

DUAL OCCUPANCY (STRATA)

CLIENT: TICKLE & ROUND

STATUS:DA ISSUE

LOT No: 6 DP No: 1297305

STREET NAME: 1-3 FERRY ROAD, OXLEY ISLAND

CWC JOB #: A5558 & A5563

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10 STAR

BUILDING

ASSESSMENTS

www.10sba.com admin@10sba.com M: 0481 010 999



Certificate No. #HR-KVRRMH-

03

Scan QR code or follow website link for rating details.

Assessor name Adam Clarke

Accreditation No. ABSA 101518

Property Address 1-3 Ferry Rd, Oxley Island, NSW, 2430

<http://www.hero-software.com.au/pdf/HR-KVRRMH-03>





Australian Building

Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 03/09/2023-03/09/2024

Assessor Name Adam Clarke

Assessor Number 101518

Assessor Signature 



This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, Jv3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

GENERIC | TYPICAL KEY, LEGEND AND ABBREVIATIONS FOR COLLINS W COLLINS ARCHITECTURAL PLANS

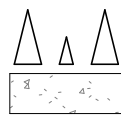
THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (but is not limited to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTAINERS, DEMOLISHERS. PLEASE USE THIS IN CONJUNCTION WITH ALL DRAWING SHEETS AND VIEWS CONTAINED FORTHWITH IN THIS PLAN SET.

REVISED JANUARY 2021

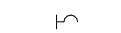
SYMBOLS AND LINES

SITE PLAN | 568 5138 PLAN

	LOT BOUNDARY
	SEWER LINE
	STORMWATER LINE
	WATER CONNECTION LINE
	DOWNPIPE TO WATER TANK
	DOWNPIPE FROM TANK TO APPLIANCE
	SILTATION CONTROL FENCING
	SITE HOARDING FENCING
	BATTER EXTREMITIES LINE
	EASEMENT BOUNDARY
	OVERHEAD POWER LINES



FALL OF BATTER SLOPE



DRIVEWAY SURFACE



GARDEN TAP



WATER METER / ALTERNATE WATER METER



SANDBAG



TEMPORARY HOARDING GATES



STREET TREE / SITE TREE



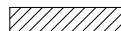
LIGHT POLE



POWER POLE

FLOOR PLANS / SECTIONS (INCL SETOUT, ROOF, DETAIL CALL OUTS)

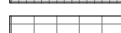
	OVERHEAD ITEM
	DEMOLITION LINE
	UPPER FLOOR OUTLINE
	ROOF OUTLINE OVER
	RAKED CEILING LINE
	BEAM LINE
	SQUARE SET OPENING
	TERMITE PROTECTION: TO A3 3.3603.2
	NATURAL GROUND LINE (EXCAVATED)
	COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
	MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
	ENGAGED PIERS: TO COMPLY WITH AS 4773.1.2003B & AS 4773.2.2003
	INSULATION BATTING
	TO BE DEMOLISHED / REMOVED
	EARTH / SOIL



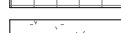
FILL (TO ENGINEERS DETAIL)



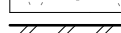
WET AREA TILED FLOOR SURFACE



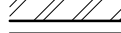
COMMON / OUTDOOR TILED FLOOR SURFACE



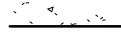
BROOM FINISH CONCRETE FLOOR SURFACE



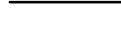
MASONRY WALL



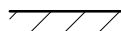
CONCRETE



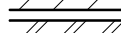
TIMBER/METAL STUD FRAMED WALL



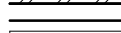
CONCRETE BLOCK WALL



MASONRY VENEER WALL



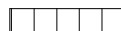
METAL SHEET ROOFING



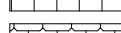
KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING



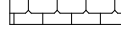
TILED ROOF



WAFFLE POD (TO ENGINEERS DETAIL)



TACTILE GROUND SURFACE INDICATORS: TO A3 3.628 & 3.2003



STAIRS INCLUDING DIRECTION OF TRAVEL (UP)



RAMP INCLUDING DIRECTION OF TRAVEL (UP)



ELECTRICAL CUBICLE / PIT



NBN PIT



TELECOMMUNICATIONS PIT



TO BE DEMOLISHED / REMOVED



DEMOLITION LINE



GARDEN TAP



RAINWATER DOWNPIPES: TO A3 3.600



SMOKE ALARMS: "SMOKE ALARMS TO AS3826 AND NCC VOL 2, PART 3.6.6 AND PART 3.5 OF THE AS3826 INCLUDING PROVISIONS FOR ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS, ABFC, AND MANUFACTURERS SPECIFICATIONS"



MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY ROUTED TO COMPLY WITH VOL 2, PART 3.6.6 AND PART 3.6.6 AND 3.6.6.2 OF THE AS3826 NCC



SLIDING DOOR UNIT OPENING DIRECTION



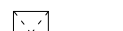
SLIDING WINDOW OPENING DIRECTION



AWNING/CASEMENT WINDOW OPENING DIRECTION



HINGED DOOR OPENING DIRECTION



GAS BOTTLES



ELECTRICAL METER BOX



GAS INSTANTANEOUS HOT WATER SERVICE



HOT WATER TANK



SOLAR HOT WATER SERVICE



COOKTOP



SINK TYPICAL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

	NORTH
	WINDOW TAG (DA/CC)
	DOOR TAG (DA/CC)



