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 12 MAXWELL DRIVE, EGLINTON NSW 2795



NOT	FOR	CONSTRUCTION
12/10/23	D	Issued for comment
05/10/23	C	Issued for comment
04/10/23	B	Issued for comment
03/10/23	A	Issued for comment
Date		Amendment

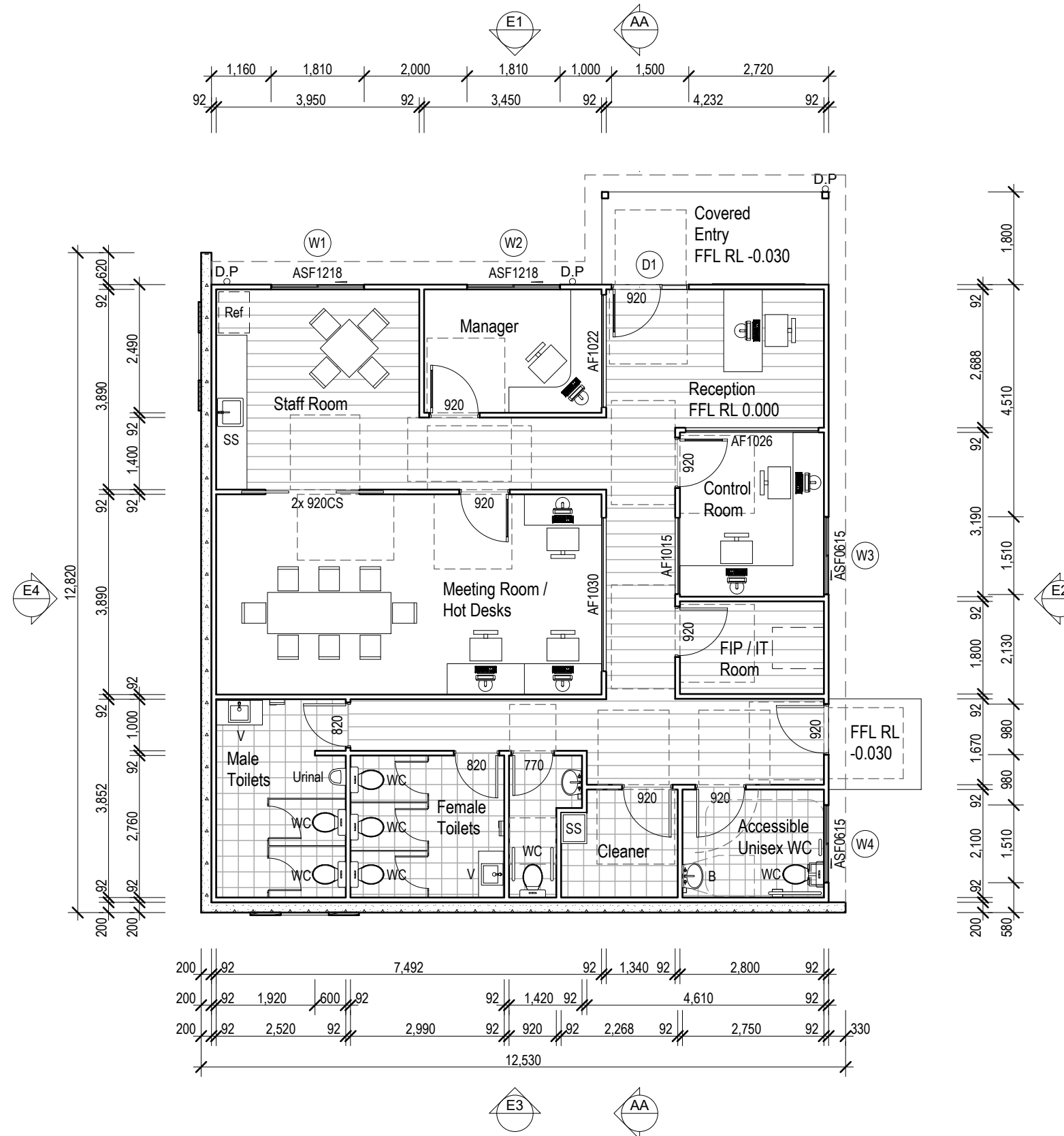


Legend

A	Aluminium
B	Basin
BDRY	Boundary
BPB	Bagged & Painted Brickwork
BV	Brick Veneer
CL	Ceiling Level
CONC	Concrete
CP	Concrete Paver
CPT	Carpet
CRS	Corrugated Roof Sheetting
CS	Cavity Sliding Door
CT	Ceramic Tile
DH	Double Hung
DP	Downpipe
EMB	Electrical Meterboard
ENS	Ensuite
FB	Face Brick
FC	Fibre Cement
FFL	Finished Floor Level
F	Fixed Glass
FW	Floor Waste
GM	Gas Meter
HC	Hollow Core
HWS	Hot Water Service
LDRY	Laundry
MH	Manhole
P	Pantry
PB	Plasterboard
O	Fixed Panel
OG	Obscure Glass
REF	Refrigerator
RH	Rangehood Above
RL	Reduced Level
SC	Solid Core
SD	Sliding Door
SHR	Shower
SS	Stainless Steel Sink
SV	Stone Veneer
T	Tub
TC	Texture Coated Hebel
TF	Timber Floor Finish
TYP	Typical
UBO	Under Bench Oven
VF	Vinyl Floor Finish
WB	Weatherboards
WC	Water Closet
W	Water Meter
WM	Washing Machine
X	Sliding panel

Notes:

1. Builder to confirm coordination of architectural and structural documentation prior to construction.
2. All dimensions are to be verified on site by contractor prior to commencement of any works.
3. All discrepancies are to be referred to designer for action.
4. 92mm wall frames with 13mm plasterboard.
5. 10mm plasterboard ceiling with furring channel direct fixed to underside of trusses. 90mm cove. Ceiling height 2700mm AFFL.
6. Aircell Insulbreak R0.2 to all external walls and parapets.
7. R2.5 insulation to external walls.
8. R3.5 ceiling insulation throughout.
9. Anticon 60 blanket to roof.
10. R1.5 insulation to internal walls.
11. Eaves finish panel rib Colorbond or equivalent.
12. Galvanised external members (coastal)
13. All windows to be single glazed.
14. All external doors to be marine grade timber, steel frame door jambs.
15. All internal doors to be hollow core with Brava door locks and handles. Plasterboard fitted behind frames.
16. 70mm timber skirting.



