CLUBHOUSE RENOVATION

CLIENT: MID COAST COUNCIL

STATUS: FINAL ISSUE

LOT No: 2 **DP No: 556065**

STREET NAME: OMARU PARK, TAREE

CWC JOB #: D4772

SITE PLANS

SHEET # SHEET NAME

SERVICES PLAN

FLOOR PLANS

SHEET # SHEET NAME

B1 1 FLOOR PLAN - DEMO

FLOOR PLAN - OVERALL

DETAILS

SHEET # SHEET NAME

DETAIL - UAT

DETAIL - FEMALE WC

DETAIL - CHANGEROOM 1

DETAIL - CHANGEROOM 2 / 4

C1.4 DETAIL - CHANGEROOM 3 DETAIL - MALE WC

SETOUT PLANS

SHEET # SHEET NAME

D1.1 SETOUT PLAN - OVERALL

ELEVATIONS - EXTERNAL

SHEET # SHEET NAME

FI EVATIONS F1 1

ELEVATIONS

ELEVATIONS - INTERNAL

SHEET # SHEET NAME

ELEVATIONS INTERNAL - UAT FLEVATIONS INTERNAL - LIAT

F1.3 **ELEVATIONS INTERNAL - SHOWER** ELEVATIONS INTERNAL - WC

SECTIONS

SHEET # SHEET NAME

G1.1 SECTIONS

ROOF PLANS

SHEET # SHEET NAME

ROOF PLAN - OVERALL

ELECTRICAL LAYOUT

SHEET # SHEET NAME

ELECTRICAL PLAN

SCHEDULES

SHEET # SHEET NAME

DOOR SCHEDULE K1.2 GLAZING SHCEDULE

NOTES

SHEET # SHEET NAME

CONSTRUCTION NOTES 71 1

BUILDING SPECIFICATION NOTES VOL 1

WORK SAFETY NOTES - COMMERCIAL







GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

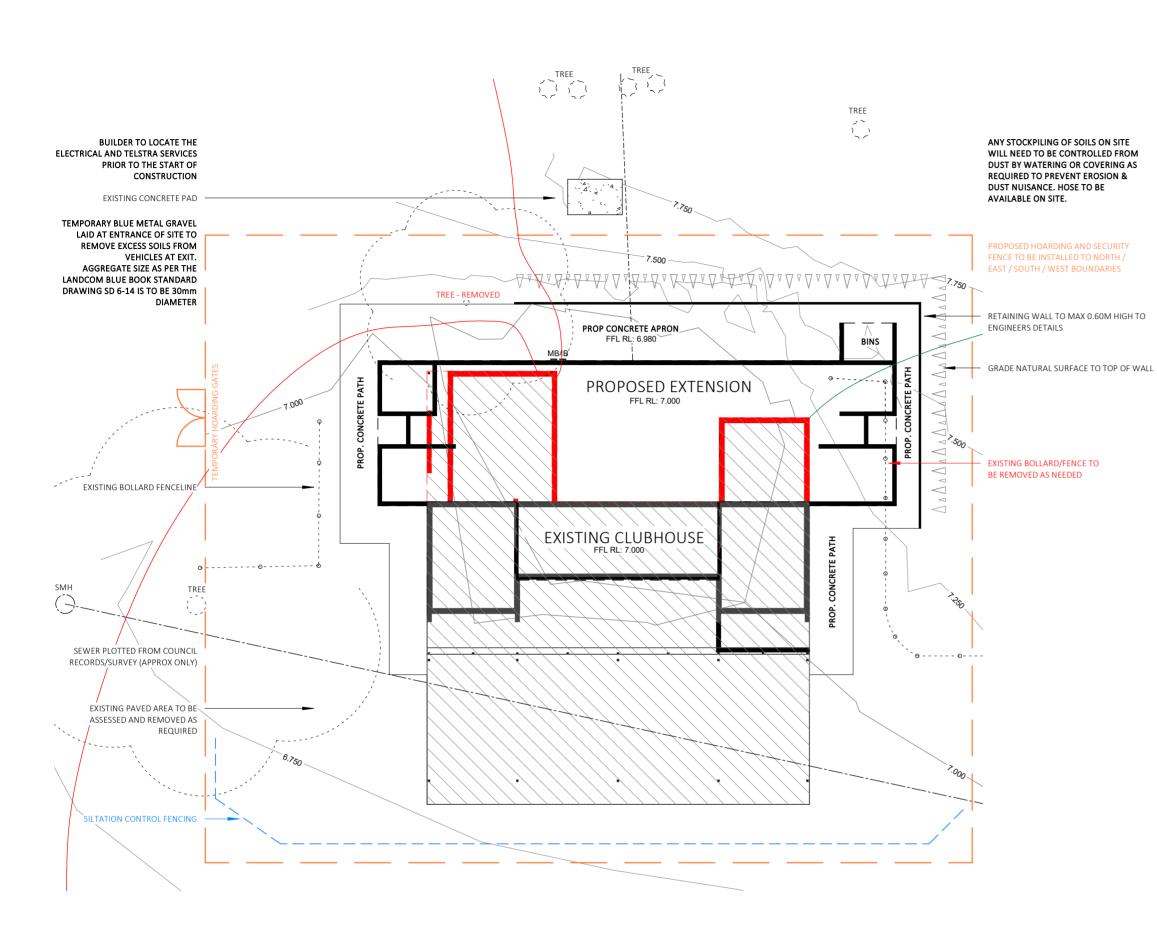
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.

REVISED JANUARRY 2021

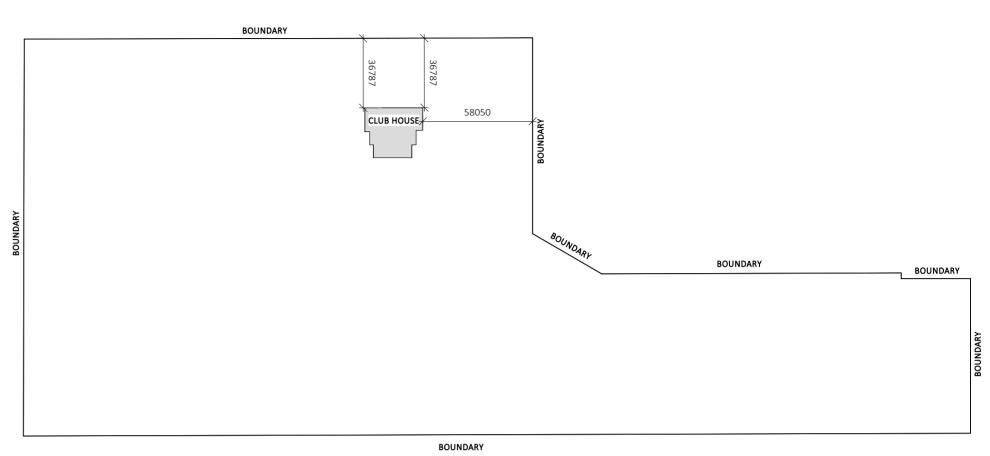
SYMBOLS AND LINES

SITE PLAN S68 S	5138 PLAN	٨ ٨				RENOVATION / DE	MOLITION SYMBOLS		
	LOT BOUNDARY	\triangle \triangle \triangle	FALL OF BATTER SLOPE	E.P	ELECTRICAL CUBICLE / PIT	XXXXXXX	TO BE DEMOLISHED OR REMOVED		TO BE DEMOLISHED OF DEMOVED
	SEWER LINE	A	DRIVEWAY SURFACE	NBN	NBN PIT				TO BE DEMOLISHED OR REMOVED
	STORMWATER LINE	\vdash	GARDEN TAP	T.PIT	TELECOMMUNICATIONS PIT		EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)		EXISTING AREA / FACADE / ROOM
	WATER CONNECTION LINE	•	WATER METER / ALTERNATE WATER METER		TO BE DEMOLISHED / REMOVED		PROPOSED NEW ITEM / ELEMENT		
	DOWNPIPE TO WATER TANK		SANDBAG		DEMOLITION LINE				
	DOWNPIPE FROM TANK TO APPLIANCE		TEMPORARY HOARDING GATES			MULTISTOREYSII	E PLAN SYMBOLS / LEGEND		
	SILTATION CONTROL FENCING						LOWEST FLOOR (GROUND TYPICAL)		
	SITE HOARDING FENCING		STREET TREE / SITE TREE				MIDDLE FLOOR		
	BATTER EXTREMITIES LINE						UPPER FLOOR		
	EASEMENT BOUNDARY	- <u>LP</u> -	LIGHT POLE						
	OVERHEAD POWER LINES	PP	POWER POLE	_/ ,					
ELOOP BLANS /SI	ECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)					GENERAL ABBRE	VIATIONS		
			FILL (TO ENGINEERS DETAIL)	⊬∩GTAP	GARDEN TAP	ARI	AVERAGE RECURRANCE INDEX	РВ	PLASTER BOARD
	DEMOLITION LINE		WET AREA TILED FLOOR SURFACE	O DP	RAINWATER DOWN PIPE: TO AS 3500	AHD	AUSTRALIAN HEIGHT DATUM	RET. WALL	RETAINING WALL
	UPPER FLOOR OUTLINE		COMMON / OUTDOOR TILED FLOOR SURFACE		SMOKE ALARMS:	CLT	CROSS LAMINATED TIMBER	RC	REINFORCED CONCRETE
	ROOF OUTLINE OVER		BROOM FINISH CONCRETE FLOOR SURFACE		TO AS3786 AND SECTION 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE.	COL.	COLUMN	PV	PHOTO VOLTAIC
	RAKED CEILING LINE	7/////	MASONRY WALL		INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS	cow	COST OF WORKS	RL	REDUCED LEVEL
	BEAM LINE		CONCRETE	EXT. DUCT	MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO NCC 278.7.3 & 3.8.7.4	DCP	DEVELOPMENT CONTROL PLAN	SB	SUB ELECTRICAL METER BOX
	SQUARE SET OPENING	4	TIMBER/METAL STUD FRAMED WALL	\rightarrow	SLIDING DOOR UNIT OPENING DIRECTION	DEG.	DEGREES	SL	SURFACE LEVEL
	TERMITE PROTECTION: TO A.S. 3660.1		CONCRETE BLOCK WALL	ightharpoons	SLIDING WINDOW OPENING DIRECTION	DGPO	DOUBLE GENERAL POWER OUTLET	SW	STORM WATER
	NATURAL GROUND LINE (EXCAVATED)		MASONRY VENEER WALL		AWNING/CASEMENT WINDOW OPENING DIRECTION	DH	DOUBLE HUNG WINDOW	TRH	TOILET ROLL HOLDER
	COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)		METAL SHEET ROOFING		HINGED DOOR OPENING DIRECTION	DP	RAINWATER DOWN PIPE	T.O.K	TOP OF KERB
	MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)		KLIP LOK (OR SIMILAR) METAL SHEET ROOFING	0	GAS BOTTLES	DTR	DOUBLE TOWEL RAIL	T.O.W	TOP OF WALL
	ENGAGED PIERS: TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010		TILED ROOF	MB	ELECTRICAL METER BOX	HWS	HOT WATER SERVICE	wc	WATER CLOSET
<u>// // // /</u>	INSULATION BATTING		WAFFLE POD (TO ENGINEERS DETAIL)	HWS	GAS INSTANTANEOUS HOT WATER SERVICE	FC	FIBRE CEMENT	1650B	BATH SIZING
	TO BE DEMOLISHED / REMOVED	0000000000	TACTILE GROUND SURFACE INDICATORS: TO AS 1428.4.1:2009	<u> </u>	HOT WATER TANK	F.S.L	FINISHED SURFACE LEVEL	900V	VANITY SIZING
	EARTH / SOIL		STAIRS INCLUDING DIRECTION OF TRAVEL (UP)		SOLAR HOT WATER SERVICE	F	FIXED GLASS / PANEL	820	INTERIOR DOOR SIZING
		1 2 3 4 5 6	RAMP INCLUDING DIRECTION OF TRAVEL (UP)	<u></u>	COOKTOP	FG	FIXED GLASS WINDOW	LOH	LIFT OFF HINGE
				•	SINK TYPICAL	GLT	GLUE LAMINATED TIMBER	LVL	LAMINATED VENEER LUMBER
GENERAL SYMBO	LS AND ARCHITECTURAL SYMBOLS					GTAP	GARDEN TAP	MECH.	MECHANICAL
	NORTH	#	TYPICAL SECTION MARKER TYPICAL CALL OUT MAI	# SUEET		GPO	GENERAL POWER OUTLET	МВ	ELECTRICAL METER BOX
W01	WINDOW TAG (DA/CC)	SHEET) # (SHEET)	TVDICAL FLEVATION MADVED			GRG	GARAGE	MR	MOISTURE RESISTANT
		(SHEET)	TYPICAL ELEVATION MARKER VIEW TAG AND SCALE	VIEW SCALE		HWS	HOT WATER SERVICE	MH	MAN HOLE
D01	DOOR TAG (DA/CC)					LEP	LOCAL ENVIRONMENT PLAN	NGL	NATURAL GROUND LINE

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	reproduced or transmitted in any form or by means,					Date:	Revision:	Issue:	Drawn:	
		STATUS: FINA	AL ISSUE	CUEET. 1	SCALE:	1:100	12.07.21	INITIAL ISSUE	А	DC
	copyright holders.	LOT No: 2	DP No: 556065	SHEET: 1			02.08.21	REVISED	С	AE
PTYLTD	DO NOT SCALE from this drawing. CONTRACTOR is to	STREET: OMARU PARK, TAREE		SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE	
collinswcollins	check all the dimensions on the job prior to commencement of shop drawings or fabrication.	STREET SWANG FARRY FARE		START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE	
Building Designers	Discrepancies to be referred to the consultant	CUENT 145			DIMO N	5.1770	02.11.21	REVISED	F	AE
	Designer prior to commencement of work.	CLIENT: MID	COAST COUNCIL		DWG No:	D4772				
89A lord street (PO Box 5667), Port Macq	uarie NSW 2444 Shop 17 Centrepoint	Arcade, Taree N	NSW 2430 T:	02 6583 4411	F: 02	6583 9820		WWW. COLLINSWCC	LLINS.C	OM.AU



MULDOOR STREET



SITE PLAN - CONTEXT 1:2000



SITE PLAN

SITE INFORMATION & LEGEND

NOTE: CONTOURS AND SPOT LEVELS ARE INDICATIVE ONLY AND FINAL SITE LEVELS COMPLETED BY A REGISTERED SURVEYOR IS RECOMMENDED BEFORE START OF CONSTRUCTION.

SITE AREA:

GROSS FLOOR AREA (including garages) APPROX 695m² HARDSTAND AREA



SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD



ALL LEVELS WERE COMPLETED BY COOKSON LAND SURVEYORS AND ARE TO AHD. ALL LEVELS AND CONTOURS TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION. REF: 21197

BAL = NOT APPLICABLE BAL -N/A

BASIX / SECTION J NOTES:

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER) WHERE APPLICABLE AND RELEVANT.

