

# PROPOSED ALTERATIONS & ADDITIONS

FOR

**ROB & SARAH CRANE**  
**106 SALEYARDS LANE**  
**MUDGEES NSW 2850**



## GENERAL NOTES:

Builder to confirm all dimensions before commencing any works.

If discrepancies occur on plans, designer is to be contacted.

All dimensions are in millimeters unless otherwise stated.

Use figured dimensions only. Do not scale from plans.

Site information is based on information supplied by the owner and must be verified by the supplier on acceptance of this plan.

All works shall comply with the National Construction Code (NCC 2022) current Australian Standards, building regulations and statutory approvals. Notify this office of any discrepancies.

These plans should be read in conjunction with project specification and all consultant drawings including but not limited to Structural Engineer and Surveyor.

Soil Classification - refer to Engineers report and soil tests.

## SPECIFICATIONS:

### WIND CLASSIFICATION - BY ENGINEER

#### PLUMBING

All plumbing to AS3500.3 and must be carried out by a licensed plumber in accordance with the Plumbing Code of Australia (PCA) to comply with the requirements of the Local Authority.

#### ELECTRICAL

All electrical work shall be undertaken by a licensed electrician and in accordance with AS/NZS 3000

#### CONDENSATION MANAGEMENT

Install a pliable building membrane to comply with AS4200.1 & AS4200.2 with a vapour permeance of not less than 1.14ug/N.s in this climate. (Climate 6). Except for single skin masonry or concrete, where a pliable building membrane is not installed in an external wall, the primary water control layer must be separated from water sensitive materials by a drained cavity. To NCC 2022 Vol 2 Clause H4D9 and HP 10.8.

#### WATER PROOFING OF WET AREAS

Shall comply with NCC 2022 Vol 2 Clause H4D2, AS 3740-2021 and HP Part 10.2

#### PRE-FABRICATED WALL FRAMES AND ROOF TRUSSES

Shall comply with NCC 2022 Vol 2 Clause H2D6 (4) and AS 1720.1-2010, AS 1720.5-2015, AS 1684.2-2021, AS 1684.4-2010 AND AS 1860.2-2006

## SPECIFICATIONS:

#### TERMITE PROTECTION

All buildings shall be protected against termite attack in accordance with AS3660.1 and NCC 2022 Vol 2 Clause H1D3 and HP Part 3.4. Provide a durable notice in the meter box indicating type of barrier and required inspections.

#### SMOKE DETECTORS

Smoke detectors shall be installed as noted on the plans and in accordance with AS 3786-2014 and NCC 2022 Vol 2 Clause H3D6 and HP Part 9.5.2 and 9.5.4. They must be hard wired to the electrical supply.

#### WINDOWS / GLAZING / SHOWER SCREENS

Provide glazing to AS1288-2021 AS 2047-2014, as relevant and NCC 2022 Vol 2 Clause H1D8 and HP Part 8.2 and 8.3.

#### LIFT OFF HINGES (LOH)

Provide lift of hinges to the doors on sanitary compartments as labeled on the plans in accordance with NCC 2022 Clause H4P3 and HP 10.4.2.

#### DRAUGHT SEALING

Provide a seal/draught excluder to the bottom edge of all external doors in accordance with NCC 2022 lause H6D2 and HP Part 13.4.4.

#### HEATING APPLIANCES / FIREPLACES

Shall comply with NCC 2022 Vol 2 Clause H7D5 and AS/NZS 2918 for domestic solid fuel burning appliance, or HP Part 12.4 for heating appliances

## SPECIFICATIONS:

#### STAIRS

Timber steps to NCC 2022 Vol 2 H5D2 and HP Part 11.2.

	MIN	MAX
Riser	115mm	190mm
Going	240mm	355mm
Slope relationship (2R+G)	550mm	700mm

Ensure slip resistance of P4 to be achieved with intergrain ultra deck slip resistance timberoil

## SPECIFICATIONS: RURAL LAND

#### FIRE FIGHTING EQUIPMENT

A 65mm Storz outlet with a metal Gate or Ball Valve to be provided on the water storage tank.

Above ground tanks to be manufactured of concrete or metal. Tanks on hazard side of building are to be provided with adequate shielding for the protection of the fire fighters

Above ground water pipes external to the building are to be metal including and up to any taps

Pumps are to be shielded

Ensure 20,000L min. reserved for fire fighting purposes

## BASIX NOTES:

### LIGHTING

The primary type of artificial lighting is dedicated fluorescent or LED in all bedrooms, living room, dining room, kitchen, study, all bathrooms, all toilets, laundry and all hallways.

A minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.

### AAA RATING

All showerheads minimum rating of 3 star (<= 9L/min)

Toilets to have a minimum rating of 3 Star (<= 4L/flush)

Kitchen taps to have a minimum rating of 3 star and Basin taps to have a minimum rating of 3 stars (<= 9L/min)

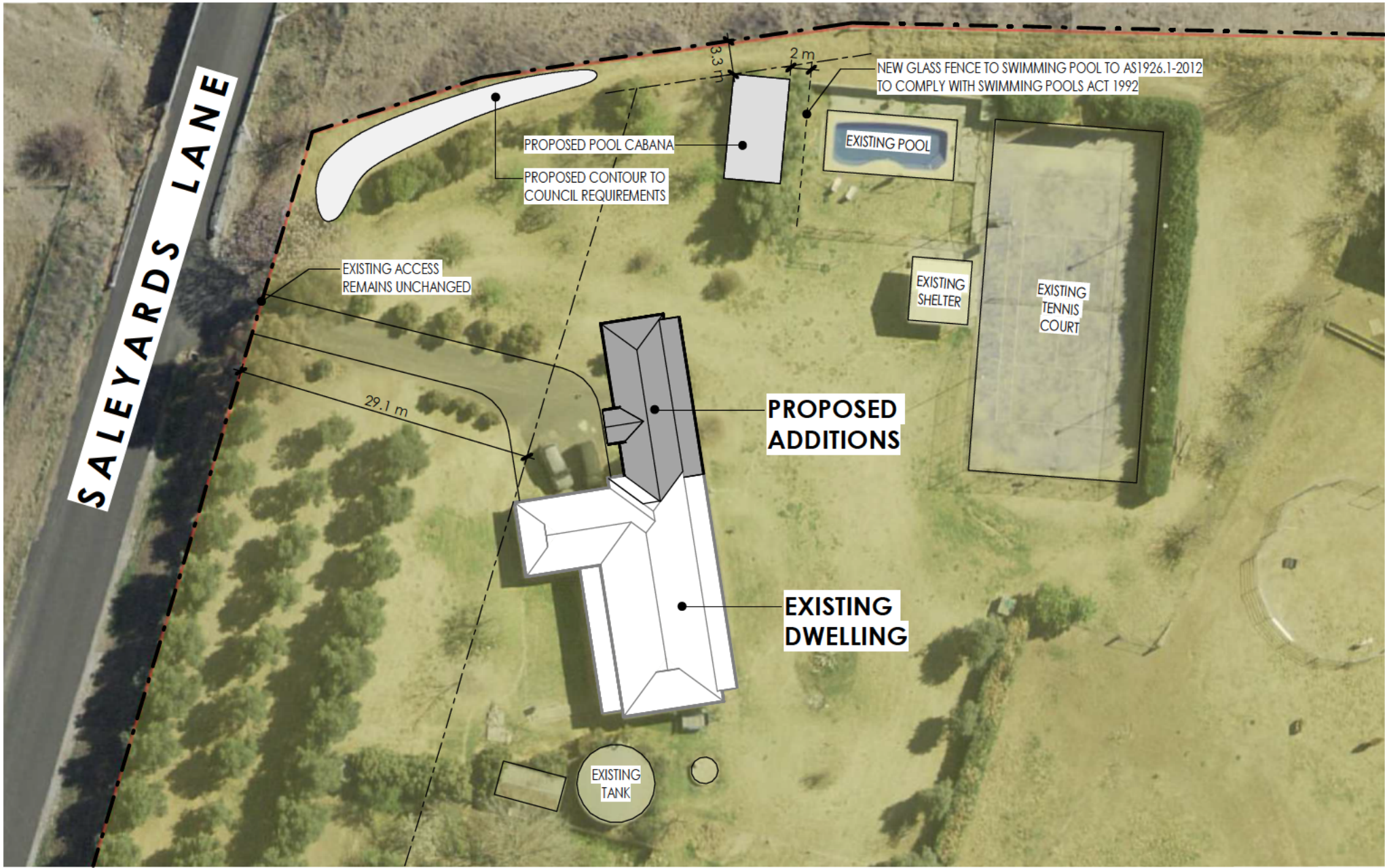
### GLAZING

Refer to BASIX certificate for energy commitments, use U-value & SHGC values. The description on the certificate is a guide only and not required to be complied with.

