PROPOSED DEVELOPMENT FOR:

Investmentor

LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430

| | SHEET LIST | |
|-----------|--------------------------|-------|
| SHEET NO. | SHEET NAME | ISSUE |
| A000 | COVER PAGE | В |
| A100 | SITE PLAN | В |
| A101 | DRAFT STRATA PLAN | В |
| A102 | LANDSCAPE PLAN | В |
| A200 | GF FLOORPLAN | В |
| A300 | ELEVATIONS 1 | В |
| A301 | ELEVATIONS 2 | В |
| A302 | SECTION 1 | В |
| A400 | U1 INTERNAL ELEVATIONS 1 | В |
| A401 | U1 INTERNAL ELEVATIONS 2 | В |
| A402 | U1 KITCHEN ELEVATIONS | В |
| A403 | U2 INTERNAL ELEVATIONS 1 | В |
| A404 | U2 INTERNAL ELEVATIONS 2 | В |
| A405 | U2 KITCHEN ELEVATIONS | В |
| A500 | ELECTRICAL PLAN | В |
| A600 | PERSPECTIVES | В |
| A700 | WINDOWS AND DOORS | В |
| A800 | SCHEDULES | В |
| A801 | BUSHFIRE NOTES | В |
| A900 | COMMON WALL DETAILS | В |





Property Details

Address: 5 CRESTVIEW AVENUE OLD BAR 2430

Lot/Section 13/-/DP1317967 /Plan No:

MID-COAST COUNCIL

PLEASE NOTE: The above drawing is an artist impression and is intended for illustrative purposes only.

NOT FOR CONSTRUCTION

| В | 04/11/25 | DA SET | MV |
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| Α | 11/09/24 | CONCEPT | MV |
| REV. | DATE | DETAILS | BY |



MORR CONSTRUCTIONS PTY LTD 3158 GORDON ST, PORT MACQUARIE NSW 2444 PH. (02) 6583 9618 LICENSE NO: 293139C

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| | CLIENT: Investmentor | I |
|---|---|---|
| | ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE. | |
| | OLD BAR. 2430 | |
| d | SIGNATURES: |] |

JOB NO: 100529

SHEET NAME:
COVER PAGE

SHEET NO: A000 SCALE:

SERVICES LEGEND Underground Electrical Reticulated Water Water Sewer Stormwater

Sewerage and/or septic to be installed in accordance with local by-laws and relevant Australian Standards.

Position of stormwater pipes, downpipes, retaining walls, cut/fill embankments shown on plan are approximate only and may vary to suit site conditions. Builder to verify suitability on site and adjust as required. - All cut/fill embankments and retaining walls shown and constructed are to comply with Council policy and comply with NCC2022 ABCB Housing Provisions, Part 3.2

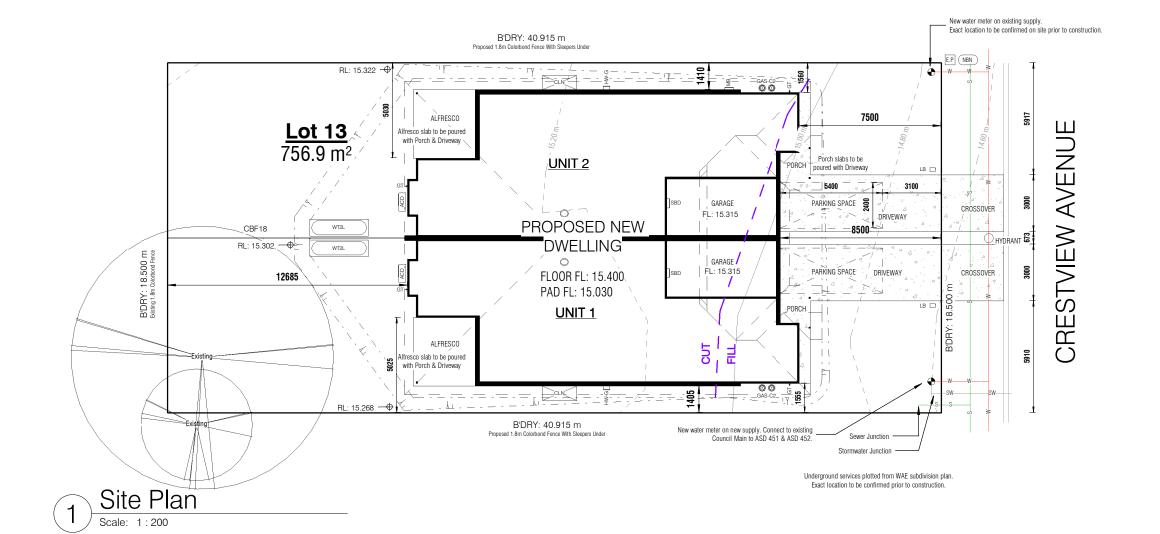
- Pad to be cut to allow ground water to drain away from dwelling at approx 1:20 fall.

- All boundary clearances/setbacks and set out dimensions to be verified before commen

BUSHFIRE NOTE
BAL-12.5 Bushfire rating applies to this site. Refer to
Sheet A801 for constructions details and requirements.

LEGEND LABEL DESCRIPTION ACD A/C DUCTED SYSTEM BASE UNIT CBF18 COLORBOND FENCE - 1800mm HIGH CLN FOLD DOWN OUTDOOR CLOTHES LINE GAS-C2 2x45kg GAS CYLINDERS (By Owner) GT GARDEN TAP HW-G INSTANTANEOUS GAS HWS LB SELECTED LETTERBOX

MB ELECTRICAL METER BOX SBD ELECTRICAL SUB BOARD WT2L 2000L SLIMLINE ENVIRO WATER TANK-LOW



| ROOF AREA | (Footprint) |
|-----------------------------|----------------------|
| * Roof area doe fascia/g | 00 1101 11101440 |
| NAME | AREA |
| U1 Roof | 177.0 m ² |
| U2 Roof | 177.0 m ² |
| TOTAL | 354.0 m ² |

| FLOOR | SPACE RAT | IO . |
|-------------------------|------------------------------------|-----------|
| * GFA calculation space | excludes 18sqm e (per dwelling) | of garage |
| SITE AREA | GFA | FSR |
| 758.5 m ² | 237.43 m ² | 31.30% |
| | | |

FLOOR AREAS * Floor area is measured from external face of external walls nd centerline of common walls NAME AREA 11 Alfresco 12.6 m² J1 Garage 19.3 m² U1 Living 123.4 m² I1 Porch 2.6 m² U2 Alfresco 12.6 m² U2 Garage 19.3 m² 123.4 m² U2 Living 2.6 m² U2 Porch

- FINAL LEVELS TO BE DETERMINED ON SITE. MAX CUT BATTER IS 1:2.5, MAX FILL BATTER IS 1:4. YARD GULLIES SHOULD NOT BE POSITIONED CLOSER THAN 1.0m to GAS HOT WATER SYSTEM OR GAS BOTTLE LOCATIONS. REFER AS 5601-2002
 THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTION ON
- THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES SHOWN HEREON WERE NOT MARKED BY THE AUTHOR AT TI TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSION ONLY AND NOT BY FIELD MEASUREMENT. SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES MAY HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS FO ALL SERVICES. THIS NOTE IS AN INTEGRA

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SIGNATURES:

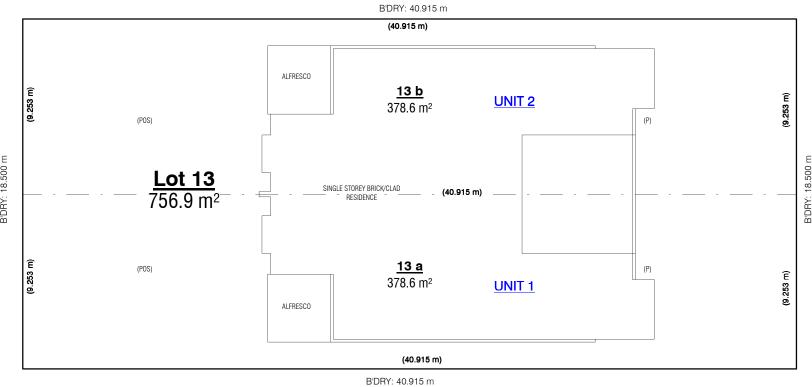
| CLIENT: Investmentor |
|----------------------|
| ADDDECC. LOT 12 |

ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430

| - | |
|---|------|
| | |
| | |
| | + 14 |
| _ | |
| | |
| | • |

| m² | 31.30% | TOTAL | | 315.8 m² |
|----|--------------------------|-------|--------|----------------|
| | | ` | | |
| | JOB NO: | 100 | 529 | |
|) | SHEET NAME: SITE PLAN | ١ | | |
| | SHEET NO: | 100 | SCALE: | As adjusted |

DRAFT ONLY. ALL DIMENSIONS SUBJECT TO FINAL SURVEY



LEGEND: (P) - PORCH (CP) - COMMON PROPERTY (POS) - PRIVATE OPEN SPACE

Draft Strata Plan
Scale: 1:200

- FINAL LEVELS TO BE DETERMINED ON SITE. MAX CUT BATTER IS 1:2.5, MAX FILL BATTER IS 1:4. YARD GULLIES SHOULD NOT BE POSITIONED CLOSER THAN 1.0m TO GAS HOT WAITER SYSTEM OR GAS BOTTLE LOCATIONS. REFER AS 5601-2002
 THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEY, AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTION ON THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES SHOWN HEREON WERE NOT MARKED BY THE AUTHOR AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSION ONLY AND NOT BY FIELD MEASUREMENT. SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED, SERVICES MAY HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVANT AUTHORITIES WHERE AVAILABLE. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE. THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS FO ALL SERVICES. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

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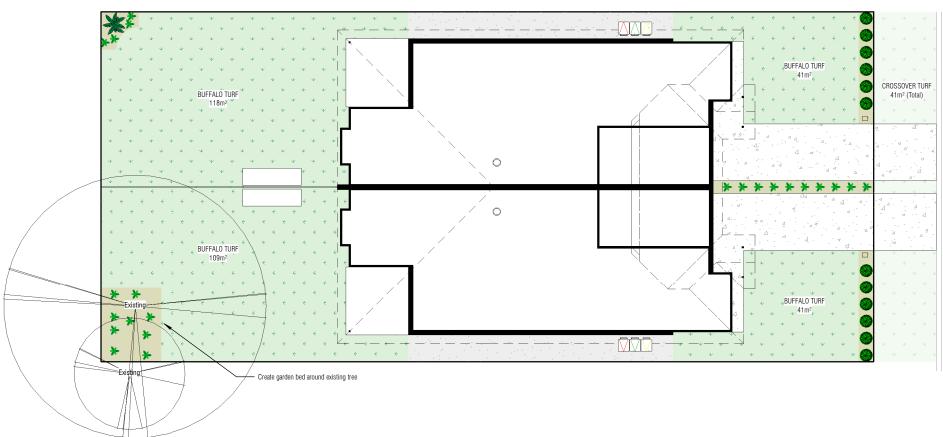
| CLIENT: Investmentor |
|------------------------------|
| ADDRESS: LOT 13 - DP 1317967 |
| 5 CRESTVIEW AVENUE, |
| OLD BAR, 2430 |



100529 JOB NO: SHEET NAME: DRAFT STRATA PLAN 1:200







- FINAL LEVELS TO BE DETERMINED ON SITE. MAX CUT BATTER IS 1:2.5, MAX FILL BATTER IS 1:4. YARD GULLIES SHOULD NOT BE POSITIONED CLOSER THAN 1.0m TO GAS HOT WATER SYSTEM OR GAS BOTTLE LOCATIONS. REFER AS 5601-2002
 THIS PLAN IS PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTION ON
- THE LAND AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE. THE TITLE BOUNDARIES SHOWN HEREON WERE NOT MARKED BY THE AUTHOR AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSION ONLY AND NOT BY FIELD MEASUREMENT. SERVICES SHOWN HEREON HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. IF NOT ABLE TO BE LOCATED. SERVICES MAY HAVE BEEN PLOTTED FROM THE RECORDS OF RELEVA AUTHORITIES WHERE AVAILABLE. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATIONS FO ALL SERVICES. THIS NOTE IS AN INTE

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MORR CONSTRUCTIONS PTY LTD PH. (02) 6583 9618

LICENSE NO: 293139C

CLIENT: Investmentor

ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430

SIGNATURES

100529 JOB NO:

SHEET NAME:

LANDSCAPE PLAN

> VERIEY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT. LOCATE ALL LINDERGOLING

 COMPLIANCE TO COUNCIL'S APPROVAL DOCUMENTS.

 SPRAYING WITH APPROVED HERBICIDE MUST BE CARRIED OUT AS PER MANUFACURES. RECOMMENDATION AND IN ACCORDANCE WITH APPROVED SAFTEY EQUIPMENT AND

> SPRAY APPROIVED HEBICIDE WEED KILLER TO LAWN AND GARDEN AREA TO SUPRESS ANY VEEDS THAT SHOULD ARISE.

> TREES, SHRUBS RECOMMENDED MAY VARY DUE TO DIFFICULTY IN OBTAINING THEM DUE TO TIME OF YEAR, WEATHER, DISEASE, ETC..

PLANTING:

> PURCHASING OF PLANTS FROM APPROVED NURSEY THAT SUPPLIES PLANTS THAT ARE TRUE OF

> SET OUT PLANTS AS INDICATED ON LANDSCAPE PLAN. PLANT HOLES SHALL BE DUG TWICE THE

WIDTH AND - 100mm DEEPER THAN THE PLANT ROOT BALL.

> ADD APPROVED SLOW RELEASE FERTILIZER, FOLLOW WITH 100mm DEPTH OF GARDEN SOIL

> REMOVE PLANT FROM CONTAINER, PLACE IN HOLE AND BACKFILL WITH GARDEN SOIL AND > BASE OF STEM SHALL FINISH FLUSH WITH FINISHED SOIL LEVEL. THOUGHLY WATER ALL PLANTS ON FIRST PLANTING TO SOAK SOIL OF PLANT AND SURROUNDING SOIL. WATER REGULARLY OVER THE NEXT 4 WEEKS.

> USE APPROVED SLOW RELEASE FERTILIZERS, SUCH AS OSMOCOTE, OR SIMILAR, AD OR AGRIFORM TABLETS ON ALL PLANTS.

NISTALL 100mm OF SELECTED MULCH FROM AN APPROVED SOURCE AND DOES NOT CONTAIN ANY CONTEMINATES. > PREPARE A LEVEL SURFACE USING APPROVED TOP SOIL. LAY CULTIVATED SELECTED GRASS TURF OBTAINED FROM APPROVED TURF SUPLLIER IN AREAS DESIGNATED ON LANDSCAPE PLAN.

