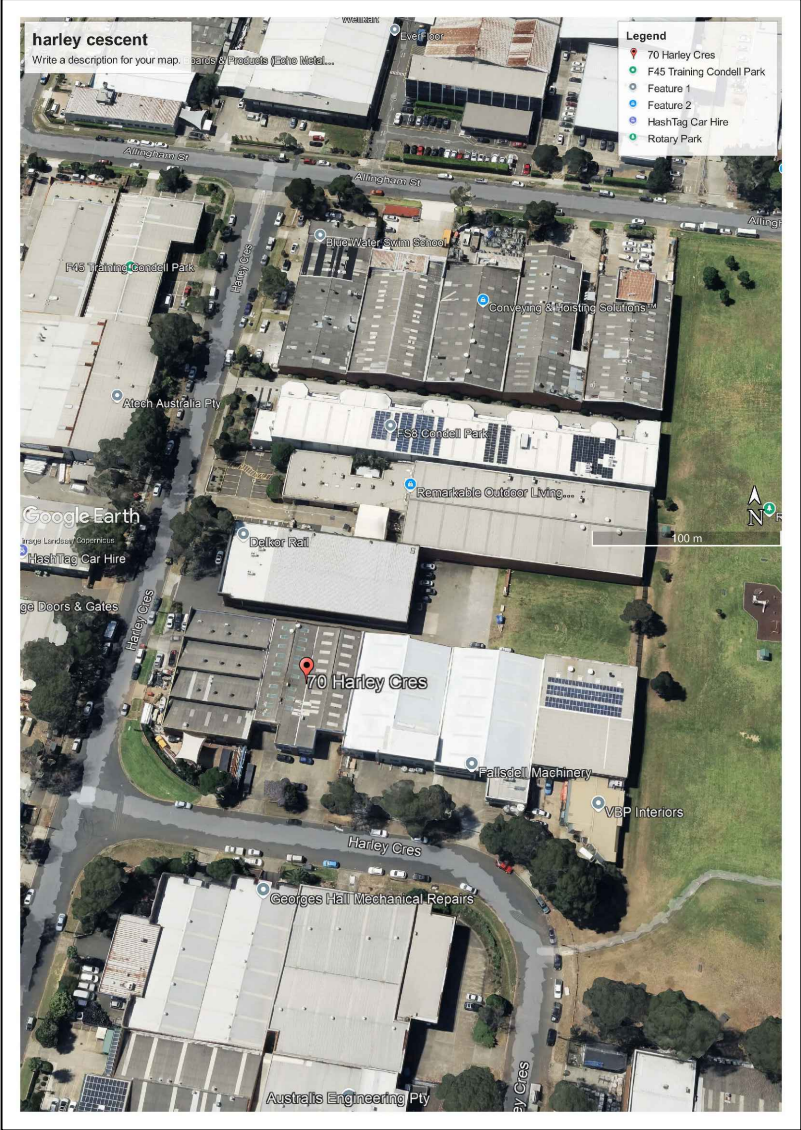




EXISTING FRONT ELEVATION



LOCATION PLAN

DRAWING LIST

CONSULTANT	DRAWING No	TITLE	REVISION	DATE
Architectural	4251/0	Cover Sheet	J	18/02/2025
	4251/1	Existing Site Plan	J	18/02/2025
	4251/2	Existing Floor Plan	J	18/02/2025
	4251/3	Ground floor Plan	J	18/02/2025
	4251/4	Upper Floor Plan	J	18/02/2025
	4251/5	Elevations	J	18/02/2025
	4251/6	Sections	J	18/02/2025
	4251/7	Electrical Gound Floor	J	18/02/2025
	4251/8	Electrical Upper Floor	J	18/02/2025
	4251/9	Reflected Ceiling Plan	J	18/02/2025
	4251/10	Gases Plan	J	18/02/2025
	4251/11	Roof Plan	J	18/02/2025
	4251/12	Flooring Layout	J	18/02/2025

Revision		
H	DA PLANS	12/12/2024
F	CLIENT CHANGES	28/10/2024

Consultant:

4

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Email: dw@dwandsl.com.au  
ACN 117 923 888

Project:

CHANGE OF USE  
RENOVATION OF EXISTING FACTORY  
70A - 70B HARLEY CRESCENT  
CONDELL PARK  
RSPCA NSW SPEY CLINIC

Client:

RSPCA NSW  
70A - 70B HARLEY CRESCENT  
CONDELL PARK

Drawing:

COVER SHEET

Scale  
1 : 100 @ A1  
1 : 200 @ A3

Drawn:  
DWB

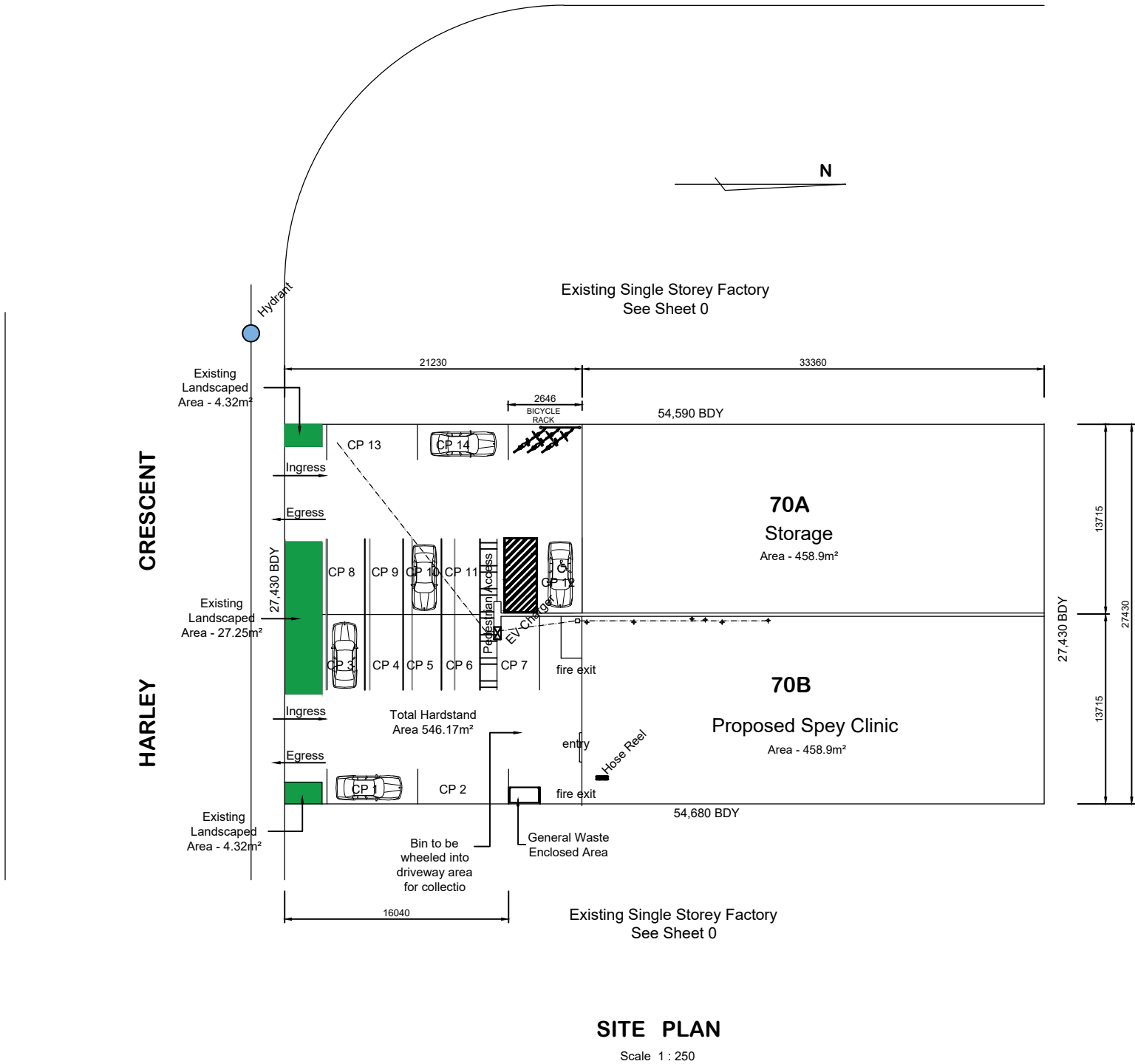
Date:  
28/10/2024

Revision:  
J


Date:  
18/02/2025

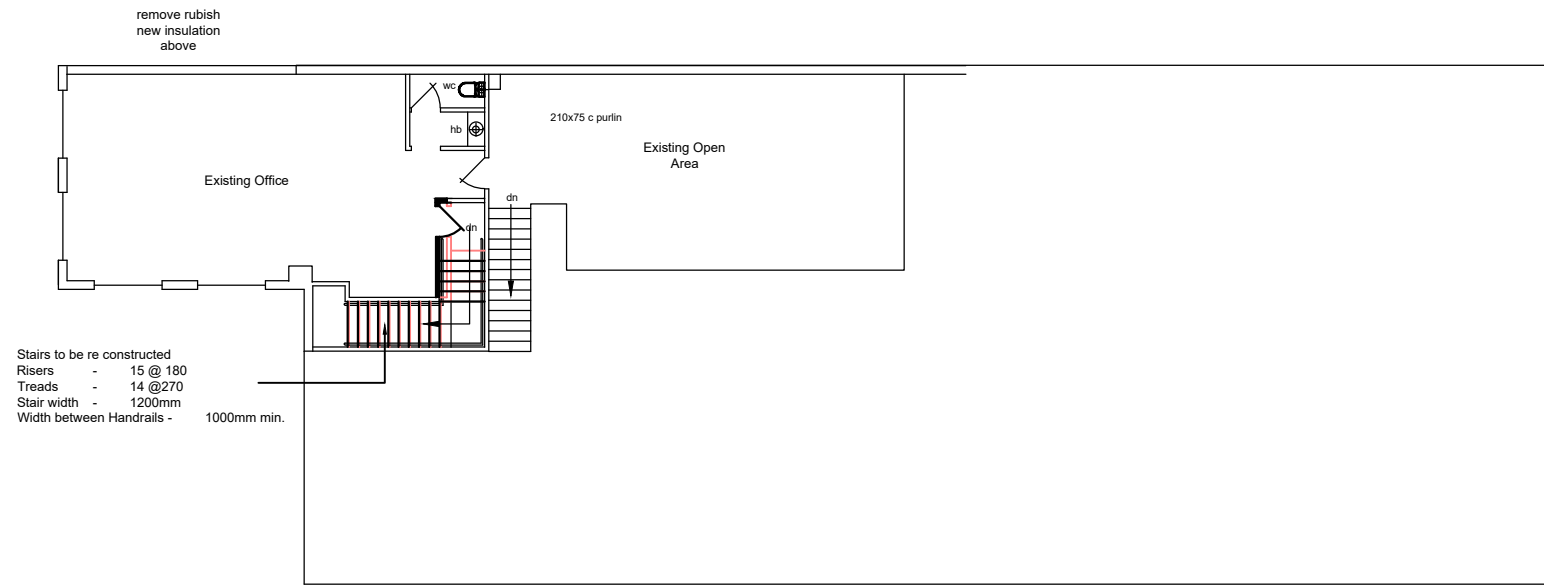
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4251/0



