



CLIENT:
CUMBOOGLE FARMING
SITE ADDRESS:
LOT 9 PERRY JAMES CRESCENT, MOREE NSW 2400

SCHEDULE OF DRAWINGS:				AMENDMENTS				NOTES:
00.	COVER PAGE	06.	EROSION CONTROL	ISSUE	DESCRIPTION	BY	DATE	* ALL DIMENSIONS ARE IN MILLIMETERS * DO NOT SCALE THE DRAWING - USE WRITTEN DIMENSIONS * IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE LAYOUT AND ALL SPECIAL INCLUSIONS ARE CORRECT * RAWCO PROJECTS & PTY. LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INSTRUCTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING. * THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF RAWCO PROJECTS & DESIGN PTY. LTD - ACN 628 619 045
01.	FLOOR PLAN	07.		A	CONCEPT PLANS	JBR	04.12.23	
02.	ELEVATIONS 1-4	08.		B	APC PLANS	JBR	10.01.24	
03.	SITE PLAN	09.		C	AMENDED APC PLANS	JBR	04.03.24	
04.	SECTION & DETAILS	10.		D	DA PLANS	JBR	29.05.24	
05.	ROOF LAYOUT	11.		E	DA AMENDMENTS	JBR	11.04.25	

RAWCO

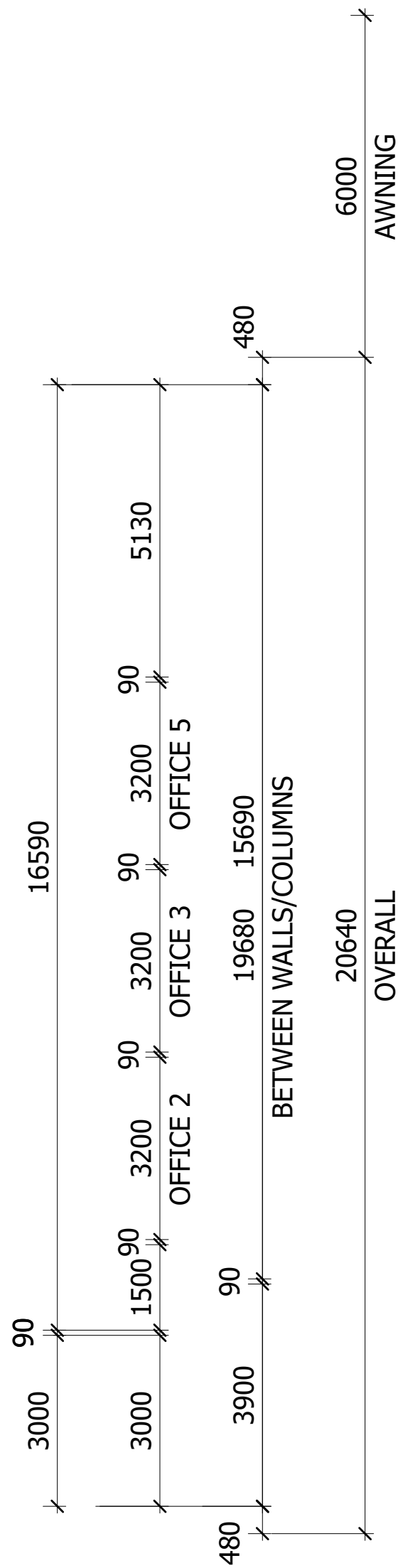
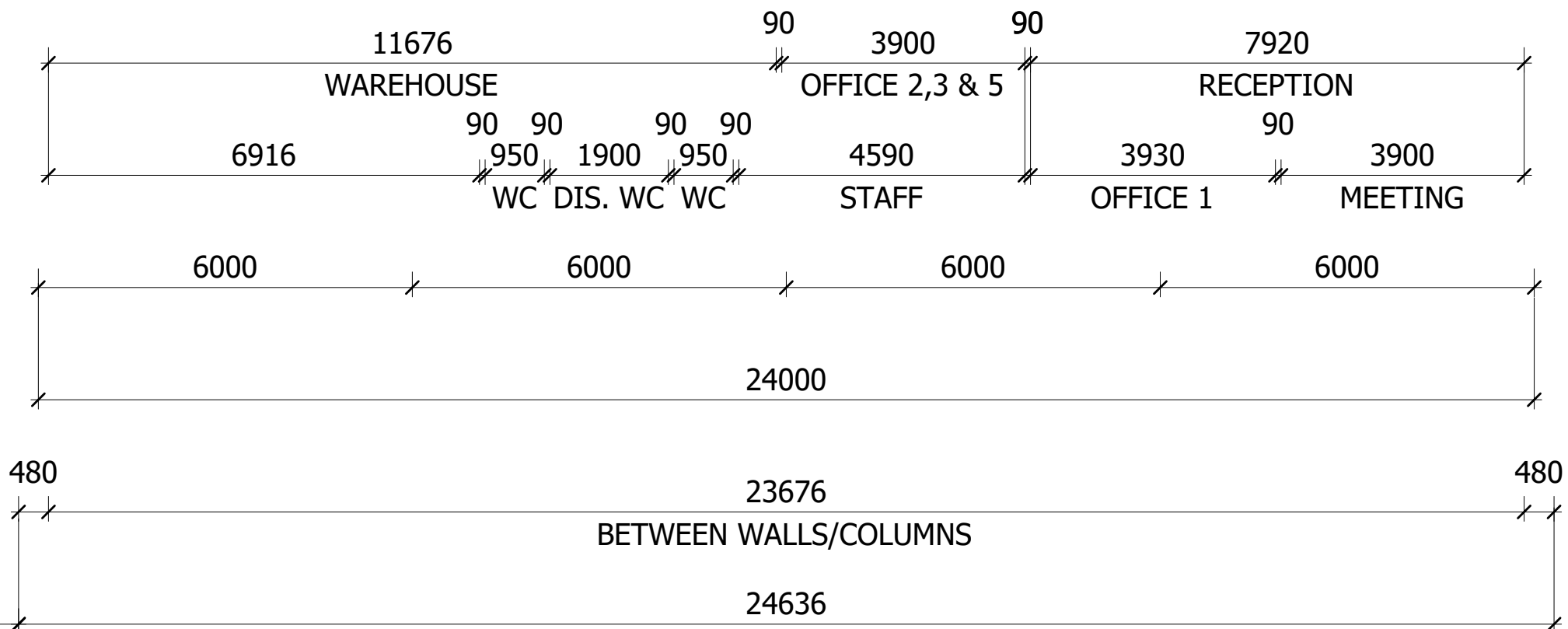
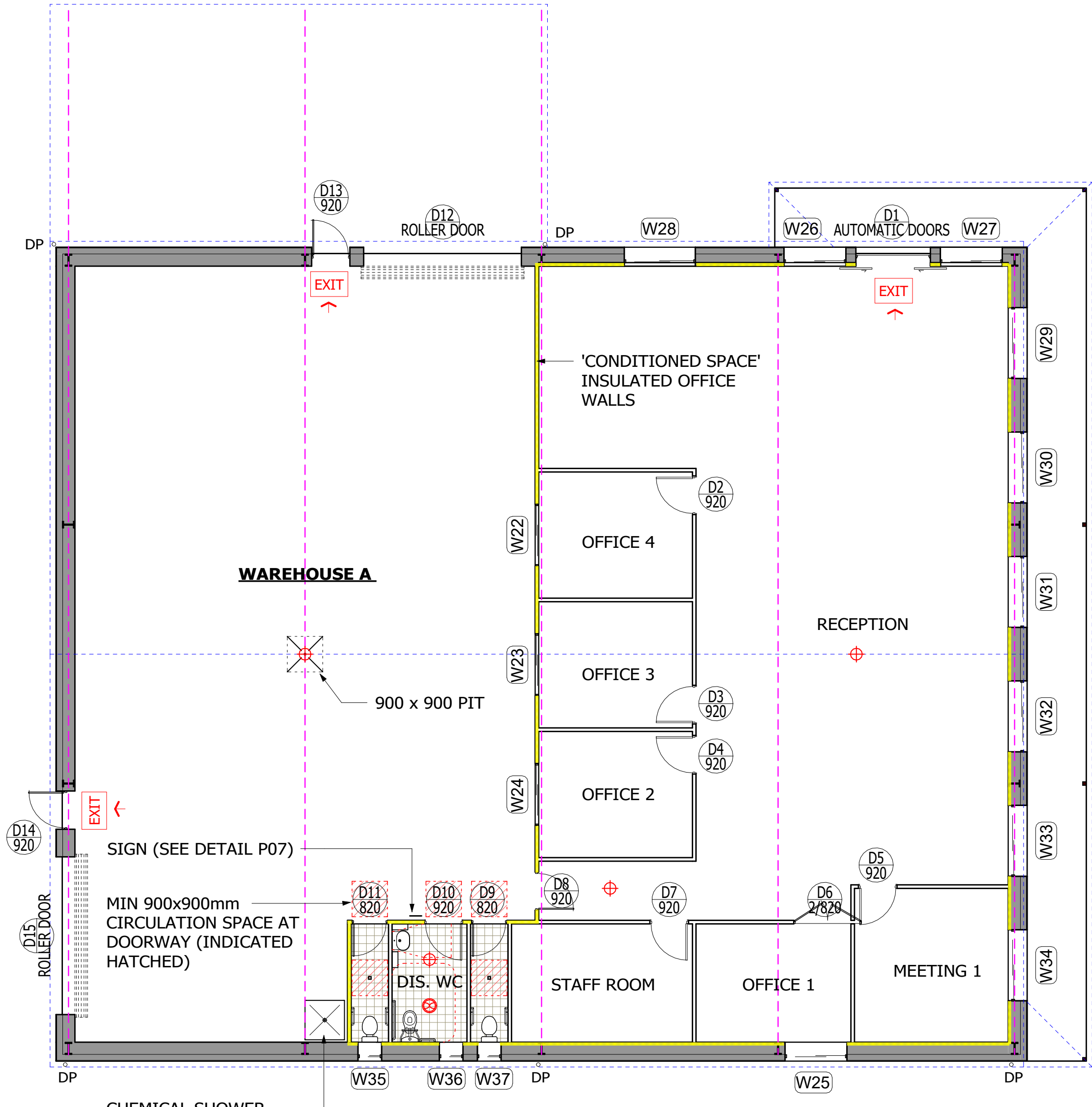
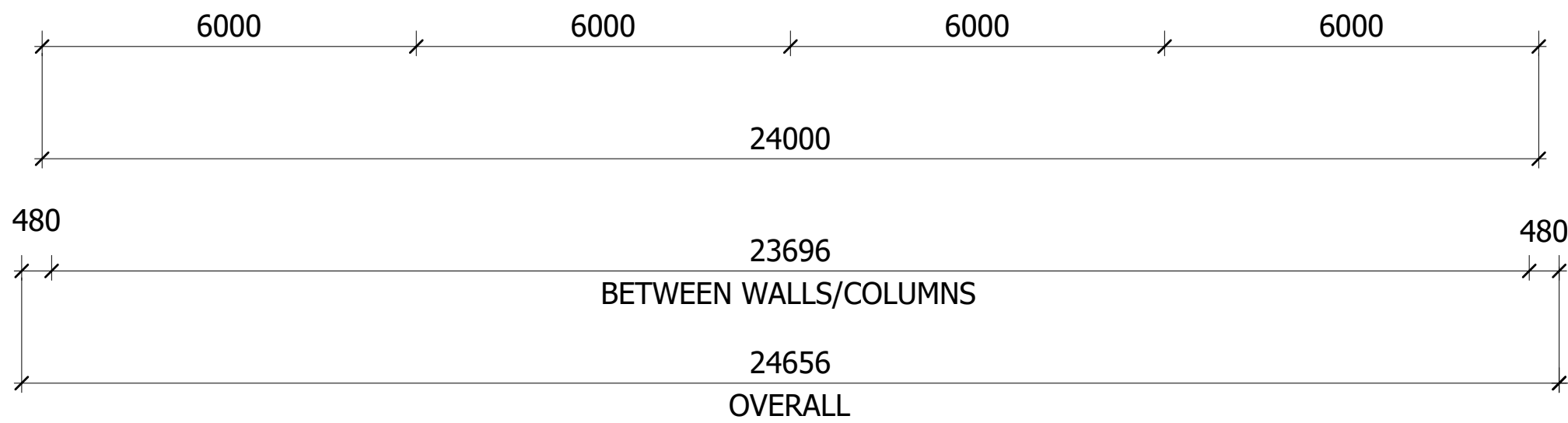
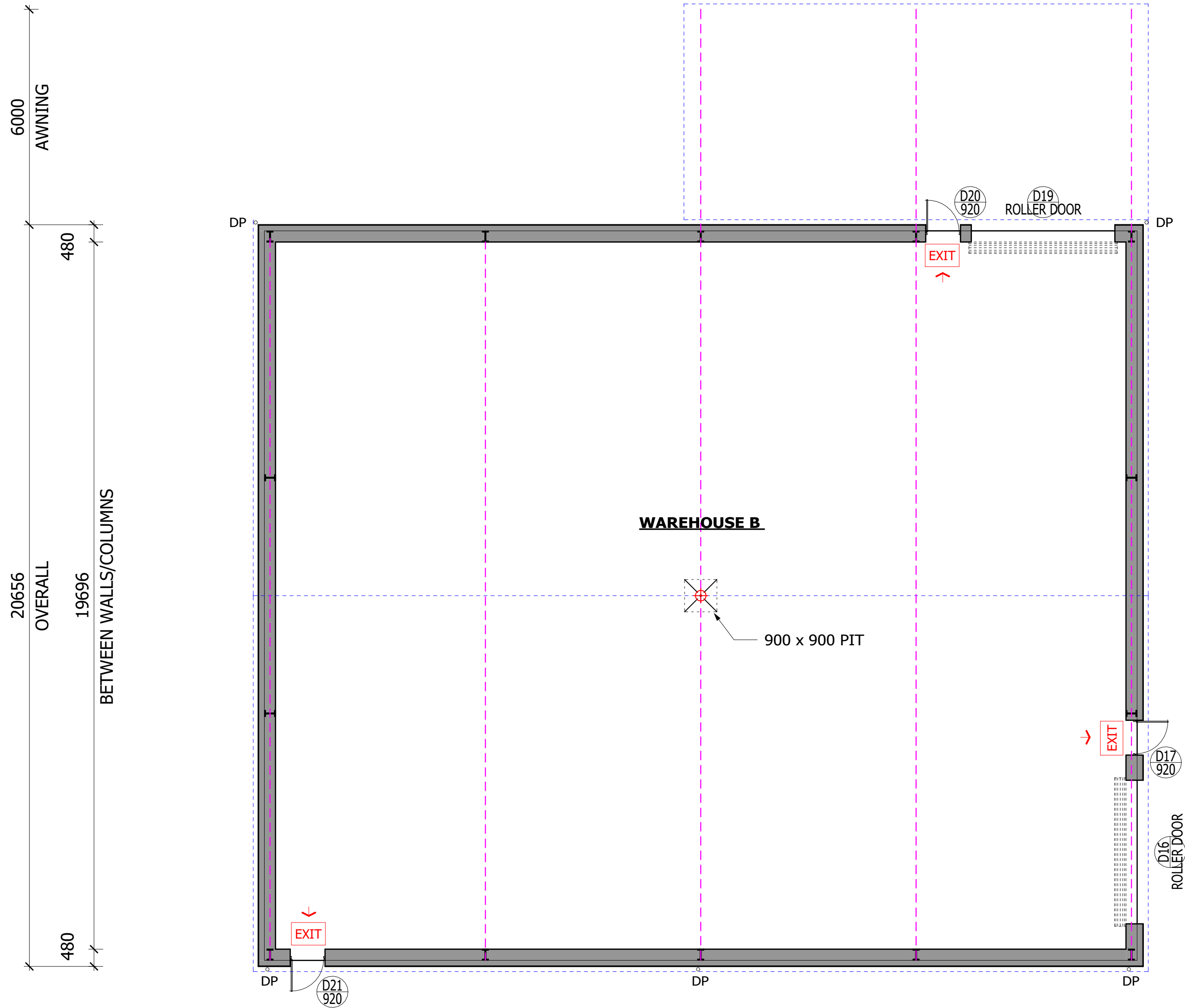
PROJECTS & DESIGN

