PROPOSED INFORMATION & EDUCATION FACILITY AND SERVICED APARTMENT

FOR

269 HENRY LAWSON DRIVE EURUNDEREE NSW 2850



GENERAL NOTES:

Builder to confirm all dimensions before commencing any works.

If discrepancies occur on plans, designer is to be

All dimensions are in millimeters unless otherwise

Use figured dimensions only. Do not scale from

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 con-junction with project specification and all consultant drawings including but not limited to Structural Engineer and

Soil Classification - refer to Engineers report and soil

SPECIFICATIONS:

WIND CLASSIFICATION - BY ENGINEER

All plumbing to AS 3500 and must carried out by a licensed plumber in accordance with the Plumbing Code of Australia (PCA) to comply with the requirements of the Local

Gutters and Downpipes to be designed and installed in accordance with NCC Part 7.4.

All electrical work shall be undertaken by a licensed electrician and in accordance with AS/NZS 3000

CONDENSATION MANAGEMENT

Install a pliable building membrane to comply with AS4200.1 & AS4200.2 with a vapour permeance of not less than 1.14ug/N.s in this climate. (Climate 6). Except for single skin masonry or concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity.

SPECIFICATIONS:

TERMITE PROTECTION

All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC Part 3.4. Provide a durable notice in the meter box indicating type of barrier

SMOKE DETECTORS

Smoke detectors shall be install as noted on the plans and in accordance with AS 3786 and NCC Part 9.5. They must be hard wired to the electrical supply.

GLAZING
Provide glazing to AS 1288 and NCC Part 8

LIFT OFF HINGES (LOH)

Provide lift of hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC 10.4.2

DRAUGHT SEALING

Provide a seal/draught excluder to the bottom edge of all external doors

SPECIFICATIONS: RURAL LAND

FIRE FIGHTING EQUIPMENT

A 65mm Storz outlet with a metal Gate or Ball Valve to be provided on the water storage

Above ground tanks to be manufactured of concrete or metal. Tank

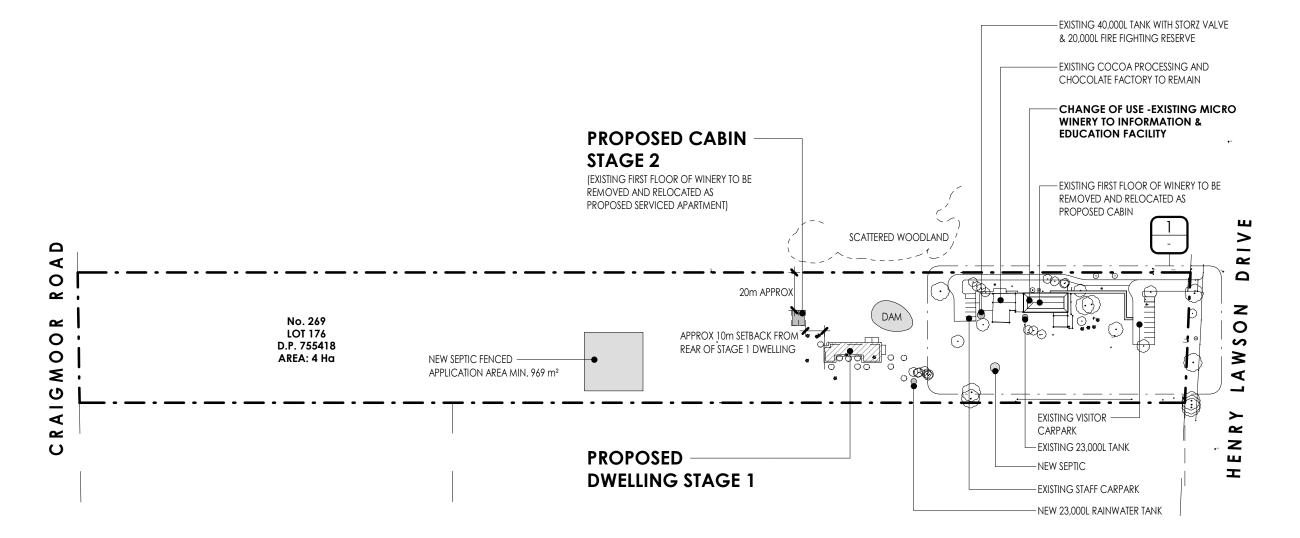
building are to be provided with adequate shielding for the protection of the fire fighters

