



OVERALL SITE PLAN
SCALE: 1:2000

PRELIMINARY



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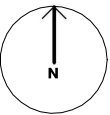
PROJECT NAME
24.61
PROJECT ADDRESS
LOT 21
NO. 1771
PERRICOOTA ROAD,
MOAMA NSW 2731

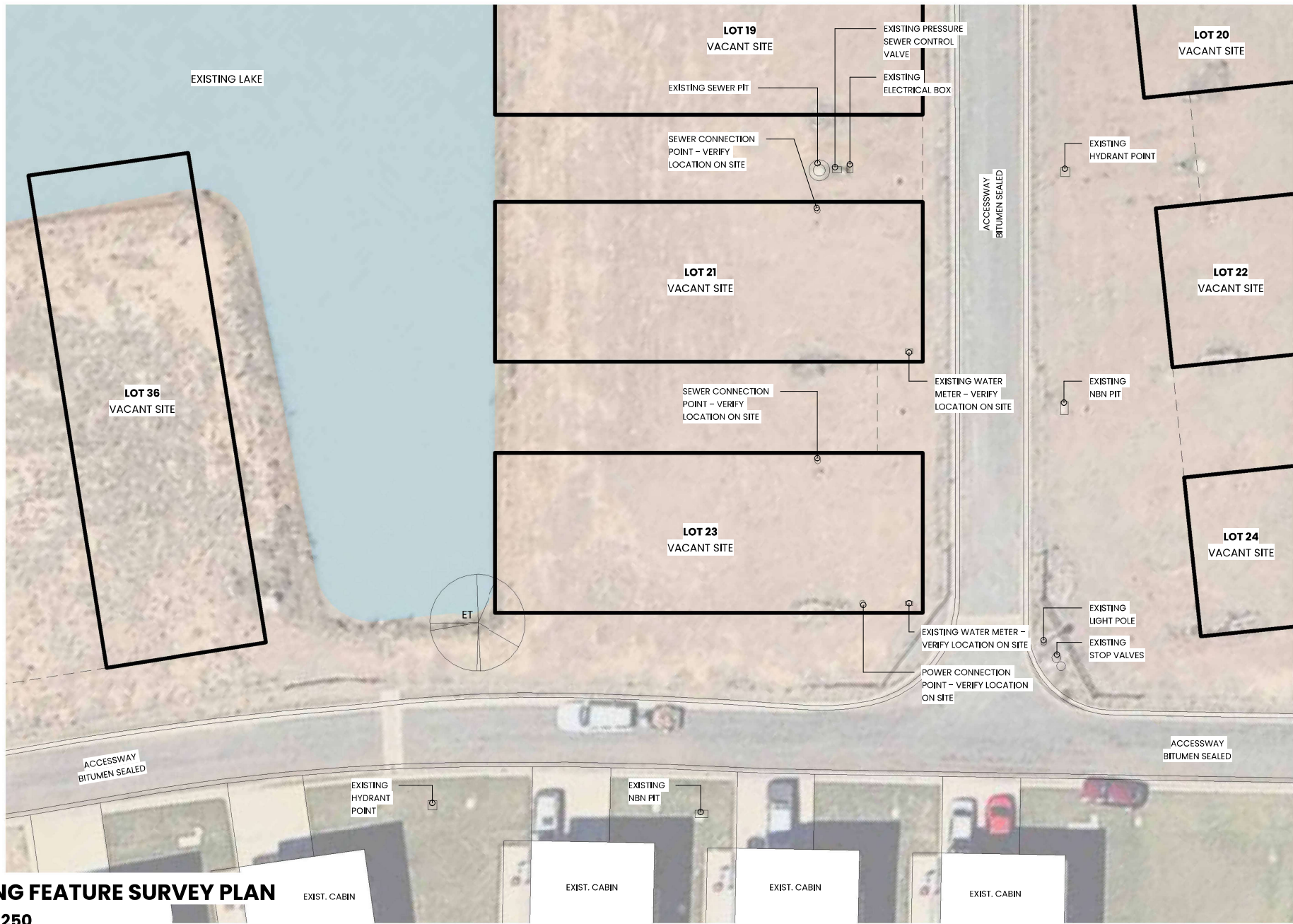
REV	DESCRIPTION	DATE

OVERALL SITE PLAN
SCALE
DATE
STATUS
SHEET SIZE

1:2000
JANUARY 2025
DA
A3

