

PROPOSED COMMERCIAL ALTERATIONS AND ADDITIONS

51 BOUNDARY STREET SINGLETON NSW 2330

STAGE 01 - CONSTRUCTION CERTIFICATE

DRAWING SCHEDULE	
Sheet Number	Sheet Name
A000	COVERPAGE
A001	EXISTING SURVEY
A0001	STAGE PLAN
A002	STORMWATER PLAN
A003	EARTHWORKS PLAN
A004	WASTE MANAGEMENT PLAN
A005	DEMOLITION PLAN
A006	CARPARKING LAYOUT
A007	LANDSCAPE PLAN
A008	PATH OF ACCESSIBLE TRAVEL
A100	SITE PLAN
A101	FLOOR PLAN
A102	ROOF PLAN
A103	EXISTING PHOTOS
A300	ELEVATIONS
A301	STAGE 01 BATHROOMS
A302	STAGE 01 BATHROOM
A303	STAGE 02 BAR
A304	POKIE AREA PLAN
A305	REAR DECK AREA 01
A306	EXISTING BATHROOMS
A307	EXISTING BATHROOMS
A400	SECTIONS
A401	TYPICAL HANDRAIL DETAIL
A500	3DS
A501	STAGE 03 3DS
A502	STAGE 02 3DS
A503	STAGE 01 BAR AREA
A504	STAGE 01 BAR AREA
A505	STAGE 01 BAR AREA
A506	STAGE 01 BAR AREA
A700	WINDOW AND DOOR SCHEDULE (NEW)



Property Report

51 BOUNDARY STREET SINGLETON 2330



Property Details

Address: 51 BOUNDARY STREET SINGLETON 2330
 Lot/Section: 32/-/DP870154 4/10/DP3347 5/10/DP3347
 /Plan No: 6/10/DP3347 7003/-/DP93614 B/-/DP372802
 B/-/DP403079
 Council: SINGLETON COUNCIL

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Singleton Local Environmental Plan 2013 (pub. 5-3-2015)
Land Zoning	R1 - General Residential: (pub. 6-9-2013) RE2 - Private Recreation: (pub. 6-9-2013)
Height Of Building	NA
Floor Space Ratio	NA
Minimum Lot Size	NA
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Flood Planning	Flood Planning Area
Local Provisions	Minimum Floor Height Rest

Detailed planning information

State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

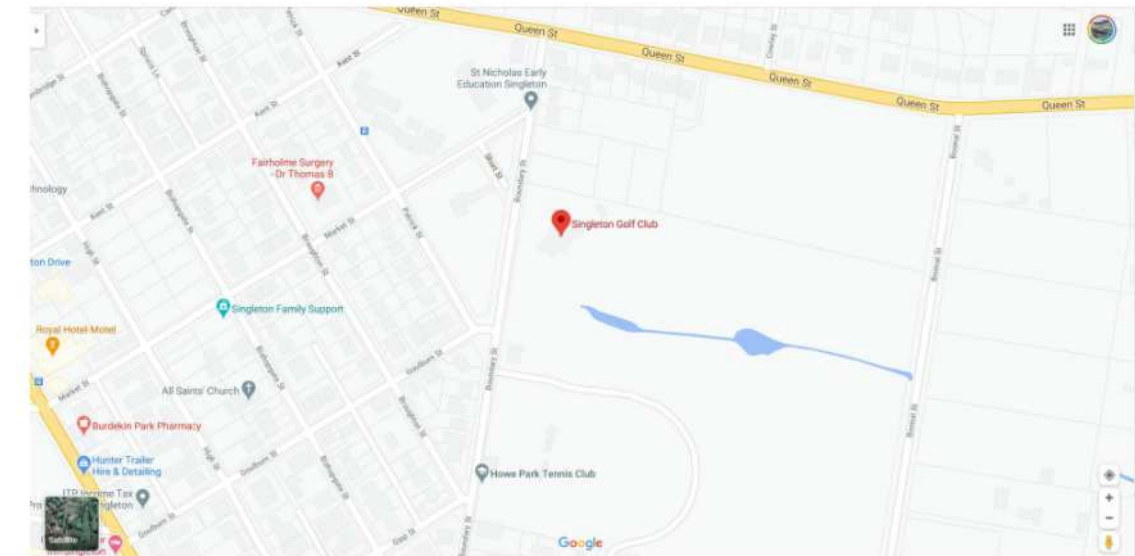
This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

27/10/2020 1:29 PM | a5b88b0e-f03-4738-b709-accdf6e392c5

PLANNING CERTIFICATE



LOCATION MAP 01



LOCATION MAP 02

FOR CC - STAGE 01

REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: COVERPAGE
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A000
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
STAGE 02 CHANGEROOMS AMENDED			SCALE: 1 : 750
			ISSUE: 5

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- STAGE 03
- STAGE 02
- STAGE 01



1 STAGE PLAN
A0001 1 : 250

FOR CC - STAGE 01

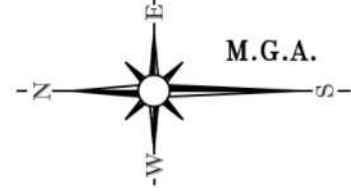
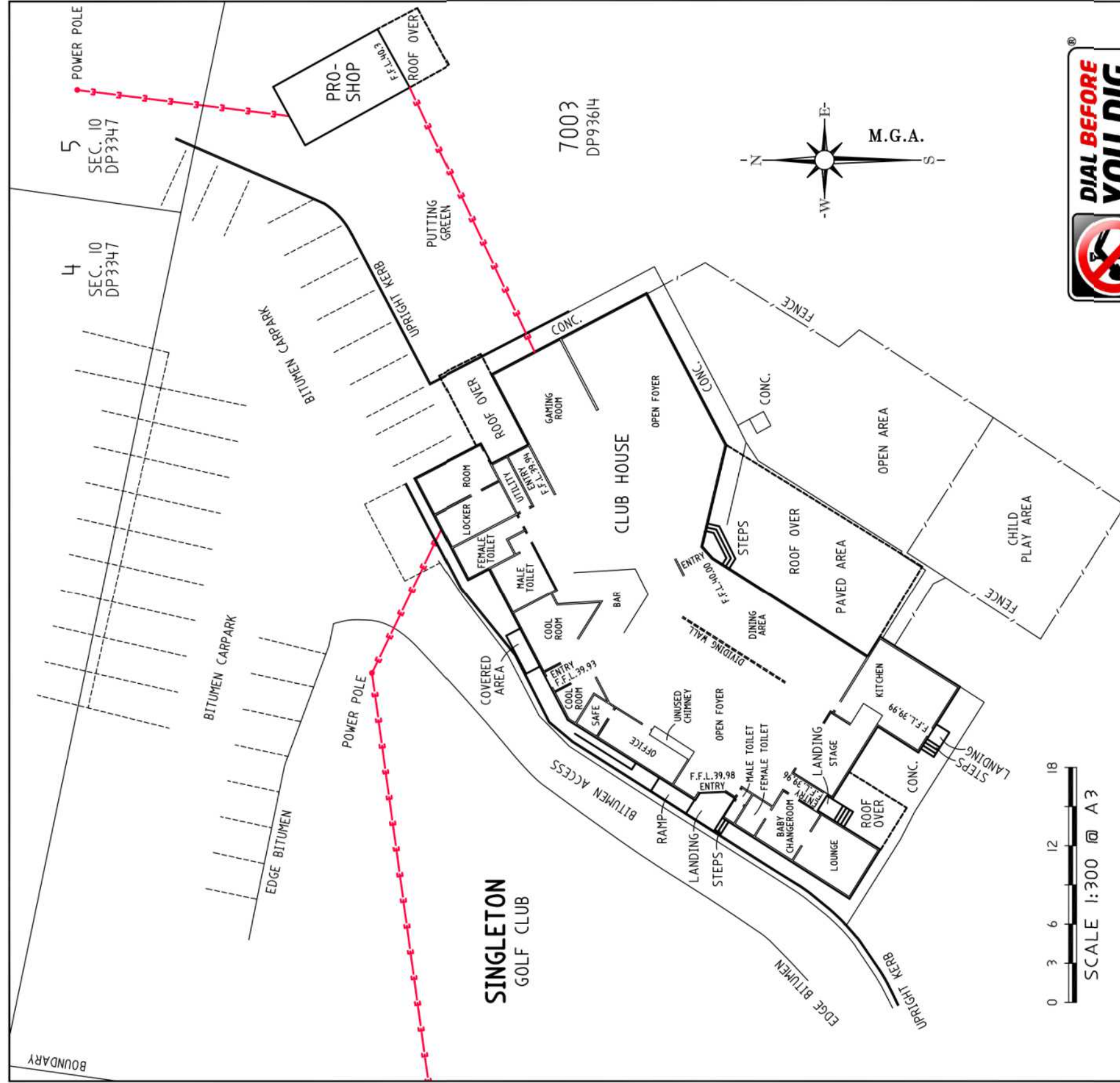
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A0001
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
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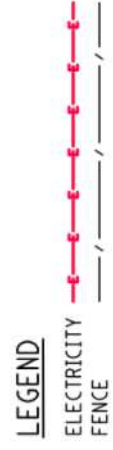
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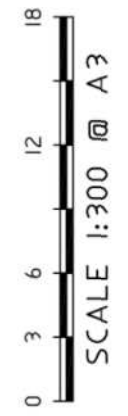


I MARTIN ALEXANDER BURNS, A SURVEYOR REGISTERED UNDER THE SURVEYING & SPATIAL INFORMATION ACT 2002 HEREBY CERTIFY THAT THE LOCATION OF THE ASSETS SHOWN HEREON ARE A TRUE AND ACCURATE REPRESENTATION OF THE VISIBLE STRUCTURES ON THE GROUND.

DATE: 27/08/2020



ORIGIN OF LEVELS
P.M.142679 RL:39.822 A.H.D.
S.S.M.93822 RL:39.513 A.H.D.



1/104 George Street
Singleton, NSW, 2330
Website: www.sdrresources.com.au

Job No.	J794
Dwg No.	J794.P
Rev.	A
Sheet	1
SINGLETON GOLF CLUB	
DETAIL SURVEY SINGLETON GOLF CLUB BOUNDARY STREET, SINGLETON.	
Date	27/08/20
Scale	1:300
Drawn	M.B.
Checked	M.B.
Approved	M.B.

FOR CC - STAGE 01

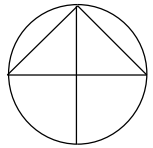
REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: EXISTING SURVEY
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A001
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
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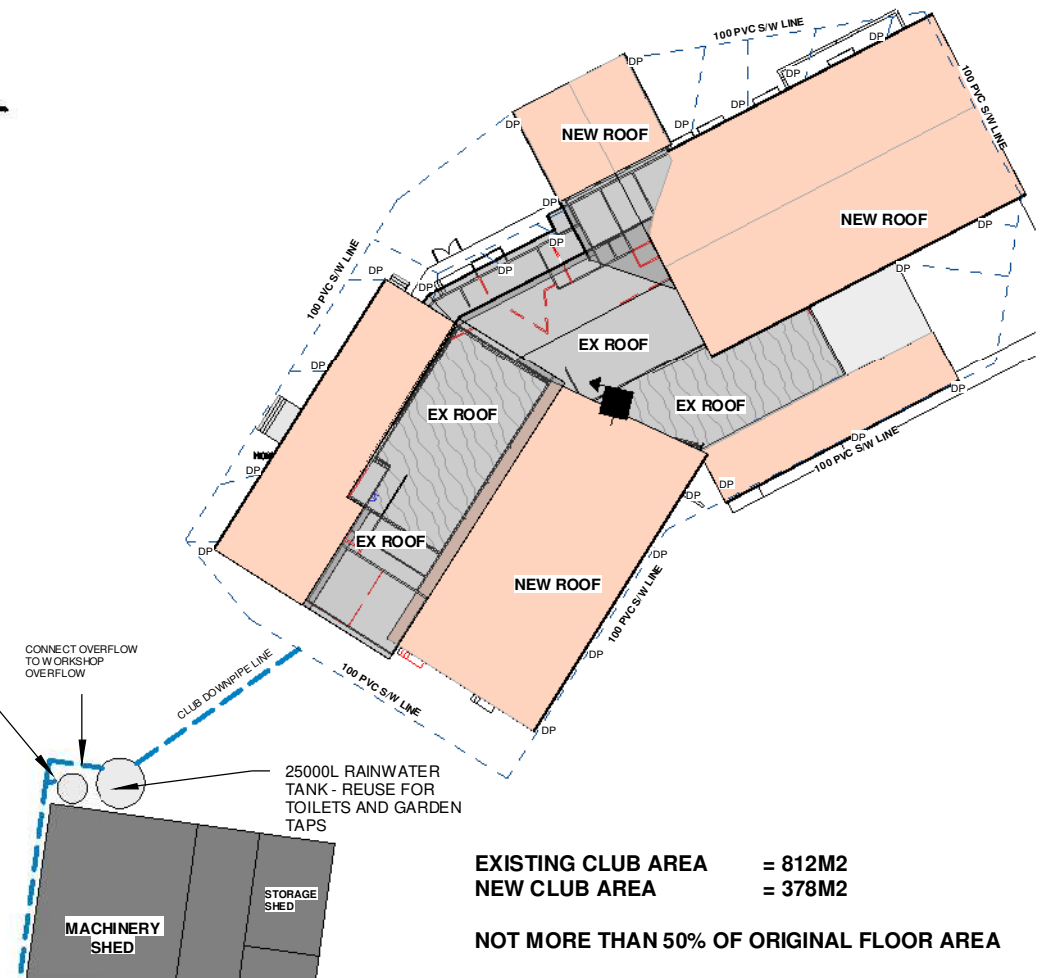
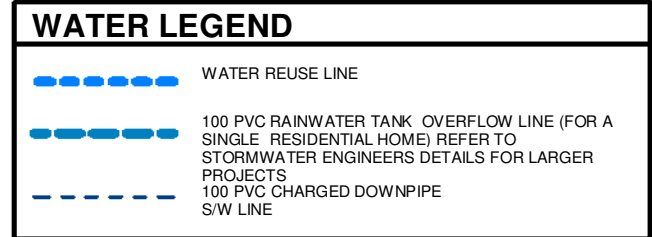
NORTH



NOTE: EXISTING CONDITIONS

THIS NOT INVOLVES EXISTING BUILDING ELEMENTS AND STRUCTURES SITE CHECK AND MEASURE ALL ELEMENTS PRIOR TO CONSTRUCTION AND MANUFACTURE. ADVISE DESIGNER OF ANY DISCREPANCIES AND AWAIT UPDATED SOLUTION TO SUIT AS BUILT REQUIREMENTS.

ALL DIMENSIONS ARE APPROXIMATE AND NEED TO CHECKED



EXISTING CLUB AREA = 812M2
 NEW CLUB AREA = 378M2
 NOT MORE THAN 50% OF ORIGINAL FLOOR AREA

Cl. 5.21 – Minimum floor height for the extension is to be 40.9m AHD, if new construction less than 50% can maintain existing floor height. The proposal is to demonstrate compliance with all the items in this clause. Items such as; how the structure will withstand flood waters and will not adversely affect flood behaviour. Flood study can incorporate other proposals. Note the flood report being prepared by Council encompasses the entire LGA, this development requires a site specific report.
 Designing Engineer to certify design can withstand flood waters (with CC documents).

1 STORMWATER PLAN
 A002 1 : 700

2 DOWNPIPE LINES
 A002 1 : 600

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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A002
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
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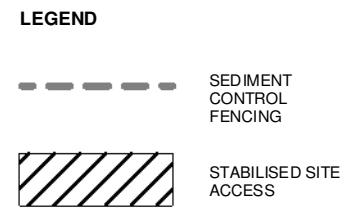


NOTE: NO MAJOR EXCAVATION REQUIRED DUE TO MAINLY LEVEL SITE AND USE OF WAFFLE POD SLAB TO MATCH EXISTING FLOOR HEIGHTS

NOTE: EXISTING CONDITIONS
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 ALL DIMENSIONS ARE APPROXIMATE AND NEED TO CHECKED

SEDIMENTATION CONTROL NOTES

- SITE WORKS ARE NOT TO START UNTIL THE EROSION AND SEDIMENTATION CONTROL MEASURES ARE INSTALLED AND FUNCTIONAL.
- ENTRY AND DEPARTURE OF VEHICLES IS TO BE CONFINED TO THE NOMINATED EXISTING VEHICLE ACCESS OR STABILISED SITE ACCESS.
- TOPSOIL IS TO STRIPPED FROM BUILDING SITE AND STOCKPILED FOR LATER USE IN LANDSCAPING THE SITE. TOPSOIL IS TO BE RESPREAD AND ALL DISTURBED AREAS REHABILITATED (TURFED) WITHIN 20 WORKING DAYS OF COMPLETION OF WORKS.
- THE FOOTPATH, OTHER THAN STABILISED SITE ACCESS IS NOT TO BE DISTURBED, INCLUDING STOCKPILING OF MATERIALS. WHERE ESSENTIAL WORKS (eg DRAINAGE) ARE REQUIRED, THE FOOTPATH IS TO BE REHABILITATED (TURFED) AS SOON AS POSSIBLE.
- WASTE BINS ARE TO BE PROVIDED FOR BUILDING WASTE OR WASTE ENCLOSURE MINIMUM 1800*1800*1200mm HIGH CONSTRUCTED USING STAR PICKETS AND 1200mm HIGH WEED CONTROL MAT. ARRANGEMENTS ARE TO BE MADE FOR REGULAR COLLECTION AND DISPOSAL OR RECYCLING OF CONSTRUCTION WASTE.
- ROOF DOWNPIPES TO BE CONNECTED TO STREET KERB OR OTHER STORMWATER DISPOSAL SYSTEM ON COMPETITION OF ROOF AND GUTTERING.
- ALL SEDIMENTATION CONTROLS ARE TO BE CHECKED DAILY (AT A MINIMUM WEEKLY) AND AFTER ALL RAIN EVENTS. ALL STRUCTURES TO BE CLEANED ON REACHING 50%% STORAGE CAPACITY TO ENSURE THEY ARE MAINTAINED IN FULL FUNCTIONAL CONDITION.

