

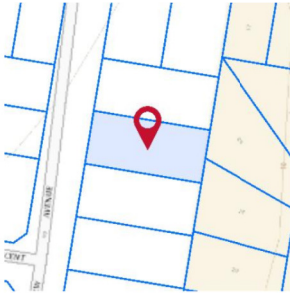
PROPOSED DEVELOPMENT FOR:

Investmentor

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

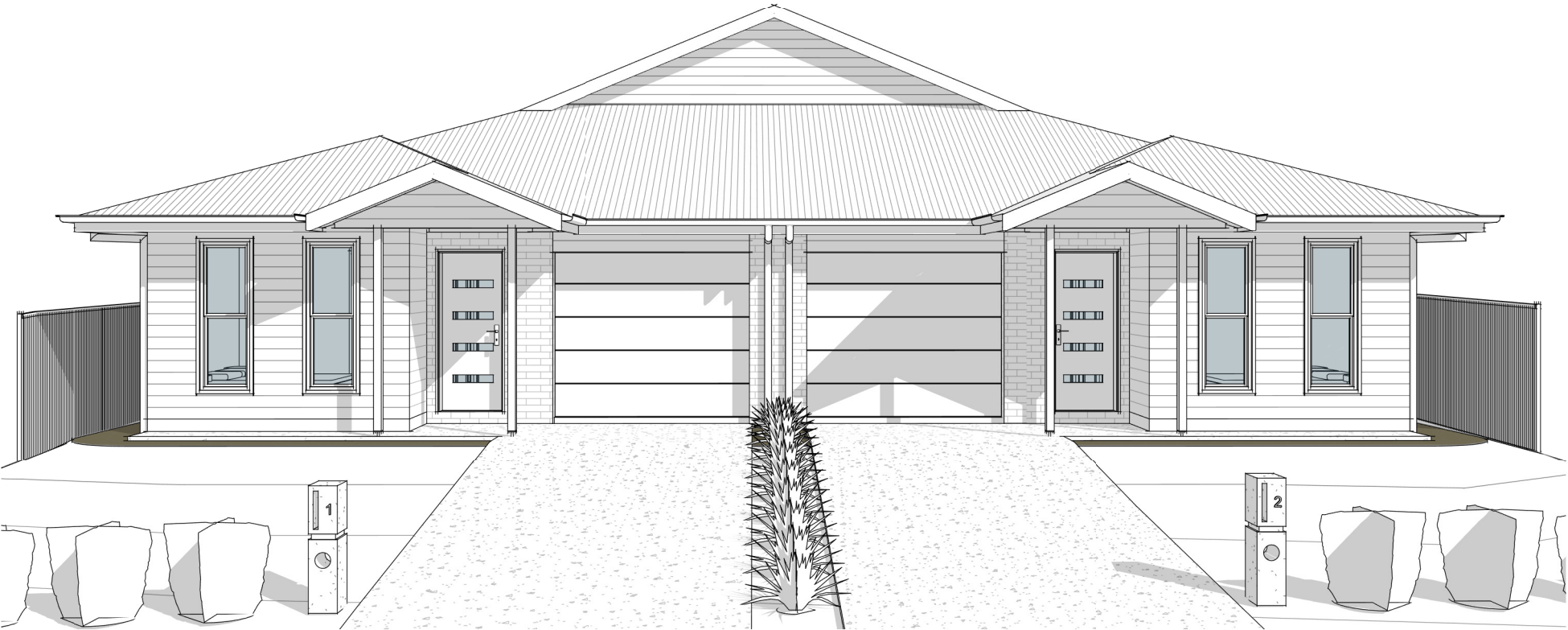
BAL 12.5

This site has the above BAL rating. Refer to Sheet A801 for constructions details and requirements.



Property Details	
Address:	5 CRESTVIEW AVENUE OLD BAR 2430
Lot/Section /Plan No:	13/-/DP1317967
Council:	MID-COAST COUNCIL

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



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

NOT FOR CONSTRUCTION

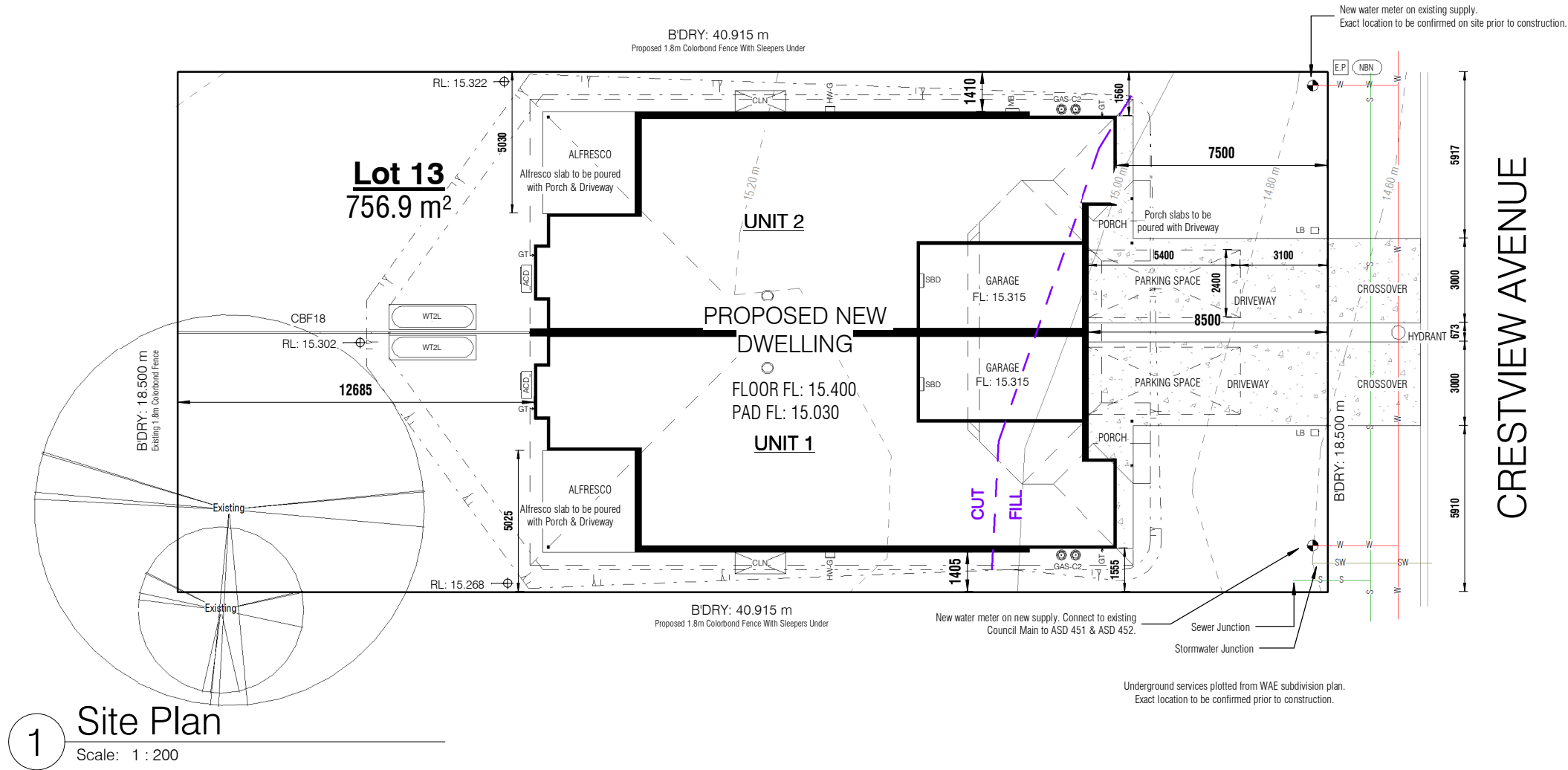
					MORR CONSTRUCTIONS PTY LTD 3/158 GORDON ST, PORT MACQUARIE NSW 2444 PH. (02) 6583 9618 LICENSE NO: 293139C "This work is exclusively owned by Morr Constructions Pty Ltd and cannot be reproduced or copied, either wholly or in part, in any form (graphic, electronic or mechanical, including photocopying) without the written permission of Morr Construction Pty Ltd"	CLIENT: Investmentor		JOB NO: 100529		
						ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430		SHEET NAME: COVER PAGE		
						SIGNATURES: _____		SHEET NO: A000		SCALE:
B		04/11/25	DA SET	MW						
A		11/09/24	CONCEPT	MW						
REV.	DATE	DETAILS		BY						

SERVICES LEGEND		
EO	EO	Overhead Electrical
EU	EU	Underground Electrical
RW	RW	Reticulated Water
W	W	Water
S	S	Sewer
SW	SW	Stormwater

GENERAL SITE NOTES		
-	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 commencement of works.	

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 does not include fascia/gutters	
NAME	AREA
U1 Roof	177.0 m ²
U2 Roof	177.0 m ²
TOTAL	354.0 m ²

FLOOR SPACE RATIO		
* GFA calculation excludes 18sqm of garage space (per dwelling)		
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 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
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	315.8 m ²

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

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A	11/09/24	CONCEPT	MW
REV.	DATE	DETAILS	BY



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CLIENT: Investmentor

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5 CRESTVIEW AVENUE,
OLD BAR. 2430

SIGNATURES:



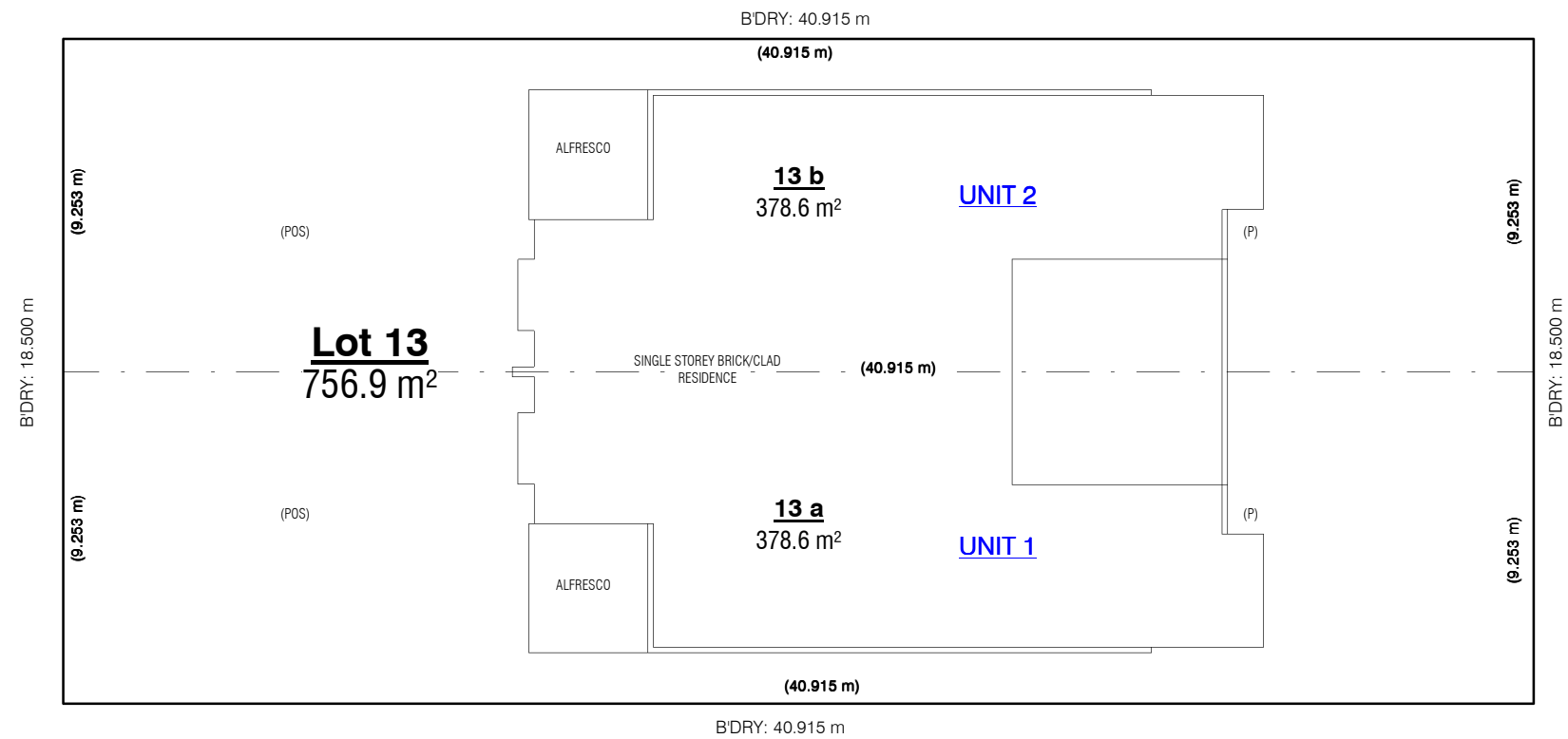
JOB NO: 100529

SHEET NAME:
SITE PLAN

SHEET NO: A100

SCALE: As indicated

DRAFT ONLY. ALL DIMENSIONS SUBJECT TO FINAL SURVEY



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

1

Draft Strata Plan

Scale: 1 : 200

NOT FOR CONSTRUCTION

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REV.	DATE	DETAILS	BY

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HOMES AND PROJECTS

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CLIENT: Investorntor

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

SIGNATURES:

N

JOB NO:

100529

SHEET NAME:

DRAFT STRATA PLAN

SHEET NO:

A101

SCALE:

1 : 200

LANDSCAPE LEGEND

Buffalo Turf - 72m²

Scoria/Garden Stones

Mulched Garden Bed

Bin Storage
(3x wheelie bins)