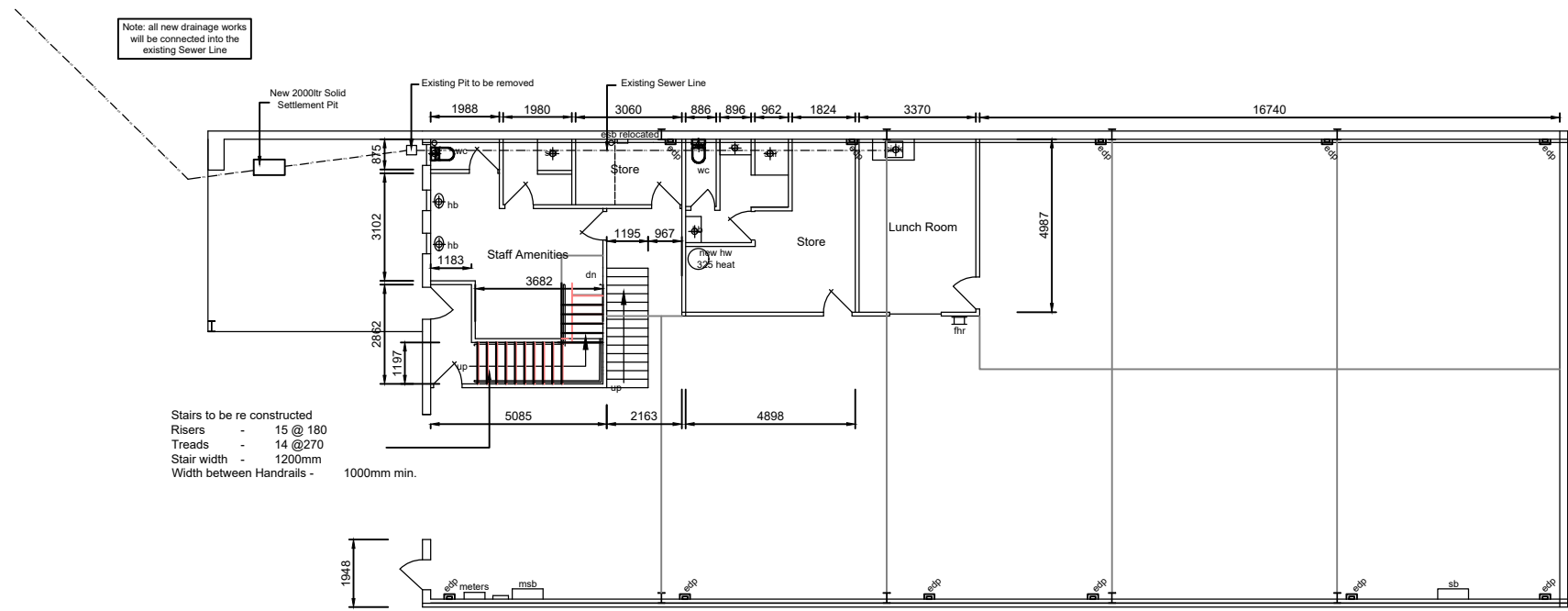


- GENERAL NOTE:
1. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING SERVICES BEFORE COMMENCING ANY DEMOLITION OR CONSTRUCTION WORKS.
  2. SERVICES TO THE AREAS TO BE DEMOLISHED ARE TO BE LOCATED, TERMINATED AND MADE SAFE BEFORE COMMENCEMENT OF DEMOLITION.
  3. ALL DEMOLITION WORKS TO BE CARRIED OUT IN CONJUNCTION WITH AS 2601
  4. SUBMIT A WORK PLAN BEFORE DEMOLITION OR STRIPPING WORK. INCLUDE THE CHECK LIST ITEMS APPROPRIATE TO THE PROJECT FROM AS 2601 APPENDIX A.
  5. PREPARE A HAZARDOUS SUBSTANCE MANAGEMENT PLAN TO AS 2601 CLAUSE 1.6.
  6. SUBMIT A COPY OF THE DILAPIDATION RECORD FOR INSPECTION.
  7. SUBMIT THE LOCATIONS OF SITE STOCKPILES FOR DEMOLISHED MATERIALS FOR RECYCLING IN THE WORKS. SUBMIT THE NAME AND ADDRESS OF THE PROPOSED RECYCLING FACILITY.
  8. IF TEMPORARY SUPPORT IS REQUIRED, CERTIFICATION FOR ITS DESIGN AND INSTALLATION IS REQUIRED FROM A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR.
  9. WALL & FLOOR VINYL IN AREAS TO BE DEMOLISHED TO BE REMOVED. ALL GLUE RESIDUE TO BE REMOVED & EXISTING CONCRETE SURFACE & WALL LININGS TO BE PREPARED FOR THE INSTALLATION OF NEW VINYL.
  10. AT THE COMPLETION OF EVERY SUB CONTRACTOR WORKS, FOR THE WORKS UNDER CONTRACT DURING THE CONSTRUCTION STAGE THE HEAD CONTRACTOR IS TO SUBMIT A STATUTORY DECLARATION STATING THAT THE WORKS HAVE BEEN COMPLETED AS PER ALL CONSTRUCTION DOCUMENTATION, AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE.
  11. IT IS THE HEAD CONTRACTORS RESPONSIBILITY TO ENSURE THAT STAFF AND SUB CONTRACTORS RECEIVE ALL THE TENDER DOCUMENTATION AND ARE FULLY AWARE THAT THE SUB CONTRACTORS TENDER DOCUMENTATION IS TO BE READ IN CONJUNCTION WITH ALL THE SUBMITTED TENDER DOCUMENTS.
  12. IT IS THE HEAD CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL SUB CONTRACTORS ARE FULLY QUALIFIED AND EXPERIENCED IN ALL ASPECTS OF THE WORKS TO BE CARRIED OUT UNDER CONTRACT.
  13. IT IS THE HEAD CONTRACTORS RESPONSIBILITY TO SUPERVISE SUB CONTRACTORS AT ALL TIMES WHILST PERFORMING THE WORKS UNDER CONTRACT.
  14. IT IS THE HEAD CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE QUALITY WORKMANSHIP IS OF A HIGH STANDARD, IS CARRIED OUT IN A TRADESMAN LIKE MANNER & THAT ALL MATERIALS SUPPLIED AND INSTALLED BY THE SUB CONTRACTOR ARE FIT FOR PURPOSE AND ARE AS SPECIFIED.
  15. THE HEAD CONTRACTOR SHALL CHECK ALL RELEVANT DIMENSIONS ON SITE BEFORE PROCEEDING WITH WORK UNDER CONTRACT. DRAWINGS ARE NOT TO BE SCATED. IF ANY DESCREPENCIES ARE FOUND BY THE CONTRACTOR OR SUB CONTRACTOR THE SUPERINTENDENT IS TO BE NOTIFIED
  16. OBVIOUS WORKS, IF EITHER DRAWINGS NOR SPECIFICATION CONTAIN ANY MENTION OF METHODS OR PARTS, WHICH IN THE OPINION OF THE PRINCIPAL ARE REASONABLE AND OBVIOUSLY NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORKS, SUCH METHODS OR PARTS ARE TO BE PROVIDED BY THE CONTRACTOR WITHOUT ANY EXTRA CHARGE AS IF THEY WERE SPECIALLY MENTIONED AND SHALL BE DEEMED TO BE, AND HEREBY ARE INCLUDED IN THIS CONTRACT. IT IS THE HEAD CONTRACTORS RESPONSIBILITY TO CLARIFY ALL AMBIGUOUS METHODS OR PARTS AT THE TENDER STAGE.
  17. CONCRETE SCANNING IS TO BE UNDERTAKEN AND ALL IN SLAB DRAINAGE LOCATED, POSITION DOCUMENTED AND SUBMITTED TO THE SUPERINTENDENT FOR APPROVAL BEFORE THE COMMENCEMENT OF CONCRETE CUTTING.

ion		<div>Consultant:</div> <div><div>P.O. Box 7179 Toowoomba Bay NSW Ph: 0414 267135 Fax: 4332 5888 Email: dw@dwslbaxter.com.au JCN 117 822 888</div></div>	<div>Project:</div> <div>CHANGE OF USE RENOVATION OF EXISTING FACTORY 70A - 70B HARLEY CRESCENT CONDELL PARK RSPCA NSW SPEY CLINIC</div>	<div>Client:</div> <div>RSPCA NSW 70A - 70B HARLEY CRESCENT CONDELL PARK</div>	<div>Drawing:</div> <div>SITE PLAN</div>	<div>Scale</div> <div>1 : 200 @ A1 1 : 400 @ A3</div>	<div>Drawn:</div> <div>DWB</div>	<div>Date:</div> <div>28/10/2024</div>
DA PLANS	12/12/2024					<div>Revision:</div> <div>J</div>	<div>Date:</div> <div>18/02/2025</div>	<div>Drawing Number:</div> <div>4251/1</div>
CLIENT CHANGES	28/10/2024							



EXISTING UPPER FLOOR PLAN



EXISTING GROUND FLOOR PLAN

Revision		
H	DA PLANS	12/12/2024
F	CLIENT CHANGES	28/10/2024

Consultant:

**4**

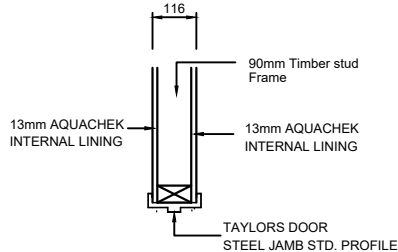
P.O. Box 7179 Toowoomba Bay NSW  
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DW & SL Baxter Pty Ltd  
ACN 117 923 888

Project: **CHANGE OF USE  
RENOVATION OF EXISTING FACTORY  
70A - 70B HARLEY CRESCENT  
CONDELL PARK  
RSPCA NSW SPEY CLINIC**

Client: **RSPCA NSW  
70A - 70B HARLEY CRESCENT  
CONDELL PARK**

Drawing: **EXISTING FLOOR PLAN**

Scale 1 : 200 @ A1 1 : 400 @ A3	Drawn: DWB	Date: 28/10/2024
Revision: J	Date: 18/02/2025	Drawing Number: 4251/2



INTERNAL TIMBER FRAME WALL DETAIL  
DETAIL - ISF01  
920 leaf door 950 opening

GENERAL NOTE:

1. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING SERVICES BEFORE COMMENCING ANY DEMOLITION OR CONSTRUCTION WORKS.
2. SERVICES TO THE AREAS TO BE DEMOLISHED ARE TO BE LOCATED, TERMINATED AND MADE SAFE BEFORE COMMENCEMENT OF DEMOLITION.
3. ALL DEMOLITION WORKS TO BE CARRIED OUT IN CONJUNCTION WITH AS 2601
4. SUBMIT A WORK PLAN BEFORE DEMOLITION OR STRIPPING WORK. INCLUDE THE CHECK LIST ITEMS APPROPRIATE TO THE PROJECT FROM AS 2601 APPENDIX A.
5. PREPARE A HAZARDOUS SUBSTANCE MANAGEMENT PLAN TO AS 2601 CLAUSE 1.6.
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7. SUBMIT THE LOCATIONS OF SITE STOCKPILES FOR DEMOLISHED MATERIALS FOR RECYCLING IN THE WORKS. SUBMIT THE NAME AND ADDRESS OF THE PROPOSED RECYCLING FACILITY.
8. IF TEMPORARY SUPPORT IS REQUIRED, CERTIFICATION FOR ITS DESIGN AND INSTALLATION IS REQUIRED FROM A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR.
9. WALL & FLOOR VINYL IN AREAS TO BE DEMOLISHED TO BE REMOVED. ALL GLUE RESIDUE TO BE REMOVED & EXISTING CONCRETE SURFACE & WALL LININGS TO BE PREPARED FOR THE INSTALLATION OF NEW VINYL.
10. IT IS THE HEAD CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL SUB CONTRACTORS ARE FULLY QUALIFIED AND EXPERIENCED IN ALL ASPECTS OF THE WORKS TO BE CARRIED OUT UNDER CONTRACT.
11. IT IS THE HEAD CONTRACTORS RESPONSIBILITY TO SUPERVISE SUB CONTRACTORS AT ALL TIMES WHILST PERFORMING THE WORKS UNDER CONTRACT.
12. IT IS THE HEAD CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE QUALITY WORKMANSHIP IS OF A HIGH STANDARD, IS CARRIED OUT IN A TRADESMAN LIKE MANNER & THAT ALL MATERIALS SUPPLIED AND INSTALLED BY THE SUB CONTRACTOR ARE FIT FOR PURPOSE AND ARE AS SPECIFIED.
13. CONCRETE SCANNING IS TO BE UNDERTAKEN AND ALL IN SLAB DRAINAGE LOCATED, POSITION DOCUMENTED AND SUBMITTED TO THE SUPERINTENDENT FOR APPROVAL BEFORE THE COMMENCEMENT OF CONCRETE CUTTING.

HYDRAULICS NOTE

- H1. PROVIDE A COMPLETE AND OPERATIONAL HYDRAULIC SERVICES SYSTEM TESTED AND COMMISSIONED IN ACCORDANCE WITH AS/NZS 3500 AND THE PLUMBING CODE OF AUSTRALIA.
- H2. PROVIDE THE ACCESSORIES AND FITTINGS NECESSARY FOR THE PROPER COMMISSIONING OF THE SYSTEMS, INCLUDING TAPS, VALVES, OUTLETS, PRESSURE AND TEMPERATURE CONTROL DEVICES, STRAINERS AND GAUGES.
- H3. ALL INTERNAL FITTINGS TO HAVE A MINIMUM PRESSURE OF 150kPa AND FLOW RATE NOT LESS THAN STATE IN TABLE 3.3 SECTION 5 OF AS 3500.
- H4. THIS DRAWING TO BE READ INCONJUNCTION WITH THE HYDRAULIC ENGINEERS DRAWINGS.