info@rawco.net.au

www.rawco.net.au

in

CLIENT:	DRAWN:	DATE:	SCALE:
CUMBOOGLE FARMING	JBR	11.04.2025	
SITE ADDRESS:	COUNCIL AREA:	SHEET No:	
LOT 9 PERRY JAMES CRESCENT, MOREE NSW 2400	MOREE PLAINS SHIRE	00	
DRAWING TITLE:	JOB No:	ISSUE:	
COVER SHEET	D23-11-01	E	



LEGEND:

- FIRE EXTINGUISHER
- EGRESS DIRECTION
- EMERGENCY LIGHT
- EMERGENCY EXIT LIGHT
- EXHAUST FAN

BUILDING DESCRIPTION:

FOR THE PURPOSE OF THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, THE DEVELOPMENT MAY BE DESCRIBED AS FOLLOWS:

RISE IN STOREYS - NCC 2022 'PART C1'
- THE BUILDING HAS A RISE IN STOREYS OF ONE.

CLASSIFICATION - NCC 2022 'PART A6'
- 'CLASS 5' - OFFICE BUILDING
- 'CLASS 7b' - WAREHOUSE
- 'CLASS 7a' - CARPARK
- 'CLASS 10A' - VERANDAHS

TYPE OF CONSTRUCTION REQUIRED - NCC 2022 'PART C' TABLE 1
- BUILDING - TYPE 'C' CONSTRUCTION.

CLIMATE ZONE - BCA 'PART A1.1'
- THE BUILDING IS LOCATED WITHIN CLIMATE ZONE 4, HOT DRY SUMMER, COOL WINTER

EFFECTIVE HEIGHT - NCC 2022 'PART E2D9'
- THE BUILDING HAS AN EFFECTIVE HEIGHT OF ZERO i.e LESS THAN 25.0 METRES.

FLOOR AREAS:

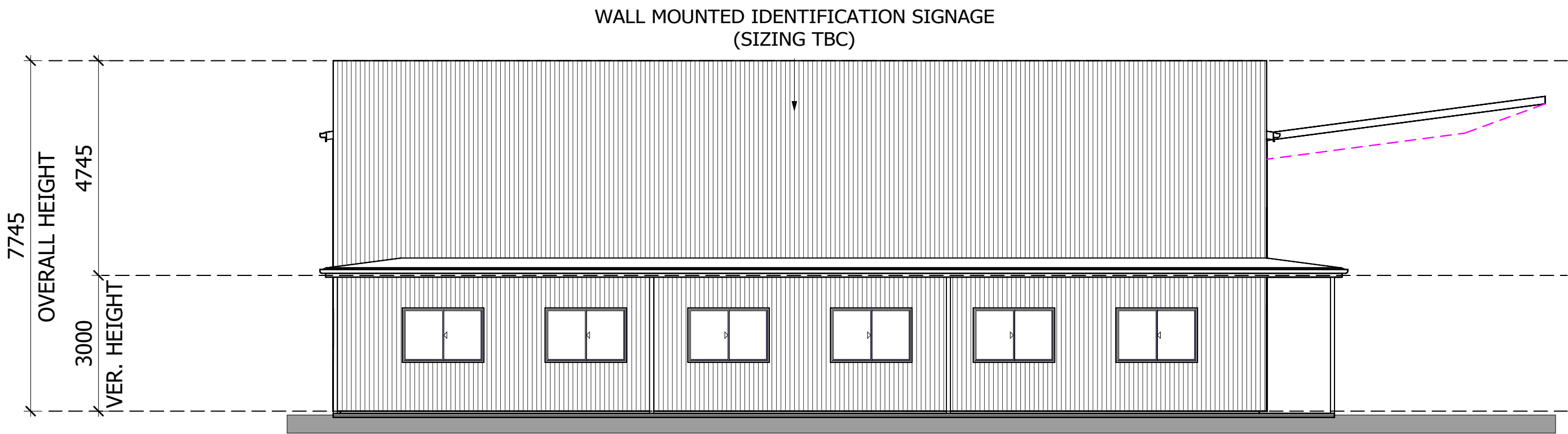
01. PROPOSED BUILDING A WAREHOUSE	233.90 m ²
02. PROPOSED BUILDING A OFFICE	274.58 m ²
03. PROPOSED BUILDING A AWNING	73.86 m ²
04. PROPOSED BUILDING A VERANDAH	42.81 m ²
05. PROPOSED BUILDING B WAREHOUSE	509.28 m ²
06. PROPOSED BUILDING B AWNING	147.93 m ²
	1282.37 m ²

