



SUBJECT SITE



SITE LOCATION

google.com/maps

PROPOSED NEW CHANGE ROOM FACILITY

SCHEDULE OF DRAWINGS

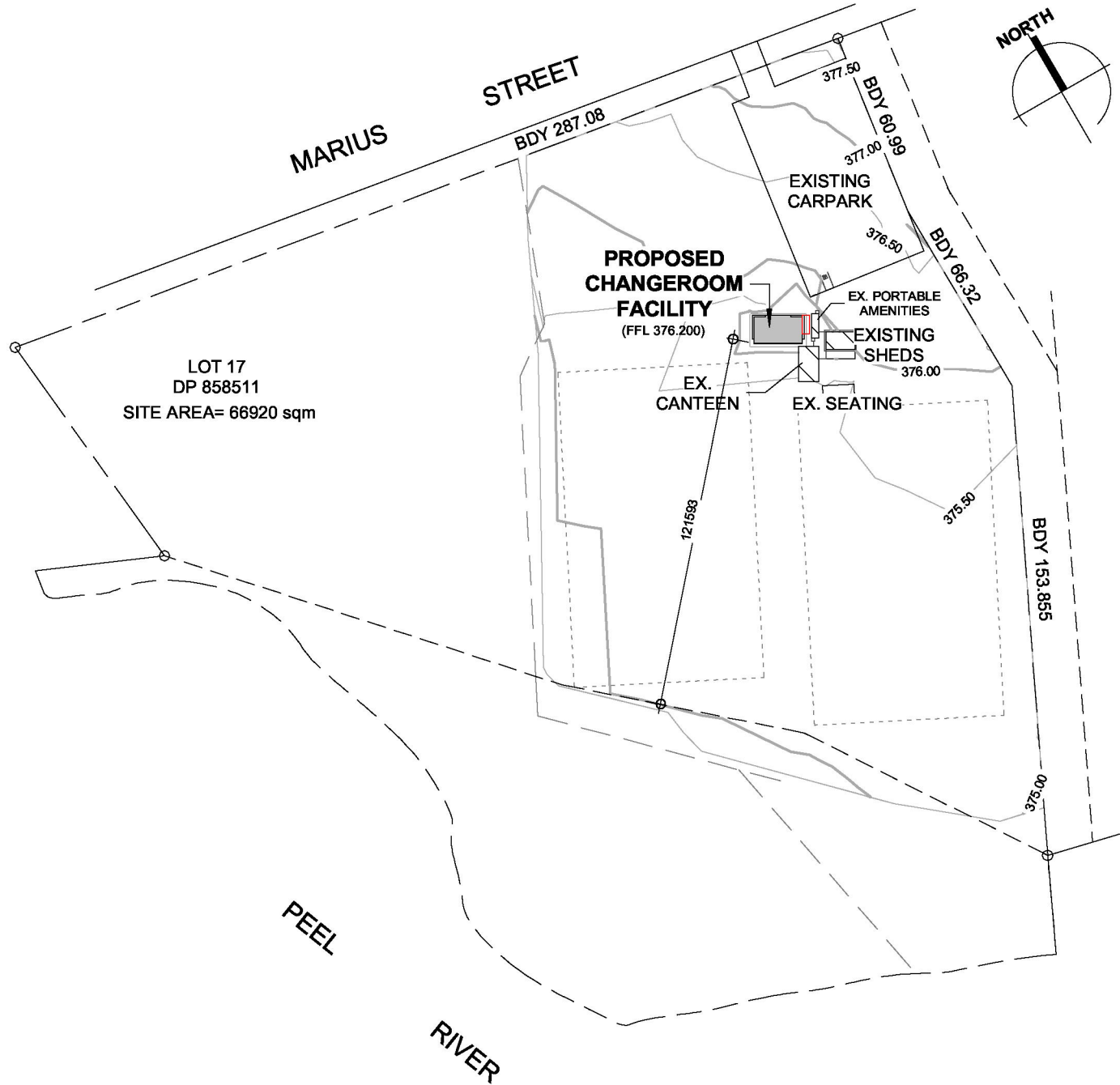
SHEET NAME	SHEET NUMBER	Current Revision
SITE INFORMATION	A000	2
SITE PLAN	A001	2
SITE PLAN	A002	2
ROOF PLAN	A003	2
FLOOR PLAN	A004	2
SCHEDULES	A005	2
ELEVATIONS	A006	2
ELEVATIONS	A007	2
SECTIONS	A008	2
SEDIMENT EROSION CONTROL	A009	2
SEDIMENT EROSION CONTROL	A010	2



