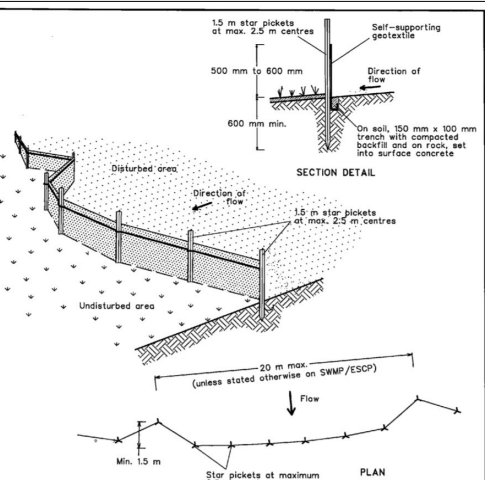


MWRC DCP Deemed to Satisfy
PROVISIONS - POS 80sq m (5m min depth)
55.00 sq m to be provided
Refer SoEE submission

NEIGHBOURING
DWELLING

SITE CALCULATIONS

SITE AREA	1664 m ²
ACCOMMODATION CABINS	
CABIN 1	63.27m ²
CABIN 2	63.27m ²
CABIN 3	63.27m ²
CABIN 4	67.59m ²
CABIN 5	67.59m ²
CABIN 6	84.72m ²
CABIN 7	73.98m ²
CABIN AREAS	483.69m ²
PATIO AREAS	112.35m ²
TOTAL	596.04m ²
CARPORT	18.00 m ²
SITE COVERAGE	29.06%
DRIVEWAY	585.31 m ²
LANDSCAPING	27.93%



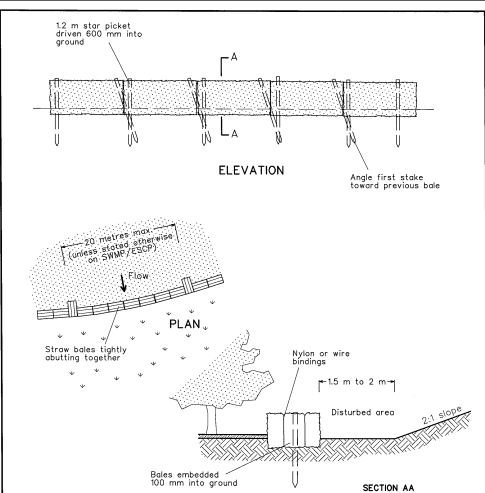
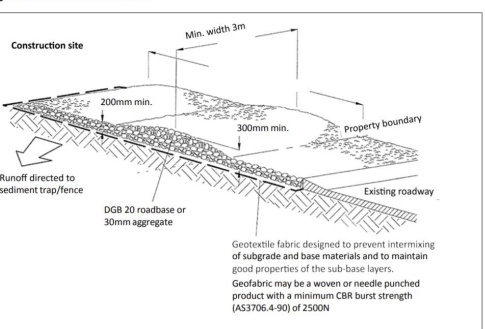
Construction Notes

- Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
- Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
- Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
- Join sections of fabric at a support post with a 150-mm overlap.
- Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

SEDIMENT FENCE

SD 6-8

Figure 1: Stabilised Access Point



Construction Notes

- Construct the straw bale filter as close as possible to being parallel to the contours of the site.
- 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.
- Ensure that the maximum height of the filter is one bale.
- Embed each bale in the ground 75 mm to 100 mm and anchor with two 1.2 metre star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600 mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
- 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

SD 6-7

NOTES:

- Site works are not to start until the erosion and sediment control measures are installed and functional.
- Entry and departure of vehicles is to be confined to the stabilised site access.
- 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 completion.
- 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.
- Bins are to be provided for building waste and arrangements are to be made for regular collection and disposal.
- Roof guttering is to be connected to the stormwater system as soon as practicable.
- All erosion controls are to be checked daily (at a minimum weekly) and after all rain events to ensure they are maintained in fully functional condition.

EROSION CONTROL NOTES:

- 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 CONSTRUCTION.
- 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.
- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADEN WATER, TO COUNCILS STANDARDS.
- NOT WITHSTANDING DETAILS SHOWN IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER ACT.



DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

SITE PLAN 1:300

B	14.6.23	D.A. DOCUMENTATION
A	14.9.22	PRELIM
REV	DATE	AMENDMENT

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

SHEET DESCRIPTION:
SITE PLAN



Preferred Design & Drafting



30 Lewis Street Mudgee NSW 2850
ph: 0263724397 Mob: 0429600160
email: marian@preferred-design.com.au

DRAWING No:
02

PROJECT No:
114.22

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)
AUSTRALIAN 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 DRAWINGS
8. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT - NO PART OF THIS DRAWING MAY BE REPRODUCED WITHOUT WRITTEN CONSENT OF PREFERRED DESIGN & DRAFTING



MID WINTER 9AM



MID WINTER 12PM



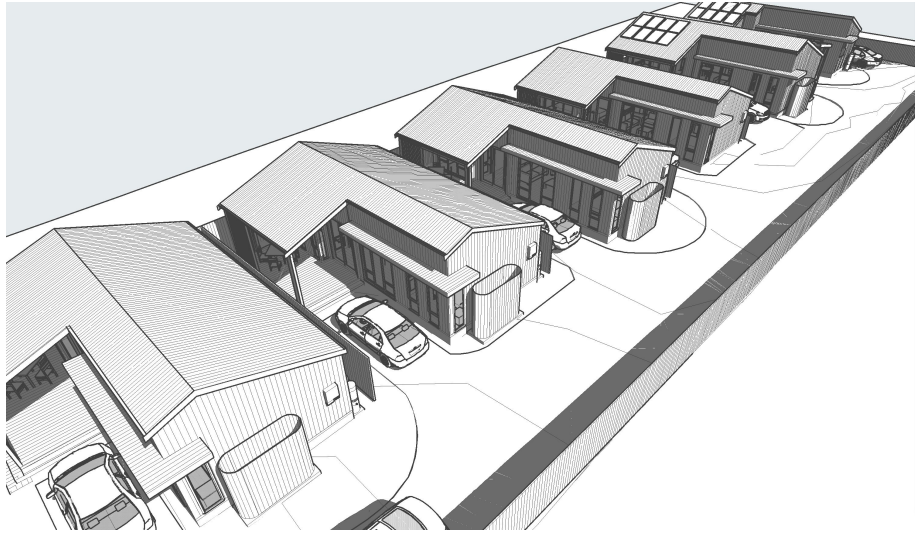
MID WINTER 3PM



MID SUMMER 9AM



MID SUMMER 12PM



MID SUMMER 3PM

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

B	14.6.23	D.A. DOCUMENTATION
A	14.9.22	PRELIM
REV	DATE	AMENDMENT

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
SHEET DESCRIPTION: SHADOWS



bdac
ACCREDITED
BUILDING DESIGNER

**Preferred Design
& Drafting**


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DRAWING No:
18

PROJECT No:
114.22

114.22

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

CONSULTANTS:

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.

