

PROPOSED AREA OF WORKS
174 CHURCH STREET, MUDGEE
LOT 111 - DP1110736



01 | LOCALITY PLAN

NOT TO SCALE

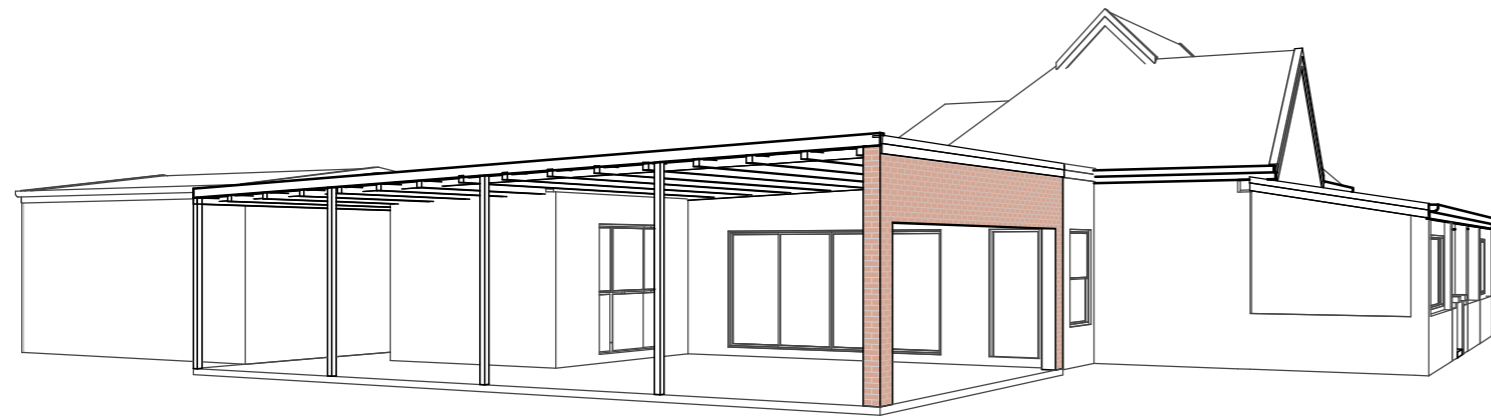


GENERAL NOTES:

- 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:

- 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.
- 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.

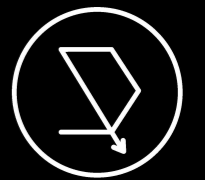


PROPOSED CARPORT

174 CHURCH STREET
MUDGEE NSW

DRAWING SCHEDULE

1339-A 01	3D PERSPECTIVES, LOCALITY PLAN & NOTES
1339-A 02	SITE PLAN
1339-A 03	EXISTING FLOOR LAYOUT
1339-A 04	PROPOSED FLOOR LAYOUT
1339-A 05	ELEVATIONS
1339-A 06	SAFE DESIGN OF STRUCTURES NOTES



On Point
BUILDING DESIGN

CONTACT DETAILS

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Client:

RAYNER CONSTRUCTIONS

Project:

PROPOSED WORKS TO EXISTING AT CHURCH STREET, MUDGEE

Drawing Title:

3D PERSPECTIVES, LOCALITY PLAN & NOTES

Rev	Date	Amendment
A	25/01/23	PRELIMINARY DRAWINGS
B	8/03/23	ISSUED FOR DA APPROVAL
C	1/05/23	RE-ISSUED FOR DA APPROVAL
D	19/07/23	RE-ISSUED FOR DA APPROVAL



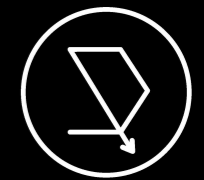
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Job Number Revision

1339 - A01 D

Sheet 01 of 06

RE-ISSUED FOR DA APPROVAL



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BUILDING DESIGN

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Client:

RAYNER CONSTRUCTIONS

Project:

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Drawing Title:

