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P 02 6332 5885
M 0424 156 450
E BRETT@BMDD.COM.AU
12 MAXWELL DRIVE, EGLINTON NSW 2795



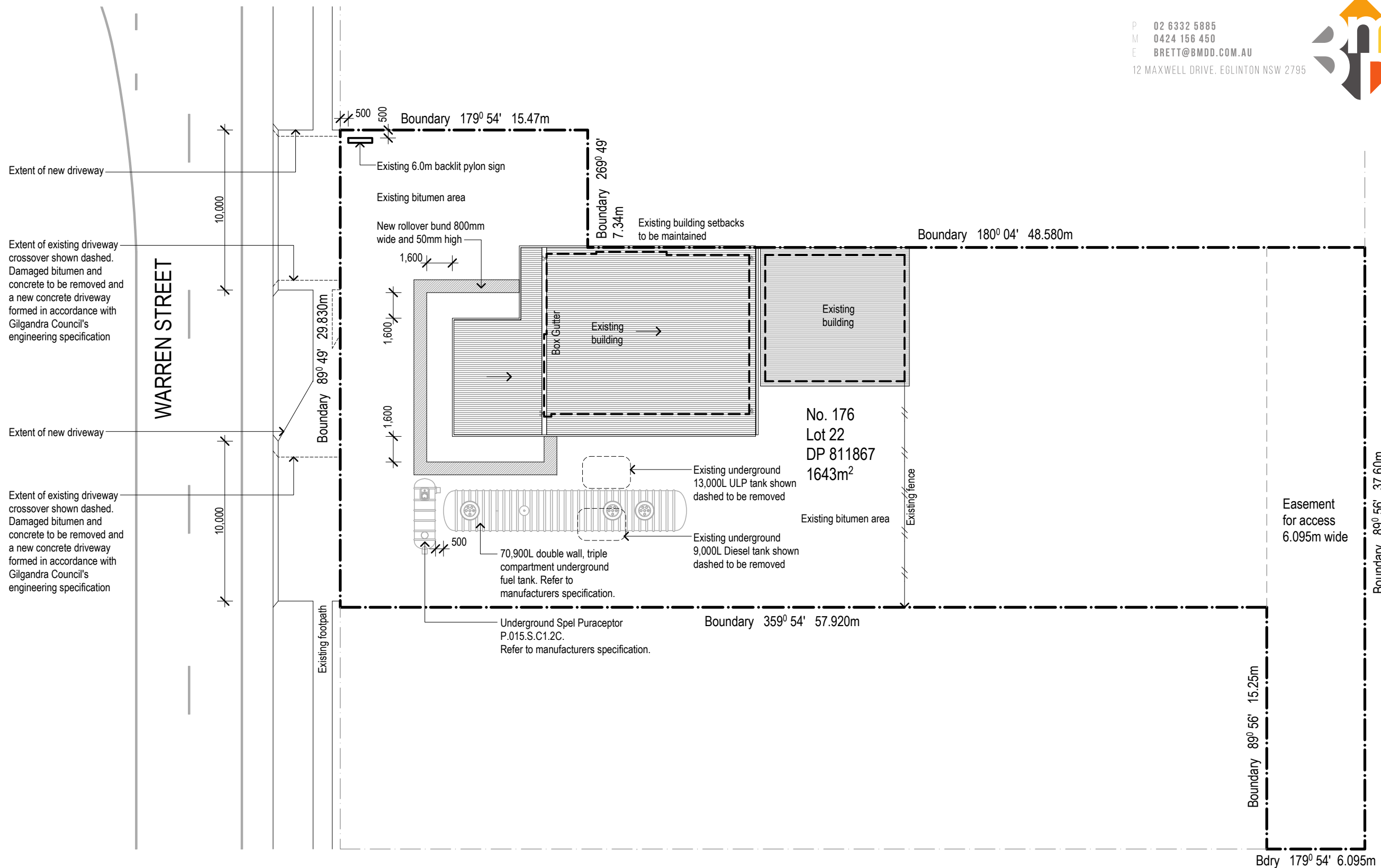
Date		Amendment
26/08/21	G	ISSUED FOR APPROVAL
12/08/21	F	Tank location
10/08/21	E	Amended tank location
10/08/21	D	Tanks size amended
21/05/21	C	Details amended
06/05/21	B	ISSUED FOR APPROVAL



