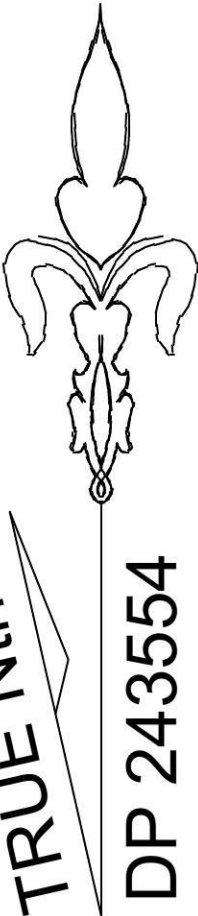


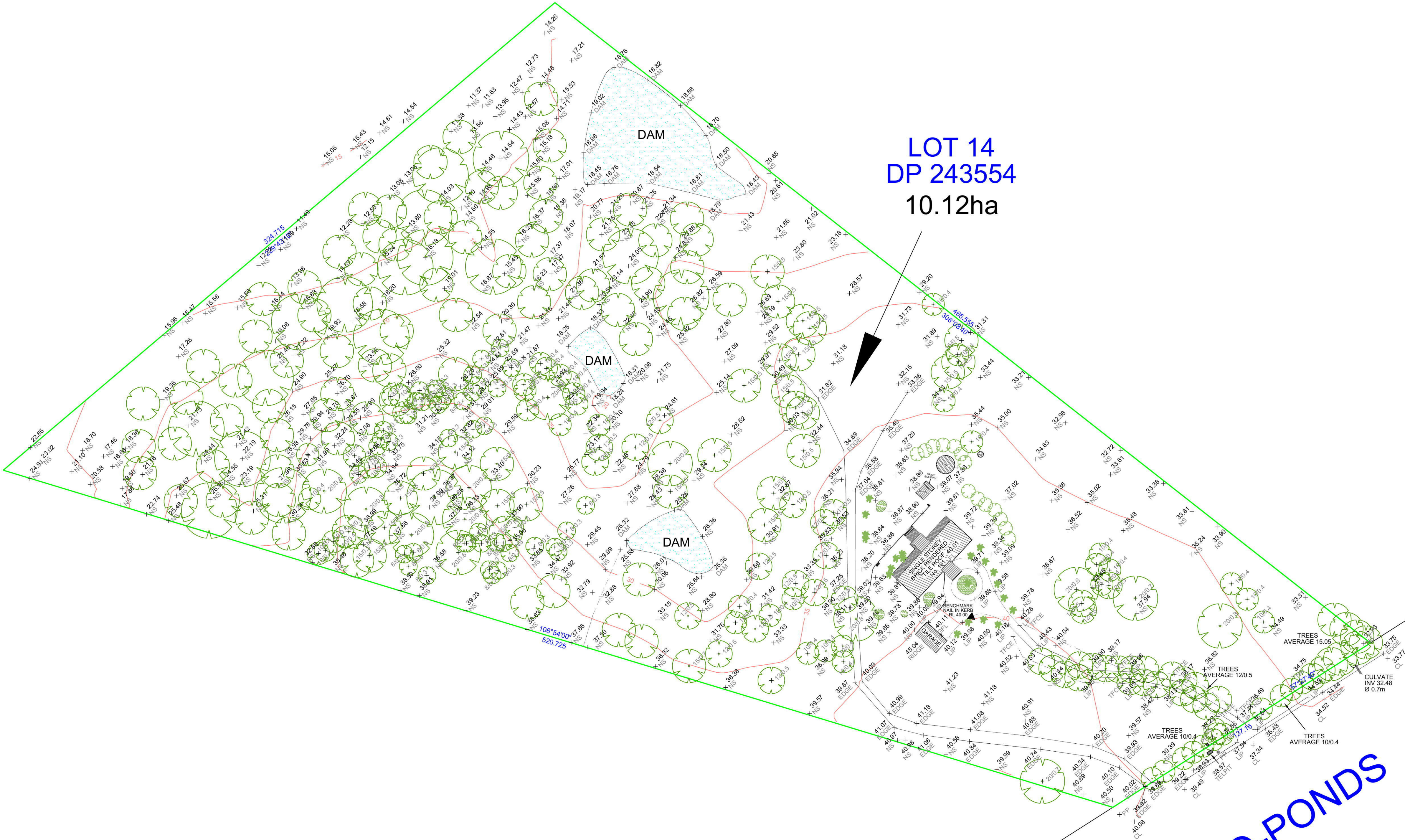
M.M.

TRUE Nth -12°45' APPROX.



DP 243554

LOT 14  
DP 243554  
10.12ha



CHAIN-O-PONDS ROAD

Notes:

- \* This plan has been prepared from a combination of field survey and existing records, for the purpose of updating the drawing records of the land and should not be used for any other purpose.
- \* The title boundaries shown hereon have been determined by plan dimensions only and have not been verified by field measurement.
- \* Services shown hereon have been located by field survey only where visible.
- \* 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 location of all services.
- \* Contours have been interpolated from spot heights taken and are an approximation only.
- \* This note is an integral part of this plan.

ORIGIN OF LEVELS IS ASSUMED



- ALL SURVEYING SERVICES
- LAND SUBDIVISION
- ROAD / DRIVEWAY DESIGN
- DRAINAGE / OSD DESIGN
- DETAIL SURVEYS
- STRATA PLANS
- IDENTIFICATION SURVEYS
- CONSTRUCTION SETOUT
- PROJECT MANAGEMENT

**Head Office: Liverpool**  
57 Pine Road, Casula NSW 2170  
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**Southcoast Office**  
92 Jasmine Drive, Bombaderry NSW 2541

**Northbridge Office**  
152 Sailors Bay Rd, Northbridge, NSW 1560

LOCAL COUNCIL AREA: PENRITH

**LEVEL SURVEY & FRONTAGE BOUNDARY  
MARKS PLACED OVER LOT 14 IN DP243554**

BEING No. 191 CHAIN-O-PONDS ROAD, MULGOA

DRAWN: FC DATE: 30-04-2015 CADREF: 1820CHAIN-01-01B

SCALE 1:1000 APPROVED: RGW DATUM: ASSUMED

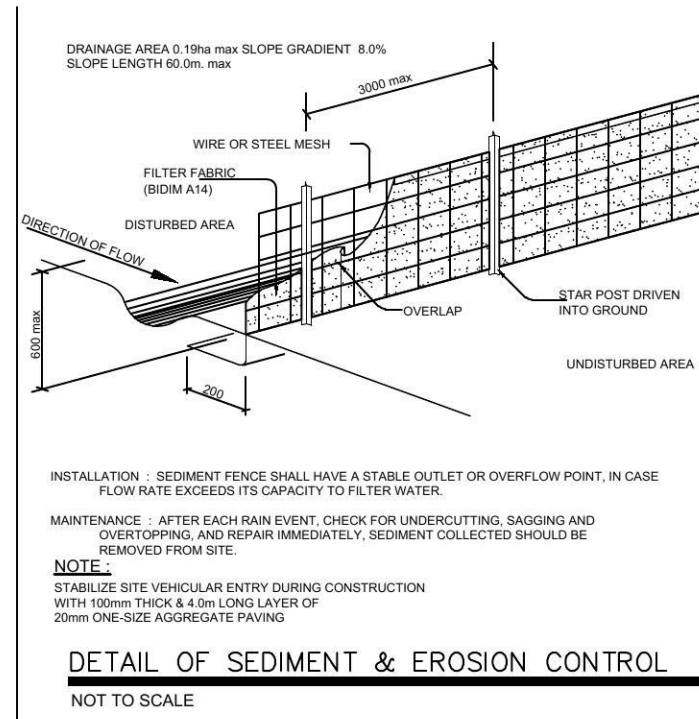
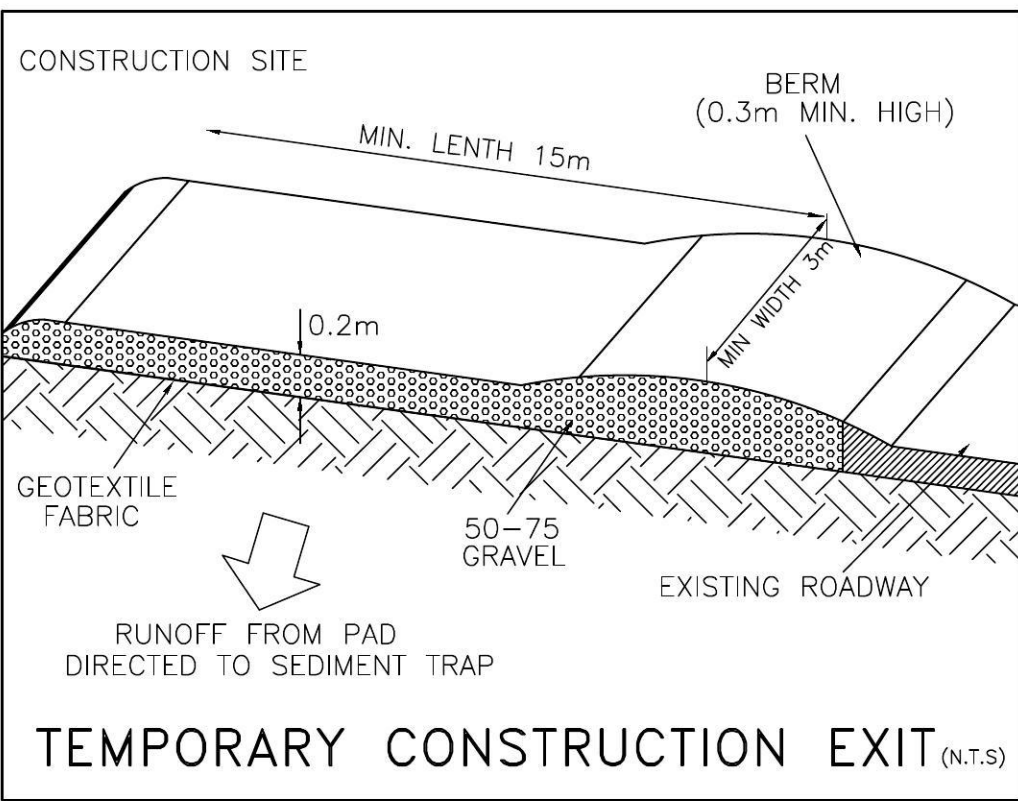
PLAN	AMENDMENT	REFERENCE
B	30-04-2015	EXTRA DETAIL ADDED
A	22-04-2014	INITIAL ISSUE
AMEND.	DATE	DESCRIPTION
		BY

PLAN REFERENCE:

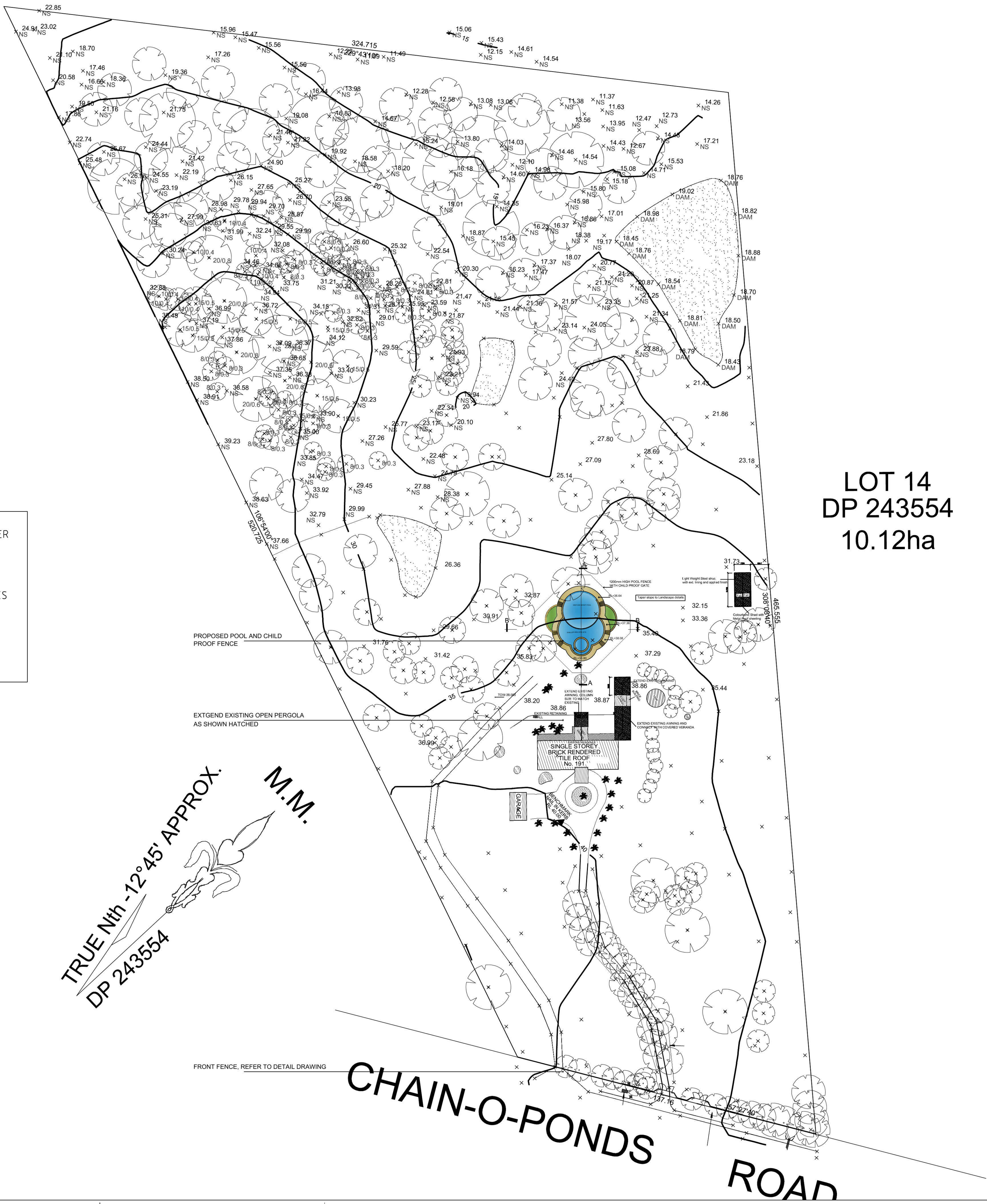
**1820CHAIN**

SHEET 1 OF 1





CHARGED STORMWATER LLINES FROM ROOF AREAS ONLY TO RAINWATER TANK.  
ALL JOINTS TO BE SOLVENT WELDED, ALL EXPOSED PIPES TO BE PAINTED TO WITHSTAND EXTERNAL ELEMENTS.  
FIRST FLUSH WATER DIVERTER AT TANK OR AT INDIVIDUAL DOWNPIPES TO BE INSTALLED, AN APPROVED TO UP SYSTEM TO BE USED VIA MAINS. PUMPS TO BE MANUFACTURER SPECS.  
CLIENT TO BE RESPONSIBLE FOR MAINTENANCE SYSTEM OF CHARGED PIPES.  
CLIENT IS RESPONSIBLE TO ENSURE COMPLIANCE WITH COUNCIL REGULATIONS.

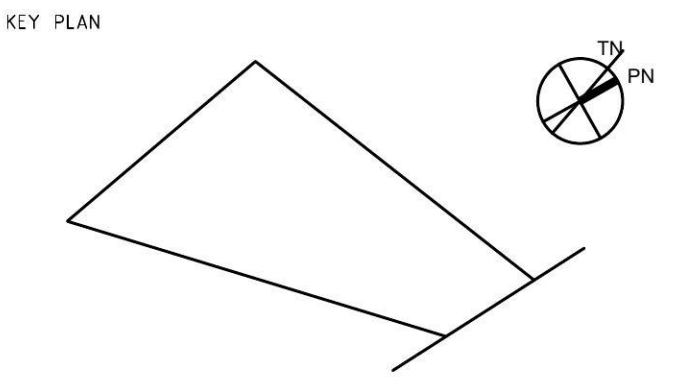


LOT 14  
DP 243554  
10.12ha

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.  
ALL DIMENSIONS SHALL BE VERIFIED ON SITE AND DISCREPANCIES IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PRINCIPAL FOR RESOLUTION

"CLOUDS" & REVISIONS ARE INTENDED AS GUIDES AND DO NOT NECESSARILY DESCRIBE THE FULL EXTENT OF REVISIONS.  
ASCERTAIN FULL EXTENT BY COMPARISON WITH PREVIOUS VERSION.

