

SHEET INDEX

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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR	
ALFRESCO GRANDE	46.73
GARAGE	53.44
LIVING	312.73
VERANDAH	130.25
	543.15 m²

AS & NCC COMPLIANCE

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL.
- SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS.
 - BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.
 - ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS 4600-2018.
 - INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.
 - TERMITE MANAGEMENT IN ACCORDANCE WITH AS 3660 AND NCC 2022.
 - GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022.
 - SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022.
 - INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.2.
 - EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS 4654.
 - WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).
 - CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
 - BUILDING SEALING IN ACCORDANCE WITH NCC 2022.
 - SERVICES IN ACCORDANCE WITH NCC 2022.
 - EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.
 - EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF APPLICABLE).
 - EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

SITE SPECIFIC CONTROLS

CONTROL	DETAILS
ACID SULPHATE SOIL	CLASSIFICATION 5
BIODIVERSITY	YES
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-LOW
CLASSIFIED ROAD	NO
DESIGN WIND CLASSIFICATION	N2 (EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINE SUBSIDENCE	NO
MINIMUM FLOOR LEVEL	17.400m AHD
NOISE ATTENUATION	NO
SALINE SOIL	NO
SITE CLASSIFICATION	P-M
SNOW LOAD	NO
WITHIN 1km CALM SALT WATER	NO
WITHIN 50km BREAKING SURF	40.00km
ZONING	RU1 - PRIMARY PRODUCTION
RIPARIAN LANDS & WATERCOURSES	
PATERSON RIVER	EAST OF SITE
RAIL	2KM

BUILDING CONTROLS & COMPLIANCE

CONTROL	REQUIRED	PROPOSED
SETBACKS		
FRONT	MIN. 140,000mm	133,930mm
SIDE	MIN. 40,000mm	575,267mm
REAR	MIN. 40,000mm	369,492mm
BULK & SCALE		
SITE AREA	430,000m²	
SITE COVERAGE	N/A	0.13%
LANDSCAPE		
NO APPLICABLE CONTROLS		
EARTHWORKS		
CUT DEPTH	MAX. 1,000mm	501mm
FILL DEPTH	MAX. 1,000mm	625mm
ACCESS & AMENITY		
PARKING SPACES	MIN. 1 SPACE	3 SPACES

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2745mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	26.0°
ELECTRICITY SUPPLY	3-PHASE
GAS SUPPLY	BOTTLED LPG
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	MEDIUM
WIND DRIVEN ROOF VENTILATORS	1
WALL MATERIAL	BRICK VENEER
WALL COLOUR	MEDIUM
SLAB CLASSIFICATION	M

INSULATION

ROOF	MIN. 60mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R6.0 BATTS (EXCL. GARAGE)
EXT. WALLS	R2.2 BATTS (EXCL. GARAGE)
INT. WALLS	R2.2 BATTS (GARAGE, BATH, LDRY & WC)
FLOOR	NO ADDITIONAL INSULATION

NOTE TO OWNER

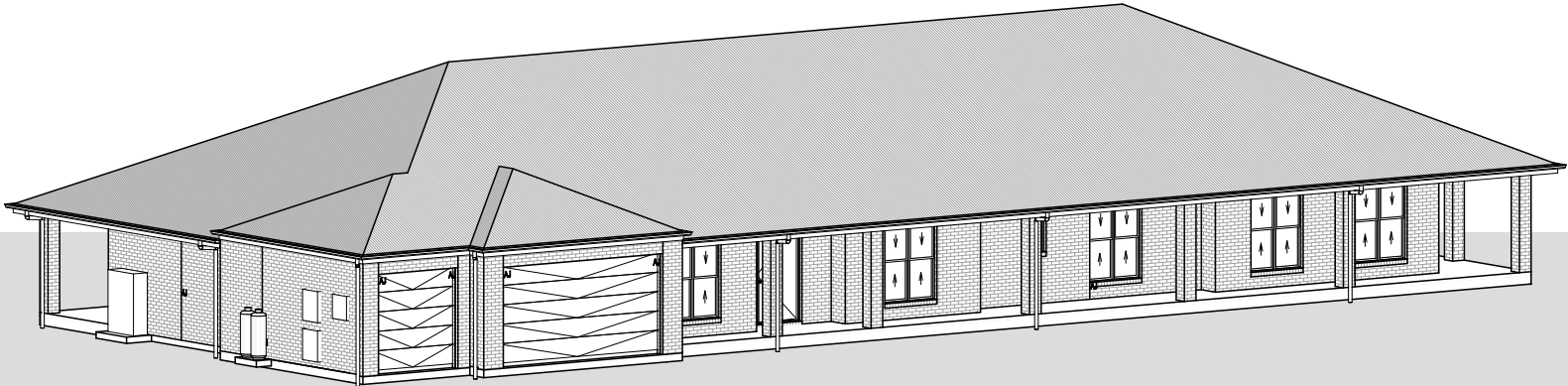
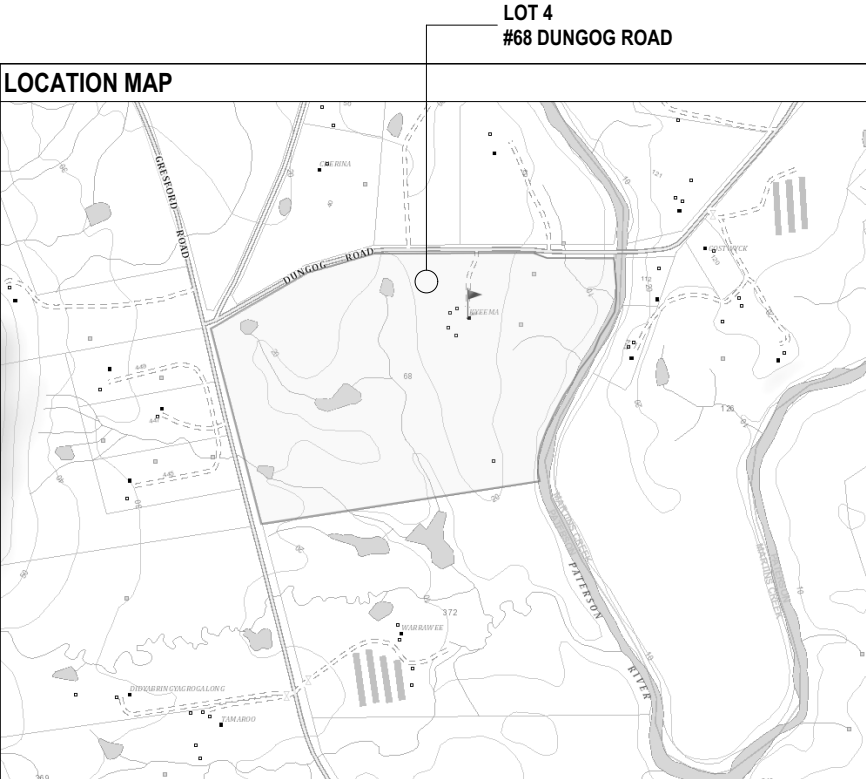
THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SUSTAINABILITY

