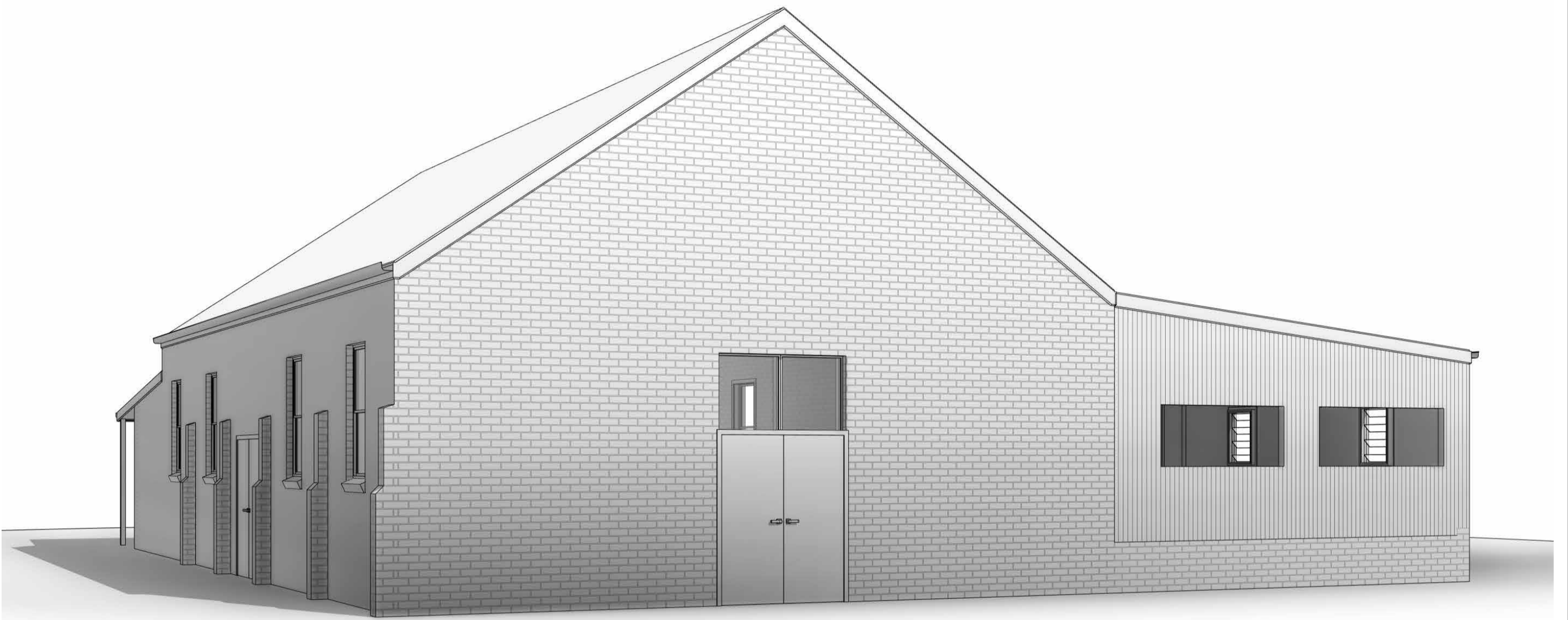




REWARD CHARACTER DESIGNS

BUILDING DESIGN & CREATOR



PROPOSED FUNCTION CENTRE 59 HENDERSONS ROAD, TOOTOOL, NSW, 2655

LOT 1 DP 358434
LOT SIZE - 53.63Ha
LGA: LOCKHART SHIRE COUNCIL

DESIGNED FOR:
SIMON & JANE BONNY

DRAWING SCHEDULE:

NO.	TITLE
A01	SITE PLAN
A02	PARTIAL SITE PLAN
A03	EXISTING // DEMO. PLAN
A04	PROPOSED FLOOR PLAN
A05	ELEVATIONS
A06	SECTIONS

REVISION:

PRELIMINARY. 1	16/12/2024
FINALS DRAFT.	08/01/2024
FINALS.	10/02/2025

DESIGNED: *REWARD CHARACTER DESIGNS*

P 0406 140 093
E info@rcd.net.au

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

CONCRETE: SLABS AND FOOTINGS ARE TO BE TO ENGINEERS SPECIFICATIONS AND AS 3600

STORMWATER/ SEWER: MUST BE DESINGED 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) & NCC 22 VOL. 1 F1D3 STORMWATER DRAINS

TERMITE PROTECTION TERMITE PROTECTION: PROVIDE PHYSICAL AND CHEMICAL TERMITE BARRIERS IN ACCORDANCE WITH NCC 22 VOL 1 B1D4 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. 1 F2D2 WET AREA CONSTRUCTION & SPECIFICATION 26.

EXTERNAL WET AREA WATERPROOFING: TO BE IN ACCORDANCE WITH NCC 22 VOL 1 F1D5 EXTERNAL WATERPROOFING MEMBRANES, SYSTEM DESIGN AS PER AS 4654.2

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.

