



REWARD CHARACTER
DESIGNS

BUILDING DESIGN & CREATOR

PROPOSED LOT CONSOLIDATION AND NEW SUBDIVISION

9, 11, 13 ROBERT ST, JUNEE, NSW, 2663

LOT B DP 36152
LOT SIZE - 1911.64m²
LGA: JUNEE SHIRE COUNCIL

LOT C DP 36152
LOT SIZE - 1273.92m²
LGA: JUNEE SHIRE COUNCIL

LOT 24 DP 36150
LOT SIZE - 965.76m²
LGA: JUNEE SHIRE COUNCIL

DESIGNED FOR:
CHRIS BLANCHARD

DRAWING SCHEDULE:

NO.	TITLE
A01	EXISTING SITE PLAN
A02	PROPOSED SITE PLAN / SERVICES PLAN

REVISION:

PRELIMINARY. 1	13/09/2023
PRELIMINARY. 2	2/11/2023
FINALS DRAFT.	14/12/2023
FINALS.	18/12/2023
AMENDED FINALS.	11/01/2024
AMENDED FINALS.	16/01/2024

DESIGNED: *REWARD CHARACTER DESIGNS*
P 0406 140 093
E REWARDCHARACTERDESIGNS@HOTMAIL.COM

BUILDING NOTES

ALL: CONSTRUCTION WORKS ARE TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA AND ANY RELEVANT AUSTRALIAN STANDARDS OR LOCAL COUNCIL AUTHORITY REQUIREMENTS REFERENCED IN THE PLANS.

BUILDING DESIGN PLANS: ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATIONS AND PROFESSIONAL ENGINEERING PLANS / MANUFACTURERS PLANS

BUILDER / CONTRACTORS: TO CONFIRM LEVELS AND DIMENSIONS AND ANY OTHER DETAILS ON SITE PRIOR TO THE COMMENCEMENT OF WORKS.

BUILDER: TO ENSURE UNDERGROUND SERVICES, PIPES AND CABLES TO BE LOCATED PRIOR TO EXCAVATION WORKS. CALL DIAL BEFORE YOU DIG ON 1100 OR GO TO WWW.1100.COM.AU.

SITE MANAGEMNET: TO COMPLY WITH THE LOCAL COUNCIL AUTHORITY FOR THE SUPPLY/ INSTALL AND MAINTENANCE OF THE FOLLOWING:

- SEDIMENT CONTROL MEASURES
- STABILISED ENTRY POINT
- CONTROLLED RUBBISH AREA
- TOILET FACILITIES

BASIX: SELECTIONS TO COMPLY WITH ENERGY EFFICIENCY PERFORMANCE REQUIREMENTS OF THE ASSOCIATED BASIX CERTIFICATE.

CONCRETE: SLABS AND FOOTINGS ARE TO BE TO ENGINEERS SPECIFICATIONS AND COMPLY WITH AS 2870 RESIDENTIAL SLABS AND FOOTINGS

STORMWATER/ SEWER: MUST BE DESIGNED AND INSTALLED TO COMPLY WITH AS/NZS 3500.3 - 2003 (PLUMBING AND DRAINAGE - STORMWATER DRAINAGE) OR AS/NZS 3500.5 - 2000(NATIONAL PLUMBING AND DRAINAGE DOMESTIC INSTALLATIONS)

TERMITE PROTECTION TERMITE PROTECTION: PROVIDE PHYSICAL AND CHEMICAL TERMITE BARRIERS IN ACCORDANCE WITH NCC 22 VOL HOUSING PROVISIONS, PART 3.4 TERMITE RISK MANAGEMENT AND AS 3660.1.

MASONRY: TO BE IN ACCORDANCE WITH AS 3700 (MASONRY STRUCTURES).

ELECTRICAL: DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3018 -2001 (ELECTRICAL INSTALLATIONS - DOMESTIC INSTALLATIONS)

INTERNAL WET AREA WATERPROOFING: TO COMPLY WITH AS 3740 - 2010 WATER PROOFING OF DOMESTIC WET AREAS & NCC 22 VOL. HOUSING PROVISIONS PART 10.2 WET AREA WATER PROOFING .

EXTERNAL WET AREA WATERPROOFING: TO BE IN ACCORDANCE WITH NCC 22 VOL 2 PART H2D8 EXTERNAL WATERPROOFING AND MATERIALS SELECTION, SYSTEM DESIGN AS PER AS 4654.

GLAZING: SELECTION AND INSTALLATION TO AS 2047 AND GLASS TYPE AND THICKNESS TO AS 1288. ALL OTHER COMPONENTS TO COMPLY WITH RELATIVE STANDARDS.