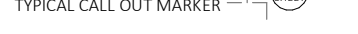
TYPICAL SECTION MARKER



TYPICAL ELEVATION MARKER



TYPICAL CALL OUT MARKER



VIEW TAG AND SCALE

RENOVATION / DEMOLITION SYMBOLS

	TO BE DEMOLISHED OR REMOVED
	EXISTING ITEM / ELEMENT (FLOOR/WALLS/WINDOWS ETC)
	PROPOSED NEW ITEM / ELEMENT

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

	LOWEST FLOOR (GROUND TYPICAL)
	MIDDLE FLOOR
	UPPER FLOOR

GENERAL ABBREVIATIONS

ARI	AVERAGE RECURRANCE INDEX	F	FIXED GLASS / PANEL
AHD	AUSTRALIAN HEIGHT DATUM	FG	FIXED GLASS WINDOW
CLT	CROSS LAMINATED TIMBER	GLT	GLUE LAMINATED TIMBER
COL	COLUMN	GTAP	GARDEN TAP
COW	COST OF WORKS	GPO	GENERAL POWER OUTLET
DCP	DEVELOPMENT CONTROL PLAN	GRG	GARAGE
DEG	DEGREES	HWS	HOT WATER SERVICE
DGPO	DOUBLE GENERAL POWER OUTLET	LEP	LOCAL ENVIRONMENT PLAN
DH	DOUBLE HUNG WINDOW	LOH	LIFT OFF HINGE
DP	RAINWATER DOWNPIPE	LVL	LAMINATED VENEER LUMBER
DTR	DOUBLE TOWEL RAIL	MECH.	MECHANICAL
HWS	HOT WATER SERVICE	MB	ELECTRICAL METER BOX
FC	FIBRE CEMENT	MR	MOISTURE RESISTANT
F.S.L	FINISHED SURFACE LEVEL	MH	MAN HOLE
		NGL	NATURAL GROUND LINE

PB	PLASTER BOARD
RET. WALL	RETAINING WALL
RC	REINFORCED CONCRETE
PV	PHOTOVOLTAIC
RL	REDUCED LEVEL
SB	SUB ELECTRICAL METER BOX
SL	SURFACE LEVEL
SW	STORM WATER
TRH	TOILET ROLL HOLDER
T.O.K	TOP OF KERB
T.O.W	TOP OF WALL
WC	WATER CLOSET
1650B	BATH SIZING
900V	VANITY SIZING
820	INTERIOR DOOR SIZING



10 STAR
BUILDING
ASSESSMENTS

10 Star Building Assessments
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NaTHERS REQUIREMENTS PLAN STAMP - ESD-NAT-070823-A5558

16 Aug 2023

NaTHERS requirements set out below are part of the requirements to achieve final occupation certification.

Any items that are changed or altered require a new NaTHERS certificate to be issue.

Compliance with this is required to be demonstrated upon completion to the certifying authority. The Certifier must confirm that these commitments have been installed and not altered.

PROJECT DETAILS

ADDRESS	SUBURB / TOWN / POST CODE	LOT # DP#
A5558 1-3 Ferry Rd	Oxley Island NSW 2430	Lot 5

ENERGY RATING

STAR RATING	DWELLING #	HEATING LOAD	COOLING LOADS
7.1	Unit 02	36.0	14.1
7	Unit 01	29.1	21.2

FLOORS

FLOOR TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
100mm concrete slab on ground	R1.0	(Dwl 02) cellar, entry, media, butlers, hallway
100mm concrete slab on ground	R1.0	Dwl 01

FLOOR COVERINGS

AREA	COVERING	OTHER INFORMATION
GENERALLY -	CONCRETE EXPOSED	
WET AREAS	TILE	

WALL INSULATION

INTERNAL / EXTERNAL	WALL TYPE	ADDITIONAL INSULATION	OTHER INFORMATION
EXTERNAL	SCYIN LINEAR -	R2.70	(MODELLED AS DIRECT FIXED)
EXTERNAL	HARDI FINE TEXTURE CLADDING	R2.70	(MODELLED AS DIRECT FIXED)
EXTERNAL	75MM EPS	R2.70	(MODELLED AS DIRECT FIXED)
EXTERNAL	BRICK VENEER - REFL CAV	R2.70	
INTERNAL	PB	R1.5	WALLS ADJACENT GARAGE, LDYR, BATH, WC
INTERNAL	PB	R4.0	WALLS TO ROOF SPACES

SOLAR ABSORPTANCE MEDIUM (0.475-0.70)

ROOF AND CEILINGS

ROOF CONSTRUCTION TYPE	INSULATION	OTHER INFORMATION
METAL	R1.3 ANTICON BLANKET	

NaTHERS REQUIREMENTS PLAN STAMP - ESD-NAT-070823-A5558

Page 1

Version: 10

SOLAR ABSORPTANCE

LIGHT (0.30-0.475)

