

NOTES:
MIDCOAST COUNCIL (MCC) HAS BEEN REFERENCED HERE WITH RELATION TO PLANNING CONTROLS RELEVANT TO THESE PLANS. SHOULD THESE PLANS BE LODGED WITH AN ALTERNATE COUNCIL OR AUTHORITY, IT BECOMES THE APPLICANT'S RESPONSIBILITY TO OBTAIN & COMPLY WITH THE RELEVANT RULES, CODES & POLICIES PERTAINING TO THAT BODY.

GENERAL
* ADHERENCE TO MIDCOAST COUNCIL'S LOCAL ENVIRONMENT PLAN (LEP), DEVELOPMENT CONTROL PLAN (DCP), & MIDCOAST COUNCIL'S ADOPTED 'PLANNING RULES' MUST BE MET UNLESS A SPECIFIC EXEMPTION HAS BEEN APPROVED.
* STATE ENVIRONMENTAL PLANNING POLICIES (SEPP) OVERRIDE LEP & DCP POLICIES. Refer: <https://www.midcoast.nsw.gov.au/Development/Plans-policies-and-controls/Local-planning-rules/Current-planning-rules-for-the-MidCoast>
* WORKS MUST COMPLY WITH THE NSW BUILDING CODE OF AUSTRALIA, NSW HOME BUILDING ACT, & CURRENT AUSTRALIAN STANDARDS REFERENCED IN THE NATIONAL CONSTRUCTION CODES (NCC)**ALWAYS REFER TO LATEST RELEASE EDITION OF THE NCC** Refer: ncc.abca.gov.au
* ALL CONSTRUCTION WORK IS TO COMPLY WITH SUPPLIED BASIX/ NAtHERS CERTIFICATES & REMAINS THE BUILDER'S RESPONSIBILITY TO ENSURE CONTRACTORS RECEIVE COPIES.
* THIS PLAN IS TO BE READ IN CONJUNCTION WITH, BUT NOT LIMITED TO, OTHER PERTINENT DOCUMENTS SUCH AS CONTRACTS, EXTERNALLY SOURCED REPORTS & CERTIFICATES, ENGINEERING DETAIL & DRAWINGS, & COUNCIL APPROVALS.
* ALL DIMENSIONS ARE IN MILLIMETRES (mm).
* DIMENSIONS TAKE PRECEDENCE OVER SCALE.
* ALL SITE & PLAN MEASUREMENTS, DETAIL & NOTATIONS SHOULD BE REVIEWED BY THE BUILDER/ FOREMAN IN CHARGE, FOR THEIR ACCURACY PROIR TO COMMENCING ORDERS & SITE WORKS.
* CINZ 3D DRAFTING & GRAPHICS, JB3D DRAFTING, NOR THEIR CONTRACTORS WILL NOT BE RESPONSIBLE FOR ANY COSTS WHATSOEVER FOR ALTERATIONS OR REPARATIONS ARISING FROM PLAN ERRORS OR OMMISSIONS.
* DRAWINGS SUPPLIED TO CLIENTS, & SUBSEQUENTLY PASSED ONTO BUILDERS OR CONTRACTORS, REMAIN THE PROPERTY OF CINZ 3D DRAFTING & GRAPHICS/ JB3D DRAFTING, UNTIL SUCH TIME FULL PAYMENT HAS BEEN RECEIVED.

SITE PREPARATION & WORKS
* NO EARTHWORKS TO COMMENCE WITHOUT SEEKING VERIFICATION OF UNDERGROUND TELECOMMUNICATION LINES (TELSTRA/ NBN).
* SITE PREPARATION MUST COMPLY BY THE RELEVANT PROVISIONS AS SETOUT IN THE NCC H1D3.
* CONCRETE SLABS & FOOTINGS TO COMPLY WITH ENGINEER'S SPECIFICATIONS & MUST COMPLY BY THE RELEVANT PROVISIONS AS SETOUT IN THE NCC H1D4.
* SUBFLOOR AREAS ARE TO BE KEPT CLEAN WITH DRAINAGE INSTALLED WHERE NECESSARY TO AVOID POOLING OF WATERS.
* RETAINING WALLS TO BE BUILT TO ENGINEER'S SPECIFICATIONS & MUST COMPLY WITH REVELANT COUNCIL'S PLANNING RULES ie. MIDCOAST COUNCIL PLANNING RULES '5 - SINGLE DWELLINGS, DUAL OCCUPANCIES, VILLA & TOWNHOUSES'. Section 5.7 CUT & FILL.