Above ground water pipes external to the building are to be metal including and up to any taps

Pumps are to be shielded

Ensure 20,000L min. reserved for fire fighting





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С	DA ISSUE	13.02.24
В	CLIENT APPROVAL	22.12.23
Α	PRELIMINARY	17.12.23
Issue	Description	Date



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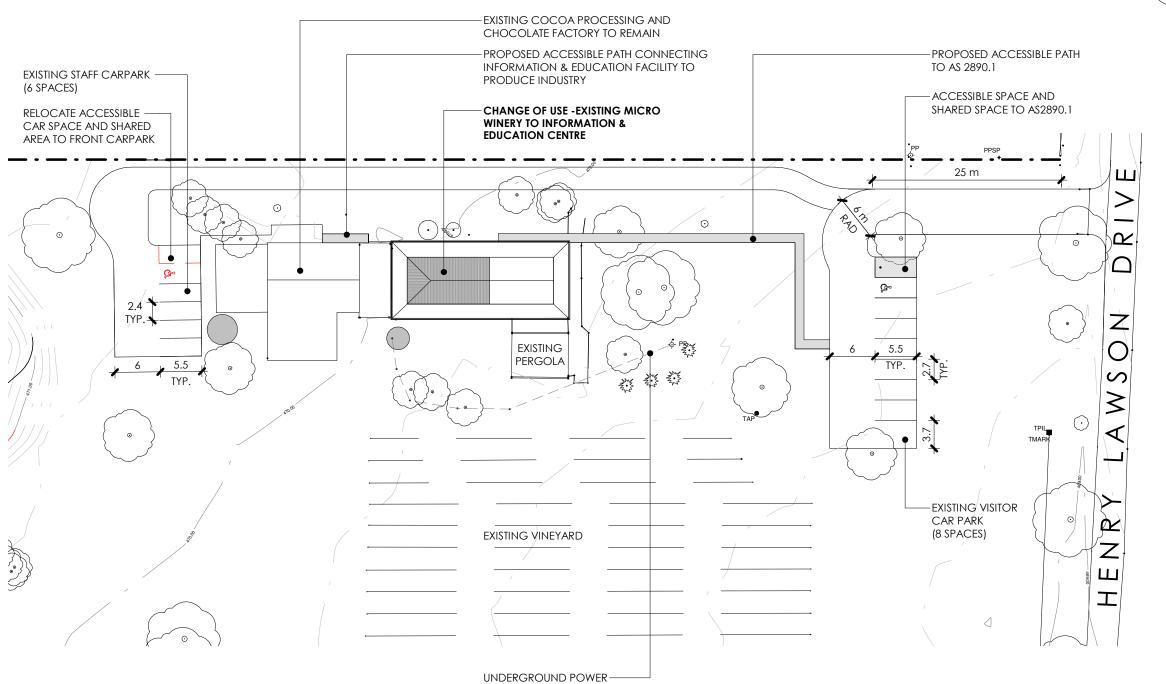
SITE PLAN

Scale at A3

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	Drawing No.	Issue
	628SPE/02-01	C





DETAILED SITE PLAN SCALE 1:500

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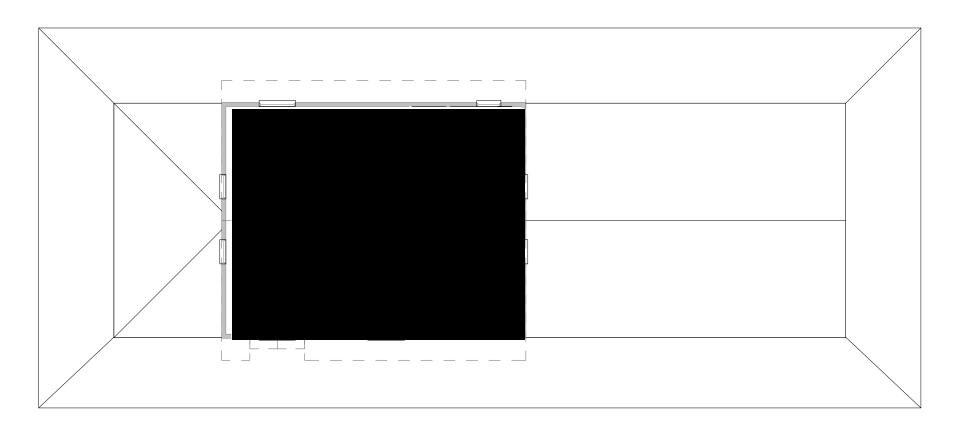
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DETAILED SITE PLAN