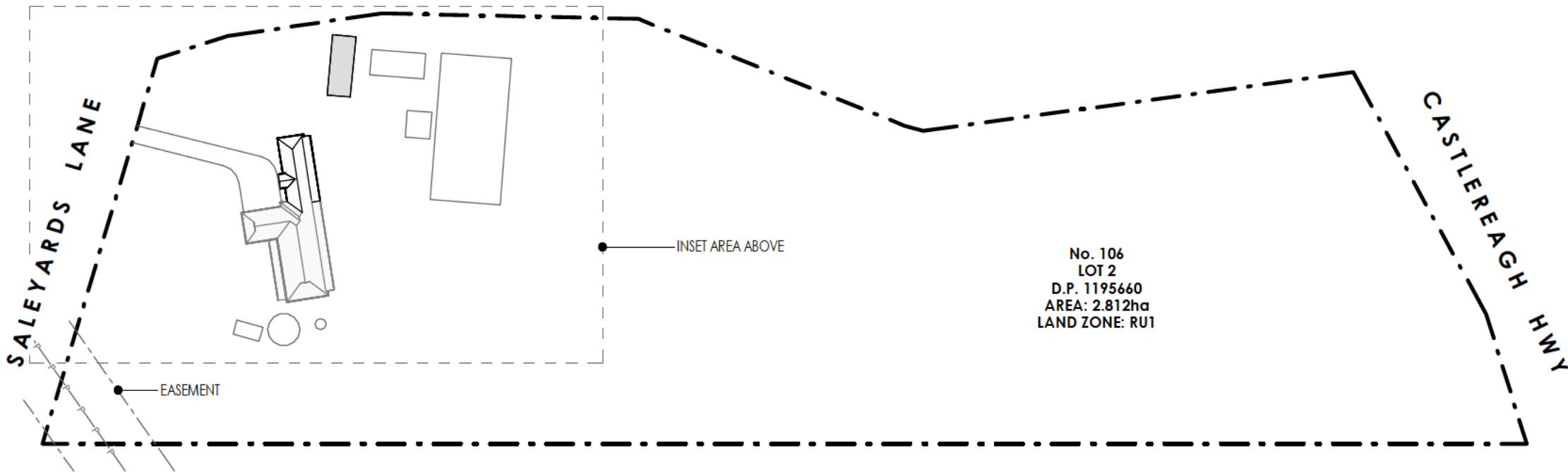
### GENERALLY

The information found in these notes are by no means the extent of information relating to compliance with BASIX commitments. These notes must be read in conjunction with the full set of plans and elevations and with the BASIX Certificate pertaining to this property.

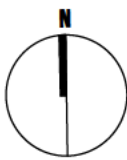




2 **INSET SITE PLAN**  
SCALE 1 : 500



1 **SITE PLAN**  
SCALE 1 : 1250



Notes

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Issue	Description	Date
D	DA ISSUE	11.12.24
C	CLIENT APPROVAL	14.11.24
B	DESIGN CHANGES	19.04.24
A	PRELIMINARY	31.01.24