GENERAL PLAN SET NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

DRAWING REVISIONS + NOTES



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 $= 76435 m^2$

 $=301.7m^{2}$

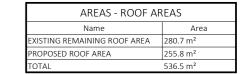
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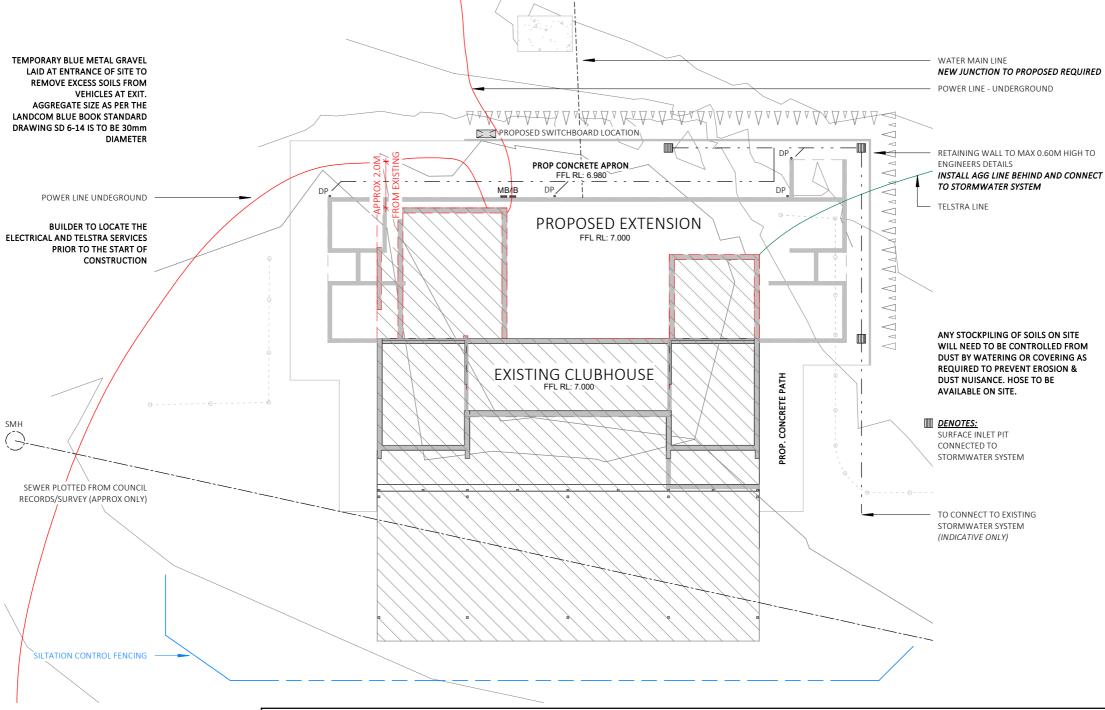
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	LOT No: 2
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cation.	
ant	CLIENT: NAID

	PROJECT: CLUBHOUSE RENOVAT	SITE PLAN			
	STATUS: FINAL ISSUE	SHEET: A1.1	SCALE:	As indica	
	LOT No: 2 DP No: 556065	SILLET. ALL	SHEET SIZE:	A2	
0	STREET: OMARU PARK, TAREE		JIILLI JIZL.	72	
	,		START DATE:	12.07.21	
	CLIENT: MID COAST COUNCIL		DWG No:	D4772	

ndicated 12.07.21 INITIAL ISSUE 02.08.21 REVISED 25.08.21 DRAFT TENDER/CC ΑE 22.09.21 REVISED TENDER/CC 07.21 02.11.21 REVISED

89A lord street (PO Box 5667), Port Macquarie NSW 2444 | Shop 17 Cent nt Arcade, Taree NSW 2430







SITE SERVICES PLAN

S68 & S138 SITE INFORMATION & LEGEND

STORMWATER NOTE: STORMWATER/RAINWATER OVERFLOW TO LEGAL POINT OF DISCHARGE



SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD



ALL LEVELS WERE COMPLETED BY COOKSON LAND SURVEYORS AND ARE TO AHD. ALL LEVELS AND CONTOURS TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.

REF: 21197

BAL = NOT AFFECTED

BASIX & SECTION J NOTES:

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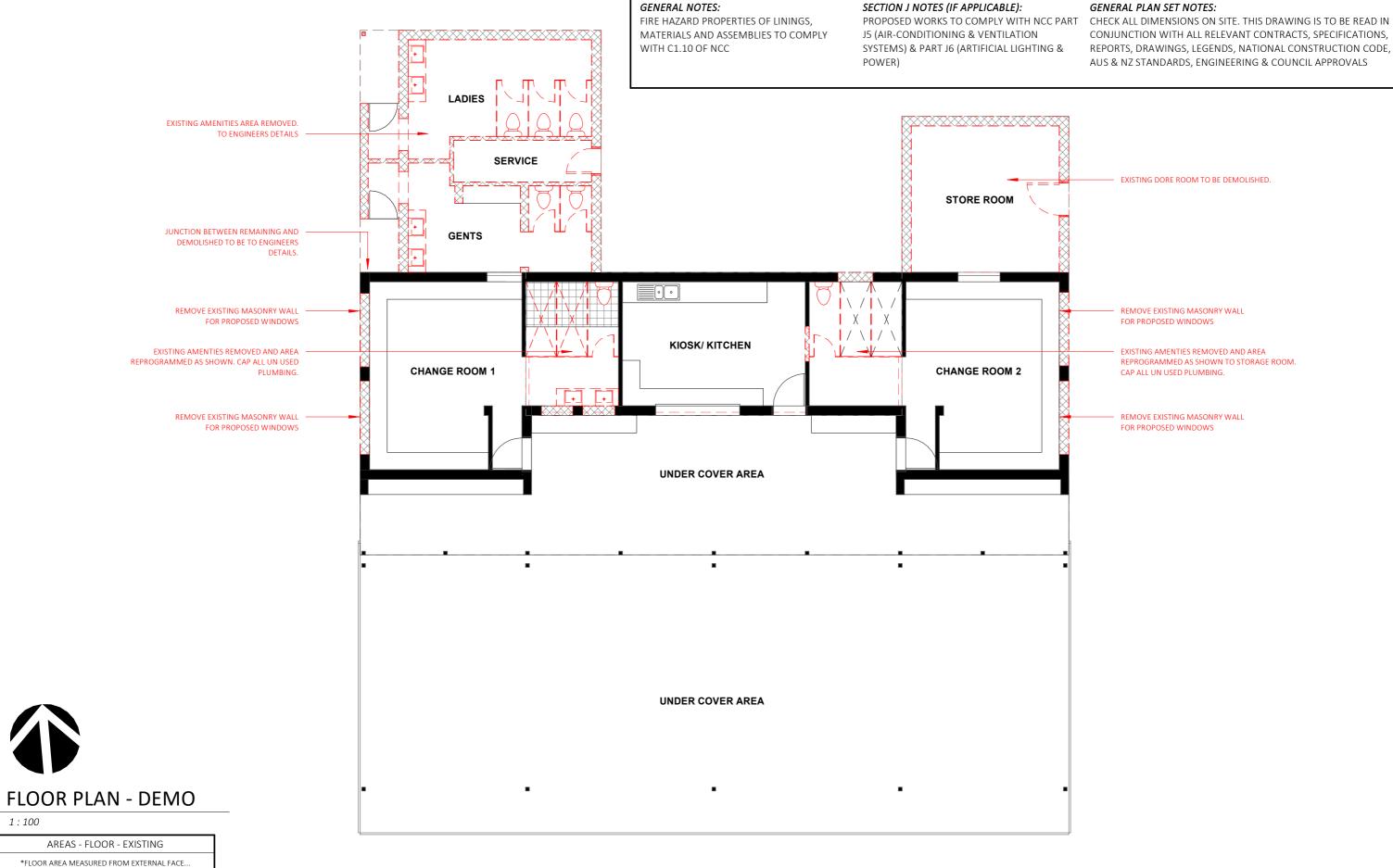
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PROJECT: CLUBHOUSE RENOVATION	SERVICES PLAN		
STATUS: FINAL ISSUE	SHEET: A1.2	SCALE:	1:200
LOT No: 2 DP No: 556065 STREET: OMARU PARK, TAREE	311211. 7(1.2	SHEET SIZE:	А3
STREET. OWARD FARK, TARLE		START DATE:	12.07.2
CLIENT: MID COAST COUNCIL		DWG No:	D4772

S PLAN		DRAWING			
		Date:	Revision:	Issue:	Draw
	1:200	12.07.21	INITIAL ISSUE	Α	DC
		02.08.21	REVISED	С	AE
	A3	25.08.21	DRAFT TENDER/CC	D	AE
	12.07.21	22.09.21	REVISED TENDER/CC	E	AE
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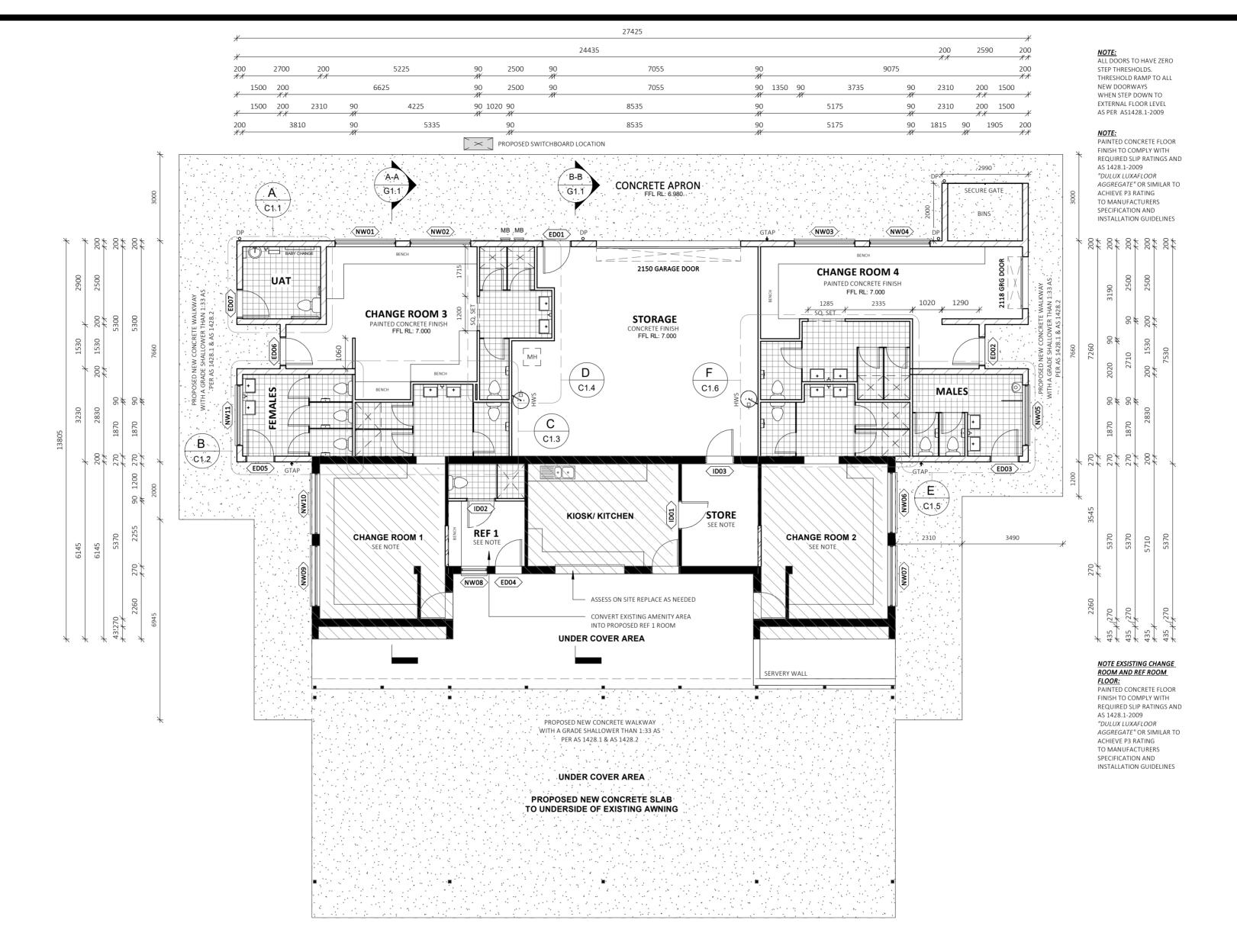
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AREAS - FLOOR - EXISTING					
*FLOOR AREA MEASURED FROM EXTERNAL FACE					
NAME AREA					
EXISTING CLUBHOUSE AREA	100.4 m ²				
EXISTING AMENITIES AREA	47.5 m ²				
EXISTING STORAGE AREA	21.4 m²				
TOTAL	169.3 m²				

1:100

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		STATUS: FINAL ISSUE	SHEET: B1.1	SCALE: 1:100	1:100	12.07.21	INITIAL ISSUE	А	DC	
		LOT No: 2 DP No: 556065	JULEI DI.I			02.08.21	REVISED	С	AE	
PTYLTD		STREET: OMARU PARK, TAREE		SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE	
collinswcollins	check all the dimensions on the job prior to commencement of shop drawings or fabrication.			START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE	
Building Designers	Discrepancies to be referred to the consultant					02.11.21	REVISED	F	AE	
3 3	Designer prior to commencement of work.	CLIENT: MID COAST COUNCIL		DWG No:	D4772					
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FLOOR PLAN - PROPOSED

AREAS - FLOOR - PROPOS	ED	AREAS - FLOOR - EXISTING				
*FLOOR AREA MEASURED FROM EXTERN	*FLOOR AREA MEASURED FROM EXTERNAL FACE					
NAME AREA		NAME	AREA			
ROPOSED CLUBHOUSE AREA	201.3 m ²	EXISTING CLUBHOUSE AREA	100.4 m ²			
ROPOSED COVERED SLAB AND PATHWAY AREA	329.5 m²	EXISTING AMENITIES AREA	47.5 m ²			
OTAL	530.8 m ²	EXISTING STORAGE AREA	21.4 m ²			
		TOTAL	169.3 m ²			

GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

nt Arcade, Taree NSW 2430

SECTION J NOTES (IF APPLICABLE):

J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

D4772

PROPOSED WORKS TO COMPLY WITH NCC PART CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS



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PROJECT: CLUBHOUSE RENOVA	FLOOR PLAN	- OVERALL	DRAWING REVISIONS + NOTES		
				Date:	Description:
STATUS: FINAL ISSUE	SHEET: B1.2	SCALE:	1:100	12.07.21	INITIAL ISSUE
LOT No: 2 DP No: 556065	SHEET: D1.2	CLIEFT CITE		02.08.21	REVISED
STREET: OMARU PARK, TAREE		SHEET SIZE:	A2	25.08.21	DRAFT TENDER/CC
Jineer Swith Contract		START DATE:	12.07.21	22.09.21	REVISED TENDER/CC
		Sirtie Braze	12.07.21	02 11 21	DEVICED

DWG No:

WC-1: CAROMA TRIDENT SOVEREIGN TOILET SUITE WITH S BEND 981356W

WC-2: CAROMA CARE 400 CONNECTOR TOILET SUITE WITH S TRAP. CAROMA CARAVILLE CARE DOUBLE FLAP SEAT WITH BACKREST 987901W

UR-1: CAROMA H2ZERO CUBE WATERLESS URINAL 678610W

WB-1: DURA HAND BASIN STAINLESS STEEL 70mm BACK 500 X 420 WITH 1 TAP HOLE

BT-1: ENWARE TFC74515 - 15 SECOND TIMER PILLAR TAP, LEVER ACTION

SH-1: ENWARE SP262 - ADJUSTABLE BALL JOINT SHOWER HEAD

ST-1: ENWARE TFC749128 - TEMPOSTOP SHOWER VALVE

TD-1: P/TOWEL DISP. INSTALLED PRINCIPAL SUPPLIED - TO AS1428.1 SPECIFICATION

TR-1: TOILET ROLL DISP. INSTALLED PRINCIPAL SUPPLIED - TO AS1428.1 SPECIFICATION

TR-2: TOILET ROLL DISP. INSTALLED MCC SUPPLIED UNIT

SD-1: SOAP DISP. INSTALLED PRINCIPAL SUPPLIED - TO AS1428.1 SPECIFICATION

GR-1: GRAB RAIL - TO AS1428.1 SPECIFICATION

GR-2: GRAB RAIL - TO AS1428.1 SPECIFICATION

MI-1: BRADLEY 748-2430: 600(W) X 750(H) POLISHED EDGE MIRROR ABOVE BASIN

BC-1: BRADLEY ICN-001 BABY CHANGE TABLE HORIZONTAL WALL MOUNTED

RH-1: 3 MONKEEZ ROBE HOOK WA-RH2 - TO AS1428.1 SPECIFICATION

SH-1: BRADLEY 756A 500mm SHELF - AT AS1428.1 SPECIFICATION

NOTE: ALL TAP FIXTURES AND PLUMBING FITTINGS TO CLIENT/BUILDER SPECIFICATION

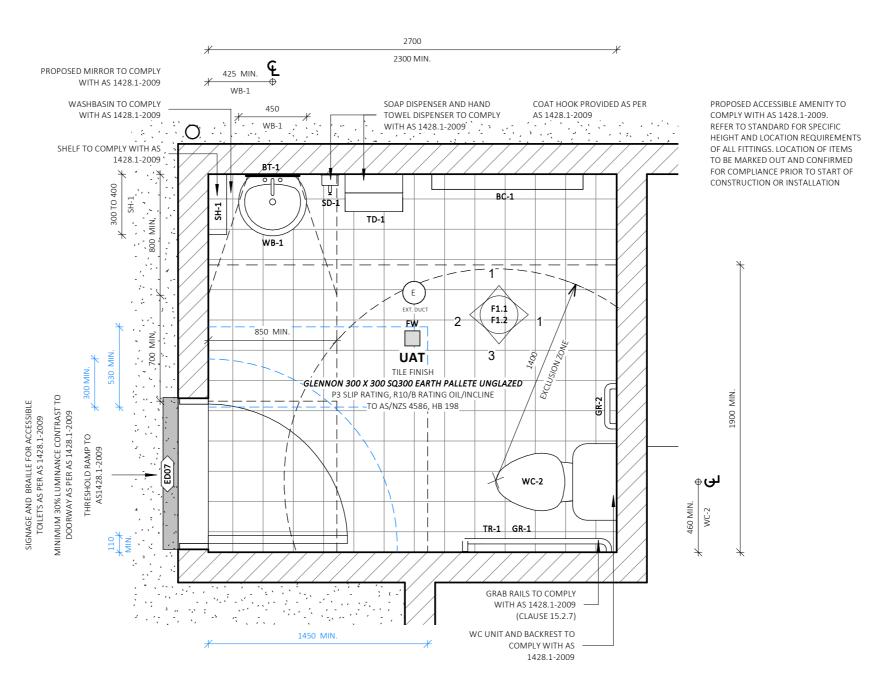
AND AS1428.1 COMPLIANCE FOR UAT FACILITIES WHERE APPLICABLE.

