

CURRENT REVISION + NOTES

Date:	Description:	Issue:	Drawn:
06.11.25	DA ISSUE	F	AE

PROPOSED DUAL OCCUPANCY

CLIENT: O'BYRNE

STATUS: DA ISSUE

LOT No: 32DP No: 1272305

STREET: 179 MUDFORDS LANE, LANSDOWNE 2430

CWC JOB #: A6187

CONTENTS

SHEET #	SHEET NAME	REVISION
1	LEGENDS	F
2	OVERALL SITE PLAN	F
3	SITE PLAN	F
4	S68 PLAN	F
5	EXISTING FLOOR PLAN (UNIT 1)	F
6	PROPOSED FLOOR PLAN (UNIT 2)	F
7	ELEVATIONS	F
8	ELEVATIONS	F
9	SECTIONS	F
10	ROOF PLANS	F
11	GLAZING	F
12	PERSPECTIVE VIEW	F
17	BUILDING SPECIFICATIONS	F
18	WORK SAFETY NOTES	F



collinswcollins PTY LTD
Building Designers

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

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

REVISED JANURARY 2021

SYMBOLS AND LINES

SITE PLAN | S68 S138 PLAN

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

	FALL OF BATTER SLOPE
	DRIVEWAY SURFACE
	GARDEN TAP
	WATER METER / ALTERNATE WATER METER
	SANDBAG
	TEMPORARY HOARDING GATES
	STREET TREE / SITE TREE
	LIGHT POLE
	POWER POLE

	ELECTRICAL CUBICLE / PIT
	NBN PIT
	TELECOMMUNICATIONS PIT
	TO BE DEMOLISHED / REMOVED
	DEMOLITION LINE

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

	OVERHEAD ITEM
	DEMOLITION LINE
	UPPER FLOOR OUTLINE
	ROOF OUTLINE OVER
	RAKED CEILING LINE
	BEAM LINE
	SQUARE SET OPENING
	TERMITE PROTECTION: TO A.S 3660.1
	NATURAL GROUND LINE (EXCAVATED)
	COLUMN (MATERIAL AS PER SCHEDULE OR PLAN)
	MASONRY PIER (SIZE AS PER SCHEDULE OR PLAN)
	ENGAGED PIERS: TO COMPLY WITH A.S 4773.1-2010 & A.S 4773.2-2010
	INSULATION BATTING
	TO BE DEMOLISHED / REMOVED
	EARTH / SOIL

	FILL (TO ENGINEERS DETAIL)
	WET AREA TILED FLOOR SURFACE
	COMMON / OUTDOOR TILED FLOOR SURFACE
	BROOM FINISH CONCRETE FLOOR SURFACE
	MASONRY WALL
	CONCRETE
	TIMBER/METAL STUD FRAMED WALL
	CONCRETE BLOCK WALL
	MASONRY VENEER WALL
	METAL SHEET ROOFING
	KLIP-LOK (OR SIMILAR) METAL SHEET ROOFING
	TILED ROOF
	WAFFLE POD (TO ENGINEERS DETAIL)
	TACTILE GROUND SURFACE INDICATORS: TO A.S 1428.4.1:2009
	STAIRS INCLUDING DIRECTION OF TRAVEL (UP)
	RAMP INCLUDING DIRECTION OF TRAVEL (UP)

	GARDEN TAP
	RAINWATER DOWNPIPES: TO A.S 3500
	SMOKE ALARMS: SMOKE ALARMS TO A.S 3786 AND NCC, VOL. 2, PART H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS. ALL ALARMS/DETECTORS ARE TO BE INTERCONNECTED. LOCATIONS ON PLANS ARE INDICATIVE. INSTALLATION TO BE AS PER STANDARDS ABOVE, AND MANUFACTURERS SPECIFICATIONS
	MECHANICAL VENTILATION: MECHANICAL VENTILATION EXTERNALLY DUCTED TO COMPLY WITH NCC, VOL. 2, PART H4D7 AND PART 10.6 AND 10.8.2 OF THE ABCB HOUSING PROVISIONS
	SLIDING DOOR UNIT OPENING DIRECTION
	SLIDING WINDOW OPENING DIRECTION
	AWNING/CASEMENT WINDOW OPENING DIRECTION
	HINGED DOOR OPENING DIRECTION
	GAS BOTTLES
	ELECTRICAL METER BOX
	GAS INSTANTANEOUS HOT WATER SERVICE
	HOT WATER TANK
	SOLAR HOT WATER SERVICE
	COOKTOP
	SINK TYPICAL

GENERAL SYMBOLS AND ARCHITECTURAL SYMBOLS

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

	TYPICAL SECTION MARKER
	TYPICAL ELEVATION MARKER
	VIEW TAG AND SCALE

RENOVATION / DEMOLITION SYMBOLS

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

MULTI STOREY SITE PLAN SYMBOLS / LEGEND

	LOWEST FLOOR (GROUND TYPICAL)
	MIDDLE FLOOR
	UPPER FLOOR

GENERAL ABBREVIATIONS

ARI	AVERAGE RECCURANCE INDEX	F	FIXED GLASS / PANEL	PB	PLASTER BOARD
AHD	AUSTRALIAN HEIGHT DATUM	FG	FIXED GLASS WINDOW	RET. WALL	RETAINING WALL
CLT	CROSS LAMINATED TIMBER	GLT	GLUE LAMINATED TIMBER	RC	REINFORCED CONCRETE
COL.	COLUMN	GTAP	GARDEN TAP	PV	PHOTOVOLTAIC
COW	COST OF WORKS	GPO	GENERAL POWER OUTLET	RL	REDUCED LEVEL
DCP	DEVELOPMENT CONTROL PLAN	GRG	GARAGE	SB	SUB ELECTRICAL METER BOX
DEG.	DEGREES	HWS	HOT WATER SERVICE	SL	SURFACE LEVEL
DGPO	DOUBLE GENERAL POWER OUTLET	LEP	LOCAL ENVIRONMENT PLAN	SW	STORM WATER
DH	DOUBLE HUNG WINDOW	LOH	LIFT OFF HINGE	TRH	TOILET ROLL HOLDER
DP	RAINWATER DOWNPIPE	LVL	LAMINATED VENEER LUMBER	T.O.K	TOP OF KERB
DTR	DOUBLE TOWEL RAIL	MECH.	MECHANICAL	T.O.W	TOP OF WALL
HWS	HOT WATER SERVICE	MB	ELECTRICAL METER BOX	WC	WATER CLOSET
FC	FIBRE CEMENT	MR	MOISTURE RESISTANT	1650B	BATH SIZING
F.S.L	FINISHED SURFACE LEVEL	MH	MAN HOLE	900V	VANITY SIZING
		NGL	NATURAL GROUND LINE	820	INTERIOR DOOR SIZING



89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 | Shop 17 Centrepont Arcade, Taree NSW 2430 | 77 Belgrave Street, Kempsey, NSW 2440

