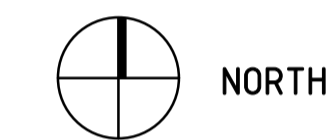




PROPOSED AREA OF WORKS
26 RIFLE RANGE ROAD, MUDGEES
LOT 20 - DP 1191367



01 LOCALITY PLAN
NOT TO SCALE



GENERAL NOTES:

1. 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
2. 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.
3. 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, 2014'; POLICY REQUIREMENTS OF 'MID WESTERN REGIONAL SHIRE COUNCIL';
4. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE & LEVELS ARE EXPRESSED IN METRES.
5. ALL LEVELS, DIMENSIONS, SITE CONDITIONS & SERVICES, TO BE CHECKED & CONFIRMED ON SITE & WITH RELEVANT SERVICE AUTHORITIES, PRIOR TO CONSTRUCTION.
6. THE RELEVANT STATUTORY AUTHORITIES SHALL BE NOTIFIED IN ADVANCE & THEIR APPROVALS OR SERVICES, IF NECESSARY SHALL BE OBTAINED.

CONSTRUCTION NOTES:

1. ALL INTERNAL WALLS U.N.O TO BE 70mm TIMBER STUD FRAMED LINED WITH 10mm 'GYPROCK - PLASTERBOARD CD' INTERNALLY & 10mm 'GYPROCK - AQUACHEK PLASTERBOARD' TO WET AREAS.
2. 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".
3. WALL FRAME BRACING, ROOF BRACING, & ALL 'TIE DOWN' FIXING DETAILS TO BE AS SPECIFIED & DETAILED BY TRUSS/FRAME MANUFACTURER.
4. 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.
5. WATER TEMPERATURE TO ALL OUTLETS (EXCEPT LAUNDRY & KITCHEN) NOT TO EXCEED 50°C.
6. 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.
7. 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.

DRAWINGS SCHEDULE

24587-A01	3D PERSPECTIVES, LOCALITY PLAN & NOTES
24587-A02	SAFE DESIGN OF STRUCTURES NOTES
24587-A03	SITE PLAN & EROSION CONTROL DETAILS
24587-A04	FLOOR LAYOUT, WINDOW & DOOR SCHEDULES
24587-A05	ELEVATIONS
24587-A06	SECTIONS
24587-A07	CONSTRUCTION DETAILS
24587-A08	SLAB SETOUT PLAN

PROPOSED RESIDENCE | 26 RIFLE RANGE RD MUDGEES NSW



Offices Located
Dubbo, Mudgee, Parkes & Bathurst

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e generalenquiry@barnson.com.au
w www.barnson.com.au



Client: LYNCH BUILDING GROUP

Project:
PROPOSED DUPLEX AT
26 RIFLE RANGE ROAD,
MUDGEES, NSW, 2850

Drawing Title:
3D PERSPECTIVES, LOCALITY PLAN &
NOTES

Design Drawn Rev Date Amendment

. GO A 10/02/2016 ISSUED FOR CLIENT REVIEW

Check KG QA 0 16/02/2016 ISSUED FOR CDC APPLICATION

Drawing Sheet

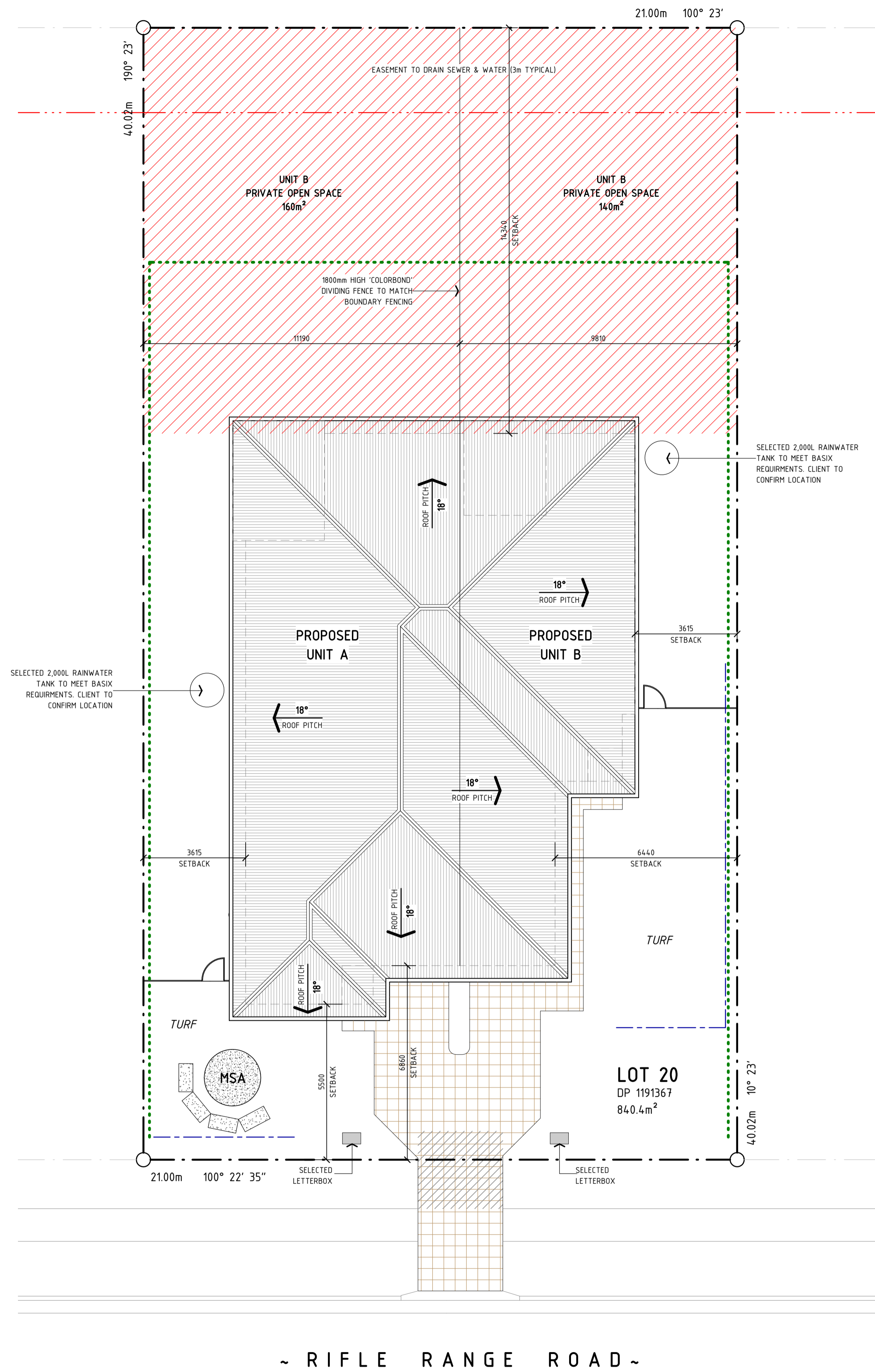
A1 - Original size - Scales as noted

A3 - Minimisation - Not to scale

This drawing is to be read in conjunction with general building drawings, specifications and other consultant's drawings applicable to this project. All figured dimensions are to be checked prior to the commencement of work. Immediately notify Barnson Pty Ltd of any discrepancies. © Barnson Pty Ltd. 2014. Confidential. Subject to the Barnson terms of engagement.

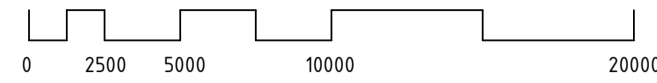
Drawing Status
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Sheet 01 of 08
Drawing Number
24587 - A01

Revision
0

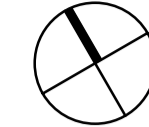


02 SITE LAYOUT

SCALE: 1 : 100 (A1) or 1 : 200 (A3)



