

SITWORKS

- ALL CUT AND FILL BATTERS TO BE NO GREATER GRADE THAN 1 IN 4 WHERE PRACTICAL.
- RETAINING WALL LOCATIONS SHOWN INDICATIVE ONLY, FINALISE ONSITE.
- ANY RETAINING WALLS EXCEEDING 1m IN HEIGHT ARE TO BE DESIGNED, DETAILED AND CERTIFIED BY A QUALIFIED STRUCTURAL ENGINEER.
- ALL RETAINING WALLS AND ASSOCIATED WORKS ARE TO BE MAINTAINED WHOLLY WITHIN THE BOUNDARY & MEET COUNCIL REQUIREMENTS.

SETOUT

- ALL SITE DIMENSIONS, BOUNDARY INFORMATION AND FINISHED LEVELS TO BE VERIFIED ON SITE.
- ALL SETBACKS TO COMPLY WITH LOCAL REQUIREMENTS UNLESS NOTED OTHERWISE.
- SETBACKS WITHIN CLOSE PROXIMITY TO MINIMUM COUNCIL REQUIREMENTS TO BE VERIFIED BY SURVEYOR AT INITIAL SETOUT STAGE.
- BOUNDARY DIMENSIONS AND LOCATION OF STRUCTURE TO BE CONFIRMED AND SETOUT PRIOR TO COMMENCEMENT OF WORK. BUILDER AND CLIENT TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION UNLESS PREVIOUSLY STATED OTHERWISE.

SITE INVESTIGATION

- A COMPLETE INVESTIGATION OF SERVICES HAS NOT BEEN UNDERTAKEN FOR THIS SITE PLAN.
- SERVICES LOCATIONS, DEPTHS AND INVERTS HAVE BEEN LOCATED BY FIELD SURVEY OR TAKEN FROM DBYD OR COUNCIL DOCUMENTS.
- CONFIRMATION OF CRITICAL POSITIONS SHOULD BE OBTAINED WITH ON SITE DETECTION SERVICES.
- THIS PLAN SHOULD NOT BE USED FOR CRITICAL DESIGN DIMENSIONS IN RELATION TO EXISTING STRUCTURES AND SERVICES.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, AUTHORITIES SHOULD BE CONTACTED FOR LOCATION OF ALL SERVICES.
- NEGLECTING TO DIAL 1100 BEFORE DIGGING OR EXCAVATING CAN LEAD TO COSTLY DISRUPTION TO ESSENTIAL SERVICES, AND INJURY OR DEATH TO WORKERS AND THE GENERAL PUBLIC. IT CAN ALSO LEAD TO HEAVY FINANCIAL PENALTIES.

EXISTING STRUCTURES

WHILST ALL CARE AND ATTENTION TO DETAIL IS TAKEN WHEN COMPILING THESE DRAWINGS THEY SHOULD NOT BE USED SOLELY FOR THE CONSTRUCTION OF THE PROPOSED WORK. THE EXISTING BUILDING MAY CONTAIN HIDDEN OR PREVIOUSLY UNDOCUMENTED WORK. THEREFORE THE BUILDER SHOULD MAKE ONSITE CONFIRMATION OF MEASUREMENTS DURING THE PROJECT.

DEMOLITION

WHERE SHOWN, EXISTING BUILDINGS AND STRUCTURES ARE TO BE DEMOLISHED AND REMOVED FROM SITE PRIOR TO COMMENCEMENT OF WORK. EXISTING TREES AND VEGETATION TO BE REMOVED WHERE SHOWN. SITE TO BE TOTALLY CLEAN OF ANY DEBRIS.

DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS/PROVISIONS OF AS 2601-2001 - THE DEMOLITION OF STRUCTURES.

ALL VEGETATION, BUILDING MATERIALS AND DEBRIS TO BE DISPOSED OF AS STATED IN THE WASTE MANAGEMENT PLAN.

ALL EXISTING SERVICES TO BE DISCONNECTED, SEALED AND MADE SAFE PRIOR TO DEMOLITION AND/OR REMOVAL OF EXISTING STRUCTURES ON SITE.