CARPARK VIEW

SITE DETAILS

SITE AREA:	16920 sqm
LEP-ZONING:	RE1 PUBLIC RECREATION
LOCAL GOVERNMENT AREA:	TAMWORTH REGIONAL COUNCIL
NUMBER OF OCCUPANTS:	UP TO 20 PERSONS PER CHANGEROOM
SANITARY FACILITIES: (NCC TABLE F4D4J)	FEMALE- (PER CHANGE ROOM) CLOSET PANS - 2 WASHBASINS - 2 SHOWERS - 2
DEVELOPMENT TYPE:	PROPOSED CHANGE ROOM FACILITIES
BUILDING CLASSIFICATION:	CLASS 9
WIND CLASSIFICATION:	N2 SITE CLASSIFICATION TO AS 4055-2021
SOIL CLASSIFICATION:	REFER TO ENG. DETAILS
CLIMATE ZONE:	4 (WWW.ABCB.GOV.AU MAP)
BUSHFIRE PRONE LAND:	AREAS OF BUSHFIRE PRONE VEGETATION
CONTROLS:	N/A
CARPARKING: EXISTING CARPARKING PROVIDED=	95 spaces



SITE PLAN

1 : 2000

LEGEND

T	TELSTRA PIT
E	ELECTRICAL PIT
WM	WATER METER
PP	POWER POLE
⊗	DOWNPIPE
SWP	STORMWATER PIT
SMH	SEWER ACCESS CHAMBER
KIP	KERB INLET PIT
H	HYDRANT
LB	LETTER BOX
LP	LIGHT POLE
GAS	GAS PIT
— 20 —	APPROX. SURFACE CONTOUR
200	DESIGN SURFACE LEVEL
200	EXISTING SURFACE LEVEL
— SW — SW —	STORMWATER DRAINAGE
— S — S —	SEWER
— W — W —	WATER
— T — T —	TELSTRA
— OPT — OPT —	OPTIC FIBRE
— E — E —	ELECTRICAL
— OHP — OHP —	OVERHEAD POWER
— GS — GS —	GAS LINE
— EXSW — EXSW —	EXISTING STORMWATER
— EXS — EXS —	EXISTING SEWER

SITE NOTES

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC 2022 Amdt 1), COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS & CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

ALL SURFACE WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN ACCORDANCE WITH REQUIREMENTS OF AS2870 + NCC HP PART 3.3.3