SETOUT:

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.

STRUCTURAL STEEL:

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 fabrication of steelwork.

RETAINING WALLS:

All retaining walls to pty engineered manufacturers specifications or to structural engineers details. Provide rubble backfill and agd 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.

WATERPROOFING:

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 otherwise.

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 suitable exposure levels.

PROPRIETARY ITEMS:

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 available technical information, reasons for proposed substitutions and cost.

TILES:

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:

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

speed of not more than N3.

Safety glass to be used in the following cases:

- All rooms - within 500mm vertical of the floor
 - Bathrooms - within 2000mm of the floor
 - Laundry - within 1200mm vertical from floor and / or within 300mm horizontal from all doors
 - 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 recommendations 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 as if they were present in both.

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 relevant codes and legislation, 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:

All Structural timbers to be 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:

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 accordance 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 accommodate all foundation elements and any formwork, blinding concrete, working spaces and waterproofing processes.

LANDSCAPING:

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

TRIM:

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.

Hydraulic Notes

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 site conditions and plumbing services before work commencement.

DESIGN LEVELS:

Design Levels shall be confirmed on site, prior to commencing installation of any pipework. Levels shown on drawings are recommended 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 by the Designer.

MATERIALS:

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 excavation.

ENCASING OF UNDERGROUND SERVICES:

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

Hydraulic Notes

AUTHORITIES FEES AND CHARGES:

The Contractor shall allow to pay all authorities fees & charges associated with new connections.

CONTRACTOR:

To 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 responsible 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 to the structure.

HOT WATER SUPPLY:

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 maximum 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 fluorescent 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 circuits for air conditioning
- installation of circuits 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 Notes

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. 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.

Confirm any discrepancies 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 detectors 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 NCC BCA.

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

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

SHEET DESCRIPTION:
GENERAL NOTES



bdac
ACCREDITED
BUILDING DESIGNER

**Preferred Design
& Drafting**



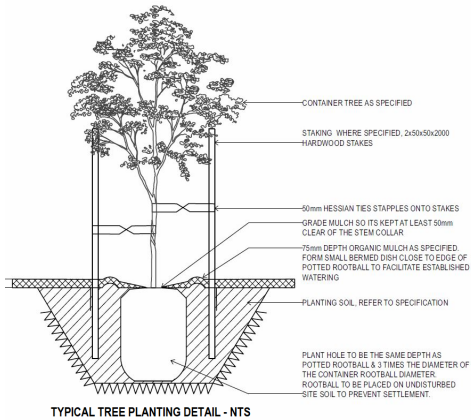
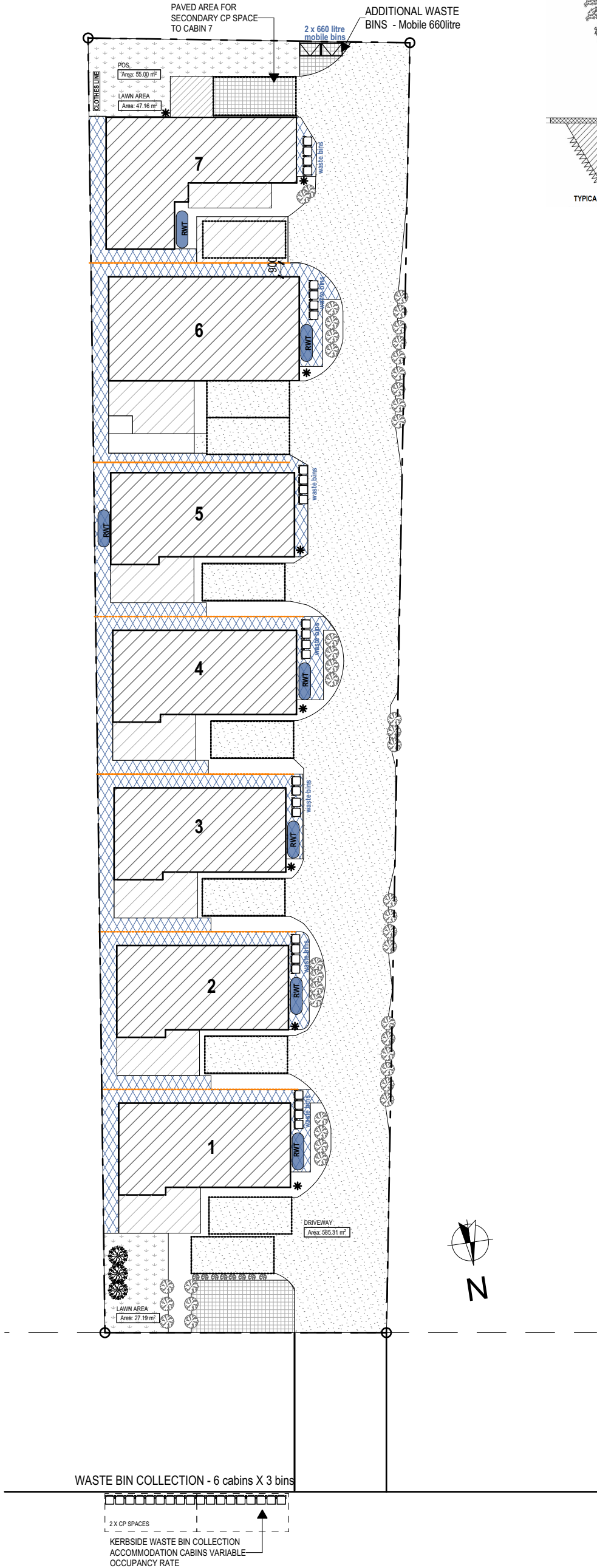
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email: marian@preferred-design.com.au

DRAWING No:

16

PROJECT No:

114.22



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.