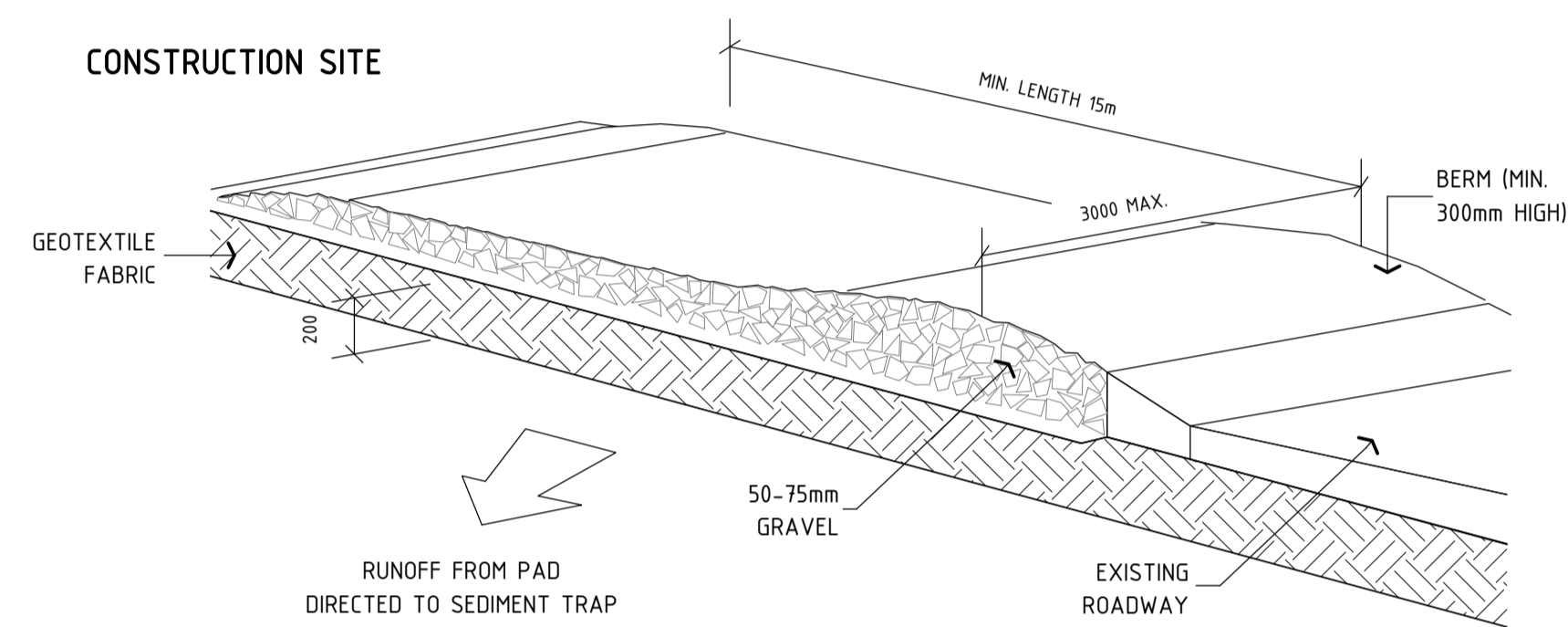
NORTH



LEGEND:

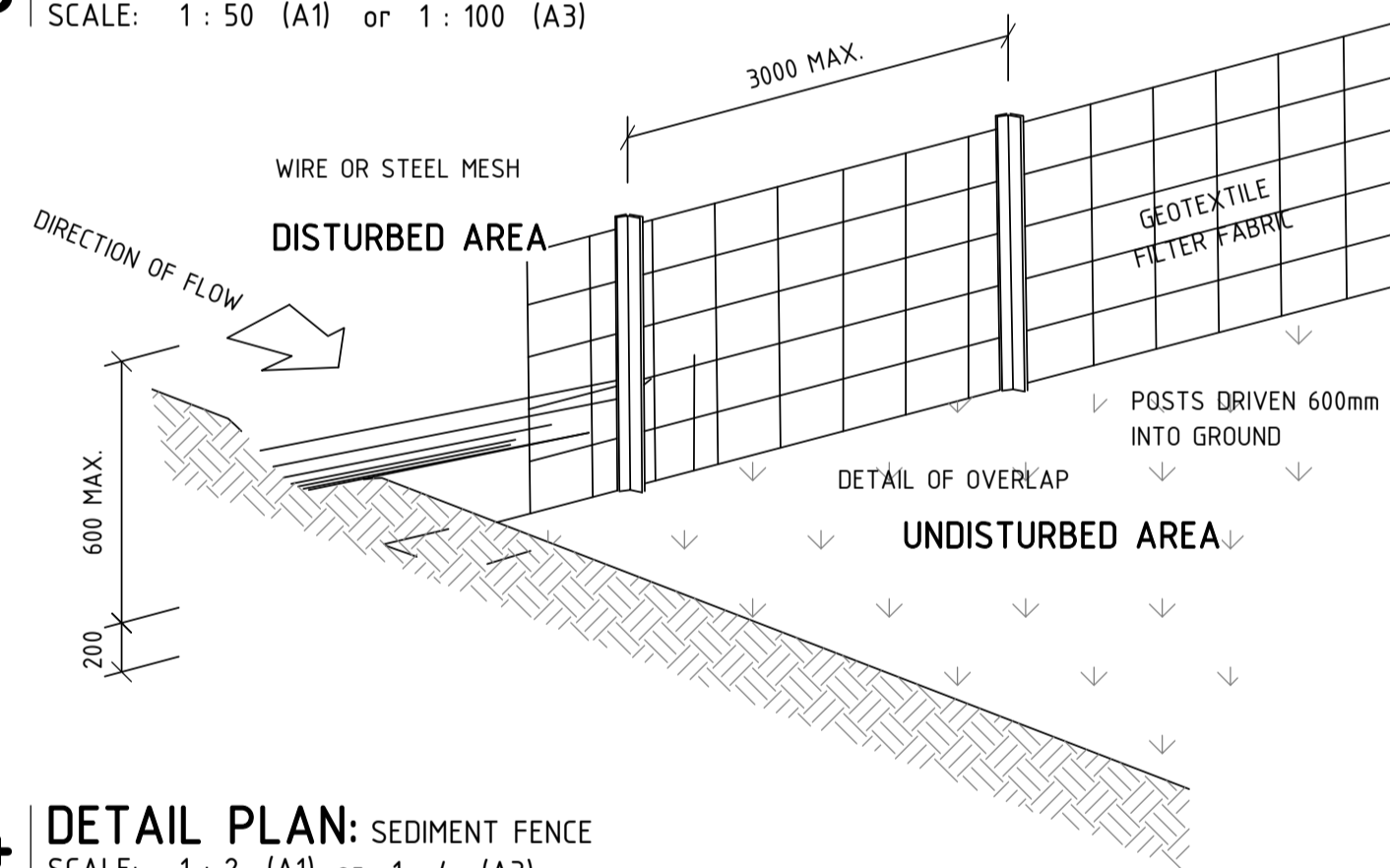
- MATERIAL STOCKPILE AREA & STRAWBALE BARRIER
- DISTURBED AREA BOUNDARY
- SEDIMENT FENCE OR STRAWBALE FILTER
- TEMPORARY CONSTRUCTION ENTRY/EXIT
- NATURAL FALL OF LAND

CONSTRUCTION SITE



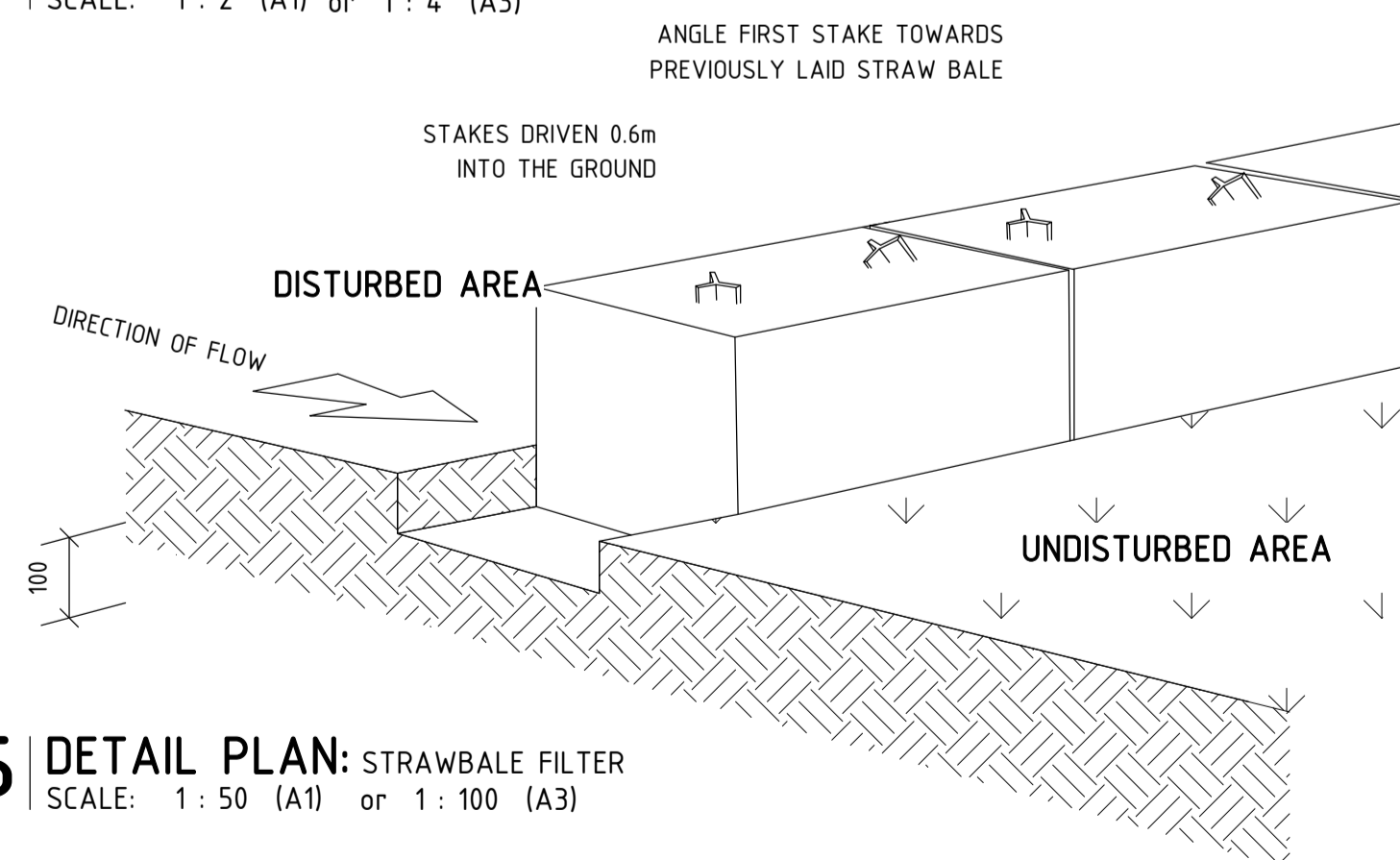
03 DETAIL PLAN: CONSTRUCTION EXIT

SCALE: 1 : 50 (A1) or 1 : 100 (A3)