CONSTRUCTION SITE MANAGEMENT PLAN

PROTECTIVE FENCING TO BE INSTALLED TO PERIMETER OF SITE

ALL PRACTICAL PROVISIONS FOR PUBLIC SAFETY TO BE PROVIDED

PROTECTION MEASURES FOR ALL RELEVANT TREES TO BE IN ACCORDANCE WITH AS 4970-2009 AND COUNCILS DCP

DETAILS OF BULK EARTHWORKS SHOWN ON PLANS

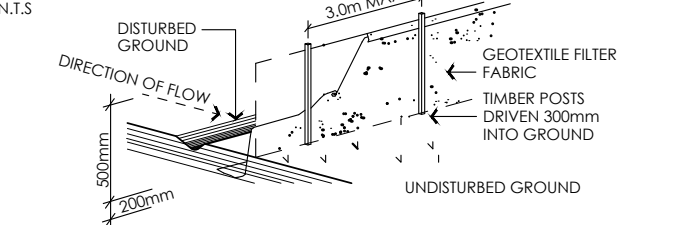
SITE STORAGE AREA LOCATED NEXT TO PROPOSED SHED

GARBAGE CONTAINER WITH TIGHT FITTING LID TO BE PROVIDED ONSITE

DUST, NOISE & VIBRATION CONTROL MEASURES SHOWN ON PLANS

WORKERS TO USE TOILET FACILITIES IN HOUSE AS REQUIRED

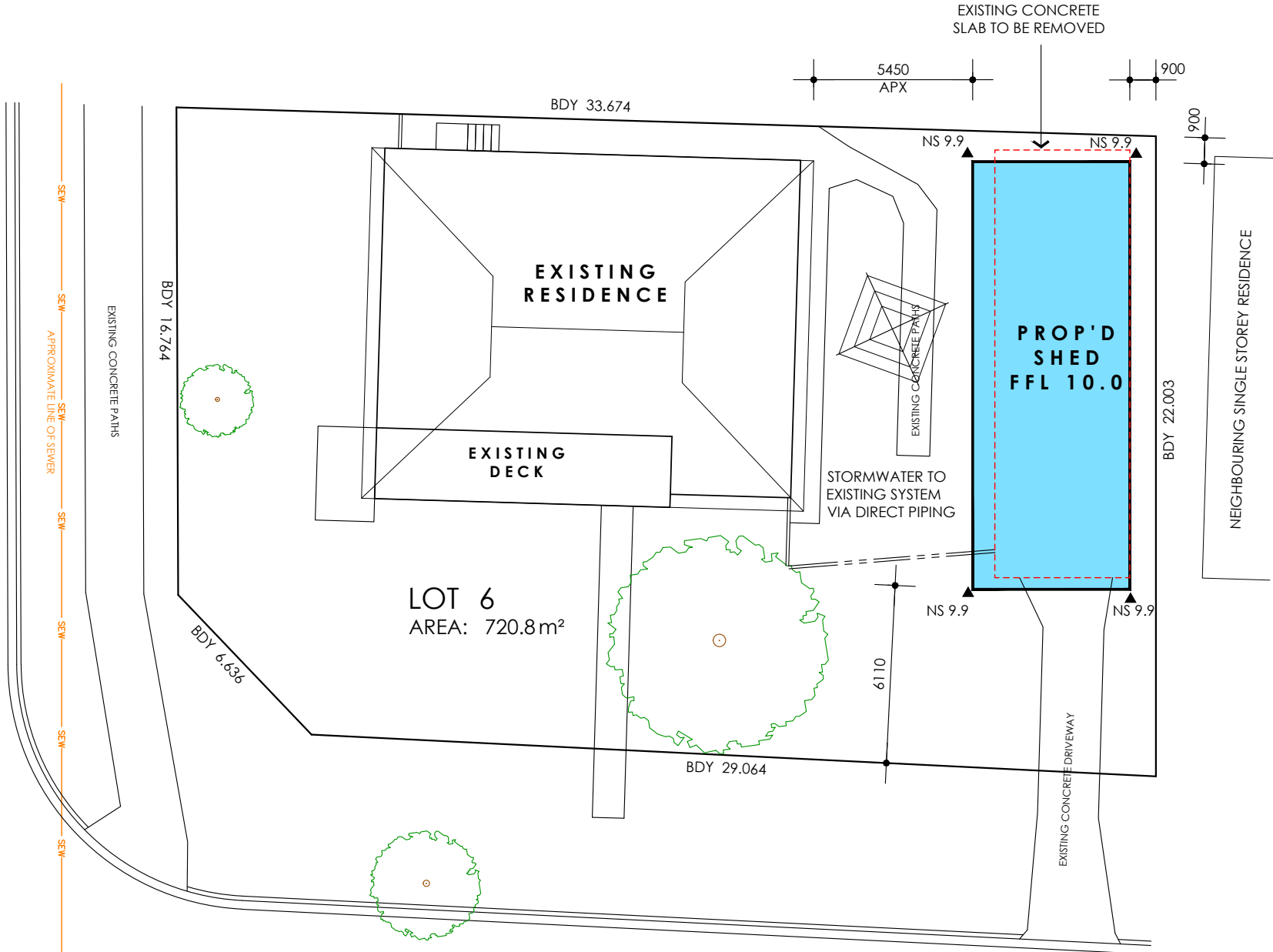
SEDIMENT FENCE



SEDIMENT CONTROL NOTES

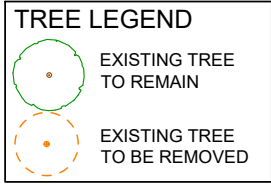
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO COUNCIL REQUIREMENTS.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

OSBORN AVENUE



RUTH WHITE AVENUE

 **SITE PLAN**
SCALE 1:200 @ A3



SITE COVERAGE		
SITE	-	720.8m²
EXISTING	-	170.5m²
PROPOSED	-	79.4m²
COVERAGE	-	34.7%

REFER ATTACHED PLANS OF PROPOSED STRUCTURE FOR DIMENSIONS, HEIGHTS, ELEVATIONS AND ENGINEERING DETAILS.

BUILDER TO ATTEND SITE PRIOR TO FABRICATION TO CONFIRM LOCATION OF PROPOSED STRUCTURE(S), EXISTING TERRAIN, SERVICES & BUILDINGS THAT MAY AFFECT CONSTRUCTION

DA CONDITIONS REGARDING FINISHED HEIGHT OF SLAB TO TAKE PRECEDENCE OVER THESE PLANS

STORMWATER MANAGEMENT PLAN - NEW DOWNPIPES INTO EXISTING SYSTEM, TO LEGAL POINT OF DISPOSAL

PROPOSED SHED CONSTRUCTED ON TO EXISTING SLAB. ANY MODIFICATIONS TO BE CONFIRMED ONSITE BY BUILDER