IMPORTED TOPSOIL

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 out.

PLANTING MATERIALS

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

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.

PLANTING

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.

MULCH

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 least 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. Reinstall 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 the manufacturer's instructions.

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.

5 YEAR 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.

LANDSCAPE LEGEND		
KEY or	SYMBOL PLANTING	MATURE SIZE
1	Grevillea poorinda (Royal Mantle)	Prostrate/Ground Cover
2	Myoporum Parvifolium purpurea	Ground Cover
3-Optional plantings	Lomandra Longifolia Tanika	250mm
	Lomandra confertifolia Wingarra	300mm
	Phormium tenax	800mm
	Anigozanthos hybrid Amber Velvet Kangaroo Paw	500mm
	Daniella Caerulea DCNCO PBR / DC150 PBR/PW2 PBR	400mm
	Amethyst Liriope muscari	450mm
4	Westringia Blue Gem or fruticosa	1.5m 400mm h x 1.5mw
5	Buxus Japonica (Hedge)	up to 2.0m (trimmed)
6	Grevillea beadleana	1.5m
7	Nandina Domestica BLUSH	600mm - 700mm
8	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	Slim Callistemon viminalis CVO1 PBR	9.0m
14	Pittosporum Tenuifolium (Silver Sheen)	2.0m-3.0m
15	Magonia Grandiflora Little Gem	4.0m
16	Betula Pendula (Silver Birch)	9.0 - 15.0m

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

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B 14.6.23 D.A. DOCUMENTATION
A 14.9.22 PRELIM
REV DATE AMENDMENT

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 MUDGEES 2850

SHEET DESCRIPTION:
LANDSCAPE PLAN



bdca
ACCREDITED
BUILDING DESIGNER

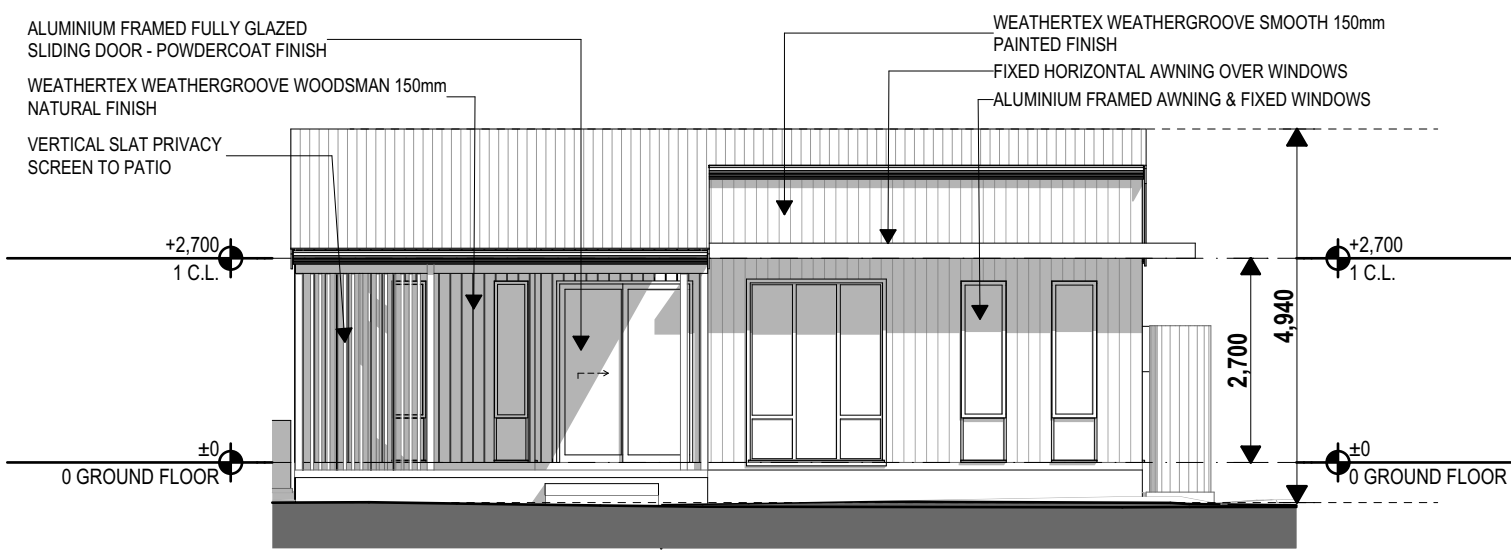
Preferred Design
& Drafting



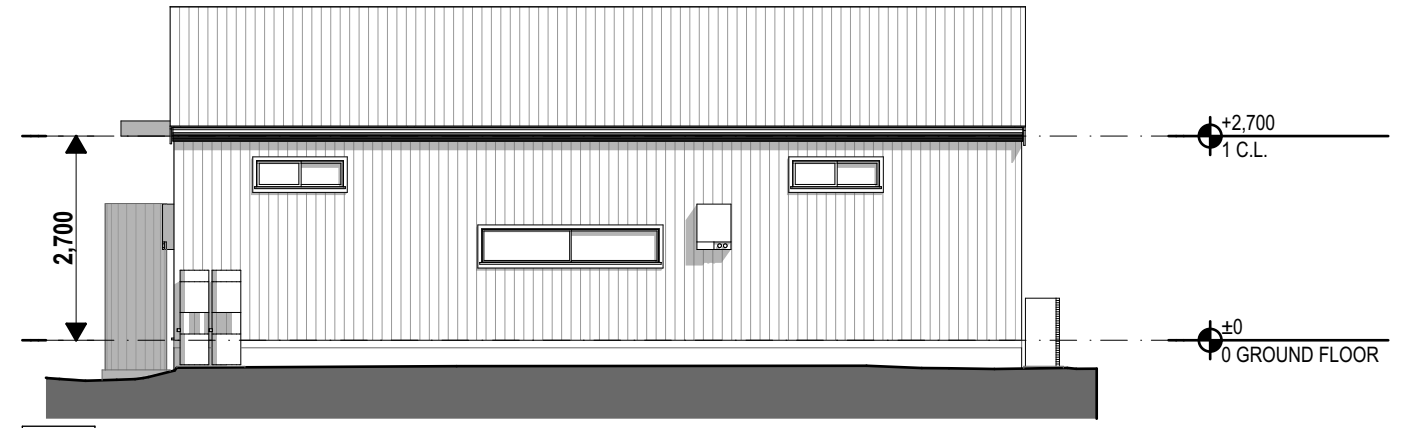
30 Lewis Street Mudgee NSW 2850
ph: 0263724397 Mob: 0429600160
email: marian@preferred-design.com.au