04 DETAIL PLAN: SEDIMENT FENCE

SCALE: 1 : 2 (A1) or 1 : 4 (A3)



05 DETAIL PLAN: STRAWBALE FILTER

SCALE: 1 : 50 (A1) or 1 : 100 (A3)

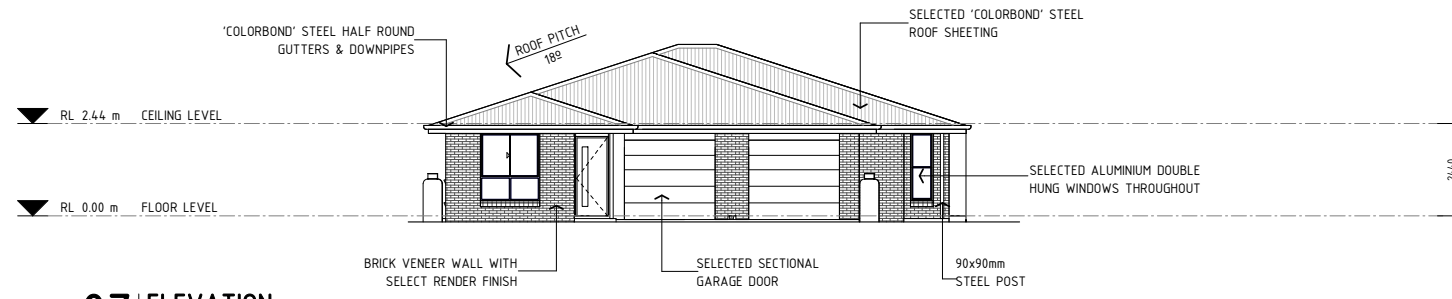
SITework NOTES:

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, 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
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 BARNSON PTY LTD 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. THE CONTRACTOR SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR.
8. 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.

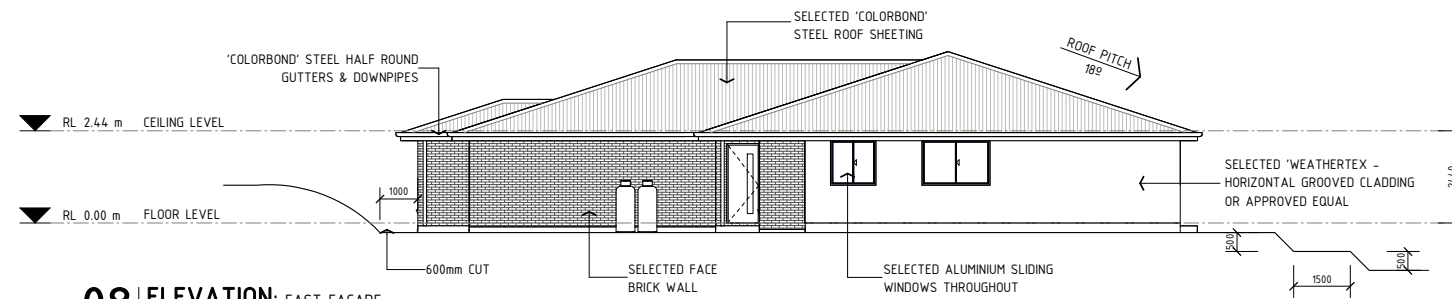
EROSION & SEDIMENT CONTROL NOTES:

1. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY & SPREAD ON DISTURBED AREA.
2. THE PROJECT MANAGER IS TO INFORM ALL CONTRACTORS OF THEIR OBLIGATIONS UNDER THIS PLAN.
3. TEMPORARY EROSION CONTROL MEASURES ARE SHOWN IN THIS PLAN.
4. VEGETATION IS NOT TO BE REMOVED FROM THE SITE UNTIL A START IS IMMINENT AND ONLY FOR THE AREA APPROVED BY COUNCIL FOR THE LOCATION OF THE BUILDING. VEGETATION IS NOT TO BE REMOVED UNTIL THE APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE.
5. DURING EXCAVATION, VEGETATION ABOVE AND BELOW THE CUT AND FILL AREAS IS TO BE RETAINED AS FAR AS PRACTICABLE TO STOP RUNOFF WATER COMING ONTO THE SITE AND INTO THE EXCAVATION AND TO PREVENT SOIL LEAVING THE SITE.
6. ALL EXCESS MATERIAL IS TO BE REMOVED IMMEDIATELY AFTER EXCAVATION TO PREVENT BOGGING AND SOIL WASHING AWAY.
7. STOCKPILES OF ERODIBLE BUILDING MATERIALS INCLUDING SAND & SOIL MUST BE LOCATED WITHIN THE DESIGNATED MATERIAL STOCKPILE AREA (MSA) & PROTECTED WITH SEDIMENT FENCE OR STRAW BALE SEDIMENT FILTERS. THE BUILDER MAY NOMINATE FURTHER STORAGE AREAS WITHIN THE SITE.
8. DRAINAGE CHANNELS ARE TO BE PROVIDED ABOVE EXCAVATION CUT AND BEHIND THE CUT BATTER TO MINIMISE WATER ENTERING THE EXCAVATION AND/OR BUILDING PAD.
9. ONLY ONE ENTRY/EXIT IS TO BE PROVIDED TO EACH BUILDING SITE ENTRY/EXIT IS TO BE CONSTRUCTED OF A MIN DEPTH OF 150-200mm THICK BLUE METAL GRAVEL OR OTHER APPROVED COURSE MATERIAL, UNDERLAIN WITH A GEOTEXTILE FABRIC, TO PREVENT BOGGING.
10. ALL MATERIALS DELIVERED TO THE SITE MUST BE LOCATED WITHIN THE SURVEYED BOUNDARIES OF THE ALLOTMENT. UNDER NO CIRCUMSTANCES WILL MATERIALS BE PERMITTED TO BE STORED ON THE FOOTPATH, ROADWAY OR AN ADJOINING LAND.
11. ALL SEWER, WATER & DRAINAGE LINE TRENCHES ARE TO BE BACKFILLED WITHIN 24 HOURS OF INSPECTION & APPROVAL.
12. ANY TRENCHES EXCAVATED ACROSS THE FOOTPATH FOR SERVICE PIPES ARE TO BE BACKFILLED IMMEDIATELY THE INSTALLATION IS COMPLETED AND PASSED AND APPROVED BY CERTIFIER. IF A TRENCH HAS TO BE RETAINED OPEN AFTER NIGHT FALL, THE EXCAVATION MUST BE SUITABLY BARRICADED AND LIT FOR THE PROTECTION OF ANY PASSING PUBLIC.
13. SEDIMENT FENCES (OR OTHER APPROVED SOIL EROSION CONTROL MATERIALS) MUST BE PLACED BELOW THE EXCAVATED/DISTURBED SITE TO PREVENT SOIL MOVING OFF THE ALLOTMENT DURING PERIODS OF RAINFALL.
14. SEDIMENT FENCES OR HAY BALES MUST BE PROVIDED AROUND THE PERIMETER OF ANY INTERALLOTMENT STORMWATER DRAINAGE PIT LOCATED ON THE SITE TO PREVENT SOIL BEING WASHED INTO THE DRAINAGE SYSTEM DURING PERIODS OF RAINFALL.
15. A FILTER ROLL (OR APPROVED SOIL EROSION CONTROL MATERIALS) MUST BE PLACED IN FRONT OF OR OVER ANY STORMWATER INLET PIT LOCATED IN THE ADJOINING ROAD KERB TO THE DEVELOPMENT SITE, TO PREVENT ENTRY OF SEDIMENT INTO THE DRAINAGE SYSTEM DURING PERIODS OF RAINFALL.
16. ALL EROSION & SEDIMENT CONTROL STRUCTURES ARE TO BE INSTALLED PRIOR TO SITE DISTURBANCE.
17. 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.
18. DAMAGED CAUSED BY THE OWNER/APPLICANT OR THEIR AGENT DURING THE BUILDING OPERATIONS TO ANY DRAINAGE STRUCTURE OR SEDIMENTATION/STORMWATER CONTROL MEASURE PREVIOUSLY INSTALLED ON THE SUBJECT ALLOTMENT BY THE SUBDIVIDER, IS TO BE REPAIRED AT THE OWNERS/APPLICANTS FULL COST.