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
PB	Plasterboard
PFC	Painted Fibre Cement
O	Fixed Panel
OG	Obscure Glass
REF	Refrigerator
RH	Rangehood
RL	Reduced Level
RWT	Rain Water Tank
SC	Solid Core
SD	Sliding Door
SHR	Shower
SS	Stainless Steel Sink
SV	Stone Veneer
T	Tub
TC	Texture Coated Hebel
TYP	Typical
UBO	Under Bench Oven
WC	Water Closet
W	Washing Machine
WM	Water Meter
X	Sliding panel

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BRETT MOULDS
DESIGN & DRAFTING

P 02 6332 5885
M 0424 156 450
E BRETT@BMDD.COM.AU
12 MAXWELL DRIVE, EGLINTON NSW 2795



Alterations to Existing Service Station
Michael Khoury
176 Warren Road GILGANDRA 2827



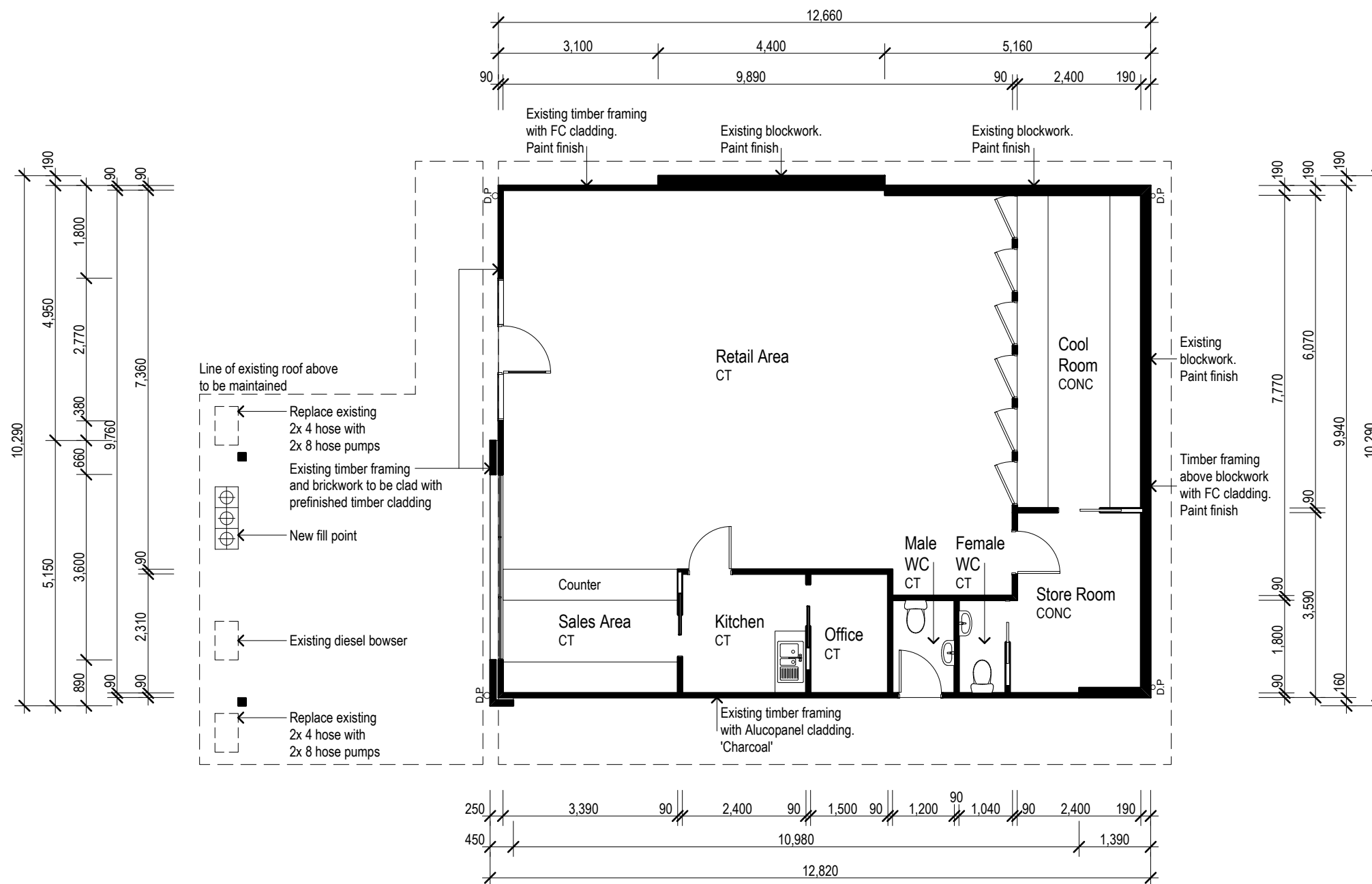
Site/Roof Plan
DACC 02
Issue: G
Scale: 1:250 @ A3
Date: 26/08/21
Project: BMD202182