PROJECT: PROPOSED DUAL OCCUPANCY

STATUS: DA ISSUE	SHEET: 1 OF 17
LOT No: 32 DP No: 1272305	
STREET: 179 MUDFORDS LANE, LANSDOWNE 2430	
CLIENT: O'BYRNE	

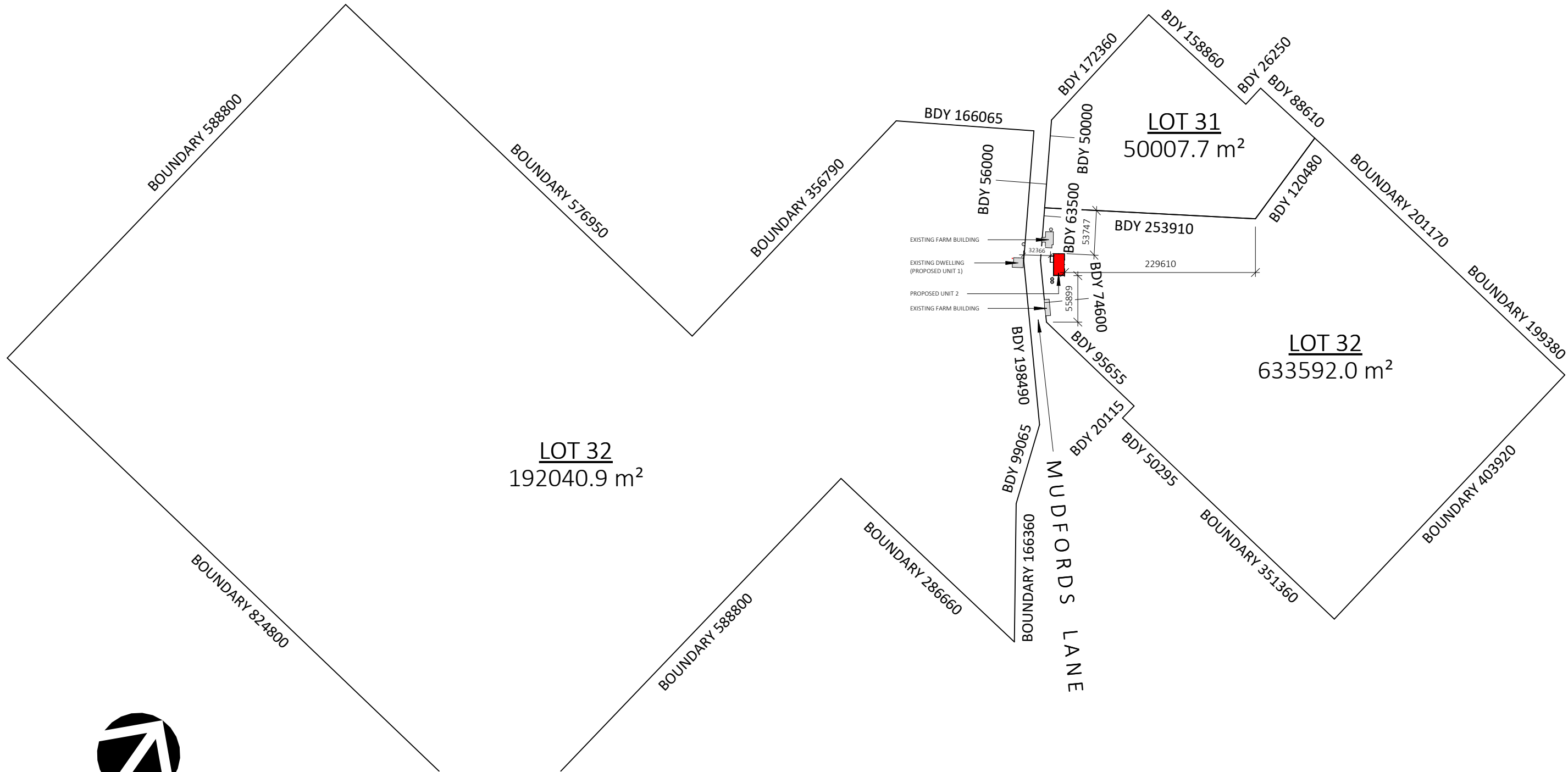
LEGENDS

SCALE:	1 : 100
SHEET SIZE:	A3
START DATE:	06.06.2025
DWG No:	A6187

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
15.07.25	INITIAL ISSUE	A	AE
31.07.25	REVISION	B	AE
08.08.25	REVISED	C	AE
26.08.25	CC PLANS	D	MS
29.08.25	REV DA PLANS	E	AE
06.11.25	DA ISSUE	F	AE

WWW. COLLINSWCOLLINS.COM.AU




SITE PLAN
1 : 5000

SITE INFORMATION & LEGEND

SITE AREA:
OVERALL HABITABLE AREA
FLOOR SPACE RATIO
BUSHFIRE AFFECTED
FLOOD AFFECTED

= 82.5632Ha
= 300.2m²
= 0.04% ; 0.004:1
YES
NO

SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD

SITE HOARDING AND SECURITY FENCE

WATER MAINS (APPROX ONLY)

STORMWATER LINES (APPROX ONLY)

SEWER LINES (APPROX ONLY)

LINE OF EASEMENTS

PROPOSED GARDEN TAP LOCATIONS
(TO BE USED AS A GUIDE ONLY)

LINE OF BATTER TO GROUND LEVELS
(TO BE USED AS A GUIDE ONLY)

ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY *CALCO SURVEYORS PTY LTD (dd: 11.07.2025 Ref 4419)* . ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.



89A Lord Street (PO Box 5667), Port Macquarie NSW 2444 | Shop 17 Centrepont Arcade, Taree NSW 2430 | 77 Belgrave Street, Kempsey, NSW 2440