~ RIFLE RANGE ROAD ~



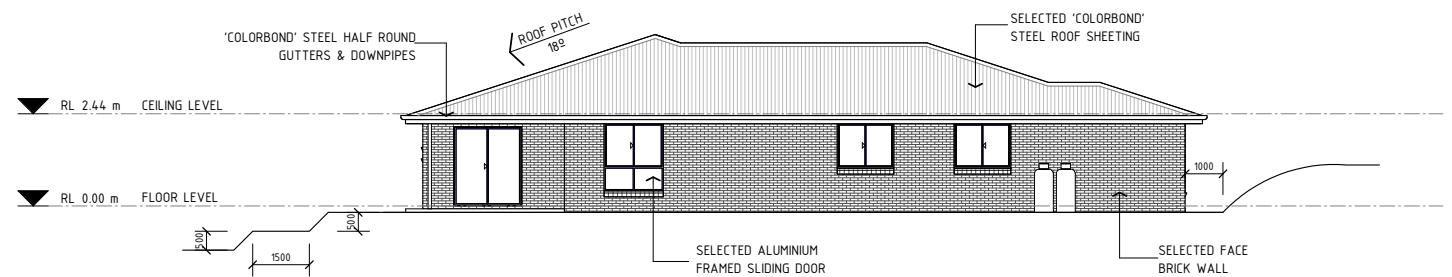
07 ELEVATION: SOUTH FACADE
SCALE: 1 : 100 (A1) 1 : 200 (A3)



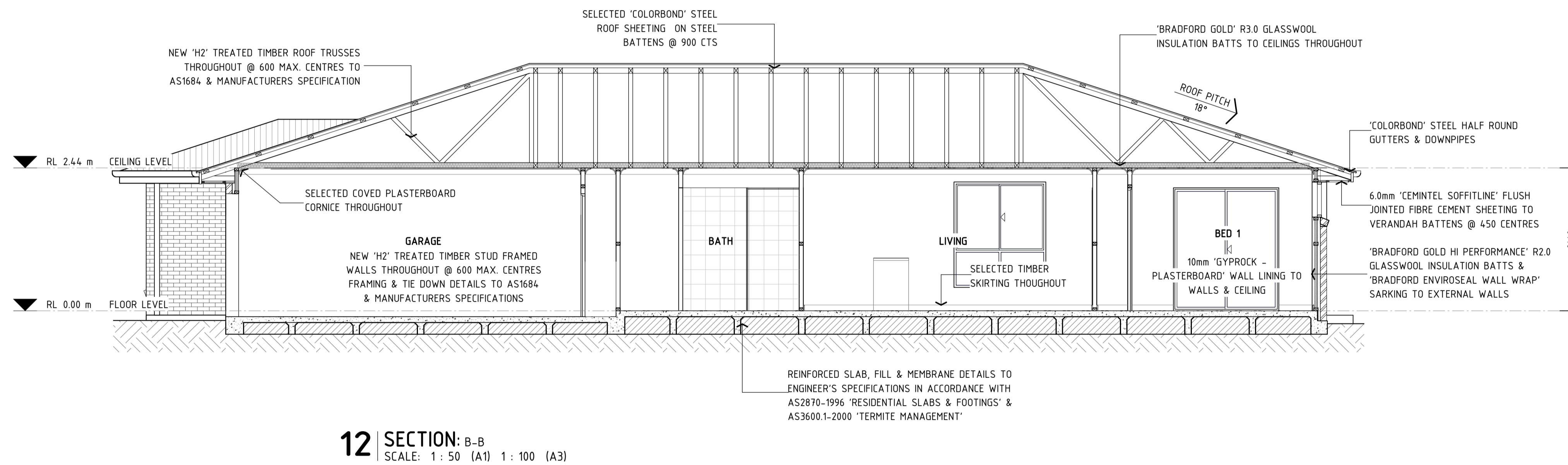
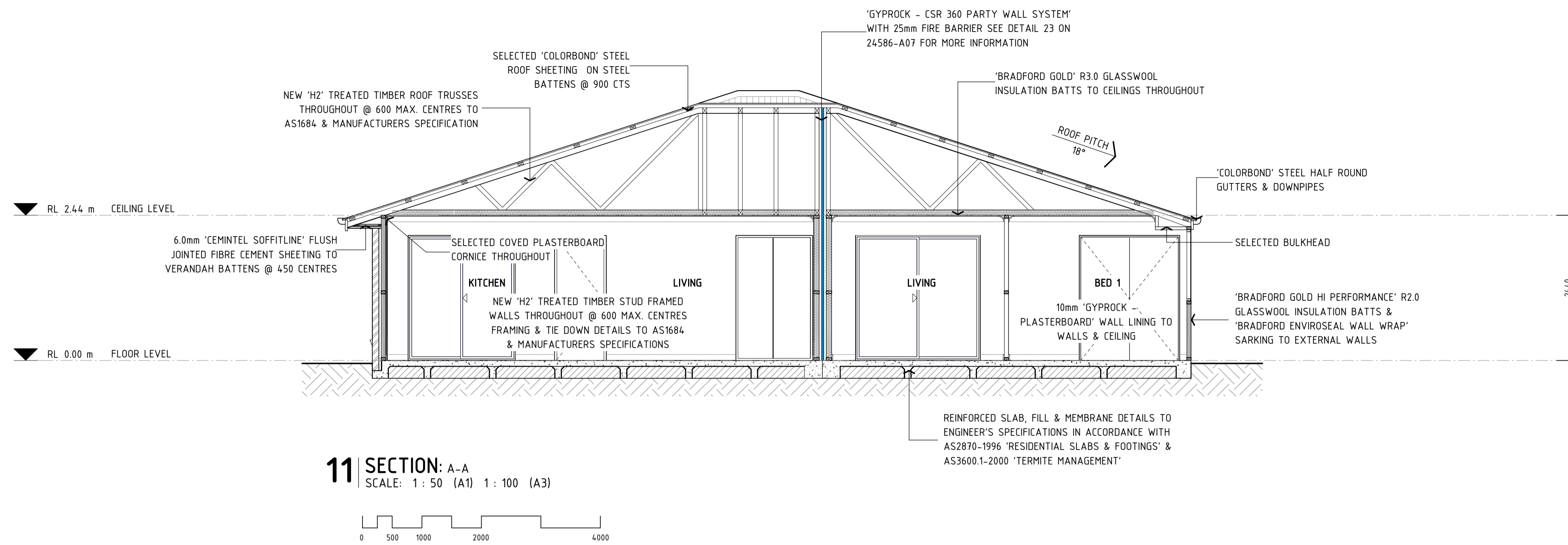
08 ELEVATION: EAST FACADE
SCALE: 1 : 100 (A1) 1 : 200 (A3)

