

**NEW DWELLINGS  
AT PROPOSED LOT 2 AND 3  
MANOR LANE**



BUILDING DESIGNERS + LANDSCAPES + COLOURS + GRAPHICS

89 LORD STREET (PO BOX 5667), PORT MACQUARIE NSW 2444



Project: COMMUNITY TITLE HOUSE 2 & 3

PROP. LOT No: 2 AND 3 SHEET: 1 OF 12

OF LOT: 814 DP No: 1228141

STREET: ROWTHORNE WAY PORT MACQUARIE

CLIENT: PEARR CORP

TITLE

SCALE:

SHEET SIZE: A3

START DATE: 28.11.17

DWG No: D3781

AMENDMENTS:

| Date:    | Detail:         | Issue: | Drawn: |
|----------|-----------------|--------|--------|
| 11.12.18 | DA ISSUE        | G      | DC     |
| 13.12.18 | DA ISSUE -CHGS  | H      | DC     |
| 19.12.18 | ENERGY          | J      | AE     |
| 17.01.18 | SITE INFO       | K      | AE     |
| 24.07.20 | SITE NUMBER UPD | M      | DC     |

T: 02 6583 4411

F: 02 6583 9820

WWW.COLLINSWCOLLINS.COM.AU

Certificate Number: HSPMSVJ0BE  
 Assessor Name: Keith James  
 Accreditation number: 32265  
 Certificate date: 15 Dec 2018  
 Dwelling address: House 1, Proposed Lot 808 Rowthorne Way Port Macquarie NSW 2444  
 www.nathers.gov.au

Accreditation Period: 2018-2023  
 Assessor Name: Keith James  
 Assessor Number: 32265  
 Assessor Signature: [Signature]

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 DO NOT SCALE from this drawing. CONTRACTOR is to check all the dimensions on the job prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the consultant/Architect prior to commencement of work.

**STAIRS, HANDRAILS & BALUSTRADE NOTES:**  
 STAIRS TO COMPLY WITH SECTION 3.9.1.3 & SECTION 3.9.1.4 & 3.9.1.1 SLIP RESISTANCE CLASSIFICATION TABLE IN ACCORDANCE WITH AS4586.  
 HANDRAIL HEIGHTS TO BE NO LESS THAN 1000mm FROM PROPOSED FINISHED FL. BALUSTRADE & HANDRAIL TO BE IN ACCORDANCE WITH 3.9.2.3 & 3.9.2.4 OF THE BCA