BASIX AREAS	
CONDITIONED AREA	263.01 m²
UNCONDITIONED AREA	18.49 m²
WATER RATINGS	
SHOWER HEADS	3 STAR (> 7.5 BUT <= 9 L/MIN)
TOILET SUITES	4 STAR
KITCHEN TAPS	4 STAR
BATHROOM TAPS	5 STAR
WATER HARVESTING AND USAGE	
TOTAL ROOF AREA	584.91 m²
MIN. WATER TANK CAPACITY	4990 L
MIN. ROOF AREA DIRECTED TO TANK(S)	213.43 m²
WATER TANK(S) CONNECTED TO	AT LEAST ONE OUTDOOR TAP ALL TOILETS WASHING MACHINE
GARDEN/LAWN AREA	500 m²
RECYCLED WATER	
RETICULATED RECYCLED WATER	N/A
ENERGY COMMITMENTS	
HOT WATER SYSTEM	GAS CONTINUOUS FLOW 6 STAR
HEATING SYSTEM	3-PHASE REVERSE CYCLE AIR CONDITIONING COP 3.5 - 4.0
COOLING SYSTEM	3-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5
CEILING FANS	8 - REFER TO FLOOR PLAN FOR LOCATIONS
VENTILATION (EXHAUST FANS)	
AT LEAST ONE BATHROOM: DUCTED TO OUTSIDE AIR, INTERLOCKED TO LIGHT/10 MIN. RUN-ON TIMER	
KITCHEN RANGEHOOD: DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF	
NO MECHANICAL VENTILATION TO LAUNDRY	
PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)	
MIN. 80% OF LIGHT FIXTURES	
NATURAL LIGHTING	
NATURAL LIGHTING TO	5 x BATHROOM(S)/TOILET(S)
ALTERNATIVE ENERGY	
PHOTOVOLTAIC SYSTEM	MIN. 6.60KW PEAK
OTHER	
NO COOKTOP, ELECTRIC OVEN	
FIXED OUTDOOR CLOTHESLINE BY OWNER	
NO FIXED INDOOR CLOTHESLINE	
BASIX CERTIFICATE	
1757604S_02 (6TH AUGUST 2024)	

BUSHFIRE REQUIREMENTS - BAL-LOW

- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.



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Certificate No. # NMJ663MRM1-01

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 4 (#68) Dungog Road
PATERSON,
Dungog Shire Council 2420,
NSW 2420
<https://www.fr5.com.au/QRCodeLanding?PublicId=NMJ663MRM1-01>



SUBJECT TO NCC 2022
(1 OCT 2023)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PRELIM. CONSTRUCTION DRAWING

DATE: 09/12/2024
DRAFTING OFFICE: HUNTER

SPECIFICATION:		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COUNTRY LIVING	6	AMEND. NON STRUC. (BASIX CERT.)	THT 08/08/2024	MS. GEORGIA ROSE MUNRO		BRONTE EXECUTIVE GRANDE MANOR ONE		H-MCLBRO30SA		
COPYRIGHT: © 2024	7	COLOURS APPLIED	ENG 27/08/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	8	PRELIM CONSTRUCTION PLAN	SOO 05/09/2024	68 DUNGOG ROAD, PATERSON NSW 2421		CLASSIC		F-BROHEGRB01		
	9	SLAB AND DRAINAGE CHECK	BME 13/09/2024	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
	10	AMEND. NON-STRUCT. (DEFERRAL)	KNI 09/12/2024	4 / - / 13089	DUNGOG SHIRE COUNCIL	COVER SHEET	1 / 20	1:115.11	210422	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