** TERMITE RISK MANAGEMENT - TERMITE MANAGEMENT SYSTEM TO BE PROVIDED IN ACCORDANCE WITH HP PART 3.5 AND AS 3660.1 AND/OR AS 3660.3.
** DRAINAGE - DRAINAGE TO SITE TO COMPLY WITH HP PART 3.3 OR AS/NZS 3500.3 IN ACCORDANCE WITH NCC 2022 H2D2.
* ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 2807:2011 RESIDENTIAL SLABS & FOOTINGS
AS 3600:2018 CONCRETE STRUCTURES
AS 3660.2:2000 TERMITE MANAGEMENT

CONSTRUCTION & DESIGN LOADS
* STRUCTURAL RELIABILITY PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1V1(1)(2)(3).
* STRUCTURAL PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D2.
* FRAMING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D6.
** FRAMING - TIMBER FRAMES & TRUSSES– DESIGNED AND CONSTRUCTED TO AS/NZS 1170.1– 2002, AS/NZS 1170.2 – 2021, AS1684.2 – 2021, AS 1720.1 – 2010, AS 1720.5 – 2015 AND AS 4440 -2004 -INSTALLATION OF NAILPLATED TIMBER ROOF TRUSSES.
** FRAMING - STEEL FRAMES – DESIGNED AND CONSTRUCTED TO NASH PART 1 & 2, AS 4100 & AS/NZS 4600. SUBFLOOR VENTILATION - SUB-FLOOR VENTILATION AND CLEARANCE COMPLIANCE WITH NCC HOUSING PROVISIONS PART 6.2.
* MASONARY/ BRICK LAYING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D5.
** MASONRY/ VERTICAL ARTICULATION JOINTS - MASONRY ARTICULATION JOINTS TO BE PROVIDED AS SPECIFIED IN HP 5.6.8 OR AS 4773.2 OR AS 3700.
** TIMBER AND COMPOSITE WALL CLADDING - CLADDING MATERIAL TO BE IN ACCORDANCE WITH HP PART 7.5 OR FOR AAC-AS 5146.1 OR FOR METAL WALL CLADDING AS 1562.1
** GUTTERS & DOWNPIPES - DOWNPIPES & GUTTERS TO COMPLY WITH NCC HOUSING PROVISIONS PART 7.4 OR AS/NZS 3500.3
* ROOF & WALL CLADDING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D6a & H1D6b.
** ROOF AND WALL CLADDING– ALL ROOF AND WALL CLADDING TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NCC 2022 H1D7.
* ALL ROOFING WATER IS TO BE DIRECTED NEAREST KERB & GUTTERING, OR TO COUNCIL SPECIFICATIONS.
* GROUND WATER FROM ABOVE THE BUILDING ENVELOPE TO BE DIVERTED AROUND DWELLING BY SPOON DRAINS.
* SWIMMING POOL DETAIL AND ENGINEERING SPECIFICATIONS PROVIDED BY POOL SUPPLIER OR BUILDER TO MUST MEET AS 1926.1, AS 1926.2, AND ABCB H7P1 (NSW).
* ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 1684.2:2010 ALL TIMBER WORK & RESIDENTIAL TIMBER FRAMING CONSTRUCTION
AS 3700:2018 MASONARY STRUCTURES
AS 3786:2014 SMOKE ALARMS FUNCTIONAL CRITERIA
AS 3959:2018 CONSTRUCTION OF BUILDINGS IN A BUSHFIRE PRONE AREA

WET AREAS
* BUILDING ELEMENTS IN 'WET AREAS' WITHIN A BUILDING MUST BE PROTECTED WITH A WATERPROOFING SYSTEM AS SETOUT IN THE NCC 10.2
** WET AREA WATERPROOFING - WET AREA IN ACCORDANCE WITH H4D1, H4D2 & H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.
** FLOOR WASTE - WET AREA – ALL PROVIDED FLOOR WASTE TO HAVE FLOOR FALLS TO THEM BETWEEN 1:50– 1:80 AS PER NCC HOUSING PROVISIONS CLAUSE 10.2.12.