**LEGEND**

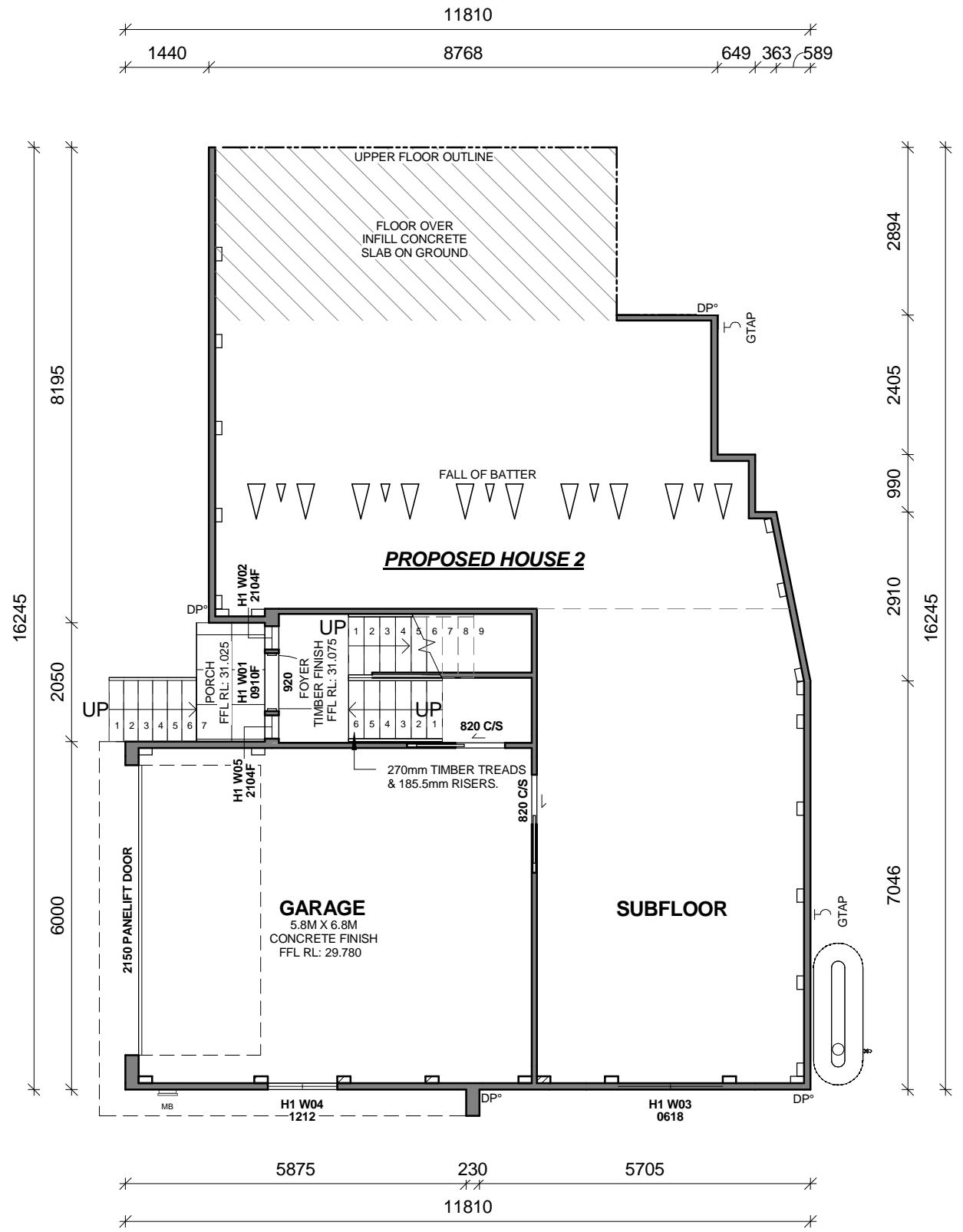
- SMOKE ALARMS TO AS 3786 AND SECTION 3.7.2 OF THE BCA. ALL DETECTORS ARE TO BE INTERCONNECTED
- DP° DOWN PIPE LOCATION TO AS 3500
- ⓔ INTERNAL VENTILATION TO AS 1668.2
- GTAP GARDEN TAP LOCATION
- LOH LIFT OFF HINGE
- 1815 1800mm HIGH x 1500mm WIDE
- 820 820mm DOOR
- MH ACCESS MAN HOLE
- DTR DOUBLE TOWEL RAIL
- TRH TOILET ROLL HOLDER

**GLAZING SPECIFICATIONS:**  
 WINDOWS SPECIFIED USE NFRC UW & SHGCW VALUES. WINDOWS AS SPECIFIED OR EQUIVALENT MUST BE INSTALLED ON SITE (REFER TO ABSA CERTIFICATE FOR DETAILS).  
 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 PART 3.6.4.5 OF THE BCA  
 BEDROOM WINDOWS - WHERE THE FLOOR LEVEL OF A BEDROOM IS MORE THAN 2m ABOVE THE SURFACE BENEATH, BEDROOM WINDOWS ARE TO COMPLY WITH BCA VOL. 2 PART 3.9.2.5

PLEASE REFER TO THE "SUMMARY OF BASIX AND ABSA COMMITMENTS" ON PAGE 1 FOR FURTHER INFORMATION. PLEASE REFER TO THE BASIX AND ABSA CERTIFICATES FOR EXACT DETAILS.