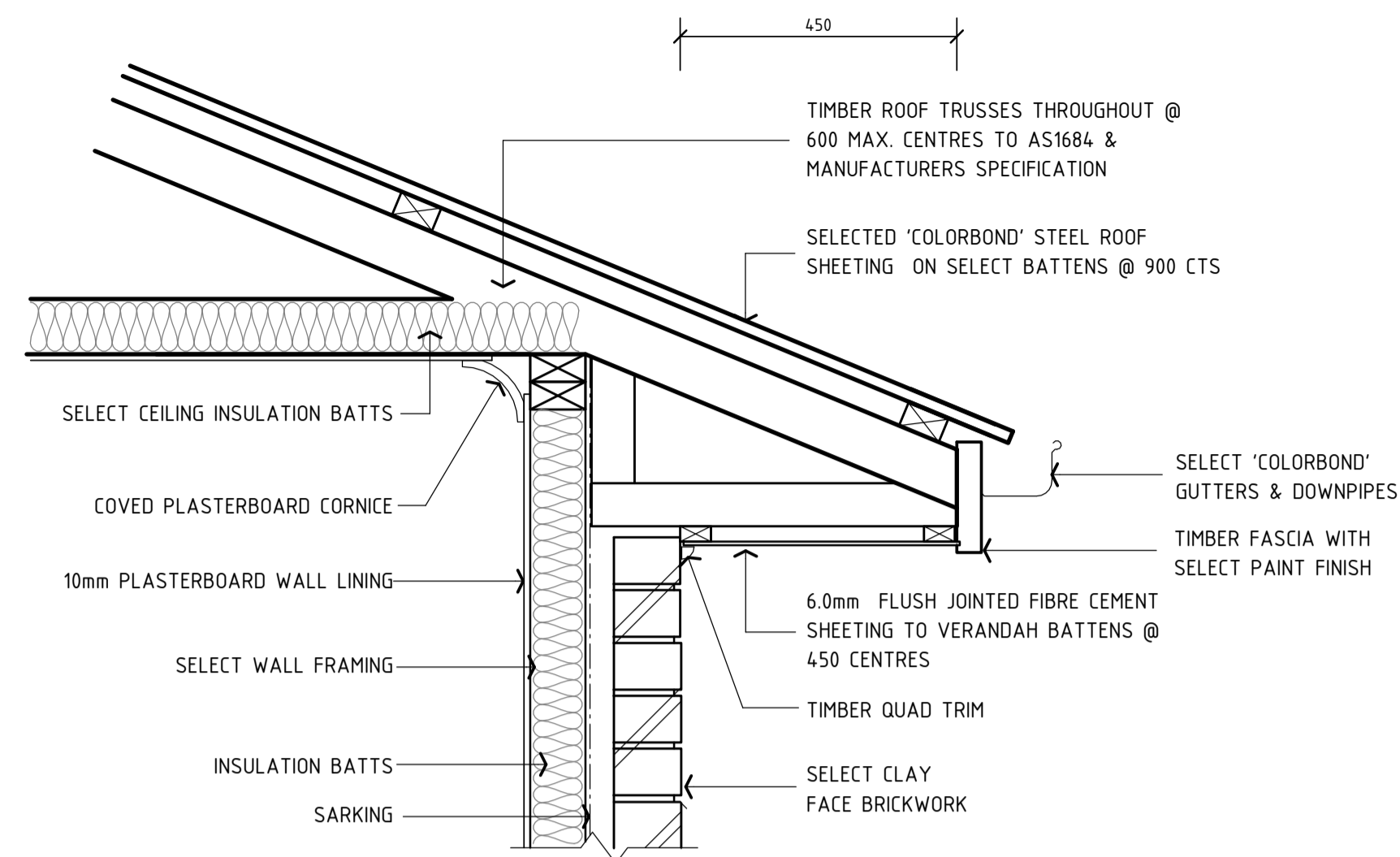


09 ELEVATION: NORTH FACADE
SCALE: 1 : 100 (A1) 1 : 200 (A3)

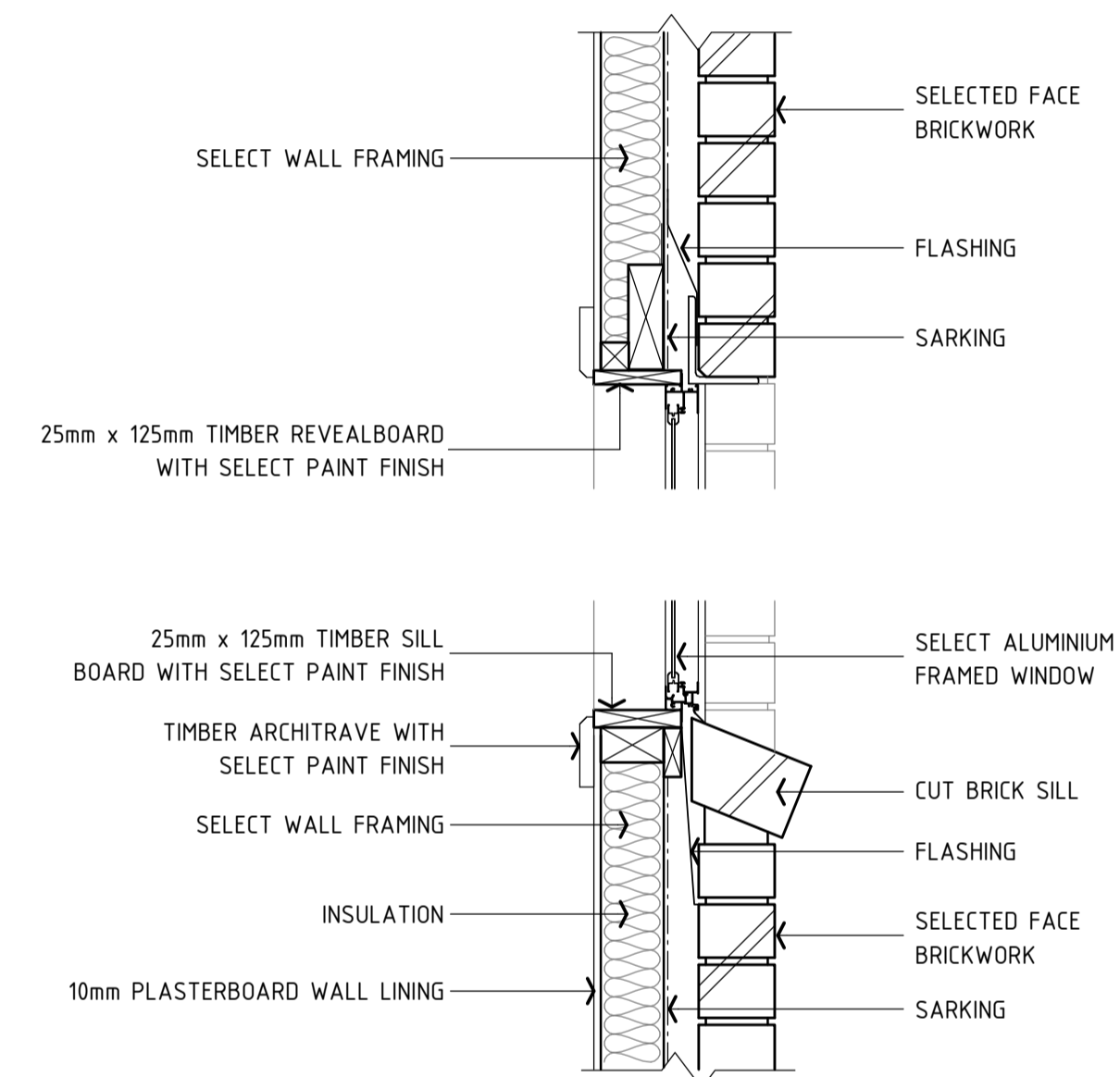


10 ELEVATION: WEST FACADE
SCALE: 1 : 100 (A1) 1 : 200 (A3)



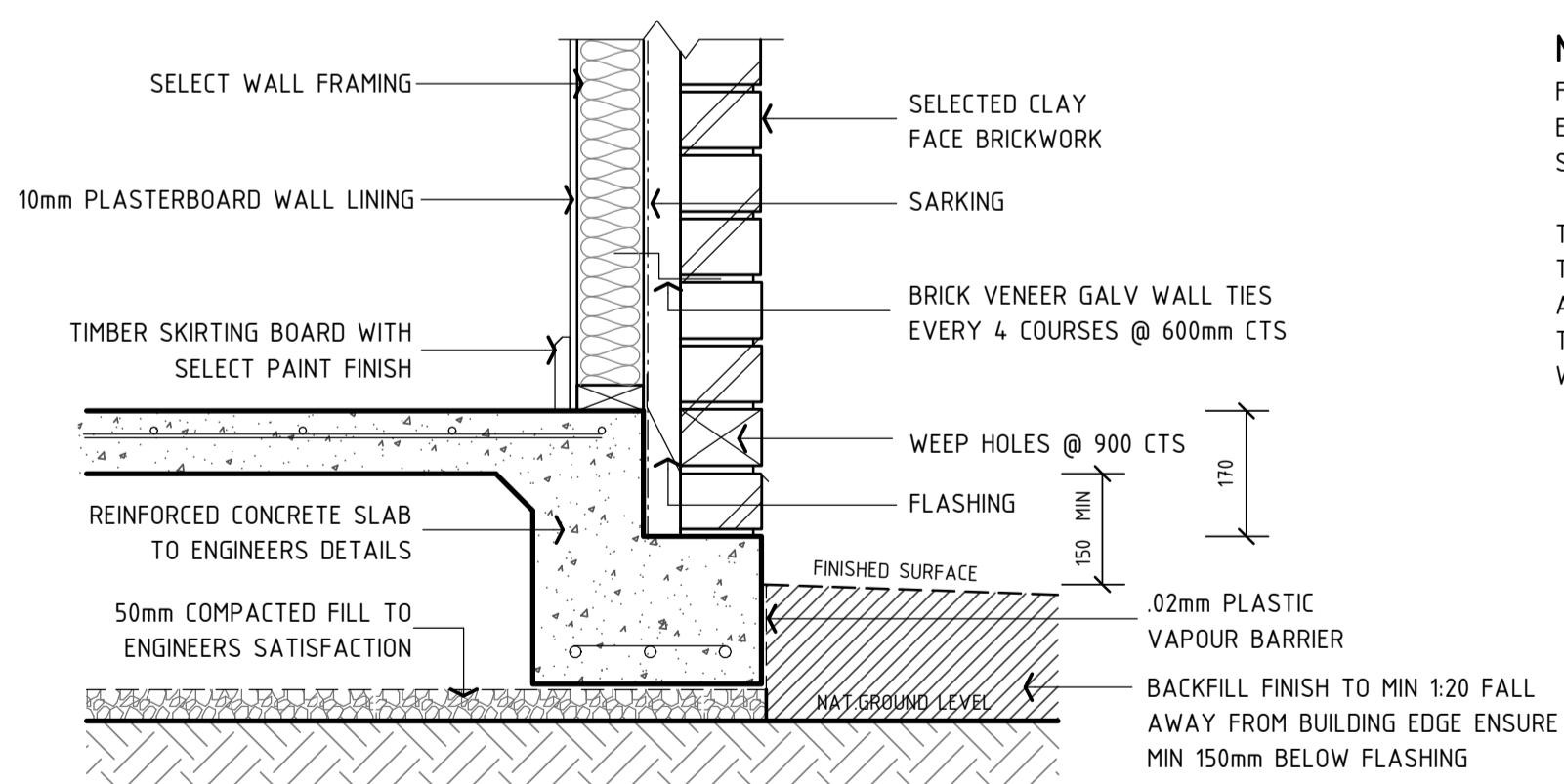


13 BRICK - 450mm EAVE DETAIL
SCALE: 1 : 10 (A1) or 1 : 20 (A3)



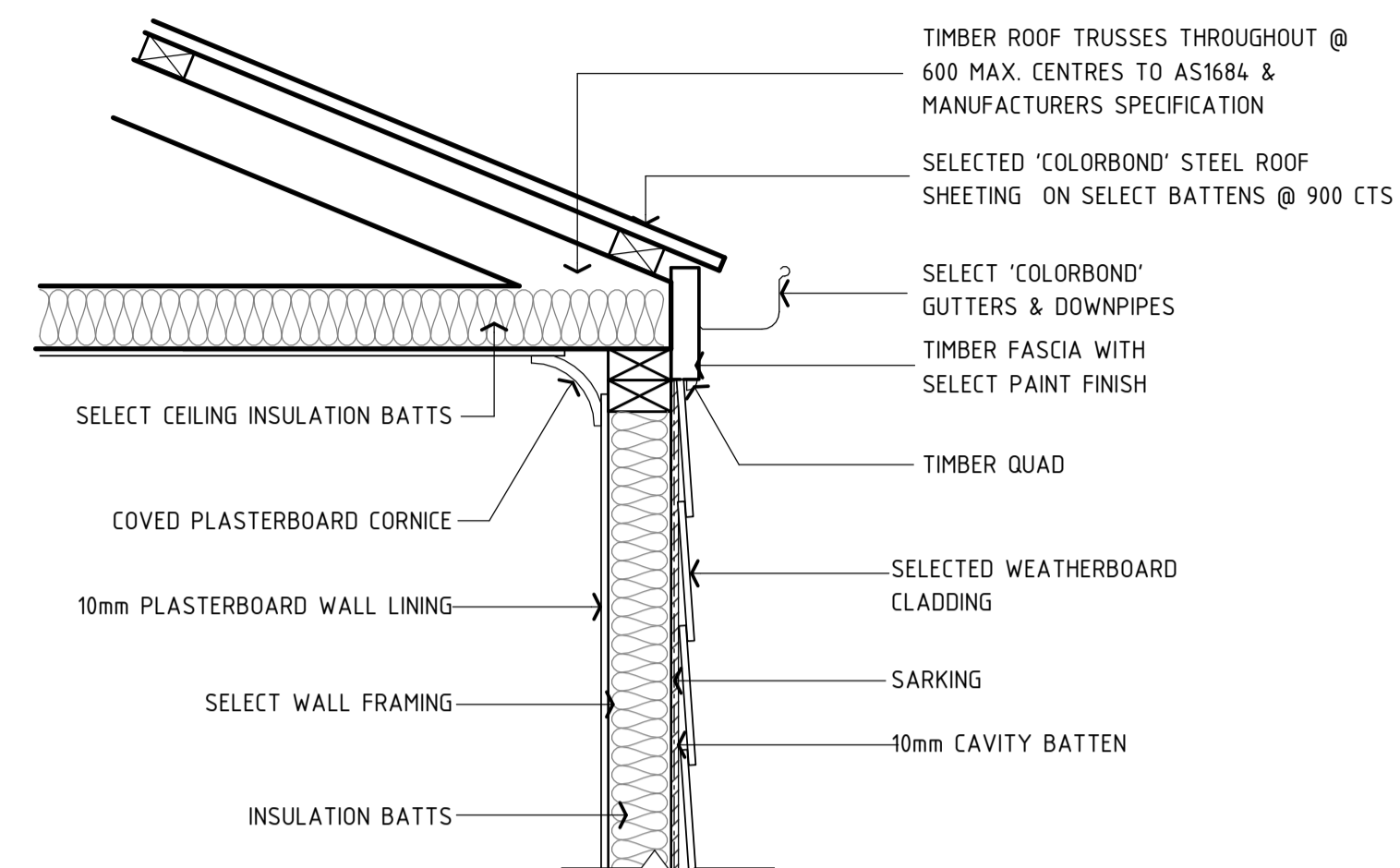
14 BRICK - WINDOW SECTION DETAIL