** EXTERNAL WATERPROOFING - EXTERNAL WATERPROOFING FOR ROOFING SYSTEMS ON FLAT ROOFS, ROOF TERRACES, BALCONIES AND TERRACES AND OTHER SIMILAR HORIZONTAL SURFACES LOCATED ABOVE INTERNAL SPACES OF A BUILDING COMPLIANT WITH NCC VOLUME 2 H2D8 & AS 4654.1 & 2.
* ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 3740:2021 WATERPROOFING OF WET AREAS IN RESIDENTIAL BUILDINGS
AS 4858:2004 WET AREA MEMBRANES

WINDOWS & GLAZING
* GLAZING PROVISIONS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1D8.
* GLAZING PERFORMANCE REQUIREMENTS MUST COMPLY BY THE RELEVANT GUIDELINES SETOUT IN THE NCC H1P1.
** GLAZING – ALL GLAZING TO BE IN ACCORDANCE WITH H1D8 & H2D7 OF THE NCC VOLUME TWO, SECTION 8 OF THE HOUSING PROVISIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055. (BASIX REQUIREMENTS TO BE ADDRESSED ALSO)
* ALL WORKS MUST COMPLY WITH, BUT LIMITED TO, THE FOLLOWING AUSTRALIAN STANDARDS:
AS 1288:2021 GLASS IN BUILDING - SELECTION & INSTALLATION
AS 2047:1999 WINDOWS IN BUILDINGS - SELECTION & INSTALLATION
AS 4055:2012 WIND LOADS FOR HOUSING
AS 1170.2 Part 2:2021 WIND ACTIONS

CONDENSATION MANAGEMENT
** EXTERNAL WALL CONSTRUCTION – WHERE PLIABLE BUILDING MEMBRANE IN INSTALLED IN AN EXTERNAL WALL IT IS COMPLY WITH HP 10.8.1 AND AS 4200.1 & 2.
** EXHAUST SYSTEMS - THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLAINT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINUTES AFTER THE LIGHT IS SWITCHED OFF.
** EXHAUST SYSTEMS -THE ROOM/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000MM2 WHICH IS APPROX. A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR.
** EXHAUST SYSTEMS - THE EXHAUST SYSTEM INSTALLED IN A KITCHEN, BATHROOM, SANITARY COMPARTMENT OR LAUNDRY MUST HAVE A MINIMUM FLOW RATE OF– (A) 25 L/S FOR A BATHROOM OR SANITARY COMPARTMENT; AND (B) 40 L/S FOR A KITCHEN OR LAUNDRY.
** VENTILATION OF ROOF SPACES – IN CLIMATE ZONES 6, 7 & 8 A ROOF SPACE MUST BE VENTILATED IN ACCORDANCE WITH HP PART 10.8.3.

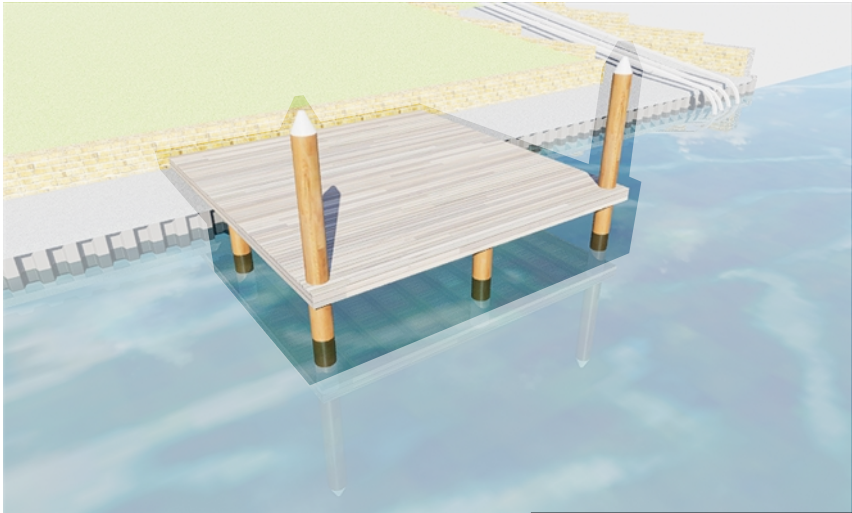
SAFE MOVEMENT AND ACCESS
** STAIRWAY AND RAMP CONSTRUCTION – STAIRWAYS/ RAMPS TO BE CONSTRUCTED TO HP PART 11.2.
*** STAIRWAY SLIP RESISTANCE - INTERNAL STAIR SURFACES AND NOSING MUST COMPLY WITH AS 4586 SLIP RESISTANCE CLASSIFICATION - DRY SURFACE= P3 OR R10. - WET SURFACE= P4 OR R11.