  
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Client Rob & Sarah Crane

Project 106 Saleyards Lane  
Mudgee NSW 2850

Title SITE PLAN

Scale at A3  
As indicated

Date NOVEMBER 2023 Drawn RG/DW

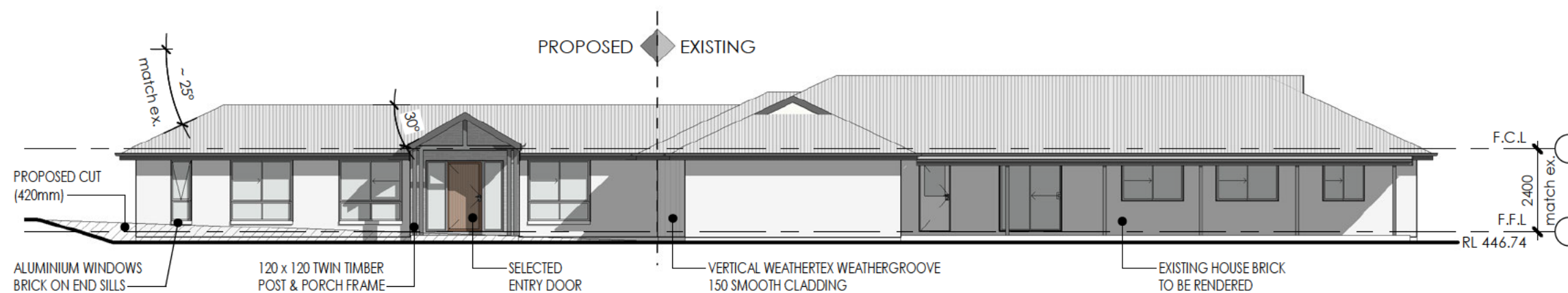
Drawing No. Issue

685CRA-01

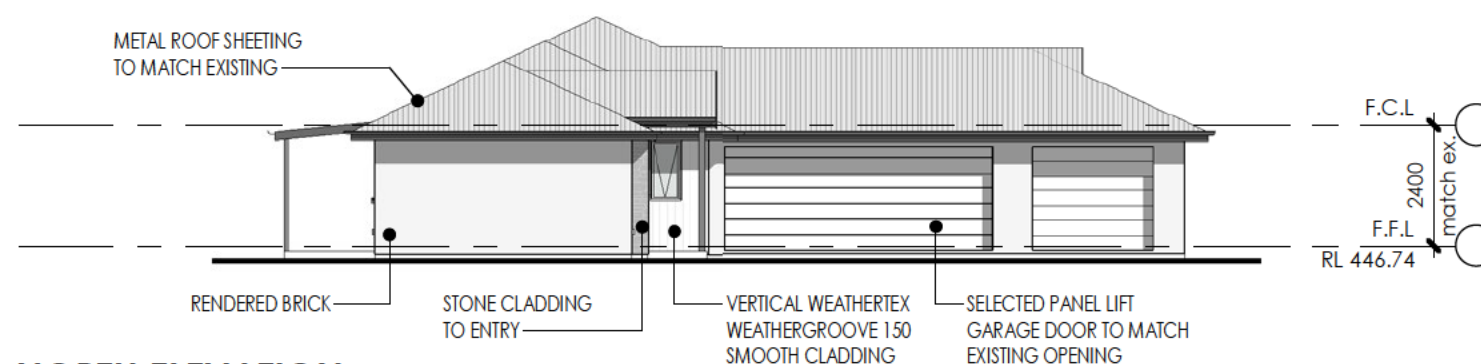
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# Notes

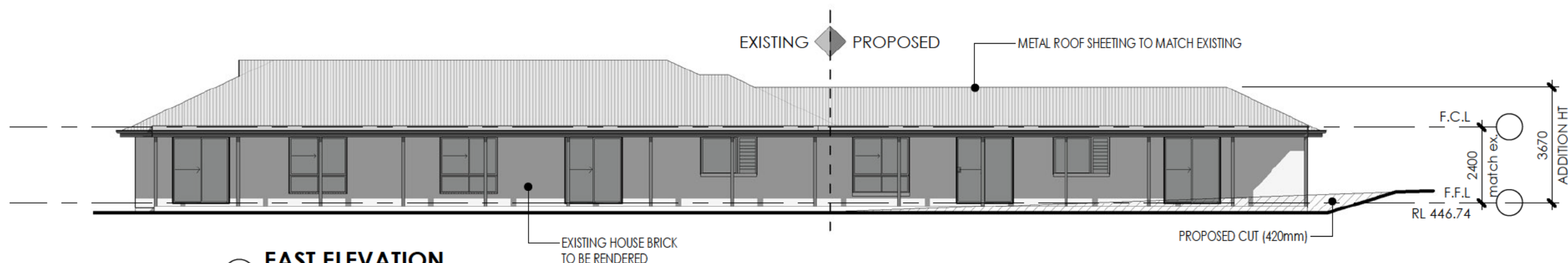
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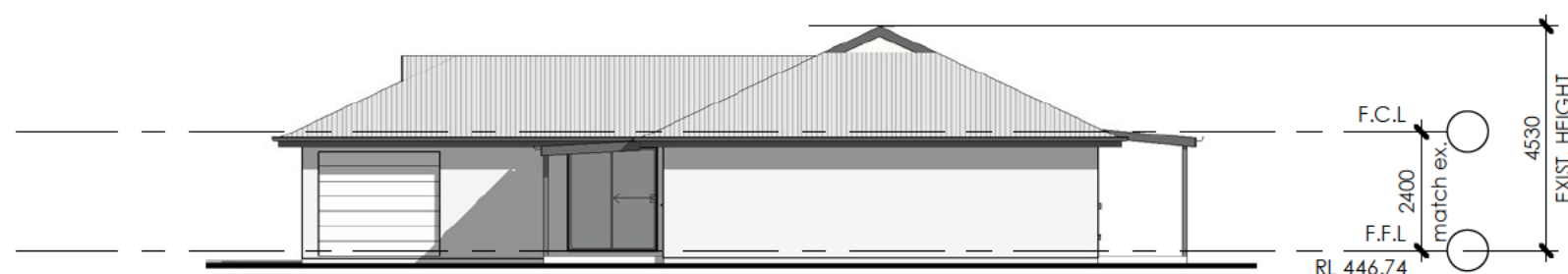
**1 WEST ELEVATION**  
SCALE 1 : 150