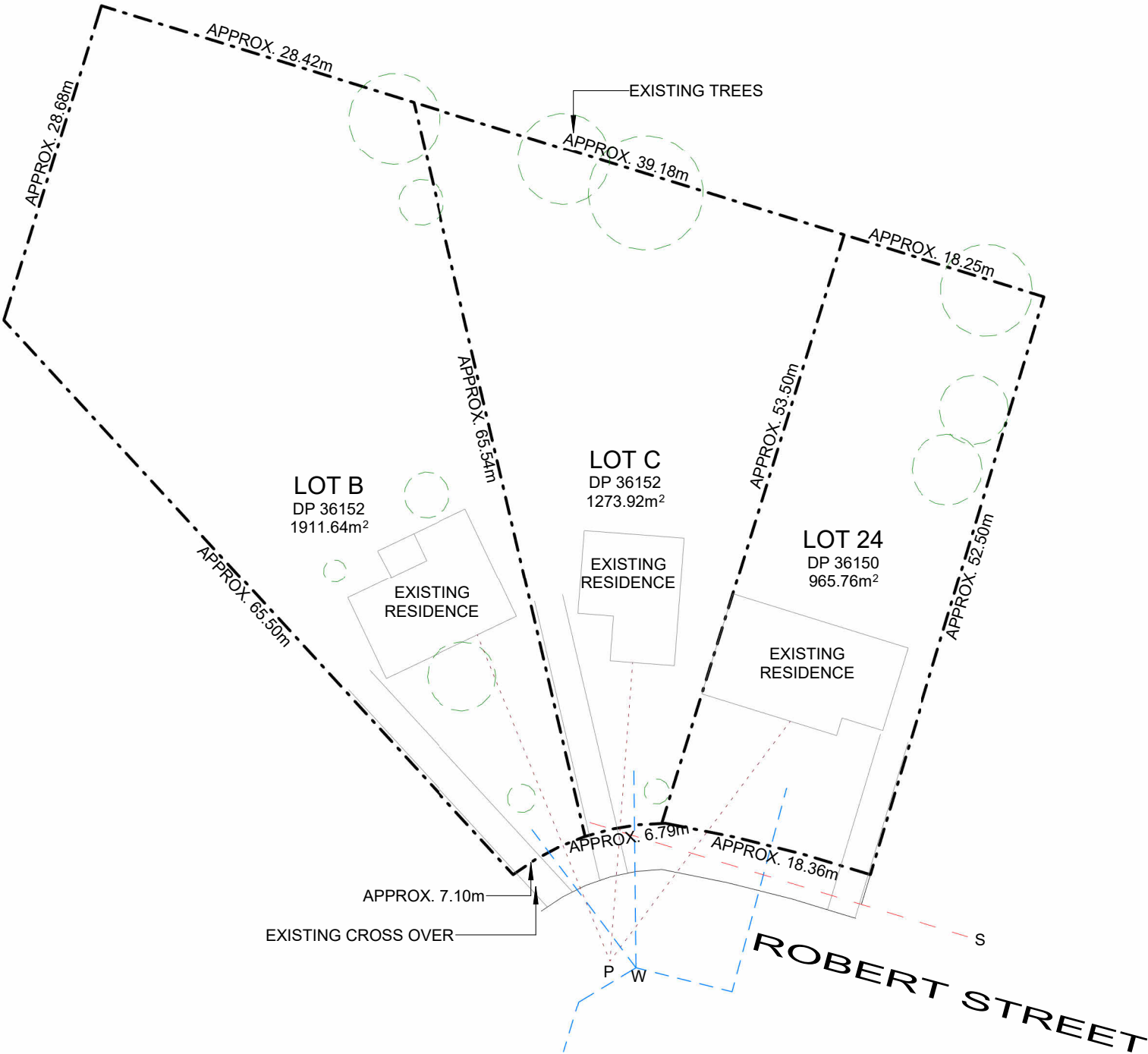
TIMBER: STRUCTURAL TIMBER TO COMPLY WITH AS 1684 & TO ENGINEERS DETAILS. DECORATIVE TIMBER FEATURES TO BE AS SELECTED.

STEEL: REFER TO BUILDING SPECIFICATIONS & ENGINEERS DETAILS.

HAZARDS: ALL CARE IS TO BE TAKEN BY ONSITE CONSTRUCTION WORKERS. RELEVANT QUALIFICATIONS/ INSURANCES / INDUCTIONS ARE TO BE UP TO DATE PRIOR TO COMMENEMENT OF WORKS. HAZARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- CHEMICALS- E.G PAINTS, SOLVENTS & SEALANTS.
- CONSTRUCTION MATERIALS- E.G TREATED TIMBER, ASBESTOS REMOVAL, INSULATION.
- WORKING AT HEIGHTS.
- WORKING IN CONFINED SPACES.
- DEMOLITION WORKS.