DRAWING No:
04

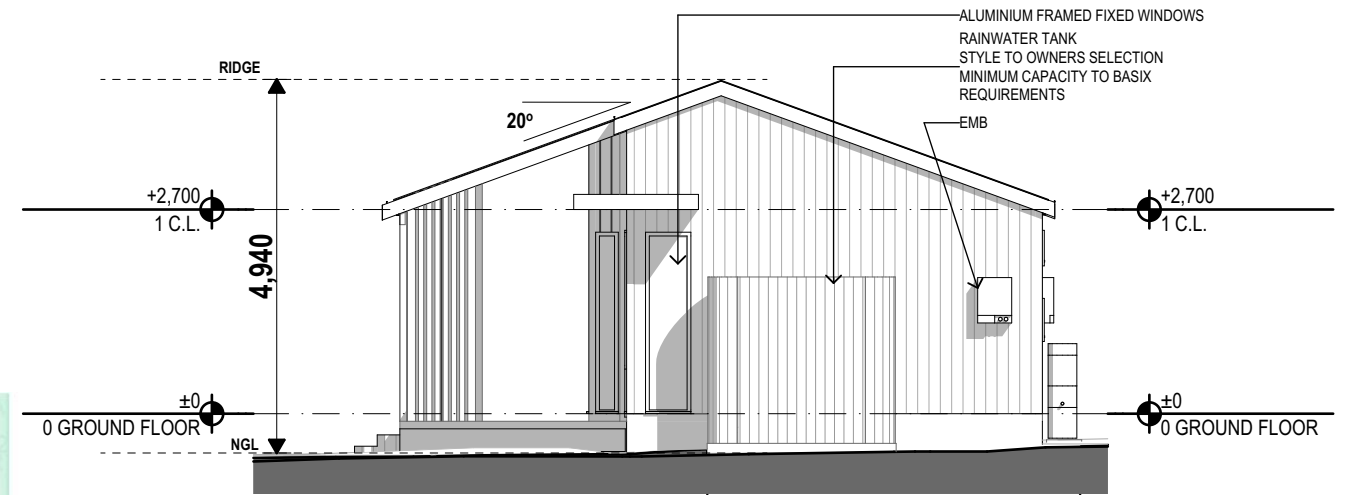
PROJECT No:
114.22



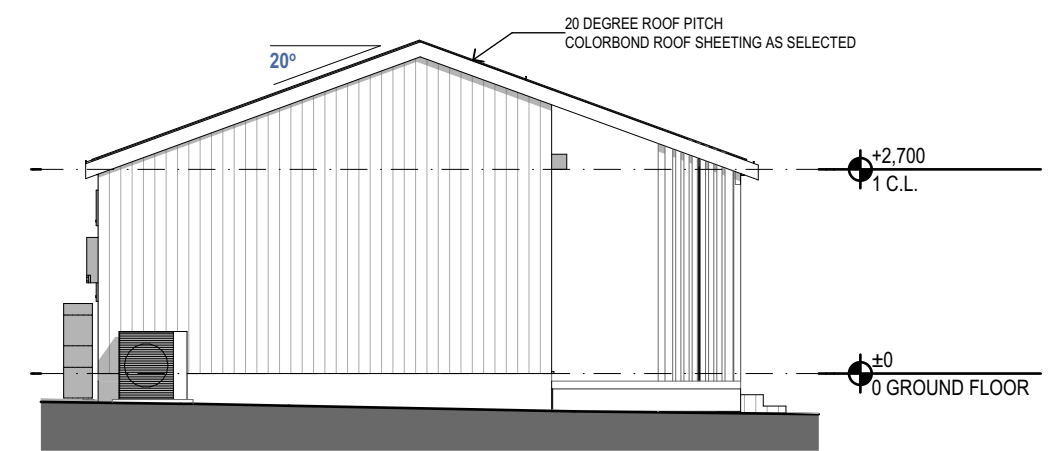
E-03 NORTH ELEV Cabin 1
1:100



E-01 SOUTH ELEV Cabin 1
1:100



E-02 WEST ELEV Cabin 1
1:100

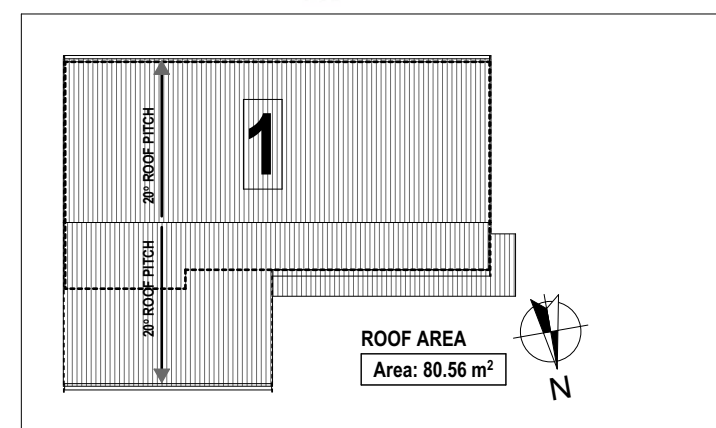


E-04 EAST ELEV Cabin 1
1:100

ACCOMMODATION CABIN 1
Area: 63.27 m²

DECK
Area: 14.80 m²

INTERNAL STUD WALLS
SHARED WITH BATHROOMS
R2.5 BULK WALL INSULATION



1. ROOF PLAN - CABIN 1
1:200

COLOURS & MATERIALS-GENERAL



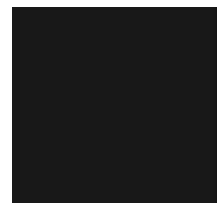
ROOF SHEETING
CUSTOM ORB COLORBOND
'MONUMENT'