1	FIRST ISSUE	8.8.2014	AA
REV	DESCRIPTION	DATE	BY
PROJECT MANAGERS			
Comtech Design Pty Limited			
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Mobile : +61 417 447 906			
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CONSULTANT			



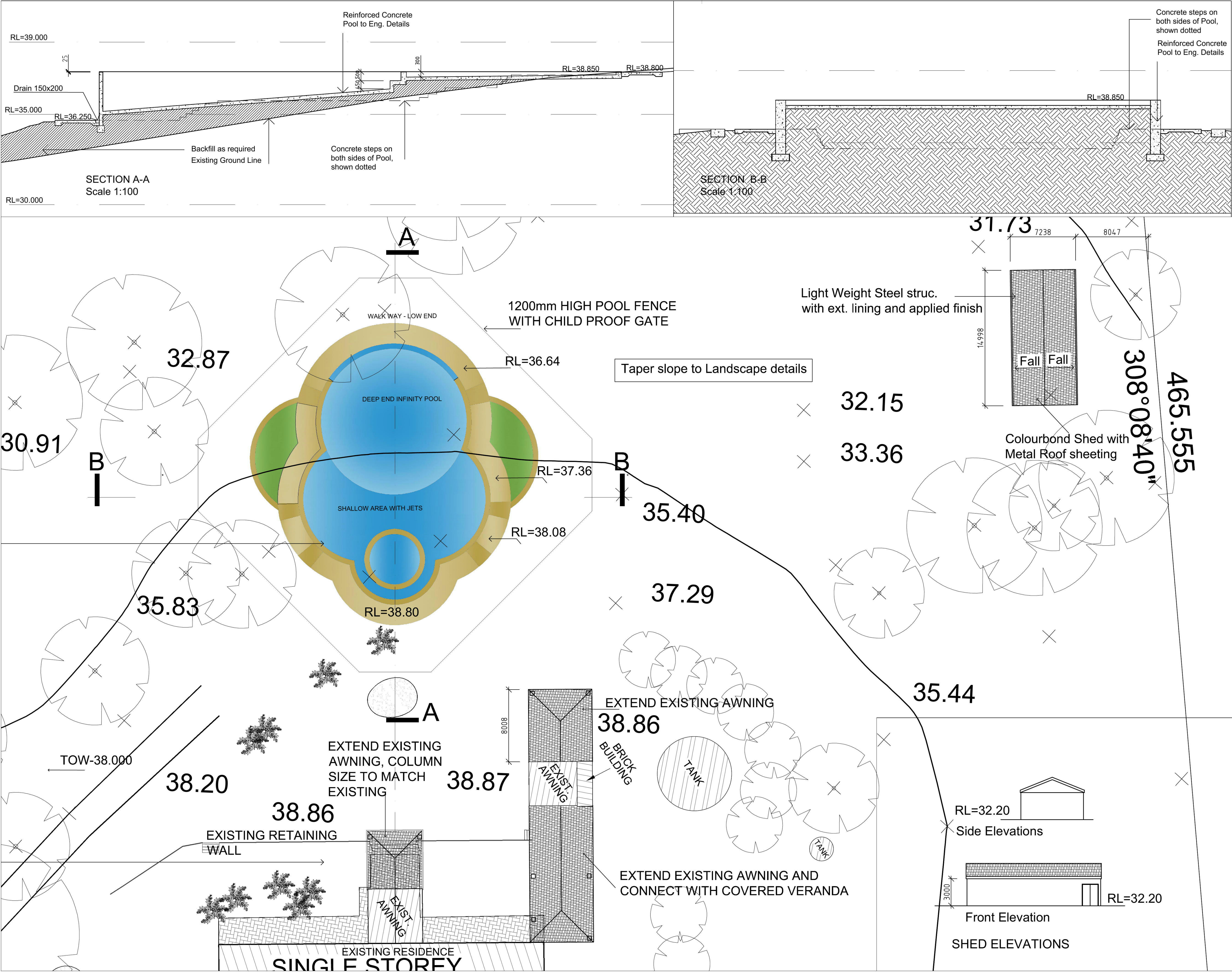
CLIENT

PROJECT NAME  
191 CHAIN O POND - MULGOA  
Addition and Alterations

DRAWING NAME  
Site Plan - Stage 1

DESIGNED	APPROVED	SCALE(S)	ZONE(S)
AA	AA	1:1000	
CAD FILE NAME		PAPER DRAWING ID	
191 Chain O Pond-P-1		191 COP-P-0	



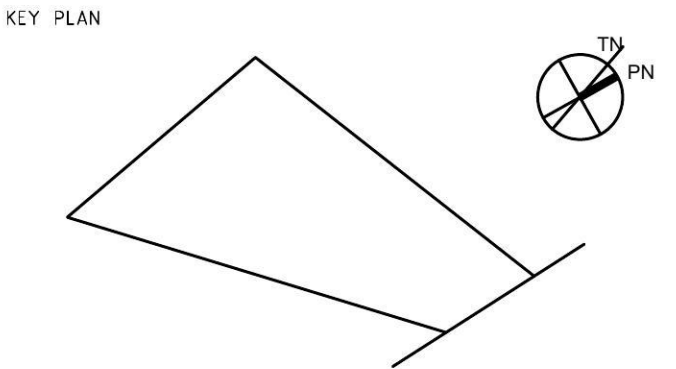


USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.  
ALL DIMENSIONS SHALL BE VERIFIED ON SITE AND  
DISCREPANCIES IMMEDIATELY BROUGHT TO THE  
ATTENTION OF THE PRINCIPAL FOR RESOLUTION

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EXTENT OF REVISIONS.  
ASCERTAIN FULL EXTENT BY COMPARISON WITH  
PREVIOUS VERSION.

REV	DESCRIPTION	DATE	BY
3	SECTIONS ADDED	12.15	AA
2	RETAINING WALL ADDED	7.1.15	AA
1	FIRST ISSUE	8.8.14	AA

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CONSULTANT



CLIENT

PROJECT NAME  
**191 CHAIN O POND - MULGOA**  
Addition and Alterations  
DRAWING NAME  
**Plan - Stage 1**

DESIGNED	APPROVED	SCALE(S)	ZONE(S)
AA	AA	1:200	
CAD FILE NAME	PAPER DRAWING ID		
191 Chain O Pond-P-1	191 COP-P-1		



# CONSTRUCTION NOTES

## GENERAL

- G1 These drawings should be read in conjunction with all architectural and other consultants drawings and specifications and with such other written instruction as be issued during the course of the contract. All discrepancies shall be referred to the architect for decision before proceeding with the work.
- G2 Dimensions shall not be obtained by scaling the structural drawings.
- G3 Setting out dimensions shown on the drawings shall be verified by the Builder.
- G4 During construction the structure shall be maintained in a stable condition and no part shall be overstressed.
- G5 All workmanship and materials shall be in accordance with the requirements of the buiding code of AUSTRALIA, SAA Codes and the By-Laws and ordinances of the relevant Building Authority. All codes shall be current editions.
- G6 Any conflict between these notes, the specifications or the drawings shall be resolved by the Engineer.
- G7 For reinforced concrete walls (AFS or equal), refer to manufacturer details and recommendations also obtain compliance to AS 3600 certificates.

## FOUNDATION

- F1 This footing system has been designed for a subgrade type and permissible bearing capacity as noted below.
- F2 The subgrade type and capacity is to be verified prior to footing works commencing. Controlled fill 100KPa.
- F3 All excavations shall be finished clean and horizontal.
- F4 For tendering purposes, depth of underside of footings shall be assumed to be as per the attached details.
- F5 The Builder shall obtain approval of the foundation material from a suitably qualified geotechnical engineer before placing concrete.

## SITE WORK

- SW1 All site regrade works are to be undertaken in accordance with section 6 - construction requirements as defined in AS 2870-1996
- SW2 Excavation and filling works shall be undertaken in accordance with the relevant architectural details and the cut/fill lines nominated.
- SW3 Any site works including trench excavations within 2m of an adjacent structure are only to be undertaken after detailed consideration of their impact on the adjacent structures.
- SW4 Topsoil, vegetation and material overlying natural subgrade or controlled fill is to be removed from the building platform prior to site works.
- SW5 Any backfill material required shall be compacted generally to a density equivalent to at least 95% of its maximum dry density (test method in accordance with AS1289-E1.1 - standard compactive effort).

## CONCRETE

- C1 All workmanship and materials shall be in accordance with AS 3600
- C2 Concrete quality

ELEMENT	SLUMP	MAX SIZE AGGREGATE	CEMENT TYPE	AS, 3600 (°C)	ADMIXTURE
1. FOOTING & + SLAB ON GROUND	80	20	-	N25	-

- C3 Clear concrete cover to reinforcement shall be as follows:

ELEMENT	COVER (mm)			EXPOSURE CLASSIFICATION
	TOP	BOTTOM	SIDES	
FOOTING	40	40	40	A1
SLAB ON GROUND (INTERNAL)	30	30	30	A1
SLAB ON GROUND (EXTERNAL)	30	30	30	A1

- C4 Sizes of concrete do not include thickness of applied finishes.
- C5 Construction joints where not shown shall be located to the approval of the Engineer.
- C6 No holes or chases other than those shown on the structural drawings shall be made in concrete members without the prior approval of the Engineer.
- C7 Reinforcement is represented diagrammatically, it is not necessarily shown in true projection.
- C8 Splices in reinforcement shall be made only in the positions shown. The written approval of the engineer shall be obtained for any other splices. Where lap lengths are not shown they shall satisfy the requirements of AS 3600.
- C9 Welding of reinforcement will not be permitted unless shown on the structural drawings.
- C10 Pipes or conduits shall not be placed within the concrete cover to reinforcement without the approval of the Engineer.
- C11 Reinforcement symbols.

SYMBOL	TYPE	AUSTRALIAN STANDARD	GRADE
N	HOT ROLLED DEFORMED BARS	1302	D500N
R	HOT ROLLED PLAIN BARS	1302	250
L	WELDED WIRE REINFORCEMENT FABRIC	1304	D500N

- C12 All steel wire fabric shall be supplied in flat sheets.
- C13 The Contractor shall notify the Engineer 24 hours before the reinforcement is completed. The contractor shall allow, after the completion of the reinforcement, two hours for the Engineer's inspection
- C14 Concrete shall not be ordered until reinforcement is approved by the engineer.
- C15 The contractor shall notify the Engineer 24 hours before pouring of concrete.
- C16 Concrete pouring and stripping to be in accordance with the relevant SAA codes. Concrete to be cured a minimum of 7 days after pouring.
- C18 Formwork to beams and slabs spanning greater than 5 metres shall be precambered upwards by 1/500 of clear span in each span unless noted differently on the drawings.

## REINFORCEMENT:

- R1 All unsupported bars shall be tied in transverse direction to N12-400
- R2 Minimum lap square fabric: end ... 325 side ... 325  
Minimum lap rectangular fabric: end ... 625 side ... 115
- R3 H.D.G.: Denotes hot dipped galvanised.

## BRICKWORK (or BLOCKWORK)

- M1 All workmanship and materials shall be in accordance with AS3700 and other relevant codes
- M2 Masonry units shall have the following minimum characteristic unconfined compressive strengths U.N.O  
STRUCTURAL BRICKWORK f<sub>uc</sub> = 20MPa  
STRUCTURAL BLOCKWORK f<sub>uc</sub> = 15MPa
- M3 Mortar shall be mixed in the proportions of 1 cement, 1 lime, 6 sand by volume U.N.O all additives to be approved by the engineer.
- M4 Grout for core filling shall have strenght grade N32 with a slump of 230 and maximum aggregate size of 10mm U.N.O testing shall comply with AS3600 for project assessment.
- M5 Cleanout openings shall be provided at the base of all cores to be core filled. Additional cleanout openings are required at all horizontal breaks in construction
- M6 Where masonry anchors are to be located in hollow blockwork, cores are to be filled

- M7 Two layers of approved metal based slip joint material shall be laid under all slabs where they bear on brickwork.
- M8 Walls shown on structural drawings are load bearing walls. Non load bearing walls under slabs shall be seperated from the slabs in an approved manner.
- M9 No brickwork which is supported by the slab shall be erected until formwork has been removed.

## STRUCTURAL STEEL

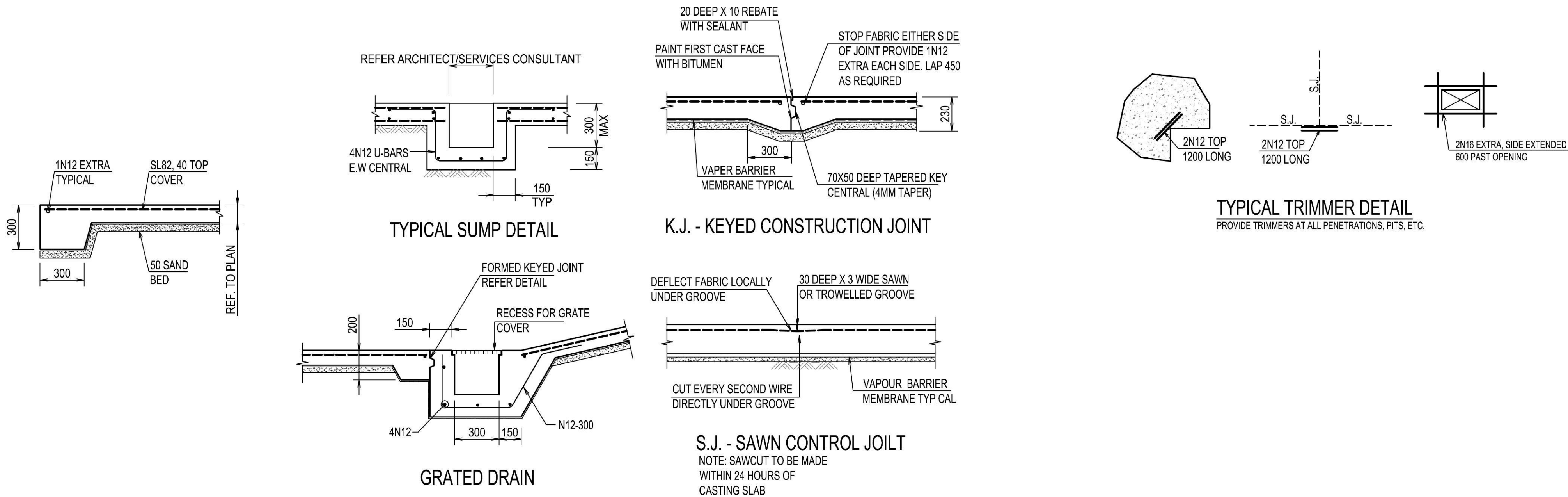
- S1 All workmanship and materials shall be in accordance with AS4100 and 1554 except where varied by the contract documents.
- S2 Three (3) copies of workshop fabrication drawings shall be submitted to the engineer for review. Fabrication shall not commence until approval has been received from the engineer.
- S3 Bolt designation  
4.6/S Commercial bolts of grade 4.6 to AS1111 snug tightened.  
8.8/S High strenght structural bolts of grade 8.8 to AS1252 snug tightened
- S4 The builder shall provide all cleats and drill all holes necessary for attachments whether or not detailed on the drawings.
- S5 All bolts shall be M20 grade 8.8/S UNO.  
No steel to steel connection to have less than 2 bolts.
- S6 All welds to be 6mm continuous fillet welds U.N.O all butt welds to be complete penetration butt welds. Electrodes to be E48XX U.N.O
- S7 All plates shall be 10mm U.N.O
- S8 Structural steelwork shall have the following protective treatment

ELEMENT	SURFACE PREPARATION	PROTECTIVE COATING
ALL INTERNAL	POWER WIRE BRUSH	2 COATS OF ZINC RICH PRIMER
EXTERNAL/EXPOSED	CLASS 2 1/2	2 COATS OF ZINC RICH ORGANIC TWO PACKS

- S9 Provide hook bolts to purlins adjacent to bracing mid points to control brace sag.
- S10 Steel erection is to be carried out to AS3828 "guidelines for the erection of building steelworks" and/or NSW government advisory standard.