Area Schedule

Office	148.8 m ²
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ACCREDITED
BUILDING DESIGNER

Proposed Office and Workshop Building

Origin Energy Future Fuels
Hunter Valley Hydrogen Hub



Proposed Office Building

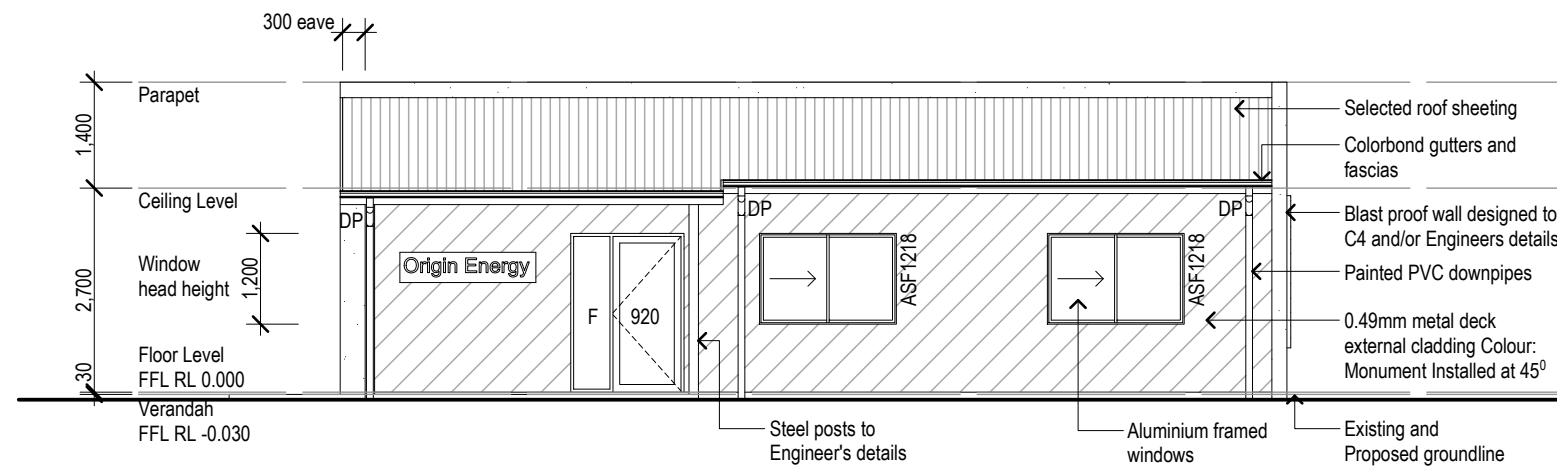
DACC 02

Issue: D
Scale: 1:100 @ A3

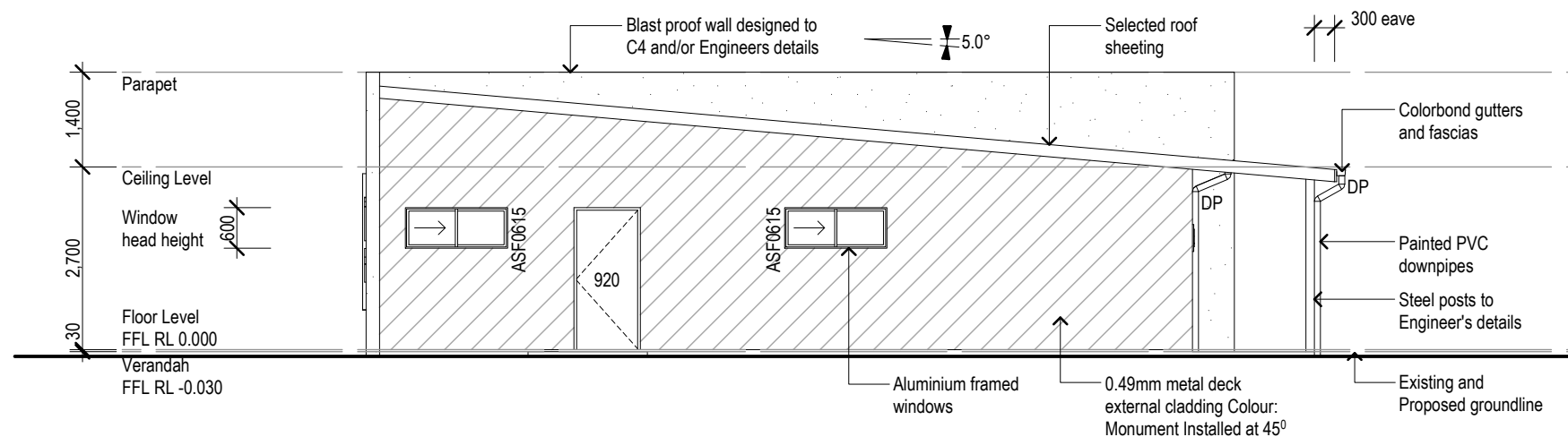
Date: 12/10/23
Project: BMD232429

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- HWS Hot Water Service
- LDRY Laundry
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- TYP Typical
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- X Sliding panel