EXTERIOR CLADDING
- WEATHERTEX WEATHERGROOVE
SMOOTH 150mm - PAINTED
DULUX MONUMENT



EXTERIOR CLADDING
- WEATHERTEX WEATHERGROOVE
NATURAL



WINDOW & DOOR FRAMES - BLACK



COLORBOND FENCING - MONUMENT

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

B	14.6.23	D.A. DOCUMENTATION
A	14.9.22	PRELIM
REV	DATE	AMENDMENT

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
SHEET DESCRIPTION: CABIN 1 - FLOOR PLAN, ELEVATIONS, ROOF PLAN
COLOURS & MATERIALS



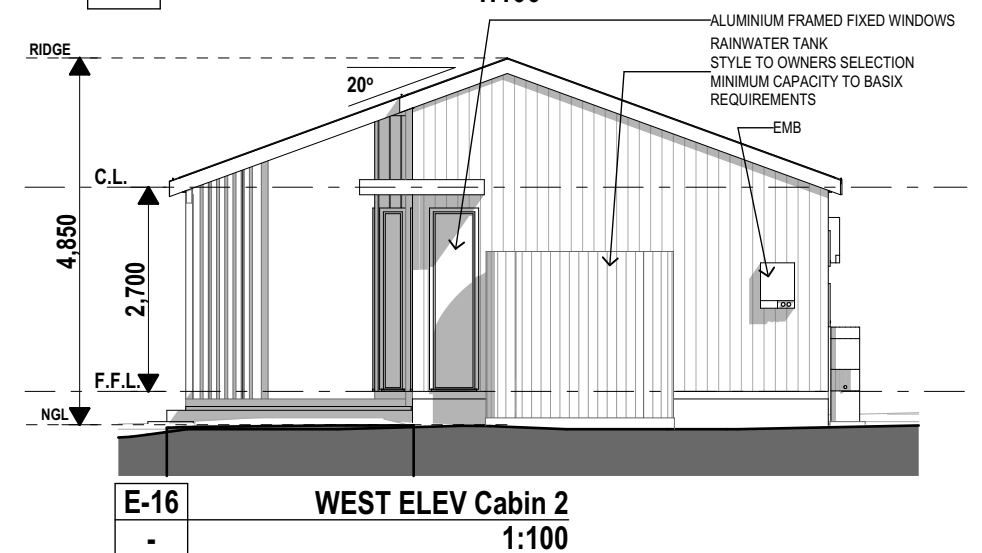
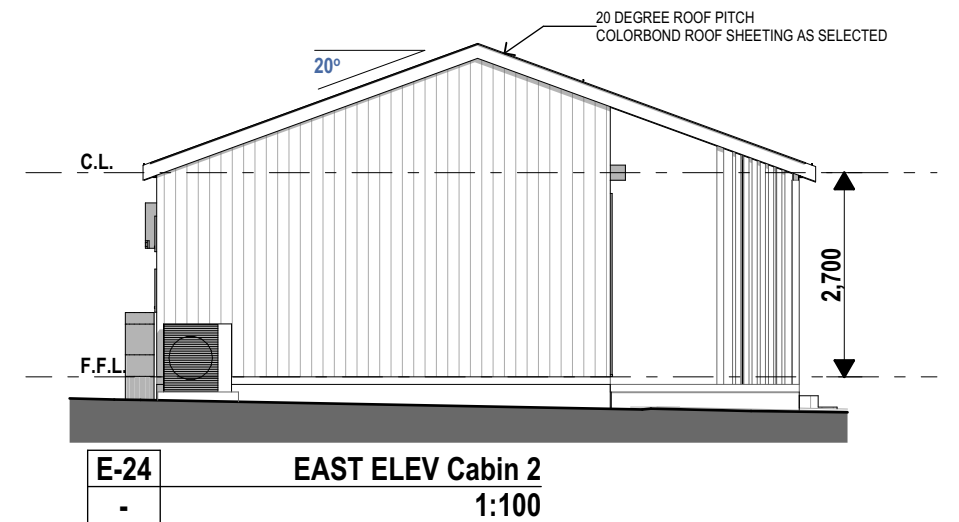
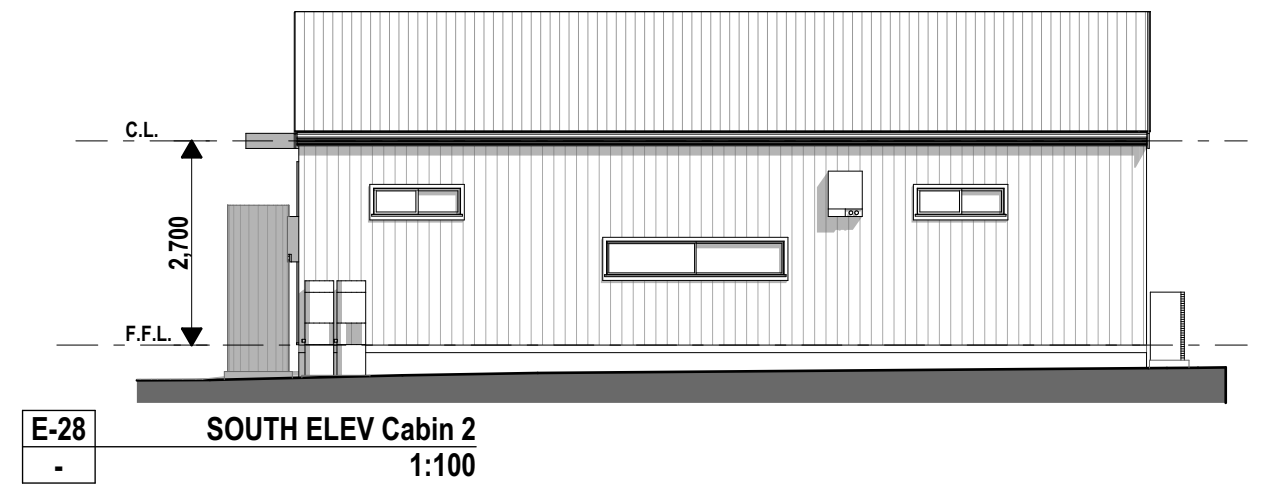
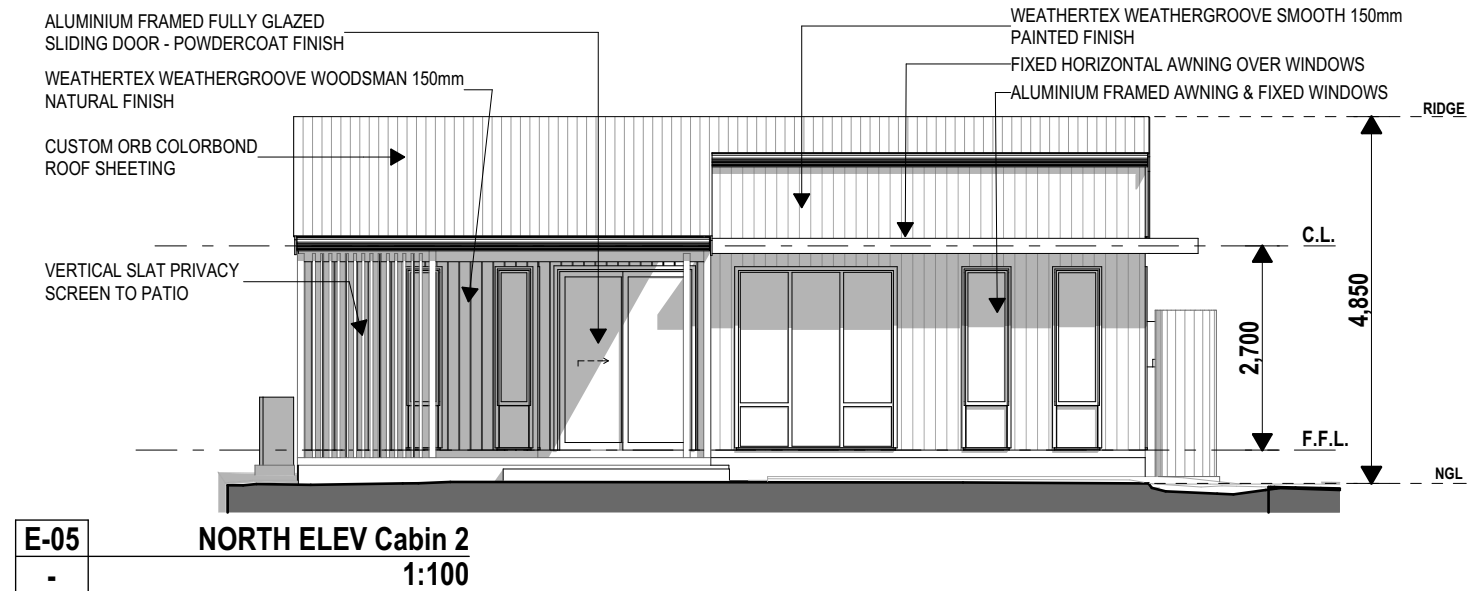
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email: marian@preferred-design.com.au