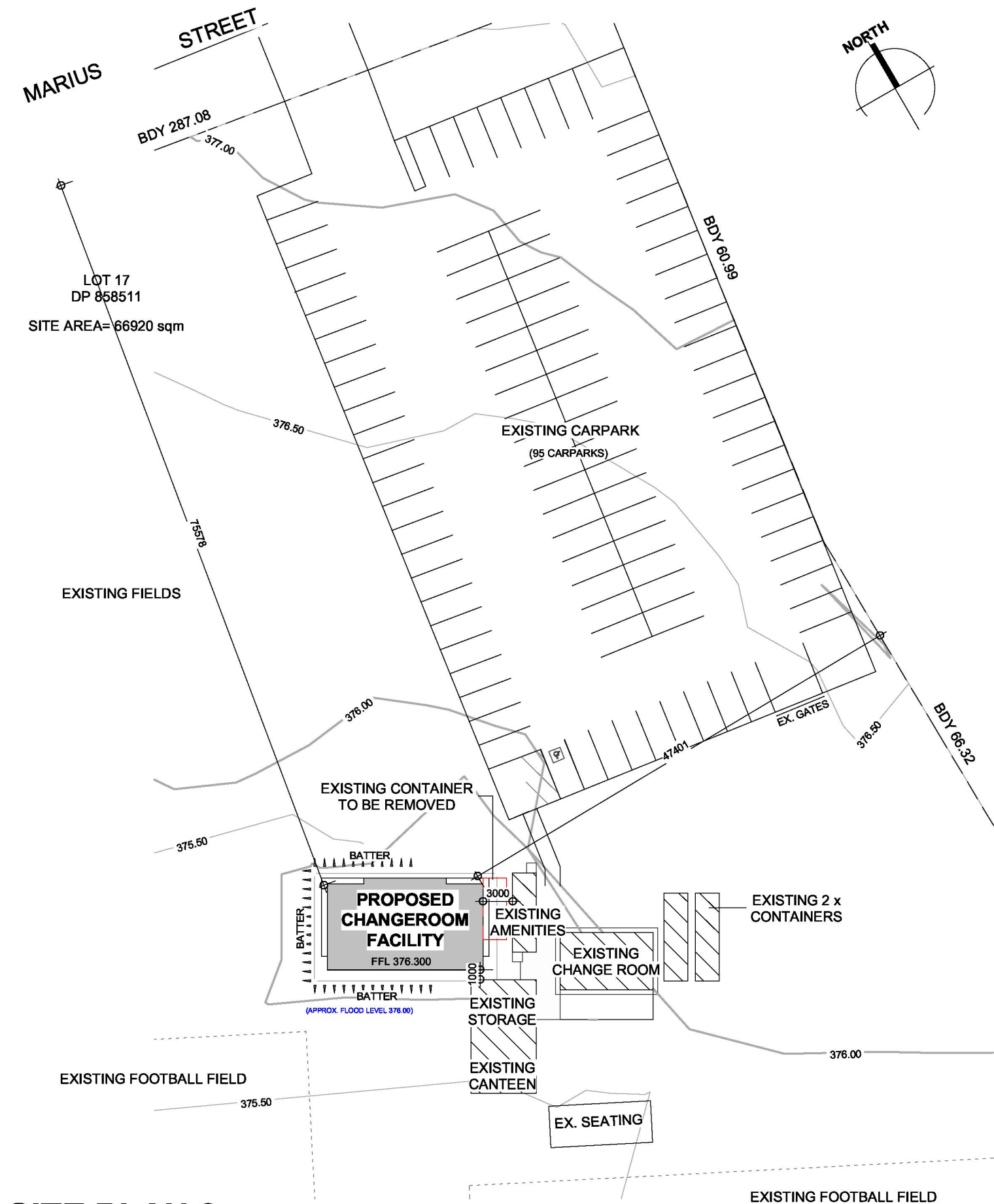
DOWNPICES TO BE CONNECTED INTO STORMWATER AS SOON AS THE ROOF IS INSTALLED.

DOWNPICES SHOULD BE AT A MAXIMUM OF 12 METER CENTRES + AS CLOSE TO VALLEYS AS POSSIBLE AND IN ACCORDACE WITH NCC HP PART 7.4 + NCC VOL. 3

EXCAVATED MATERIAL STORED ON SITE SHALL BE PLACED UP-SLOPE OF SEDIMENT FENCE. INSTALL A SEDIMENT FENCE ON THE DOWNSLOPE SIDE OF MATERIAL.

CONSTRUCTION VEHICLES TO BE PARKED ON THE STREET, TO PREVENT TRANSFERRING DEBRIS ONTO STREET. UNLESS ALTERNATIVE SEDIMENT TRANSFER REDUCTION METHODS ARE IN PLACE

ALL EXISTING UNDERGROUND SERVICES MUST BE LOCATED AND EXPOSED PRIOR TO EARTHWORKS COMMENCING & IT IS THE RESPONSIBILITY OF THOSE PERSONS USING THIS PLAN TO CONFIRM BOTH POSITION & LEVEL OF THESE UTILITIES IN CONJUNCTION WITH THE APPROPRIATE AUTHORITY.