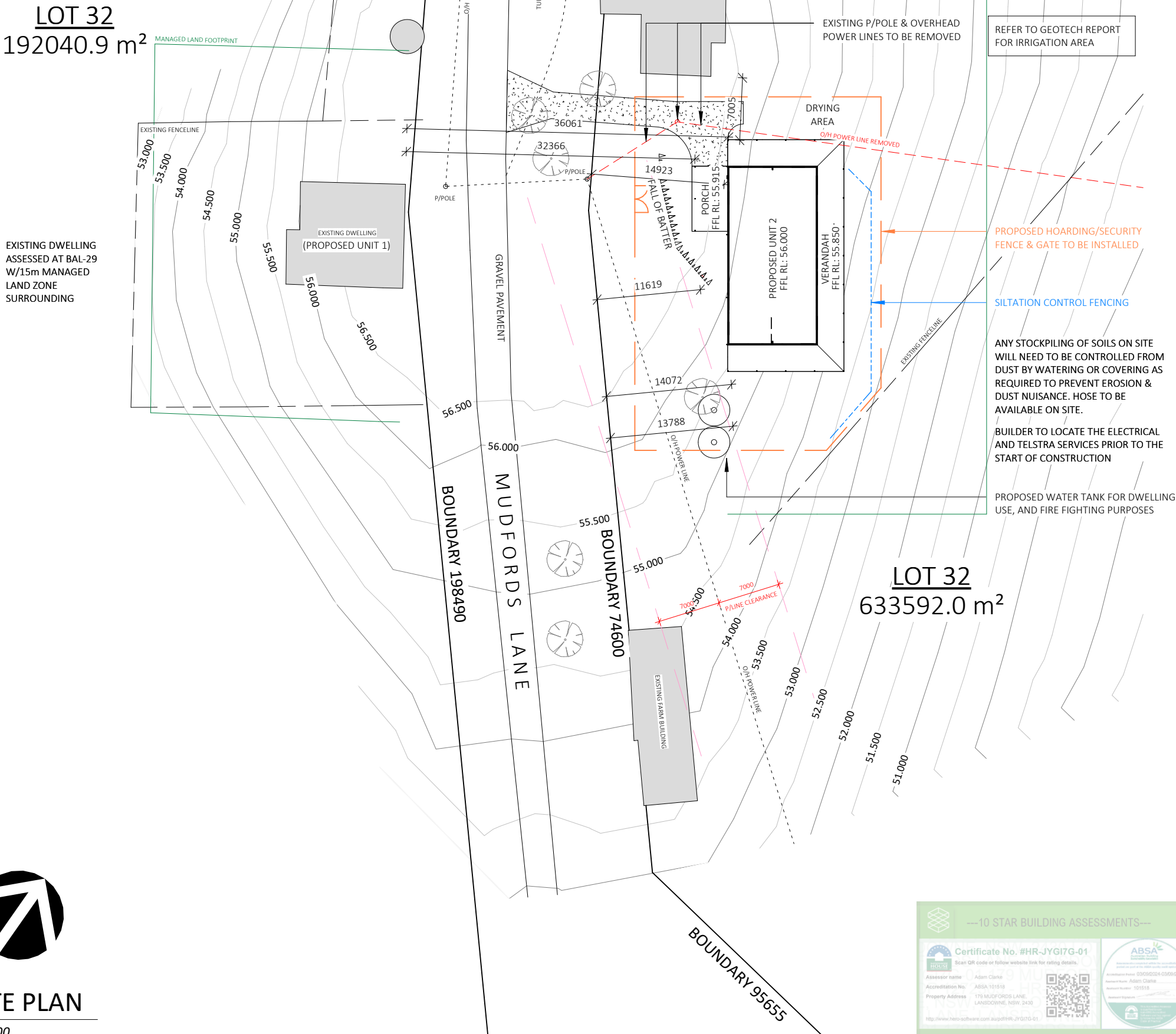
Note: Copyright © Collins.w.Collins PTY LTD
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders.
DO NOT SCALE from this drawing. *CONTRACTOR* is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: PROPOSED DUAL OCCUPANCY		OVERALL SITE PLAN		DRAWING REVISION + NOTES				
STATUS: DA ISSUE		SHEET: 2 OF 17	SCALE:	As indicated	Date:	Revision:	Issue:	Drawn:
LOT No: 32 DP No: 1272305			SHEET SIZE:	A3	15.07.25	INITIAL ISSUE	A	AE
STREET: 179 MUDFORDS LANE, LANSDOWNE 2430			START DATE:	06.06.2025	31.07.25	REVISION	B	AE
CLIENT: O'BYRNE		DWG No:	A6187	08.08.25	REVISED	C	AE	
				26.08.25	CC PLANS	D	MS	
				29.08.25	REV DA PLANS	E	AE	
				06.11.25	DA ISSUE	F	AE	

WWW. COLLINSWCOLLINS.COM.AU

LOT 32
192040.9 m²

EXISTING DWELLING
ASSESSED AT BAL-29
W/15m MANAGED
LAND ZONE
SURROUNDING



SITE PLAN

1 : 500

SITE INFORMATION

& LEGEND

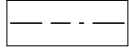
SITE AREA: = 82.5632Ha
OVERALL HABITABLE AREA = 300.2m²
FLOOR SPACE RATIO = 0.04% ; 0.004:1
BUSHFIRE AFFECTED YES
FLOOD AFFECTED NO



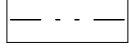
SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD



SITE HOARDING AND SECURITY FENCE



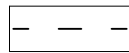
WATER MAINS (APPROX ONLY)



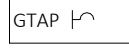
STORMWATER LINES (APPROX ONLY)



SEWER LINES (APPROX ONLY)



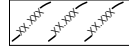
LINE OF EASEMENTS



PROPOSED GARDEN TAP LOCATIONS
(TO BE USED AS A GUIDE ONLY)



LINE OF BATTER TO GROUND LEVELS
(TO BE USED AS A GUIDE ONLY)



ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY **CALCO SURVEYORS PTY LTD (dd: 11.07.2025 Ref 4419)**. ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.



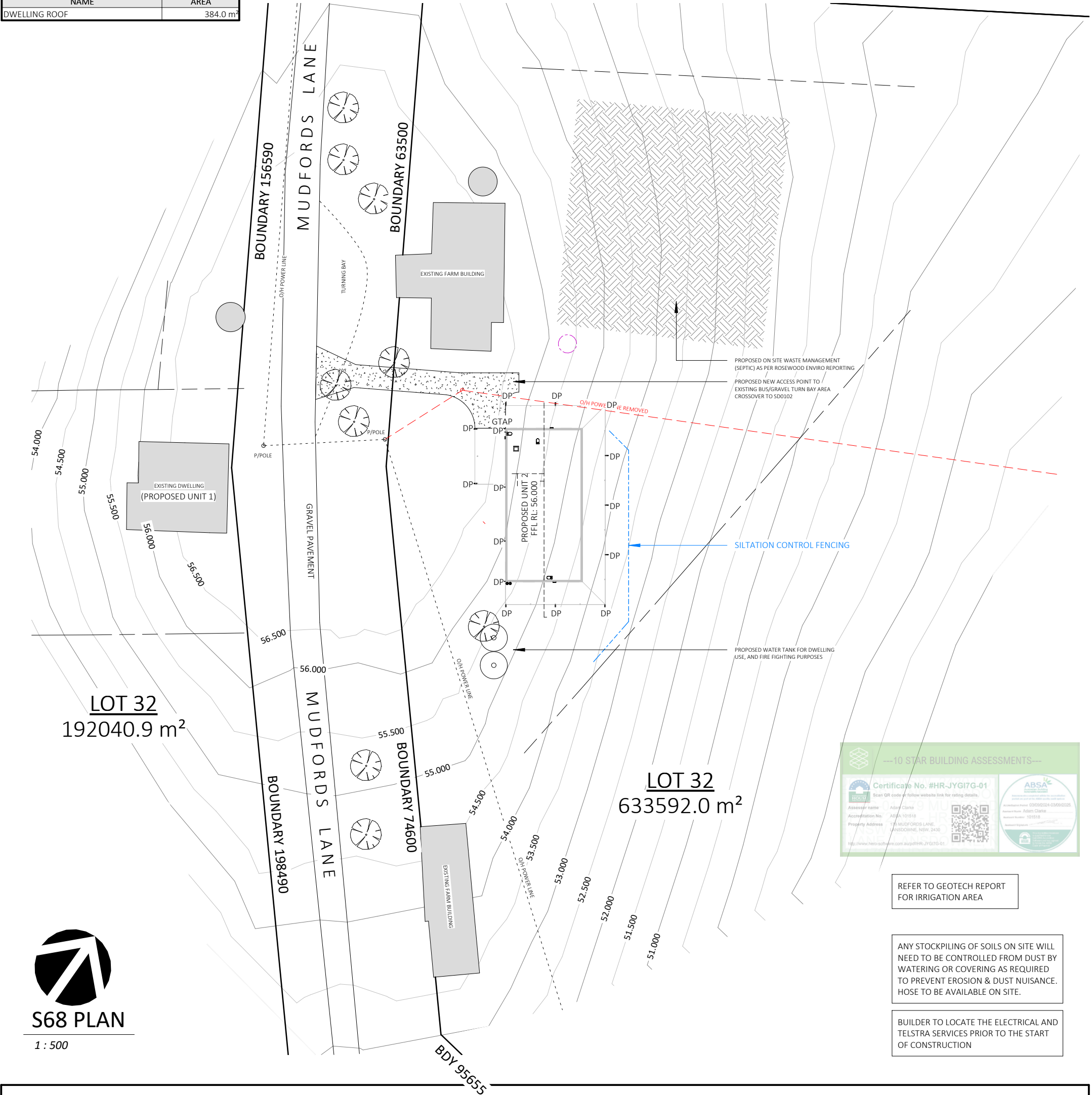
Note: Copyright © Collins.w.Collins PTY LTD
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders.
DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: PROPOSED DUAL OCCUPANCY	
STATUS: DA ISSUE	SHEET: 3 OF 17
LOT No: 32 DP No: 1272305	
STREET: 179 MUDFORDS LANE, LANSDOWNE 2430	
CLIENT: O'BYRNE	

