

PROPOSED ALTERATIONS AND ADDITONS  
3 ORANA CRESCENT, TUMUT NSW

REAL PROPERTY DESCRIPTION

LOT 16 PLAN No. 220140  
LOCAL AUTHORITY: SNOWY VALLEYS COUNCIL  
AREA : 1193.2m<sup>2</sup>



<div><div>LTDD</div><div>A : 49 NIXON CRESCENT, TOLLAND HEIGHTS NSW 2650 MB : 0459994417 E : lukeatooze@gmail.com</div></div>	<div><div></div><div>ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.</div></div>	Amendment		PROJECT. PROPOSED RENOVATION FOR CHRISTINE WEBB		DRAWING TITLE. TITLE SHEET		
				DESIGNED BY. LT	DRAWN BY. LT	DRAWING SCALE. As indicated @ A3	DRAWING NUMBER. A000	ISSUE. A
				DATE. JULY 2022	PROJECT No. 23003			

PROPOSED RENOVATION  
3 ORANA CRESCENT, TUMUT , NSW

DESIGNED IN ACCORDANCE  
WITH BCA

- STAIRS TO COMPLY WITH PART 3.9.1 & 3.9.2
- STAIRS TO HAVE A NON-SLIP RESISTANCE & COMPLY WITH PART 3.9.13
- STAIR HANDRAILS REQUIRED AS PER PART 3.9.2.4
- BALUSTRADES TO COMPLY WITH PART 3.9.2
- ALL WET AREAS TO COMPLY WITH 3.8.1
- LIGHTING TO COMPLY WITH 3.8.4
- VENTILATION TO COMPLY WITH 3.8.5
- GLAZING & WINDOW ASSEMBLIES - 3.6.0
- AUTO SMOKE DETECTION & ALARM SYSTEM - 3.7.2.2

