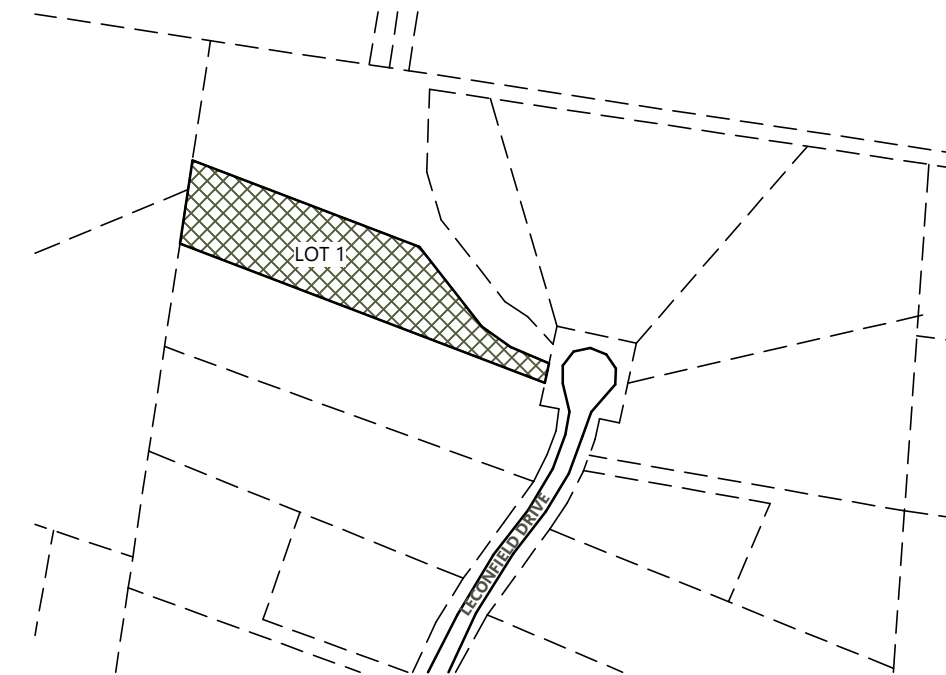
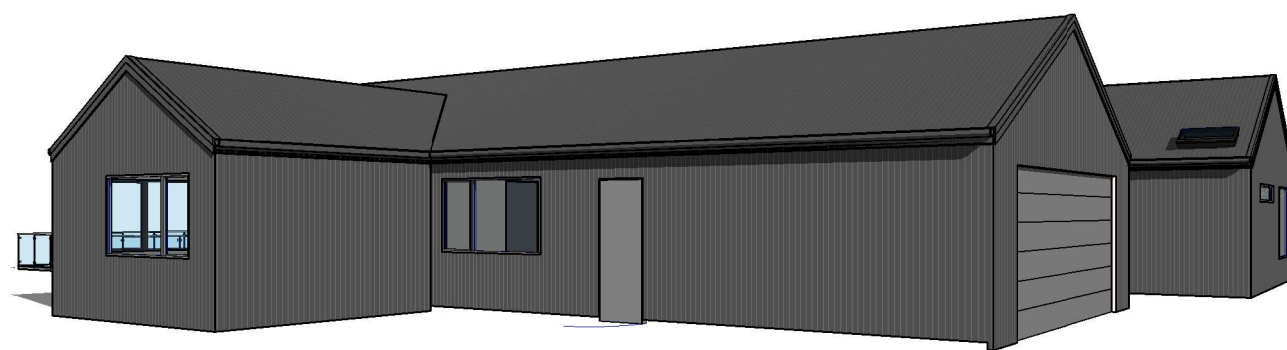


PROPOSED NEW RESIDENCE

THE CLAYPOLE PAVILIONS

43 LECONFIELD DRIVE, BOMBIRA NSW



LOCATION PLAN
NOT TO SCALE



GENERAL NOTES

PLANS DOCUMENTED FOR THE EXCLUSIVE USE OF THE NOTED CLIENTS BELOW ONLY AND ARE SUBJECT TO COPYRIGHT LAWS.

ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH - ALL SHEETS TO THIS SET OF PLANS, INCLUDING BASIX CERT. - ALL ARCHITECTURAL & OTHER CONSULTANTS DRAWINGS & SPECIFICATIONS & WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT - ALL RELEVANT CODES, STANDARDS & APPROVALS.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ALL DIMENSIONS ARE TO STRUCTURAL ELEMENTS AND DO NOT INCLUDE FINISHED SURFACES SUCH AS PLASTERBOARD, TILING ETC. ALL DIMENSIONS RELEVANT TO SETTING OUT & OFF-SITE WORK SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION & FABRICATION.

ANY DISCREPANCIES SHALL BE REFERRED TO EVOLVE BUILDING DESIGN BEFORE PROCEEDING

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE & LEVELS ARE EXPRESSED IN METRES.

PRIOR TO CONSTRUCTION ALL LEVELS, DIMENSIONS, SITE CONDITIONS & SERVICES SHALL BE CHECKED & CONFIRMED ON SITE & WITH RELEVANT SERVICE AUTHORITIES.

WORKMANSHIP & MATERIALS ARE TO BE IN ACCORDANCE WITH THE RELEVANT CURRENT S.A.A CODES INCLUDING ALL AMENDMENTS, THE 'BUILDING CODE OF AUSTRALIA - VOLUME 2, 2016'; POLICY REQUIREMENTS OF 'MID WESTERN REGIONAL COUNCIL';

THE RELEVANT SERVICE AND STATUTORY AUTHORITIES SHALL BE NOTIFIED IN ADVANCE & THEIR APPROVALS OR SERVICES, IF NECESSARY SHALL BE OBTAINED.

CONSTRUCTION NOTES

SITE CLASSIFICATION TO BE DETERMINED BY QUALIFIED GEOTECHNICAL ENGINEER AND ALL REINGORCED CONCRETE FOOTINGS AND SLABS TO BE COMNSTRUCTED TO AS2870

SHALL NO WIND CLASSIFICATION BE NOTED, CLIENT TO BE ADVISED BY PCA OR ENGINEERING CONSULTANT

STUD WALL, ROOF TRUSS DESIGN, WALL FRAME BRACING, ROOF BRACING, & ALL 'TIE DOWN' FIXING DETAILS TO BE AS SPECIFIED & DETAILED BY TRUSS/FRAME MANUFACTURER AND TO AS1684 WHERE APPLICABLE

WET AREAS OF THE BUILDING IE. NEW BATHROOMS ARE TO BE PROTECTED BY THE INSTALLATION OF A WATER PROOFING SYSTEM COMPLYING WITH AS3740 - "WATERPROOFING OF WET AREAS"

ALL STORMWATER FROM ROOF TO BE COLLECTED BY EAVES GUTTER & DISCHARGED THUR DOWNPIPES TO RAIN WATER TANKS & STREET WHERE REQUIRED, OVERFLOW TO BE DETERMINED ON SITE

WATER TEMPERATURE TO ALL OUTLETS (EXCEPT LAUNDRY & KITCHEN) NOT TO EXCEED 50°C

THE BUILDING IS TO BE PROTECTED AGAINST SUBTERRANEAN TERMITES, IN ACCORDANCE WITH 'AS. 3660'

ALL PLUMBING WORKS ARE TO BE IN ACCORDANCE WITH THE PLUMBING CODE OF AUSTRALIA (PCA), THE NEW SOUTH WALES CODE OF PRACTICE FOR PLUMBING & DRAINAGE 2006 (NSW PLUMBING CODE) & AS/NZS3500

A MINIMUM WATER ALLOWANCE SHALL BE PROVIDED FOR RURAL PROPERTIES FOR FIRE RIGHTING PURPOSES AS SPECIFIED BY PCA

SEWER DRAINAGE LINES TO BE CONNECTED TO SEWER MAIN OR IN THE CASE OF A RURAL PROPERTY, CONNECTED TO A SEPTIC SYSTEM, IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND LOCAL PCA

WHERE BRICK VENEER CONSTRUCTION IS SPECIFIED, CONTROL JOINTS FOR ARTICULATION MUST BE PROVIDED TO STRUCTURAL ENGINEERS DETAILS

IF SITE REQUIRES CUT AND FILL TO OCCUR OR RETAINING WALLS CONSTRUCTED, ENGINEERS SHALL BE CONSULTED WHERE NECESSARY & CONTRACTOR SHALL ENSURE ANY SURFACE STORMWATER BE DIVERTED FROM PROPOSED RESIDENCE APPROPRIATELY. NEIGHBOURING PROPERTIES SHALL BE TAKEN INTO CONSIDERATION.

DRAWING SCHEDULE

00031	01	LOCATION PLAN & 3D PERSPECTIVES
00031	02	SITE PLAN & NOTES
00031	03	CUT & FILL PLAN
00031	04	PART SITE PLAN - STAGE 1
00031	05	FLOOR PLAN DIMENSIONS
00031	06	FLOOR LAYOUT NOTES & OPENINGS
00031	07	ELEVATIONS 1/2
00031	08	ELEVATIONS 2/2
00031	09	DOOR + WINDOW SCHEDULES
00031	10	SECTION & BASIX SCHEDULE
00031	11	HOUSE SLAB SETOUT
00031	12	SCNDRY DWELLING FLOOR PLAN & BASIX SCHEDULE
00031	13	SCNDRY DWELLING ELEVATIONS
00031	14	DETACHED GARAGE SITE & FLOOR PLANS - STAGE 2
00031	15	DETACHED GARAGE ELEVATIONS
00031	16	CONSTRUCTION DETAILS
00031	17	SAFE DESIGN OF STRUCTURES NOTES

EVOLVE BUILDING DESIGN

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CLIENT: AMY & DAN CLAYPOLE

PROJECT No: 00031

PROJECT: PROPOSED RESIDENCE
43 LECONFIELD DRIVE
BOMBIRA

DRAWING TITLE: LOCATION PLAN &
3D PERSPECTIVES

DRAWING No: 01 of 17

REVISION: 5

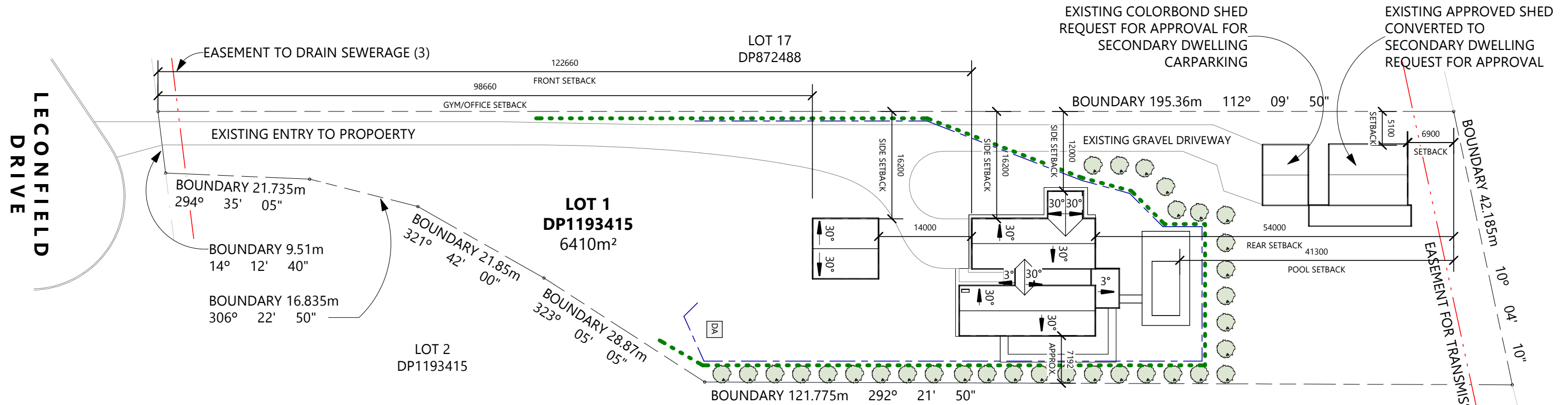
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3	12.10.2024	WINDOW CHANGES & ADD BLDs
4	13.11.2024	ISSUE FOR DA/CC
5	02.12.2024	ADD. INFO - ISSUE DA/CC