SITE PLAN	
SCALE:	As indicated
SHEET SIZE:	A3
START DATE:	06.06.2025
DWG No:	A6187

DRAWING REVISION + NOTES			
Date:	Revision:	Issue:	Drawn:
15.07.25	INITIAL ISSUE	A	AE
31.07.25	REVISION	B	AE
08.08.25	REVISED	C	AE
26.08.25	CC PLANS	D	MS
29.08.25	REV DA PLANS	E	AE
06.11.25	DA ISSUE	F	AE

ROOF AREAS (UNIT 2)	
NAME	AREA
DWELLING ROOF	384.0 m²



REFER TO GEOTECH REPORT
FOR IRRIGATION AREA

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

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

S68 INFO & LEGEND

STORMWATER/RAINWATER TO BE DIRECTED TO ON-SITE RAINWATER STORAGE TANKS WITH OVERFLOWS TO BE CONNECTED TO EXISTING DAM ON PROPERTY
(SURFACE AND SUB-SURFACE STORMWATER TO BE DISPOSED OF VIA PIPEWORK IN ACCORDANCE WITH AS 3500)

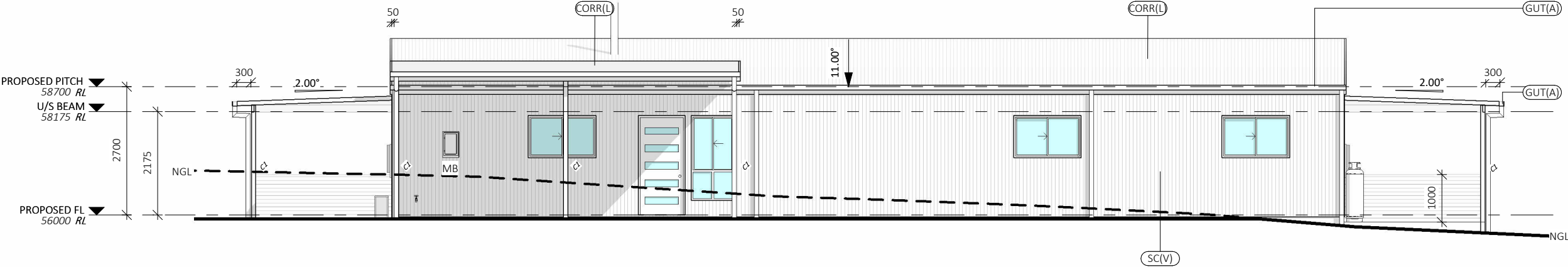
	CATCHMENT OF ROOF AREA TO ON-SITE RAINWATER TANKS: = (TBA) APPROX		WATER FLOW FROM RAINWATER STORAGE TANKS TO APPLIANCES AND FIXTURES (TO BE USED AS A GUIDE ONLY)		GARDEN TAP LOCATIONS (TO BE USED AS A GUIDE ONLY)
	PROPOSED RAINWATER TANKS (TBA) L MIN. AS PER BASIX REQUIREMENTS		WATER FLOW FROM DOWNPIPES TO RAINWATER TANKS (TO BE USED AS A GUIDE ONLY)		DOWNPIPE LOCATIONS (TO BE USED AS A GUIDE ONLY)
	SILTATION CONTROL IN ACCORDANCE WITH COUNCIL POLICY E1 AND THE ADOPTED AUSPEC STANDARD		STORMWATER FLOW (TO BE USED AS A GUIDE ONLY)		ALL LEVELS ARE TO AHD AS PER SURVEY PLAN PREPARED BY CALCO SURVEYORS PTY LTD (dd: 11.07.2025 Ref 4419) . ALL LEVELS AND CONTOURS ARE TO BE CONFIRMED BY BUILDER / SURVEYOR PRIOR TO START OF CONSTRUCTION.
	SEWER LINE (TO BE USED AS A GUIDE ONLY)				

DRIVEWAY TO BE IN ACCORDANCE WITH SD0102

BAL - 19	BUSHFIRE NOTES: PLEASE REFER TO BUSHFIRE REPORT BY KRISANN JOHNSON, AND TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS	BASIX NOTES: PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 4 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS	GENERAL PLAN SET NOTES: CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, LEGENDS, NATIONAL CONSTRUCTION CODE, AUS & NZ STANDARDS, ENGINEERING & COUNCIL APPROVALS
-----------------	---	--	--

 collinswcollins Building Designers	Note: Copyright © Collins.w.Collins PTY LTD All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.	PROJECT: PROPOSED DUAL OCCUPANCY		S68 PLAN		DRAWING REVISION + NOTES					
						Date:	Revision:		Issue:	Drawn:	
		STATUS: DA ISSUE		SHEET: 4 OF 17	SCALE:	As indicated	15.07.25	INITIAL ISSUE		A	AE
		LOT No: 32 DP No: 1272305					31.07.25	REVISION		B	AE
		STREET: 179 MUDFORDS LANE, LANSDOWNE 2430		SHEET SIZE:	A3	08.08.25	REVISED		C	AE	
				START DATE:	06.06.2025	26.08.25	CC PLANS		D	MS	
						29.08.25	REV DA PLANS		E	AE	
		CLIENT: O'BYRNE	DWG No:	A6187	06.11.25	DA ISSUE		F	AE		
89A Lord Street (PO Box 5667), Port Macquarie nsw 2444 Shop 17 Centrepont Arcade, Taree NSW 2430 77 Belgrave Street, Kempsey, NSW 2440											
T: 02 6583 4411 WWW. COLLINSWCOLLINS.COM.AU											

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3
SC(V)	SELECT VERTICAL PROFILE CLADDING
VSM	VERSICLAD SPACEMAKER (50mm)