Elevation 1
Scale 1:100



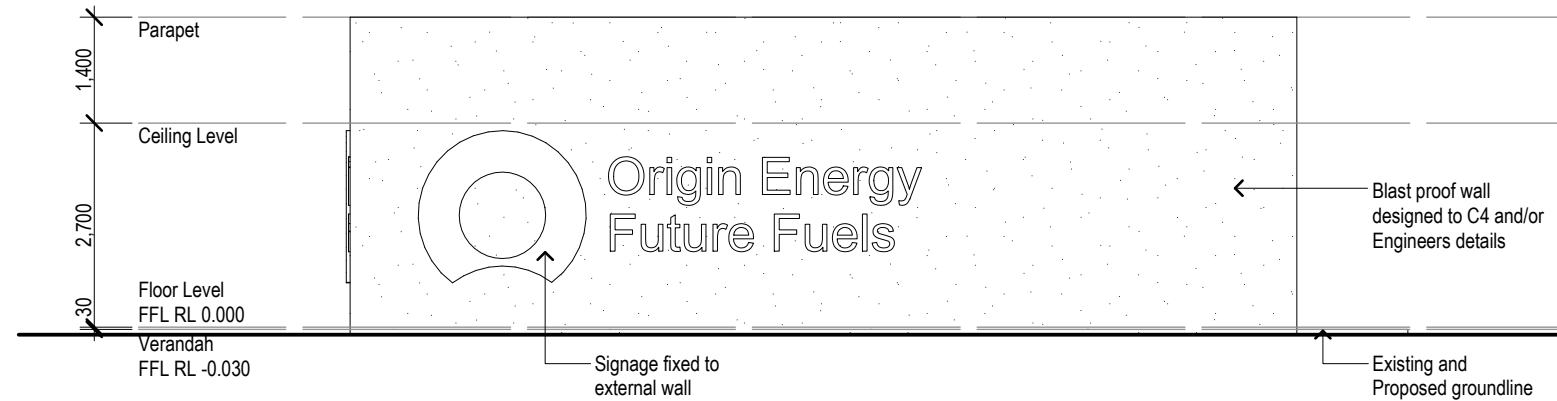
Elevation 2
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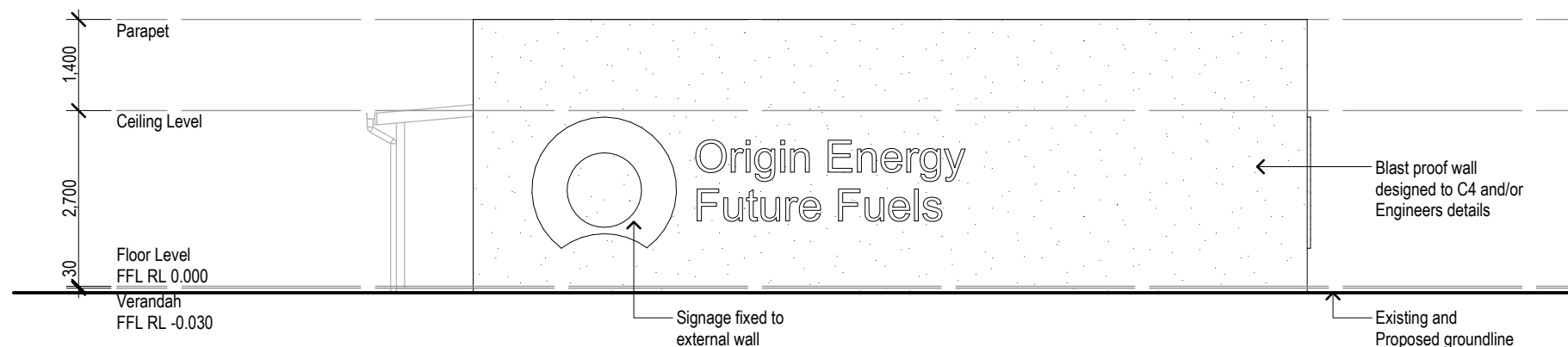


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Elevation 3
Scale 1:100



Elevation 4
Scale 1:100

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Proposed Office and Workshop Building
Origin Energy Future Fuels
Hunter Valley Hydrogen Hub