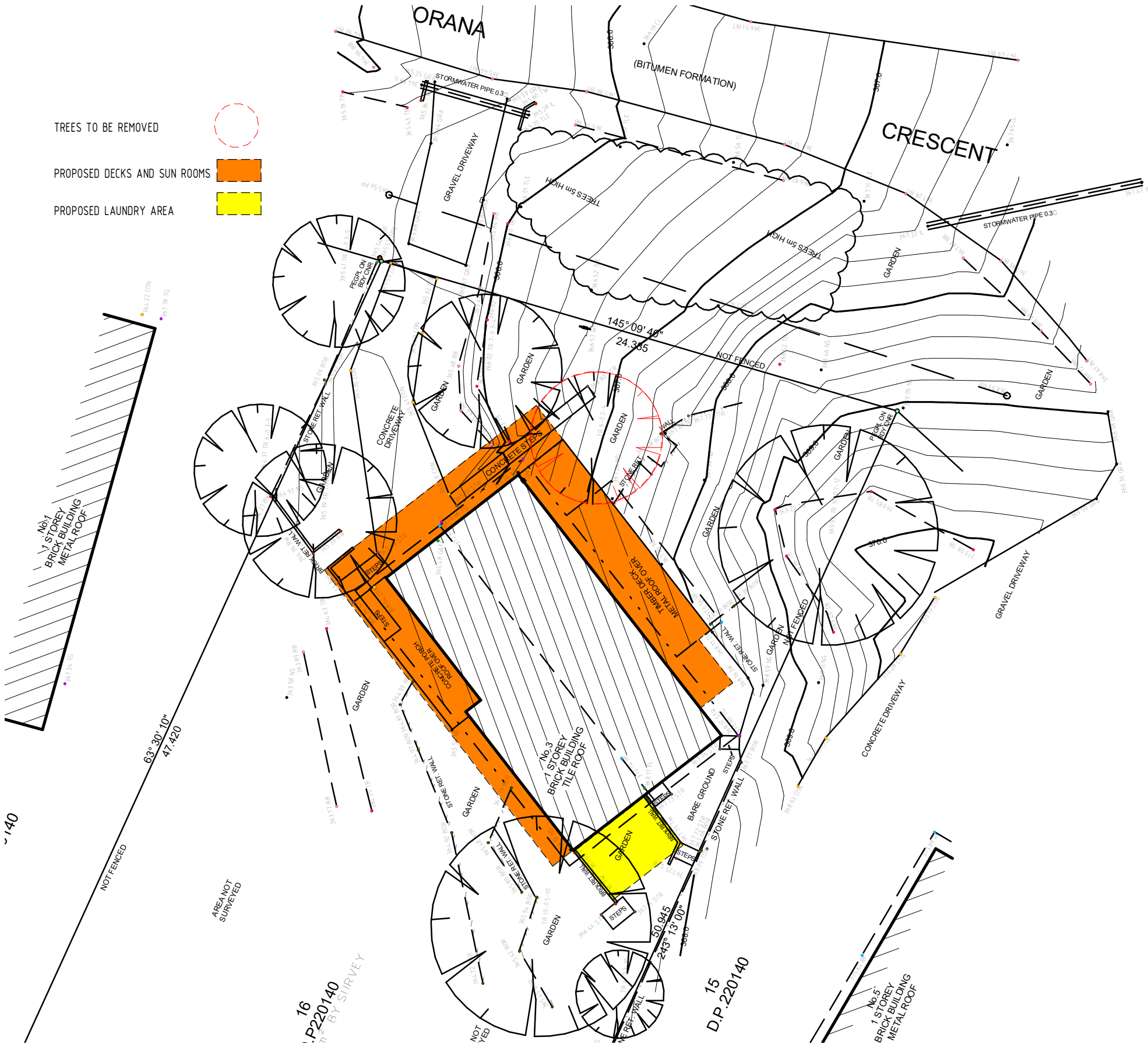
NOTES

- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF FABRICATION
- BUILDER TO MAINTAIN STRUCTURAL INTEGRITY AT ALL TIMES.
- REFER STRUCTURAL ENGINEER'S DRAWINGS FOR DETAILS OF ALL REINFORCED CONC. SLABS, FOOTINGS, RETAINING WALLS, TIMBER FRAMING, TIE-DOWN & BRACING.
- ALL WORK TO MATCH EXISTING
- ALL EXTERNAL STEEL WORK INCLUDING FIXINGS TO BE HOT DIPPED GALVANISED
- ANY DAMAGE CAUSED BY DEMOLITION TO BE MADE GOOD
- OWNERS TO SELECT FINISHES, FIXTURES & LIGHTING
- WHILE GREAT CARE HAS BEEN TAKEN TO BE AS ACCURATE AS POSSIBLE, BUILDER IS TO CONFIRM DIMENSIONS ON SITE BEFORE CONSTRUCTION
- BUILDER TO CONFIRM SIZES ON SITE BEFORE ORDERING DOORS & WINDOWS
- ALL TIMBER USED IS TO BE FSC APPROVED

TREES TO BE REMOVED

PROPOSED DECKS AND SUN ROOMS

PROPOSED LAUNDRY AREA



REAL PROPERTY DESCRIPTION

LOT 16 PLAN No. 220140  
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GENERAL NOTES

PLANS ATTACHED ARE TO BE READ INCONJUNCTION WITH CODE & MANUFACTURERS INFORMATION TO OBTAIN ADDITIONAL INFORMATION TO CORRECTLY CONSTRUCT THIS PROJECT TO COMPLY WITH ALL CURRENT CODES & BUILDING REQUIREMENTS & IT WILL BE ASSUMED THE BUILDER WILL HAVE THESE DOCUMENTS AS REFERENCE MATERIALS.

ALL CONSTRUCTION WORK, MATERIALS, AND FIXING METHODS FOR EACH TRADE/PRODUCT IS TO COMPLY WITH THE RELEVANT "AUSTRALIAN STANDARD" AS PUBLISHED BY THE "STANDARDS ASSOCIATION OF AUSTRALIA" & MATERIALS SUPPLIED TO HAVE MANUFACTURER'S DATA APPROVAL "PRODUCT REGISTRATION" PURSUANT TO SECTION 13 OF THE STANDARD BUILDING BY-LAWS.

