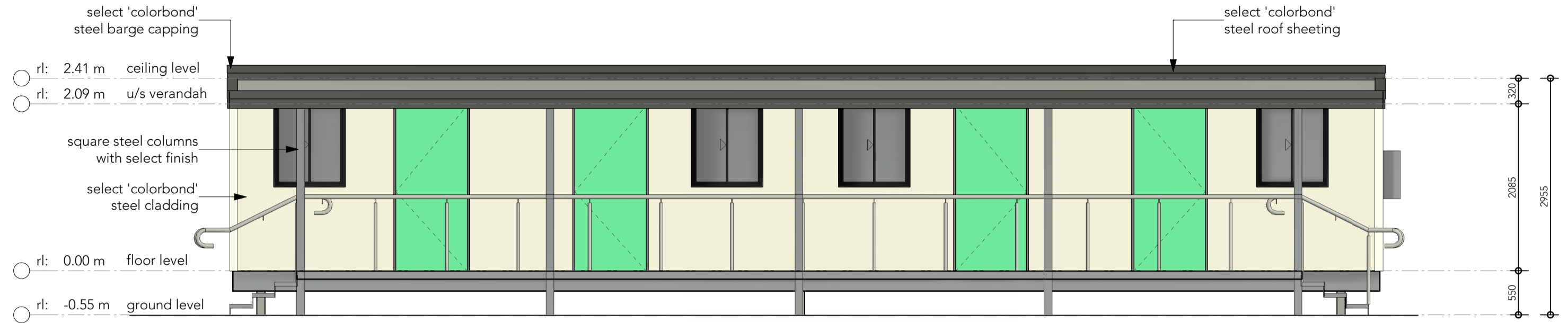
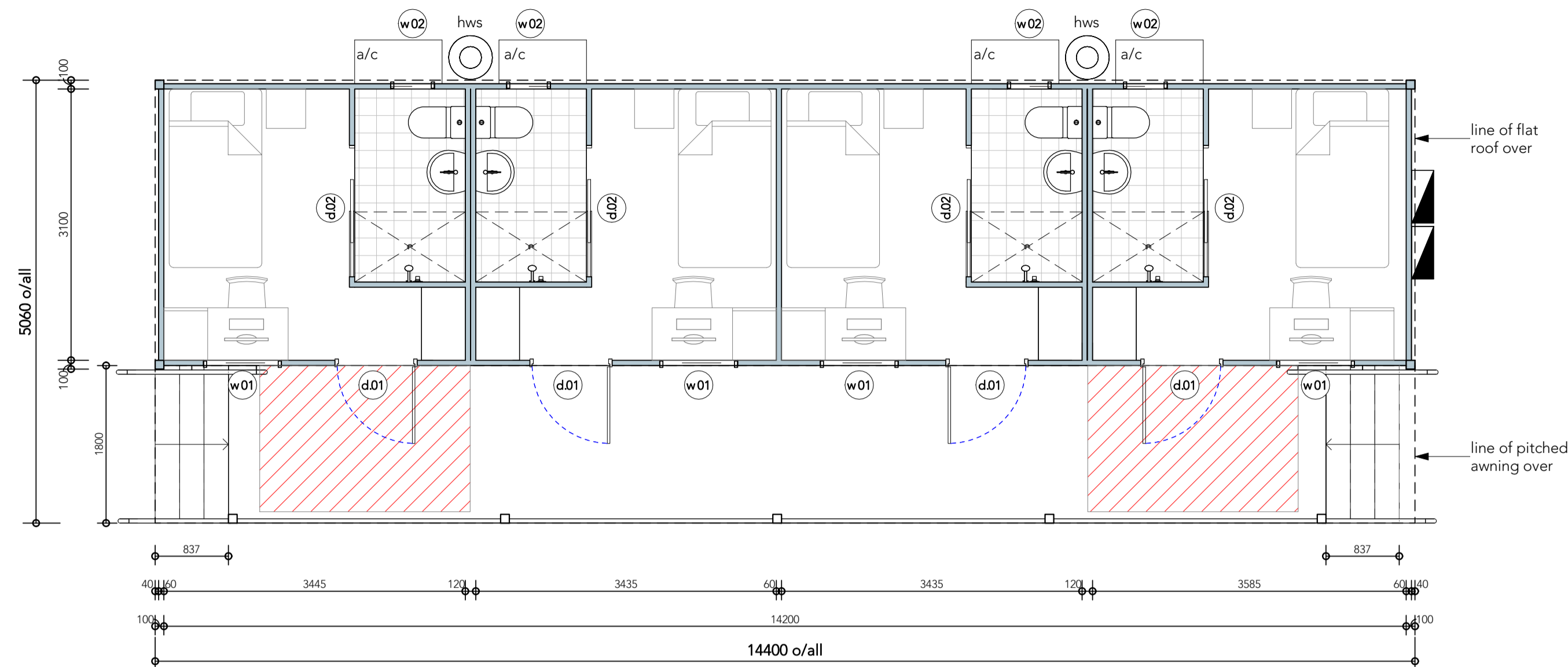
Scale.	1 : 400 @ A1	Drawn.	AJ
Sheet.	01 of 02	Checked.	KG
Project No.	17239	Revision.	A

**ISSUED FOR DA**

Drawing No.