PLANTING LEGEND

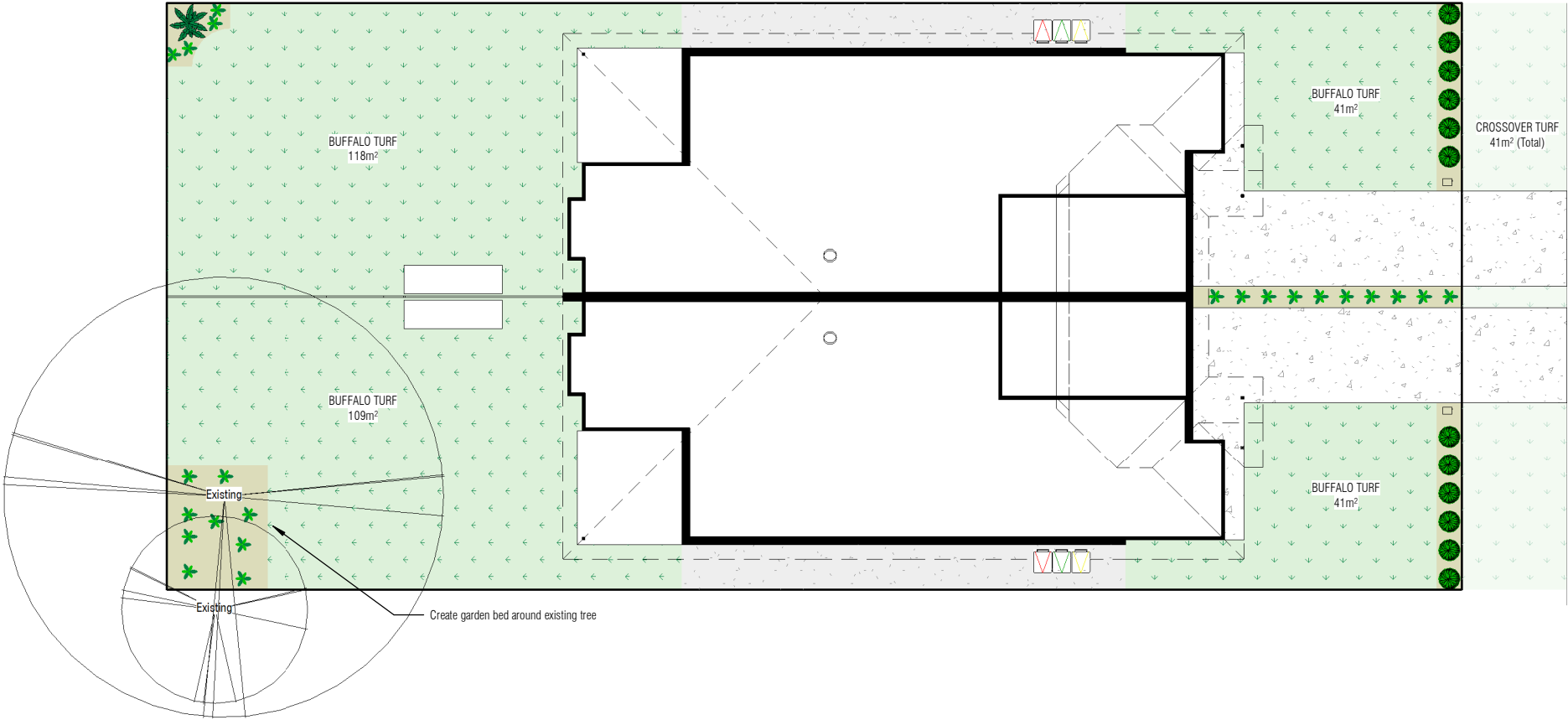
"Kangaroo Paw" "Grevillea" "Callistemon" or similar

Syzygium Smithii "Common LillyPilly"

Strelitzia Reginae "Bird of Paradise"

Feature Tree 45L Tub (Mature height of 5m)
Acacia Elata "Golden Watty"

Feature Tree 45L Tub (Mature height of 8m)
Acer Palmatum "Japanese Maple"



1 Landscape Plan
Scale: 1 : 200

NOT FOR CONSTRUCTION

SITE PREPARATION:

- > VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT. LOCATE ALL UNDERGROUND SERVICES BY OBTAINING INFORMATION FROM DIAL BEFORE YOU DIG. ENSURE NO DAMAGE TO ANY SERVICES.
- > COMPLIANCE TO COUNCIL SITE GUIDELINES AND ALL APPROPRIATE AUSTRALIAN STANDARDS.
- > COMPLIANCE TO COUNCIL'S APPROVAL DOCUMENTS.
- > SPRAYING WITH APPROVED HERBICIDE MUST BE CARRIED OUT AS PER MANUFACTURES RECOMMENDATION AND IN ACCORDANCE WITH APPROVED SAFETY EQUIPMENT AND PROCEDURES.
- > SPRAY APPROVED HEBICIDE WEED KILLER TO LAWN AND GARDEN AREA TO SUPPRESS ANY WEEDS THAT SHOULD ARISE.
- > TREES, SHRUBS RECOMMENDED MAY VARY DUE TO DIFFICULTY IN OBTAINING THEM DUE TO TIME OF YEAR, WEATHER, DISEASE, ETC..
- > EXCESS SOIL AND CONTAMINATED SOIL TO BE REMOVED FROM SITE.

PLANTING:

- > PURCHASING OF PLANTS FROM APPROVED NURSEY THAT SUPPLIES PLANTS THAT ARE TRUE OF TYPE, SPECIES, AND IN GOOD HEALTH.
- > PLANT WITHIN 24 HOURS OF BEING DELIVERED FROM NURSEY.
- > 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 AND LIGHTLY CONSOLIDATED.
- > REMOVE PLANT FROM CONTAINER, PLACE IN HOLE AND BACKFILL WITH GARDEN SOIL AND FIRM INTO PLACE.
- > 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.

FERTILISING:

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

MULCHING:

- > INSTALL 100mm OF SELECTED MULCH FROM AN APPROVED SOURCE AND DOES NOT CONTAIN ANY CONTEMINATES.

TURF:

- > PREPARE A LEVEL SURFACE USING APPROVED TOP SOIL. LAY CULTIVATED SELECTED GRASS TURF OBTAINED FROM APPROVED TURF SUPPLIER IN AREAS DESIGNATED ON LANDSCAPE PLAN. MAKING SURE ALL GARDEN EDGES, PATHSAND DRAINAGE PITS ARE FREE OF TURF. LAY TURF WITHIN 24HOURS OF DELIVERY FROM SUPPLIER.

COMPLETION:

- > PRIOR TO PRATCIAL COMPLETION, REMOVAL FROM SITE ALL UNWANTED DEBRIS OCCURRING FROM LANDSCAPING WORK.
- > ENSURE ALL COUNCIL'S APPROVAL REQUIRMENTS ARE MET.
- > PRIOR TO THE PRACTICAL COMPLETION CERTIFICATE BEING ISSUED BY BUILDER CARRY OUT ONGOING MAINTENANCE, WATERING, WEEDING, FERTILIZING AND PEST & DISEASE CONTROL. THIS SHALL APPLY UNTIL THE PRACTICAL COMPLETION CERTIFICATE HAS BEEN ISSUED BY THE BUILDER.

LANDSCAPING IS TO BE UNDERTAKEN IN ACCORDANCE WITH PLANNING FOR BUSH FIRE PROTECTION AND MANAGED AND MAINTAINED IN PERPETUITY.

VEGETATION MANAGEMENT

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 APZS 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 CURTLAGE OF THE BUILDING. IN TERMS OF PRIORITIES OF ADDRESSING BUSH FIRE ATTACK, PRIORITY SHOULD BE GIVEN TO PREVENTING FLAME IMPINGEMENT BY NOT ALLOWING FINE DEBRIS 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 TO 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 SHOULD 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 FUEL;
- > UTILISING NON-COMBUSTIBLE FENCING AND RETAINING WALLS • BREAKING UP THE CANOPY OF TREES AND SHRUBS WITH DEFINED GARDEN BEDS;
- > ORGANIC 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 BRICKS.
- > PLANTING TREES AND SHRUBS SUCH THAT:
 - THE BRANCHES WILL NOT OVERHANG THE ROOF;
 - THE TREE CANOPY IS NOT CONTINUOUS; AND
 - 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

MAINTENANCE OF PROPERTY

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 SEASON:

- > REMOVAL OF MATERIAL SUCH AS LITTER FROM THE ROOF AND GUTTERS;
- > ENSURE PAINTED SURFACES ARE IN GOOD CONDITION WITH DECAYING TIMBERS BEING GIVEN PARTICULAR ATTENTION TO PREVENT THE LODGING OF EMBERS WITHIN GAPS;
- > CHECK PUMPS AND WATER SUPPLIES ARE AVAILABLEAND IN WORKING ORDER;
- > DRIVEWAYSARE IN GOOD CONDITION WITH TREES NOT BEING TOO CLOSE AND FORMING AND OBSTACLE DURING SMOKY CONDITIONS;
- > 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 (NS179, APRIL 2002)

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

JOB NO: 100529	
SHEET NAME: LANDSCAPE PLAN	
SHEET NO: A102	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 BASIX NOTES FOR THERMAL AND GLAZING REQUIREMENTS
- BUILDERS STANDARD TERMITE PROTECTION SS MESH FLANGES TO SLAB PENETRATIONS AND SMART FILM PERIMETER SYSTEM

SMOKE ALARM NOTE

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

BASIX NOTE

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

BUSHFIRE NOTE

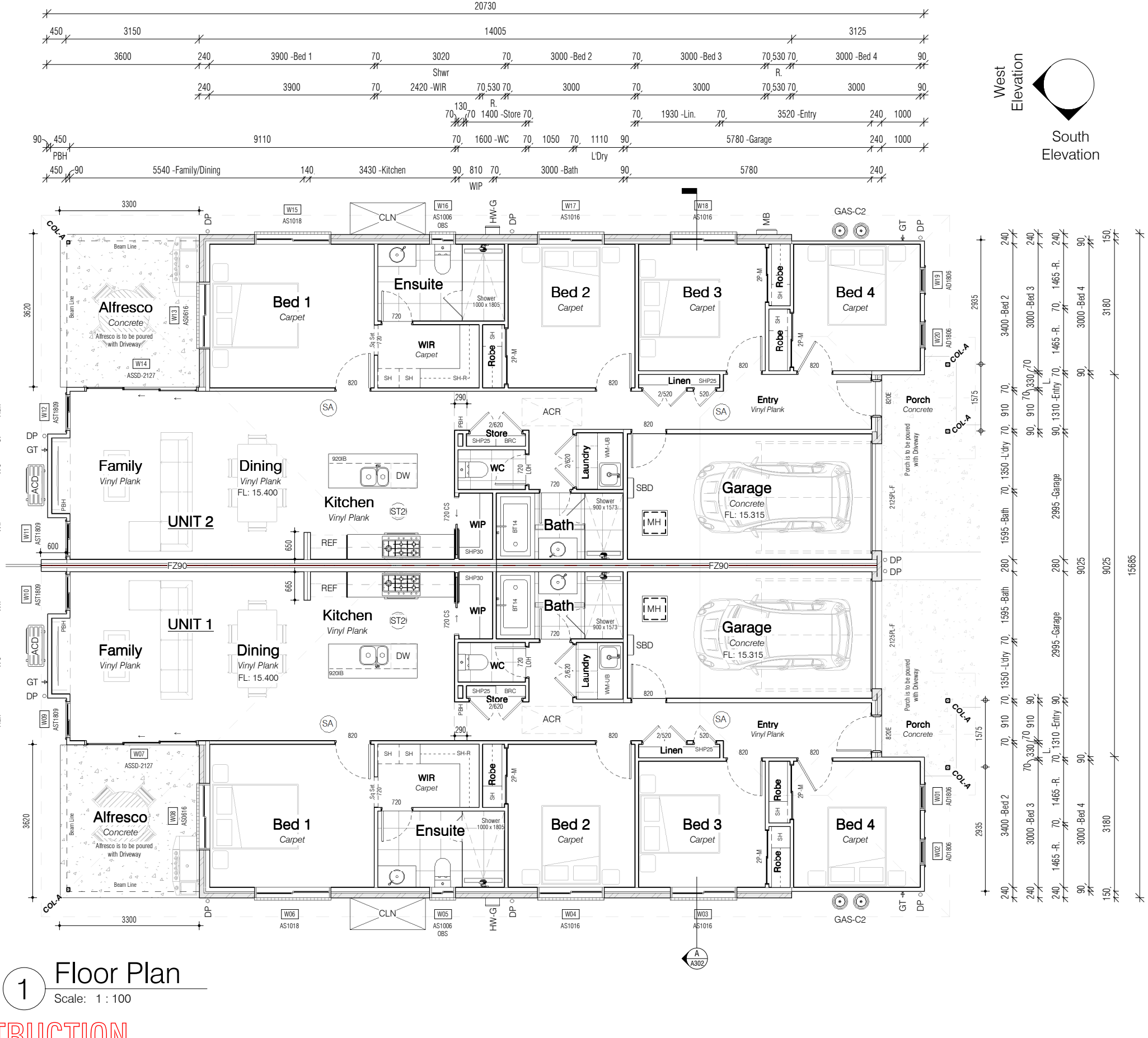
BAL-12.5 Bushfire rating applies to this site. Refer to Sheet A801 for constructions details and requirements.

WALL LEGEND	
	SINGLE STUD
	DOUBLE STUD
	BRICK VENEER (FACE)

INTERNAL WET AREA VENTILATION NOTE

Exhaust fans 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 allow a 20mm clear opening between bottom of door and FFL to allow air transfer.



1 Floor Plan

Scale: 1 : 100

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
AS1809	Sliding-Transom	1800	850
ST290	Solatube Brighten Up Series	290	290

LEGEND - DOORS			
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
COL-A	90mm (sq) Hardwood Timber Post on Stirrup (BAL Compliant)

U1 FLOOR AREAS		U2 FLOOR AREAS	
* Floor area is measured from external face of external walls and centerline of common walls		* Floor area is measured from external face of external walls and centerline of common walls	
NAME	AREA	NAME	AREA
U1 Alfresco	12.6 m ²	U2 Alfresco	12.6 m ²
U1 Garage	19.3 m ²	U2 Garage	19.3 m ²
U1 Living	123.4 m ²	U2 Living	123.4 m ²
U1 Porch	2.6 m ²	U2 Porch	2.6 m ²
TOTAL	157.9 m ²	TOTAL	157.9 m ²

ALL WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.

BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION.

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

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

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 FINISHED SLAB LEVEL FOR SINGLE STOREY OR STRUCTURAL FLOOR LINING FOR 2 STOREY AND DOES NOT INCLUDE FLOOR FINISHES.