MAKING SURE ALL GARDEN EDGES, PATHSAND DRAINAGE PITS ARE FREE OF TURF. LAY TURF

COMPLETION:

> PRIOR TO PRATCIAL COMPLETION, REMOVAL FROM SITE ALL UNWANTED DEBRIS OCCURING

> PRIOR TO THE PRACTICAL COMPLETION CERTIFICATE REING ISSUED BY BUILDER CARRY OUT ONGOING MAINTENCE, WATERING, WEEDING, FERTILIZING AND PEST & DISEASE CONTROL. THIS SHALL APPLY UNTIL THE PRACTICAL COMPLETION CERTIFICATE HAS BEEN ISSUED BY THE

LANDSCAPING IS TO BE UNDERTAKEN IN ACCORDANCE WITH PLANNING FOR BUSH FIRE

WHERE APZS HAVE BEEN INCORPORATED AS PART OF THE DEVELOPMENT APPROVAL FOR SUBDIVISION OR FOR DWELLING CONSTRUCTION, THE ENVIRONMENTAL ASPECTS OF THE DEVELOPMENT SHOULD HAVE ALREADY BEEN TAKEN INTO ACCOUNT. IN GENERAL, IT IS EXPECTED

THAT AP7S WILL BE MAINTAINED BY THE OWNER OF THE LAND INCLUDING MAINTENANCE OF ANY FIRE TRAIL CONSTRUCTED AS PART OF THE DEVELOPMENT. IT IS ACCEPTED PRACTICE THAT AFTER CONSTRUCTION OF A DWELLING, GARDENS WILL BE ESTABLISHED AND LANDSCAPING OF THE GROUNDS WILL BE UNDERTAKEN. IT IS ESSENTIAL THAT EFFORTS TO REDUCE FUELS ON ADJOINING PROPERTIES ARE THEREFORE NOT NEGATED BY ACTIONS WITHIN THE IMMEDIATE CURTILAGE OF THE BUILDING. IN TERMS OF PRIORITIES OF ADDRESSING BUSH FIRE ATTACK,

PRIORITY SHOULD BE GIVEN TO PREVENTING FLAME IMPINGEMENT BY NOT ALLOWING FINE DEBRI TO ACCUMULATE CLOSE TO THE BUILDING, SECONDLY, REMOVAL OF UNDERSTOREY FUELS AIDS IN THE REDUCTION OF FLAME HEIGHTS AND LIKELY CANOPY FIRE, THEREBY REDUCING OVERALL RADIANT HEAT. REMOVAL OF LOOSE BARK AND FINE FUELS REDUCES BOTH HEAT
OUTPUT AND EMBER GENERATION, WHILE THE RETENTION OF TALLER TREES WITH CANOPIES WILL
ALSO ASSIST IN FILTERING OUT EMBERS. TO MAINTAIN A GARDEN THAT DOES NOT CONTRIBUTE

THE SPREAD OF BUSH FIRES, IT IS NECESSARY TO PLAN THE LAYOUT OF THE GARDEN BEDS AND TAKE AN ACTIVE DECISION TO MINIMISE CERTAIN FEATURES IN FAVOUR OF OTHER FEATURES.

THESE STROUGH INCLUDE:

• MAINTAINING A CLEAR AREA OF LOW CUT LAWN OR PAVEMENTADJACENT TO THE HOUSE;

• KEEPING AREAS UNDER FENCES, FENCE POSTS AND GATES AND TREES RAKED AND CLEARED OF

· UTILISING NON-COMBUSTIBLE FENCING AND RETAINING WALLS • BREAKING UP THE CANOPY

O MILED AND SHINDS WITH DELINED WANDEN BEDO,
O ROBANIC MULCH SHOULD NOT BE USED IN BUSH FIRE PRONE AREAS AND NON FLAMMABLE
MATERIAL SHOULD BE USED AS GROUND COVER, EG SCORIA, PEBBLES, RECYCLED CRUSHED

SENSIBLE ARRANGEMENTS FOR LANDSCAPING AND MAINTENANCE OF THE PROPERTY ARE CRITICAL IN THE PREVENTION OF LOSSES. IN CONSIDERING PROPERTY MAINTENANCE THE FOLLOWING ITEMS SHOULD THEREFORE BE IMPLEMENTED IN ADVANCE OF THE BUSH FIRE

PARTICULAR ATTENTION TO PREVENT THE LODGING OF EMBERS WITHIN GAPS:

PREMOVAL OF MATERIAL SUCH AS LITTER FROM THE ROOF AND GUTTERS; - ENSURE PAINTED SURFACES ARE IN GOOD CONDITION WITH DECAYING TIMBERS BEING GIVEN

CHECK PUMPS AND WATER SUPPLIES ARE AVAILABLEAND IN WORKING ORDER;

- DRIVEWAYSARE IN GOOD CONDITION WITH TREES NOT BEING TOO CLOSE AND FORMING AND

> CHECK TILES AND ROOF LINES FOR BROKEN TILES OR DISLODGED ROOFING MATERIALS; > SCREENS ON WINDOWS AND DOORS ARE IN GOOD CONDITION WITHOUT BREAKS OR HOLES IN FLYSCREEN MATERIAL AND FRAMES ARE WELL FITTING INTO SILLS AND WINDOW FRAMES: > DRENCHING OR SPRAY SYSTEMS ARE REGULARLY TESTED BEFORE THE COMMENCEMENT OF THE FIRE SEASON; > HOSES AND HOSE REELS ARE NOT PERISHED AND FITTINGS ARE TIGHT AND IN GOOD ORDER: > DOORS ARE FITTED WITH DRAUGHT SEALS AND WELL MAINTAINED; > MATS ARE OF NON COMBUSTIBLE MATERIAL OR IN AREAS OF LOW POTENTIAL EXPOSURE; AND > WOODPILES, GARDEN SHEDS AND OTHER COMBUSTIBLE MATERIALS ARE LOCATED. DOWNSLOPE AND WELL AWAYFROM THE HOUSE. TREES AND OTHER VEGETATION IN THE VICINITY OF POWER LINES AND TOWER LINES SHOULD BE MANAGED AND TRIMMED IN ACCORDANCE WITH THE SPECIFICATIONS IN "VEGETATION SAFETY CLEARANCES" ISSUED BY ENERGY AUSTRALIA

THERE IS A WINDBREAK IN THE DIRECTION FROM WHICH FIRES ARE LIKELY TO APPROACH THE RFS HAS DEVELOPED ITS DOCUMENT "STANDARDS FOR ASSET PROTECTION ZONES" WHICH SHOULD BE CONSULTED FOR APZ SPECIFICATIONS. THIS IS ALSO AVAILABLE ON THE RFS WEB PAGE AT WWW.RFS.NSW.GOV.AU

> EXCESS SOIL AND CONTAMINATED SOIL TO BE REMOVED FROM SITE.

TYPE, SPECIES, AND IN GOOD HEALTH.

> PLANT WITHIN 24 HOURS OF BEING DELIVERED FROM NURSEY

· COMPLIANCE TO COUNCIL SITE GUIDELINES AND ALL APPROPRIATE AUSTRALIAN STANDARDS

ANY SERVICES

AND LIGHTLY CONSOLIDATED.

WITHIN 24HOURS OF DELIVERY FROM SUPPLIER.

VEGETATION MANAGEMENT

THESE SHOULD INCLUDE:

MAINTENANCE OF PROPERTY

OBSTACLE DURING SMOKY CONDITIONS:

OF TREES AND SHRUBS WITH DEFINED GARDEN BEDS:

> PLANTING TREES AND SHRUBS SUCH THAT: - THE BRANCHES WILL NOT OVERHANG THE ROOF; - THE TREE CANOPY IS NOT CONTINUOUS; AND

FROM LANDSCAPING WORK.

> ENSURE ALL COUNCIL'S APPROVAL REQUIRMENTS ARE MET.

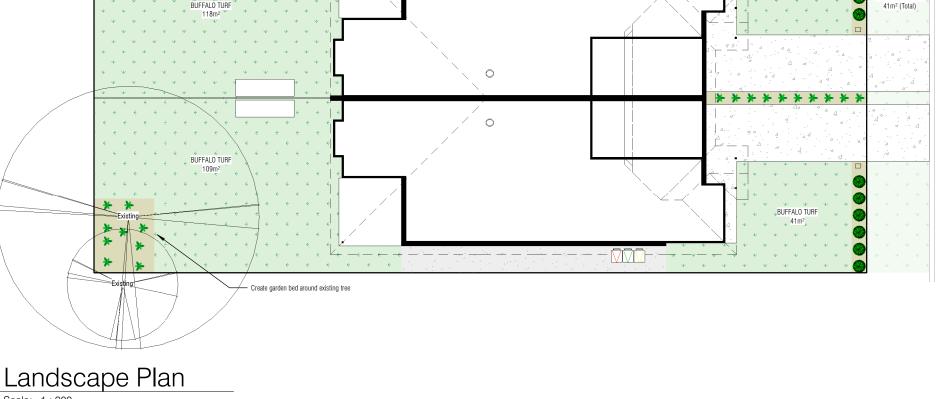
PROTECTION AND MANAGED AND MAINTAINED IN PERPETUITY.

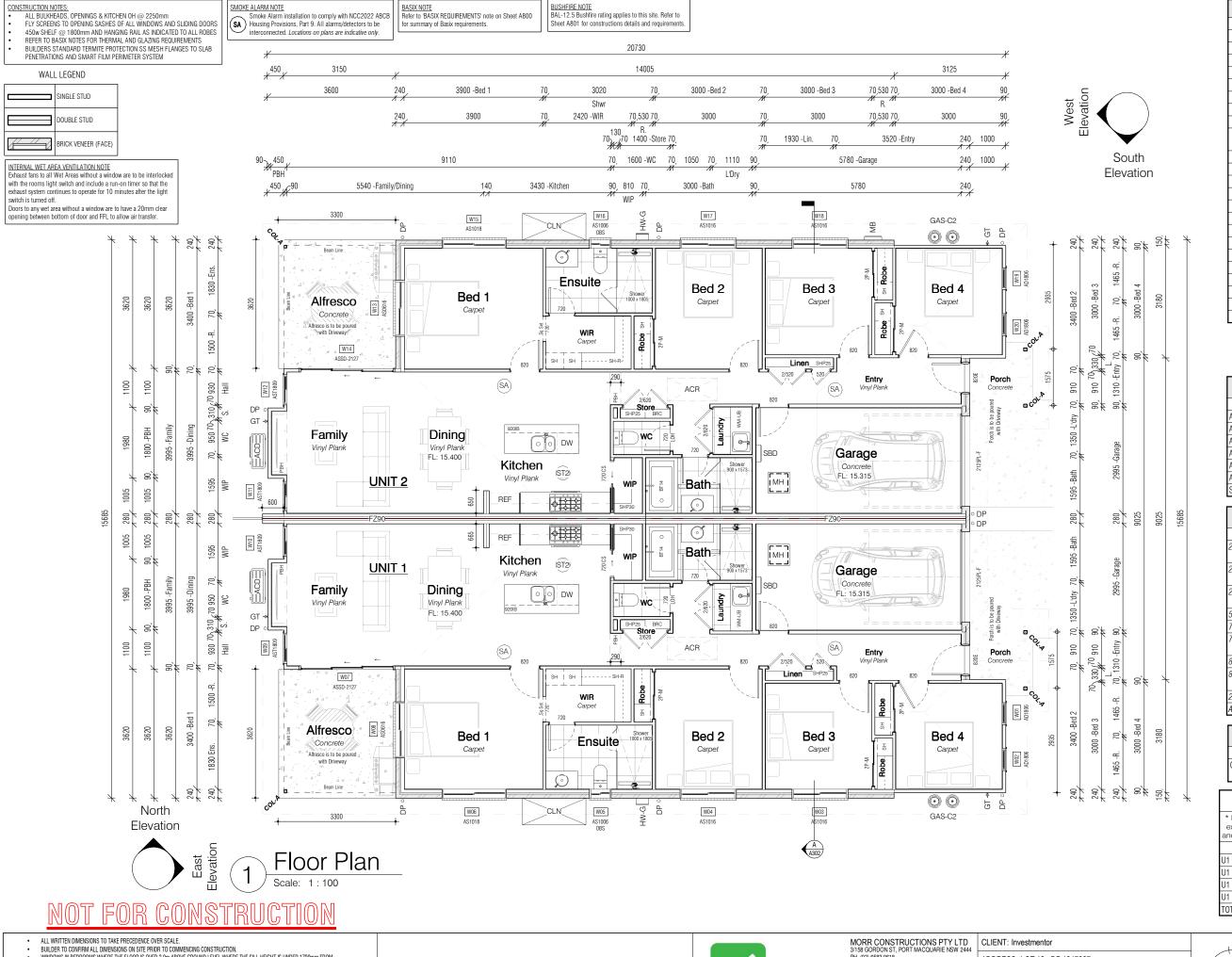
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SCALE: As

indicated





| LEGEND | |
|--------|--|
| LABEL | DESCRIPTION |
| 920IB | 920mm HIGH ISLAND BENCH |
| ACD | A/C DUCTED SYSTEM BASE UNIT |
| ACR | A/C DUCTED SYSTEM CEILING UNIT |
| BRC | BROOM CUPBOARD |
| BT14 | 1400 BATH TUB WITH HOB |
| CLN | FOLD DOWN OUTDOOR CLOTHES LINE |
| DP | DOWNPIPE |
| DW | DISHWASHER |
| FZ90 | FIREZONE WALL SYSTEM FZ1079 - 90mm STUDS/39mm GAP |
| GAS-C2 | 2x45kg GAS CYLINDERS (By Owner) |
| GT | GARDEN TAP |
| HW-G | INSTANTANEOUS GAS HWS |
| MB | ELECTRICAL METER BOX |
| MH | CEILING MANHOLE |
| PBH | PLASTER BULKHEAD |
| REF | REFRIGERATOR SPACE |
| SBD | ELECTRICAL SUB BOARD |
| SH | ROBE SHELF UNIT |
| SH-R | STANDARD ROBE (SHELF/HANGING RAIL) |
| SHP25 | PANTRY/LINEN SHELVES-250mm DEEP |
| SHP30 | PANTRY/LINEN SHELVES-300mm DEEP |
| ST2 | SOLATUBE 250mm DIAMETER SKYLIGHT |
| WM-UB | UNDER BENCH WASHING MACHINE SPACE |

| | LEGEND - WINDOWS | | | |
|---------|-----------------------------|--------|-------|--|
| LABEL | TYPE | HEIGHT | WIDTH | |
| AD1806 | Double Hung | 1800 | 610 | |
| AS0616 | Sliding | 600 | 1570 | |
| AS1006 | Sliding | 1030 | 610 | |
| AS1016 | Sliding | 1030 | 1570 | |
| AS1018 | Sliding | 1030 | 1810 | |
| AST1809 | Sliding-Transom | 1800 | 850 | |
| ST290 | Solatube Brighten Up Series | 290 | 290 | |

LEGEND DOORG

| LABEL | TYPE | HEIGHT | WIDTH |
|-----------|--|--------|-------|
| 2/520 | Selected Interior Swing Door (Double) | 2040 | 520 |
| 2/620 | Selected Interior Swing Door (Double) | 2040 | 620 |
| 2P-M | Slider 2 Panel Mirrored - Custom Width | 2040 | 0 |
| 520 | Selected Interior Swing Door | 2040 | 520 |
| 720 | Selected Interior Swing Door | 2040 | 720 |
| 720 CS | Evolution Timber Cavity Slider - Flush Pull | 2040 | 720 |
| 820 | Selected Interior Swing Door | 2040 | 820 |
| 820E | External Single Swing (Newington XN5) | 2040 | 820 |
| 2125PL-F | Sectional Garage - Flatline | 2150 | 2530 |
| ASSD-2127 | Stacking Glass Door | 2110 | 2676 |

| LEGEND - COLUMNS | | |
|------------------|---|--|
| LABEL | DESCRIPTION | |
| | 90mm (sq) Hardwood Timber Post on Stirrup (BAL Compliant) | |

| U1 FLO | OR AREAS | | | |
|--|----------------------|--|--|--|
| * Floor area is measured from external face of external walls and centerline of common walls | | | | |
| NAME | AREA | | | |
| U1 Alfresco | 12.6 m ² | | | |
| U1 Garage | 19.3 m ² | | | |
| U1 Living | 123.4 m ² | | | |
| U1 Porch | 2.6 m ² | | | |
| TOTAL | 157.9 m ² | | | |
| | | | | |

| U2 FLOOR AREAS | | | | |
|--|----------------------|--|--|--|
| * Floor area is measured from external face of external walls and centerline of common walls | | | | |
| NAME | AREA | | | |
| U2 Alfresco | 12.6 m ² | | | |
| U2 Garage | 19.3 m ² | | | |
| U2 Living | 123.4 m ² | | | |
| U2 Porch | 2.6 m ² | | | |
| TOTAL | 157.9 m ² | | | |

- WINDOWS IN BEDROOMS WHERE THE FLOOR IS OVER 2.0m ABOVE GROUND LEVEL WHERE THE SILL HEIGHT IS UNDER 1700mm FROM FIT O HAVE RESTRICTED OPENING OF 125mm OR APPORVED BARRIER SCREENS.