CEILING TYPE	INSULATION	OTHER INFORMATION
LINED ADJACENT TO EXTERNAL AREAS	R4.0	

WINDOWS AND GLAZING

WINDOW DESCRIPTION	FRAME TYPE	U VALUE	SHGC
HINGED DOOR (DWL 1 GD03)	ALM - SG - LOWE - CLEAR	4.75	0.41
SLIDING WINDOW (DWL 1)	ALM - SG - LOWE - CLEAR	4.94	0.52
DOUBLE HUNG (DWL 1 W13), (DWL 2)	ALM - SG - LOWE - CLEAR	4.75	0.52
FIXED (DWL 1), (DWL 2)	ALM - SG - LOWE - CLEAR	3.93	0.63
FIXED - ENTRY WINDOWS, - (DWL 1), (DWL2)	ALM - DG - LOWE - CLEAR	2.14	0.53
LOUVRE (DWL 1), (DWL 2)	ALM - SG - LOWE - CLEAR	4.66	0.49
ENTRY DOOR (DG06 DWL1), (DWL 2 ENTRY DOOR)	ALM - DG - LOWE - CLEAR	3.42	0.47
SLIDING DOOR - (GD04 DWL 1), (DWL 2 GD01)	ALM - DG - LOWE - CLEAR	3.39	0.44
AWNING (DWL2, W01, W02)	ALM - SG - LOWE - CLEAR	5.27	0.47
HINGED DOOR (DWL 2 GD02)	ALM - SG - CLEAR	5.82	0.53
AWNING (DWL 2 W04)	ALM - DG - CLEAR	4.32	0.55

SOLAR ABSORPTANCE

MEDIUM (0.475-0.70)

CEILING FANS - EXHAUST FANS

AREA	TYPE	SIZE
LIVING ROOM	CEILING FAN	1500 DIA
BEDROOMS 2, 3, 4	CEILING FAN	900 DIA
M BEDROOM	CEILING FAN	1200 DIA
KITCHEN, ENSUITE, BATHROOM	EXHAUST FAN	MAX 250 X 250 (SEALED)
FIRE PLACE (DWL 2)	N/A	MAX 250 X 250 (SEALED and INSULATED)

LIGHTING

DESCRIPTION	OTHER INFORMATION
NO LIGHTING PLANS PROVIDED	

NaTHERS REQUIREMENTS PLAN STAMP - ESD-NAT-070823-A5558

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DA ISSUE ONLY



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BUSHFIRE NOTES: NOT BUSHFIRE AFFECTED		BASIX NOTES: PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS		GENERAL PLAN SET NOTES: CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS	
PROJECT: DUAL OCCUPANCY (STRATA)		LEGENDS		SHEET SIZE:	
STATUS: DA ISSUE		SHEET: 1 OF 8		DRAWING REVISIONS + NOTES	
LOT No: 6		DP No: 1297305		Date: 04.08.23	
STREET: 1-3 FERRY ROAD, OXLEY ISLAND		START DATE: 13.04.23		Description: INITIAL ISSUE	
CLIENT: TICKLE & ROUND		DWG No: A5558 & A5563		Issue: A	
				Drawn: AE	
				B AE	
				D AE	
				E AE	
				F AE	

A1

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AREAS - GROSS FLOOR AREA (GFA)		
*MEASURED FROM INTERNAL FACE OF EXTERNAL WALL		
*EXCLUDES STAIRS/VOIDS FROM UPPER FLOORS		
*EXCLUDES REQUIRED CAR PARKING SPACE (IE. 18m² FOR SINGLE CAR)		
NAME	AREA	
U1 GRG GFA AREA	43.1 m²	
U1 GFA AREA	251.6 m²	
U2 GFA AREA	278.9 m²	
U3 GRG GFA AREA	140.9 m²	
TOTAL FSR	614.5 m²	



ANY STOCKPILING OF SOILS ON SITE WILL NEED TO BE CONTROLLED FROM DUST BY WATERING OR COVERING AS REQUIRED TO PREVENT EROSION & DUST NUISANCE. HOSE TO BE AVAILABLE ON SITE.

BUILDER TO LOCATE THE ELECTRICAL AND TELSTRA SERVICES PRIOR TO THE START OF CONSTRUCTION

TEMPORARY BLUE METAL GRAVEL LAID AT ENTRANCE OF SITE TO REMOVE EXCESS SOILS FROM VEHICLES AT EXIT. AGGREGATE SIZE AS PER THE LANDCOM BLUE BOOK STANDARD DRAWING SD 6-14 IS TO BE 30mm DIAMETER

SAND BAGS PLACED IN KERR TO CATCH ANY EXCESS SOILS FROM SITE KERR TO BE CLEANED DAILY

PROPOSED HOARDING AND SECURITY FENCE TO BE INSTALLED TO PREVENT UN-AUTHORISED ACCESS TO CONSTRUCTION SITE. BUILDER TO ASSESS AND DETERMINE LOCATION ON SITE

PRIVATE OPEN SPACE AREAS:
UNIT 1: 300m² WITH A MAXIMUM GRADE OF 5%
UNIT 2: 300m² WITH A MAXIMUM GRADE OF 5%

NOTE:
MOUND FOR CONSTRUCTION OF DWELLINGS TO BE DESIGNED AND CERTIFIED BY SUITABLY QUALIFIED ENGINEER.
ALLOW FOR MINIMUM 3M CLEARANCE FROM DWELLING TO DOWN SLOPE.

SITE INFORMATION & LEGEND

SITE AREA:	= 13190m²
OVERALL HABITABLE AREA (including garages/store)	= 614.5m²
GROSS FLOOR AREA (as per LEP definition)	= 546.5m²
FLOOR SPACE RATIO	= 4% ; 0.04:1
BUSHFIRE AFFECTED	NO
FLOOD AFFECTED	YES
APPROX. HARDSTAND AREA	= 449m²
APPROX. LANDSCAPED AREA	= 300m² (EACH UNIT)

	SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD
	SITE HOARDING AND SECURITY FENCE
	WATER MAINS (APPROX ONLY)
	STORMWATER LINES (APPROX ONLY)
	SEWER LINES (APPROX ONLY)
	LINE OF EASEMENTS
	PROPOSED GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
	LINE OF BATTER TO GROUND LEVELS (TO BE USED AS A GUIDE ONLY)
	ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY MCGILSHAN AND CRISP. ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.