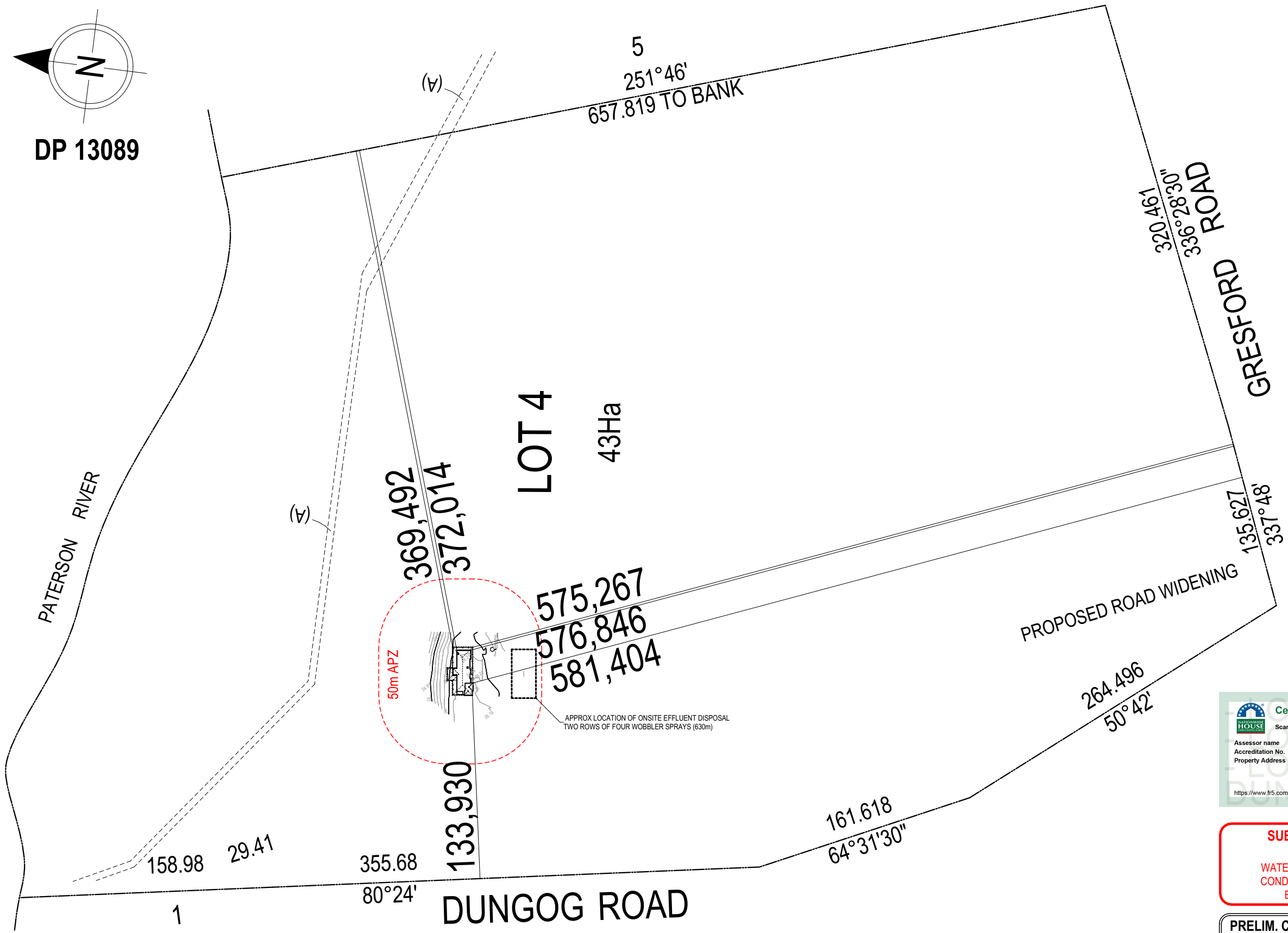
DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

APPROX. CUT/FILL		
CUT	104.20m³	234.45t
FILL	105.07m³	236.41t
DIFFERENCE	0.87m³	1.96t
EVEN CUT & FILL		

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

BAL-LOW BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



**Certificate No. # NMJ663MRM1-01**
Scan QR code or follow website link for rating details.

Assessor name Claude-Francois Sookkoll
Accreditation No. DMN/14/1662
Property Address Lot 4 (#68) Dungog Road
PATERSON,
Dungog Shire Council 2420,
NSW, 2420
<https://www.frs.com.au/QRCodeLanding?PublicId=NMJ663MRM1-01>



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DATE: 09/12/2024
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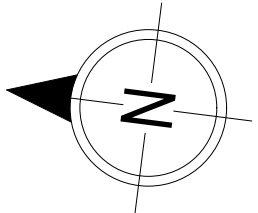
(A) EASEMENT FOR PIPELINE 5 WIDE AND VARIABLE WIDTH (DP640590)
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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 210422
	COUNTRY LIVING	6	AMEND. NON STRUC. (BASIX CERT.)	THT	08/08/2024		MS. GEORGIA ROSE MUNRO		BRONTE EXECUTIVE GRANDE MANOR ONE		H-MCLBRO30SA		
	COPYRIGHT:	7	COLOURS APPLIED	ENG	27/08/2024		ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2024	8	PRELIM CONSTRUCTION PLAN	SOO	05/09/2024		68 DUNGOG ROAD, PATERSON NSW 2421		CLASSIC		F-BROHEGRB01		
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		10	AMEND. NON-STRUCT. (DEFERRAL)	KNI	09/12/2024		4 / - / 13089	COUNCIL: DUNGOG SHIRE COUNCIL	LOCALITY	SHEET No.: 2 / 20	1:3000		

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

WIND CLASSIFICATION	N2
WITHIN 1 KM. OF BREAKING SALT WATER	NO
WITHIN 100 M. OF SALT WATER	NO
MINIMUM AHD FLOOR LEVEL APPLICABLE	YES
SURVEY AREA	OLD
LATITUDE	32° 33' 58" S
LONGITUDE	151° 36' 06" E