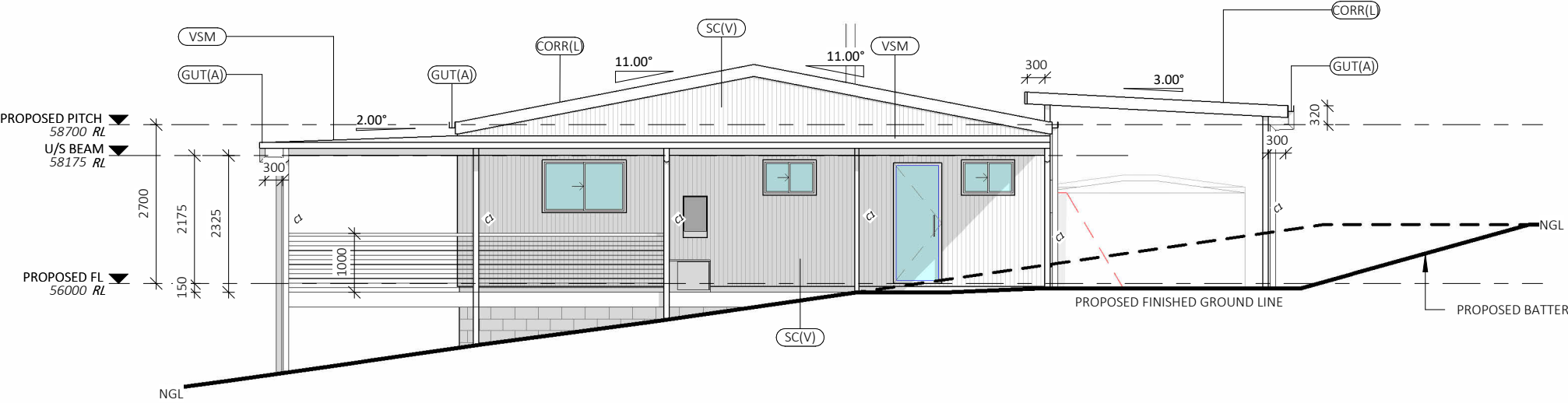


WEST ELEVATION

1 : 100

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

ALL TIMBER DECKS, STAIRS AND EXTERNAL TIMBER COLUMNS ARE TO BE CONSTRUCTED FROM BUSHFIRE RESISTING TIMBER SPECIES AS PER AS3959, APPENDIX F



NORTH ELEVATION

1 : 100



BAL - 19

BUSHFIRE NOTES:

PLEASE REFER TO BUSHFIRE REPORT BY KRISANN JOHNSON, AND TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 4 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:

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



Note: Copyright © Collins.w.Collins PTY LTD
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders.
DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: PROPOSED DUAL OCCUPANCY

STATUS: DA ISSUE

LOT No: 32 DP No: 1272305

STREET: 179 MUDFORDS LANE, LANSDOWNE 2430

CLIENT: O'BYRNE

SHEET: 7 OF 17

ELEVATIONS

SCALE:

1 : 100

SHEET SIZE:

A3

START DATE:

06.06.2025

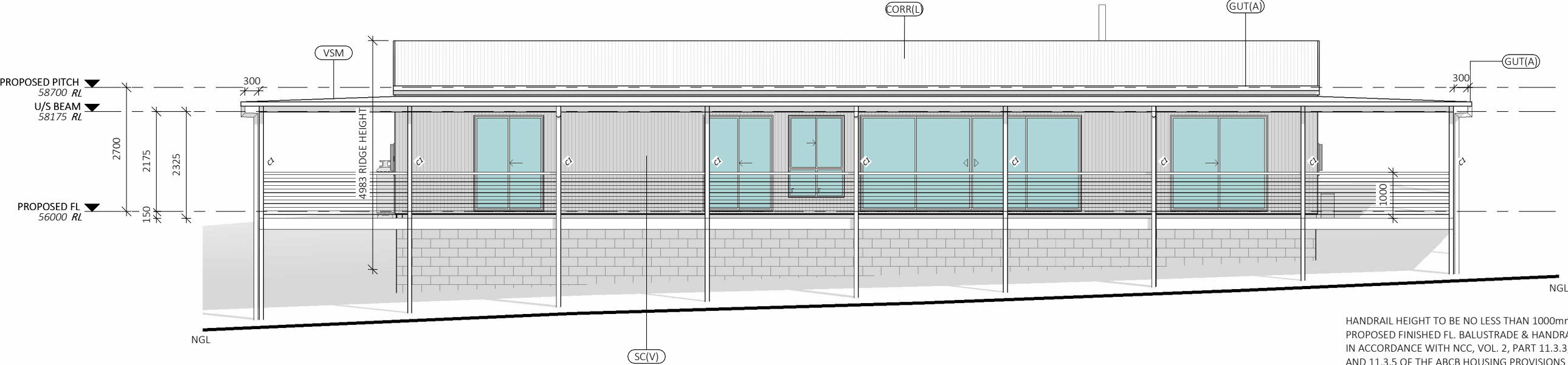
DWG No:

A6187

DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
15.07.25	INITIAL ISSUE	A	AE
31.07.25	REVISION	B	AE
08.08.25	REVISED	C	AE
26.08.25	CC PLANS	D	MS
29.08.25	REV DA PLANS	E	AE
06.11.25	DA ISSUE	F	AE

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3
SC(V)	SELECT VERTICAL PROFILE CLADDING
VSM	VERICLAD SPACEMAKER (50mm)



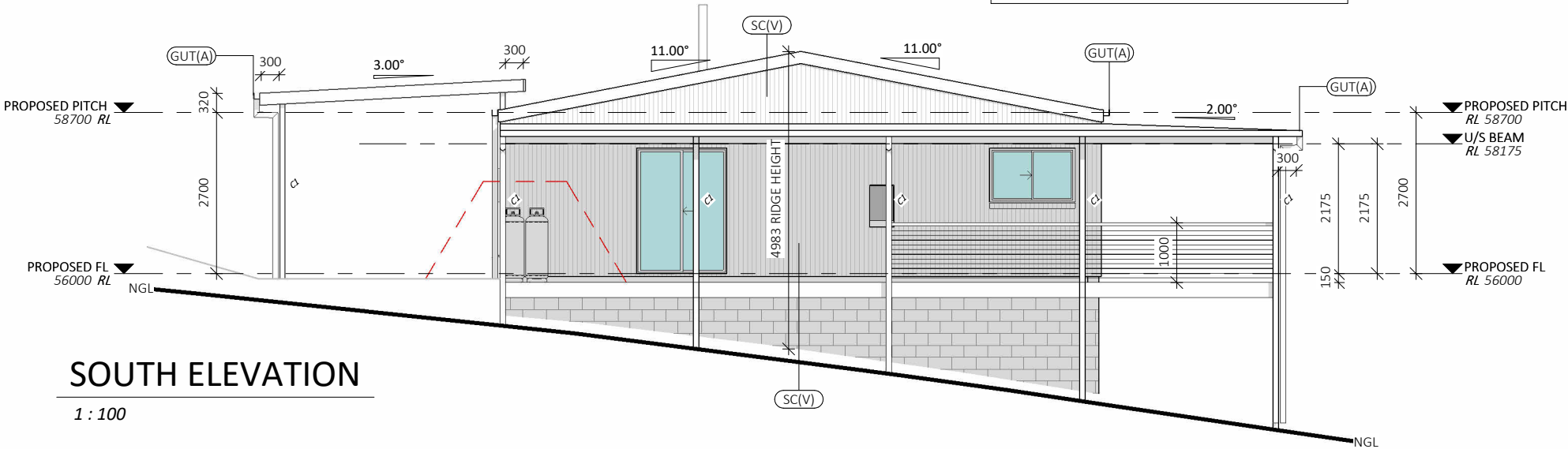
EAST ELEVATION

1 : 100

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

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

ALL TIMBER DECKS, STAIRS AND EXTERNAL TIMBER COLUMNS ARE TO BE CONSTRUCTED FROM BUSHFIRE RESISTING TIMBER SPECIES AS PER AS3959, APPENDIX F



SOUTH ELEVATION

1 : 100



BAL - 19

BUSHFIRE NOTES:

PLEASE REFER TO BUSHFIRE REPORT BY KRISANN JOHNSON, AND TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

BASIX NOTES:

PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 4 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

GENERAL PLAN SET NOTES:

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



Note: Copyright © Collinswcollins Pty Ltd. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders. DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