DRAWING No:
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PROJECT No:
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ACCOMMODATION CABIN 2

Area: 63.27 m²

DECK

Area: 14.80 m²

INTERNAL STUD WALLS

SHARED WITH BATHROOMS

R2.5 BULK WALL INSULATION



GENERAL CONSTRUCTION

FLOOR - R/CONCRETE SLAB

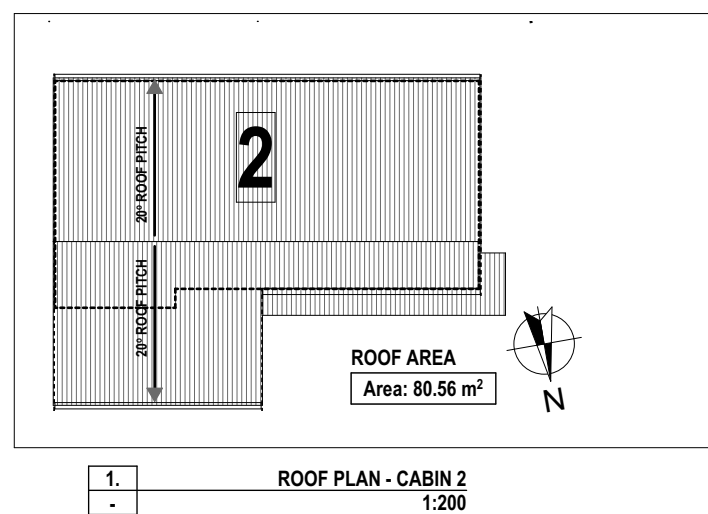
WALLS - WEATHERTEX WEATHERGROOVE SMOOTH 150mm & WOODSMAN 150mm NATURAL CLADDING

ROOF - CUSTOM ORB COLORBOND ROOF @ 20 DEGREE PITCH

COLORBOND QUAD GUTTER & STEEL C/B FASCIA

NO EAVE OVERHANG

WINDOWS/DOORS - ALUMINIUM FRAMED POWDERCOAT FINISH



DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

B	14.6.23	D.A. DOCUMENTATION
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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