DRAWING NO:
DA01
SHEET **DA01** OF **DA08**





EXISTING FEATURE SURVEY PLAN
SCALE:1: 250



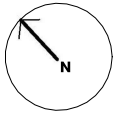
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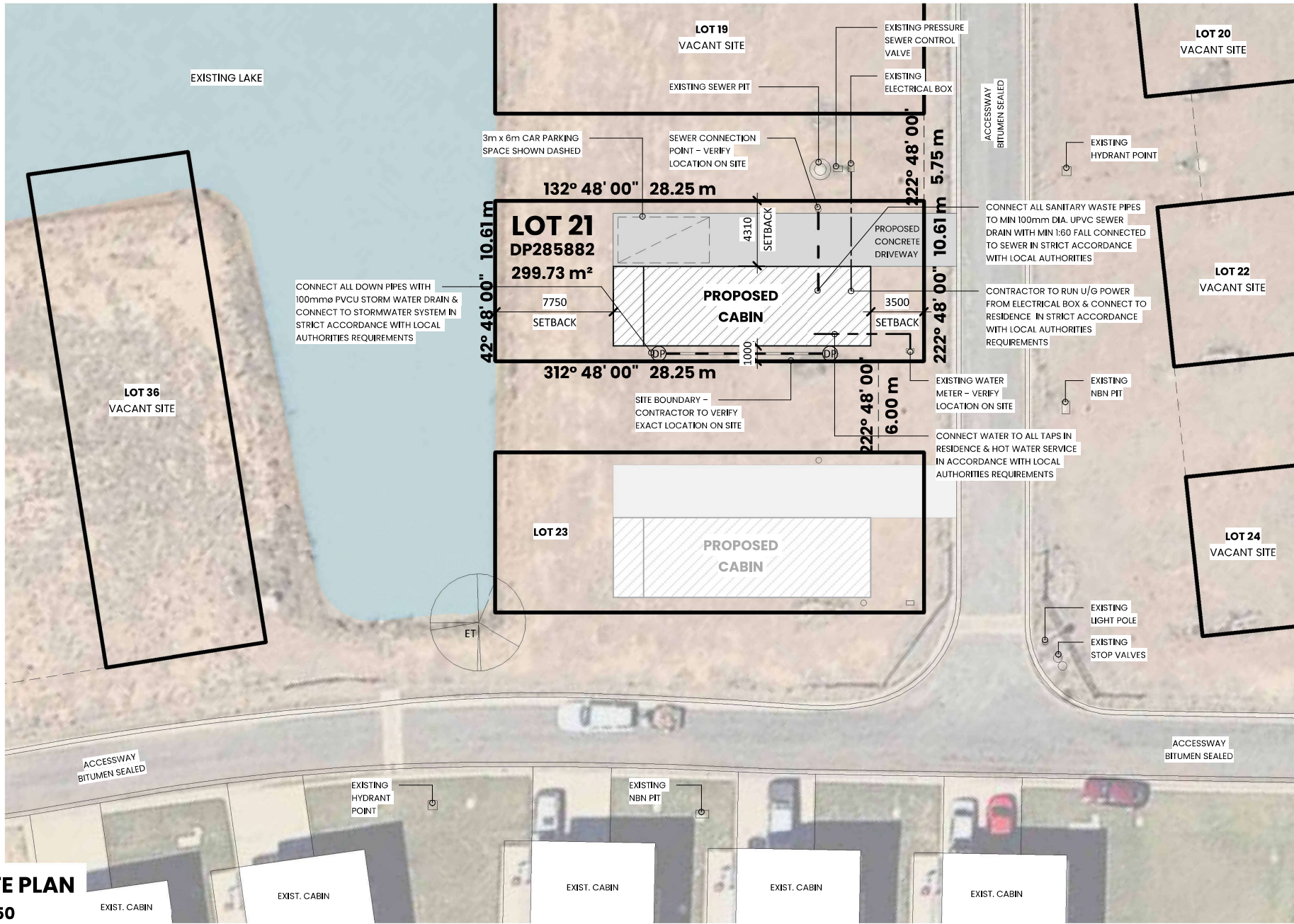
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EXISTING FEATURE SURVEY PLAN
SCALE 1: 250
DATE JANUARY 2025
STATUS DA
SHEET SIZE A3