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

B	04/11/25	DA SET	MW
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ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430	
SIGNATURES:	



JOB NO:	100529
SHEET NAME:	GF FLOORPLAN
SHEET NO:	A200
SCALE:	As indicated

CONSTRUCTION NOTES:

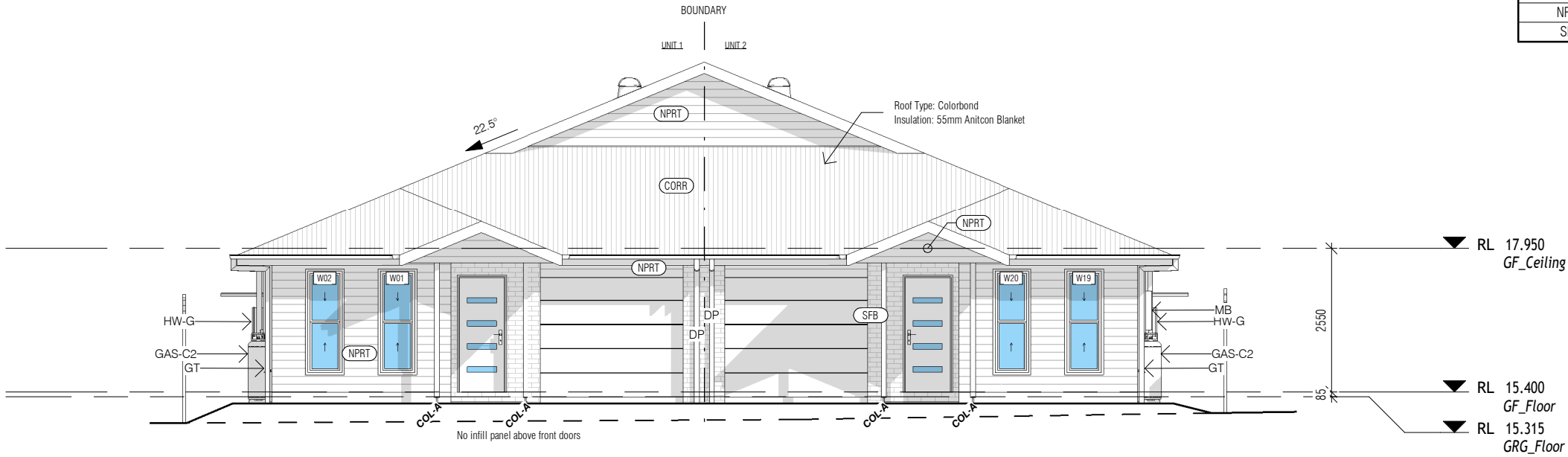
- ALL BULKHEADS, OPENINGS & KITCHEN OH @ 2250mm
- FLY SCREENS TO OPENING SASHES OF ALL WINDOWS AND SLIDING DOORS
- 450w SHELF @ 1800mm AND HANGING RAIL AS INDICATED TO ALL ROBES
- REFER TO BASIX NOTES FOR THERMAL AND GLAZING REQUIREMENTS
- BUILDERS STANDARD TERMITE PROTECTION SS MESH FLANGES TO SLAB 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.

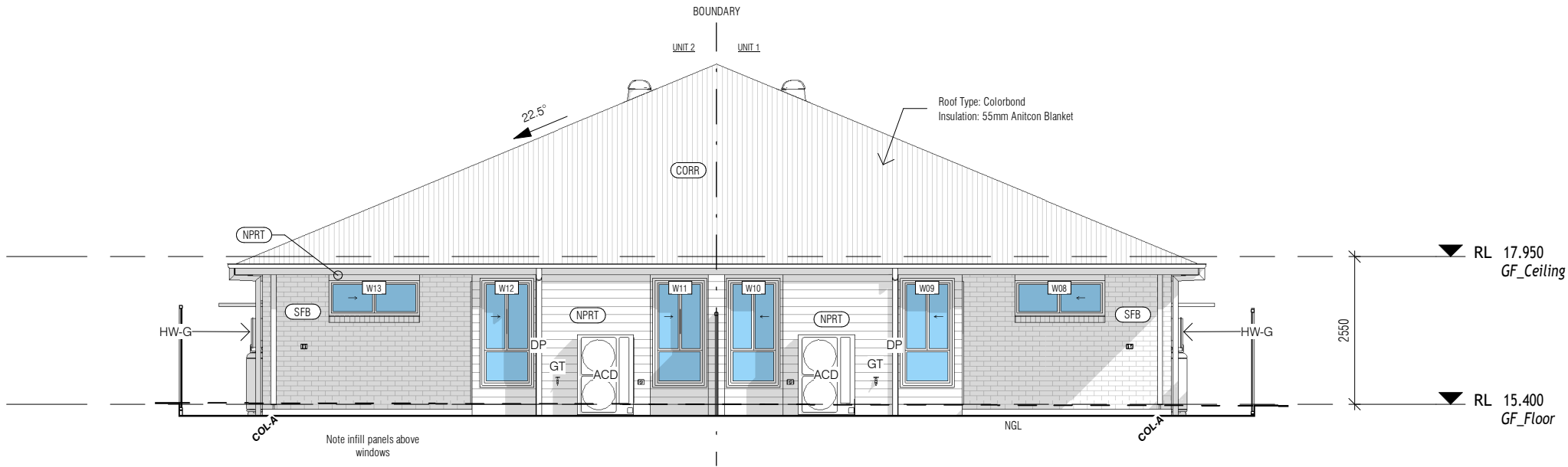
LEGEND - COLUMNS	
LABEL	DESCRIPTION
COL-A	90mm (sq) Hardwood Timber Post on Stirrup (BAL Compliant)

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



1 West Elevation

Scale: 1 : 100



2 East Elevation

Scale: 1 : 100

NOT FOR CONSTRUCTION

- 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 HOUSING PROVISIONS, PART 11.3
- ALL GAS BOTTLE STORAGE AND HANDLING IN ACCORDANCE WITH AS1596-2014
- STAIRS TO COMPLY WITH NCC2022 ABCB HOUSING PROVISIONS, PART 11.2 AND SLIP RESISTANCE CLASSIFICATION IN ACCORDANCE WITH AS4586.

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



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3/158 GORDON ST, PORT MACQUARIE NSW 2444
PH. (02) 6583 9618

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CLIENT: Investormentor

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

SIGNATURES:

JOB NO: 100529

SHEET NAME:
ELEVATIONS 1

SHEET NO: A300

SCALE:
1 : 100

CONSTRUCTION NOTES:

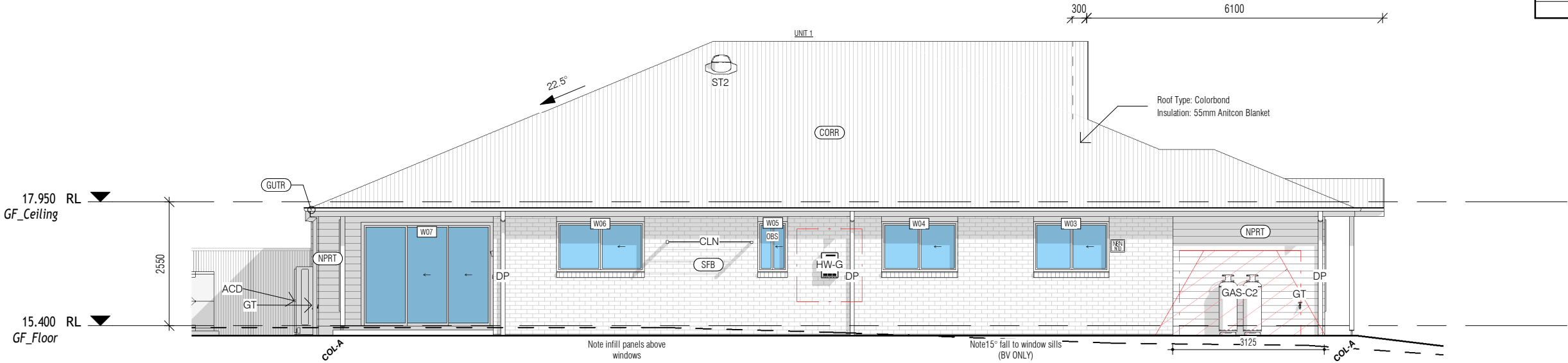
- ALL BULKHEADS, OPENINGS & KITCHEN OH @ 2250mm
- FLY SCREENS TO OPENING SASHES OF ALL WINDOWS AND SLIDING DOORS
- 450w SHELF @ 1800mm AND HANGING RAIL AS INDICATED TO ALL ROBES
- REFER TO BASIX NOTES FOR THERMAL AND GLAZING REQUIREMENTS
- BUILDERS STANDARD TERMITE PROTECTION SS MESH FLANGES TO SLAB 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.

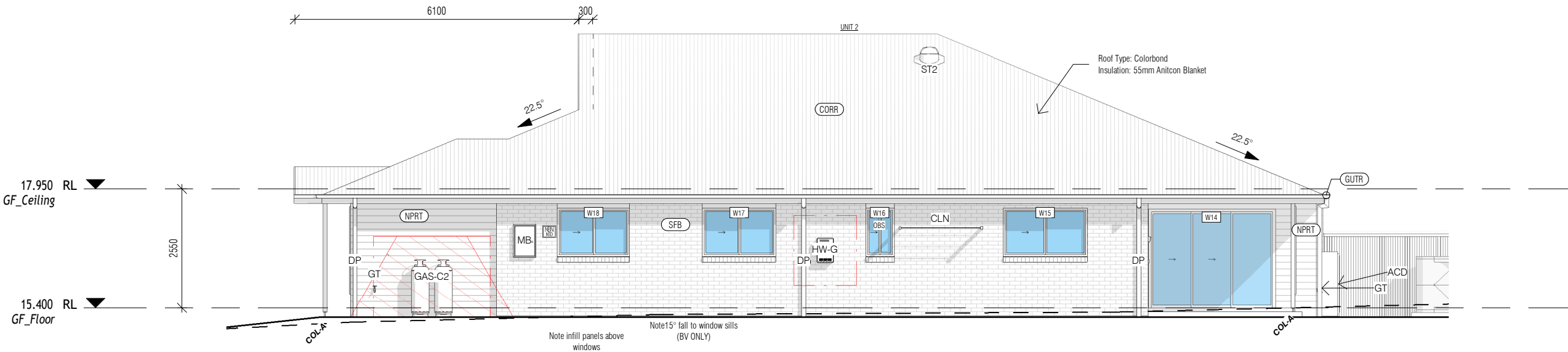
LEGEND - COLUMNS	
LABEL	DESCRIPTION
COL-A	90mm (sq) Hardwood Timber Post on Stirrup (BAL Compliant)

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



1 North Elevation

Scale: 1 : 100



2 South Elevation

Scale: 1 : 100

NOT FOR CONSTRUCTION

- 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 HOUSING PROVISIONS, PART 11.3
- ALL GAS BOTTLE STORAGE AND HANDLING IN ACCORDANCE WITH AS1596-2014
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B	04/11/25	DA SET	MW
A	11/09/24	CONCEPT	MW
REV.	DATE	DETAILS	BY



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

SIGNATURES:

JOB NO: **100529**

SHEET NAME:
ELEVATIONS 2

SHEET NO: **A301** 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 BASIX NOTES FOR THERMAL AND GLAZING REQUIREMENTS

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

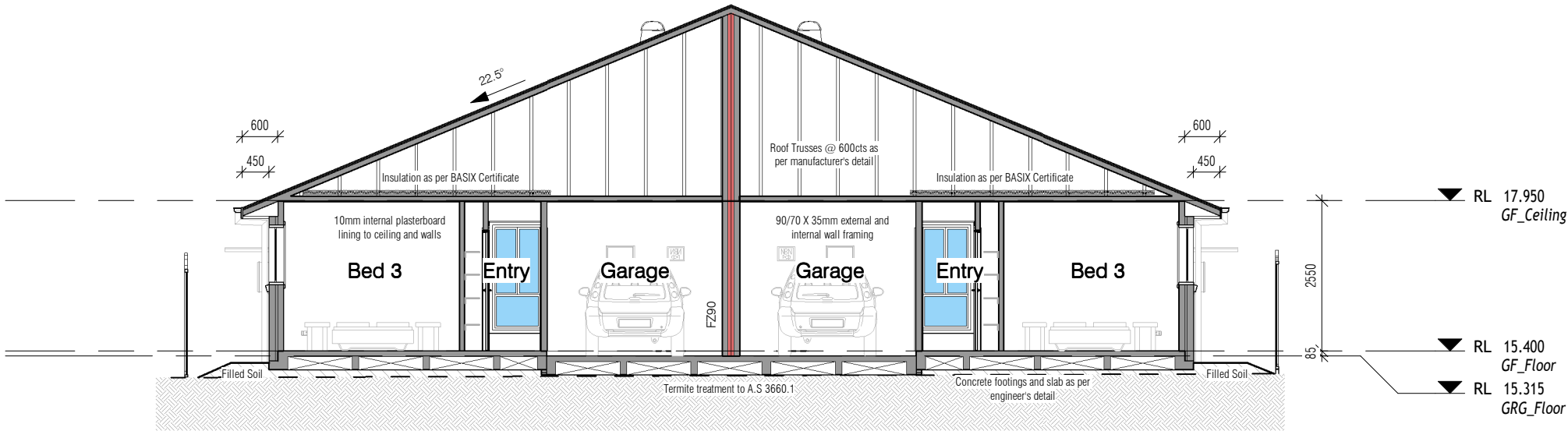
Service penetrations to separating wall to comply with NCC2022 ABCB Housing Provisions, Parts 9.3.2 & 10.7.4