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
- PB Plasterboard
- PFC Painted Fibre Cement
- O Fixed Panel
- OG Obscure Glass
- REF Refrigerator
- RH Rangehood
- RL Reduced Level
- RWT Rain Water Tank
- SC Solid Core
- SD Sliding Door
- SHR Shower
- SS Stainless Steel Sink
- SV Stone Veneer
- T Tub
- TC Texture Coated Hebel
- TYP Typical
- UBO Under Bench Oven
- WC Water Closet
- W Washing Machine
- WM Water Meter
- X Sliding panel

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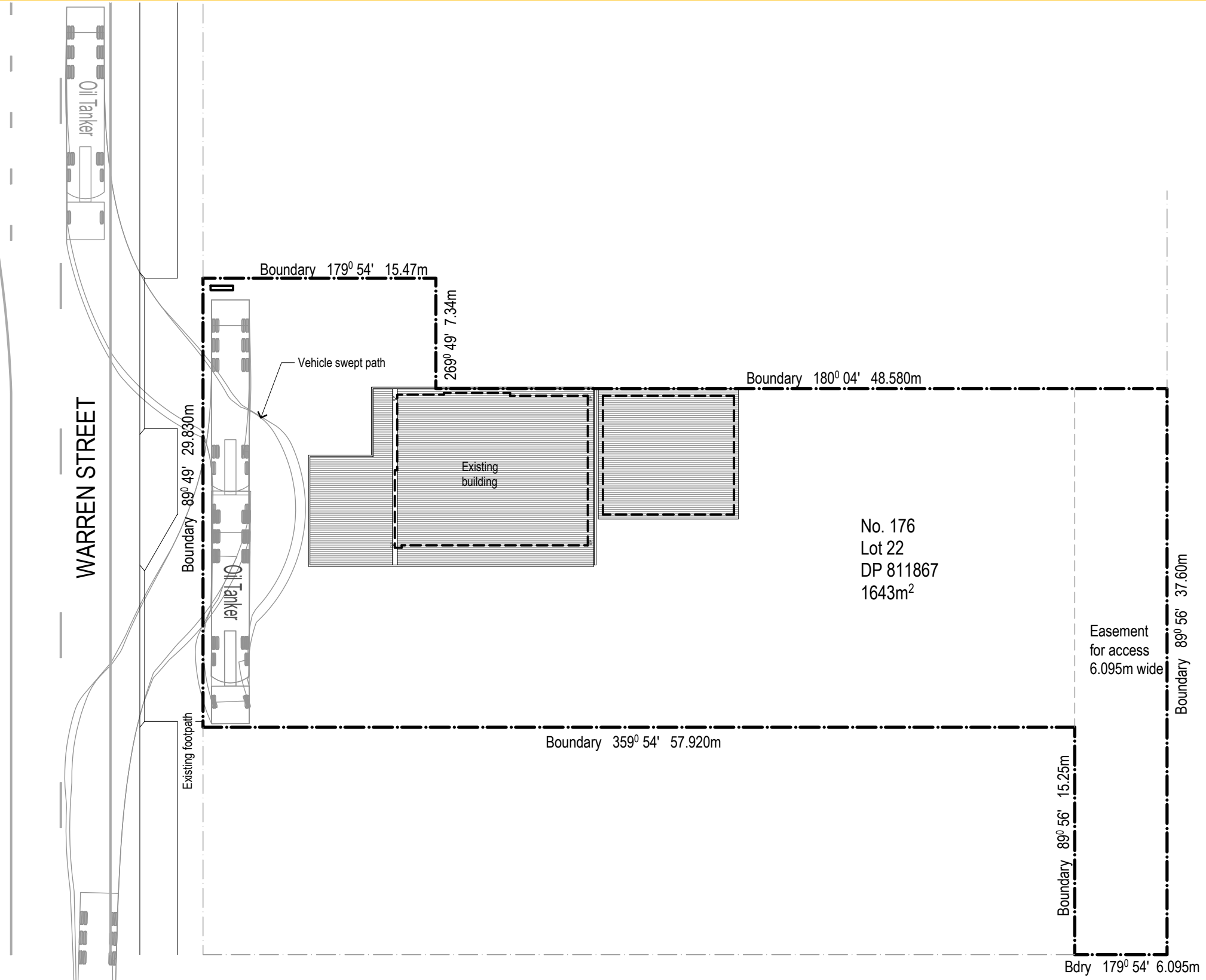