DP 13089

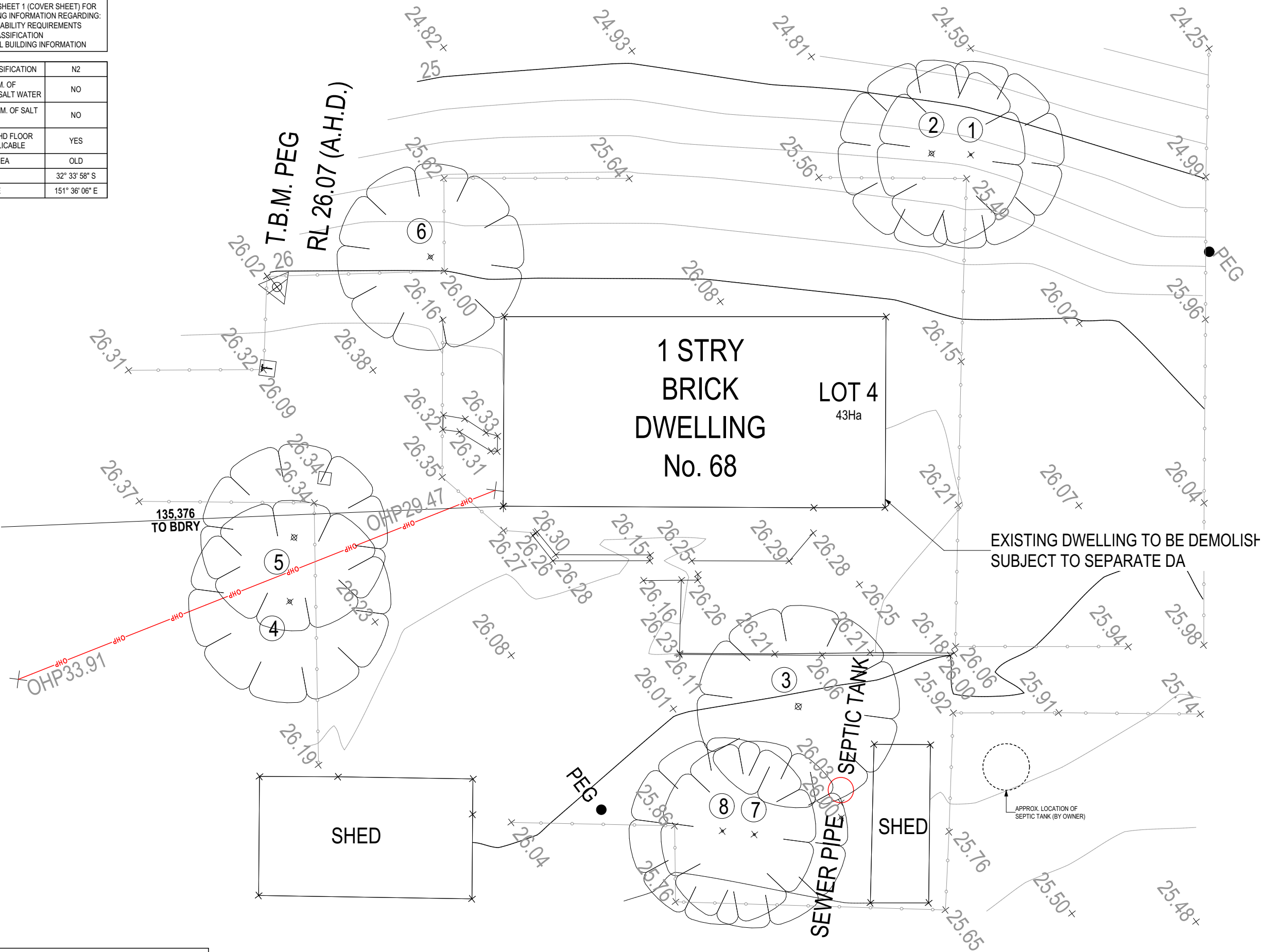


Table of Tree Data			
No.	Trunk	Spread	Height
1	0.3mØ	12mØ	3m
2	0.6mØ	12mØ	6m
3	0.8mØ	13mØ	6.0m
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BAL-LOW BUSHFIRE REQUIREMENTS
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SPECIFICATION: COUNTRY LIVING COPYRIGHT: © 2024	REVISION		DRAWN		CLIENT: MS. GEORGIA ROSE MUNRO ADDRESS: 68 DUNGOG ROAD, PATERSON NSW 2421 LOT / SECTION / DP: 4 / - / 13089 COUNCIL: DUNGOG SHIRE COUNCIL	HOUSE DESIGN: BRONTE EXECUTIVE GRANDE MANOR ONE FACADE DESIGN: CLASSIC SHEET TITLE: EXISTING CONDITIONS	HOUSE CODE: H-MCLBRO30SA FACADE CODE: F-BROHEGRB01 SHEET No.: 3 / 20 SCALES: 1:250	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

APPROX. CUT/FILL

CUT	104.20m³	234.45t
FILL	105.07m³	236.41t
DIFFERENCE	0.87m³	1.96t

EVEN CUT & FILL

THE CLIENT IS TO SUPPLY ALL POWER REQUIREMENTS INCLUDING SUPPLY OF PRIVATE POLE. BY OWNER OVERHEAD POWER CONNECTION TO PRIVATE POLE AND UNDERGROUND MAINS TO THE PERMANENT POSITION ON HOUSE.

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS. SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

THE CLIENT IS TO ARRANGE FOR THE INSTALLATION OF AN APPROVED SEPTIC SYSTEM AND IF REQUIRED THE PUMP LINE FROM THE TANK TO THE SEWER MAIN. THE SEPTIC SYSTEM IS TO BE DESIGNED BY AN APPROVED INSTALLER AND DESIGN PLANS/SEPTIC APPLICATION FORMS ARE TO BE PROVIDED TO THE BUILDER PRIOR TO THE BUILDING APPLICATION BEING LODGED AT COUNCIL. **THE SEPTIC TANK MUST BE SUPPLIED AND INSTALLED NO LATER THAN INTERNAL LININGS BEING COMPLETED. THIS WORK IS TO BE CO-ORDINATED WITH SITE SUPERVISOR.** ADDITIONAL DRAINER COSTS COULD OCCUR IF THE INSTALLATION OF THE TANK IS DELAYED.

CLIENT TO CONNECT ELECTRICITY SUPPLY TO THE SEPTIC TANK.

OWNERS ARE FULLY RESPONSIBLE FOR ENSURING THEY HAVE REMOVED ALL EXISTING STRUCTURES AND UTILITY SERVICES FROM THE PROPOSED CONSTRUCTION SITE I.E.