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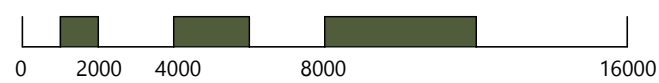
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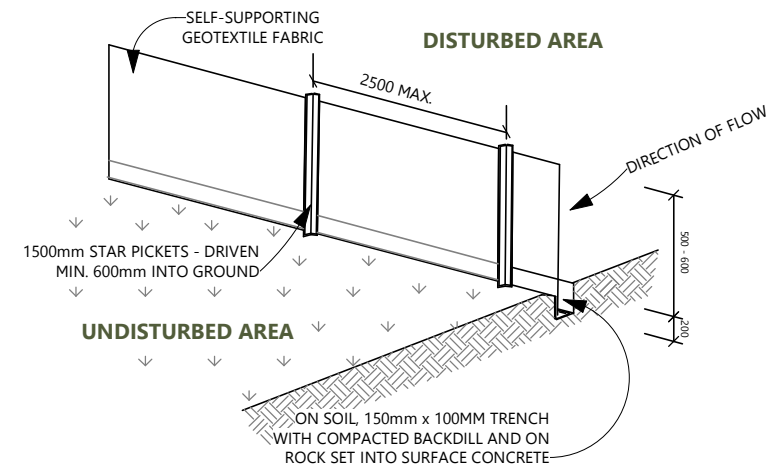
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SITE LAYOUT
SCALE: 1 : 600 (A3)



- LEGEND**
- DA SITE MATERIAL DISPOSAL AREA PROTECTED BY SED. FENCE OR STRAWBALE BARRIER
 - DISTURBED AREA BOUNDARY
 - SEDIMENT FENCE OR STRAWBALE FILTER
 - SEWER EASEMENT - 3m



SITE NOTES

CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORK. THIS PLAN HAS BEEN PREPARED FROM A COMBINATION OF EXISTING RECORDS AND FIELD SURVEY FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. TILTLE BOUNDARIES HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY

THE EXACT LOCATION OF ABOVEGROUND AND UNDERGROUND SERVICES SHALL BE PROVEN ONSITE. ALL EXISTING SERVICES ARE NOT GUARANTEED TO BE SHOWN ON PLAN

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES & DETAILED LOCATIONS OF ALL SERVICES

SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THIS PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF EVOLVE BUILDING DESIGN WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES

ALL WORK TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN & THE DIRECTIONS OF THE BUILDER. CONTRACTORS MUST VERIFY ALL DIMENSIONS & EXISTING LEVELS ON SITE PRIOR TO COMMENCEMENT OF WORK

THE BUILDER SHALL ARRANGE ALL SURVEY SETOUT TO BE CARRIED OUT BY A REGISTERED SURVEYOR

THIS PLAN DOES NOT PROVIDE SPECIFIC LANDSCAPE PLANTING LOCATIONS, RATHER AN INDICATION

EROSION & SEDIMENT CONTROL NOTES

ALL EROSION & SEDIMENT CONTROL STRUCTURES ARE TO BE INSTALLED PRIOR TO SITE DISTURBANCE.

ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED & MAINTAINED BY THE BUILDER. IF STRUCTURES ARE TEMPORARILY REQUIRED TO BE REMOVED, THEY SHALL BE REINSTALLED & INSPECTED BY THE BUILDER.

ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY & SPREAD ON DISTURBED AREA.

ACCESS TO SITE IS TO BE THROUGH USE OF THE ENTRY/EXIT SHOWN

ALL VEGETATION OUTSIDE OF THE CONSTRUCTION AREA IS TO BE RETAINED WHERE POSSIBLE

THE PROJECT MANAGER IS TO INFORM ALL CONTRACTORS OF THEIR OBLIGATIONS UNDER THIS PLAN

ALL SEWER, WATER & DRAINAGE LINE TRENCHES ARE TO BE BACKFILLED WITHIN 24 HOURS OF INSPECTION & APPROVAL

STOCKPILES OF ERODIBLE BUILDING MATERIALS INCLUDING SAND & SOIL MUST BE LOCATED WITHIN THE DESIGNATED MATERIAL STOCKPILE AREA (MSA) & PROTECTED WITH SEDIMENT FENCE OR STRAW BALE SEDIMENT FILTERS. THE BUILDER MAY NOMINATE FURTHER STORAGE AREAS WITHIN THE SITE

NO STORAGE OF MATERIALS OR VEHICLE MOVEMENTS ARE TO OCCUR OUTSIDE THE SITE BOUNDARIES

DETAIL PLAN: SEDIMENT FENCE
NOT TO SCALE

CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50L PER SECOND.

CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.

DRIVE 1500mm STAR PICKETS MIN. 600mm INTO GROUND AT MAX. 2500mm INTERVALS AT DOWNSIDE OF TRENCH. ENSURE STAR PICKETS ARE FITTED WITH SAFETY CAPS.

FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES INTO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE FABRIC AS RECOMMENDED BY MANUFACTURER.

JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 150mm OVERLAP BACKFILL TRENCH OVER THE BASE OF THE GAVRIC AND COMPACT IT THOROUGHLY OVER GEOTEXTILE.

ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING - SHADE CLOTH IS NOT SATISFACTORY



EVOLVE BUILDING DESIGN

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PROJECT No: 00031

PROJECT: PROPOSED RESIDENCE
43 LECONFIELD DRIVE
BOMBIRA

DRAWING TITLE: SITE PLAN & NOTES

DRAWING No: 02 of 17

REVISION: 5

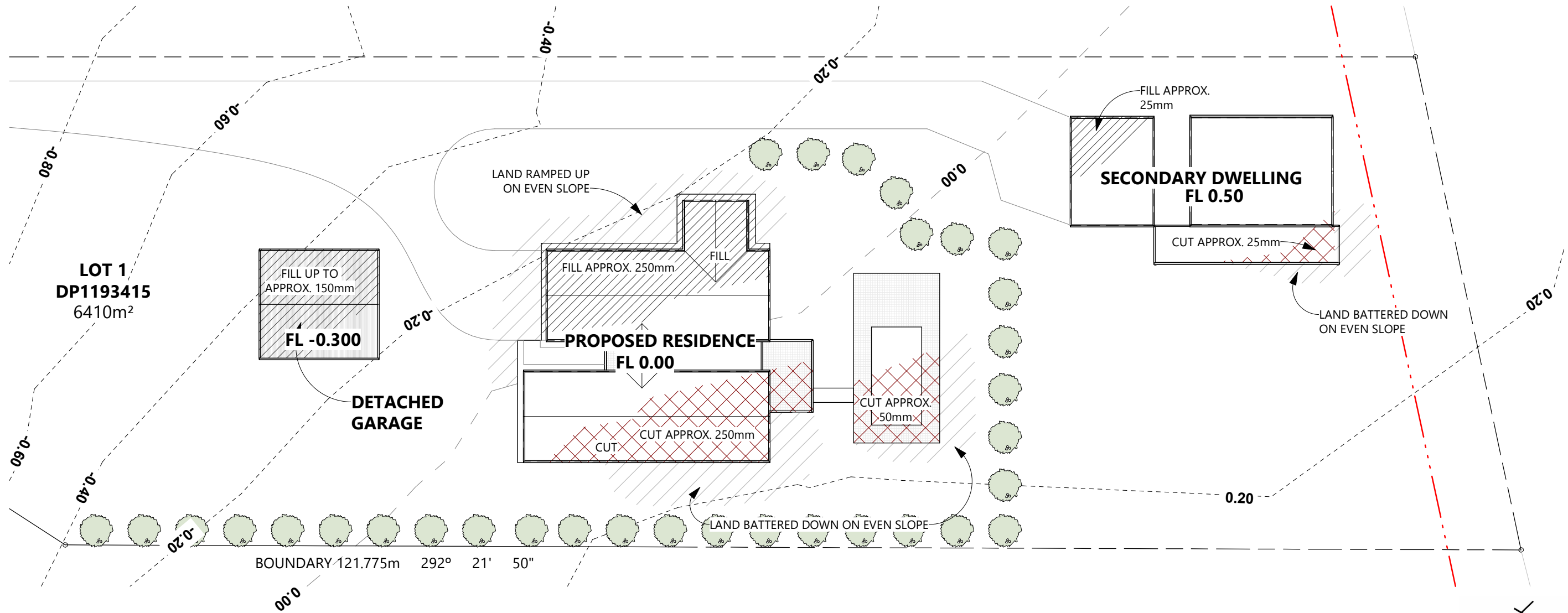
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3	12.10.2024	WINDOW CHANGES & ADD BLDG
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5	02.12.2024	ADD. INFO - ISSUE DA/CC

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LOT 1
DP1193415
 6410m²

FILL UP TO
 APPROX. 150mm
FL -0.300

DETACHED GARAGE

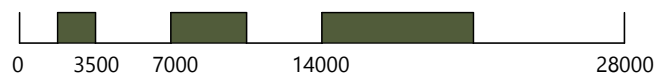
FILL APPROX. 250mm
PROPOSED RESIDENCE
FL 0.00
 CUT APPROX. 250mm
 CUT

FILL APPROX. 25mm
SECONDARY DWELLING
FL 0.50
 CUT APPROX. 25mm

BOUNDARY 121.775m 292° 21' 50"

PART SITE LAYOUT - CUT & FILL

SCALE: 1 : 350 (A3)



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PROJECT No: **00031**

PROJECT: **PROPOSED RESIDENCE**
43 LECONFIELD DRIVE
BOMBIRA

DRAWING TITLE: **CUT & FILL PLAN**

DRAWING No: **03** of 17

REVISION: **5**

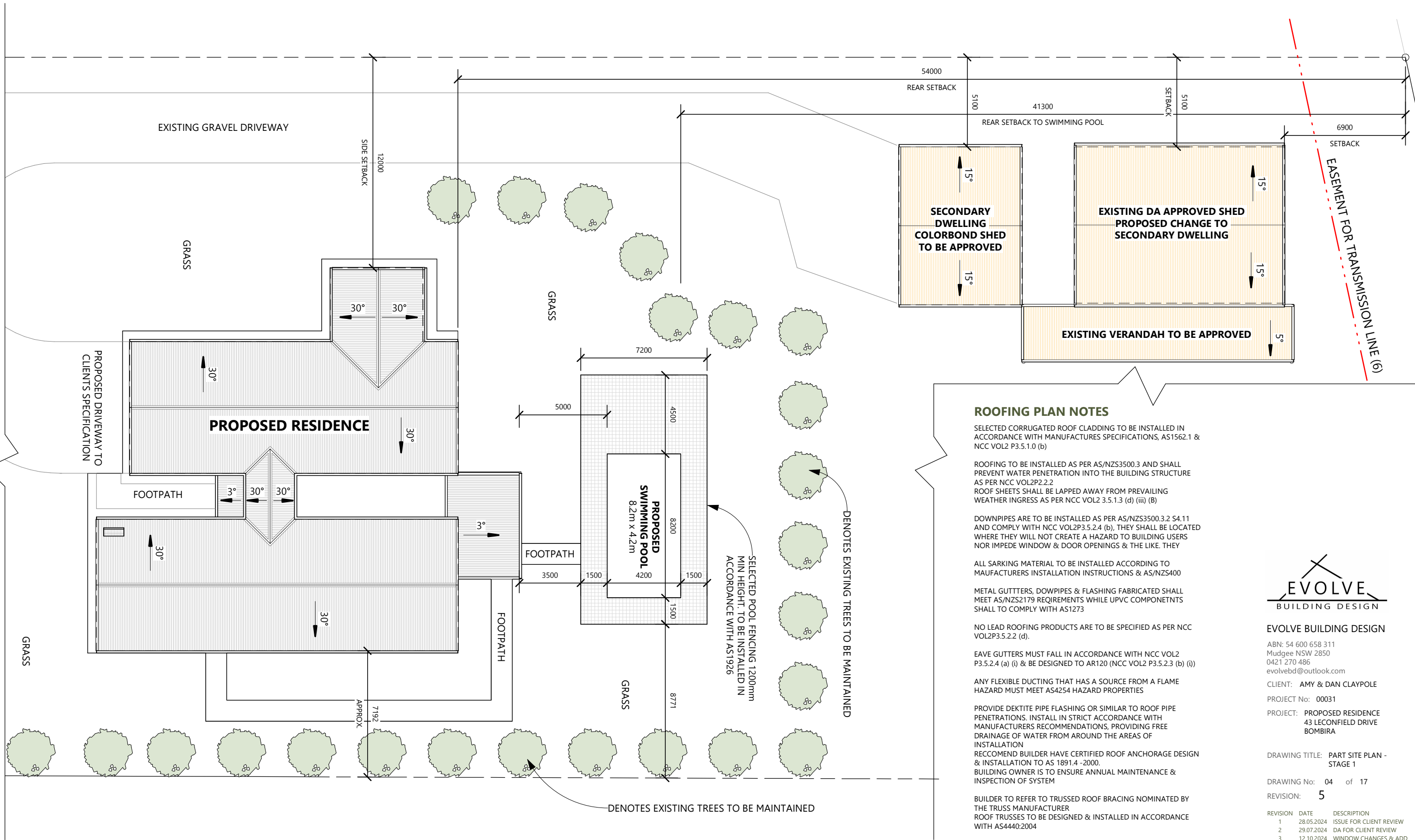
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ROOFING PLAN NOTES

SELECTED CORRUGATED ROOF CLADDING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS, AS1562.1 & NCC VOL2 P3.5.1.0 (b)

ROOFING TO BE INSTALLED AS PER AS/NZS3500.3 AND SHALL PREVENT WATER PENETRATION INTO THE BUILDING STRUCTURE AS PER NCC VOL2P2.2.2
 ROOF SHEETS SHALL BE LAPPED AWAY FROM PREVAILING WEATHER INGRESS AS PER NCC VOL2 3.5.1.3 (d) (iii) (B)

DOWNPIPES ARE TO BE INSTALLED AS PER AS/NZS3500.3.2 S4.11 AND COMPLY WITH NCC VOL2P3.5.2.4 (b), THEY SHALL BE LOCATED WHERE THEY WILL NOT CREATE A HAZARD TO BUILDING USERS NOR IMPEDE WINDOW & DOOR OPENINGS & THE LIKE. THEY

ALL SARKING MATERIAL TO BE INSTALLED ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS & AS/NZS400

METAL GUTTERS, DOWPIPES & FLASHING FABRICATED SHALL MEET AS/NZS2179 REQUIREMENTS WHILE UPVC COMPONENTS SHALL TO COMPLY WITH AS1273

NO LEAD ROOFING PRODUCTS ARE TO BE SPECIFIED AS PER NCC VOL2P3.5.2.2 (d).