RAWCO
PROJECTS & DESIGN

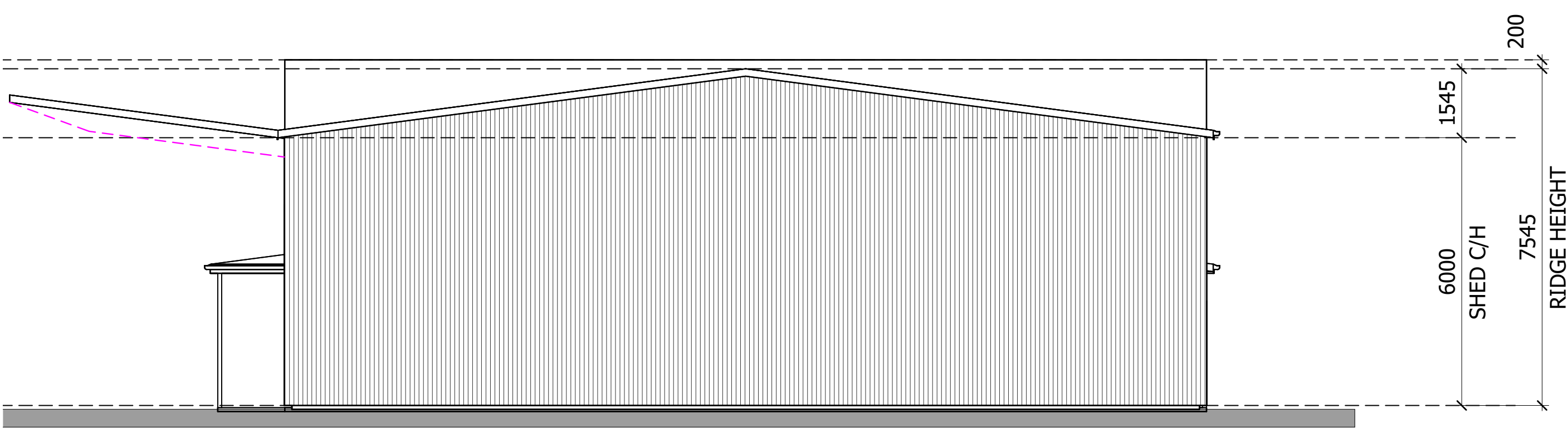
info@rawco.net.au
www.rawco.net.au



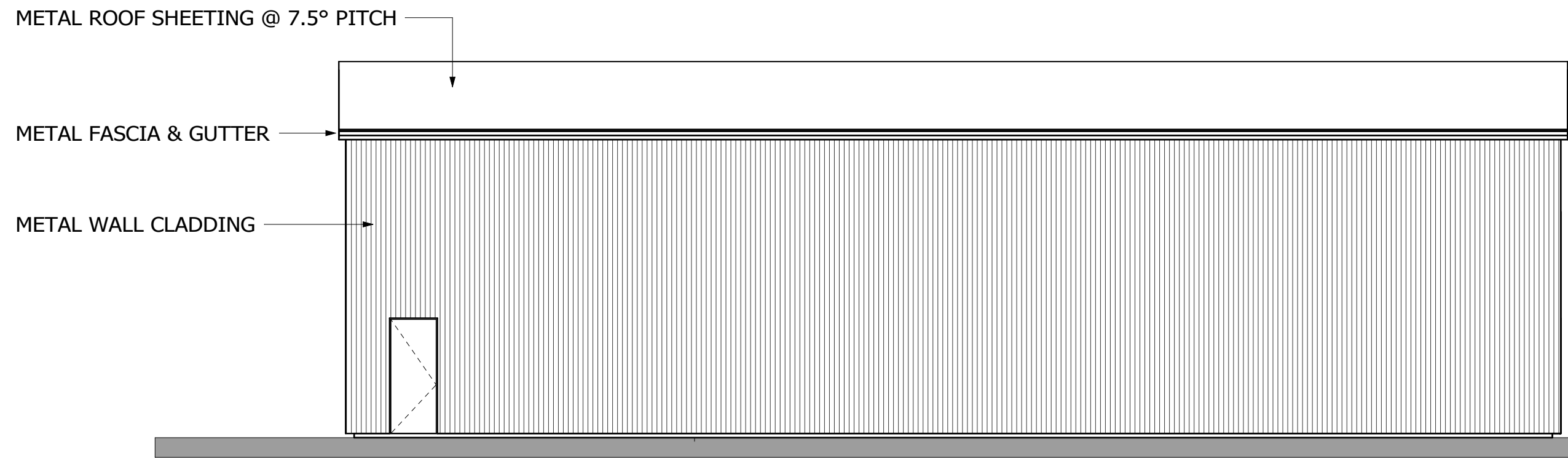
CLIENT: CUMBOOGLE FARMING	DRAWN: JBR	DATE: 11.04.2025	SCALE: 1 : 100
SITE ADDRESS: LOT 9 PERRY JAMES CRESCENT, MOREE NSW 2400	COUNCIL AREA: MOREE PLAINS SHIRE		SHEET No: 01
DRAWING TITLE: FLOOR PLAN	JOB No: D23-11-01		ISSUE: E



