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	A003	SITE PLAN	03
	A004	DEMOLITION PLAN	03
	A005	DEMOLITION PLAN - WALLS	03
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Floor Plans			
	A100	GROUND FLOOR	03
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	A102	ROOF PLAN	03
Elevations			
	A200	EAST AND SOUTH ELEVATION	03
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Sections			
	A300	SECTIONS	03
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Schedules			
	A500	WINDOW SCHEDULE	03
	A501	DOOR SCHEDULE	03

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DRAWING TITLE
COVER PAGE
PROJECT
1108 OXFORD FALLS RD

SCALE
NOT TO SCALE
A000
ISSUE
03
DATE
24/03/2025
DRAWN BY
MD
REVIEWED BY
ZK



BUILDING SPECIFICATION - BUILDING CLASS 2 - B	
DEMOLITION	
- AS 2601:2001 - THE DEMOLITION OF STRUCTURES	
SITE PREPARATION	
- PART 3.1 OF THE BCA [NCC 2019 VOLUME 2]	
EARTHWORKS	
- TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND DEVELOPMENT CONSENT CONDITIONS	
- PART 3.1.1 OF THE BCA [NCC 2019 VOLUME 2]	
- AS 3798:2007 - GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS	
- AS 4678:2002 - EARTH-RETAINING STRUCTURES DRAINAGE	
- PART 3.1.3 OF THE BCA [NCC 2019 VOLUME 2]	
- AS/NZS 3500.1:2018 - PLUMBING & DRAINAGE - WATER SERVICES	
- AS/NZS 3500.2:2018 - PLUMBING & DRAINAGE - SANITARY PLUMBING DRAINAGE	
- AS/NZS 3500.3:2018 - PLUMBING & DRAINAGE - STORMWATER DRAINAGE	
- AS/NZS 3500.4:2018 - PLUMBING & DRAINAGE - HEATED WATER SERVICES	

TERMITE MANAGEMENT	
- PART 3.1.4 OF THE BCA [NCC 2019 VOLUME 2]	
- AS 3660.1:2014 - TERMITE MANAGEMENT - NEW BUILDING WORK	
- AS 3660.2:2017 - TERMITE MANAGEMENT - IN AND AROUND EXISTING BUILDINGS & STRUCTURES	

FOOTINGS & SLABS	
- PART 3.2 OF THE BCA [NCC 2019 VOLUME 2]	
- AS 2159:2009 - PILING - DESIGN & INSTALLATION	
- AS 2870:2011 - RESIDENTIAL SLABS & FOOTINGS	
- AS 3600:2018 - CONCRETE STRUCTURES MASONRY	
- PART 3.3 OF THE BCA [NCC 2019 VOLUME 2]	
- AS 3700:2018 - MASONRY STRUCTURES	

FRAMING	
- PART 3.4 OF THE BCA [NCC 2019 VOLUME 2]	
- AS 1684.2:2010 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION -NON-CYCLONIC AREAS	
- AS 1720.1:2010 - TIMBER STRUCTURES - DESIGN METHODS	
- AS 4100:1998 - STEEL STRUCTURES	

ROOF & WALL CLADDING	
- PART 3.5 OF THE BCA [NCC 2019 VOLUME 2]	
- AS 1273:1991 - UNPLASTICIZED PVC (UPVC) DOWNPIPES & FITTINGS FOR RAINWATER	
- AS 1562.1:2018 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL	
- AS 1562.2:1999 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - CORRUGATED FIBRE-REINFORCED CEMENT	
- AS/NZS 1562.3:1996 - DESIGN & INSTALLATION OF SHEET ROOF & WALL	

CLADDING - PLASTIC	
- AS 2049:2002 - ROOF TILES	
- AS 2050:2018 - INSTALLATION OF ROOF TILES	
- AS 4285:2019 - ROOFLIGHTS	

GLAZING	
- PART 3.6 OF THE BCA [NCC 2019 VOLUME 2]	
- AS 1288:2006 - GLASS IN BUILDINGS - SELECTION & INSTALLATION	
- AS 2047:2014 - WINDOWS & EXTERNAL GLAZED DOORS IN BUILDINGS	
- AS/NZS 2208:1996 - SAFETY GLAZING MATERIALS IN BUILDINGS	

ENERGY EFFICIENCY	
- PART 3.12 OF THE BCA [NCC 2019 VOLUME 2]	
- TO MEET THE BASIX CERTIFICATE REQUIREMENTS	

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LEGEND	
	SITE BOUNDARY
	SUBDIVISION LINE
	PROPOSED GROUND FLOOR OUTLINE
	PROPOSED FIRST FLOOR OUTLINE

FIRE SAFETY	
- PART C OF THE BCA [NCC 2019 VOLUME 2]	
- AS 3786:2014 - SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION	
HEALTH & AMENITY	
- PART 3.8 OF THE BCA [NCC 2019 VOLUME 2]	
- AS/NZS ISO 717.1:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - AIRBORNE SOUND INSULATION	
- AS ISO 717.2:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS	
& OF BUILDING ELEMENTS - IMPACT SOUND INSULATION	
- AS 1668.2:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS	
- MECHANICAL VENTILATION IN BUILDINGS	
- AS 1668.4:201 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS -NATURAL VENTILATION OF BUILDINGS	
- AS/NZS 1680.0:2009 - INTERIOR LIGHTING - SAFE MOVEMENT	
- AS/NZS 1680.1:2006 - INTERIOR & WORKPLACE LIGHTING - GENERAL PRINCIPLES & RECOMMENDATIONS	
- AS 3740:2010 - WATERPROOFING OF DOMESTIC WET AREAS	
- AS/NZS 4858:2004 - WET AREA MEMBRANES	