 PROVIDE NOGGINGS TO BALCONY FO TIX BALUSTRADE POSTS FOR ANY BALUSTRADE SPAN OVER 3m.

CONSTRUCTION NOTES:

- REFER TO BASIX CERTIFICATE FOR DETAILS. DETAILS ON THE BASIX CERTIFICATE TAKE PRECEDENCE OVER DETAILS ON THE PLANS.
 PROVIDE 40mm TIMBER BATTENS TO WALLS WITH FC OR TIMBER CLADDING.
 FL IS DEFINED AS THE FINSHED SLAB LEVEL FOR SINGLE STOREY OR STRUCTURAL FLOOR LINING FOR 2 STOREY AND DOES NOT.

 WAS ALLOWED AS ON DESIGNATION.
- INCLUDE FLOOR FINISHES.

 CL IS DEFINED AS THE UNDERSIDE OF THE <u>TRUSSES</u> OR FLOOR JOISTS AND DOES <u>NOT INCLUDE CEILING LININGS</u>.

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PH. (02) 6583 9618 LICENSE NO: 293139C

ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE,

SIGNATURES:



100529 JOB NO: SHEET NAME: GF FLOORPLAN

SCALE: As indicated

CONSTRUCTION NOTES:

ALL BULKHEADS, OPENINGS & KITCHEN OH @ 2250mm

FLY SCREENS TO OPENING SASHES OF ALL WINDOWS AND SLIDING DOORS

450w SHELF @ 1800mm AND HANGING RAIL AS INDICATED TO ALL ROBES

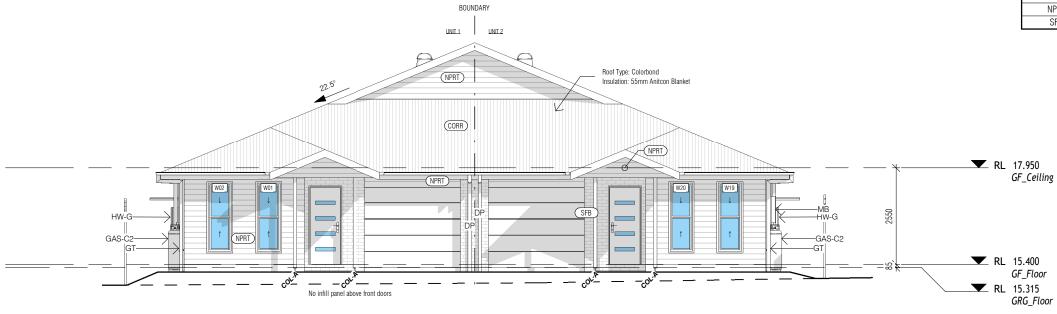
REFER TO BASKN NOTES FOR THERMAL AND GLAZING REQUIREMENTS

BUILDERS STANDARD TERMITE PROTECTION SS MESH FLANGES TO SLAB
PENETRATIONS AND SMART FILM PERIMETER SYSTEM

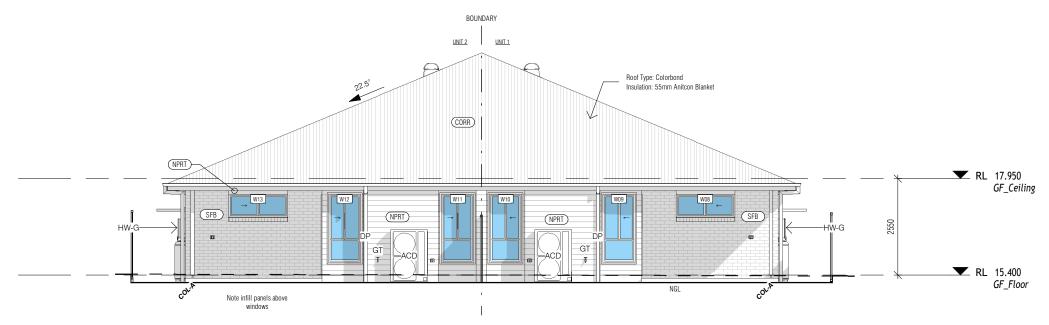
BUSHFIRE NOTE
BAL-12.5 Bushfire rating applies to this site. Refer to
Sheet A801 for constructions details and requirements

| | LEGEND - COLUMNS |
|-------|---|
| LABEL | DESCRIPTION |
| OL-A | 90mm (sq) Hardwood Timber Post on Stirrup (BAL Compliant) |

| LEGEND | | |
|--------|--|--|
| LABEL | DESCRIPTION | |
| ACD | A/C DUCTED SYSTEM BASE UNIT | |
| CORR | CORRUGATED COLORBOND METAL ROOF SHEETING | |
| DP | DOWNPIPE | |
| GAS-C2 | 2x45kg GAS CYLINDERS (By Owner) | |
| GT | GARDEN TAP | |
| HW-G | INSTANTANEOUS GAS HWS | |
| MB | ELECTRICAL METER BOX | |
| NPRT | JAMES HARDIE PRIMELINE NEWPORT CLADDING | |
| SFB | SELECTED FACE BRICK | |







East Elevation Scale: 1:100

- BEDROOM WINDOWS WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC2022 ABCB HOUSING PROVISIONS, SECTIONS, 11.3.7 & 11.3.8
 WINDOWS WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.7.
 A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH WITH NCC2022 ABCB HOUSING PROVISIONS, PART 11.3
- HANDRAIL HEIGHTS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO COMPLY WITH NCC2022 ABCB HAUDHAL RIGHTIS TO BE NO LESS THAN TOUGHIST HOW FOUND INVOICE A THAT HOUSE A THAT HAD SEED A THAT HAD SEE

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MORR CONSTRUCTIONS PTY LTD 3/158 GORDON ST, PORT MACQUARIE NSW 2444 PH. (02) 6583 9618 LICENSE NO: 293139C

| CLIENT: Investmentor | |
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| 4 | |
| ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 | |
| SIGNATURES: | |

100529 JOB NO: SHEET NAME: **ELEVATIONS 1** SCALE: A300 1:100

CONSTRUCTION NOTES:

ALL BULKHEADS, OPENINGS & KITCHEN OH @ 2250mm

FLY SCREENS TO OPENING SASHES OF ALL WINDOWS AND SLIDING DOORS

450% SHELF @ 1800mm AND HANGING RAIL AS INDICATED TO ALL ROBES

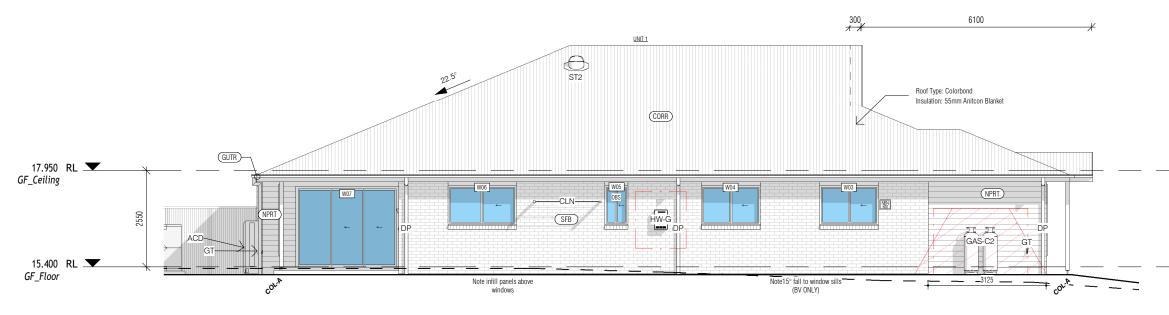
REFER TO BASIX NOTES FOR THERMAL AND GLAZING REQUIREMENTS

BUILDERS STANDARD TERMITE PROTECTION SS MESH FLANGES TO SLAB PENETRATIONS AND SMART FILM PERIMETER SYSTEM

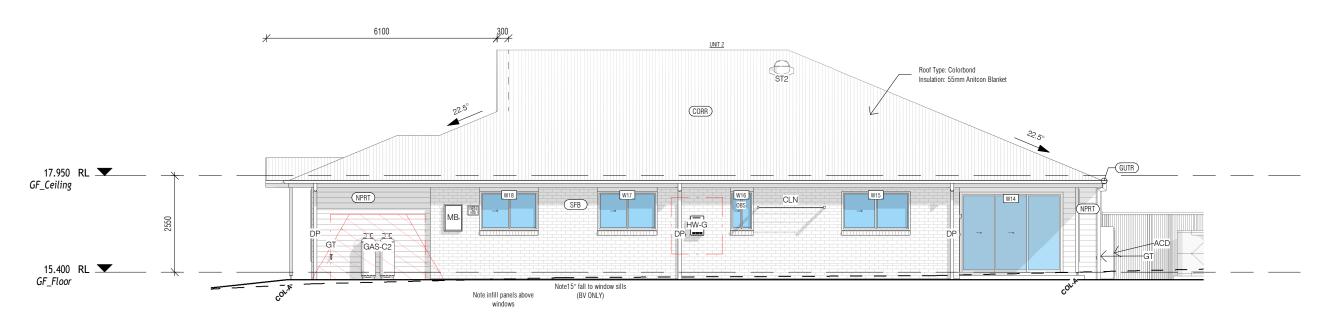
BUSHFIRE NOTE
BAL-12.5 Bushfire rating applies to this site. Refer to
Sheet A801 for constructions details and requirements

| | LEGEND - COLUMNS |
|-------|---|
| LABEL | DESCRIPTION |
| OL-A | 90mm (sq) Hardwood Timber Post on Stirrup (BAL Compliant) |

| | LEGEND |
|--------|--|
| LABEL | DESCRIPTION |
| ACD | A/C DUCTED SYSTEM BASE UNIT |
| CLN | FOLD DOWN OUTDOOR CLOTHES LINE |
| CORR | CORRUGATED COLORBOND METAL ROOF SHEETING |
| DP | DOWNPIPE |
| GAS-C2 | 2x45kg GAS CYLINDERS (By Owner) |
| GT | GARDEN TAP |
| GUTR | COLORBOND FASCIA AND GUTTER SYSTEM |
| HW-G | INSTANTANEOUS GAS HWS |
| MB | ELECTRICAL METER BOX |
| NPRT | JAMES HARDIE PRIMELINE NEWPORT CLADDING |
| SFB | SELECTED FACE BRICK |
| ST2 | SOLATUBE 250mm DIAMETER SKYLIGHT |







South Elevation Scale: 1:100

- BEDROOM WINDOWS WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC2022 ABGB HOUSING PROVISIONS, SECTIONS, 11.3.7 & 11.3.8 WINDOWS WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.7. A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH WITH NCC2022 ABGB HOUSING PROVISIONS, PART 11.3
- HANDRAIL HEIGHTS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO COMPLY WITH NCC2022 ABCB

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MORR CONSTRUCTIONS PTY LTD 3/158 GORDON ST, PORT MACQUARIE NSW 2444 PH. (02) 6583 9618 LICENSE NO: 293139C

| | CLIENT: Investmentor | |
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| | ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 | |
| d | SIGNATURES: | |

100529 JOB NO: SHEET NAME: **ELEVATIONS 2** SCALE: 1:100

CONSTRUCTION NOTES:

ALL BULKHEADS, OPENINGS & KITCHEN OH @ 2250mm

FLY SCREENS TO OPENING SASHES OF ALL WINDOWS AND SLIDING DOORS

450w SHELF @ 1800mm AND HANGING RAIL AS INDICATED TO ALL ROBES

REFER TO BASKN NOTES FOR THERMAL AND GLAZING REQUIREMENTS

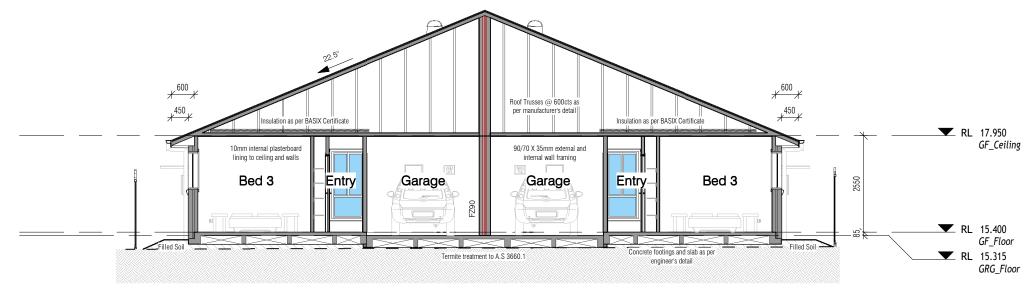
BUILDERS STANDARD TERMITE PROTECTION SS MESH FLANGES TO SLAB
PENETRATIONS AND SMART FILM PERIMETER SYSTEM

BASIX NOTE Refer to 'BASIX REQUIREMENTS' note on Sheet A800 for summary of Basix requirements.

INSULATION NOTE
Bulk insulation in walls/ceiling to
be in accordance with AS4859.1

COMMON WALL NOTE Common wall fire and sound separation properties to comply with NCC2022 ABCB Housing Provisions, Parts 9.3 & 10.7 Service penetrations to separating wall to comply with NCC2022 ABCB Housing Provisions, Parts 9.3.2 & 10.7.4 BUSHFIRE NOTE
BAL-12.5 Bushfire rating applies to this site. Refer to
Sheet A801 for constructions details and requirements

LEGEND LABEL DESCRIPTION FZ90 FIREZONE WALL SYSTEM FZ1079 - 90mm STUDS/39mm GAP





- BEDROOM WINDOWS WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC2022 ABCB HOUSING PROVISIONS, SECTIONS, 11.3.7 & 11.3.8 WINDOWS WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH VOL 2 BCA PART 3.9.2.7. A BARRIER WITH A HEIGHT OF NOT LESS THAN 865mm ABOVE FLOOR IS REQUIRED TO AN OPENABLE WINDOW TO COMPLY WITH WITH NCC2022 ABCI HOUSING PROVISIONS, PART 11.3
- HANDRAIL HEIGHTS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO COMPLY WITH NCC2022 ABCB HOUSING PROVISIONS, PART 11.3

 ALL GAS BOTTLE STORAGE AND HANDLING IN ACCORDANCE WITH AS1596-2014

 STAIRS TO COMPLY WITH NCC2022 ABGB HOUSING PROVISIONS, PART 11.2 AND SLIP RESISTANCE CLASSIFICATION IN ACCORDANCE WITH AS4586.