	WALL BUILDUPS							
LABEL	MATERIAL DESCRIPTION							
W1	RC BLOCK							
W3	90mm STUD WALL WITH GYPROK EC08 IMPACT MR LINING - TILE WHERE SHOWN							
W4	LAMINEX WATERLOO PEDESTAL MOUNTED STALL SYSTEM							



UNIVERSAL ACCESS TOILET

1:25



GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

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PROJECT: CLUBHOUSE RENOVATION		DETAIL - UAT		DRAWING REVISION + NOTES			
			Date:	Revision:	Issue:	Drawn:	
STATUS: FINAL ISSUE	SHEET: C1.1	SCALE:	As indicated	12.07.21	INITIAL ISSUE	Α	DC
LOT No: 2 DP No: 556065	- SHEET: CI.I	SHEET SIZE: A		02.08.21	REVISED	С	ΑE
STREET: OMARU PARK, TAREE			A3	25.08.21	DRAFT TENDER/CC	D	AE
STREET. OWARD FARR, TARLE		START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE
				02.11.21	REVISED	F	ΑE
CLIENT: MID COAST COUNCIL		DWG No:	D4772				

WC-1: CAROMA TRIDENT SOVEREIGN TOILET SUITE WITH S BEND 981356W WC-2: CAROMA CARE 400 CONNECTOR TOILET SUITE WITH S TRAP.

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S7-1: ENWARE TFC749128 - TEMPOSTOP SHOWER VALVE

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GR-1: GRAB RAIL - TO AS1428.1 SPECIFICATION

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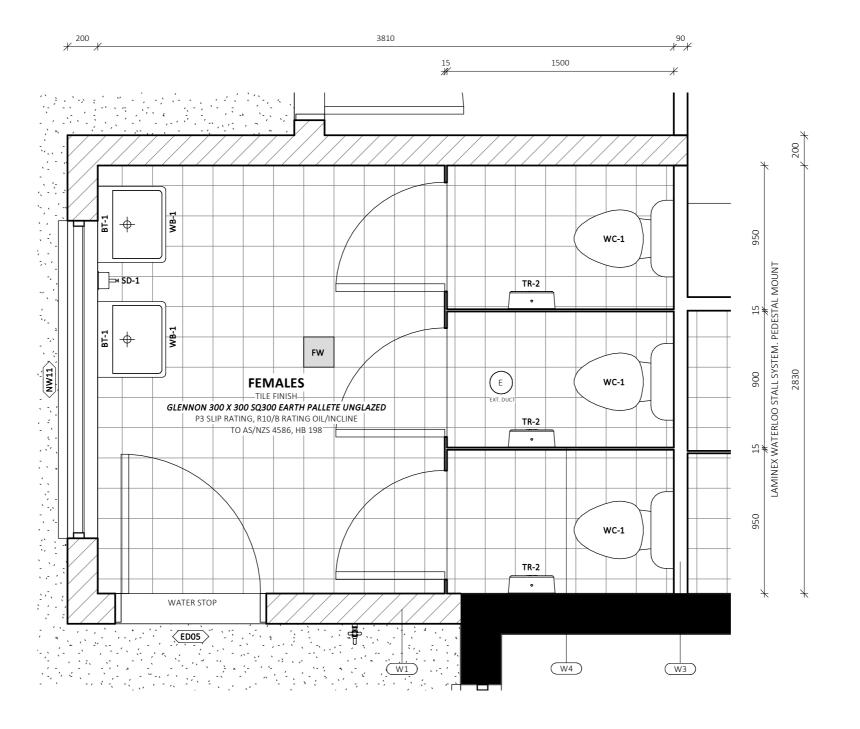
RH-1: 3 MONKEEZ ROBE HOOK WA-RH2 - TO AS1428.1 SPECIFICATION

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NOTE: ALL TAP FIXTURES AND PLUMBING FITTINGS TO CLIENT/BUILDER SPECIFICATION AND AS1428.1 COMPLIANCE FOR UAT FACILITIES WHERE APPLICABLE.

	WALL BUILDUPS						
LABEL	MATERIAL DESCRIPTION						
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GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS



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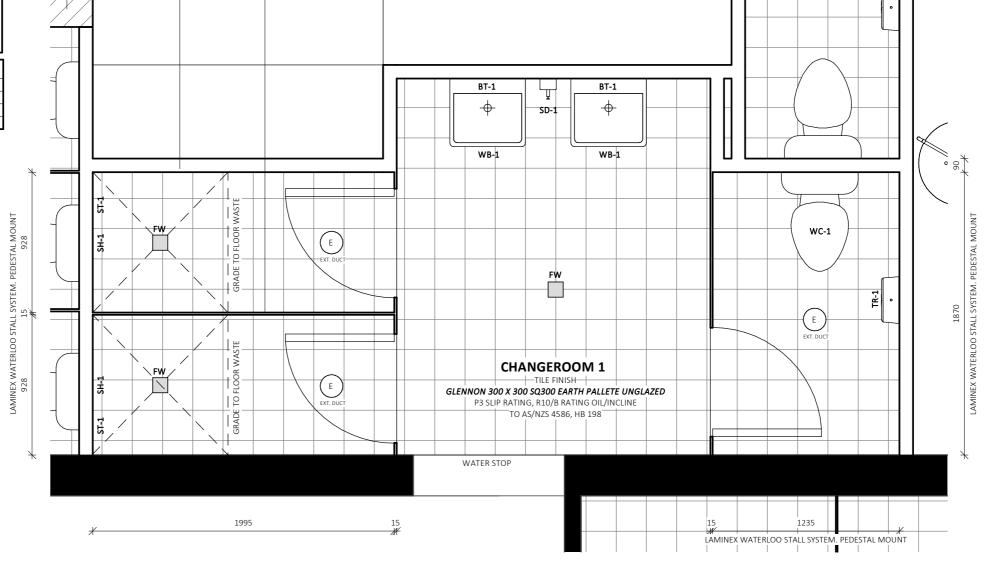
Date: Revision: Issue: D	
	rawn:
STATUS: FINAL ISSUE CLIEFT, CL. 2 SCALE: As indicated 12.07.21 INITIAL ISSUE A	DC
	AE
CULTET CIZE. A2	AE
	AE
	AE
CLIENT: MID COAST COUNCIL DWG No: D4772	

- $\it WC-1$: CAROMA TRIDENT SOVEREIGN TOILET SUITE WITH S BEND 981356W $\it WC-2$: CAROMA CARE 400 CONNECTOR TOILET SUITE WITH S TRAP.
- CAROMA CARAVILLE CARE DOUBLE FLAP SEAT WITH BACKREST 987901W
- UR-1: CAROMA H2ZERO CUBE WATERLESS URINAL 678610W
- **WB-1:** DURA HAND BASIN STAINLESS STEEL 70mm BACK 500 X 420 WITH 1 TAP HOLE
- **BT-1:** ENWARE TFC74515 15 SECOND TIMER PILLAR TAP, LEVER ACTION
- SH-1: ENWARE SP262 ADJUSTABLE BALL JOINT SHOWER HEAD
- **ST-1:** ENWARE TFC749128 TEMPOSTOP SHOWER VALVE
- **TD-1:** P/TOWEL DISP. INSTALLED PRINCIPAL SUPPLIED TO AS1428.1 SPECIFICATION
- TR-1: TOILET ROLL DISP. INSTALLED PRINCIPAL SUPPLIED TO AS1428.1 SPECIFICATION
- TR-2: TOILET ROLL DISP. INSTALLED MCC SUPPLIED UNIT
- $\textit{SD-1:} \ \ \mathsf{SOAP} \ \mathsf{DISP.} \ \mathsf{INSTALLED} \ \mathsf{PRINCIPAL} \ \mathsf{SUPPLIED-TO} \ \mathsf{AS1428.1} \ \mathsf{SPECIFICATION}$
- **GR-1:** GRAB RAIL TO AS1428.1 SPECIFICATION
- **GR-2:** GRAB RAIL TO AS1428.1 SPECIFICATION
- MI-1: BRADLEY 748-2430: 600(W) X 750(H) POLISHED EDGE MIRROR ABOVE BASIN
- **BC-1:** BRADLEY ICN-001 BABY CHANGE TABLE HORIZONTAL WALL MOUNTED
- **RH-1:** 3 MONKEEZ ROBE HOOK WA-RH2 TO AS1428.1 SPECIFICATION
- SH-1: BRADLEY 756A 500mm SHELF AT AS1428.1 SPECIFICATION

 $\underline{\textit{NOTE}}$: ALL TAP FIXTURES AND PLUMBING FITTINGS TO CLIENT/BUILDER SPECIFICATION AND AS1428.1 COMPLIANCE FOR UAT FACILITIES WHERE APPLICABLE.

WALL BUILDUPS						
LABEL	MATERIAL DESCRIPTION					
W1	RC BLOCK					
W3	90mm STUD WALL WITH GYPROK EC08 IMPACT MR LINING - TILE WHERE SHOWN					
W4	LAMINEX WATERLOO PEDESTAL MOUNTED STALL SYSTEM					

87





CHANGEROOM 1

1 . 2

GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

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(W4)

(W3)

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PROJECT: CLUBHOUSE RENOVATION	DETAIL - CHANGEROOM 1		DRAWING REVISION + NOTES				
. HOUSE HE CONTROL OF THE CONTROL			Date:	Revision:	Issue:	Drawn:	
STATUS: FINAL ISSUE	SHEET: C1.3	SCALE:		12.07.21	INITIAL ISSUE	Α	DC
LOT No: 2 DP No: 556065	SHEET: C1.3			02.08.21	REVISED	С	AE
STREET: OMARU PARK. TAREE		SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE
STREET. ONIANO FAIRE, TARLE		START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE
			02.11.21	REVISED	F	AE	
CLIENT: MID COAST COUNCIL	DWG No:	D4772					

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WC-1: CAROMA TRIDENT SOVEREIGN TOILET SUITE WITH S BEND 981356W WC-2: CAROMA CARE 400 CONNECTOR TOILET SUITE WITH STRAP.

CAROMA CARAVILLE CARE DOUBLE FLAP SEAT WITH BACKREST 987901W

UR-1: CAROMA H2ZERO CUBE WATERLESS URINAL 678610W

WB-1: DURA HAND BASIN STAINLESS STEEL 70mm BACK 500 X 420 WITH 1 TAP HOLE

BT-1: ENWARE TFC74515 - 15 SECOND TIMER PILLAR TAP, LEVER ACTION

SH-1: ENWARE SP262 - ADJUSTABLE BALL JOINT SHOWER HEAD

ST-1: ENWARE TFC749128 - TEMPOSTOP SHOWER VALVE

TD-1: P/TOWEL DISP. INSTALLED PRINCIPAL SUPPLIED - TO AS1428.1 SPECIFICATION

TR-1: TOILET ROLL DISP. INSTALLED PRINCIPAL SUPPLIED - TO AS1428.1 SPECIFICATION

TR-2: TOILET ROLL DISP. INSTALLED MCC SUPPLIED UNIT

SD-1: SOAP DISP. INSTALLED PRINCIPAL SUPPLIED - TO AS1428.1 SPECIFICATION

GR-1: GRAB RAIL - TO AS1428.1 SPECIFICATION

GR-2: GRAB RAIL - TO AS1428.1 SPECIFICATION

MI-1: BRADLEY 748-2430: 600(W) X 750(H) POLISHED EDGE MIRROR ABOVE BASIN

BC-1: BRADLEY ICN-001 BABY CHANGE TABLE HORIZONTAL WALL MOUNTED RH-1: 3 MONKEEZ ROBE HOOK WA-RH2 - TO AS1428.1 SPECIFICATION

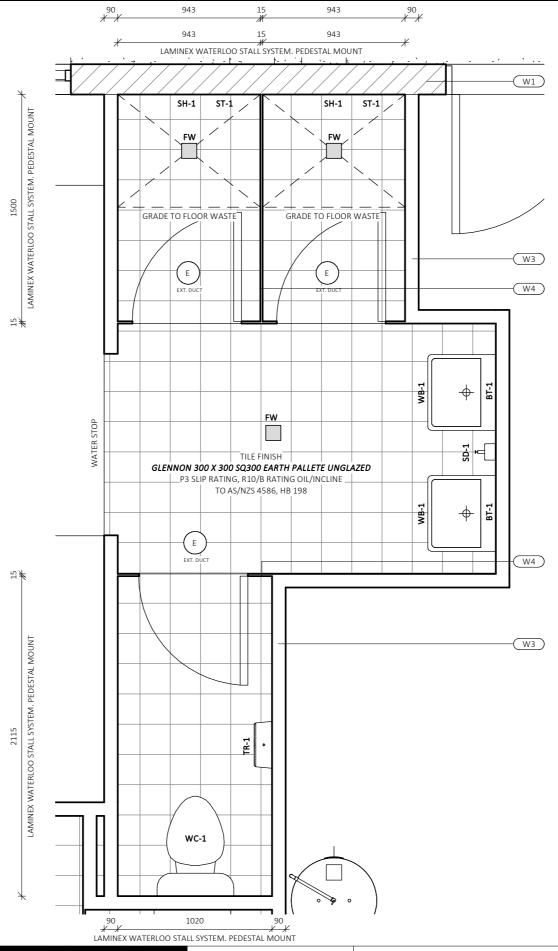
SH-1: BRADLEY 756A 500mm SHELF - AT AS1428.1 SPECIFICATION

NOTE: ALL TAP FIXTURES AND PLUMBING FITTINGS TO CLIENT/BUILDER SPECIFICATION AND AS1428.1 COMPLIANCE FOR UAT FACILITIES WHERE APPLICABLE.