**2 NORTH ELEVATION**  
SCALE 1 : 150



**3 EAST ELEVATION**  
SCALE 1 : 150



**4 NORTH ELEVATION**  
SCALE 1 : 150

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Title ELEVATIONS

Scale at A3  
1 : 150

Date NOVEMBER 2023 Drawn RG/DW

Drawing No. 685CRA-05 Issue

D

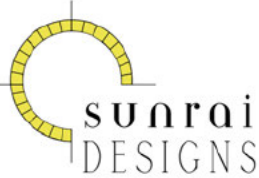




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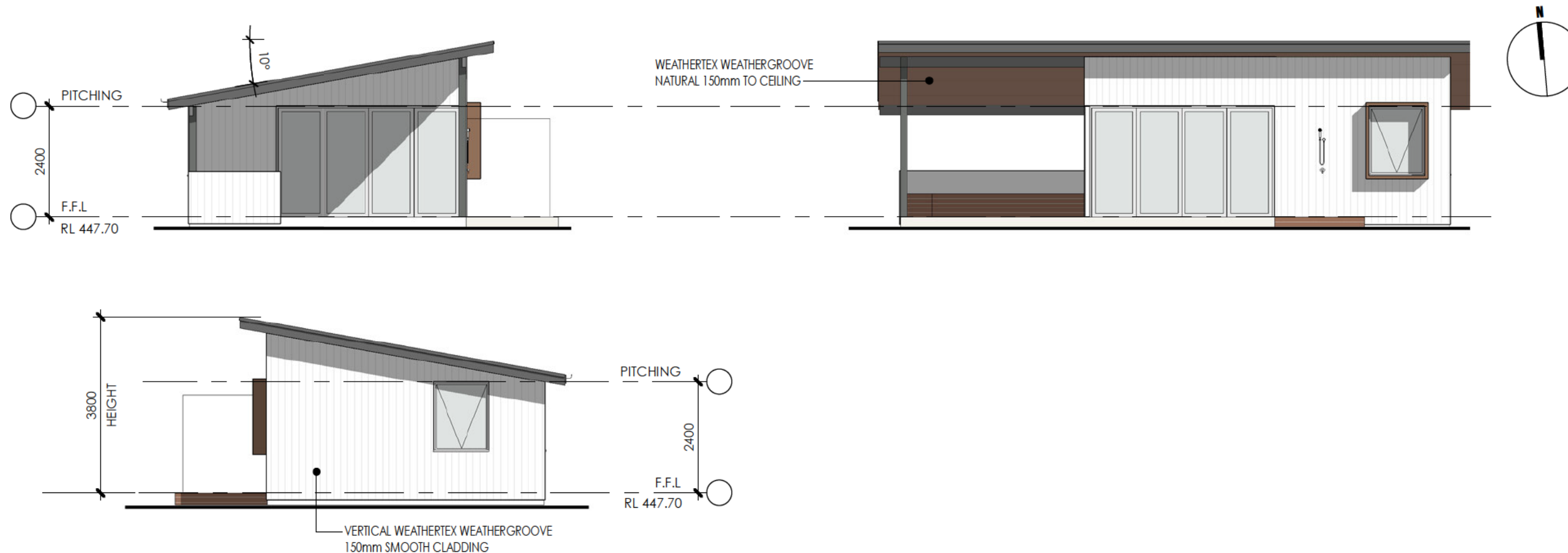
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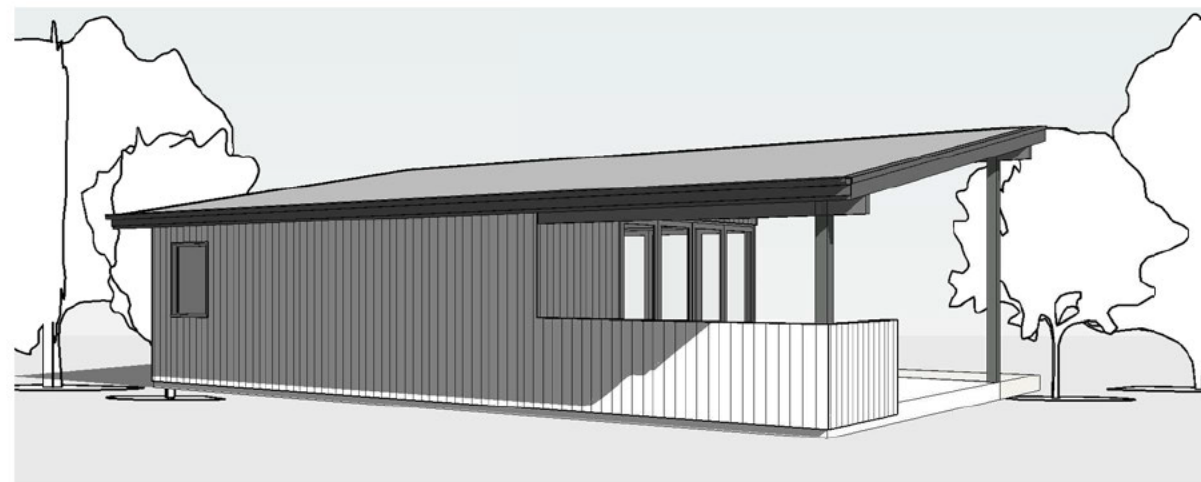
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Client Rob & Sarah Crane	
Project 106 Saleyards Lane Mudgee NSW 2850	
Title PERSPECTIVES	
Scale at A3 NA	
Date NOVEMBER 2023	Drawn RG/DW
Drawing No. 685CRA-06	Issue D