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LOWER FLOOR PLAN SCALE 1:100

| FLOOR AREAS          | HOUSE 2              | HOUSE 3              |
|----------------------|----------------------|----------------------|
| LOWER FLOOR AREA:    | 7.4 m <sup>2</sup>   | 60.4 m <sup>2</sup>  |
| GARAGE AREA:         | 42.3 m <sup>2</sup>  | 39.7 m <sup>2</sup>  |
| UPPER FLOOR AREA:    | 134.9m <sup>2</sup>  | 107.9 m <sup>2</sup> |
| ALFRESCO/PORCH AREA: | 11.2 m <sup>2</sup>  | 12.6 m <sup>2</sup>  |
| TOTAL ROOF AREA:     | 194.2 m <sup>2</sup> | 164.3 m <sup>2</sup> |
| TOTAL FLOOR AREA:    | 195.8 m <sup>2</sup> | 220.6 m <sup>2</sup> |

\*UPPER FLOOR AREAS EXCLUDE STAIRS & VOIDS  
 \*ROOF AREA MEASURED AS FOOTPRINT ONLY

| FSR                                         | HOUSE 2              | HOUSE 3              |
|---------------------------------------------|----------------------|----------------------|
| MEASURE FROM INTERNAL FACE OF EXTERNAL WALL |                      |                      |
| FLOOR AREA:                                 | 131.1 m <sup>2</sup> | 154.4 m <sup>2</sup> |
| GRG AREA:                                   | 39.4 m <sup>2</sup>  | 35.6 m <sup>2</sup>  |
| FSR %:                                      | 20.43%               | 24.10%               |
| <b>TOTAL FSR%:</b>                          | <b>44.5%</b>         |                      |

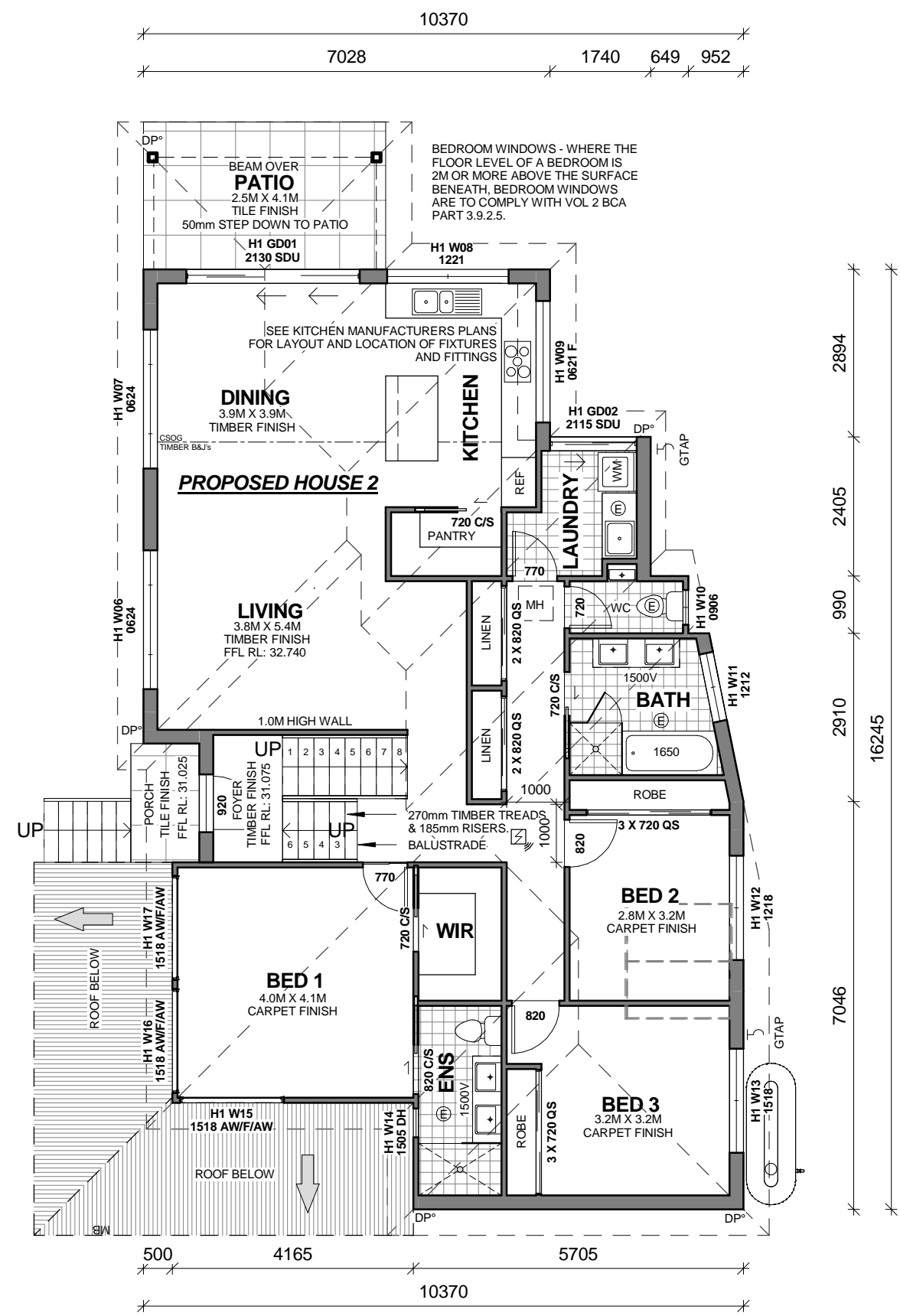
BUILDING DESIGNERS + LANDSCAPES + COLOURS + GRAPHICS