## STRUCTURAL TIMBER

- T1 All materials and workmanship shall be to AS1720, AS1684 and other relevant codes as appropriate
- T2 Extenal timber to be either hardwood durability grade or impregnated pine grade F7 pressure treated to AS 1604 and required prior to use
- T3 All timber shall be free of gumveins, pockets, knots, knot holes or splits within 150mm of connection.
- T4 Washer shall be provied under all nuts and bolt heads bearing against timber in accordance with the floowing table  
BOLT SIZE WASHER  
UP TO M12 50 x 50 x 3.0 THICK  
M16 57 x 57 x 4.0 THICK  
M20 65 x 65 x 5.0 THICK  
OVER M20 75 x 75 x 6.0 THICK
- T5 All bolts shall be left accessible and retightened at completion of contract and also at end of maintenance period.
- T6 In hardwoods or locations subject to splitting, nails are to be installed in predrilled holes, 80% of diameter of nail used.



TYPICAL TRIMMER DETAIL  
PROVIDE TRIMMERS AT ALL PENETRATIONS, PITS, ETC.

DRAWING LIST		
DRAWING NO.	LAST ISSUE	DRAWING NAME
S00	A	GENERAL NOTES
S01	A	SITE PLAN
S02	A	POOL PLAN AND SECTIONS
S03	A	POOL - TOP & BOTTOM REINFORCEMENT PLANS
S04	A	AWNING EXTENSION GROUND FLOOR PLAN AND SECTIONS
S05	A	SHED - GROUND FLOOR & ROOF PLANS AND SECTIONS

A	FOR C.C.	V.N.	T.J.	T.J.	13.02.15
Issue	Description	Drwn	Ckd	Appd.	Date

Client

Project

191 CHAIN O POND - MULGOA  
ADDITION AND ALTERNATIONS

Title

GENERAL NOTES

Architect

COMTECH DESIGN Pty Limited  
ADD: 3 COSIMO PLACE, RYDE 2112  
Tel: +61 2 98095217

Scale (A1)

AS SHOWN

Datum

Drawn

V.N.

Designed

T.J.

AUSTRUT  
Consulting Engineers

AUSTRUT PTY LTD  
CONSULTING ENGINEERS  
LEVEL 2  
31103 MAJORS BAY ROAD,  
CONCORD, NSW 2137

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Job No.

1504

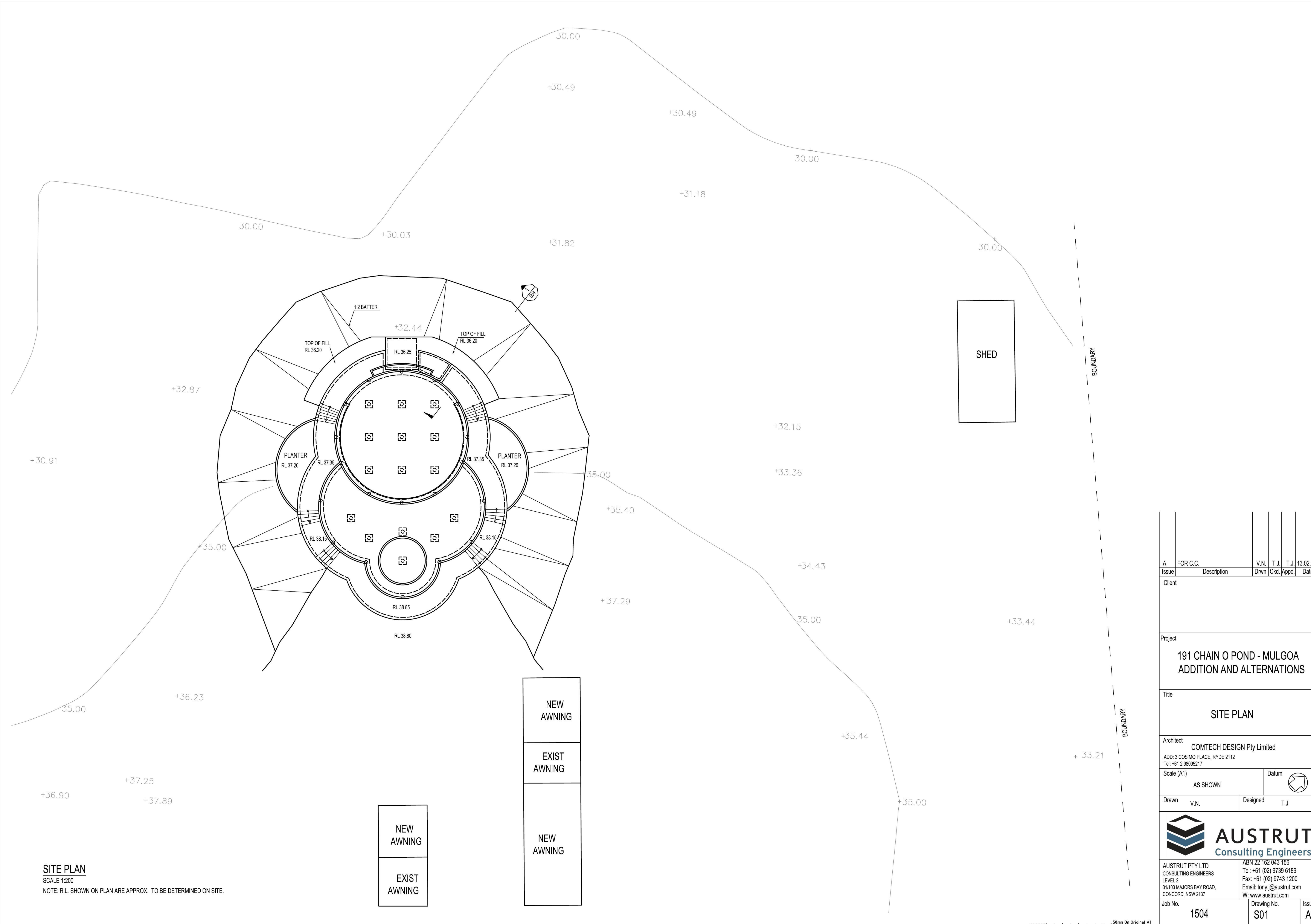
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S00

Issue

A

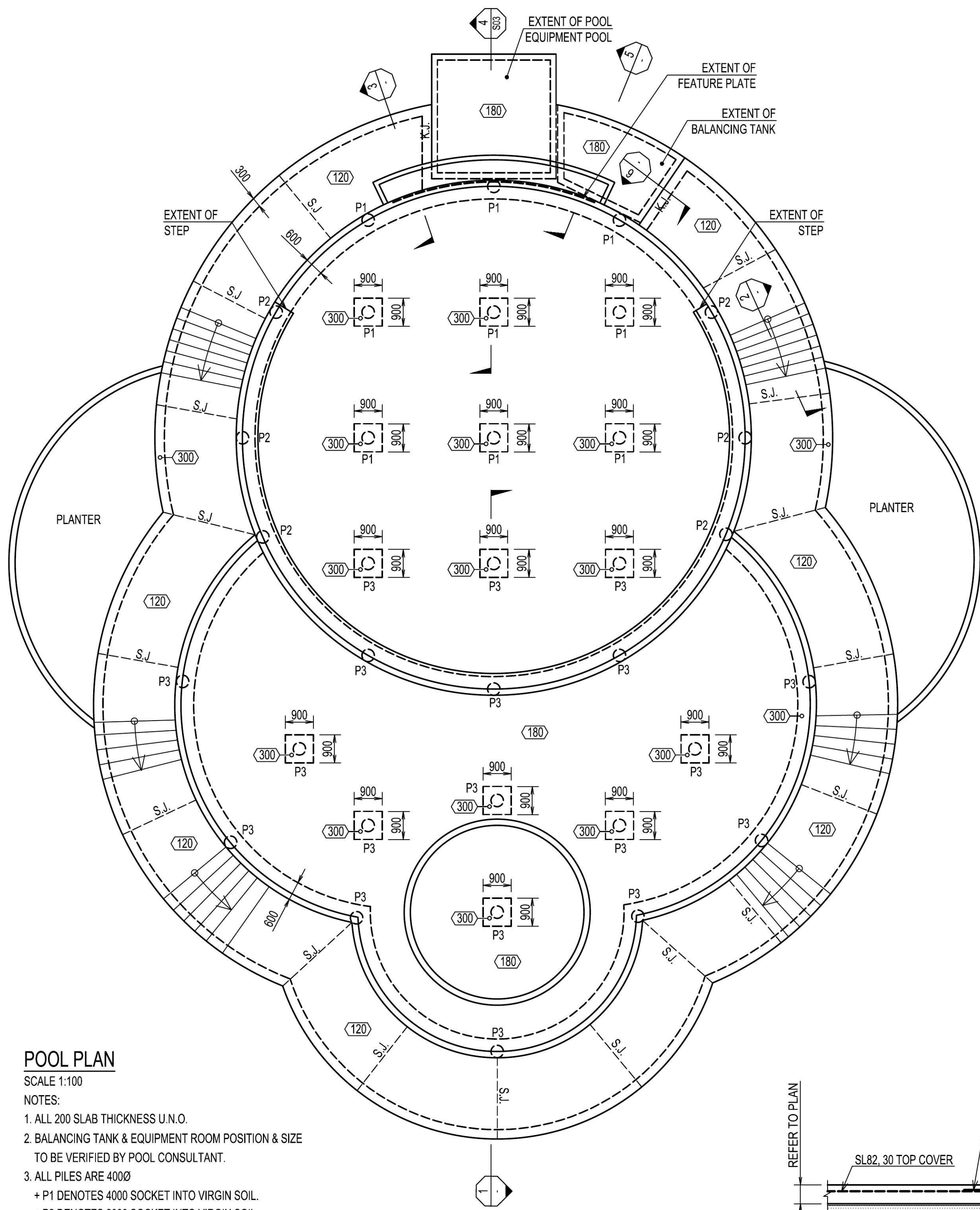




**SITE PLAN**  
SCALE 1:200  
NOTE: R.L. SHOWN ON PLAN ARE APPROX. TO BE DETERMINED ON SITE.

A	FOR C.C.	V.N.	T.J.	T.J.	13.02.15
Issue	Description	Drwn	Ckd	Appd	Date
Client					
Project					
191 CHAIN O POND - MULGOA ADDITION AND ALTERNATIONS					
Title					
SITE PLAN					
Architect					
COMTECH DESIGN Pty Limited					
ADD: 3 COSIMO PLACE, RYDE 2112					
Tel: +61 2 98095217					
Scale (A1)			Datum		
AS SHOWN					
Drawn		V.N.	Designed		T.J.
<div><div><h1>AUSTRUT</h1><p>Consulting Engineers</p></div></div>					
AUSTRUT PTY LTD CONSULTING ENGINEERS LEVEL 2 311103 MAJORS BAY ROAD, CONCORD, NSW 2137			ABN 22 162 043 156 Tel: +61 (02) 9739 6189 Fax: +61 (02) 9743 1200 Email: tony.j@austrut.com W: www.austrut.com		
Job No.			Drawing No.		Issue
1504			S01		A



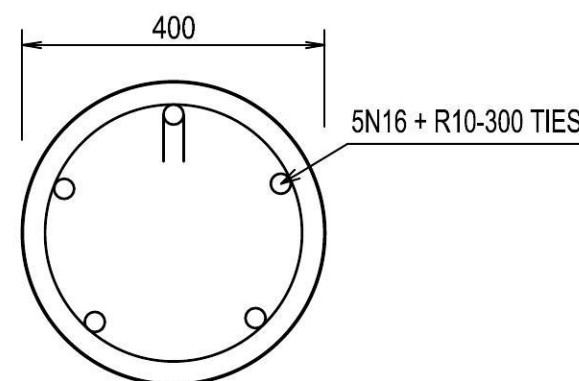


### POOL PLAN

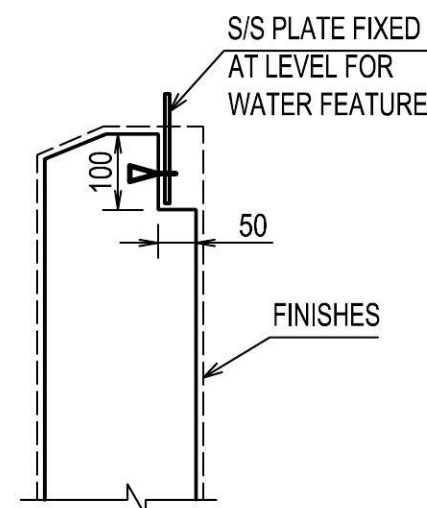
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#### NOTES:

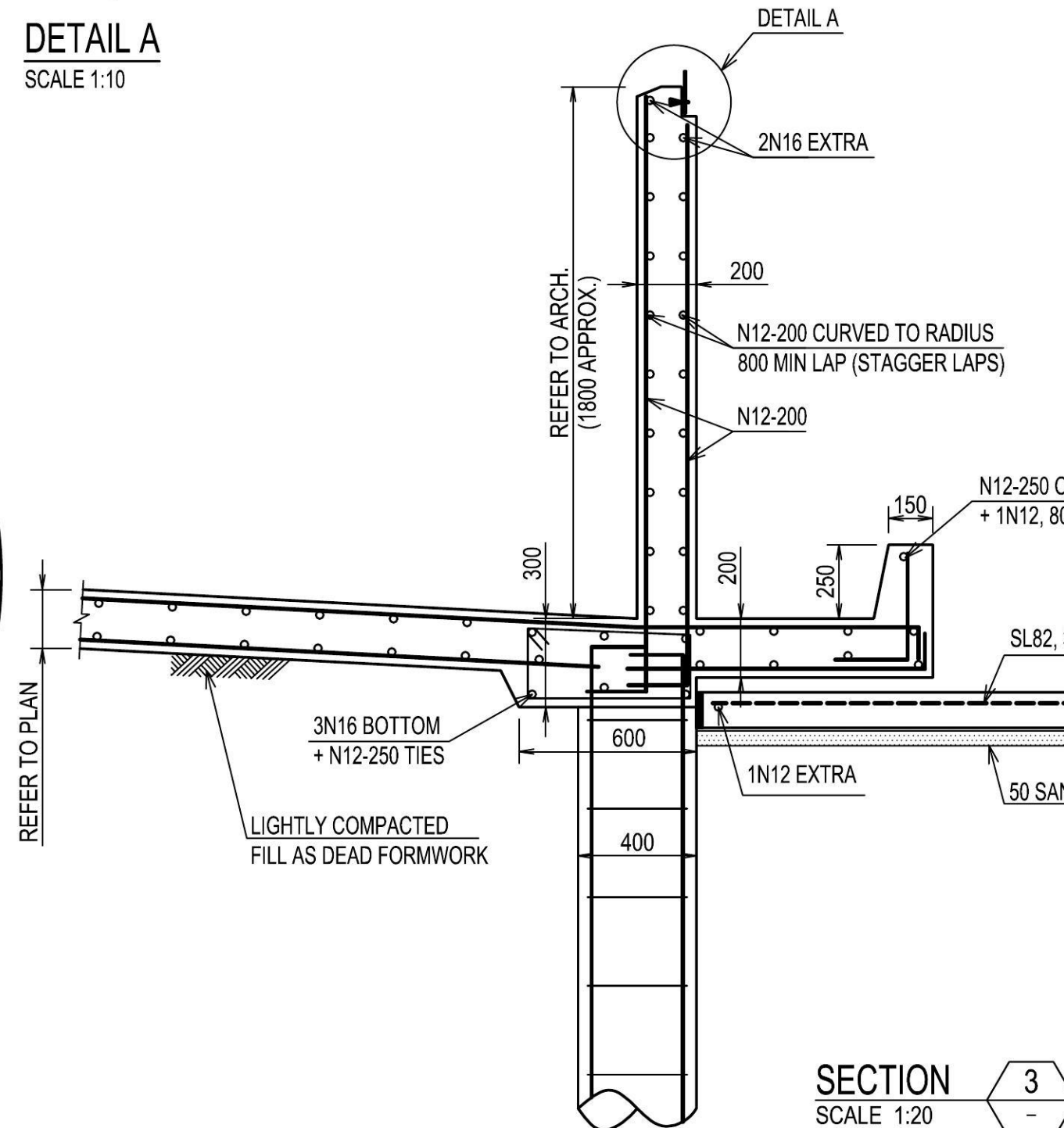
- ALL 200 SLAB THICKNESS U.N.O.
- BALANCING TANK & EQUIPMENT ROOM POSITION & SIZE TO BE VERIFIED BY POOL CONSULTANT.
- ALL PILES ARE 400Ø  
+ P1 DENOTES 4000 SOCKET INTO VIRGIN SOIL.  
+ P2 DENOTES 2000 SOCKET INTO VIRGIN SOIL.  
+ P3 DENOTES 1000 SOCKET INTO VIRGIN SOIL.