PROJECT AREAS

EXISTING HALL - 197.51m²
EXISTING DECK - 112.47m²

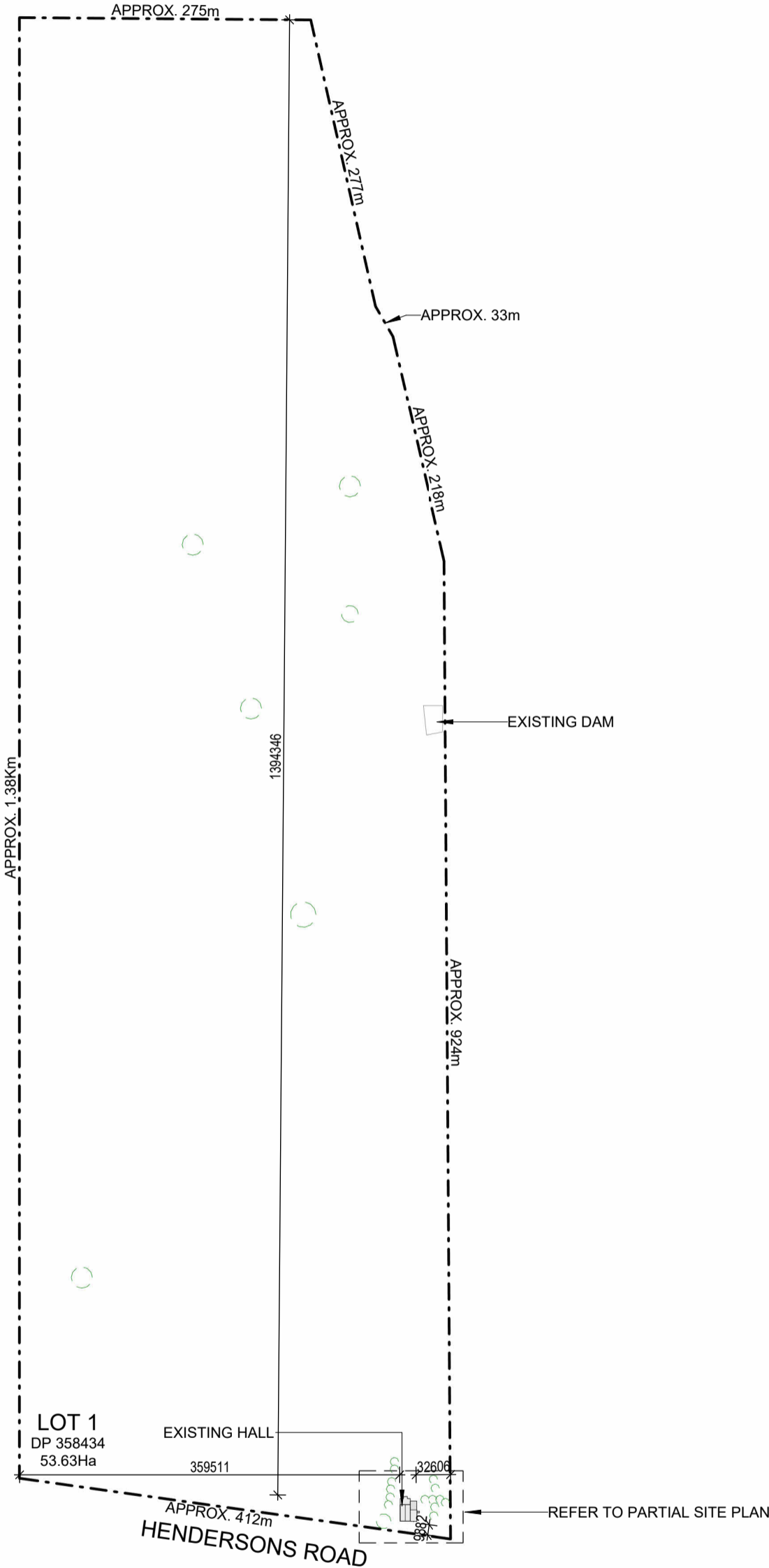
TOTAL AREA - 309.98m²

SITE COVER

SITE AREA - 53.63Ha
TOTAL ENCLOSED AREA - 197.51m²
(EXTERNAL SIDE OF WALL)

