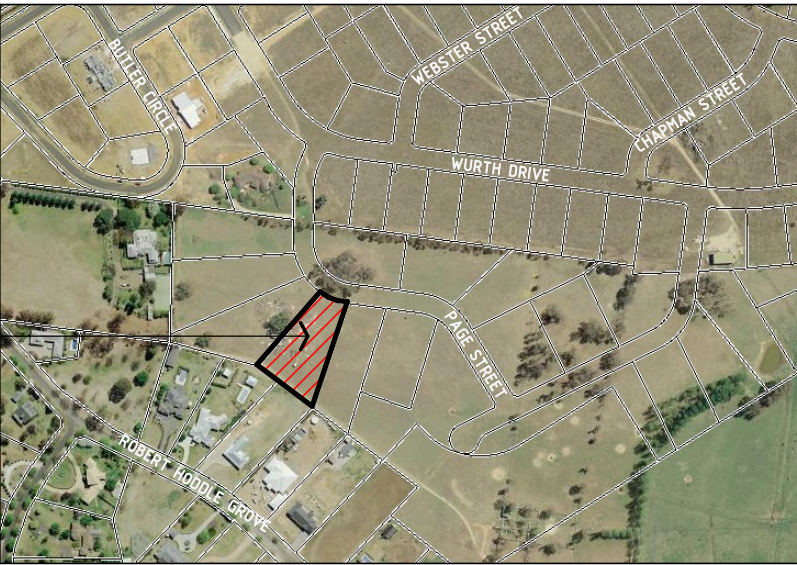


PROPOSED AREA OF WORKS
12 PAGE STREET, BOMBIRA
LOT 13 - DP1284642



01 | LOCALITY PLAN

NOT TO SCALE



PROPOSED RESIDENCE

LOT 13, 12 PAGE STREET
BOMBIRA NSW

DRAWING SCHEDULE	
1484-A 01	3D PERSPECTIVES, LOCALITY PLAN & NOTES
1484-A 02	SITE PLAN
1484-A 03	ROOF PLAN
1484-A 04	SITE NOTES
1484-A 05	FLOOR LAYOUT
1484-A 06	ELEVATIONS 1/2
1484-A 07	ELEVATIONS 2/2
1484-A 08	TYPICAL SECTION & BASIX COMMITMENTS
1484-A 09	CONSTRUCTION DETAILS
1484-A 10	SAFE DESIGN OF STRUCTURES NOTES

- 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, 2022'; 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.

CONTACT DETAILS

Gabrielle Hackett
M. 0437 762 740
E. gabrielle@onpointbuildingdesign.com.au
A. 17 Church Street, Mudgee NSW 2850

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Client:

**HAYES CONSTRUCTION
COMPANY**
Project:

**PROPOSED RESIDENCE AT
12 PAGE STREET,
BOMBIRA**

Drawing Title:

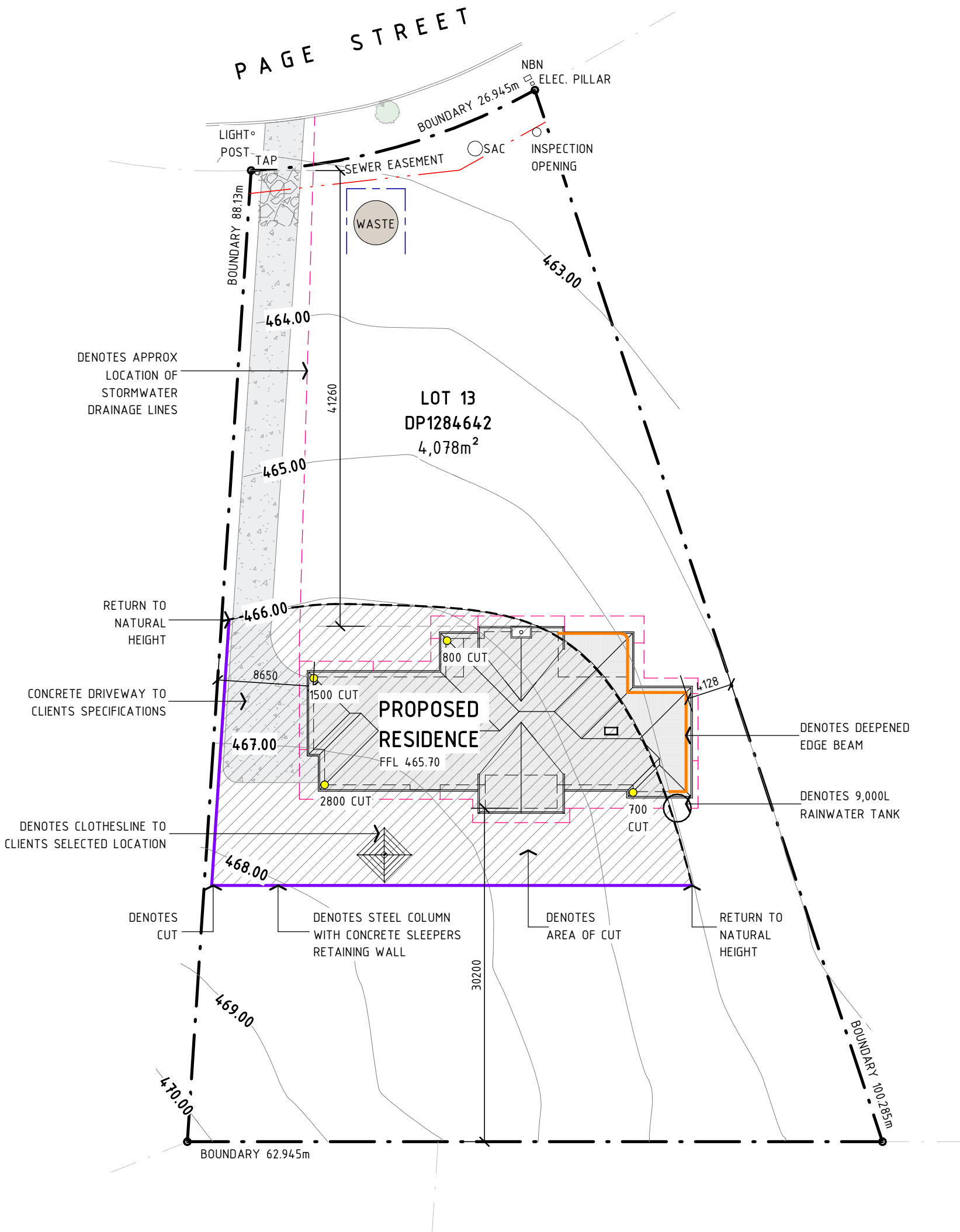
**3D PERSPECTIVES, LOCALITY
PLAN & NOTES**

Rev	Date	Amendment
A	9/12/24	PRELIMINARY DRAWINGS
B	13/01/25	PRELIMINARY DRAWINGS
C	22/01/25	PRELIMINARY DRAWINGS
D	19/03/25	ISSUED FOR QUOTING
E	28/04/25	ISSUED FOR APPROVAL



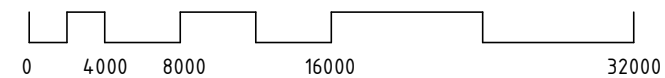
Job Number
1484 - A01
Revision
E
Sheet 01 of 10

ISSUED FOR APPROVAL



02 | SITE LAYOUT

SCALE: 1 : 400 (A3)



CONTACT DETAILS

Gabrielle Hackett

M. 0437 762 740

E. gabrielle@onpointbuildingdesign.com.au

A. 17 Church Street, Mudgee NSW 2850

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Client:

HAYES CONSTRUCTION COMPANY

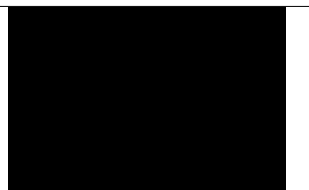
Project:

**PROPOSED RESIDENCE AT
12 PAGE STREET,
BOMBIRA**

Drawing Title:

SITE PLAN

Rev	Date	Amendment
A	9/12/24	PRELIMINARY DRAWINGS
B	13/01/25	PRELIMINARY DRAWINGS
C	22/01/25	PRELIMINARY DRAWINGS
D	19/03/25	ISSUED FOR QUOTING
E	28/04/25	ISSUED FOR APPROVAL