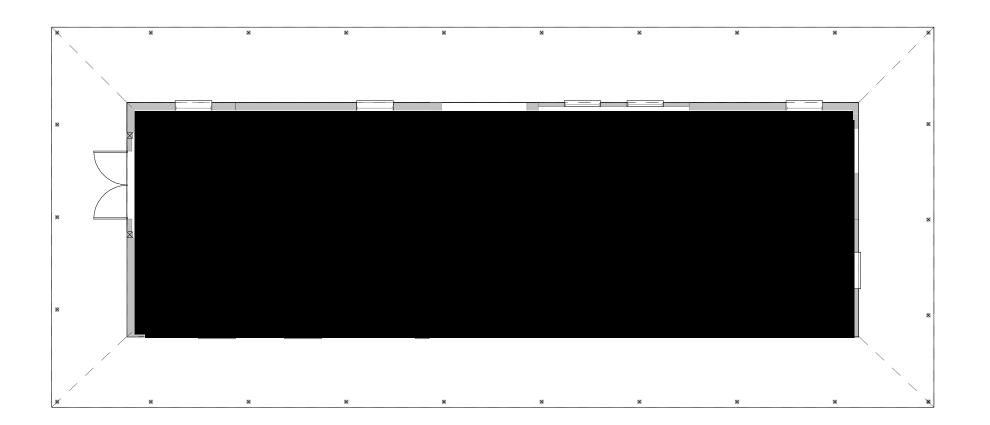
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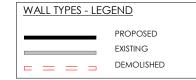
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EXISTING UPPER FLOOR PLAN SCALE 1:100



EXISTING GROUND FLOOR PLAN SCALE 1:100





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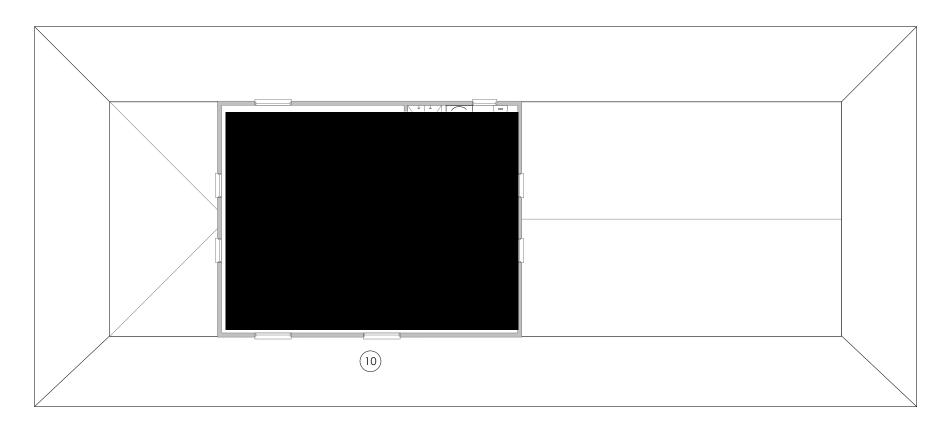
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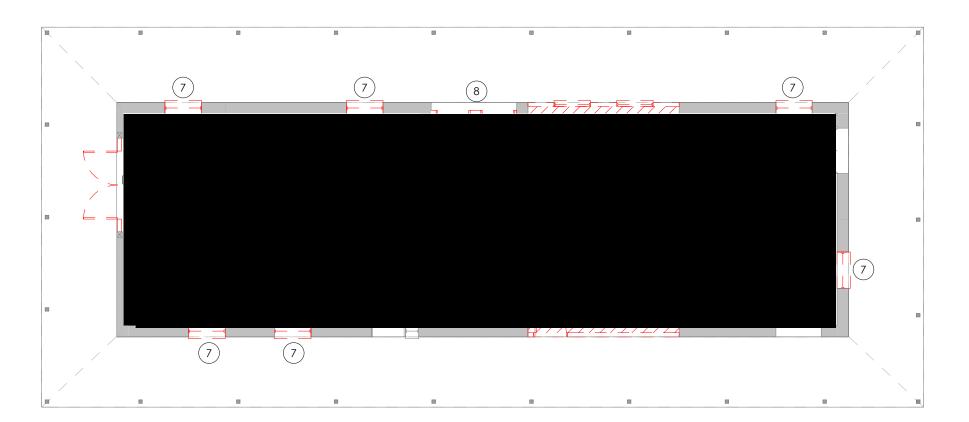
EXISTING FLOOR PLANS