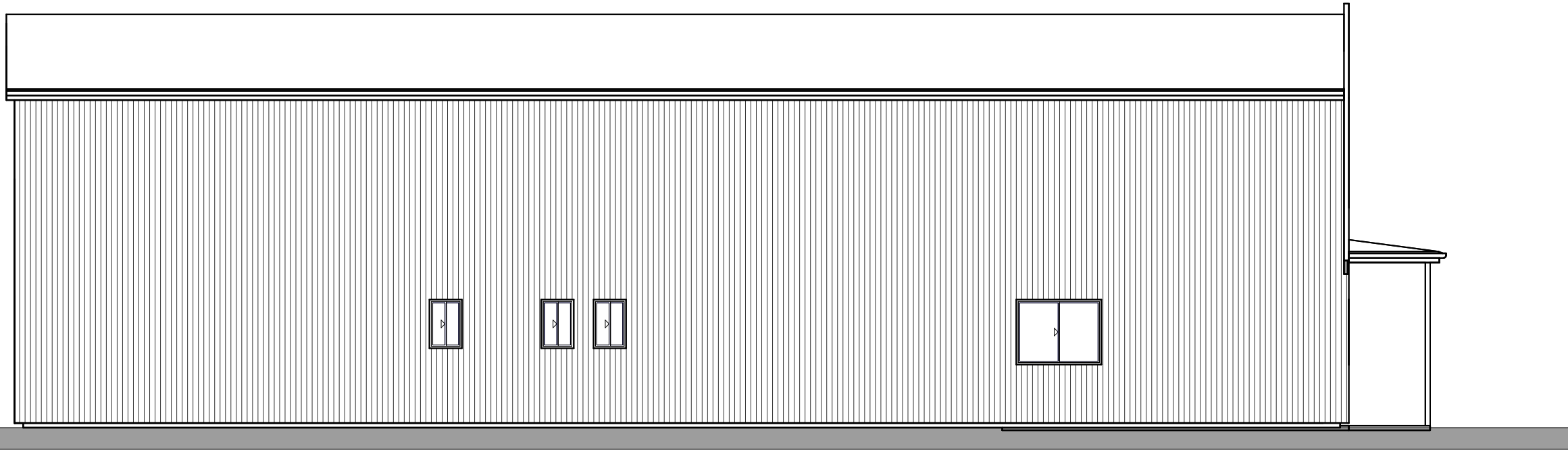
EASTERN ELEVATION



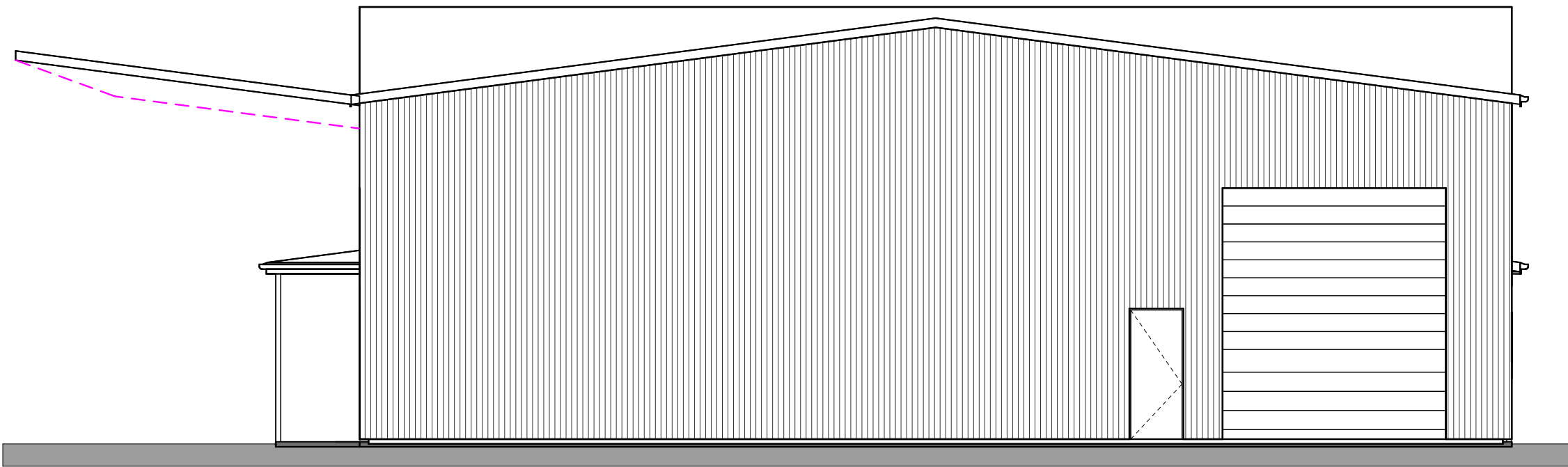
WESTERN ELEVATION



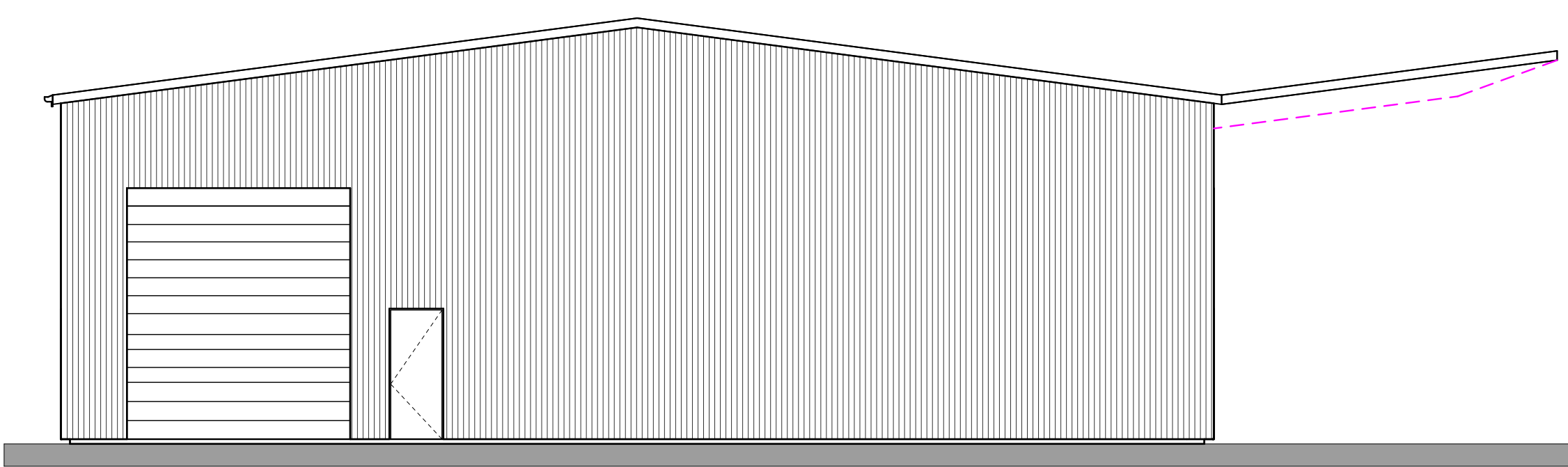
SOUTHERN ELEVATION



NORTHERN ELEVATION



WESTERN ELEVATION



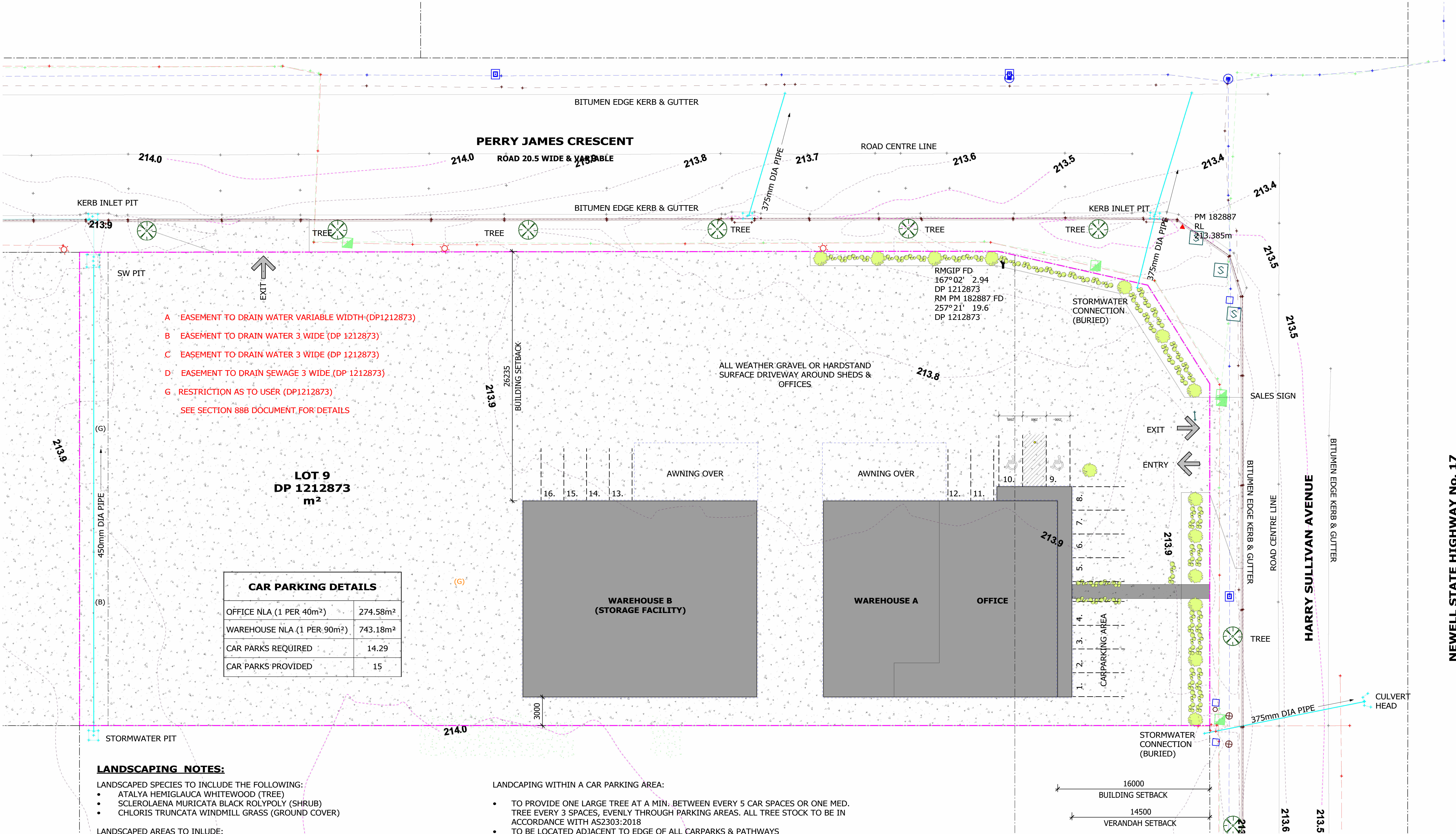
EASTERN ELEVATION

RAWCO
PROJECTS & DESIGN

info@rawco.net.au
www.rawco.net.au



CLIENT: CUMBOOGLE FARMING	DRAWN: JBR	DATE: 11.04.2025	SCALE: 1 : 100
SITE ADDRESS: LOT 9 PERRY JAMES CRESCENT, MOREE NSW 2400	COUNCIL AREA: MOREE PLAINS SHIRE		SHEET No: 02
DRAWING TITLE: ELEVATIONS	JOB No: D23-11-01		ISSUE: E



- A EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1212873)
 - B EASEMENT TO DRAIN WATER 3 WIDE (DP 1212873)
 - C EASEMENT TO DRAIN WATER 3 WIDE (DP 1212873)
 - D EASEMENT TO DRAIN SEWAGE 3 WIDE (DP 1212873)
 - G RESTRICTION AS TO USER (DP1212873)
- SEE SECTION 88B DOCUMENT FOR DETAILS

CAR PARKING DETAILS	
OFFICE NLA (1 PER 40m²)	274.58m²
WAREHOUSE NLA (1 PER 90m²)	743.18m²
CAR PARKS REQUIRED	14.29
CAR PARKS PROVIDED	15

LANDSCAPING NOTES:

- LANDSCAPED SPECIES TO INCLUDE THE FOLLOWING:
- ATALYA HEMIGLAUCA WHITEWOOD (TREE)
 - SCLEROLAENA MURICATA BLACK ROLYPOLY (SHRUB)
 - CHLORIS TRUNCATA WINDMILL GRASS (GROUND COVER)

- LANDSCAPED AREAS TO INCLUDE:
- MULCH DEPTH OF 75mm
 - IRRIGATED GARDEN BEDS TO A MIN. WIDTH OF 1500mm, EXCEPT FOR ANY GARDEN BED TO THE PRIMARY STREET FRONTAGE, ALONG THE FRONT FENCE IS TO BE A MIN. OF 3000mm IN WIDTH.

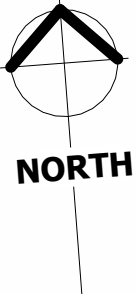
LANDSCAPING WITHIN A CAR PARKING AREA:

- TO PROVIDE ONE LARGE TREE AT A MIN. BETWEEN EVERY 5 CAR SPACES OR ONE MED. TREE EVERY 3 SPACES, EVENLY THROUGH PARKING AREAS. ALL TREE STOCK TO BE IN ACCORDANCE WITH AS2303:2018
- TO BE LOCATED ADJACENT TO EDGE OF ALL CARPARKS & PATHWAYS
- TO INCLUDE PLANT SPECIES IN ACCORDANCE WITH THE PLANTING PALETTES IN SECTION 3.3.2 LANDSCAPE TREATMENTS
- TO RETAIN EXISTING VEGETATION OF ECOLOGICAL VALUE I.E USES RECYCLED GALLI-WATER OR ON-SITE STORMWATER FOR IRRIGATION

CLEAR & UNAMBIGUOUS DIRECTIONAL SIGNAGE TO BE PROVIDED AS REQUIRED AS PER AS1428.1, AS1428.2 & AS1428.4.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THIS PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF RAWCO PROJECTS & DESIGN PTY LTD



SITE NOTES:

BEFORE STARTING WORK ON SITE CHECK FOLLOWING:

- SERVICE LOCATIONS
- SEWER CONNECTION POSITION
- DRIVEWAY ALIGNMENT & LEVELS

° DP INDICATES DOWNPIPE LOCATION

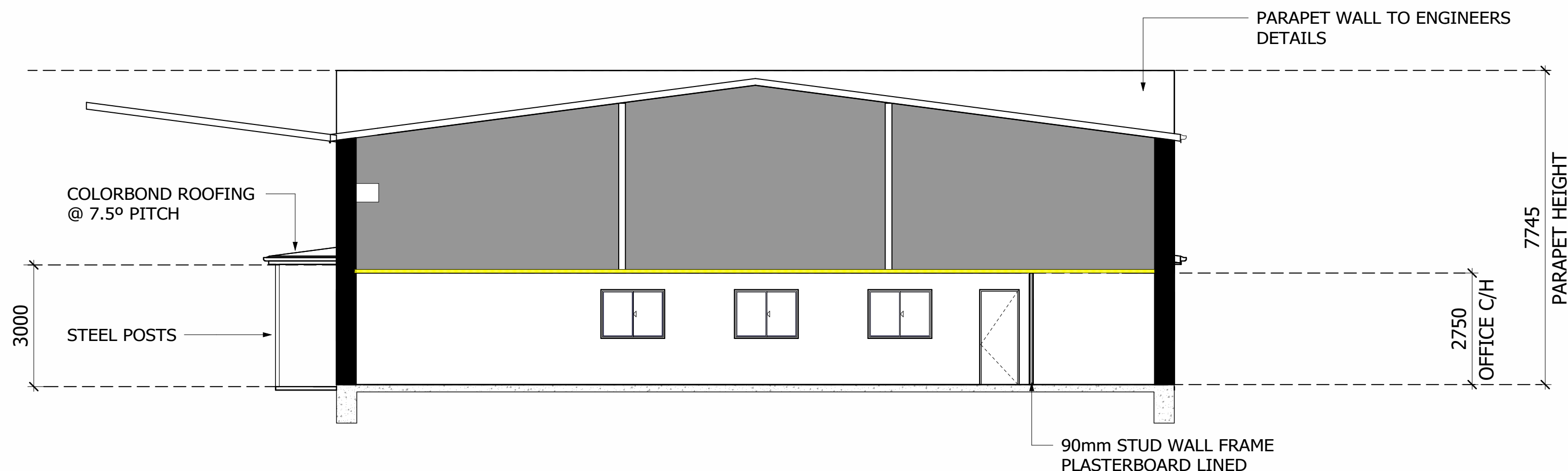
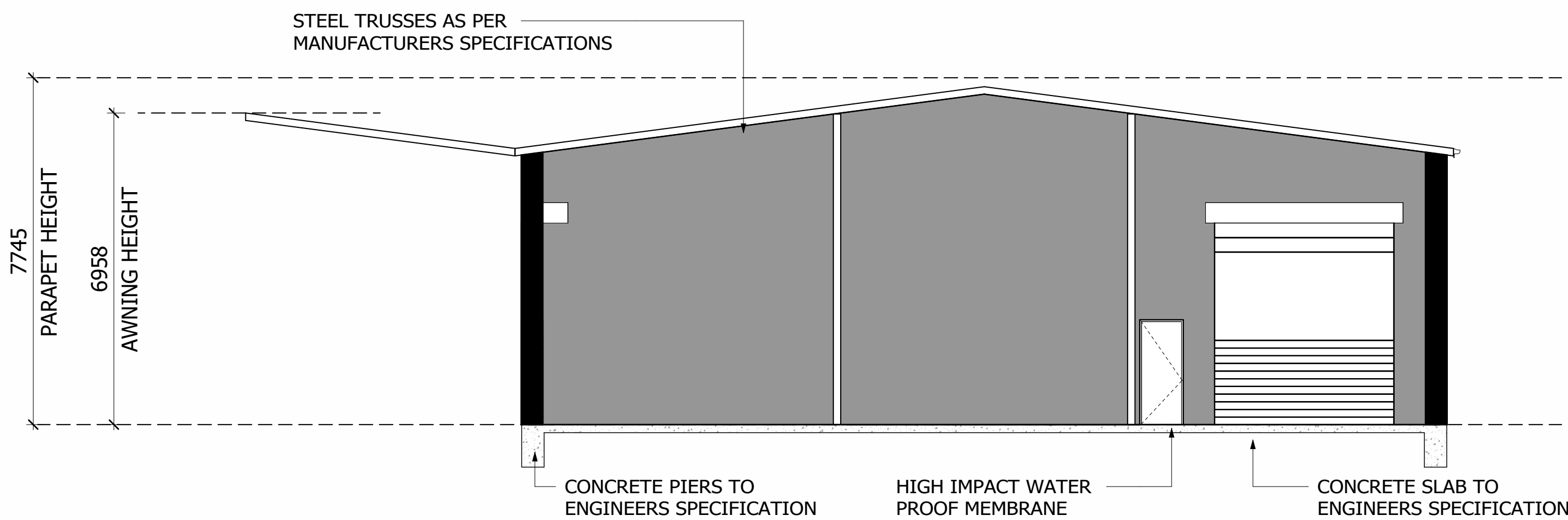
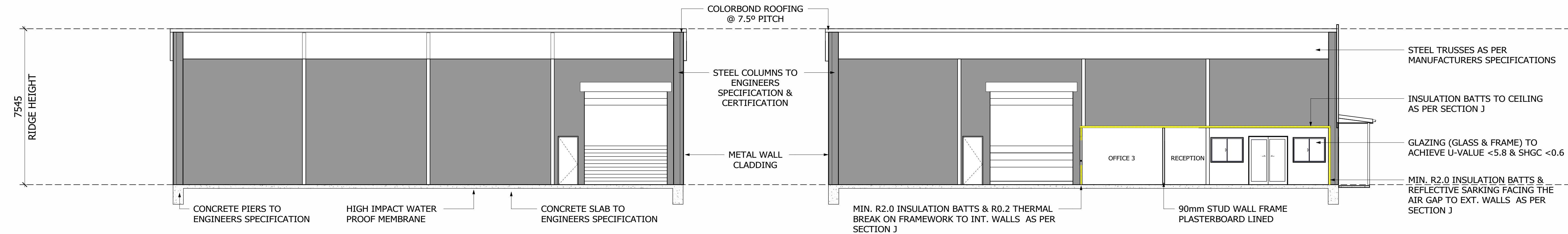
ACCESS TO THE NEW BUILDING TO BE PROVIDED FROM THE FRONT BOUNDARY, TO THE MAIN ENTRANCE BY ENSURING THE FINISHED CONCRETE & BITUMEN SURFACE IS GRADED AT A MAX. OF 1 IN 40 & NO GREATER STEP THAN 5mm AS PER AS1428.1, NCC PART 3.2

RAWCO
PROJECTS & DESIGN

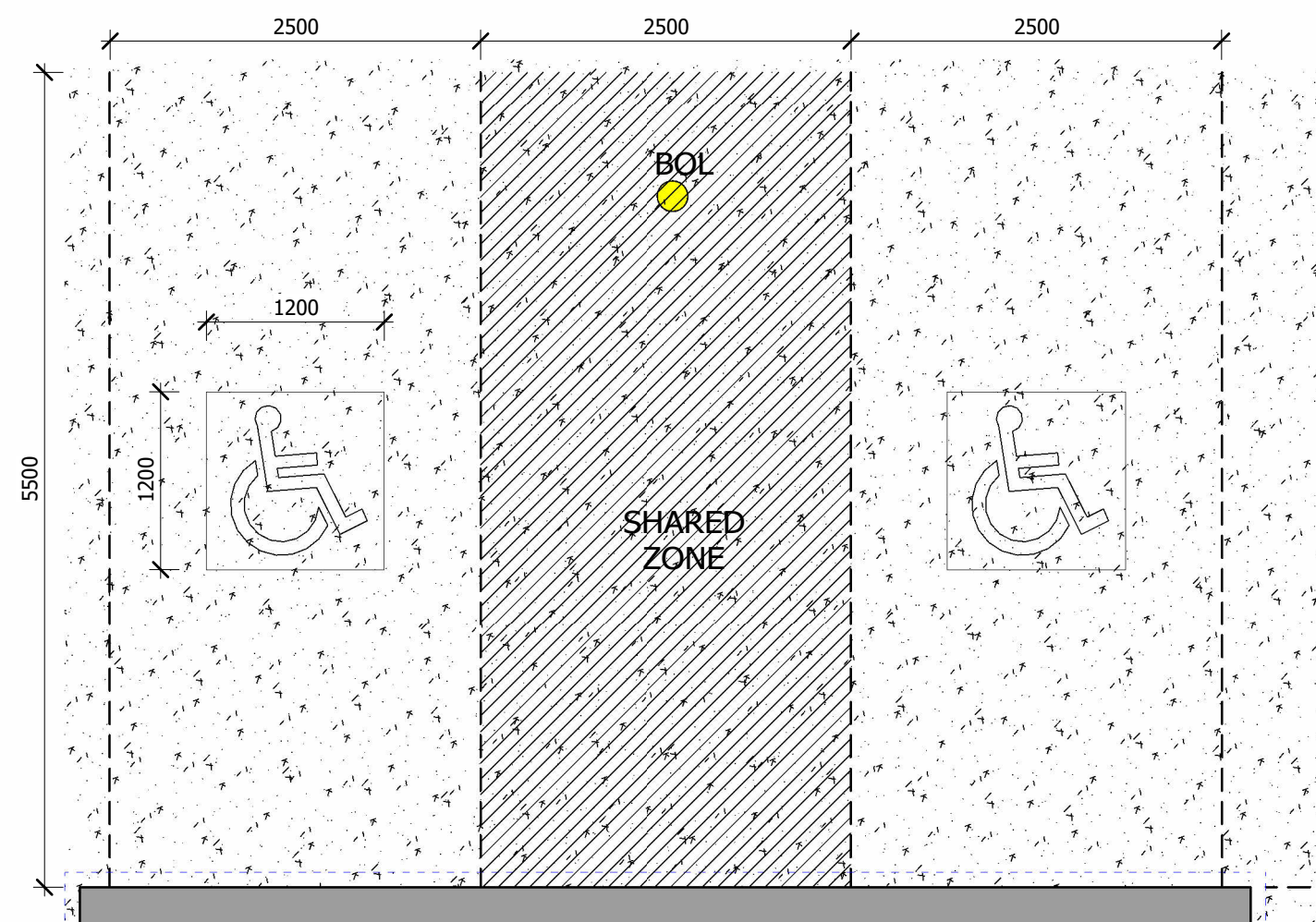
info@rawco.net.au
www.rawco.net.au



CLIENT: CUMBOOGLE FARMING	DRAWN: JBR	DATE: 11.04.2025	SCALE: 1 : 200
SITE ADDRESS: LOT 9 PERRY JAMES CRESCENT, MOREE NSW 2400	COUNCIL AREA: MOREE PLAINS SHIRE	SHEET No: 03	
DRAWING TITLE: SITE PLAN	JOB No: D23-11-01	ISSUE: E	



ALL WEATHER GRAVEL OR HARDSTAND SURFACE DRIVEWAY AROUND SHEDS & OFFICES



SHARED AREA WALKWAYS WITHIN OR PARTLY WITHIN A SHARED AREA SHALL BE MARKED WITH UNBROKEN LONGITUDINAL LINES ON BOTH SIDES OF WALKWAY

EACH DECEDICATED SPACE SHALL BE IDENTIFIED BY MEANS OF A WHITE SYMBOL OF ACCESS IN ACCORDANCE AS1428.1-2009 BETWEEN 800 AND 1000mm HIGH PLACED ON A BLUE RECTANGLE WITH NO SIDE MORE THAT 1200mm, PLACED AS A PAVEMENT MARKING IN THE CENTRE OF THE SPACE BETWEEN 500 AND 600mm FROM ITS ENTRY POINT.