EXISTING SERVICES	
P	POWER
S	SEWER
W	WATER



EXISTING SITE PLAN
SCALE AT A3 1:500



PROJECT
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9 , 11 , 13 ROBERT STREET,
JUNEE, NSW, 2663

DRAWING TITLE
EXISTING SITE PLAN

CLIENT
CHRIS BLANCHARD

DATE // TIME
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SCALE
AS SHOWN

STATUS
AMENDED FINALS

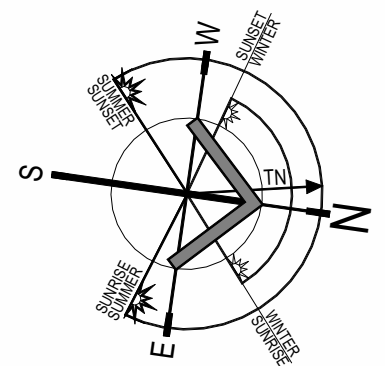
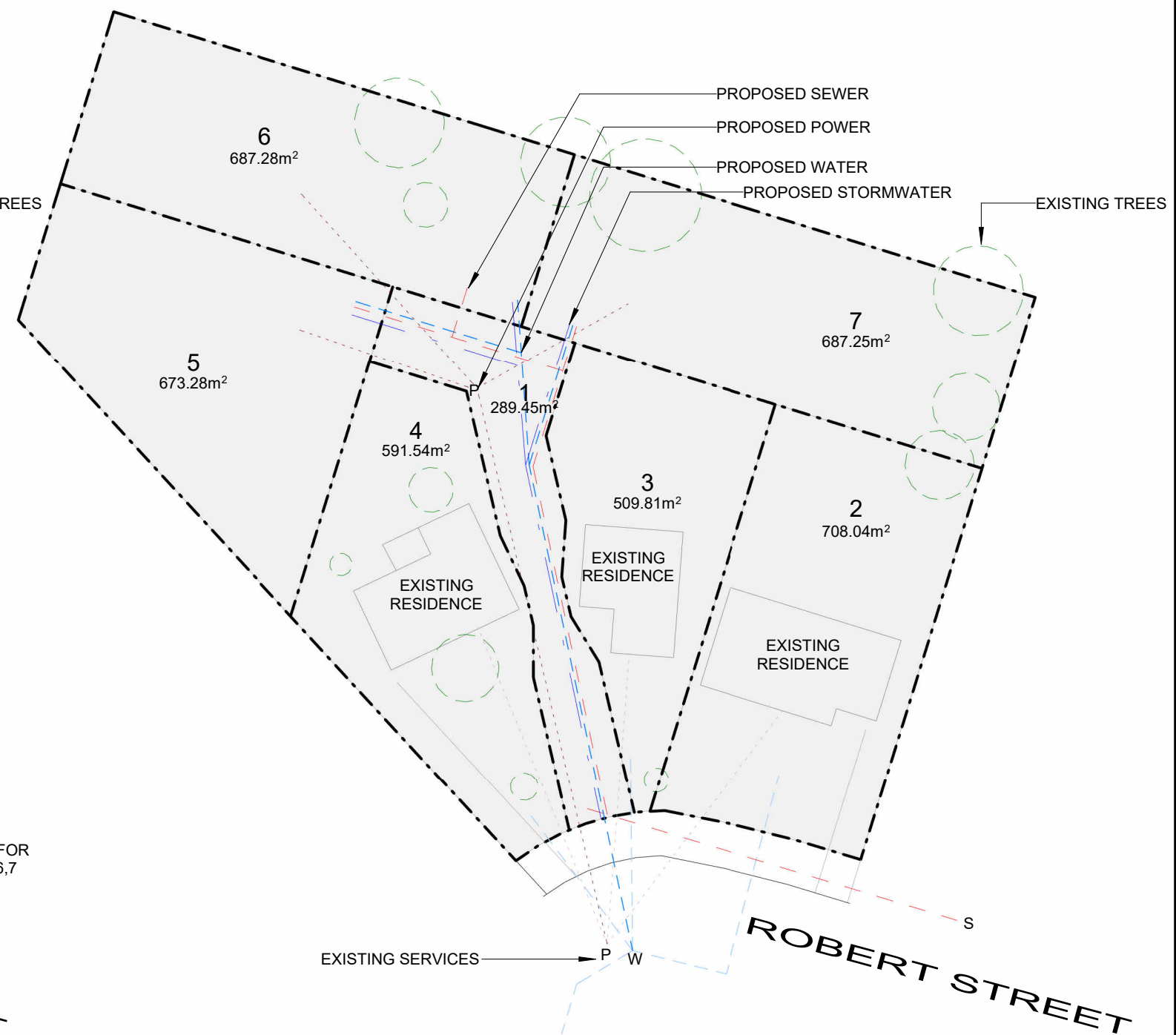