Job Number

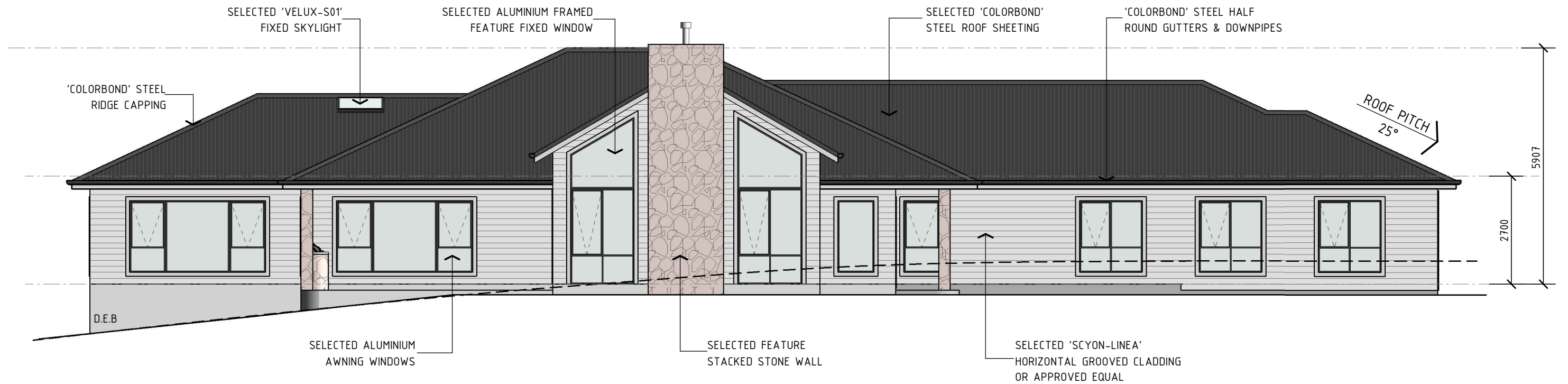
1484 - A02

Revision

E

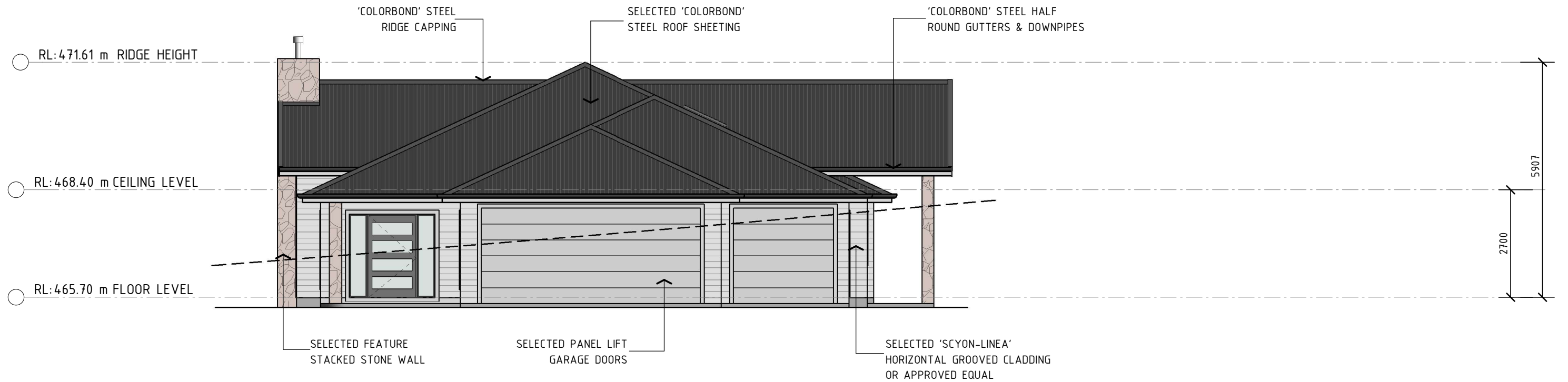
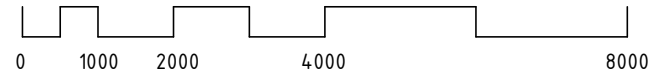
Sheet 02 of 10