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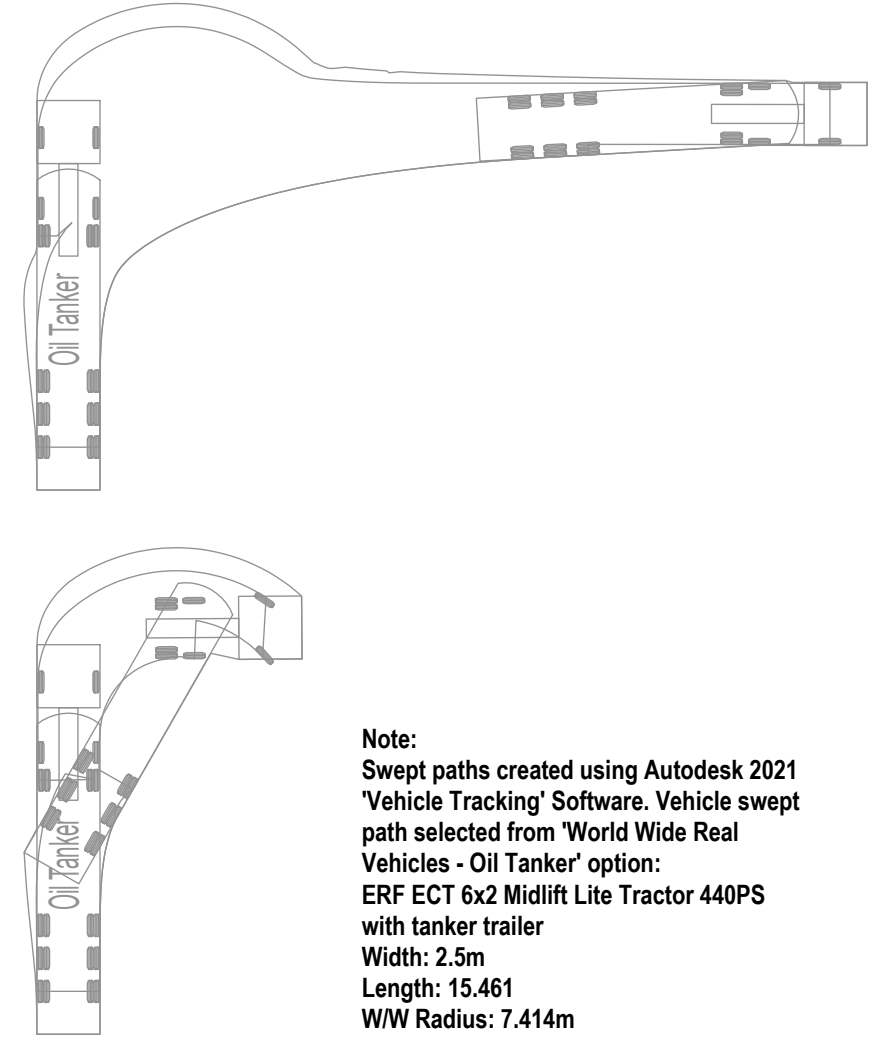
Ground Floor Plan
DACC 03
Issue: G
Scale: 1:100 @ A3

Date: 26/08/21
Project: BMD202182



No. 176
Lot 22
DP 811867
1643m²

Easement
for access
6.095m wide



Note:
Swept paths created using Autodesk 2021
'Vehicle Tracking' Software. Vehicle swept
path selected from 'World Wide Real
Vehicles - Oil Tanker' option:
ERF ECT 6x2 Midlift Lite Tractor 440PS
with tanker trailer
Width: 2.5m
Length: 15.461
W/W Radius: 7.414m

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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, 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 failuer to observe & implement any of the above.

