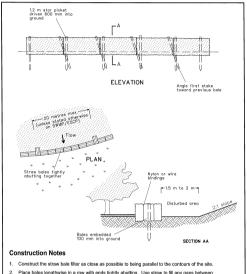


Figure 1: Stabilised Access Point

SD 6-8



Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. Straws are to be placed parallel to ground.

Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the toe.

Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.

STRAW BALE FILTER

NOTES:

Site works are not to start until the erosion and sediment control measures are installed and functional.

2 Entry and departure of vehicles is to be confined to the stabilised site access.

3 Topsoil is to be stripped and stockpiled for later use in landscaping the site. Topsoil is to be re-spread and all disturbed areas rehabilitated (turfed) within 20 working days of compeletion.

1 The footpath, other than the stabilised site access is not to

be disturbed, including stockpiling of materials.

Where essential works (eg. drainage) are required, the footpath is

to be rehabilitated (turfed) as soon as possible. 5 Bins are to be provided for building waste and arrangem are to be made for regular collection and disposal.

6 Roof gutttering is to be connected to the stormwater

system as soon as practicable.
7. All erosion controls are to be checked daily (at a

they are maintained in fully functional condition.

EROSION CONTROL NOTES:

1 ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS, AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONTRUCTION

2. ALL TREES ARE TO BE RETAINED (IF APPLICABLE) UNLESS INDICATED OTHERWISE. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDINGS, PAVEMENTS, ETC.

3. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PIST LIKELY TO COLLECT SILT LADDEN WATER, TO COUNCILS STANDARDS

4. NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE REOPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITEIS COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER ACT.

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

NOTE:
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS / STRUCTURAL ENGINEER DRAWINGS / SURVEYOR AND OTHER CONSULTANT DOCUMENTATION APPLICABLE TO THIS PROJECT
2. ALL BOUNDARIES AND SITE LEVELS ARE SUBJECT TO SURVEY
3. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH CUBRENT BUILDING REGULATIONS INCLUDING BUT NOT LIMITED TO:
BUILDING CODE OF AUSTRALIA NATIONAL CONSTRUCTION CODE - BCA NCC PLUMBING CODE OF AUSTRALIA (BCA NCC)
41 INSTRAILIAN STANDARDS & OTHER REGULATORY AUTHORITIES

A LLL WORKS TO BE UNDERTAKEN BY LICENSED BUILDER AND SUBCONTRACTORS

5. BUILDER TO CHECK ALL DIMENSIONS ON SITE PREGULATORY AUTHORITIES

6. MATERIALS AND FINISHES TO BE AS SPECIFIED ON THE DRAWINGS. CHANGES PERMITTED BY OWNER APPROVAL

ONLY
7. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED. WRITTEN DIMENSIONS TO BE USED. DO NOT SCALE
DRAWINGS 8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT - NO PART OF THIS DRAWING MAY BE REPRODUCED WITHOUT WRITTEN CONSENT OF PREFERRED DESIGN & DRAFTING

BUILDING CLASSIFICATION: 1a

D.P. NUMBER: 997883 1664 sq m SITE AREA: DATE: 14.6.23 DRAWN M Palmer SCALE: 1:100, 1:200, 1:300, UNO

14.6.23 D.A. DOCUMENTATION

DATE AMENDMENT

REV

**CLIENT:** J. CONSADINE

PROJECT:

PROPOSED TOURIST ACCOMMODATION

**SITE ADDRESS:** 

**SHEET DESCRIPTION:** 

29 HORATIO STREET MUDGEE 2850

A C C R E D I T E D BUILDING DESIGNER

# Preferred Design & Drafting



02 PROJECT No

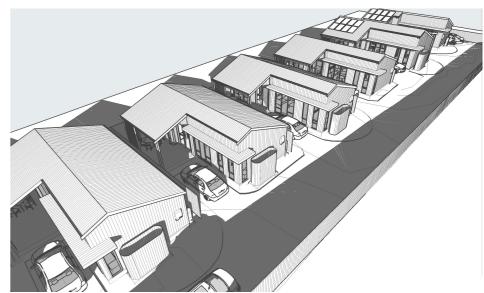
DRAWING No:

30 Lewis Street Mudgee NSW 2850 ph: 0263724397 Mob: 0429600160

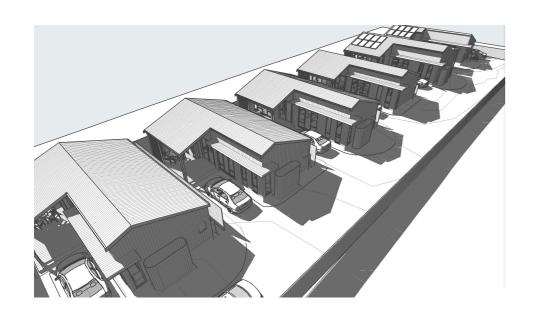
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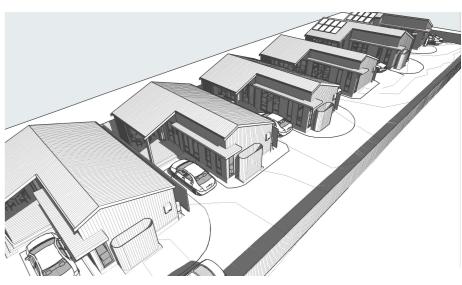




**MID WINTER 9AM MID WINTER 12PM** MID WINTER 3PM







**MID SUMMER 9AM** MID SUMMER 12PM MID SUMMER 3PM

BUILDING CLASSIFICATION: 1a

SITE AREA: DRAWN: M Palmer SCALE: 1:100, 1:200, 1:300, UNO CLIENT: J. CONSADINE PROJECT: PROPOSED TOURIST ACCOMMODATION SITE ADDRESS: 29 HORATIO STREET MUDGEE 2850 SHEET DESCRIPTION: SHADOWS



Preferred Design & Drafting





DRAWING No:

114.22

18

## 1. FALLS, SLIPS, TRIPS a) WORKING AT HEIGHTS

#### **DURING CONSTRUCTION**

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

# DURING OPERATION OR MAINTENANCE

# For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows walls roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice regulations or legislation

# ANCHORAGE POINTS (Non-residential only)

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

## b) SLIPPERY OR UNEVEN SURFACES FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or if this is not practical, surfaces with an equivalent or better slip resistance should be

# FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

# STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace. Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways. Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

# 2. FALLING OBJECTS

# LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below. 1. Prevent or restrict access to areas below where the work is being carried out.

- 2. Provide toeboards to scaffolding or work platforms
- Provide protective structure below the work area.
- 4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

### **BUILDING COMPONENTS**

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility. Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or

### 3. TRAFFIC MANAGEMENT

# For building on a major road, narrow road or steeply sloping road:

Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where onsite loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas

#### For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

# 4. SERVICES

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be

# Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction maintenance or demolition commencing.

# Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier

# 5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical suppliers or fabricators should be required to limit the component mass. All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

### 6. HAZARDOUS SUBSTANCES **ASBESTOS**

# For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to: 1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

# POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered

#### TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

### **VOLATILE ORGANIC COMPOUNDS**

Many types of glue, solvents, spray packs, paints, vamishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

### SYNTHETIC MINERAL FIBRE

Fibreglass rockwool ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

# TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

# 7. CONFINED SPACES

# **EXCAVATION**

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

# **ENCLOSED SPACES**

## For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided

# THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

# SMALL SPACES

## For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

# 8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

## 9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use

# NON-RESIDENTIAL BUILDINGS

## For non-residential buildings where the end-use has not been identified:

This building has been designed to requirements of the classification identified on the drawings. The specific use of the building is not known at the time of the design and a further assessment of the workplace health and safety issues should be undertaken at the time of fit-out for the end-user

# For non-residential buildings where the end-use is known:

This building has been designed for the specific use as identified on the drawings. Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken

# 10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work, Due to the history of serious incidents. it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies. All construction work should be carried out in accordance with Code of Practice: Managing Risks in Construction

# ADDITIONAL INFORMATION

- All paths of travel both during and after construction are to remain free of obstructions.
- all access to the site during construction is to remain limited to authorised personel, who are to be made aware of this report.
- Future demolished to adhere to The Code of Practice for demolition work
- Adequate ventilation is to be allowed for both during and after construction to prevent injury due to heat and/or air born contaminants. - All components of the construction are comply with NCCA and all relevant Australian Standards and any additional future work is to be designed and carried out with referrence to these.
- Positioning of noisy plant equipment both during and after construction must be carried out to prevent nuisance and/or injury to neighbouring properties.
- The Project Manager, Construction Manager, Builder and anyone in charge of the site/building both during and after construction must implement all safety requirements in compliance with this report, the NCCA and all relevant standards unless otherwise negotiated with the designer in writing. Any actions not in compliance become the responsibility of the person/persons who carried them out.
- All products selected by the owner and not approved in writing by the designer are the responsibility of the owner.

# SAFE DESIGN OF STRUCTURE NOTES

THE FOLLOWING SAFETY NOTES AND GUIDELINES ARE SET OUT IN ACCORDANCE WITH THE WORK HEALTH & SAFETY ACT 2011 WORK HEALTH & SAFETY REGULATION 2011 & THE SAFE DESIGN OF STRUCTURES CODE OF PRACTICE 2012 THE GUIDELINES CONTAINT WORK HEALTH & SAFETY INFORMATION AND MAY INCLUDE OBLICATIONS UNDER VARIOUS LEGISLATIONS

THAT WORKCOVER NSW ADMINISTERS. TO ENSURE COMPLIANCE REFERENCE TO APPROPRIATE LEGISLATION REQUIRE

BUILDING CLASSIFICATION: 1a

D.P. NUMBER: 997883 SITE AREA: 1664 sq m DATE: DRAWN-

14.6.23 M Palmer

CLIENT: J. CONSADINE PROJECT: PROPOSED TOURIST ACCOMMODATION

SITE ADDRESS: 29 HORATIO STREET MUDGEE 2850 SHEET DESCRIPTION: SAFETY NOTES



# **Preferred Design** & Drafting





114.22

17

DRAWING No:

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

REV DATE AMENDMENT

B 14.6.23 D.A. DOCUMENTATION

14.9.22 PRELIM

SCALE: 1:100, 1:200, 1:300, UNO

# **General Notes**

ALL WORKS shall be carried out in accordance with the NCC Building Code of Australia, Australian Standards, Local Council requirements, guidelines and all other relevant by laws and authorities. In particular refer Australian standards

-AS 1288 - GLASS IN BUILDINGS - SELECTION & INSTALLATION

-AS 1562 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING -AS 1684 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION

-AS 2047 - INSTALLATION & SELECTION OF WINDOWS

-AS 2870 - RESIDENTIAL SLABS & FOOTINGS

-AS 2904 - DAMP PROOF COURSES AND FLASHINGS -AS 3500 - PLUMBING & DRAINAGE

-AS 3600 - CONCRETE STRUCTURES -AS 3660 - TERMITE MANAGEMENT

-AS 3740 - WATERPROOFING OF DOMESTIC WET AREAS -AS 3786 - SMOKE ALARMS

-AS 4055 - WIND LOADING FOR HOUSING

-AS 4678 - EARTH RETAINING STRUCTURES

-AS 5146 - REINFORCED AUTOCLAVED AERATED CONCRETE

Drawings shall be read in conjunction with engineers drawings and computations. All structure to Engineers design. All drawings to be co-ordinated with consultant documentation prior to construction. DIMENSIONS:

Do not scale off drawings - use figured dimensions only. Contractor shall verify all dimensions on site prior to construction. Any discrepancies or errors shall be referred to the builder and client prior to installation or manufacture of any works. Confirm levels and RL's on site prior to commencement of work.

#### Contractor to confirm exact siting and orientation prior to construction setout. All building setout and confirmation of setbacks and height to be carried out by a Licensed Surveyor. No footing, or wall to encroach the title boundary.

TERMITE PROTECTION: Termite protection to be in accordance with A.S. 3660.1 and installed in strict accordance with current manufacturers specifications

Unless noted otherwise all exposed structural steel, anchor bolts and other attachments shall be hot dip

galvanised. A cold gal painted finish shall be applied to any field welding to existing or new steelwork. All steel work cast in concrete footings or slab shall have a bitumen finish applied to full extent of cast in concrete steel. Check all dimensions on site prior to

# RETAINING WALLS:

All retaining walls to pty engineered manufacturers specifications or to structural engineers details. Provide rubble backfill and agg drainage to all retaining walls. Builder to provide tanking if or where required. SLAB & FOOTINGS:

All footings to structural engineers details. A moisture barrier shall be installed under any habitable concrete slab to BCA. Australian Standards and manufacturer's requirements

ARTICULATION JOINTS:

Provide articulation joints to comply with CSR Hebel Design & Installation Specifications

#### EROSION CONTROLS: All building works to comply with local authorities Erosion and Sediment control standards.

All wet areas and walls to be waterproofed in accordance with the NCC BCA Part 3.8.1 & AS 3740. Wall finishes shall be

impervious to a minimum height of 1800mm above floor level to shower enclosures and minimum 150mm above baths, basins & sinks. Builder to provide certificate of installation and compliance.

# CONCEALMENT OF SERVICES:

All services shall be concealed in walls or ducts. Where services are exposed they must be

confirmed and approved on site prior to installation unless noted otherw LICENSED TRADESPERSONS:

# All services to be installed by licensed tradespersons in accordance with local authority and with current

manufacturers specifications. ALL PRODUCTS: To be installed to manufacturers requirements and to be in accordance with manufacturers requirements for

Identification of a proprietary item does not necessarily imply exclusive preference for the item so identified, but indicates the necessary properties of the item. If alternatives are proposed, confirm selections with owner including

Expansion joints, walls: 5mm. Floors: 8mm. Fill both with silicone rubber. Grout for wall: Epoxy based mildew resistant. Grout for floors; prepared grout to be acid resistant, all wall tiles to have fc substrate

Glazing shall be installed to a size,type & thickness to comply with NCC BCA Part 3.6 for Class 1 & 10 buildings within a

speed of not more than N3.