SCALE: 1 : 10 (A1) or 1 : 20 (A3)

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

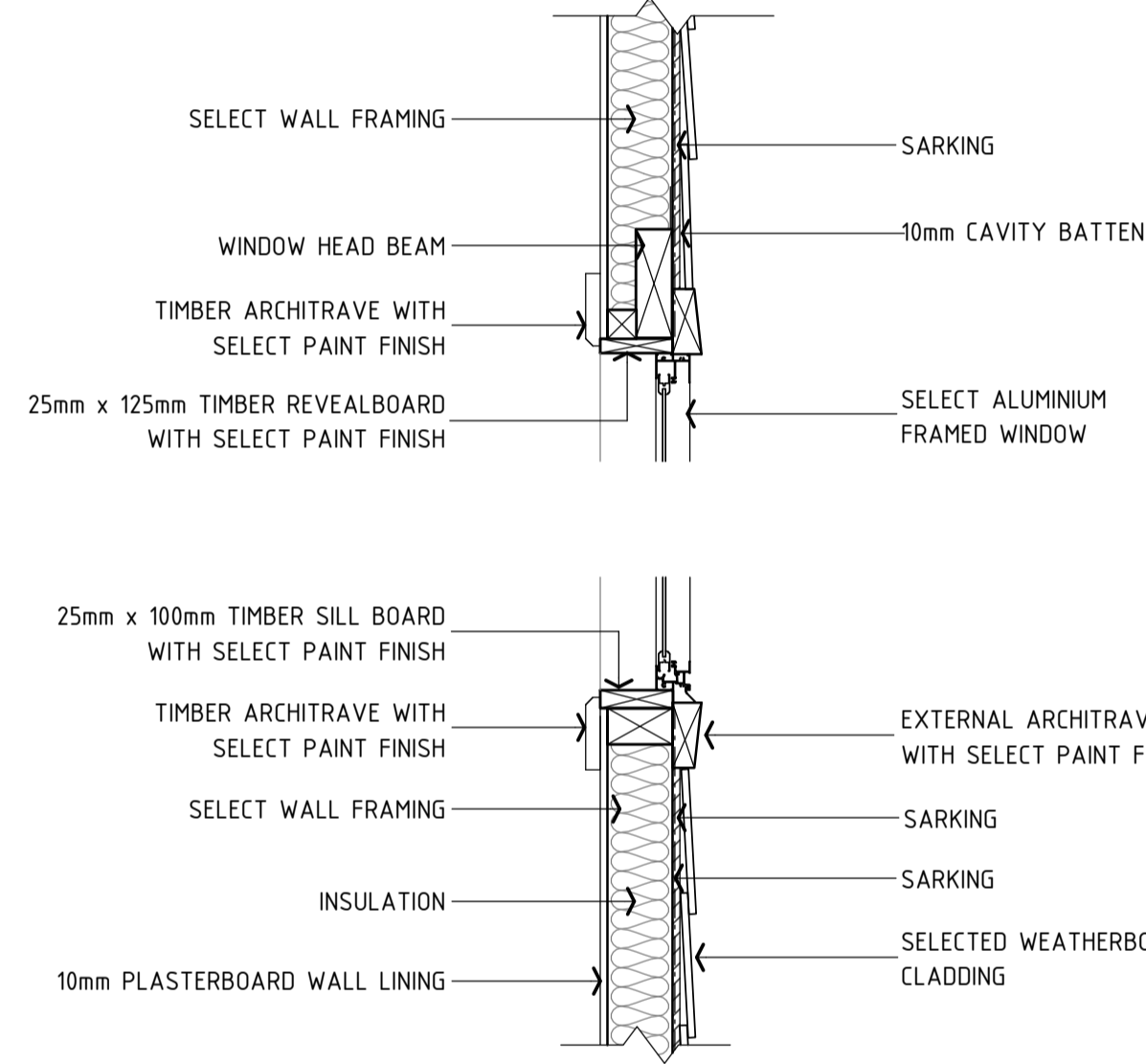


15 BRICK - SLAB EDGE DETAIL
SCALE: 1 : 10 (A1) or 1 : 20 (A3)

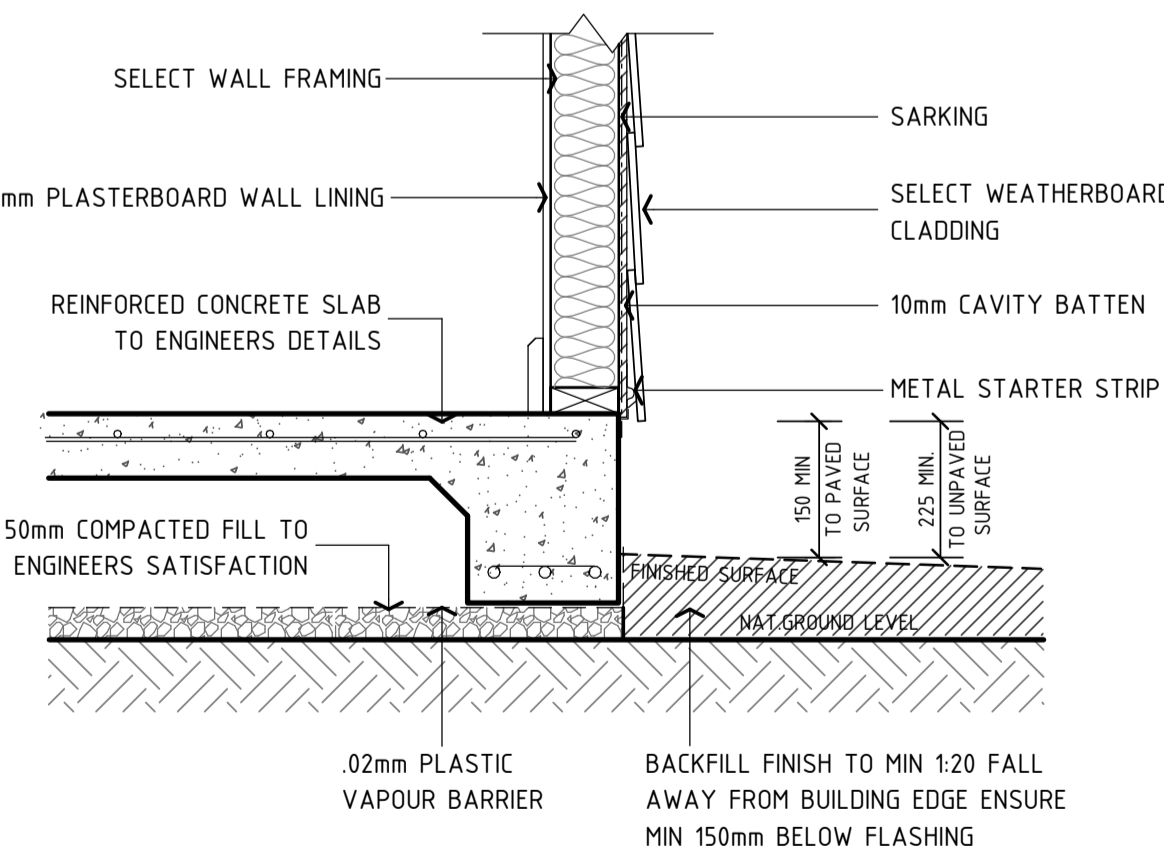
NOTES:
FOR SLAB DETAILS REFER TO ENGINEERS DESIGN AND SPECIFICATION
THE FOUNDATION SHALL BE TREATED TO PROTECT AGAINST INFESTATION BY TERMITES IN ACCORDANCE WITH AS 3660.1-2000