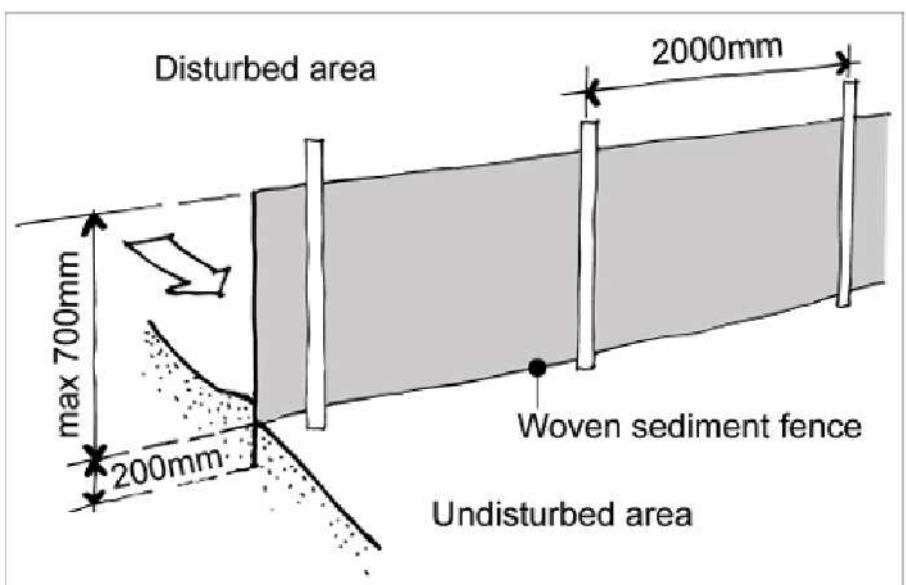


EARTHWORKS NOTES

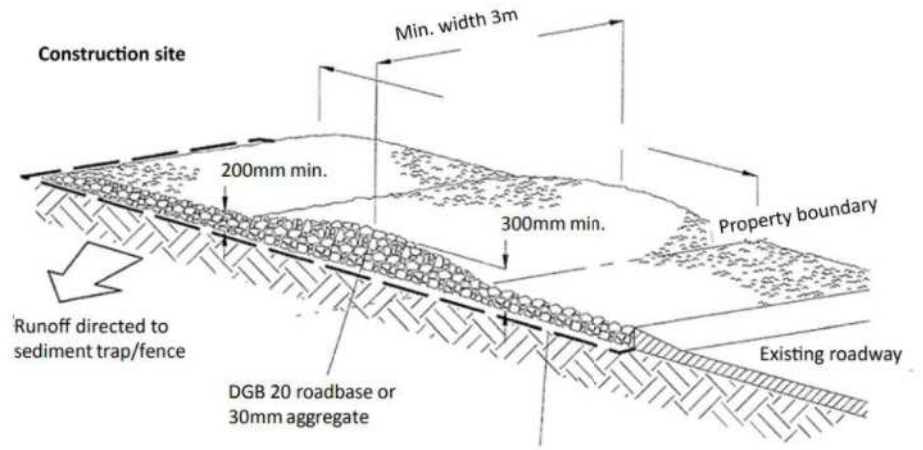
- CONTACT DIA BEFORE YOU DIG PRIOR TO ANY EARTHWORKS ON SITE
- ANY CONTRACTORS WORKING ON SITE UNDERTAKING EXCAVATIONS TO REQUEST DIAL BEFORE DIG PLAN BEFORE PROCEEDING WITH WORKS
- ALL CONTRACTORS WORKING ON SITE UNDERTAKING EXCAVATIONS TO REQUEST BRIEFING ON SERVICES LOCATION FROM SITE FOREMAN OR LEADING HAND PRIOR TO STARTING ANY WORK
- SEDIMENT CONTROL FENCING TO LOCAL AUTHORITY ENGINEERING STANDARDS TO BE ERECTED PRIOR TO ANYTHY EARTHWORKS ON SITE
- EARTHWORKS TO BE HOSED DOWN AS REQUIRED DEPENDING ON NIEGHBOURS REQUIREMENTS/PROXIMITY AND WEATHER CONDITIONS
- ALL EARTHWORKS TO BE COMPLETED IN ACCORDANCE WITH THE EARTHWORKS AND SEDIMENT CONTROL PLAN
- IF ANY UNFORESEEN SERVICES ARE FOUND ON SITE EXCAVATION MUST CEASE AND CAN ONLY START WITH PERMISSION FROM SITE FOREMAN OR LEADING HAND AFTER CONFIRMATION OF SERVICES AND ANY ADDITIONAL REQUIREMENTS
- EARTHWORKS ARE NOT TO EFFECT THE AMNNITY OF THE SURROUNDING PROPERTIES PUBLIC/PRIVATE LAND
- ALL EXCAVATION AREAS TO BE FENCED AND SECURED AS REQUIRED BY LOCAL GOVERNMENT REQUIREMENTS
- ALL LOOSE STOCKPILES TO BE COVERED IF REQUIRED DO TO WEATHER AND WIND ISSUES

LANDSCAPE FALLS
 ALL LANDSCAPING TO FALL AWAY FROM RAINWATER TANK AND FLOOR SLAB EDGE. DO NOT LANDSCAPE TO FLOOR LEVEL. STORMWATER SURGE PITS TO BE LOCATED WHERE POSSIBLE AWAY FROM HOUSE AND TO FALL AWAY FROM HOUSE TO STREET OR DESIGNATED STORMWATER PIT.

1 EARTHWORKS PLAN
 A003 1 : 500



TYPICAL SEDIMENT FENCING DETAIL



TYPICAL STABILISED SITE ENTRY DETAIL

Geotextile fabric designed to prevent intermixing of subgrade and base materials and to maintain good properties of the sub-base layers.
 Geofabric may be a woven or needle punched product with a minimum CBR burst strength (AS3706.4-90) of 2500N

FOR CC - STAGE 01

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DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
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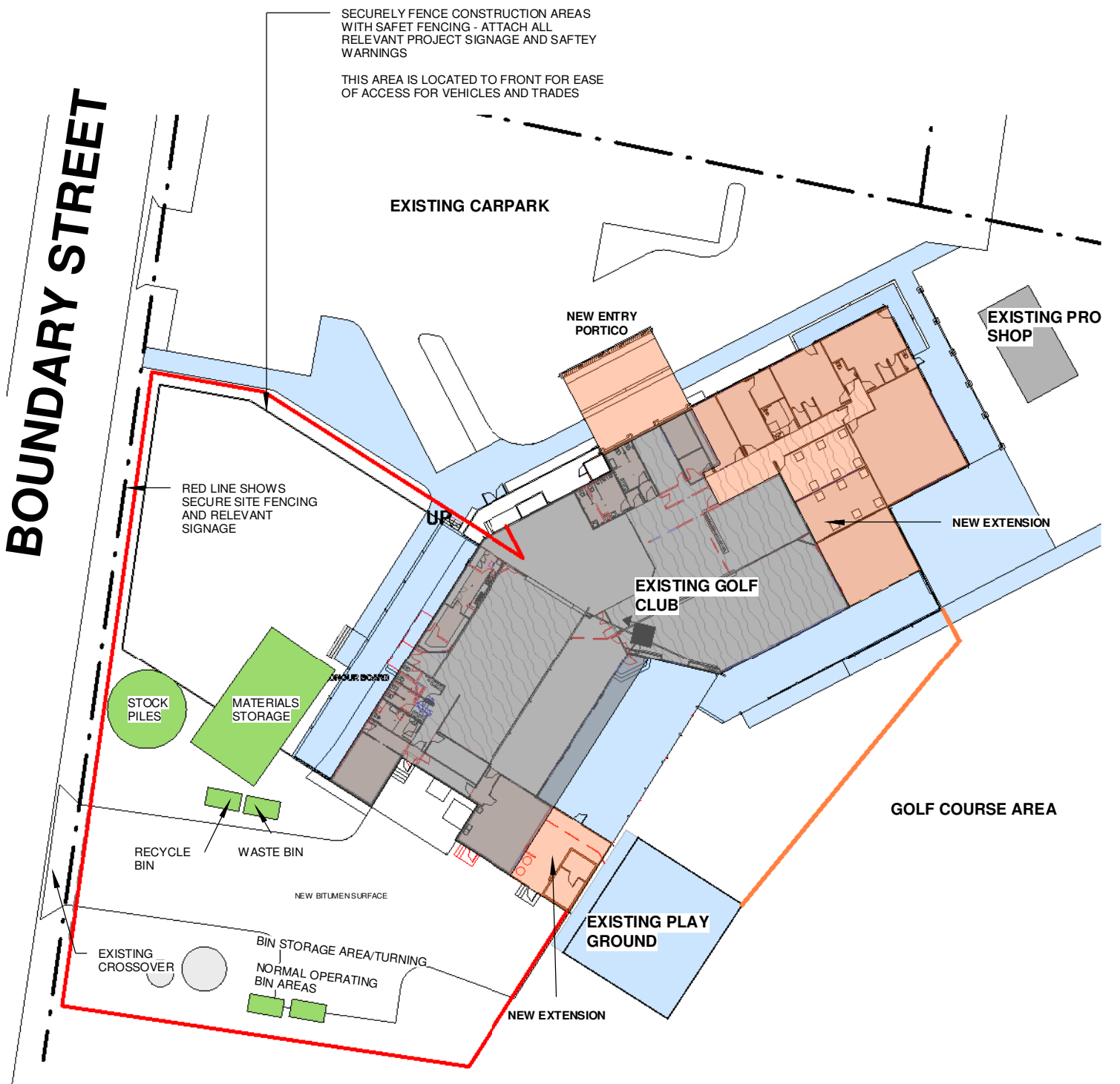




NOTE: EXISTING CONDITIONS

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 SITE CHECK AND MEASURE ALL ELEMENTS PRIOR TO CONSTRUCTION
 AND MANUFACTURE. ADVISE DESIGNER OF ANY DISCREPANCIES AND
 AWAIT UPDATED SOLUTION TO SUIT AS BUILT REQUIREMENTS.

ALL DIMENSIONS ARE APPROXIMATE AND NEED TO CHECKED



SECURELY FENCE CONSTRUCTION AREAS
 WITH SAFET FENCING - ATTACH ALL
 RELEVANT PROJECT SIGNAGE AND SAFTEY
 WARNINGS

THIS AREA IS LOCATED TO FRONT FOR EASE
 OF ACCESS FOR VEHICLES AND TRADES

BOUNDARY STREET

1 WASTE MANAGEMENT PLAN
 A004 1 : 500

WASTE MANAGEMENT PLAN NOTES

GENERAL WASTE
 ALL GENERAL WASTE TO BE STORED IN A SECURE BIN AREA ON SITE .
 WASTE TO COVERED AND SECURED AS NOT TO ALLOW WASTE TO
 BLOW OUT OF BIN AND STOP ANIMALS SCAVAGING
 WASTE BIN TO BE BEHIND SECURE FENCE OR TEMPORARY CONSTRUCTION
 FENCE.
 BIN TO BE LOCATED IN EASILY ACCESSIBLE LOCATION FOR WASTE COLLECTION
 TRUCK OR CONTRACTOR TO ACCESS

RECYCLABLE WASTE
 ALL RECYCLABLE REUSEABLE MATERIALS INCLUDING
 - EXCESS FRAMING TIMBER LENGTHS
 - CLADDING SHEETS
 - FLASHINGS
 - WINDOWS AND DOORS
 - ROOF SHEETS
 - FITTINGS AND HARDWARE
 - DECKING
 - FIXINGSS

TO BE TAKEN BY BUILDER TO BE REUSED ON OTHER PROJECTS
 OR STORED AT THE BUILDERS WORKSHOP FOR FUTURE USE

ADDITIONAL RECYCLABLE OR REUSEABLE WASTE TO BE STORED ON SITE IF OWNER/
 BUILDER AGREE TO THE MATTER

STOCK PILES
 ALL STOCKPILES TO BE LOCATED SECURELY BEHIND THE BUILDING LINE OR SITE
 FENCING. ALL LOOSE STOCKPILES TO BE SECURELY COVERED IF REQUIRED TO
 PREVENT DUST AND MATERIAL LEAVING SITE

STOCKPILES TO BE LOCATED IN ACCESSIBLE LOCATION FOR EASE OF DELIVERY
 AND COLLECTION

HAZARDARDOUS WASTE
 ALL HAZARDARDOUS MATERIAL TO BE REMOVED FROM SITE BY A FULLY QUALIFIED
 PERSON/COMPANY ACCORDING TO ALL RELEVANT AUSTRALIAN STANDARDS, BCA
 REQUIREMENTS AND LOCAL AUTHORITY REQUIREMENTS.

HAZARDARDOUS WASTE TO BE REMOVED ACCORDING TO ANY RELEVANT HAZARDARDOUS
 WASTE REPORT

IF ANY UNKNOWN HAZARDARDOUS WASTE IS FOUND ON SITE ALL WORK MUST STOP
 IMMEDIATELY AND BUILDER NOTIFIED - AWAIT INSTRUCTION

ONSITE TOILET
 AN ONSITE TOILET IS TO BE PROVIDED . TOILET LOCATED IN A SECURE LOCATION BEHIND THE
 BUILDING LINE.

TOILET TO BE MAINTAINED IN HYGENIC MANNER BY ALL PERSONS USING IT

ADVISE BUILDER OF ANY ISSUES

FENCING
 SECURE SITE FENCING TO BE PROVIDED ON SITE AND MAINTAINED IN A SAFE AND SECURE
 MANNER.

ALL RELEVANT SAFETY SIGNAGE TO BE PLACED ON FENCE AT ENTRY

SITE TO BE FULLY SECURE ON ALL SIDES

ALL RELEVANT CONTACT NUMBERS AND APPROVALS TO BE LOCATED ON FRONT OF SITE
 FENCING

LOCAKBLE AND SECURE ENTRY GATE TO BE PROVIDED ON SITE

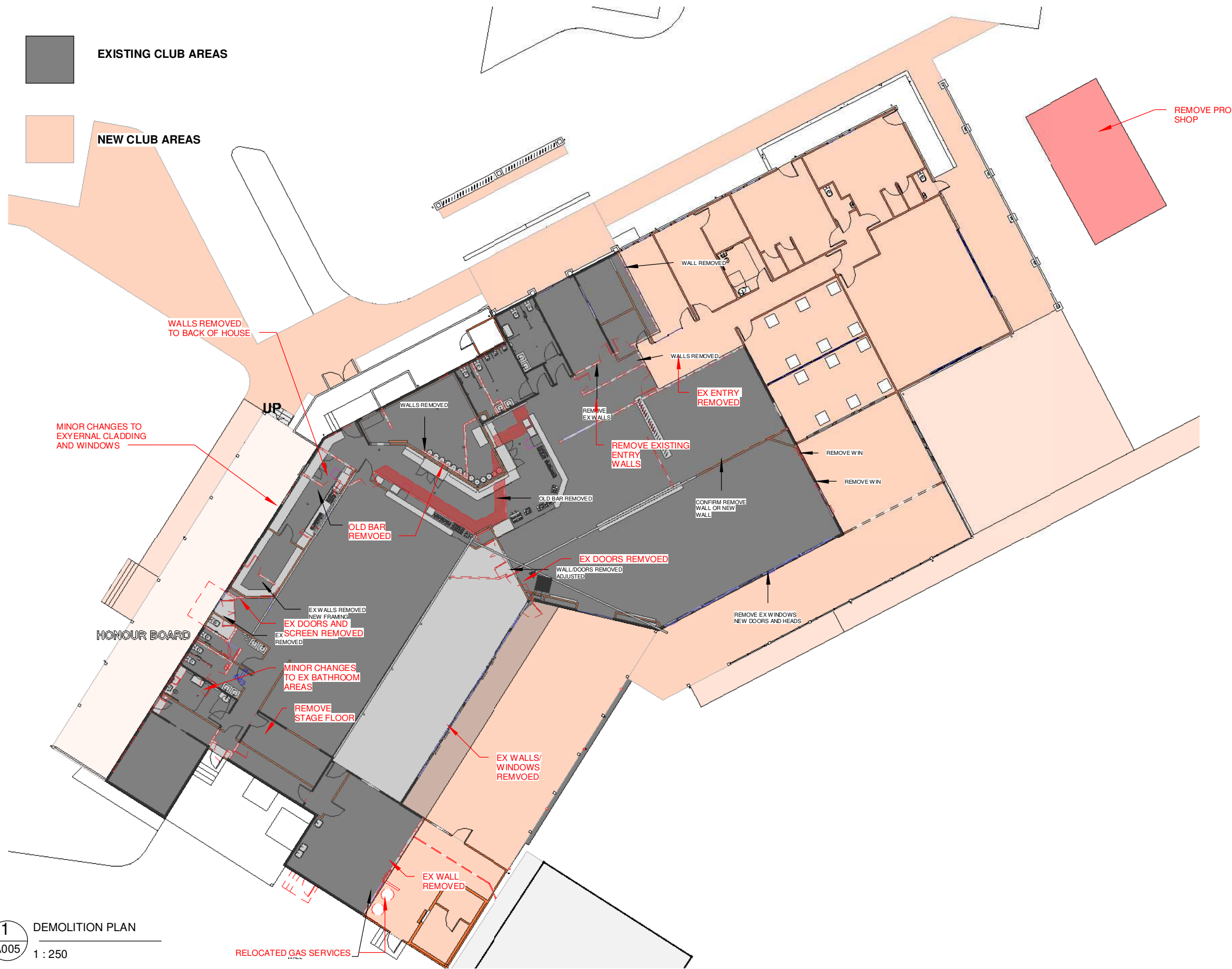
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A004
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
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FOR CC - STAGE 01