ISSUED FOR APPROVAL



05 | ELEVATION: NORTH-EAST FACADE

SCALE: 1 : 100 (A3)



06 | ELEVATION: NORTH-WEST FACADE

SCALE: 1 : 100 (A3)

ISSUED FOR APPROVAL

CONTACT DETAILS

Gabrielle Hackett
M. 0437 762 740
E. gabrielle@onpointbuildingdesign.com.au
A. 17 Church Street, Mudgee NSW 2850

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Client:
HAYES CONSTRUCTION COMPANY
Project:
PROPOSED RESIDENCE AT 12 PAGE STREET, BOMBIRA

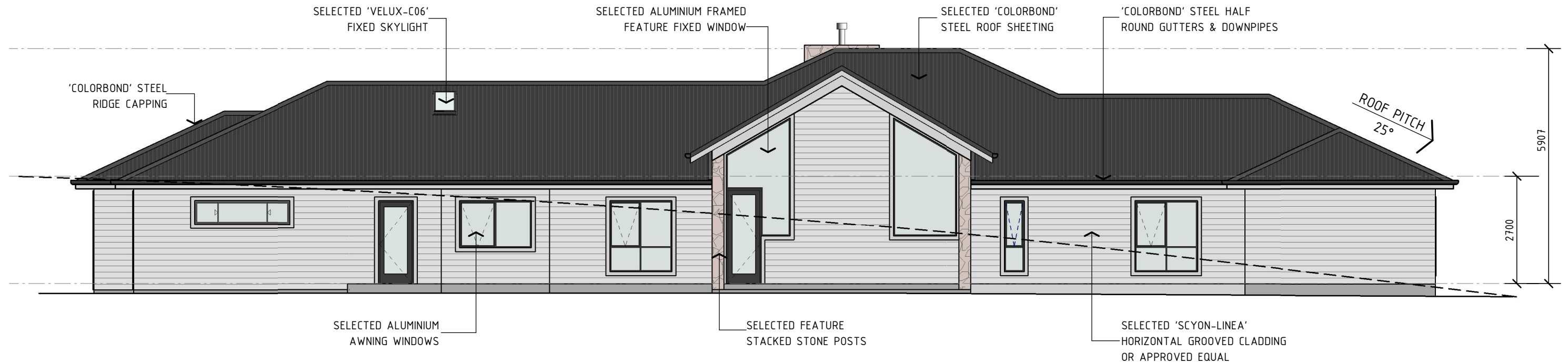
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ELEVATIONS 1/2

Rev	Date	Amendment
A	9/12/24	PRELIMINARY DRAWINGS
B	13/01/25	PRELIMINARY DRAWINGS
C	22/01/25	PRELIMINARY DRAWINGS
D	19/03/25	ISSUED FOR QUOTING
E	28/04/25	ISSUED FOR APPROVAL

Job Number **1484 - A06**

Revision **E**

Sheet **06** of 10



07 | ELEVATION: SOUTH-WEST FACADE

SCALE: 1 : 100 (A3)



08 | ELEVATION: SOUTH-EAST FACADE

SCALE: 1 : 100 (A3)

CONTACT DETAILS

Gabrielle Hackett
M. 0437 762 740
E. gabrielle@onpointbuildingdesign.com.au
A. 17 Church Street, Mudgee NSW 2850

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Client:
HAYES CONSTRUCTION COMPANY
Project:
PROPOSED RESIDENCE AT 12 PAGE STREET, BOMBIRA

Drawing Title:
ELEVATIONS 2/2

Rev	Date	Amendment
A	9/12/24	PRELIMINARY DRAWINGS
B	13/01/25	PRELIMINARY DRAWINGS
C	22/01/25	PRELIMINARY DRAWINGS
D	19/03/25	ISSUED FOR QUOTING
E	28/04/25	ISSUED FOR APPROVAL

ISSUED FOR APPROVAL

Job Number **1484 - A07**

Revision **E**

Sheet **07 of 10**