DRAWING NO:
DA02
SHEET **DA02** OF **DA08**





PART SITE PLAN
SCALE:1: 250

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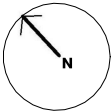
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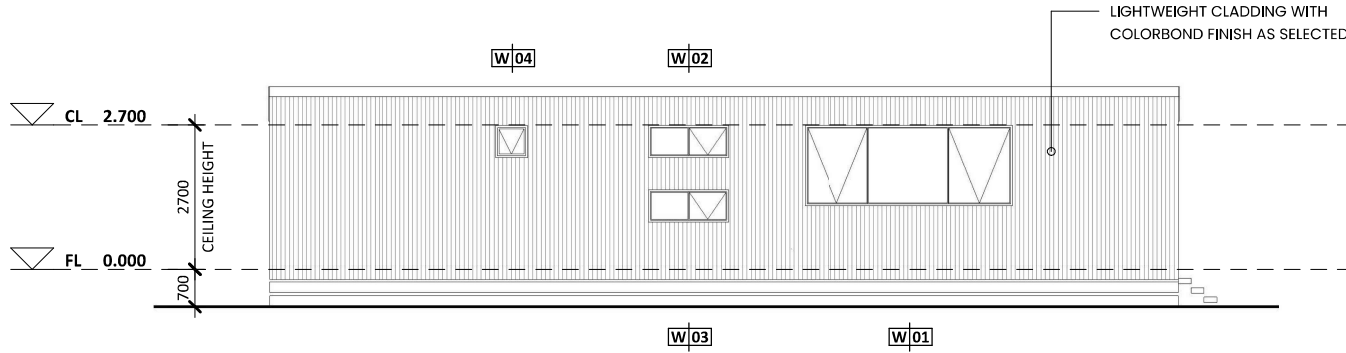
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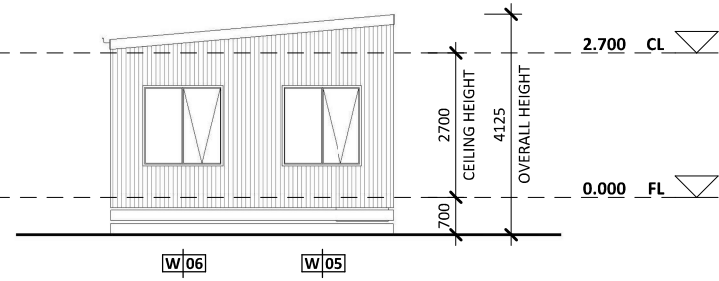
1: 250
JANUARY 2025
DA
A3

DRAWING NO:
DA03
SHEET **DA03** OF **DA08**

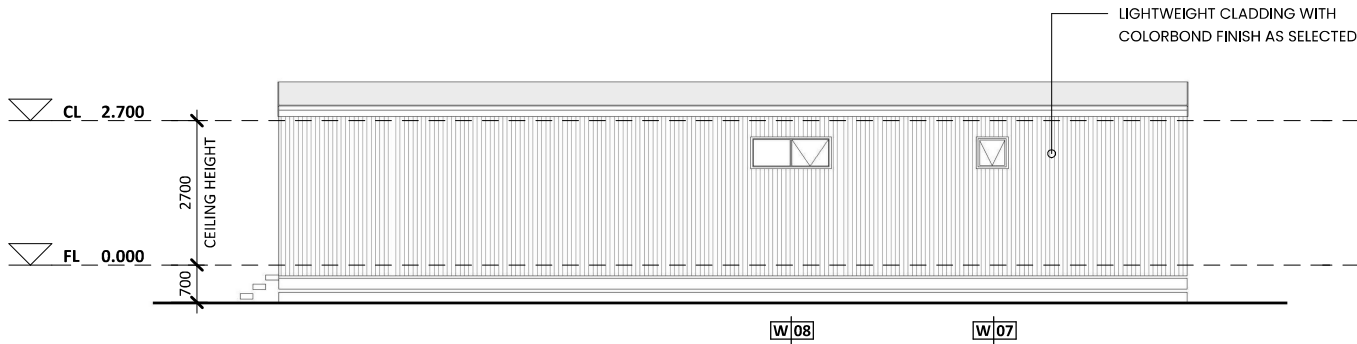




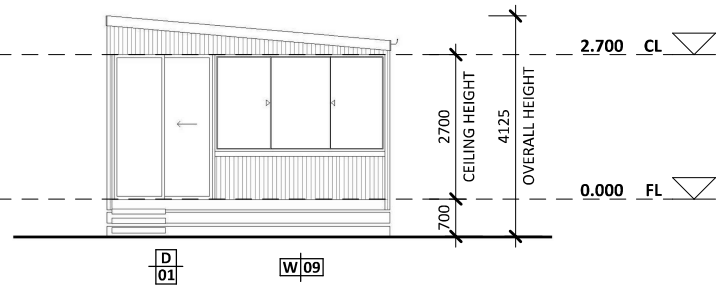
NORTH-EAST ELEVATION
SCALE: 1 : 100



SOUTH-EAST ELEVATION
SCALE: 1 : 100



SOUTH-WEST ELEVATION
SCALE: 1 : 100



NORTH-WEST ELEVATION
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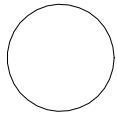
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DRAWING NO:
DA05
SHEET **DA05** OF **DA08**



WINDOW SCHEDULE

NO.	LOCATION	HEIGHT	WIDTH	HEAD HEIGHT	DESCRIPTION
01	DINING	1500	3900	2700	ALUMINIUM FRAMED AWNING WINDOW AS SELECTED
02	PASSAGE	600	1500	2700	ALUMINIUM FRAMED AWNING WINDOW AS SELECTED
03	PASSAGE	600	1500	1500	ALUMINIUM FRAMED AWNING WINDOW AS SELECTED
04	ENS.	600	600	2700	ALUMINIUM FRAMED AWNING WINDOW AS SELECTED
05	BED 01	1500	1500	2100	ALUMINIUM FRAMED AWNING WINDOW AS SELECTED
06	BED 02	1500	1500	2100	ALUMINIUM FRAMED AWNING WINDOW AS SELECTED
07	BATH	600	600	2400	ALUMINIUM FRAMED AWNING WINDOW AS SELECTED
08	BED 03	600	1500	2400	ALUMINIUM FRAMED AWNING WINDOW AS SELECTED
09	ALFRESCO	1800	3200	2700	ALUMINIUM FRAMED SLIDING WINDOW AS SELECTED