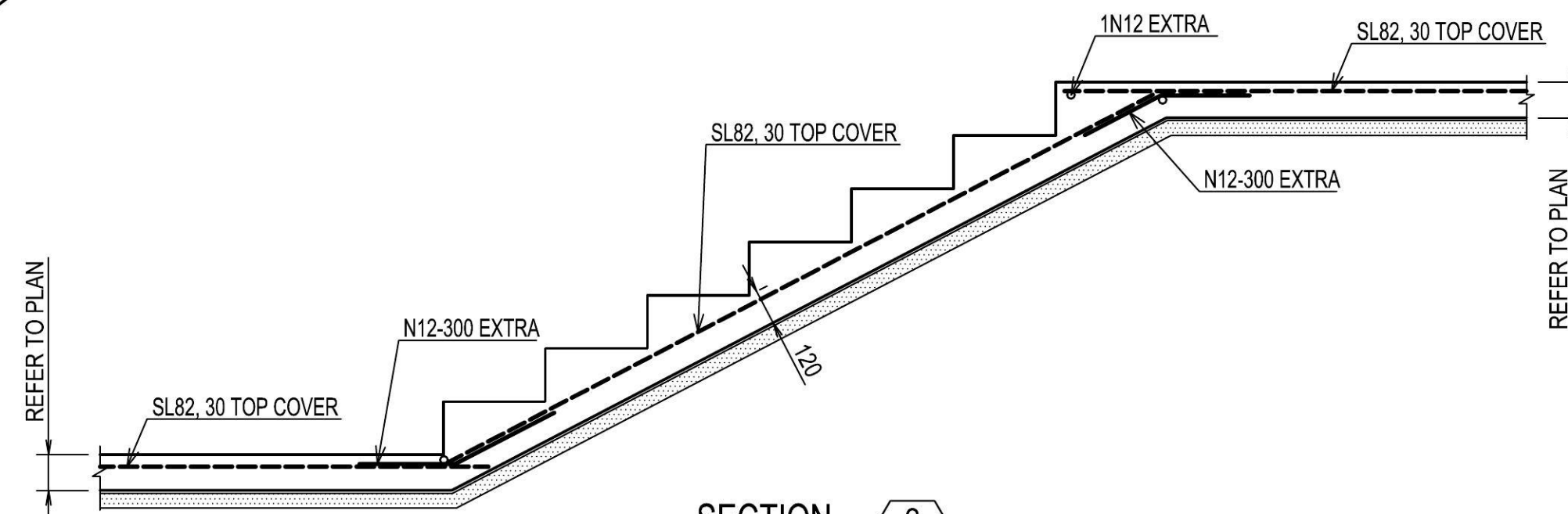
PIER P1, P2, P3 DETAIL  
SCALE 1:10



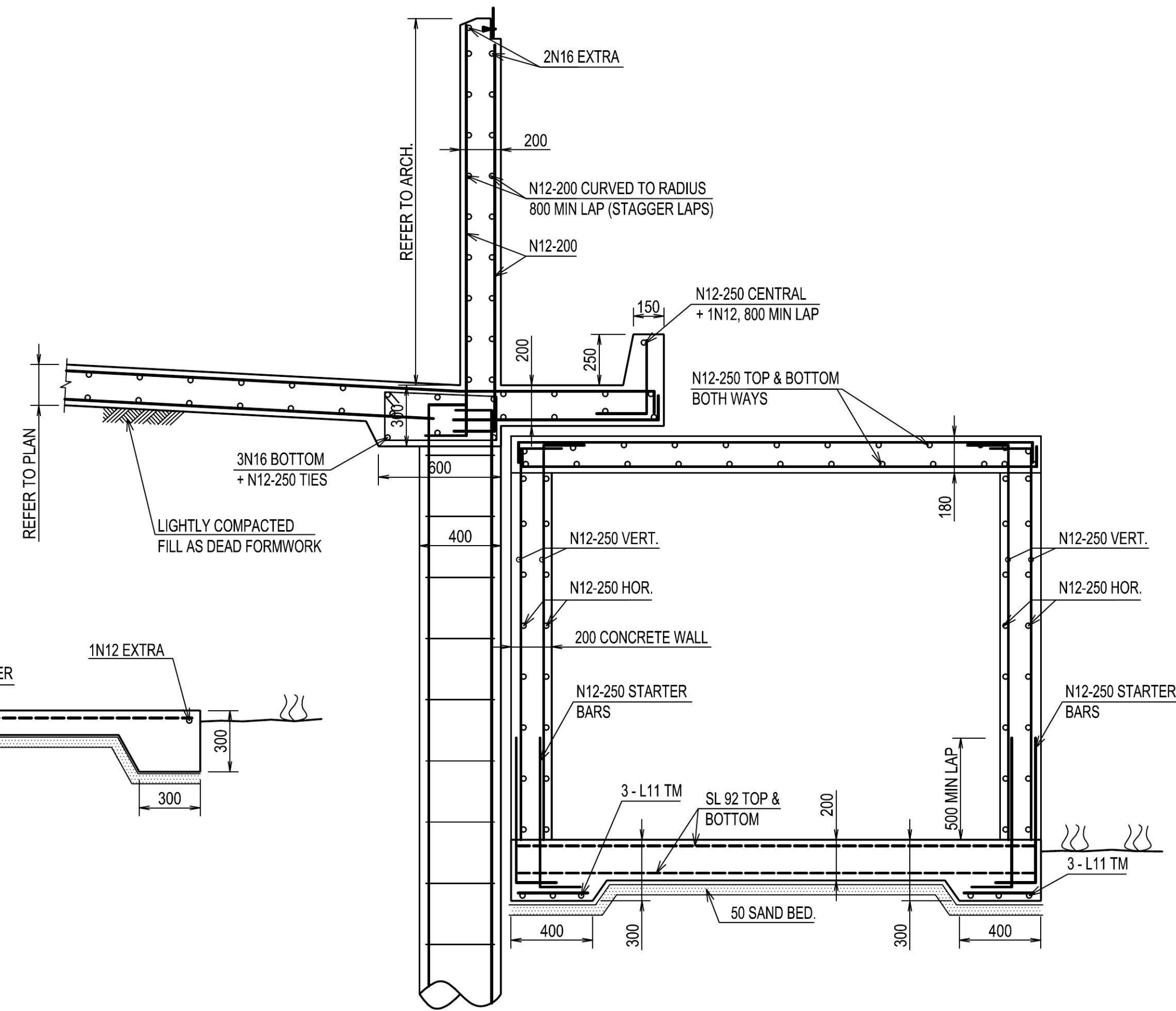
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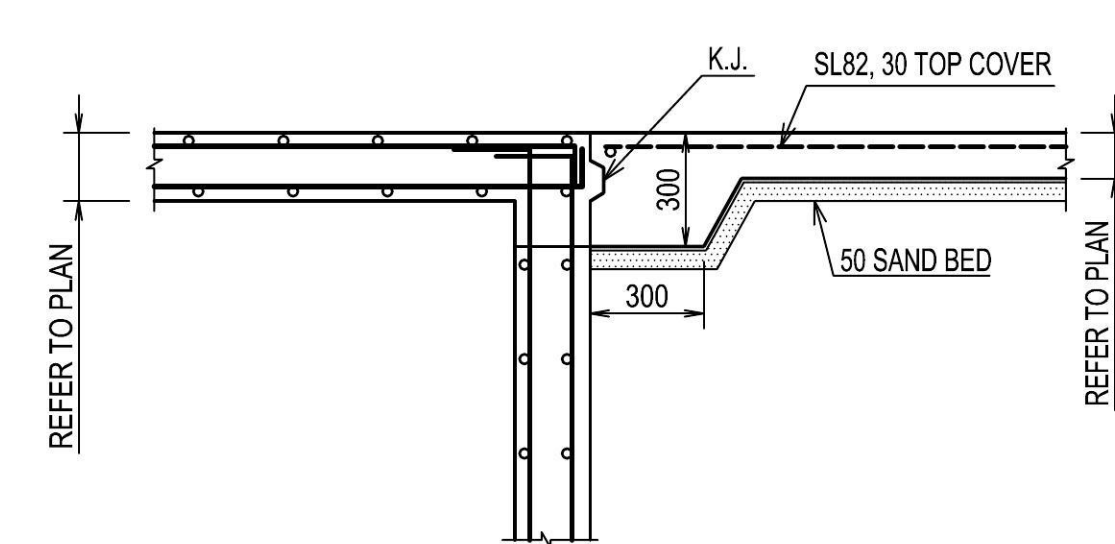
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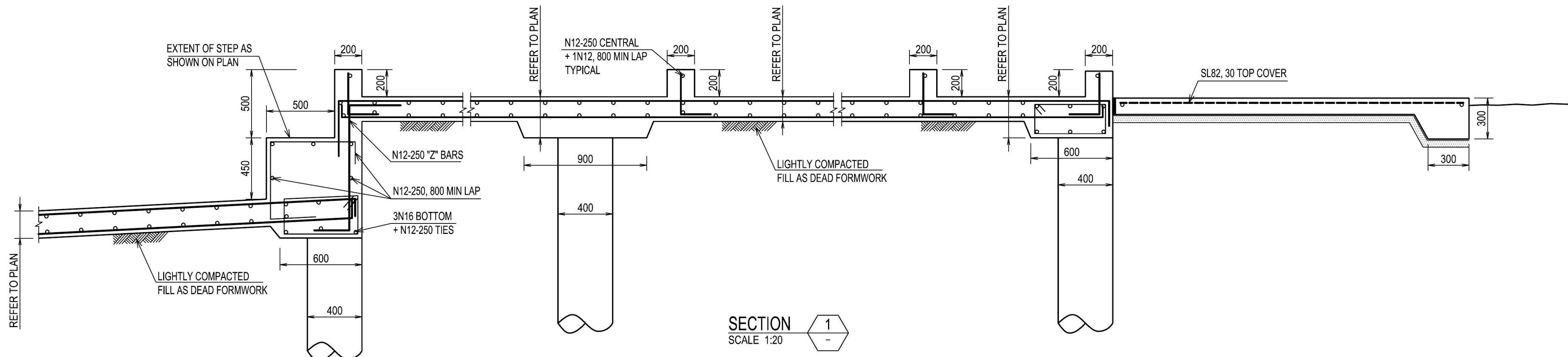
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SCALE 1:20



SECTION 5  
SCALE 1:20



SECTION 6  
SCALE 1:20



SECTION 1  
SCALE 1:20

A	FOR C.C.	V.N.	T.J.	T.J.	13.02.15
Issue	Description	Drwn	Ckd	Appd	Date
Client					

Project  
**191 CHAIN O POND - MULGOA  
ADDITION AND ALTERNATIONS**

Title  
**POOL PLAN AND SECTIONS**

Architect  
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Tel: +61 2 98095217

Scale (A1)  
AS SHOWN

Drawn V.N. Designed T.J.

**AUSTRUT**  
Consulting Engineers

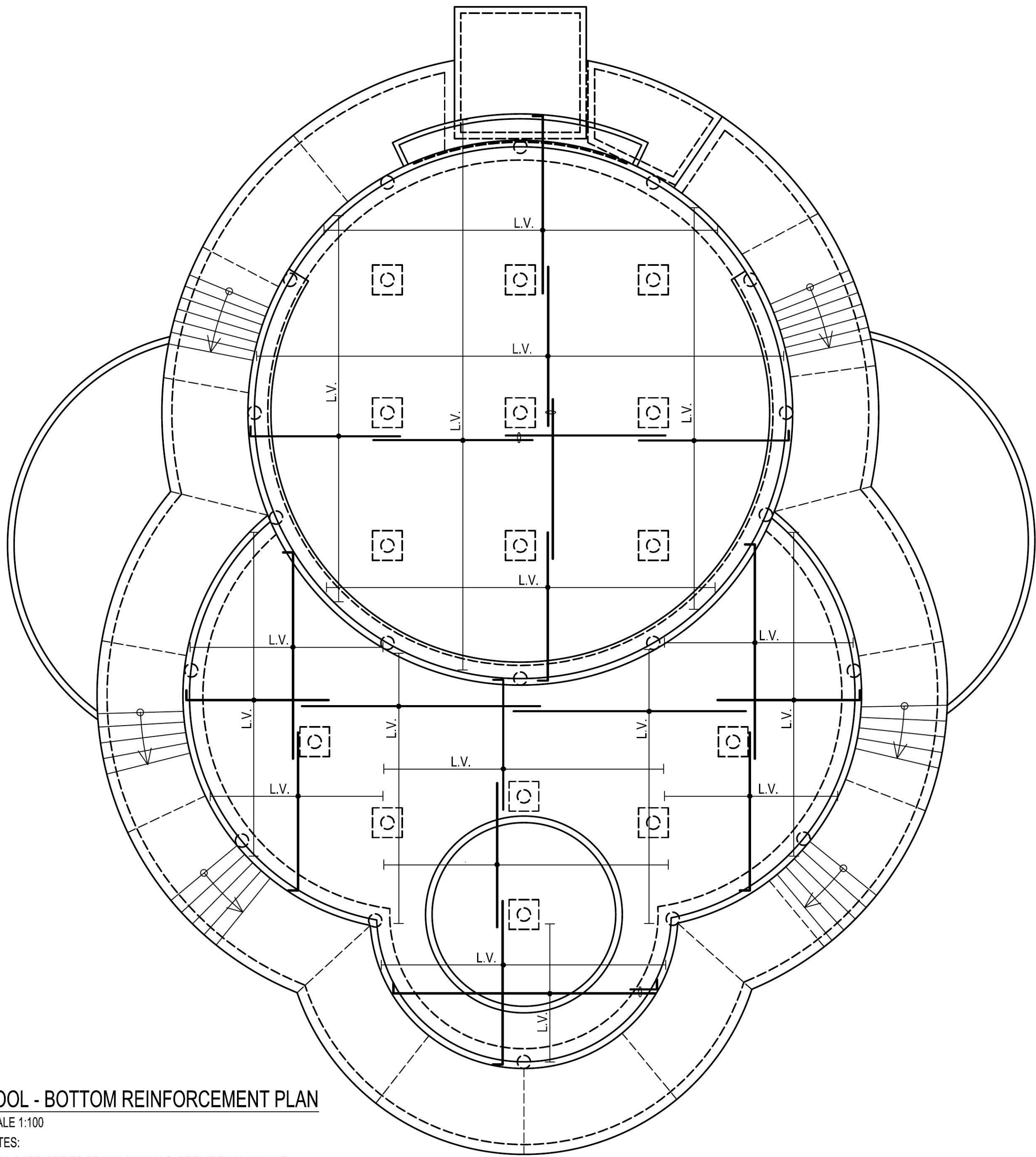
AUSTRUT PTY LTD  
CONSULTING ENGINEERS  
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311103 MAJORS BAY ROAD,  
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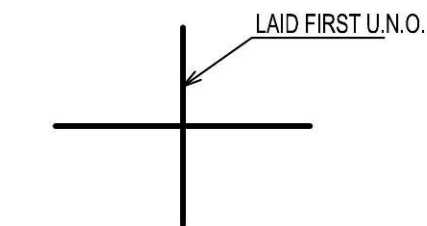
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5mm On Original A1