SITE PLAN

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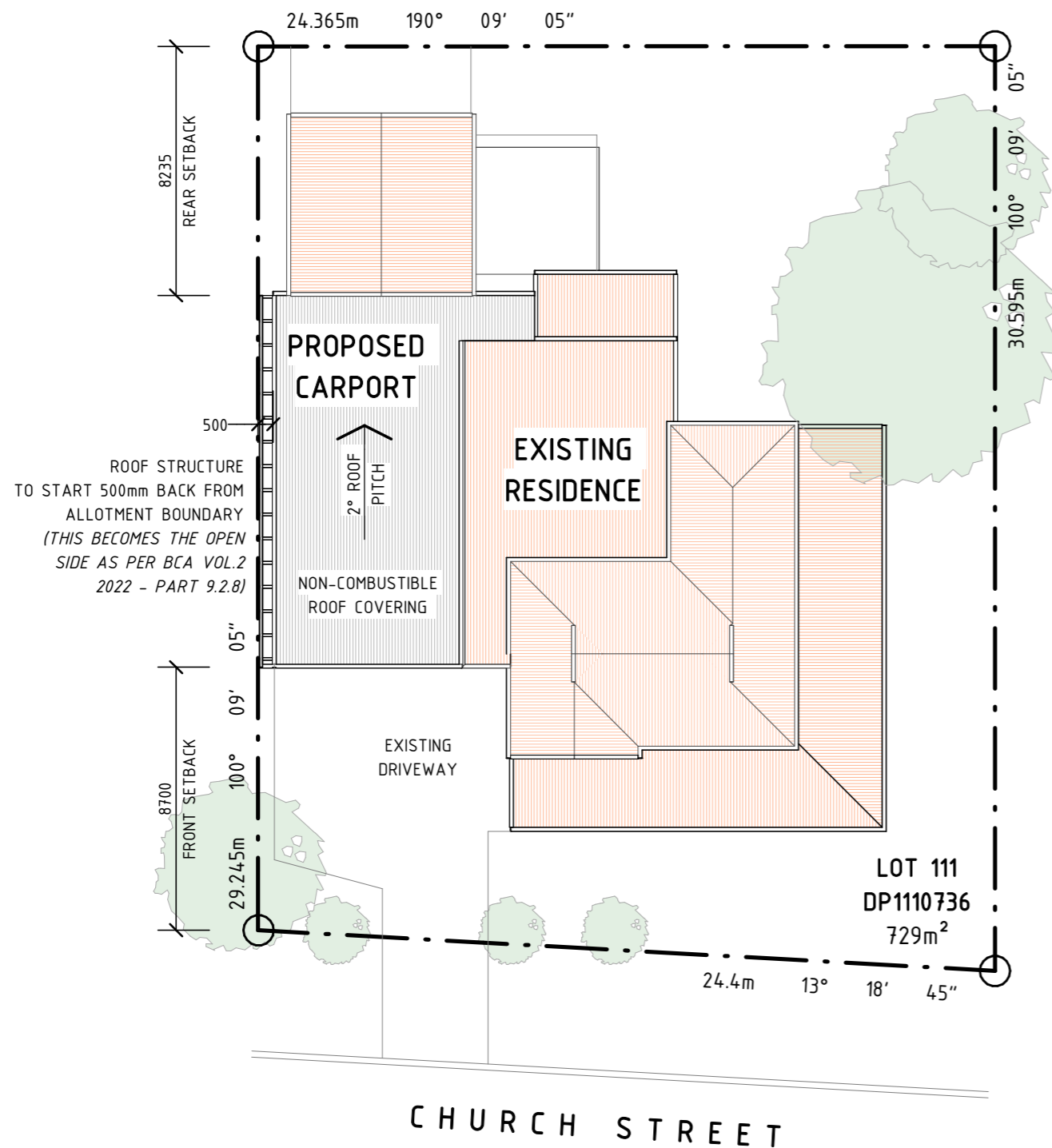


BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Job Number Revision

1339 - A02 D

Sheet 02 of 06

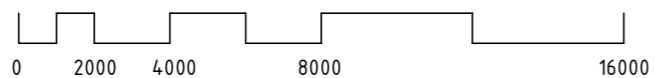


ROOFING PLAN NOTES:

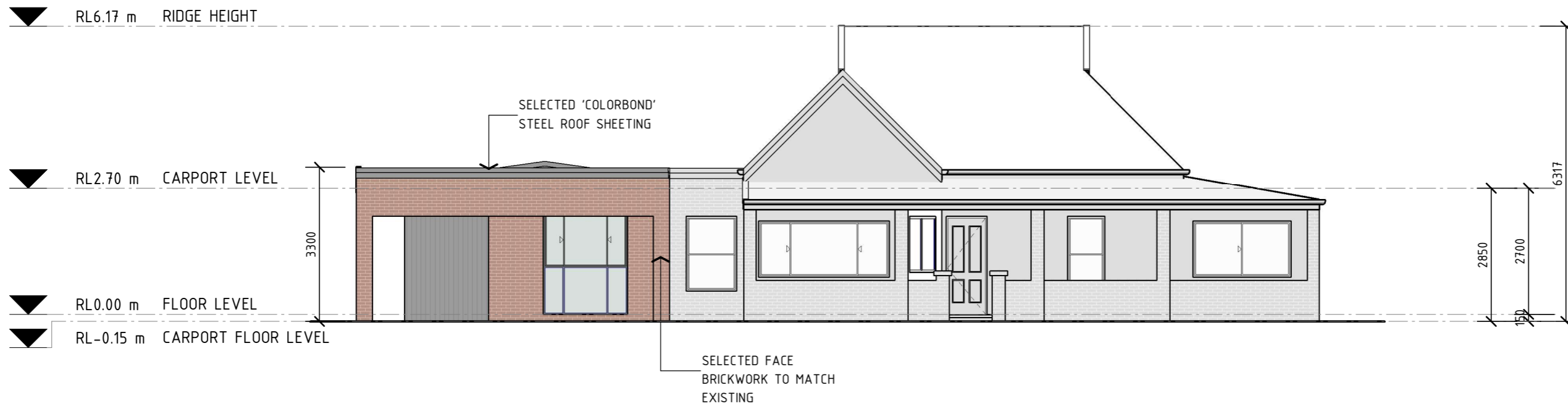
1. SELECTED 'COLORBOND' STEEL CORRUGATED ROOF CLADDING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTALLATION INSTRUCTIONIS & AS1562.1 DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL (NCC VOL2 P3.5.1.0 (b))
2. ROOFING TO BE INSTALLED AS PER AS/NZS3500.3
3. DOWNPIPES ARE TO BE LOCATED 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 MAUFACTURERS 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, DOWPIPES & 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 CATHMENT SUPPLIES (NCC VOL2P3.5.2.2 (d)) EAVE GUTTERS MUST HAVE A 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

02 | SITE LAYOUT

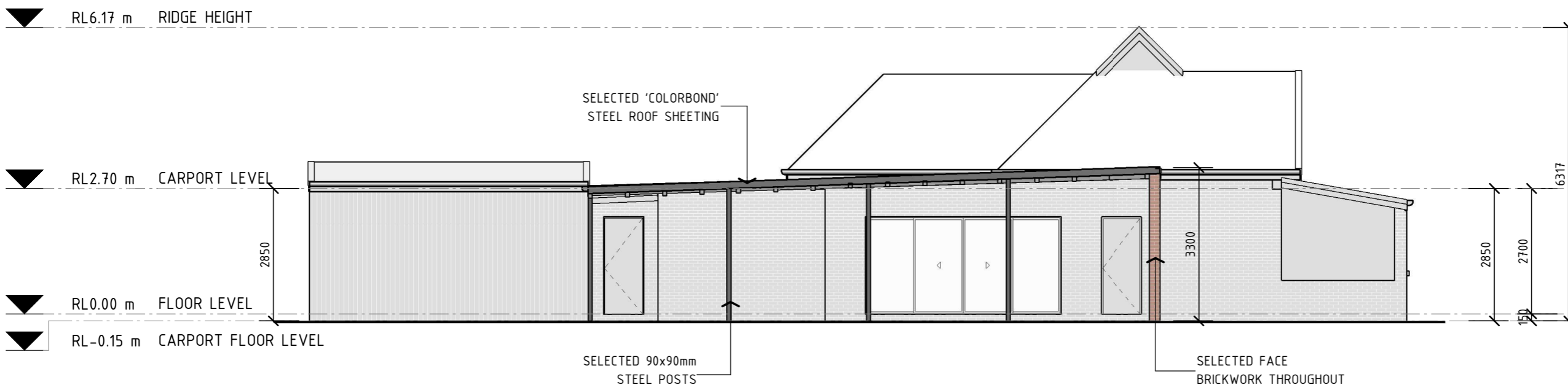
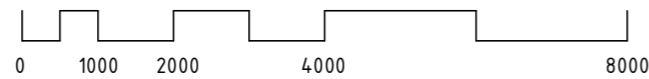
SCALE: 1 : 200 (A3)



RE-ISSUED FOR DA APPROVAL



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



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

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Project:
PROPOSED WORKS TO EXISTING AT CHURCH STREET, MUDGEE

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ELEVATIONS

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