Safety glass to be used in the following cases:
i) All rooms - within 500mm vertical of the floor

iii) Bathrooms - within 2000mm of the floor
iii) Laundry - within 1200mm vertical from floor and / or within 300mm horizontal from all doors

iv) Doorway - within 300mm horizontal from doors Shower Screens shall be Grade A Safety Glass

# INTERNAL PAINTING:

Unless noted otherwise paint system to be Dulux approved 3 coat system - low sheen finish. Colours to be

# supplied by owner during contract and applied as per Dulux's recomendations and guidelines JOINERY ITEMS SHALL INCLUDE:

Manufactured casework items, including: cabinets and cupboards
APPLIANCES & EQUIPMENT:

Builder to co-ordinate all appliance and equipment locations on site and with joiner. Installation and

#### final connection by the contractor. DOCUMENTATION:

The contractor shall carry out works in accordance with the signed drawings and specifications and anything reasonable inferred and with the Conditions of Contract. The drawings and specifications/schedules shall be considered complementary, and any work and/or materials absent from one but present or implied in the other shall be furnished

# **GENERAL NOTES CONTINUED** FIXINGS. TIE DOWN AND BRACING:

The contractor must ensure that all fixings, brackets and the like are compatible materials prior to procurement / installation. All bracing and tie down connections are in accordance with AS1684 and any other relavant codes and

egislation, and to nominated truss & frame manufacturers engineered documentation and specifications.

Refer to AS1684 for the required fixing type as nominated (nominal or specific).

All linings and claddings that are used for bracing purposes need to be fixed according to the

manufacturer's requirements to achieve the nominated bracing requirements.

### EXISTING SITE CONDITIONS:

All existing elements have been shown indicatively. The Contractor shall inspect the site to fully understand the scope of works. Contractors are to inform themselves of existing site conditions

and services.
The Contractors Tender amount shall be deemed to include the cost of dealing with existing

conditions and services.

The existence of which was ascertainable from the appropriate authority, or from visual inspection on or adjacent to the site; or which are shown on the Drawings or described in the Specification. PRESERVATIVES AND TREATMENT:

... on our owner attribute to the treated with suitable preservatives and to an appropriate hazard level for their intended environment which will meet the required design life expectancy of 50 years. FINAL CERTIFICATE: All Structural timbers to be treated with suitable preservatives and to an appropriate hazard

At completion of work, Builder to obtain and supply an Occupation Certificate from Principal Certifying Authority.

# Excavation Notes

FOOTING EXCAVATION:

Ensure building is correctly set-out prior to excavation. All earthworks in accordnce with NCC BCA Part 3.1.1

# EXTENT:

Excavation and cut & fill as noted on the Architectural Drawings for Proposed Dwelling. Site cut & levels indicated are preliminary only and to be checked on site before work commencement. Retaining walls required.

SITE SURFACE: Excavate over the site to give correct levels and profiles as the basis for construction. paving, filling, landscaping and the like. Make allowance for compaction and settlement FALLS:

Grade to minimum falls of 1:20 away from buildings within 1200 of building perimeter and 1:100 elsewhere unless noted otherwise. Negate surface water discharging

on to neighbouring properties

# REQUIREMENT OF DETAILED EXCAVATION:

Excavate to the Contract depths and extent necessary to accomodate all foundation elements and any formwork, blinding concrete, working spaces and waterproofing processes.

Landscaping scope of works and finishes to be confirmed by client prior to final quotation

Trim bottom of all excavations as necessary to attain the required levels, grades and profiles

of the finished work. BATTERS:

In accordance with NCC BCA Part 3.1.

# <u>Hydraulic Notes</u>

ALL WORKS shall be carried out in accordance with the following requirements:
- The Plumbing and Drainage Act 2002

- AS 3500 2003
- The Local Authority
- Any other authority have jurisdiction over any part of the works. All subterranean services to be located prior to construction.

# EXISTING SITE CONDITIONS:

The Contractor shall attend to existing services. Contractors are to inform themselves of existing

**DESIGN LEVELS:** 

Design Levels shall be confirmed on site, prior to commencing installation of any pipework. Levels shown on drawings are recomended only. It shall be the Contractors responsibility to ensure

# that correct grades are attained at site. RAINWATER DRAINAGE:

Allow to connect all new rainwater drainage downpipes etc.. to the existing stormwater drainage system. RAINWATER GOODS:

Refer to documentation for specification and finish.

Unless otherwise noted: new roofing sheeting, ridge cappings and valley flashings shall be metal with a colorbond finish. downpipes to be metal colorbond (min 0.5mm guage).

Unless otherwise noted: new gutters, gutter spikes, barge rolls; new metal wall cladding; associated flashings and cappings shall be metal with any "colorbond" finish nominated

MATERIAL S:

Water services shall be in accordance with Australian Standards. COVER PLATES:
Provide Cover Plates at all wall & floor penetrations.

SANITARY PLUMBING:
Sanitary plumbing shall be UPVC Class HD with solvent weld joints and shall be laid at a minimum grade of 1:60 unless noted otherwise. Connect sanitary plumbing to council sewer in accordance with authority requirements.

INSULATION: All hot water lines shall be fully insulated

DIAL BEFORE YOU DIG:
It is the contractors responsibility to contact "Dial Before You Dig" Phone 1100 for the location of existing public utilities prior to excavati ENCASING OF UNDERGROUND SERVICES:

ound water and fire services shall be encased in 100mm of sand.

# Hydraulic Notes

AUTHORITIES FEES AND CHARGES:

he Contractor shall allow to pay all authorities fees & charges associated with new connections. CONTRACTOR:

o provide necessary flashings to windows and openings. Plumbing to be carried by a licenced plumber and in accordance

with the requirement of local authorities. The contractor shall be responsable for all permits and approvals. All hot water lines shall be fully

insulated. Sanitary Plumbing shall be connected to existing system with materials approved by the local authority. Builder and Sub-contractor to ensure all stormwater drains and sewer pipes are located at sufficient distance from any building footings and/or slab edge beams to prevent moisture penetration, dampness, weakening or undermining

All domestic hot water to basins, showers and baths to have maximum temperature of 50°C. Allow to supply and

install tempering valves where required, as nominated in the NCC BCA and relevant standards

# Electrical Notes

SUPPLY: Electrical contractor to provide phased supply to main switchboard and assess

m demand to AS3000 DISTRIBUTION BOARD: Provide new distribution board if required. All electrical outlets shall be

protected by overcurrent/earth leakage circuit breakers in accordance with Australian Standards.

WIRING: Electrical conductors and wiring used for electrical services shall be in accordance with NCC BCA and Australian standards. All wiring shall be concealed where possible. Where exposed wiring is unavoidable, wiring must be concealed within suitable conduit.

ARTIFICIAL LIGHTING: Provide a system of artificial lighting to comply with AS1680 to all rooms not naturally lit.

LIGHTING: All luminaires shall be ceiling mounted unless otherwise required by owner If provided, refer to the schematic electrical plan for mounting heights of exterior wall mounted luminaires and layout of luminaires as indicated on reflected ceiling drawing. All flourescent

lamps shall be cool white unless requested otherwise FINAL LOCATIONS: If provided, refer to drawings for specific locations of accessories. ELECTRICAL INSTALLATION: includes:

installation of distribution switchboard (if required)

- light and power installation

light fittings, sub circuit wiring and lighting accessories
 socket outlets, special purpose power and subcircuit cabling

installation of ciruits for air conditioning
 installation of ciruits and connection of all equipment (eg kitchen equipment)

- supply and installation of new outlet + wiring to roof mounted tv antenna.