EAVE GUTTERS MUST FALL IN ACCORDANCE WITH NCC VOL2 P3.5.2.4 (a) (i) & BE DESIGNED TO AR120 (NCC VOL2 P3.5.2.3 (b) (i))

ANY FLEXIBLE DUCTING THAT HAS A SOURCE FROM A FLAME HAZARD MUST MEET AS4254 HAZARD PROPERTIES

PROVIDE DEKTITE PIPE FLASHING OR SIMILAR TO ROOF PIPE PENETRATIONS. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS, PROVIDING FREE DRAINAGE OF WATER FROM AROUND THE AREAS OF INSTALLATION

RECOMMEND BUILDER HAVE CERTIFIED ROOF ANCHORAGE DESIGN & INSTALLATION TO AS 1891.4 -2000.
 BUILDING OWNER IS TO ENSURE ANNUAL MAINTENANCE & INSPECTION OF SYSTEM

BUILDER TO REFER TO TRUSSED ROOF BRACING NOMINATED BY THE TRUSS MANUFACTURER
 ROOF TRUSSES TO BE DESIGNED & INSTALLED IN ACCORDANCE WITH AS4440:2004

SELECTED POOL FENCING 1200mm MIN HEIGHT. TO BE INSTALLED IN ACCORDANCE WITH AS1926

DENOTES EXISTING TREES TO BE MAINTAINED

DENOTES EXISTING TREES TO BE MAINTAINED



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PROJECT: PROPOSED RESIDENCE
 43 LECONFIELD DRIVE
 BOMBIRA

DRAWING TITLE: PART SITE PLAN -
 STAGE 1

DRAWING No: 04 of 17

REVISION: 5

REVISION	DATE	DESCRIPTION
1	28.05.2024	ISSUE FOR CLIENT REVIEW
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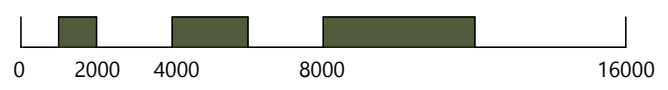
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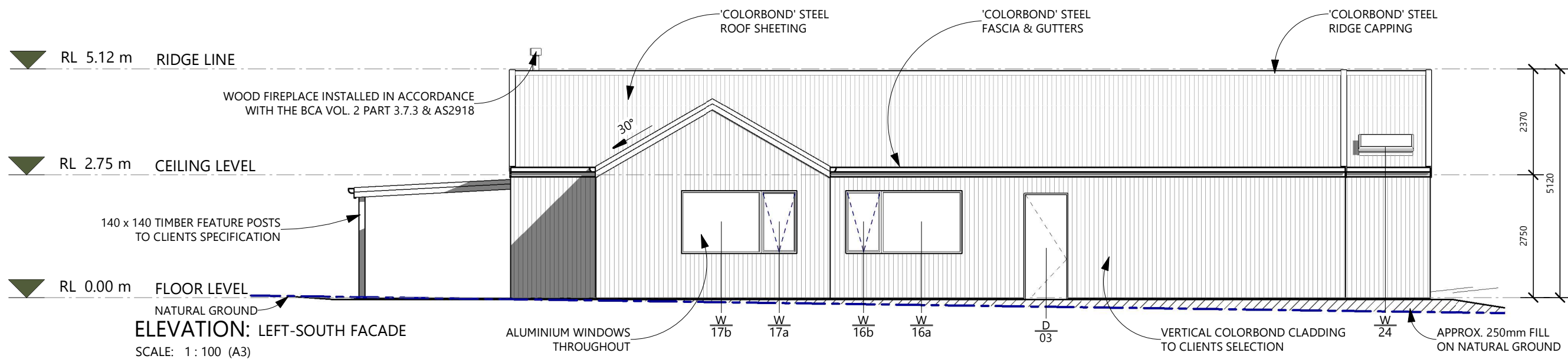
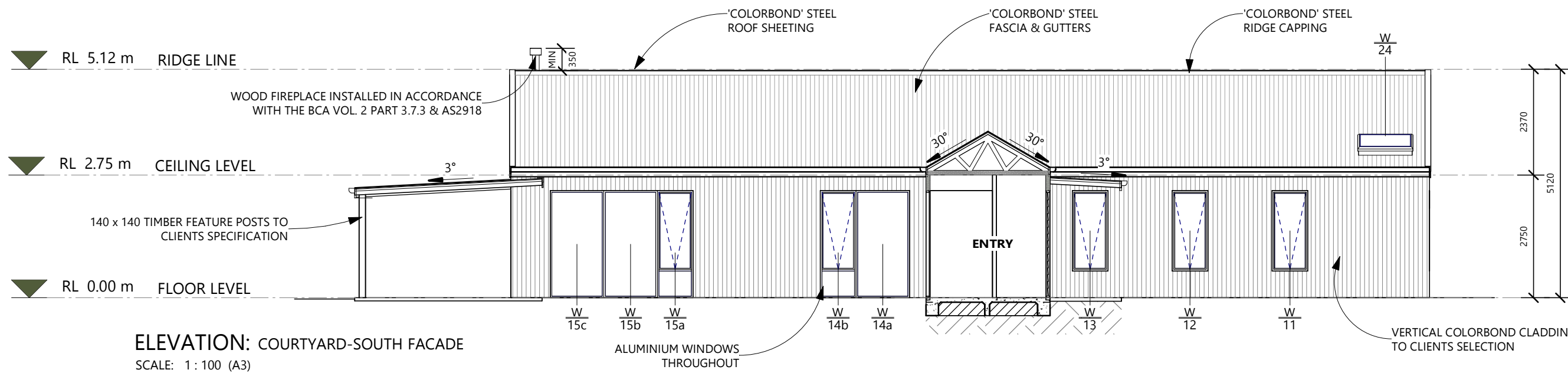
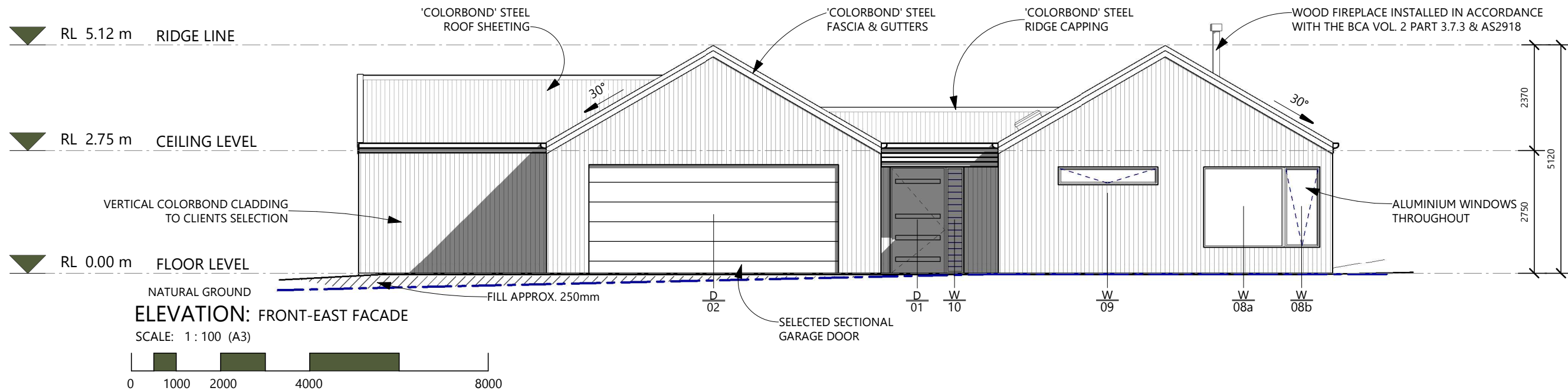
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PART SITE LAYOUT - STAGE 1

SCALE: 1 : 200 (A3)



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PROJECT: PROPOSED RESIDENCE
43 LECONFIELD DRIVE
BOMBIRA

DRAWING TITLE: ELEVATIONS 1/2

DRAWING No: 07 of 17

REVISION: 5

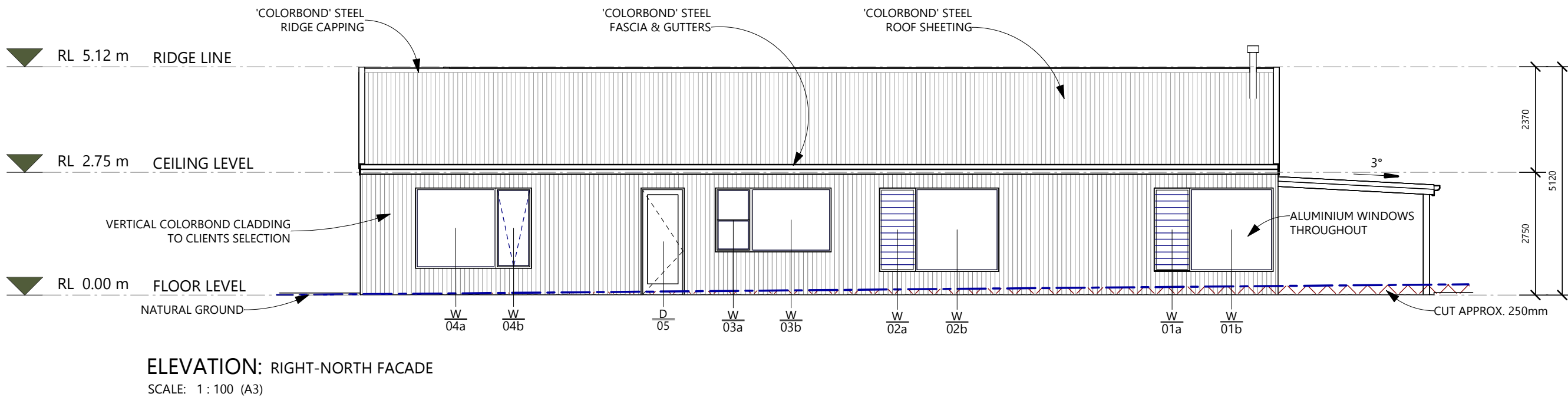
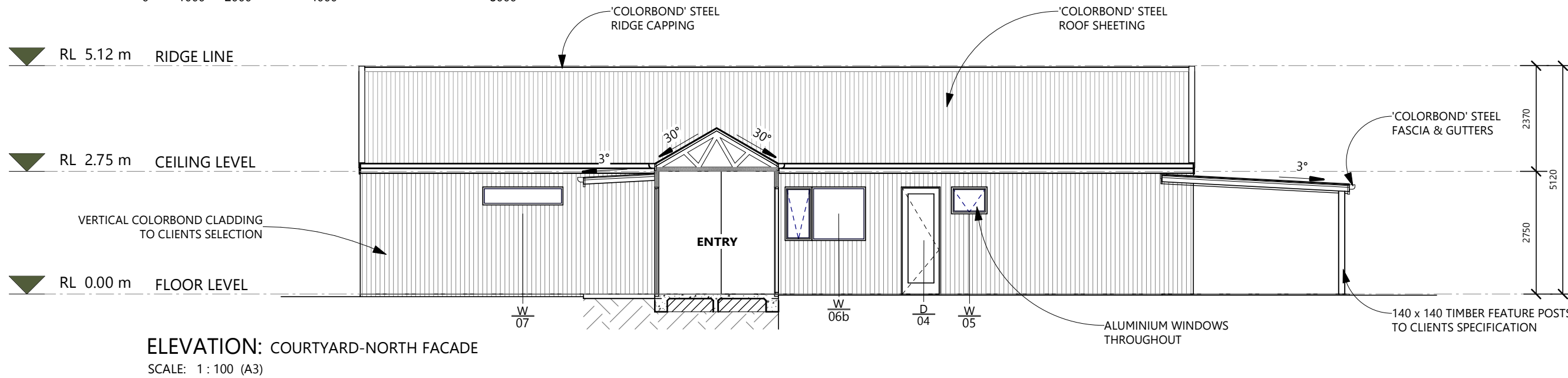
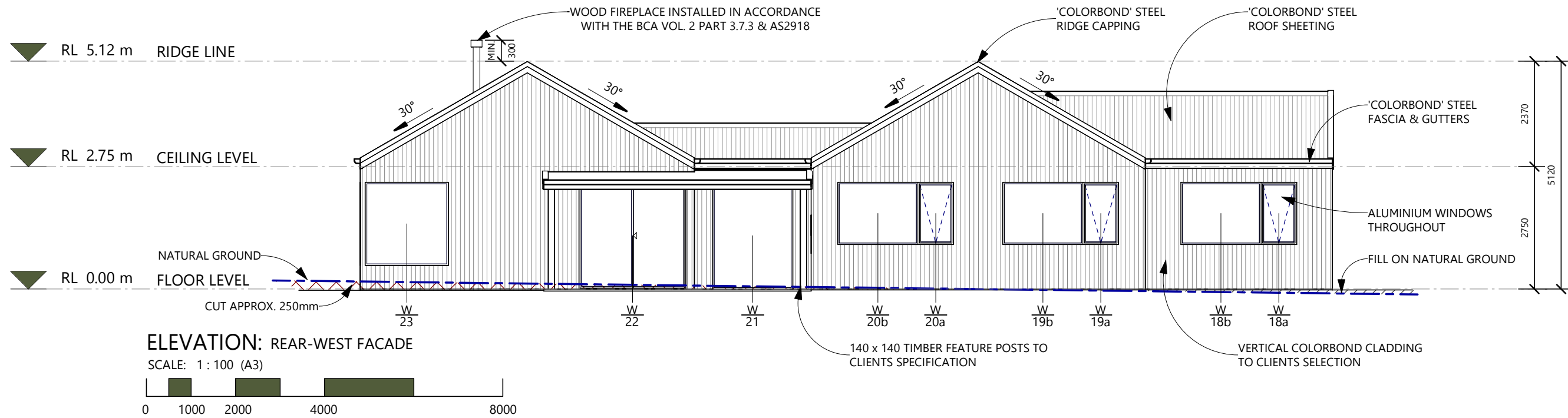
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PROJECT No: 00031