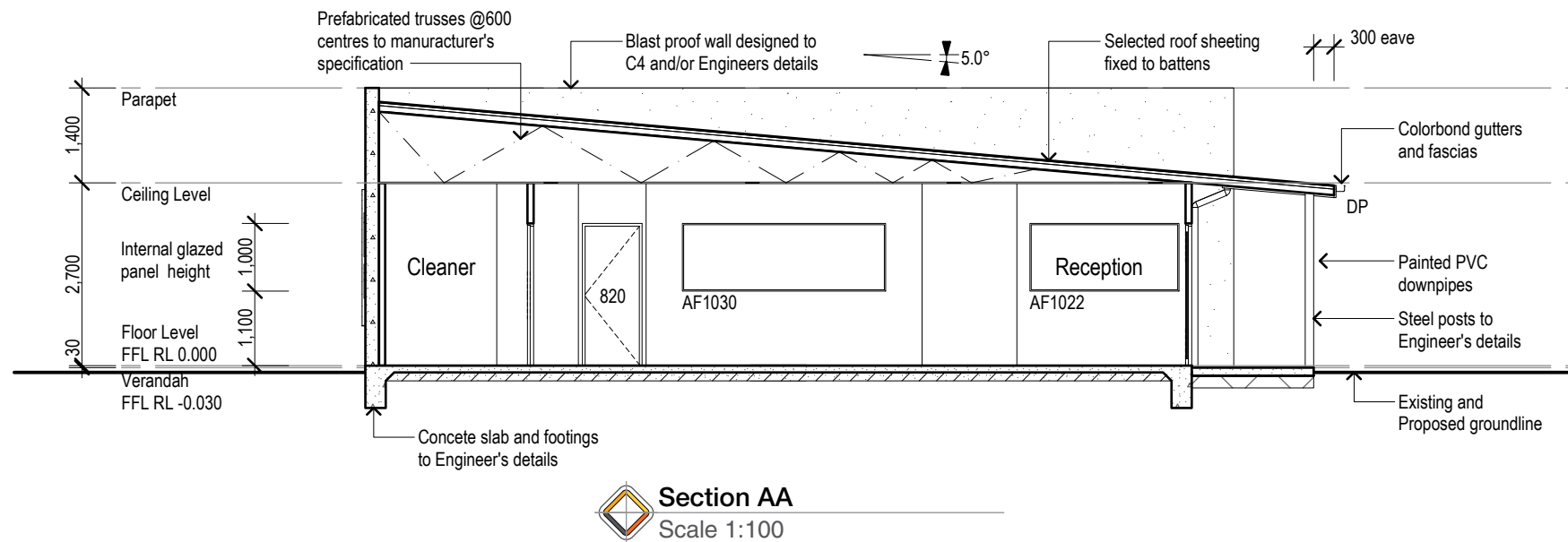


Elevations 3 & 4
DACC 04
Issue: D
Scale: 1:100 @ A3

Date: 12/10/23
Project: BMD232429

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Section AA
DACC 05
Issue: D
Scale: 1:100 @ A3

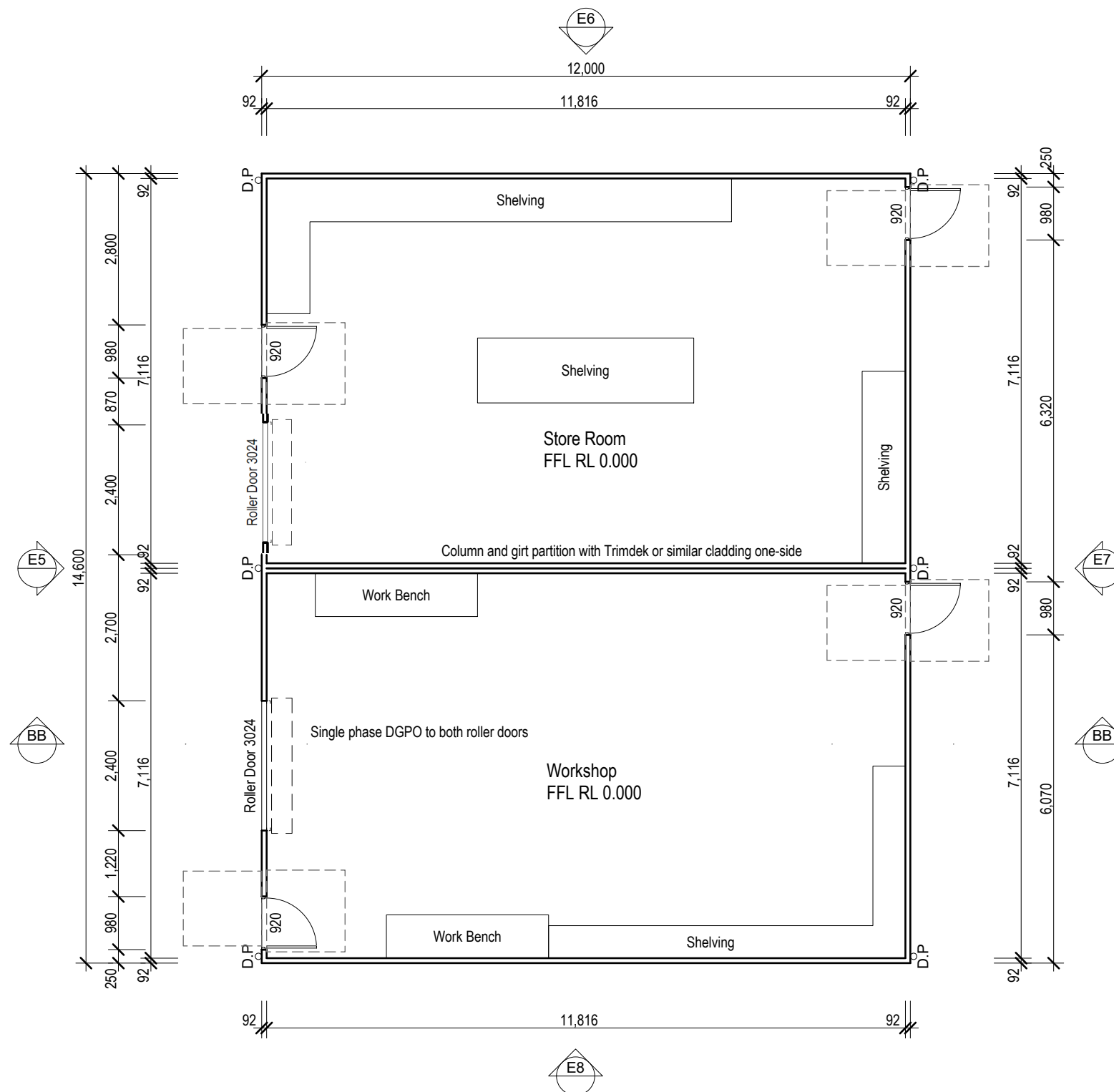
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Notes:

1. Builder to confirm coordination of architectural and structural documentation prior to construction.
2. All dimensions are to be verified on site by contractor prior to commencement of any works.
3. All discrepancies are to be referred to designer for action.
4. 92mm steel wall frames. 50mm top hat section @ 600 centres to external walls for wall linings.
5. Anticon 60 blanket to external wall cladding.
6. R1.5 insulation to all external walls.
7. Conditioned area ceiling to be 10mm plasterboard with 90mm cove cornice.
8. Conditioned area wall linings to be 13mm water resistant plasterboard
9. Door frames to be steel.