ELECTRICAL ACCESSORIES: includes: switches and powerpoints. unless otherwise noted

all controls, switches and powerpoints shall be "pure white ". light switches - 1200 above floor level unless noted otherwise and located

as per electrical layouts

ROOFTOP ANTENNA: All new relevant outlets to be wired to antenna. NETWORK & DATA: All phone networks and data points to be min cat6 cable connected to wall sockets. Cable runs to be concealed. If provided refer

to electrical layouts for locations **SWITCHES**: Some light switches may require dimmers. Confirm with client prior to final quotation.

JOINERY ITEMS SHALL INCLUDE: Manufactured casework items, including: cabinets and cupboards. APPLIANCES & FOUIPMENT: Builder to co-ordinate all appliance and equipment locations on site

Installation and final connection by the contractor. Joiner to confirm all appliance and equipment

tolerances and requirements in joinery prior to fabrication.

SITE MEASURE: All joinery to be site measured once linings are in place.

firm any discrepencies prior to fabrication.

# Fire Safety

GENERAL: Fire safety in accordance with part 3.7 of the NCC BCA

SMOKE ALARMS: In accordance with part 3.7.5 of the BCA & A.S 3786 to be hard wired to consumer

supply.Smoke dectors to be of the type with alarms wired together and having a battery back-up

FIRE ALARM INSTALLATION: Install smoke detection, in the area affected by the works, to suit the requirements of AS1670 and the BCA. Provide any additional detection to areas to allow for compliance with AS1670 and the

BUILDER: To provide electricians installation certificate.

# Energy Efficiency

WORKS: In accordance with BCA Environmental guidelines.

LUMINAIRES: All lamps to luminaires shall be energy efficient lamps to suit specific luminaire EXTERNAL WALL: In accordance with BCA Environmental guidelines. Installed as per manufacturers instructions. All external walls to have

vapour permeable sarking.
Weatherproof seals to all external doors.

NEW ROOF: In accordance with NCC BCA Environmental guidelines. Installed as per manufacturers instructions.

TIMBER FLOORS: (Where applicable) In accordance with NCC BCA Environmental guidelines.

Installed as per manufacturers instructions All exposed timber floors to have required insulation to underside as per Basix Certificate .

LIGHT & VENTILATION: In accordance with parts 3.8.4 and 3.8.5 of the NCC BCA plus relevant A.S SOUND: Insulation in accordance with part 3.8.6 of the NCC BCA

BUILDING CLASSIFICATION: 1a

D.P. NUMBER: 997883 1664 sq m 14.6.23

M Palmer

CLIENT: J. CONSADINE PROJECT:

29 HORATIO STREET MUDGEE 2850

SITE ADDRESS:

PROPOSED TOURIST ACCOMMODATION

**Preferred Design** & Drafting



114.22

DRAWING No:

16

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

14.9.22 PRELIM REV DATE AMENDMENT

B 14.6.23 D.A. DOCUMENTATION

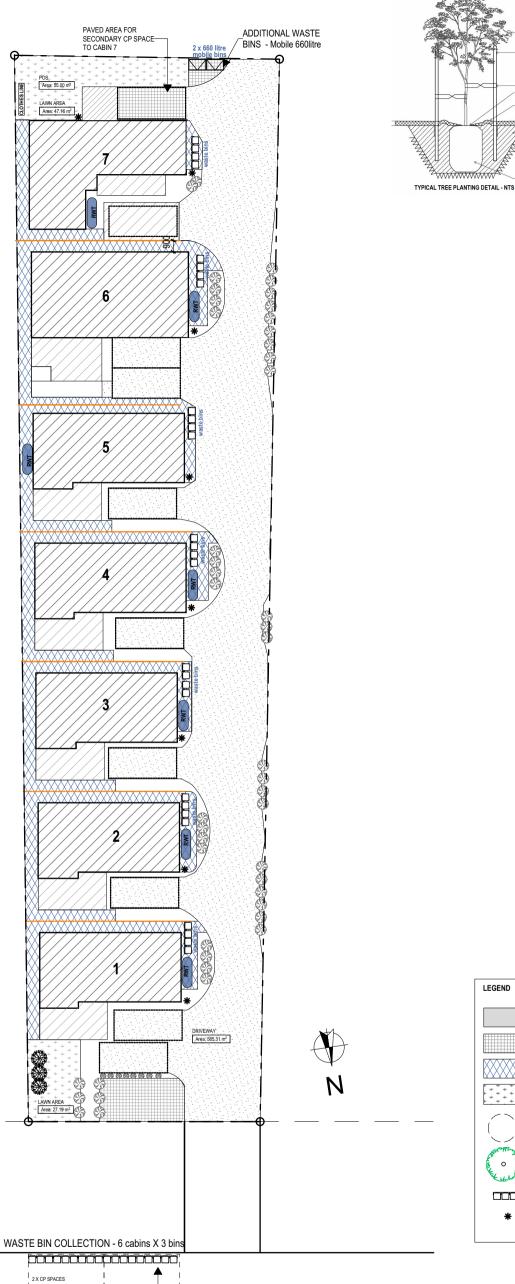
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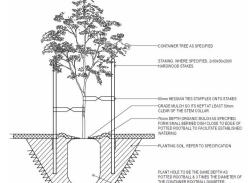
DRAWN-

SITE AREA:

SHEET DESCRIPTION: GENERAL NOTES

SCALE: 1:100, 1:200, 1:300, UNO





# **GENERAL SPECIFICATION** PLANTING NOTES

# PREPARATION OF MASS PLANTED AREAS

Where topsoil is of good quality and it is not necessary to remove it and import topsoil, remove all weeds roots and other debris. If necessary, excavate to bring levels to 150mm below required finished level to allow for placement of mulch. To the whole area to be mass planted cultivate to a fine tilth to a depth of 200-250mm by hand or rotary hoe.

Mass planted areas requiring excavation and backfilling with approved planting mixtures shall be excavated to a depth of 300mm below finished levels. Break subsoil to a further depth of 100mm prior to placing soil.

### PLANTING HOLES

Generally in border and mass planted areas, the diameter of planting holes shall be twice the diameter of the container and the depth equal to the height of the container

Planting holes shall be twice the diameter of the root ball, and dug to a depth of 75mm more than the depth of the root ball. Generally all surplus material shall be removed and replaced with planting soil as specified. The bottom of each hole shall be loosened to a further 150mm to assist drainage.

A slow release fertiliser at the rate of 20g/hole shall be placed at the bottom of each hole before planting . Stake and tie as specified. Leave a neat 600mm square opening in turf after planting is completed. Form a shallow saucer like depression in soil around the base of plant.

For planting areas soil should conform to AS4419 a mixture of three parts by volume of sandy loam, or equivalent, and one part by volume of compost, or equivalent, thoroughly mixed shall be spread to thickness of 225mm to all mass planting areas if required to have imported topsoil.

#### MODIFICATION OF SITE SOIL

Add organic matter in the form of compost, or other suitable equivalent, to a depth of 75mm over the entire areas previously cultivated. Organic matter shall be thoroughly mixed through the prepared soil before

### PLANTING MATERIALS

All plants shall be true to name and size as scheduled, in well developed healthy condition, free from insect

The minimum sized pot shall have a diameter of 150mm. Specification of 5 Litre and up refer to the capacity of the pots and are standard within the nursery industry.