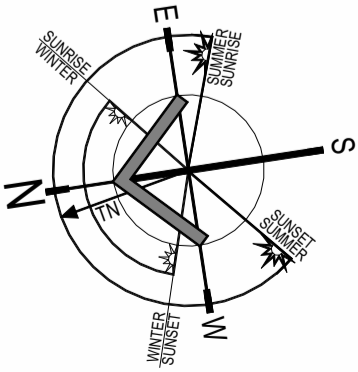
TOTAL - 197.51m²

SITE COVERAGE = 0.058%
SITE COVERAGE MAX = N/A



SITE PLAN

SCALE AT A2 1:5000



REWARD CHARACTER
DESIGNS
BUILDING DESIGN & CONCEPT

PROJECT

PROPOSED FUNCTION CENTRE

59 HENDERSONS ROAD,
TOOTOOL, NSW, 2655

DRAWING TITLE

SITE PLAN

CLIENT

TORONTO ESTATE

DATE // TIME

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SCALE

AS SHOWN

STATUS

FINALS

PROJECT ID

22RCD24

DRAWN BY

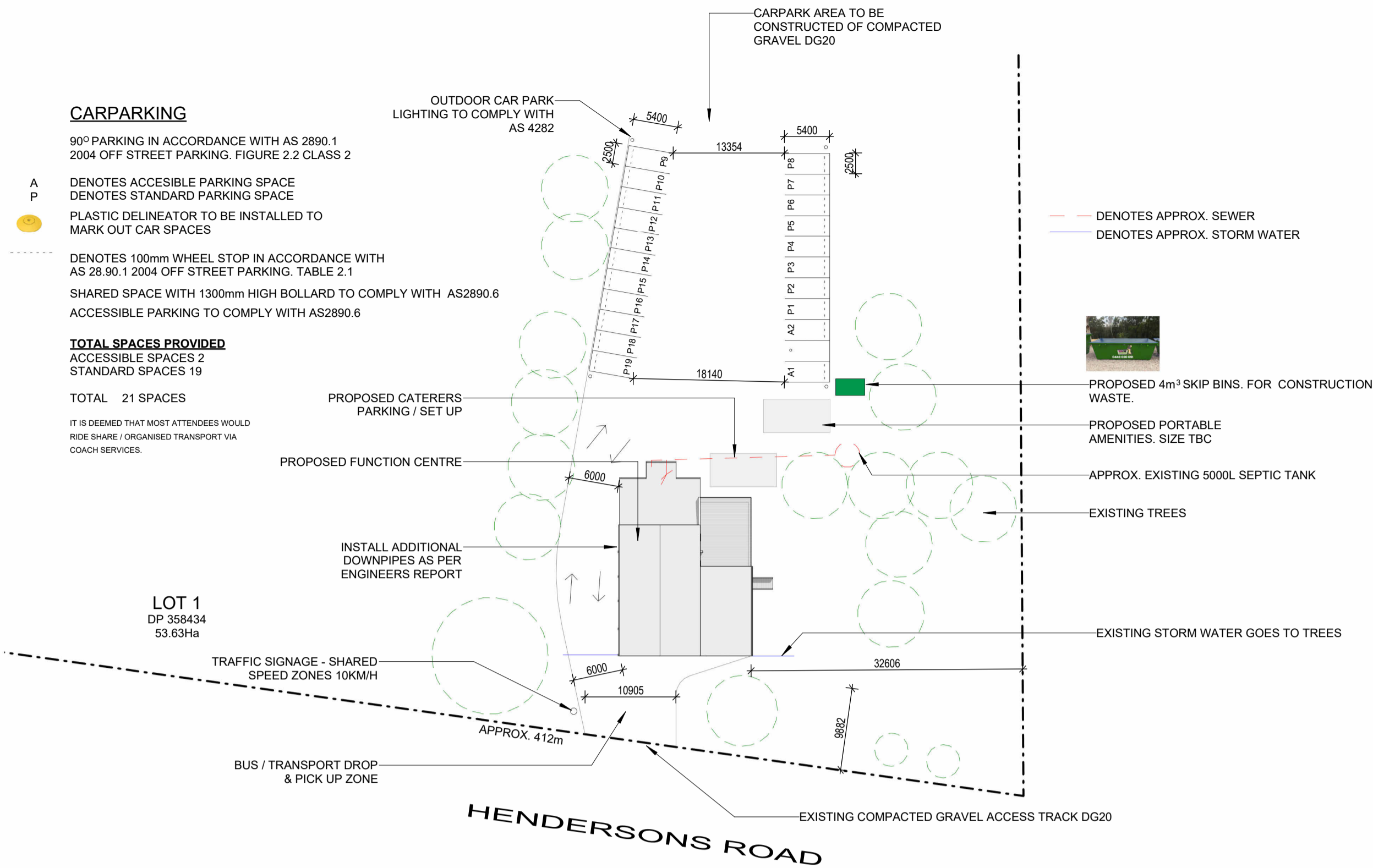
GUY WARD

BUILD BY

TBC

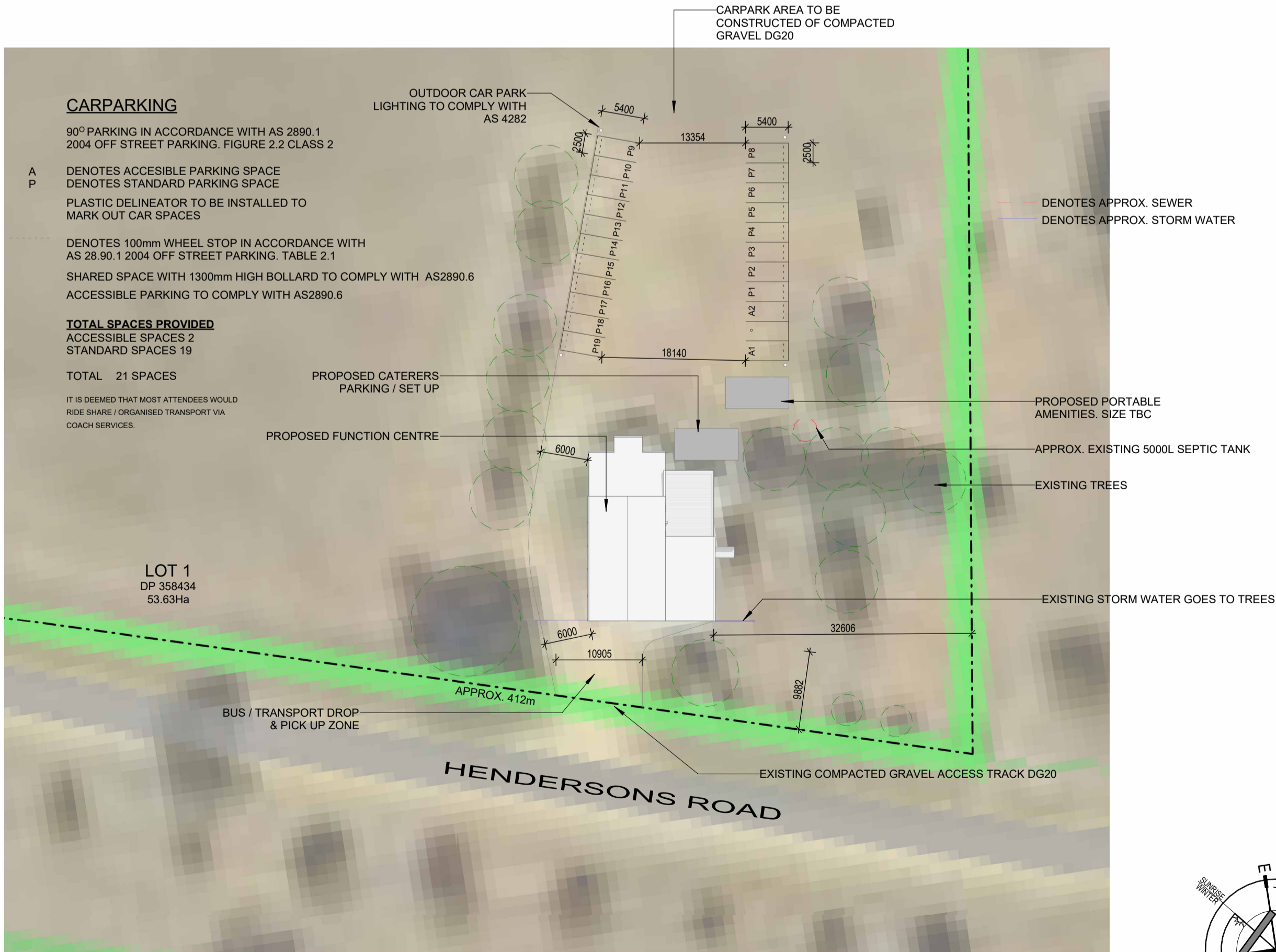
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A01