Area Schedule

Workshop	87.6 m ²
Store Room	87.6 m ²
Total Building Area	175.2 m²

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Proposed Workshop / Store

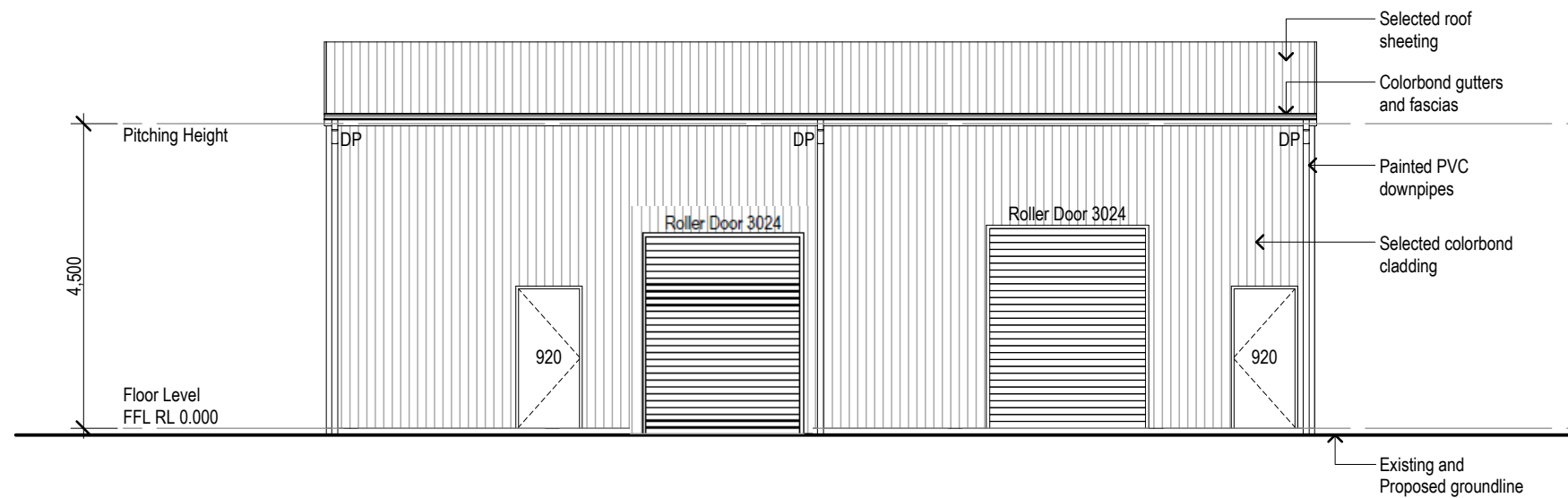
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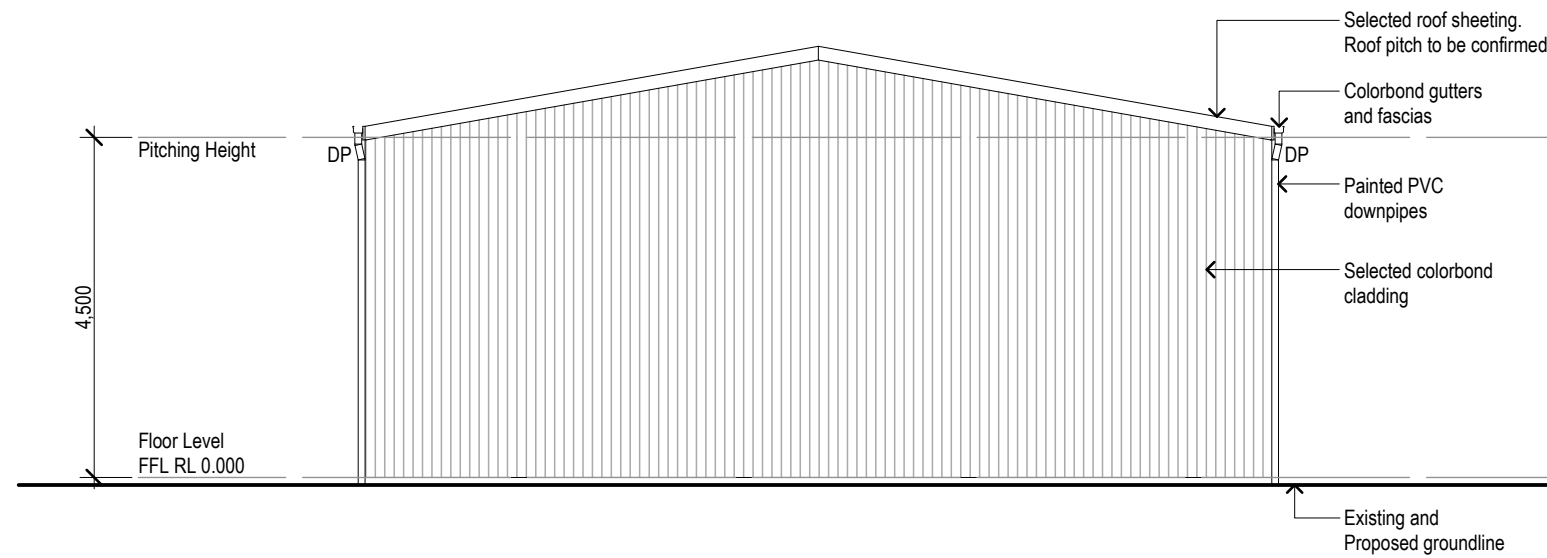
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Elevation 5
Scale 1:100