SITE PLAN 2

1 : 500

PROPOSED NEW CHANGE ROOM FACILITY 31 MARIUS STREET, NORTH TAMWORTH

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LEGEND

T	TELSTRA PIT
E	ELECTRICAL PIT
WM	WATER METER
PP	POWER POLE
	DOWNPIPE
SWP	STORMWATER PIT
SMH	SEWER ACCESS CHAMBER
KIP	KERB INLET PIT
H	HYDRANT
LB	LETTER BOX
LP	LIGHT POLE
GAS	GAS PIT
— 20 —	APPROX. SURFACE CONTOUR
	DESIGN SURFACE LEVEL
200	EXISTING SURFACE LEVEL
— SW — SW —	STORMWATER DRAINAGE
— S — S —	SEWER
— W — W —	WATER
— T — T —	TELSTRA
— OPT — OPT —	OPTIC FIBRE
— E — E —	ELECTRICAL
-- OHP -- OHP --	OVERHEAD POWER
— GS — GS —	GAS LINE
— EX SW — EX SW —	EXISTING STORMWATER
— EX S — EX S —	EXISTING SEWER

SITE NOTES

ALL WORK SHALL BE IN ACCORDANCE & COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC 2022 Amdt 1), COUNCIL BY-LAWS, RELEVANT AUSTRALIAN STANDARDS & CURRENT WORKPLACE STANDARDS CODES OF PRACTICE.

ALL SURFACE WATER TO FALL AWAY FROM BUILDING IN ALL DIRECTIONS IN ACCORDANCE WITH REQUIREMENTS OF AS2870 + NCC HP PART 3.3.3

DOWNPINES TO BE CONNECTED INTO STORMWATER AS SOON AS THE ROOF IS INSTALLED.

DOWNPINES SHOULD BE AT A MAXIMUM OF 12 METER CENTRES + AS CLOSE TO VALLEYS AS POSSIBLE AND IN ACCORDANCE WITH NCC HP PART 7.4 + NCC VOL. 3