PROJECT: PROPOSED DUAL OCCUPANCY

STATUS: DA ISSUE

LOT No: 32 DP No: 1272305

STREET: 179 MUDFORDS LANE, LANSDOWNE 2430

CLIENT: O'BYRNE

SHEET: 8 OF 17

ELEVATIONS

SCALE:

1 : 100

SHEET SIZE:

A3

START DATE:

06.06.2025

DWG No:

A6187

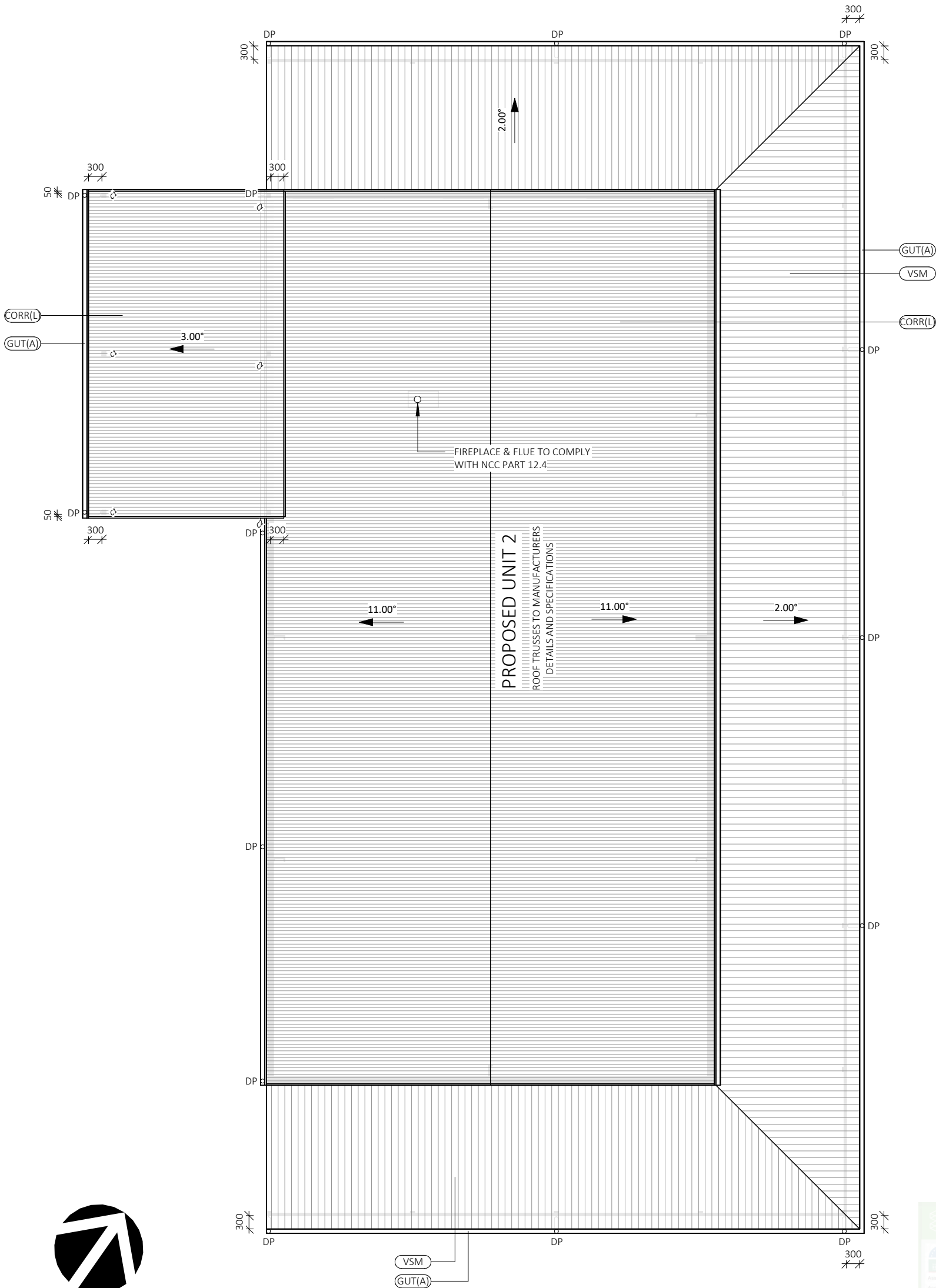
DRAWING REVISION + NOTES

Date:	Revision:	Issue:	Drawn:
15.07.25	INITIAL ISSUE	A	AE
31.07.25	REVISION	B	AE
08.08.25	REVISED	C	AE
26.08.25	CC PLANS	D	MS
29.08.25	REV DA PLANS	E	AE
06.11.25	DA ISSUE	F	AE

ROOF AREAS (UNIT 2)	
NAME	AREA
DWELLING ROOF	384.0 m²

EXTERNAL FINISHES	
LABEL	MATERIAL DESCRIPTION
CORR(L)	CORRUGATED METAL SHEET ROOFING (LIGHT)
GUT(A)	CLIP-SNAP CONTINUOUS OVERFLOW EAVES GUTTER SYSTEM TO COMPLY WITH AS 3500.3
SC(V)	SELECT VERTICAL PROFILE CLADDING
VSM	VERSICLAD SPACEMAKER (50mm)

COLUMN SCHEDULE	
LABEL	COLUMN TYPE
C1	90 x 90mm HARDWOOD POST ON STIRRUP
C2	EXTENDA BRACKET
C3	C25019



ROOF PLAN

1 : 100



BUSHFIRE NOTES:
PLEASE REFER TO BUSHFIRE REPORT BY KRISANN JOHNSON, AND TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

BASIX NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 4 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

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

BAL - 19

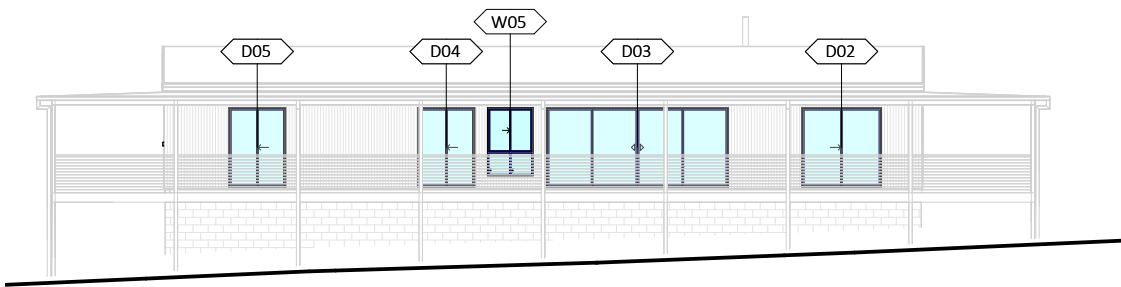


Building Designers

Note: Copyright © Collins.w.Collins PTY LTD
All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of the copyright holders.
DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Discrepancies to be referred to the consultant Designer prior to commencement of work.