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LEGEND		
15-21	WINDOW DIMENSIONS -	
AAW	HEIGHT x WIDTH.	
ADH	ALUMINIUM AWNING WINDOW	
ADH	ALUMINIUM DOUBLE HUNG WINDOW	
ASD	ALUMINIUM SLIDING DOOR	
ASW	ALUMINIUM SLIDING WINDOW	
BFD	BI-FOLDING DOOR	
CLN	CLOTHES LINE	
CONC	CONCRETE, TROWEL FINISH	
CPT	CARPET	
CSD	CAVITY SLIDING DOOR	
CFT	CERAMIC FLOOR TILES	
DP	DOWN PIPE	
DR	DRYER SPACE	
DW	DISHWASHER	
F	FIXED GLASS WINDOW	
FD	FRENCH DOOR	
FP	FIREPLACE	
F.TIM	FLOATING TIMBER FLOOR	
FWG	FLOOR WASTE GULLY	
HP	HOT PLATES	
HWS	HOT WATER SYSTEM	
J	JOINERY	
LOH	LIFT OFF HINGES	
LT	LAUNDRY TUB	
LV	LOUVRE WINDOW	
MB	METER BOX	
MOD	MODWOOD DECKING	
MSSD	MULTI STACK SLIDING DOOR	
MW	MICROWAVE	
OBS	OBSURE GLASS	
OV	OVEN	
PC	POLISHED CONCRETE	
PL	VINYL PLANK FLOORING	
PLD	PANEL-LIFT GARAGE DOOR	
RD	ROLLER DOOR	
REF	REFRIGERATOR	
RW	RETAINING WALL	
SD	SMOKE DETECTOR	
SK	SINK	
SL	SIDE-LITE	
TD	TIMBER DECKING	
TF	POLISHED TIMBER FLOOR	
WM	WASHING MACHINE SPACE	



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Client: Rob & Sarah Crane

Project: 106 Saleyards Lane  
Mudgee NSW 2850

Title: PROPOSED CABANA

Scale at A3: 1 : 100

Date: NOV 2024	Drawn: RG/DW
Drawing No. 685CRA-07	Issue: B