

**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

BDA
NSW

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

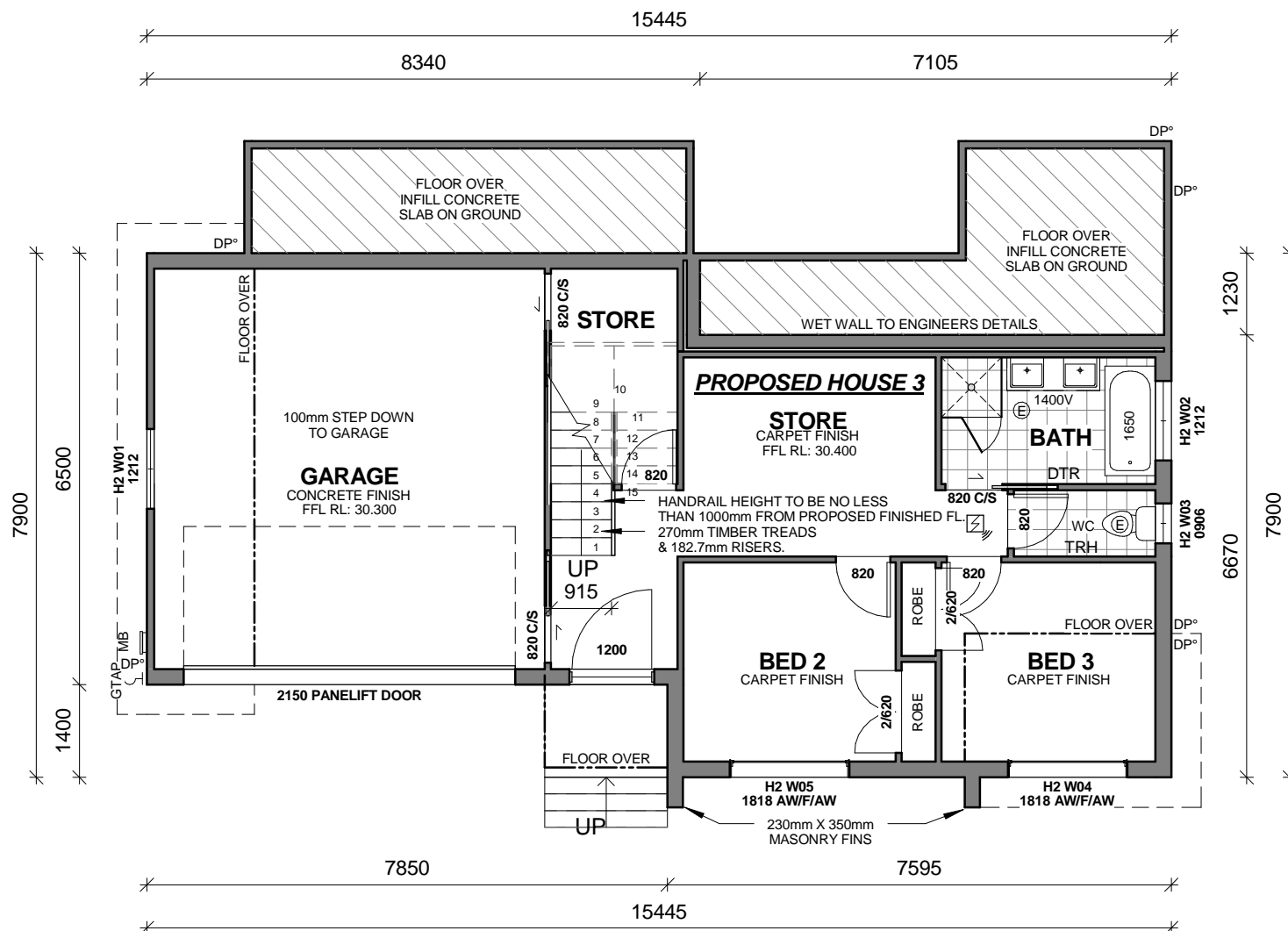
F: 02 6583 9820

WWW.COLLINSWCOLLINS.COM.AU

Certificate Number: **WSUV5WLS1N**
 Assessor Name: **Keith James**
 Accreditation number: **32265**
 Certificate date: **15 Dec 2018**
 Dwelling address: **House 2, Proposed Lot 806 Rowthorne Way Port Macquarie NSW 2444**
 www.nathers.gov.au

Accreditation Period: 2018-2019
 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
- DOWN PIPE LOCATION TO AS 3500
- INTERNAL VENTILATION TO AS 1668.2
- GARDEN TAP LOCATION
- LIFT OFF HINGE
- 1815 1800mm HIGH x 1500mm WIDE
- 820 820mm DOOR
- ACCESS MAN HOLE
- DOUBLE TOWEL RAIL
- 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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CHECK ALL DIMENSIONS ON SITE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS, DRAWINGS, ENGINEERING & COUNCIL APPROVALS

LOWER FLOOR PLAN SCALE 1:100

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

*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 ²	154.4 m ²
GRG AREA:	39.4 m ²	35.6 m ²
FSR %:	20.43%	24.10%
TOTAL FSR%:	44.5%	