** BARRIER AND HANDRAILS - BARRIER AND HANDRAILS TO BE CONSTRUCTED TO HP PART 11.3.
** BARRIER AND HANDRAILS - HANDRAIL TO STAIRS HAVING A CHANGE IN ELEVATION EXCEEDING 1M REQUIRED TO BE PROVIDED AT A HEIGHT NOT LESS THAN 865MM TO NCC HOUSING PROVISIONS CLAUSE 11.3.5.
** BARRIER AND HANDRAILS - BEDROOM WINDOWS WHERE THE FFL IS 2M OR MORE ABOVE THE SURFACE BENEATH ARE TO HAVE WINDOW RESTRICTORS OR SCREENS (CRIM-SAFE STYLE MESH) INSTALLED AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.7.
** BARRIER AND HANDRAILS - WINDOWS OTHER THAN BEDROOM WITH FFL 4M OR MORE ABOVE ADJACENT SURFACE TO HAVE SILL OR BARRIER MINIMUM 865MM ABOVE FFL AS PER NCC HOUSING PROVISIONS CLAUSE 11.3.8.
* BARRIERS AND SWIMMING POOL BARRIERS - MUST BE ERECTED IN ACCORDANCE WITH THE SWIMMING POOL ACT 1992, AS 1926.1 AND ABCB H7P1