SAFE MOVEMENT & ACCESS	
- PART 3.9 OF THE BCA [NCC 2019 VOLUME 2]	
- AS 1428.1:2009 - DESIGN FOR ACCESS & MOBILITY – GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK	
- AS 1657:2018 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS	
- DESIGN, CONSTRUCTION & INSTALLATION	

SWIMMING POOLS	
- TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THESWIMMING POOLS ACT 1992 [NO. 49] & SWIMMING POOLS REGULATION 2018	
- PART 3.10.1 OF THE BCA [NCC 2019 VOLUME 2]	
- AS 1926.1:2012 - SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS	
- AS 1926.2:2007 - SWIMMING POOL SAFETY - LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS	
- AS 1926.3:2010 - SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS	

STRUCTURAL DESIGN MANUALS	
- AS/NZS 1170.0:2002 - STRUCTURAL DESIGN ACTIONS - GENERAL PRINCIPLES	
- AS/NSZ 1170.1:2002 - STRUCTURAL DESIGN ACTIONS - PERMANENT, IMPOSED & OTHER ACTIONS	
- AS/NZS 1170.2:2011 - STRUCTURAL DESIGN ACTIONS - WIND ACTIONS	
- AS/NZS 1170.3:2003 - STRUCTURAL DESIGN ACTIONS - SNOW & ICE ACTIONS	
- AS 1170.4:2007 - STRUCTURAL DESIGN ACTIONS - EARTHQUAKE ACTIONS IN AUSTRALIA	
- AS/NZS 1664.1:1997 - ALUMINIUM STRUCTURES - LIMIT STATE DESIGN	
- AS/NZS 1664.2:1997 - ALUMINIUM STRUCTURES - ALLOWABLE STRESS DESIGN	
- AS 1720.1:2010 - TIMBER STRUCTURES - DESIGN METHODS	
- AS 1720.4:2006 - TIMBER STRUCTURES - FIRE RESISTANCE FOR STRUCTURAL ADEQUACY OF TIMBER MEMBERS	
- AS 1720.5:2015 - TIMBER STRUCTURES - NAIL PLATED TIMBER ROOF TRUSSES	
- AS/NZS 2269.0:2012 - PLYWOOD - STRUCTURAL - SPECIFICATIONS	
- AS/NZS 2327:2017 - COMPOSITE STRUCTURES - COMPOSITE STEEL- CONCRETE CONSTRUCTION IN BUILDINGS	
- AS 2159:2009 - PILING - DESIGN & INSTALLATION	
- AS 3600:2018 - CONCRETE STRUCTURES	
- AS 3700:2018 - MASONRY STRUCTURES	
- AS 3850.1:2015 - PREFABRICATED CONCRETE STRUCTURES - GENERAL REQUIREMENTS	
- AS 3850.2:2015 - PREFABRICATED CONCRETE STRUCTURES - BUILDING CONSTRUCTION	
- AS 4055:2012 - WIND LOADS FOR HOUSING	
- AS 4100:1998 - STEEL STRUCTURES	

CAR PARKING	
- AS/NZS 2000.1:2004 - PARKING FACILITIES - OFF-STREET CAR PARKING	

LEGEND	
	Concrete
	Stepping stones with pebbles in gaps
	Existing Stone Path
	Timber Decking
	Floor tile

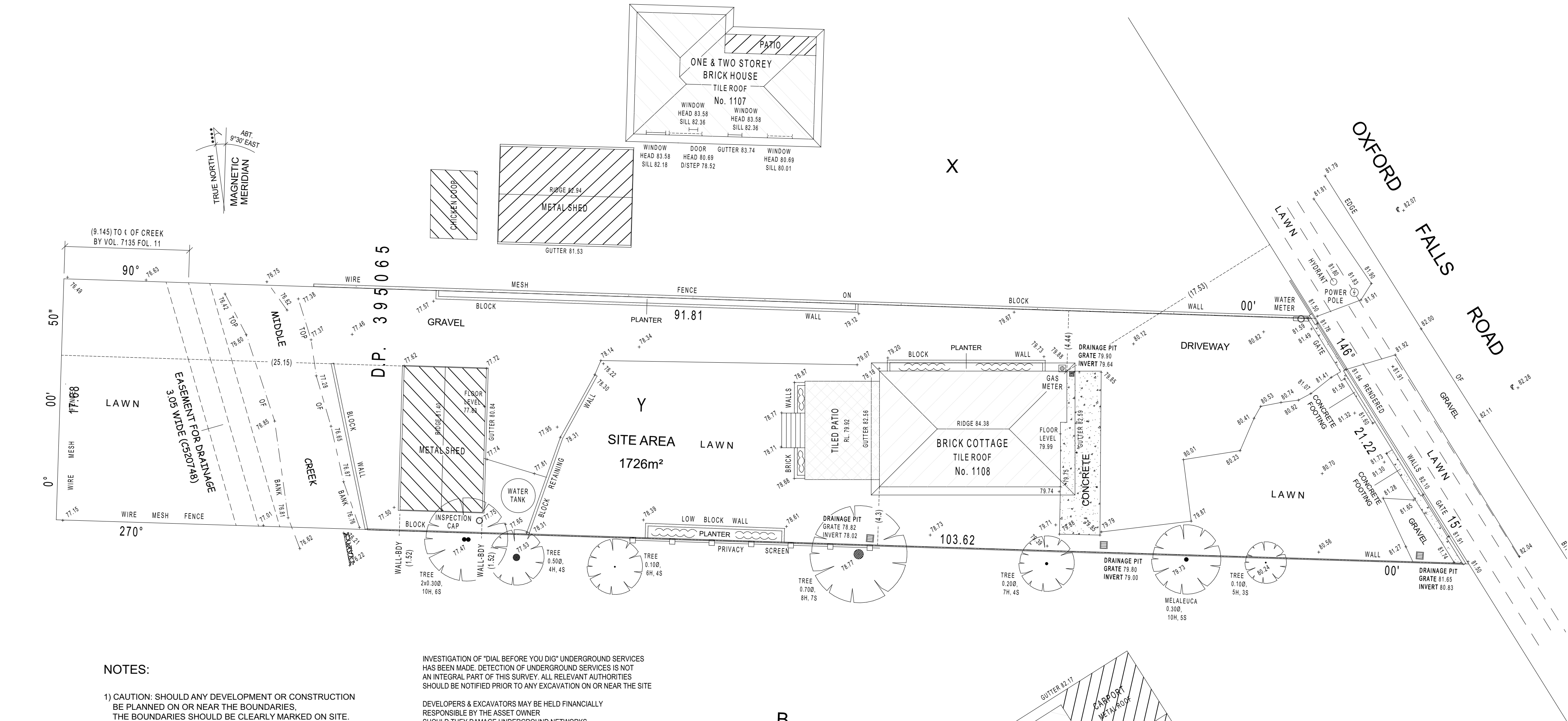
ABBREVIATIONS	
NOTES & ROLES	
APS	As per Architect Specifications
APES	As per Engineer Specifications
AS	Australian Standards
BCA	Building Code of Australia
BYO	By Others
TBC	To be confirm
COS	Confirm on Site