Scale at A3

1:100 Date OCTOBER 2022 Drawn RG/CD Drawing No. Issue 628SPE/02-03



SCALE 1:100



DEMOLITION GROUND FLOOR PLAN



- DEMOLISH EXISTING TIMBER FLOOR AND INFILL TIMBER WALLS. LAY NEW REINFORCED CONCRETE SLAB TO ENGINEER'S DESIGN
- DEMOLISH STEPS
- DEMOLISH WALLS AS SHOWN DOTTED
- REMOVE EXISTING HARDWOOD POSTS (4) AND BEAMS. REUSE ELSEWHERE
- REMOVE CEILING. REINSTATE NEW RAFTERS AND COLLAR TIES TO MATCH EXISTING AND INFILL ROOF WHERE FIRST FLOOR IS REMOVED
- REMOVE EXISTING HINGED DOORS. REPLACE WITH AUTOMATIC TIMBER SLIDING DOOR
- REPLACE ALL WINDOWS AS SCHEDULED. KEEP EXISTING OPENING
- DEMOLISH EXISTING INFILL WALL AND DOORS. FRAME UP AND INSTALL NEW WINDOW TO MATCH EXISTING
- RELOCATE EXISTING KITCHEN JOINERY TO 9
- REMOVE FIRST FLOOR AND RELOCATE TO PROPOSED POSITION ON SITE. MAKE GOOD ROOF AS PER (5)
- INFILL WITH MUDBRICKS DEMOLISHED FROM INTERNAL WALL



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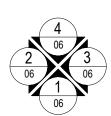
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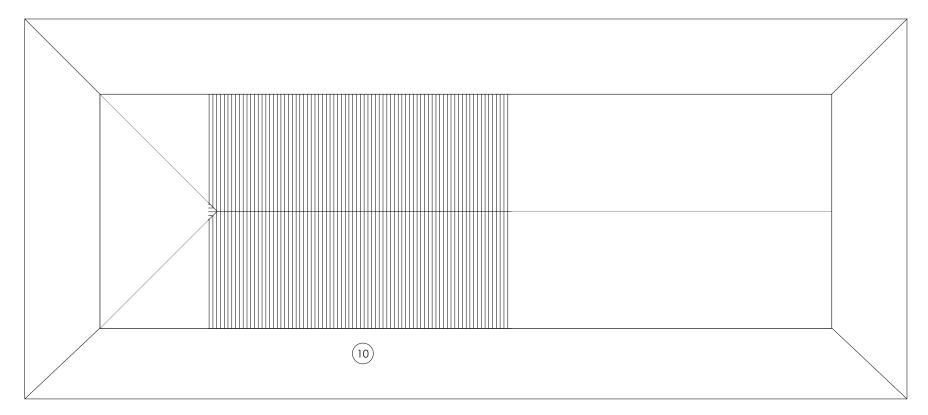
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DEMOLITION FLOOR PLAN