	WALL BUILDUPS						
LABEL	MATERIAL DESCRIPTION						
W1	RC BLOCK						
W3	90mm STUD WALL WITH GYPROK EC08 IMPACT MR LINING - TILE WHERE SHOWN						
W4	LAMINEX WATERLOO PEDESTAL MOUNTED STALL SYSTEM						



CHANGEROOM 3



GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS



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	reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication.						Date
		STATUS: FINAL ISSUE		SHEET: C1.4	SCALE:	As indicated	12.07.2
PTY LTD		LOT No: 2	DP No: 556065	JILLII. CI.4	SHEET SIZE:	A3	02.08.2
collinswcollins		STREET: OMARU PARK, TAREE			START DATE:	12.07.21	22.09.2
Building Designers	Discrepancies to be referred to the consultant Designer prior to commencement of work.	CLIENT: MID	COAST COUNCIL		DWG No:	D4772	02.11.
89A lord street (PO Box 5667), Port Macq	uarie NSW 2444 Shop 17 Centrepoint	t Arcade, Taree N	SW 2430 T:	02 6583 4411	F: 02 6	5583 9820	

AWING REVISION + NOTES Revision: Issue: Drawn: 7.21 INITIAL ISSUE DC 08.21 REVISED ΑE DRAFT TENDER/CC D ΑE 09.21 REVISED TENDER/CC ΑE 11.21 REVISED ΑE WWW. COLLINSWCOLLINS.COM.AU

- WC-1: CAROMA TRIDENT SOVEREIGN TOILET SUITE WITH S BEND 981356W
- **WC-2:** CAROMA CARE 400 CONNECTOR TOILET SUITE WITH S TRAP. CAROMA CARAVILLE CARE DOUBLE FLAP SEAT WITH BACKREST 987901W
- UR-1: CAROMA H2ZERO CUBE WATERLESS URINAL 678610W
- WB-1: DURA HAND BASIN STAINLESS STEEL 70mm BACK 500 X 420 WITH 1 TAP HOLE
- **BT-1:** ENWARE TFC74515 15 SECOND TIMER PILLAR TAP, LEVER ACTION
- SH-1: ENWARE SP262 ADJUSTABLE BALL JOINT SHOWER HEAD
- S7-1: ENWARE TFC749128 TEMPOSTOP SHOWER VALVE
- **TD-1:** P/TOWEL DISP. INSTALLED PRINCIPAL SUPPLIED TO AS1428.1 SPECIFICATION
- TR-1: TOILET ROLL DISP. INSTALLED PRINCIPAL SUPPLIED TO AS1428.1 SPECIFICATION
- TR-2: TOILET ROLL DISP. INSTALLED MCC SUPPLIED UNIT
- **SD-1:** SOAP DISP. INSTALLED PRINCIPAL SUPPLIED TO AS1428.1 SPECIFICATION
- GR-1: GRAB RAIL TO AS1428.1 SPECIFICATION
- GR-2: GRAB RAIL TO AS1428.1 SPECIFICATION

MALE WC

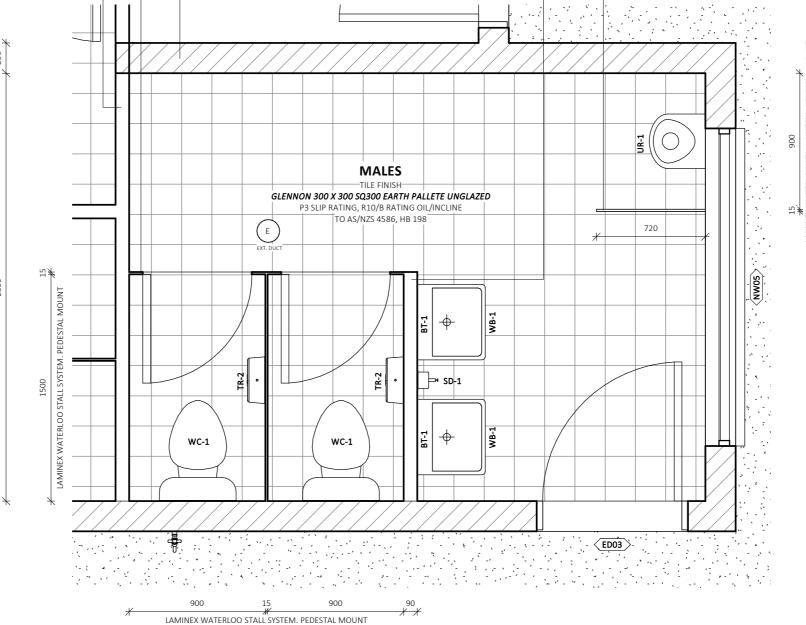
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- MI-1: BRADLEY 748-2430: 600(W) X 750(H) POLISHED EDGE MIRROR ABOVE BASIN
- **BC-1:** BRADLEY ICN-001 BABY CHANGE TABLE HORIZONTAL WALL MOUNTED
- RH-1: 3 MONKEEZ ROBE HOOK WA-RH2 TO AS1428.1 SPECIFICATION
- *SH-1:* BRADLEY 756A 500mm SHELF AT AS1428.1 SPECIFICATION

 $\ensuremath{\textit{NOTE}}\xspace$. All tap fixtures and plumbing fittings to client/builder specification and as1428.1 compliance for uat facilities where applicable.

	WALL BUILDUPS						
LABEL	MATERIAL DESCRIPTION						
W1	RC BLOCK						
W3	90mm STUD WALL WITH GYPROK EC08 IMPACT MR LINING - TILE WHERE SHOWN						
W4	LAMINEX WATERLOO PEDESTAL MOUNTED STALL SYSTEM						





GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

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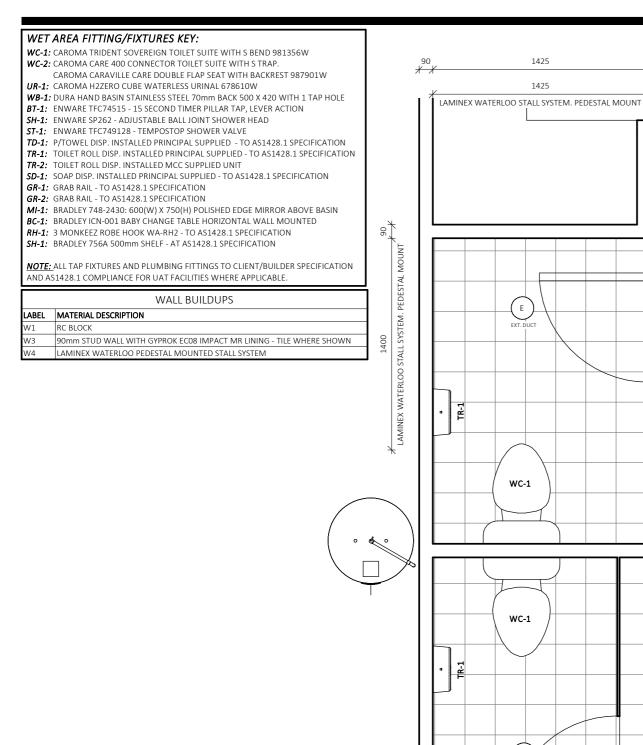


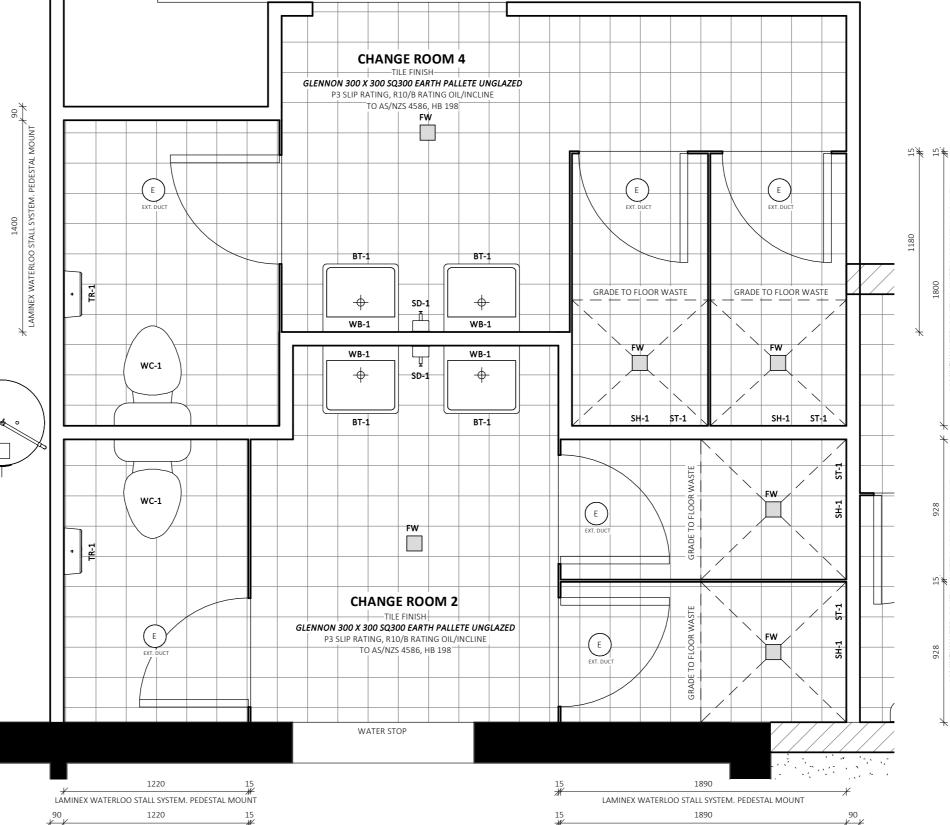
W3 W4 W1

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PROJECT: CLUBHOUSE RENOVATION		DETAIL - MALE WC		DRAWING REVISION + NOTES			
				Date:	Revision:	Issue:	Drawn:
STATUS: FINAL ISSUE	SHEET: C1.5	SCALE:	As indicated	12.07.21	INITIAL ISSUE	Α	DC
LOT No: 2 DP No: 556065	SHEET: CI.5			02.08.21	REVISED	С	AE
STREET: OMARU PARK, TAREE		SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE
	START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE	
				02.11.21	REVISED	F	AE
CLIENT: MID COAST COUNCIL		DWG No:	D4772				
t Arcade, Taree NSW 2430 T: 02 6583 4411		F: 02 6	5583 9820		WWW. COLLINSWCO	LLINS.CO	DM.AU





WATER STOP

GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

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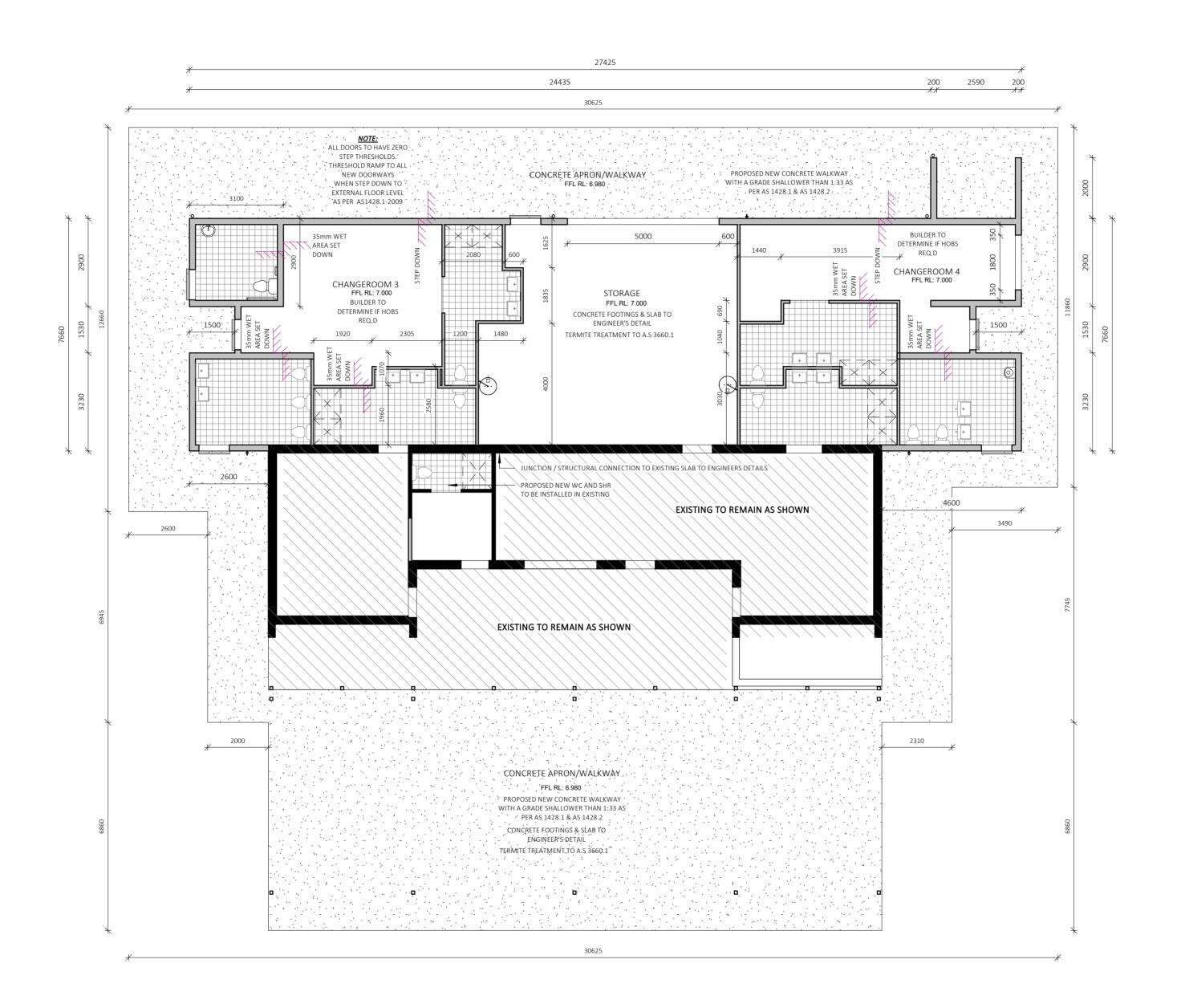
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PROJECT: CLUBHOUSE RENOVATION	DETAIL - CHANGEROOM 2 / 4		DRAWING REVISION + NOTES			
			Date:	Revision:		
STATUS: FINAL ISSUE SHEET: C1.6		SCALE:	As indicated	12.07.21	INITIAL ISSUE	
LOT No: 2 DP No: 556065	SHEET. CI.O			02.08.21	REVISED	
STREET: OMARU PARK, TAREE	SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC		
omazn om mo many manz		START DATE:	12.07.21		REVISED TENDER/CC	
CLIENT: MID COAST COUNCIL	DWG No:	D4772	02.11.21	REVISED		

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900

LAMINEX WATERLOO STALL SYSTEM. PEDESTAL MOUNT





GENERAL NOTES: FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY

SECTION J NOTES (IF APPLICABLE): J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

T: 02 6583 4411

GENERAL PLAN SET NOTES: PROPOSED WORKS TO COMPLY WITH NCC PART CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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WITH C1.10 OF NCC

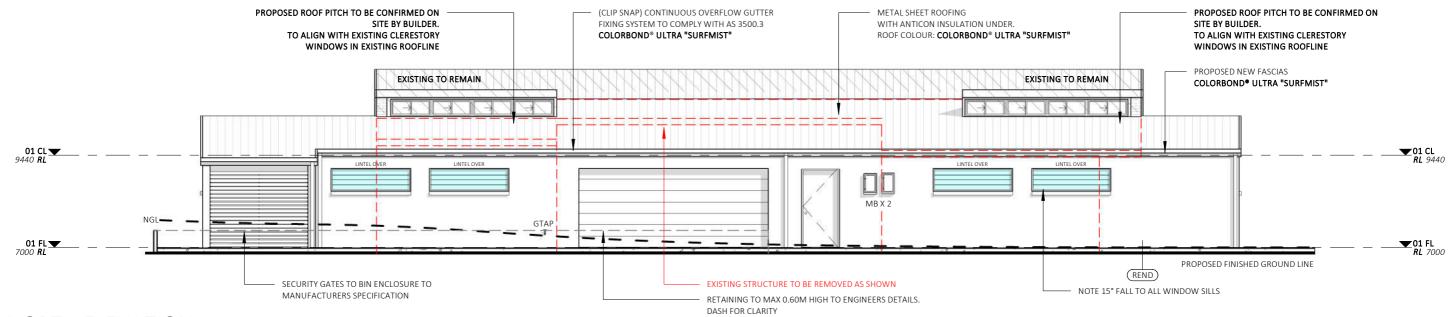
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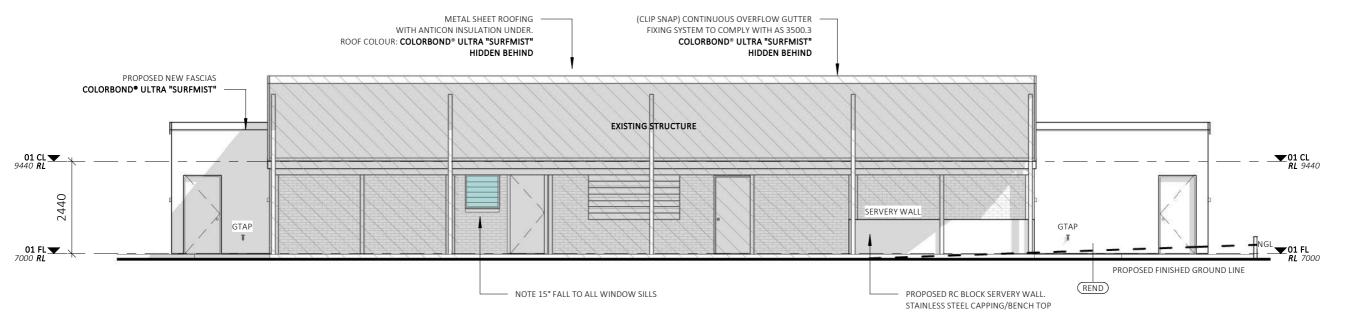
Discrepancies to be referred to the consultant Designer prior to commencement of work.