MECHANICAL NOTE

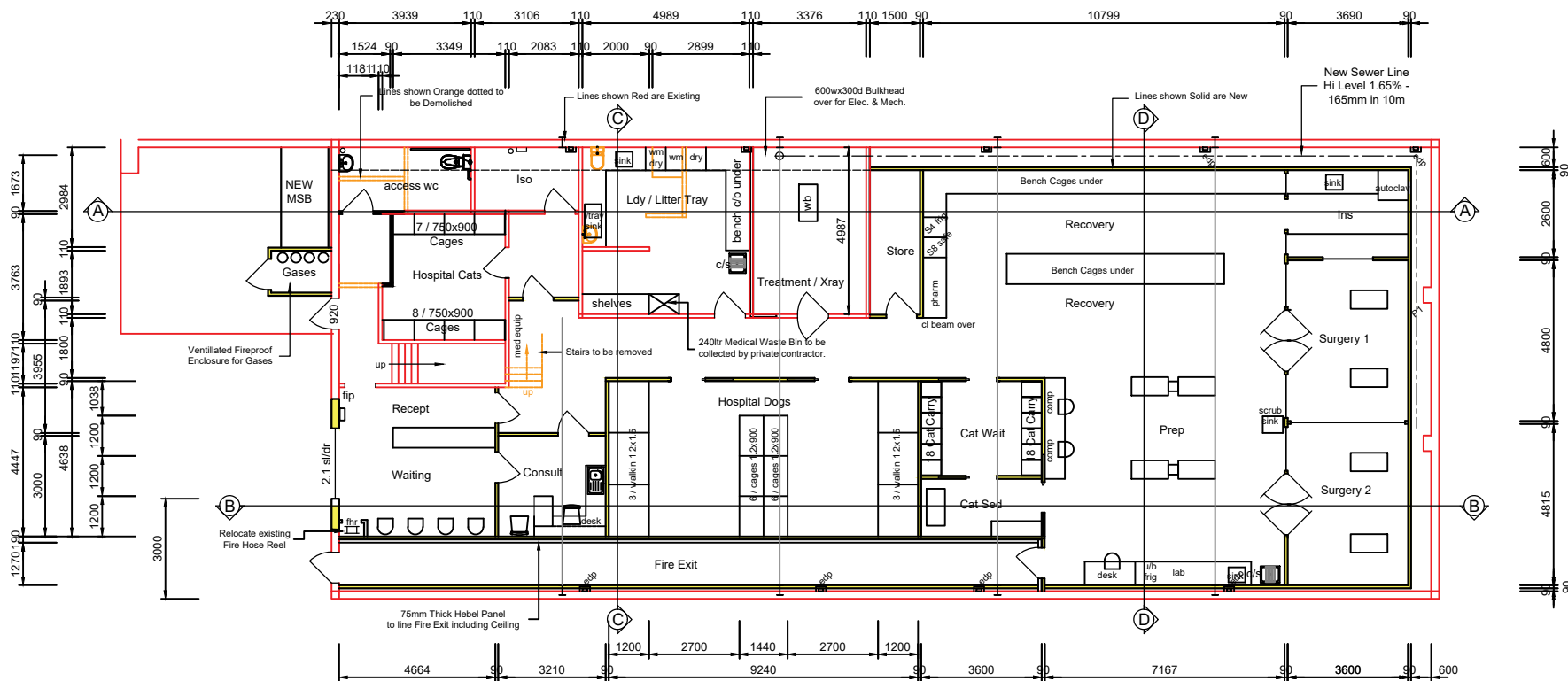
- M1. ALL ROOMS TO BE MECHANICALLY VENTILATED.
- M2. PROVIDE A COMPLETE AND OPERATIONAL MECHANICAL SERVICE AND VENTILLATION SYSTEM TESTED AND COMMISSIONED TO ALL ROOMS OCCUPIED BY A PERSON FOR ANY USE IN ACCORDANCE WITH AS 1668.1, AS 1668.2, AS 3666.1 AND BUILDING CODE OF AUSTRALIA.
- M3. PROVIDE A VENTILLATION AND AIR CONDITIONING SYSTEM CAPABLE OF OPERATING UNDER THE FOLLOWING CLIMATIC CONDITIONS. SUMMER AMBIENT TEMP. 35° Cdb - INDOOR DRY BULB TEMP OF 24° C. WINTER AMBIENT TEMP. 6° C db - INDOOR DRY BULB TEMP 21° C.
- M4. PROVIDE THE VENTILLATION AND AIR CONDITIONING SYSTEM FOR EACH SPACE AND OFFICE. MINIMUM SUPPLY OF 6.0L/s/m². AIR VELOCITY NOT MORE THAN 0.2m/s.
- M5. PROVIDE THE AIR CONDITIONING SYSTEM WHERE THE MAXIMUM SOUND LEVEL dB(A) WILL NOT EXCEED 35 dB(A) OFFICES AND ANIMAL ROOMS, 40 dB(A) FOYER AND STAFF ROOM.

LIGHTING NOTE

- L1. INSTALL HIGH FREQUENCY BALLAST IN FLOURESCENT LUMINARIES OVER A MINIMUM OF 95% OF THE NLA.
- L2. THE LIGHT DESIGN TO HAVE A MAINTAINED ILLUMINANCE LEVEL OF NO MORE THAN 400 Lux FOR 95% OF THE OFFICE NLA AS MEASURED AT THE WORKING PLANE ( 720mm AFFL)
- L3. LIGHTING POWER DENSITIES FOR 95% OF THE NLA NOT TO EXCEED 1.5 w/m² per 100 Lux AT 720mm AFFL WITH DEFAULT MAINTENANCE FACTOR OF 0.8.
- L4. INDIVIDUALLY SWITCHED LIGHTING ZONES NOT EXCEEDING 100m² FOR 95% OF THE NLA.

ELECTRICAL NOTE

- E1. PROVIDE A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM TESTED AND COMMISSIONED IN ACCORDANCE WITH AS/NZS 3000 PART 2. AS/NZS 3008.1.1
- E2. PROVIDE A COMPLETE MONITORED AND OPERATIONAL EMERGENCY LIGHTING SYSTEM IN ACCORDANCE WITH AS/NZS 2293.
- E3. PROVIDE A COMPLETE MONITORED AND OPERATION FIRE DETECTION SYSTEM IN ACCORDANCE WITH AS 1670.
- E4. PROVIDE A COMPLETE AND OPERATIONAL COMMUNICATIONS SYSTEM TESTED AND COMMISSIONED IN ACCORDANCE WITH AS/NZS 3080.
- E5. PROVIDE A COMPLETE MONITORED AND OPERATIONAL SECURITY SYSTEM TESTED AND COMMISSIONED.
- E6. THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEERS DRAWING.



GROUND FLOOR PLAN

Floor Area : 375.90m² excl. Fire Exit

- Existing Wall to Remain
- New Wall to Detail ISF01
- Existing Wall Demolished

INTERNAL FINISHES SCHEDULE

ITEM	MANUFACTURER	PRODUCT	FINISH	COLOUR
FLOOR	TO ENGINEERS SPEC.	EXIST. REINF. CONCRETE	NA	NA
FLOORING	TARKETT	VINYL - EMINENT CHR Value >11.0 kW/m² Smoke Value 117 %/min	R10 100mm Coveing	TBS
WALL	VIEW A VIEW B VIEW C VIEW D	64mm STEEL FRAME	SEE STEEL FRAME WALL DETAIL	
WALL LINING	VIEW A	13mm AQUACHEK SMOGRARc <100m²/s² Fire Hazard Group 1	2.0mm Wall Vinyl welded to Floor Cove - 1.0m high Remainder of Wall to be Painted Product Group Classification 3	WHITE
	VIEW B	13mm AQUACHEK SMOGRARc <100m²/s² Fire Hazard Group 1	2.0mm Wall Vinyl welded to Floor Cove - 1.0m high Remainder of Wall to be Painted Product Group Classification 3	WHITE
	VIEW C	13mm AQUACHEK SMOGRARc <100m²/s² Fire Hazard Group 1	2.0mm Wall Vinyl welded to Floor Cove - 1.0m high Remainder of Wall to be Painted Product Group Classification 3	WHITE
	VIEW D	13mm AQUACHEK SMOGRARc <100m²/s² Fire Hazard Group 1	2.0mm Wall Vinyl welded to Floor Cove - 1.0m high Remainder of Wall to be Painted Product Group Classification 3	WHITE
CEILING	EXISTING	10mm PLASTERBOARD FIXED TO LIS OF STEEL JOISTS	Existing Ceiling Lining to be repaired and made good	
CEILING LINING SURGERIES	CSR	10mm PLASTERBOARD FIXED CEILING SMOGRARc <100m²/s² Fire Hazard Group 1		
CEILING LINING EXCEPT SURGERIES	CSR	10mm PLASTERBOARD GRID CEILING SMOGRARc <100m²/s² Fire Hazard Group 1		

Revision		
G	DA PLANS	12/12/2024
F	CLIENT CHANGES	28/10/2024

Consultant:

**4**

DW & SL Baxter Pty Ltd

120 117 000 888

Project: **CHANGE OF USE  
RENOVATION OF EXISTING FACTORY  
70A - 70B HARLEY CRESCENT  
CONDELL PARK  
RSPCA NSW SPEY CLINIC**




Client: **RSPCA NSW  
70A - 70B HARLEY CRESCENT  
CONDELL PARK**

Drawing: **GROUND FLOOR PLAN**

Scale	1 : 100 @ A1 1 : 200 @ A3	Drawn: DWB	Date: 28/10/2024
Revision: J		Date: 18/02/2025	Drawing Number: 4251/3



Floor Area : 112,60m<sup>2</sup>

-  Existing Wall to Remain  
 New Wall to Detail ISF01  
 Existing Wall Demolished

1. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING SERVICES BEFORE COMMENCING ANY DEMOLITION OR CONSTRUCTION WORKS.
2. SERVICES TO THE AREAS TO BE DEMOLISHED ARE TO BE LOCATED, TERMINATED AND MADE SAFE BEFORE COMMENCEMENT OF DEMOLITION.
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13. CONCRETE SCANNING IS TO BE UNDERTAKEN AND ALL IN SLAB DRAINAGE LOCATED, POSITION DOCUMENTED AND SUBMITTED TO THE SUPERINTENDENT FOR APPROVAL BEFORE THE COMMENCEMENT OF CONCRETE CUTTING.

H1. PROVIDE A COMPLETE AND OPERATIONAL HYDRAULIC SERVICES SYSTEM TESTED AND COMMISSIONED IN ACCORDANCE WITH AS/NZS 3500 AND THE PLUMBING CODE OF AUSTRALIA.

H2. PROVIDE THE ACCESSORIES AND FITTINGS NECESSARY FOR THE PROPER COMMISSIONING OF THE SYSTEMS, INCLUDING TAPS, VALVES, OUTLETS, PRESSURE AND TEMPERATURE CONTROL DEVICES, STRAINERS AND GAUGES.

H3. PROVIDE RATIONAL FITTINGS TO HAVE A MINIMUM PRESSURE OF 150kPa AND FLOW RATE NOT LESS THAN STATE IN TABLE 3.3 SECTION 5 OF AS 3500.

H4. THIS DRAWING TO BE READ INCONJUNCTION WITH THE HYDRAULIC ENGINEERS DRAWINGS.

M1. ALL ROOMS TO BE MECHANICALLY VENTILATED.  
STAFF, ANIMAL AREAS VRV TEMPERATURE CONTROL

M2. PROVIDE A COMPLETE AND OPERATIONAL MECHANICAL SERVICE AND VENTILLATION SYSTEM TESTED AND COMMISSIONED TO ALL ROOMS OCCUPIED BY A PERSON FOR ANY USE IN ACCORDANCE WITH AS 1668.1, AS 1668.2, AS 3666.1 AND BUILDING CODE OF AUSTRALIA.

M3 PROVIDE A VENTILLATION AND AIR CONDITIONING SYSTEM CAPABLE OF OPERATING UNDER THE FOLLOWING CLIMATIC CONDITIONS: SUMMER AMBIENT TEMP, 35° Cdb - INDOOR DRY BULB TEMP OF 24° C. WINTER AMBIENT TEMP, 6° C db - INDOOR DRY BULB TEMP, 21° C.