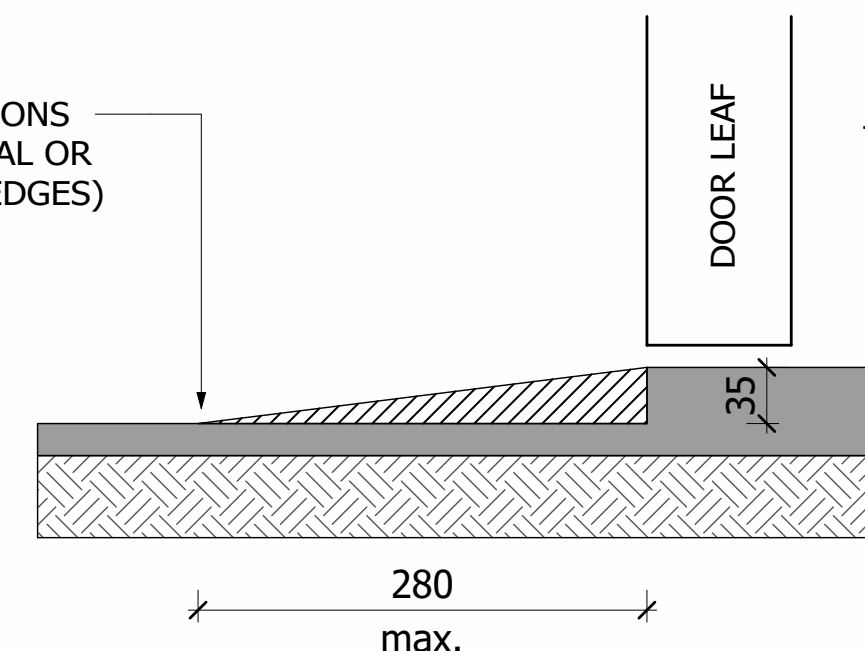
MARKINGS SHALL BE YELLOW AND SHALL HAVE A SLIP RESISTANT SURFACE. DEDICATED PARKING SPACES SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100mm WIDE ON ALL SIDES

TACTILE GROUND SURFACE INDICATORS MUST BE PROVIDED TO WARN PEOPLE WITH VISION IMPAIRMENT THAT THEY ARE APPROACHIG A STAIRWAY, A RAMP, THRESHOLD RAMP OR VEHICLE ACCESS TACTILE INDICATORS TO BE TYPE B IN ACCORDANCE WITH 'AS1428.4' & 'SPECIFICATION 15' OF THE NCC, VOL. 1, 2022.

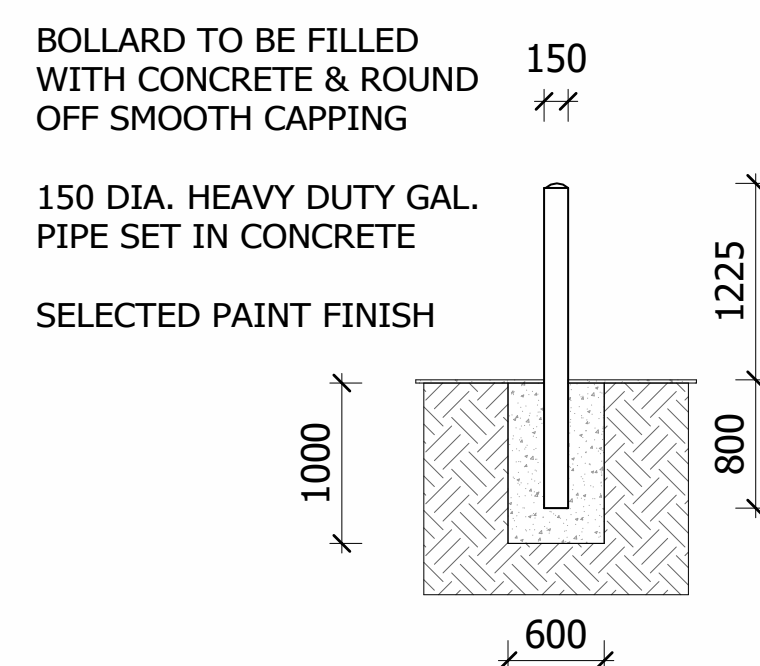
SPLAY EDGES OF THRESHOLD RAMP AT 45 DEGREE min. (IF NOT ABUTTING WALL/KERB)

ENSURE ALL SURFACE TRANSITIONS ARE SMOOTH (+/- 3mm VERTICAL OR +/- 5mm BEVELLED/ROUNDED EDGES)

MAX. THRESHOLD RAMP GRADIENT OF 1:8



THRESHOLD RAMP DETAIL



TYPICAL BOLLARD DETAIL
SCALE 1:50

CONSTRUCTION NOTES:

DURING THE CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION & ENSURING NO PART SHALL BE OVERSTRESSED UNDER CONSTRUCTION ACTIVITIES.

BUILDING TO BE PROTECTED AGAINST SUBTERRANEAN TERMITES, IN ACCORDANCE WITH 'AS3660'. A DURABLE NOTICE MUST BE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT POSITION SHOWING METHOD OF RISK MANAGMENT, DATE OF INSTALLATION, WHERE CHEMICAL BARRIER IS USED. IT'S LIFE EXPECTANCY AND INSTALLERS OR MANUFACTURERS RECOMMENDATIONS FOR THE SCOPE AND FREQUENCY OF FUTURE INSPECTIONS FOR TERMITE ACTIVITY.

ROOF & SURFACE WATER TO BE COLLECTED & DISCHARGED TO EXISTING STORMWATER DISPOSAL SYSTEM ON SITE, WITH DESIGN IN THIS REGARD TO BE THE RESPONSIBILITY OF THE BUILDING CONTRACTOR IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & LOCAL COUNCIL REQUIRMENTS.

WET AREAS OF THE BUILDING IE. NEW BATHROOMS ARE TO BE PROTECTED BY THE INSTALLATION OF A WATER PROOFING SYSTEM COMPLYING WITH AS3740 - "WATERPROOFING OF WET AREAS"

WALL FRAME BRACING, ROOF BRACING, & ALL 'TIE DOWN' FIXING DETAILS TO BE RESPONSIBILITY OF THE CONTRACTOR AS SPECIFIED & DETAILED BY TRUSS/FRAME MANUFACTURER & IN ACCORDANCE WITH STEEL FRAMED CONSTRUCTION STANDARD.

STORMWATER TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 3500.3-2018

SARKING TO BE INSTALLED TO COMPLY WITH AS/NZS 4200

ENSURE THE TOP OF BUILDING'S OVERFLOW (RELIEF) GULLY IS 150mm MIN BELOW THE LOWEST SANITARY FIXTURE & 75mm MIN ABOVE THE SURROUNDING GROUND LEVEL.