DEMOLITION NOTES

- ALL STRUCTURE TO BE CHECKED BY QUALIFIED STRUCTURAL ENGINEER PRIOR TO WORKS
- ARCHITECTURAL PLANS TO BE AMENDED IF ADVISED BY STRUCTURAL ENGINEER AFTER ANY INDEPTH SITE INSPECTIONS
- ALL EXISTING SERVICES TO BE LOCATED AND IDENTIFIED PRIOR TO DEMOLITION COMMENCING
- SAFETY PLAN TO BE COMPLETED IN ACCORDANCE WITH WORK COVER NSW REQUIREMENTS AND LOCAL GOVERNMENT REQUIREMENTS
- SAFETY FENCING AND SIGNAGE TO BE PROVIDED AS REQUIRED
- DEMOLITION WASTE AND DEBRIS TO BE STORED AND REMOVED AS REQUIRED BY WASTE MANAGEMENT PLAN
- IF ANY HAZARDOUS MATERIALS ARE FOUND ALL WORK MUST STOP AND THE APPROPRIATE SAFETY MEASURE PUT INTO PLACE. BUILDER/DEMOLITION CONTRACTOR TO REMOVE ALL HAZARDOUS WASTE IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND GOVERNMENT REQUIREMENTS.
- ALL RECYCLABLE ITEMS AND MATERIALS TO BE STORED SEPERATELY AND RECYCLED WHERE POSSIBLE
- ALL DEMOLITION WASTE AND DEBRIS TO BE STORED SECURELY AND COVERED AS REQUIRED TO PREVENT POLLUTION OR EFFECTS ON SURROUNDING ENVIRONMENT

ENGINEERING DEMOLITION

- OBTAINING THE AS-BUILT DETAILS OF THE COMPONENT MEMBERS (IF AVAILABLE)
- IDENTIFYING THE TYPE OF STRUCTURAL SYSTEM INVOLVED
- CONDUCTING A SEARCH FOR ENGINEERING DETAILS SPECIFYING SIZE, TYPE AND CONFIGURATION OF REINFORCEMENT AND THE STRENGTH OF MATERIALS (IF AVAILABLE) AND THE LOCATED DOCUMENTS REFERENCED
- ASSESSING THE CURRENT LOAD-CARRYING CAPACITY OF THE STRUCTURE, TAKING INTO ACCOUNT:
 - * THE STRENGTH REQUIREMENTS OF THE RELEVANT STRUCTURAL TECHNICAL STANDARDS CURRENT AT THE TIME OF CONSTRUCTION AND THE STRENGTH AND LOADING REQUIREMENTS OF THOSE NOW CURRENT
 - * DEGRADATION OF THE ORIGINAL PROPERTIES OF THE MATERIALS USED DUE TO TIME, WEATHERING, WEAR, OR OTHER DELETERIOUS CAUSES
 - * THE CAPACITY OF THE STRUCTURE AS A WHOLE AND INDIVIDUAL MEMBERS TO SUSTAIN SUPERIMPOSED LOADS WITHOUT PREMATURE COLLAPSE OF A MEMBER, OR DEFORMING TO AN EXTENT WHICH WILL LEAD TO STATIC INSTABILITY OF THE MEMBER ITSELF OR TO CONNECTED MEMBERS.
- VERIFYING THE COMPOSITION OR QUALITY OF STRUCTURAL COMPONENTS, IF NECESSARY, USING METHODS SUCH AS:
 - * CORE DRILLING
 - * ELECTRONIC REINFORCEMENT LOCATION
 - * EXPOSURE OF REINFORCEMENT.
- ASSESSING LOSS OF STRUCTURAL STRENGTH RESULTING FROM DESTRUCTIVE INVESTIGATION METHODS USED
- IDENTIFYING AND LOCATING FLOOR PENETRATIONS TO FACILITATE CONSTRUCTION OR STRUCTURAL IRREGULARITIES
- ASSESSING WHETHER THE PROPOSED METHODS AND SEQUENCE OF DEMOLITION CAN BE EXECUTED WITHOUT CAUSING UNPREMEDITATED COLLAPSE OF THE WHOLE OR PART OF THE STRUCTURE, AND
- IDENTIFYING OTHER DETAILS OF THE STRUCTURE REGARDING STRENGTH, CONSTRUCTION OR CONTENTS WHICH WILL INFLUENCE THE SELECTION OF DEMOLITION METHODS/PROCEDURES.

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1 DEMOLITION PLAN
A005
1 : 250

FOR CC - STAGE 01

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STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
		SCALE: As indicated	ISSUE: 5

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Registered club - 0.5 parking spaces per staff member plus 0.3 per 1m² net floor area.
 Shop – Pro Shop – 1 per 25m².

DESIGNED TO AS2890.1

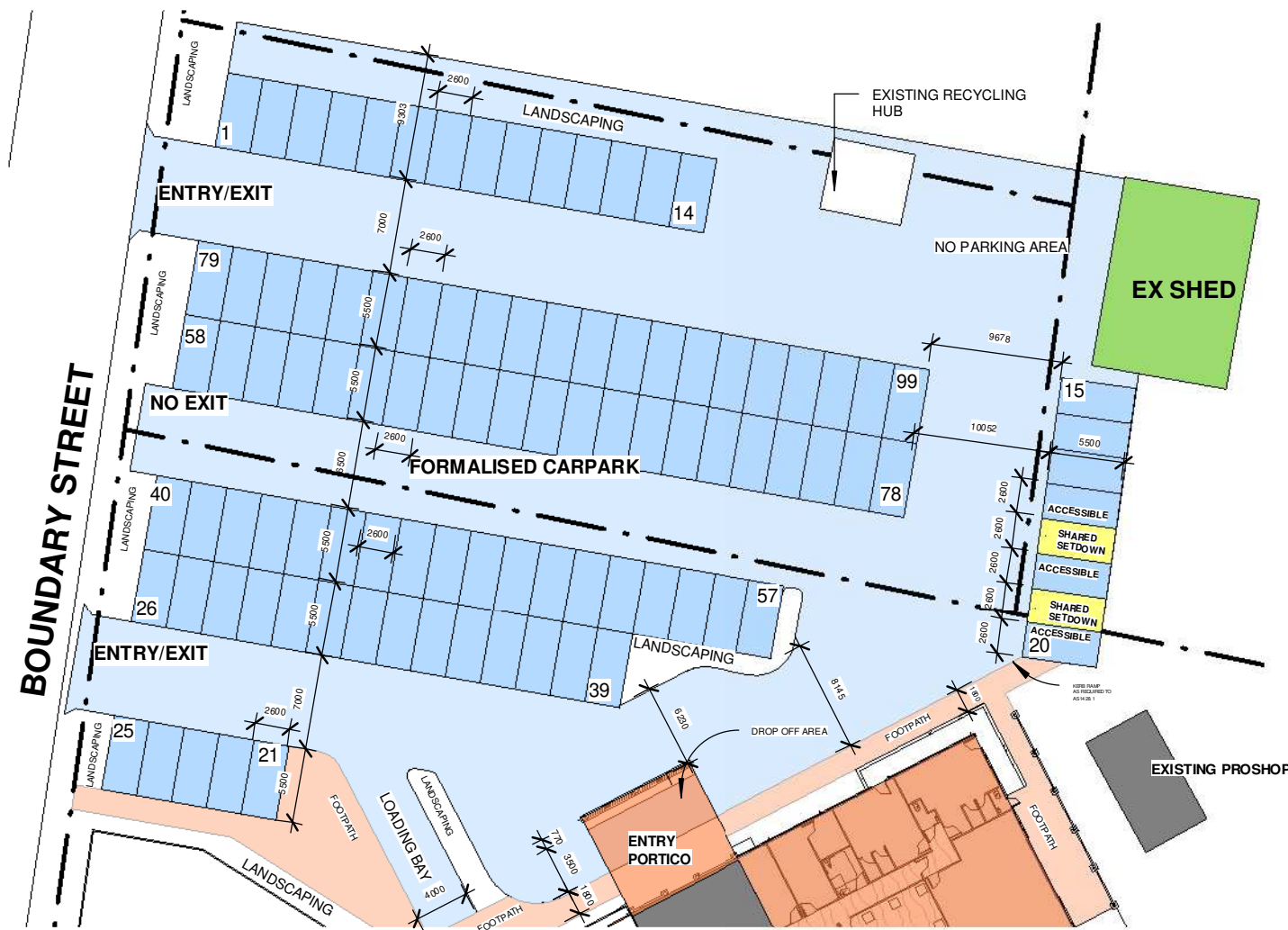
EXISTING BUILDING AREA	= 812M2
NEW BUILT AREAS	= 380M2
NEW DECKS	= 260M2
NEW PORTICO	= 72M2
NEW CONC PATH	= 150M2

PROPOSED CARPARKING

99 SPACES INCLUDING 3 X ACCESSIBLE
6 STAFF MEMBERS - 3 X CARPARKS REQUIRED
CLUB 1196M² / 25M² = 48 CARPARKS REQUIRED

NOTE: EXISTING CONDITIONS

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EXISTING CARPARKING

88 CARSPACES



PROPOSED CARPARKING DESIGNED IN ACCORDANCE WITH AS289.1

1 CARPARKING LAYOUT - PROPOSED
 A006 1 : 500

FOR CC - STAGE 01

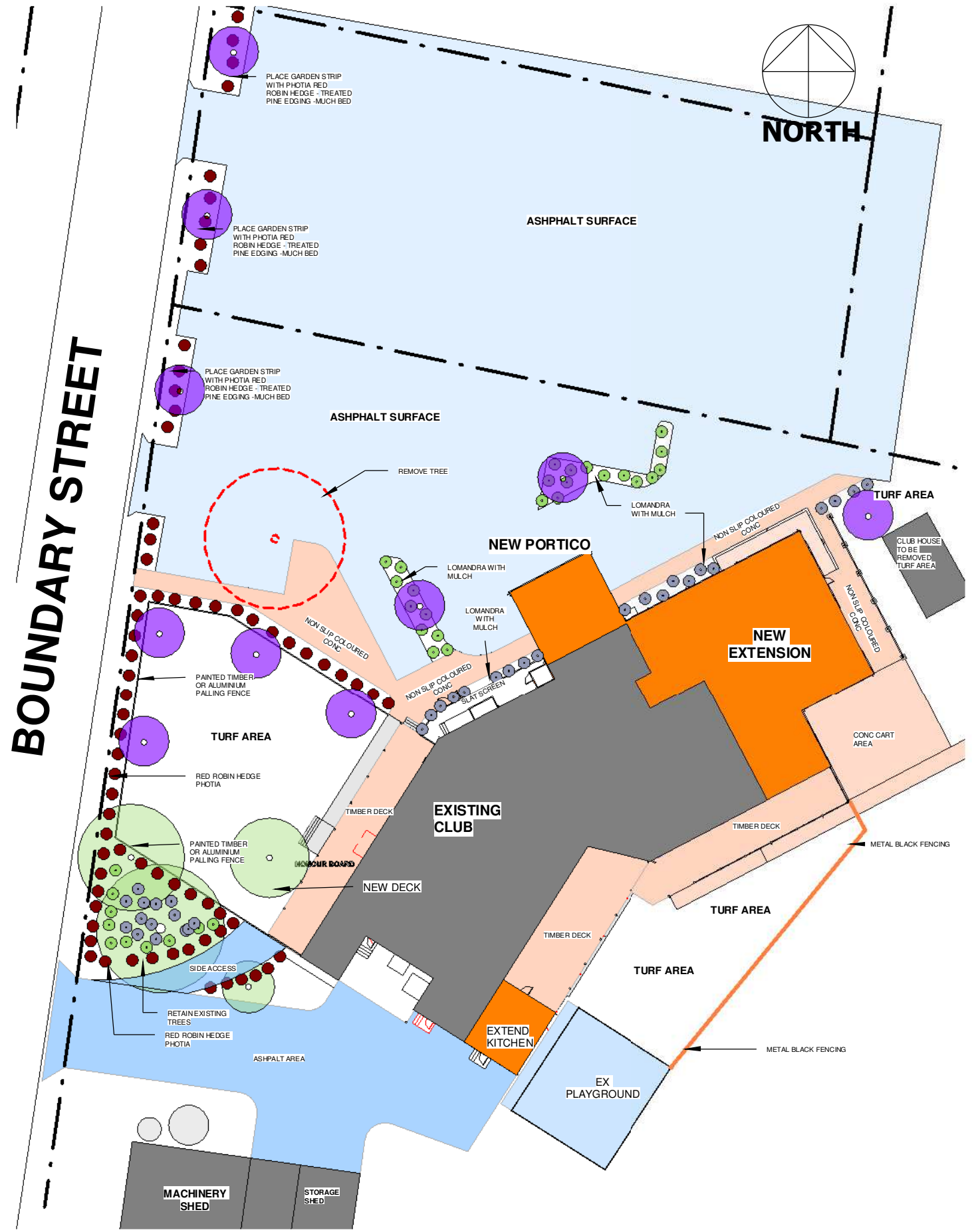
REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: CARPARKING LAYOUT
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A006
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
		SCALE: As indicated	ISSUE: 5

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NO RETAINING WALLS PROPOSED



RED ROBIN HEDGE 2M HIGH



AGAPANTHUS FLOWERS



LOMANDRA



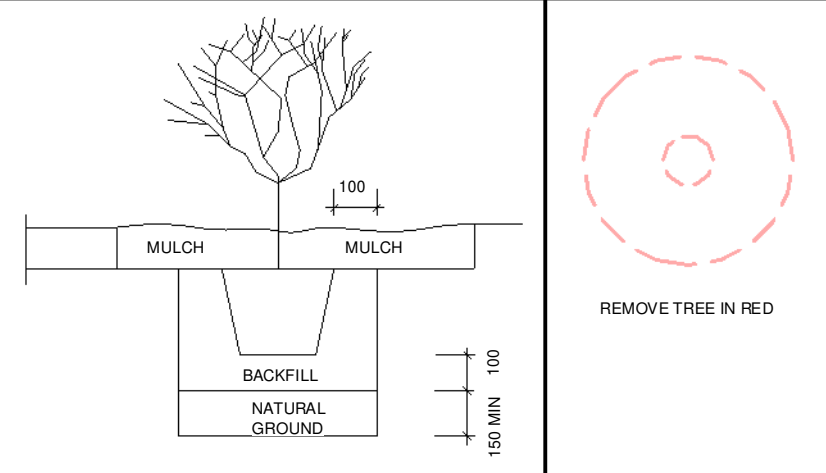
ACER MAPLE TREE

PLANTING SCHEDULE

SPECIES	(HAM - HEIGHT AT MATURITY)	POT SIZE	NO.
	RED ROBIN HEDGE PHOTIA 2M HIGH	200mm	TBC
	LOMANDRA LONGIFOLIA 1-2M WIDE 1M TALL	200mm	TBC
	ACER MAPLE TREE 5M HIGH	200mm	TBC
	BOTANICAL NAME DIMENSIONS	200mm	XXX
LAWN	SHADE TOLERANT BUFFALO TURF ROLLS		

PROVIDE PINEBARK MULCHING TO PLANTED AREAS OR EQUIVALENT

PLANTING DETAIL



LANDSCAPE NOTES

- ALL TREE AND SHRUB AREAS TO BE CULTIVATED TO 225MM MIN. AND PROVIDE BLENDED SOIL MIX.
- ONE HANDFUL OF GYPSUM PER SQUARE METER TO BE APPLIED UNDER SOIL.
- ON COMPLETION OF PLANTING, ALL TREES AND SHRUBS TO BE MULCHED WITH 75MM THICK PINE BARK.
- ALL PLANTS TO BE WATERED BEFORE AND AFTER PLANTING.
- ALL TREES AND SHRUBS TO BE ADVANCED SIZE.
- STAKE AND TIE ALL TREES USING MIN. 2 STAKES PER TREE AND TIE WITH HESSIAN OR SIMILAR.
- LAWN AREAS - CLEAR AREA OF ALL BUILDING MATERIALS LAY ASH OR SIMILAR 75MM THICK, GRADE LEVEL. LAY BUFFALO TURF. BUTT ALL ROLLS AND MAKE SURE NO TWO JOINTS ALIGN. LIGHTLY ROLL AND WATER WELL.
- ALL EXISTING TREES TO BE REMOVED AND AFTER PLANTING.
- ON COMPLETION APPLY A WETTING AGENT. TO GARDEN BEDS & TURFED AREAS.