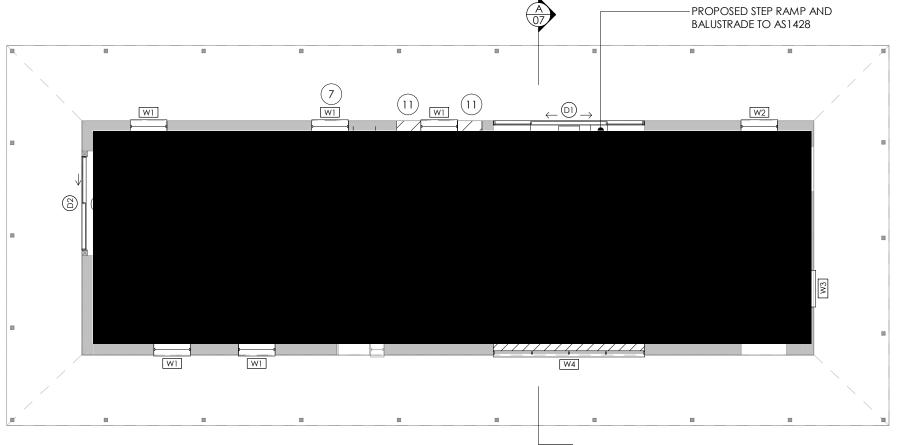
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PROPOSED ROOF PLAN



FIRE EXTINGUISHERS - TO NCC PART E1 D14 (3)

EMERGENCY LIGHTING - NOT REQUIRED IN CLASS 6 BUILDING LESS THAN 300 m²

FIRE HOSE REELS - NOT REQUIRED IN CLASS 6 BUILDING LESS THAN 500 m²





- DEMOLISH EXISTING TIMBER FLOOR AND INFILL TIMBER WALLS. LAY NEW REINFORCED CONCRETE SLAB TO ENGINEER'S DESIGN
- (2) DEMOLISH STEPS
- (3) DEMOLISH WALLS AS SHOWN DOTTED
- REMOVE EXISTING HARDWOOD POSTS (4) AND BEAMS. REUSE ELSEWHERE
- REMOVE CEILING. REINSTATE NEW RAFTERS AND COLLAR TIES TO MATCH EXISTING AND INFILL ROOF WHERE FIRST FLOOR IS REMOVED
- REMOVE EXISTING HINGED DOORS. REPLACE WITH AUTOMATIC TIMBER SLIDING DOOR
- REPLACE ALL WINDOWS AS SCHEDULED. KEEP EXISTING OPENING
- DEMOLISH EXISTING INFILL WALL AND DOORS. FRAME UP AND INSTALL NEW WINDOW TO MATCH EXISTING
- RELOCATE EXISTING KITCHEN JOINERY TO (9) CABIN
- REMOVE FIRST FLOOR AND RELOCATE TO (10)PROPOSED POSITION ON SITE. MAKE GOOD ROOF AS PER (5)
- INFILL WITH MUDBRICKS DEMOLISHED (11)FROM INTERNAL WALL
- EXIT SIGN REQUIRED ABOVE DOOR PROVIDING EGRESS AS NOTED ON THE PLAN BY THIS SYMBOL. INSTALL TO NCC PART E4 D5 TO COMPLY WITH AS 2293.1
- POWER-OPERATED DOOR TO COMPLY WITH NCC D3 D24 (3) MUST BE ABLE TO BE OPENED MANUALLY UNDER A MAXIMUM FORCE OF 110N IN THE EVENT OF POWER FAILURE





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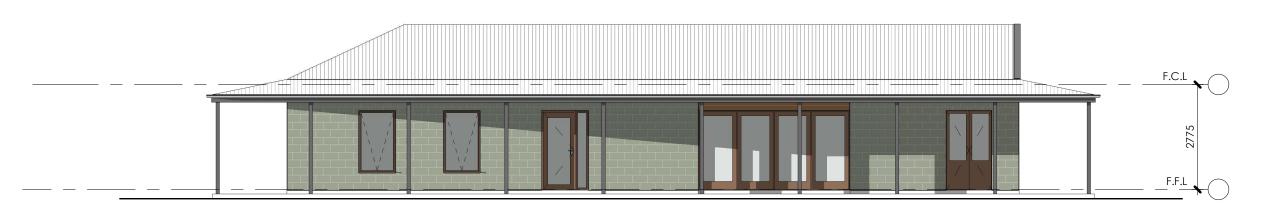
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Title PROPOSED FLOOR & ROOF PLAN -INFORMATION & EDUCATION FACILITY

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1:100 Drawn RG/CD OCTOBER 2022 Drawing No. Issue 628SPE/02-05