|                              |                                                  |                          |                      |                 |                  |          |           |
|------------------------------|--------------------------------------------------|--------------------------|----------------------|-----------------|------------------|----------|-----------|
| <b>BDA</b><br>NSW<br>PTY LTD | Project: COMMUNITY TITLE HOUSE 2 & 3             | HOUSE 2 LOWER FLOOR PLAN | AMENDMENTS: *        |                 |                  |          |           |
|                              | PROP. LOT No: 2 AND 3 OF LOT: 814 DP No: 1228141 | SHEET: 4 OF 12           | SCALE: 1 : 100       | Date: 11.12.18  | Detail: DA ISSUE | Issue: G | Drawn: DC |
|                              | STREET: ROWTHORNE WAY PORT MACQUARIE             |                          | SHEET SIZE: A3       | 13.12.18        | DA ISSUE -CHGS   | H        | DC        |
|                              | CLIENT: PEARR CORP                               |                          | START DATE: 28.11.17 | 19.12.18        | ENERGY           | J        | AE        |
|                              |                                                  |                          | DWG No: D3781        | 17.01.18        | SITE INFO        | K        | AE        |
|                              |                                                  |                          | 24.07.20             | SITE NUMBER UPD | M                | DC       |           |

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 Accreditation number: 32265  
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 www.nathers.gov.au

Assessment Period: 2018-2019  
 Assessor Name: Keith James  
 Assessor Number: 32265  
 Assessor Signature: [Signature]

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 BUILDING DESIGNERS + LANDSCAPES + COLOURS + GRAPHICS

**BDA** NSW  
 Project: COMMUNITY TITLE HOUSE 2 & 3  
 PROP. LOT No: 2 AND 3 OF LOT: 814 DP No: 1228141 SHEET: 5 OF 12  
 STREET: ROWTHORNE WAY PORT MACQUARIE  
 CLIENT: PEARR CORP

| HOUSE 2 UPPER FLOOR PLAN |            | AMENDMENTS: |                 |        |        |
|--------------------------|------------|-------------|-----------------|--------|--------|
| SCALE:                   | 1 : 100    | Date:       | Detail:         | Issue: | Drawn: |
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