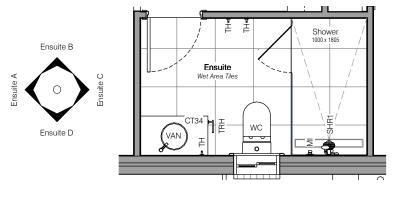
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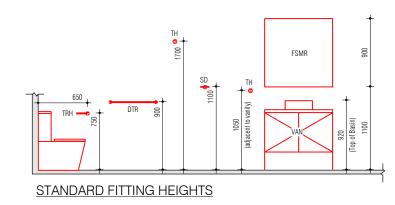


MORR CONSTRUCTIONS PTY LTD 3/158 GORDON ST, PORT MACQUARIE NSW 2444 PH. (02) 6583 9618 LICENSE NO: 293139C

| | CLIENT: Investmentor | |
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| | ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 | |
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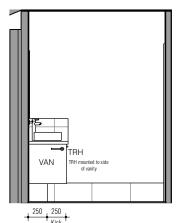
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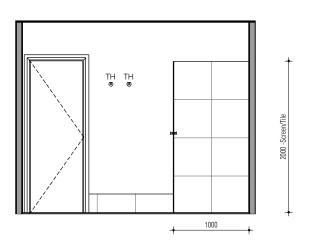


| | LEGEND |
|-------|-------------------------------|
| LABEL | DESCRIPTION |
| CT34 | 34mm LAMINATED BENCHTOP |
| FSMR | FRAMELESS WALL MOUNTED MIRROR |
| MI | SHOWER MIXER |
| SHR1 | ALDER FRESCO RAIL SHOWER |
| TH | TOWEL/ROBE HOOK |
| TRH | TOILET ROLL HOLDER |
| VAN | SELECTED VANITY UNIT |
| WC | SELECTED BTW TOILET SUITE |

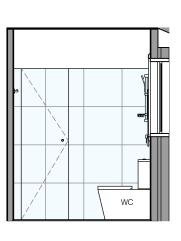




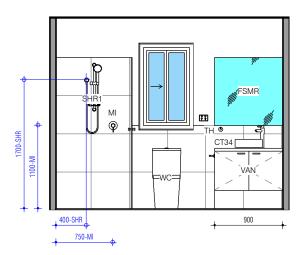




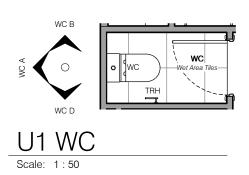
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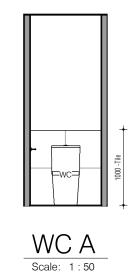


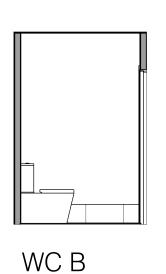
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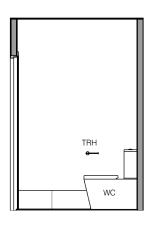
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| WC D | |
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- ALL DIMENSIONS SHOWN TO VANITY CABINETS & TAP HEIGHTS ARE FROM FINISHED FLOOR LEVEL . ALLOWANCE SHOULD BE MADE FOR THE MORTAR BED WHERE APPLICABLE.
 TILING AND SHOWER SCREEN DIMENSIONS ARE NOMINAL AND ARE SUBJECT TO VARIATION.
 WHERE THE MIRROR IS ALIGNED WITH THE TOP OF TILES, MIRROR HEIGHT MAY BE ADJUSTED TO SUITE ANY VARIANCE IN TILING HEIGHT.
 DRAWNINGS AND INVAGES ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO ANNEXINE AND COLOUR SELECTION FOR SPECIFIC MODEL DETAILS.
 SPECIFICS IN THE COLOUR SELECTION DOCUMENT AND ANNEXURE OVER RIDE DETAILS ON PLANS

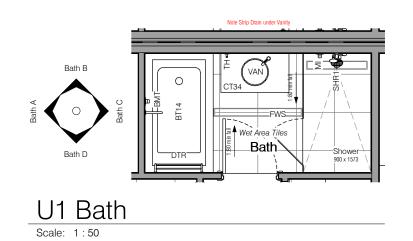
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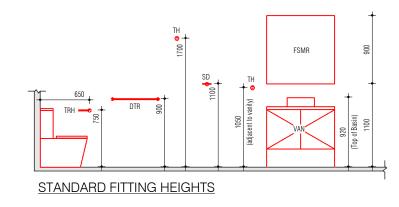


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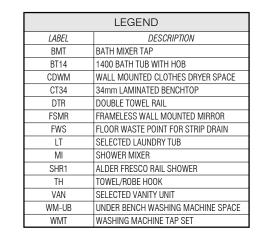
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| • | ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 | |
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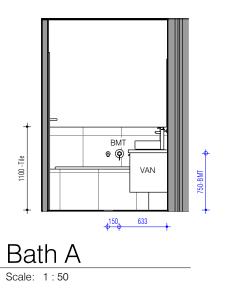
100529 JOB NO: U1 INTERNAL ELEVATIONS 1

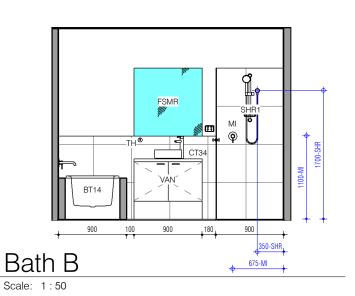


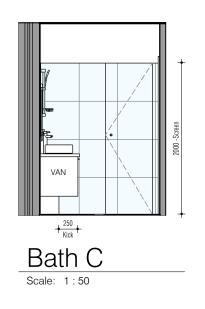


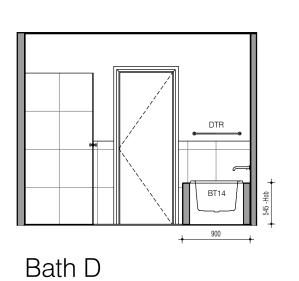
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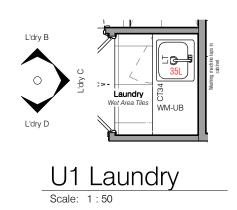






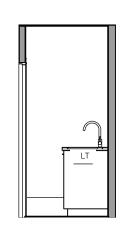






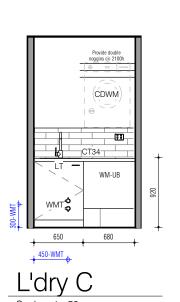
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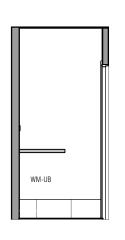
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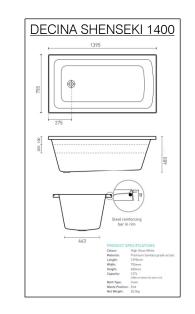
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DETAILS





L'dry D



HOB DETAIL

- ALL DIMENSIONS SHOWN TO VANITY CABINETS & TAP HEIGHTS ARE FROM FINISHED FLOOR LEVEL . ALLOWANCE SHOULD BE MADE FOR THE MORTAR BED WHERE APPLICABLE. TILING AND SHOWER SCREEN DIMENSIONS ARE NOMINAL AND ARE SUBJECT TO VARIATION.

- METER THE MIRROR IS ALIGNED WITH THE TOP OF TILES, MIRROR HEIGHT MAY BE ADJUSTED TO SUITE ANY VARIANCE IN TILING HEIGHT.

 DRAWINGS AND IMAGES ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO ANIVENUE AND COLOUR SELECTION FOR SPECIFIC MODEL DETAILS.

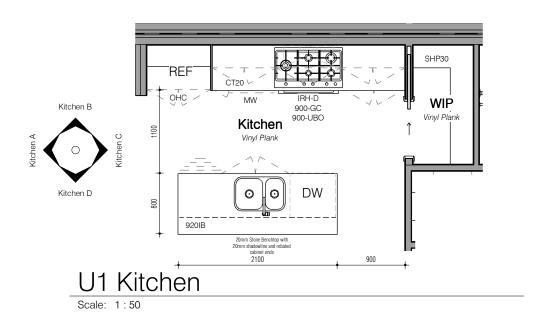
 SPECIFICS IN THE COLOUR SELECTION DOCUMENT AND ANNEXURE OVER RIDE DETAILS ON PLANS

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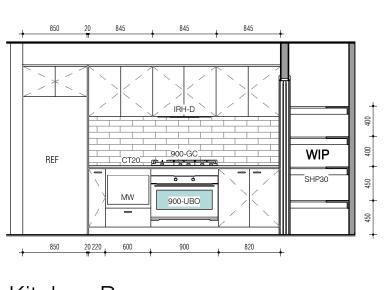
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| | ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 | |
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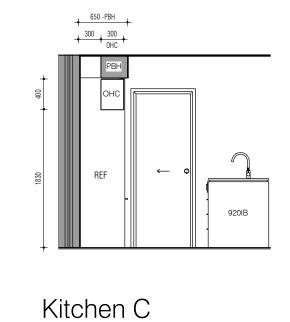
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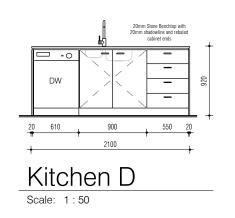






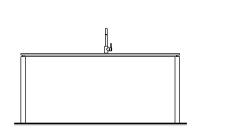


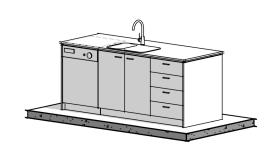




Kitchen B Scale: 1:50

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U1 Island

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- ALL DIMENSIONS SHOWN TO VANITY CABINETS & TAP HEIGHTS ARE FROM FINISHED FLOOR LEVEL . ALLOWANCE SHOULD BE MADE FOR THE MORTAR BED WHERE APPLICABLE.

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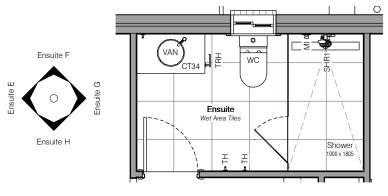
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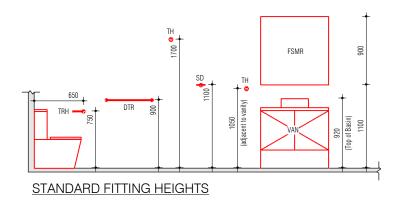


MORR CONSTRUCTIONS PTY LTD 3/158 GORDON ST, PORT MACQUARIE NSW 2444 PH. (02) 6583 9618 LICENSE NO: 293139C

| CLIENT: Investmentor | |
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| ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, | |
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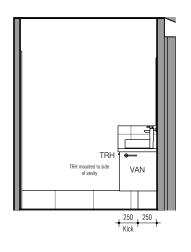
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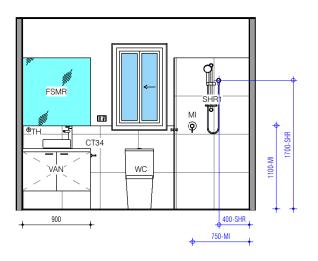


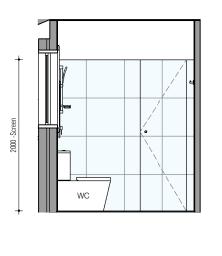


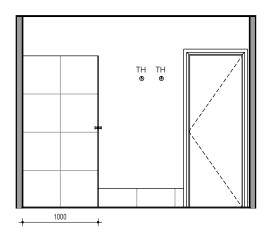












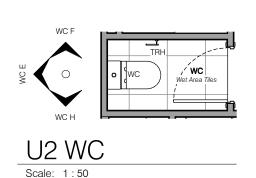
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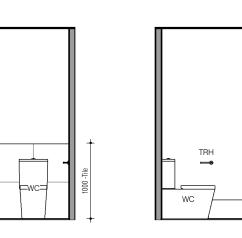
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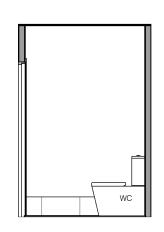
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- ALL DIMENSIONS SHOWN TO VANITY CABINETS & TAP HEIGHTS ARE FROM FINISHED FLOOR LEVEL . ALLOWANCE SHOULD BE MADE FOR THE MORTAR BED WHERE APPLICABLE.
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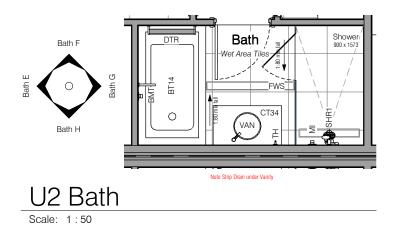
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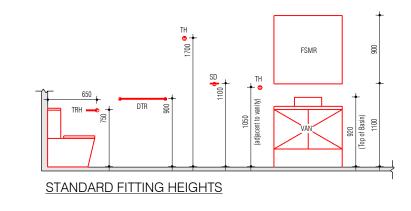


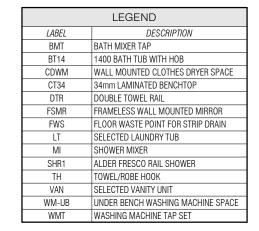
MORR CONSTRUCTIONS PTY LTD 3/158 GORDON ST, PORT MACQUARIE NSW 2444 PH. (02) 6583 9618 LICENSE NO: 293139C

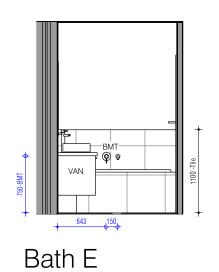
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| | ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 | |
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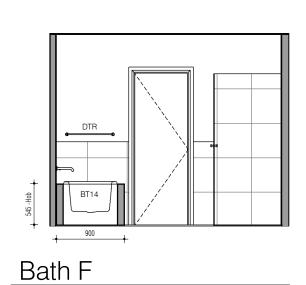
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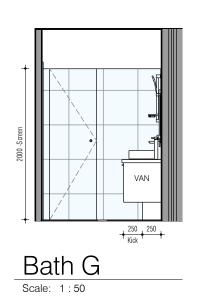


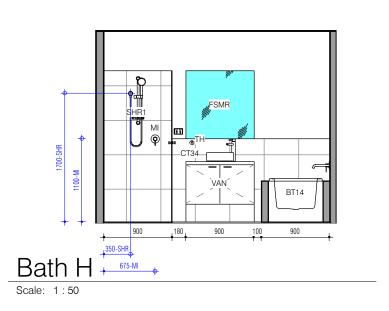


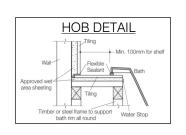


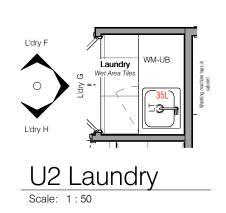


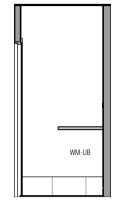


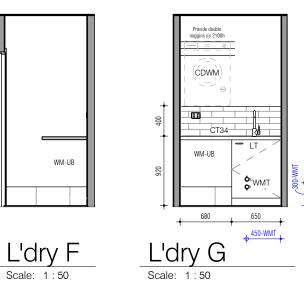


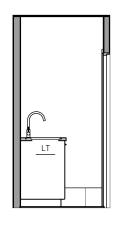




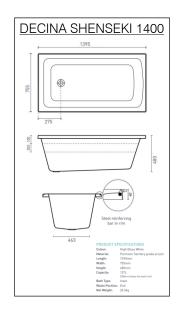












- ALL DIMENSIONS SHOWN TO VANITY CABINETS & TAP HEIGHTS ARE FROM FINISHED FLOOR LEVEL . ALLOWANCE SHOULD BE MADE FOR THE MORTAR BED WHERE APPLICABLE.
- BED WHERE APPLICABLE.
 TILING AND SHOWER SCREED IMENSIONS ARE NOMINAL AND ARE SUBJECT TO VARIATION.
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 SPECIFICS IN THE COLOUR SELECTION DOCUMENT AND ANNEXURE OVER RIDE DETAILS ON PLANS