Set out plants in accordance with the plan. Minor adjustments may be necessary. Planting shall not be carried out in dry soil or in extreme weather conditions.

The root system must be moist before planting to ensure the turgidity. The plants shall be removed from their containers with as little disturbance as possible to the root system. Plants should be planted at the same depth as the plants were in the containers to allow for a shallow saucer to be formed around the plant to aid water penetration. Avoid hilling up of soil around young plant stem. Firm soil around the root ball and thoroughly soak the areas after planting. On completion, cultivate, rake mulch and leave all garden areas in a neat and tidy condition. Remove all plant containers from the site.

Spread mulch to all mass planted areas to an even depth of 75mm on the surface of the topsoil so that refinished levels are flush with surrounding kerbs, edges or paths. Care shall be taken not to mix soil and mulch together. The material to be used shall be graded pine bark.

# SHORT TERM MAINTENANCE

Maintenance shall include the following items as a minimum requirement for a period of 3 months.

All plants shall be adequately watered to keep them healthy and growing vigorously. Watering shall be done by fixed hoses or portable sprinklers. The minimum acceptable watering requirement shall equal 50mm of natural rainfall or its applied equivalent, or a combination of both, during each period of one week.

The Landscape Contractor shall ensure that fallen leaves, branches and wind blown debris such as papers are collected and removed at lest once a week and that the site is kept in a clean and tidy condition. Remove any weed growth from all planted and mulched areas.

The Landscape Contractor is not to be held responsible for the theft of any plant or plants damaged by the vandals or act of God during the short term maintenance period. Replace plants which fail with plants of a similar size and quality to those specified or originally provided. Arrange for the supply of plants with a minimum of delay and under no circumstances shall different species be substituted without prior approval.

All mulched surfaces shall be kept in a clean and tidy condition. Reinstate mulch to depths specified.

If pathological diseases or insect pests appear, control them by natural means where possible, no chemicals are to be used unless requested by the client and then they must be used in accordance with

Make good erosion of soil or subsidence which may occur in landscaped areas at no contract variation.

Make good any defects or faults arising out of defective workmanship.

Pruning work shall be implemented to maintain dense foliage conditions and encourage suitable growth habits.

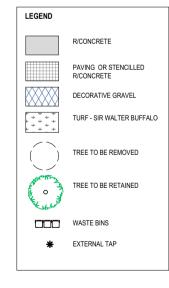
When the short term maintenance period is completed the Landscape Contractor shall notify the Superintendent. The site will be inspected and if to the satisfaction of the Superintendent the responsibility will be handed over to Client for long term/on going maintenance.

All plants planted under this contract are spaced with consideration of their natural mature size. Planting closely together means they will join together quickly to develop a full planted or hedge look

On a yearly basis prune the Photina to keep it compact and keep its height at 2.5m tall. There is no need to severely prune it to keep it narrow though 2m would be an ideal width off the fence boundary. Other shrubs that could be pruned include the Teucrium, just lightly to shape if required though is attractive in its natural form.

If over time the Liriope muscari develops dead leaves and looks unattractive, cut down with a whipper snipper at the end of the cooler months and it will regrow new fresh leaves.

The Italian Pencil Pine is a fast grower and should reach 2.5m in 3 years so at five years it should be nearly 5m tall. At this time cut out the top 30cm of the pines which will sever the leader and contain their height at around 4.5-5m and as they are a narrow tree they should not grow wider than 1m, though if they do, give a light prune to straighten the side facing the motel yearly rather than one heavy prune which can destroy the foliage.



	DSCAPE LEC	SYMBOL PLANTING	MATURE SIZE
	0	Grevillea poorinda (Royal Mantle)	Prostrate/Ground Cove
2	0	Myporum Parvifolium purpurea	Ground Cover
-C	ptional planting		250mm
		Lomandra confertifolia Wingarra	300mm
		Phormium tenax Anigozanthos hybrid Amber Velvet Kangaroo Paw	800mm 500mm
		Daniella Caerulea DCNC0 PBR / DC150 PBR/NPV	
		Amethyst Liriope muscari	450mm
	0	Westringia Blue Gem	1.5m
		or fruiticosa	400mm h x 1.5mw
	$\odot$	Buxus Japonica (Hedge)	up to 2.0m (trimmed)
6		Grevillea beadleana	1.5m
7		Nandina Domestica BLUSH	600mm - 700mm
3 1/4	*	Claret Ash fraxinus rotundifolia 'Raywood'	15m
9		Acer palmatum Japanese Maple	3.5 - 4.5 m
10	*	Callistemon Viminalis	2.0m
11		Grevillea 'Canberra gem'	2.4m
12		Pinnacle Syzygium australe AATS PBR	6-10m
13	$\bigcirc$	Slim Callistemon viminalis CVO1 PBR	9.0m
14		Pittosporum Tenuifolium (Silver Sheen)	2.0m-3.0m
15		Magonlia Grandiflora Little Gem	4.0m
16	*	Betula Pendula (Silver Birch)	9.0 - 15.0m

-2. LANDSCAPE PLAN 1:300

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

KERBSIDE WASTE BIN COLLECTION ACCOMMODATION CABINS VARIABLE-OCCUPANCY RATE

NOTE:
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS / STRUCTURAL ENGINEER DRAWINGS /
SURVEYOR AND OTHER CONSULTANT DOCUMENTATION APPLICABLE TO THIS PROJECT
2. ALL BOUNDARIES AND SITE LEVELS ARE SUBJECT TO SURVEY
3. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS INCLUDING BUT NOT
LIMITED TO:

BUILDING CODE OF AUSTRALIA NATIONAL CONSTRUCTION CODE - BCA NCC
PLUMBING CODE OF AUSTRALIA (BCA NCC)

ALISTRALIAN STANDARDS & OTHER REGULATORY AUTHORITIES

PLUMINING LOUPL OF AUSTRALIA (BLA NUC.)
A USTRALIAN STANDARDS & OTHER REGULATORY AUTHORITIES
4. ALL WORKS TO BE UNDERTAKEN BY LICENSED BUILDER AND SUBCONTRACTORS
5. BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK
6. MATERIALS AND FINISHES TO BE AS SPECIFIED ON THE DRAWINGS. CHANGES PERMITTED BY OWNER APPROVAL ONLY
7. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED. WRITTEN DIMENSIONS TO BE USED. DO NOT SCALE
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WRITTEN CONSENT OF PREFERRED DESIGN & DRAFTING

14.6.23 D.A. DOCUMENTATION REV DATE AMENDMENT

D.P. NUMBER: 997883 SITE AREA: 1664 sq m DATE: 14.6.23 DRAWN M Palmer SCALE: 1:100, 1:200, 1:300, UNO

BUILDING CLASSIFICATION: 1a

**CLIENT:** J. CONSADINE

**PROJECT:** 

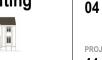
PROPOSED TOURIST ACCOMMODATION **SITE ADDRESS:** 