SCALE 1:100



WEST ELEVATION

SCALE 1:100







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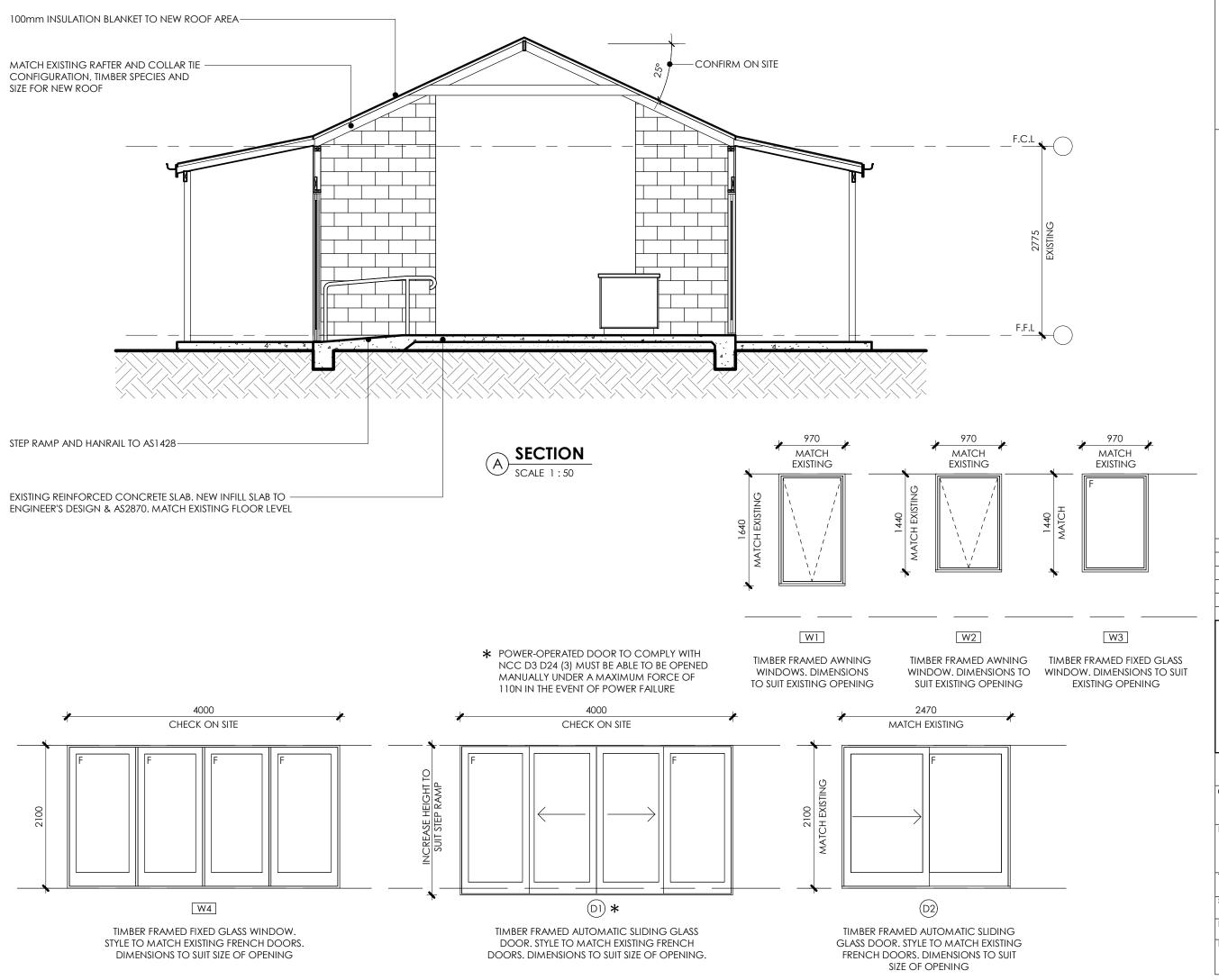
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Title PROPOSED ELEVATIONS - INFORMATION & EDUCATION FACILITY

Scale at A3

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628SPE/02-06	C



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Title SECTION, WINDOW & DOOR SCHEDULE INFORMATION & EDUCATION FACILITY