- EXISTING HOUSE, CARPORT, SHED, PAVING, PATHS, FRONT FENCE, GARDEN BEDS, SWIMMING POOL OR UNDERGROUND TANKS AND ALL BELOW GROUND FOOTING STRUCTURES.
- REMOVAL OF ANY TREES, STUMPS, BARK OR EXCESSIVE GROWTH WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- ALL BUILDING MATERIALS OR WASTE ON SITE IS TO BE FULLY REMOVED.
- ANY DEPRESSIONS TO NATURAL GROUND LEVEL WILL REQUIRE TO BE ADEQUATELY FILLED.
- ANY EXCESS FILL IS REMOVED WHICH MAY IMPACT ON CONSTRUCTION SITE ACCESS.
- UTILITIES / SERVICES: I.E.
- GAS METER AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO SITE BOUNDARY. OWNER TO CONTACT JEMENA DIRECTLY FOR REMOVAL OF GAS METER 1300137078
- ELECTRICAL METER AND ASSOCIATED SERVICES ARE REMOVED TO AGREED SAFE DISTANCE (BOUNDARY/POLE).
- WATER METER REMAINS CONNECTED AND ASSOCIATED PIPE WORK ARE REMOVED BACK TO THE WATER METER.
- TELEPHONE & DATA CABLES ARE REMOVED BACK TO SITE BOUNDARY.
- EXISTING SITE SEWER & STORM WATER CONNECTIONS ARE TO BE REMOVED AND CAPPED OFF TO PREVENT INCIDENCE OF BUILDING MATERIALS ENTERING THOSE SYSTEMS AND LEAVING YOUR SITE.

ASBESTOS:

- A SITE CLEARANCE CERTIFICATE IS REQUIRED TO BE SUPPLIED TO US BY THE OWNER PRIOR TO US COMMENCING WORK ON YOUR SITE. YOUR DEMOLITION COMPANY SHOULD BE ABLE ARRANGE THIS FOR YOU.

DRIVEWAY:

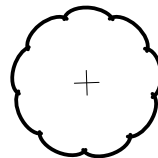
- ANY EXISTING DRIVEWAY WITHIN THE SITE BOUNDARY IS TO BE REMOVED BY THE OWNER AS PART OF THE DEMOLITION WORKS
- IF THE BUILDER IS PROVIDING A NEW DRIVEWAY, IT HAS MADE NO ALLOWANCE FOR THE REMOVAL OF ANY EXISTING CROSSEVER AND/OR LAYBACK. THESE WORKS, IF REQUIRED, WILL BE CHARGED TO THE OWNER BY WAY OF A VARIATION TO THE CONTRACT

PLEASE NOTE:-
THE OWNER IS TO PROVIDE THE BUILDER WITH CERTIFICATES OF ABOLISHMENT FROM THE UTILITIES REGULATOR AS CONFIRMATION PRIOR TO COMMENCEMENT OF CONSTRUCTION
ARBORIST REPORT MAY BE REQUIRED BY OWNER FOR ANY TREES TO BE REMOVED OR TREES INTENDED TO REMAIN ON THE PROPERTY.

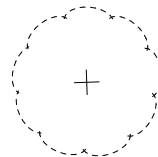
MINIMUM FINISHED FLOOR LEVEL 17.400 AHD

Table of Tree Data

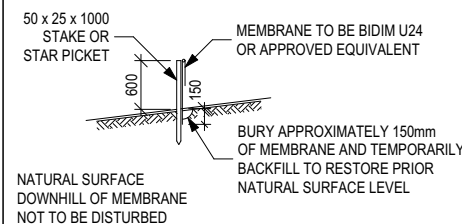
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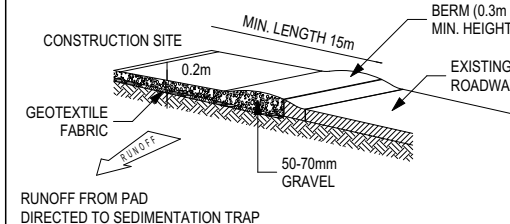
EXISTING TREE TO BE REMAINED



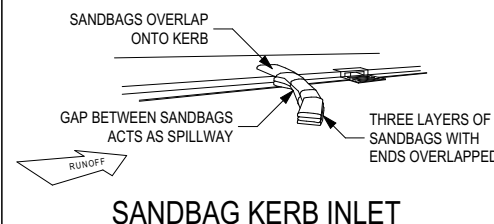
EXISTING TREE TO BE REMOVED BY OWNER



SILT FENCING DETAIL



TEMPORARY CONSTRUCTION EXIT



SANDBAG KERB INLET SEDIMENTATION TRAP

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SPECIFICATION:

COUNTRY LIVING

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REVISION

6 AMEND. NON STRUC. (BASIX CERT.)

7 COLOURS APPLIED

8 PRELIM CONSTRUCTION PLAN

9 SLAB AND DRAINAGE CHECK

10 AMEND. NON-STRUCT. (DEFERRAL)

DRAWN

THT 08/08/2024

ENG 27/08/2024

SOO 05/09/2024

BME 13/09/2024

KNI 09/12/2024

CLIENT:

MS. GEORGIA ROSE MUNRO

ADDRESS:

68 DUNGOG ROAD, PATERSON NSW 2421

LOT / SECTION / DP:

4 / - / 13089

COUNCIL:

DUNGOG SHIRE COUNCIL

HOUSE DESIGN:

BRONTE EXECUTIVE GRANDE MANOR ONE

FACADE DESIGN:

CLASSIC

SHEET TITLE:

SITE PLAN

HOUSE CODE:

H-MCLBRO30SA

FACADE CODE:

F-BROHEGRB01

SCALES:

1:250

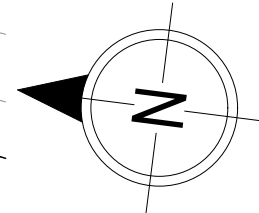
SHEET No.:

4 / 20

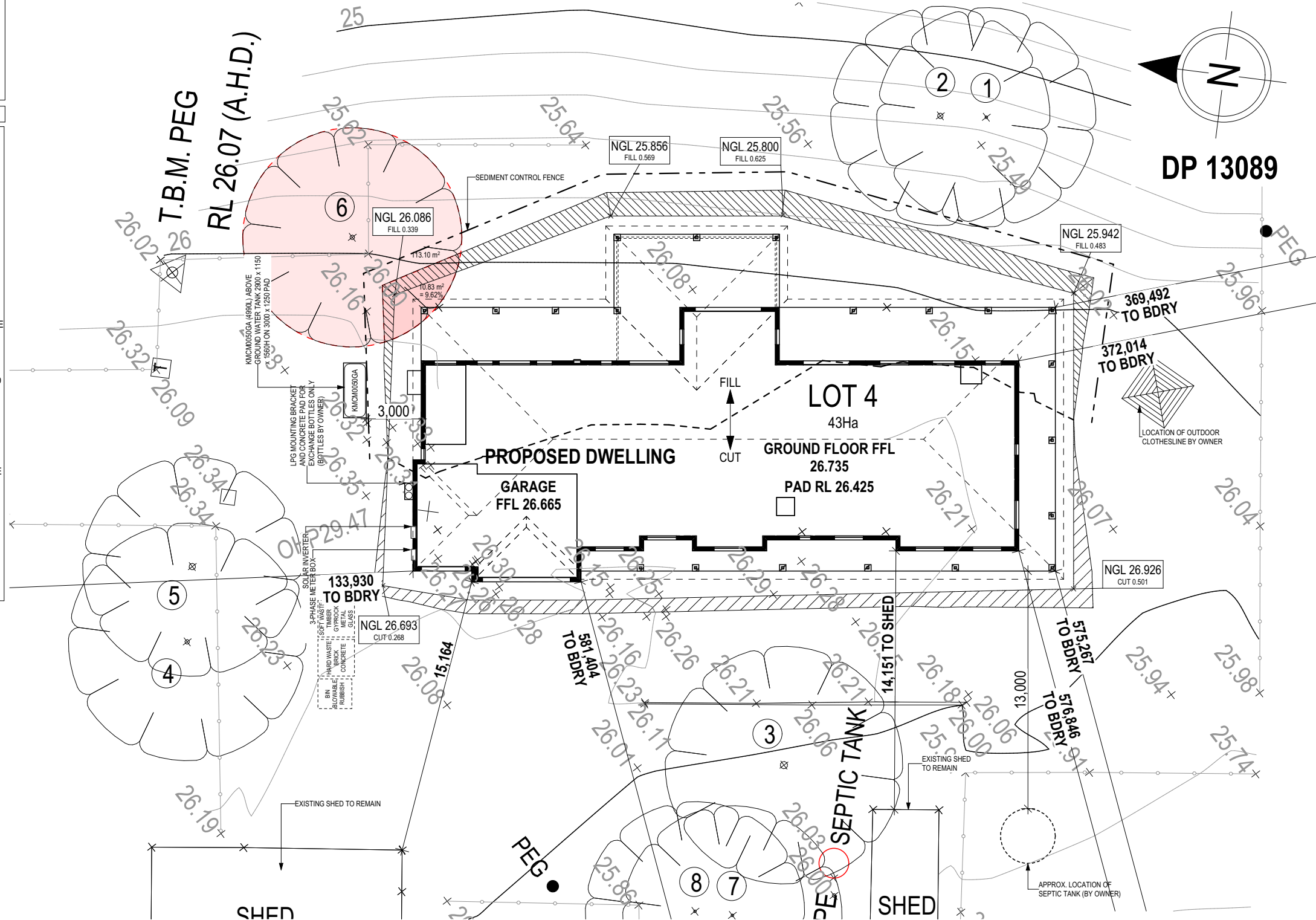
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210422