29 HORATIO STREET MUDGEE 2850 **SHEET DESCRIPTION:** LANDSCAPE PLAN



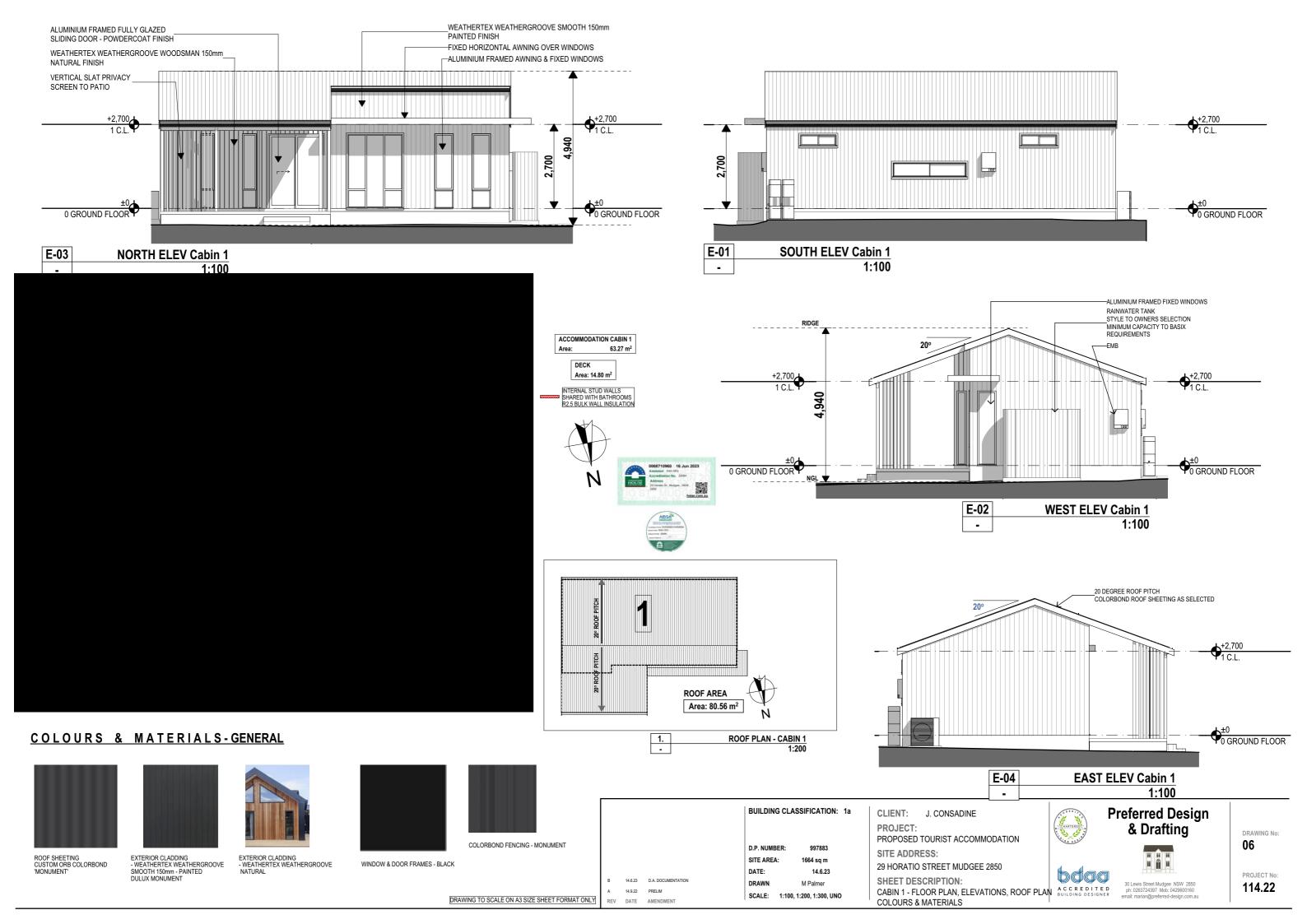
A C C R E D I T E D BUILDING DESIGNER

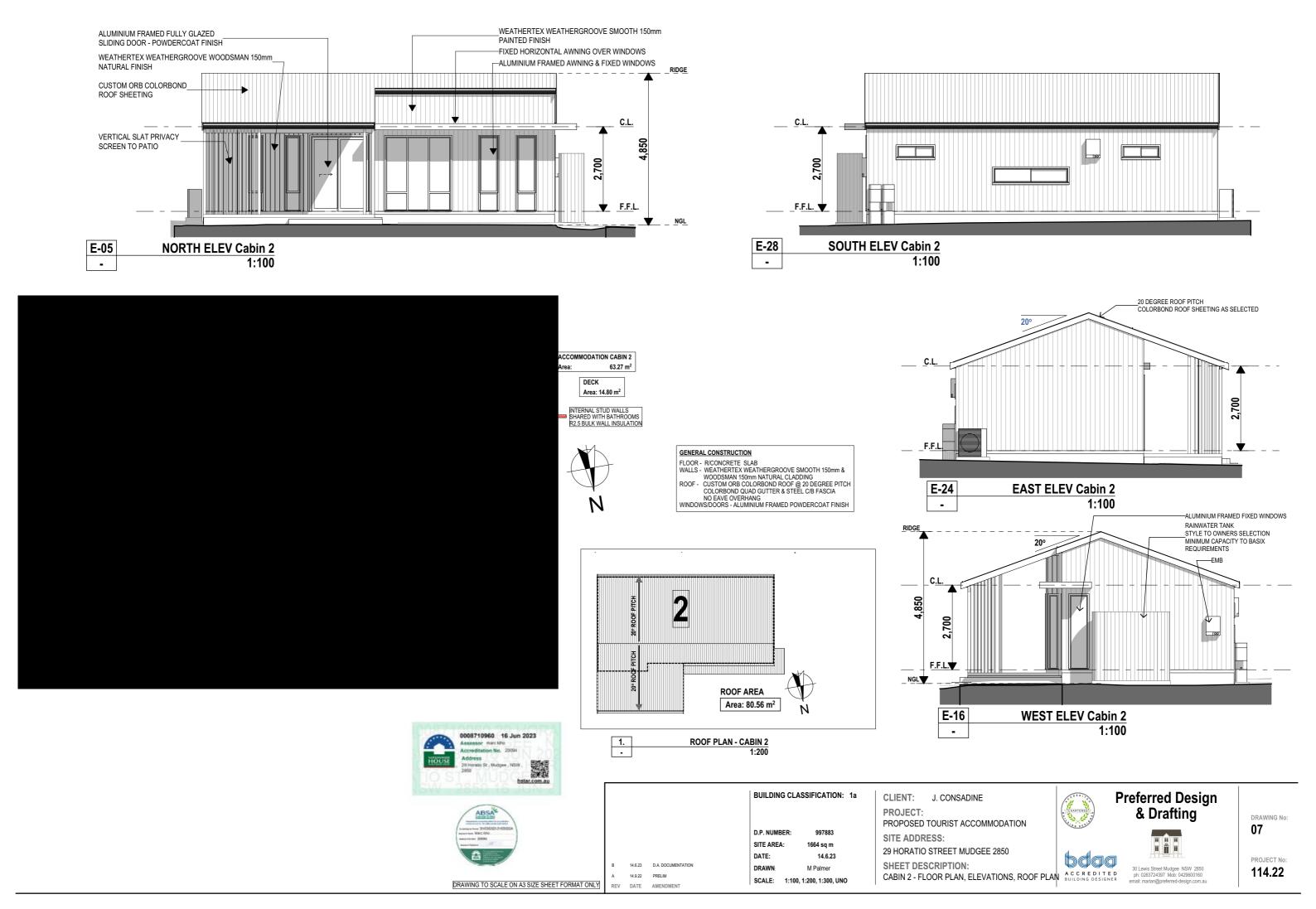
# **Preferred Design** & Drafting

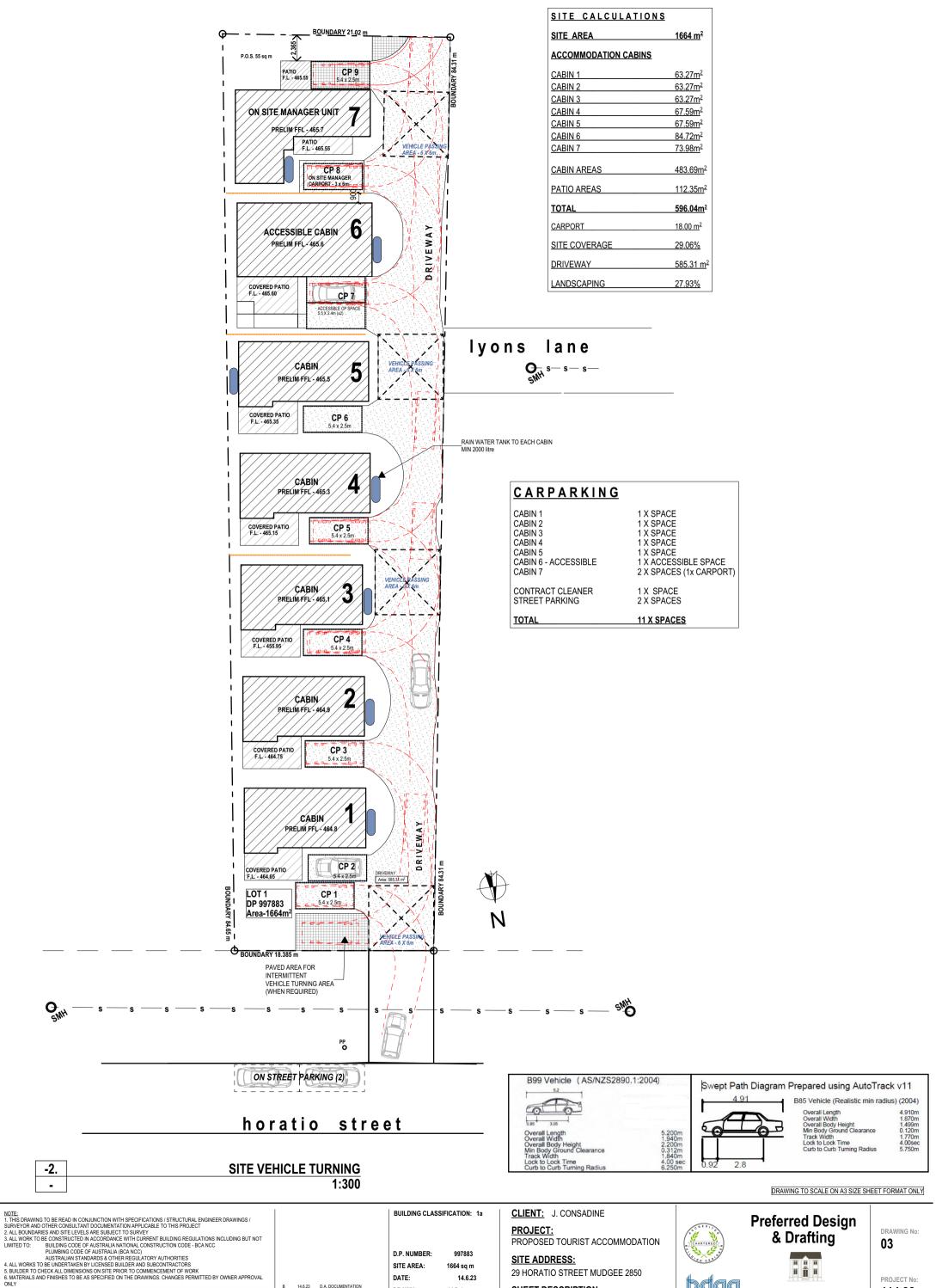


PROJECT No: 114.22 30 Lewis Street Mudgee NSW 2850 ph: 0263724397 Mob: 0429600160

DRAWING No:







29 HORATIO STREET MUDGEE 2850

SITE - VEHICLE MANOUEVRING

A C C R E D I T E D BUILDING DESIGNER

**SHEET DESCRIPTION:** 

DATE:

DRAWN

14.6.23 D.A. DOCUMENTATION

REV DATE AMENDMENT

ONLY
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14.6.23

M Palmer

SCALE: 1:100, 1:200, 1:300, UNO

PROJECT No 114.22 30 Lewis Street Mudgee NSW 2850 ph: 0263724397 Mob: 0429600160

PROJECT: TOURIST ACCOMMODATION

**CLIENT:** J. CONSADINE

SITE: 29 HORATIO ST MUDGEE

LOT 1 DP 997883

# DRG No: SHEET DESCRIPTION

COVER SHEET, LOCALITY PLAN

02 SITE PLAN

03 VEHICLE MANOEUVRING

04 LANDSCAPE PLAN

05 SITE OVERVIEW

06 CABIN 1 - FLOOR PLAN, ELEVATIONS

07 CABIN 2 - FLOOR PLAN, ELEVATIONS

08 CABIN 3 - FLOOR PLAN, ELEVATIONS 09 CABIN 4 - FLOOR PLAN, ELEVATIONS

10 CABIN 5 - FLOOR PLAN, ELEVATIONS

11 CABIN 6 - ACCESSIBLE - FLOOR PLAN, ELEVATIONS

12 CABIN 7 - ON SITE MANAGER - FLOOR PLAN, ELEVATIONS

13 SECTIONS CABINS 1-4

14 **SECTIONS CABINS 5-7** 

15 **BASIX COMMITMENTS** 

16 **GENERAL CONSTRUCTION NOTES** 