ALL CONSTRUCTION METHODS AND MATERIALS TO BE IN ACCORDANCE WITH - "THE BUILDING CODE OF AUSTRALIA" AND ALL OTHER RELEVANT DOCUMENTS.

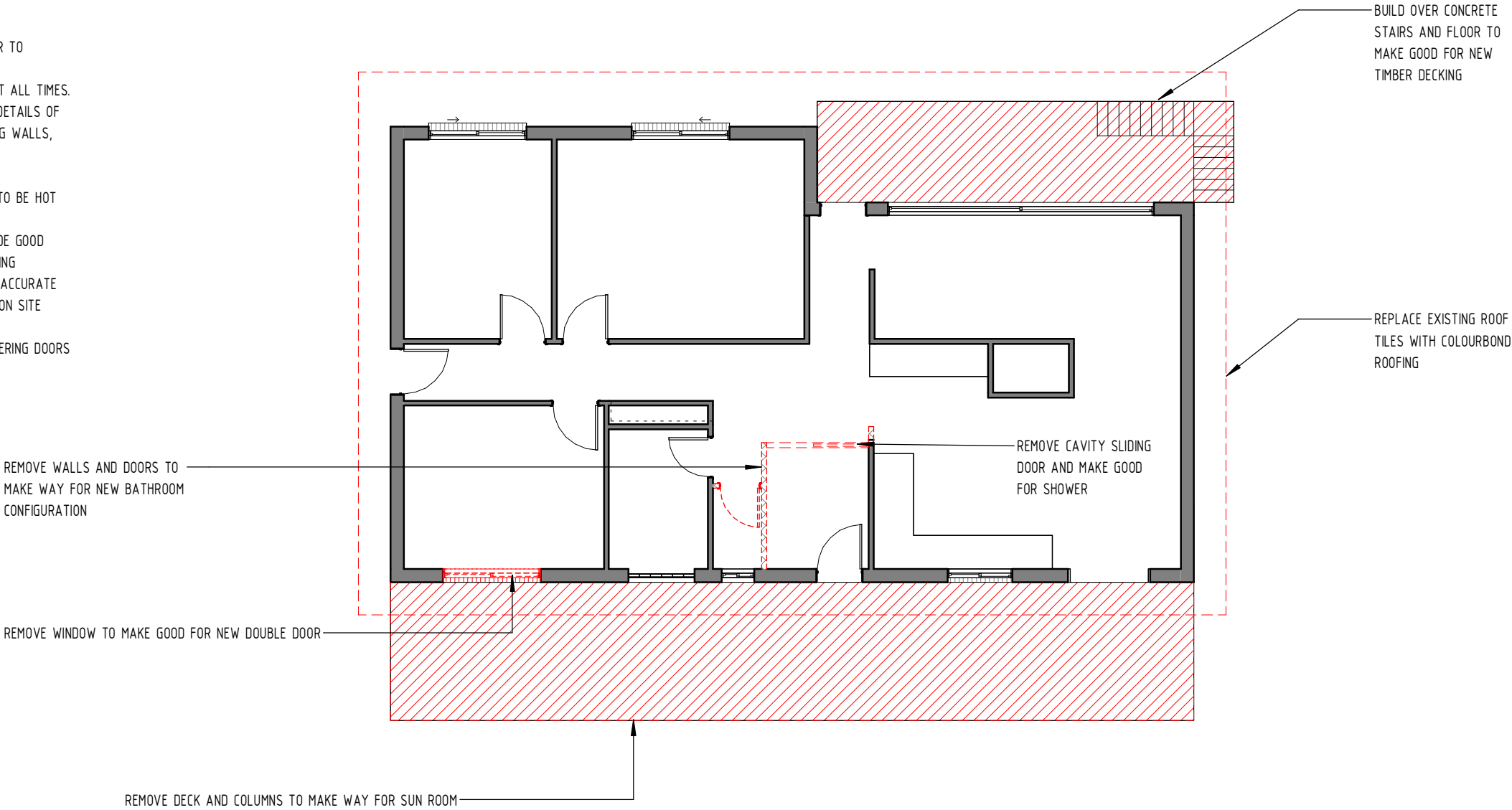
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					DATE. JULY 2022	PROJECT No. 23003			