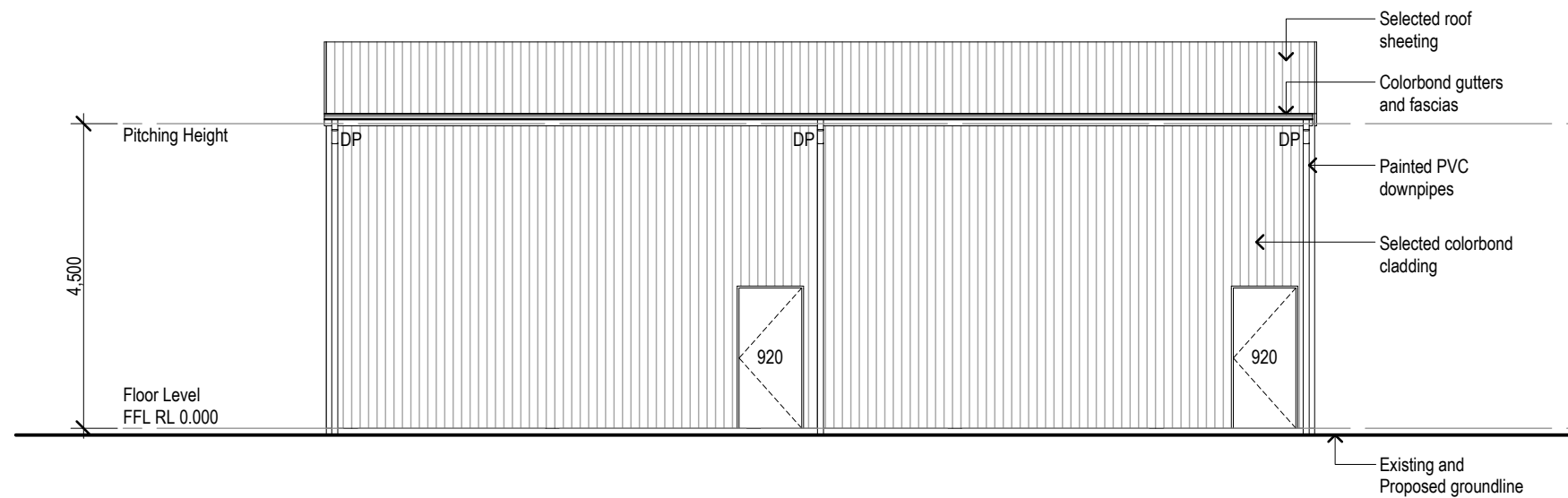
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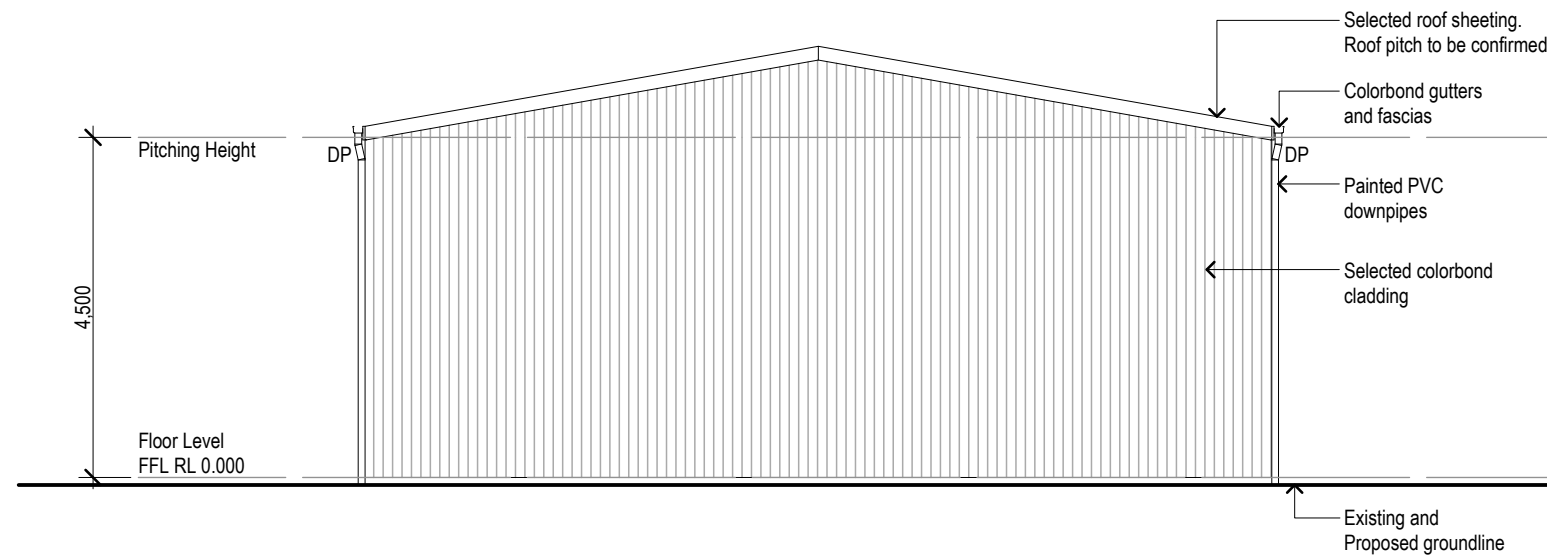