LANDSCAPE FALLS

ALL LANDSCAPING TO FALL AWAY FROM RAINWATER TANK AND FLOOR SLAB EDGE. DO NOT LANDSCAPE TO FLOOR LEVEL. STORMWATER SURGE PITS TO BE LOCATED WHERE POSSIBLE AWAY FROM HOUSE AND TO FALL AWAY FROM HOUSE TO STREET OR DESIGNATED STORMWATER PIT

REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: LANDSCAPE PLAN
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A007
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
		SCALE: As indicated	ISSUE: 5

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FOR CC - STAGE 01



NORTH

ROOF AREA 1700M2

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1 ROOF PLAN
 A102 1:250

FOR CC - STAGE 01

REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: ROOF PLAN	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au	<small> COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF BUILDING DESIGN DIRECT PTY LTD. IT MAY ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED. IF ANY DISCREPANCIES ON DRAWING PLEASE CONTACT BDD PTY LTD FOR CLARIFICATION BEFORE PROCEEDING </small>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A102		
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056		
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022		
		SCALE: As indicated	ISSUE: 5		



NOTE: EXISTING CONDITIONS

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FOR CC - STAGE 01

REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: EXISTING PHOTOS	
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A103	
DESCRIPTION OF CHANGES			JOB NUMBER: 20200056	
STAGE 01 TOILETS UPDATED		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: APRIL 2022	
STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	SCALE: 1 : 100	ISSUE: 5

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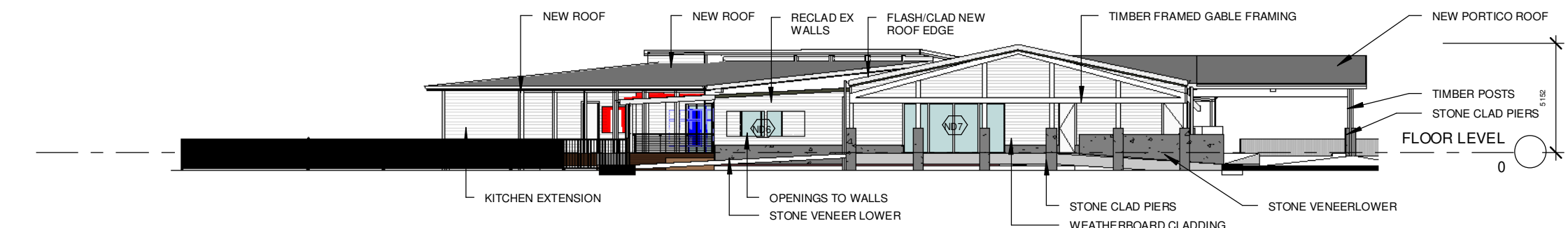
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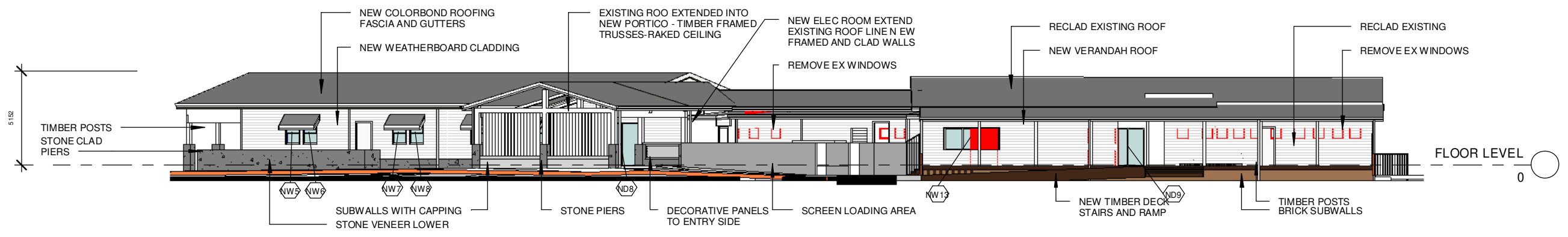
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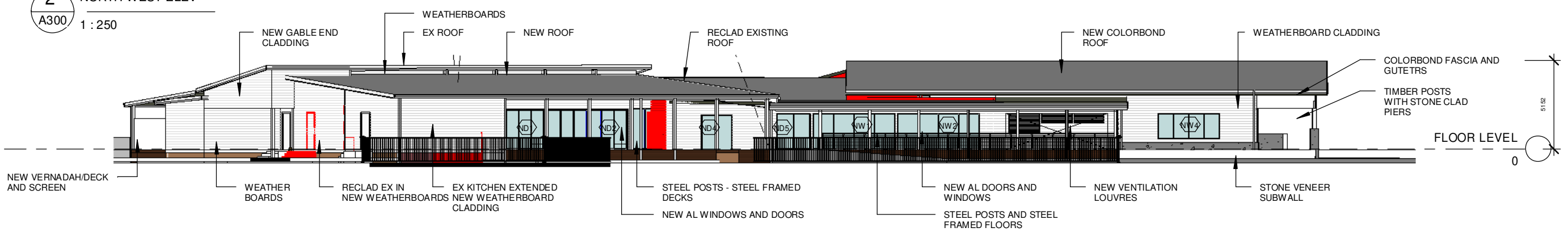
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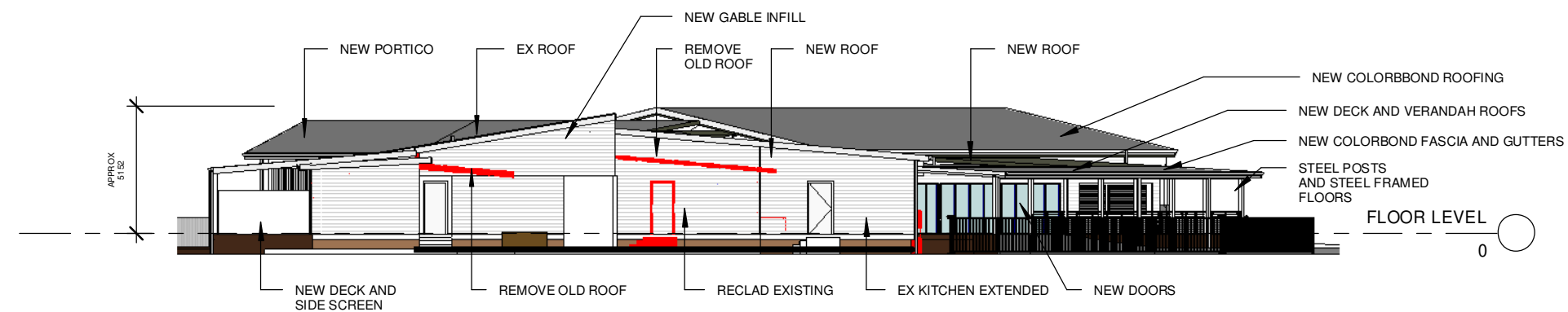
1 NORTH EAST ELEV
A300
1 : 250



2 NORTH WEST ELEV
A300
1 : 250



3 SOUTH EAST ELEV
A300
1 : 250

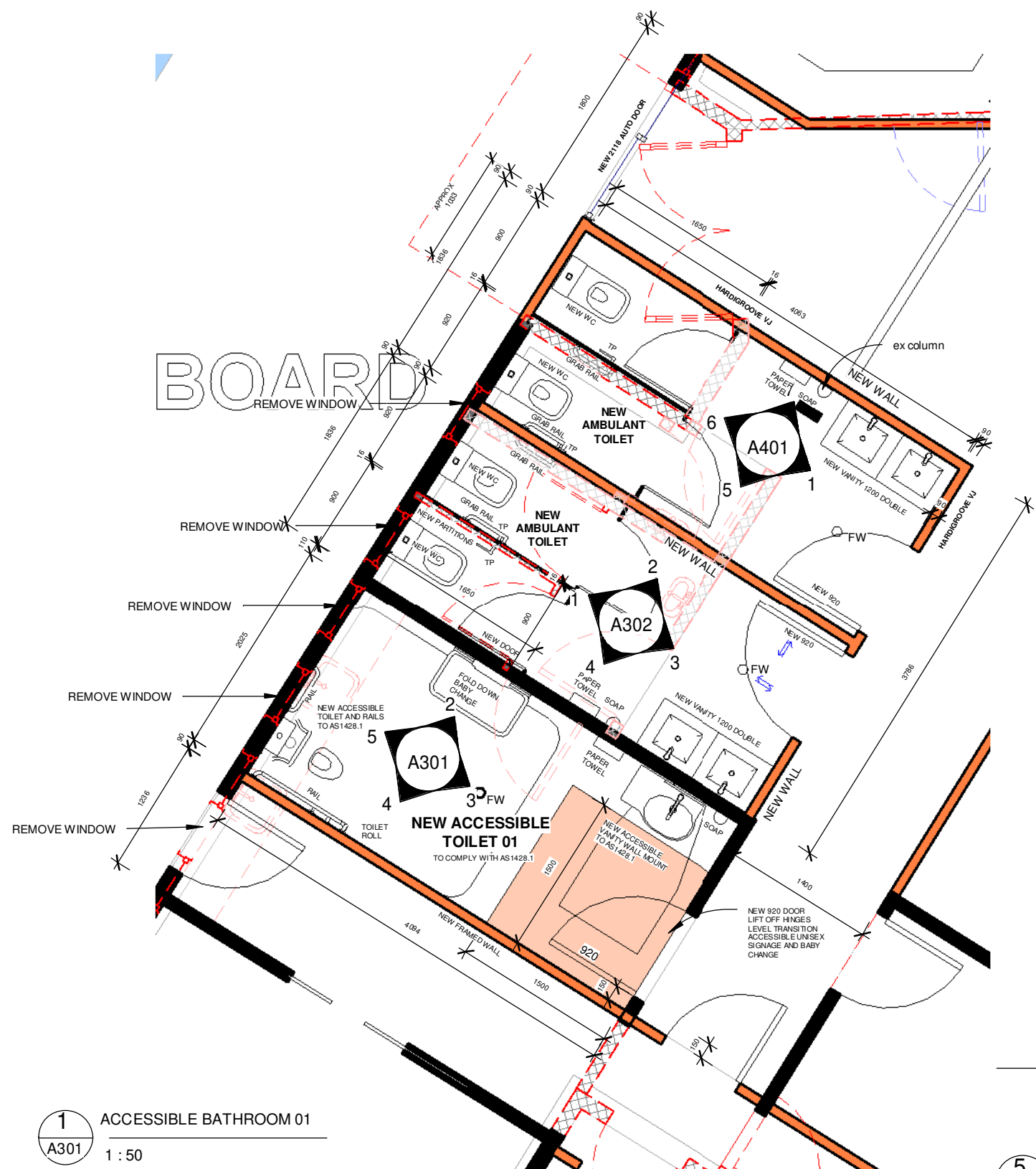


4 SOUTH WEST ELEV
A300
1 : 250

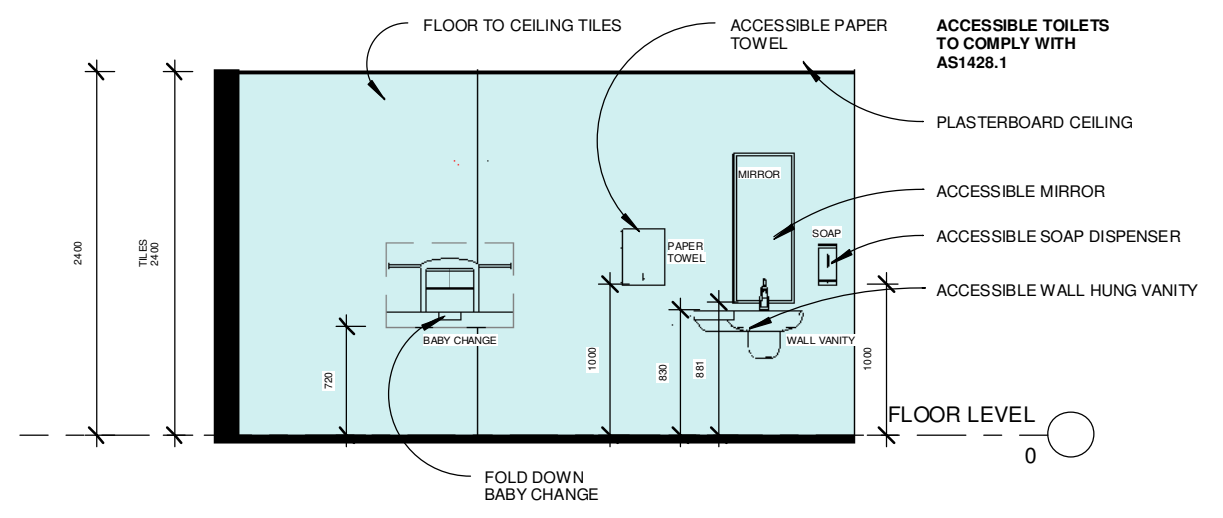
FOR CC - STAGE 01

REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: ELEVATIONS	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au	<small> COPYRIGHT THIS DRAWING REMAINS THE PROPERTY OF BUILDING DESIGN DIRECT PTY LTD. IT MAY ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS COMMISSIONED AND IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THE COMMISSION. UNAUTHORIZED USE OF THIS DRAWING IS PROHIBITED. IF ANY DISCREPANCIES ON DRAWING PLEASE CONTACT BDD PTY LTD FOR CLARIFICATION BEFORE PROCEEDING </small>
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A300		
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056		
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022 SCALE: As indicated ISSUE: 5		

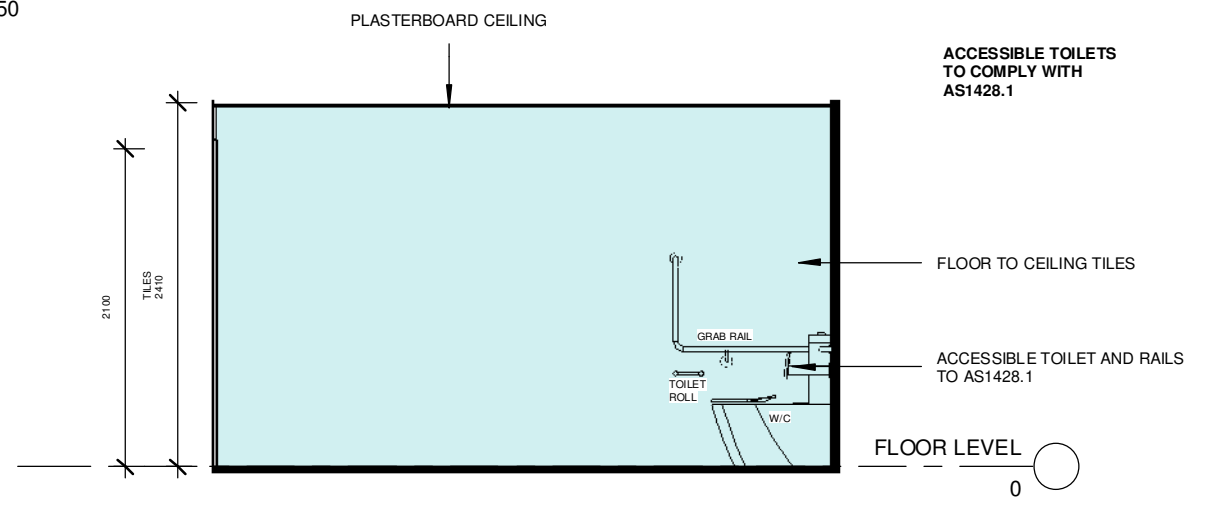




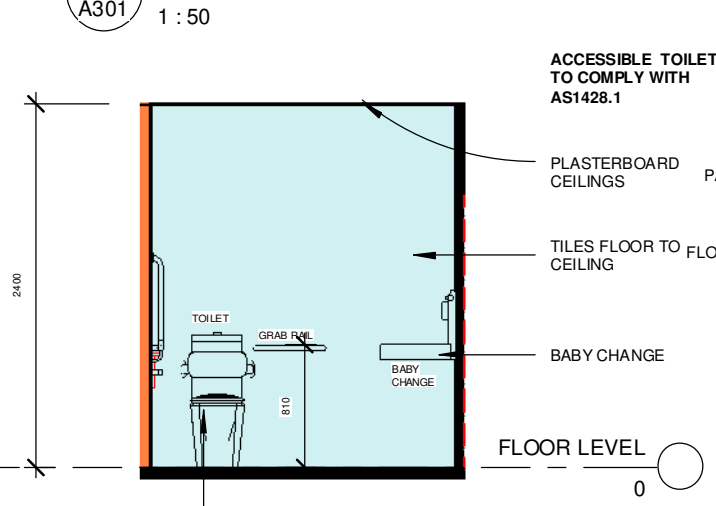
1 ACCESSIBLE BATHROOM 01
A301 1:50



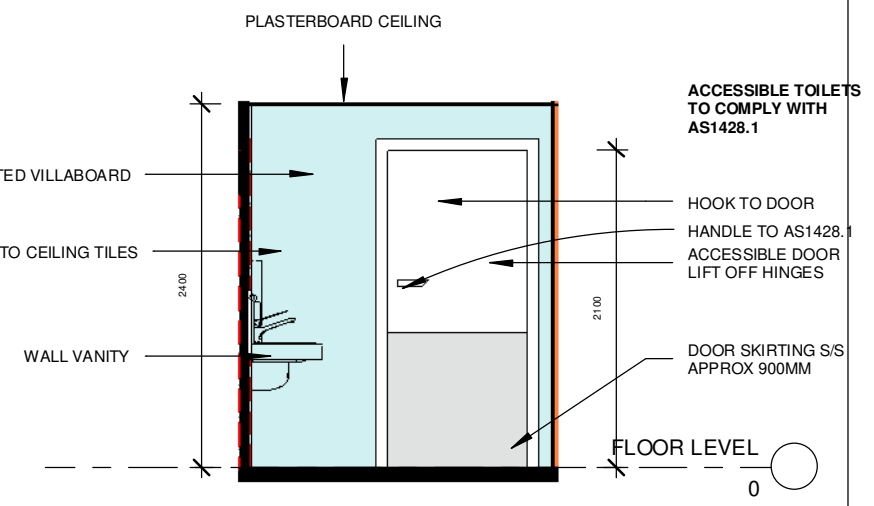
2 ACCESSIBLE BATHROOM 01 - ELEV 01
A301 1:50