DESIGNED IN ACCORDANCE  
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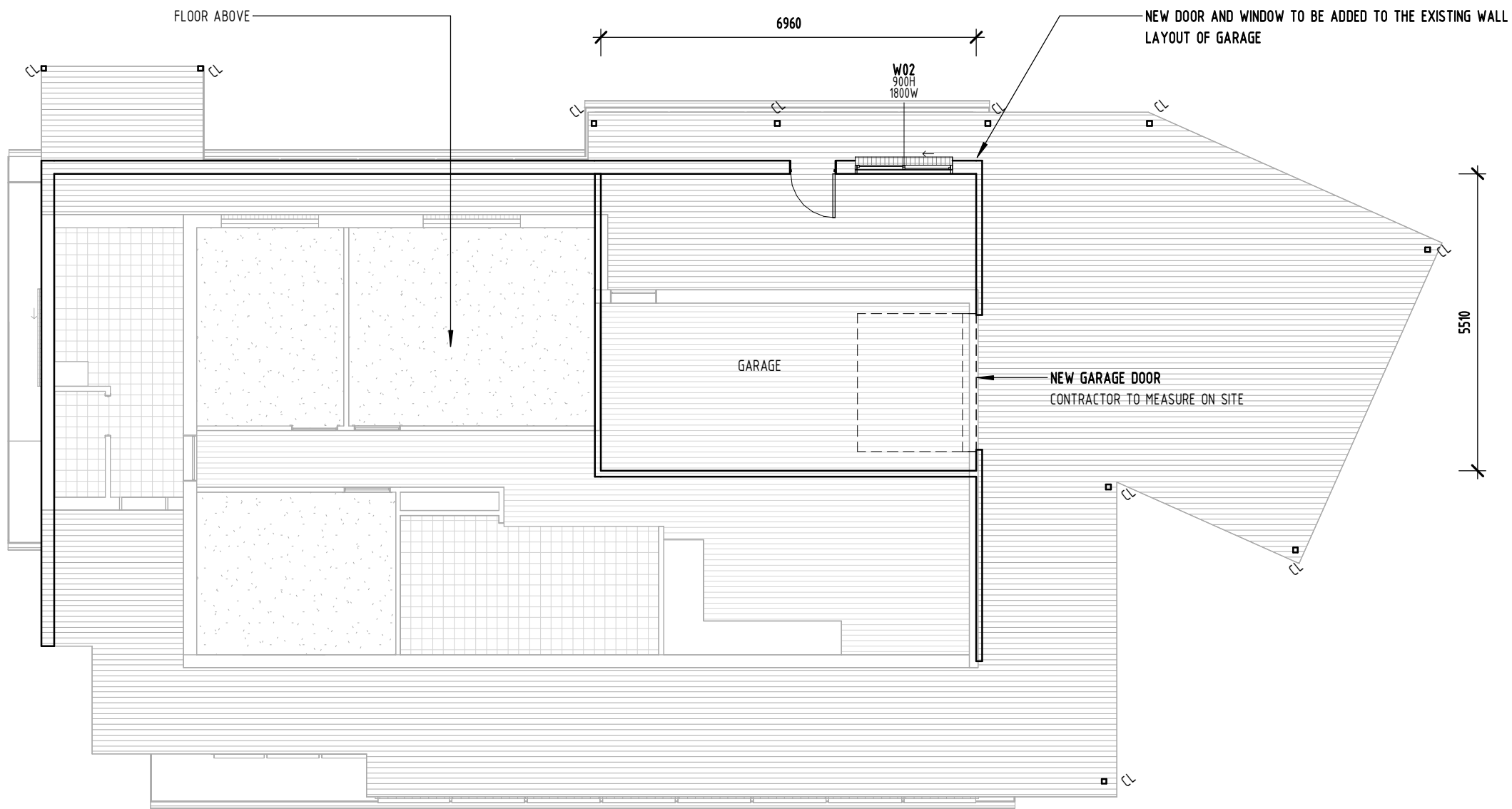
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NOTES