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SCALE

As
indicated

REVISION

1
2

DESCRIPTION
PRELIMINARY ISSUE
FOR DA SUBMISSION

DATE
03/04/2024
10/06/2025

PROJECT No.
1134-24

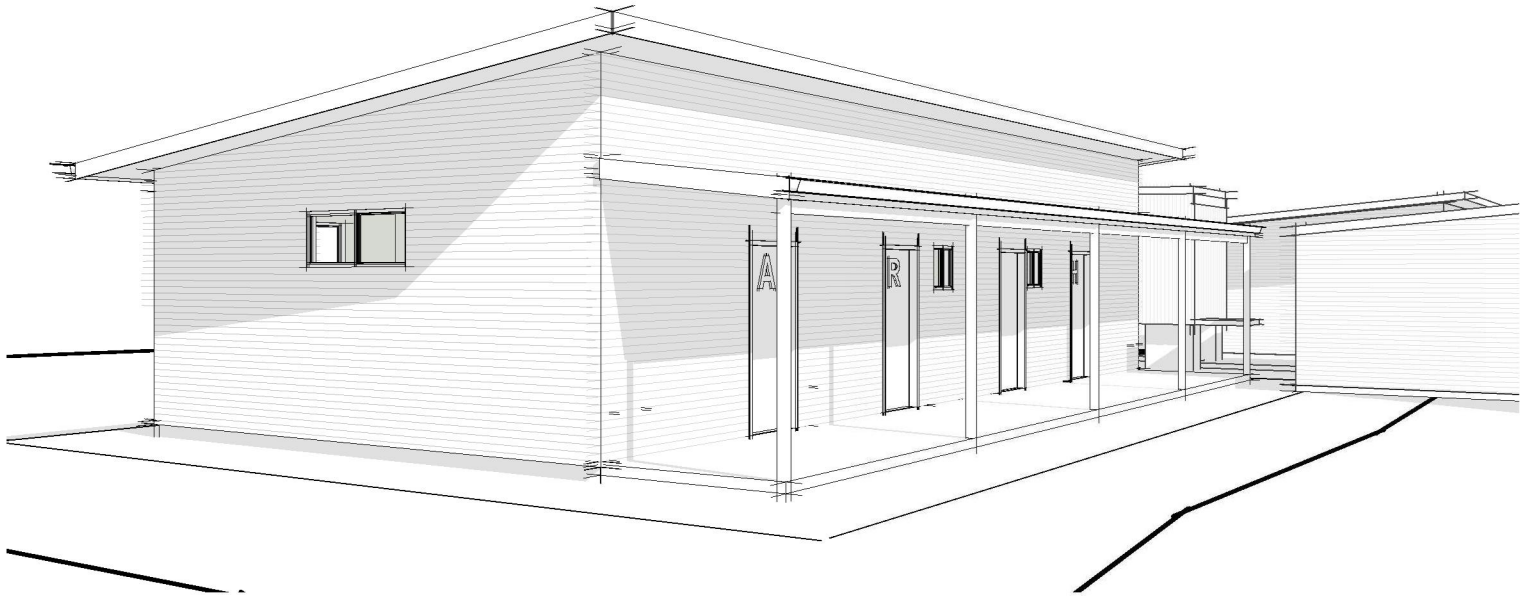
DATE
DRAWN
DESIGNED

10/06/2025
SAE
SAE

SHEET
A002

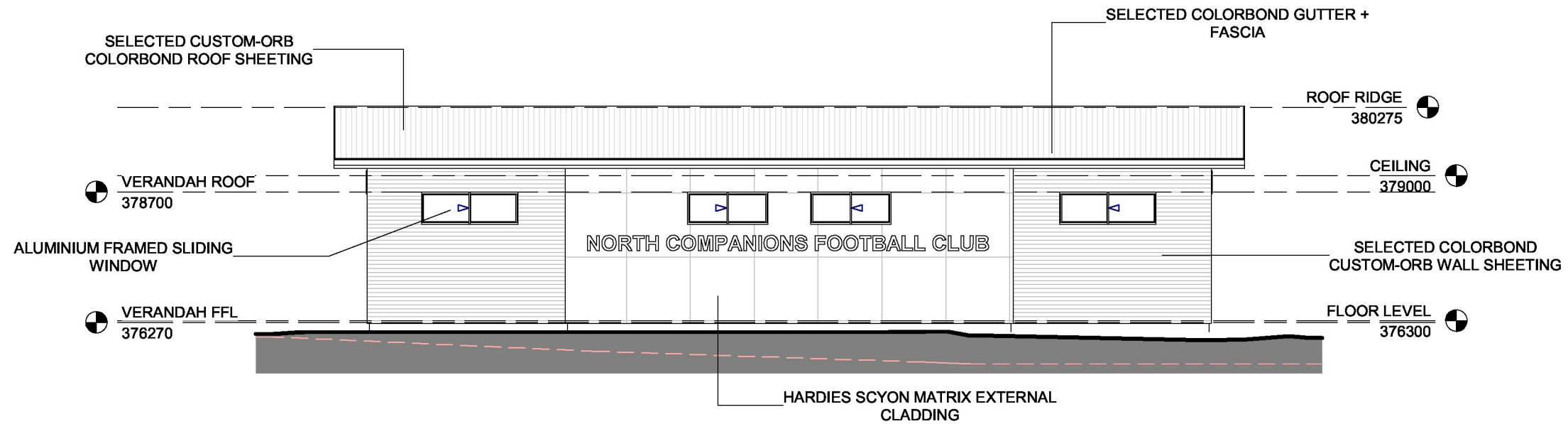
DOOR SCHEDULE 2						
Mark	Height	Width	Glazing Areas	Orientation-	Material-	Comments
1	2040	920			SELECTED HINGE DOOR	
2	2040	920			SELECTED HINGE DOOR	
3	2040	920			SELECTED HINGE DOOR	
4	2040	920			SELECTED HINGE DOOR	
5	2040	920			SELECTED HINGE DOOR	
5		0				

WINDOW SCHEDULE							
Mark	Head Height	Height	Width	Glazing Area	Orientation	Material	Comments
1	2100	590	600	0.36	S	AL. FRAMED SLIDING	
2	2100	590	600	0.36	S	AL. FRAMED SLIDING	
3	2400	600	1500	0.9	W	AL. FRAMED SLIDING	
4	2400	600	1800	1.08	N	AL. FRAMED SLIDING	
5	2400	600	1500	0.9	N	AL. FRAMED SLIDING	
6	2400	600	1500	0.9	N	AL. FRAMED SLIDING	
7	2400	600	1800	1.08	N	AL. FRAMED SLIDING	
8	2400	600	1500	0.9	E	AL. FRAMED SLIDING	
8			6.48				