FURNITURE	
ST	Storage
BIR	Build in Robe
FIXTURES	
DP	Downpipe
FW	Floor waste
DW	Dishwasher
WM	Washmachine
DRY	Dryer
FRD / FRZ	Fridge / Freezer
RG	Kitchen Range (Stove and oven)

ANNOTATION LEGEND	
(E) RL	Existing Reference level
RL	Proposed Reference level
SL	Sea level
GENERAL SYMBOL	
	Smoke alarm

Table C1.1 Type of construction required		
Rise in storeys	Class of building 2, 3, 9	Class of building 5, 6, 7, 8
4 or more	A	A
3	A	B
2	B	C
1	C	C

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- ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 53514 RL 81 APPROXIMATE A.H.D.
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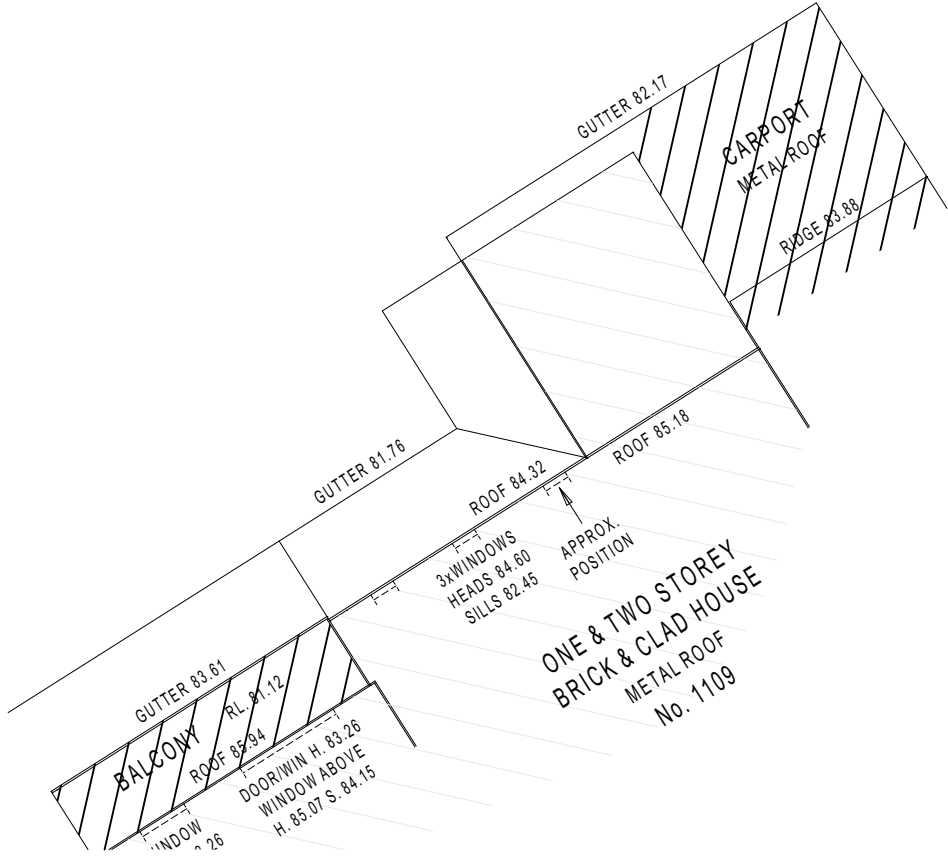
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CARELESS DIGGING CAN:

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

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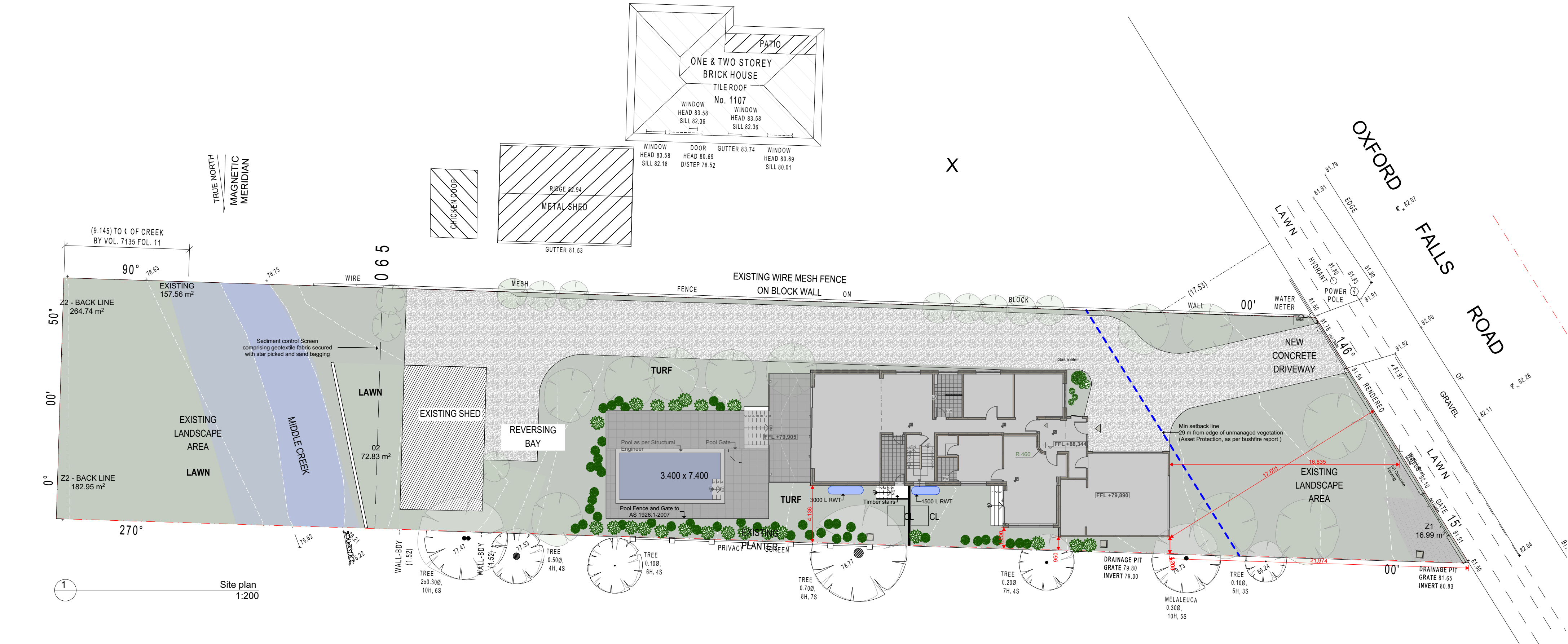
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LEGEND	
	SITE BOUNDARY
	SUBDIVISION LINE
	PROPOSED GROUND FLOOR OUTLINE
	PROPOSED FIRST FLOOR OUTLINE

DRAWING TITLE	
SURVEY	
PROJECT	
1108 OXFORD FALLS RD	

SCALE 1:200	
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A002	
ISSUE 03	DATE 24/03/2025
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GENERAL NOTES

ROOF GUTTER TO BE FITED WITH A NON- COMBUSTIBLE DEVICE AS PER BUSHFIRE REPORT

PROPOSED SWIMMING POOL WILL BE ESTABLISHED AS A STATIC WATER SUPPLY FOR THE FIRE - FIGHTING OPERATIONS. SWS SIGN DISPLAYED AT THE ENTRY TO THE DEVELOPMENT SITE IT IS TO PROVIDED.