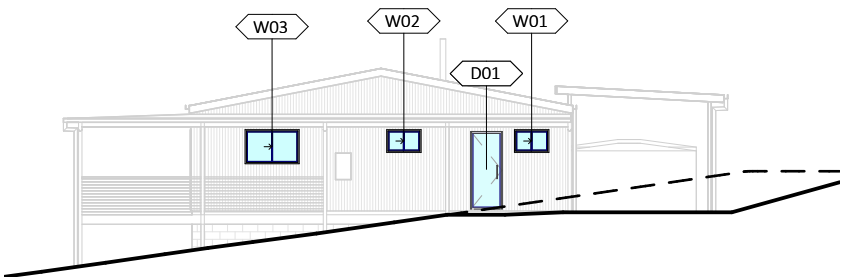
PROJECT: PROPOSED DUAL OCCUPANCY	
STATUS: DA ISSUE	SHEET: 10 OF 17
LOT No: 32 DP No: 1272305	
STREET: 179 MUDFORDS LANE, LANSDOWNE 2430	
CLIENT: O'BYRNE	

ROOF PLANS		DRAWING REVISION + NOTES			
		Date:	Revision:	Issue:	Drawn:
SCALE:	1 : 100	15.07.25	INITIAL ISSUE	A	AE
SHEET SIZE:	A3	31.07.25	REVISION	B	AE
		08.08.25	REVISED	C	AE
START DATE:	06.06.2025	26.08.25	CC PLANS	D	MS
		29.08.25	REV DA PLANS	E	AE
DWG No:	A6187	06.11.25	DA ISSUE	F	AE



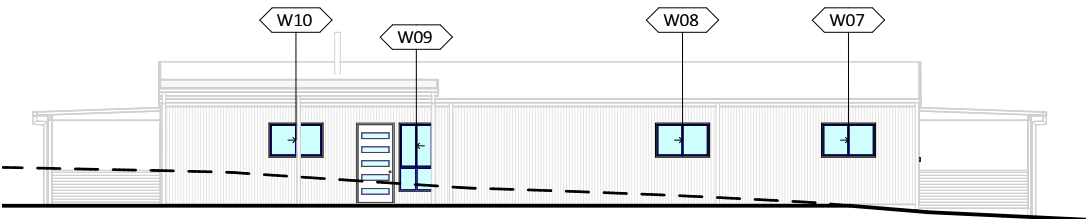
EAST GLAZING

1 : 200



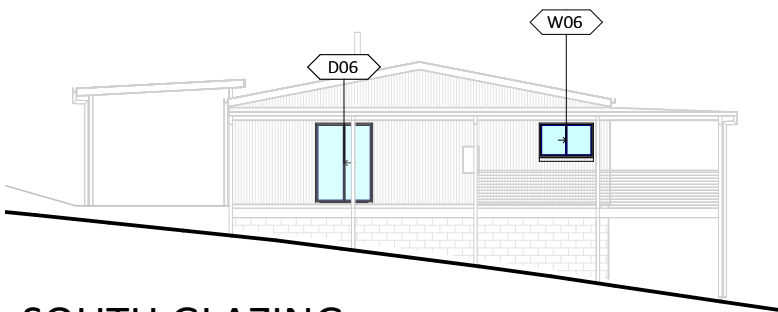
NORTH GLAZING

1 : 200



WEST GLAZING

1 : 200



SOUTH GLAZING

1 : 200

WINDOW GLAZING SCHEDULE

NUMBER	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
W01	PWDR	600	910	2100	SLIDING	ALUMINIUM	STANDARD	0.55 m ²
W02	ENS	600	910	2100	SLIDING	ALUMINIUM	STANDARD	0.55 m ²
W03	MASTER (1)	900	1430	2100	SLIDING	ALUMINIUM	STANDARD	1.29 m ²
W05	LIVING/DINING	1800	1210	2100	SLIDING 2T	ALUMINIUM	STANDARD	2.18 m ²
W06	BED 3	900	1430	2100	SLIDING	ALUMINIUM	STANDARD	1.29 m ²
W07	BED 4	900	1430	2100	SLIDING	ALUMINIUM	STANDARD	1.29 m ²
W08	MPR	900	1430	2100	SLIDING	ALUMINIUM	STANDARD	1.29 m ²
W09	ENTRY	1800	910	2100	SLIDING	ALUMINIUM	STANDARD	1.64 m ²
W10	MUD/UTILITY	900	1430	2100	SLIDING	ALUMINIUM	STANDARD	1.29 m ²

11.34 m²

DOOR GLAZING SCHEDULE

NUMBER	ROOM	HEIGHT	WIDTH	HEAD HEIGHT	TYPE	CONSTRUCTION	GLAZING	AREA
D02	MASTER (1)	2100	2110	2100	SLIDING DOOR	ALUMINIUM	STANDARD	4.43 m ²
D03	LIVING/DINING	2100	4810	2100	SLIDING DOOR 4P	ALUMINIUM	STANDARD	10.10 m ²
D04	BED 2	2100	1510	2100	SLIDING DOOR	ALUMINIUM	STANDARD	3.17 m ²
D05	BED 3	2100	1510	2100	SLIDING DOOR	ALUMINIUM	STANDARD	3.17 m ²
D06	BED 4	2100	1510	2100	SLIDING DOOR	ALUMINIUM	STANDARD	3.17 m ²

24.05 m²



GLAZING SPECIFICATIONS:

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

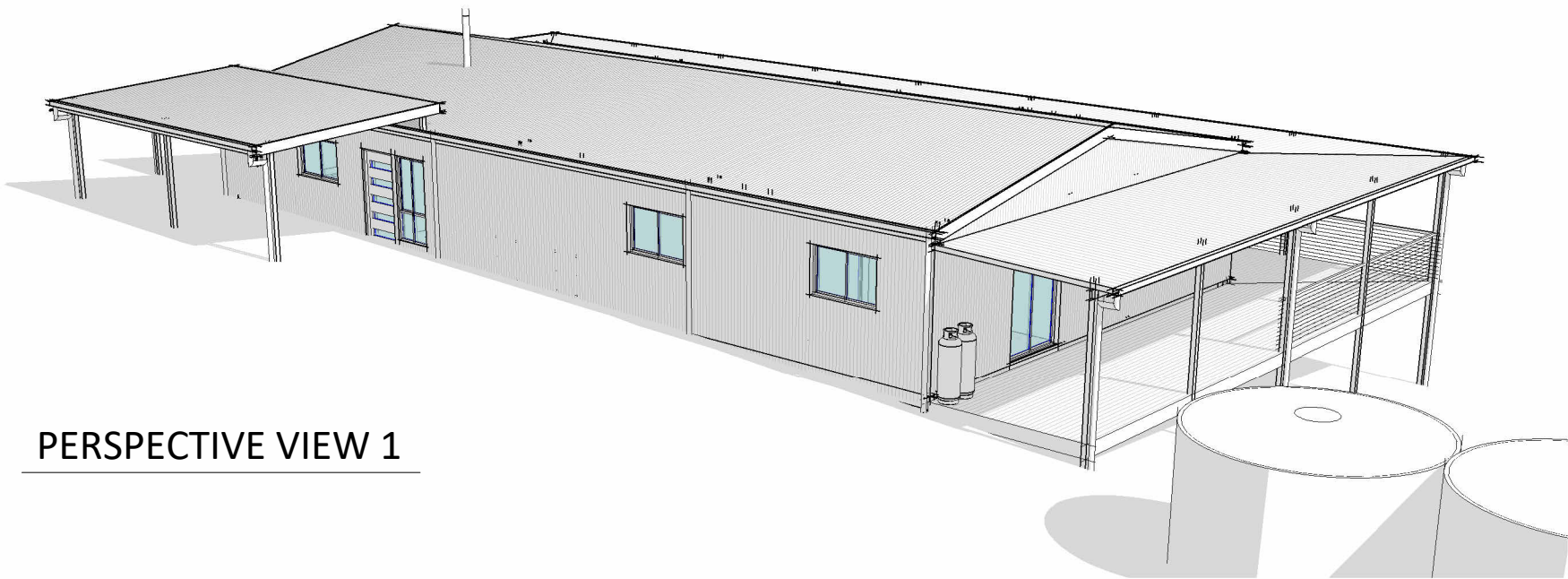
STANDARD GLAZING: SINGLE CLEAR GLAZING WITH STANDARD ALUMINIUM FRAMES THROUGHOUT

WEATHER STRIPPING TO BE INSTALLED THROUGHOUT.