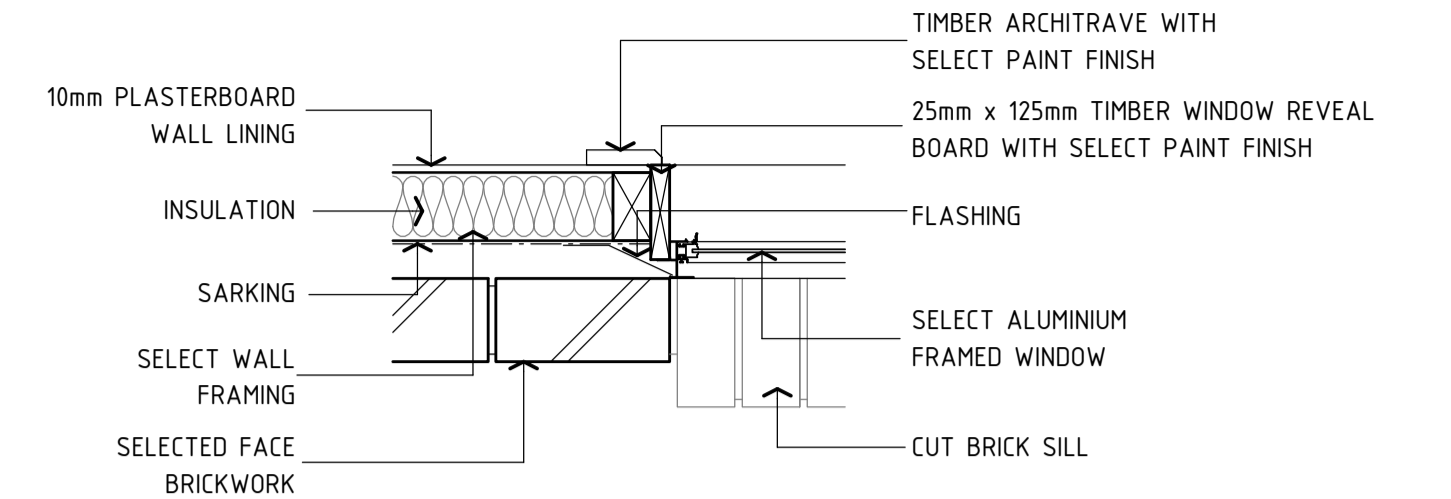
16 STUD - ZERO EAVE DETAIL
SCALE: 1 : 10 (A1) or 1 : 20 (A3)



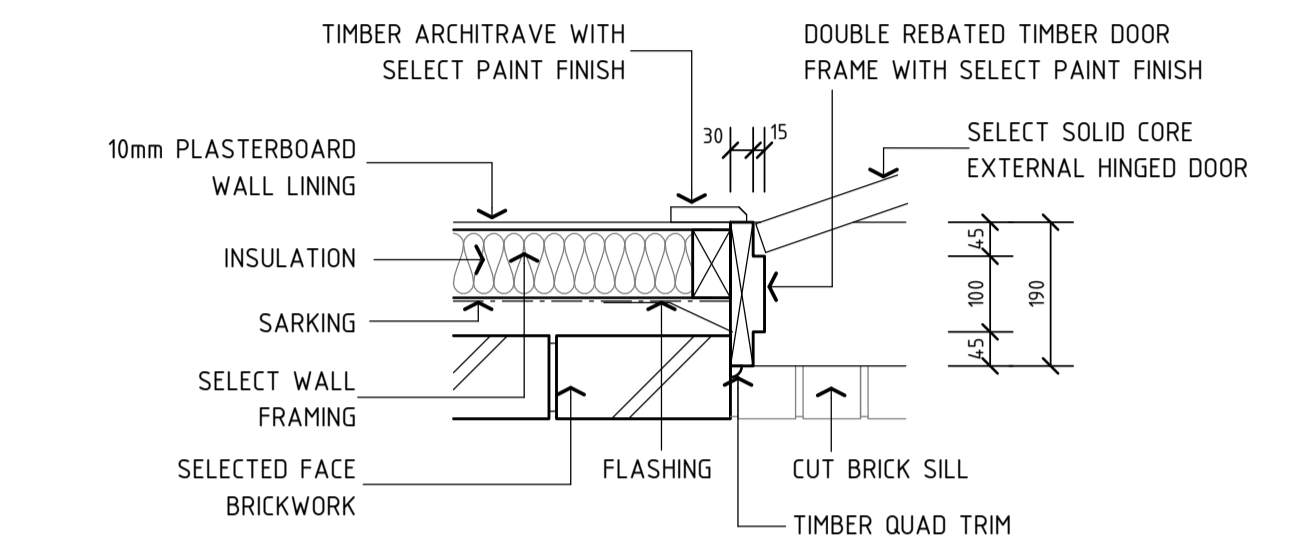
17 STUD - WINDOW SECTION DETAIL
SCALE: 1 : 10 (A1) or 1 : 20 (A3)



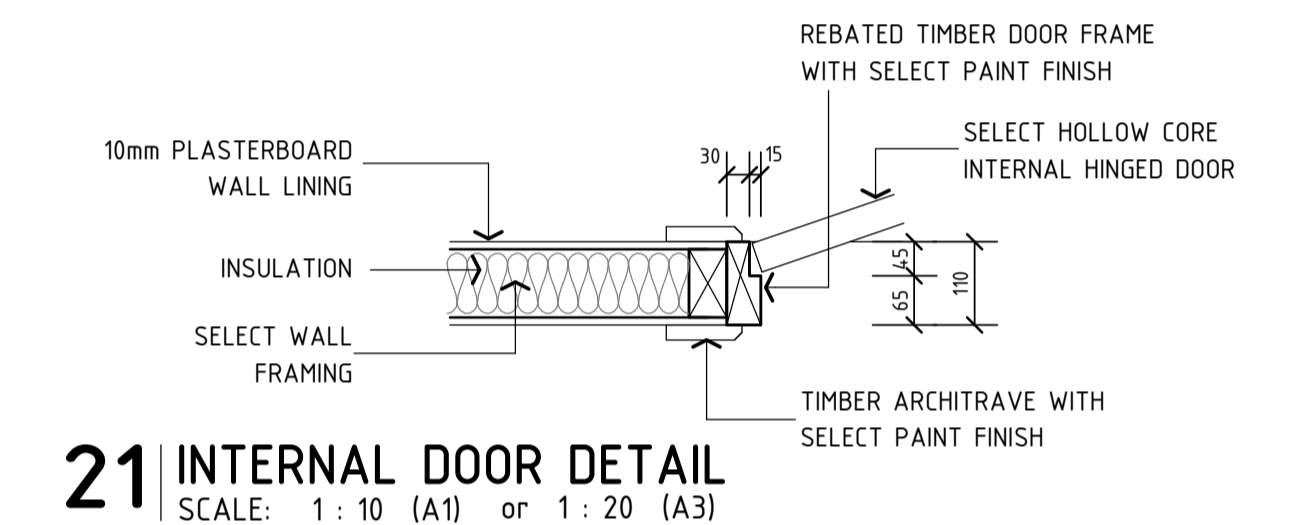
18 STUD - SLAB EDGE DETAIL
SCALE: 1 : 10 (A1) or 1 : 20 (A3)