17 SAFETY NOTES

18 SHADOWS

# **GENERAL NOTES:**

- ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS INCLUDING BUT NOT LIMITED TO: NATIONAL CONSTRUCTION CODE - NCC BCA
  - NATIONAL CONSTRUCTION CODE VOLUME 3 PLUMBING CODE OF AUSTRALIA NCC BCA

AUSTRALIAN STANDARDS & OTHER REGULATORY BODIES

- 2. WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A. CODES INCLUDING ALL AMENDMENTS, THE BUILDING CODE OF AUSTRALIA - BCA NCC - VOLUME 2 - 2019 AND POLICY REQUIREMENTS OF MID-WESTERN REGIONAL COUNCIL
- . RELEVANT STATUTORY AUTHORITIES TO BE NOTIFIED IN ADVANCE AND APPROVALS. AND/ OR SERVICES OBTAINED
- ALL LEVELS, DIMENSIONS, SITE CONDITIONS & SERVICES TO BE CHECKED & CONFIRMED ON SITE INCLUDING RELEVANT SERVICE AUTHORITIES PRIOR TO WORK COMMENCEMENT OR CONSTRUCTION
- . THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS / STRUCTURAL ENGINEER DRAWINGS / SURVEYOR AND OTHER CONSULTANT DOCUMENTATION APPLICABLE TO THIS PROJECT
- ALL BOUNDARIES ARE SUBJECT TO FINAL SURVEY. REFER TO CONTOUR AND DETAIL SURVEY WHERE PROVIDED . ALL WORKS TO BE UNDERTAKEN BY LICENSED BUILDER AND LICENSED SUBCONTRACTORS
- BUILDER TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK
- 9. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED. WRITTEN DIMENSIONS TO BE USED. DO NOT SCALE DRAWINGS
- 10. ACCESSIBLE CABIN DESIGNED (& TO BE CONSTRUCTED TO) AS1428.1- 2021