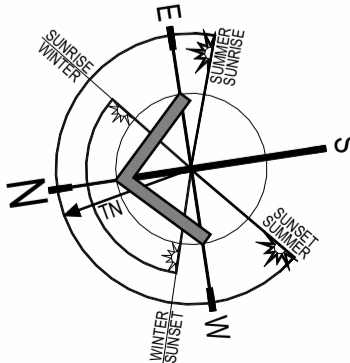
PARTIAL SITE PLAN

SCALE AT A2 1:500



SATELLITE OVERLAY

SCALE AT A2 1:500



PROJECT
PROPOSED FUNCTION CENTRE
59 HENDERSONS ROAD,
TOOTOOL, NSW, 2655

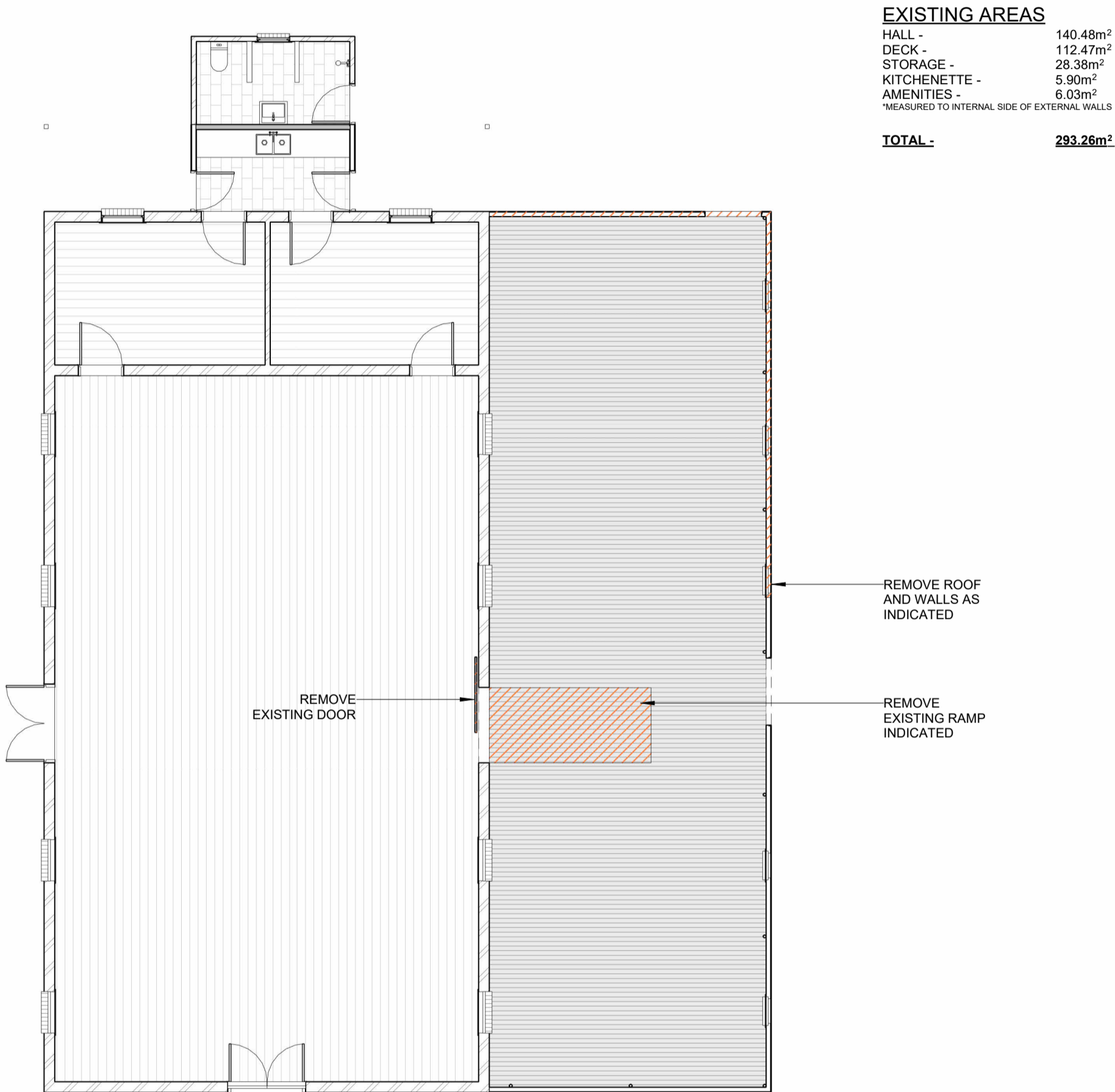
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FINALS
PROJECT ID
22RCD24

DRAWN BY
GUY WARD
BUILD BY
TBC

DRAWING NO.

A02



EXISTING // DEMO. HALL FLOOR PLAN
SCALE AT A3 1:100

PROJECT INFORMATION

FLOOR TO CEILING HEIGHT -	EXISTING 2400mm IN KITCHENETTE & AMENITIES
EAVES OVERHANG -	AS EXISTING
ROOF PITCH -	APPROX. 34 DEGREES
ROOF COVERING -	COLORBOND METAL SHEETING (CUSTOM ORB PROFILE)
FLOOR CONSTRUCTION -	EXISTING TEIMBER FLOOR ON EXISTING STRUCTURAL FLOOR MEMBERS
EXTERNAL WALLS -	230mm DOUBLE BRICK

GENERAL NOTES

ALL DOORS TO COMPLY WITH NCC 22 VOL. 1 PART D3D28 SIGNS ON DOORS
ALL ACCESSIBLE DOORS TO COMPLY WITH NCC 22 VOL. 1 PART D4D7 SIGNAGE & SPECIFICATION 15

WALL AND FLOOR LEGEND

	DECKING
	TILES
	TIMBER
	BRICK WALL - VARYING WIDTHS

PROPOSED AREAS

FUNCTION CENTRE -	140.48m ²
DECK -	112.47m ²
STORAGE -	28.38m ²
KITCHENETTE -	5.90m ²
AMENITIES -	6.03m ²
*MEASURED TO INTERNAL SIDE OF EXTERNAL WALLS	

TOTAL - 293.26m²

SCOPE OF WORKS

CONVERT EXISTING HALL TO FUNCTION CENTRE

- DEMOLITION WORKS
- REMOVE ESLIDING DOOR.
 - REMOVE EXISTING NON COMPLIANT RAMP.
 - REMOVE ROOFING AND WALL ON EXISTING DECK.