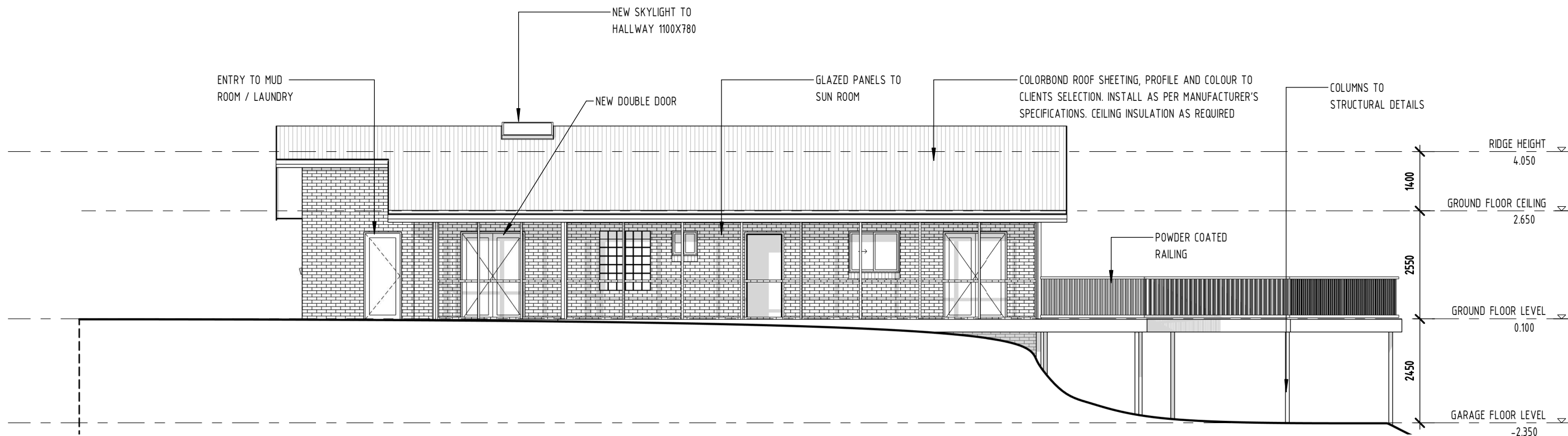
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<div><div>LTDD</div><div>A : 49 NIXON CRESCENT, TOLLAND HEIGHTS NSW 2650 MB : 0459994417 E : lukeatooze@gmail.com</div></div>	<div><div>NORTH</div></div>	<div>ALL DIMENSIONS TO BE CONFIRMED ON SITE BEFORE ORDERING OR PREFABRICATING WORKS. CLARIFY ANY DISCREPANCIES BEFORE PROCEEDING. DO NOT SCALE FROM DRAWINGS. THESE DESIGNS AND PLANS ARE SUBJECT TO THE COPYRIGHT ACT OF 1968 AND THE COPYRIGHT AMENDMENT (MORAL RIGHTS) BILL 1999 AND ARE NOT TO BE USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE PROPRIETOR.</div>	Amendment			PROJECT. PROPOSED RENOVATION FOR CHRISTINE WEBB		DRAWING TITLE. GROUND FLOOR PLAN - EXISTING // DEMOLITION		
						DESIGNED BY. LT	DRAWN BY. LT	DRAWING SCALE.	DRAWING NUMBER.	ISSUE.
						DATE. JULY 2022	PROJECT No. 23003	As indicated @ A3	A02	A