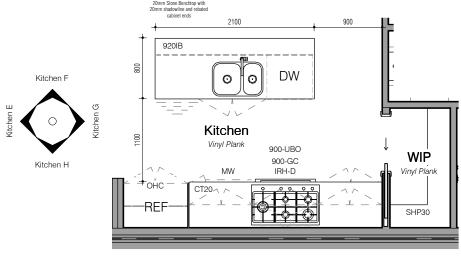
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| REV. | DATE | DETAILS | BY | |



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| | CLIENT: Investmentor |
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| | ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 |
| d | SIGNATURES: |

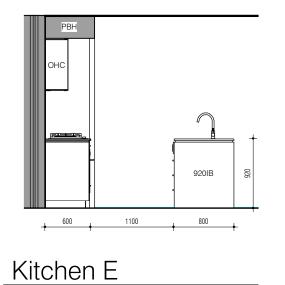
100529 JOB NO: U2 INTERNAL ELEVATIONS 2

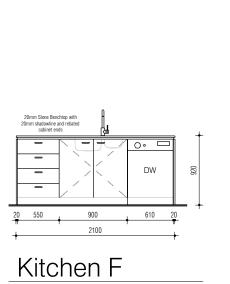


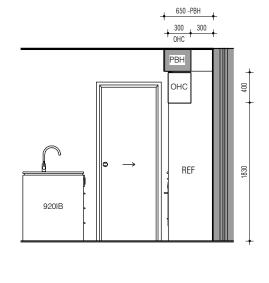




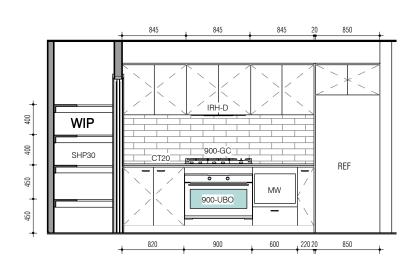
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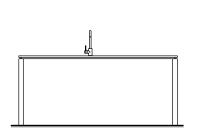








Kitchen H





U2 Island

Scale: 1:50

- ALL DIMENSIONS SHOWN TO VANITY CABINETS & TAP HEIGHTS ARE FROM FINISHED FLOOR LEVEL . ALLOWANCE SHOULD BE MADE FOR THE MORTAR
 BED WHERE APPLICABLE.
 TILING AND SHOWER SCREEN DIMENSIONS ARE NOMINAL AND ARE SUBJECT TO VARIATION.
 WHERE THE MIRROR IS ALIGNED WITH THE TOP OF TILES, MIRROR HEIGHT MAY BE ADJUSTED TO SUITE ANY VARIANCE IN TILING HEIGHT.
 DRAWINGS AND INJAGES ARE FOR ILLUSTRATION PURPOSES ONLY. REFER TO ANNEXURE AND COLOUR SELECTION FOR SPECIFIC MODEL DETAILS.
 SPECIFICS IN THE COLOUR SELECTION DOCUMENT AND ANNEXURE OVER RIDE DETAILS ON PLANS

Scale: 1:50

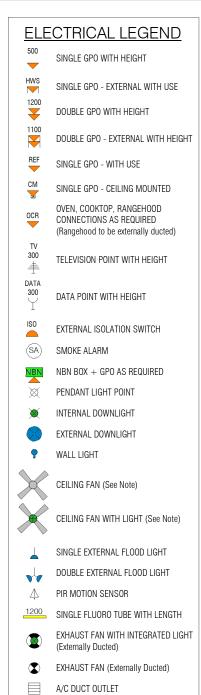
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|) | CLIENT: Investmentor | |
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| | ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 | |
| and | SIGNATURES: | |
| g) | | |

| 100 | |
|-------------------------------|-------------|
| JOB NO: 100 | 529 |
| SHEET NAME: U2 KITCHEN ELE | EVATIONS |
| SHEET NO: A405 | SCALE: 1:50 |



| <u>CEILING FAN NOTE</u> Ceiling Fans are to comply | with NCC2022 Part 13 | 3.5 |
|---|---|---|
| Market and a second | Size of Room (m²) | Qty x Size |
| Minimum number and diameter (mm) of ceiling fans required in a habitable room other than a bedroom in climate zones 1, 2, 3 and 5 (NSW) | <15 15 - 20 20 - 25 25 - 30 30 - 45 45 - 50 >50 | 1 x 900mm 1 x 1200mm 1 x 1400mm 2 x 1200mm 2 x 1400mm 3 x 1200mm 3 x 1400mm |

| ELECTRICAL EIVELI | DEC |
|---|-----|
| ELECTRICAL FIXTU | 1ES |
| DESCRIPTION | QTY |
| 10-amp Outdoor Isolation Switch | 2 |
| Allowance for Ducted A/C Ceiling Unit | 2 |
| Ceiling Fan | 2 |
| Ceiling Fan with integrated light | 8 |
| Double 10-amp GPO | 28 |
| Double 10-amp Outdoor GPO | 2 |
| Exhaust Fan (Ext. Ducted) | 2 |
| Exhaust Fan with integrated light (Ext. Ducted) | 6 |
| Fluoro Tube - 1200mm (Single) | 2 |
| NBN Connection Box and dedicated single GPO | 2 |
| NBN Utility Box | 2 |
| Single 10-amp GPO | 12 |
| Single 10-amp Outdoor GPO | 4 |
| Single RJ45 Data Point | 2 |
| Single TV Antenna Point | 2 |
| Smoke Alarm (hard wired) | 4 |
| Standard LED Downlight | 26 |
| Standard LED Downlight - Outdoor | 4 |

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WT2L

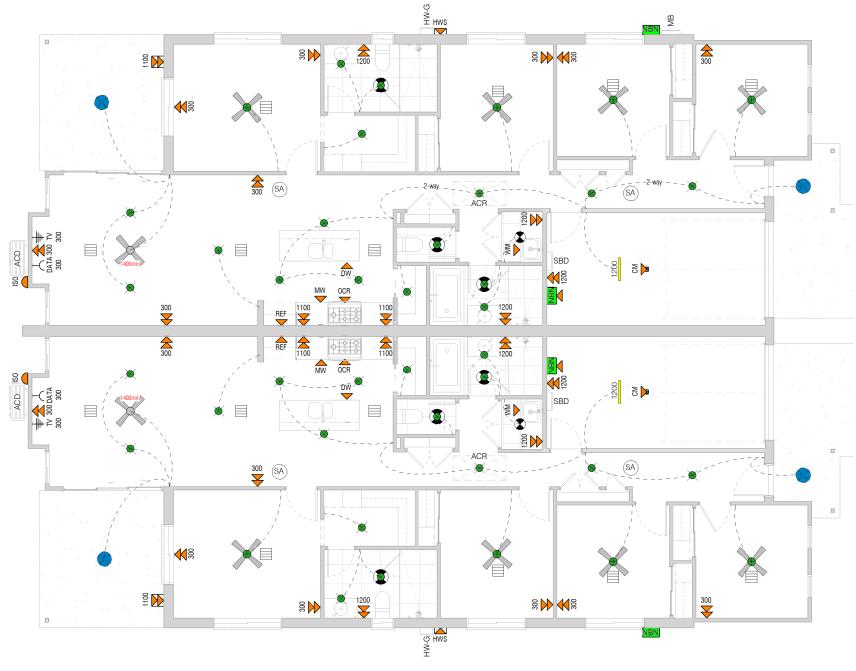
WT2L

Smoke Alarm installation to comply with NCC2022 ABCB Housing Provisions, Part 9. All alarms/detectors to be interconnected. *Locations on plans are indicative only*.

EXHAUST FAN NOTE
All exhaust fan systems are to comply with
NCC2022 ABCB Housing Provisions, Part 10.8.2

INTERNAL WET AREA VENTILATION NOTE Exhaust lans to all Wet Areas without a window are to be interlocked with the rooms light switch and include a run-on timer so that the exhaust system continues to operate for 10 minutes after the light switch is turned off. Doors to any wet area without a window are to have a 20mm clear opening between bottom of door and FFL to allow air transfer.

| LEGEND | | |
|----------------------------|--------------------------------------|--|
| LABEL DESCRIPTION | | |
| ACD | A/C DUCTED SYSTEM BASE UNIT | |
| ACR | A/C DUCTED SYSTEM CEILING UNIT | |
| HW-G INSTANTANEOUS GAS HWS | | |
| MB ELECTRICAL METER BOX | | |
| SBD | ELECTRICAL SUB BOARD | |
| WT2L | 2000L SLIMLINE ENVIRO WATER TANK-LOW | |





- STANDARD SWITCH HEIGHT IS 1400mm FROM FL
 ALL ELECTRICAL WIRING & ELECTRICAL INSTALLATIONS ARE TO COMPLY WITH AS/NZS3000:2007 WIRING RULES
- AS/NZS3000:2007 S6.2.4.2 REQUIRES NO ELECTRICAL SOCKET OUTLETS, SWITCHES OR ELECTRICAL ACCESSORIES TO BE INSTALLED WITHIN 300mm FROM A WET PLACE.

 SMOKE ALARMS TO AS3786 AND NC2022 ABCB HOUSING PROVISIONS, PART 9.5.1 (NSW). ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED.
- LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS CELING PENETRATION - APPROVED NON-VENTILATED COVER OR SHIELD IS TO BE INSTALLED TO ALL RECESSED LIGHTING AND EXHAUST FANS TO ALLOW INSULATION TO BE CLOSELY INSTALLED TO THE TOP AND SIDES OF THE LIGHT OR EXHAUST FITTING.
- ALL ELECTRICAL DRAWINGS ARE PRELIMINARY. FINAL ARRANGEMENTS TO OWNERS REQUIREMENTS.
- ALLOWANCE FOR NBN TO BE CONFIRMED

B 04/11/25 DA SET MW A 11/09/24 CONCEPT MW REV. DATE DETAILS



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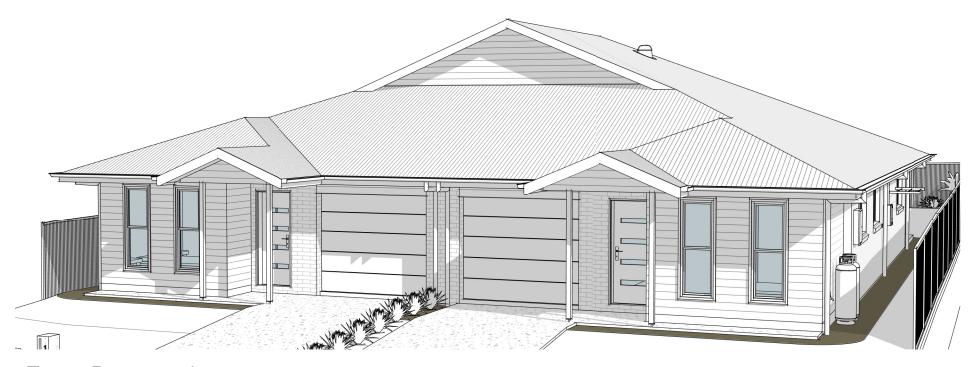
CLIENT: Investmentor

SIGNATURES:

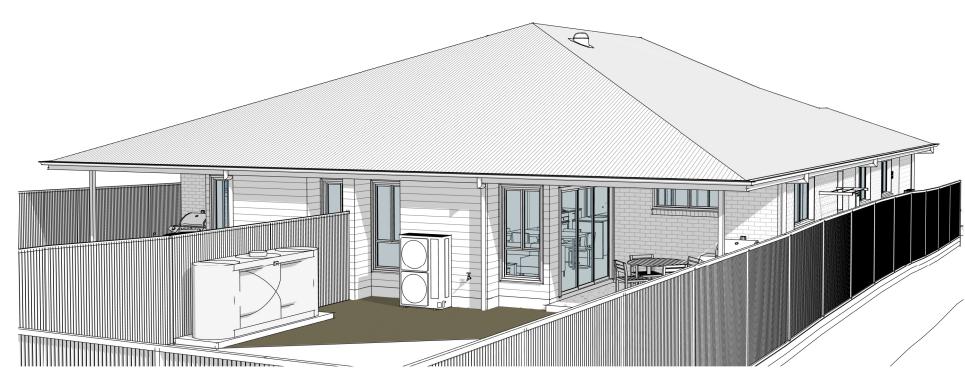
ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430



100529 JOB NO: SHEET NAME: **ELECTRICAL PLAN** 1:100



Front Perspective 1- Artist's Impression for illustrative purposes only.



Rear Perspective 2- Artist's Impression for illustrative purposes only.

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| Α | 11/09/24 | CONCEPT | MW |
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| ΓD 2444 | CLIENT: Investmentor | |
|-------------|--|--|
| | ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 | |
| Ltd and any | SIGNATURES: | |

100529 JOB NO: SHEET NAME:
PERSPECTIVES

| LABEL | | | | | |
|-------------|---|---------|---------|-------|-----|
| L (DLL | DESCRIPTION | HEIGHT | WIDTH | NOTES | QTY |
| 2/520 S | Selected Interior Swing Door (Double) | 2040 mm | 520 mm | | 2 |
| 2/620 S | Selected Interior Swing Door (Double) | 2040 mm | 620 mm | | 4 |
| 2P-M S | Slider 2 Panel Mirrored - Custom Width | 2040 mm | 0 mm | | 6 |
| 520 S | Selected Interior Swing Door | 2040 mm | 520 mm | | 2 |
| 720 S | Selected Interior Swing Door | 2040 mm | 720 mm | | 4 |
| 720 S | Selected Interior Swing Door | 2040 mm | 720 mm | LOH | 2 |
| 720 CS E | Evolution Timber Cavity Slider - Flush Pull | 2040 mm | 720 mm | | 2 |
| 820 S | Selected Interior Swing Door | 2040 mm | 820 mm | | 10 |
| 820E E | External Single Swing (Newington XN5) | 2040 mm | 820 mm | | 2 |
| 2125PL-F | Sectional Garage - Flatline | 2150 mm | 2530 mm | | 2 |
| ASSD-2127 S | Stacking Glass Door | 2110 mm | 2676 mm | | 2 |

| | DOORS IN BRICKWORK | | | | | | |
|---|--|---------|--------|--------------------|-----------|---------|--|
| LABEL | LABEL DESCRIPTION | | | AREA | INT. TRIM | LINTEL | |
| 820E | External Single Swing (Newington XN5) | 2040 mm | 820 mm | 1.7 m ² | 4.9 m | 1200 mm | |
| 2125PL-F | 2125PL-F Sectional Garage - Flatline | | | 5.4 m ² | 6.8 m | 2700 mm | |
| 820E | 820E External Single Swing (Newington XN5) | | 820 mm | 1.7 m ² | 4.9 m | 1200 mm | |
| 2125PL-F Sectional Garage - Flatline 2150 mm 2530 mm 5.4 m ² | | | | | | 2700 mm | |
| TOTALS | TOTALS 14.2 m ² 23.5 m | | | | | | |

| DOORS IN CLADDING | | | | | | | |
|--|---|---------|---------|--------------------|-----------|-----------|--|
| LABEL | DESCRIPTION | HEIGHT | WIDTH | AREA | INT. TRIM | EXT. TRIM | |
| ASSD-2127 | Stacking Glass Door | 2110 mm | 2676 mm | 5.6 m ² | 6.9 m | 6.9 m | |
| ASSD-2127 Stacking Glass Door 2110 mm 2676 mm 5.6 m ² 6.9 m 6.9 m | | | | | | 6.9 m | |
| TOTALS | OTALS 11.3 m ² 13.8 m 13.8 m | | | | | | |

| | GLAZED DOORS | | | | | | | |
|--------------------------|--|---------------------|--------|-------|-------------|-------|--|--|
| Glazii | Glazing in accordance with H1D8 & H2D7 of the NCC/BCA Volume Two, Section 8 of the Housing Provisions & Australian Standards AS 1288, 2047, 4055 | | | | | | | |
| NUMBER LABEL DESCRIPTION | | DESCRIPTION | HEIGHT | WIDTH | HEAD HEIGHT | NOTES | | |
| W07 | ASSD-2127 | Stacking Glass Door | 2110 | 2676 | 2110 | | | |
| W14 | ASSD-2127 | Stacking Glass Door | 2110 | 2676 | 2110 | | | |