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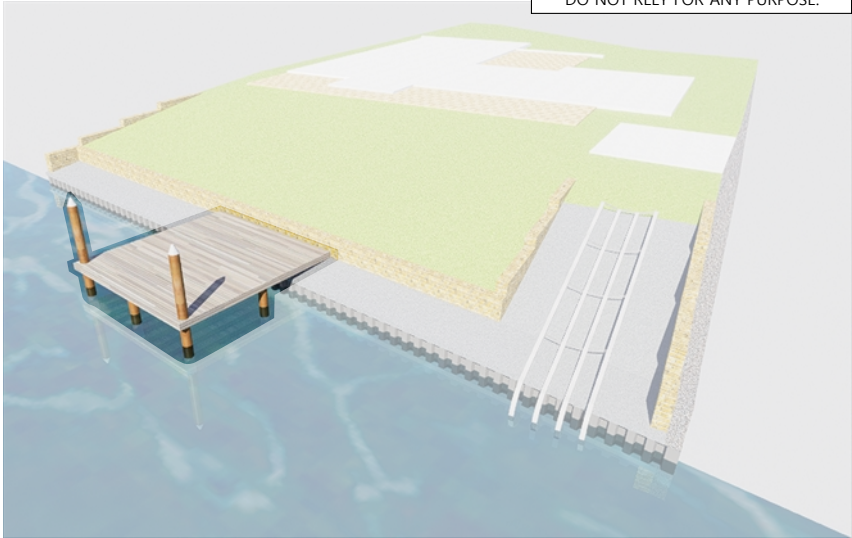
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SITE DESIGNATION

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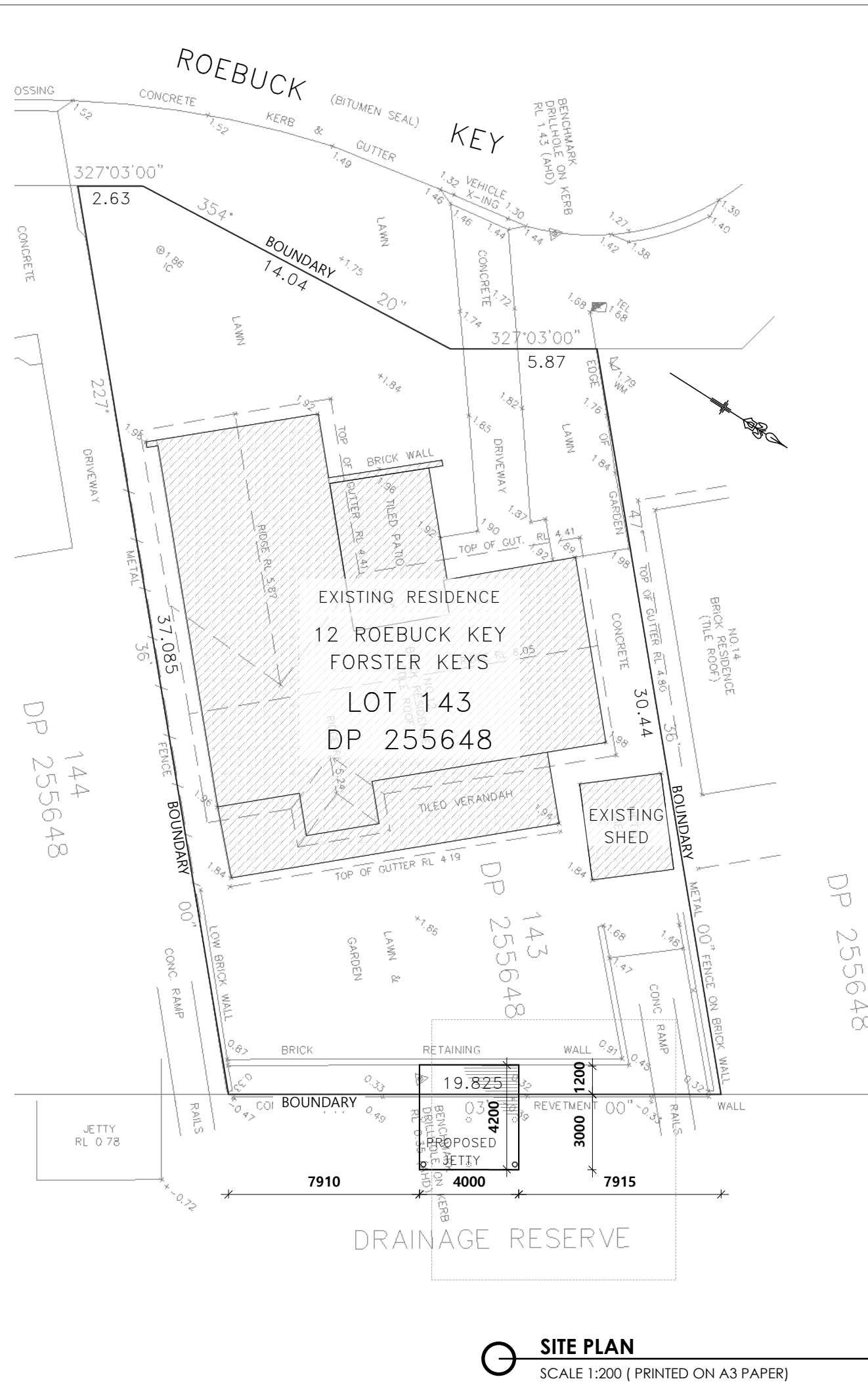
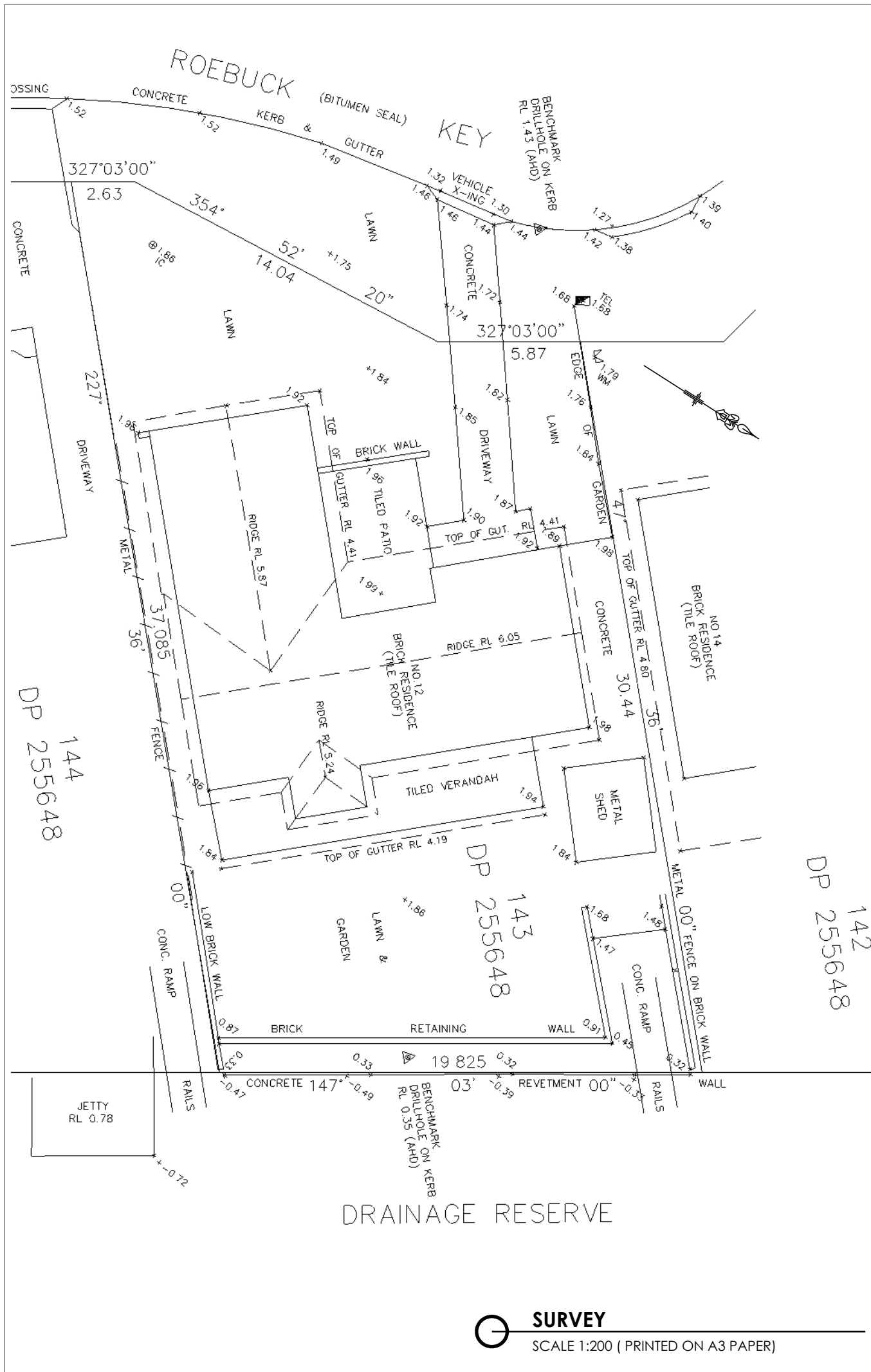
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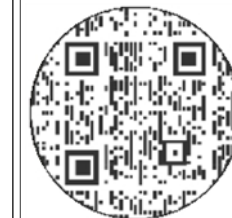