Scale at A3

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628SPE/02-07	C



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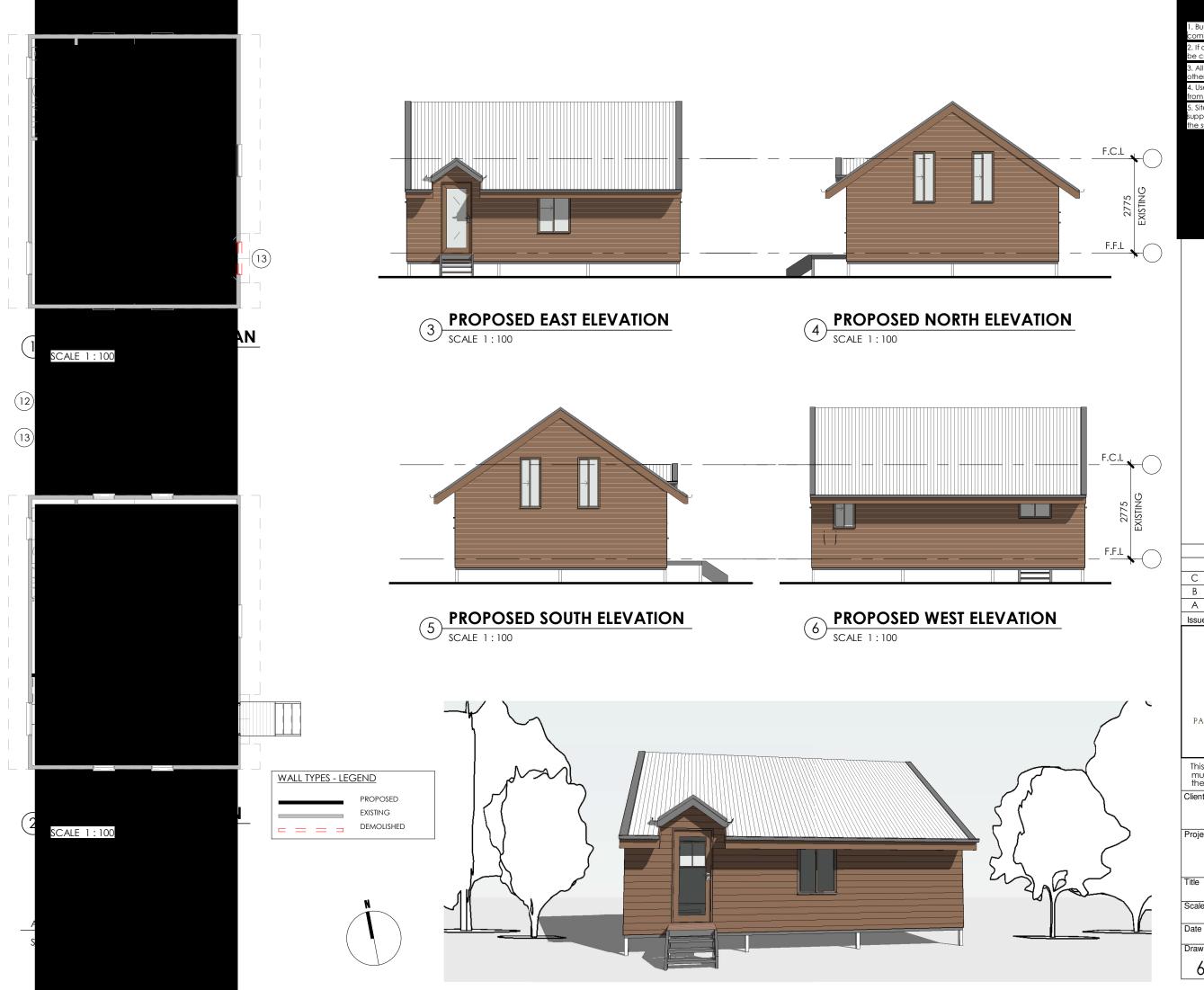
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Title PROPOSED PERSPECTIVES - INFORMATION & EDUCATION FACILITY
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Drawing No.	Issue
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Title PLANS, ELEVATIONS & PERSPECTIVES -SERVICED ACCOMODATION UNIT Scale at A3

1:100	
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Drawing No.	Issue
628SPE-02-09	C