PROJECT: PROPOSED RESIDENCE
43 LEONFIELD DRIVE
BOMBIRA

DRAWING TITLE: ELEVATIONS 2/2

DRAWING No: 08 of 17

REVISION: 5

REVISION	DATE	DESCRIPTION
2	29.07.2024	DA FOR CLIENT REVIEW
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WINDOW & DOOR NOTES

ALL GLASS IS TO BE SELECTED & INSTALLED IN ACCORDANCE BUT NOT EXCLUSIVELY WITH THE FOLLOWING AUSTRALIAN &/OR NEW ZEALAND STANDARDS;

- AS 1288 GLASS IN BUILDINGS SELECTION & INSTALLATION
- AS 1170 MINIMUM WIND LOADS ON STRUCTURES
- AS/NZS 2208 SAFETY GLAZING MATERIALS IN BUILDINGS
- AS/NZS 4667 QUALITY REQUIREMENTS FOR CUT-TO-SIZE & PROCESSED GLASS

DIMENSIONS SHALL BE CONFIRMED ON SITE PRIOR TO FABRICATION

LINTELS OVER WINDOWS SHALL BE TO FRAME MANUFACTURERS SPECIFICATIONS

WINDOW HEAD HEIGHTS TO BE **2400mm** ABOVE THE FINISHED FLOOR LEVEL UNLESS NOTED OTHERWISE

UNLESS NOTED OTHERWISE ALL WINDOWS TO BE ALUMINIUM FRAMED WINDOWS WITH A SELECT POWDERCOAT FINISH & ALUMINIUM FRAMED STEEL MESH INSECT SCREENS COMPLYING WITH THE REQUIREMENTS OF AS3959-2009

ALL GLAZING THAT IS 0.75M OR LESS ABOVE THE FFL MUST BE GLAZED WITH SAFETY GLASS IN ACCORDANCE WITH AS2208.

EXTERNAL WINDOWS & DOORS TO BE SEALED USING RUBBER COMPRESSIVE STRIPS WHICH WILL RESTRICT AIR INFILTRATION.

WHERE THERE IN NO TRANSOM, COLONIAL BARS OR CHAIR RAIL, ALL FRAMELESS OR FULLY GLAZED DOORS & SIDELIGHTS CAPABLE OF BEING MISTAKEN FOR A DOORWAY OR OPENING, SHALL BE CLEARLY MARKED WITH A PERMANENT MOTIF OR OTHER DECORATIVE TREATMENT TO INDICATE ITS PRESENCE

UNLESS NOTED OTHERWISE ALL EXTERNAL DOORS TO BE TIMBER SOLID CORE & ALL INTERNAL DOORS ARE TO BE HOLLOW CORE

EXTERNAL DOORS ARE TO BE FITTED WITH ALUMINIUM FRAMED MESH INSECT SCREENS

DOOR HANDLE & RELATED HARDWARE SHALL BE OF THE TYPE THAT ALLOWS THE DOOR TO BE UNLOCKED & OPENED WITH ONE HAND

WINDOW SCHEDULE

ID	HEIGHT	WIDTH	AREA	ORIENTATION	TYPE	DESCRIPTION	GLAZING	SHADING	OVERSHADOWING
01a	1870	800	1.50 m ²	NORTH	LW1908/1	ALUMINIUM FRAMED - ONE LOUVRE SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	>4m H, 5-8m A
01b	1870	1870	3.50 m ²	NORTH	F1919	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	>4m H, 5-8m A
02a	1870	800	1.50 m ²	NORTH	LW1908/1	ALUMINIUM FRAMED - ONE LOUVRE SECTION	ALUMINIUM, SINGLE, CLEAR	E 450 - 50 A/H	>4m H, 8-12m A
02b	1870	1870	3.50 m ²	NORTH	F1919	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 450 - 50 A/H	>4m H, 8-12m A
03a	1430	800	1.14 m ²	NORTH	D1508	ALUMINIUM FRAMED - ONE DOUBLE-HUNG SECTION	ALUMINIUM, SINGLE, CLEAR	E 450 - 50 A/H	>4m H, 8-12m A
03b	1430	1800	2.57 m ²	NORTH	F1518	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 450 - 50 A/H	>4m H, 8-12m A
04a	1800	1800	3.24 m ²	NORTH	F1818	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 450 - 50 A/H	>4m H, 8-12m A
04b	1800	800	1.44 m ²	NORTH	A1808	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 450 - 50 A/H	>4m H, 8-12m A
05	600	800	0.48 m ²	NORTH	A0608	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	2-4m H, 2-5m A
06a	1200	600	0.72 m ²	NORTH	A1206	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	2-4m H, 2-5m A
06b	1200	1200	1.44 m ²	NORTH	F1212	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	2-4m H, 2-5m A
07	400	1800	0.72 m ²	NORTH	F0418	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	2-4m H, 2-5m A
08a	1800	1800	3.24 m ²	EAST	F1818	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150, 1600 A/H	N/A
08b	1800	800	1.44 m ²	EAST	A1808	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 150, 1600 A/H	N/A
09	400	2250	0.90 m ²	EAST	A0422	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 150, 1200 A/H	N/A
10	2400	400	0.96 m ²	EAST	LW2404/1	ALUMINIUM FRAMED - ONE LOUVRE SECTION	ALUMINIUM, SINGLE, CLEAR	V 1600, 2400 A/B	N/A
11	1800	800	1.44 m ²	SOUTH	A1808	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
12	1800	800	1.44 m ²	SOUTH	A1808	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
13	1800	800	1.44 m ²	SOUTH	A1808	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
14a	2400	1200	2.88 m ²	SOUTH	F2412	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
14b	2400	800	1.92 m ²	SOUTH	A/F2408	ALUMINIUM FRAMED - ONE AWNING SECTION, ONE FIXED SECTION BELOW	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
15a	2400	800	1.92 m ²	SOUTH	A/F2408	ALUMINIUM FRAMED - ONE AWNING SECTION, ONE FIXED SECTION BELOW	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
15b	2400	1200	2.88 m ²	SOUTH	F2412	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
15c	2400	1200	2.88 m ²	SOUTH	F2412	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
16a	1400	1800	2.52 m ²	SOUTH	F1418	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
16b	1400	800	1.12 m ²	SOUTH	A1408	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
17a	1400	800	1.12 m ²	SOUTH	A1408	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 100 - 1400 A/H	N/A
17b	1400	1800	2.52 m ²	SOUTH	F1418	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 100 - 1400 A/H	N/A
18a	1400	800	1.12 m ²	WEST	A1408	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	>4m H, 8-12m A
18b	1400	1800	2.52 m ²	WEST	F1418	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	>4m H, 8-12m A
19a	1400	800	1.12 m ²	WEST	A1408	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
19b	1400	1800	2.52 m ²	WEST	F1418	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
20a	1400	800	1.12 m ²	WEST	A1408	ALUMINIUM FRAMED - ONE AWNING SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
20b	1400	1800	2.52 m ²	WEST	F1418	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	N/A
21	2400	1800	4.32 m ²	WEST	F2418	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	1-2m H, <1.5m A
22	2400	2400	5.76 m ²	WEST	FX2424	ALUMINIUM FRAMED - ONE SLIDING DOOR SECTION, ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	V 3800 - 2200 A/B	N/A
23	1870	1870	3.50 m ²	WEST	F1919	ALUMINIUM FRAMED - ONE FIXED SECTION	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	>4m H, 5-8m A
24	600	1200	0.72 m ²	SOUTH	SL0612	ALUMINIUM FRAMED SKYLIGHT	ALUMINIUM, SINGLE, CLEAR	EXTERNAL ADJUSTABLE AWNING OR BLIND	N/A
30	700	1200	0.84 m ²	EAST	SF0712	ALUMINIUM FRAMED - ONE FIXED SECTION, ONE SLIDING SECTION	ALUMINIUM, SINGLE, CLEAR	E 120 - 1240 A/H	2-4m H, 2-5m A
31	700	1200	0.84 m ²	EAST	SF0712	ALUMINIUM FRAMED - ONE FIXED SECTION, ONE SLIDING SECTION	ALUMINIUM, SINGLE, CLEAR	E 120 - 1240 A/H	2-4m H, 2-5m A
32	400	1600	0.64 m ²	SOUTH	SF0416	ALUMINIUM FRAMED - ONE FIXED SECTION, ONE SLIDING SECTION	ALUMINIUM, SINGLE, CLEAR	E 170 - 640 A/H	N/A
33	600	1800	1.08 m ²	WEST	SF0618	ALUMINIUM FRAMED - ONE FIXED SECTION, ONE SLIDING SECTION	ALUMINIUM, SINGLE, CLEAR	E 120 - 1240 A/H	N/A