WINDOW SCHEDULE Glazing in accordance with H1D8 & H2D7 of the NCC/BCA Volume Two, Section 8 of the Housing Provisions & Australian Standards AS 1288, 2047, 4055 STUD OPENING LABEL HEIGHT WIDTH NOTES AD1806 Double Hung 1800 mm 610 mm 670 mm AS0616 Sliding 600 mm 1570 mm 1630 mm Sliding AS1006 1030 mm 610 mm 670 mm OBS 2 AS1016 Sliding 1030 mm 1570 mm 1630 mm Sliding AS1018 1030 mm 1810 mm 1870 mm AST1809 Sliding-Transom 1800 mm 850 mm 910 mm TOTAL NUMBER OF WINDOWS: 18

| SKYLIGHT SCHEDULE | | | | | |
|-------------------|-----------------------------|--------|--------|-------|-----|
| LABEL | TYPE | HEIGHT | WIDTH | NOTES | QTY |
| ST290 | Solatube Brighten Up Series | 290 mm | 290 mm | | 2 |

| | WINDOWS IN BRICKWORK | | | | | | | |
|--------|----------------------|---------|---------|---------|-------------|---------------------|-----------|---------|
| NUMBER | LABEL | TYPE | HEIGHT | WIDTH | HEAD HEIGHT | AREA | INT. TRIM | LINTEL |
| W03 | AS1016 | Sliding | 1030 mm | 1570 mm | 2150 | 1.6 m ² | 5.2 m | 1800 mm |
| W04 | AS1016 | Sliding | 1030 mm | 1570 mm | 2150 | 1.6 m ² | 5.2 m | 1800 mm |
| W05 | AS1006 | Sliding | 1030 mm | 610 mm | 2150 | 0.6 m ² | 3.3 m | 900 mm |
| W06 | AS1018 | Sliding | 1030 mm | 1810 mm | 2150 | 1.9 m ² | 5.7 m | 2100 mm |
| W08 | AS0616 | Sliding | 600 mm | 1570 mm | 2150 | 0.9 m ² | 4.3 m | 1800 mm |
| W13 | AS0616 | Sliding | 600 mm | 1570 mm | 2150 | 0.9 m ² | 4.3 m | 1800 mm |
| W15 | AS1018 | Sliding | 1030 mm | 1810 mm | 2150 | 1.9 m ² | 5.7 m | 2100 mm |
| W16 | AS1006 | Sliding | 1030 mm | 610 mm | 2150 | 0.6 m ² | 3.3 m | 900 mm |
| W17 | AS1016 | Sliding | 1030 mm | 1570 mm | 2150 | 1.6 m ² | 5.2 m | 1800 mm |
| W18 | AS1016 | Sliding | 1030 mm | 1570 mm | 2150 | 1.6 m ² | 5.2 m | 1800 mm |
| TOTALS | | | | | | 13.3 m ² | 47.4 m | |

| | WINDOWS IN CLADDING | | | | | | | |
|--------|---------------------|-----------------|---------|--------|-------------|---------------------|-----------|-----------|
| NUMBER | LABEL | TYPE | HEIGHT | WIDTH | HEAD HEIGHT | AREA | INT. TRIM | EXT. TRIM |
| W01 | AD1806 | Double Hung | 1800 mm | 610 mm | 2150 | 1.1 m ² | 4.8 m | 4.8 m |
| W02 | AD1806 | Double Hung | 1800 mm | 610 mm | 2150 | 1.1 m ² | 4.8 m | 4.8 m |
| W09 | AST1809 | Sliding-Transom | 1800 mm | 850 mm | 2150 | 1.5 m ² | 5.3 m | 5.3 m |
| W10 | AST1809 | Sliding-Transom | 1800 mm | 850 mm | 2150 | 1.5 m ² | 5.3 m | 5.3 m |
| W11 | AST1809 | Sliding-Transom | 1800 mm | 850 mm | 2150 | 1.5 m ² | 5.3 m | 5.3 m |
| W12 | AST1809 | Sliding-Transom | 1800 mm | 850 mm | 2150 | 1.5 m ² | 5.3 m | 5.3 m |
| W19 | AD1806 | Double Hung | 1800 mm | 610 mm | 2150 | 1.1 m ² | 4.8 m | 4.8 m |
| W20 | AD1806 | Double Hung | 1800 mm | 610 mm | 2150 | 1.1 m ² | 4.8 m | 4.8 m |
| TOTALS | | | | | | 10.5 m ² | 40.5 m | 40.5 m |

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ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 SIGNATURES:

100529 JOB NO: SHEET NAME: WINDOWS AND DOORS

N2 TIF-DOWN SCHEDULE

| THE DOWN | N OOI ILDOLL | | | | |
|--|---|--|--|--|--|
| JOINT GROUP | JD5 | | | | |
| ULW | 7500 max. | | | | |
| ROOF SHEETING | CONCRETE TILE | | | | |
| TRUSS SPACING | 600 | | | | |
| BATTEN SPACING | 330 | | | | |
| Batten to Truss | As per manuf. specifications | | | | |
| Truss to Top Plate | One framing anchor with 4 / 2.8mm dia. nails each leg. | | | | |
| Plates to Top Plate | Nom. 2 / 75mm skew nails through plate at each stud. | | | | |
| Btm Plate to Slab | Nom. 1 / Hand driven masonry nail at 1200 centres. | | | | |
| Lintel to Jamb Stud | 30x0.8mm G.I. Strap with 4 / 2.8mm dia. nails each end at 1200 max ctrs | | | | |
| Refer AS 1684.2 Timber Framing Manual for more detail. | | | | | |

TIMBER FRAMING SCHEDULE

| | T | |
|--|--|--|
| RLW | 7500 max. | |
| ROOF PITCH | up to 25° | |
| Roof Battens | Timber / Metal battens at 330cts | |
| Roof Trusses | Engineer designed and fixed at 600cts in accordance with manufacturers specifications. | |
| Lintels, verandah plates and posts etc. | Refer to Bracing / Framing Plan. | |
| ENTERNIE WILLES OF THE | TERNAL LOAD BEARING WALLS (LOAD DEPENDANT) | |
| Top Plate | 35x70 or 35/90(refer to plans) | |
| Studs | 70x35 or 35/90(refer to plans) at 600cts | |
| Noggings | 70x35 or 35/90(refer to plans) One row. | |
| Bottom Plate | 35x70 or 35/90 (refer to plans) Continuously supported on slab | |
| INTERNAL PARTITION WALLS - MGP 10 U.N.O. | | |
| Top Plate | 35x70 or 35/90(refer to plans) | |
| Studs | 70x35 or 35/90(refer to plans) at 600cts | |
| Noggings | 70x35 or 35/90(refer to plans) One row. | |
| Bottom Plate | 35x70 or 35/90 (refer to plans) Continuously supported on slab | |

STUDS AT SPECIAL TRUSSES

| No. of studs required under Girder Truss Point Load | | 3 |
|--|---|---|
| No. of studs required under Truncated Girder Truss Point Load | - | 3 |

STUDS AT SIDES OF OPENINGS

| OPENING WIDTH | 900 | 1200 | 1500 | 1800 | 2100 | 2400 | 2700 | 3000 |
|--------------------------|-----|------|------|------|------|------|------|------|
| No. OF STUDS REQUIRED | 1 | 1 | 2 | 2 | 2 | 2 | 3 | 3 |

BRICK LINTEL TABLE

| SPAN NOT EXCEEDING | LINTEL SIZE |
|--------------------|------------------|
| 1.0m clear span | 75x10mm Flat Bar |
| 1.5m clear span | 100x75x8 Angle |
| 2.4m clear span | 125x75x10 Angle |
| 3.0m clear span | 150x100x10 Angle |
| 3.6m clear span | 150x100x10 Angle |
| · | ů , |
| 4.2m clear span | 150x100x12 Angle |

| | ROOM SCHEDULE | |
|-------------|----------------|----------------------|
| NAME | FLOOR FINISH | AREA |
| Bed 1 | Carpet | 13.1 m² |
| Bed 1 | Carpet | 13.1 m ² |
| Bed 2 | Carpet | 10.1 m ² |
| Bed 2 | Carpet | 10.1 m ² |
| Bed 3 | Carpet | 8.9 m ² |
| Bed 3 | Carpet | 8.9 m ² |
| Bed 4 | Carpet | 8.9 m ² |
| Bed 4 | Carpet | 8.9 m ² |
| Robe | Carpet | 0.7 m ² |
| Robe | Carpet | 0.7 m ² |
| Robe | Carpet | 0.8 m ² |
| Robe | Carpet | 0.8 m ² |
| Robe | Carpet | 0.7 m ² |
| Robe | Carpet | 0.7 m ² |
| WIR | Carpet | 3.6 m ² |
| WIR | Carpet | 3.6 m ² |
| Carpet | | 93.5 m ² |
| Alfresco | Concrete | 11.4 m ² |
| Alfresco | Concrete | 11.4 m ² |
| Garage | Concrete | 17.2 m ² |
| Garage | Concrete | 17.2 m ² |
| Porch | Concrete | 4.0 m ² |
| Porch | Concrete | 4.0 m ² |
| Concrete | | 65.2 m ² |
| Dining | Vinyl Plank | 9.1 m ² |
| Dining | Vinyl Plank | 9.1 m ² |
| Family | Vinyl Plank | 13.9 m ² |
| Family | Vinyl Plank | 13.9 m ² |
| Kitchen | Vinyl Plank | 13.8 m ² |
| Kitchen | Vinyl Plank | 13.8 m ² |
| Entry | Vinyl Plank | 11.7 m ² |
| Entry | Vinyl Plank | 11.7 m² |
| Store | Vinyl Plank | 0.4 m ² |
| Linen | Vinyl Plank | 0.6 m ² |
| Linen | Vinyl Plank | 0.6 m ² |
| Store | Vinyl Plank | 0.4 m ² |
| WIP | Vinyl Plank | 1.2 m ² |
| WIP | Vinyl Plank | 1.2 m ² |
| Vinyl Plank | | 101.4 m ² |
| Ensuite | Wet Area Tiles | 5.4 m ² |
| | | |

Wet Area Tiles

BASIX SUMMARY (Each Unit)

Summary of Basix requirements, refer to Basix Certificate for details. Details on Basix Certificate take precedence over summary notes below

WATER COMMITMENTS

- Showerhead Rating must be a min. 4 Star Efficiency Rating to all showers
- Toilet Rating must be a min. 4 Star Efficiency Rating to all toilets
- Kitchen Taps Rating must be a min. 5 Star Efficiency Rating
- Bathroom Basin Taps Rating must be a min. 5 Star Efficiency Rating

Alternative Water:

- Rainwater Tank Size 2,000 litres
- (Rainwater tank must meet, and be installed in accordance with the requirements of all applicable regulatory authorities)
- Rainwater Tank to collect a minimum roof area runoff of 177m² (entire roof)
- Rainwater tank to supply: All toilets

At least one garden tap

Cold water tap that supplies the clothes washer

THERMAL PERFORMANCE COMMITMENTS

- Refer to BASIX report for window glazing requirements
- Roof Insulation as indicated on plans
- External Wall Insulation
- Brick Veneer: R2.44 (or R3.00 including construction)
- Framed/Clad: R2.50 (or R3.00 including construction)
- Ceiling Insulation
- Flat Ceiling/Pitched Roof: R5.00 (up)
- Ceiling Fans
 - To be installed in at least one living room and all bedrooms
 - Ceiling fan size/qty to comply with ABCB Housing Provisions (Part 13.5.2) of the NCC

ENERGY COMMITMENTS

Hot Water

- Hot Water System: Gas Instantaneous
- Hot Water System performance min rating: 6 stars

Cooling System:

- 1-Phase air-conditioning ducted in at least 1 living room and 1 bedroom
- Energy Rating: 4.5 Star (Average Zone)

Heating System:

- 1-Phase air-conditioning ducted in at least 1 living room and 1 bedroom Energy Rating: 2.5 Star (Average Zone)

Ventilation:

- Bathroom exhaust system: Individual fan, externally ducted. Interlocked with light.
- Kitchen exhaust system: Individual fan, externally ducted. Manual On/Off switch.
- Laundry exhaust system: Individual fan, externally ducted. Manual On/Off switch.

A minimum of 80% of light fixtures are fitted with fluorescent or LED lamps.

 There must be a window and/or skylight installed in the kitchen for natural lighting 1 bathroom(s)/toilet(s) must have a window and/or skylight for natural lighting

Other:

4.7 m²

4.7 m²

1.5 m²

1.5 m²

1.4 m²

1.4 m²

26.1 m²

- The applicant must install a gas cooktop & electric oven in the kitchen
- Fixed Outdoor Clothesline must be installed

GENERAL CONSTRUCTION NOTES

BUILDING SPECIFICATIONS FOR CLASS 1 AND 10 BUILDINGS

All works to be completed in accordance with the current version of the National Construction Code Series, including National Construction Code (NCC), Volume 2 and the Plumbing Code of Australia (PCA), Volume 3 as applicable.

All Australian Standards listed are the versions that have been adopted by the relevant version of the National Construction Code Series as of Jan 2024

SITE PREPARATION

Earthworks - Earthworks are to be undertaken in accordance with the NCC, Vol. 2, Part H1D3 and Part 3.2 of the ABCB Housing Provisions

Earth Retaining structures (ie. retaining walls & batter) to be in accordance with

Drainage – Stormwater drainage is to be undertaken in accordance with AS/NZS 3500.3, or, the Acceptable Construction Practice as detailed in the NCC, Vol. 2, Part H2D2 and Part 3.3 of the ABCB Housing Provisions

Termite Risk Management – Where a primary building element is considered susceptible to termite attack the building shall be protected in accordance with the following:

a) AS 3600 1 and

b) The Acceptable Construction Practice as detailed in accordance with the NCC, Vol. 2, Part H1P1 and Part 3.4 of the ABCB Housing Provisions

c) A durable notice is permanently fixed to the building in a prominent location, such as in a meter box or the like, including the details listed in the NCC, Vol. 2, Part 3.4.3 of the ABCB Housing Provisions

FOOTINGS AND SLABS

The footing or slab is to be constructed in accordance with AS 2870, except that for the purposes of Clause 5.3.3.1 of AS 2870, a dampproofing membrane is required to be provided, or, the Acceptable Construction Practice detailed in the NCC, Vol. 2, Part H1D4 and Part 4.2 of the ABCB Housing Provisions Piled footings are to be designed in accordance with AS 2159

MASONRY

Unreinforced Masonry – to be designed and constructed in accordance with; a) AS 3700; or

- b) AS 4773 Parts 1 and 2; or

c) NCC, Vol. 2, Part H1D5 and Part 5.4 of the ABCB Housing Provisions Reinforced Masonry – to be designed and constructed in accordance with: a) AS 3700; or

- b) AS 4773 parts 1 and 2; or
- c) NCC, Vol. 2, Part H1D5 and Part 5.2 and 5.3 of the ABCB Housing Provisions Masonry Components and Accessories – to be constructed and installed in accordance with:
- a) AS 3700; or
- b) AS 4773 Parts 1 and 2;
- c) NCC, Vol. 2, Part H1D5 and Part 5.6 of the ABCB Housing Provisions Weatherproofing of Masonry

This Part applies to an external wall (including the junction between the wall and any window or door) of a Class 1 Building.