ALL STRUCTURAL REFERENCES MADE ON THIS PLAN ARE TO BE DESIGNED AND ALSO STATED ON AN ENGINEER'S CERTIFICATE AS BEING WHOLLY APPROVED BEFORE COMMENCEMENT OF ANY WORKS. THESE DRAWINGS ARE TO BE THEN READ IN CONJUNCTION WITH ENGINEERS PLANS AND DOCUMENTS, WITH ENGINEER'S REFERENCES TAKING PRECEDENCE.



02 4362 3556
243 Peach Orchard Road, Fountaindale NSW 2258
craig@ceodesign.com.au www.ceodesign.com.au

CLIENT
L. J. FINLAY

PROJECT
PROPOSED SHED

LOCATION
**LOT 6 DP 239686
51 RUTH WHITE AVENUE
MUSWELLBROOK
NSW 2333**

GENERAL NOTES:

Figured dimensions take preference, do not scale from plans. IF IN DOUBT, ASK. Contractors are responsible to check and verify all information prior to tendering and shall report any discrepancies or omissions.

Incorrect inclusions or omissions or typographical errors are not to be used in the interpretation of any information in these drawings. Nor can they be used to claim any additional or alternate items or services as a result of such errors. The incorrect or omitted details shall be subject to subsequent correction by CEO and the documentation re-issued.

These drawings are to be read in conjunction with the relevant client-builder contract. The contract is to take precedence over these drawings in all matters including but not limited to:- finishes, inclusions, upgrades, exclusions, additional costs and works by owner/builder.

All work to be carried out in a tradesman like manner, and in accordance with local codes, the BCA, Australian Standards and any relevant authority requirements. All concrete and structural details to engineer's specification. Engineers details and specifications take precedence over these plans. Finished ground levels are approximate only and should be confirmed onsite.