DOOR SCHEDULE

ID	HEIGHT	WIDTH	ORIENTATION	DESCRIPTION	GLAZING	SHADING	OVERSHADOWING
01	2340	1200	EAST	TIMBER DOOR FRAME - 1 / EXTERNAL SOLID CORE HINGED ENTRY DOOR WITH PART GLAZED SECTION AND SELECT FINISH	TIMBER, SINGLE, CLEAR	V 1600 - 2400 A/B	N/A
02	2600	5600		1 / DOUBLE SECTIONAL GARAGE DOOR			
03	2400	920		TIMBER DOOR FRAME - 1 / SOLID CORE HINGED DOOR WITH SELECT FINISH			
04	2340	820	NORTH	TIMBER DOOR FRAME - 1 / EXTERNAL SOLID CORE HINGED DOOR WITH GLAZED SECTION & SELECT FINISH	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	>4m H, 8-12m A
05	2340	920	NORTH	TIMBER DOOR FRAME - 1 / EXTERNAL SOLID CORE HINGED DOOR WITH GLAZED SECTION & SELECT FINISH	ALUMINIUM, SINGLE, CLEAR	E 150 - 350 A/H	2-4m H, 2-5m A
06	2400	920		TIMBER DOOR FRAME - 1 / INTERNAL HOLLOW CORE HINGED DOOR WITH SELECT PAINT FINISH			
07	2400	920		TIMBER DOOR FRAME - 1 / SOLID CORE HINGED DOOR WITH SELECT FINISH			
08	2400	920		TIMBER DOOR FRAME - 1 / INTERNAL HOLLOW CORE HINGED DOOR WITH SELECT PAINT FINISH			
09	2400	920		TIMBER DOOR FRAME - 1 / SOLID CORE HINGED DOOR WITH SELECT FINISH			
10	2400	920		TIMBER DOOR FRAME - 1 / INTERNAL HOLLOW CORE HINGED DOOR WITH SELECT PAINT FINISH			
11	2400	920		TIMBER DOOR FRAME - 1 / INTERNAL HOLLOW CORE HINGED DOOR WITH SELECT PAINT FINISH			
12	2040	620		TIMBER DOOR FRAME - 2 / INTERNAL HOLLOW CORE HINGED DOORS WITH SELECT PAINT FINISH			
13	2400	920		TIMBER DOOR FRAME - 1 / INTERNAL HOLLOW CORE HINGED DOOR WITH SELECT PAINT FINISH			
14	2400	920		TIMBER DOOR FRAME - 1 / INTERNAL HOLLOW CORE HINGED DOOR WITH SELECT PAINT FINISH			
15	2400	920		TIMBER DOOR FRAME - 1 / INTERNAL HOLLOW CORE HINGED DOOR WITH SELECT PAINT FINISH			
16	2040	720		TIMBER DOOR FRAME - 3 / INTERNAL HOLLOW CORE SLIDING DOORS WITH SELECT PAINT FINISH			
19	2040	820		TIMBER DOOR FRAME - 1 / INTERNAL HOLLOW CORE HINGED DOOR WITH SELECT PAINT FINISH			
20	2040	820		TIMBER DOOR FRAME - 1 / INTERNAL HOLLOW CORE CAVITY SLIDING DOOR WITH SELECT PAINT FINISH			
21	2040	820		TIMBER DOOR FRAME - 1 / INTERNAL HOLLOW CORE CAVITY SLIDING DOOR WITH SELECT PAINT FINISH			
22	2040	820		TIMBER DOOR FRAME - 2 / INTERNAL HOLLOW CORE HINGED DOORS WITH SELECT PAINT FINISH			
23	2040	820		TIMBER DOOR FRAME - 2 / INTERNAL HOLLOW CORE HINGED DOORS WITH SELECT PAINT FINISH			
26	2040	820		TIMBER DOOR FRAME - 2 / INTERNAL HOLLOW CORE HINGED DOORS WITH SELECT PAINT FINISH			
27	2040	820		TIMBER DOOR FRAME - 2 / INTERNAL HOLLOW CORE HINGED DOORS WITH SELECT PAINT FINISH			
28	2040	820		TIMBER DOOR FRAME - 1 / INTERNAL HOLLOW CORE CAVITY SLIDING DOOR WITH SELECT PAINT FINISH			
30	2040	820	NORTH	ALUMINIUM DOOR FRAME - 2 / EXTERNAL HINGED DOOR WITH FULL GLAZED SECTION	ALUMINIUM, SINGLE, CLEAR	V 310 - 2400 A/B	N/A
31	2040	820	NORTH	ALUMINIUM DOOR FRAME - 2 / EXTERNAL HINGED DOOR WITH FULL GLAZED SECTION	ALUMINIUM, SINGLE, CLEAR	V 310 - 2400 A/B	N/A



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PROJECT No: **00031**

PROJECT: **PROPOSED RESIDENCE
43 LECONFIELD DRIVE
BOMBIRA**

DRAWING TITLE: **DOOR + WINDOW
SCHEDULES**

DRAWING No: **09** of 17

REVISION: **5**

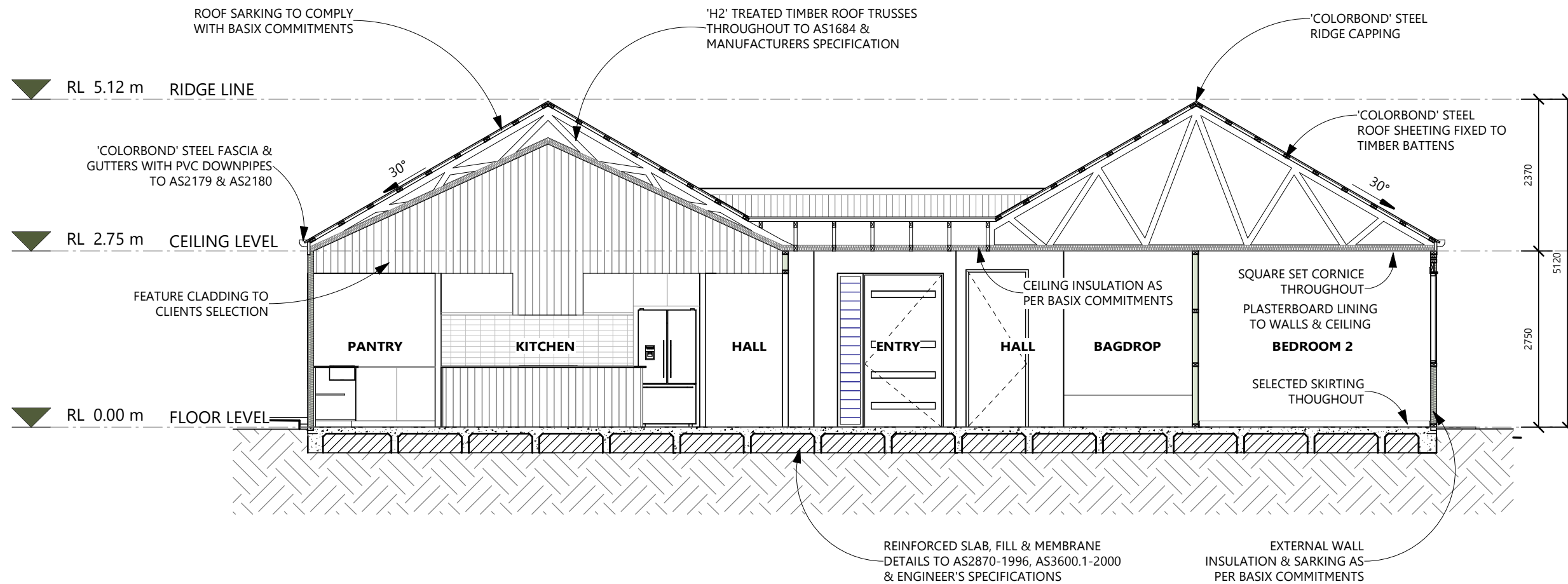
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A	09.08.2023	CONCEPT DRAWINGS
1	28.05.2024	ISSUE FOR CLIENT REVIEW
2	29.07.2024	DA FOR CLIENT REVIEW
3	12.10.2024	WINDOW CHANGES & ADD BLDS
4	13.11.2024	ISSUE FOR DA/CC
5	02.12.2024	ADD. INFO - ISSUE DA/CC

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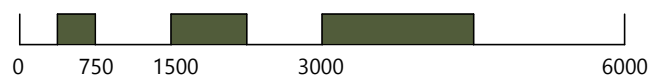
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SECTION: PANTRY - BEDROOM 2

SCALE: 1 : 75 (A3)



BASIX CERTIFICATE COMMITMENTS

SET OUT BELOW REGULATE HOW THE PROPOSED DEVELOPMENT IS TO BE CARRIED OUT. IT IS A CONDITION OF ANY DEVELOPMENT CONSENT GRANTED, OR COMPLYING DEVELOPMENT CERTIFICATE ISSUES, FOR THE PROPOSED DEVELOPMENT, THAT BASIX COMMITMENTS BE COMPLIED WITH.

WATER

FIXTURES SHOWERHEADS MIN. RATING OF 4 STAR (>4.5≤6L/min)
TOILET FLUSHING SYSTEMS MIN. RATING OF 6 STAR
KITCHEN TAPS MIN. RATING OF 6 STAR
BATHROOM TAPS MIN. RATING OF 6 STAR

WATER TANK RAINWATER TANK AT LEAST 45,000 LITRES TO REGULATORY REQUIREMENTS TO COLLECT RUNOFF AT LEAST 350m² ROOF AREA
RAINWATER TANK MUST BE CONNECTED TO

- ALL TOILETS IN THE DEVELOPMENT
- EACH CLOTHES WASHER
- AT LEAST ONE OUTDOOR TAP
- A TAP THAT IS LOCATED WITHIN 10 METRES OF THE SWIMMING POOL

SWIMMING POOL THE SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 55KL AND MUST HAVE A POOL COVER INSTALLED

THERMAL

CONSTRUCTION	ADD. INSULATION REQ'D. (R-VALUE)	OTHER SPECIFICATIONS
FLOOR - CONCRETE SLAB ON GROUND	NIL	
EXTERNAL WALL - FRAMED (METAL CLAD)	3.50 (OR 4.00 INCLUDING CONSTRUCTION)	DARK (SOLAR ABSORBANCE 0.71-0.85)
INTERNAL WALL SHARED WITH GARAGE - PLASTERBOARD	1.08 (OR 1.50 INCLUDING CONSTRUCTION)	
INTERNAL WALL - PLASTERBOARD	NIL	
CEILING & ROOF - FLAT CEILING/PITCHED - METAL ROOF	CEILING - 6.4 (UP); ROOF - FOIL/SARKING	UNVENTILATED; DARK (SOLAR ABSORBANCE >0.79)
CEILING & ROOF - RAKED CEILING/PITCHED OR SKILLION - METAL ROOF	CEILING - 5 (UP); ROOF - FOIL/SARKING	UNVENTILATED; DARK (SOLAR ABSORBANCE >0.79)

ALL PROPOSED WINDOWS, GLAZED DOORS AND SHADING DEVICES LISTED IN WINDOW SCHEDULE ABOVE MUST BE INSTALLED

ENERGY

HOT WATER

GAS INSTANTANEOUS SYSTEM ≥6.5 STARS

COOLING

≥1 LIVING AREA: AIR CONDITIONING DUCTING ONLY
≥1 BEDROOMS: AIR CONDITIONING DUCTING ONLY

HEATING

≥1 LIVING AREA: WOOD HEATER
≥1 BEDROOMS: AIR CONDITIONING DUCTING ONLY

VENTILATION

≥1 BATHROOM: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; MANUAL SWITCH ON/OFF
KITCHEN: NO MECHANICAL VENTILATION; MANUAL SWITCH ON/OFF
LAUNDRY: NATURAL VENTILATION ONLY

ARTIFICIAL LIGHTING

THE APPLICATION MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LED LAMPS

NATURAL LIGHTING

A WINDOW AND/OR SKYLIGHT MUST BE INSTALLED IN THE KITCHEN
A WINDOW AND/OR SKYLIGHT MUST BE INSTALLED IN AT LEAST 2 BATHROOMS/TOILETS

SWIMMING POOL

A SOLAR (GAS BOOSTED) HEATING SYSTEM MUST BE INSTALLED
SINGLE SPEED PUMP ≥ 6 STARS WITH TIMER MUST BE INSTALLED

ALTERNATIVE ENERGY

A PHOTOCATALYTIC SYSTEM WITH CAPACITY TO GENERATE AT LEAST 2 PEAK KILOWATTS OF ELECTRICITY, INSTALLED AT AN ANGLE BETWEEN 25° & 35° TO THE HORIZONTAL FACING NORTH