oint Arcade, Taree NSW 2430

SETOUT PLAN - OVERALL DRAWING REVISIONS + NOTES PROJECT: CLUBHOUSE RENOVATION Date: Description: 12.07.21 INITIAL ISSUE STATUS: FINAL ISSUE 1:100 SCALE: SHEET: D1.1 02.08.21 REVISED LOT No: 2 DP No: 556065 SHEET SIZE: A2 25.08.21 DRAFT TENDER/CC STREET: OMARU PARK, TAREE START DATE: 12.07.21 22.09.21 REVISED TENDER/CC 02.11.21 REVISED **CLIENT:** MID COAST COUNCIL DWG No: D4772



1. NORTH ELEVATION



3. SOUTH ELEVATION

1:100

GENERAL NOTES:

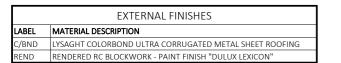
FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING &

GENERAL PLAN SET NOTES:

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collinswcollins	copyright holders. DO NOT SCALE from this drawing. CON check all the dimensions on the job pri commencement of shop drawings or f
Building Designers	Discrepancies to be referred to the cor

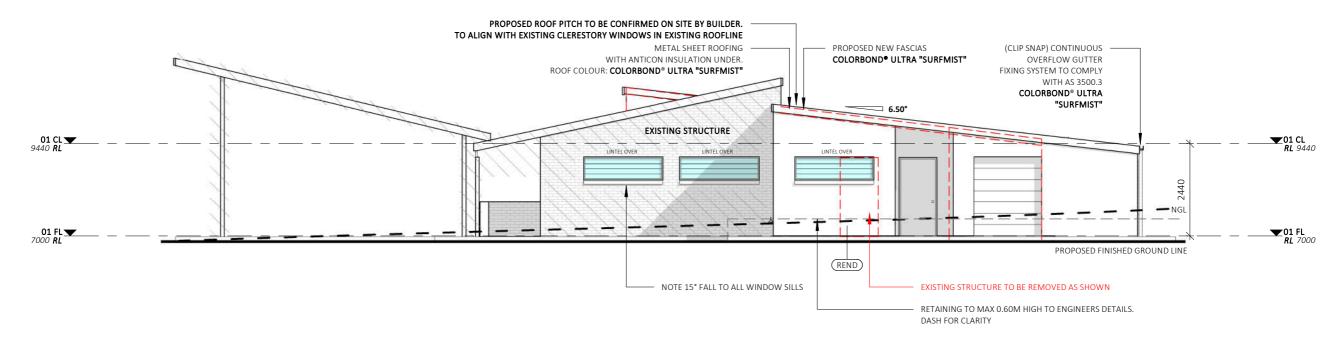
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PROJECT: CLUBHOUSE RENOVATION	
STATUS: FINAL ISSUE	SHEET: F1.1
LOT No: 2 DP No: 556065	30001. 01.1
STREET: OMARU PARK, TAREE	
CLIENT: MID COAST COUNCIL	

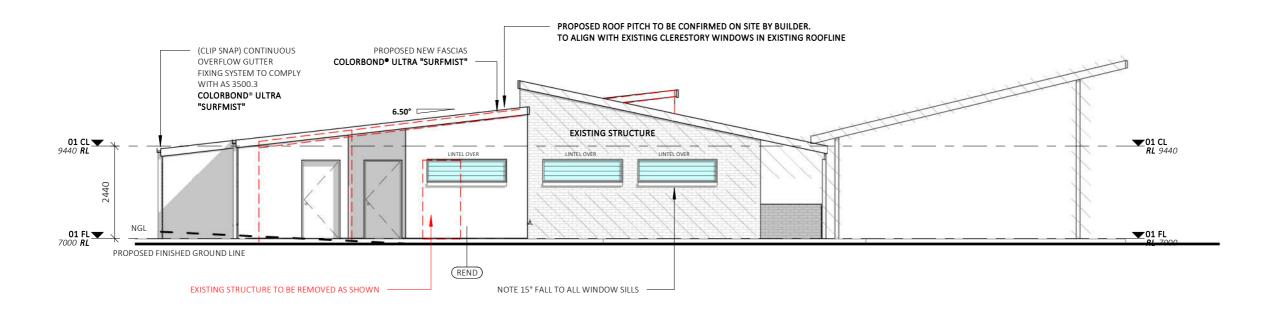
ELEVATIONS			DRAWING REVISION + NOTES						
			Date:	Revision:	Issue:	Draw			
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	SHEET SIZE:	EET SIZE: A3		DRAFT TENDER/CC	D	AE			
	START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE			
	DWG No:	D4772	02.11.21	REVISED	+	AE			

89A lord street (PO Box 5667), Port Macquarie NSW 2444 | Shop 17 Centrep



2. EAST ELEVATION

1:100



4. WEST ELEVATION

1:100

	EXTERNAL FINISHES
LABEL	MATERIAL DESCRIPTION
C/BND	LYSAGHT COLORBOND ULTRA CORRUGATED METAL SHEET ROOFING
DENID	DENDERED BY DISKINORY DAINT FINISH "DITHLIVE EVICONI"

GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

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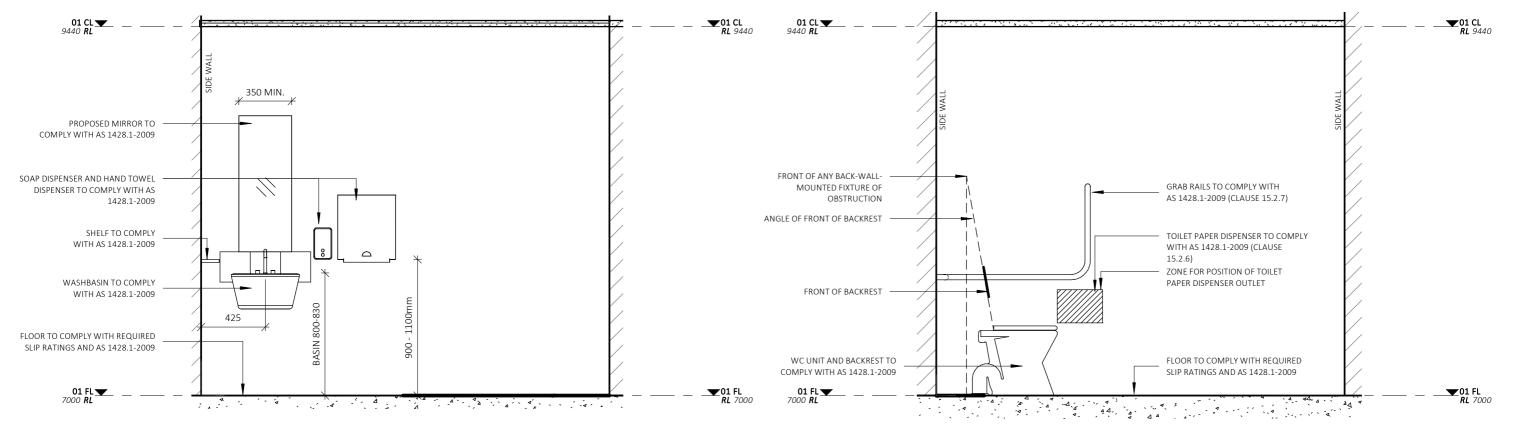
DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

	PROJECT: CLUBHOUSE RENOVATION		ELEVATIONS		DRAWING REVISION + NOTES				
					Date:	Revision:	Issue:	Drawn:	
	STATUS: FINAL ISSUE	SULEET, E1 3	SCALE:	1:100	12.07.21	INITIAL ISSUE	A	DC	
	LOT No: 2 DP No: 556065	SHEET: E1.2			02.08.21	REVISED	С	AE	
)	STREET: OMARU PARK, TAREE		SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE	
			START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE	
	_				02.11.21	REVISED	F	AE	
	CLIENT: MID COAST COUNCIL		DWG No:	D4772					

9A lord street (PO Box 5667), Port Macquarie NSW 2444 | Shop 17 Centrepoint Arcade, Taree NSW 2430

T: 02 6583 4413

6583 9820 WW



UAT 1

1:25

UAT 3

1:25

GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

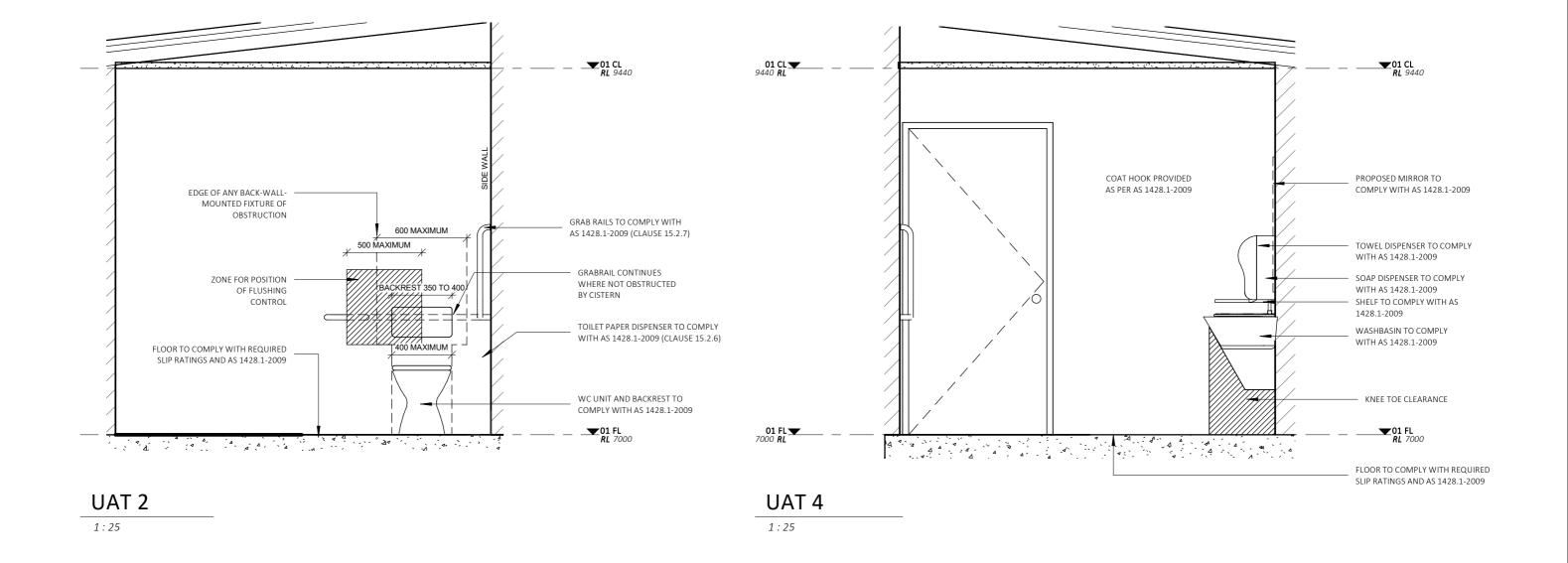
CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS



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PROJECT: CLUBHOUSE RENOVATION		ELEVATIONS INTERNAL -		DRAWING REVISION + NOTES				
	TROSECT. CEODITO OSE REIVO VATION		UAT		Date:	Revision:	Issue:	Drawn:
	STATUS: FINAL ISSUE	SHEET: F1.1	SCALE:	As indicated	12.07.21	INITIAL ISSUE	Α	DC
	LOT No: 2 DP No: 556065	SHEET: FI.I			02.08.21	REVISED	C	AE
•	STREET: OMARU PARK, TAREE		SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE
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	CLIENT: MID COAST COUNCIL		DWG No:	D4772				
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GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

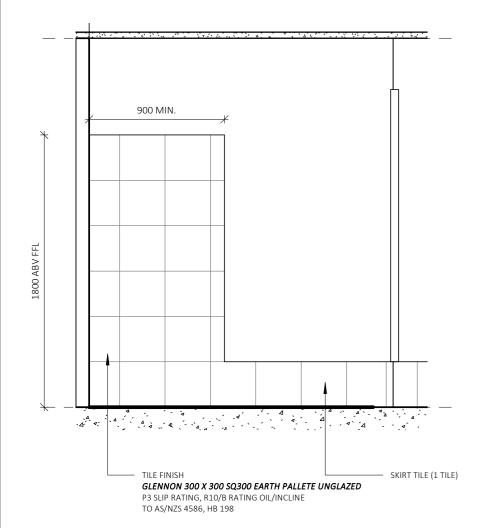
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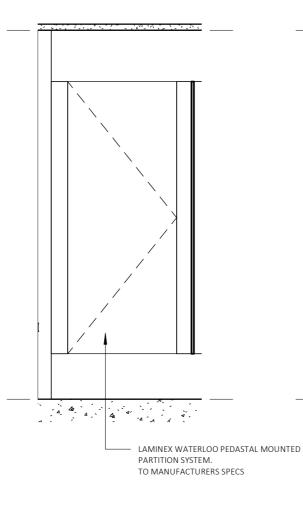


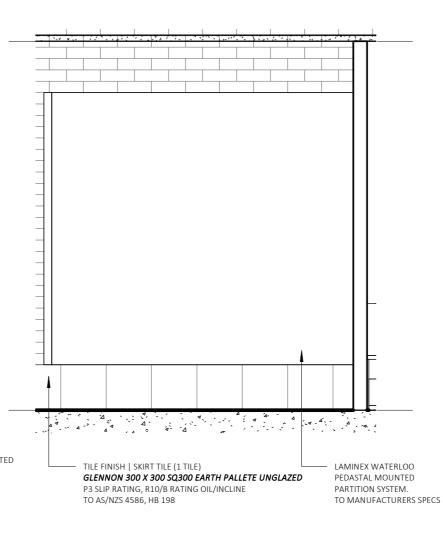
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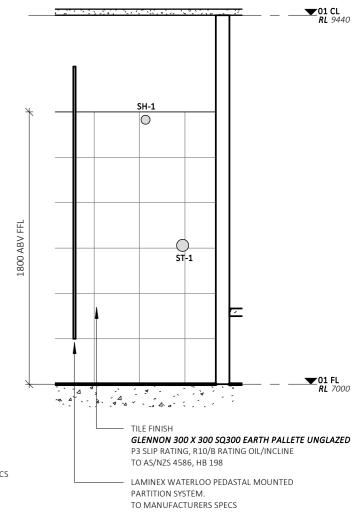
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PROJECT: CLUBHOUSE RENOVATION		ELEVATIONS INTERNAL -		DRAWING REVISION + NOTES				
	TROJECT. CLODITO OSE NEIVO VATION		UAT		Date:	Revision:	Issue:	Drawn:
	STATUS: FINAL ISSUE	SHEET: F1.2	SCALE:	As indicated	12.07.21	INITIAL ISSUE	А	DC
	LOT No: 2 DP No: 556065	SHEEL: FI.Z			02.08.21	REVISED	С	AE
1	STREET: OMARU PARK, TAREE		SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE
	,		START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE
					02.11.21	REVISED	F	AE
	CLIENT: MID COAST COUNCIL		DWG No:	D4772				