THE ELECTRICITY SUPPLY SHALL BE INSTALLED UNDERGROUND

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LEGEND

--- SITE BOUNDARY

--- SUBDIVISION LINE

--- PROPOSED GROUND FLOOR OUTLINE

--- PROPOSED FIRST FLOOR OUTLINE

DRAWING TITLE

SITE PLAN

PROJECT
1108 OXFORD FALLS RD

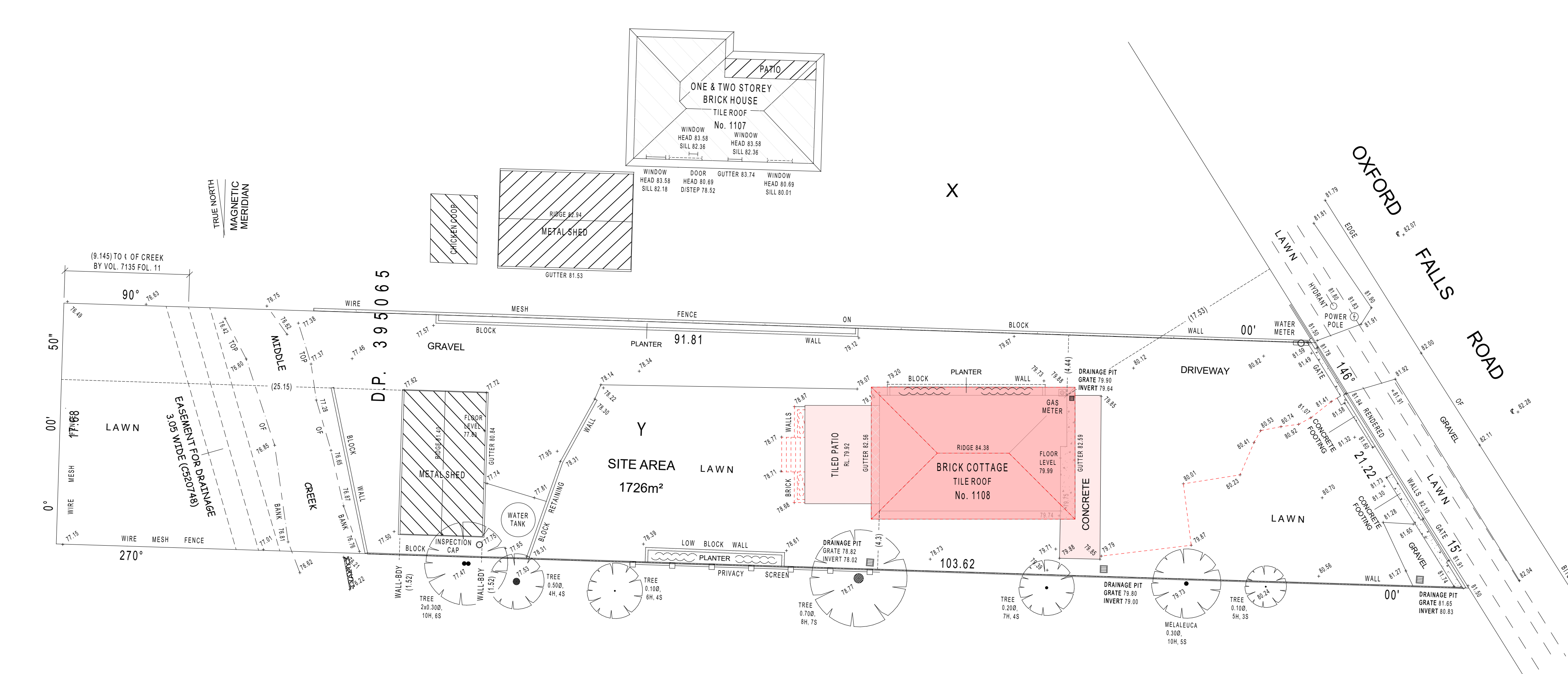
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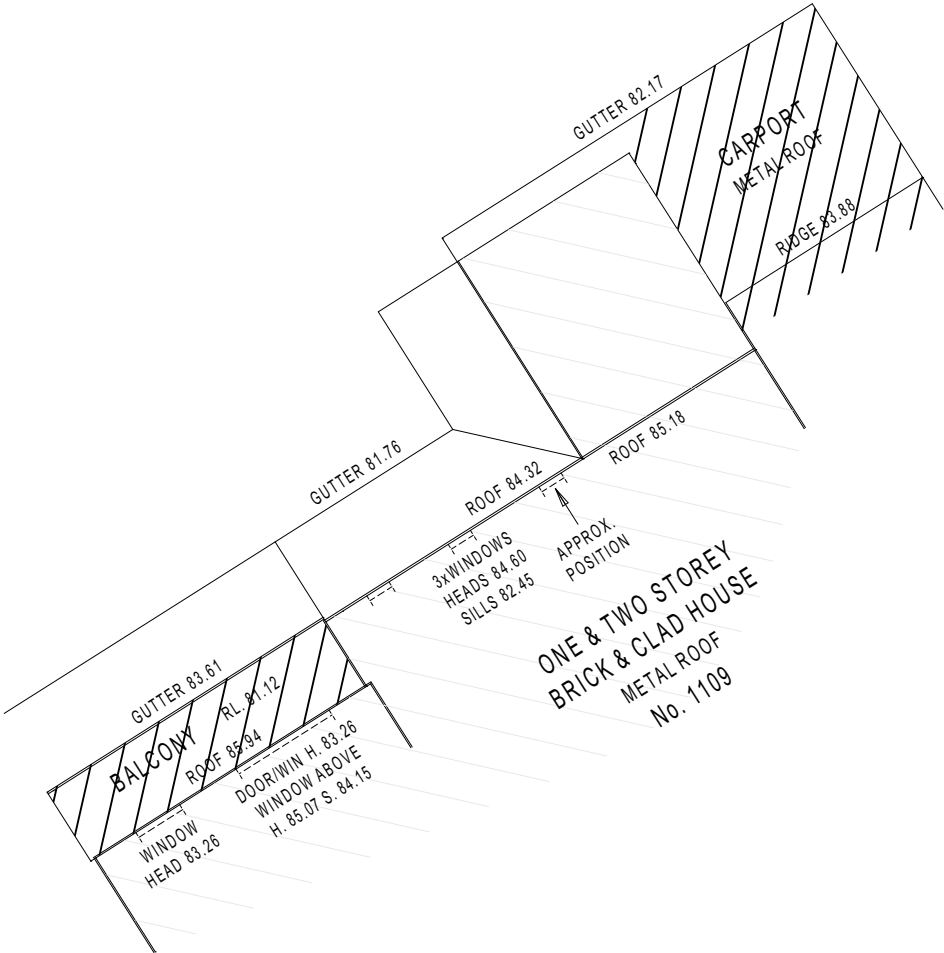
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DEMOLITION PLAN