4 ACCESSIBLE BATHROOM 01 - ELEV 03
A301 1:50



5 ACCESSIBLE BATHROOM 01 - ELEV 04
A301 1:50



3 ACCESSIBLE BATHROOM 01 - ELEV 02
A301 1:50

FOR CC - STAGE 01

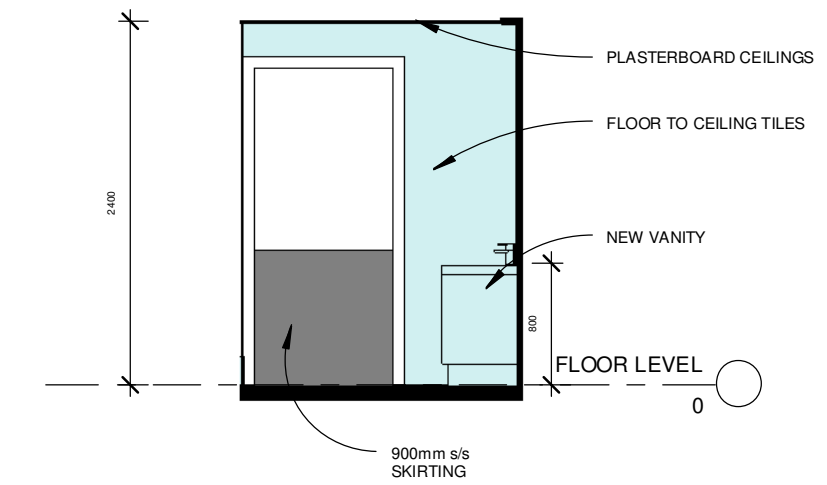
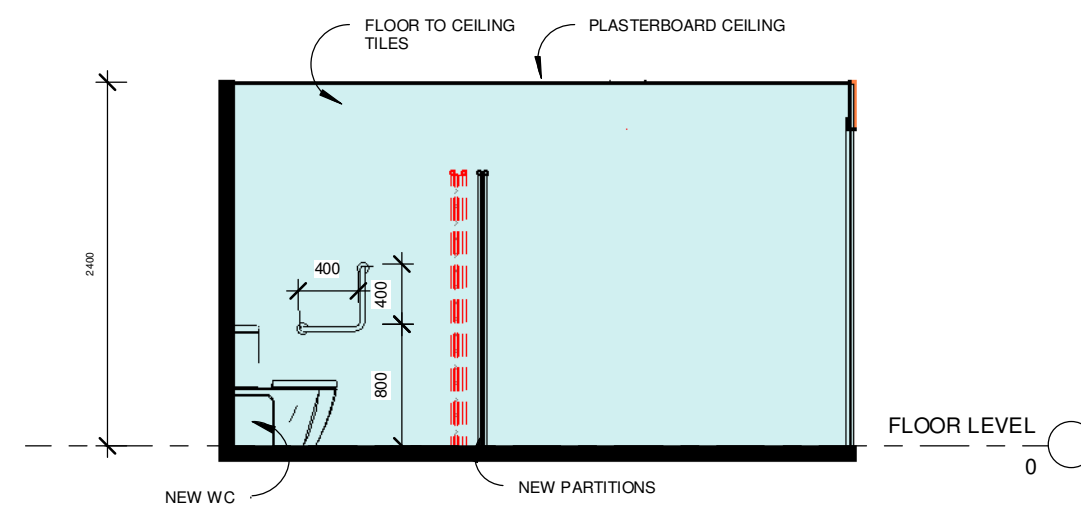
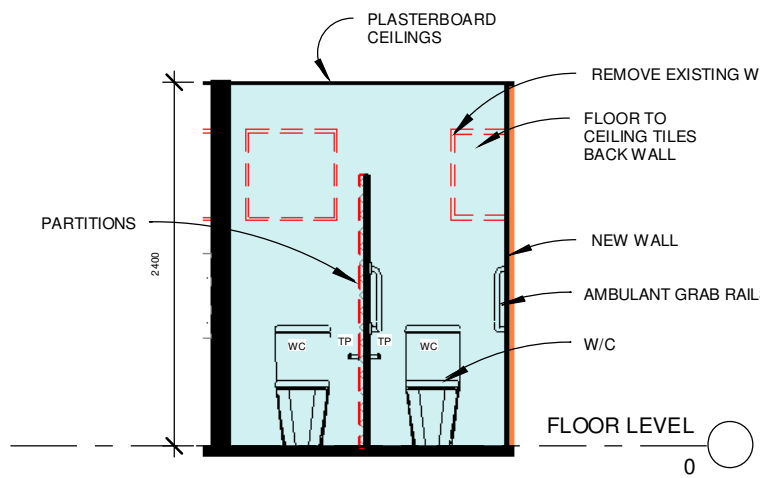
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A301
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
		SCALE: 1:50	ISSUE: 5

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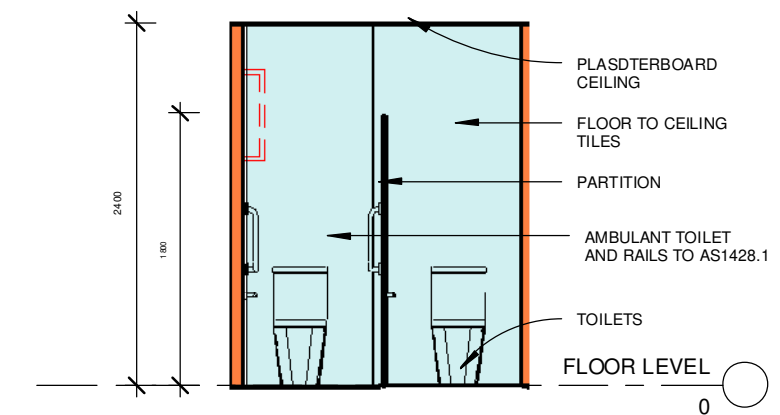
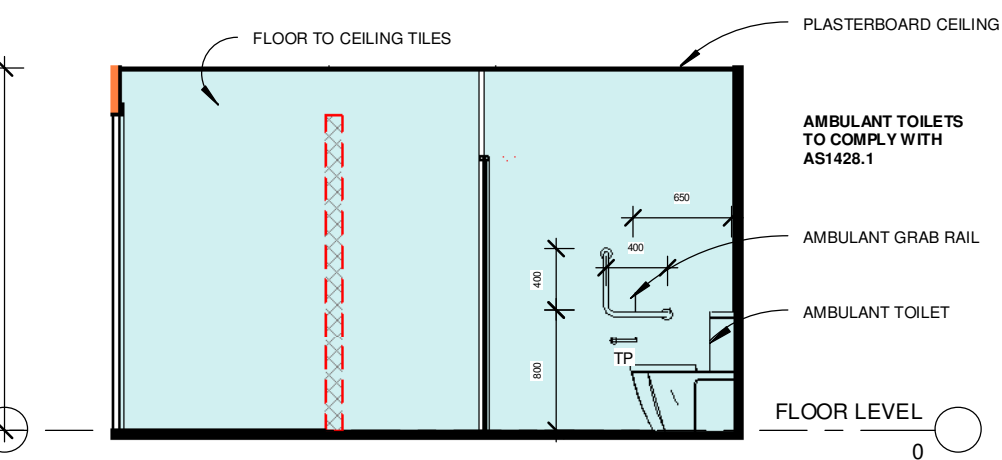
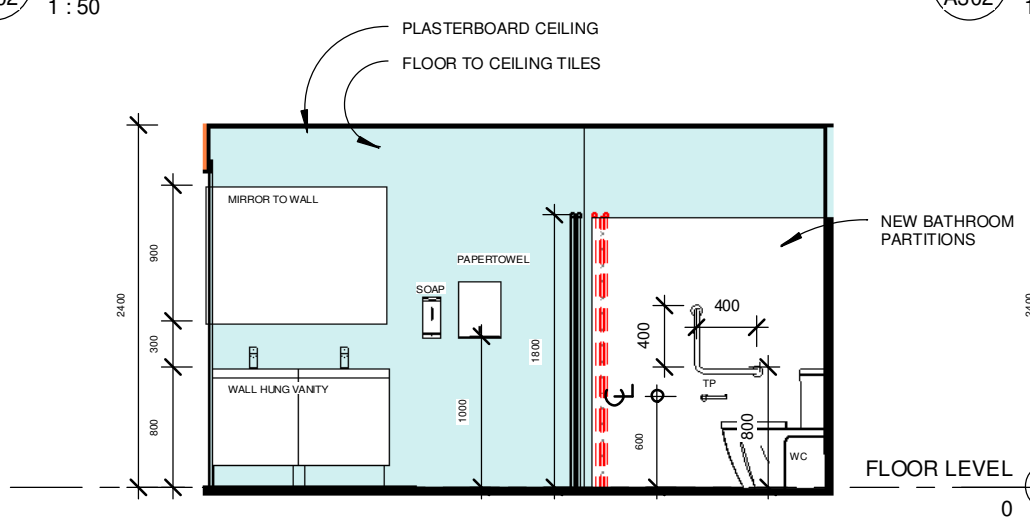




1 Elevation 1 - a
A302 1:50

2 Elevation 1 - b
A302 1:50

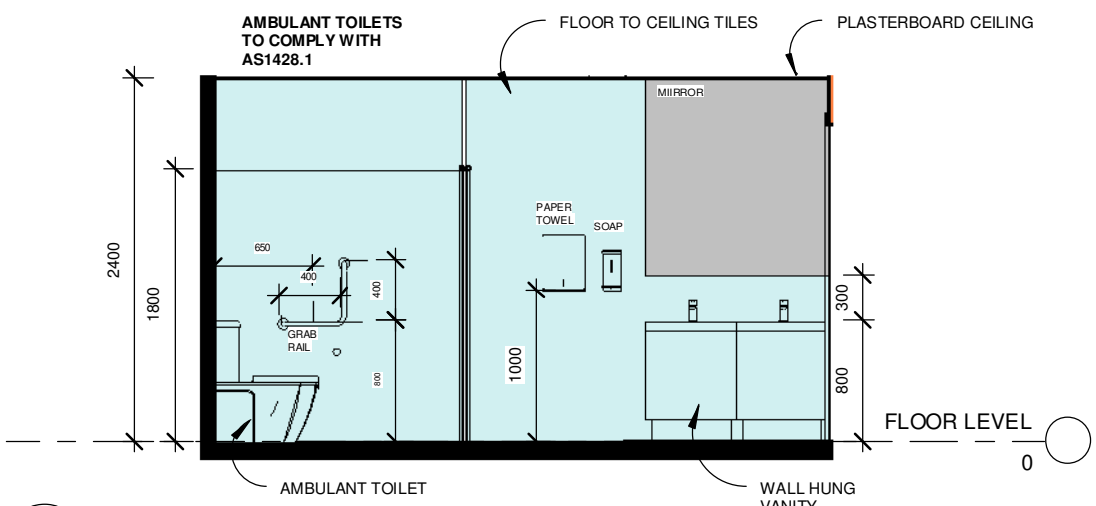
3 Elevation 1 - c
A302 1:50



4 Elevation 1 - d
A302 1:50

5 Elevation 2 - a
A302 1:50

6 Elevation 2 - b
A302 1:50



7 Elevation 2 - c
A302 1:50

FOR CC - STAGE 01

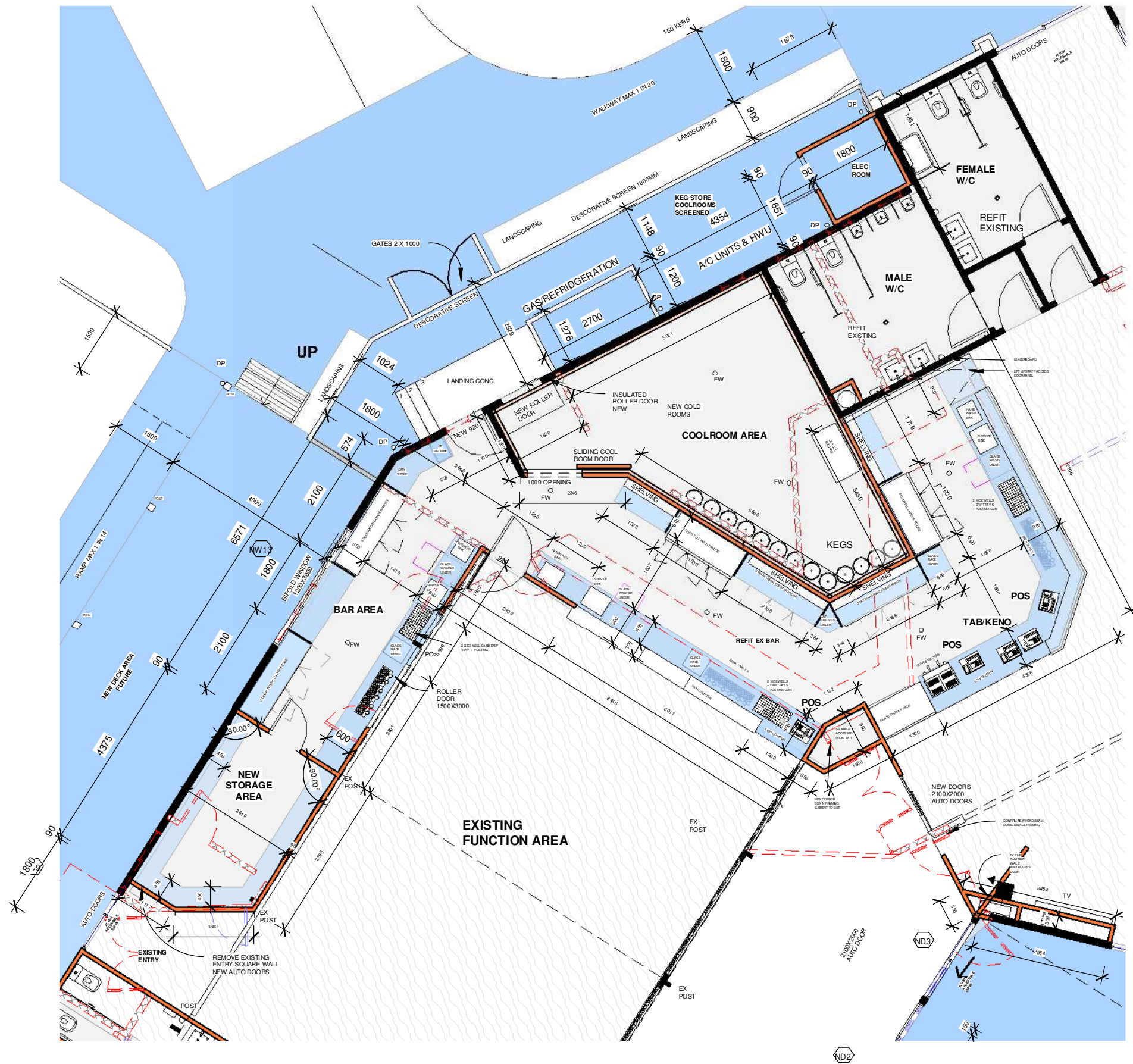
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A302
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
		SCALE: 1:50	ISSUE: 5

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1 BAR AREA PLAN
A303 1 : 100

FOR CC - STAGE 01

REV: 5	DATE: 28.11.2023
ISSUED BY: HW	ISSUED TO: CLIENT
DESCRIPTION OF CHANGES	
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED	

CLIENT: BDD FOR SINGLETON GOLF CLUB
ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330
DRAWN: PLAY DESIGN STUDIO
CHECKED: PLAY