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CLIENT: TICKLE & ROUND				07.12.23 DA ISSUE	
				11.12.23 DA ISSUE	
				18.12.23 DA ISSUE REV	
				Issue: A	
				Drawn: AE	
				B AE	
				D AE	
				E AE	
				F AE	



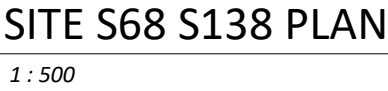
SITE PLAN

1 : 500

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1 : 500

NAME	AREA
U1 ROOF AREA	410.4 m ²
U1 SHED ROOF AREA	100.0 m ²
U2 ROOF AREA	404.6 m ²
U2 SHED ROOF AREA	100.0 m ²
TOTAL	1015.0 m ²

DRIVEWAY INFO	KERB & GUTTER INVERT LEVEL		GARAGE FFL		DISTANCE FROM KERB TO GARAGE		
TO BE IN ACCORDANCE WITH SD0102							

NOT BUSHFIRE AFFECTED

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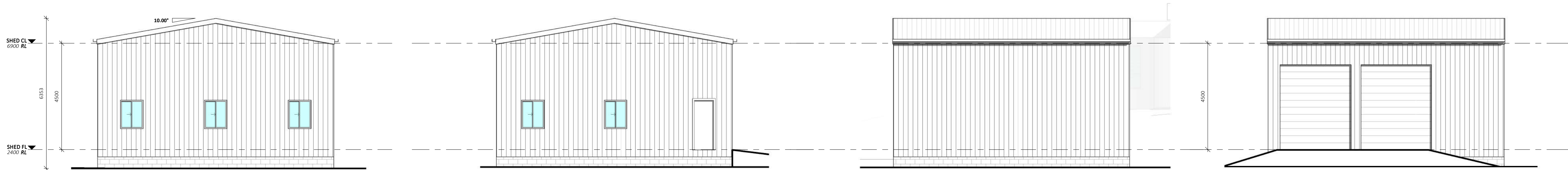
A1	10.10.23	REVISED	B	AE
	07.12.23	DA ISSUE	D	AE
	11.12.23	DA ISSUE	E	AE
	18.12.23	DA ISSUE REV	F	AE

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EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
PBW	SELECT FACE BRICKWORK
PINE(D)	JAMES HARDIE FINE TEXTURE 1200mm x 3600mm CLADDING
(LONG)G	LONGLINE STANDING SEAM METAL SHEET ROOFING (LIGHT)
RND	RENDERED M90 10MM PANEL (SEE CC NOTES)
RNDR	SELECT RENDER FINISH
SCV	SELECT VERTICAL PROFILE CLADDING
STN	SELECT STONE CLADDING



U1 SHED STH ELEVATION

1 : 100

U1 SHED NORTH ELEVATION

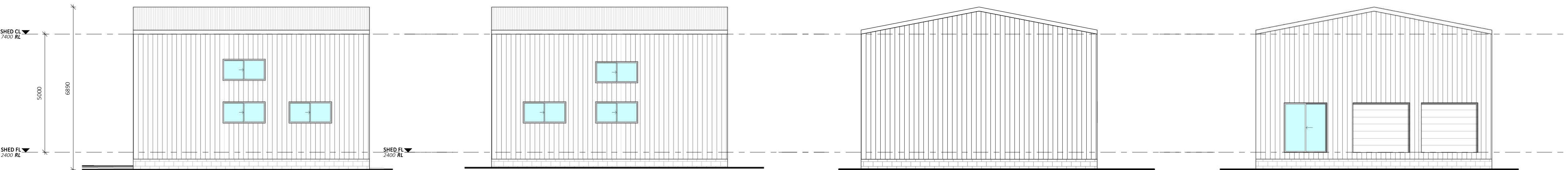
1 : 100

U1 SHED EAST ELEVATION

1 : 100

U1 SHED WEST ELEVATION

1 : 100



U2 SHED SOUTH ELEVATION

1 : 100

U2 SHED NORTH ELEVATION

1 : 100

U2 SHED EAST ELEVATION

1 : 100

U2 SHED WEST ELEVATION

1 : 100

CONSTRUCTION NOTES:
STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:
STAIRS TO COMPLY WITH NCC VOL. 2, HS02 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.1.3. SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586.
BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED F.L. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, HS03 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.
WINDOW NOTES:
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS.
WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.
BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL 2 NCC PART 3.9.2.6 (c) & 3.9.2.7 (b).
WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION, IF NO OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773 2-2010

GLAZING SPECIFICATIONS:
WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE.
STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT.
WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.
PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1DB AND PART 8.4.6 OF ABCB HOUSING PROVISIONS.
BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS.
WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.
BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL 2 NCC PART 3.9.2.6 (c) & 3.9.2.7 (b).
WINDOWS AND GLAZING TO COMPLY WITH:
AS 4055 - WIND LOADS FOR HOUSING
AS 1288 - GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047 - WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2 - WIND ACTIONS
AS 3859 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
***THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.**

BUSHFIRE NOTES:

NOT BUSHFIRE AFFECTED

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

N/A

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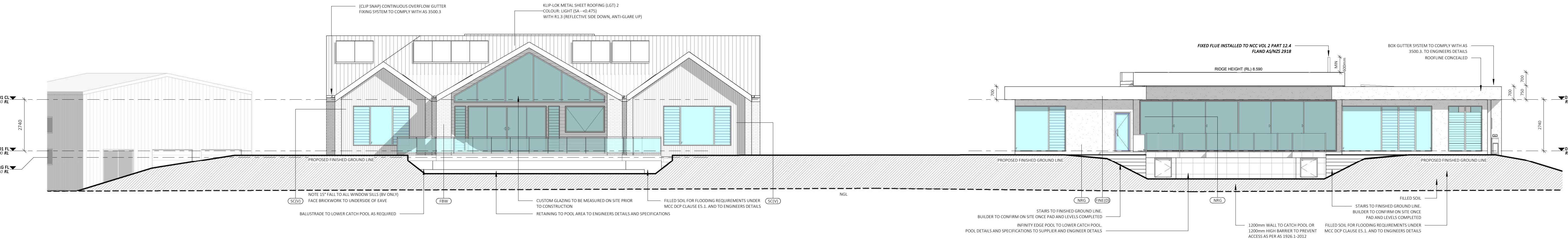
PROJECT: DUAL OCCUPANCY (STRATA)			SHED DETAILS		SHEET SIZE:	DRAWING REVISIONS + NOTES			
STATUS: DA ISSUE		SHEET: 4 OF 8	SCALE: 1 : 100	START DATE: 13.04.23	A1	Date:	Description:	Issue:	Drawn:
LOT No: 6	DP No: 1297305					04.08.23	INITIAL ISSUE	A	AE
STREET: 1-3 FERRY ROAD, OXLEY ISLAND						10.10.23	REVISED	B	AE
CLIENT: TICKLE & ROUND		DWG No: A5558 & A5563	07.12.23	DA ISSUE		D	AE		
			11.12.23	DA ISSUE		E	AE		
			18.12.23	DA ISSUE REV		F	AE		
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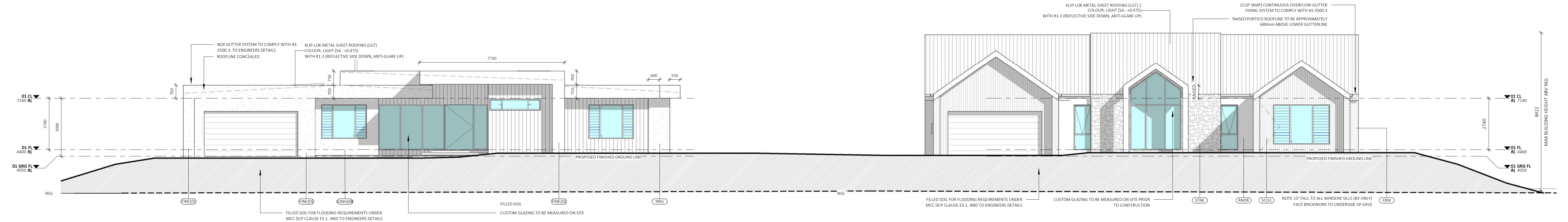
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EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
FBW	SELECT FACE BRICKWORK
FINE(D)	JAMES HARDIE FINE TEXTURE 1200mm x 3600mm CLADDING
LONG(L)	LONGLINE STANDING SEAM METAL SHEET ROOFING (LIGHT)
NRC	RENDERED NRG FOAM PANEL (SEE CC NOTES)
RNRD	SELECT RENDER FINISH
SC(V)	SELECT VERTICAL PROFILE CLADDING
STNE	SELECT STONE CLADDING



WESTERN ELEVATION

1 : 100



EASTERN ELEVATION

1 : 100

GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC LW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT. WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H108 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS.

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

AS 1298 - GLASS IN BUILDING - SELECTION & INSTALLATION

AS 2047 - WINDOWS & EXTERNAL DOORS IN BUILDING

AS 1170-PART 2 - WIND ACTIONS

AS 3958 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

*THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

CONSTRUCTION NOTES:

STAIRS, RAMPS, HANDRAILS & BALUSTRADE NOTES:

STAIRS TO COMPLY WITH NCC VOL. 2, HSD3 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3, SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS5806. BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, HSD3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

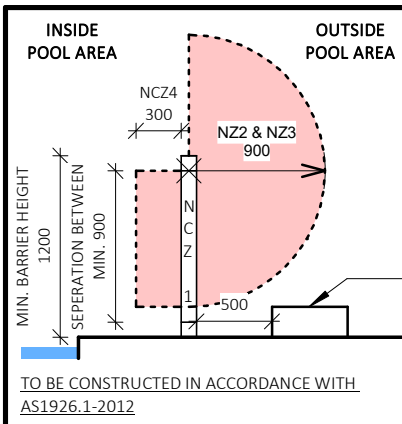
WINDOW NOTES:

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

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BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL.2 NCC PART 3.9.2.6 (c) & 3.9.2.7 (b)

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF H2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREAS ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010



BUSHFIRE NOTES:

NOT BUSHFIRE AFFECTED

BASIX NOTES:

CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS

DA ISSUE ONLY

PROJECT: DUAL OCCUPANCY (STRATA)				ELEVATIONS		SHEET SIZE:	DRAWING REVISIONS + NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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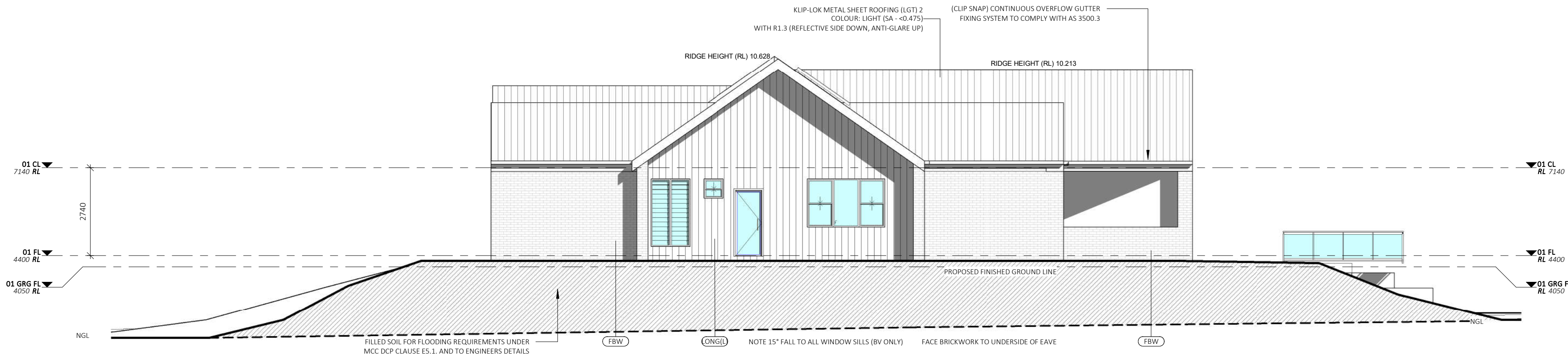


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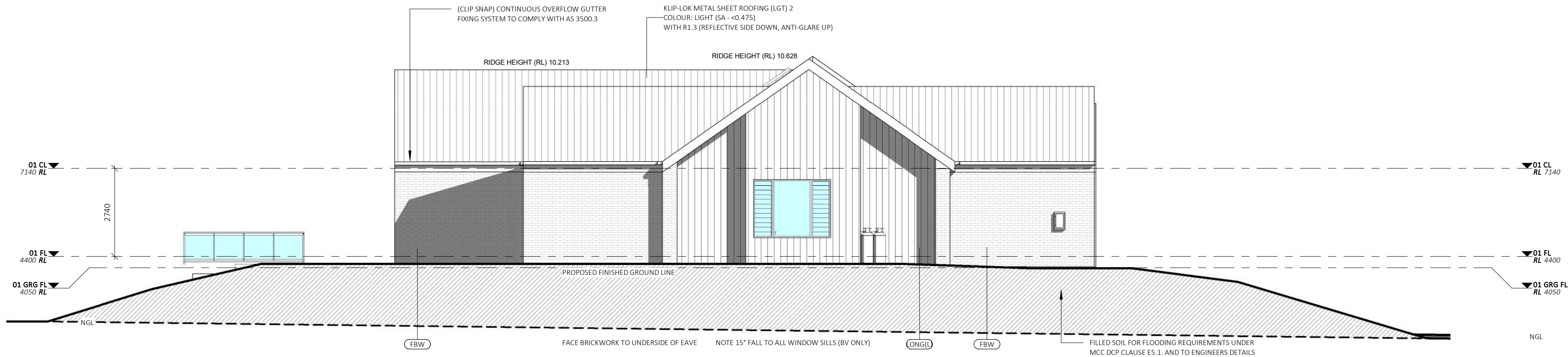
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EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
FBW	SELECT FACE BRICKWORK
FINE(D)	JAMES HARDIE FINE TEXTURE 1200mm x 3600mm CLADDING
LONG(L)	LONGLINE STANDING SEAM METAL SHEET ROOFING (LIGHT)
NRG	RENDERED NRG 15MM PANEL (SEE CC NOTES)
FINDR	SELECT RENDER FINISH
SC(V)	SELECT VERTICAL PROFILE CLADDING
STNE	SELECT STONE CLADDING