- PROPOSED WORKS
- CONSTRUCT NEW COMPLIANT RAMP
 - RESWING MAIN ENTRY DOOR.
 - RESWING KITCHENETTE DOOR.
 - INSTALL EXIT SIGNS AND FIRE EXTINGUISHERS.

EXIT DENOTES ILLUMINATED EXIT LIGHTS TO COMPLY WITH NCC 22 VOL.1 E4D5, E4D6 & E4D8 & SPECIFICATION 25 & AS/NZS 2293.1

FE DENOTES FIRE EXTINGUISHER. TO COMPLY WITH NCC 22 VOL. 1 E1D14 PORTABLE FIRE EXTINGUISHERS

THE LOCATION OF REQUIRED FIRE EXTINGUISHERS ARE INDICATIVE ONLY AND ARE REQUIRED TO BE INFORMED BY FIRE ENGINEERING DESIGN - TO BE PROVIDED AT CC APPLICATION STAGE.

FACILITY CALCULATIONS

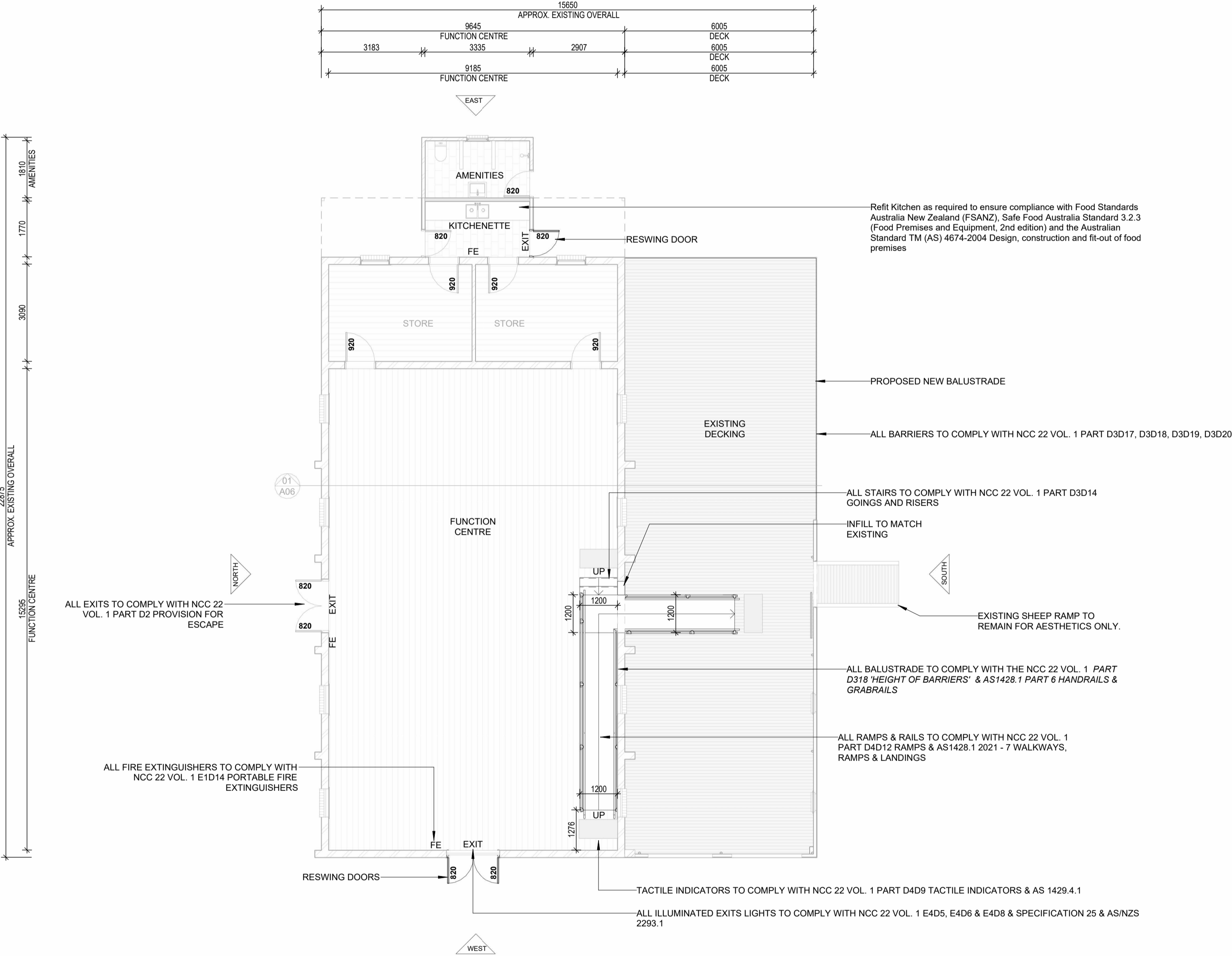
CALCULATIONS HAVE BEEN COMPLETED BASED OFF TABLE F4D4I: SANITAARY FACILITIES IN CLASS 9B BUILDINGS - PUBLIC HALLS, FUNCTION ROOMS OR THE LIK.

NOTE FACILITIES WILL BE PROVIDED IN THE FORM OF HIRED PORTABLE UNIT FOR THE FUNCTION. MINIMUM REQUIREMENTS BELOW.