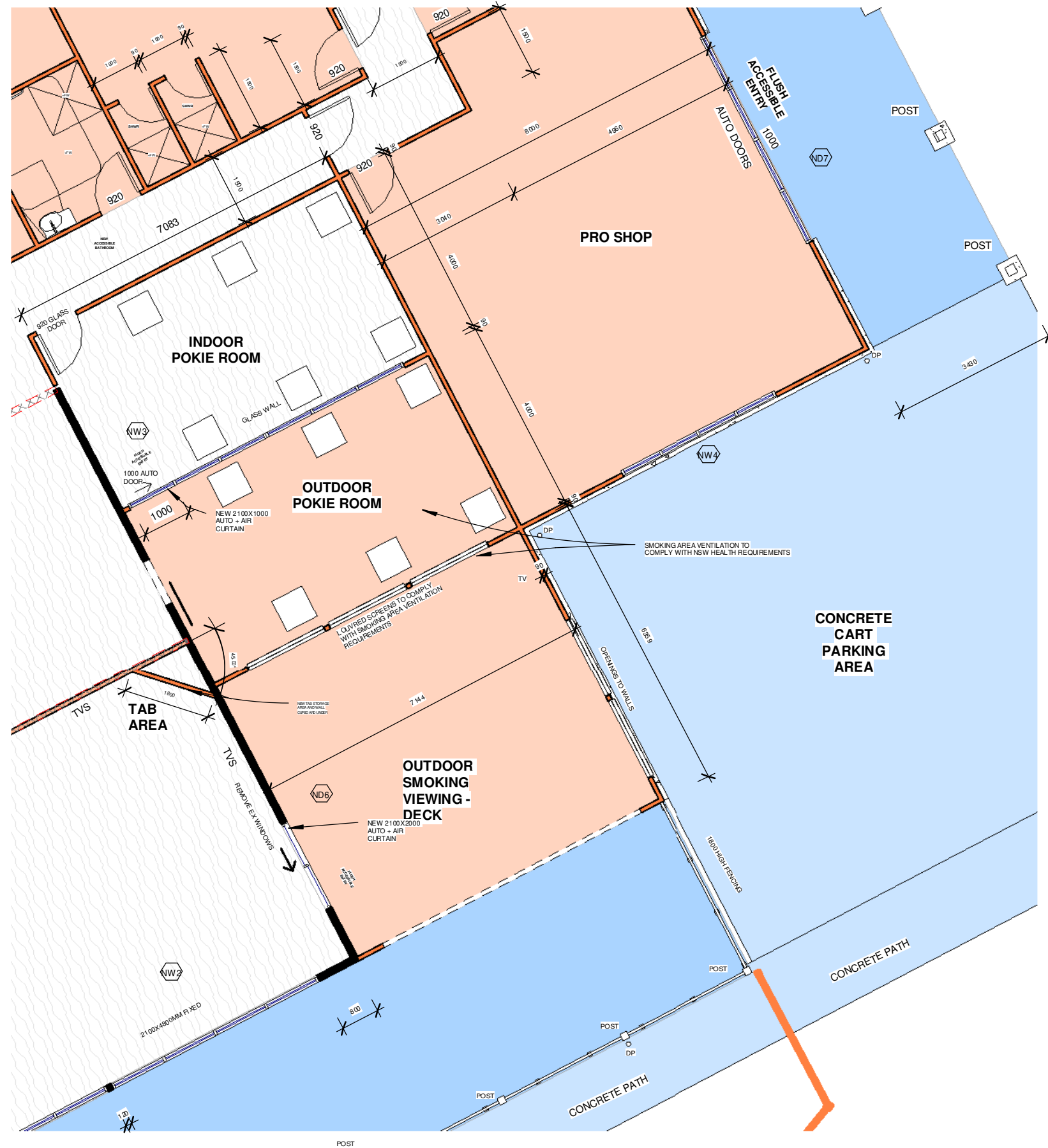
SHEET TITLE: STAGE 02 BAR
SHEET NUMBER: A303
JOB NUMBER: 20200056
DATE DRAWN: APRIL 2022
SCALE: 1 : 100
ISSUE: 5

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1 POKIE ROOM AREA
A304 1 : 100

FOR CC - STAGE 01

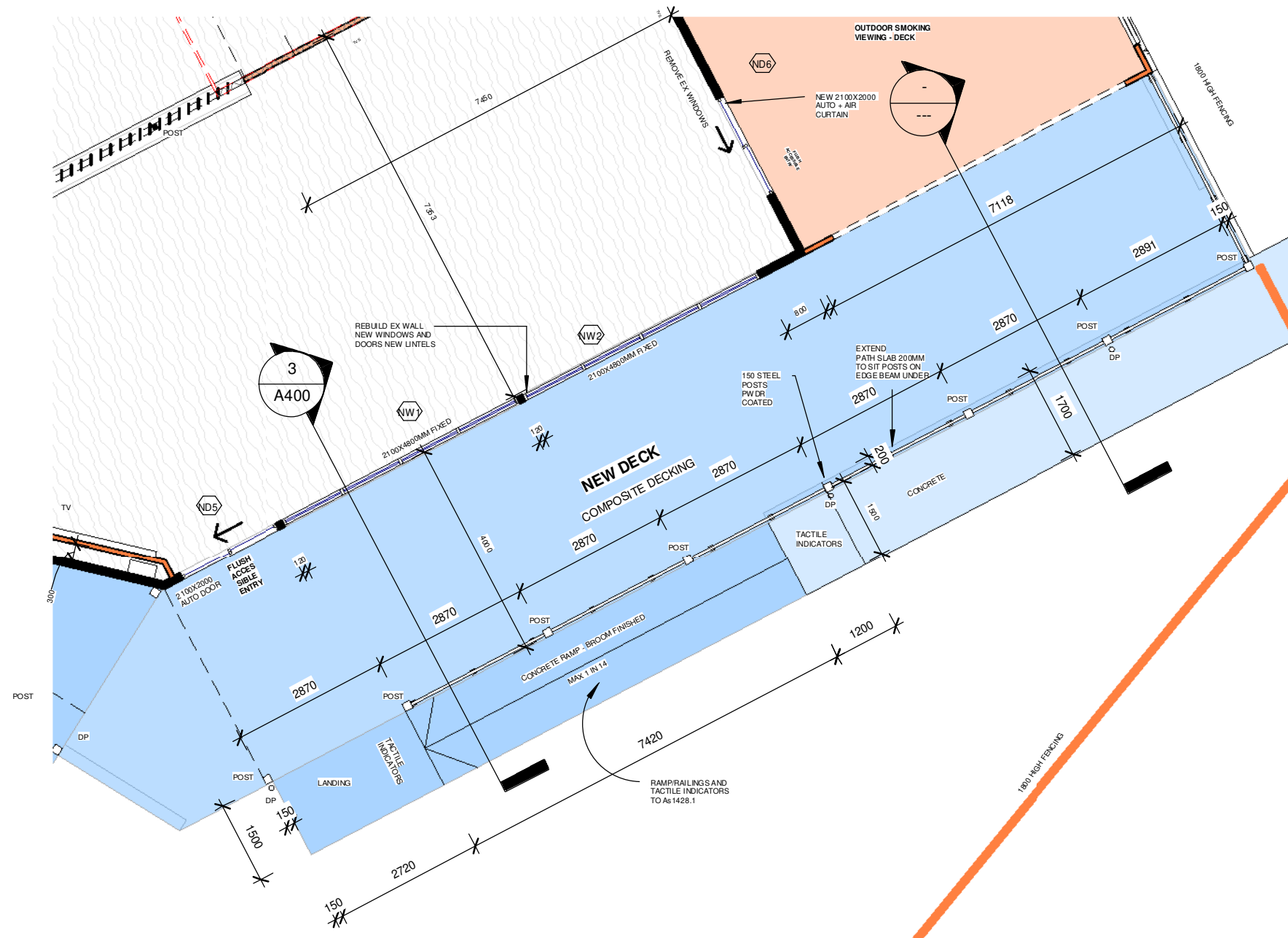
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DESCRIPTION OF CHANGES			JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: APRIL 2022
		CHECKED: PLAY	SCALE: 1 : 100
			ISSUE: 5

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1 REAR DECK 01 PLAN
A305 1:100

FOR CC - STAGE 01

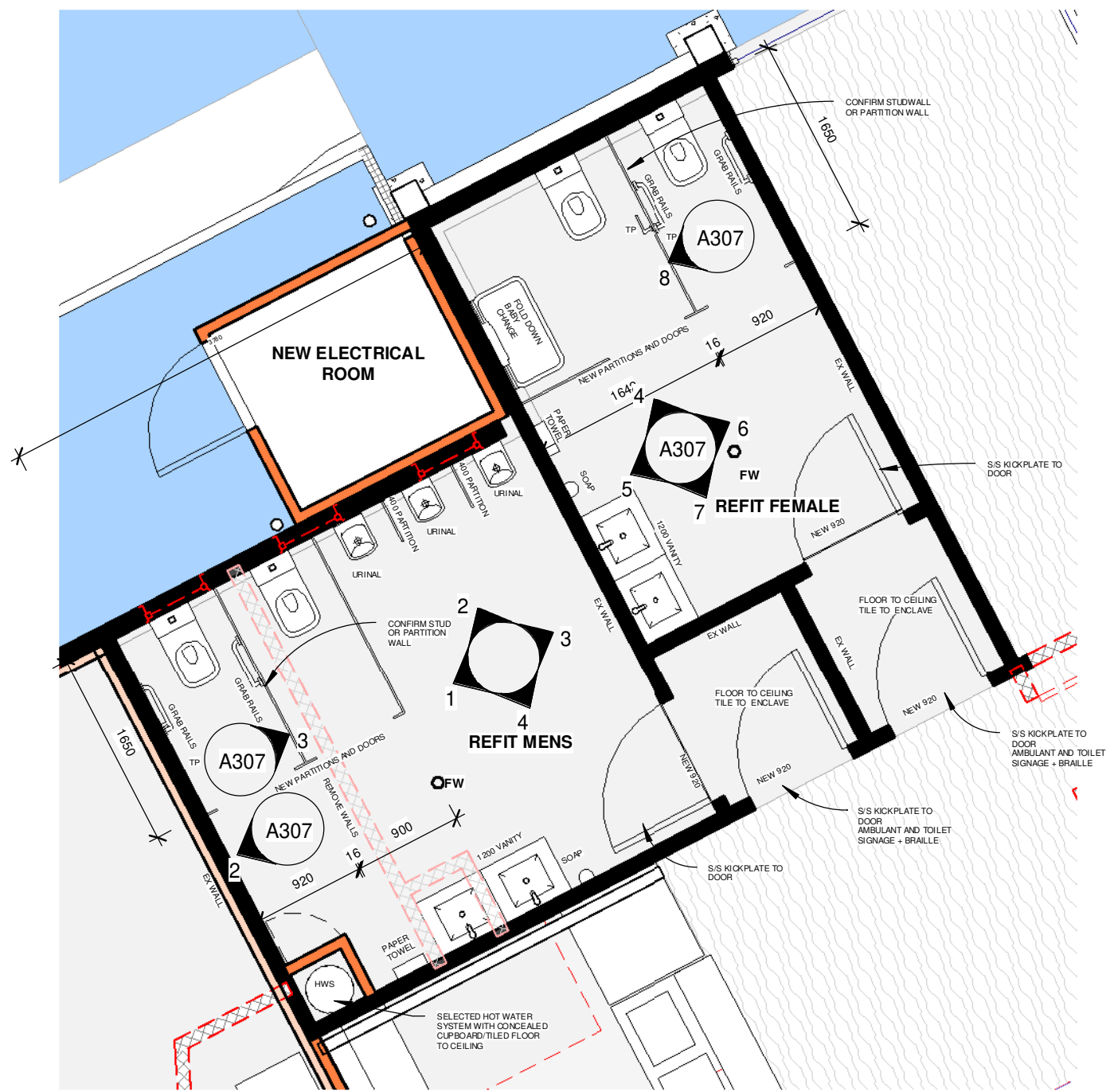
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DESCRIPTION OF CHANGES			JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		DRAWN: PLAY DESIGN STUDIO	DATE DRAWN: APRIL 2022
		CHECKED: PLAY	SCALE: 1:100
			ISSUE: 5

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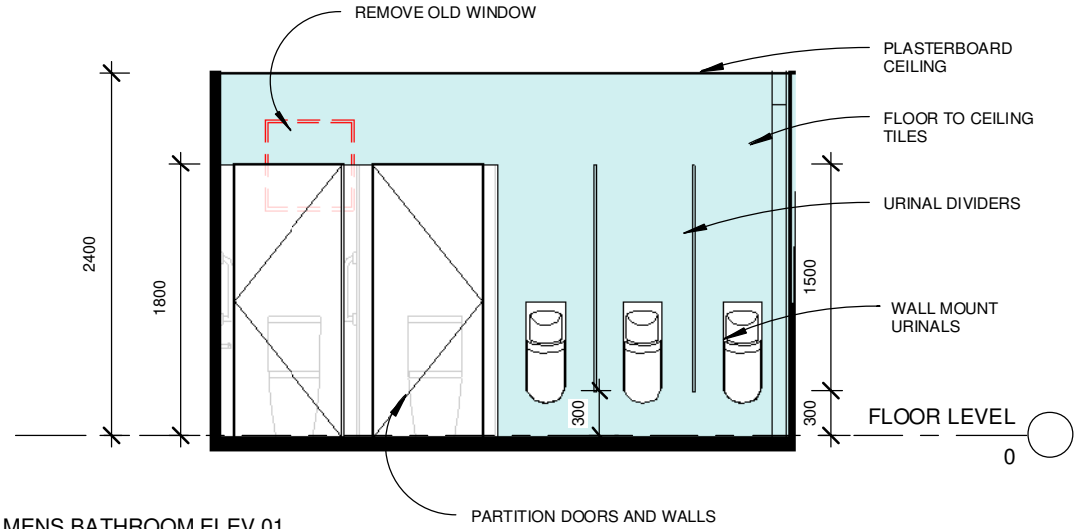
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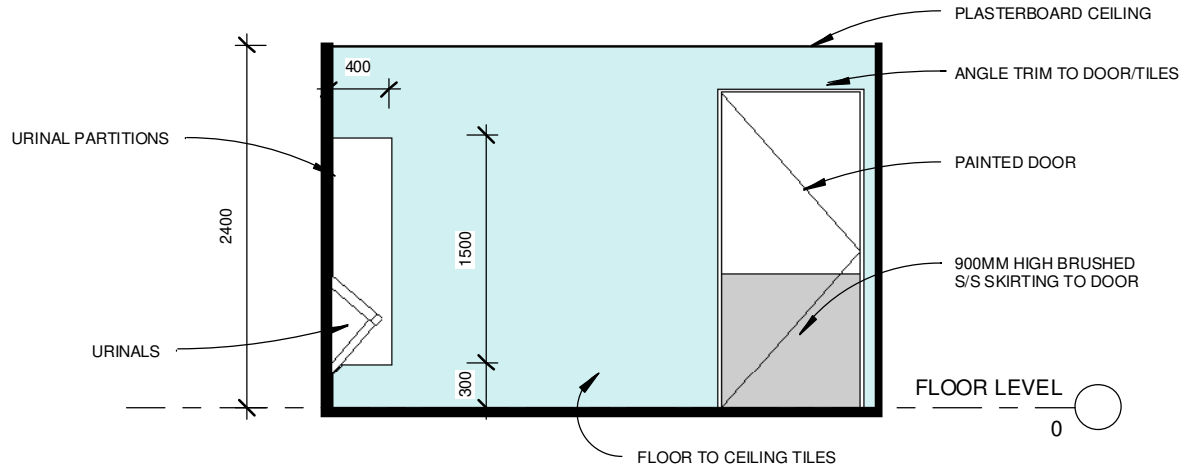




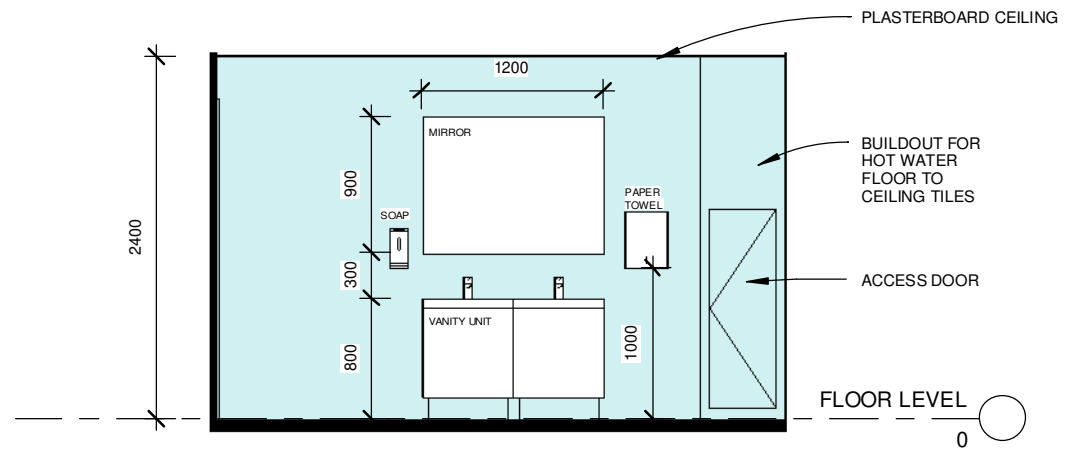
1 EXISTING BATHROOMS
A306 1:50



2 MENS BATHROOM ELEV 01
A306 1:50



3 MENS BATHROOM ELEV 02
A306 1:50



4 MENS BATHROOM ELEV 03
A306 1:50

FOR CC - STAGE 01

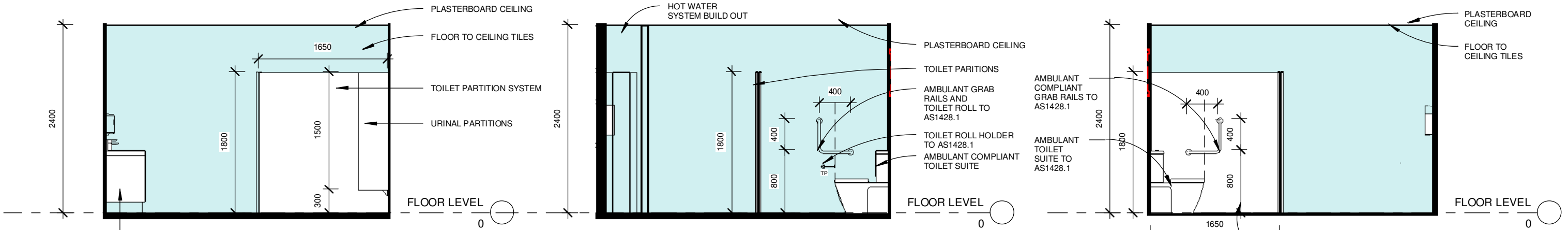
REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: EXISTING BATHROOMS
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A306
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
		SCALE: 1:50	ISSUE: 5