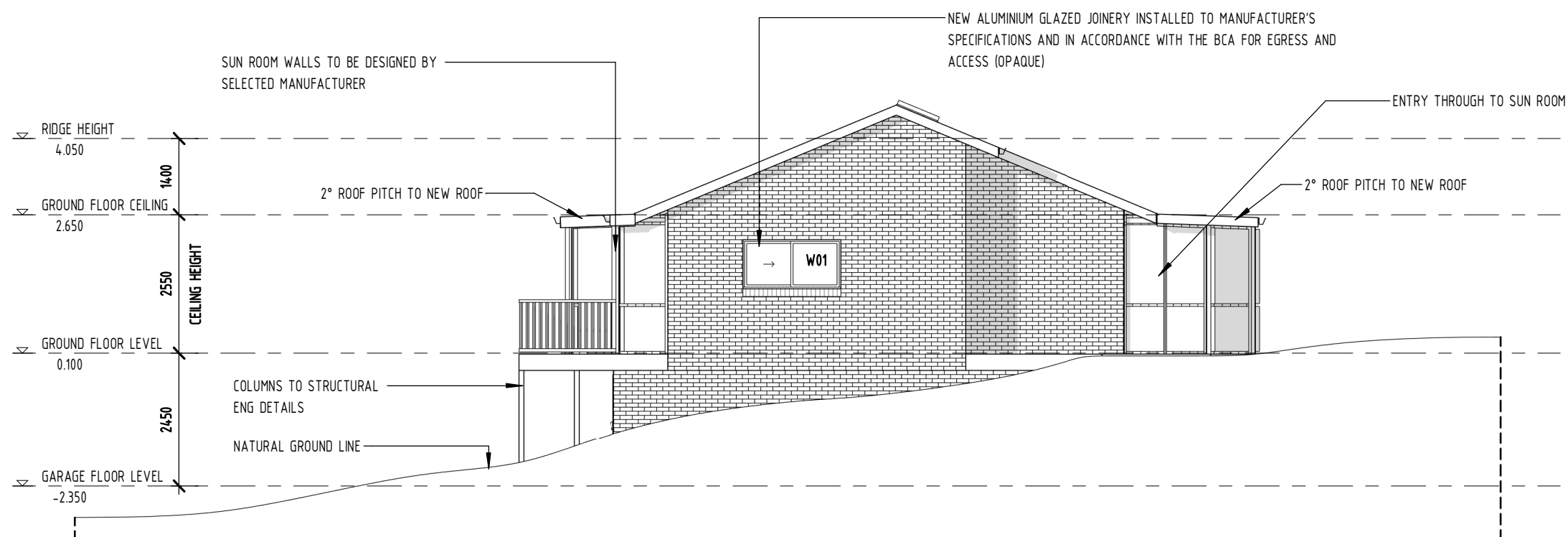


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						DESIGNED BY. LT	DRAWN BY. LT	DRAWING SCALE.	DRAWING NUMBER.	ISSUE.
						DATE. JULY 2022	PROJECT No. 23003	1 : 100 @ A3	A03	A



## 1 FRONT ELEVATION

SCALE 1 : 100 @ A3



## 2 SIDE ELEVATION 1

SCALE 1 : 100 @ A3

LTDD

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Amendment


PROJECT.

PROPOSED RENOVATION FOR CHRISTINE WEBB

DESIGNED BY.

LT

DRAWN BY.

LT

DATE.

JULY 2022

PROJECT No.

23003

DRAWING TITLE.  
ELEVATIONS

DRAWING SCALE.