BUSHFIRE NOTE

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

LEGEND

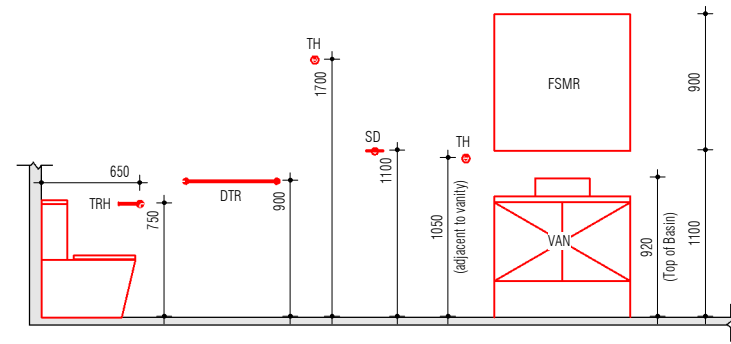
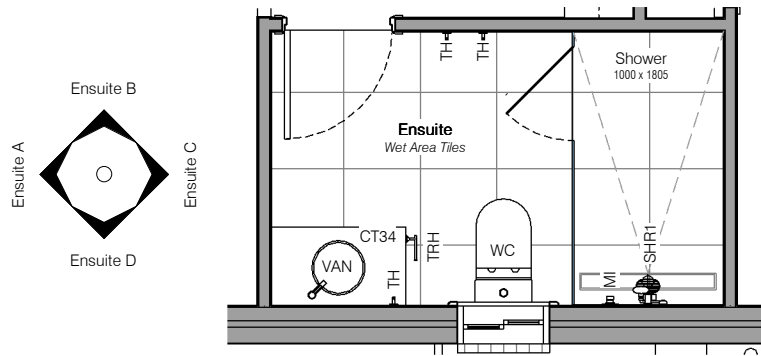
LABEL	DESCRIPTION
FZ90	FIREZONE WALL SYSTEM FZ1079 - 90mm STUDS/39mm GAP



A Section A
Scale: 1 : 100

NOT FOR CONSTRUCTION

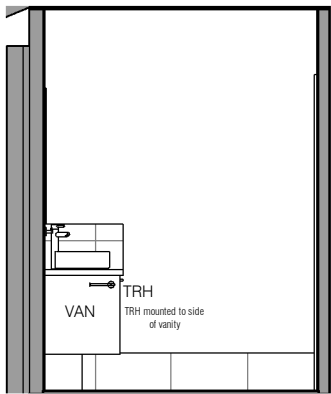
• BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH NCC2022 ABCB HOUSING PROVISIONS, SECTIONS, 11.3.7 & 11.3.8 • WINDOWS - WHERE THE FLOOR LEVEL IS 4m OR MORE ABOVE THE SURFACE BENEATH, WINDOWS ARE TO COMPLY WITH VOL 2 BCA 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 HOUSING PROVISIONS, PART 11.3 • ALL GAS BOTTLE STORAGE AND HANDLING IN ACCORDANCE WITH AS1596-2014 • STAIRS TO COMPLY WITH NCC2022 ABCB HOUSING PROVISIONS, PART 11.2 AND SLIP RESISTANCE CLASSIFICATION IN ACCORDANCE WITH AS4586.					MORR CONSTRUCTIONS PTY LTD 3/158 GORDON ST, PORT MACQUARIE NSW 2444 PH. (02) 6583 9618 LICENSE NO: 293139C *This work is exclusively owned by Morr Constructions Pty Ltd and cannot be reproduced or copied, either wholly or in part, in any form (graphic, electronic or mechanical, including photocopying) without the written permission of Morr Construction Pty Ltd*	CLIENT: Investmentor ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 SIGNATURES: _____ _____		JOB NO: 100529												
								SHEET NAME: SECTION 1												
								SHEET NO: A302	SCALE: 1 : 100											
<table><tr><td>B</td><td>04/11/25</td><td>DA SET</td><td>MW</td></tr><tr><td>A</td><td>11/09/24</td><td>CONCEPT</td><td>MW</td></tr><tr><td>REV.</td><td>DATE</td><td>DETAILS</td><td>BY</td></tr></table>				B					04/11/25	DA SET	MW	A	11/09/24	CONCEPT	MW	REV.	DATE	DETAILS	BY	
B	04/11/25	DA SET	MW																	
A	11/09/24	CONCEPT	MW																	
REV.	DATE	DETAILS	BY																	



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

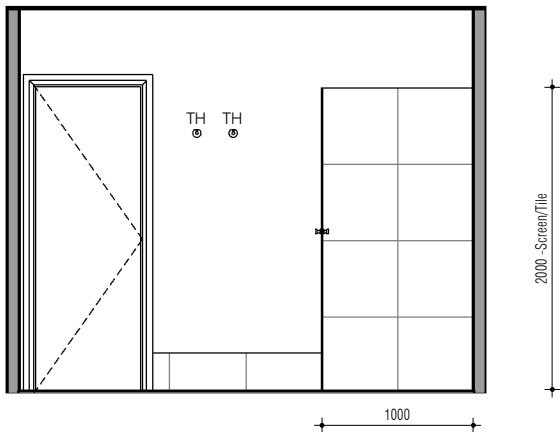
U1 Ensuite

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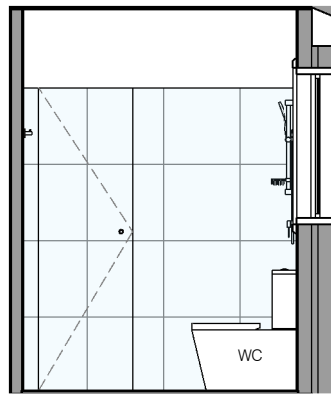
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Scale: 1 : 50



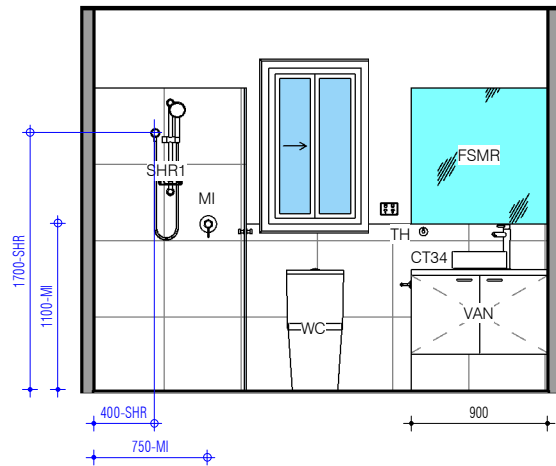
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Scale: 1 : 50



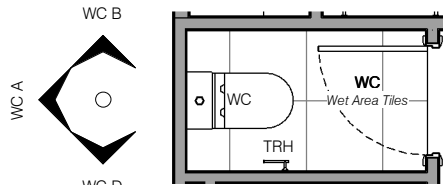
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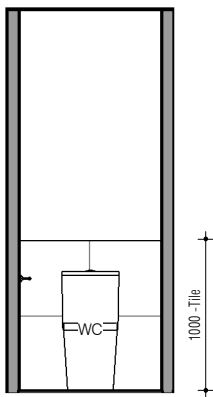
Ensuite D

Scale: 1 : 50



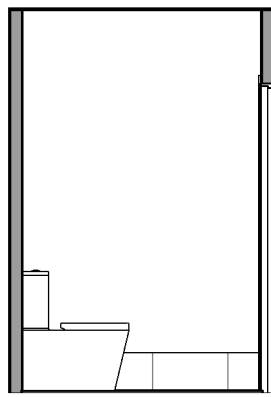
U1 WC

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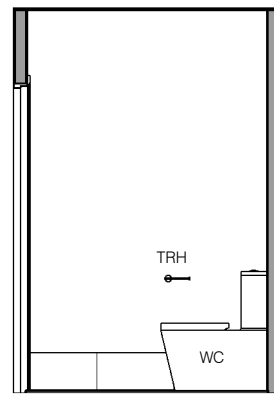
WC A

Scale: 1 : 50



WC B

Scale: 1 : 50



WC D

Scale: 1 : 50

NOT FOR CONSTRUCTION

- 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.
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- DRAWINGS AND IMAGES 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

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



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CLIENT: Investmentor

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

SIGNATURES:

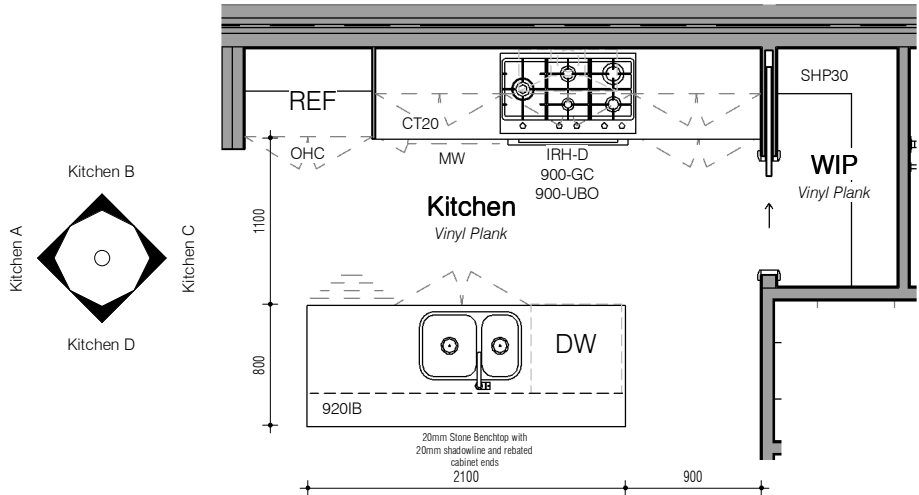
JOB NO: 100529

SHEET NAME:
U1 INTERNAL ELEVATIONS 1

SHEET NO: A400

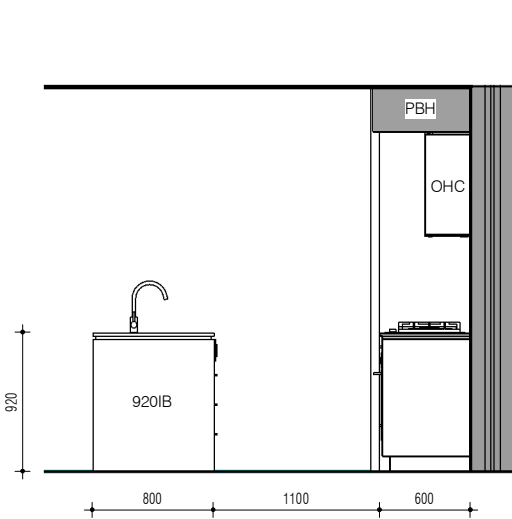
SCALE:
1 : 50

LEGEND	
LABEL	DESCRIPTION
900-GC	900mm GAS COOKTOP
900-UBO	900mm UNDER BENCH OVEN
920IB	920mm HIGH ISLAND BENCH
CT20	20mm SELECTED BENCHTOP
DW	DISHWASHER
IRH-D	INTERGRATED RANGEHOOD (externally ducted)
MW	MICROWAVE SPACE
OHC	OVERHEAD CUPBOARDS
PBH	PLASTER BULKHEAD
REF	REFRIGERATOR SPACE
SHP30	PANTRY/LINEN SHELVES-300mm DEEP



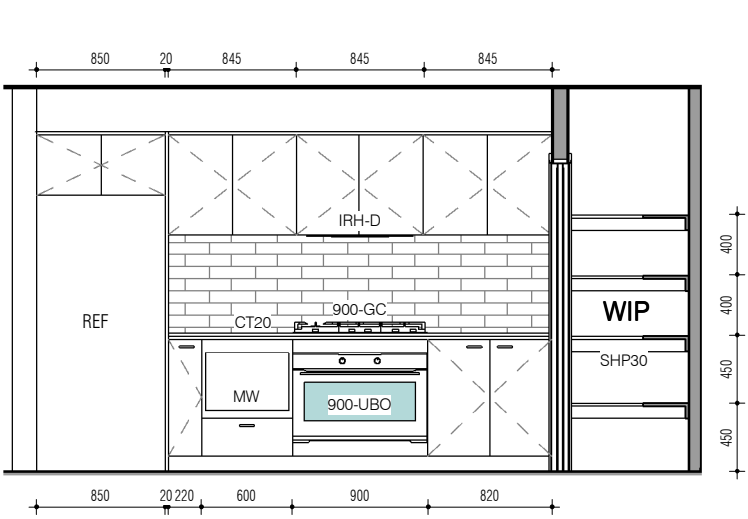
U1 Kitchen

Scale: 1 : 50



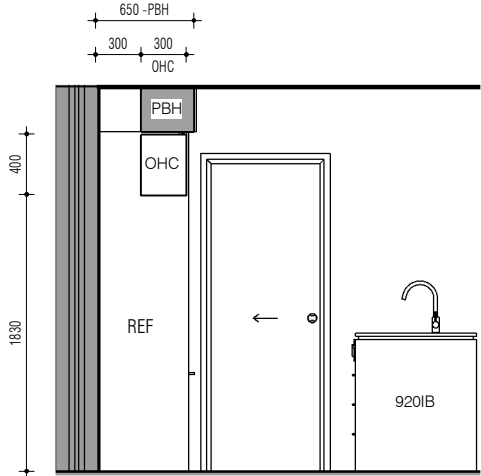
Kitchen A

Scale: 1 : 50



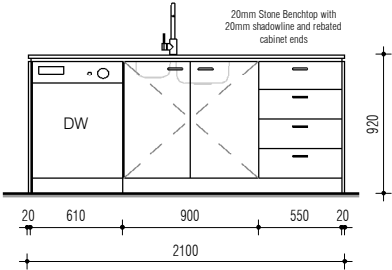
Kitchen B

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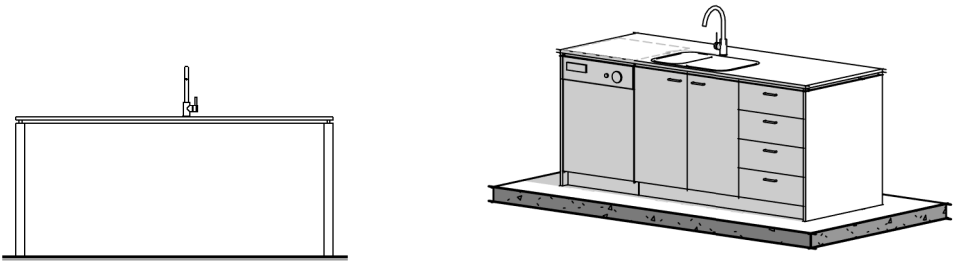
Kitchen C