OTHER

INDUCTION COOKTOP & ELECTRIC OVEN MUST BE INSTALLED
A FIXED OUTDOOR CLOTHES DRYING LINE MUST BE INSTALLED



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BOMBIRA

DRAWING TITLE: SECTION & BASIX
SCHEDULE

DRAWING No: 10 of 17

REVISION: 5

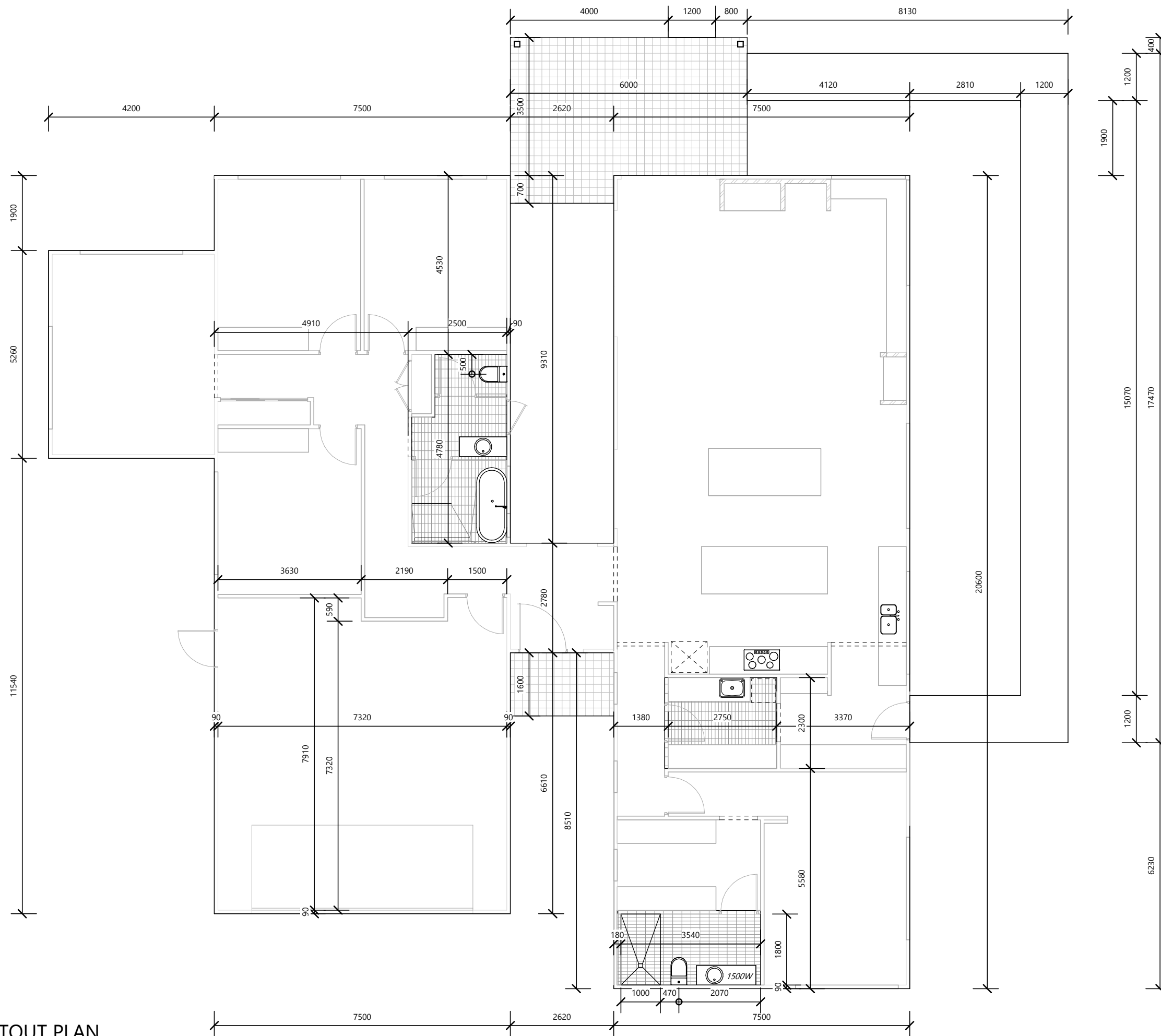
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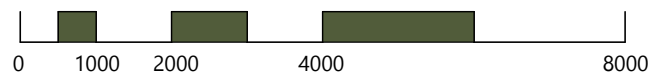
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SLAB SETOUT PLAN

SCALE: 1 : 100 (A3)



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PROJECT: **PROPOSED RESIDENCE
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 BOMBIRA**

DRAWING TITLE: **HOUSE SLAB
 SETOUT**

DRAWING No: **11** of 17

REVISION: **5**

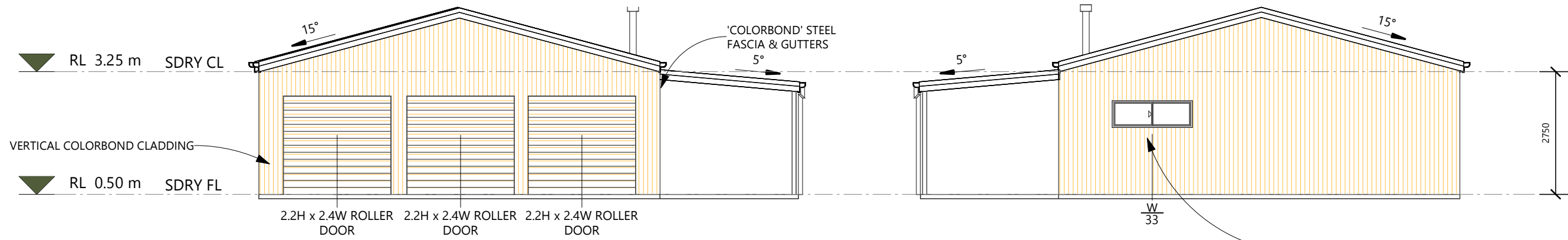
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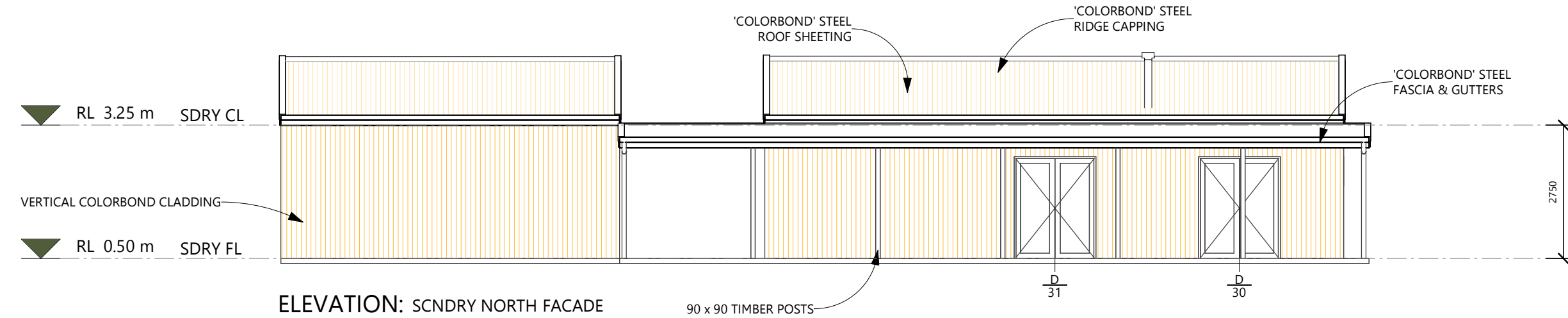
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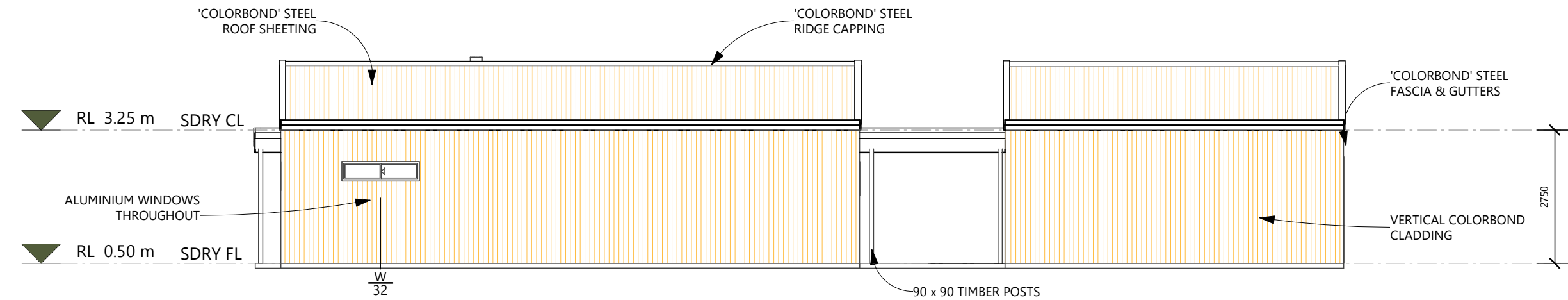


ELEVATION: SCNDRY EAST FACADE
SCALE: 1 : 100 (A3)

ELEVATION: SCNDRY WEST FACADE
SCALE: 1 : 100 (A3)



ELEVATION: SCNDRY NORTH FACADE
SCALE: 1 : 100 (A3)



ELEVATION: SCNDRY SOUTH FACADE
SCALE: 1 : 100 (A3)



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DRAWING TITLE: SCNDRY DWELLING
ELEVATIONS

DRAWING No: 13 of 17

REVISION: 5

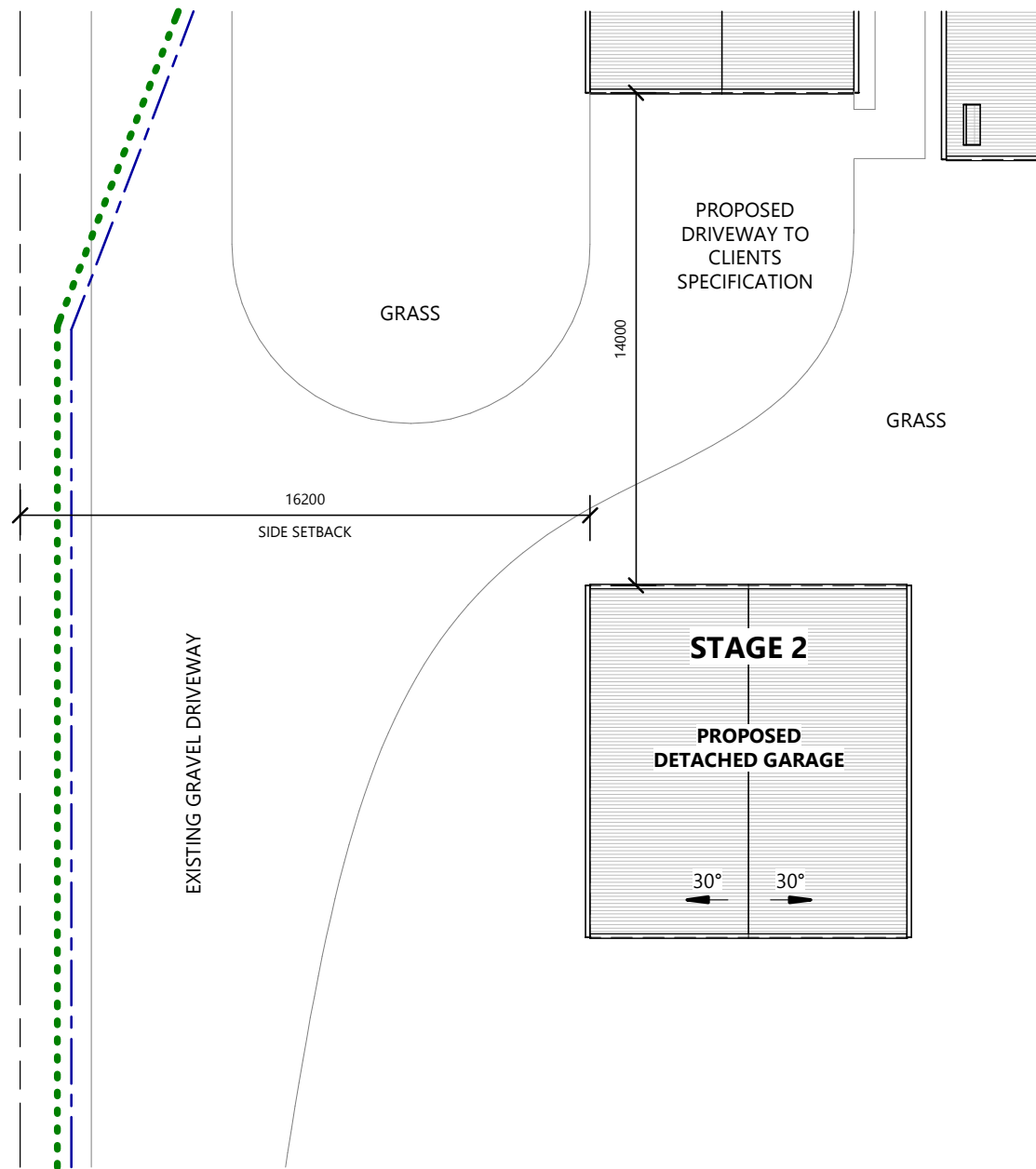
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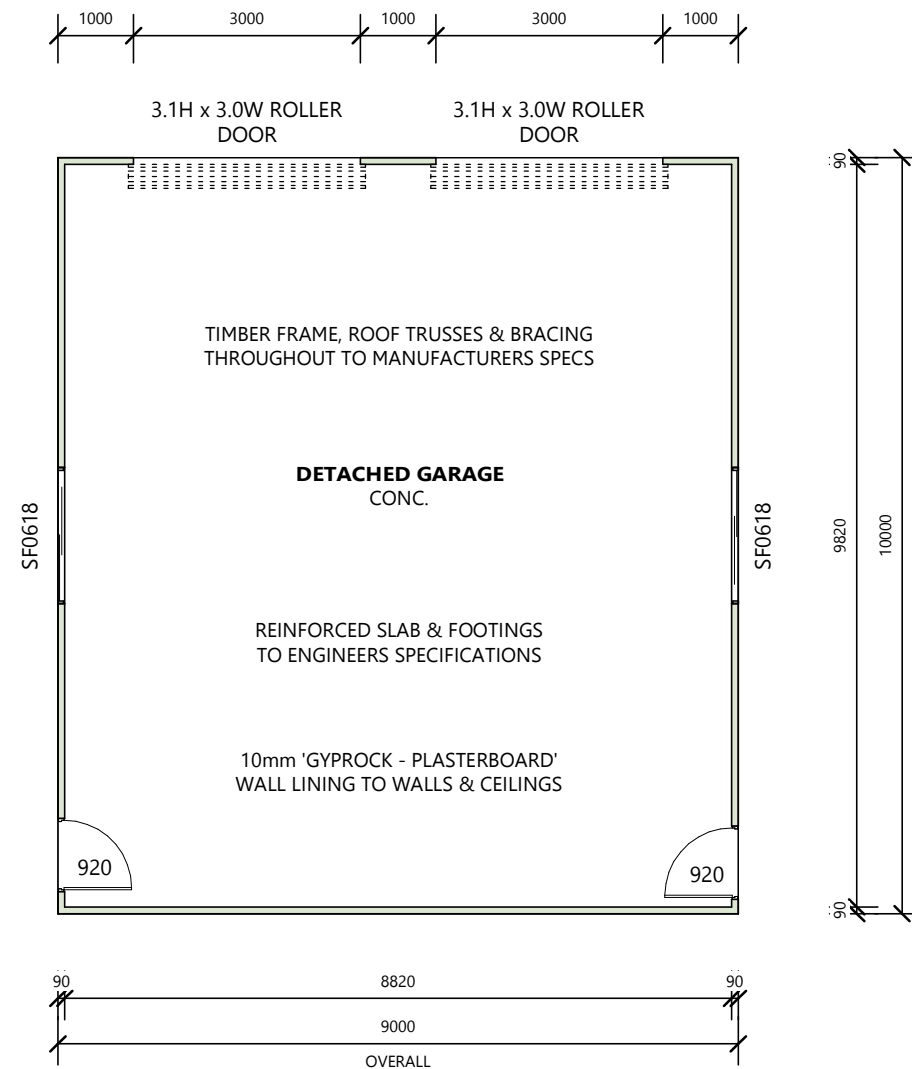
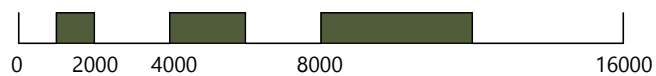
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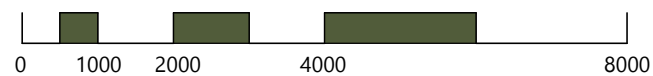
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PART SITE LAYOUT - STAGE 2
SCALE: 1 : 200 (A3)