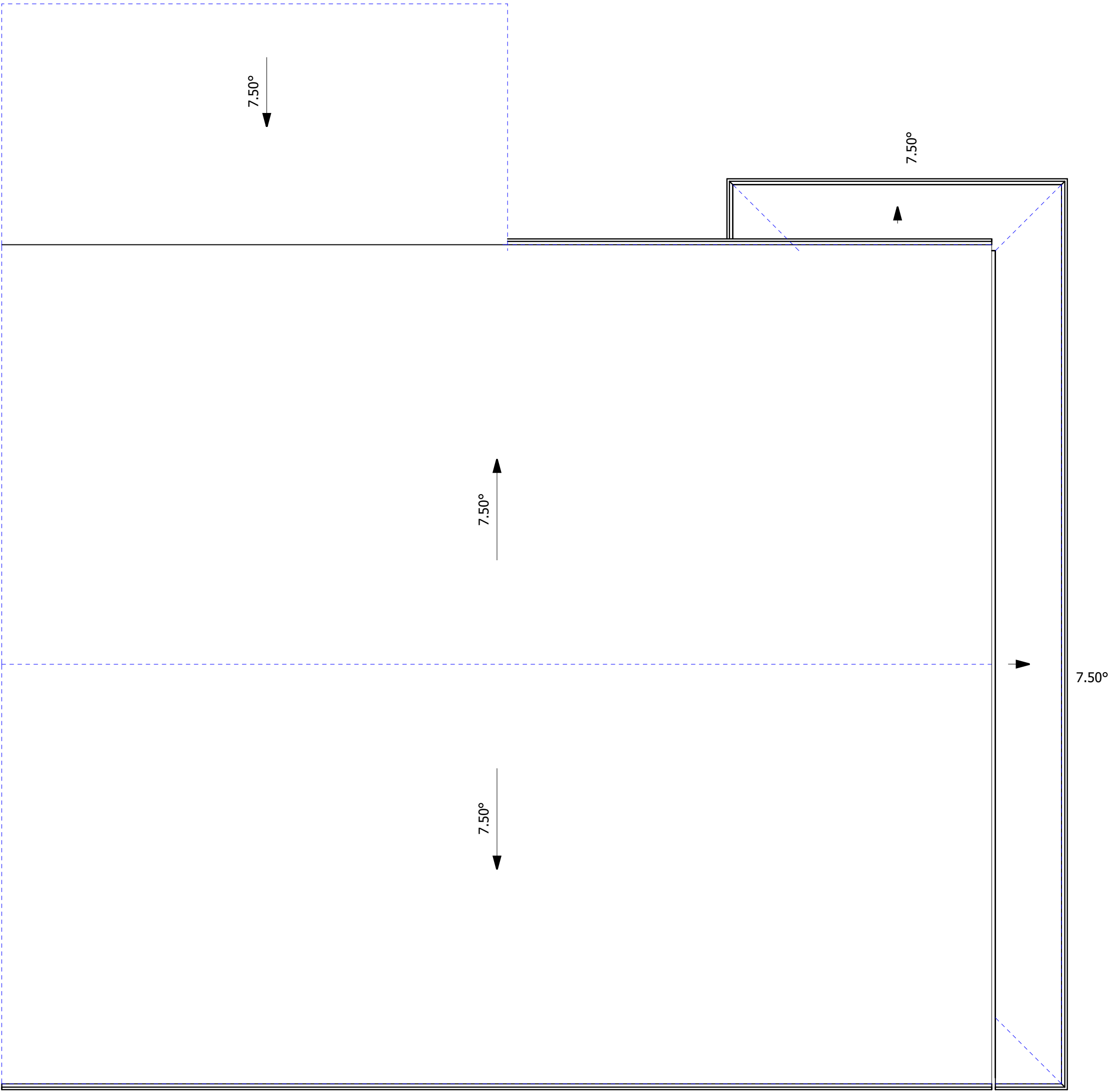
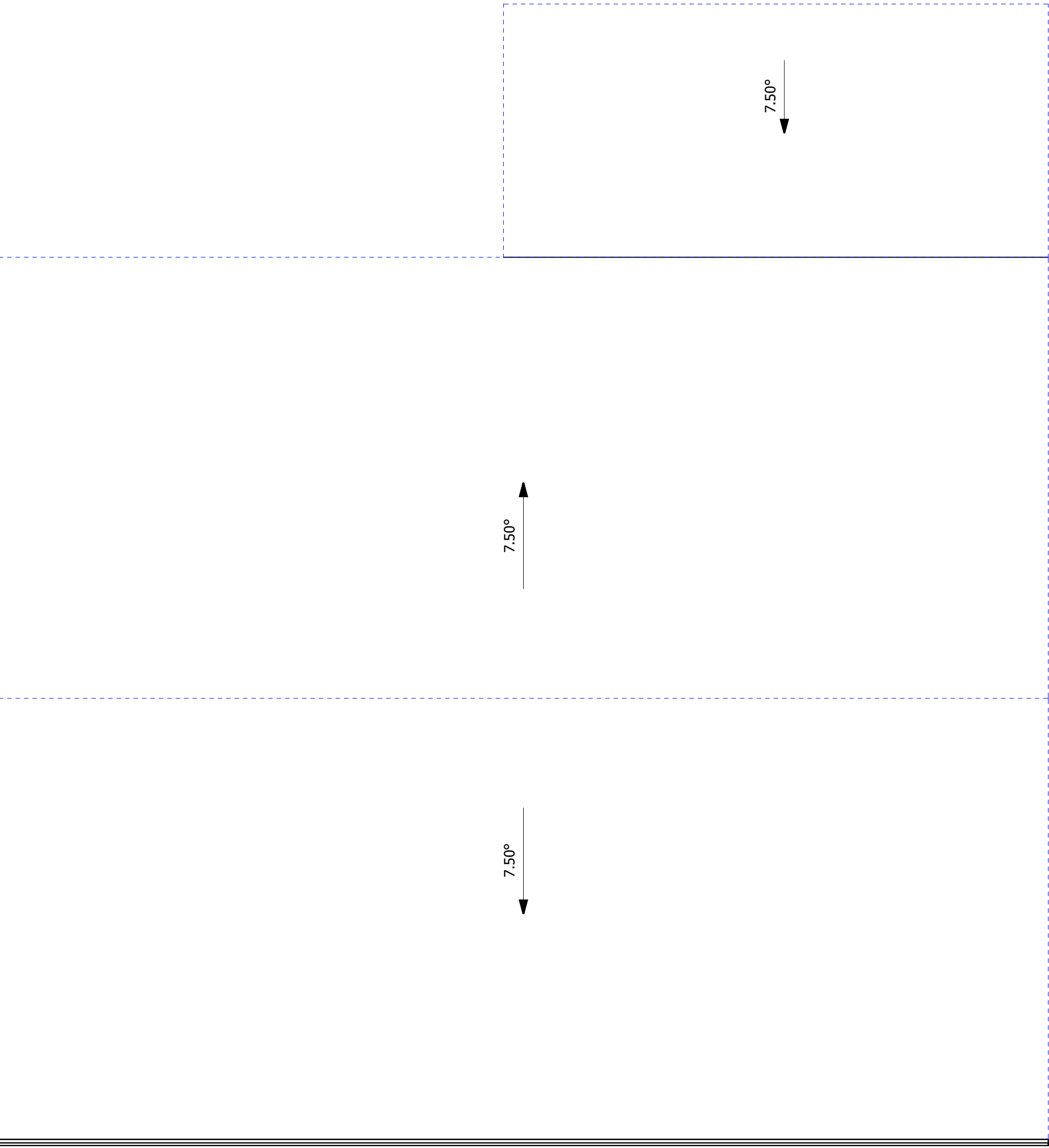
RAWCO

PROJECTS & DESIGN

info@rawco.net.au
www.rawco.net.au



CLIENT: CUMBOOGLE FARMING	DRAWN: Author	DATE: 11.04.2025	SCALE: As indicated
SITE ADDRESS: LOT 9 PERRY JAMES CRESCENT, MOREE NSW 2400	COUNCIL AREA: MOREE PLAINS SHIRE	SHEET No: 04	
DRAWING TITLE: SECTION & DETAILS	JOB No: D23-11-01	ISSUE: E	

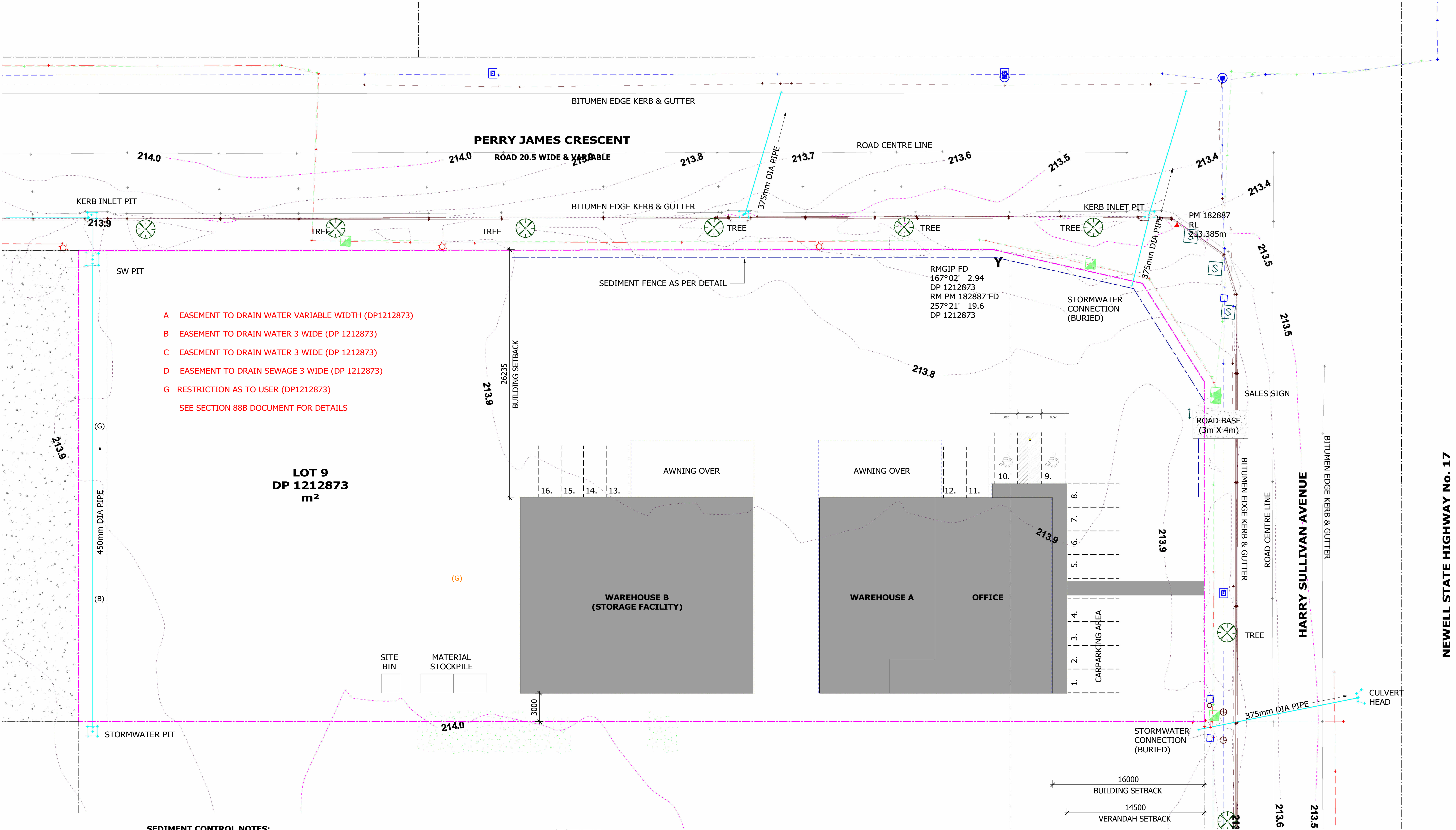


RAWCO
PROJECTS & DESIGN

info@rawco.net.au
www.rawco.net.au



CLIENT:	DRAWN:	DATE:	SCALE:
CUMBOOGLE FARMING	JBR	11.04.2025	1 : 100
SITE ADDRESS:	COUNCIL AREA:		SHEET No:
LOT 9 PERRY JAMES CRESCENT, MOREE NSW 2400	MOREE PLAINS SHIRE		05
DRAWING TITLE:	JOB No:	ISSUE:	
ROOF LAYOUT	D23-11-01	E	