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Elevation 7
Scale 1:100



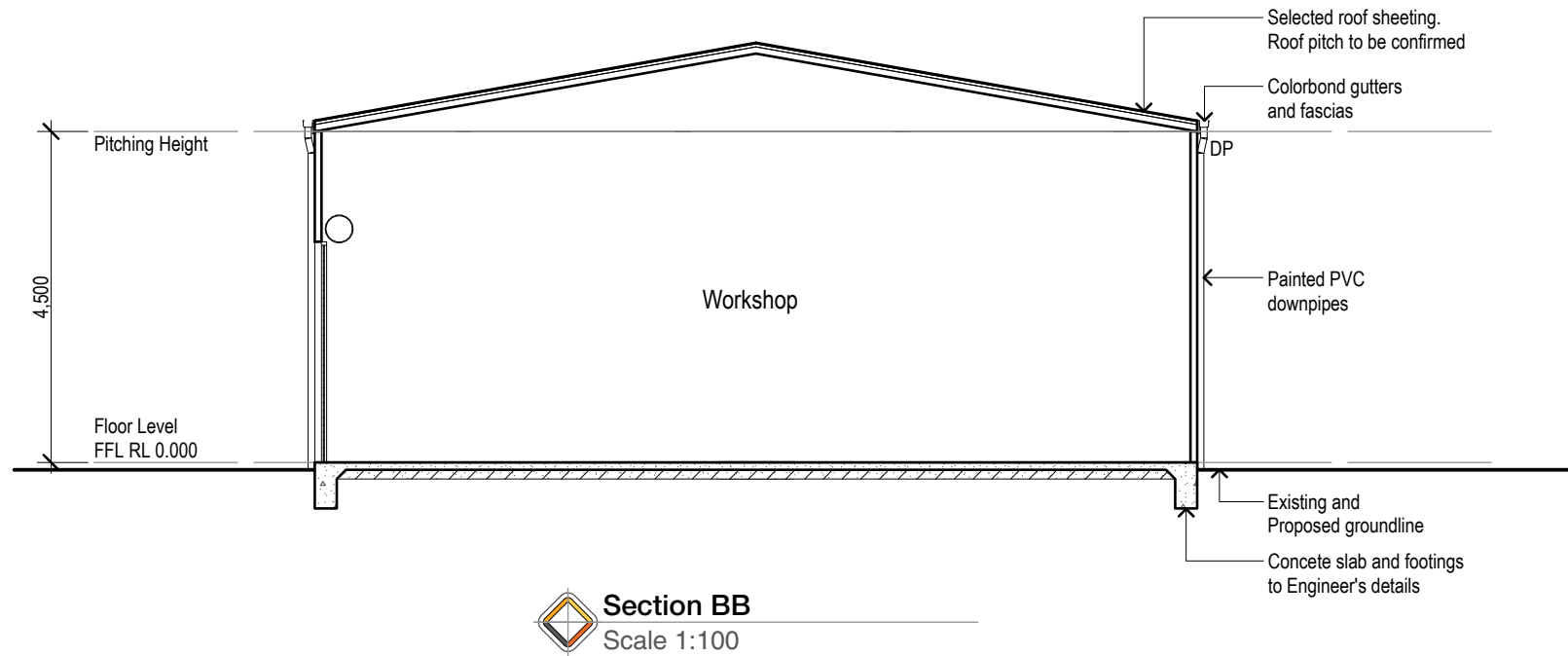
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Proposed Office and Workshop Building
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Section BB
DACC 09
Issue: D
Scale: 1:100 @ A3

Date: 12/10/23
Project: BMD232429

Specification

General

- Design & Construct drawings prepared on the basis of DA approved drawings and the Client supplied Design Brief.
- Dimensions are in millimetres unless otherwise noted.
- All dimensions shall be verified on site by Contractor prior to commencement of any works.
- Figured dimensions take precedence over scaled.
- Do not scale off drawings.
- It is the responsibility of the Builder to verify documents as to their accuracy and suitability.
- These plans are to be read in conjunction with Engineer's details.
- NCC refers to the National Construction Code - Volume 1 2022, Building Code of Australia, Class 2 to 9 Buildings
- All discrepancies are to be referred to designer for action.
- Ground levels shown are subject to preliminary survey only and as such final levels and confirmation of same remains the Contractors responsibility.
- No liability will be accepted due to failure to observe & implement any of the above.

Statutory Requirements - NCC Volume 1 2022

- All work to be carried out in accordance with the NCC, conditions imposed by the local authority and the commitments outlined in the relevant Part J Assessment.
- The Builder is to comply with the requirements of all legally constituted authorities having jurisdiction over the building works.
- Soil & sediment erosion control in accordance with requirements of the department of land & water conservation are to be put into place prior to commencement of building works.
- Prior to the commencement of building work, the Builder shall provide temporary toilet facilities for the use of subcontractors. On completion the Builder shall remove the amenity.