DETACHED GARAGE FLOOR LAYOUT
SCALE: 1 : 100 (A3)



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DRAWING TITLE: **DETACHED GARAGE**
SITE & FLOOR
PLANS - STAGE 2

DRAWING No: **14** of **17**

REVISION: **5**

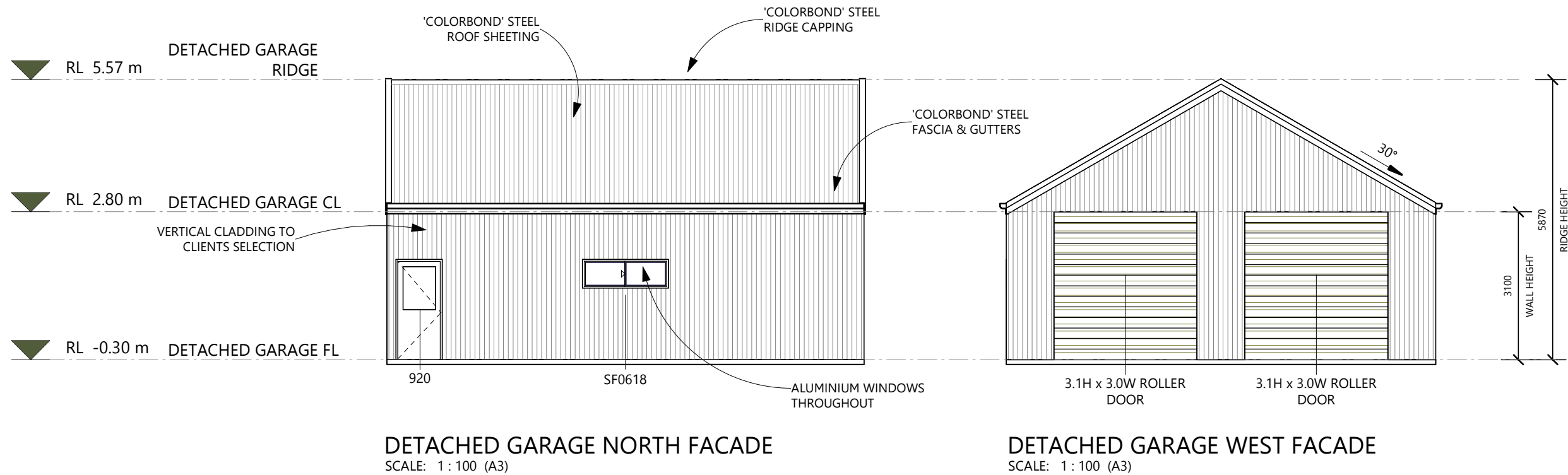
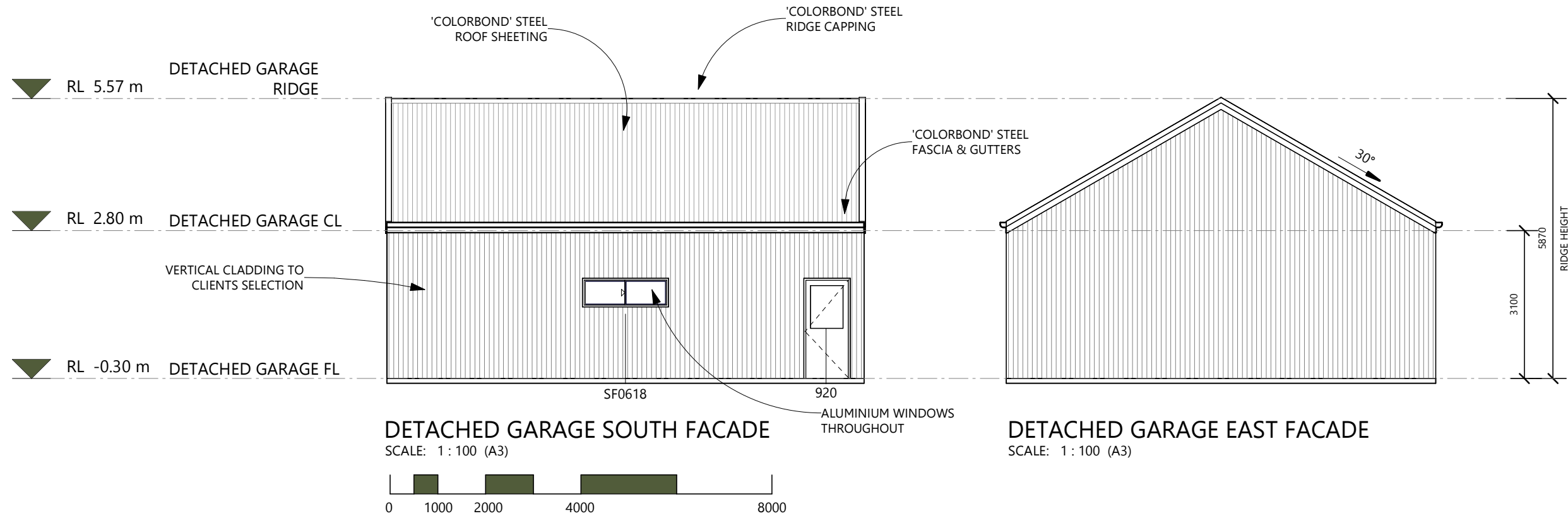
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DRAWING TITLE: DETACHED GARAGE ELEVATIONS
 DRAWING No: 15 of 17
 REVISION: 5

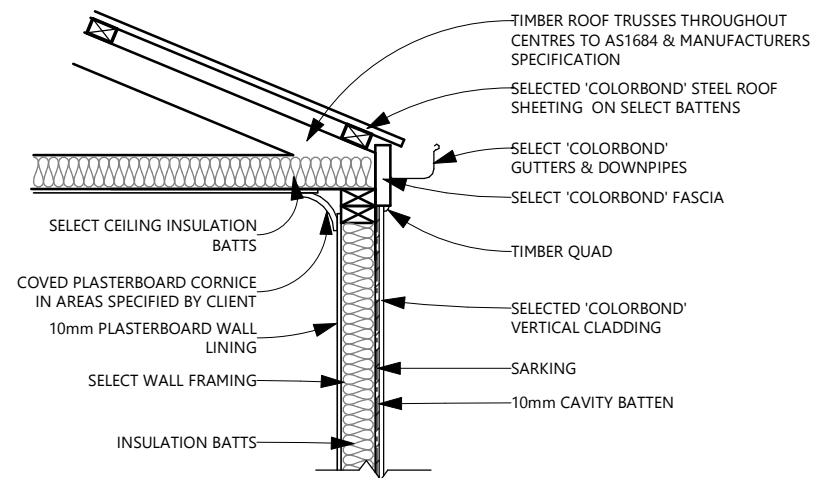
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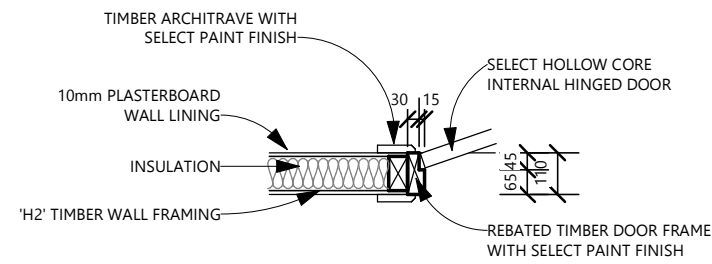
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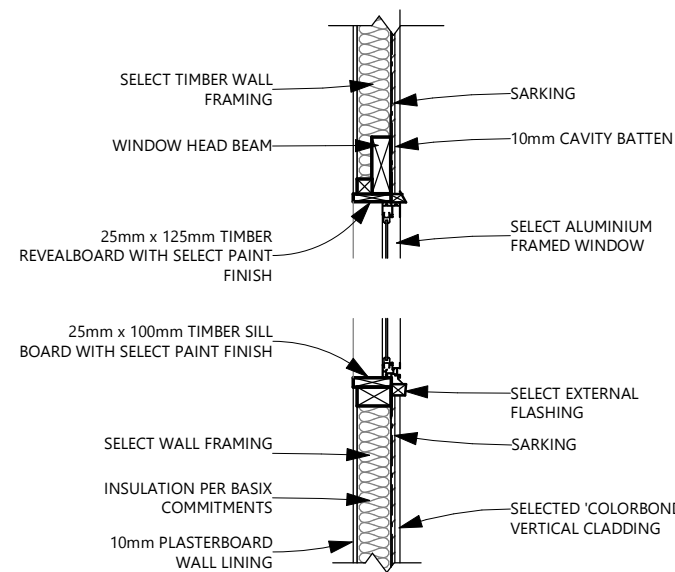
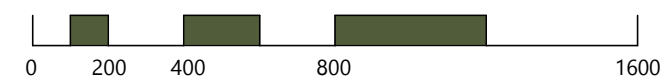
ISSUED DA/CC



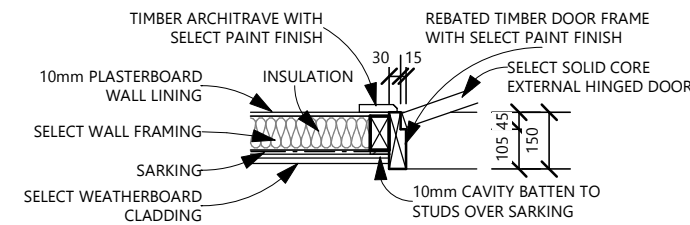
EAVE DETAIL
 SCALE: 1 : 20 (A3)



INTERNAL DOOR DETAIL
 SCALE: 1 : 20 (A3)

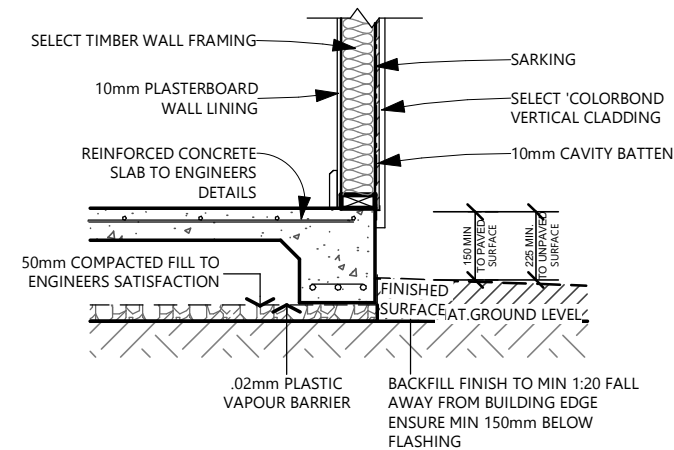


SQUARE SET WINDOW SECTION DETAIL
 SCALE: 1 : 20 (A3)