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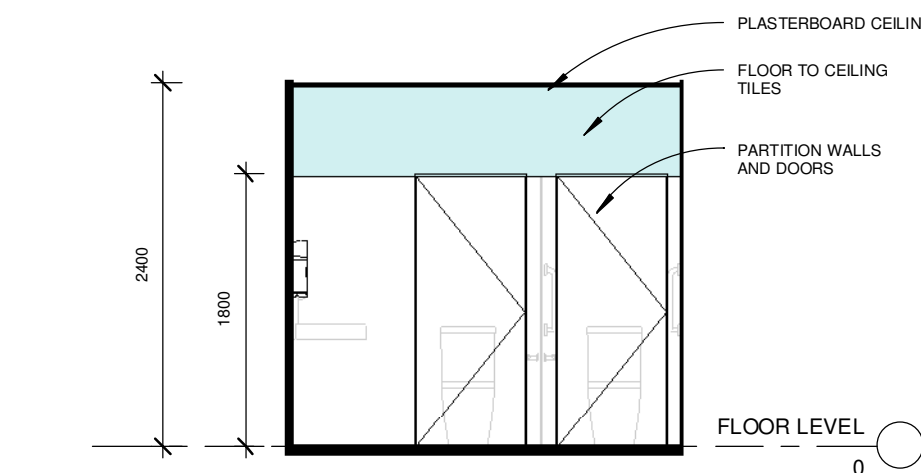




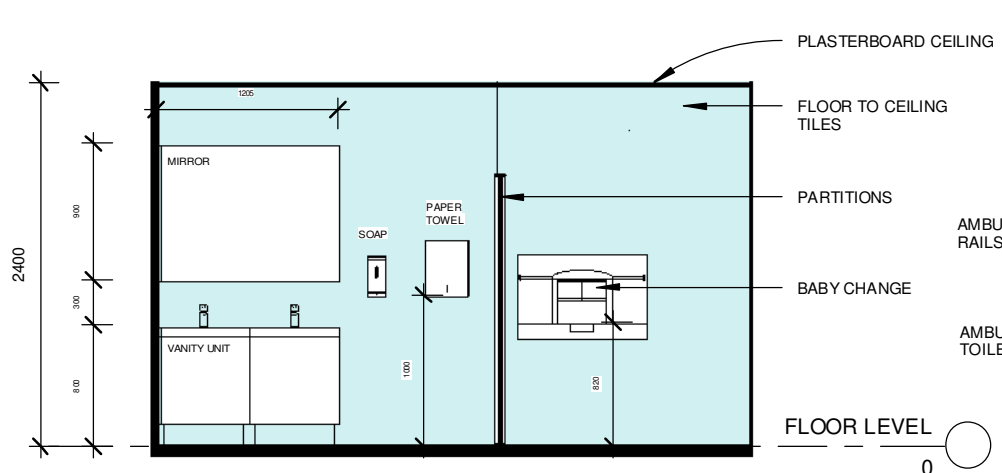
1 MENS BATHROOM ELEV 04
A307 1:50

2 MENS BATHROOM ELEV 05
A307 1:50

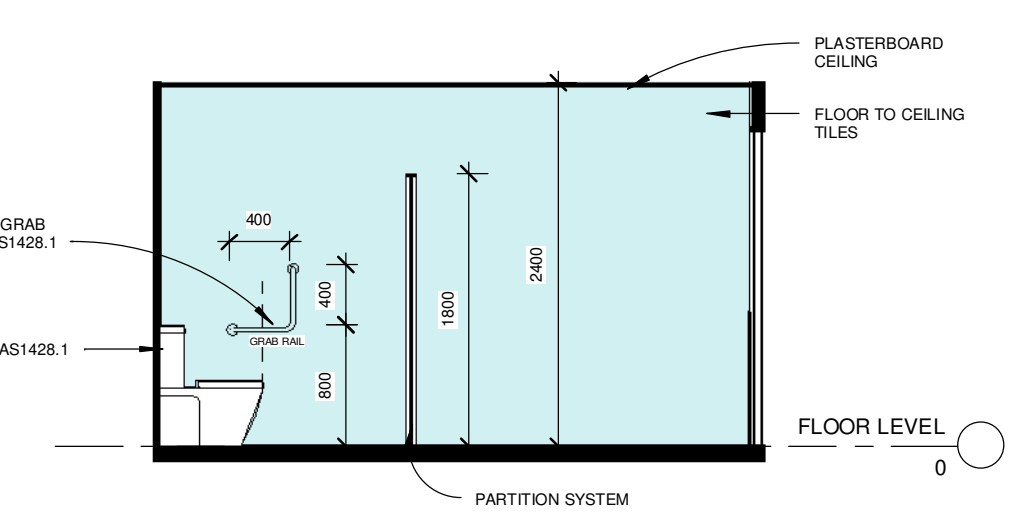
3 MENS BATHROOM ELEV 06
A307 1:50



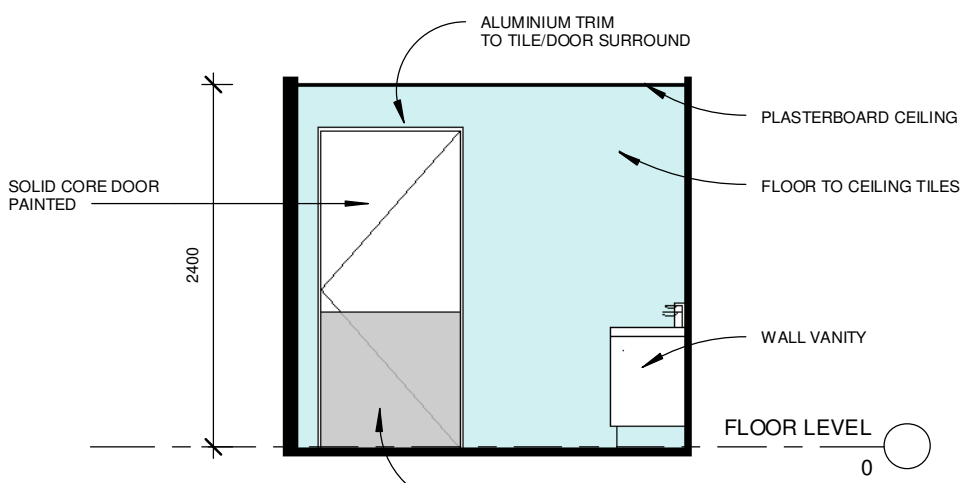
4 FEMALE BATHROOM ELEV 01
A307 1:50



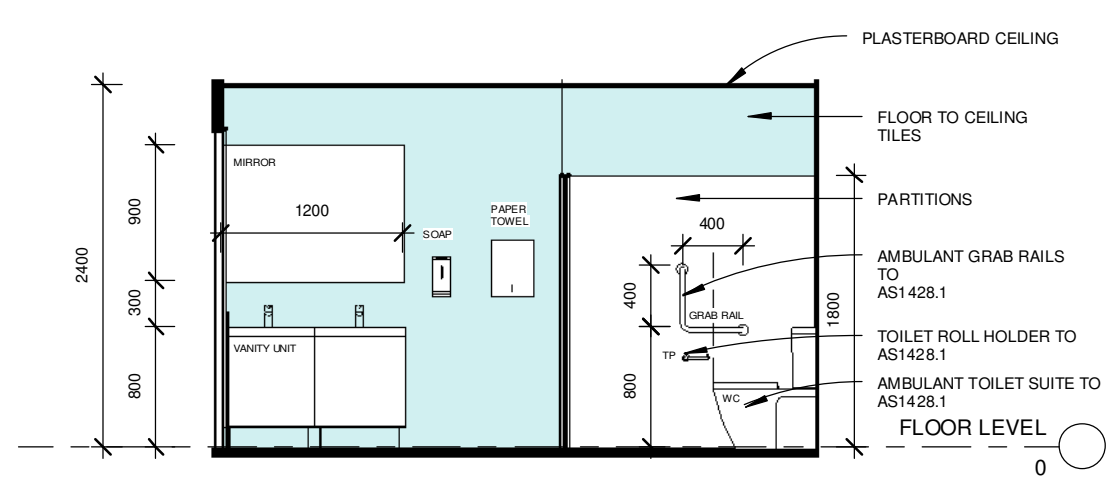
5 FEMALE BATHROOM ELEV 02
A307 1:50



6 FEMALE BATHROOM ELEV 03
A307 1:50



7 FEMALE BATHROOM ELEV 04
A307 1:50



8 FEMALE BATHROOM ELEV 05
A307 1:50

REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: EXISTING BATHROOMS	
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A307	
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056	
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022	ISSUE: 5
		SCALE: 1:50		PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES
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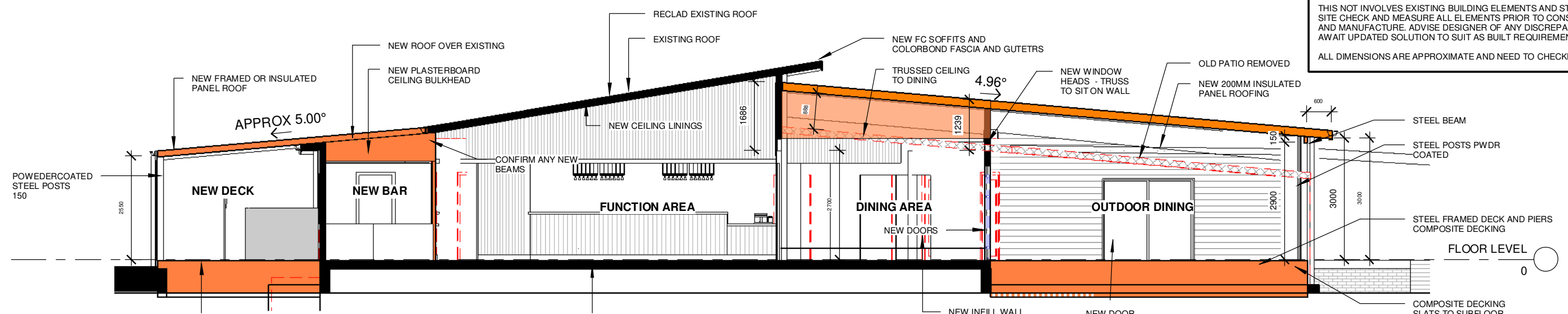
FOR CC - STAGE 01

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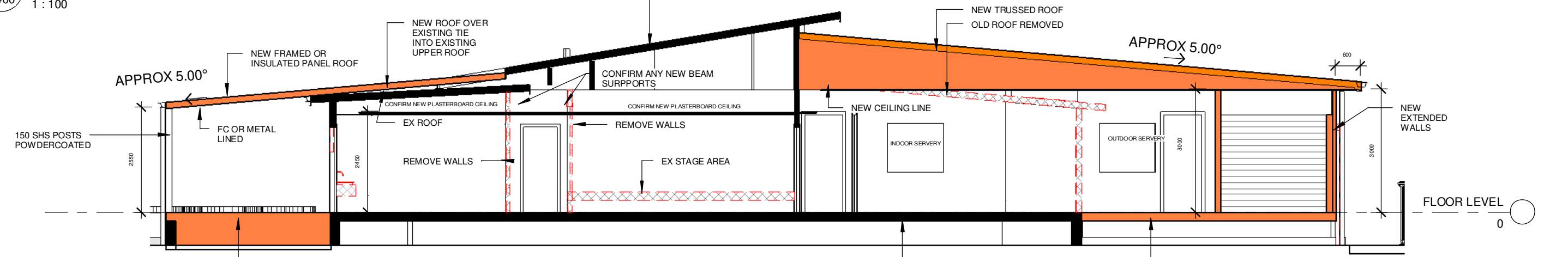
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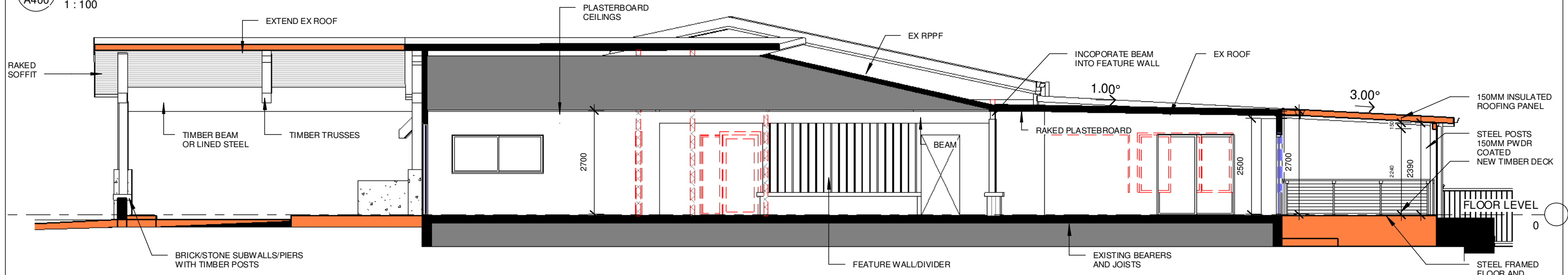
NOTE: EXISTING CONDITIONS
 THIS NOT INVOLVES EXISTING BUILDING ELEMENTS AND STRUCTURES SITE CHECK AND MEASURE ALL ELEMENTS PRIOR TO CONSTRUCTION AND MANUFACTURE. ADVISE DESIGNER OF ANY DISCREPANCIES AND AWAIT UPDATED SOLUTION TO SUIT AS BUILT REQUIREMENTS.
 ALL DIMENSIONS ARE APPROXIMATE AND NEED TO CHECKED



1 SECTION 1
 A400
 1 : 100



2 SECTION 2
 A400
 1 : 100



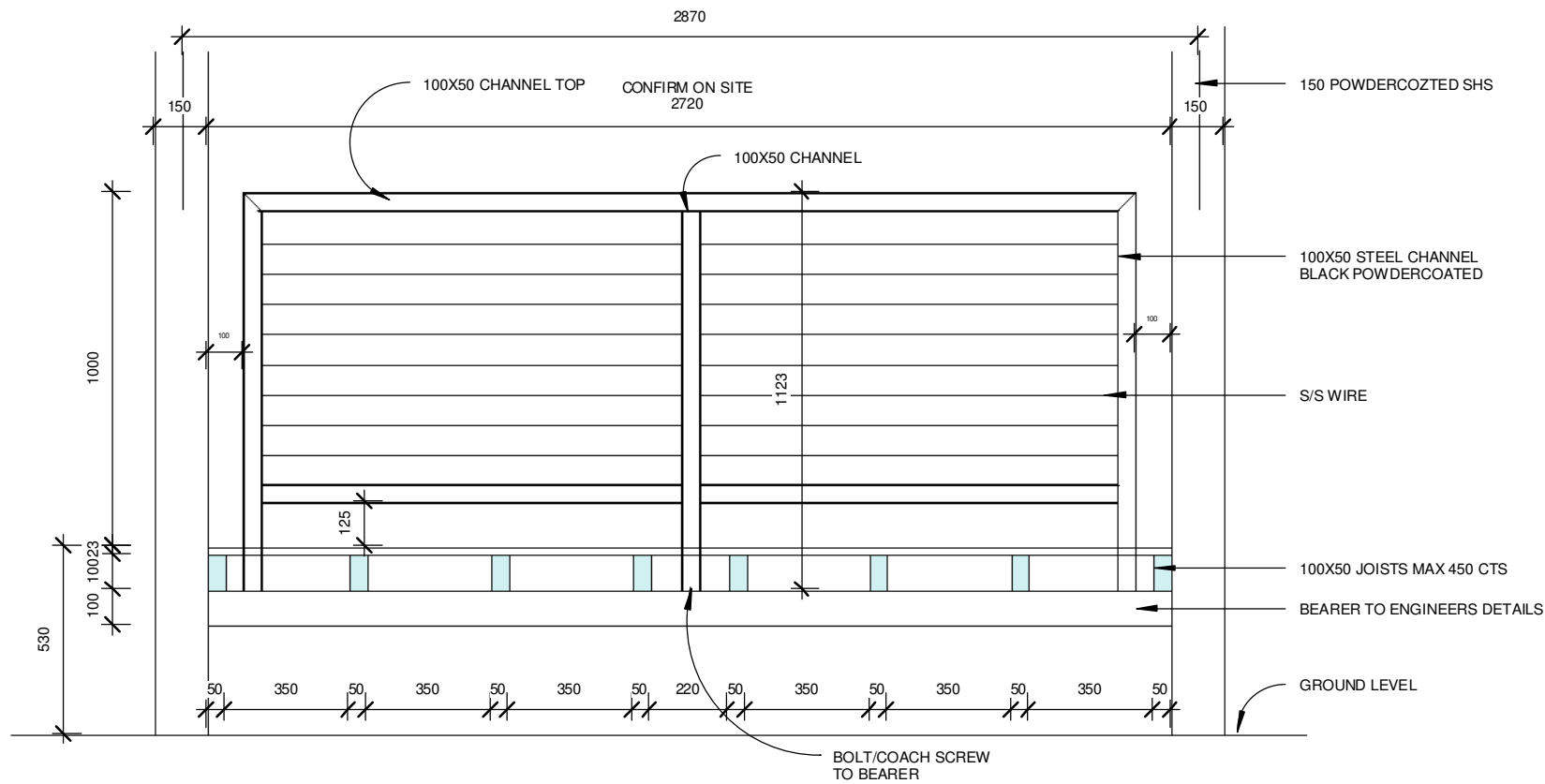
3 SECTION 3
 A400
 1 : 100

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REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: SECTIONS	PLAY DESIGN STUDIO LETS GET STARTED!! PHONE: 1300 411 030 DESIGNING ACROSS NEW SOUTH WALES EMAIL: info@playdesignstudio.com.au WEB: www.playdesignstudio.com.au
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A400	
DESCRIPTION OF CHANGES			JOB NUMBER: 20200056	
STAGE 01 TOILETS UPDATED			DATE DRAWN: APRIL 2022	
STAGE 02 CHANGEROOMS AMENDED			SCALE: 1 : 100	
		DRAWN: PLAY DESIGN STUDIO	ISSUE: 5	
		CHECKED: PLAY		