MINIMUM REQUIREMENTS FOR MALE FACILITY
1 x W.C PER 100 MALES
2 x URINAL PER 100 MALES
2 x WASHBASIN PER 200 MALES

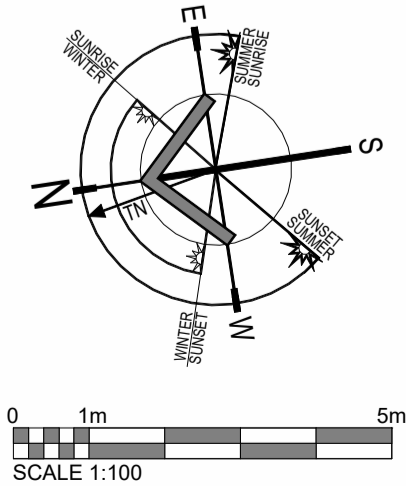
MINIMUM REQUIREMENTS FOR FEMALE FACILITY
3 x W.C PER 100 FEMALES
2 x WASHBASIN PER 150 FEMALES

MINIMUM 1 x UNISEX ACCESSIBLE FACILITY



PROPOSED FUNCTION CENTRE FLOOR PLAN

SCALE AT A2 1:100



PROJECT
PROPOSED FUNCTION CENTRE
59 HENDERSONS ROAD,
TOOTOOL, NSW, 2655

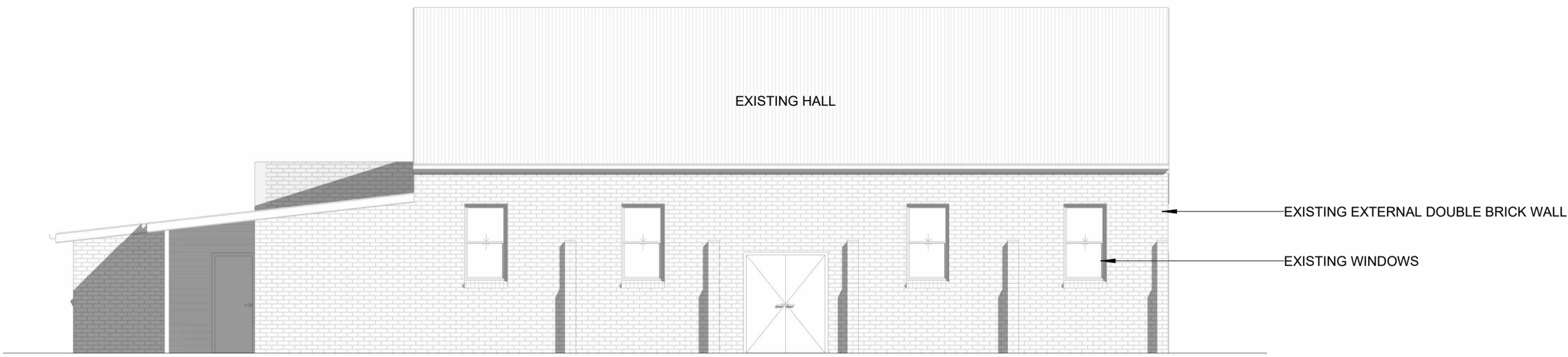
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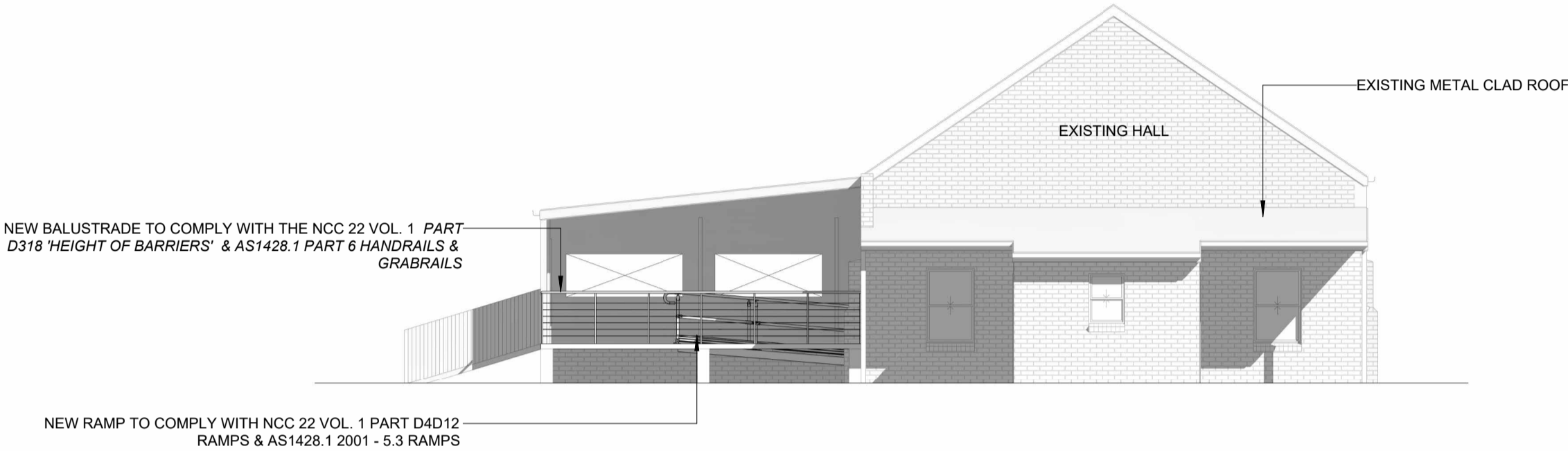
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GUY WARD
BUILD BY
TBC