M4 PROVIDE THE VENTILLATION AND AIR CONDITIONING SYSTEM FOR EACH SPACE AND OFFICE. MINIMUM SUPPLY OF 6.0L/s/m². AIR VELOCITY NOT MORE THAN 0.2m/s.

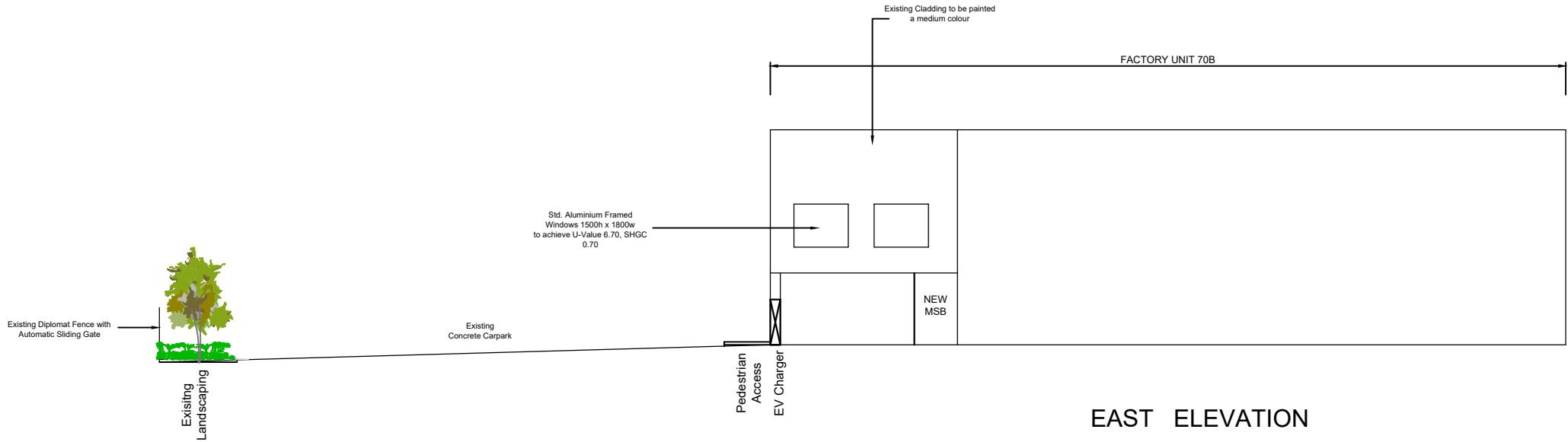
M5. PROVIDE THE AIR CONDITIONING SYSTEM WHERE THE MAXIMUM SOUND LEVEL dB(A) WILL NOT EXCEED 35 dB(A) OFFICES AND ANIMAL ROOMS, 40 dB(A) FOYER AND STAFF ROOM.

- L1. INSTALL HIGH FREQUENCY BALLAST IN FLOURESCENT LUMINAIRES OVER A MINIMUM OF 95% OF THE NLA.
- L2. THE LIGHT DESIGN TO HAVE A MAINTAINED ILLUMINANCE LEVEL OF NO MORE THAN 400 Lux FOR 95% OF THE OFFICE NLA AS MEASURED AT THE WORKING PLANE ( 720mm AFFL )
- L3. LIGHTING POWER DENSITIES FOR 95% OF THE NLA NOT TO EXCEED 1.5 w/m<sup>2</sup> per 100 Lux AT 720mm AFFL WITH DEFAULT MAINTENANCE FACTOR OF 0.8.
- L4. INDIVIDUALLY SWITCHED LIGHTING ZONES NOT EXCEEDING 100m<sup>2</sup> FOR 95% OF THE NLA.

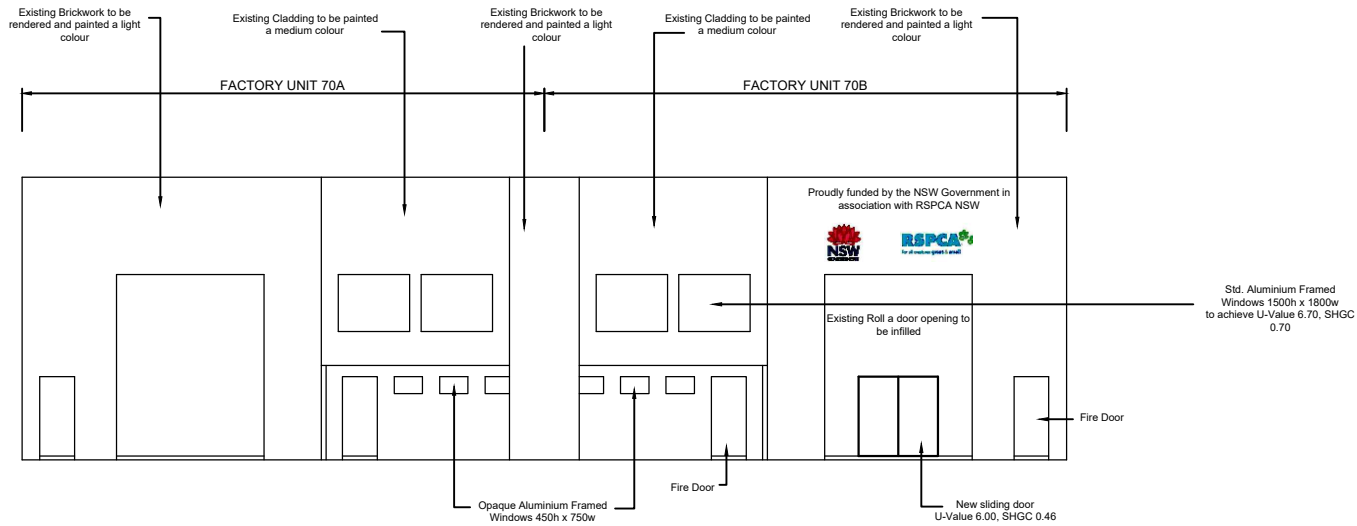
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- E2. PROVIDE A COMPLETE MONITORED AND OPERATIONAL EMERGENCY LIGHTING SYSTEM IN ACCORDANCE WITH AS/NZS 2293.
- E3. PROVIDE A COMPLETE MONITORED AND OPERATION FIRE DETECTION SYSTEM IN ACCORDANCE WITH AS 1670.
- E4. PROVIDE A COMPLETE AND OPERATIONAL COMMUNICATION SYSTEM TESTED AND COMMISSIONED IN ACCORDANCE WITH AS/NZS 3080.
- E5. PROVIDE A COMPLETE MONITORED AND OPERATIONAL SECURITY SYSTEM TESTED AND COMMISSIONED.
- E6. THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEERS DRAWING.

ITEM	MANUFACTURER	PRODUCT	FINISH	COLOUR	
FLOOR	TO ENGINEERS SPEC.	EXIST. REINF. CONCRETE	NA	NA	
FLOORING	TARKETT	VINYL - EMINENT TBR Value >11.0 Kw/m² Smoke Value 117 %/min	R10 100mm Coveing		
WALL	VIEW A VIEW B VIEW C VIEW D	64mm STEEL FRAME 64mm STEEL FRAME 64mm STEEL FRAME 64mm STEEL FRAME	SEE STEEL FRAME WALL DETAIL		
WALL LINING	VIEW A	CSR	13mm AQUACHEK SMOGRArc <100m³/s² Fire Hazard Group 1	2.0mm Wall Vinyl welded to Floor Cove - 1.0m high Remainder of Wall to be Painted Product Group Classification 3	WHITE
	VIEW B	CSR	13mm AQUACHEK SMOGRArc <100m³/s² Fire Hazard Group 1	2.0mm Wall Vinyl welded to Floor Cove - 1.0m high Remainder of Wall to be Painted Product Group Classification 3	WHITE
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CEILING	EXISTING	10mm PLASTERBOARD FIXED TO U/S OF STEEL JOISTS	Existing Ceiling Lining to be repaired and made good		
CEILING LINING SURGERIES	CSR	10mm PLASTERBOARD FIXED CEILING SMOGRArc <100m³/s² Fire Hazard Group 1			
CEILING LINING EXCEPT SURGERIES	CSR	10mm PLASTERBOARD GRID CEILING SMOGRArc <100m³/s² Fire Hazard Group 1			

<b>Scale</b> 1: 100 @ A1 1: 200 @ A3	<b>Drawn:</b> DWB	<b>Date:</b> 28/10/2024
<b>Revision:</b> J	<b>Date:</b> 18/02/2025	<b>Drawing Number:</b> 4251/4



EAST ELEVATION



SOUTH ELEVATION

EXTERNAL FINISHES SCHEDULE

ITEM	MANUFACTURER	PRODUCT	FINISH	COLOUR
CLADDING	JAMES HARDIE	VERTICAL CLADDING	PAINTED	DARK GREY
	BORAL	FACE BRICK	RENDERED	OFF WHITE
WINDOWS	EXISTING	ALUMINIUM	POWDERCOAT	BLACK
GUTTER	EXISTING	600 wide x 150 deep	STEEL	NA
ROOFING	EXISTING	TRIMDECK	POWDERCOAT	GREY

Revision		
H	DA PLANS	12/12/2024
G	MEZZANINE WINDOWS ADDED	11/11/2024
F	CLIENT CHANGES	28/10/2024

Consultant:

**4**

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Ph: 0414 207135 Fax 4332 0888  
Email: dw@dwandslbaxter.com.au  
DW & SL Baxter Pty Ltd  
ACN 117 923 888

Project: **CHANGE OF USE  
RENOVATION OF EXISTING FACTORY  
70A - 70B HARLEY CRESCENT  
CONDELL PARK  
RSPCA NSW SPEY CLINIC**