# **CONSTRUCTION NOTES:**

- I. ALL WET AREAS OF THE BUILDING TO BE PROTECTED BY INSTALLATION OF A WATERPROOF SYSTEM COMPLYING WITH AS 3740 - WATERPROOFING OF WET AREAS
- 2. WALL FRAME BRACING, ROOF BRACING AND ALL TIE DOWN FIXING DETAILS TO BE TO NOMINATED TRUSS & FRAME MANUFACTURERS ENGINEERED
- . THE BUILDING INCLUDING STRUCTURAL MEMBERS SHALL BE PROTECTED AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH AS 3660.1 A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT POSITION
- SHOWING METHOD OF PROTECTION, DATE OF INSTALLATION & SYSTEM, INSTALLER DETAILS, MANUFACTURERS RECOMMENDATIONS FOR THE SCOPE & FREQUENCY OF FUTURE INSPECTIONS AND TERMITE ACTIVITY
- WHERE CHEMICAL BARRIER USED, NOTICE TO INCLUDE ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL REGISTRATION AUTHORITY LABEL, INCLUDING THE NEED TO MAINTAIN AND INSPECT THE SYSTEM ON A REGULAR BASIS.
- ALL PLUMBING WORKS TO BE IN ACCORDANCE WITH THE NCC VOLUME 3 PLUMBING CODE OF AUSTRALIA (PCA). THE NEW SOUTH WALES CODE OF PRACTICE FOR PLUMBING & DRAINAGE 2006 (NSW PLUMBING CODE) & AS/NZS 3500
- WATER TEMPERATURE TO ALL OUTLETS (EXCLUDING LAUNDRY & KITCHEN) NOT TO EXCEED 50° C
- . ROOF WATER TO BE COLLECTED BY EAVES GUTTER AND DISCHARGED TO DOWNPIPES TO RAIN WATER TANK/S, AND TO LOCAL COUNCIL STORMWATER
- . ALL INTERNAL WALLS (U.N.O.) TO BE 90mm TIMBER STUD FRAMED LINED WITH 10mm GYPROCK PLASTERBOARD CD INTERNALLY (OR SELECTED LINING) AND 10mm GYPROCK AQUACHECK PLASTERBOARD TO WET AREAS



**PERSPECTIVE - STREET VIEW** 





**LOCALITY PLAN** 29 HORATIO ST MUDGEE 2850 LOT 1 DP 997883

NOTE:
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS / STRUCTURAL ENGINEER DRAWINGS / SURVEYOR AND OTHER CONSULTANT DOCUMENTATION APPLICABLE

TO THIS PROJECT

2. ALL BOUNDARIES AND SITE LEVELS ARE SUBJECT TO SURVEY

NOTE: The Builder shall check all dimensions and levels on the site prior to construction and notify any errors, discrepe or omissions to the Building Designer.

All boundaries and contours to initial survey provided by others.
All levels to Australian Height Datum. Contractors to confirm all measurements on site and

Refer to written dimensions only. Do not scale drawings Drawings shall not be used for construction purposes

location of any services prior to work commencement.
All documents are subject to Australian Copyright Law

until issued for construction.

- 3. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS INCLUDING BUT NOT LIMITED TO:
  - NATIONAL CONSTRUCTION CODE NCC BCA
    NCC VOLUME 3 PLUMBING CODE OF AUSTRALIA (NCC BCA)
  - AUSTRALIAN STANDARDS & OTHER REGULATORY AUTHORITIES
- ALL WORKS TO BE UNDERTAKEN BY LICENSED BUILDER AND LICENSED SUBCONTRACTORS
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- S. BOILDER FOR THE DIMENSIONS OF STIFF PRIOR TO COMMERCEMENT OF WORK

   ON MATERIALS AND FINISHES TO BE AS SPECIFIED ON THE DRAWINGS, CHANGES PERMITTED BY OWNER APPROVAL ONLY

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bdaa ACCREDITED

# **Preferred Design** & Drafting



01

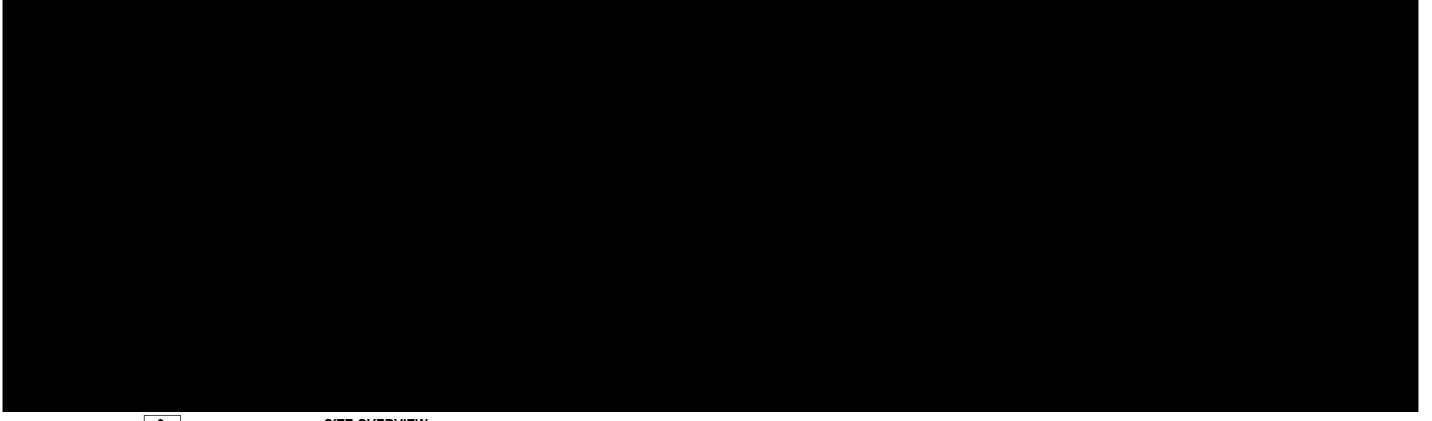
PROJECT No: 114.22

DRAWING No:









B 14.6.23 D.A. DOCUMENTATION

SITE OVERVIEW 1:250 0 1 2 3 4 5

BUILDING CLASSIFICATION: 1a

D.P. NUMBER: 997883 SITE AREA: 1664 sq m DATE: 14.6.23 DRAWN: M Palmer

SCALE: 1:100, 1:200, 1:300, UNO

CLIENT: J. CONSADINE PROJECT: PROPOSED TOURIST ACCOMMODATION SITE ADDRESS: 29 HORATIO STREET MUDGEE 2850

SITE OVERVIEW & PERSPECTIVES

SHEET DESCRIPTION:

A C C R E D I T E D BUILDING DESIGNER

Preferred Design & Drafting



DRAWING No:

114.22

05