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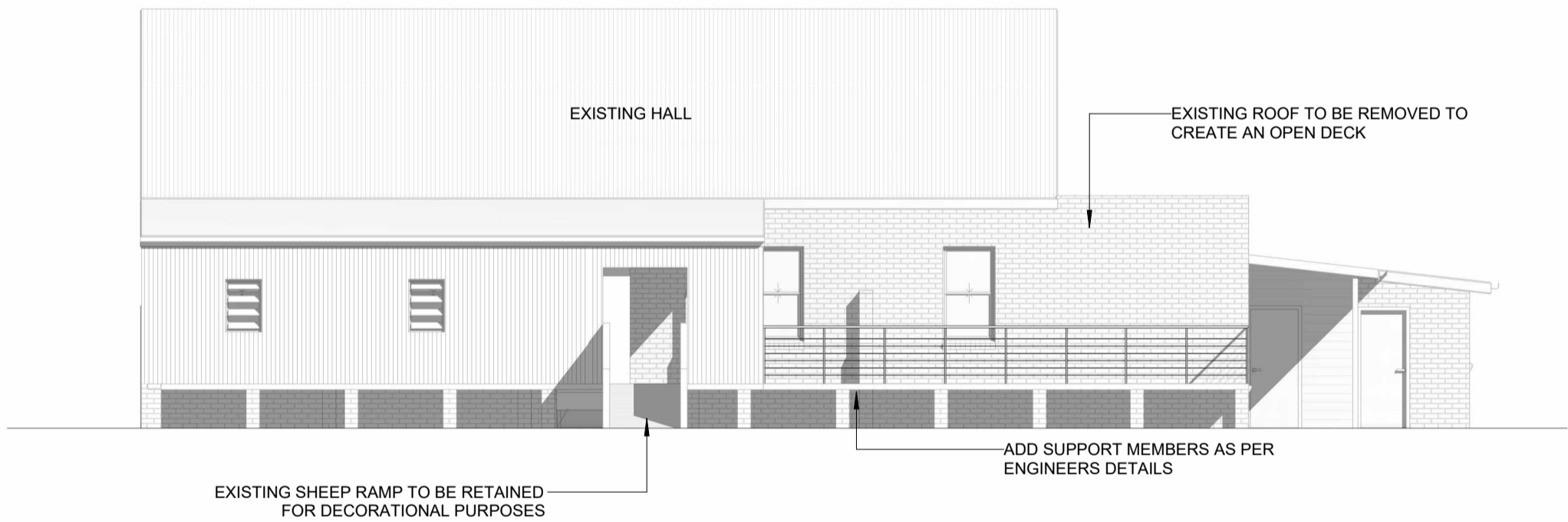
A04