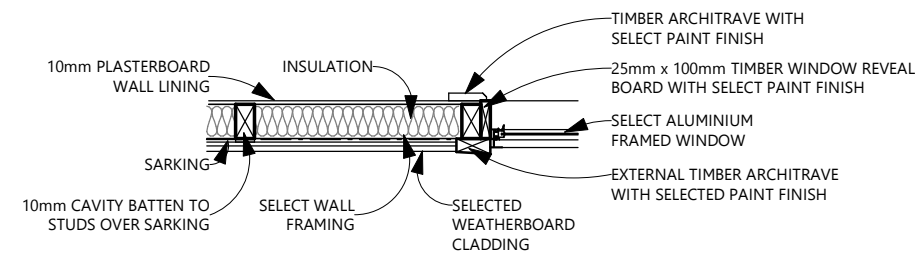


EXTERNAL DOOR DETAIL
 SCALE: 1 : 20 (A3)

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



SLAB EDGE DETAIL
 SCALE: 1 : 20 (A3)



WINDOW PLAN DETAIL
 SCALE: 1 : 20 (A3)



EVOLVE BUILDING DESIGN

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 0421 270 486
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CLIENT: AMY & DAN CLAYPOLE

PROJECT No: 00031

PROJECT: PROPOSED RESIDENCE
 43 LEONFIELD DRIVE
 BOMBIRA

DRAWING TITLE: CONSTRUCTION
 DETAILS

DRAWING No: 16 of 17

REVISION: 5

REVISION	DATE	DESCRIPTION
A	09.08.2023	CONCEPT DRAWINGS
2	29.07.2024	DA FOR CLIENT REVIEW
3	12.10.2024	WINDOW CHANGES & ADD BLDs
4	13.11.2024	ISSUE FOR DA/CC
5	02.12.2024	ADD. INFO - ISSUE DA/CC

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SAFE DESIGN OF STRUCTURES NOTES:

FOR THE PURPOSE OF BUILDING, THE FOLLOWING SAFETY GUIDELINES ARE SET OUT HENCEFORTH 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 CONTAIN WORK HEALTH & SAFETY INFORMATION & MAY INCLUDE SOME OF YOUR OBLIGATIONS UNDER THE VARIOUS LEGISLATIONS THAT WORKCOVER NSW ADMINISTERS. TO ENSURE YOU COMPLY WITH YOUR LEGAL OBLIGATIONS YOU MUST REFER TO THE APPROPRIATE LEGISLATION.

FALLS, SLIPS, TRIPS

WORKING AT HEIGHTS

i. 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 & INJURY IS LIKELY TO RESULT FROM SUCH A FALL. TEMPORARY WORK PLATFORMS ARE TO BE ERECTED & MAINTAINED BY THE PRINCIPAL CONTRACTOR AS REQUIRED THROUGHOUT CONSTRUCTION WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METRES IS A POSSIBILITY. THE ERECTION OF ALL PLATFORMS, HOARDINGS, OUTRIGGERS & SCAFFOLDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES & THE APPLICABLE AUSTRALIAN STANDARDS.

ii. DURING OPERATION OR MAINTENANCE

FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE: CLEANING & 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, A FALL ARREST SYSTEM, SCAFFOLDING, LADDERS OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION. WHERE AN ANCHORAGE & FALL ARREST SYSTEM IS TO BE INSTALLED, THE ANCHORAGE & FALL ARREST SYSTEM & ALL ASSOCIATED HARNESSES & ACCESSORIES MUST BE MAINTAINED THROUGHOUT THE LIFECYCLE OF THE BUILDING & INSPECTED ON A REGULAR BASIS AT LEAST ONCE IN EVERY 6 MONTHS.

SLIPPERY OR UNEVEN SURFACES

i. FLOOR FINISHES SPECIFIED

IF FINISHES HAVE BEEN SPECIFIED BY DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS & 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 CHOSEN.

ii. 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.

iii. STEPS, LOOSE OBJECTS & UNEVEN SURFACES

DUE TO DESIGN RESTRICTIONS FOR THIS BUILDING, STEPS &/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 & AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE.

iv. BUILDING OWNERS & OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS & 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 & 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.

v. CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF TRIPS & FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS & WORK AREAS.

vi. ALTHOUGH DURING SPECIFICATION CARE HAS BEEN TAKEN TO ENSURE THE USE OF MATERIALS THAT ARE CHARACTERISTICALLY DEEMED AS 'NON-SLIP', THE DESIGNER IS UNABLE TO CONFIRM NOR CERTIFY THE SLIP RESISTANCE OF EXISTING MATERIALS USED THROUGHOUT THE EXISTING BUILDING. IT IS RECOMMENDED THAT SLIP RESISTANCE TESTING BE UNDERTAKEN ON THE EXISTING MATERIALS IN ACCORDANCE WITH AUSTRALIAN STANDARDS TO ENSURE COMPLIANCE WITH BUILDING CODE OF AUSTRALIA.

vi. ALTHOUGH THE ROOF HAS BEEN DESIGNED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA & ALL RELEVANT STANDARDS, THE CLIENT IS TO BE AWARE THAT THE ROOF MATERIALS HAS POTENTIAL FRAGILITY & SLIP RESISTANCE ISSUES THAT MAY ARISE THROUGHOUT CONSTRUCTION & THE LIFECYCLE OF THE BUILDING WHEN WORK IS UNDERTAKEN ON THE ROOF, ESPECIALLY DURING INCLEMENT WEATHER

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.

i. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.

ii. PROVIDE TOEBOARDS TO SCAFFOLDING OR WORK PLATFORMS.

iii. PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA.

iv. 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 & 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 & 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 & THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.

FIRE & EMERGENCIES

IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE ALL PERSONNEL & VISITING CLIENTELE ARE AWARE OF ALL FIRE SAFETY PROCEDURES, WITH EMERGENCY ROUTES & EXITS DISPLAYED THROUGHOUT THE BUILDING & MAINTAINED THROUGHOUT THE LIFECYCLE OF THE BUILDING. NO COMBUSTIBLE MATERIAL & RUBBISH WILL BE LEFT ON SITE AS TO CAUSE A FIRE HAZARD.

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, NO COMBUSTIBLE MATERIAL & RUBBISH WILL BE LEFT ON SITE AS TO CAUSE A FIRE HAZARD. MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THESE AREAS.

FOR BUILDING WHERE ON-SITE LOADING/UNLOADING IS RESTRICTED:

CONSTRUCTION OF THIS BUILDING WILL REQUIRE LOADING & UNLOADING OF MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS & TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS.

FOR ALL BUILDINGS:

BUSY CONSTRUCTION & DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES & OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

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 & 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 &, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.

LOCATION WITH UNDERGROUND POWER:

UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE, ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED & ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION COMMENCING.

LOCATIONS WITH OVERHEAD POWERLINES:

OVERHEAD POWERLINES MAY BE NEAR OR ON THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT & PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWERLINES 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 PROVIDED.

EARTHWORKS

IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO ESTABLISH THE LOCATION & THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE SUPERINTENDENT. CLEARANCES SHALL BE OBTAINED FROM THE RELEVANT SERVICE AUTHORITY.

TO ENABLE THE PLACEMENT OF NEW STORMWATER SERVICES, TRENCH EXCAVATIONS WILL OCCUR ON SITE. IT IS TO BE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO ENSURE THAT ALL SAFETY RISKS ASSOCIATED WITH TRENCH EXCAVATION ARE IDENTIFIED, ADDRESSED & ADHERED TO THROUGHOUT CONSTRUCTION.

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 & MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES & 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 & DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS & EQUIPMENT. THESE SHOULD BE SPECIFICATIONS & 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 & PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

STRUCTURAL SAFETY

ALL PROTECTION WORKS TO ANY ADJOINING BUILDING (AS REQUIRED) WILL BE IN PLACE BEFORE DEMOLITION WORKS.

DEMOLITION & REMOVAL OF THE BUILDING SHALL BE UNDERTAKEN IN A CAREFUL & PROPER MANNER & WITH A MINIMUM DISTURBANCE TO THE ADJOINING BUILDINGS & TO THE PUBLIC & THE OCCUPANTS.

ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED MEMBER IS REMOVED.

NO NEW OR EXISTING WALL OR OTHER STRUCTURE SHALL BE LEFT FREE STANDING & UNATTENDED WITHOUT TEMPORARY BRACING OR SUPPORTS IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO WIND OR VIBRATION.

CONFINED SPACES

EXCAVATION

CONSTRUCTION OF THIS BUILDING & SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION & 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 & 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 & 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 & PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.

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 & 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 & OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

HAZARDOUS SUBSTANCES

ALTHOUGH DURING SPECIFICATION CARE HAS BEEN TAKEN TO ENSURE THE USE OF NON HAZARDOUS MATERIALS THE POSSIBILITIES OF EXPOSURE STILL EXIST & AS SUCH ALL PRECAUTIONS SHOULD BE MADE DURING USE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

ASBESTOS

FOR ALTERATIONS TO A BUILDING CONSTRUCTED PRIOR TO 1990:

IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO:

1990- IT THEREFORE IS LIKELY TO CONTAIN ASBESTOS

1986- IT THEREFORE MAY CONTAIN ASBESTOS EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK &, 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 & WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

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 & 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, VARNISHES & SOME CLEANING MATERIALS & DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED & 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

FIBREGLOSS, 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 OF 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 & APPLICATION & FOR A PERIOD AFTER INSTALLATION. PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.

THROUGHOUT THE CONSTRUCTION PERIOD STORAGE & USE OF HAZARDOUS MATERIALS FOR THE ASSOCIATED BUILD IS TO BE THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR.

PUBLIC ACCESS

PUBLIC ACCESS TO CONSTRUCTION & DEMOLITION SITES & TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS & PUBLIC. WARNING SIGNS & SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PAINT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

AMENITIES & FACILITIES

ACCESS TO EXISTING AMENITIES ARE TO BE RESTRICTED TO CLIENT'S PERSONNEL & VISITING CLIENTELE ONLY. IT IS THE RESPONSIBILITY OF THE PRINCIPAL CONTRACTOR TO PROVIDE & MAINTAIN AMENITIES & FACILITIES AS REQUIRED, INCLUDING STORAGE, FIST AID, RESTROOMS, MEAL AREAS & DRINKING WATER.

MOVEMENT OF PEOPLE & MATERIALS

THROUGHOUT CONSTRUCTION & THE LIFECYCLE OF THE BUILDING SAFE ACCESS & EGRESS, INCLUDING FOR THOSE WITH A DISABILITY IS TO BE MAINTAINED THROUGHOUT THE BUILDING & SITE. THE EXISTING FRONT ENTRANCE TO THE BUILDING IS DEEMED TO BE THE ACCESSIBLE ROUTE IN & OUT OF THE BUILDING, & AS SUCH SHOULD BE MAINTAINED CLEAR & FREE OF CONSTRUCTION MATERIALS DURING THE CONSTRUCTION PHASE.

TRAFFIC MANAGEMENT DURING THE CONSTRUCTION & LIFECYCLE OF THE BUILDING IS TO BE THE RESPONSIBILITY OF THE CLIENT.

EXCLUSION ZONES ARE TO BE SET IN PLACE BY ESSENTIAL ENERGY DURING CONSTRUCTION, & AS SUCH MOVEMENT WITHIN THESE AREAS ARE TO BE PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THE CLIENT.

SITE SECURITY DURING CONSTRUCTION IS TO BE SHARED BY THE PRINCIPAL CONTRACTOR & CLIENT. SECURITY FENCING SHALL BE PROVIDED AROUND THE PERIMETER OF THE CONSTRUCTION SITE & ANY ADDITIONAL PRECAUTIONARY MEASURES TAKEN, AS MAY BE NECESSARY TO PREVENT UNAUTHORISED ENTRY TO THE SITE AT ALL TIMES DURING THE CONSTRUCTION PERIOD.

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 & 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 & 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 & CONCRETE PLACEMENT. ALL THE ABOVE APPLIES.

THESE NOTES DO NOT REPRESENT A COMPREHENSIVE STATEMENT OF THE LAW AS IT APPLIES TO PARTICULAR PROBLEMS OR TO INDIVIDUALS OR AS A SUBSTITUTE FOR LEGAL ADVICE. YOU SHOULD SEEK INDEPENDENT LEGAL ADVICE IF YOU NEED ASSISTANCE ON THE APPLICATION OF THE LAW TO YOUR SITUATION.

INFORMATION ON THE LATEST LAWS CAN BE CHECKED BY VISITING THE NSW LEGISLATION WEBSITE (WWW.LEGISLATION.NSW.GOV.AU).



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CLIENT: **AMY & DAN CLAYPOLE**

PROJECT No: **00031**

PROJECT: **PROPOSED RESIDENCE
43 LEONFIELD DRIVE
BOMBIRA**

DRAWING TITLE: **SAFE DESIGN OF
STRUCTURES NOTES**

DRAWING No: **17** of **17**

REVISION: **5**

REVISION	DATE	DESCRIPTION
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