Client: **RSPCA NSW  
70A - 70B HARLEY CRESCENT  
CONDELL PARK**

Drawing: **ELEVATIONS**

Scale: 1 : 100 @ A1  
1 : 200 @ A3

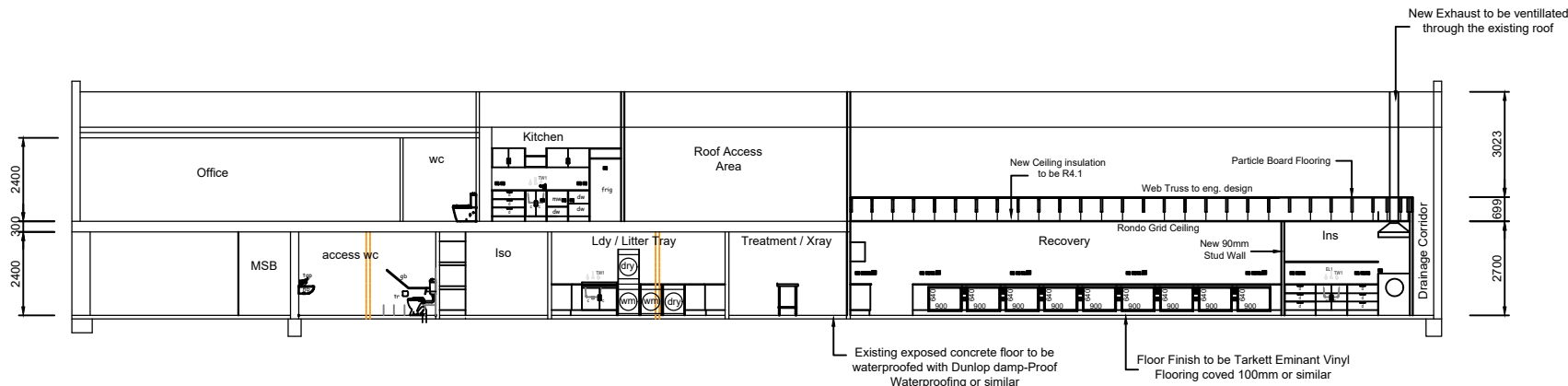
Drawn: DWB

Date: 28/10/2024

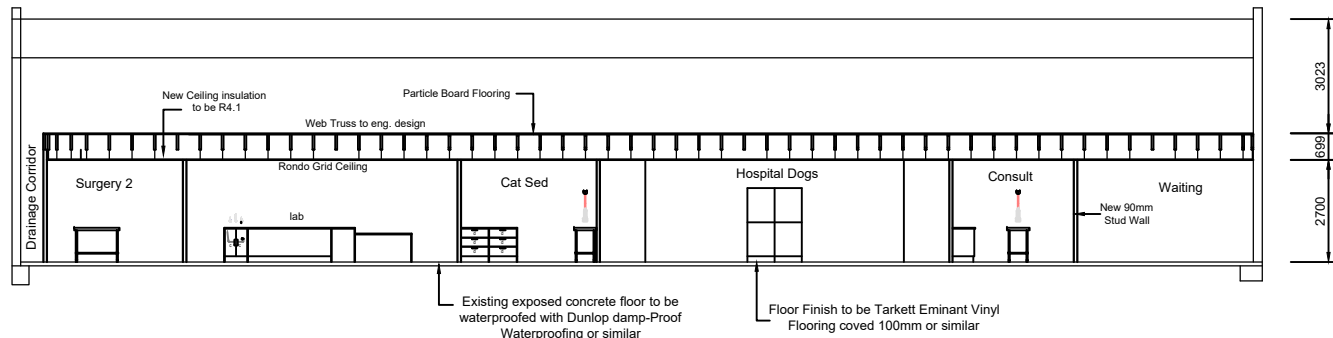
Revision: J

Date: 18/02/2025

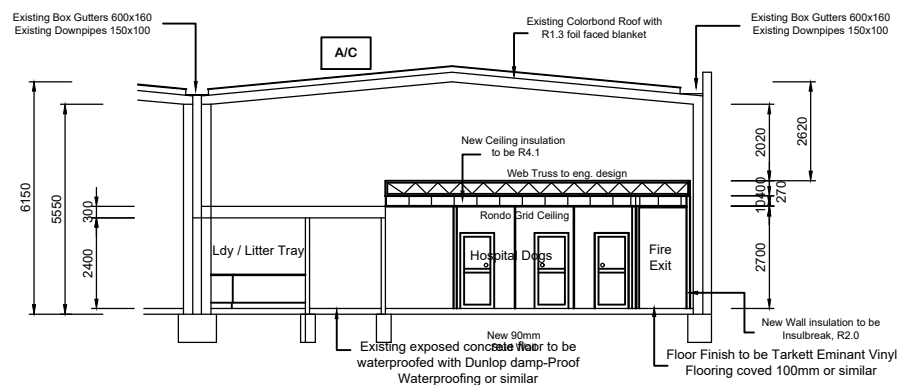
Drawing Number: **4251/5**



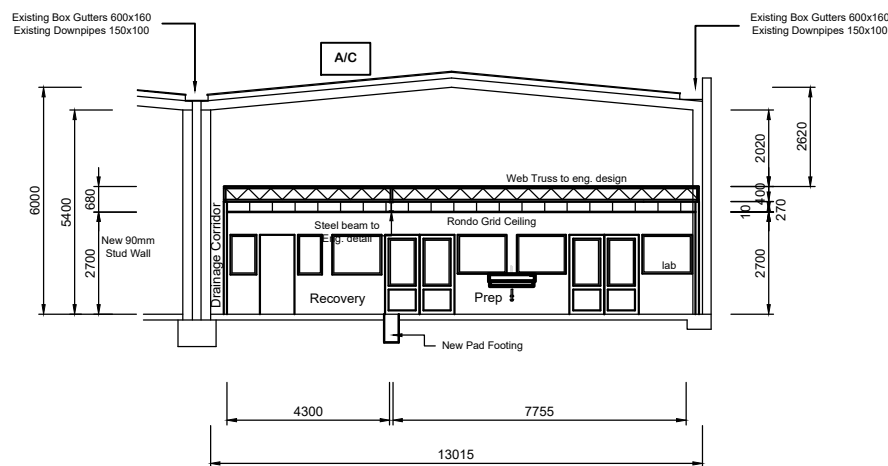
SECTION A - A



SECTION B - B



SECTION C - C



SECTION D - D

INTERNAL FINISHES SCHEDULE

ITEM	MANUFACTURER	PRODUCT	FINISH	COLOUR
FLOOR	TO ENGINEERS SPEC	EXIST. REINF. CONCRETE	NA	NA
FLOORING	TARKETT	VINYL - EMINENT CHR Value >11.0 kW/m² Smoke Value 117 %/min	R10 100mm Coveing	TBS
WALL	VIEW A VIEW B VIEW C VIEW D	64mm STEEL FRAME 64mm STEEL FRAME 64mm STEEL FRAME 64mm STEEL FRAME	SEE STEEL FRAME WALL DETAIL	
WALL LINING	VIEW A	13mm AQUACHEK SMOGRARc <100m²/s² Fire Hazard Group 1	2.0mm Wall Vinyl welded to Floor Cove - 1.0m high Remainder of Wall to be Painted Product Group Classification 3	WHITE
	VIEW B	13mm AQUACHEK SMOGRARc <100m²/s² Fire Hazard Group 1	2.0mm Wall Vinyl welded to Floor Cove - 1.0m high Remainder of Wall to be Painted Product Group Classification 3	WHITE
	VIEW C	13mm AQUACHEK SMOGRARc <100m²/s² Fire Hazard Group 1	2.0mm Wall Vinyl welded to Floor Cove - 1.0m high Remainder of Wall to be Painted Product Group Classification 3	WHITE
	VIEW D	13mm AQUACHEK SMOGRARc <100m²/s² Fire Hazard Group 1	2.0mm Wall Vinyl welded to Floor Cove - 1.0m high Remainder of Wall to be Painted Product Group Classification 3	WHITE
CEILING	EXISTING	10mm PLASTERBOARD FIXED TO U/S OF STEEL JOISTS	Existing Ceiling Lining to be repaired and made good	
CEILING LINING SURGERIES	CSR	10mm PLASTERBOARD FIXED CEILING SMOGRARc <100m²/s² Fire Hazard Group 1		
CEILING LINING EXCEPT SURGERIES	CSR - SUPATONE	10mm PLASTERBOARD GRID CEILING SMOGRARc <100m²/s² Fire Hazard Group 1		

Revision		
H	DA PLANS	12/12/2024
F	CLIENT CHANGES	28/10/2024

Consultant:	P.O. Box 7179 Toowoomba Bay NSW Ph: 0414 207135 Fax 4332 0888 Email: dw@dwandsl.com.au DW & SL Baxter Pty Ltd ACN 117 021 881
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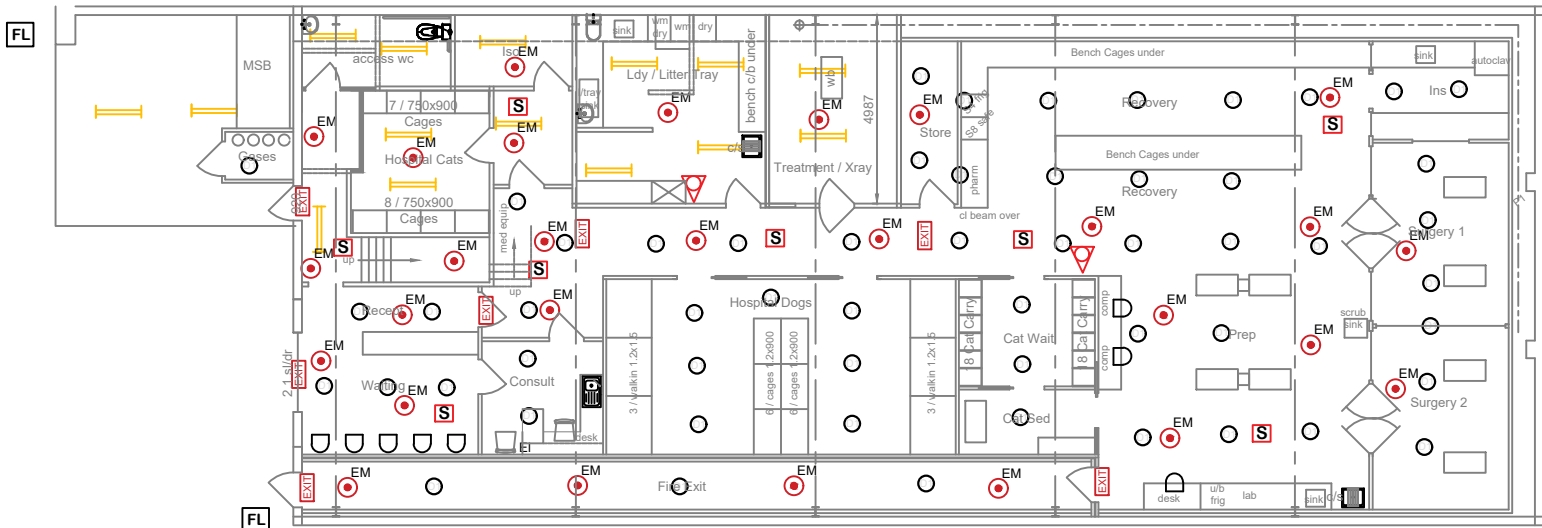
Project:	CHANGE OF USE RENOVATION OF EXISTING FACTORY 70A - 70B HARLEY CRESCENT CONDELL PARK RSPCA NSW SPEY CLINIC
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Client:	RSPCA NSW 70A - 70B HARLEY CRESCENT CONDELL PARK
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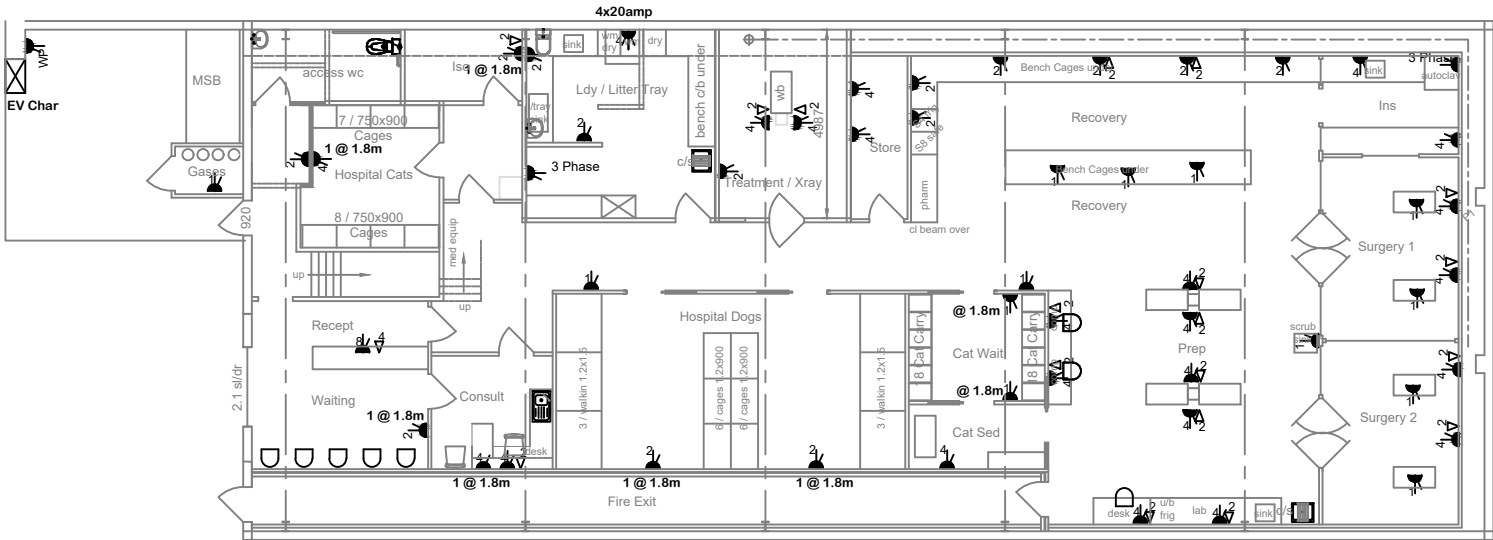
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Scale	1 : 100 @ A1 1 : 200 @ A3	Drawn:	DWB	Date:	28/10/2024
Revision:	J	Date:	18/02/2025	Drawing Number:	4251/6





LIGHTING



POWER

Fire Safety Equipment Schedule				
Item	Symbol	Location	Type	No Off
FE1		Ldy / Litter	4.5kg ABE Dry Powder Fire Extinguisher	1
FB1		Ldy / Litter / Kit	Commercial Alumin. Sliding Window	1
SD1		As Shown	Model 885WP-B Weatherproof Heat Detector with Fixed Temperature alarm	1
FE2		Kitchen	5.0kg Carbon Dioxide fire Extinguisher	1

HYDRAULICS NOTE

- H1. PROVIDE A COMPLETE AND OPERATIONAL HYDRAULIC SERVICES SYSTEM TESTED AND COMMISSIONED IN ACCORDANCE WITH AS/NZS 3500 AND THE PLUMBING CODE OF AUSTRALIA.
- H2. PROVIDE THE ACCESSORIES AND FITTINGS NECESSARY FOR THE PROPER COMMISSIONING OF THE SYSTEMS, INCLUDING TAPS, VALVES, OUTLETS, PRESSURE AND TEMPERATURE CONTROL DEVICES, STRAINERS AND GAUGES.
- H3. ALL INTERNAL FITTINGS TO HAVE A MINIMUM PRESSURE OF 150kPa AND FLOW RATE NOT LESS THAN STATE IN TABLE 3.3 SECTION 5 OF AS 3500.
- H4. THIS DRAWING TO BE READ INCONJUNCTION WITH THE HYDRAULIC ENGINEERS DRAWINGS.