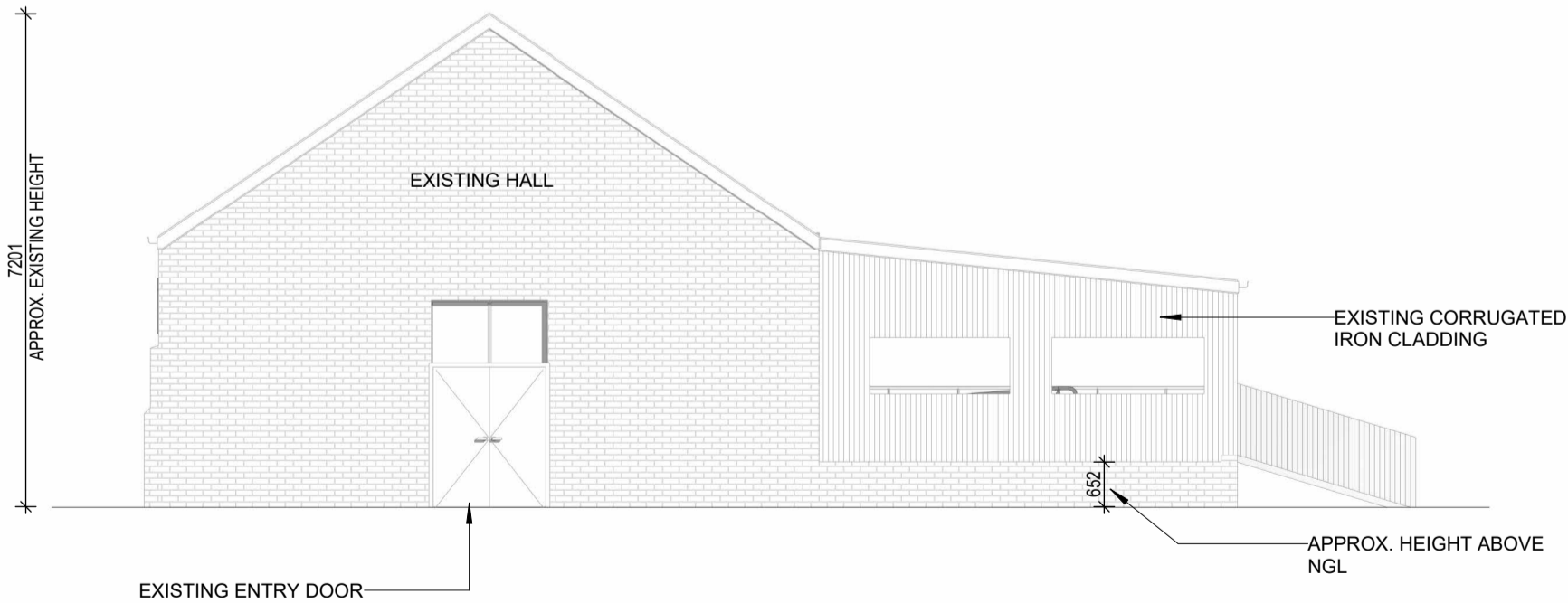
NORTHERN ELEVATION
SCALE AT A2 1:100



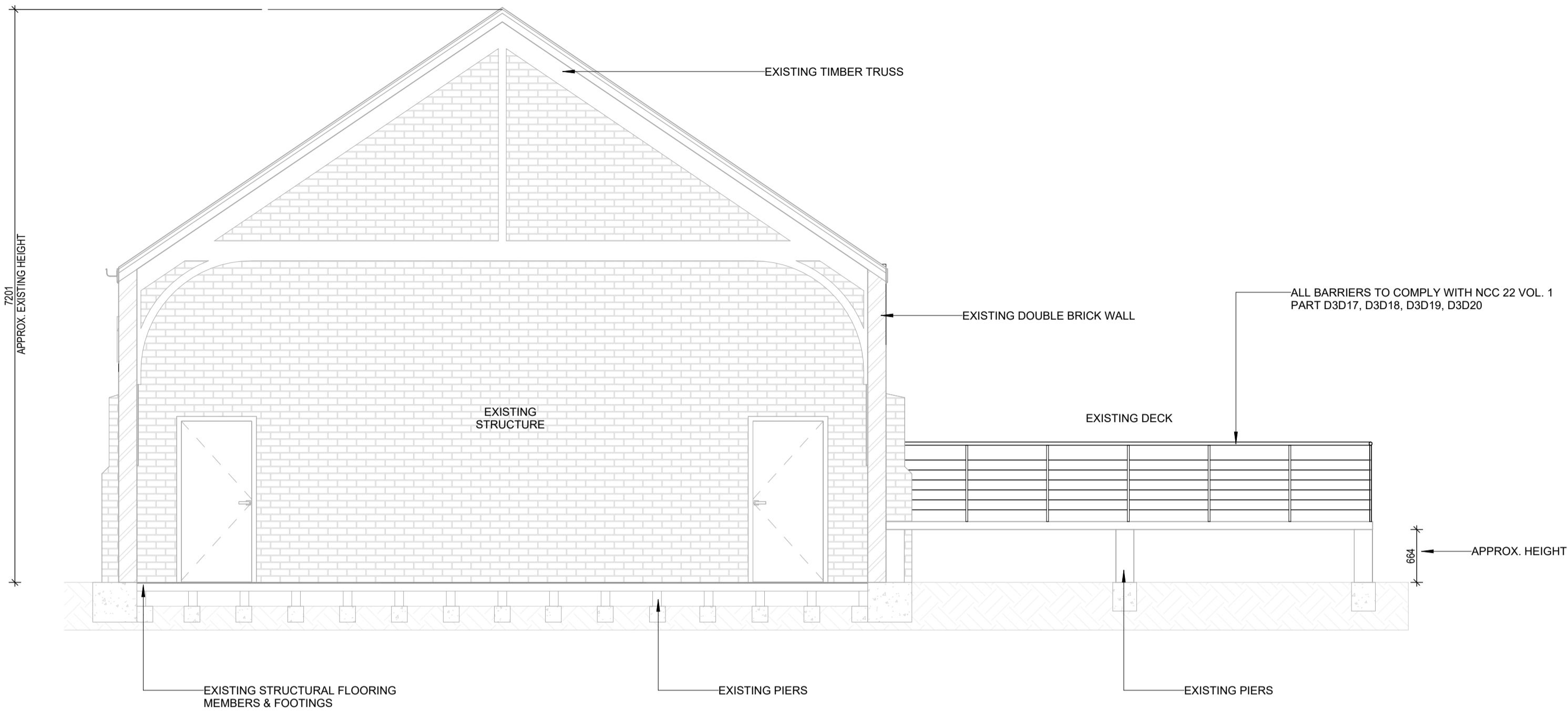
EASTERN ELEVATION
SCALE AT A2 1:100



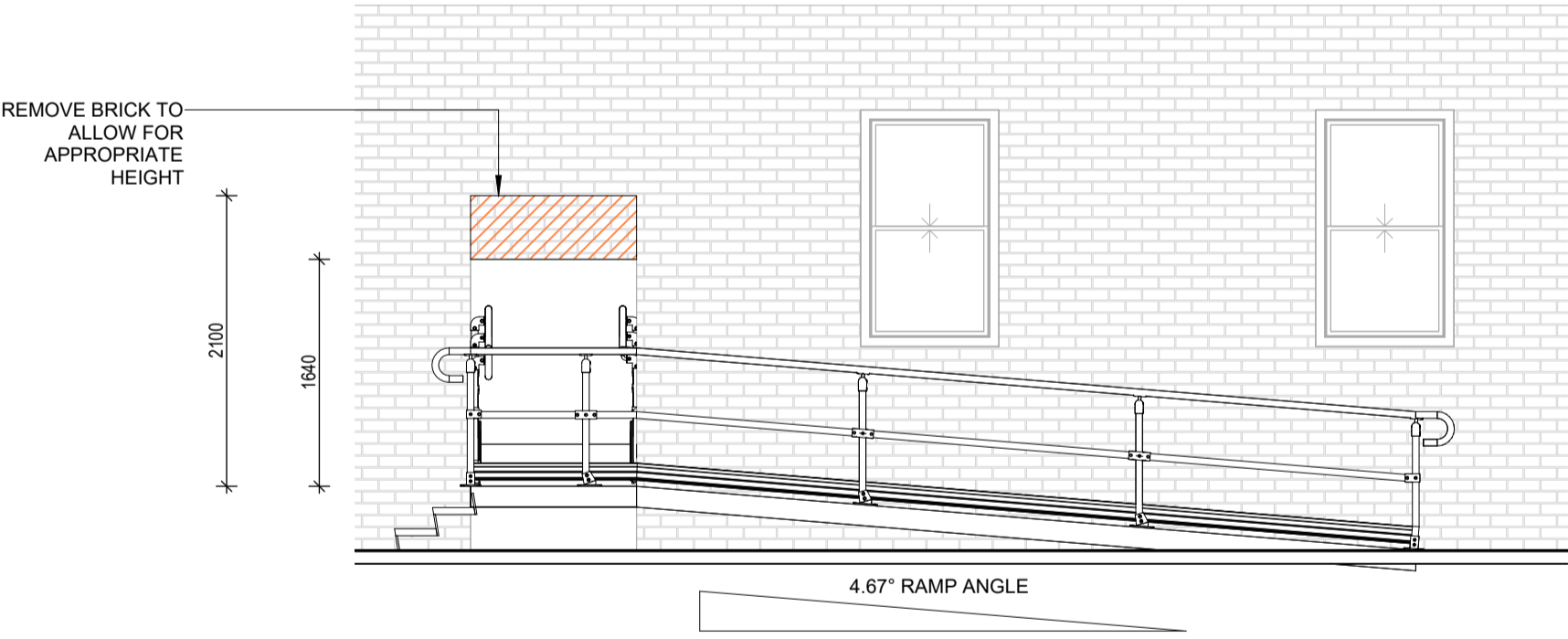
SOUTHERN ELEVATION
SCALE AT A2 1:100



WESTERN ELEVATION
SCALE AT A2 1:100



SECTION 01
SCALE AT A2 1:50



RAMP VIEW
SCALE AT A2 1:50