Scale: 1 : 50



Kitchen D

Scale: 1 : 50

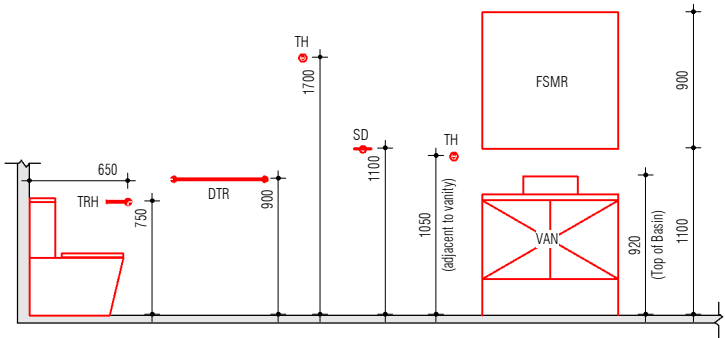
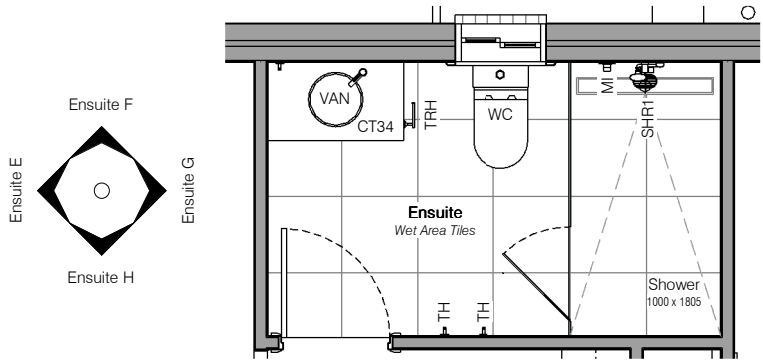


U1 Island

Scale: 1 : 50

NOT FOR CONSTRUCTION

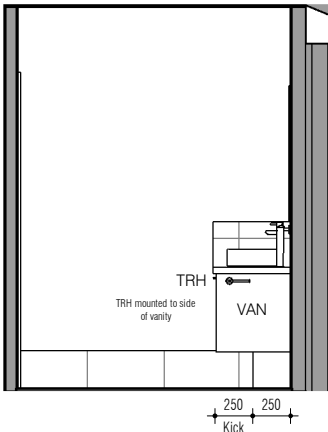
• ALL DIMENSIONS SHOWN TO VANITY CABINETS & TAP HEIGHTS ARE FROM FINISHED FLOOR LEVEL . ALLOWANCE SHOULD BE MADE FOR THE MORTAR BED WHERE APPLICABLE. • TILING AND SHOWER SCREEN DIMENSIONS ARE NOMINAL AND ARE SUBJECT TO VARIATION. • WHERE THE MIRROR IS ALIGNED WITH THE TOP OF TILES, MIRROR HEIGHT MAY BE ADJUSTED TO SUITE ANY VARIANCE IN TILING HEIGHT. • DRAWINGS AND IMAGES 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				 MORR HOMES AND PROJECTS MORR CONSTRUCTIONS PTY LTD 3/158 GORDON ST, PORT MACQUARIE NSW 2444 PH. (02) 6583 9618 LICENSE NO: 293139C "This work is exclusively owned by Morr Constructions Pty Ltd and cannot be reproduced or copied, either wholly or in part, in any form (graphic, electronic or mechanical, including photocopying) without the written permission of Morr Construction Pty Ltd"	CLIENT: Investmentor ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430 SIGNATURES: 		JOB NO: 100529 SHEET NAME: U1 KITCHEN ELEVATIONS SHEET NO: A402 SCALE: 1 : 50	
	B	04/11/25	DA SET		MW			
	A	11/09/24	CONCEPT		MW			
	REV.	DATE	DETAILS		BY			



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

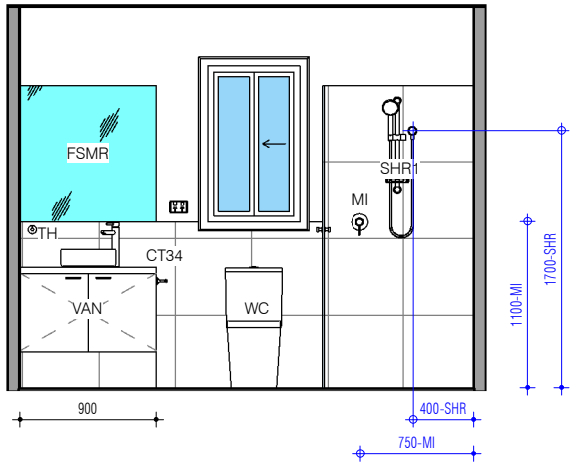
U2 Ensuite

Scale: 1 : 50



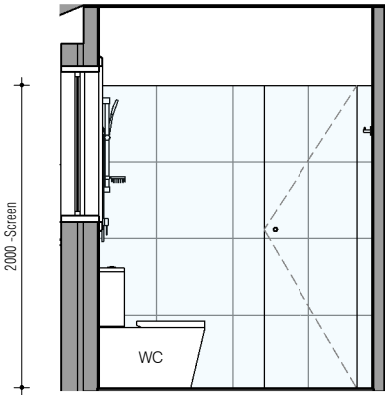
Ensuite E

Scale: 1 : 50



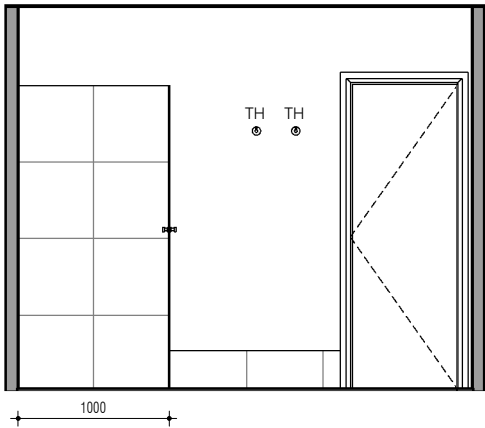
Ensuite F

Scale: 1 : 50



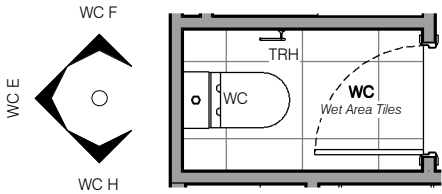
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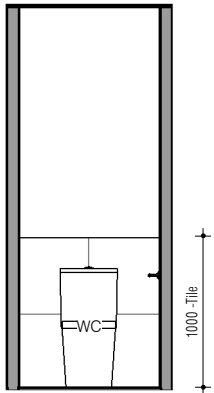
Ensuite H

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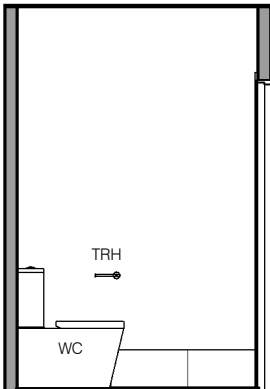
U2 WC

Scale: 1 : 50



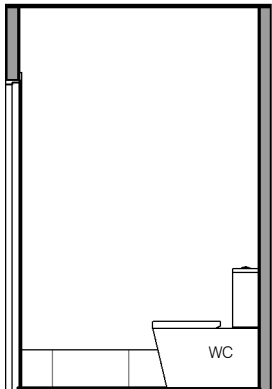
WC E

Scale: 1 : 50



WC F

Scale: 1 : 50



WC H

Scale: 1 : 50

NOT FOR CONSTRUCTION

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



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CLIENT: Investmentor

ADDRESS: LOT 13 - DP 1317967
5 CRESTVIEW AVENUE,
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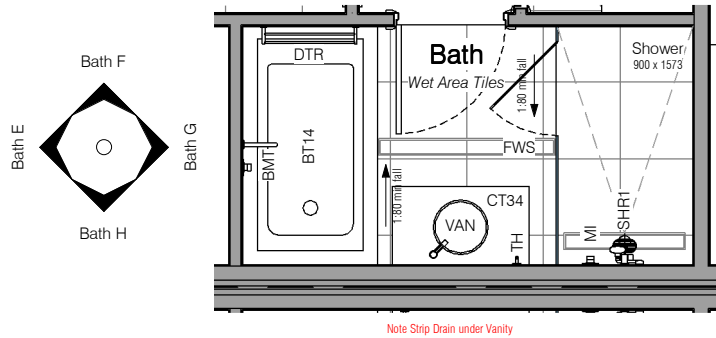
SIGNATURES:

JOB NO: 100529

SHEET NAME:
U2 INTERNAL ELEVATIONS 1

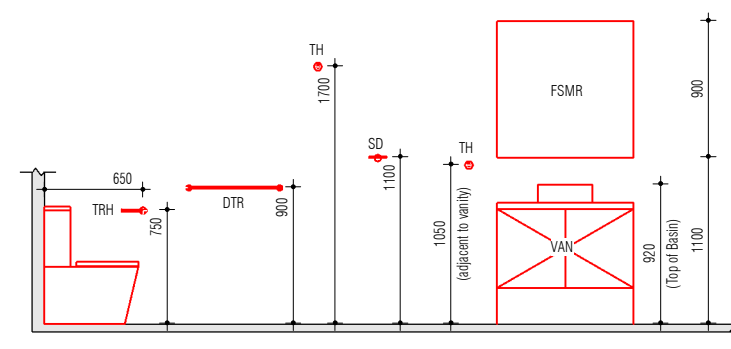
SHEET NO: A403

SCALE:
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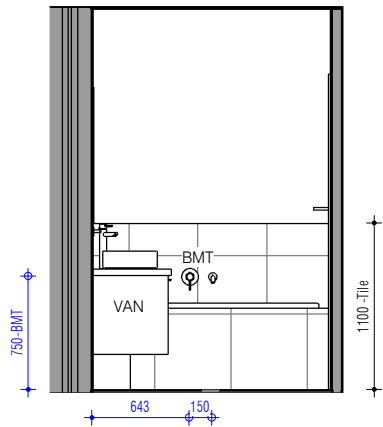
U2 Bath

Scale: 1 : 50



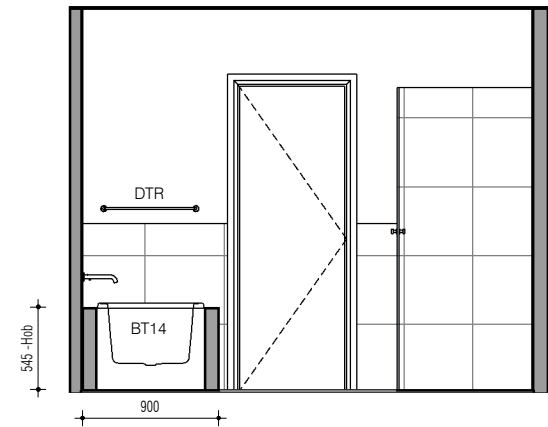
STANDARD FITTING HEIGHTS

LEGEND	
LABEL	DESCRIPTION
BMT	BATH MIXER TAP
BT14	1400 BATH TUB WITH HOB
CDWM	WALL MOUNTED CLOTHES DRYER SPACE
CT34	34mm LAMINATED BENCHTOP
DTR	DOUBLE TOWEL RAIL
FSMR	FRAMELESS WALL MOUNTED MIRROR
FWS	FLOOR WASTE POINT FOR STRIP DRAIN
LT	SELECTED LAUNDRY TUB
MI	SHOWER MIXER
SHR1	ALDER FRESCO RAIL SHOWER
TH	TOWEL/ROBE HOOK
VAN	SELECTED VANITY UNIT
WM-UB	UNDER BENCH WASHING MACHINE SPACE
WMT	WASHING MACHINE TAP SET



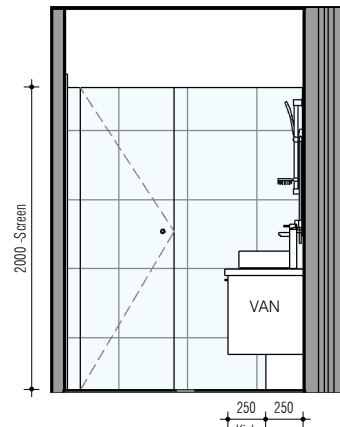
Bath E

Scale: 1 : 50



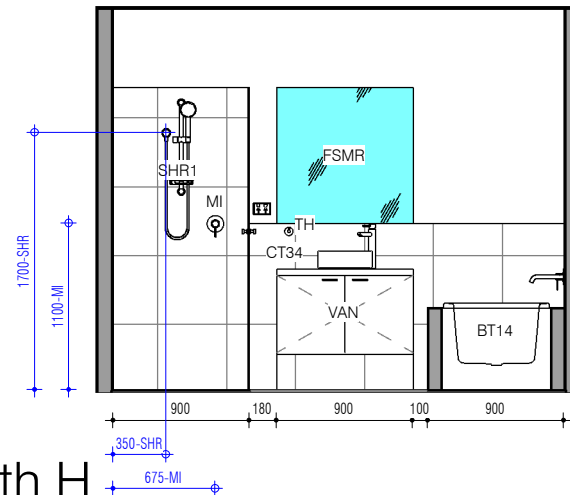
Bath F

Scale: 1 : 50



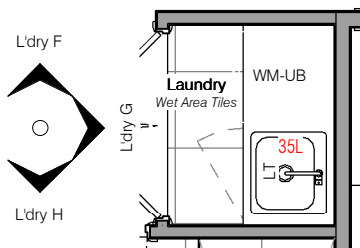
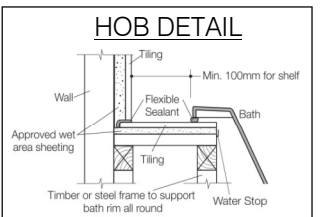
Bath G