**17239-  
A300**





### construction & finishes schedule

base member	I-300x75x5.2mm bottom frame;
floor joist	Joist C-100x50x15x2.5mm THK @407mm center;
middle member	I 300x75x5mm
steel surface treatment	Painting system 1: 250 micron of epoxy painting
base floor	22mm cellulose fibre cement board
corner post	SHS hollow section 100x100x4mm
steel surface treatment	Painting system 2: + Primer layer with 40 micron of Epoxy-zinc + Undercoat layer with 80 micron of Epoxy + Finished layer with 60 micron of polyurethane
external wall	Corrugated Iron > Colourbond or equiv. Profile and colour range available
top frame beam	Rectangular hollow section 100x100x3mm
roof system	Skillion: Trimdeck with colour matched flashing and end capping. Excludes gutter. 50mm over-hang for gutter install. 6mm Aircell -closed cell foil backed insulation below corny, above battens. Air gap av.120mm. Welded steel 2.5mm inner roof. Air gap24mm, 6 mm air cell, 50mm glass wool batt, 6mm aircell: hunter Douglas interlocking
internal framing	60mm cold rolled steel framing
wall panel system	Aluminium Composite panel (range of colours available), 3mm steel faced, 3mm composite backed panel. EJ - black sicalflex at joins onto
glazing	Double glazing to all window assemblies
flooring in living area	High performance 3mm printed vinyl tile
flooring wet area	5mm thickness of ceramic tile, slip resistance, colour: optional Cementitious adhesive: MAPEI product with: * Kerabond T in compliance with EN 12004 as C2 mixed with Isolastic
wall finishing in wet area	Continuous Seal preparation to FC sheeting. Paint finish off white.
smoke detector	Manufacturer: SFL-188 Type: AC-220V/DC-9V Battery Back up
lighting	General Light Fittings: Panasonic, Philips, or equivalent Country of Origin: Australia,
bathroom exhausted fans	Type: Wall exhaust fan Air Flow Rate: 80 CMH Speed (RPM): 1450 RPM Maximum Power (Voltage/Phases/Hz): 240 V / 1P / 50 Hz
cold water supply pipes	Type of pipe: PP-R Pipe Manufacturer : DEKKO - German - commercial grade fusion welded.
Hot water supply pipes	Type of pipe: PP-R Pipe Manufacturer : DEKKO - German - commercial grade fusion welded.
Waste water drainage pipes	uPVC and PVC Pipe Manufacturer : Snow
hand basin	Ceramic hand basin with PVC or MDF cabinet below
Hand basin taps	3 piece basin sets
Bth cabinet	PVC or MDF cabinet with mirror front facing
Soap dish	PVC or stainless steel soap dish
Toilet	Ceramic toilet with "S" trap, 300mm roughing-in, dual flush 3/6 litre
Coat hook	Stainless steel coat hook
Towel rail	Stainless steel towel rail
Floor drain	Stainless steel puddle flange floor drain
Shower	Glass-look Acrylic, lined with ABS tray and tempered glass wall
Shower head	Mixer and water saving shower head.
External door	820mmWx2040mmH metal door c/w door closer, rubber seals, handle and multi point Hafele master keyed locks 820mmWx2040mmH metal door c/w door closer, rubber seals, handle and multi point Hafele master keyed locks
Internal door	720mmWx2040mmH HDF hung sliding door c/w seals and handle
Main window	890mmWx1050mmH double glazed sliding window with powder coated aluminium frame c/w stainless flyscreen
Toilet window	500mmWx350mmH fixed tempered fixed glass window with aluminium frame.

**Emergency lighting**  
Emergency lighting to be installed along the path of travel to the exits of the building in accordance with Part E4D2 of the BCA Vol. 1.

Illuminated exit signs must comply with AS2293.1-2005 or for a photoluminescent exit sign, Specification E4D8 of the BCA, Vol. 1 & be clearly visible at all times when the building is occupied by any person having the right of legal entry to the building.

**Headline AS and BCA compliance documentation and certificates**

- Region D wind rating to permanent building components. Temporary awnings, footings and siting requirements not inclusive.
- BCA energy efficiency requirements - 6 star rated and certified.
- Plumbing Certified to AS 3500 - Form 16 supplied for plumbing works.
- Watermark compliance and certificates supplied for all plumbing fixtures and fit-off items.
- Electrical certified to AS 3000 - Form 16 supplied for electrical works to DB per building.
- Energy Efficient Lighting complying with MP 4.1 of the QDC.
- Smoke Alarms to AS3786 - Audible and visual alert system.
- BCA compliance: Certifier compliance documentation provided for buildings supplied notwithstanding siting and local statutory requirements.
- Class 1b - camp accommodation
- Structural Certification supplied - Form 16 supplied where applicable from RPEO Engineer
- Building form 16 certification for:
  - Wet area water proofing in accordance with AS3740
  - Single piece moulded shower unit
  - Isolastic sealing and treatment to floor and wall FC Sheeting in addition to surface treatments.
- Glazing installed in accordance with AS1288 and AS2047
- Glazing safety glass certificate - double glazed units supplied within heavy duty powder-coated level spring-lock assembly. Form 16 supplied on
- Fire Hazard compliance to AS1530.3.1999 : flammability, heat release and smoke release of commercial building products.
- Roof and Wall Sheeting to AS 1562.3 -2006

ISSUED FOR DA