DOOR SCHEDULE

NO.	LOCATION	HEIGHT	WIDTH	DESCRIPTION
01	DINING	2700	1840	ALUMINIUM FRAMED SLIDING DOOR AS SELECTED
02	BED 03	2040	820	TIMBER FRAMED HOLLOW CORE DOOR AS SELECTED
03	LAUNDRY	2105	1000	TIMBER FRAMED BI-FOLD DOOR AS SELECTED
04	LAUNDRY	2040	820	TIMBER FRAMED HOLLOW CORE CAVITY SLIDING DOOR AS SELECTED
05	BED 02	2040	720	TIMBER FRAMED HOLLOW CORE DOOR AS SELECTED
06	LAUNDRY	2040	820	TIMBER FRAMED HOLLOW CORE DOOR AS SELECTED
07	LAUNDRY	2040	820	TIMBER FRAMED HOLLOW CORE DOOR AS SELECTED
08	BED 01	2040	820	TIMBER FRAMED HOLLOW CORE DOOR AS SELECTED

WINDOW / DOOR NOTES

WINDOW SIZES SPECIFIED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. CONTRACTOR MUST VERIFY ALL SIZES ON SITE PRIOR TO ORDERING

CONTRACTOR MUST SEAL & FLASH ALL GAPS & CRACKS AROUND WINDOW & DOOR FRAMES PRIOR TO FIXING PLASTERBOARD IN STRICT ACCORDANCE WITH THE NCC, ENERGY RATING REQUIREMENTS & MANUFACTURERS SPECIFICATION

WINDOWS/SLIDING EXTERNAL DOOR TO BE FITTED WITH SUITABLE MATCHING FLY SCREENS TO ALL OPENABLE SASHES UNLESS STATED OTHERWISE.

ALL DOOR HARDWARE/FURNITURE SHALL BE LEVER TYPE FITTED 1000mm ABOVE FFL IN ACCORDANCE WITH AS 1428.1-2021 & THE ABCB

GLAZING TO COMPLY WITH AS1288-2021
GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE & THICKNESS SO AS TO COMPLY WITH
- ABCB PART 8 FOR CLASS 1 & 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3, &;
- NCC 2022 BCA VOL 1 PART B1F2 FOR CLASS 2 TO 9 BUILDINGS

SAFETY GLAZING TO BE USED IN THE FOLLOWING CASES:
ALL ROOMS
- WITHIN 500mm VERTICAL OF FLOOR LEVEL

BATHROOMS & ENSUITES
- WITHIN 1500mm VERTICAL FROM BATH BASE
- WITHIN 50mm HORIZONTAL FROM BATH/SHOWER TO SHOWER DOORS, SHOWER SCREENS & BATH ENCLOSURES

LAUNDRY
- WITHIN 20mm VERTICAL FROM FLOOR LEVEL &/OR WITHIN 300mm VERTICAL OF TROUGH & BATH ENCLOSURES

DOORWAY
- WITHIN 300mm HORIZONTAL FROM ALL DOORS

ALL OPENABLE WINDOWS ABOVE 4m FROM SURFACE BENEATH MUST BE FITTED WITH A DEVICE TO RESTRICT THE OPENING TO ENSURE THAT A 125mm SPHERE CAN NOT PASS THROUGH OPENING OR MUST BE FITTED WITH A SCREEN WITH SECURE FITTINGS. SCREEN & DEVICE MUST RESIST AN OUTWARD HORIZONTAL ACTION OF 250N & HAVE A CHILD RESISTANT RELEASE MECHANISM IF ABLE TO BE OVERRIDDEN.