BAL-LOW BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



DP 13089



**SUBJECT TO NCC 2022
(1 OCT 2023)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PRELIM. CONSTRUCTION DRAWING

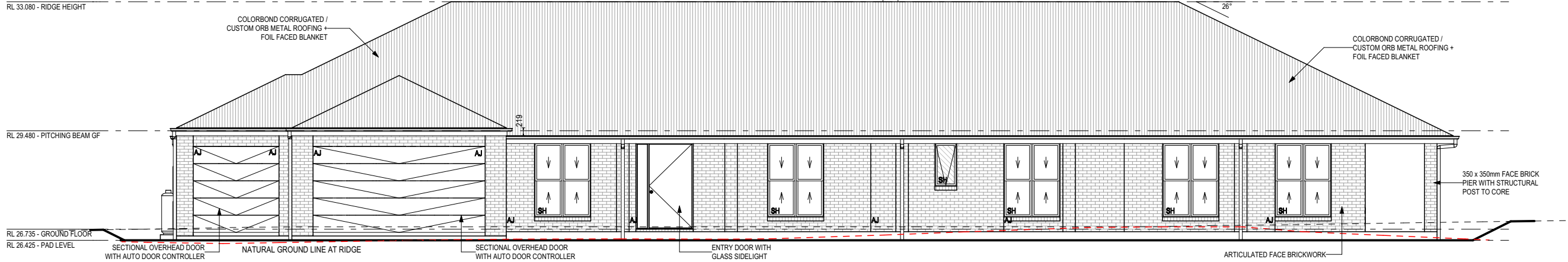
DATE: 09/12/2024

DRAFTING OFFICE: HUNTER

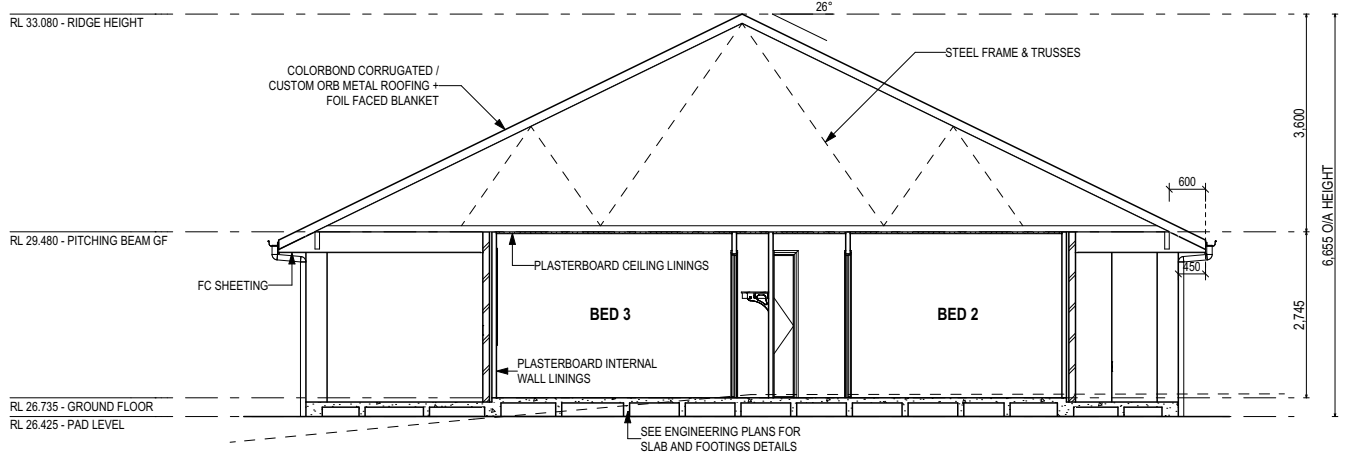


(A) EASEMENT FOR PIPELINE 5 WIDE AND VARIABLE WIDTH (DP640590)

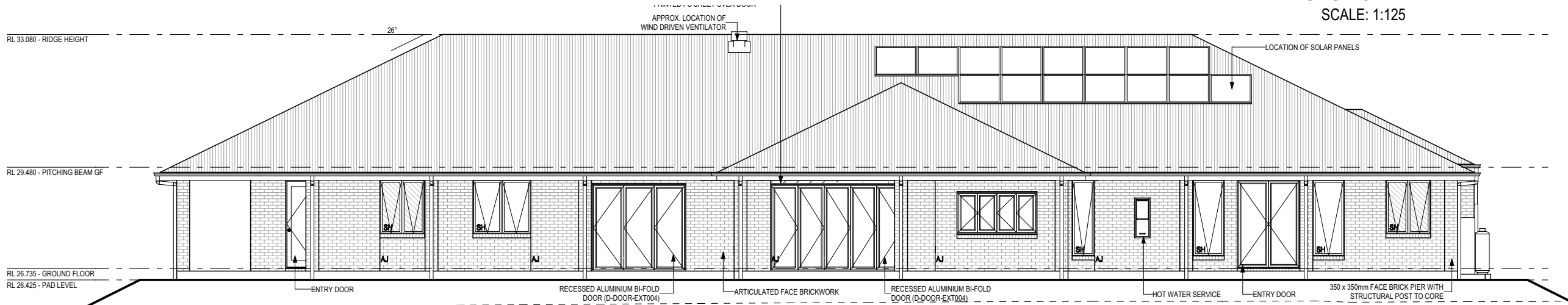
BAL-LOW BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



FRONT ELEVATION (WEST) (BAL-LOW)
SCALE: 1:125

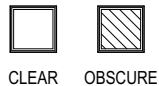


SECTION A-A
SCALE: 1:125

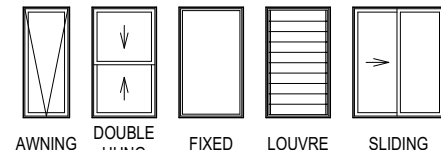


REAR ELEVATION (EAST) (BAL-LOW)
SCALE: 1:125

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



Certificate No. # NMJ663MRM1-01

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookkoll
Accreditation No: DMN/14/1662
Property Address: Lot 4 (#68) Dungog Road, PATERSON, Dungog Shire Council 2420, NSW, 2420
<https://www.fr5.com.au/QRCodeLanding?PublicId=NMJ663MRM1-01>