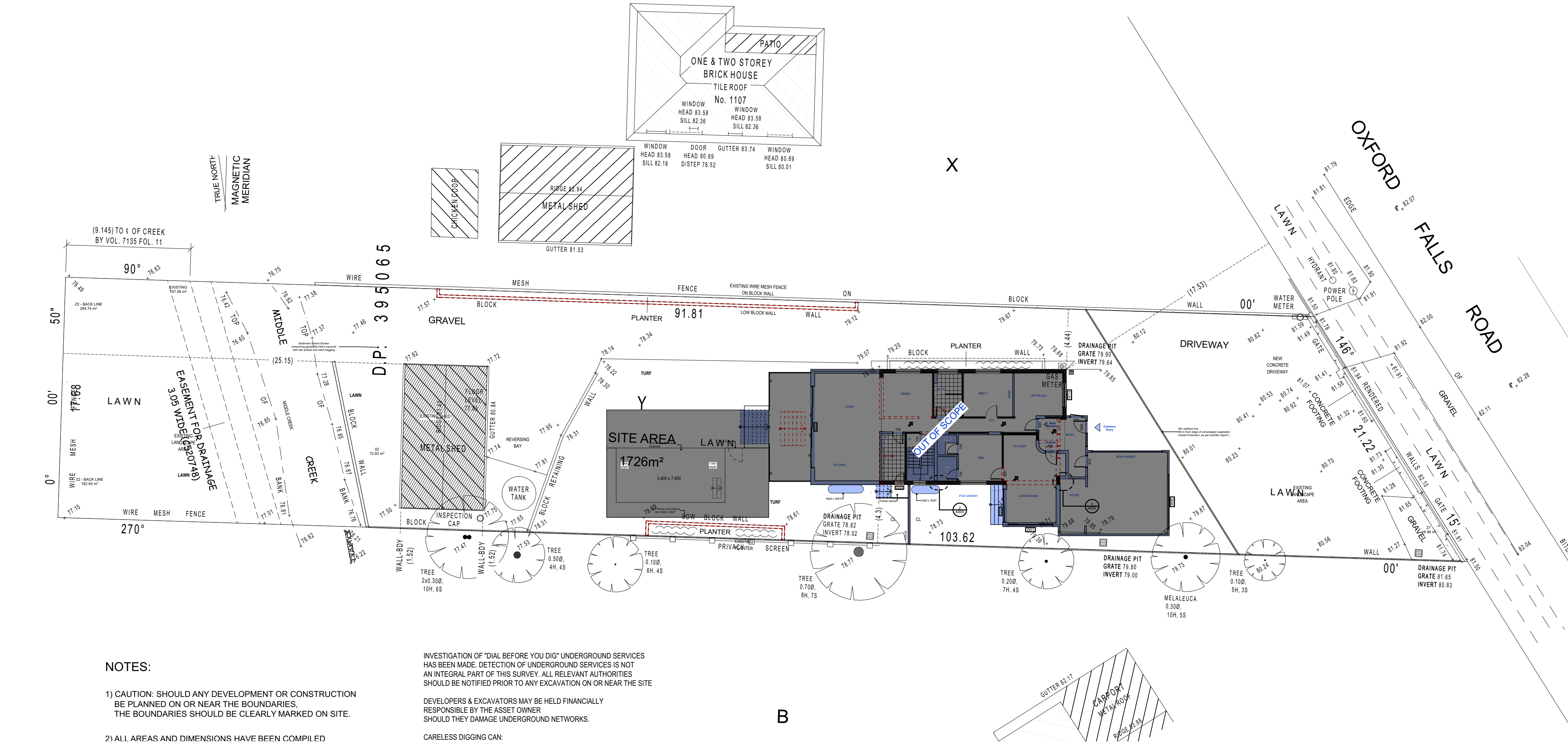
PROJECT
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A004

ISSUE 03	DATE 24/03/2025	DRAWN BY MD	REVIEWED BY ZK
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CARELESS DIGGING CAN:

1 Demolition / New plan - walls
1:200

	TO BE DEMOLISH
	NEW
	EXISTING

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	PROPOSED GROUND FLOOR OUTLINE
	PROPOSED FIRST FLOOR OUTLINE

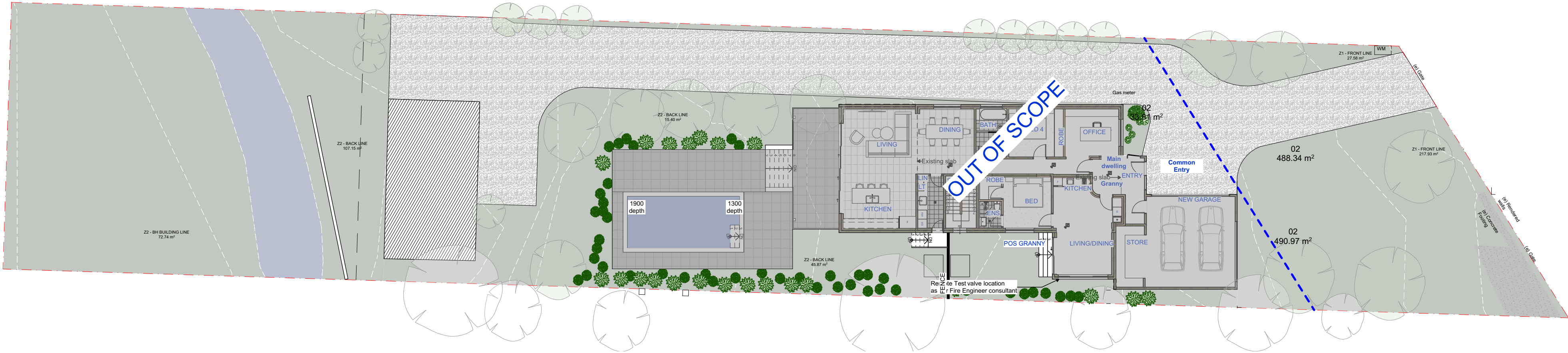
DRAWING TITLE
DEMOLITION PLAN - WALLS

PROJECT
1108 OXFORD FALLS RD

SCALE 1:200
NOT TO SCALE

A005
ISSUE 03
DATE 24/03/2025
DRAWN BY MD
REVIEWED BY ZK





LEGEND & SCHEDULE

- NOTES:
- ALL FINAL PLANT QUANTITIES INDICATED ON PLANS SHALL BE CHECKED AND VERIFIED BY SUCCESSFUL LANDSCAPE CONTRACTOR.
 - ANY PLANT SUBSTITUTES REQUIRED DUE TO UNAVAILABILITY SHALL BE RECOMMENDED BY THE LANDSCAPE CONTRACTOR TO BEST MATCH SUBSTITUTED PLANTS AND APPROVED PRIOR TO PURCHASING BY THE LANDSCAPE ARCHITECT.
 - WORKS CERTIFIED FOR FINAL OCCUPANCY CERTIFICATE ARE TO MATCH APPROVED LANDSCAPE PLANS.
 - LANDSCAPE CONTRACTOR SHALL LOCATE AND AVOID SITE STORM WATER & DRAINAGE SERVICES. LOCATE TREES A MINIMUM 1.25M FROM PITS
 - ALL PLANTING AROUND EXISTING TREES SHALL BE ADJUSTED TO AVOID DAMAGE AND CLASHING WITH SURFACE ROOTS