MECHANICAL NOTE

- M1. ALL ROOMS TO BE MECHANICALLY VENTILATED. STAFF, ANIMAL AREAS - VRV TEMPERATURE CONTROL
- M2. PROVIDE A COMPLETE AND OPERATIONAL MECHANICAL SERVICE AND VENTILLATION SYSTEM TESTED AND COMMISSIONED TO ALL ROOMS OCCUPIED BY A PERSON FOR ANY USE IN ACCORDANCE WITH AS 1668.1, AS 1668.2, AS 3666.1 AND BUILDING CODE OF AUSTRALIA.
- M3. PROVIDE A VENTILLATION AND AIR CONDITIONING SYSTEM CAPABLE OF OPERATING UNDER THE FOLLOWING CLIMATIC CONDITIONS. SUMMER AMBIENT TEMP. 35° Cdb - INDOOR DRY BULB TEMP OF 24° C. WINTER AMBIENT TEMP. 6° C db - INDOOR DRY BULB TEMP 21° C.
- M4. PROVIDE THE VENTILLATION AND AIR CONDITIONING SYSTEM FOR EACH SPACE AND OFFICE. MINIMUM SUPPLY OF 6.0L/s/m². AIR VELOCITY NOT MORE THAN 0.2m/s.
- M5. PROVIDE THE AIR CONDITIONING SYSTEM WHERE THE MAXIMUM SOUND LEVEL dB(A) WILL NOT EXCEED 35 dB(A) OFFICES AND ANIMAL ROOMS, 40 dB(A) FOYER AND STAFF ROOM.

LIGHTING NOTE

- L1. INSTALL HIGH FREQUENCY BALLAST IN FLOURESCENT LUMINARIES OVER A MINIMUM OF 95% OF THE NLA.
- L2. THE LIGHT DESIGN TO HAVE A MAINTAINED ILLUMINANCE LEVEL OF NO MORE THAN 400 Lux FOR 95% OF THE OFFICE NLA AS MEASURED AT THE WORKING PLANE ( 720mm AFFL)
- L3. LIGHTING POWER DENSITIES FOR 95% OF THE NLA NOT TO EXCEED 1.5 w/m² per 100 Lux AT 720mm AFFL WITH DEFAULT MAINTENANCE FACTOR OF 0.8.
- L4. INDIVIDUALLY SWITCHED LIGHTING ZONES NOT EXCEEDING 100m² FOR 95% OF THE NLA.

ELECTRICAL NOTE

- E1. PROVIDE A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM TESTED AND COMMISSIONED IN ACCORDANCE WITH AS/NZS 3000 PART 2. AS/NZS 3008.1.1
- E2. PROVIDE A COMPLETE MONITORED AND OPERATIONAL EMERGENCY LIGHTING SYSTEM IN ACCORDANCE WITH AS/NZS 2293.
- E3. PROVIDE A COMPLETE MONITORED AND OPERATION FIRE DETECTION SYSTEM IN ACCORDANCE WITH AS 1670.
- E4. PROVIDE A COMPLETE AND OPERATIONAL COMMUNICATIONS SYSTEM TESTED AND COMMISSIONED IN ACCORDANCE WITH AS/NZS 3080.
- E5. PROVIDE A COMPLETE MONITORED AND OPERATIONAL SECURITY SYSTEM TESTED AND COMMISSIONED.
- E6. THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEERS DRAWING.

Lighting Schedule				
Symbol	Item	Description	Photo	No Off
	Emergency Light	LED Splitfire Emergency Backup Light 2W		20
	Emergency directional	Thorn 96294584 Voyager IP65 Exit 24m E2M		9
	Exhaust Fan	Manufacturer: Volex Model No: DUCTOKIT Warranty: 5 Years		4
	Downlight	Cipsal TPDL2K4 Series		55
	Flood Light	Cipsal LED TPFLS		2
	Existing Light	LED Twin 40W Flourescent		25
	High Bay Light	Manufacturer: Volex Model No: HCL-150-CW Warranty: 7 Years D1		6

Electrical Legend		
2D Symbol	Quantity	Type
	1	Exhaust Fan
	NA	Security Light Sensor
	1	Downlight
	2	Light Switch
	NA	W/P GPO
	3	DGPO
	NA	Smoke Detector

Revision		
H	DA PLANS	12/12/2024
F	CLIENT CHANGES	28/10/2024

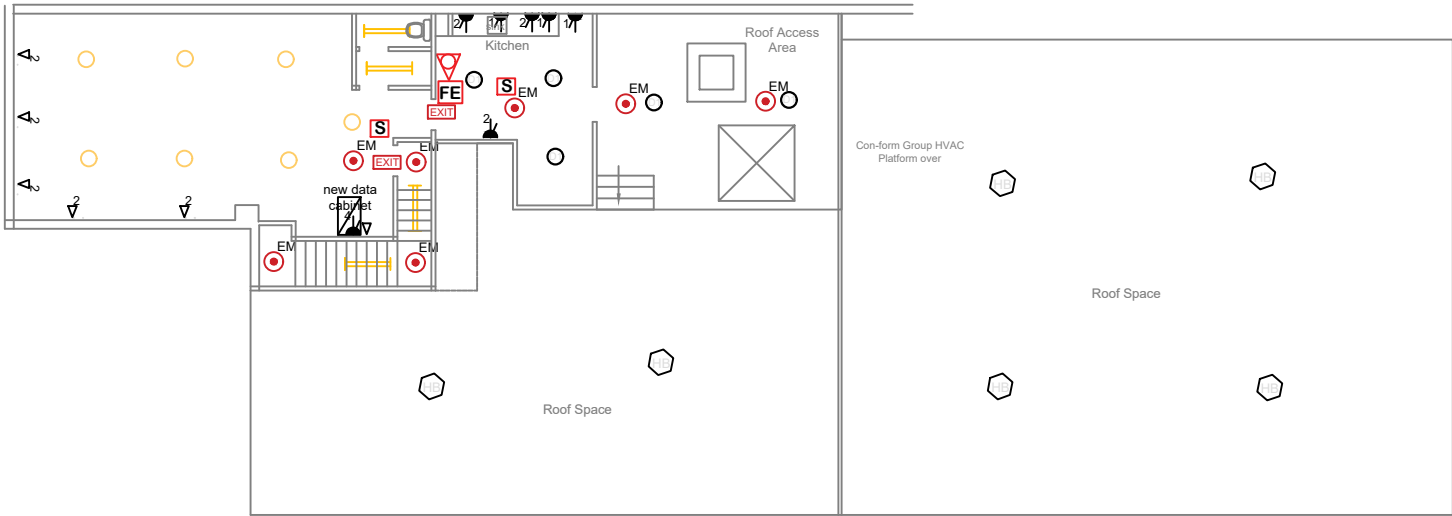
Consultant:	P.O. Box 17179 Toowoomba Bay NSW Ph: 0414 207135 Fax 4332 0888 Email: dw@dwslbaxter.com.au
	DW & SL Baxter Pty Ltd ACN 117 603 888

Project:	CHANGE OF USE RENOVATION OF EXISTING FACTORY 70A - 70B HARLEY CRESCENT CONDELL PARK RSPCA NSW SPEY CLINIC
Client:	RSPCA NSW 70A - 70B HARLEY CRESCENT CONDELL PARK

Drawing:	ELECTRICAL PLAN GROUND FLOOR
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Scale	1 : 100 @ A1 1 : 200 @ A3	Drawn:	DWB	Date:	28/10/2024
Revision:	J	Date:	18/02/2025	Drawing Number:	4251/7





LIGHTING AND POWER

Fire Safety Equipment Schedule				
Item	Symbol	Location	Type	No Off
FE1		Ldy / Litter	4.5kg ABE Dry Powder Fire Extinguisher	1
FB1		Ldy / Litter / Kit	Commercial Alumin. Slidding Window	1
SD1		As shown	Model 885WP-B Weatherproof Heat Detector with Fixed Temperature alarm	1
FE2		Kitchen	5.0kg Carbon Dioxide fire Extinguisher	1

Lighting Schedule				
Symbol	Item	Description	Photo	No Off
	EM1	Emergency Light	LED Spilfire Emergency Backup Light 2W	20
	ED	Emergency directional	Thorn 96294584 Voyager IP65 Exit 24m E2M	9
	EF	Exhaust Fan	Manufacturer: Vortex Model No: DUCTOKIT Warranty: 5 Years	4
	D1	Downlight	Cipsal TPDL2K4 Series	55
	FL1	Flood Light	Cipsal LED TPFLS	2
		Existing Light	LED Twin 40W Flourescent	25
	HB	High Bay Light	Manufacturer: Vortex Model No: HCL-150-CW Warranty: 7 Years D1	6

Electrical Legend		
2D Symbol	Quantity	Type
	1	Exhaust Fan
	NA	Security Light Censor
	1	Downlight
	2	Light Switch
	NA	W/P GPO
	3	DGPO
	NA	Smoke Detector

HYDRAULICS NOTE

H1. PROVIDE A COMPLETE AND OPERATIONAL HYDRAULIC SERVICES SYSTEM TESTED AND COMMISSIONED IN ACCORDANCE WITH AS/NZS 3500 AND THE PLUMBING CODE OF AUSTRALIA.

H2. PROVIDE THE ACCESSORIES AND FITTINGS NECESSARY FOR THE PROPER COMMISSIONING OF THE SYSTEMS, INCLUDING TAPS, VALVES, OUTLETS, PRESSURE AND TEMPERATURE CONTROL DEVICES, STRAINERS AND GAUGES.

H3. ALL INTERNAL FITTINGS TO HAVE A MINIMUM PRESSURE OF 150kPa AND FLOW RATE NOT LESS THAN STATE IN TABLE 3.3 SECTION 5 OF AS 3500.

H4. THIS DRAWING TO BE READ INCONJUNCTION WITH THE HYDRAULIC ENGINEERS DRAWINGS.

MECHANICAL NOTE

M1. ALL ROOMS TO BE MECHANICALLY VENTILAATED. STAFF, ANIMAL AREAS VRV TEPERATURE CONTROL

M2. PROVIDE A COMPLETE AND OPERATIONAL MECHANICAL SERVICE AND VENTILLATION SYSTEM TESTED AND COMMISSIONED TO ALL ROOMS OCCUPIED BY A PERSON FOR ANY USE IN ACCORDANCE WITH AS 1668.1, AS 1668.2, AS 3666.1 AND BUILDING CODE OF AUSTRALIA.

M3. PROVIDE A VENTILLATION AND AIR CONDITIONING SYSTEM CAPABLE OF OPERATING UNDER THE FOLLOWING CLIMATIC CONDITIONS. SUMMER AMBIENT TEMP. 35° Cdb - INDOOR DRY BULB TEMP OF 24° C. WINTER AMBIENT TEMP. 6° C db - INDOOR DRY BULB TEMP 21° C.

M4. PROVIDE THE VENTILLATION AND AIR CONDITIONING SYSTEM FOR EACH SPACE AND OFFICE. MINIMUM SUPPLY OF 6.0L/s/m². AIR VELOCITY NOT MORE THAN 0.2m/s.

M5. PROVIDE THE AIR CONDITIONING SYSTEM WHERE THE MAXIMUM SOUND LEVEL dB(A) WILL NOT EXCEED 35 dB(A) OFFICES AND ANIMAL ROOMS, 40 dB(A) FOYER AND STAFF ROOM.

LIGHTING NOTE

L1. INSTALL HIGH FREQUENCY BALLAST IN FLOURESCENT LUMINARIES OVER A MINIMIUM OF 95% OF THE NLA.