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1 TYPICAL BALUSTRADE
A401 1 : 20

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REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: TYPICAL HANDRAIL DETAIL
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A401
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
			SCALE: 1 : 20
			ISSUE: 5

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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A500
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
		SCALE:	ISSUE: 5

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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A502
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
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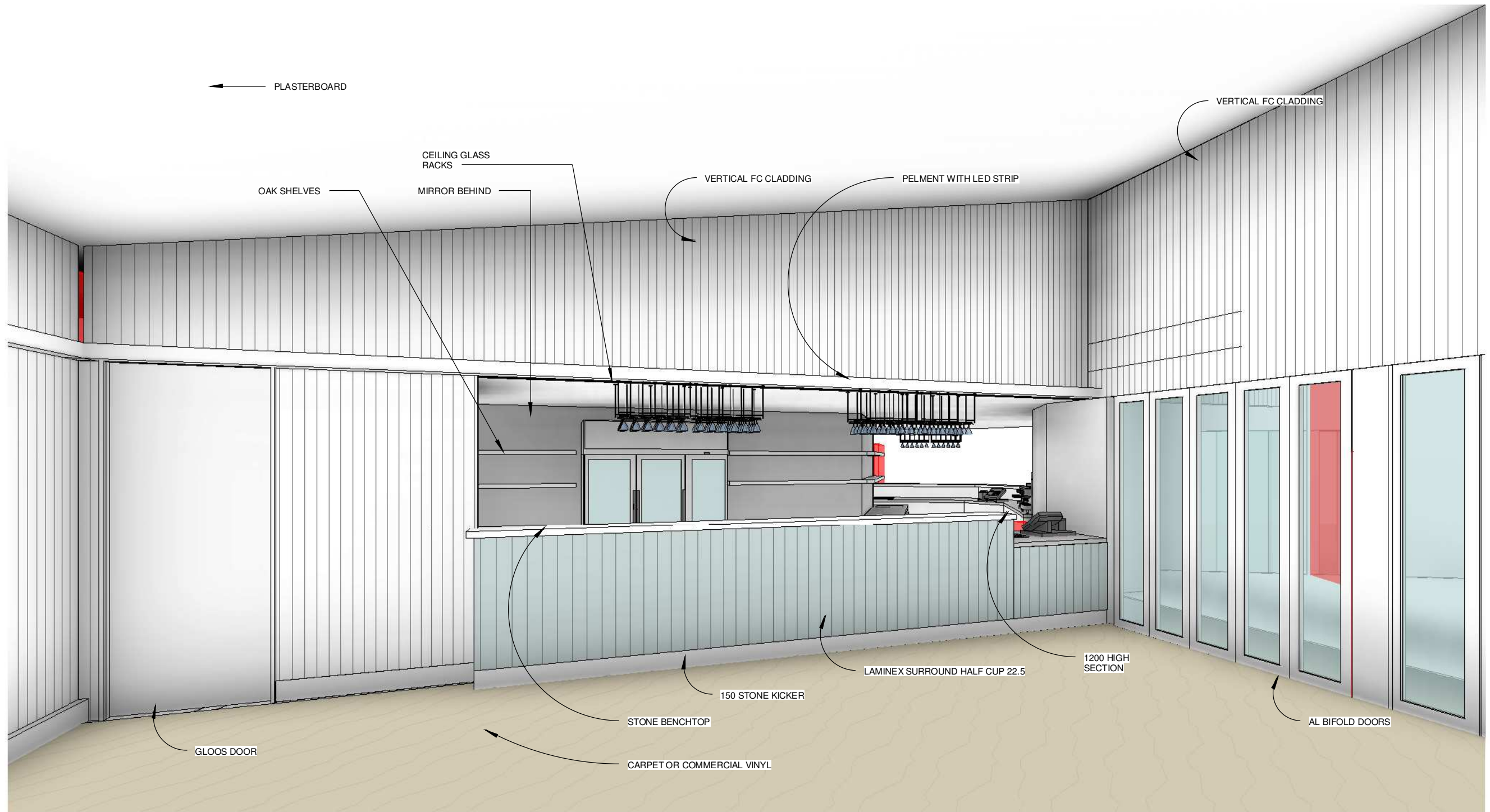
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DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
		SCALE:	ISSUE: 5

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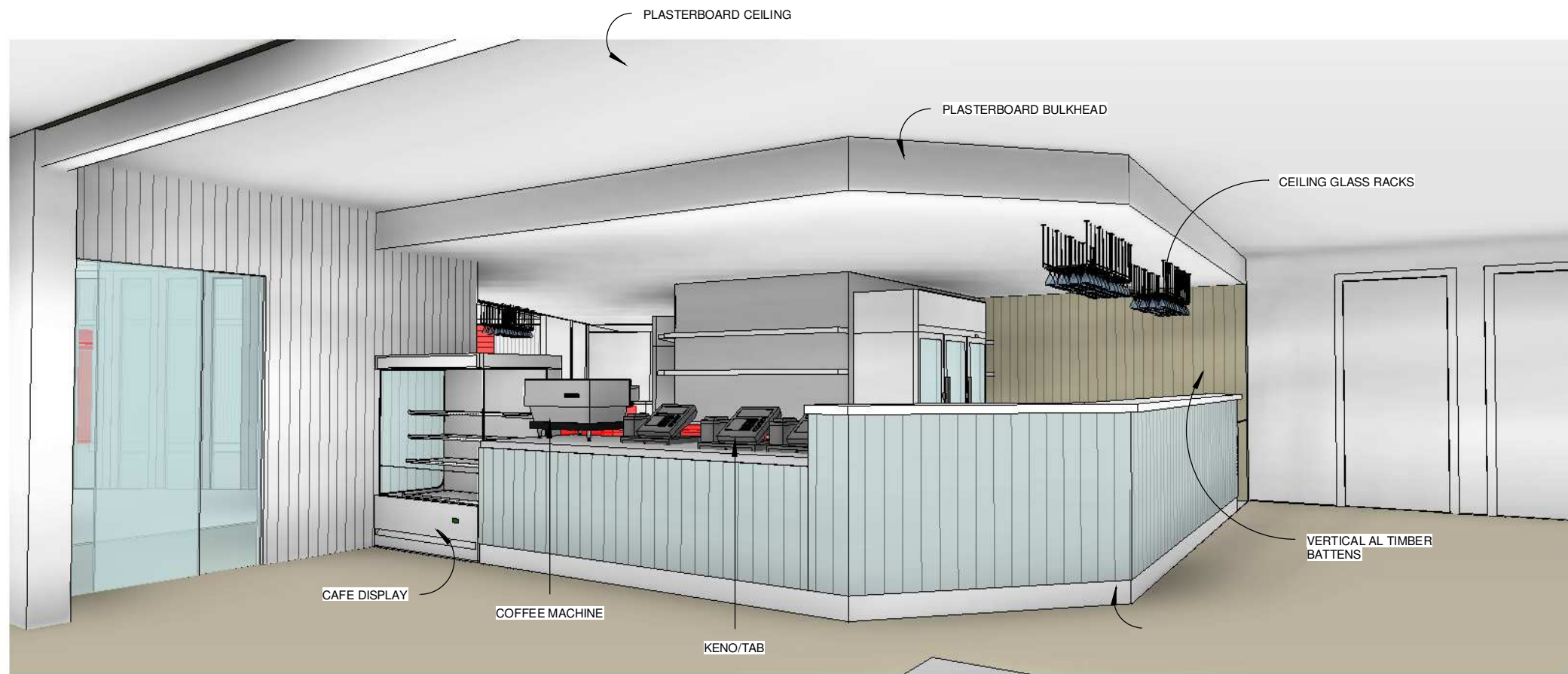
1 BAR AREA 01
A504

FOR CC - STAGE 01

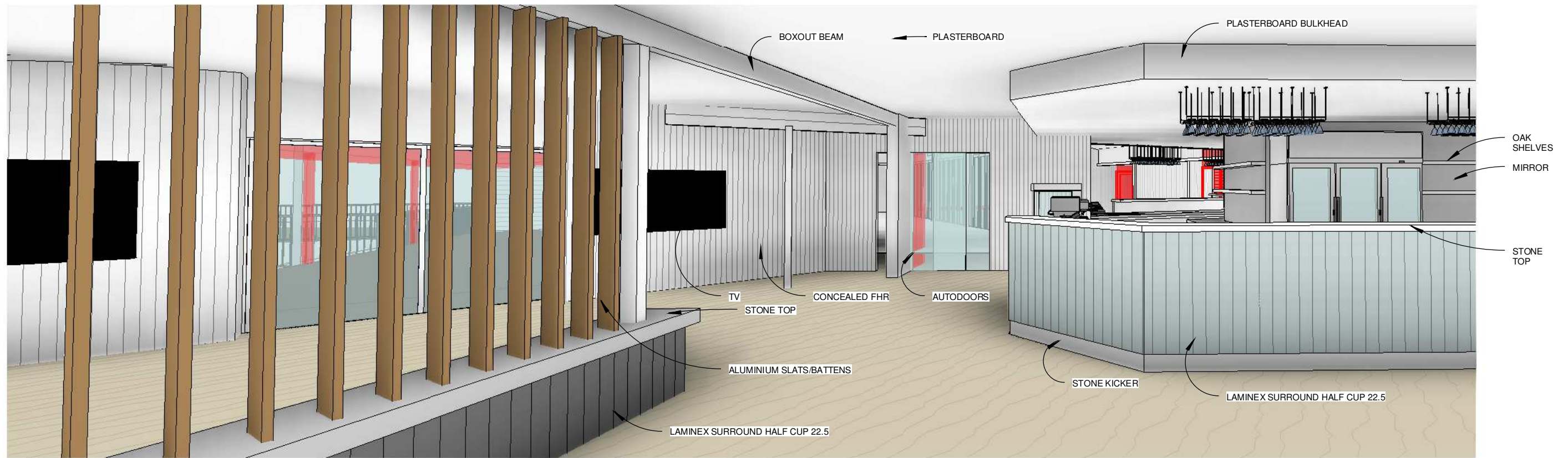
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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A504	
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056	
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022	
			SCALE:	ISSUE: 5

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1 BAR AREA 02
A505



2 BAR AREA 03
A505

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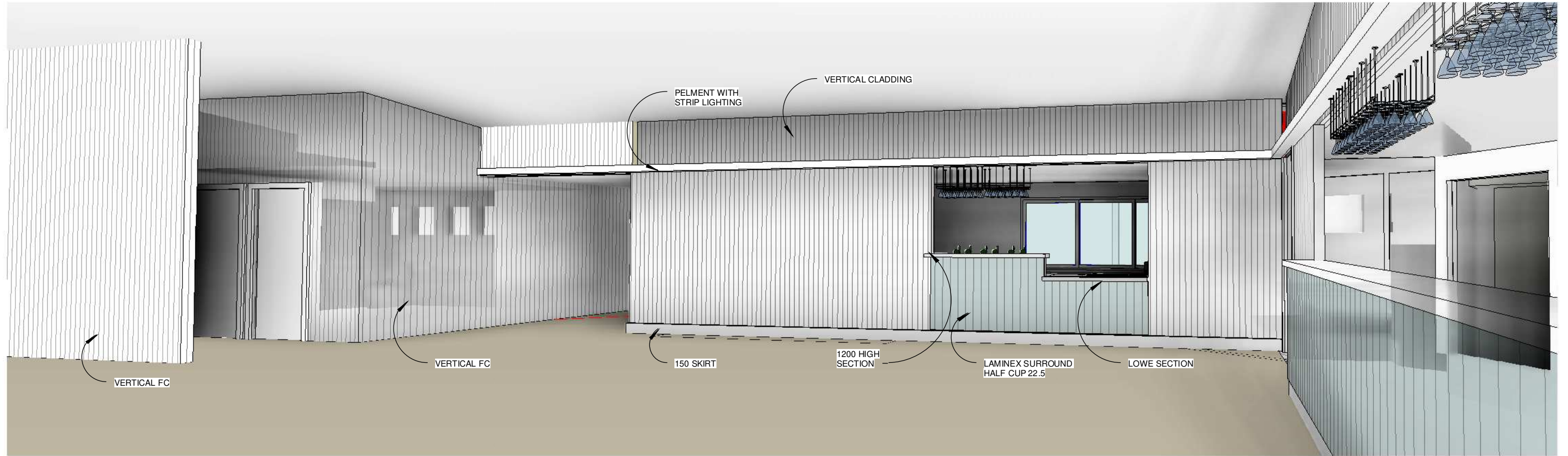
REV: 5	DATE: 28.11.2023	CLIENT: BDD FOR SINGLETON GOLF CLUB	SHEET TITLE: BAR AREA
ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A505
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
		SCALE:	ISSUE: 5

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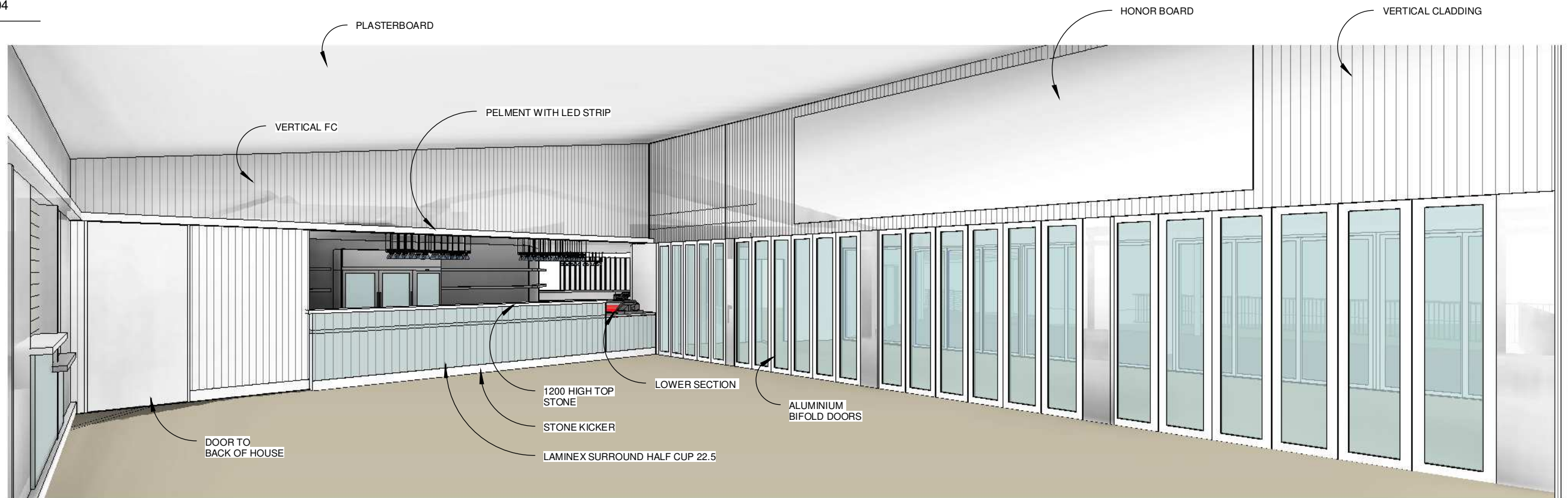
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1 BAR AREA 04
A506



2 BAR VIEW 05
A506

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ISSUED BY: HW	ISSUED TO: CLIENT	ADDRESS: 51 BOUNDARY STREET SINGLETON NSW 2330	SHEET NUMBER: A506
DESCRIPTION OF CHANGES		DRAWN: PLAY DESIGN STUDIO	JOB NUMBER: 20200056
STAGE 01 TOILETS UPDATED STAGE 02 CHANGEROOMS AMENDED		CHECKED: PLAY	DATE DRAWN: APRIL 2022
		SCALE:	ISSUE: 5

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