BDA NSW	Project: COMMUNITY TITLE HOUSE 2 & 3	HOUSE 3 LOWER FLOOR PLAN		AMENDMENTS:	
	PROP. LOT No: 2 AND 3	SHEET: 6 OF 12	SCALE: 1 : 100	Date: 11.12.18	Detail: DA ISSUE
	OF LOT: 814 DP No: 1228141		SHEET SIZE: A3	13.12.18	DA ISSUE -CHGS
	STREET: ROWTHORNE WAY PORT MACQUARIE		START DATE: 28.11.17	19.12.18	ENERGY
	CLIENT: PEARR CORP		DWG No: D3781	17.01.18	SITE INFO
			24.07.20	SITE NUMBER UPD	Issue: M
					Drawn: DC

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5
NATIONWIDE HOUSE ENERGY RATING SCHEME
85.3 MJ/m²
 www.nathers.gov.au

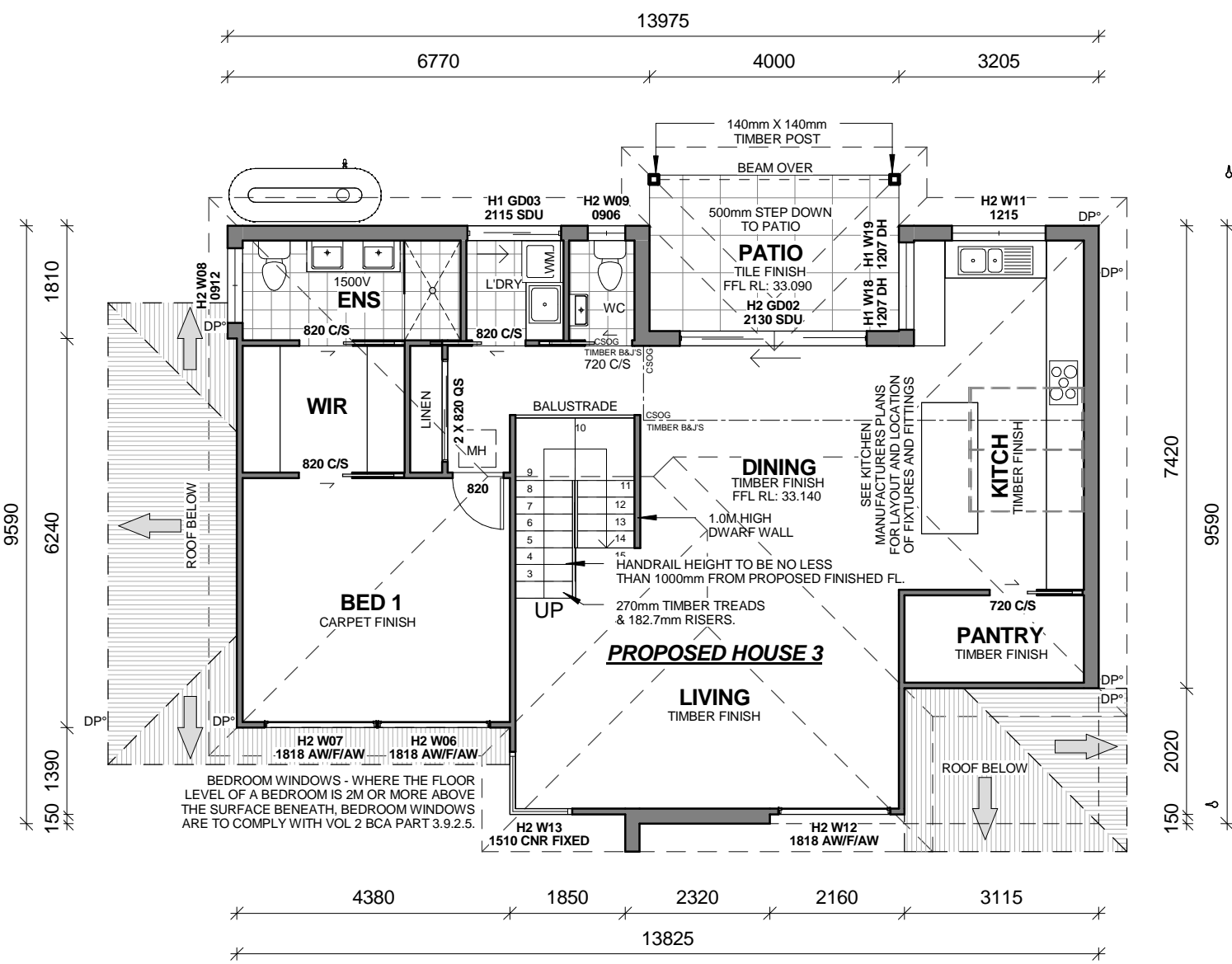


ABSA
 Australian Building Sustainability Association

Accreditation Period: 2018-2019
 Assessor Name: Keith James
 Assessor Number: 32265

HERI Assessments completed within the accreditation period are part of the ABSA quality seal system.

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BDA NSW

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HOUSE 3 UPPER FLOOR PLAN

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CLIENT: PEARR CORP

SCALE: 1 : 100

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