Scale: 1 : 50



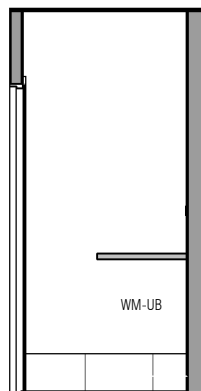
Bath H

Scale: 1 : 50



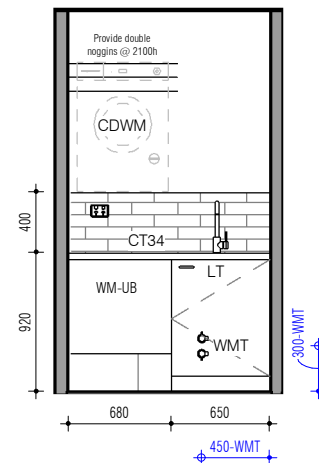
U2 Laundry

Scale: 1 : 50



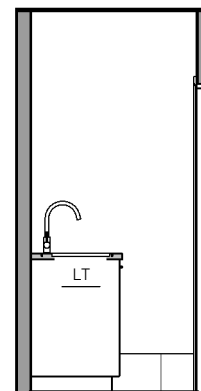
L'dry F

Scale: 1 : 50



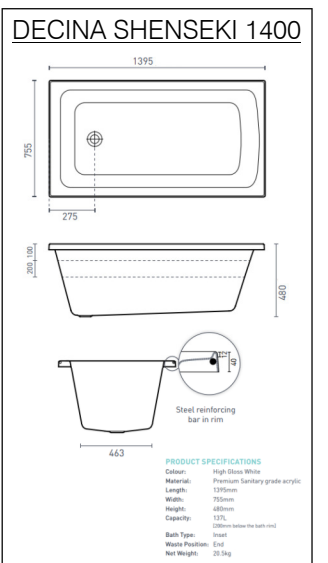
L'dry G

Scale: 1 : 50



L'dry H

Scale: 1 : 50



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- 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 IMAGES 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

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



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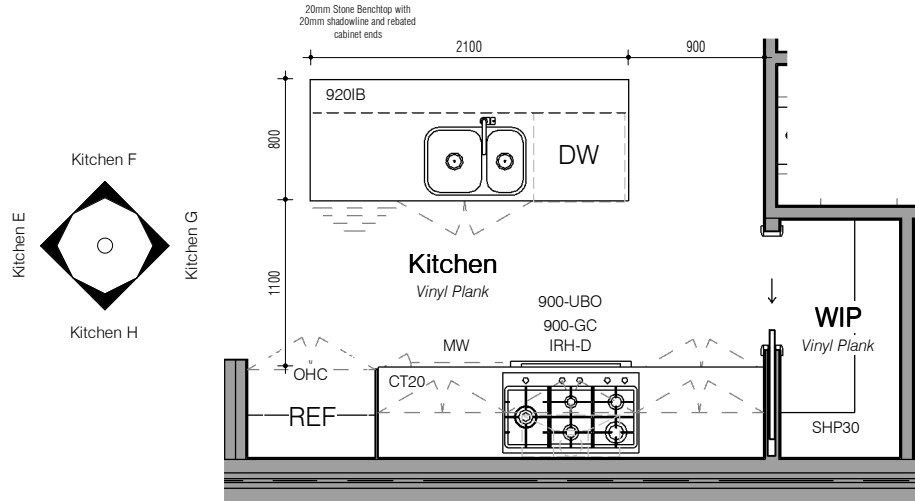
ADDRESS: LOT 13 - DP 1317967
5 CRESTVIEW AVENUE,
OLD BAR. 2430

SIGNATURES:

JOB NO: 100529

SHEET NAME:
U2 INTERNAL ELEVATIONS 2

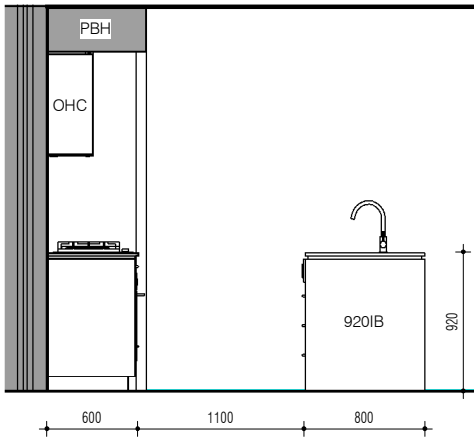
SHEET NO: A404 SCALE: 1 : 50



LEGEND	
LABEL	DESCRIPTION
900-GC	900mm GAS COOKTOP
900-UBO	900mm UNDER BENCH OVEN
920IB	920mm HIGH ISLAND BENCH
CT20	20mm SELECTED BENCHTOP
DW	DISHWASHER
IRH-D	INTERGRATED RANGEHOOD (externally ducted)
MW	MICROWAVE SPACE
OHC	OVERHEAD CUPBOARDS
PBH	PLASTER BULKHEAD
REF	REFRIGERATOR SPACE
SHP30	PANTRY/LINEN SHELVES-300mm DEEP

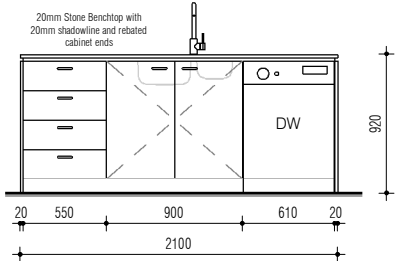
U2 Kitchen

Scale: 1 : 50



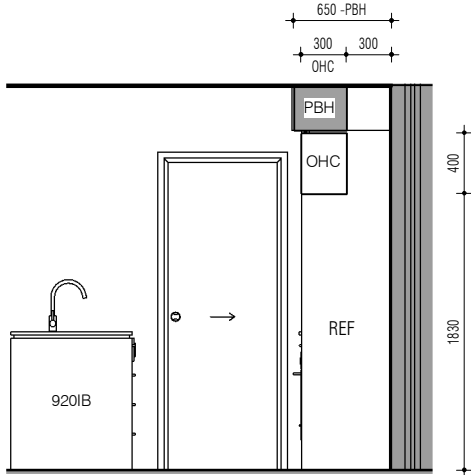
Kitchen E

Scale: 1 : 50



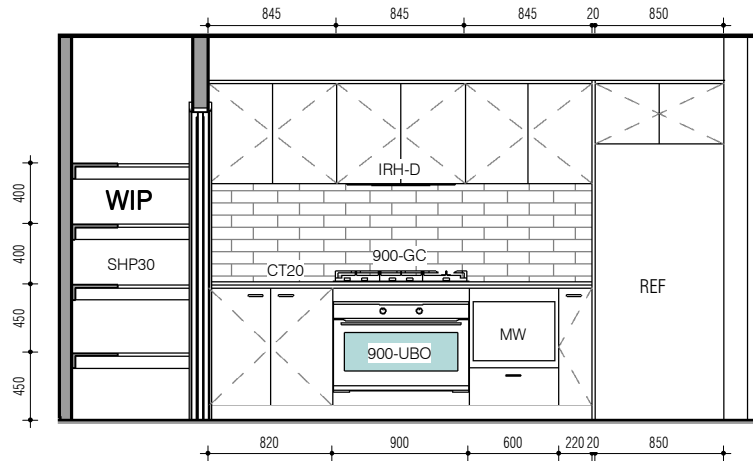
Kitchen F

Scale: 1 : 50



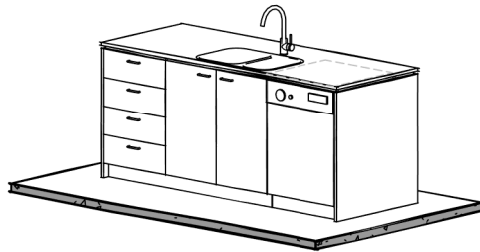
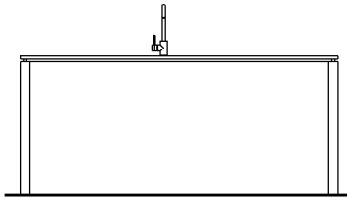
Kitchen G

Scale: 1 : 50



Kitchen H

Scale: 1 : 50



U2 Island

Scale: 1 : 50

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5 CRESTVIEW AVENUE,
OLD BAR. 2430

SIGNATURES:

JOB NO: 100529

SHEET NAME:
U2 KITCHEN ELEVATIONS

SHEET NO: A405

SCALE:
1 : 50

ELECTRICAL LEGEND

- 500

SINGLE GPO WITH HEIGHT
- HWS

SINGLE GPO - EXTERNAL WITH USE
- 1200

DOUBLE GPO WITH HEIGHT
- 1100

DOUBLE GPO - EXTERNAL WITH HEIGHT
- REF

SINGLE GPO - WITH USE
- CM

SINGLE GPO - CEILING MOUNTED
- OCR

OVEN, COOKTOP, RANGEHOOD
CONNECTIONS AS REQUIRED
(Rangehood to be externally ducted)
- TV 300

TELEVISION POINT WITH HEIGHT
- DATA 300

DATA POINT WITH HEIGHT
- ISO

EXTERNAL ISOLATION SWITCH
- SA

SMOKE ALARM
- NBN

NBN BOX + GPO AS REQUIRED
- PENDANT LIGHT POINT
- INTERNAL DOWNLIGHT
- EXTERNAL DOWNLIGHT
- WALL LIGHT
- CEILING FAN (See Note)
- CEILING FAN WITH LIGHT (See Note)
- SINGLE EXTERNAL FLOOD LIGHT
- DOUBLE EXTERNAL FLOOD LIGHT
- PIR MOTION SENSOR
- 1200

SINGLE FLUORO TUBE WITH LENGTH
- EXHAUST FAN WITH INTEGRATED LIGHT
(Externally Ducted)
- EXHAUST FAN (Externally Ducted)
- A/C DUCT OUTLET

CEILING FAN NOTE		
Ceiling Fans are to comply with NCC2022 Part 13.5		
	Size of Room (m ²)	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	1 x 900mm
	15 - 20	1 x 1200mm
	20 - 25	1 x 1400mm
	25 - 30	2 x 1200mm
	30 - 45	2 x 1400mm
	45 - 50	3 x 1200mm
	>50	3 x 1400mm

ELECTRICAL FIXTURES

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

SMOKE ALARM NOTE

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

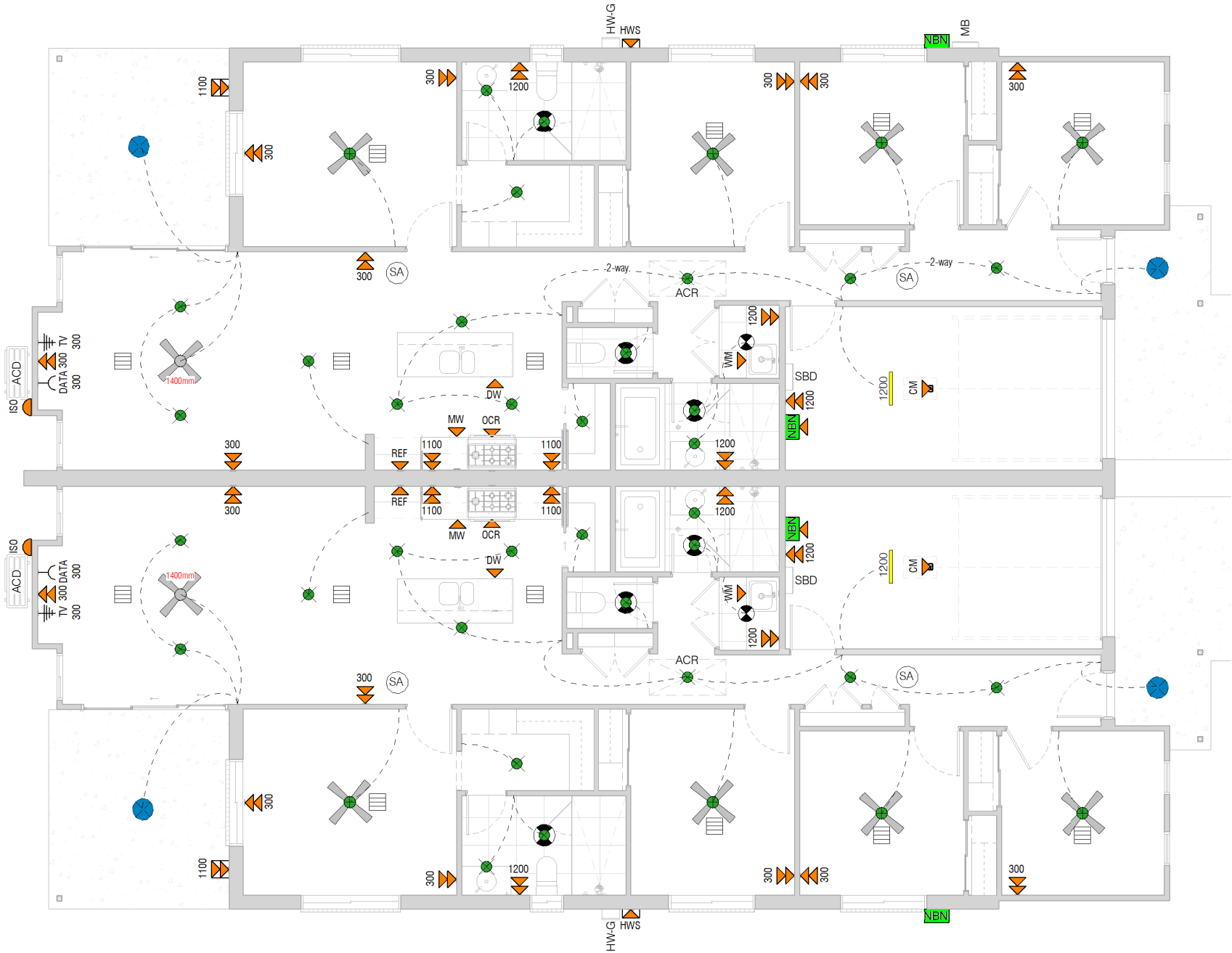
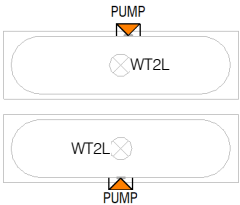
INTERNAL WET AREA VENTILATION NOTE

Exhaust fans 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



1

Electrical Plan

Scale: 1 : 100

NOT FOR CONSTRUCTION

- 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 NCC2022 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
- CEILING 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
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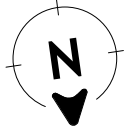
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CLIENT: Investmentor

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

SIGNATURES:

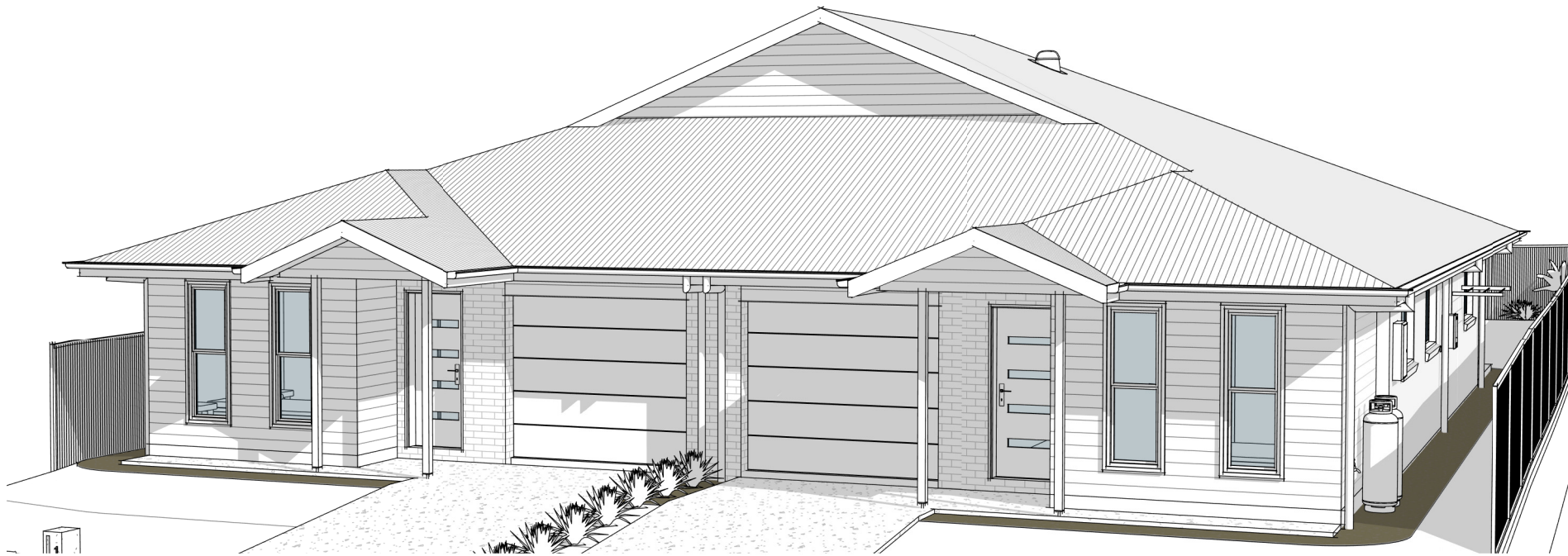


JOB NO: 100529

SHEET NAME:
ELECTRICAL PLAN

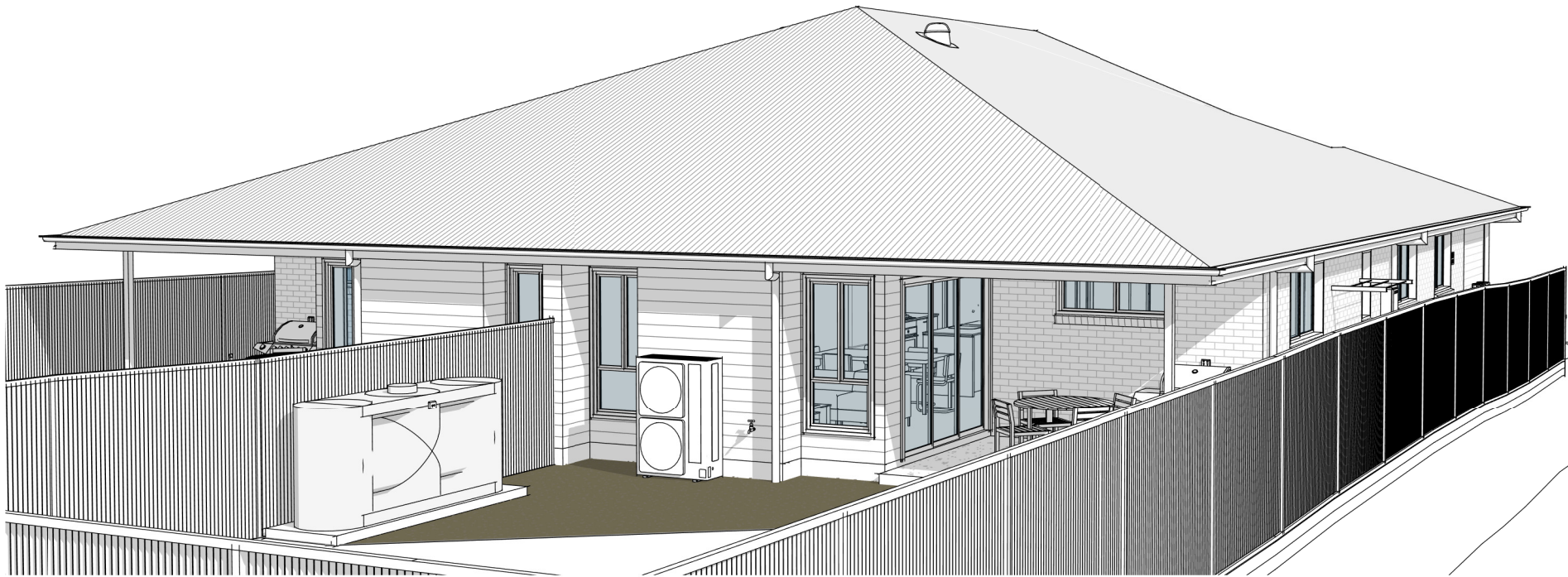
SHEET NO: A500

SCALE:
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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						ADDRESS: LOT 13 - DP 1317967 5 CRESTVIEW AVENUE, OLD BAR. 2430			SHEET NAME: PERSPECTIVES			
						SIGNATURES:			SHEET NO: A600			
									SCALE:			
REV.	DATE	DETAILS			BY							
B	04/11/25	DA SET			MW							
A	11/09/24	CONCEPT			MW							

DOOR SCHEDULE					
LABEL	DESCRIPTION	HEIGHT	WIDTH	NOTES	QTY
2/520	Selected Interior Swing Door (Double)	2040 mm	520 mm		2
2/620	Selected Interior Swing Door (Double)	2040 mm	620 mm		4
2P-M	Slider 2 Panel Mirrored - Custom Width	2040 mm	0 mm		6
520	Selected Interior Swing Door	2040 mm	520 mm		2
720	Selected Interior Swing Door	2040 mm	720 mm		4
720	Selected Interior Swing Door	2040 mm	720 mm	LOH	2
720 CS	Evolution Timber Cavity Slider - Flush Pull	2040 mm	720 mm		2
820	Selected Interior Swing Door	2040 mm	820 mm		10
820E	External Single Swing (Newington XN5)	2040 mm	820 mm		2
2125PL-F	Sectional Garage - Flatline	2150 mm	2530 mm		2
ASSD-2127	Stacking Glass Door	2110 mm	2676 mm		2
TOTAL NUMBER OF DOORS: 38					

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						
LABEL	TYPE	HEIGHT	WIDTH	STUD OPENING	NOTES	QTY
AD1806	Double Hung	1800 mm	610 mm	670 mm		4
AS0616	Sliding	600 mm	1570 mm	1630 mm		2
AS1006	Sliding	1030 mm	610 mm	670 mm	OBS	2
AS1016	Sliding	1030 mm	1570 mm	1630 mm		4
AS1018	Sliding	1030 mm	1810 mm	1870 mm		2
AST1809	Sliding-Transom	1800 mm	850 mm	910 mm		4
TOTAL NUMBER OF WINDOWS: 18						

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

DOORS IN BRICKWORK						
LABEL	DESCRIPTION	HEIGHT	WIDTH	AREA	INT. TRIM	LINTEL
820E	External Single Swing (Newington XN5)	2040 mm	820 mm	1.7 m²	4.9 m	1200 mm
2125PL-F	Sectional Garage - Flatline	2150 mm	2530 mm	5.4 m²	6.8 m	2700 mm
820E	External Single Swing (Newington XN5)	2040 mm	820 mm	1.7 m²	4.9 m	1200 mm
2125PL-F	Sectional Garage - Flatline	2150 mm	2530 mm	5.4 m²	6.8 m	2700 mm
TOTALS				14.2 m²	23.5 m	

WINDOWS IN BRICKWORK								
NUMBER	LABEL	TYPE	HEIGHT	WIDTH	HEAD HEIGHT	AREA	INT. TRIM	LINTEL
W03	AS1016	Sliding	1030 mm	1570 mm	2150	1.6 m²	5.2 m	1800 mm
W04	AS1016	Sliding	1030 mm	1570 mm	2150	1.6 m²	5.2 m	1800 mm
W05	AS1006	Sliding	1030 mm	610 mm	2150	0.6 m²	3.3 m	900 mm
W06	AS1018	Sliding	1030 mm	1810 mm	2150	1.9 m²	5.7 m	2100 mm
W08	AS0616	Sliding	600 mm	1570 mm	2150	0.9 m²	4.3 m	1800 mm
W13	AS0616	Sliding	600 mm	1570 mm	2150	0.9 m²	4.3 m	1800 mm
W15	AS1018	Sliding	1030 mm	1810 mm	2150	1.9 m²	5.7 m	2100 mm
W16	AS1006	Sliding	1030 mm	610 mm	2150	0.6 m²	3.3 m	900 mm
W17	AS1016	Sliding	1030 mm	1570 mm	2150	1.6 m²	5.2 m	1800 mm
W18	AS1016	Sliding	1030 mm	1570 mm	2150	1.6 m²	5.2 m	1800 mm
TOTALS						13.3 m²	47.4 m	

DOORS IN CLADDING						
LABEL	DESCRIPTION	HEIGHT	WIDTH	AREA	INT. TRIM	EXT. TRIM
ASSD-2127	Stacking Glass Door	2110 mm	2676 mm	5.6 m²	6.9 m	6.9 m
ASSD-2127	Stacking Glass Door	2110 mm	2676 mm	5.6 m²	6.9 m	6.9 m
TOTALS				11.3 m²	13.8 m	13.8 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 m²	4.8 m	4.8 m
W02	AD1806	Double Hung	1800 mm	610 mm	2150	1.1 m²	4.8 m	4.8 m
W09	AST1809	Sliding-Transom	1800 mm	850 mm	2150	1.5 m²	5.3 m	5.3 m
W10	AST1809	Sliding-Transom	1800 mm	850 mm	2150	1.5 m²	5.3 m	5.3 m
W11	AST1809	Sliding-Transom	1800 mm	850 mm	2150	1.5 m²	5.3 m	5.3 m
W12	AST1809	Sliding-Transom	1800 mm	850 mm	2150	1.5 m²	5.3 m	5.3 m
W19	AD1806	Double Hung	1800 mm	610 mm	2150	1.1 m²	4.8 m	4.8 m
W20	AD1806	Double Hung	1800 mm	610 mm	2150	1.1 m²	4.8 m	4.8 m
TOTALS						10.5 m²	40.5 m	40.5 m

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														SHEET NAME: WINDOWS AND DOORS	
														SHEET NO: A700	SCALE:
B		04/11/25	DA SET			MW									
A		11/09/24	CONCEPT			MW									
REV.		DATE	DETAILS			BY									

N2 TIE-DOWN SCHEDULE

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

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.
EXTERNAL WALLS & INTERNAL LOAD BEARING WALLS MGP 10 / 12 (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
4.2m clear span	150x100x12 Angle

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ROOM SCHEDULE

NAME	FLOOR FINISH	AREA
Bed 1	Carpet	13.1 m²
Bed 1	Carpet	13.1 m²
Bed 2	Carpet	10.1 m²
Bed 2	Carpet	10.1 m²
Bed 3	Carpet	8.9 m²
Bed 3	Carpet	8.9 m²
Bed 4	Carpet	8.9 m²
Bed 4	Carpet	8.9 m²
Robe	Carpet	0.7 m²
Robe	Carpet	0.7 m²
Robe	Carpet	0.8 m²
Robe	Carpet	0.8 m²
Robe	Carpet	0.7 m²
Robe	Carpet	0.7 m²
WIR	Carpet	3.6 m²
WIR	Carpet	3.6 m²
Carpet		93.5 m²

Alfresco	Concrete	11.4 m²
Alfresco	Concrete	11.4 m²
Garage	Concrete	17.2 m²
Garage	Concrete	17.2 m²
Porch	Concrete	4.0 m²
Porch	Concrete	4.0 m²
Concrete		65.2 m²

Dining	Vinyl Plank	9.1 m²
Dining	Vinyl Plank	9.1 m²
Family	Vinyl Plank	13.9 m²
Family	Vinyl Plank	13.9 m²
Kitchen	Vinyl Plank	13.8 m²
Kitchen	Vinyl Plank	13.8 m²
Entry	Vinyl Plank	11.7 m²
Entry	Vinyl Plank	11.7 m²
Store	Vinyl Plank	0.4 m²
Linen	Vinyl Plank	0.6 m²
Linen	Vinyl Plank	0.6 m²
Store	Vinyl Plank	0.4 m²
WIP	Vinyl Plank	1.2 m²
WIP	Vinyl Plank	1.2 m²
Vinyl Plank		101.4 m²

Ensuite	Wet Area Tiles	5.4 m²
Ensuite	Wet Area Tiles	5.4 m²
Bath	Wet Area Tiles	4.7 m²
Bath	Wet Area Tiles	4.7 m²
WC	Wet Area Tiles	1.5 m²
WC	Wet Area Tiles	1.5 m²
Laundry	Wet Area Tiles	1.4 m²
Laundry	Wet Area Tiles	1.4 m²
Wet Area Tiles		26.1 m²

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

Fixtures:

- 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.

Artificial Lighting:

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

Natural Lighting:

- 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:

- 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 AS4678.

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.
 - b) 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 the NCC, Vol. 2, Part H2D2, H2D6 and Part 7.4 of the ABCB Housing Provisions, or, AS/NZS 3500.3 – Stormwater drainage.