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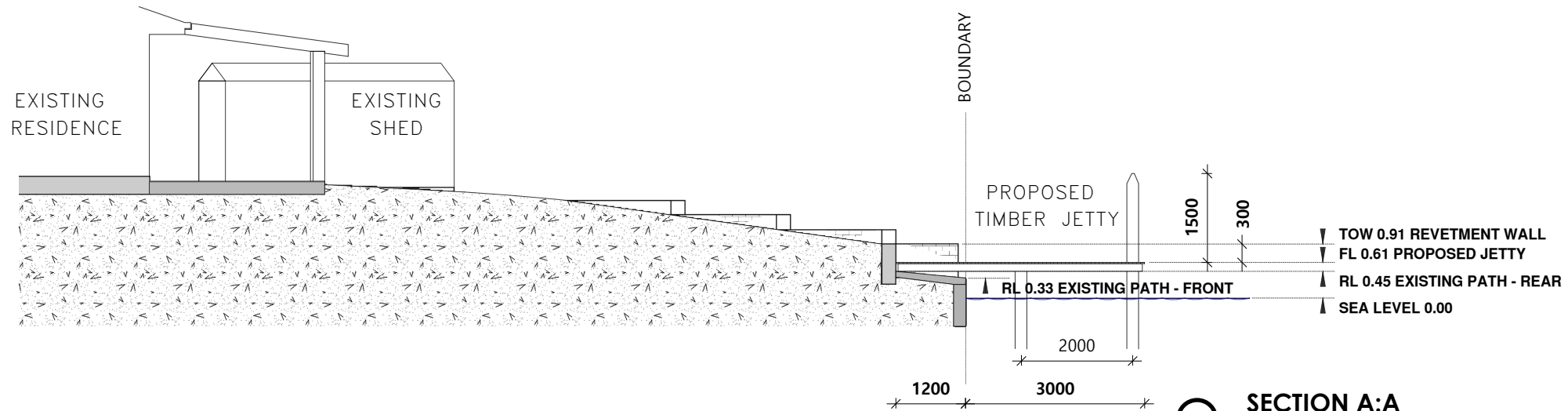
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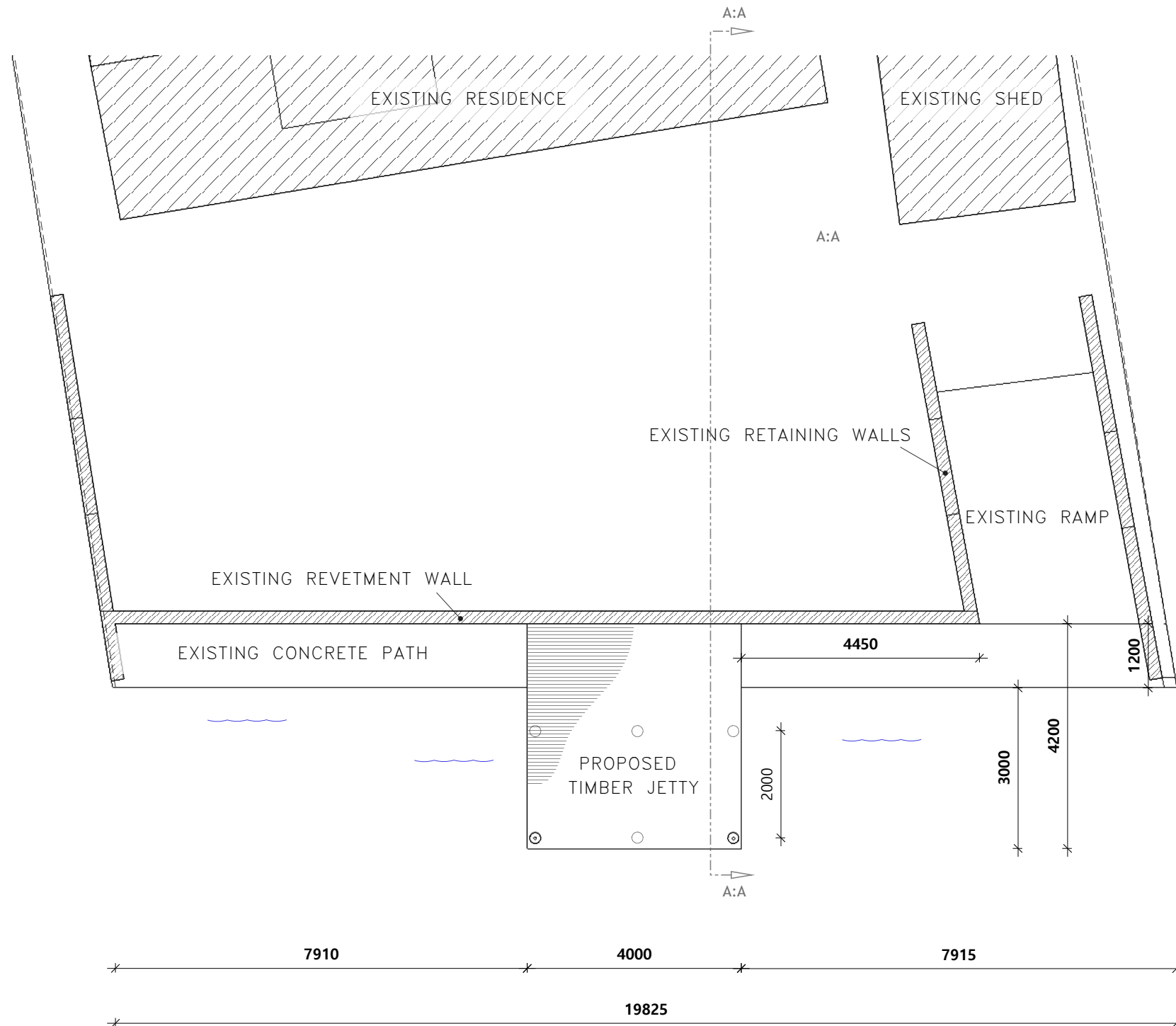
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SECTION A:A
SCALE 1:100 (PRINTED ON A3 PAPER)



PLAN VIEW - Street Access Level
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