L2. THE LIGHT DESIGN TO HAVE A MAINTAINED ILLUMINANCE LEVEL OF NO MORE THAN 400 Lux FOR 95% OF THE OFFICE NLA AS MEASURED AT THE WORKING PLANE ( 720mm AFFL)

L3. LIGHTING POWER DENSITIES FOR 95% OF THE NLA NOT TO EXCEED 1.5 w/m² per 100 Lux AT 720mm AFFL WITH DEFAULT MAINTENANCE FACTOR OF 0.8.

L4. INDIVIDUALLY SWITCHED LIGHTING ZONES NOT EXCEEDING 100m² FOR 95% OF THE NLA.

ELECTRICAL NOTE

E1. PROVIDE A COMPLETE AND OPERATIONAL ELECTRICAL SYSTEM TESTED AND COMMISSIONED IN ACCORDANCE WITH AS/NZS 3000 PART 2. AS/NZS 3008.1.1


E2. PROVIDE A COMPLETE MONITORED AND OPERATIONAL EMERGENCY LIGHTING SYSTEM IN ACCORDANCE WITH AS/NZS 2293.

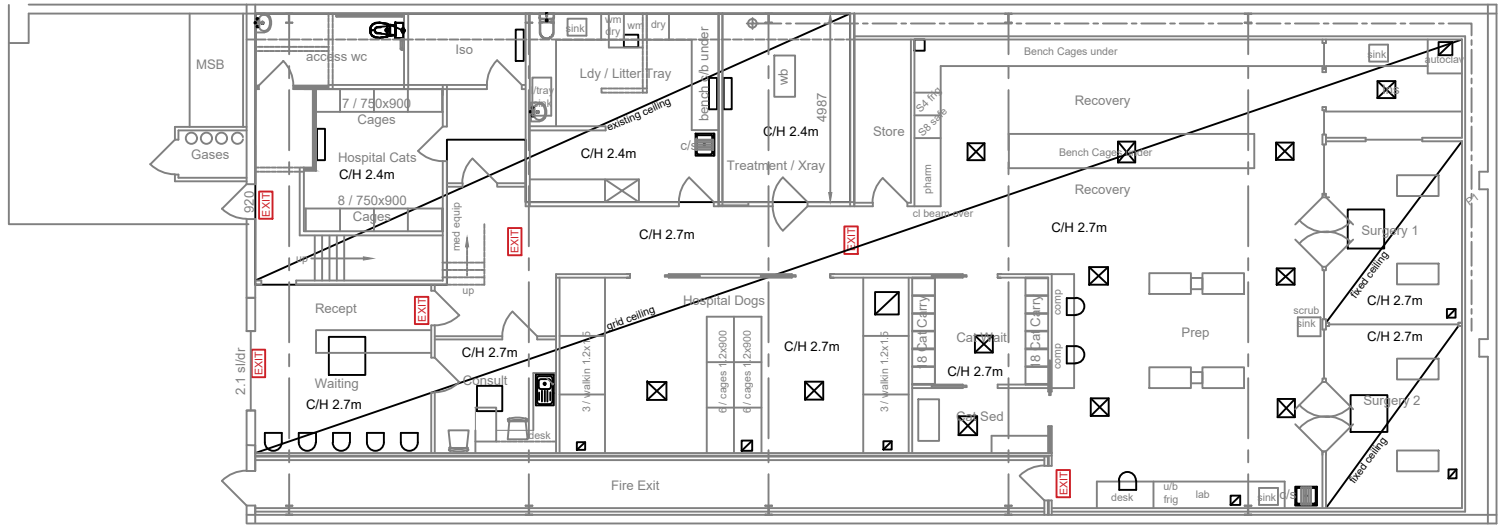
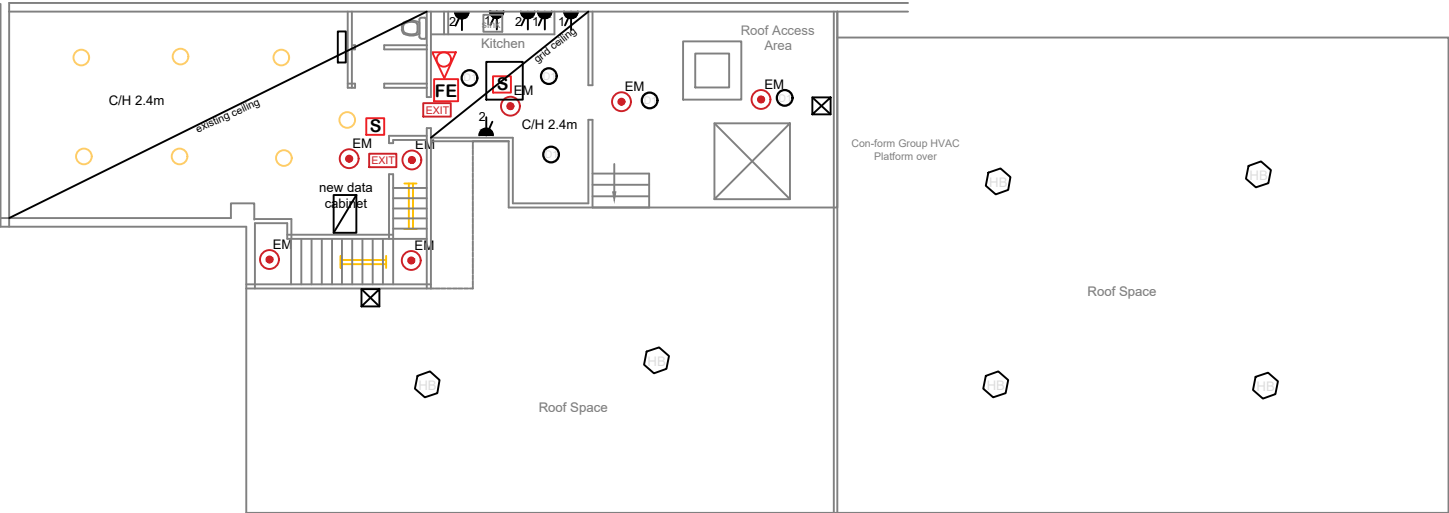
E3. PROVIDE A COMPLETE MONOTORED AND OPERATION FIRE DETECTION SYSTEM IN ACCORDANCE WITH AS 1670.





E4. PROVIDE A COMPLETE AND OPERATIONAL COMMUNICATIONS SYSTEM TESTED AND COMMISSIONED IN ACCORDANCE WITH AS/NZS 3080.

E5. PROVIDE A COMPLETE MONITORED AND OPERATIONAL SECURITY SYSTEM TESTED AND COMMISSIONED.

E6. THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL ENGINEERS DRAWING.

Revision			<div>Consultant:</div> <div><div>P.O. Box 7179 Toowoomba Bay NSW Ph: 0414 267135 Fax 4332 0888 Email: dw@dwslbaxter.com.au ACN 117 923 888</div></div>	Project: CHANGE OF USE RENOVATION OF EXISTING FACTORY 70A - 70B HARLEY CRESCENT CONDELL PARK RSPCA NSW SPEY CLINIC	Client: RSPCA NSW 70A - 70B HARLEY CRESCENT CONDELL PARK	Drawing: ELECTRICAL PLAN UPPER FLOOR	Scale 1 : 100 @ A1 1 : 200 @ A3	Drawn: DWB	Date: 28/10/2024
H	DA PLANS	12/12/2024					Revision: J	Date: 18/02/2025	Drawing Number: 4251/8
F	CLIENT CHANGES	28/10/2024							



-  HVAC Split system
-  HVAC Exhaust
-  Hvac Supply
-  HVAC Cassette

Revision		
H	DA PLANS	12/12/2024
F	CLIENT CHANGES	28/10/2024

Consultant:



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ACN 117 823 888

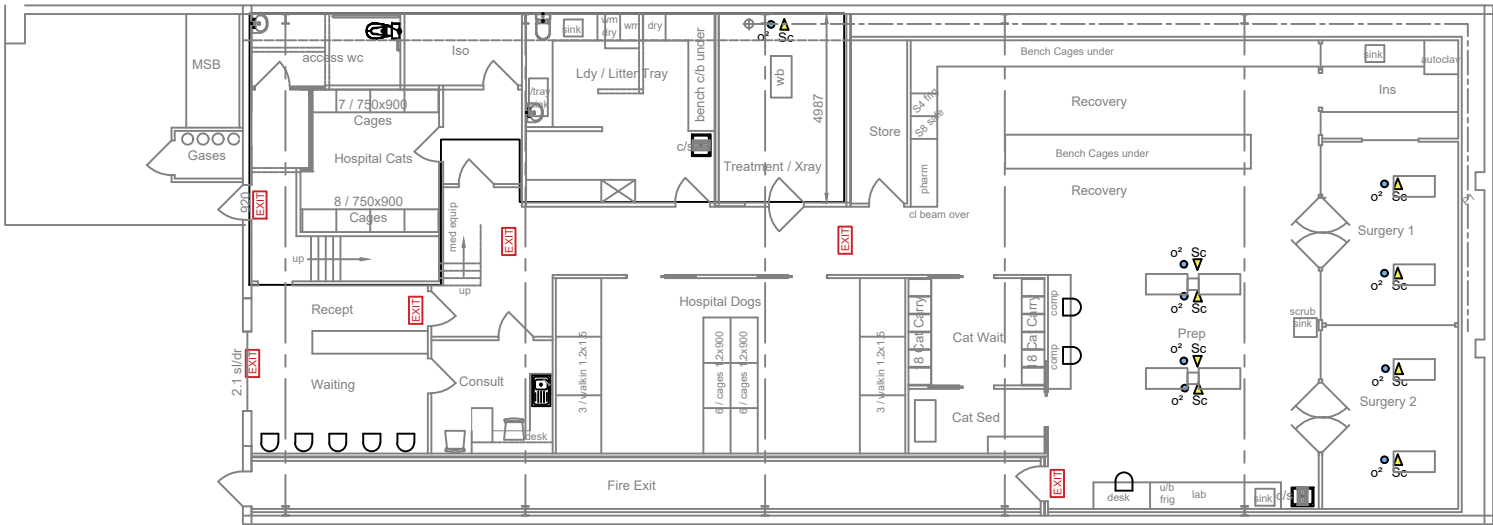
P.O. Box 7179 Toowoomba Bay NSW  
Ph: 0414 267135 Fax 4332 0888  
Email: dw@dwslbaxter.com.au

Project: **CHANGE OF USE  
RENOVATION OF EXISTING FACTORY  
70A - 70B HARLEY CRESCENT  
CONDELL PARK  
RSPCA NSW SPEY CLINIC**

Client: **RSPCA NSW  
70A - 70B HARLEY CRESCENT  
CONDELL PARK**

Drawing: **REFLECTED CEILING PLAN**

Scale	1 : 100 @ A1 1 : 200 @ A3	Drawn: DWB	Date: 28/10/2024
Revision:	J	Date: 18/02/2025	Drawing Number: <b>4251/9</b>



O<sup>2</sup> Oxygen  
Sc Active Scavenger System

Revision		
H	DA PLANS	12/12/2024
F	CLIENT CHANGES	28/10/2024

Consultant:



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Ph: 0414 267135 Fax 4332 0888  
Email: dwslb@dwslb.com.au