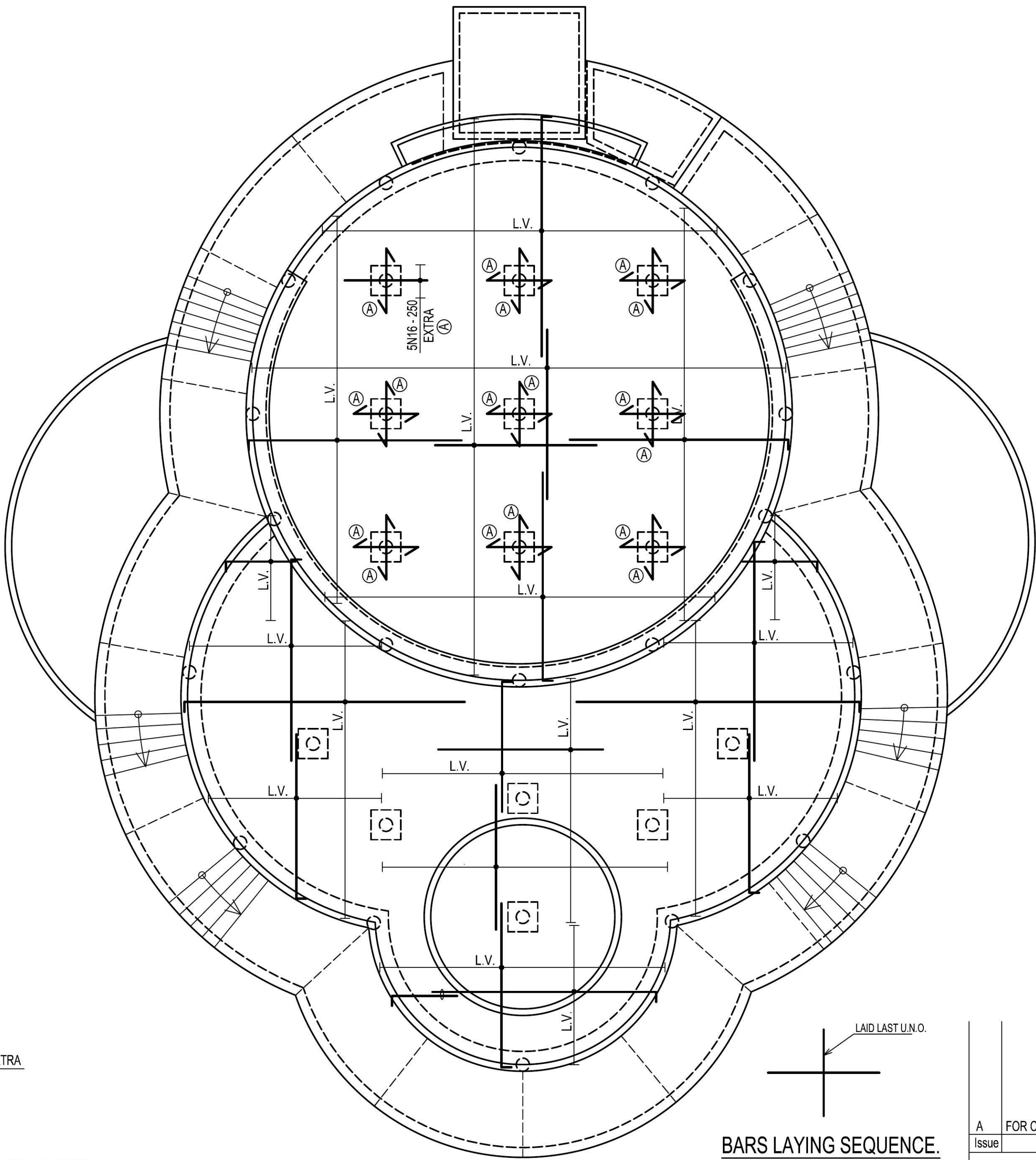




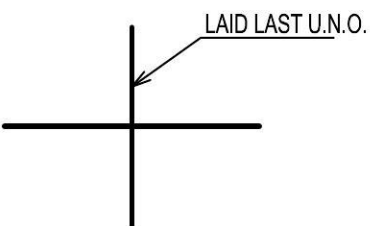
**POOL - BOTTOM REINFORCEMENT PLAN**  
SCALE 1:100  
NOTES:  
1. ALL BARR ARE TO BE N16-250 U.N.O. PROVIDE 800 MIN LAP.



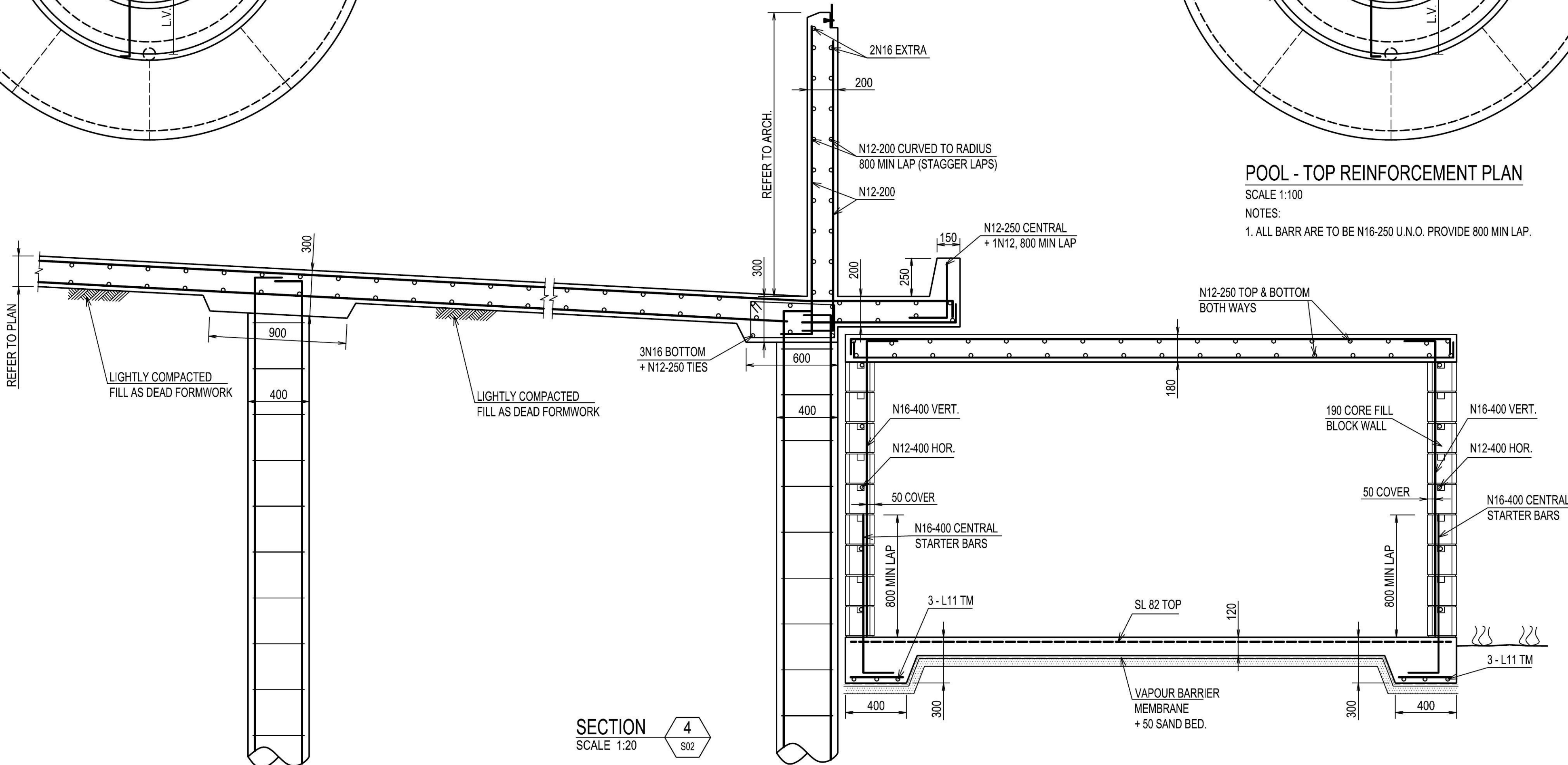
**BARS LAYING SEQUENCE.**




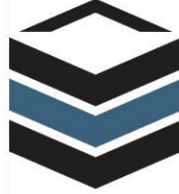
**POOL - TOP REINFORCEMENT PLAN**  
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NOTES:  
1. ALL BARR ARE TO BE N16-250 U.N.O. PROVIDE 800 MIN LAP.



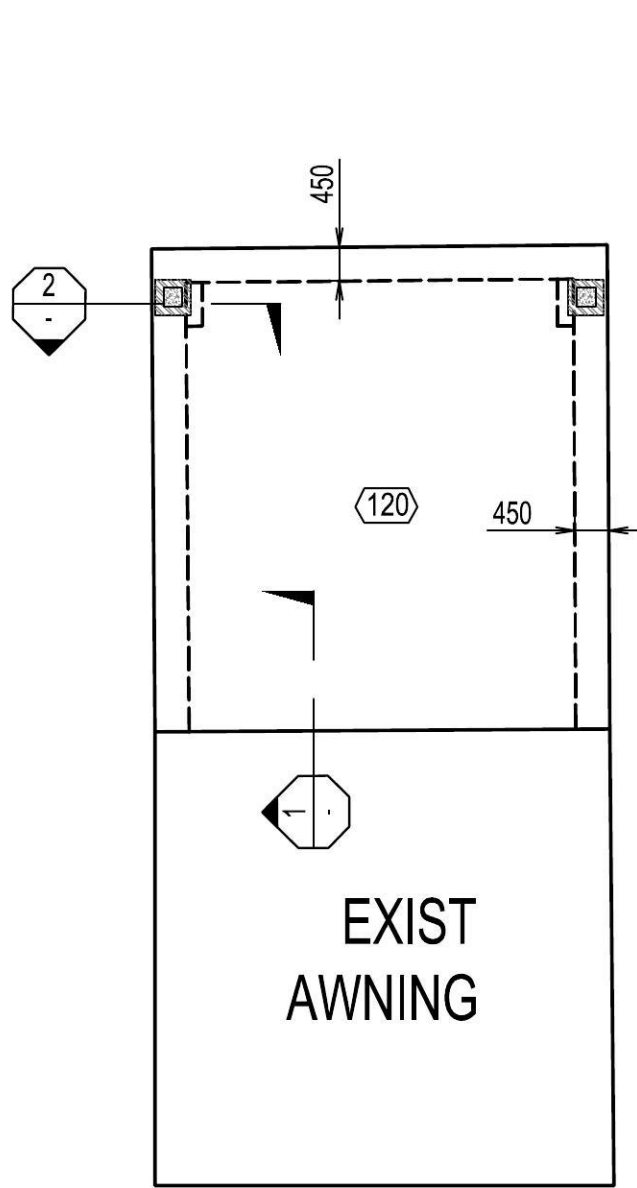
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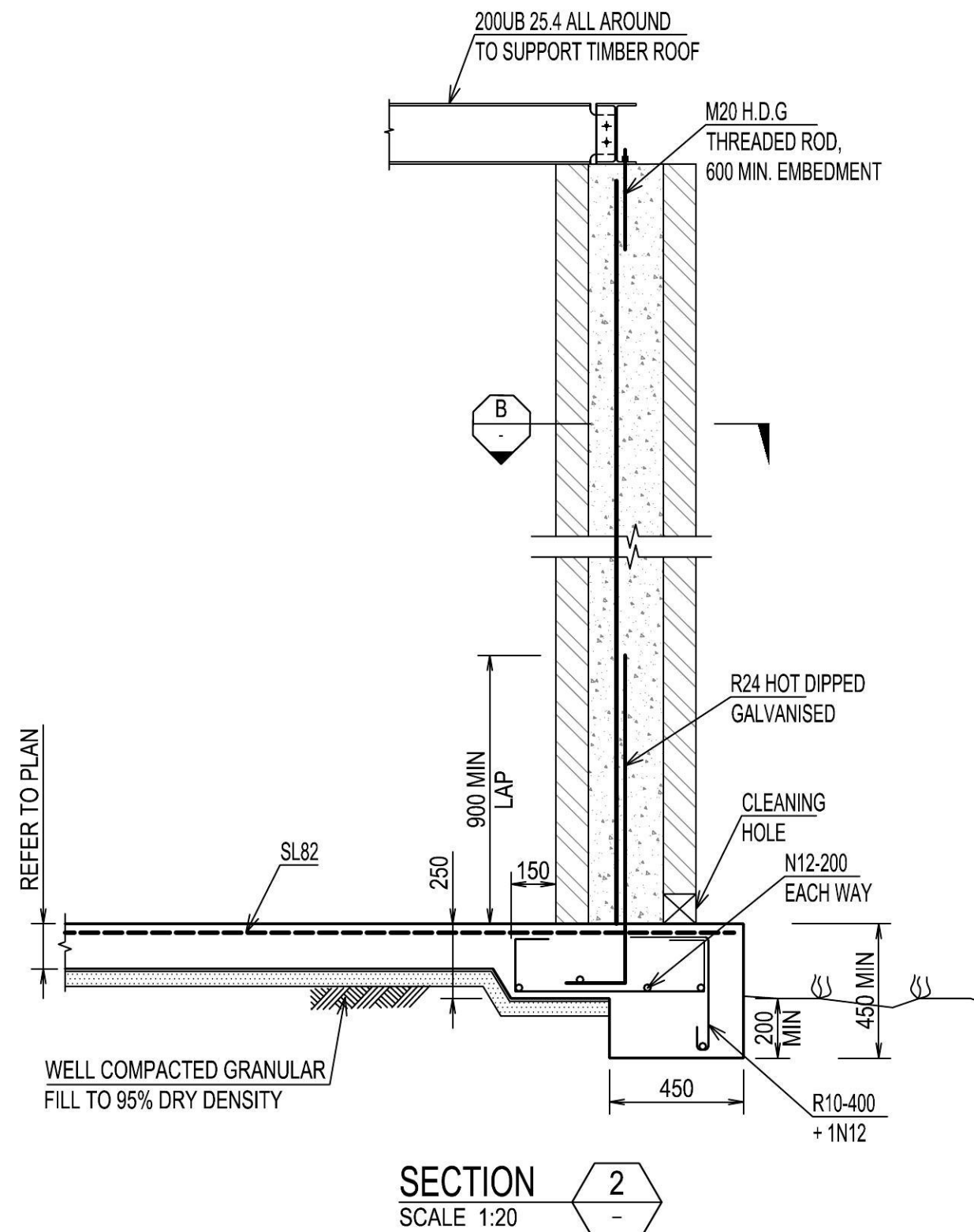
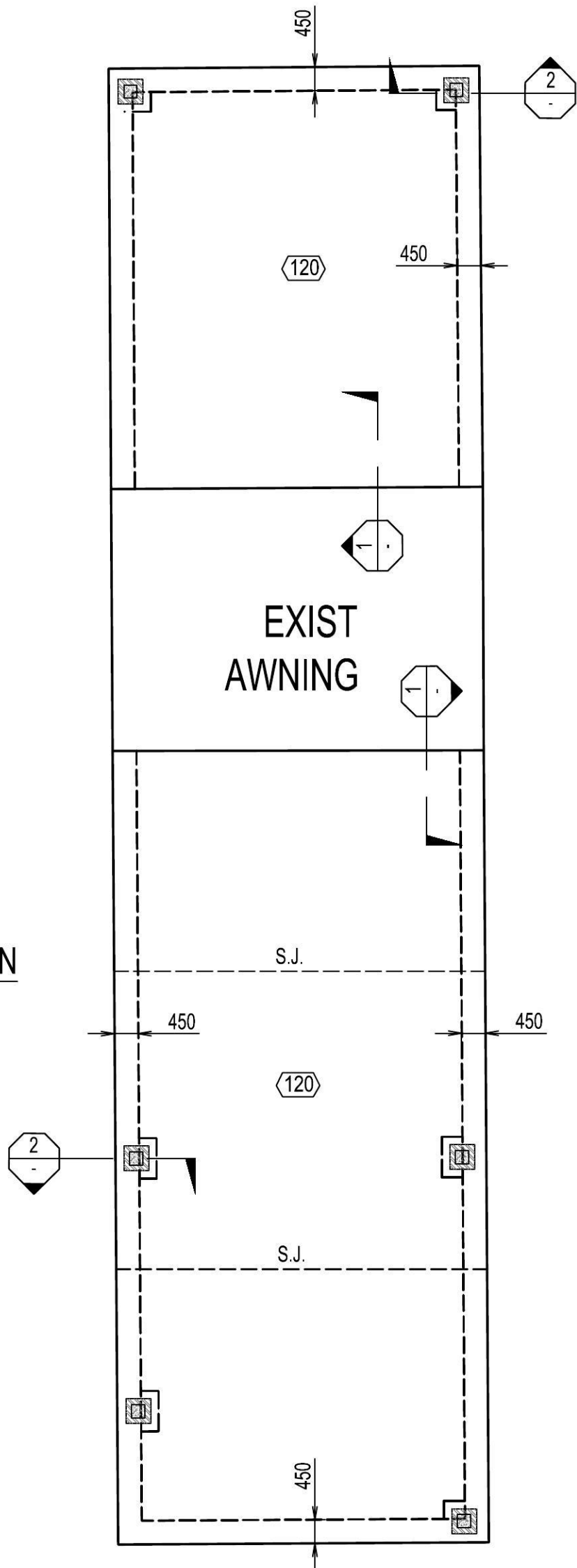
**SECTION 4**  
SCALE 1:20

A	FOR C.C.	V.N.	T.J.	T.J.	13.02.15
Issue	Description	Drwn	Ckd	Appd	Date
Client					
Project					
191 CHAIN O POND - MULGOA ADDITION AND ALTERNATIONS					
Title					
POOL - TOP & BOTTOM REINFORCEMENT PLANS					
Architect					
COMTECH DESIGN Pty Limited ADD: 3 COSIMO PLACE, RYDE 2112 Tel: +61 2 98095217					
Scale (A1)			Datum		
AS SHOWN					
Drawn		Designed			
V.N.		T.J.			
					