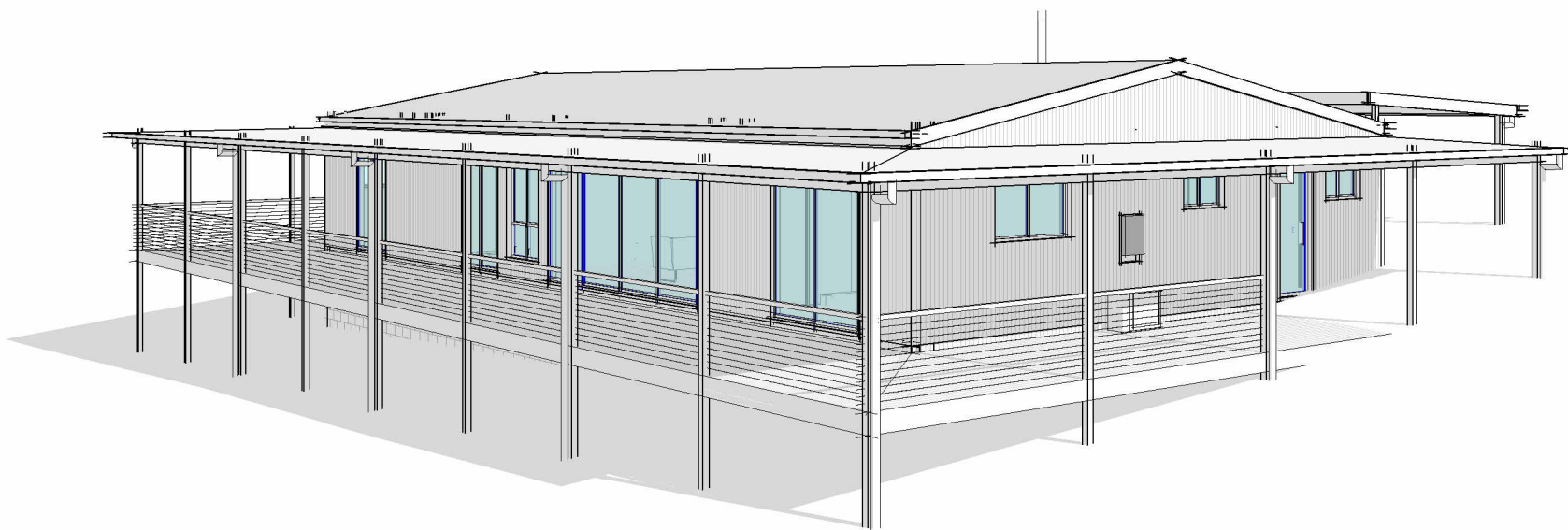
PLEASE NOTE: ALL GLAZING IN BATHROOMS, ENSUITES, SPA ROOMS OR THE LIKE TO COMPLY WITH THE NCC, VOL. 2, H1D8 AND PART 8.4.6 OF ABCB HOUSING PROVISIONS

WINDOWS AND GLAZING TO COMPLY WITH:

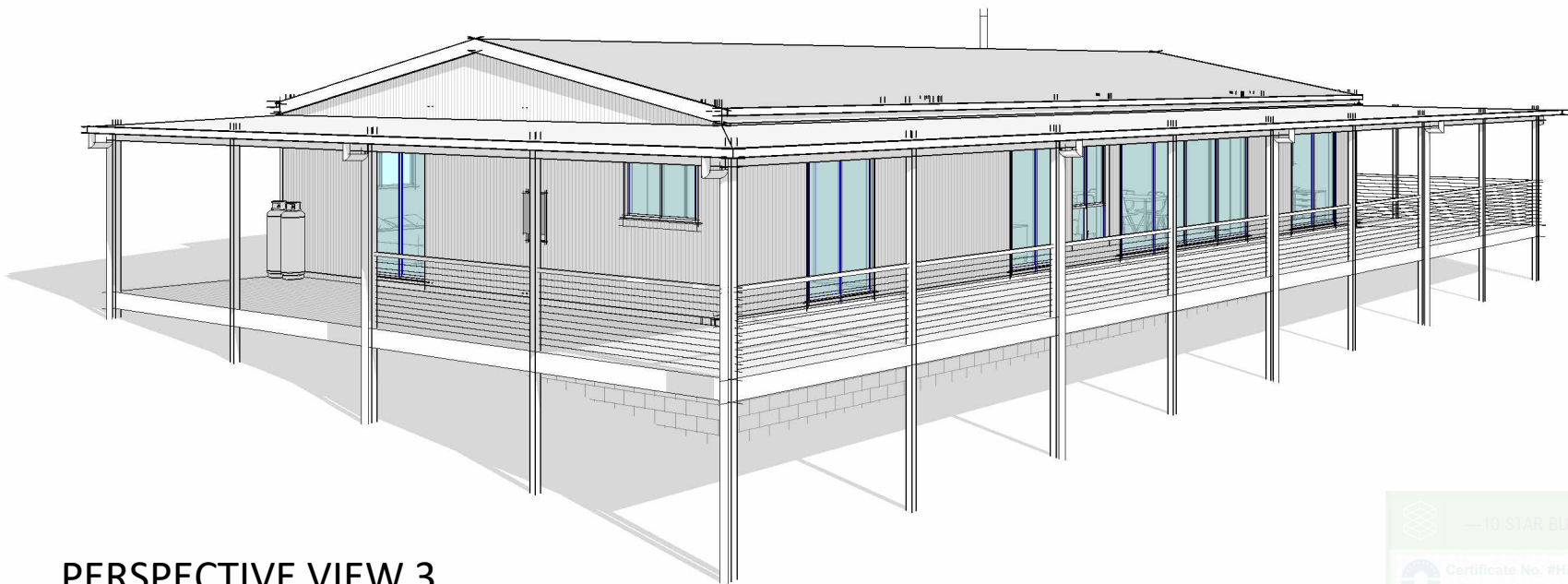
AS 4055 : WIND LOADS FOR HOUSING
AS 1288 : GLASS IN BUILDINGS - SELECTION & INSTALLATION
AS 2047 : WINDOWS & EXTERNAL DOORS IN BUILDING
AS 1170-Part 2 : WIND ACTIONS
AS 3959 : CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS
**THE STANDARDS REFERRED ABOVE ARE THE VERSION ADOPTED BY THE NCC AT THE TIME THE RELEVANT CONSTRUCTION CERTIFICATE OR COMPLYING DEVELOPMENT CERTIFICATE APPLICATION IS MADE.*



PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2



PERSPECTIVE VIEW 3



DA ISSUE ONLY

BAL - 19

BUSHFIRE NOTES:
PLEASE REFER TO BUSHFIRE REPORT BY KRISANN JOHNSON, AND TO BE CONSTRUCTED IN ACCORDANCE WITH AS 3959-2018: CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

BASIX NOTES:
PLEASE REFER TO THE "SUMMARY OF BASIX COMMITMENTS" ON PAGE 4 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX CERTIFICATE FOR EXACT DETAILS

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