CONTRACTOR TO PROVIDE LIFT HINGES WHEN A CLOSET PAN IS WITHIN 1200mm OF A DOORWAY

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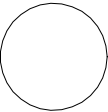
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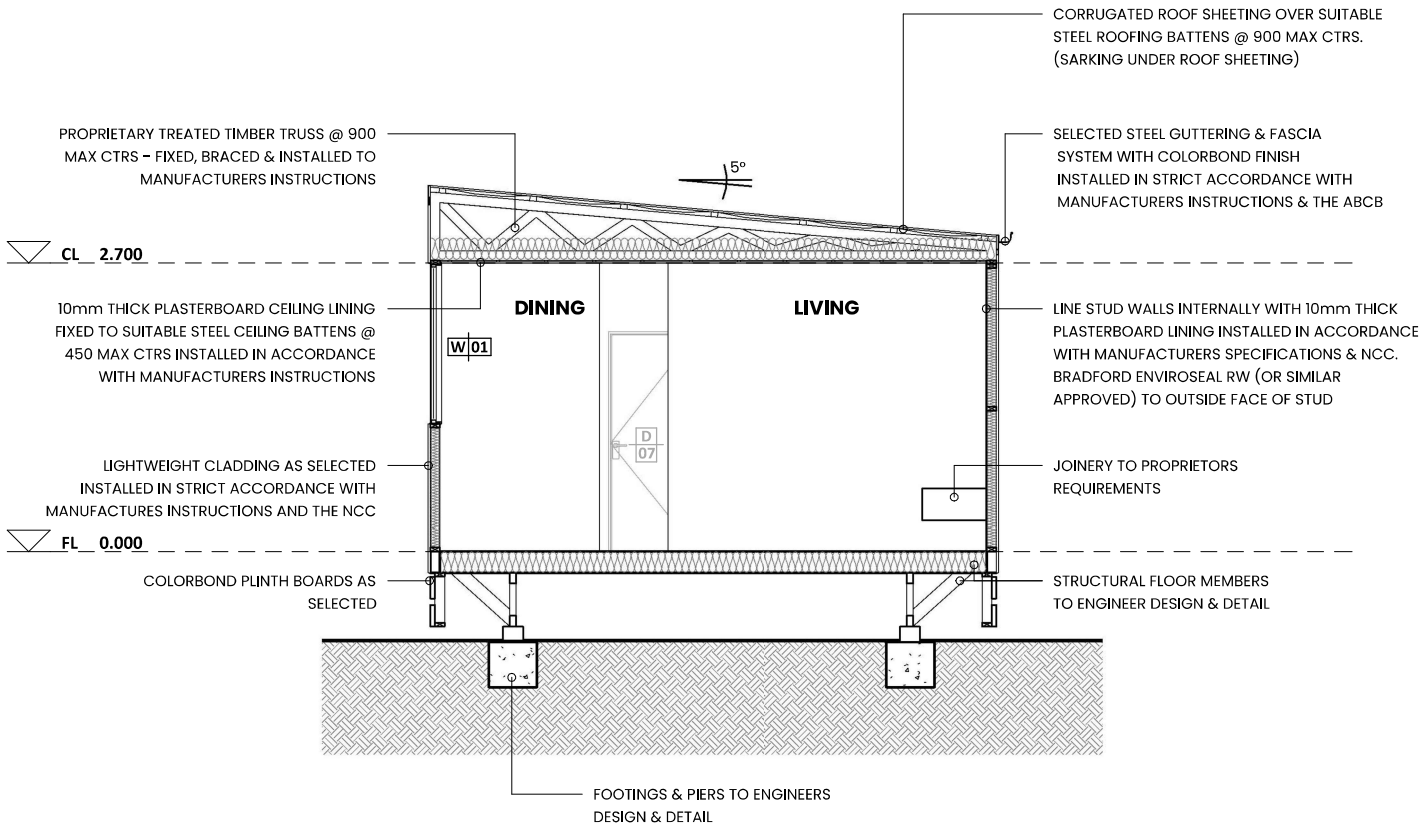
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WINDOW & DOOR DETAILS

SCALE
DATE JANUARY 2025
STATUS DA
SHEET SIZE A3

DRAWING NO:
DA06
SHEET DA06 OF DA08





SECTION AA

SCALE: 1 : 50

STEP SIZES:

STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:

RISERS (R) 190mm MAX & 115mm MIN.
GOING (G) 355mm MAX. & 240mm MIN.
2R + 1G = 700mm MAX. & 550mm MIN.
LESS THAN 125mm GAP BETWEEN OPEN TREADS
ALL TREADS, LANDINGS & THE LIKE TO HAVE A NON SLIP
FINISH OR A SUITABLE NON-SKID STRIP NEAR EDGE OF
NOSING.
ALL STEP SIZES & DETAILS IN STRICT ACCORDANCE WITH
PART 11.2 OF THE NCC VOL 2

BALUSTRADE NOTES

PROVIDE BALUSTRADES WHERE CHANGE IN LEVEL EXCEEDS
1000mm ABOVE THE SURFACE BENEATH LANDINGS, RAMPS &/OR
TREADS. BALUSTRADES (OTHER THAN TENSIONED WIRE
BALUSTRADES) TO BE:
- 1000mm MIN. ABOVE FINISHED SURFACE LEVEL OF BALCONIES,
LANDINGS OR THE LIKE, &
- 865mm MIN. ABOVE FINISHED SURFACE LEVEL OF STAIR NOSING
OR RAMP, &
- VERTICAL WITH LESS THAN A 125mm MAX. GAP BETWEEN, &
- ANY HORIZONTAL ELEMENT WITHIN THE BALUSTRADE BETWEEN
150mm & 760mm ABOVE THE FLOOR MUST NOT FACILITATE
CLIMBING WHERE CHANGES IN LEVEL EXCEEDS 4000mm ABOVE
THE SURFACE BENEATH LANDINGS, RAMPS &/OR TREADS

WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH NCC PART
11.3 FOR CLASS 1 & 10 BUILDING & NCC 2022 NCC VOLUME 1 PART
D3D21 FOR OTHER CLASSES OF BUILDINGS
TOP OF HAND RAILS TO BE MIN. 865mm VERTICALLY ABOVE STAIR
NOSING & FLOOR SURFACE OF RAMPS

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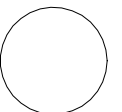
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1 : 50
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DA
A3

DRAWING NO:

DA07
SHEET **DA07** OF **DA08**



REFER TO AS 3959 FOR FURTHER INFORMATION

WINDOWS & DOORS SHALL BE EITHER COMPLETELY SCREENED WITH BUSHFIRE SHUTTERS OR;
WHERE WINDOW ASSEMBLIES ARE LESS THAN 400mm FROM THE GROUND THEY SHALL BE MADE FROM BUSHFIRE-RESISTING TIMBER, TIMBER SPECIES SPECIFIED IN PARAGRAPH E2 OR METAL OR METAL-REINFORCED PVC-U.
ALL EXTERNALLY FITTED HARDWARE THAT SUPPORTS THE SASH IN ITS FUNCTION OF OPENING & CLOSING SHALL BE METAL
WHERE GLAZING IS LESS THAN 400mm FROM THE GROUND OR DECKS, GLAZING MUST BE FITTED WITH GRADE A SAFETY GLASS MINIMUM 4mm.
THE OPERABLE PORTION OF THE WINDOW SHALL BE SCREENED WITH MESH WITH A MAX APERTURE OF 2mm & MADE FROM CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM. GAPS BETWEEN THE PERIMETER OF THE SCREEN ASSEMBLY & THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXCEED 3mm

SIDE-HUNG & EXTERNAL DOORS SHALL BE EITHER;
COMPLETELY SCREENED WITH BUSHFIRE SHUTTERS; OR
A SOLID TIMBER DOOR, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD; OR A DOOR INCLUDING A HOLLOW CORE DOOR, WITH A NON-COMBUSTIBLE KICKPLATE ON THE OUTSIDE OF THE FIRST 400mm ABOVE THE THRESHOLD; OR A FULLY FRAMED GLAZED DOOR, WHERE THE FRAMING IS MADE FROM MATERIALS SPECIFIED FOR BUSHFIRE SHUTTERS OR FROM A TIMBER SPECIES SPECIFIED IN PARAGRAPH E2.
WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL COMPLY WITH GLAZING REQUIREMENTS OF WINDOWS.
DOORS SHALL BE TIGHT-FITTING TO THE DOORFRAME & TO AN ABUTTING DOOR IF APPLICABLE.
SLIDING DOORS SHALL BE COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAX. APERTURE OF 2mm MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR BE NON-COMBUSTIBLE; OR A SOLID TIMBER DOOR, HAVING A MINIMUM THICKNESS OF 35mm FOR THE FIRST 400mm ABOVE THE THRESHOLD;
WHERE DOORS INCORPORATE GLAZING, THE GLAZING SHALL BE TOUGHENED GLASS MIN. 5mm.
DOORS SHALL BE TIGHT-FITTING TO THE DOORFRAME & TO AN ABUTTING DOOR IF APPLICABLE.
WHERE THE DOOR ASSEMBLY IS LESS THAN 400mm FROM THE GROUND OR ABOVE DECKS THAT PART OF THE DOOR ASSEMBLY SHALL BE MADE FROM;
BUSHFIRE-RESISTING TIMBERS; OR TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2; OR METAL; OR METAL-REINFORCED PVC-U.
WEATHERSTRIPS, DRAUGHT EXCLUDERS OR DRAUGHT SEALS SHALL BE INSTALLED AT THE BASE OF SIDE-HUNG DOORS
SLIDING & EXTERNAL DOORS SHALL BE EITHER;
COMPLETELY SCREENED WITH BUSHFIRE SHUTTER; OR
COMPLETELY PROTECTED EXTERNALLY BY SCREENS WITH A MESH WITH A MAX. APERTURE OF 2mm MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM; OR ANY GLAZING INCORPORATED IN SLIDING DOOR SHALL BE GRADE A SAFETY GLASS
IF THE OPENABLE PART OF THE SLIDING DOOR IS SCREENED WITH MESH IT MUST BE MADE FROM CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.
SLIDING DOORS SHALL BE TIGHT-FITTING IN THE FRAMES
GAPS BETWEEN THE PERIMETER OF THE DOOR SCREEN ASSEMBLY & THE BUILDING ELEMENT TO WHICH IT IS FITTED SHALL NOT EXCEED 3mm

BUSHFIRE SHUTTERS SHALL COMPLY WITH CLAUSE 3.7 OF AS 3959 -2009.