Statutory Requirements

- All work to be carried out in accordance with the BCA, 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 requiements 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 C1.10 of the NCC.
- All selected floor coverings to comply with Clause C1.10 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 joints is to be provided to the perimeter of all wet areas to NCC & Council requirements.
- The electricity supply system must comply with Clause C2.13 of the NCC.
- All services penetrating building elements required to have an FRL are to be done so in accordance with NCC Clause C3.15 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 C3.16 Construction Joints.
- Exits must be constructed in accordance with Part D1 of the NCC
- The unobstructed height of the exit path must not be less than 2m in accordance with NCC Clause D1.6a.
- The unobstructed width of the exit path must not be less than 1m in accordance with NCC Clause D1.6bi.
- The stair, handrails & balustrades shall comply with Part D2 'Construction of exits' of the NCC.
- Doors & operation of latches are to comply with Parts D2.19, D2.20 & D2.21 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 D2.15(d) of the NCC.
- Location of services & equipment must comply with Clause D2.7(d) of the NCC.
- All full height glazing to have visual indicators in accordance with BCA 2016 Clause D3.12 Glazing on an accessway.
- Enclosure of space under Non fire-isolated stairs to comply with NCC Clause D2.8b.i. 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 D3.6 of the NCC.
- Tactile indicators are to be provided to comply with Clause D3.8 of the NCC.
- Certificates relating to essential services (list to come from Council) shall be submitted pursuant to Section E of the NCC. comply with AS 1688.2 and AS/NZS 3666.1.

- Exits are not to be locked at point of discharge.
- An automatic smoke detection and alarm system complying with Specification E2.2a and Clause E2.2a General Requirements of the NCC.
- An emergency lighting system is to be provided in accordance with AS 2293.1 and Clause E4.2 of the NCC.
- Exit signage must be supplied and operated in accorated with Clauses E4.5 & E4.8 of the NCC.
- Directional signage must be installed in accordance Clause E4.6 of the NCC.
- Fire precautions during construction shall be undertaken in accordance with section E, Clause E1.9 of the NCC.
- All stormwater drainage work shall be carried out to comply with Clause F1.1 of the NCC & AS/NZ 3500.3.
- All roof coverings to be installed in accordance with Clause F1.5 of the NCC & AS/NZ 1562.1.
- All Sarking to be provided and installed in accordance with Clause F1.6 of the NCC.
- Wet area watereproofing shall be carried out in accordance with Clause F1.7 of the NCC.
- All damp-proofing to be carried out in accordance with Clauses F1.9 & F1.10 of the NCC.
- All wet area floors are to be graded and drained to floor wastes in accordance with Clause F1.11 of the NCC.
- To comply with Clause F1.13 & 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 F2.3 Facilities in Class 3 to 9 buildings of the NCC.
- Disabled toilets & the fit out of the same are to comply with Part F2.4 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 F2.4d Accessible sanitary facilities of the NCC.
- The circulation spaces, fixtures and fittings of all accessible sanitary facilities must comply with Clause F2.4d Accessible sanitary facilities of the NCC and AS1428.1
- Artificial lighting must be provided in accordance with Clause F4.4a and b of Artificial lighting.
- The ventilation of each room is to comply with Clause F4.5 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 2019 Clause D3.6 Signage In a building required to be accessible—

- (a) braille and tactile signage complying with Specification D3.6 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 within a sole-occupancy unit in a Class 1b or Class 3 building; and
- (B) space with a hearing augmentation system; and
- (ii) identify each door required by E4.5 to be provided with an exit sign and state -
- (A) "Exit" and
- (B) "Level" followed by the floor level number; and
- (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 recievers can be obtained; and
- (c) signage in accorface with AS 1428.1 must be provided for accessible unisex sanitary facilities to identify if the facility is suitable for left ot right handed use; and
- (d) signage to identify an amulent 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 predestrian entrance; and
- (f) where a bank of sanitary facilities is not provided with an accessible unisex sanitary facility, directional signage inoporating 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

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