This Part does not apply to any Class 10 building except where its construction contributes to the weatherproofing of the Class 1 building

The weatherproofing of masonry is to be carried out in accordance with: a) AS 3700; except as provided for by NCC, Vol. 2, Part H1D5 (4); or

b) AS 4773 Parts 1 and 2 c) NCC, Vol. 2, Part H1D5 and Part 5.7 of the ABCB Housing Provisions

FRAMING

Sub-Floor Ventilation – Is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H2D5 and part 6.2 of the ABCB Timber Framing is to be designed and constructed in accordance with the following, as appropriate: a) AS 1684 2

h) AS 1684 4

Structural Steel Members – is to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC Vol.2, Part H1D6 and Part 6.3 of the ABCB Housing Provisions or, one of the following manuals:

a) Steel Structures: AS 4100.

b) Cold-formed steel structures: AS/NZS 4600.

ROOFS

Roof Cladding – is to comply with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D7 and Part 7.2 and 7.3 of the ABCB Housing Provisions; or, one of the following:

a) Roofing tiles: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions - AS4597, AS2050 AS2049 and AS 4200 1

b) Metal Roof Cladding: NCC, Vol. 2, Part 7.3 of the ABCB Housing Provisions -AS1562 1

c) Plastic sheet roofing: AS/NZS 4256 Parts 1, 2, 3 and 5; and AS/NZS 1562.3 Gutters and Downpipes - are to be designed and constructed in accordance with the Acceptable Construction Practice of of the NCC, Vol. 2, Part H2D2, H2D6 and Part 7.4 of the ABCB Housing Provisions, or, AS/NZS 3500.3 – Stormwater

WALL CLADDING

 $\label{thm:composite} \mbox{Timber \& Composite Wall Cladding} - \mbox{to be designed and constructed in}$ accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part 7.5 of the ABCB Housing Provisions - AS4200.1, AS2908.2 or ISO 8336, AS1859.4. AS2269 0 and AS2904

Autoclaved Aerated Concrete to AS5146.1

Metal wall cladding to be designed and constructed in accordance with AS 1562.1.

Glazing – to be designed and constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H1D8 and Part 8.3 of the ABCB Housing Provisions, or, one of the following manuals as applicable under the NCC:

b) AS 1288

FIRE SAFETY

Fire Hazard properties of materials to comply with the NCC, Vol. 2, Part H3D2 Fire Separation of external walls to comply with the NCC, Vol. 2, Part H3D3 and Part 9.2 of the ABCB Housing Provisions

Fire Separation of separating walls & floors to comply with the NCC, Vol. 2, Part H3D4 and Part 9.3 of the ABCB Housing Provisions

Fire Separation of garage-top-dwellings to comply with the NCC, Vol. 2, Part H3D4 and Part 9.4 of the ABCB Housing Provisions

Smoke Alarms & Evacuation lighting to comply with the NCC, Vol. 2, Part H3D5 and Part 9.5 of the ABCB Housing Provisions

BUSHFIRE AREAS

Bushfire Areas - This section relates to:

a) A Class 1 building; or

b) A Class 10a building or deck associated with a Class 1 building, If it is constructed in accordance with the following:

c) AS 3959, except as amended by planning for bushfire protection and, except for Section 9 Construction for Bushfire Attack Level FZ (BAL-FZ).

Buildings subject to BAL-FZ must comply with specific conditions of development consent for construction at this level; or d) The requirements of (c) above as modified by the development consent following consultation with the NSW Rural Fire Service undersection 79BA of the Environmental Planning and Assessment Act

e) The requirements of (c) above as modified by the development consent with a bushfire safety authority issued under section 100B of the Rural Fire Act for the purposes of integrated development.

WATERPROOFING

Wet Areas and External Waterproofing – building elements in wet areas within a building must:

a) Be waterproof or water resistant in accordance with the NCC, Vol. 2, Part H4D2, H4D3 and Part 10.2 of the ABCB Housing Provisions; and

b) Comply with AS 3740.

c) External areas to comply with AS4654.1 & AS4654.2

HEALTH AND AMENITY

Room Heights – are to be constructed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D4 and Part 10.3 and Figure 10.3.1 of the ABCB Housing Provisions Facilities – are to be constructed in accordance with Acceptable Practice of the NCC, Vol. 2, Part H4D5 and Part 10.4 of the ABCB Housing Provisions

Light – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D6 and Part 10.5 of the ABCB Housing Provisions Ventilation – is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D7 and Part 10.6 of the ABCB Housing Provisions and installed in accordance with AS1668.2

Condensation Management to be provided in accordance with Acceptable Construction Practice of the NCC, Vol. 2, Part H4D9 and Part 10.8 of the ABCB Housing Provisions

Sound Insulation – (only applies to a separating wall between two or more class 1 buildings) is to be provided in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H4D8 and Part 10.7 of the ABCB Housing

SAFE MOVEMENT AND ACCESS

Stairway and Ramn Construction – to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D2 and Part 11.2 of the ABCB Housing Provisions

Barriers and Handrails – to be constructed and installed in accordance with the Acceptable Construction Practice of to be constructed and installed in accordance with the Acceptable Construction Practice of the NCC, Vol. 2, Part H5D3 and Part 11.3 of the ABCB Housing Provisions

ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS

H1D10 - Flood Hazard Areas - applies to areas on a site (weather or not mapped) encompassing the land lower than the flood hazard level (as defined by the NCC) which has been determined by the appropriate authority (statutory authority), are to be constructed in accordance with the ABCB Standard for Construction of Buildings in Flood Hazard Areas

H7D4 - Construction in Bushfire Prone Areas; dwellings are to be construced in accordance with AS3959-2018: Construction of buildings in bushfire-prone areas H1D11 - Attachment of Decks & Balconies to external walls of buildings to be in accordance with the NCC, Vol. 2, Part 12.3 of the ABCB Housing Provisions or alternatively must be designed by a professional engineer or other appropriately qualified person in accordance with the relevant structural design manuals referenced in the NCC, Vol. 2, Part 2.2 of the ABCB Housing Provisions H7D5 - Heating Applicances, Fireplaces, Chimneys & Flues to be installed in accordance with the NCC, Vol.2, Part 12.4 of the ABCB Housing Provisions; or a) for a domestic solild fuel burning applicance, AS/NZS 2918

ENERGY EFFICIENCY

Energy Efficiency – to comply with the measures contained in the relevant BASIX certificate and the requirements of the NCC, Vol. 2, NSW Part H6 Energy Efficiency and the NSW Parts of Part 13.2 of the ABCB Housing Provisions

NOT FOR CONSTRUCTION

Bath

Bath

WC

WC

_aundry

_aundry

Wet Area Tiles

| В | 04/11/25 | DA SET | MV |
|------|----------|---------|----|
| Α | 11/09/24 | CONCEPT | MV |
| REV. | DATE | DETAILS | BY |



MORR CONSTRUCTIONS PTY LTD 3/158 GORDON ST, PORT MACQUARIE NSW 2444 CLIENT: Investmentor PH. (02) 6583 9618 LICENSE NO: 293139C

ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 SIGNATURES

100529 JOR NO: SHEET NAME: SCHEDULES SCALE: As indicated

5.1 GENERAL

A building assessed in Section 2 as being BAL—12.5 shall conform with Section 3 and Clauses 5.2 to 5.8. Any element of construction or system that satisfies the test criteria of AS 1530.8.1 may be used in lieu of the applicable requirements contained in Clauses 5.2 to 5.8 (see Clause 3.8).

NOTE: BAL—12.5 is primarily concerned with protection from ember attack and radiant heat up to and including 12.5 kW/m2 where the site is less than 100 m from the source of bushfire attack.

5.2 SUB-FLOOR SUPPORTS

This Standard does not provide construction requirements for subfloor support where the subfloor space is enclosed

(a) a wall that conforms with Clause 5.4: or

(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium: or

(c) a combination of Items (a) and (b).

NOTE: This requirement applies to the subject building only and not to verandas, decks, steps, ramps and landings (see Clause 5.7)

C5.2 Combustible materials stored in the subfloor space may be ignited by embers and cause an impact to the

5 3 FLÖORS

5.3.1 General

This Standard does not provide construction requirements for concrete slabs on the ground.

5.3.2 Elevated floors

5 3 2 1 Enclosed subfloor space

This Standard does not provide construction requirements for elevated floors, including bearers, joists and flooring,

where the subfloor space is enclosed with-(a) a wall that conforms with Clause 5.4; or

(b) a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion resistant steel, bronze or aluminium: or

(c) a combination of Items (a) and (b) above.

5.3.2.2 Unenclosed subfloor space

Where the subfloor space is unenclosed, the bearers, joists and flooring, less than 400 mm above finished ground level, shall be one of the following:

(a) Materials that conform with the following:

(i) Bearers and joists shall be-

(A) non-combustible; or

(B) bushfire-resisting timber (see Appendix F);or (C) a combination of Items (A) and (B)

(ii) Flooring shall be-

(A) non-combustible: or

(B) bushfire-resisting timber (see Appendix F); or

(C) timber (other than bushfire-resisting timber), particleboard or plywood

flooring where the underside is lined with sarking-type material or mineral wool insulation; or

(D) a combination of any of Items (A), (B) or (C); or

(b) A system conforming with AS 1530.8.1. This Standard does not provide construction requirements for elements of elevated floors, including bearers, joists and flooring, if the underside of the element is 400 mm or more above finished ground level.

5 4 WALLS

5.4.1 General

The exposed components of an external wall that are less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle of less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3, Appendix D) shall be one of the following: a) Non-combustible material including the following provided the minimum thickness is 90 mm:

i) Full masonry or masonry veneer walls with an outer leaf of clay, concrete, calcium silicate or natural stone.

Precast or in situ walls of concrete or aerated concrete.

iii) Earth wall including mud brick; or

(b) Timber logs of a species with a density of 680 kg/m3 or greater at a 12% moisture content; of a minimum nominal overall thickness of 90 mm and a minimum thickness

of 70 mm (see Clause 3.11); and gauge planed; or

(c) Cladding that is fixed externally to a timber-framed or a steel-framed wall and is—

i) non-combustible material; or

ii) fibre-cement a minimum of 6 mm in thickness: or

ii) bushfire-resisting timber (see Appendix F); or

(iv) a timber species as specified in Paragraph E1, Appendix E; or

(v) a combination of any of Items (i), (ii), (iii) or (iv); or (d) A combination of any of Items (a), (b) or (c),

This Standard does not provide construction requirements for the exposed components of an external wall that are 400 mm or more from the ground or 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall (see Figure D3. Appendix D).

5.4.2 Joints

All joints in the external surface material of walls shall be covered, sealed, overlapped, backed or butt-jointed. 5.4.3 Vents and weepholes

Except for exclusions provided in Clause 3.6, vents and weepholes in external walls shall be screened with a mesh nade of corrosion-resistant steel, bronze or aluminiur

5.5 EXTERNAL GLAZED ELEMENTS, ASSEMBLIES AND DOORS

5.5.1 Bushfire shutters

(c) bushfire-resisting timber (see Appendix F); or

(d) a combination of any of Items (a), (b) or (c).

5.5.2 Screens for windows and doors

Where fitted, screens for windows and doors shall have a mesh or perforated sheet made of corrosion-resistant steel, pronze or aluminium.

The frame supporting the mesh or perforated sheet shall be made from-

(a) metal; or

(b) bushfire-resisting timber (see Appendix F): or

(c) a timber species as specified in Paragraph E2, Appendix E.

5.5.3 Windows and sidelights

Window assemblies shall

(a) Be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1; or

(b) Be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2. C5.5.3 For Clause 5.5.3(b), the screening needs to be applied to cover the entire assembly, that is including framing,

glazing, sash, sill and hardware. or c) Conform with the following:

(i) Frame material For window assemblies less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the window frame (see

Figure D3, Appendix D), window frames and window joinery shall be made from one of the following:

(A) Bushfire-resisting timber (see Appendix F); or

(B) A timber species as specified in Paragraph E2, Appendix E; or

(C) Metal: or

(D) Metal-reinforced uPVC. The reinforcing members shall be made from

aluminium, stainless steel, or corrosion-resistant steel. There are no specific restrictions on frame material for all other windows

(ii) Hardware There are no specific restrictions on hardware for windows.

(iii) Glazing Where glazing is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more

than 110 mm in width from the window frame (see Figure D3, Appendix D), this glazing shall be Grade A safety glass a minimum of 4 mm in thickness or glass blocks with no restriction on glazing methods.

NOTE: Where double-glazed assemblies are used above, the requirements apply to the external pane of the glazed assembly only. For all other glazing, annealed glass may be used in accordance with AS 1288.

(iv) Seals and weather strips There are no specific requirements for seals and

weather strips at this BAL level.

(v) Screens The openable portions of windows shall be screened internally or externally with screens that conform with Clause 3.6 and Clause 5.5.2.

C5.5.3 For Clause 5.5.3(c), screening to openable portions of all windows is required in all BALs to prevent the entry of embers to the building when the window is open.

For Clause 5.5.3(c)(v), screening of the openable and fixed portions of some windows is required to reduce the effects of radiant heat on annealed glass and must be externally fixed.

For Clause 5.5.3(c)(v), if the screening is required only to prevent the entry of embers, the screening may be fitted externally or internally

5.5.4 Doors—Side-hung external doors (including French doors, panel fold and bifold doors) Side-hung external doors, including French doors, panel fold and bi-fold doors, shall—

(a) be completely protected by bushfire shutters that conform with Clause 3.7 and Clause 5.5.1; or (b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2; or

c) conform with the following:

 Door panel material Materials shall be— (A) non-combustible: or

(B) solid timber, laminated timber or reconstituted timber, having a minimum

thickness of 35 mm for the first 400 mm above the threshold; or

(C) hollow core, solid timber, laminated timber or reconstituted timber with a non-combustible kickplate on the outside for the first 400 mm above the threshold; or

(D) hollow core, solid timber, laminated timber or reconstituted timber

protected externally by a screen that conforms with Clause 5.5.2; or

(E) for fully framed glazed door panels, the framing shall be made from metal or bushfire resisting timber (see Appendix F) or a timber species as

specified in Paragraph E2. Appendix E or uPVC.

(ii) Door frame material Door frame materials shall be—

(A) bushfire resisting timber (see Appendix F); or

(B) a timber species as specified in Paragraph E2 of Appendix E; or

(C) metal; or (D) metal-reinforced uPVC. The reinforcing members shall be made from aluminium, stainless steel, or corrosion-

resistant steel. iii) Hardware There are no specific requirements for hardware at this BAL level.

v) Glazing the glazing shall be Grade A safety glass a minimum of 4 mm in thickness, or glass blocks with no estriction on glazing methods.

NOTE: Where double glazed units are used the above requirements apply to the external face of the window assembly (v) Seals and weather strips Weather strips, draft excluders or draft seals shall be installed

(vi) Screens There are no requirements to screen the openable part of the door at this BAL level.

vii) Doors shall be tight-fitting to the door frame and to an abutting door, if applicable.

5.5.5 Doors—Sliding doors

Sliding doors shall—

(a) be completely protected by a bushfire shutter that conforms with Clause 3.7 and Clause 5.5.1; or (b) be completely protected externally by screens that conform with Clause 3.6 and Clause 5.5.2; or

(c) conform with the following: (i) Frame material The material for door frames, including fully framed glazed doors, shall be—

(A) bushfire-resisting timber (see Appendix F): or (B) a timber species as specified in Paragraph E2. Appendix E: or

(C) metal: or

(D) metal-reinforced uPVC and the reinforcing members shall be made from aluminium, stainless steel, or corrosion resistant steel.