<b>AUSTRUT</b> Consulting Engineers					
AUSTRUT PTY LTD CONSULTING ENGINEERS LEVEL 2 311103 MAJORS BAY ROAD, CONCORD, NSW 2137			ABN 22 162 043 156 Tel: +61 (02) 9739 6189 Fax: +61 (02) 9743 1200 Email: tony.j@austrut.com W: www.austrut.com		
Job No.		Drawing No.		Issue	
1504		S03		A	

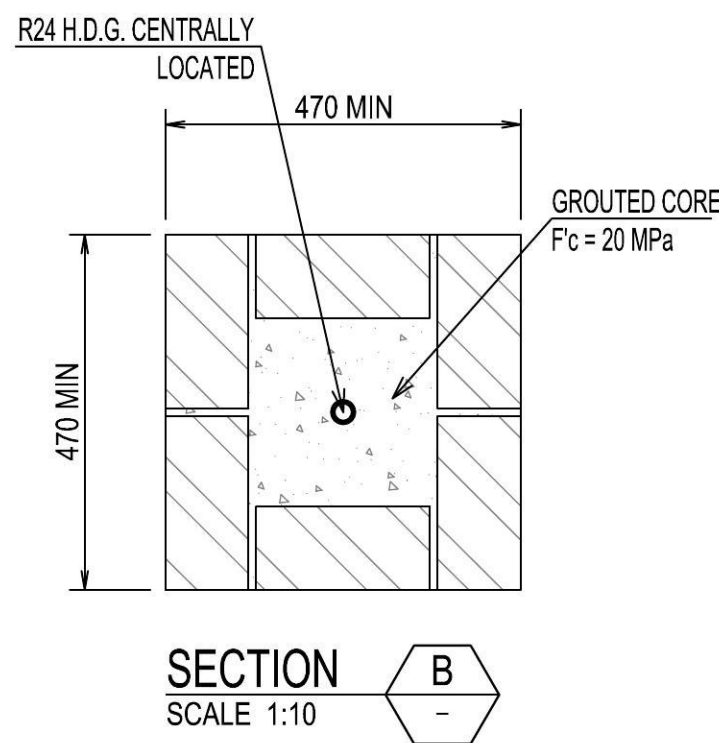




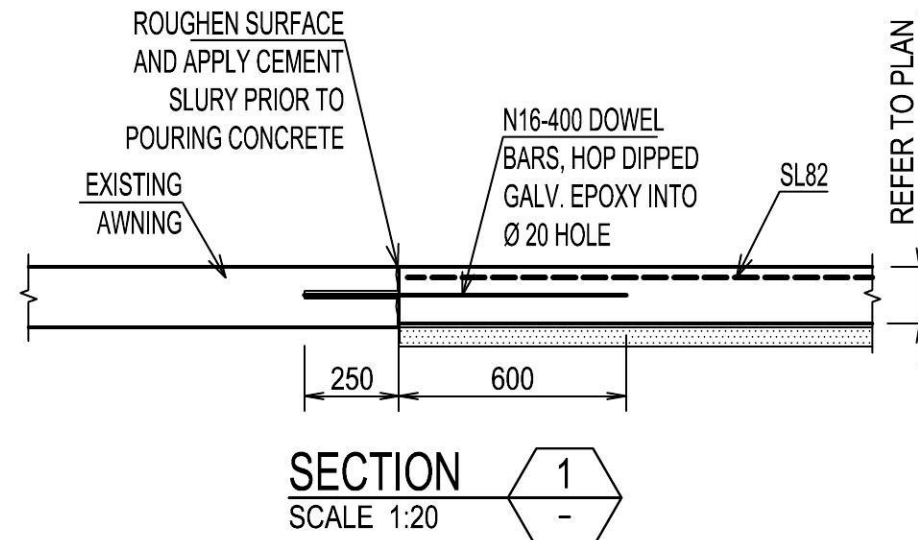
AWNING EXTENSION - GROUND FLOOR PLAN  
SCALE 1:100



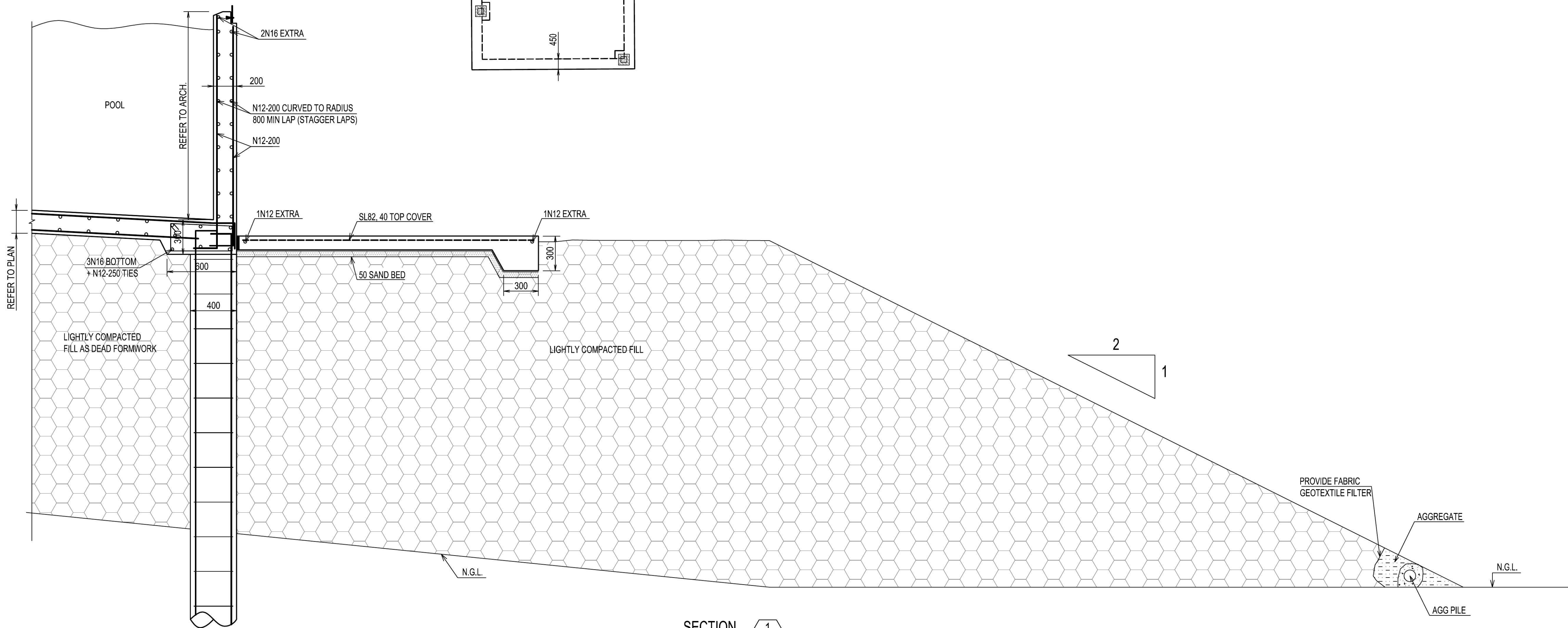
SECTION 2  
SCALE 1:20



SECTION B  
SCALE 1:10



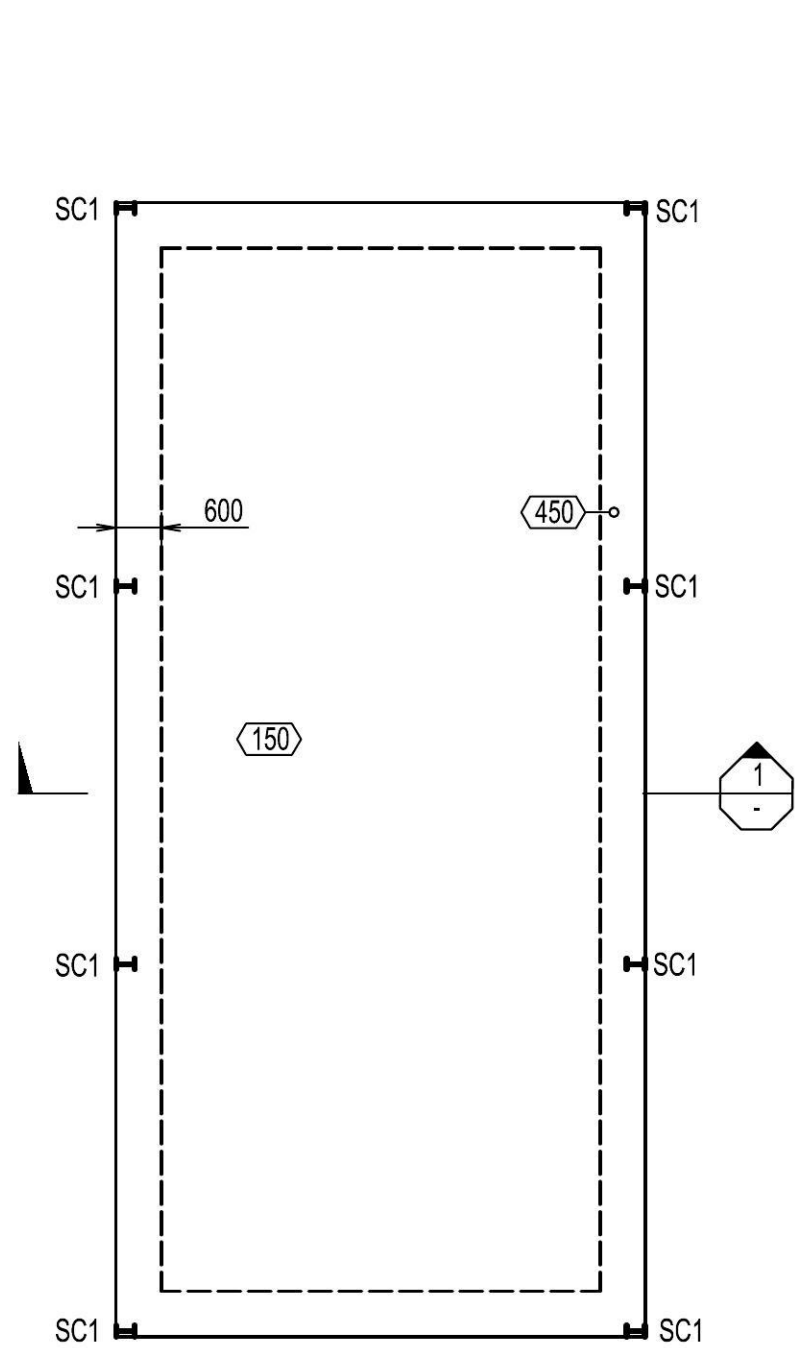
SECTION 1  
SCALE 1:20



SECTION 1  
SCALE 1:20

A	FOR C.C.	V.N.	T.J.	T.J.	13.02.15
Issue	Description	Drwn	Ckd	Appd	Date
Client					
Project					
191 CHAIN O POND - MULGOA ADDITION AND ALTERNATIONS					
Title					
AWNING EXTENSION GROUND FLOOR PLAN & SECTIONS					
Architect					
COMTECH DESIGN Pty Limited					
ADD: 3 COSIMO PLACE, RYDE 2112 Tel: +61 2 98095217					
Scale (A1)			Datum		
AS SHOWN					
Drawn V.N.		Designed T.J.			
					
AUSTRUT Consulting Engineers					
AUSTRUT PTY LTD CONSULTING ENGINEERS LEVEL 2 311/103 MAJORS BAY ROAD, CONCORD, NSW 2137		ABN 22 162 043 156 Tel: +61 (02) 9739 6189 Fax: +61 (02) 9743 1200 Email: tony.j@austrut.com W: www.austrut.com			
Job No.		Drawing No.			Issue
1504		S04			A