THE FRAME SUPPORTING THE MESH OR PERFORATED SHEET SHALL BE MADE FROM METAL OR BUSHFIRE RESISTING TIMBERS OR TIMBER SPECIES AS SPECIFIED IN PARAGRAPH E2.

THEY SHALL BE FIXED TO THE BUILDING & NON-REMOVABLE

WHEN IN CLOSED POSITION HAVE NO GAP GREATER THAN 3mm BETWEEN THE SHUTTER & THE WALL, THE SILL OR THE HEAD

BE READILY MANUALLY OPERABLE FROM EITHER INSIDE OR OUTSIDE

PROTECT THE ENTIRE WINDOW ASSEMBLY OR DOOR ASSEMBLY

BE MADE OF MATERIALS RELEVANT TO THE BAL. NON-COMBUSTIBLE MATERIALS OR BUSHFIRE-RESISTING TIMBERS

WHERE PERFORATED THE SHUTTERS MUST HAVE UNIFORM PERFORATIONS WITH A MAX. APERTURE OF 2mm WHEN THE SHUTTER IS CLOSED & NO GREATER AREA THAN 20% OF THE SHUTTER

IF BUSHFIRE SHUTTERS ARE FIXED TO ALL EXTERNAL DOORS AT LEAST 1 SHUTTER MUST BE OPERABLE FROM INSIDE

GABLES SHALL COMPLY WITH ALL EXTERNAL WALLING REQUIREMENTS
EAVE PENETRATIONS SHALL BE PROTECTED THE SAME AS ROOF PENETRATIONS
EAVE VENTILATION OPENINGS GREATER THAN 3mm SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL WITH MAX. APERTURE OF 2mm
JOINTS IN EAVE LININGS, FASCIAS & GABLES MAY BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS

ANY PART OF AN EXTERNAL WALL SURFACE THAT IS LESS THAN 400mm FROM THE GROUND OR LESS THAN 400mm ABOVE DECKS, CARPORT ROOFS, AWNINGS & SIMILAR SHALL BE MADE FROM NON-COMBUSTIBLE MATERIALS OR TIMBER LOGS OF SPECIES WITH DENSITY OF 680kg/m³ OR CLADDING THAT IS FIXED EXTERNALLY TO A TIMBER-FRAMED OR STEEL-FRAMED WALL THAT IS NON-COMBUSTIBLE MATERIAL OR FIBRE-CEMENT EXTERNAL CLADDING OF A MIN. 6mm THICK OR BUSHFIRE RESISTING TIMBERS OR TIMBER SPECIES AS PER PARAGRAPH E1

MATERIALS USED TO ENCLOSE THE SUBFLOOR SPACE OF THE DWELLING SHALL BE MADE FROM NON-COMBUSTIBLE MATERIALS OR FIBRE-CEMENT EXTERNAL CLADDING OF A MIN. 6mm THICK; OR BUSHFIRE RESISTING TIMBERS; OR TIMBER SPECIES AS SPECIFIED

ALL JOINTS IN EXTERNAL SURFACE MATERIAL SHALL BE COVERED, SEALED, OVERLAPPED, BACKED OR BUTT-JOINTED TO PREVENT GAPS GREATER THAN 3mm

ALL VENTS & WEEPHOLES SHALL BE SCREENED WITH MESH MADE FROM CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM WITH A MAXIMUM APERTURE OF LESS THAN 2mm EXCEPT WHERE THEY ARE LESS THAN 3mm OR ARE LOCATED IN AN EXTERNAL WALL OF A SUBFLOOR SPACE

ALL ROOF-COVERING ACCESSORIES SHALL BE NON-COMBUSTIBLE

THE ROOF/WALL JUNCTION SHALL BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm EITHER BY THE USE OF FASCIA & EAVE LININGS OR BY SEALING BETWEEN THE TOP OF THE WALL & UNDERSIDE OF THE ROOF & BETWEEN THE RAFTERS AT THE LINE OF THE WALL.

ROOF VENTILATION OPENINGS SUCH AS GABLE & ROOF VENTS, SHALL BE FITTED WITH EMBER GUARDS MADE OF NON-COMBUSTIBLE MATERIAL OR A MESH OR PERFORATED SHEET WITH A MAX. APERTURE OF 2mm MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM

SHEET ROOFS SHALL BE FULLY SARKED. SARKING SHALL HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5mm WHEN TESTED TO AS1530.2, BE LOCATED DIRECTLY BELOW THE ROOF BATTENS, COVER THE ENTIRE ROOF AREA INCLUDING THE RIDGE, AND BE INSTALLED SO THAT THERE ARE NO GAPS THAT WOULD ALLOW THE ENTRY OF EMBERS WHERE THE SARKING MEETS FASCIAS, GUTTERS, VALLEYS & THE LIKE; OR

HAVE ANY GAPS GREATER THAN 3mm UNDER CORRUGATIONS OR RIBS OF SHEET ROOFING & ROOF COMPONENTS SEALED AT THE FASCIA OR WALL LINE & AT VALLEYS, HIPPS & RIDGES BY: MESH OR PERFORATED SHEET WITH A MAX. APERTURE OF 2mm MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM OR

MINERAL WOOL; OR

OTHER NON-COMBUSTIBLE MATERIAL; OR A COMBINATION OF ANY OF THESE ITEMS.