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ACN 117 923 888

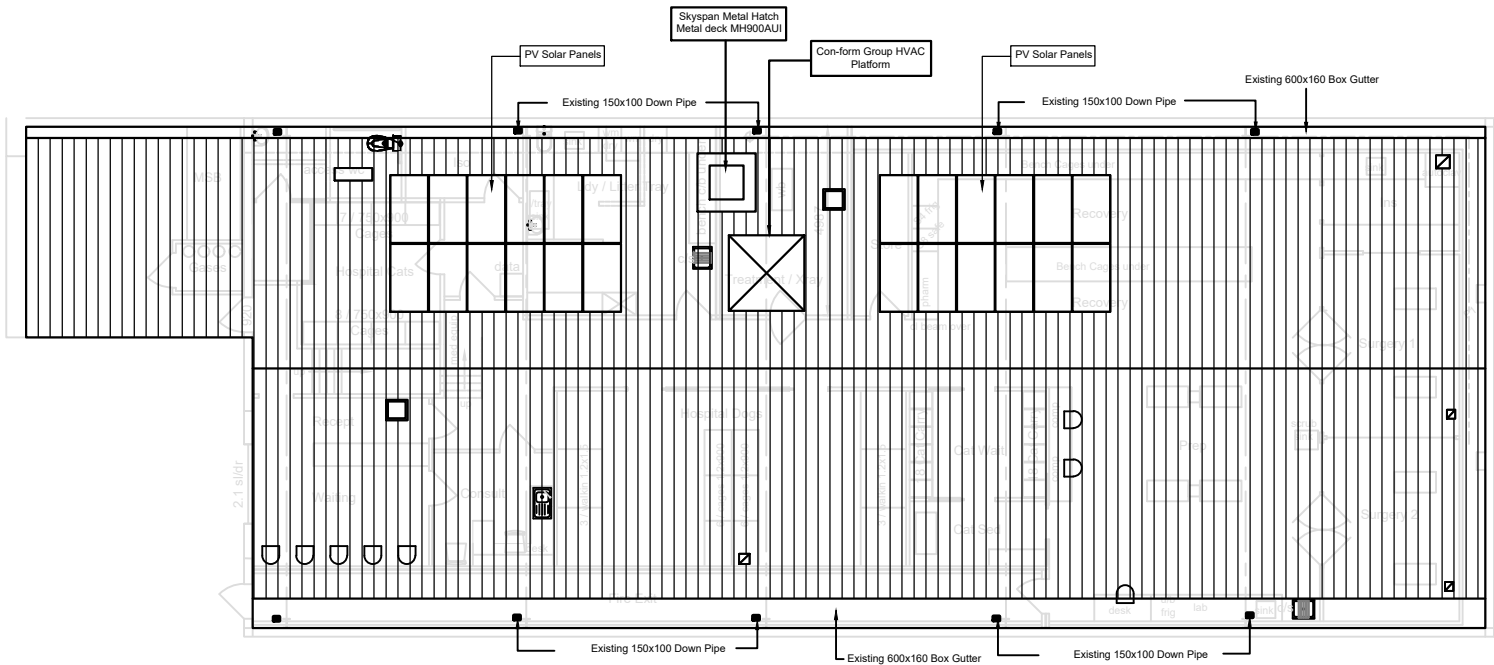
Project:	CHANGE OF USE RENOVATION OF EXISTING FACTORY 70A - 70B HARLEY CRESCENT CONDELL PARK RSPCA NSW SPEY CLINIC
Client:	RSPCA NSW 70A - 70B HARLEY CRESCENT CONDELL PARK

Drawing:	GASES PLAN
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Scale	1 : 100 @ A1 1 : 200 @ A3	Drawn:	DWB	Date:	28/10/2024
Revision:	J	Date:	18/02/2025	Drawing Number:	4251/10



- GENERAL NOTE:
1. SOLAR PANELS AND INVERTER TO BE INSTALLED TO MANUFACTURERS SPECIFICATION.
  2. SOLAR POWER TO BE UTILISED DURING THE DAY WITH NO BATTERY BACKUP INSTALLED.



Existing 150x100 Down Pipe

Revision		
H	DA PLANS	12/12/2024
F	CLIENT CHANGES	28/10/2024

Consultant:

**4**

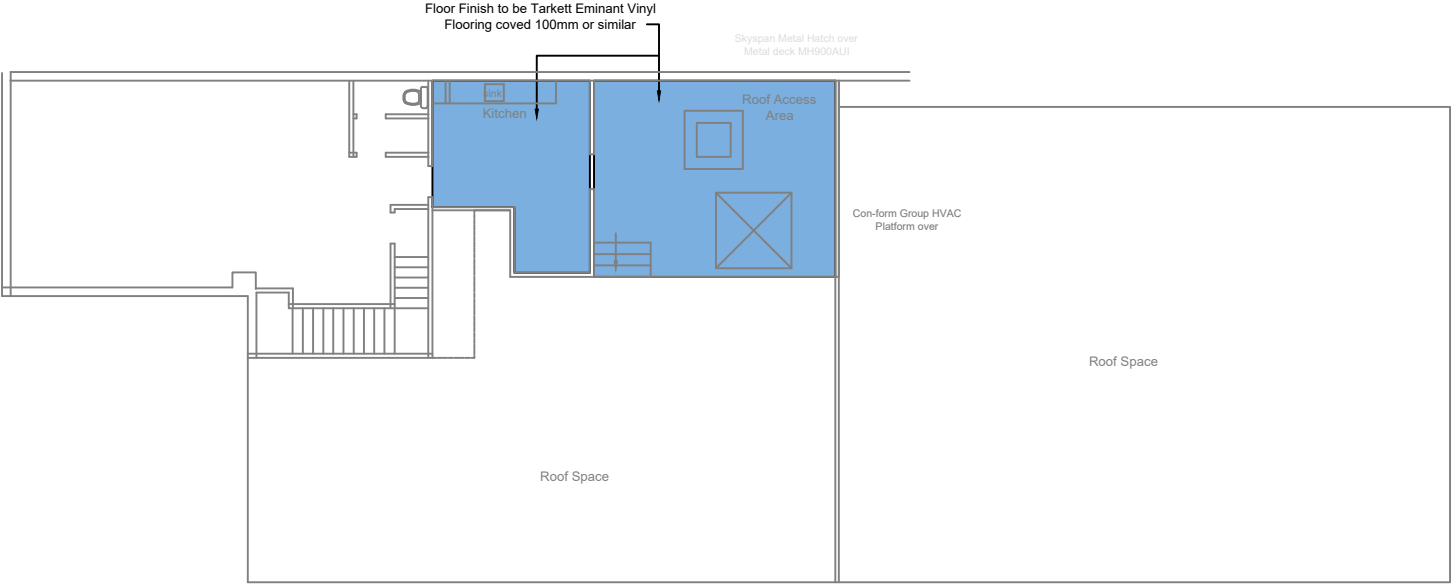
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Email: dw@dwslbaxter.com.au  
DW & SL Baxter Pty Ltd  
ACN 117 823 888

Project: **CHANGE OF USE  
RENOVATION OF EXISTING FACTORY  
70A - 70B HARLEY CRESCENT  
CONDELL PARK  
RSPCA NSW SPEY CLINIC**

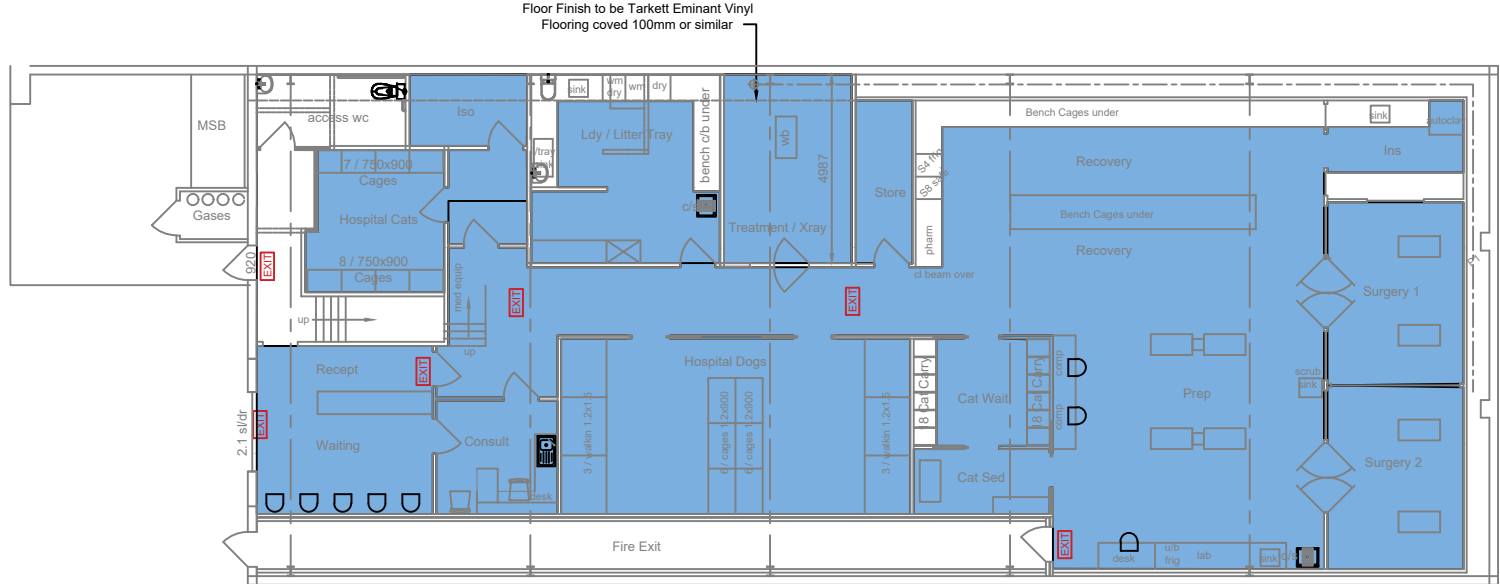
Client: **RSPCA NSW  
70A - 70B HARLEY CRESCENT  
CONDELL PARK**

Drawing: **ROOF PLAN**

Scale 1 : 100 @ A1 1 : 200 @ A3	Drawn: DWB	Date: 28/10/2024
Revision: J	Date: 18/02/2025	Drawing Number: <b>4251/11</b>



LIGHTING AND POWER



- GENERAL NOTE:
1. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING SERVICES BEFORE COMMENCING ANY DEMOLITION OR CONSTRUCTION WORKS.
  2. SERVICES TO THE AREAS TO BE DEMOLISHED ARE TO BE LOCATED, TERMINATED AND MADE SAFE BEFORE COMMENCEMENT OF DEMOLITION.
  3. ALL DEMOLITION WORKS TO BE CARRIED OUT IN CONJUNCTION WITH AS 2601
  4. SUBMIT A WORK PLAN BEFORE DEMOLITION OR STRIPPING WORK. INCLUDE THE CHECK LIST ITEMS APPROPRIATE TO THE PROJECT FROM AS 2601 APPENDIX A.
  5. PREPARE A HAZARDOUS SUBSTANCE MANAGEMENT PLAN TO AS 2601 CLAUSE 1.6.
  6. SUBMIT A COPY OF THE DILAPIDATION RECORD FOR INSPECTION.
  7. SUBMIT THE LOCATIONS OF SITE STOCKPILES FOR DEMOLISHED MATERIALS FOR RECYCLING IN THE WORKS. SUBMIT THE NAME AND ADDRESS OF THE PROPOSED RECYCLING FACILITY.
  8. IF TEMPORARY SUPPORT IS REQUIRED, CERTIFICATION FOR ITS DESIGN AND INSTALLATION IS REQUIRED FROM A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR.
  9. WALL & FLOOR VINYL IN AREAS TO BE DEMOLISHED TO BE REMOVED. ALL GLUE RESIDUE TO BE REMOVED & EXISTING CONCRETE SURFACE & WALL LININGS TO BE PREPARED FOR THE INSTALLATION OF NEW VINYL.
  10. IT IS THE HEAD CONTRACTORS RESPONSIBILITY TO ENSURE THAT ALL SUB CONTRACTORS ARE FULLY QUALIFIED AND EXPERIENCED IN ALL ASPECTS OF THE WORKS TO BE CARRIED OUT UNDER CONTRACT.
  11. IT IS THE HEAD CONTRACTORS RESPONSIBILITY TO SUPERVISE SUB CONTRACTORS AT ALL TIMES WHILST PERFORMING THE WORKS UNDER CONTRACT.
  12. IT IS THE HEAD CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE QUALITY WORKMANSHIP IS OF A HIGH STANDARD, IS CARRIED OUT IN A TRADESMAN LIKE MANNER & THAT ALL MATERIALS SUPPLIED AND INSTALLED BY THE SUB CONTRACTOR ARE FIT FOR PURPOSE AND ARE AS SPECIFIED.
  13. CONCRETE SCANNING IS TO BE UNDERTAKEN AND ALL IN SLAB DRAINAGE LOCATED, POSITION DOCUMENTED AND SUBMITTED TO THE SUPERINTENDENT FOR APPROVAL BEFORE THE COMMENCEMENT OF CONCRETE CUTTING.

Revision		
H	DA PLANS	12/12/2024
F	CLIENT CHANGES	28/10/2024

Consultant:

**4**

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Project: **CHANGE OF USE  
RENOVATION OF EXISTING FACTORY  
70A - 70B HARLEY CRESCENT  
CONDELL PARK  
RSPCA NSW SPEY CLINIC**

Client: **RSPCA NSW  
70A - 70B HARLEY CRESCENT  
CONDELL PARK**

Drawing: **FLOORING LAYOUT**

Scale	1 : 100 @ A1 1 : 200 @ A3	Drawn: DWB	Date: 28/10/2024
Revision:	J	Date: 18/02/2025	Drawing Number: 4251/12