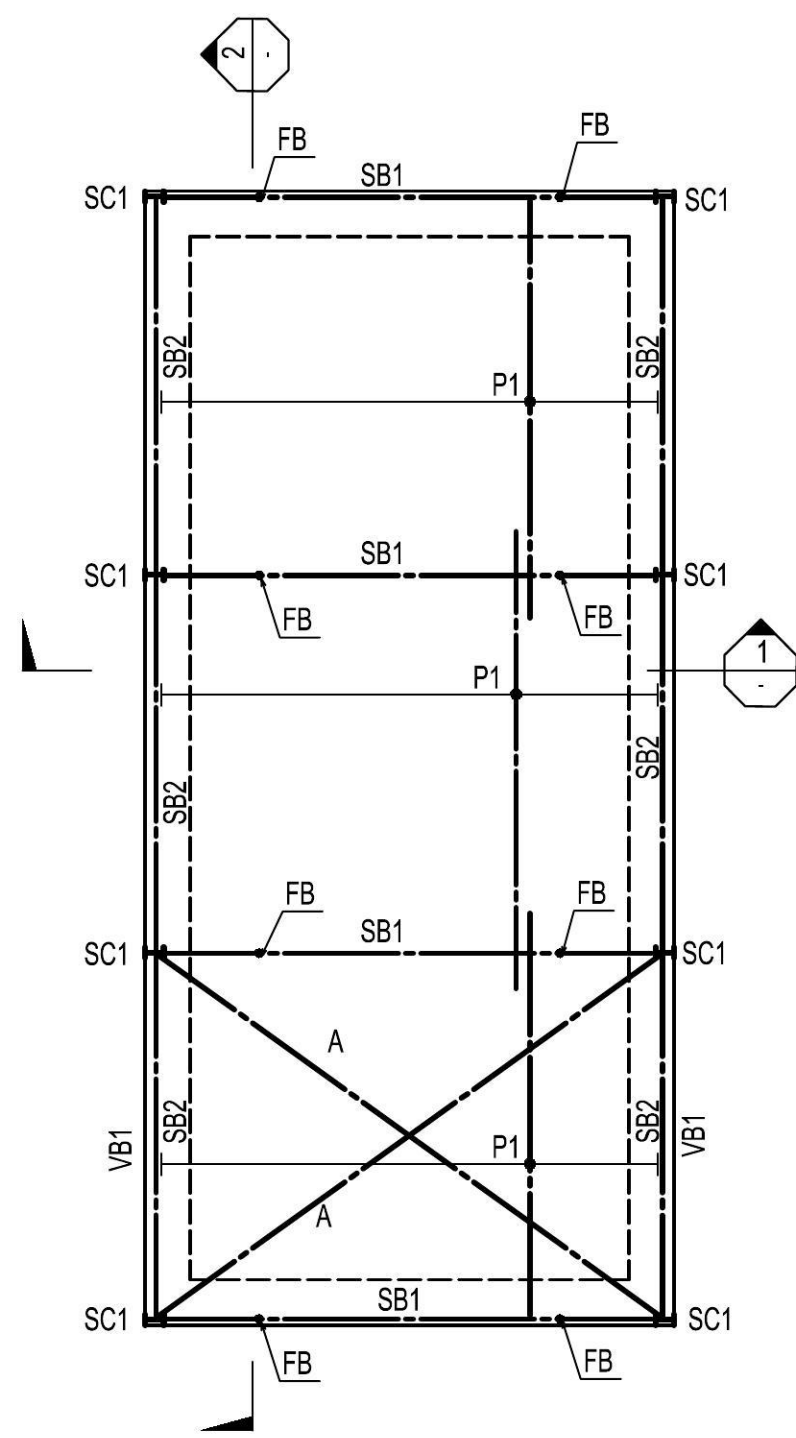




SHED - GROUND FLOOR PLAN

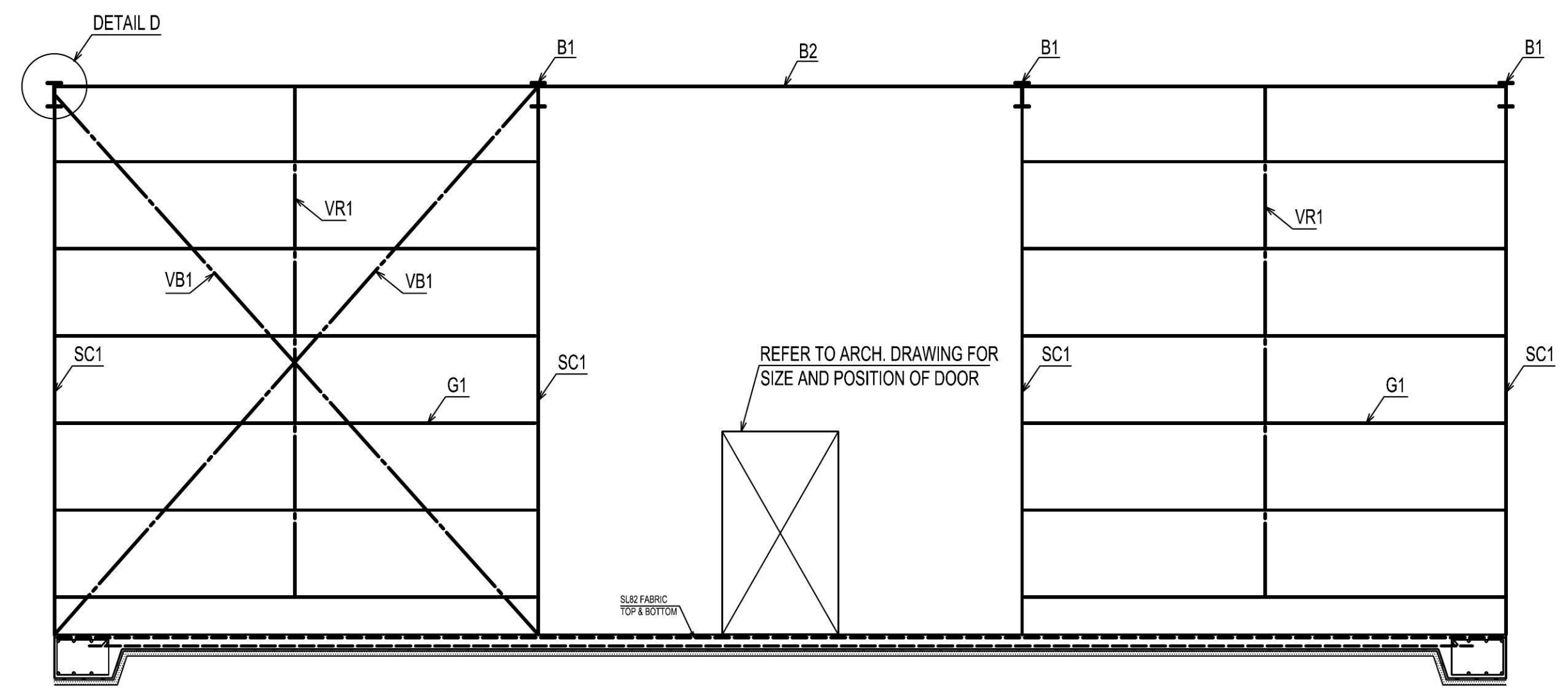
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NOTE: 150 THICK SLAB ON COMPACTED GRANULAR FILL TO 95% DRY DENSITY.