VERANDAH & CARPORT ROOFS SEPARATED BY AN EXTERNAL WALL SHALL BE MADE OF NON-COMBUSTIBLE ROOF COVERINGS

ABOVE GROUND EXPOSED WATER & GAS SUPPLY PIPES SHALL BE METAL

SARKING IS REQUIRED TO ALL EXTERNAL WALLS & ROOFING & SHALL HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5 WHEN TESTED TO AS 1530.2

ALL ROOF PENETRATIONS SHALL BE SEALED TO PREVENT OPENINGS GREATER THAN 3mm BY A NON-COMBUSTIBLE MATERIAL. OPENINGS IN VENTS MUST BE FITTED WITH EMBER GUARDS MADE FROM A MESH OR PERFORATED SHEET WITH A MAX APERTURE OF 2mm MADE OF CORROSION-RESISTANT STEEL, BRONZE OR ALUMINIUM.

EVAPORATIVE COOLING UNITS SHALL BE FITTED WITH BUTTERFLY CLOSERS AT OR NEAR THE CEILING LEVEL OR THE UNIT SHALL BE FITTED WITH NON-COMBUSTIBLE COVERS WITH A MESH OR PERFORATED SHEET MADE OF CORROSION-RESISTANT STEEL WITH A MAXIMUM APERTURE OF 2mm

ALL OVERHEAD GLAZING SHALL BE GRADE A LAMINATED SAFETY GLASS COMPLYING WITH AS 1288. GLAZED ELEMENTS IN ROOF LIGHTS & SKYLIGHTS MAY BE OF POLYMER PROVIDED A GRADE A SAFETY GLASS DIFFUSER, COMPLYING WITH AS 1288, IS INSTALLED UNDER THE GLAZING. WHERE GLAZING IS AN INSULATING GLAZING UNIT (IGU), GRADE A TOUGHENED SAFETY GLASS, MINIMUM 4mm, SHALL BE USED IN THE OUTER PANE OF THE IGU. FLASHING ELEMENTS OF TUBULAR SKYLIGHTS MAY BE OF A FIRE-RETARDANT MATERIAL, PROVIDED THE ROOF INTEGRITY IS MAINTAINED BY AN UNDER-FLASHING OF A MATERIAL HAVING A FLAMMABILITY INDEX NO GREATER THAN 5

ALL BOX GUTTERS SHALL BE NON-COMBUSTIBLE & FLASHED AT THE JUNCTION OF THE ROOF WITH NON-COMBUSTIBLE MATERIALS
IF INSTALLED, LEAF GUARDS ARE INSTALLED TO GUTTERS, VALLEY & BOX GUTTER THEY SHALL BE MADE FROM NON-COMBUSTIBLE

SILVERTOP ASH, BLACKBUTT, RIVER RED GUM, SPOTTED GUM, RED IRONBARK, KWILA (MERBAU), OR TURPENTINE

ALPINE ASH, CROW'S ASH, MOUNTAIN ASH, SILVERTOP ASH, BALAU, BANGKIRAI, MYRTLE BEECH, BELIAN, BLACKBUTT, NEW ENGLAND BLACKBUTT, BLACKWOOD, BRUSH BOX, GREY BOX, GREY COAST BOX, WHITE-TOPPED BOX, YELLOW BOX, BROWNBARREL, CANDLEBAR, WHITE CYPRESS, BLUE SOUTHERN GUM, BLUE SYDNEY GUM, GREY GUM, GREY MOUNTAIN GUM, MAIDEN'S GUM, MANNA GUM, MOUNTAIN GUM, RED FOREST GUM, RED RIVER GUM, ROSE GUM, SHINNING GUM, SPOTTED GUM, SUGAR GUM, JOHNSTON RIVER HARDWOOD, GREY IRONBARK, RED IRONBARK, JARRAH, KAPUR, KARRI, KEMPAS, KERUING, KWILA (MERBAU), PHILLIPINE RED DARK MAHOGANY, RED MAHOGANY, SOUTHERN MAHOGANY, WHITE MAHOGANY, MESSMATE, GYMPIE MESSMATE, NORTHERN BROWN MAHOGANY, NARROW-LEAVED PERNAMBUT, PERNAMBUT, PINE SLASH, TAMAR, NEW GUINEA ROSEWOOD, SATINY, BLACKWOOD, STRINGBARK, BEE-EAVED STRINGBARK, DOWNY, IRONBARK, SILVERTOP, SYNGERAK, WHITE STRINGBARK, YELLOW STRINGBARK, TALLOW, TONG, TUPRE, NEW GUINEA VILLOW, BUT.



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