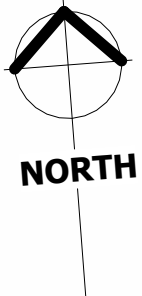
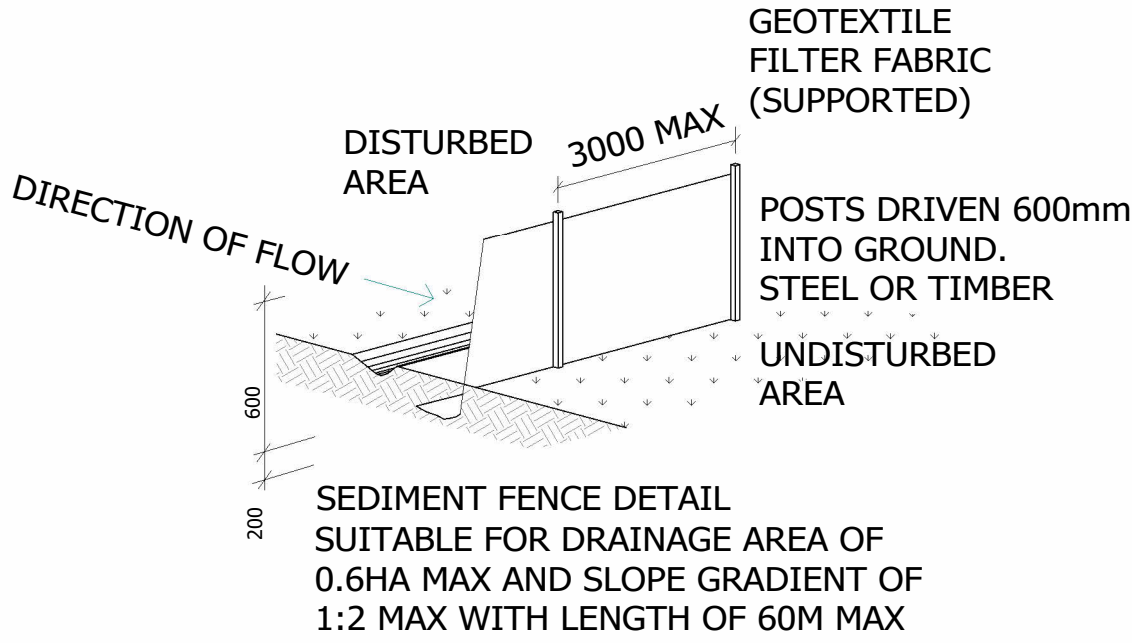
- A EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP1212873)
 - B EASEMENT TO DRAIN WATER 3 WIDE (DP 1212873)
 - C EASEMENT TO DRAIN WATER 3 WIDE (DP 1212873)
 - D EASEMENT TO DRAIN SEWAGE 3 WIDE (DP 1212873)
 - G RESTRICTION AS TO USER (DP1212873)
- SEE SECTION 88B DOCUMENT FOR DETAILS

SEDIMENT CONTROL NOTES:

INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.

REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.

IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANGEMENT.

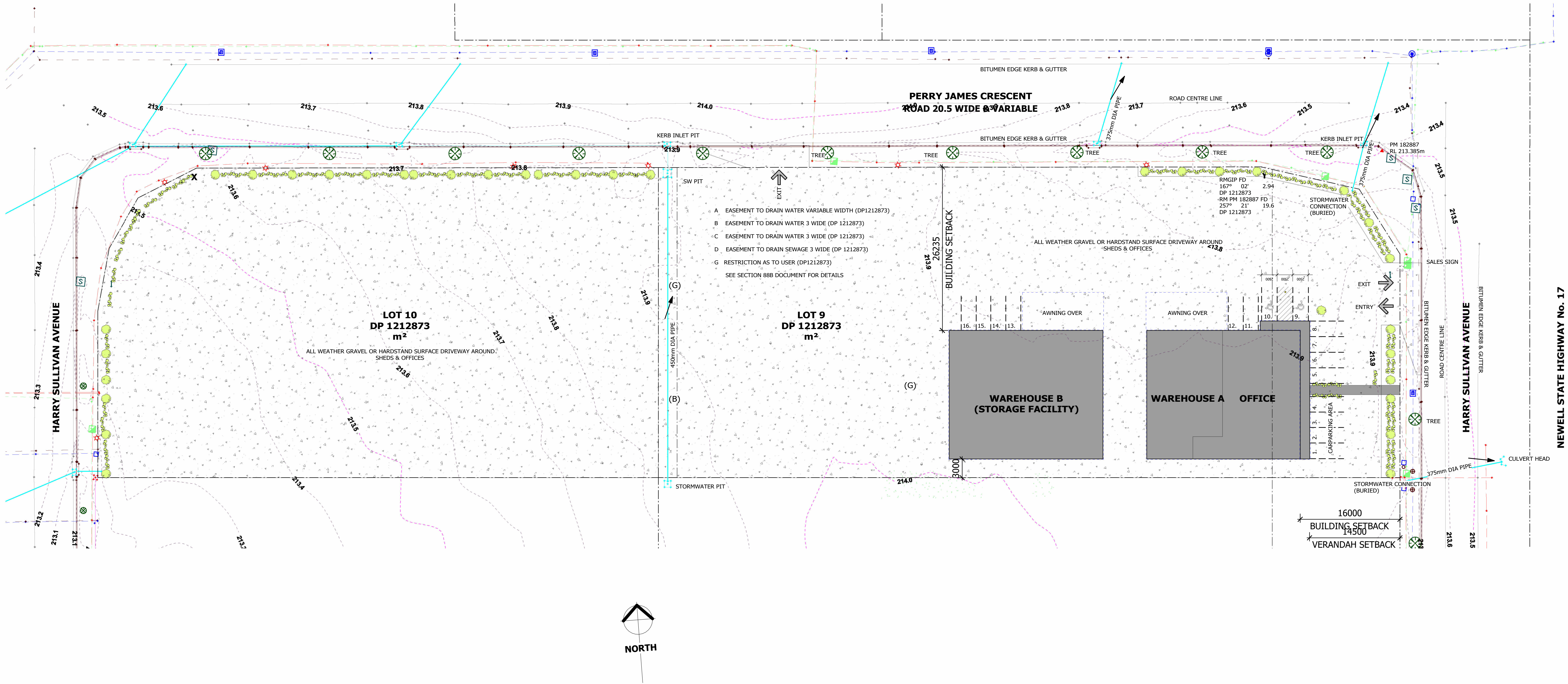


RAWCO
PROJECTS & DESIGN

info@rawco.net.au
www.rawco.net.au



CLIENT: CUMBOOGLE FARMING	DRAWN: JBR	DATE: 11.04.2025	SCALE: 1 : 200
SITE ADDRESS: LOT 9 PERRY JAMES CRESCENT, MOREE NSW 2400	COUNCIL AREA: MOREE PLAINS SHIRE		SHEET No: 06
DRAWING TITLE: EROSION CONTROL PLAN	JOB No: D23-11-01	ISSUE: E	



LANDSCAPING NOTES:

- LANDSCAPED SPECIES TO INCLUDE THE FOLLOWING:
- ATALYA HEMIGLAUCA WHITEWOOD (TREE)
 - SCLEROLAENA MURICATA BLACK ROLYPOLY (SHRUB)
 - CHLORIS TRUNCATA WINDMILL GRASS (GROUND COVER)

- LANDSCAPED AREAS TO INLUDE:
- MULCH DEPTH OF 75mm
 - IRRIGATED GARDEN BEDS TO A MIN. WIDTH OF 1500mm, EXCEPT FOR ANY GARDEN BED TO THE PRIMARY STREET FRONTAGE, ALONG THE FRONT FENCE IS TO BE A MIN. OF 3000mm IN WIDTH.

SITE NOTES:

- BEFORE STARTING WORK ON SITE CHECK FOLLOWING:
- SERVICE LOCATIONS
 - SEWER CONNECTION POSITION
 - DRIVEWAY ALIGNMENT & LEVELS

° DP INDICATES DOWNPIPE LOCATION

ACCESS TO THE NEW BUILDING TO BE PROVIDED FROM THE FRONT BOUNDARY, TO THE MAIN ENTRANCE BY ENSURING THE FINISHED CONCRETE & BITUMEN SURFACE IS GRADED AT A MAX. OF 1 IN 40 & NO GREATER STEP THAN 5mm AS PER AS1428.1, NCC PART 3.2

LANDSCAPING WITHIN A CAR PARKING AREA:

- TO PROVIDE ONE LARGE TREE AT A MIN. BETWEEN EVERY 5 CAR SPACES OR ONE MED. TREE EVERY 3 SPACES, EVENLY THROUGH PARKING AREAS. ALL TREE STOCK TO BE IN ACCORDANCE WITH AS2303:2018
- TO BE LOCATED ADJACENT TO EDGE OF ALL CARPARKS & PATHWAYS
- TO INCLUDE PLANT SPECIES IN ACCORDANCE WITH THE PLANTING PALETTES IN SECTION 3.3.2 LANDSCAPE TREATMENTS
- TO RETAIN EXISTING VEGETATION OF ECOLOGICAL VALUE I.E USES RECYCLED GALI-WATER OR ON-SITE STORMWATER FOR IRRIGATION

CLEAR & UNAMBIGUOUS DIRECTIONAL SIGNAGE TO BE PROVIDED AS REQUIRED AS PER AS1428.1, AS1428.2 & AS1428.4.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.

SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION SHOWN ON THIS PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF RAWCO PROJECTS & DESIGN PTY LTD

RAWCO
PROJECTS & DESIGN

info@rawco.net.au
www.rawco.net.au



CLIENT:	DRAWN:	DATE:	SCALE:
CUMBOOGLE FARMING	JBR	11.04.2025	1 : 350
SITE ADDRESS:	COUNCIL AREA:	SHEET No:	
LOT 9 PERRY JAMES CRESCENT, MOREE NSW 2400	MOREE PLAINS SHIRE	07	
DRAWING TITLE:	JOB No:	ISSUE:	
BLOCK LAYOUT	D23-11-01	E	