2D	FOTO	KEY	DESCRIPTION
----	------	-----	-------------

		FL	Fiddle Leaf fig tree Ficus Lyrata Mature H : 3 m
		WA	Westringia 'Aussie Box' Native box plant. Mature H x S: 0.9 x 0.6 m
		AC	Alpina caerulea 'Red Back' Exotic Mature H x S: 2 x1.5 m Pot Size: 300 mm
		MP	Myoporum parvifolium Creeping Boobialla Mature H x S: 1x1 m Pot Size: 300 mm
		LM	Liriope Muscari 'Evergreen Giant' Mature H : 75 cm Pot Size: 140 mm

		LT	Lomandra longifolia Spiny Head Mat Rush Mature H x S: 2 x1.2 m Pot Size: 300 mm
		BA	Banksia Aemula Wallum Banksia Mature H x S: 2 x 2 m Pot Size: 300 mm
			Existing trees to be retained and protected

2D	FOTO	KEY	DESCRIPTION
----	------	-----	-------------

			Steel edging
		TA	Lawn - Turf area
		C	Concrete
		ST	Stepping stones with pebbles in gaps
		(EP)	Existing Stone Path
		TD	Timber Decking

LANDSCAPE CALCULATION			
CATEGORY	LOCATION	TYPE	M2
LANDSCAPE (PERMEABLE TO WATER)			
	Z1 - FRONT LINE	LAWN	27.58
	Z1 - FRONT LINE	LAWN	217.93
	Z2 - BACK LINE	LAWN	107.15
	Z2 - BACK LINE	LAWN	264.74
	Z2 - BACK LINE	TURF	15.40
	Z2 - BACK LINE	TURF	45.87
	Z2 - BACK LINE	TURF	198.47
	Z2 - BH BUILDING LINE	BANK	72.74
	Z2 - BH BUILDING LINE	PLANTER	14.72
			964.60 m²
LANDSCAPE OPEN SPACE (IMPERMEABLE TO WATER)			
	Z2 - BH BUILDING LINE	DECKING	24.54
			24.54 m²
LANDSCAPE BUILT (IMPERMEABLE TO WATER)			
	Z1	DECKING	16.99
	Z2 - BH BUILDING LINE	DECKING	28.35
	Z2 - BH BUILDING LINE	DECKING	28.79
			74.13 m²
LANDSCAPE BUILT (POOL)			
	Z2 - BH BUILDING LINE	POOL	25.16
			25.16 m²
			1,088.43 m²

NOTES

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LEGEND

- SITE BOUNDARY
- SUBDIVISION LINE
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE

DRAWING TITLE

LANDSCAPE PLAN

PROJECT
1108 OXFORD FALLS RD

SCALE 1:200, 1:1

NOT TO SCALE

A006

ISSUE
03

DATE
24/03/2025

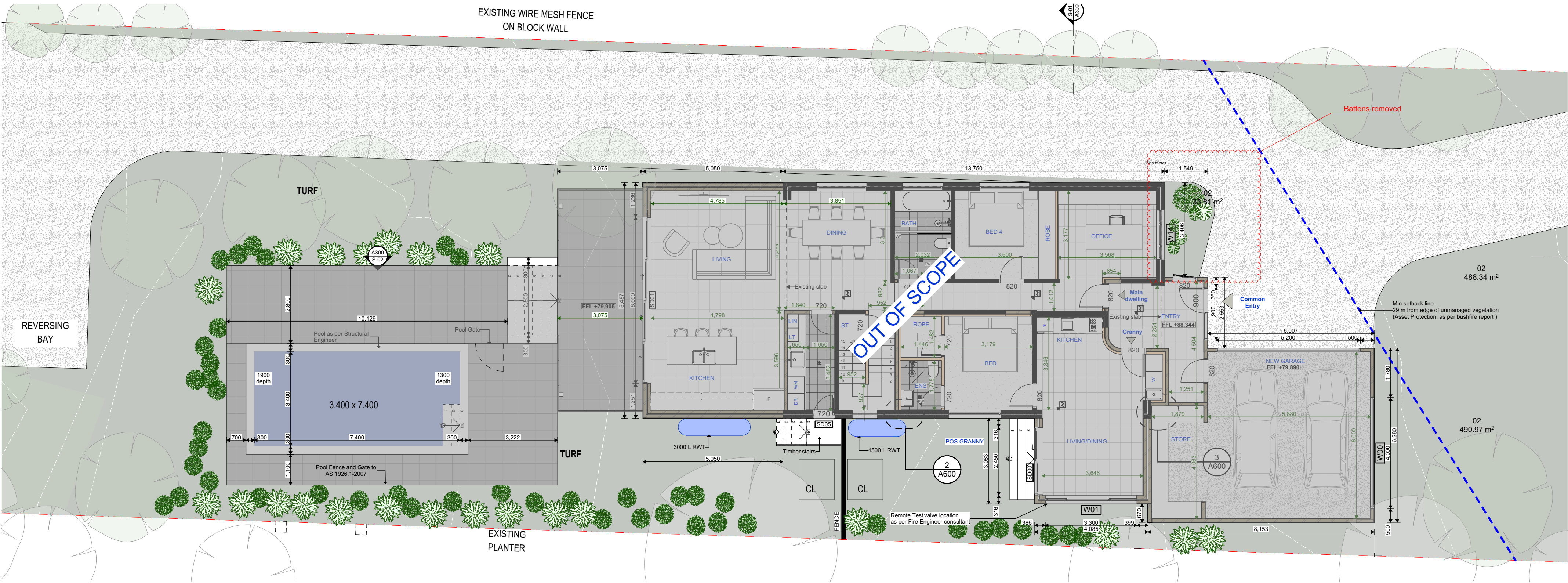
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MD

REVIEWED BY
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BUSHFIRE CONSTRUCTION

GENERALLY

THE BUILDING SHALL BE CONSTRUCTED TO THE FOLLOWING BAL STANDARDS IN ACCORDANCE WITH AS3959-2018

EAST ELEVATION & GARAGE- BAL 29
REMAINING ELEVATIONS- BAL 19

WINDOWS & EXTERNAL DOORS

WINDOWS AND EXTERNAL DOORS SHALL BE ALUMINIUM. GLAZING SHALL BE MINIMUM 5MM THICK TOUGHENED.