TYPICAL SHOWER ELEVATION 1

1:25

TYP. SHOWER ELEVATION 2

1:25

TYPICAL SHOWER ELEVATION 3

TYP. SHOWER ELEVATION 4

1:25

GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

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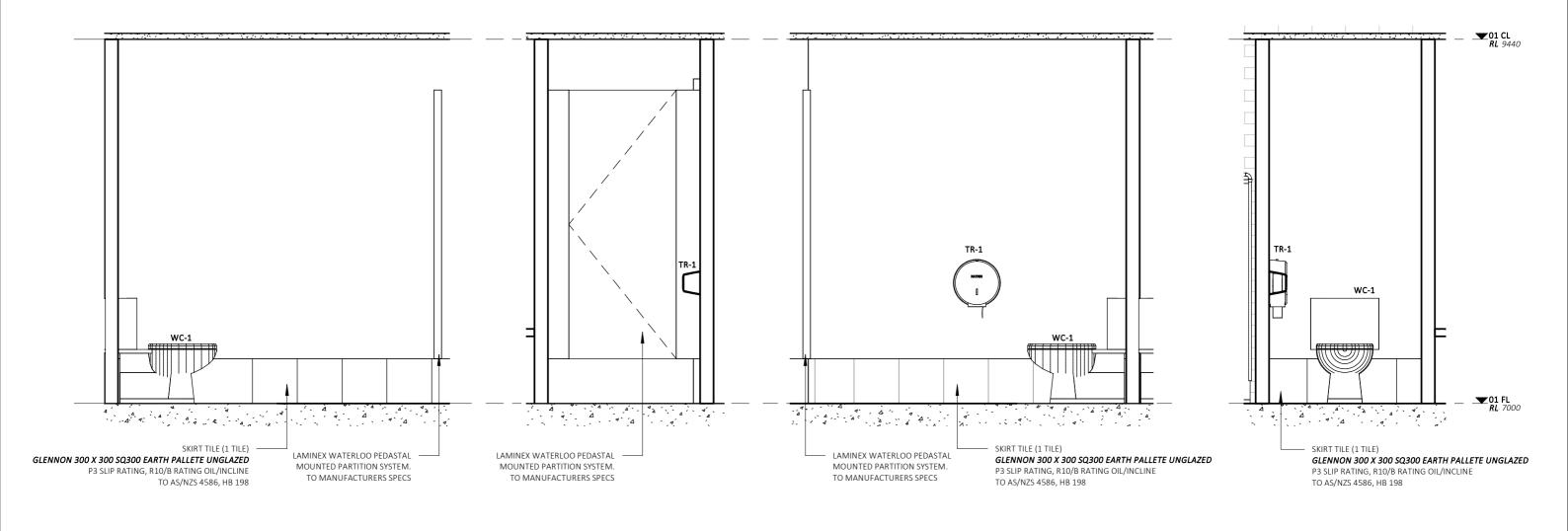
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Discrepancies to be referred to the consultant

Designer prior to commencement of work.

PROJECT: CLUBHOUSE RENOVATION		ELEVATIONS INTERNAL -		DRAWING REVISION + NOTES			
		SHOWER		Date:	Revision:	Issue:	Drawn:
STATUS: FINAL ISSUE	CULTET: E1 3	SCALE:	As indicated	12.07.21	INITIAL ISSUE	Α	DC
LOT No: 2 DP No: 556065	SHEET: F1.3			02.08.21	REVISED	С	AE
STREET: OMARU PARK, TAREE		SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE
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CLIENT: MID COAST COUNCIL				02.11.21	REVISED	F	AE
		DWG No:	D4772				

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TYPICAL WC ELEVATION 1

1:25

TYP. WC ELEVATION 2

1:25

TYPICAL WC ELEVATION 3

TYPICAL WC ELEVATION 4

GENERAL NOTES:
FIRE HAZARD PROPERTIES OF LININGS,
MATERIALS AND ASSEMBLIES TO COMPLY
WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

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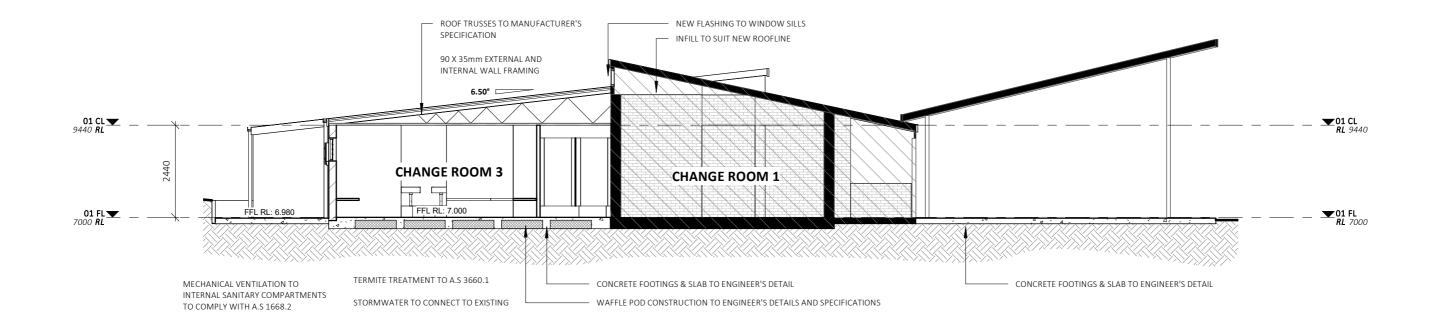
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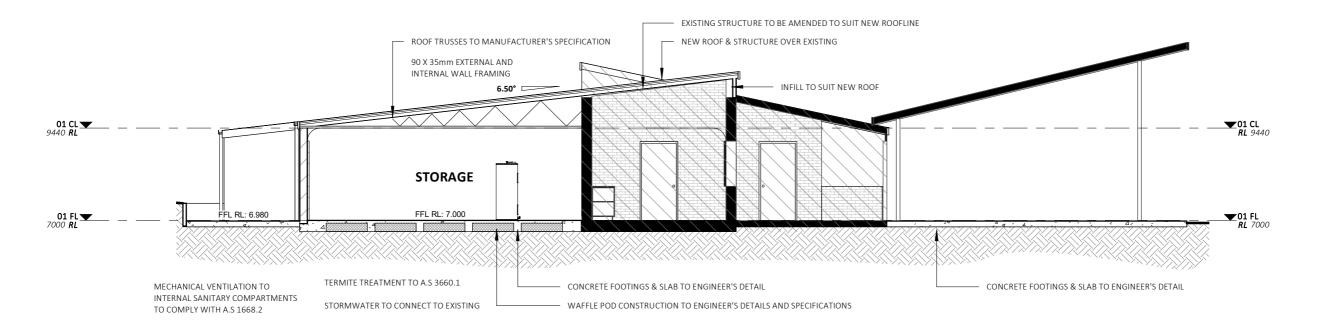
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STREET: OMARU PARK, TAREE		SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE
		START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE
				02.11.21	REVISED	F	AE
CLIENT: MID COAST COUNCIL		DWG No:	D4772				

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SECTION A-A

1:100



SECTION B-B

1:100

GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

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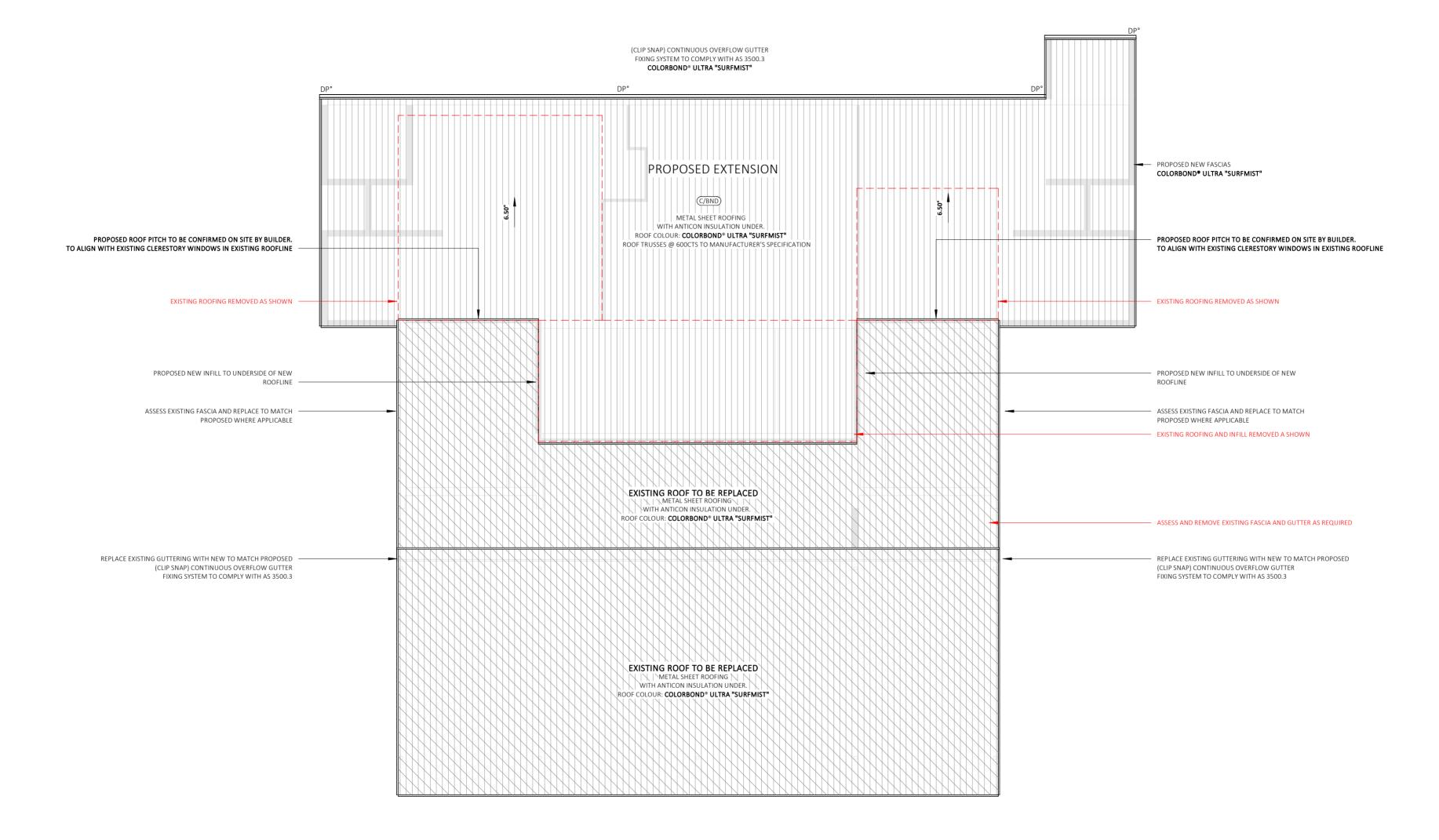


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	PROJECT: CLUBHOUSE RENOVATION	OJECT: CLUBHOUSE RENOVATION		SECTIONS		DRAWING REVISION + NOTES				
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	3. 2 9		START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE		
					02.11.21	REVISED	F	AE		
	CLIENT: MID COAST COUNCIL		DWG No:	D4772						

AREAS - ROOF AREAS						
Name	Area					
XISTING REMAINING ROOF AREA	280.7 m ²					
ROPOSED ROOF AREA	255.8 m ²					
OTAL	536.5 m ²					





GENERAL NOTES: FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE): J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES: PROPOSED WORKS TO COMPLY WITH NCC PART CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

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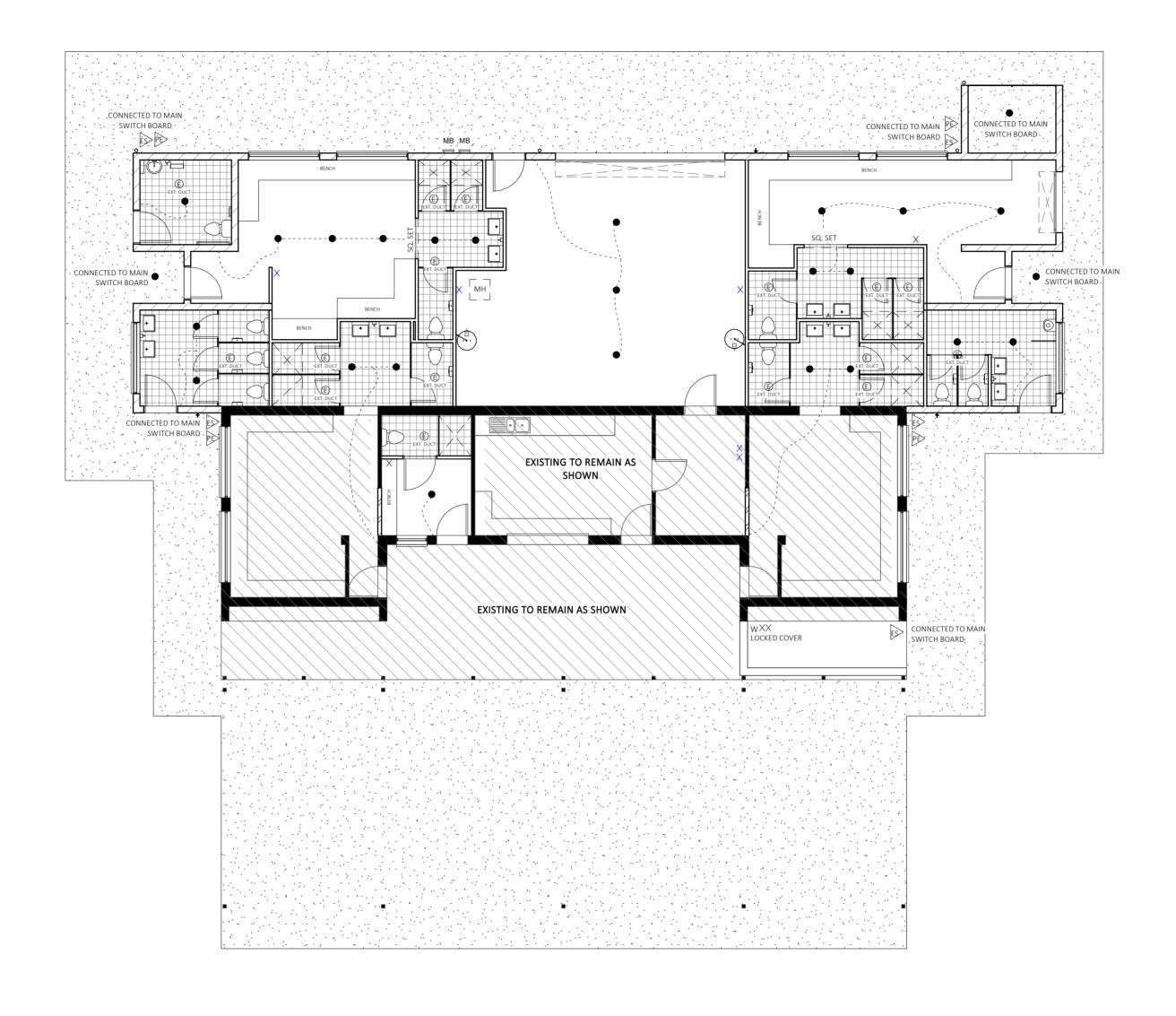


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Discrepancies to be referred to the consultant Designer prior to commencement of work.	CLIENT

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on.		
	CLIENT: M	IID COAST C

JECT: CLUBHOUSE RENOVATION		ROOF PLAN - OVERALL		DRAWING REVISIONS + NOTES				
				Date:	Description:	Issue:	Drawn	
TUS: FINAL ISSUE	SHEET: H1.1	SCALE:	1:100	12.07.21	INITIAL ISSUE	Α	DC	
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				02.11.21	REVISED	F	AE	
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EXTERNAL FINISHES LABEL MATERIAL DESCRIPTION /BND LYSAGHT COLORBOND ULTRA CORRUGATED METAL SHEET ROOFING END RENDERED RC BLOCKWORK - PAINT FINISH "DULUX LEXICON"





INDICATIVE ELECTRICAL LAYOUT

GENERAL NOTES: FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY

WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE): J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING &

POWER)

GENERAL PLAN SET NOTES:

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DRAWING REVISIONS + NOTES ELECTRICAL PLAN PROJECT: CLUBHOUSE RENOVATION STATUS: FINAL ISSUE 12.07.21 INITIAL ISSUE SCALE: 1:100 SHEET: J1.1 02.08.21 REVISED LOT No: 2 DP No: 556065 SHEET SIZE: A2 25.08.21 DRAFT TENDER/CC ΑE STREET: OMARU PARK, TAREE START DATE: | 12.07.21 22.09.21 REVISED TENDER/CC 02.11.21 REVISED **CLIENT:** MID COAST COUNCIL DWG No: D4772

CASING WHERE VISIBLE. ELECTRICAL PLANS ARE INDICATIVE ONLY AND SHOW THE MINIMUM REQUIREMENTS. CLIENTS TO CONFIRM THEIR REQUIREMENTS WITH BUILDER PRIOR TO SIGNING OF

ELECTRICAL LEGEND CEILING LIGHT POINT TRACK LIGHT TASTIC FAN LIGHT FLURO LIGHT SSL SINGLE SPOT LIGHT

X DOUBLE POWER OUTLET X SINGLE POWER OUTLET

DWX DISHWASHER POWER POINT ☑ SMOKE DETECTOR TO AS3786 &

SPOT LIGHT

SPOT LIGHT

n GROUND

LIGHT.