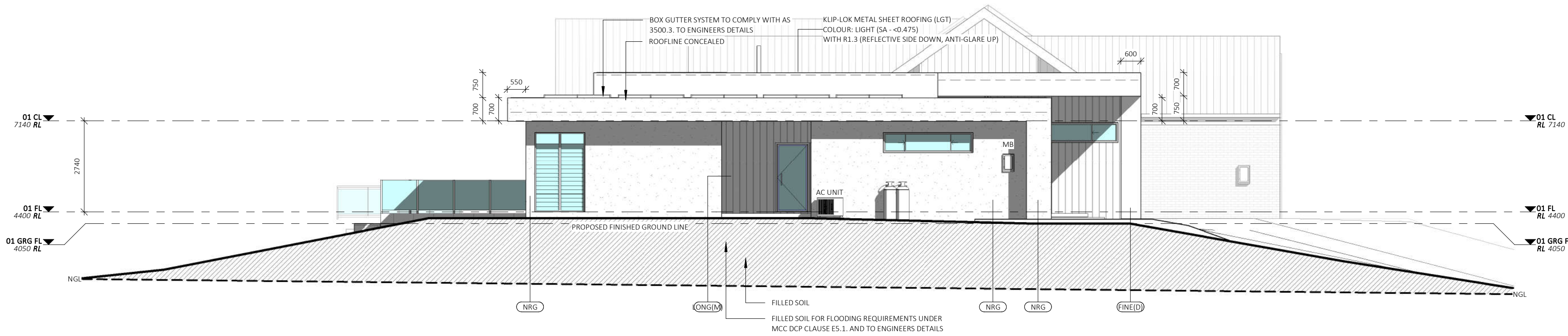
U2 NORTH ELEVATION

1 : 100



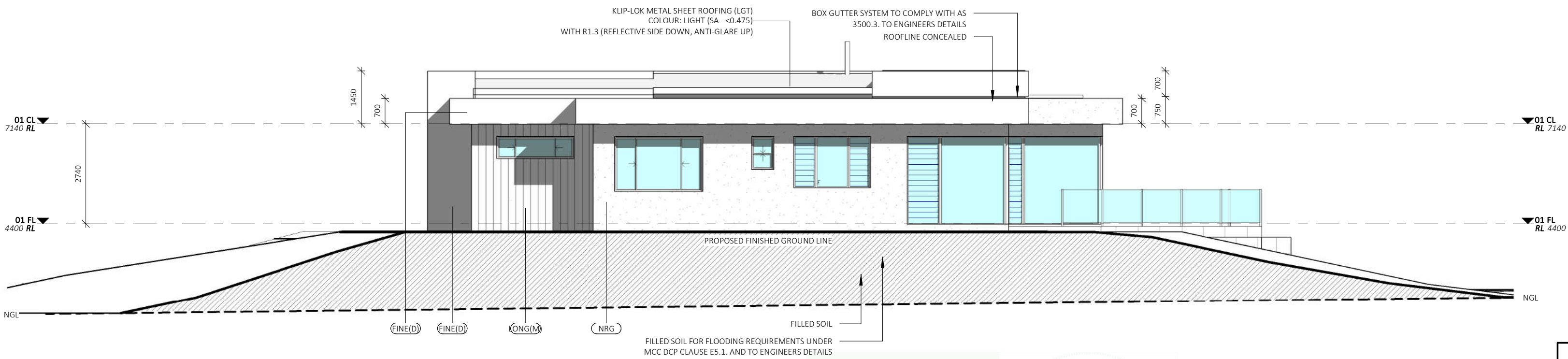
U2 SOUTH ELEVATION

1 : 100



U1 SOUTH ELEVATION

1 : 100



U2 NORTH ELEVATION

1 : 100

GLAZING SPECIFICATIONS:

WINDOWS SPECIFIED USE NFRC LW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE

STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H108 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS 2M OR MORE ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.7 OF THE ABCB HOUSING PROVISIONS.

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

GLASS IN BUILDING - SELECTION & INSTALLATION

AS 1208 - GLASS IN BUILDING - SELECTION & INSTALLATION

AS 2047 - WINDOWS & EXTERNAL DOORS IN BUILDING

AS 1170-PART 2 - WIND ACTIONS

AS 3958 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

*THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.

CONSTRUCTION NOTES:

STAIRS, RAMP, HANDRAILS & BALUSTRADE NOTES:

STAIRS TO COMPLY WITH NCC VOL. 2, HSD3 AND PART 11.2.2 OF THE ABCB HOUSING PROVISIONS. RAMPS TO COMPLY WITH PART 11.2.3, SLIP RESISTANCE TO STAIRS AND RAMPS AS PER PART 11.2.4 OF THE ABCB HOUSING PROVISIONS AND IN ACCORDANCE WITH AS4586

BARRIERS AND HANDRAILS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH NCC, VOL. 2, HSD3 AND PARTS 11.3.3, 11.3.4, 11.3.5 AND 11.3.6 OF THE ABCB HOUSING PROVISIONS.

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BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL.2 NCC PART 3.9.2.6 (c) & 3.9.2.7 (b)

WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH NCC, VOL. 2, HSP2 AND PART 11.3.8 OF THE ABCB HOUSING PROVISIONS.

BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH VOL.2 NCC PART 3.9.2.6 (c) & 3.9.2.7 (b)

WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF H2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010

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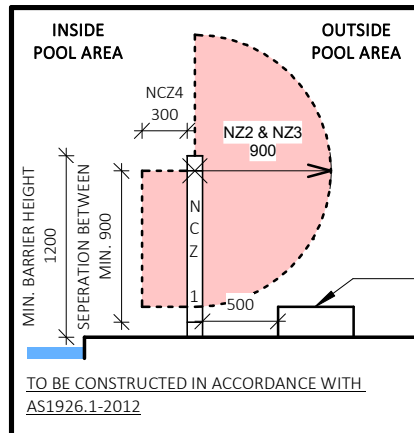
WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF H2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010

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WIND CATEGORY TO BE CONFIRMED PRIOR TO START OF CONSTRUCTION. IF H2 OR HIGHER, ENGAGED PIERS TO BRICKWORK AREA'S ARE TO COMPLY WITH AS 4773.1-2010 & AS 4773.2-2010



BUSHFIRE NOTES:

NOT BUSHFIRE AFFECTED

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:

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PROJECT: DUAL OCCUPANCY (STRATA)			ELEVATIONS		SHEET SIZE:	DRAWING REVISIONS + NOTES			
STATUS: DA ISSUE		SHEET: 6 OF 8	SCALE: As indicated		A1	Date: Description:		Issue:	Drawn:
LOT No: 6 DP No: 1297305			START DATE: 13.04.23			04.08.23	INITIAL ISSUE	A	AE
STREET: 1-3 FERRY ROAD, OXLEY ISLAND						10.10.23	REVISED	B	AE
						07.12.23	DA ISSUE	D	AE
CLIENT: TICKLE & ROUND		DWG No: A5558 & A5563		11.12.23		DA ISSUE	E	AE	
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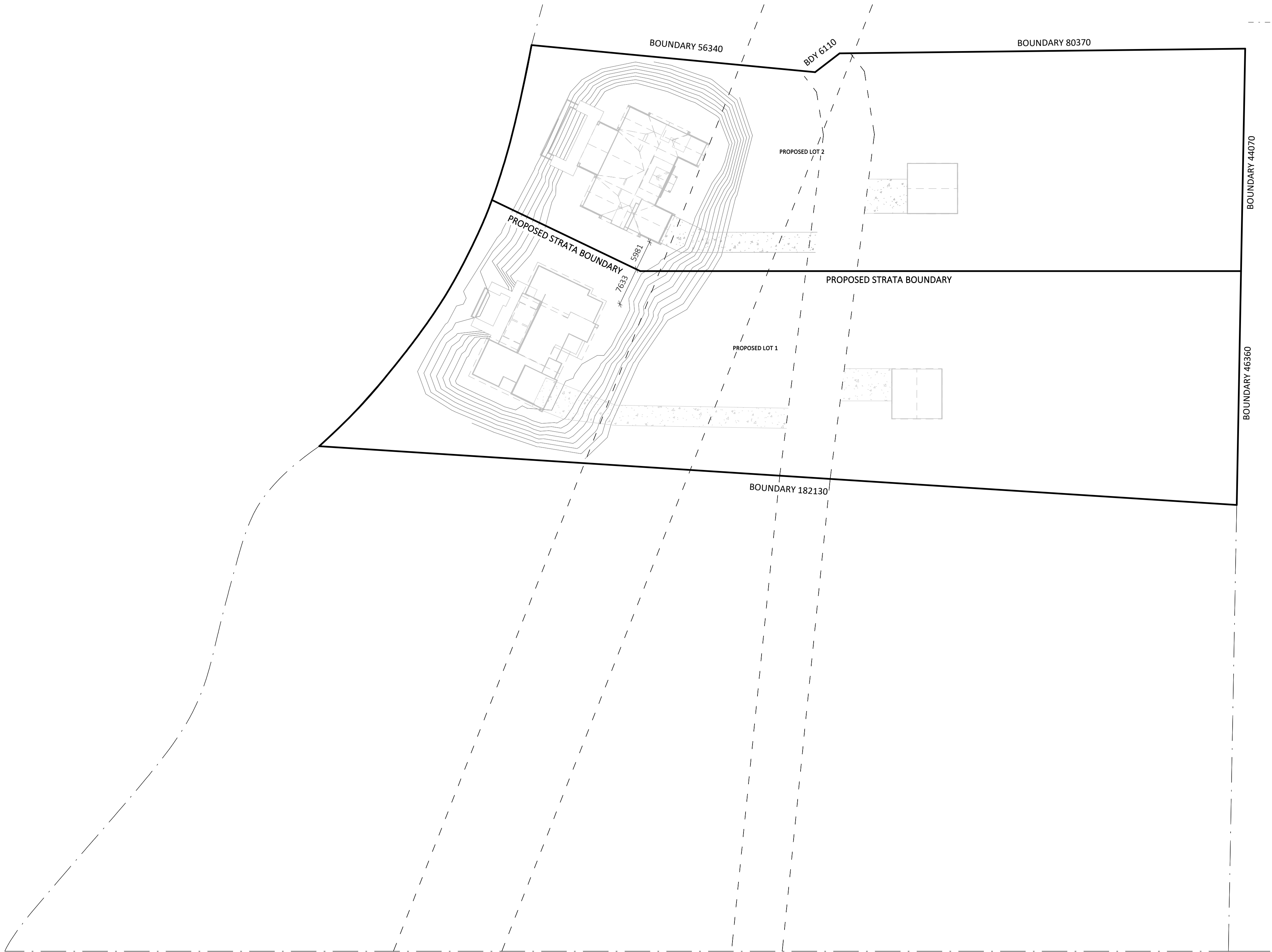
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SITE DRAFT SUB-DIVISION PLAN

1 : 500



Certificate No. 808-00000001
Date: 04.08.23
Description: 10 STAR BUILDING ASSISTANCE
Issued by: 10 STAR BUILDING ASSISTANCE
Valid until: 04.08.24

ABSA
Australian Building Standards Association
10 STAR BUILDING ASSISTANCE
Certificate No. 808-00000001
Date: 04.08.23
Description: 10 STAR BUILDING ASSISTANCE
Issued by: 10 STAR BUILDING ASSISTANCE
Valid until: 04.08.24

collinswcollins
Building Designers

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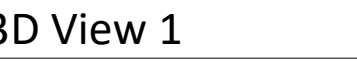
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BUSHFIRE NOTES: NOT BUSHFIRE AFFECTED		BASIX NOTES: PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 2 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS		GENERAL PLAN SET NOTES: CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS	
N/A					
PROJECT: DUAL OCCUPANCY (STRATA)		DRAFT SUB-DIVISION		SHEET SIZE:	
STATUS: DA ISSUE		SHEET: 7 OF 8		DRAWING REVISIONS + NOTES	
LOT No: 6 DP No: 1297305		SCALE: 1 : 500		Date: 04.08.23 INITIAL ISSUE A AE	
STREET: 1-3 FERRY ROAD, OXLEY ISLAND		START DATE: 13.04.23		10.10.23 REVISED B AE	
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				18.12.23 DA ISSUE REV F AE	

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