**SUBJECT TO NCC 2022
(1 OCT 2023)**

**WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PRELIM. CONSTRUCTION DRAWING

**DATE: 09/12/2024
DRAFTING OFFICE: HUNTER**

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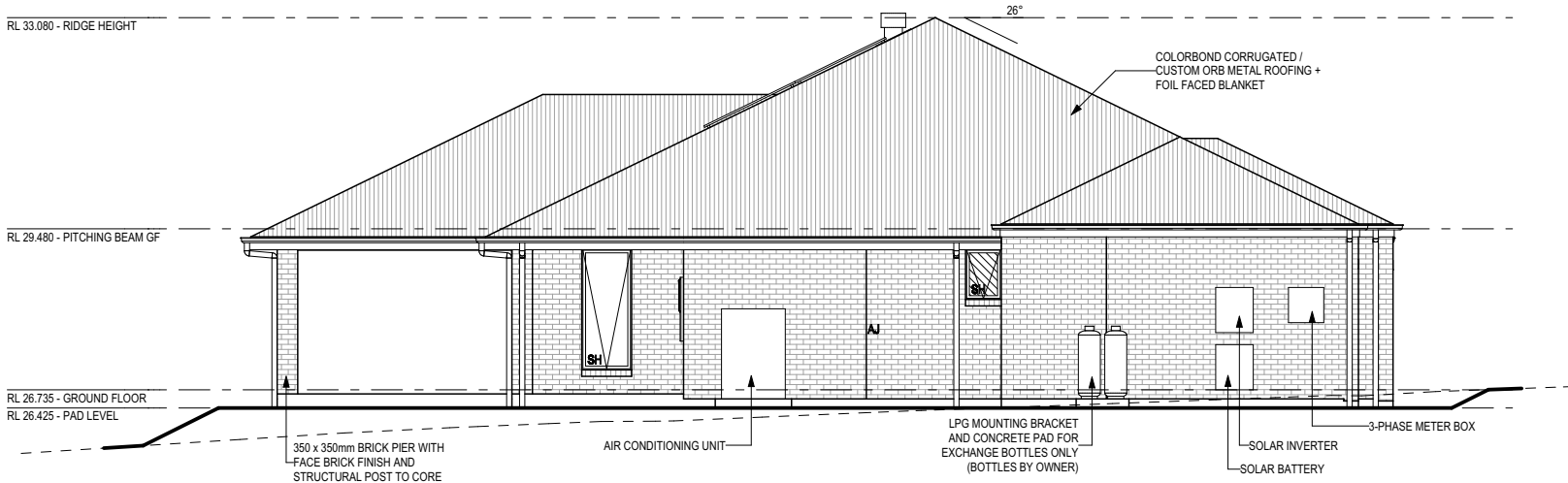
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COUNTRY LIVING	6	AMEND. NON STRUC. (BASIX CERT.)		THT	08/08/2024	MS. GEORGIA ROSE MUNRO		BRONTE EXECUTIVE GRANDE MANOR ONE		H-MCLBRO30SA			
COPYRIGHT:	7	COLOURS APPLIED		ENG	27/08/2024	ADDRESS:		FACADE DESIGN:		FACADE CODE:			
© 2024	8	PRELIM CONSTRUCTION PLAN		SOO	05/09/2024	68 DUNGOG ROAD, PATERSON NSW 2421		CLASSIC		F-BROHEGRB01			
	9	SLAB AND DRAINAGE CHECK		BME	13/09/2024	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:			
	10	AMEND. NON-STRUCT. (DEFERRAL)		KNI	09/12/2024	4 / - / 13089		DUNGOG SHIRE COUNCIL		9 / 20		1:125	210422

BAL-LOW BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

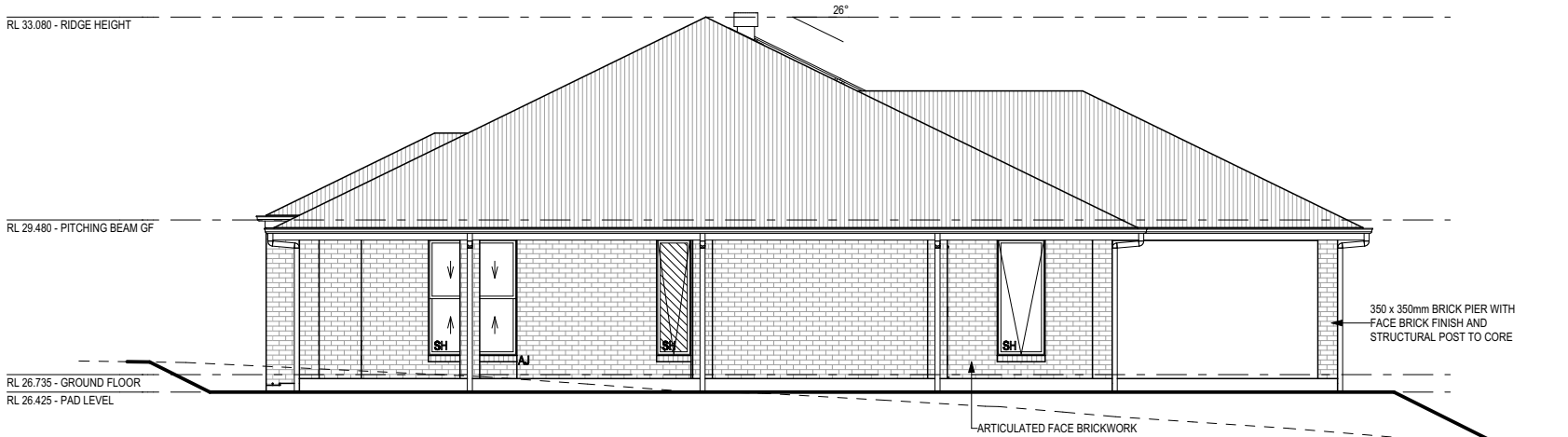
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

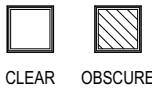


LEFT ELEVATION (NORTH) (BAL-LOW)
SCALE: 1:125

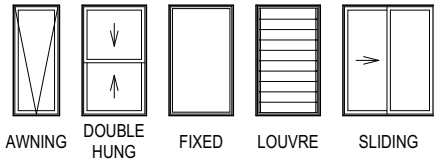


RIGHT ELEVATION (SOUTH) (BAL-LOW)
SCALE: 1:125

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



Certificate No. # NMJ663MRM1-01

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookkoll
Accreditation No.: DMN/14/1662
Property Address: Lot 4 (#68) Dungog Road, PATERSON, Dungog Shire Council 2420, NSW, 2420
<https://www.irs.com.au/QRCodeLanding?PublicId=NMJ663MRM1-01>

**SUBJECT TO NCC 2022
(1 OCT 2023)**

**WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PRELIM. CONSTRUCTION DRAWING

**DATE: 09/12/2024
DRAFTING OFFICE: HUNTER**

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	6	AMEND. NON STRUC. (BASIX CERT.)	THT 08/08/2024	MS. GEORGIA ROSE MUNRO	BRONTE EXECUTIVE GRANDE MANOR ONE	H-MCLBRO30SA	
	7	COLOURS APPLIED	ENG 27/08/2024	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
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							210422