(ii) Hardware There are no specific requirements for hardware at this BAL level.

(iii) Glazing Where doors incorporate glazing, the glazing shall be grade A safety glass a minimum of 4 mm in thickness

(iv) Seals and weather strips There are no specific requirements for seals and weather strips at this BAL level. (v) Screens There is no requirement to screen the openable part of the sliding door at this BAL level. (vi) Sliding panels Sliding panels shall be tight-fitting in the frames.

5.5.6 Doors—Vehicle access doors (garage doors)

The following applies to vehicle access doors:

(a) The lower portion of a vehicle access door that is within 400 mm of the ground when the door is closed (see Figure D4, Appendix D) shall be made from—

i) non-combustible material; or

CONSTRUCTION FOR BUILDINGS IN BUSHFIRE PRONE AREAS (AS3959-2018) – SECTION 5 (BAL 12.5)

(ii) bushfire-resisting timber (see Appendix F); or

(iii) fibre-cement sheet a minimum of 6 mm in thickness: or

(iv) a timber species as specified in Paragraph E1, Appendix E; or (v) a combination of any of Items (i), (ii), (iii) or (iv). (b) All vehicle access doors shall be protected with suitable weather strips, draught excluders, draught seals or

Refer to AS/NZS 4505 for door types.

2 Gaps of door edges or building elements should be protected as per Section 3.

prushes. Door assemblies fitted with guide tracks do not need edge gap protection.

C5.5.6(b) These guide tracks do not provide a direct passage for embers into the building. c) Vehicle access doors with ventilation slots shall be protected in accordance with Clause 3.6

5.6 ROOFS (INCLUDING PENETRATIONS, EAVES, FASCIAS AND GABLES, AND GUTTERS AND DOWNPIPES) 5 6 1 General

The following applies to all types of roofs and roofing systems

(a) Roof tiles, roof sheets and roof-covering accessories shall be non-combustible.

(b) The roof/wall and roof/roof junction shall be sealed or otherwise protected in accordance with Clause 3.6.
(c) Roof ventilation openings, such as gable and roof vents, shall be fitted with ember guards made of non-

combustible material or a mesh or perforated sheet conforming with Clause 3.6 and made of corrosion-resistant steel,

(d) Only evaporative coolers manufactured in accordance with AS/NZS 60335.2.98 shall be used. Evaporative coolers with an internal damper to prevent the entry of embers into the roof space need not be screened externally.

5.6.2 Tiled roofs

Filed roofs shall be fully sarked. The sarking shall— (a) be located on top of the roof framing, except that the roof battens may be fixed above the sarking.

(b) cover the entire roof area including ridges and hips; and

c) extend into gutters and valleys.

5 6 3 Sheet roofs

Sheet roofs shall— (a) be fully sarked in accordance with Clause 5.6.2, except that foil-backed insulation blankets may be installed over

(b) have any gaps sealed at the fascia or wall line, hips and ridges by-

(i) a mesh or perforated sheet that conforms with Clause 3.6 and that is made of corrosion-resistant steel, bronze or aluminium: or

(ii) mineral wool: o

iii) other non-combustible material; or

(iv) a combination of any of Items (i), (ii) or (iii). C5.6.3 Sarking is used as a secondary form of ember protection for the roof space to account for minor gaps that may levelop in sheet roofing.

5.6.4 Veranda, carport and awning roof

he following applies to veranda, carport and awning roofs

(a) A veranda, carport or awning roof forming part of the main roof space [see Figure D1(a), Appendix D] shall meet all the requirements for the main roof, as specified in Clauses 5.6.1 to 5.6.6. (b) A veranda, carport or awning roof separated from the main roof space by an external wall [see Figures D1(b) and

D1(c), Appendix D] conforming with Clause 5.4 shall have a non-combustible roof covering, except where the roof covering is a translucent or transparent material. NOTE: There is no requirement to line the underside of a veranda, carport or awning roof that is separated from the

main roof space. 5.6.5 Roof penetrations

he following applies to roof penetrations

(a) Roof penetrations, including roof lights, roof ventilators, roof-mounted evaporative cooling units, aerials, vent pipes and supports for solar collectors or the like, shall be sealed. The material used to seal the penetration shall be

non-combustible. (b) Openings in vented roof lights, roof ventilators or vent pipes shall conform with Clause 3.6 and be made of corrosion-resistant steel, bronze or aluminium.

This requirement does not apply to a room sealed gas appliance. NOTE: A gas appliance designed such that air for combustion does not enter from, or combustion products enter into, the room in which the appliance is located.

n the case of gas appliance flues, ember guards shall not be fitted. NOTE: AS/NZS 5601 contains requirements for gas appliance flue systems and cowls. Advice can be obtained from

nanufacturers and State and Territory gas technical regulators.

(c) All overhead glazing shall be Grade A safety glass conforming with AS 1288. (d) Glazed elements in roof lights and skylights may be of polymer provided a Grade A safety class diffuser. conforming with AS 1288, is installed under the glazing. Where glazing is an insulating glazing unit (IGU), Grade A

oughened safety glass of minimum 4 mm in thickness shall be used in the outer pane of the IGU. (e) 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 not exceeding five.

f) Evaporative cooling units shall be fitted with non-combustible butterfly closers as close as practicable to the roof evel or the unit shall be fitted with non-combustible covers with a mesh or perforated sheet with a maximum aperture

of 2 mm, made of corrosion-resistant steel, bronze or aluminium. (g) Vent pipes made from PVC are permitted.

h) Eaves lighting shall be adequately sealed and not compromise the performance of the element

5.6.6 Eaves linings, fascia's and gables The following applies to eaves linings, fascia's and gables

(a) Gables shall conform with Clause 5.4.

b) Eaves penetrations shall be protected in the same way as roof penetrations, as specified in Clause 5.6.5. c) Eaves ventilation openings shall be fitted with ember guards in accordance with Clause 3.6 and made of orrosion-resistant steel, bronze or aluminium.

Joints in eaves linings, fascia's and gables may be sealed with plastic joining strips or timber storm moulds his Standard does not provide construction requirements for fascia's, bargeboards and eaves linings.

5.6.7 Gutters and downpipes

This Standard does not provide material requirements for—

(a) gutters, with the exception of box gutters; and

If installed, gutter and valley leaf guards shall be non-combustible.

Box gutters shall be non-combustible and flashed at the junction with the roof with non-combustible material.

5.7 VERANDAS, DECKS, STEPS AND LANDINGS

5.7.1 General

Decking may be spaced.

There is no requirement to enclose the subfloor spaces of verandas, decks, steps, ramps or landings,

C5.7.7 Spaced decking is nominally spaced at 3 mm (in accordance with standard industry practice); however, due to the nature of timber decking with seasonal changes in moisture content, that spacing may range from 0 mm-5 mm during service. It should be noted that recent research studies have shown that gaps at 5 mm spacing afford opportunity for embers to become lodged in between timbers, which may contribute to a fire. Larger gap spacing of

10 mm may preclude this from happening but such a spacing regime may not be practical for a timber deck. 5.7.2 Enclosed subfloor spaces of verandas, decks, steps, ramps and landings

5.7.2.1 Materials to enclose a subfloor space

This Standard does not provide construction requirements for the materials used to enclose a subfloor space except where those materials are less than 400 mm from the ground.

Where the materials used to enclose a subfloor space are less than 400 mm from the ground. they shall conform with Clause 5.4.

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and

5.7.2.3 Framing

This Standard does not provide construction requirements for the framing of verandas, pergolas, decks, ramps or landings (i.e. bearers and joists)

This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramns and landings that are more than 300 mm from a glazed element. Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm (measured horizontally at deck level) from glazed elements that are less than 400 mm (measured vertically) from the surface of the deck (see

Figure D2, Appendix D) shall be made from— (a) non-combustible material: or

(b) bushfire-resisting timber (see Appendix F); or

(c) a timber species as specified in Paragraph E1. Appendix E: or (d) uPVC: or

5.7.2.4 Decking, stair treads and the trafficable surfaces of ramps and landings

e) a combination of any of Items (a), (b), (c) or (d), 5.7.3 Unenclosed subfloor spaces of verandas, decks, steps, ramps and landings 5 7 3 1 Supports

This Standard does not provide construction requirements for support posts, columns, stumps, stringers, piers and

5.7.3.2 Framing This Standard does not provide construction requirements for the framing of verandas,

decks, ramps or landings (i.e. bearers and joists). 5.7.3.3 Decking, stair treads and the trafficable surfaces of ramps and landings

This Standard does not provide construction requirements for decking, stair treads and the trafficable surfaces of ramps and landings that are more than 300 mm from a glazed

Decking, stair treads and the trafficable surfaces of ramps and landings less than 300 mm

(measured horizontally at deck level) from glazed elements that are less than 400 mm. (measured vertically) from the surface of the deck (see Figure D2, Appendix D) shall be

(a) non-combustible material; or

(b) bushfire-resisting timber (see Appendix F); or (c) a timber species as specified in Paragraph E1. Appendix E: or

5.7.4 Balustrades, handrails or other barriers his Standard does not provide construction requirements for balustrades, handrails and other barriers.

below ground.

5.7.5 Veranda posts

Veranda posts-

d) a combination of any of Items (a), (b) or (c) above.

(a) shall be timber mounted on galvanized mounted shoes or stirrups with a clearance of not less than 75 mm above the adjacent finished ground level; or

(b) less than 400 mm (measured vertically) from the surface of the deck or ground (see Figure D2, Appendix D) shall be made from-

(i) non-combustible material or (ii) bushfire-resisting timber (see Appendix F); or iii) a timber species as specified in Paragraph E1, Appendix E; or

iv) a combination of any of Items (a) or (b). 5.8 WATER AND GAS SUPPLY PIPES

Above-ground, exposed water supply pipes shall be metal. External gas pipes and fittings above ground shall be of steel or copper construction having a minimum wall thickness

in accordance with gas regulations or 0.9 mm whichever is the greater. The metal pipe shall extend a minimum of 400 mm within the building and 100 mm

NOTE: Refer to State and Territory gas regulations, AS/NZS 5601.1 and AS/NZS 4645.1. **C5.8** Concern is raised for the protection of bottled gas installations. Location, shielding and venting of the gas bottles needs to be considered

NOT FOR CONSTRUCTION

MW MW

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form (graphic, electronic or mechanical, including photoco

ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, **OLD BAR. 2430** SIGNATURES

CLIENT: Investmentor

SHEET NAME **BUSHFIRE NOTES**

JOB NO:

A801

100529

Where fitted, bushfire shutters shall conform with Clause 3.7 and be made from-(a) non-combustible material; or (b) a timber species as specified in Paragraph E1. Appendix E: or

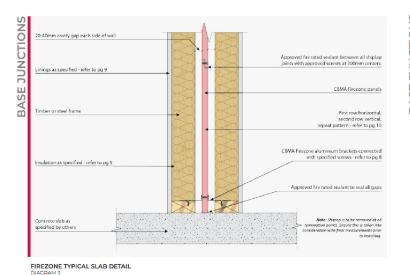
B 04/11/25 DA SET A 11/09/24 CONCEPT REV. DATE DETAILS

Download the Firezone Install Guide by scanning this QR Code

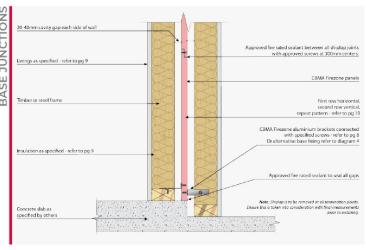
Refer to CBMA Firezone Installation Manual for

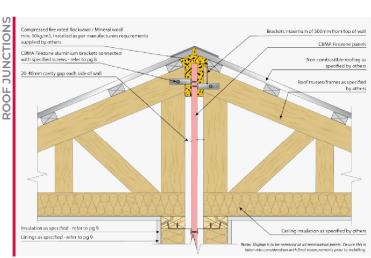


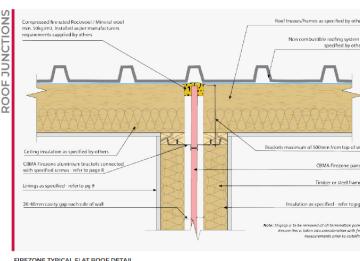
STUD DEPTH CAVITY Rw/Rw+Ctr **COMPONENTS** INSULATION WALL THICKNESS FZ1079 60/60/60 39mm | 66db/**52db** 22mm Firezone Panel R2.0 Batts 90mm Overall: 300mm 10mm Plasterboard Studs: 280mm



complete set of details and components

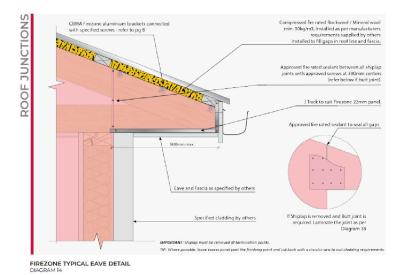


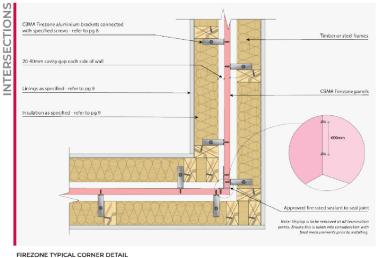


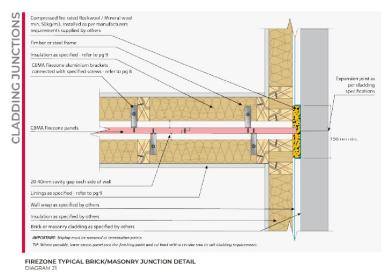


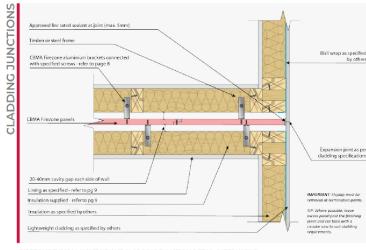
FIREZONE TYPICAL PITCHED ROOF DETAIL

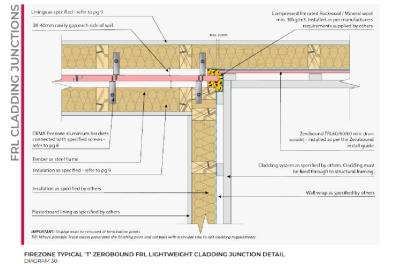
FIREZONE TYPICAL FLAT ROOF DETAIL DIAGRAM 10

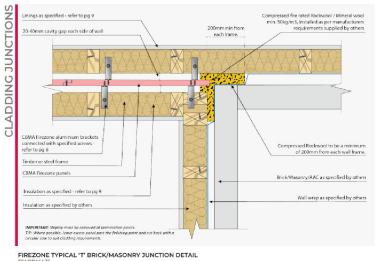


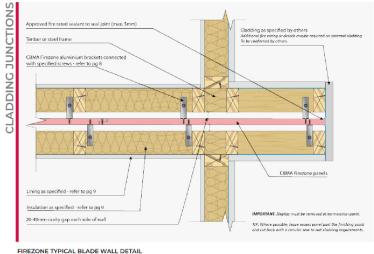












| В | 04/11/25 | DA SET | | M |
|-----|----------|---------|---------|----|
| Α | 11/09/24 | CONCEPT | | M |
| DEV | DATE | | DETAILO | ים |



MORR CONSTRUCTIONS PTY LTD 3/158 GORDON ST, PORT MACQUARIE NSW 2444 PH. (02) 6583 9618 LICENSE NO: 293139C

| CLIENT: Investmentor |
|--|
| ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 |
| SIGNATURES: |
| |

100529 JOB NO: **COMMON WALL DETAILS** indicated