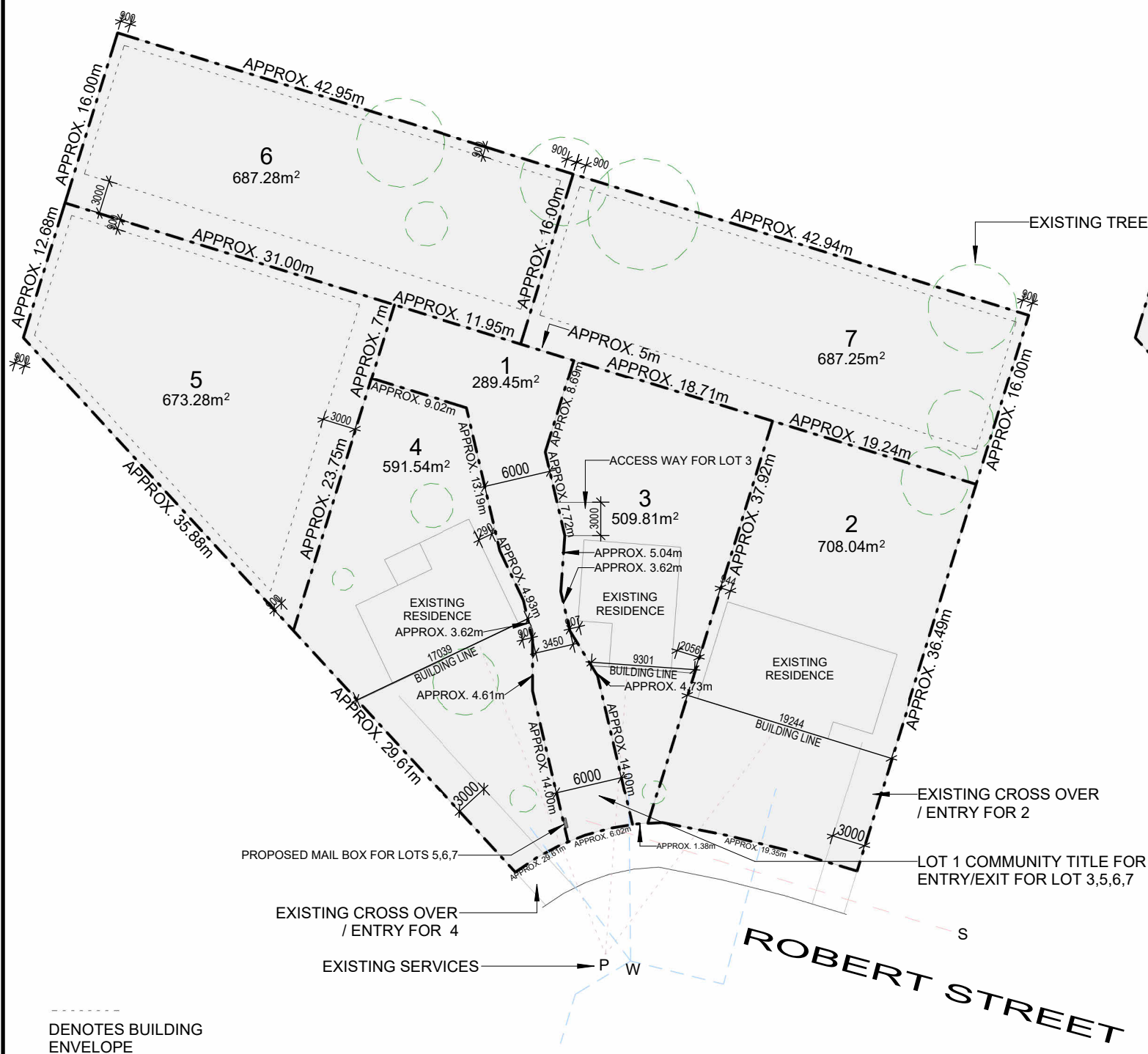
PROJECT ID
28RCD23

DRAWN BY
GUY WARD

BUILD BY
TBC

DRAWING NO.

A01



PROJECT
PROPOSED LOT CONSOLIDATION & NEW SUBDIVISION
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JUNEE, NSW, 2663

DRAWING TITLE
SITE PLANS
CLIENT
CHRIS BLANCHARD
DATE // TIME
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SCALE
AS SHOWN
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DRAWING NO.

A02