PART E2.2A NCC BCA VOL 1

MOTION SENSOR (ADJUSTABLE) INTERNAL WALL MOUNTED ADJUSTABLE

FLUORESCENT LIGHT WITH DIFFUSER ☐ GL EXTERNAL UPLIGHT MOUNTED IN THE

CEILING MOUNTED ELECTRICAL FAN.

CEILING MOUNTED ELECTRICAL FAN WITH

A/C SPLIT SYSTEM AIR CONDITIONING UNIT. INTERNAL UNIT TO BE MOUNTED ON WALL 2300mm TO TOP OF UNIT ABOVE FLOOR LEVEL. EXTERNAL CONDENSER UNIT TO BE MOUNTED ON CONCRETE SLAB AT GROUND LEVEL. CONNECTING PIPES AND WIRES TO BE CONCEALED IN WALL AND/OR CEILING WHERE ACCESSIBLE AND EXTERNALLY IN POWDERCOATED ALUMINIUM FOLDED

EXTERNAL WALL MOUNTED LIGHT FITTING

ESS EXTERNAL WALL MOUNTED ADJUSTABLE

WX EXTERNAL SGPO

WXX EXTERNAL DGPO T.V TELEVISION POINT PH PHONE POINT RH RANGE HOOD SGPO MW MICROWAVE SGPO O OVEN SGPO

CONTRACTS.

OF CONSTRUCTION.

CEILING FANS TO BE INSTALLED CENTRALLY TO ALL CEILING TRUSSES IN THE LIVING, DINING AND KITCHEN AREAS.

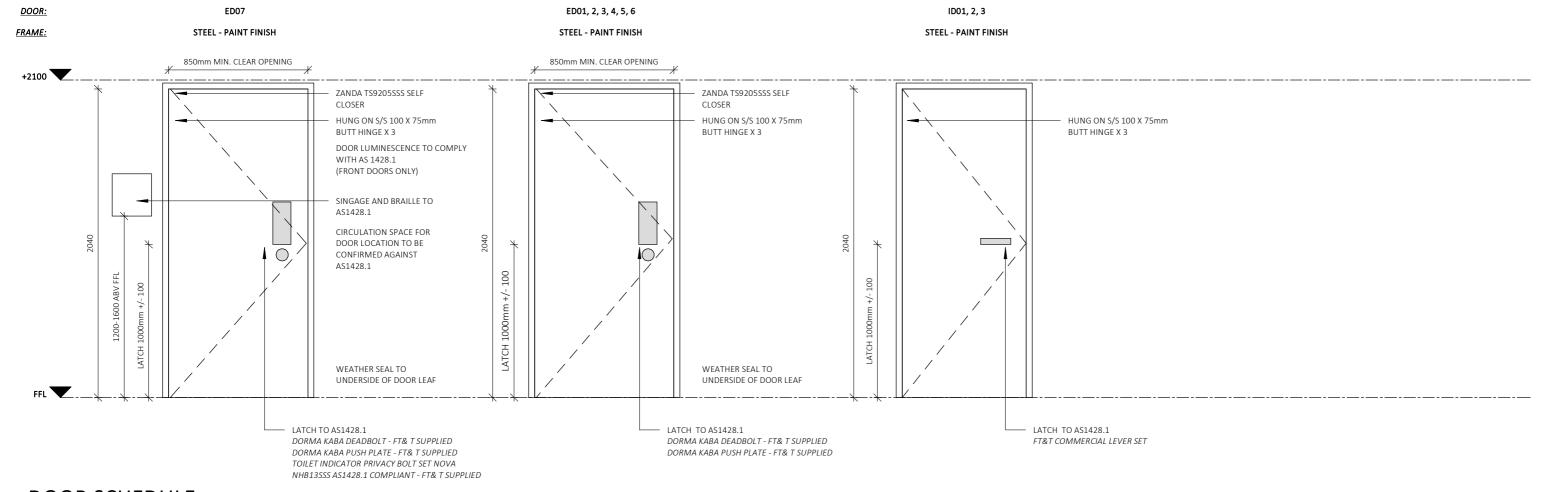
EXTERNAL LIGHTING BY LANDSCAPE ARCHITECT, PROVIDE POWER CONDUITS FOR

EXTERNAL LIGHTING.

CEILING MOUNTED LIGHT FITTINGS TO BE MOUNTED CENTRALLY WITHIN ALL ROOMS UNLESS OTHERWISE DIMENSIONED.

SMOKE ALARMS TO AS3786 & PART 3.7.5 OF THE NCC BCA VOL 2. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE

INDICATIVE. (INSTALLATION TO BE AS PER STANDARDS ABOVE, & MANUFACTURERS SPECIFICATIONS)



DOOR SCHEDULE

1:25

DOOR SCHEDULE

DOORS SPECIFIED USE NFRC UW & SHGCW VALUES.
DOORS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO NATHERS
CERTIFICATE FOR DETAILS).
STANDARD GLAZING: SINGLE CLEAR GLAZING WITH

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA

HEIGHT WIDTH TYPE

CONSTRUCTION

AS 4055: WIND LOADS FOR HOUSING
AS 1288: GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047: WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2: WIND ACTIONS
AS 3959: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED
BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING
DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

COMMENTS

ED01	STORAGE	2040	920	HINGED	SOLID CORE	EXTERIOR GRADE PREFINISHED (REDICOAT) / TRI HINGED / FURNITURE AS NOTED / STEEL JAMS
ED02	CHANGE ROOM 4	2040	920	HINGED	SOLID CORE	EXTERIOR GRADE PREFINISHED (REDICOAT) / TRI HINGED / FURNITURE AS NOTED / STEEL JAMS
ED03	MALES	2040	920	HINGED	SOLID CORE	EXTERIOR GRADE PREFINISHED (REDICOAT) / TRI HINGED / FURNITURE AS NOTED / STEEL JAMS
ED04	REF 1	2100	920	HINGED	SOLID CORE	EXTERIOR GRADE PREFINISHED (REDICOAT) / TRI HINGED / FURNITURE AS NOTED / STEEL JAMS
ED05	FEMALES	2040	920	HINGED	SOLID CORE	EXTERIOR GRADE PREFINISHED (REDICOAT) / TRI HINGED / FURNITURE AS NOTED / STEEL JAMS
ED06	CHANGE ROOM 3	2040	920	HINGED	SOLID CORE	EXTERIOR GRADE PREFINISHED (REDICOAT) / TRI HINGED / FURNITURE AS NOTED / STEEL JAMS
ED07	UAT	2040	920	HINGED	SOLID CORE	EXTERIOR GRADE PREFINISHED (REDICOAT) - COMPLIANT TO AS1428.1/STEEL JAMS
ID01	STORE	2040	920	HINGED	SOLID CORE	EXTERIOR GRADE PREFINISHED (REDICOAT) / TRI HINGED / FURNITURE AS NOTED / STEEL JAMS
ID02	REF 1	2040	920	HINGED	SOLID CORE	EXTERIOR GRADE PREFINISHED (REDICOAT) / TRI HINGED / FURNITURE AS NOTED / STEEL JAMS
ID03	STORAGE	2040	920	HINGED	SOLID CORE	EXTERIOR GRADE PREFINISHED (REDICOAT) / TRI HINGED / FURNITURE AS NOTED / STEEL JAMS



ROOM

NUMBER

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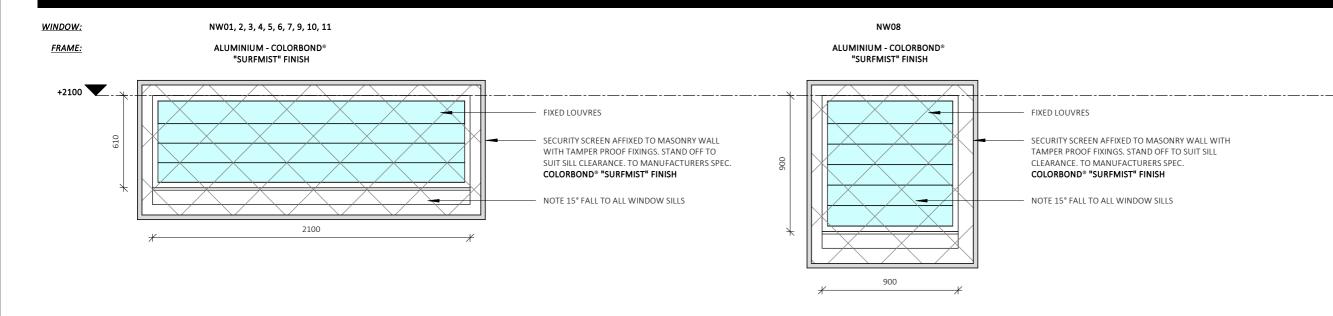
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PROJECT: CLUBHOUSE RENOVATION	DOOR SCI	HEDULE	DRAWING REVISION + NOTES				
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STATUS: FINAL ISSUE		SCALE: 1:25	1:25	12.07.21	INITIAL ISSUE	Α	DC
LOT No: 2 DP No: 556065	SHEET: K1.1			02.08.21	REVISED	С	AE
STREET: OMARU PARK. TAREE	SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE	
JINEET. OWARD FARRY FAREE		START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE
CLIENT: MID COAST COUNCIL	DWG No:	D4772	02.11.21	REVISED	F	AE	

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FFL 🔻

GLAZING SCHEDULE

1:25

WINDOW GLAZING SCHEDULE

WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES.
WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE
STANDARD GLAZING: SINGLE CLEAR GLAZING WITH
STANDARD ALUMINIUM FRAMES THROUGHOUT
WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH PART 3.6.4.5 OF THE BCA BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH BCA VOL 2 PART 3.9.2.5 OF THE BCA

WIDTH | HEAD HEIGHT

HEIGHT

AS 4055: WIND LOADS FOR HOUSING
AS 1288: GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047: WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2: WIND ACTIONS

AS 3959: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY BCA AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING
DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

COMMENTS

CHANGE ROOM 3 OBSCURE - TOUGHENED | SECURITY SCREEN INSTALLED OVER. TO MANUFACTURERS SPECIFICATIONS NW01 610 2100 2100 FIXED LOUVRE ALUMINIUM NW02 CHANGE ROOM 3 610 2100 2100 FIXED LOUVRE ALUMINIUM OBSCURE - TOUGHENED | SECURITY SCREEN INSTALLED OVER. TO MANUFACTURERS SPECIFICATIONS NW03 CHANGE ROOM 4 610 2100 FIXED LOUVRE ALUMINIUM OBSCURE - TOUGHENED | SECURITY SCREEN INSTALLED OVER. TO MANUFACTURERS SPECIFICATIONS 2100 NW04 CHANGE ROOM 4 610 2100 FIXED LOUVRE ALUMINIUM OBSCURE - TOUGHENED SECURITY SCREEN INSTALLED OVER. TO MANUFACTURERS SPECIFICATIONS 2100 MALES NW05 610 2100 2100 FIXED LOUVRE ALUMINIUM OBSCURE - TOUGHENED SECURITY SCREEN INSTALLED OVER. TO MANUFACTURERS SPECIFICATIONS NW06 CHANGE ROOM 2 610 2100 FIXED LOUVRE **ALUMINIUM** OBSCURE - TOUGHENED SECURITY SCREEN INSTALLED OVER. TO MANUFACTURERS SPECIFICATIONS 2100 OBSCURE - TOUGHENED | SECURITY SCREEN INSTALLED OVER. TO MANUFACTURERS SPECIFICATIONS CHANGE ROOM 2 610 2100 FIXED LOUVRE ALUMINIUM NW07 2100 **NW08** REF 1 900 900 2100 FIXED LOUVRE ALUMINIUM OBSCURE - TOUGHENED | SECURITY SCREEN INSTALLED OVER. TO MANUFACTURERS SPECIFICATIONS NW09 CHANGE ROOM 1 610 2100 2100 FIXED LOUVRE **ALUMINIUM** OBSCURE - TOUGHENED | SECURITY SCREEN INSTALLED OVER. TO MANUFACTURERS SPECIFICATIONS NW10 CHANGE ROOM 1 610 2100 FIXED LOUVRE ALUMINIUM OBSCURE - TOUGHENED SECURITY SCREEN INSTALLED OVER. TO MANUFACTURERS SPECIFICATIONS 2100 **FEMALES** 610 2100 OBSCURE - TOUGHENED | SECURITY SCREEN INSTALLED OVER. TO MANUFACTURERS SPECIFICATIONS NW11 2100 FIXED LOUVRE ALUMINIUM

CONSTRUCTION

TYPE

GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GLAZING

GENERAL PLAN SET NOTES:

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NUMBER

ROOM

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PROJECT: CLUBHOUSE RENOVATION	GLAZING SHCEDULE		DRAWING REVISION + NOTES				
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STATUS: FINAL ISSUE		SCALE:	As indicated	12.07.21	INITIAL ISSUE	Α	DC
LOT No: 2 DP No: 556065	SHEET: K1.2			02.08.21	REVISED	С	AE
STREET: OMARU PARK, TAREE	SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE	
STREET. OWARD FARK, TARLE		START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE
		_		02.11.21	REVISED	F	AE
CLIENT: MID COAST COUNCIL	DWG No:	D4772					

99A lord street (PO Box 5667), Port Macquarie NSW 2444 | Shop 17 Centrepoint Arcade, Taree NSW 2430 T: 02 6583 4411

GENERAL AND PROJECT SPECIFIC CONSTRUCTION NOTES FOR COLLINS W COLLINS ARCHITECTURAL PLANS

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.