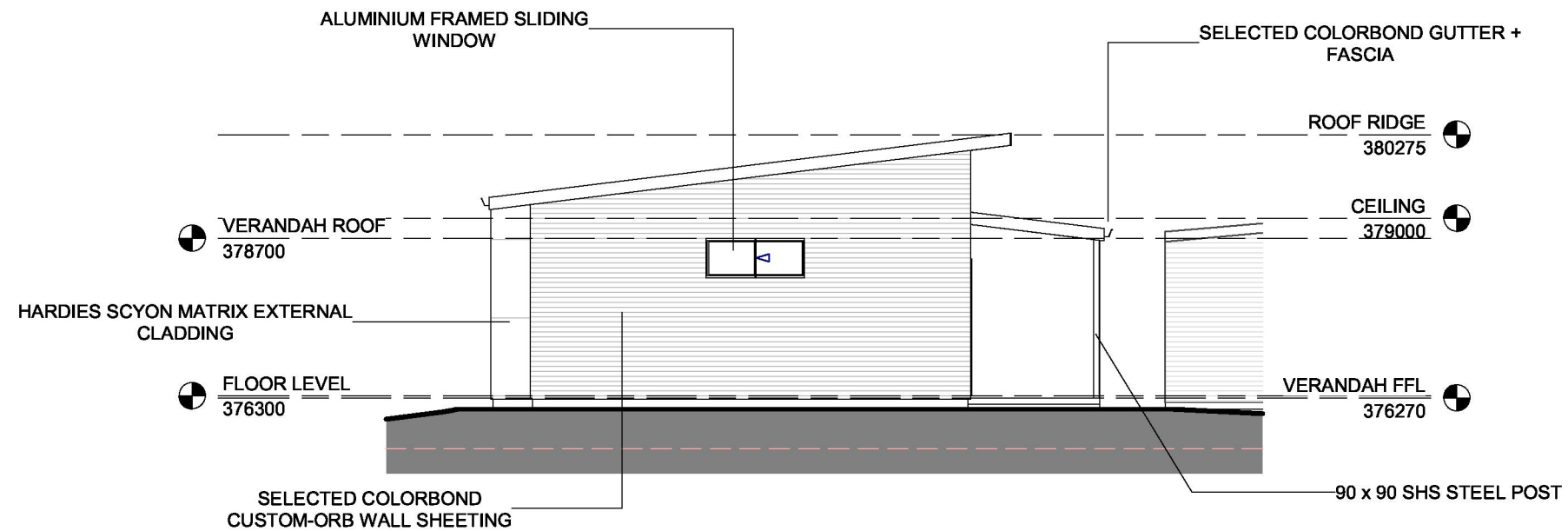
SW VIEW

GENERAL SPECIFICATIONS	
WALLS: 90mm TIMBER WALL FRAMES WITH TIMBER FRAMED ROOF TRUSSES TO MANUFACTURES DETAILS IN COMPLIANCE WITH AS1170, AS1720, AS1684 + NCC HP PART 3.4.2	
SELECTED CUSTOM-ORB COLORBOND EXTERNAL WALL CLADDING + HARDIES SCYON MATRIX TO NEW AMENITIES	
VAPOUR PERMEABLE SARKING TO EXTERNAL WALLS TO COMPLY WITH + NCC HP PART 10.8.1	
CONSTRUCTION OF EXTERNAL WALLS TO COMPLY + BE INSTALLED IN ACCORDANCE WITH NCC HP PART 13.2.5 + PART 13.4	
FLOORS: REINFORCED CONCRETE RAFT SLAB ON GROUND FLOOR REFER TO ENG. DETAILS	
SELECTED TILE FINISH TO ALL AMENITIES WET AREAS	
SET DOWN IN SLAB TO WET AREAS WITH TILED FINISH	
CONCRETE FLOOR FINISH TO OUTDOOR CHANGE ROOM + VERANDAH AREAS	
CONSTRUCTION OF FLOORS + SUB FLOORS TO COMPLY + BE INSTALLED IN ACCORDANCE WITH NCC HP PART 13.2.6 + PART 13.4	