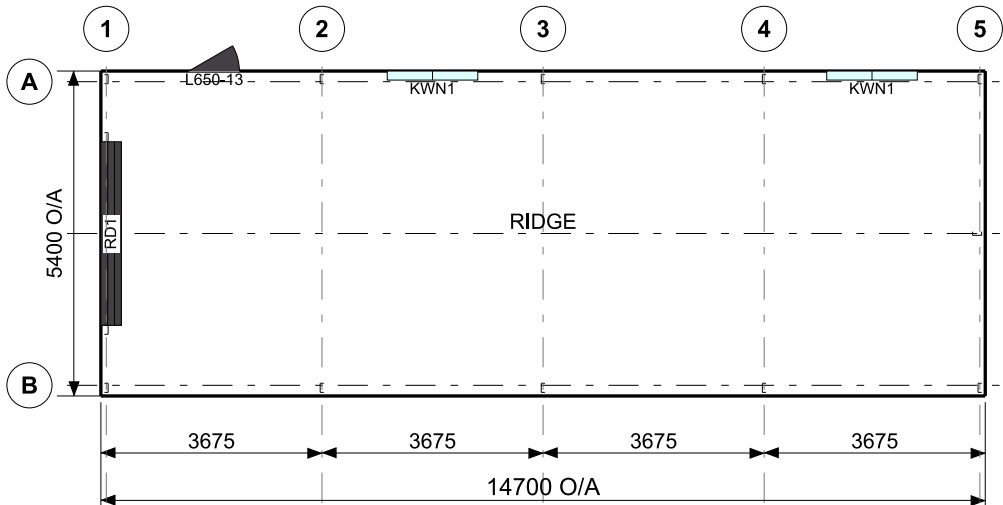
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B	03.03.25	FINAL FOR COUNCIL SUBMISSION
A	07.02.25	INITIAL FOR CLIENT CHECK
Issue	Date	Amendments

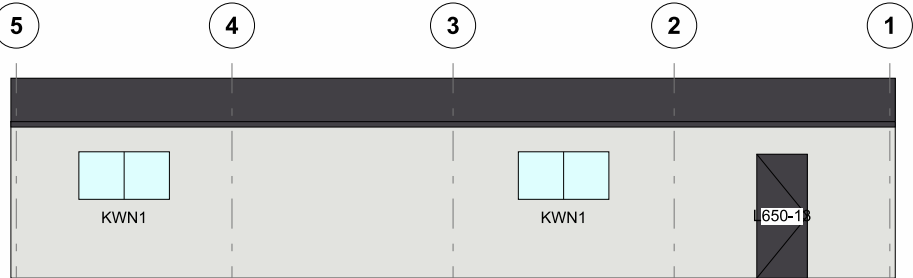
SHEET TITLE		
SITE PLAN		
SHEET No. A01	JOB No. 599-16242	



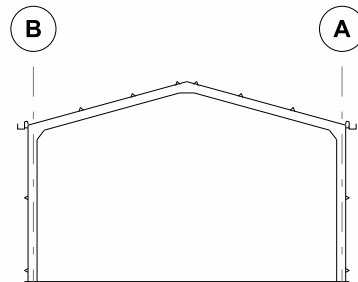
FRAME ROOF PLAN



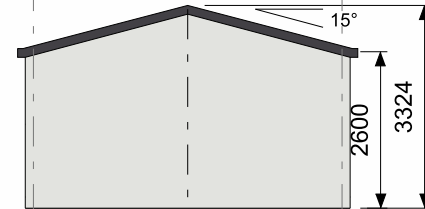
ELEVATION GRID B



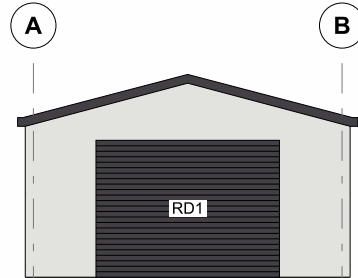
ELEVATION GRID A



SECTION GRID 2, 3, 4



ELEVATION GRID 5



ELEVATION GRID 1

CLADDING

ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	MO
WALLS	TRIMDEK 0.35 BMT	CB	SM
CORNERS	-	CB	SM
BARGE	-	CB	MO
GUTTER	HI-QUAD	CB	MO
DOWNPIPE	100x50	CB	SM

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND

QTY	MARK	DESCRIPTION
1	RD1	Steel-Line R.D, Manual "A", 2200 high x 3050 wide Clear Opening C/B
1	L650-13	Larnec Door & Frame Kit, 650/37, Std. 2040 x 820 C/Bond
2	KWN1	AMI - Reg A & B, 790x1505 CLR + FG Fly Screen, Window Kit (BDSP)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

CLIENT
Todd Windley

SITE
**51B Ruth White Avenue
MUSWELLBROOK NSW 2333**

BUILDING
**DELUXE
5400 SPAN x 2600 EAVE x 14700 LONG**

TITLE
FLOOR PLAN & ELEVATION

SCALE
A4 SHEET 1:125

DRAWING NUMBER
GOSF02-16242

REV
A

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