BCA Requirements

- All materials shall comply with Section B - Structure of the NCC.
- All materials & assembly materials & structure must comply with Specification 7 of the NCC.
- All selected floor coverings to comply with Clause C2D11 of the NCC. A compliance report is to be provided to Council prior to granting of the Occupation Certificate in accordance with this Clause.
- All wet area floors are to be graded and drained to floor wastes to NCC & plumbing codes.
- An approved impervious wall/floor joint is to be provided to the perimeter of all wet areas to NCC & Council requirements.
- The electricity supply system must comply with Clause C3D14 of the NCC.
- All services penetrating building elements required to have an FRL are to be done so in accordance with NCC Clause C4D15 Openings for Service Installations.
- All construction joints, spaces and the like in and between building elements required to be protected are to be done so in accordance with NCC Clause C4D16 Construction Joints.
- Exits must be constructed in accordance with Part D2 of the NCC
- The unobstructed height of the exit path must not be less than 2m in accordance with NCC Clause D2D7.
- The unobstructed width of the exit path must not be less than 1m in accordance with NCC Clause D2D8.
- The stair, handrails & balustrades shall comply with Part D3 'Construction of exits' of the NCC.
- Doors & operation of latches are to comply with Parts D3D24, DD3D25 & D3D26 of the NCC.
- All accessible doors shall have a luminance contrast in accordance with AS 1428.1 - 2009 Clause 13.1 Luminance contrast.
- Thresholds shall comply with Clause D3D16 of the NCC.
- Location of services & equipment must comply with Clause D3D8 of the NCC.
- All full height glazing to have visual indicators in accordance with BCA 2016 Clause D4D13 Glazing on an accessway.
- Enclosure of space under Non fire-isolated stairs to comply with NCC Clause D3D9(2)(a). Enclosing walls and ceilings to have an FRL of not less than 60/60/60; and, ii. access doorway to the enclosed space to be fitted with a self-closing -/60/30 fire door
- Disabled access is to comply with AS1428.1.
- Accessible facilities, services & features are to comply with Clause D4D7 of the NCC.
- Tactile indicators are to be provided to comply with Clause D4D9 of the NCC.
- Certificates relating to essential services (list to come from Council) shall be submitted pursuant to Section E of the NCC.
- Exits are not to be locked at point of discharge.
- An automatic smoke detection and alarm system complying with Specification 20 E2D5 General Requirements of the NCC.
- An emergency lighting system is to be provided in accordance with AS 2293.1 and Clause E4D2 of the NCC.
- Exit signage must be supplied and operated in accordance with Clauses E4D5 & E4D8 of the NCC.
- Directional signage must be installed in accordance Clause E4D6 of the NCC.
- Fire precautions during construction shall be undertaken in accordance with Section D, Clause E1D16 of the NCC.
- All stormwater drainage work shall be carried out to comply with Clause F1D3 of the NCC & AS/NZ 3500.3.
- All roof coverings to be installed in accordance with Clause F3D2 of the NCC & AS/NZ 1562.1.
- All Sarking to be provided and installed in accordance with Clause F3D3 of the NCC.

BCA Requirements continued

- Wet area watereproofing shall be carried out in accordance with Clauses F2D2 & F2D3 of the NCC.
- All damp-proofing to be carried out in accordance with Clauses F1D6 & F1D7 of the NCC.
- All wet area floors are to be graded and drained to floor wastes in accordance with Clause F2D4 of the NCC.
- To comply with Clause F3D4 & Part J2 of the BCA, window and door frame and glazing qualities are to be supplied in accordance with the Glazing calculator attached to the BCA Part J Assessment.
- Adequate means of disposal of sanitary towels must be provided in sanitary facilities for use by female in accordance with Clause F4D4 Facilities in Class 3 to 9 buildings of the NCC.
- Disabled toilets & the fit out of the same are to comply with Part F4D5 of the NCC & AS1428.1.
- An accessible unisex sanitary compartment must contain a closet pan, washbasin, shelf, or bench top and adequate means of disposal of sanitary towels in accordance with Clause F4D5d Accessible sanitary facilities of the NCC.
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with F4D5d Accessible Sanitary Facilities of the NCC and AS1428.1
- Artificial lighting must be provided in accordance with Clause F6D5(1) and (2) of Artificial lighting.
- The ventilation of each room is to comply with Clause F6D6 of the NCC. The proposed mechanical ventilation system is to comply with AS 1688.2 and AS/NZS 3666.1.

Signage must be provided in accordance with BCA 2022 Clause D4D7 Signage

In a building required to be accessible—

(a) braille and tactile signage complying with Specification 15 must -

(i) incorporate the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must identify each -

(A) sanitary facility, except a sanitary facility associated with a bedroom in a Class 1b building or a sole occupancy unit in a Class 3 or a Class 9c building; and

(B) space with a hearing augmentation system; and

(ii) identify each door required by E4D5 to be provided with an exit sign and state -

(A) "Exit" and

(B) "Level"; and

(C) the floor level number or floor level descriptor, or a combination of the two.

(b) signage including the international symbol for deafness in accordance with AS 1428.1 must be provided within a room containing a hearing augmentation system identifying -

(i) the type of hearing augmentation; and

(ii) the area covered within the room; and

(iii) if receivers are being used and where the receivers can be obtained; and

(c) signage in accordance with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left or right handed use; and

(d) signage to identify an ambulant accessible sanitary facility in accordance with AS 1428.1 must be located on a door of the facility; and

(e) where a pedestrian entrance is not accessible, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be provided to direct the person to the location of the nearest accessible pedestrian entrance; and

(f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS1428.1 must be placed at the location of the sanitary facilities that are not accessible, to direct a person to the location of the nearest accessible unisex sanitary facility.

NOT	FOR	CONSTRUCTION
12/10/23	D	Issued for comment
05/10/23	C	Issued for comment
04/10/23	B	Issued for comment
03/10/23	A	Issued for comment
Date		Amendment



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Proposed Office and Workshop Building

Origin Energy Future Fuels

Hunter Valley Hydrogen Hub



Specification

DACC 10

Issue: D
Scale: NTS @ A3

Date: 12/10/23
Project: BMD232429