ROOFS: SELECTED CUSTOM-ORB COLORBOND ROOF SHEETING	
COLORBOND GUTTER & FASCIA	
FC SHEET TO EAVES SOFFIT LINING	
CONSTRUCTION OF ROOFS + CEILINGS TO COMPLY + BE INSTALLED IN ACCORDANCE WITH NCC HP PART 13.2.3 + PART 13.4	
WINDOWS & DOORS: ALUMINIUM FRAMED WINDOWS- DOUBLE HUNG	
GAUZE SCREENS TO WINDOWS & SLIDING DOORS	
EXTERNAL WINDOWS + DOORS TO COMPLY + BE INSTALLED IN ACCORDANCE WITH NCC HP PART 13.4 BUILDING SEALING	
GENERAL: ALL STAIRS TO COMPLY WITH NCC HP PART 11.2 + SLIP RESISTANCE NCC HP PART 11.2.4	
SELECTED CORNICE THROUGH OUT	
WALL MOUNTED VANITIES TO NEW AMENITIES	
ALL BATHROOMS + LAUNDRIES TO COMPLY WITH NCC HP PART 10.6 VENTILATION REQUIREMENTS	
ALL NATURAL + ARTIFICIAL LIGHTING TO COMPLY WITH NCC HP PART 10.5 LIGHTING REQUIREMENTS	



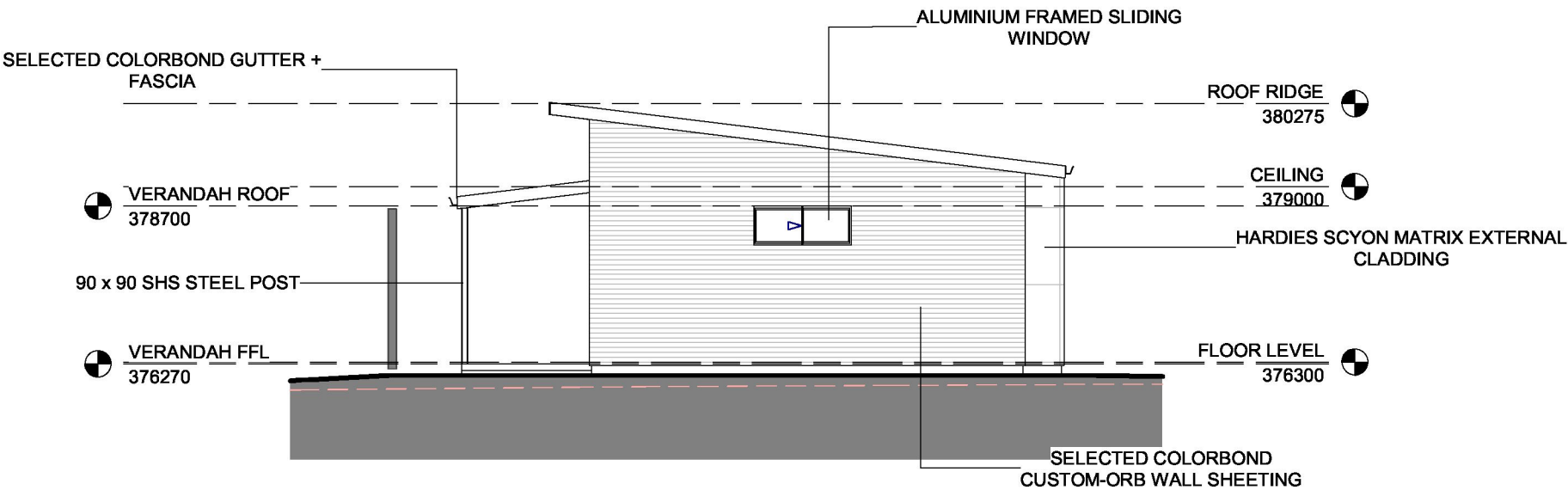
NORTH EAST

1 : 100



NORTH WEST

1 : 100



SOUTH EAST

1 : 100



SOUTH WEST

1 : 100