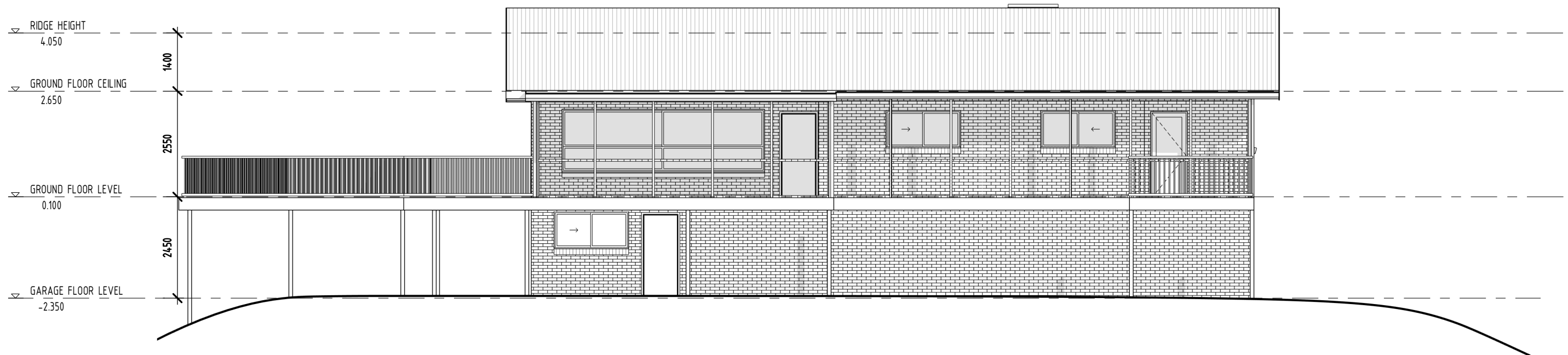
1 : 100 @ A3

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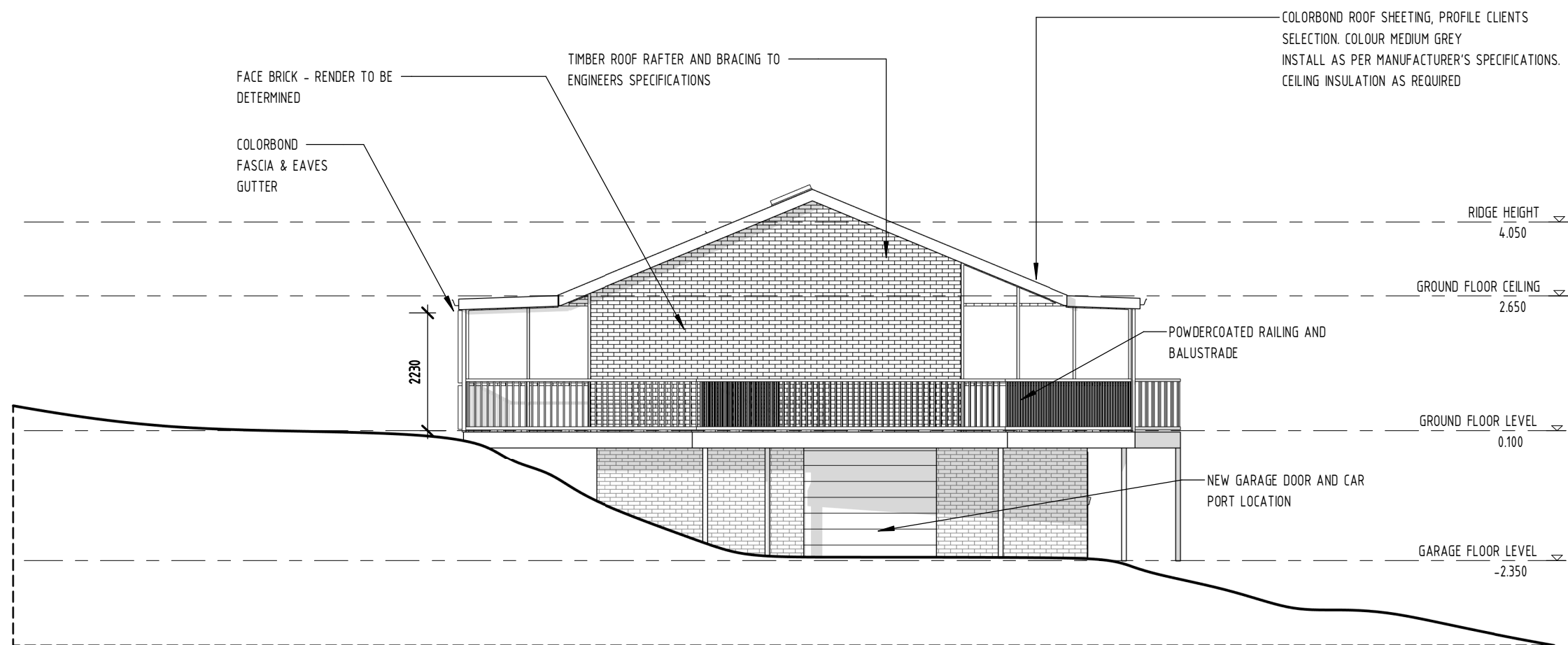
ISSUE.

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## REAR ELEVATION

SCALE 1 : 100 @ A3



## SIDE ELEVATION 2

SCALE 1 : 100 @ A3

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