WALL CLADDING

Timber & Composite Wall Cladding – 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

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:

- a) AS 2047.
- 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 1979; or
- 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 Provisions

SAFE MOVEMENT AND ACCESS

Stairway and Ramp 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 constructed 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 Appliances, 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 solid fuel burning appliance, 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

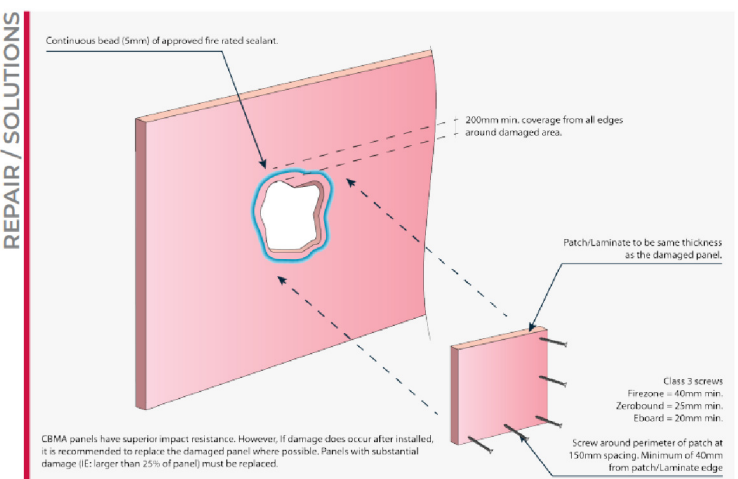
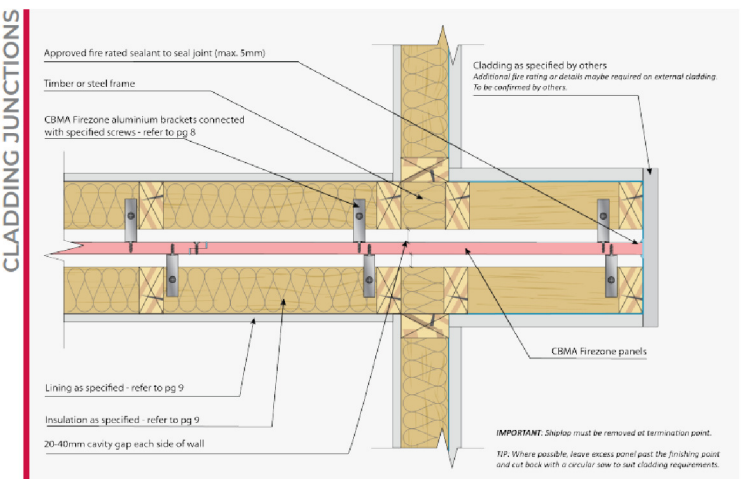
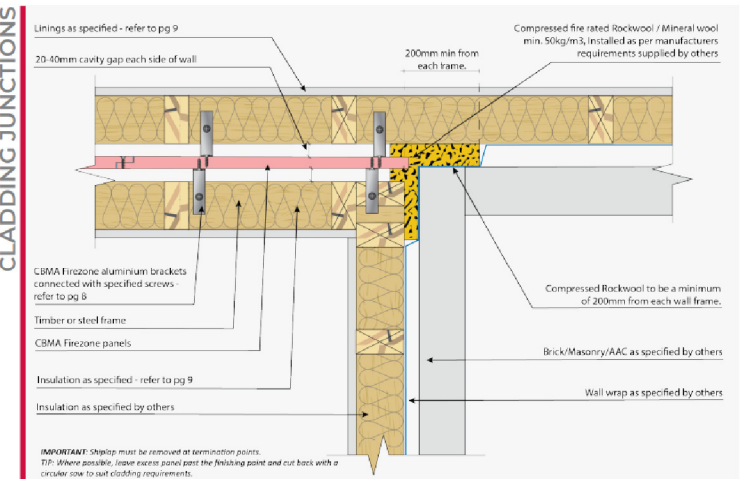
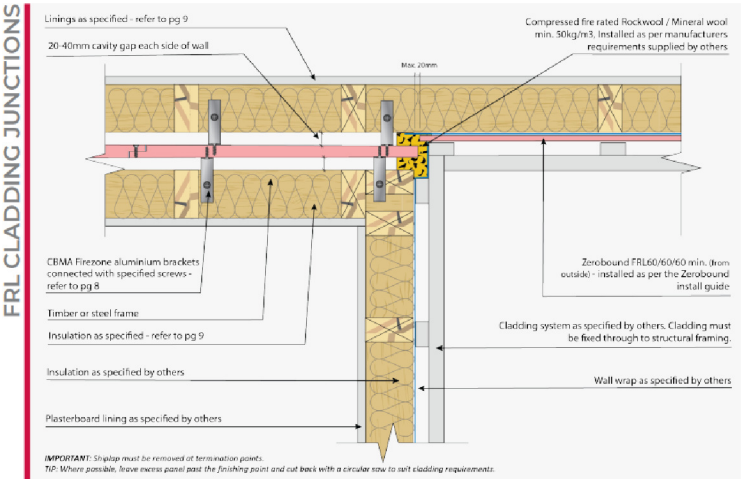
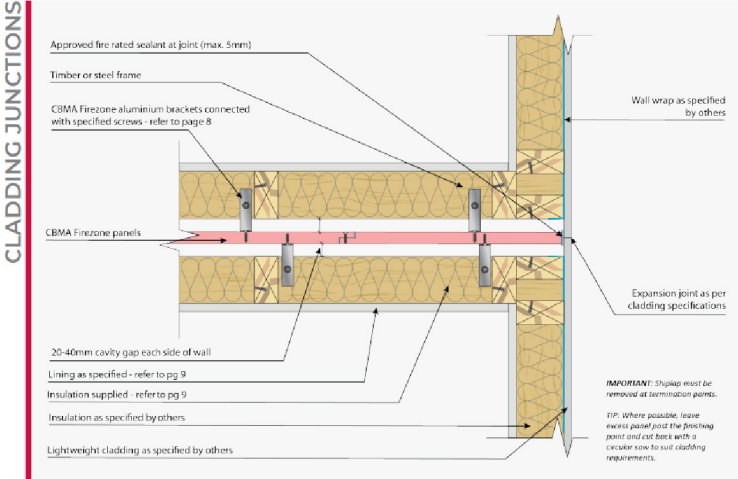
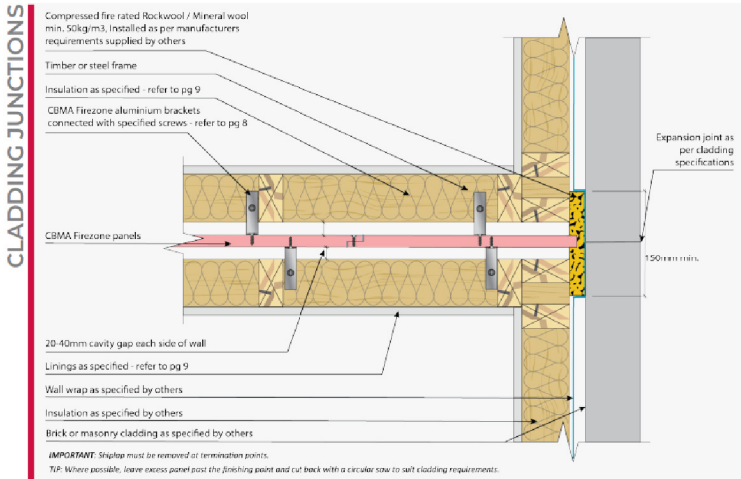
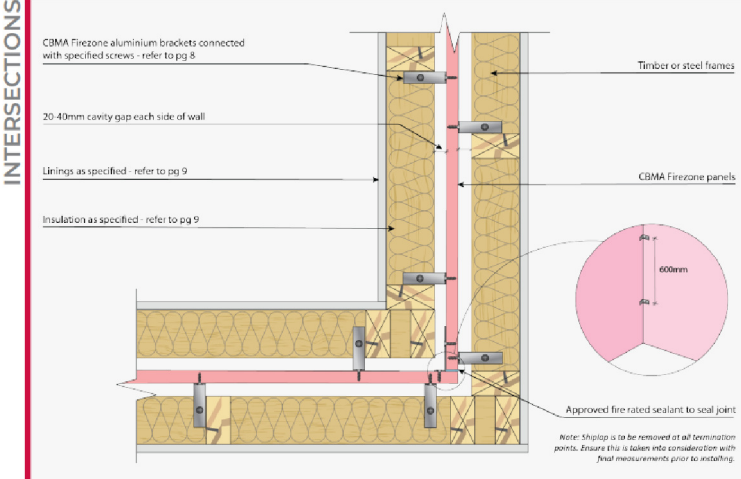
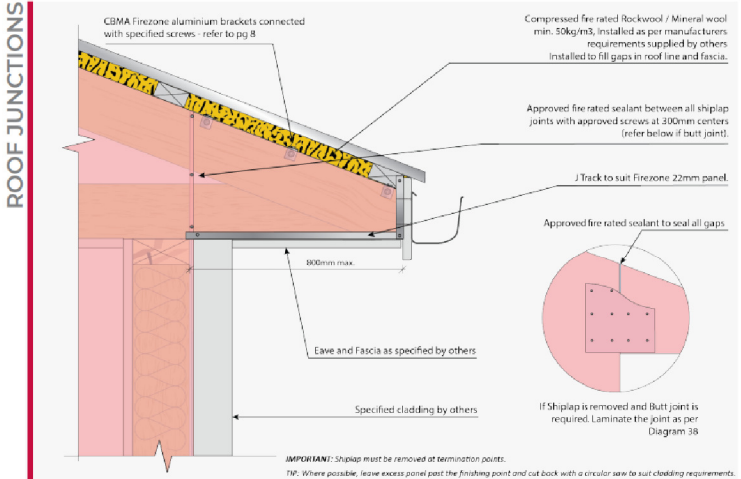
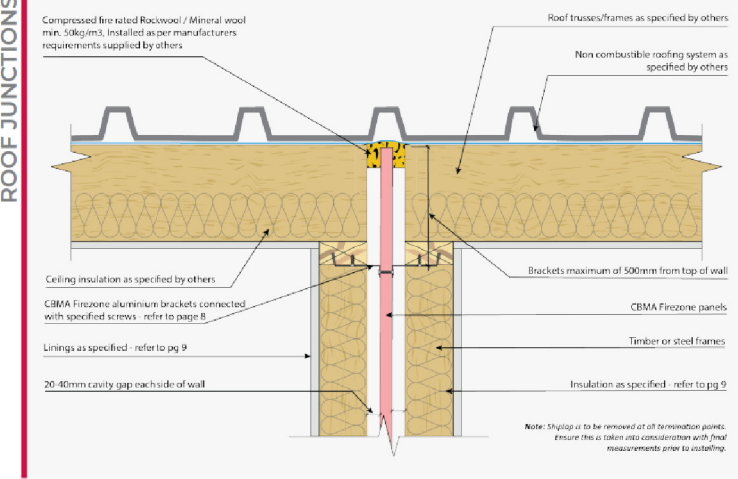
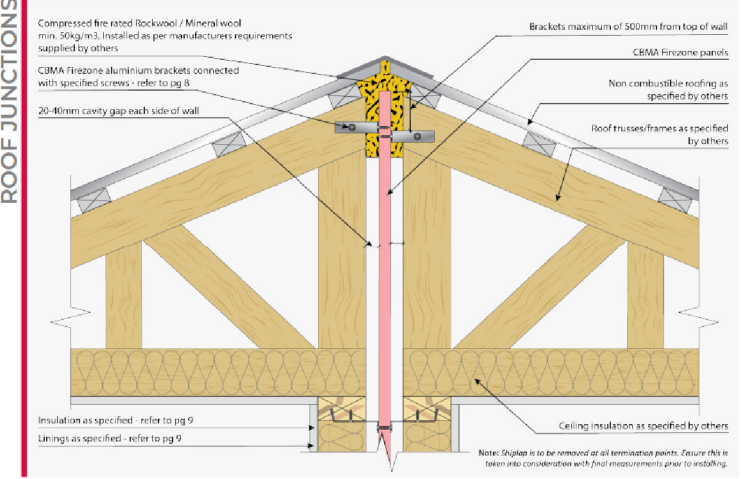
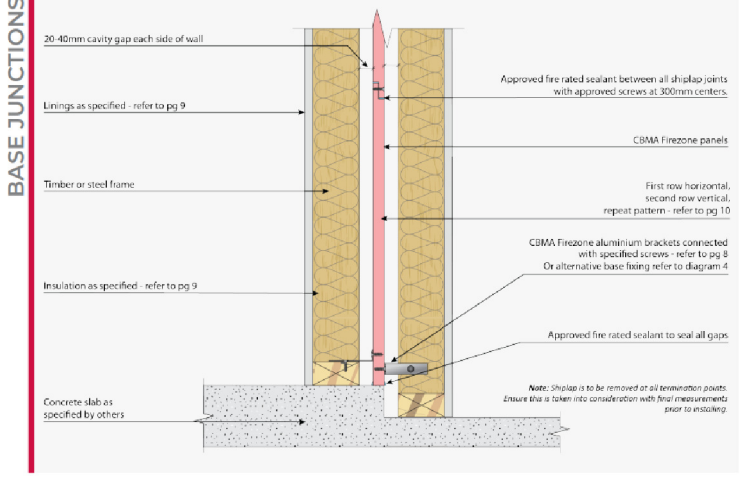
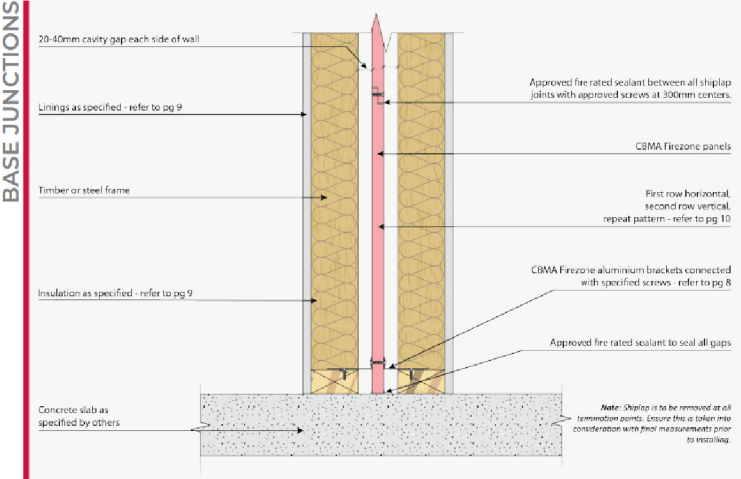
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www.cbma.com.au/firezone

Refer to CBMA Firezone Installation Manual for complete set of details and components

SYSTEM	FRL	STUD DEPTH	CAVITY	R _w /R _w +C _{tr}	COMPONENTS	INSULATION	WALL THICKNESS
FZ1079	60/60/60	90mm	39mm	66db/52db	22mm Firezone Panel 10mm Plasterboard	R2.0 Batts	Overall: 300mm Studs: 280mm



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