SHEET DESCRIPTION: CABIN 2 - FLOOR PLAN, ELEVATIONS, ROOF PLAN



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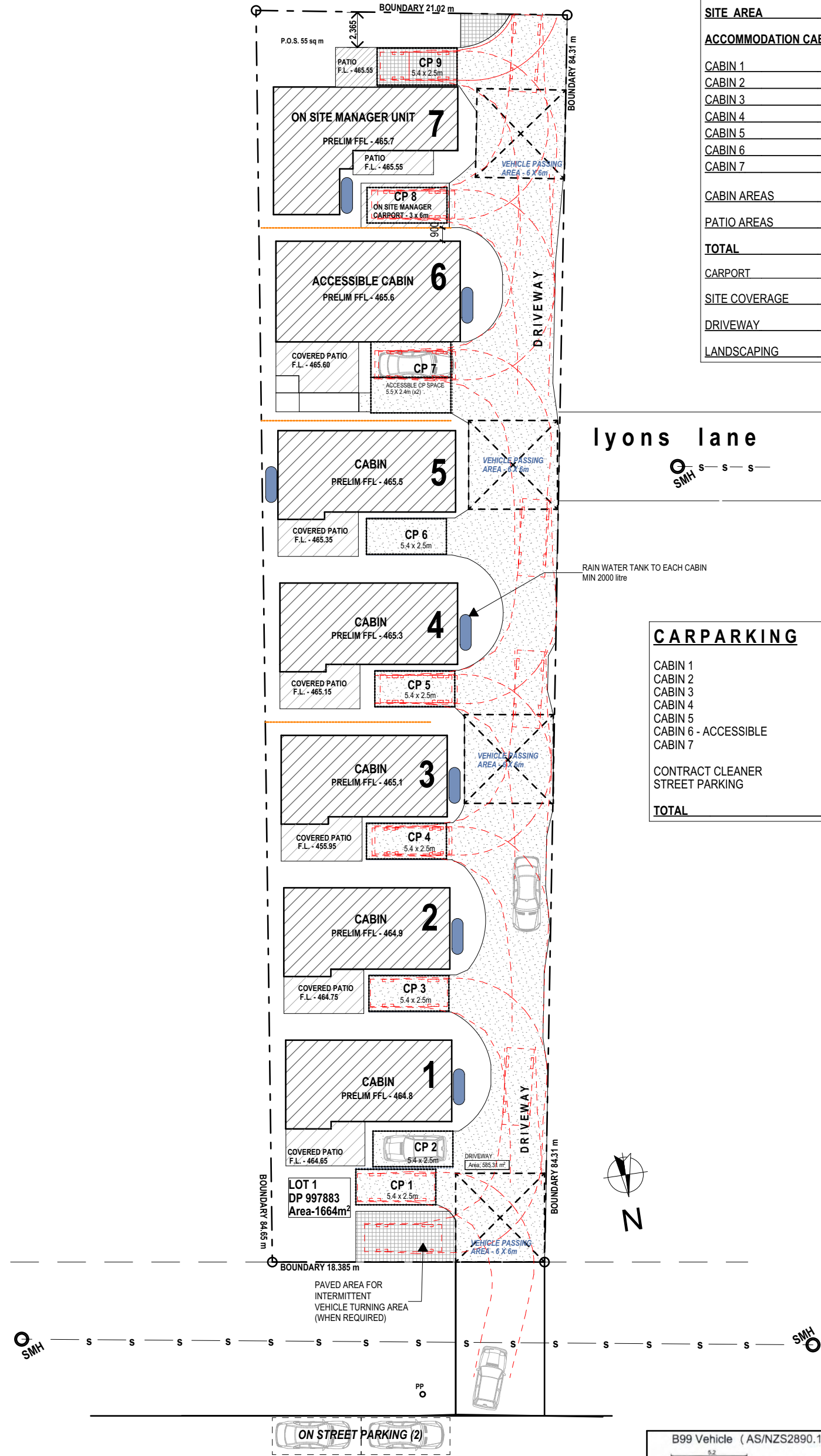
30 Lewis Street Mudgee NSW 2850
ph: 0263724397 Mob: 0429600160
email: marian@preferred-design.com.au

DRAWING No:
07

PROJECT No:
114.22

SITE CALCULATIONS	
SITE AREA	1664 m ²
ACCOMMODATION CABINS	
CABIN 1	63.27m ²
CABIN 2	63.27m ²
CABIN 3	63.27m ²
CABIN 4	67.59m ²
CABIN 5	67.59m ²
CABIN 6	84.72m ²
CABIN 7	73.98m ²
CABIN AREAS	483.69m ²
PATIO AREAS	112.35m ²
TOTAL	596.04m ²
CARPORT	18.00 m ²
SITE COVERAGE	29.06%
DRIVEWAY	585.31 m ²
LANDSCAPING	27.93%

CARPARKING	
CABIN 1	1 X SPACE
CABIN 2	1 X SPACE
CABIN 3	1 X SPACE
CABIN 4	1 X SPACE
CABIN 5	1 X SPACE
CABIN 6 - ACCESSIBLE	1 X ACCESSIBLE SPACE
CABIN 7	2 X SPACES (1x CARPORT)
CONTRACT CLEANER	1 X SPACE
STREET PARKING	2 X SPACES
TOTAL	11 X SPACES



B99 Vehicle (AS/NZS2890.1:2004)		Swept Path Diagram Prepared using AutoTrack v11	
Overall Length	5.200m	B85 Vehicle (Realistic min radius) (2004)	
Overall Width	1.940m	Overall Length	4.910m
Overall Body Height	2.200m	Overall Width	1.870m
Min Body Ground Clearance	0.312m	Overall Body Height	1.499m
Track Width	1.840m	Min Body Ground Clearance	0.120m
Lock to Lock Time	4.00 sec	Track Width	1.770m
Curb to Curb Turning Radius	6.250m	Lock to Lock Time	4.00sec
		Curb to Curb Turning Radius	5.750m

-2. SITE VEHICLE TURNING 1:300

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

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

CLIENT: J. CONSADINE

PROJECT: PROPOSED TOURIST ACCOMMODATION

SITE ADDRESS: 29 HORATIO STREET MUDGEES 2850

SHEET DESCRIPTION: SITE - VEHICLE MANOEUVRING



bdaa
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BUILDING DESIGNER

Preferred Design
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DRAWING No: 03

PROJECT No: 114.22

PROJECT: TOURIST ACCOMMODATION

CLIENT: J. CONSADINE

SITE: 29 HORATIO ST MUDGEE
LOT 1 DP 997883

DRG No: SHEET DESCRIPTION

- 01COVER SHEET, LOCALITY PLAN
- 02SITE PLAN
- 03VEHICLE MANOEUVRING
- 04LANDSCAPE PLAN
- 05SITE OVERVIEW
- 06CABIN 1 - FLOOR PLAN, ELEVATIONS
- 07CABIN 2 - FLOOR PLAN, ELEVATIONS
- 08CABIN 3 - FLOOR PLAN, ELEVATIONS
- 09CABIN 4 - FLOOR PLAN, ELEVATIONS
- 10CABIN 5 - FLOOR PLAN, ELEVATIONS
- 11CABIN 6 - ACCESSIBLE - FLOOR PLAN, ELEVATIONS
- 12CABIN 7 - ON SITE MANAGER - FLOOR PLAN, ELEVATIONS
- 13SECTIONS CABINS 1-4
- 14SECTIONS CABINS 5-7
- 15BASIX COMMITMENTS
- 16GENERAL CONSTRUCTION NOTES
- 17SAFETY NOTES
- 18SHADOWS