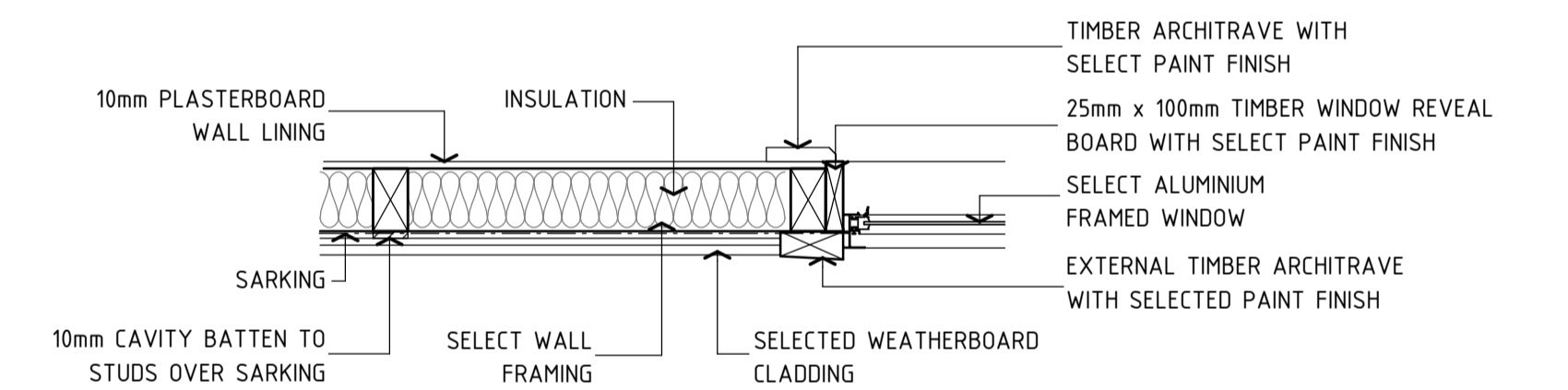
19 BRICK - WINDOW PLAN DETAIL
SCALE: 1 : 10 (A1) or 1 : 20 (A3)



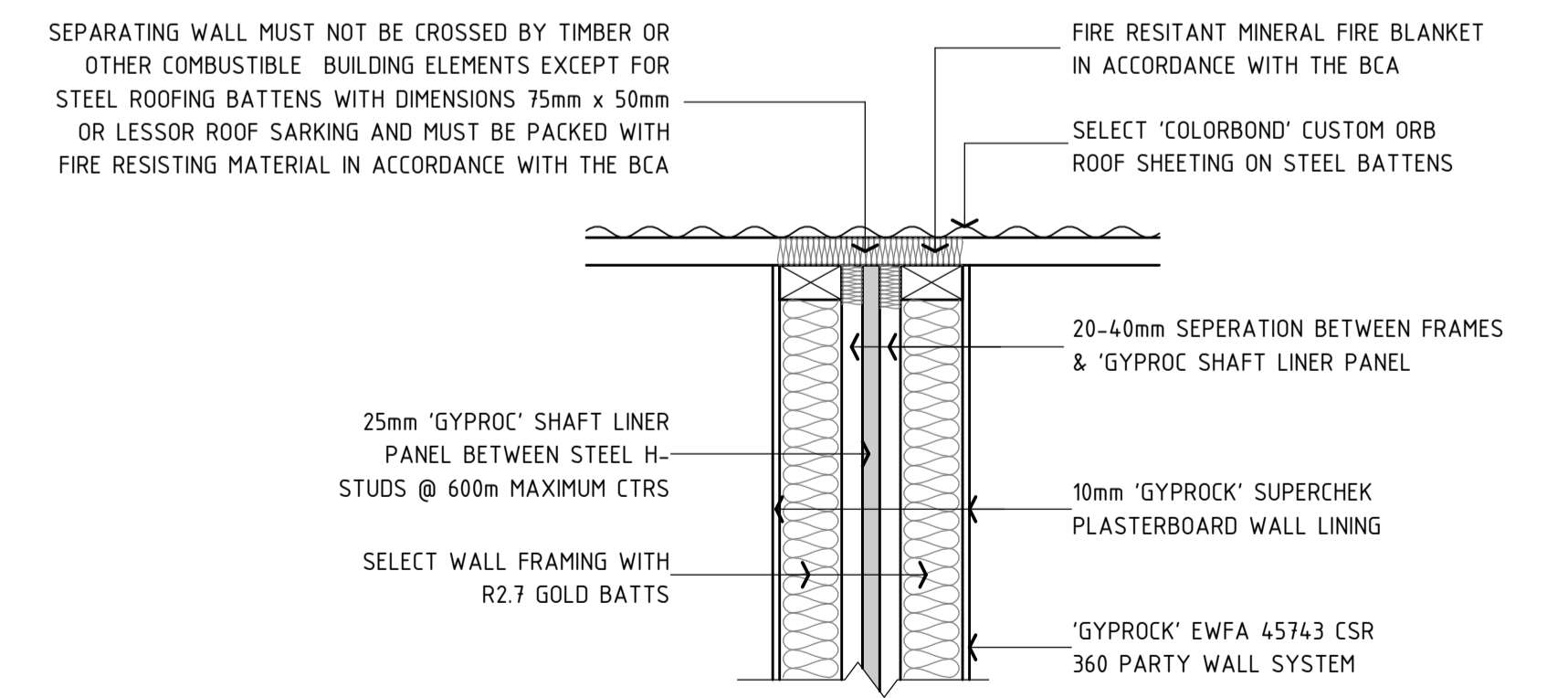
20 BRICK - EXTERNAL DOOR DETAIL
SCALE: 1 : 10 (A1) or 1 : 20 (A3)



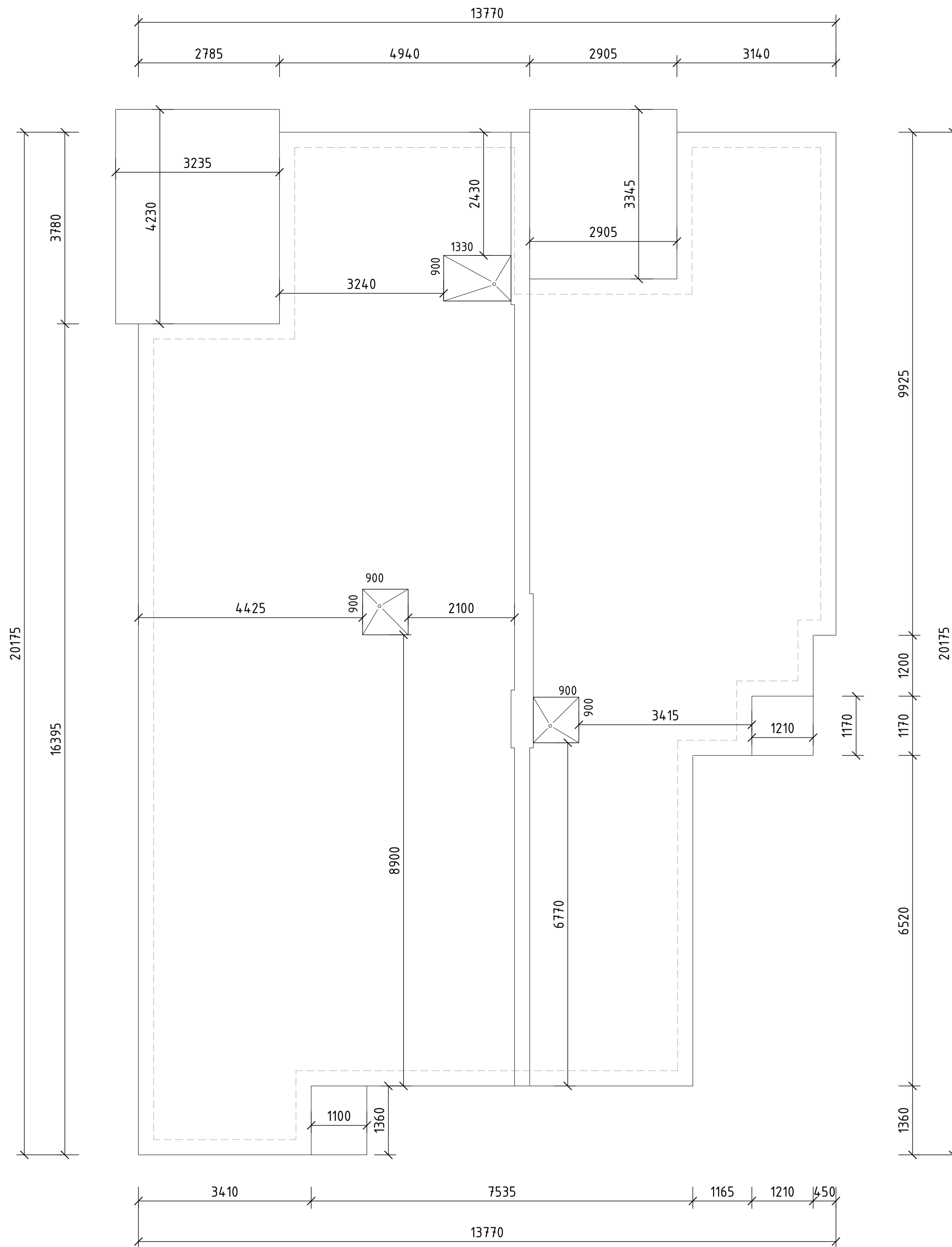
21 INTERNAL DOOR DETAIL
SCALE: 1 : 10 (A1) or 1 : 20 (A3)



22 STUD - WINDOW PLAN DETAIL
SCALE: 1 : 10 (A1) or 1 : 20 (A3)



23 PARTY WALL DETAIL
SCALE: 1 : 10 (A1) or 1 : 20 (A3)



24 DETAIL PLAN: SLAB SETOUT
SCALE: 1 : 50 (A1) or 1 : 100 (A3)