REVISED JANURARY 2021

CONSTRUCTION NOTES:

STAIRS, HANDRAILS & BALUSTRADE NOTES:

STAIRS TO COMPLY WITH SECTION D2.13, D2.14, D2.15 & TABLE D2.14 SLIP RESISTANCE CLASSIFICATION TABLE IN ACCORDANCE WITH AS4586. HANDRAIL HEIGHTS TO BE NO LESS THAN 1000mm FROM

PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH D2.16 & D2.17 OF THE BCA

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF N2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

GENERAL NOTES:

FIRE HAZARD PROPERTIES OF LININGS, MATERIALS AND ASSEMBLIES TO COMPLY WITH C1.10 OF NCC

SECTION J NOTES (IF APPLICABLE):

PROPOSED WORKS TO COMPLY WITH NCC PART J5 (AIR-CONDITIONING & VENTILATION SYSTEMS) & PART J6 (ARTIFICIAL LIGHTING & POWER)

GENERAL PLAN SET NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS



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DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication.	S
Discrepancies to be referred to the consultant Designer prior to commencement of work.	C

PROJECT: CLUBHOUSE RENOV	CONSTRUCT	ION NOTES	DRAWING REVISION + NOTES				
TROSECTI GEOBITO OSE REINOVI			Date	Revision	Issue	Drawn	
STATUS: FINAL ISSUE SHEET: Z1.1		SCALE:	As Shown	12.07.21	INITIAL ISSUE	Α	DC
LOT No: 2 DP No: 556065	SIILLI. ZI.I	SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE
STREET: OMARU PARK, TAREE		START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	Е	AE
CLIENT: MID COAST COUNCIL	DWG No:	D4772	02.11.21	REVISED	F	AE	

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BUILDING SPECIFICATIONS FOR CLASS 2 AND 9 BUILDINGS

All works to be completed in accordance with the current version of the National Construction Code Series, (NCC), Volume 1 and the Plumbing Code of Australia (PCA), Volume 3 as applicable.

All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series at the time of Construction Certificate or Complying Development Certificate Application

All works are to be completed in accordance with the relevant 'Deemed-to-Satisfy Provisions' of Volume 1 and Volumes 3, as

All building design/testing/construction/installation is to occur in accordance with the relevant sections of the following standards:

Structural Design Actions – 1170 Pressure Equipment – AS/NZS 1200 Acoustics - AS/NZS 1276

Glass in buildings - AS 1288 Design for access and mobility - AS 1428

Methods for fire tests on building materials, components and structures – AS 1530

Design and installation of sheet roof and wall cladding – AS 1562 $\,$ Aluminium structures - AS/NZS 1664

The use of ventilation and air conditioning in buildings - AS/NZS 1668

Fire Detection, warning, control and intercom systems – AS 1670 Interior lighting – AS/NZS 1680

Residential timber-framed construction – AS 1684 $Timber\ Structures-AS\ 1720$

Lifts, escalators and moving walks - AS 1735 Particle flooring – AS 1860

Components for the protection of openings in fire-resistant walls

Swimming pool safety – AS 1926

Windows in external glazed doors in buildings – AS 2047

Roof Tiles - AS 2049

Installation of roof tiles – AS 2050 Automatic fire sprinkler systems – AS 2118

Piling – AS 2159

Emergency escape lighting and exit signs for buildings – AS 2293 $\,$

Composite Structures - AS 2327 Fire hydrant installations - AS 2419 Installation of fire hose reels - AS 2444 Smoke/heat venting systems – AS 2665 Residential slabs and footings – AS 2870 Parking facilities – AS/NZS 2890

Damp-proof courses and flashings – AS/NZS 2904 Cellulose cement products - AS/NZS 2908 Domestic solid-fuel burning appliances – AS/NZS 2918 Electrical installations – AS/NZS 3013

Plumbing and drainage - AS/NZS 3500 Concrete structures – AS 3600 Termite management – AS 3600

Air-handling and water systems of buildings - AS/NZS 3666 Masonry Structures – AS 3700

Smoke Alarms – AS 3786/

Performance of electrical appliances – AS/NZS 3823 Construction of buildings in bushfire prone-area - AS 3959

Components for the protection of openings in fire-resistant separating

elements – AS 4072 Steel structures – AS 4100

Pliable building membranes and underlays – AS/NZS 4200 $\,$ Ductwork for air-handling systems in buildings - AS 4254 Plastic roof and wall cladding materials – AS/NZS 4256 Testing of building facades – AS/NZS 4284 Garage doors and other large access doors – AS/NZS 4505

Slip resistant classification of new pedestrian surface materials – $\ensuremath{\mathsf{AS}}$

Cold-formed steel structures - AS/NZS 4600 Materials for the thermal insulation of buildings – AS/NZS 4859

Reaction to fire tests for flooring – AS ISO 9239 Fire tests – AS ISO 9705

Collins W Collins Building Designers

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PROJECT: CLUBHOUSE RENOVATION	
STATUS: FINAL ISSUE	SHEET: Z1.2
LOT No: 2 DP No: 556065	SHEET: ZI.Z
STREET: OMARU PARK, TAREE	
CLIENT: MID COAST COUNCIL	

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BUILDING SPE		DRAWING REVISION + NOTES						
NOTES '	VOL 1	Date:	Revision:	Issue:	Drawn:			
SCALE:	1:100	12.07.21	INITIAL ISSUE	Α	DC			
SHEET SIZE:	A3	25.08.21	DRAFT TENDER/CC	D	AE			
START DATE:	12.07.21	22.09.21	REVISED TENDER/CC	E	AE			
DWG No:	D4772	02.11.21	REVISED	F	AE			

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A) WORKING AT HEIGHTS **DURING CONSTRUCTION**

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

DURING OPERATION OR MAINTENANCE

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

ANCHORAGE POINTS

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

B) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

practice, regulations or legislation.

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

FLOOR FINISHES By Owner

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

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

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

LOOSE MATERIALS OR SMALL OBJECTS

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

- 1. Prevent or restrict access to areas below where the work is being carried out.
- Provide toeboards to scaffolding or work platforms.
- Provide protective structure below the work area.
- Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing of other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas. For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas. For all buildings: Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES **GENERAL**

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used. Locations with underground power: Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing. Locations with overhead power lines: Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided

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

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990: If this existing building was constructed prior to: asbestos 1990 - it therefore may contain asbestos 1986 - it therefore is likely to contain either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing

POWDERED MATERIALS

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

TREATED TIMBER

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

VOLATILE ORGANIC COMPOUNDS

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

SYNTHETIC MINERAL FIBRE

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

TIMBER FLOORS

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

7. CONFINED SPACES

EXCAVATION

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

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required: Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces testing equipment and 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 and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

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

9. OPERATIONAL USE OF BUILDING

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

should be applied to the new use. NON-RESIDENTIAL BUILDINGS

For non-residential buildings where the end-use is known: This building has been designed for the specific use as identified on the drawings Where a change of use occurs at a later date a further assessment of the workplace health and safety issues should be undertaken.

10.OTHER HIGH RISK ACTIVITY

Code All electrical work should be carried out in accordance with of Practice:

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

Managing Risks of Plant at the Workplace. Code of All work should be carried out in accordance with Practice:

Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

EXCAVATIONS

1.Excavations The part of the site to be covered by the proposed building or buildings and an area at least 1000mm wide around that part of the site or to boundaries of the site, whichever is the lesser, shall be cleared or graded as indicated on the site works plan. Top soil shall be cut to a depth sufficient to remove all vegetation

Excavations for all footings shall be in accordance with the Engineer's Recommendations or the BCA requirements

FOUNDATIONS AND FOOTINGS

1. Underfloor Fill

Underfloor fill shall be in accordance with the BCA.

2. Termite Risk Management

Termite treatment shall be carried out in accordance with the BCA 3. Vapour Barrier

The vapour barrier installed under slab-on-ground construction shall be 0.2mm nominal thickness, high impact resistance polyethylene film installed in accordance with the BCA.

4. Reinforcement Reinforcement shall conform and be placed in accordance with the

Engineer's Recommendation and the BCA. Support to all reinforcement shall be used to correctly position and

avoid any undue displacement of reinforcement during the concrete

5. Concrete

Structural shall not be less than Grade N20 except otherwise approved by the engineer and in accordance with the BCA

All concrete slabs shall be cured in accordance with AS 3600.

7. Footings and Slabs on Ground Concrete slabs and footings shall not be poured until approval to the engineer or the Local Authority.

pour concrete is given by 8. Sub-Floor Ventilation

Where required, adequate cross ventilation will be provided to the space under suspended ground floor. Construction is to meet the requirements of the BCA. No section of the under floor area wall to be constructed in such manner that will hold pockets of still air.

9. Sub-Floor Access

f required, access will be provided under suspended floors in oosition where indicated on plan.

EFFLUENT DISPOSAL/DRAINAGE

1. Storm Water Drainage

Stormwater drainage shall be carried out in accordance with the BCA. The Builder will allow for the supplying and laying of stormwater drains where shown on the site plan.

TIMBER FRAMING

1. Genera∦y

All timber framework sizes, spans, spacing, notching, checking and fixing to all floor, wall and roof structure shall comply with the BCA or AS 1684. Alternative structural framing shall be to structural engineer's details and certification.

The work shall be carried out in a proper and trades personal like manner and shall be in accordance with recognised and accepted building practices.

Where roof truss construction is used, trusses shall be designed in accordance with AS 1720 and fabricated in a properly equipped factory and creeted, fixed and braced in accordance with the fabricator's written instructions.

Bracing units shall be determined and installed in accordance with AS 1684 as appropriate for the design wind velocity for the site. Bracing shall be evenly distributed throughout the building

4. Flooring

Floor joists will be covered with strip of sheet flooring as shown on plan with particular regard to ground clearance and installation in wet areas as required by the BCA. Thickness of the flooring is to be appropriate for the floor joist spacing. Strip and sheet flooring shall be installed in accordance with AS

When listed in Schedule of Works, floors shall be sanded to provide

an even surface and shall be left clean throughout.

5. Timber Posts

Posts supporting the carports, verandas and porches shall be timber suitable for external use, or as otherwise specified, supported on glavanised or treated metal post shoes, unless otherwise specified. Posts shall be bolted to all adjoining beams as required by AS 1684 for the wind speed classification assessed for the site

6. Corrosion Protection

All metal brackets, facing plates and other associated fixings used in structural timber joints and bracing must have appropriate corrosion

STEEL FRAMING

1. Generally Steel floor, wall or roof framing shall be installed in accordance with

the manufacturer's recommendations and the BCA.

All roof cladding is to comply with the relevant structural performance and weathering requirements of the BCA and be installed as per the manufacturer's recommendations. 1.Tiled Roofing

The Builder will cover the roof of the dwelling with approved tiles as

selected. The tiles are to be fixed (as required for appropriate design and wind speed) to battens of sixes appropriate to the spacing of rafters/trusses in accordance with the manufacturer's recommendations. The Builder will cover hips and ridges with capping and all necessary accessories including starters and apex caps. Capping and verge tiles are to be well bedded and neatly pointed. Roofing adjacent to valleys should be fixed so as to minimise water penetration as far as practicable. As roof tiles are made of natural products slight variation in colour is acceptable.

2. Metal Roofing

The Builder will provide and install a metal roof together with accessories all in accordance with the manufacturer's recommendations.

Except where design prohibits, sheets shall be in single lengths from fascia to ridge. Fixing sheets shall be strictly in accordance with the manufacturer's recommendation as required for the appropriate design and wind speed. Incompatible materials shall not be used for flashings, fasteners or downpipes.

3. Gutters and Downpipes

Gutters and downpipes shall be manufactured and installed in accordance with the BCA. Gutters and downpipes are to be compatible with other materials used.

4. Sarking Sarking under roof coverings must comply with and be fixed in

5. Sealants Appropriate sealants shall be used where necessary and in accordance with manufacturer's recommendations

accordance with manufacturer's recommendations

Flashings shall comply with, and be installed in accordance with

MASONRY

1.0.10. The damp proof membrane shall be visible in the external face of the masonry member in which it is placed and shall not be bridged by any applied coatings, render or the like

2. Cavity Ventilation

immediately above any DPC or flashing at centres not exceeding

Mortar shall comply with the BCA. Joint tolerances shall be in

Lintels used to support brickwork opening in walls must be suitable for the purpose as required by the BCA. The Builder will provide one lintel to each wall leaf. The Builder will provide corrosion protection in accordance with the BCA Part 3.4.4 as appropriate for the site environment and location of the lintels in

The Builder will clean all exposed brickwork with an approved

1. External Cladding

Sheet materials or other external cladding shall be fixed in accordance with the manufacturer's recommendations and any applicable special details.

2.Internal Wall and Ceilings Linings

The Builder will provide gypsum plasterboards or other selected materials to walk and ceilings. Plasterboard sheets are to have angles in walls from floor to ceiling are to be set. Suitable cornice moulds shall be fixed at the junction of all walls and ceilings or the fixed in accordance with the manufacturer's recommendations. The ceiling access hole shall be of similar material to the adjacent

JOINERY

All internal wet area and balconies over internal habitable rooms are to be waterproof in accordance with the BCA.

installed according to accepted building practices. 2. Door Frames

External door frames shall be a minimum of 32mm thick solid

in accordance with the manufacturer's recommendations. 3. Doors and Doorsets All internal and external timber door and door sets shall be

shall be manufactured in accordance with AS 2688 and AS 2689 4. Window and Sliding Doors

Sliding and other timber windows and doors shall be manufactured and installed in accordance with AS 2047. Sliding and other aluminium windows and the doors shall be installed in accordance with manufacturer's recommendations and AS 2047.

All glazing shall comply with the BCA and any commitments

5. Stairs, Balustrades and other Barriers The Builder will provide stairs or ramps to any change in levels,

and balustrades or barriers to at least one side of ramps, landings and balconies as per the BCA.

All plumbing shall comply with the requirements of the relevant supply authority and AS 3500. The work is to be carried out by a

installed to manufacturer's recommendations. Fittings, hot water system and any rainwater harvesting facilities shall be appropriate to satisfy any commitment outlined in the relevant BASIX

2. Electrical

electrical service shall be 240 volt, single phase supply

with the rules and requirements of the relevant supply authority. 4.Smoke Detectors

The Builder will provide and install smoke alarms manufactured in accordance with AS 3786 AS specified or as indicated on the plans and in accordance with the BCA.

5.Thermal Insulation

such as air conditioning ducting or hot water systems, it shall be installed in accordance with manufacturer's recommendations to achieve the R-Values required by the BCA or as outlined in the relevant BASIX Certificate.

TILING

1.Materials Cement mortar and other adhesives shall comply with AS 3958.1 or tile manufacturer's recommendation

2.Installation

Installation of tiles shall be in accordance with AS 3958.1, manufacturer's recommendations or accepted building practices. Where practicable, spacing between tiles should be even and regular. The Builder will provide expansion joints where necessary. All vertical and horizontal joints between walls and fixtures e.g. bench top, bath, etc. and wall/floor junctions to be filled with flexible mould resistant sealant. All joints in the body of tiled surfaces shall be neatly filled with appropriate grout material as specified by the tile manufacturer or accepted building practice. As tiles are made of natural products a slight variation in colour is acceptable

DRAWING REVISION + NOTES

Date: Revision:



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STATUS: FINAL ISSUE SHEET: Z1.3 LOT No: 2 DP No: 556065 **STREET: OMARU PARK, TAREE CLIENT: MID COAST COUNCIL**

DWG No: T: 02 6583 441

F: 02 6583 9820

WORK SAFETY NOTES -

COMMERCIAL

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Issue: Drawn:

the BCA

1. Damp Proof Courses

All damp proof courses shall comply with the BCA and Clause

Open vertical joints (weepholes) must be created in the course 1.2m and must be in accordance with the BCA.

3. Mortar and Joining

accordance with AS 3700.

5. Cleaning

cleaning system. Care should be taken not to damage brickwork or joints and other fittings **CLADDING AND LININGS**

Where required in open verandas, porches and eave soffits, materials indicated on the plans shall be installed.

recessed edges and will be a minimum of 10mm thick. Internal joint set as required. The lining of wet area and walls shall be constructed in accordance with the BCA. Wet area lining is to be 3.Waterproofing

All joinery work (metal and timber) shall be manufactured and

rebated 12mm deep to receive doors. Internal jamb linings shall be a minimum of 18mm thick fit with 12mm thick door stops. Metal doorframes shall be installed where indicated on drawings

installed in accordance with accepted building practices. Unless listed otherwise in the Schedule of Works, doors and door sets

outlined in the relevant BASIX Certificate.

licensed plumber Fittings, as listed in the Schedule of Works, shall be supplied and

Certificate

The Builder will provide all labour and materials necessary for the proper installation of the electricity service by a licensed electrician in accordance with AS/NZS 3000 and the requirements of the relevant supply authority. Unless otherwise specified, the

All installation (including LPG) shall be carried out in accordance

Where thermal insulation is used in the building fabric or services,