GENERAL NOTES:

1. 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
3. RELEVANT STATUTORY AUTHORITIES TO BE NOTIFIED IN ADVANCE AND APPROVALS AND/ OR SERVICES OBTAINED
4. ALL LEVELS, DIMENSIONS, SITE CONDITIONS & SERVICES TO BE CHECKED & CONFIRMED ON SITE INCLUDING RELEVANT
SERVICE AUTHORITIES PRIOR TO WORK COMMENCEMENT OR CONSTRUCTION
5. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS / STRUCTURAL ENGINEER DRAWINGS / SURVEYOR AND
OTHER CONSULTANT DOCUMENTATION APPLICABLE TO THIS PROJECT
6. ALL BOUNDARIES ARE SUBJECT TO FINAL SURVEY. REFER TO CONTOUR AND DETAIL SURVEY WHERE PROVIDED
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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:

1. 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
SPECIFICATIONS
3. 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.
4. 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
5. WATER TEMPERATURE TO ALL OUTLETS (EXCLUDING LAUNDRY & KITCHEN) NOT TO EXCEED 50° C
6. ROOF WATER TO BE COLLECTED BY EAVES GUTTER AND DISCHARGED TO DOWNPIPES TO RAIN WATER TANK/S, AND TO LOCAL COUNCIL STORMWATER
SYSTEM
7. 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

NOTE:
The Builder shall check all dimensions and levels on the site prior to construction and notify any errors, discrepancies or omissions to the Building Designer.
Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction.
All boundaries and contours to initial survey provided by others.
All levels to Australian Height Datum.
Contractors to confirm all measurements on site and location of any services prior to work commencement.
All documents are subject to Australian Copyright Law.

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NCC - VOLUME 3 - PLUMBING CODE OF AUSTRALIA (NCC BCA)
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PERSPECTIVE - STREET VIEW



LOCALITY PLAN
29 HORATIO ST MUDGEE 2850
LOT 1 DP 997883



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BUILDING DESIGNER

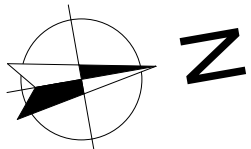
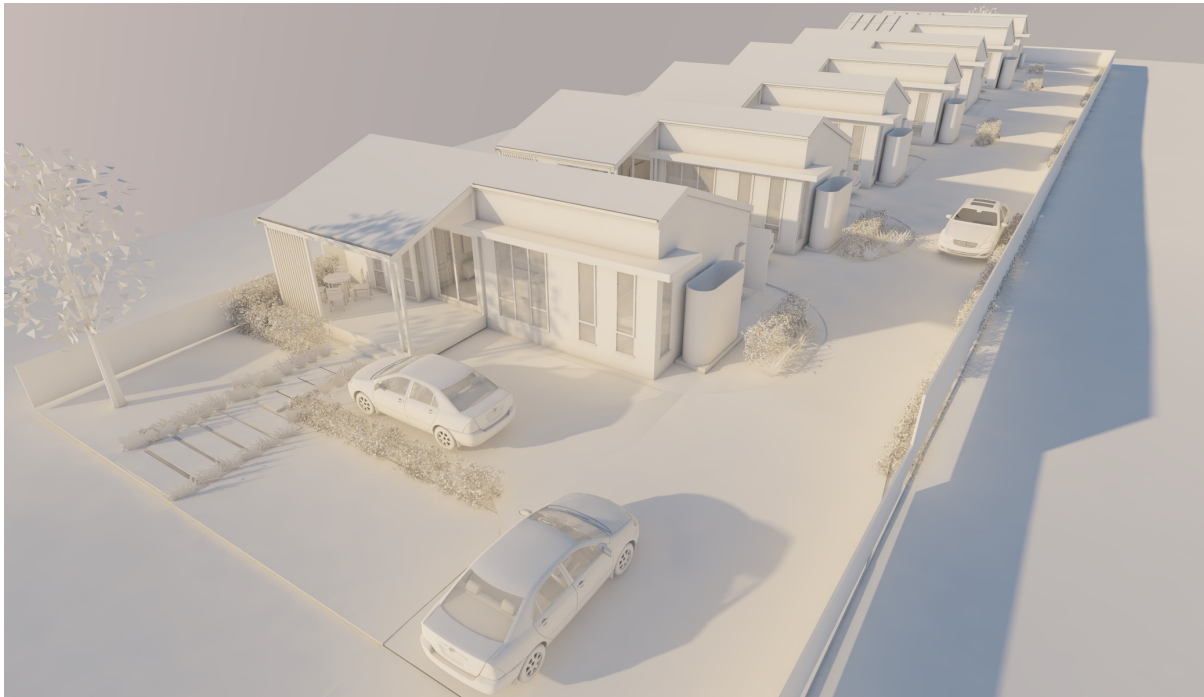
**Preferred Design
& Drafting**



30 Lewis Street Mudgee NSW 2850
ph: 0263724397 Mob: 0429600160
email: marian@preferred-design.com.au

DRAWING No:
01

PROJECT No:
114.22



0.
-

SITE OVERVIEW
1:250

0 1 2 3 4 5

DRAWING TO SCALE ON A3 SIZE SHEET FORMAT ONLY

B	14.6.23	D.A. DOCUMENTATION
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CLIENT: J. CONSADINE
PROJECT: PROPOSED TOURIST ACCOMMODATION
SITE ADDRESS: 29 HORATIO STREET MUDGEES 2850
SHEET DESCRIPTION: SITE OVERVIEW & PERSPECTIVES



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BUILDING DESIGNER

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DRAWING No:
05

PROJECT No:
114.22