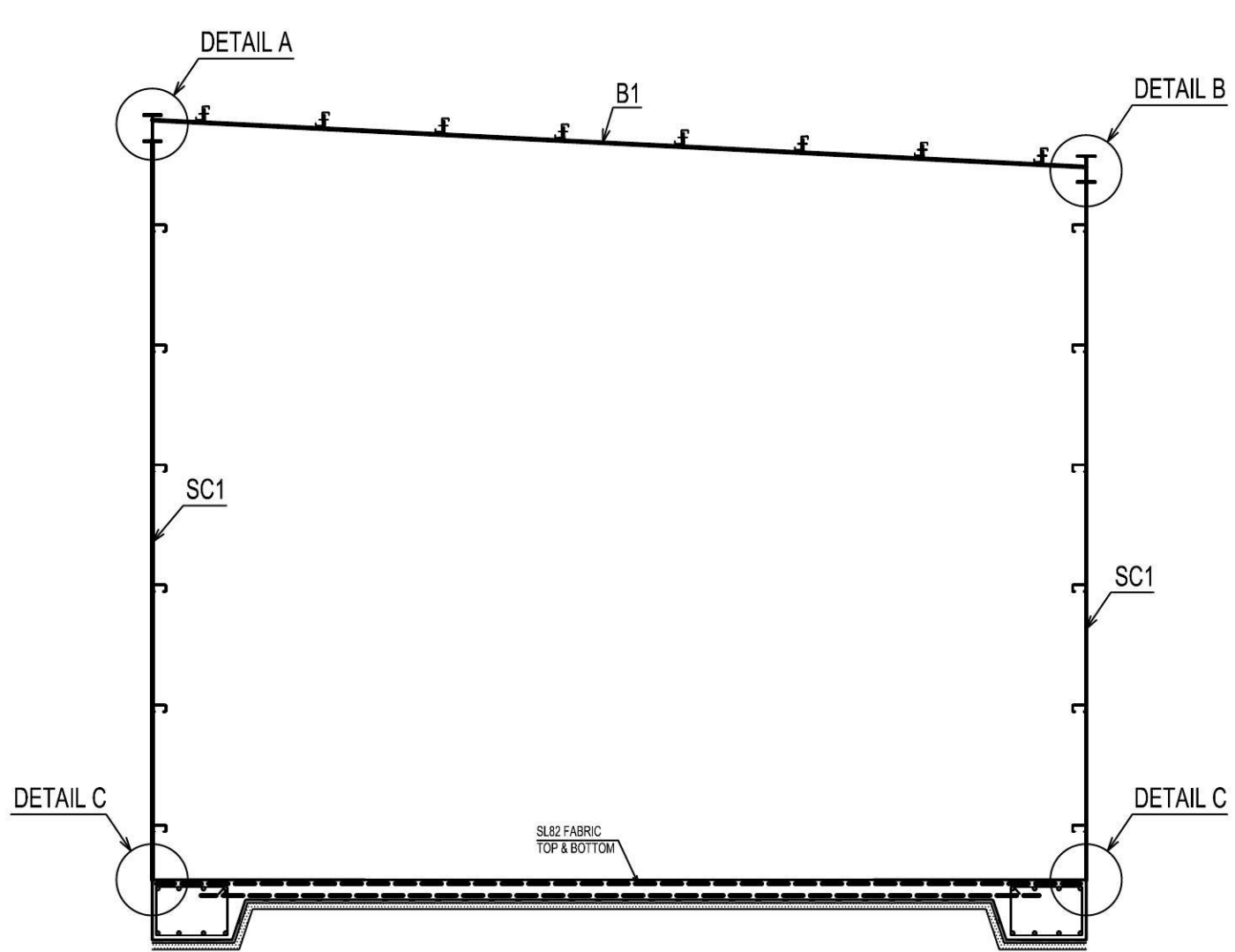
SHED - ROOF PLAN

SCALE 1:100



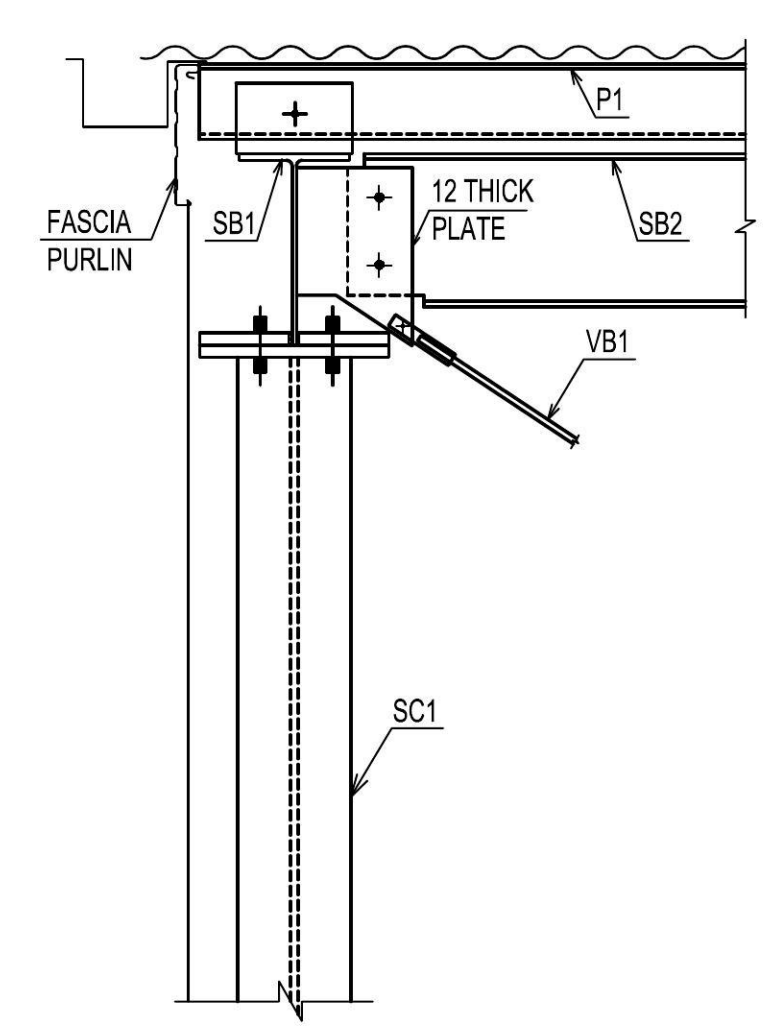
SECTION 2

SCALE 1:50



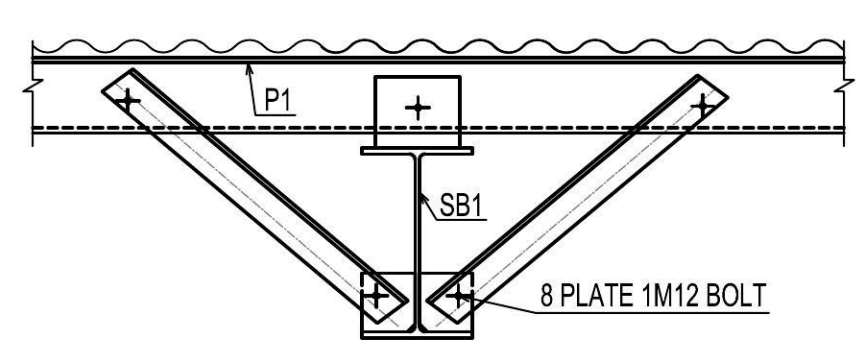
SECTION 1

SCALE 1:50

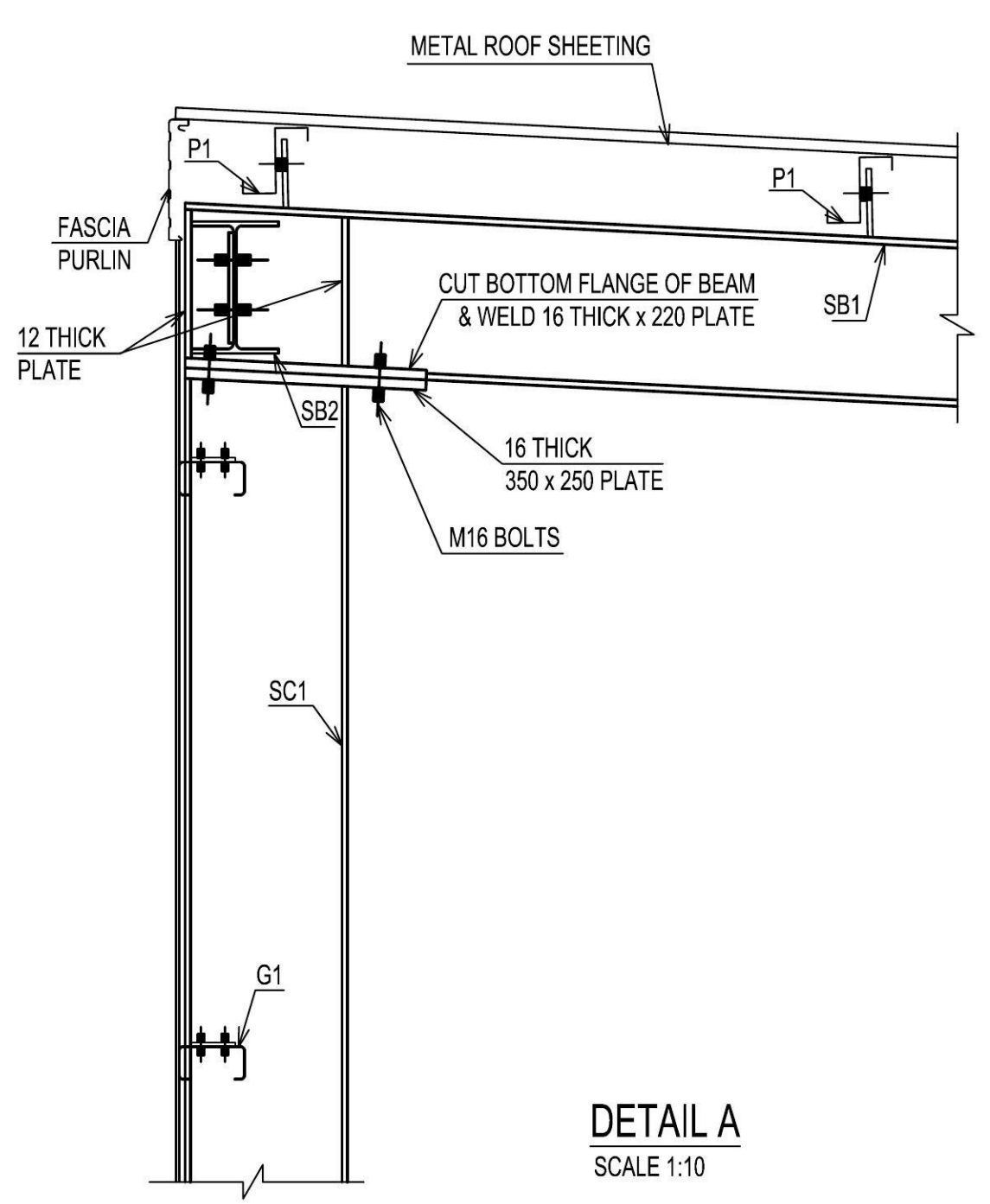


DETAIL D

SCALE 1:10

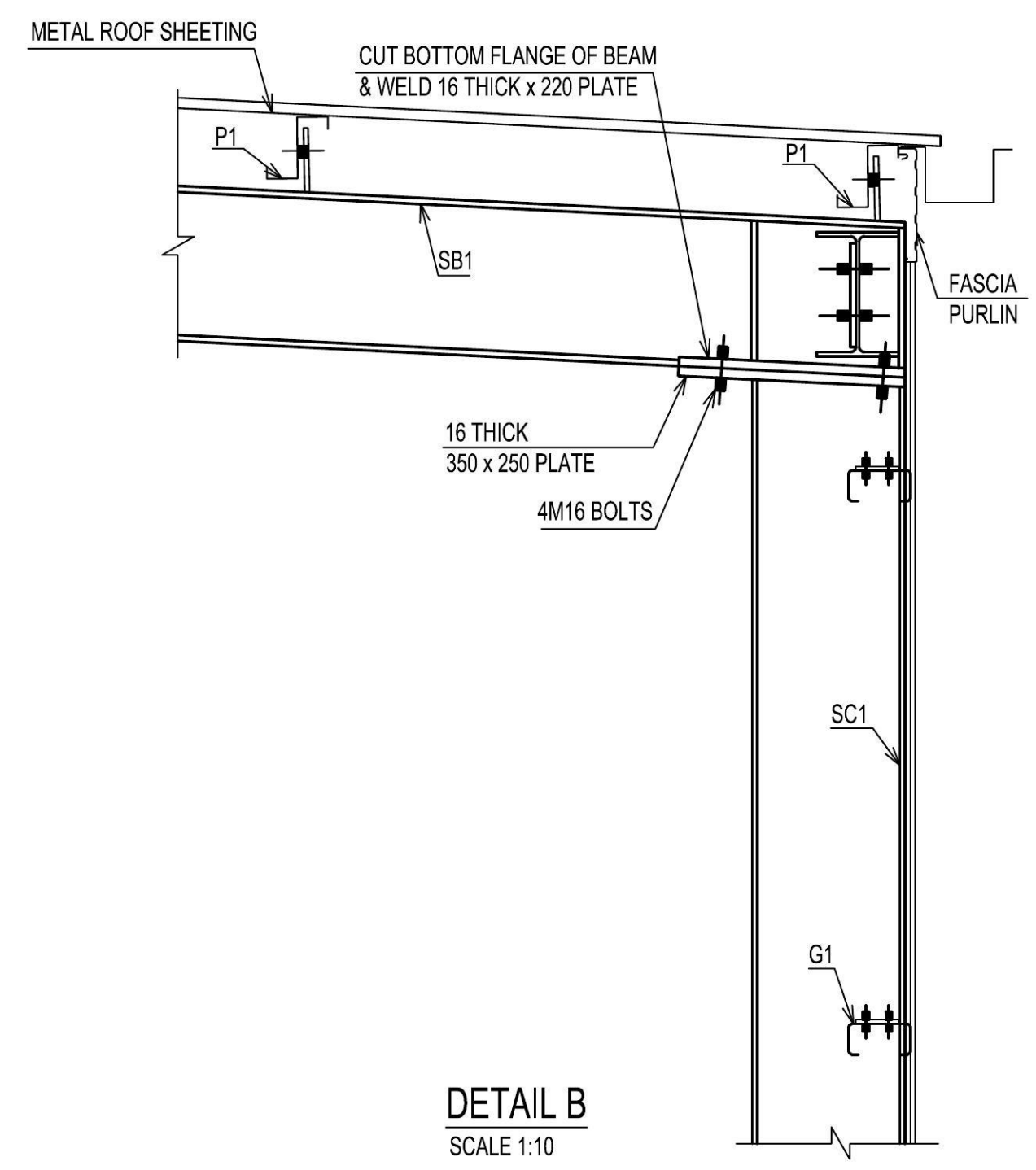


TYPICAL FLY-BRACING (FB) DETAIL



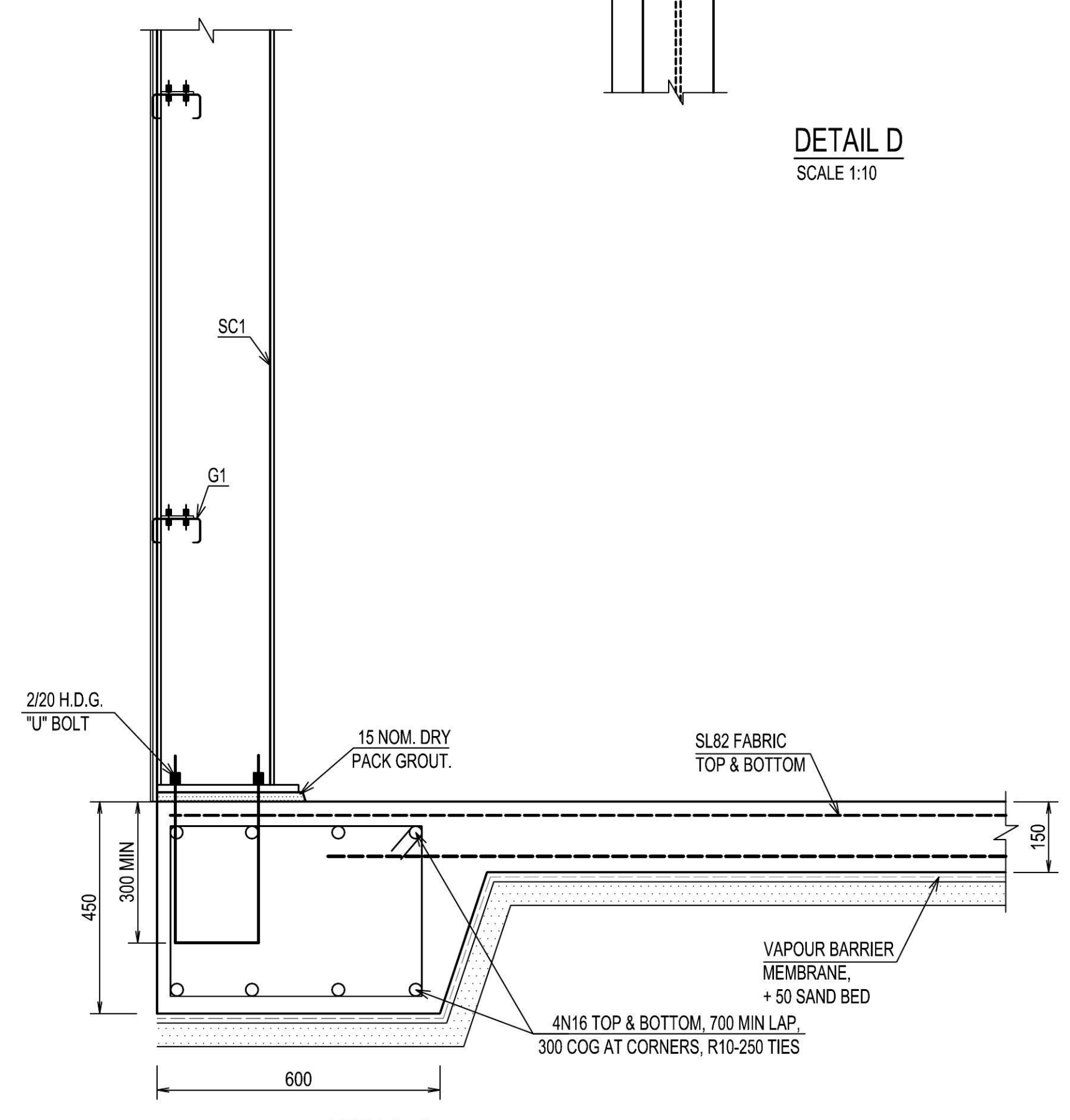
DETAIL A

SCALE 1:10



DETAIL B

SCALE 1:10



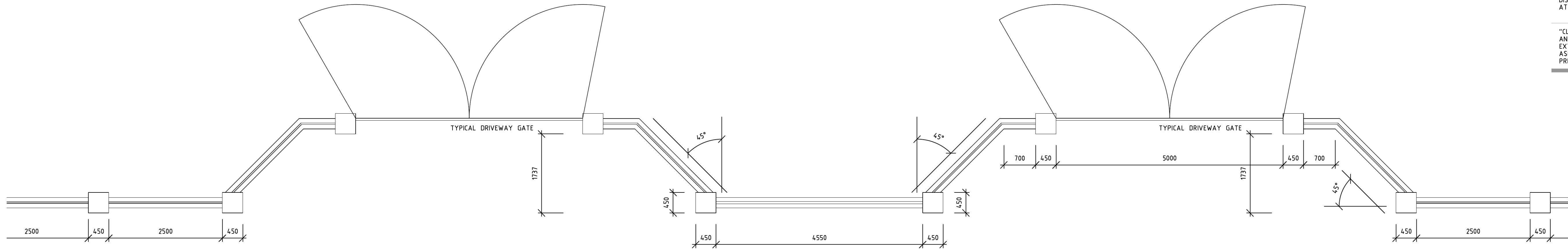
DETAIL C

SCALE 1:10

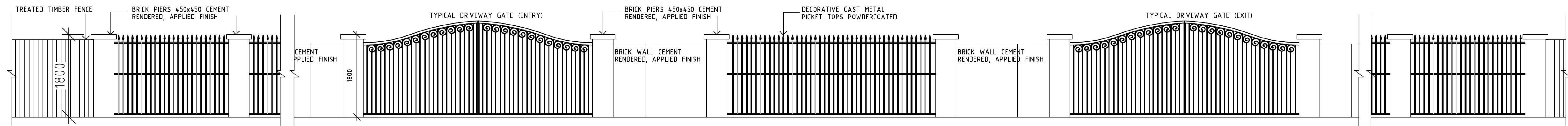
STEEL MEMBER SCHEDULE			
MARK	SIZE	DESCRIPTION	STEEL GRADE
SC1	250UB 31.4	STEEL COLUMN	300 PLUS
SB1	250UB 31.4	STEEL BEAM	300 PLUS
SB2	200UB .....	STEEL BEAM	300 PLUS
P1	Z 10019 AT 900 C/S	PURLIN, 1 ROW BRIDGING	400
G1	C10019 AT 900 C/S	GIRT	400
A	16Ø ROD	ROOF BRACING	300 PLUS
VB1	16Ø ROD	VERTICAL BRACING	300 PLUS
VR1	16Ø ROD	VERTICAL ROD	300 PLUS

A	FOR C.C.		V.N.	T.J.	T.J.	13.02.15
Issue	Description		Drwn	Ckd	Appd	Date
Client						
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191 CHAIN O POND - MULGOA ADDITION AND ALTERNATIONS						
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COMTECH DESIGN Pty Limited						
ADD: 3 COSIMO PLACE, RYDE 2112						
Tel: +61 2 98095217						
Scale (A1)				Datum		
AS SHOWN						
Drawn		V.N.		Designed		T.J.
<div><div><b>AUSTRUT</b> Consulting Engineers</div></div>						
AUSTRUT PTY LTD CONSULTING ENGINEERS LEVEL 2 311/103 MAJORS BAY ROAD, CONCORD, NSW 2137			ABN 22 162 043 156 Tel: +61 (02) 9739 6189 Fax: +61 (02) 9743 1200 Email: tony.j@austrut.com W: www.austrut.com			
Job No.			Drawing No.		Issue	
1504			S05		A	

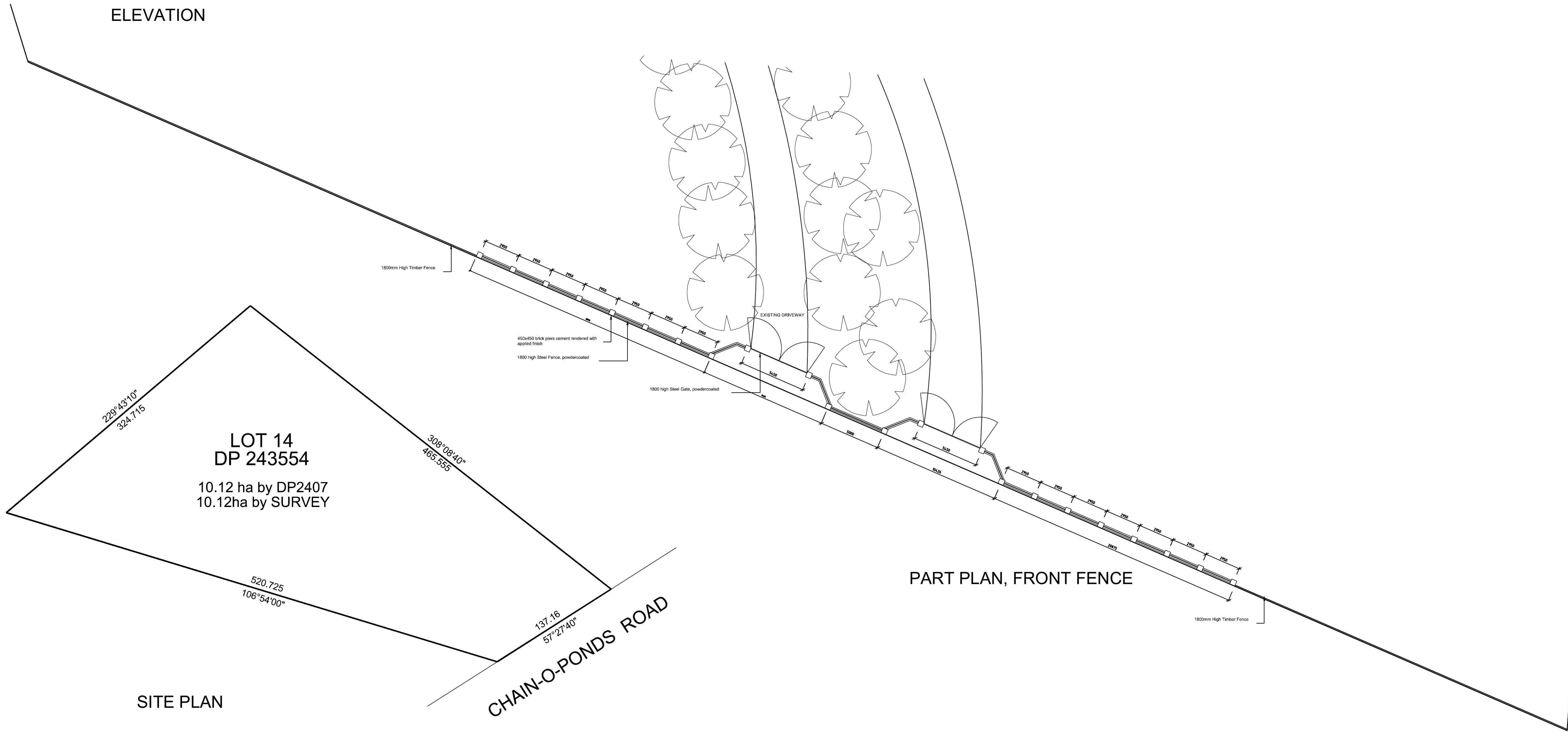




DETAIL PLAN



ELEVATION



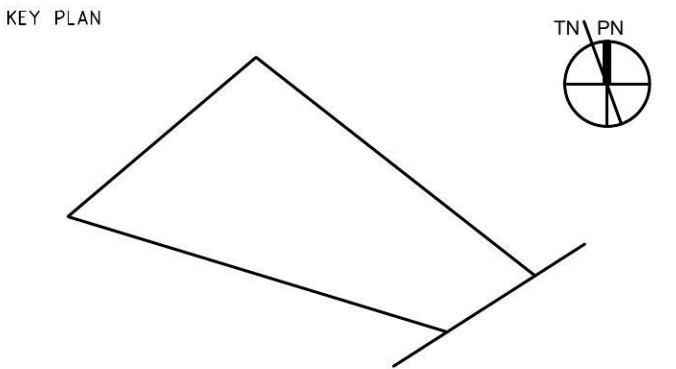
SITE PLAN

PART PLAN, FRONT FENCE

USE FIGURED DIMENSIONS ONLY. DO NOT SCALE.  
ALL DIMENSIONS SHALL BE VERIFIED ON SITE AND  
DISCREPANCIES IMMEDIATELY BROUGHT TO THE  
ATTENTION OF THE PRINCIPAL FOR RESOLUTION

"CLOUDS" & REVISIONS ARE INTENDED AS GUIDES  
AND DO NOT NECESSARILY DESCRIBE THE FULL  
EXTENT OF REVISIONS.  
ASCERTAIN FULL EXTENT BY COMPARISON WITH  
PREVIOUS VERSION.

1	FIRST ISSUE	8.8.2014	AA
REV	DESCRIPTION	DATE	BY
PROJECT MANAGERS			
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Web : comtechdesign.com.au			
CONSULTANT			



CLIENT

PROJECT NAME  
191 CHAIN O POND - MULGOA

DRAWING NAME  
FRONT FENCE AND GATE

DESIGNED	APPROVED	SCALE(S)	ZONE(S)
AA	AA	As Shown	
CAD FILE NAME	PAPER DRAWING ID		
191 Chain O Pond-P-1	191 COP-FF01		