WINDOWS

OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY TO CONFORM WITH CL.3.6 AND CL.7.5.2 OF AS3959-2-18

WHERE GLAZING IS LESS THAN 400MM FROM THE GROUND OF FINISHED SURFACE, THE GLAZING SHALL BE SCREENED EXTERNALLY WITH A SCREEN THAT CONFORMS WITH CL.3.6 AND CL.7.5.2 OF AS3959-2-18

SCREENS SHALL COMPRISE METAL FRAME AND SHALL HAVE A MESH OR PERFORATED SHEET MADE OF CORROSION RESISTANT STEEL, BRONZE OF ALUMINIUM

SLIDING DOORS

GLAZING SHALL BE MINIMUM 6MM THICK TOUGHENED. SCREENS- NO REQUIREMENT FOR SCREENS.

GARAGE DOORS- METAL CONSTRUCTION FITTED WITH WEATHER STRIPS, SEALS OR GUIDE TRACKS WITH A MAXIMUM GAP OF 3MM

WALLS

VENTS AND WEEP HOLES SHALL BE SCREENED WITH A MESH MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM MAX 3MM APERTURE

ROOF & EAVES

ROOFING TO BE COLORBOND STEEL LAID OVER FOIL SARKING. SARKING TO BE LAID OVER THR ROOFING BATTENS

PENETRATIONS- TO BE ADEQUATELY SEALED WITH NON-COMBUSTIBLE SEALER, TO PREVENT GAPS GREATER THAN 3MM.

FASCIAS AND BARGEBOARDS- WHERE TIMBER TO BE MADE FROM BUSFFIRE-RESISTING TIMBER OR METAL

EAVES LINING- FIBRE CEMENT SHEET MINIMUM 4.5MM THICK JOINTS TO BE SEALED WITH PLASTIC JOINING STRIPS OR TIMBER STORM MOULDS.

WATER & GAS SUPPLY PIPES
WHERE ABOVE GROUND- TO BE METAL

NOTES

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LEGEND

- SITE BOUNDARY
- SUBDIVISION LINE
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE

DRAWING TITLE

GROUND FLOOR

PROJECT

1108 OXFORD FALLS RD

SCALE 1:100, 1:196.96

NOT TO SCALE

A100

ISSUE
03

DATE
24/03/2025

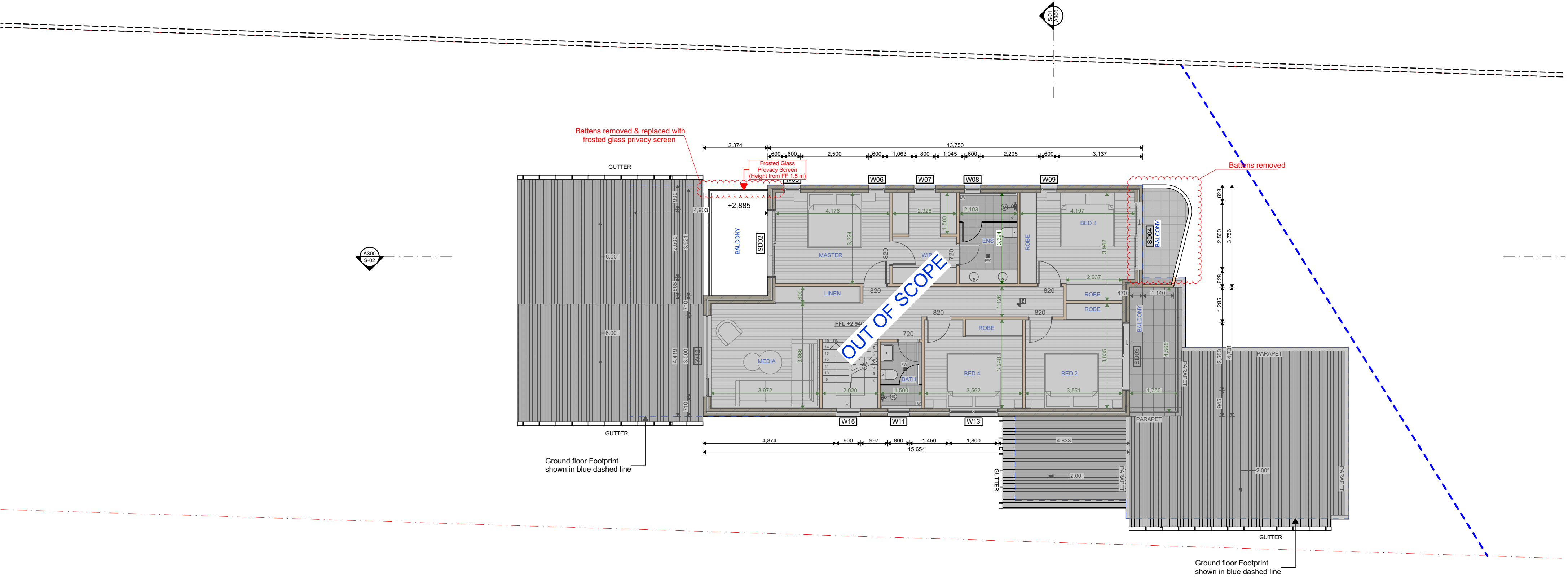
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REMAINING ELEVATIONS- BAL 19

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WATER & GAS SUPPLY PIPES
WHERE ABOVE GROUND- TO BE METAL

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LEGEND

- SITE BOUNDARY
- SUBDIVISION LINE
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE

DRAWING TITLE

FIRST FLOOR

PROJECT
1108 OXFORD FALLS RD

SCALE 1:100, 1:196.96

NOT TO SCALE

A101

ISSUE
03

DATE
24/03/2025

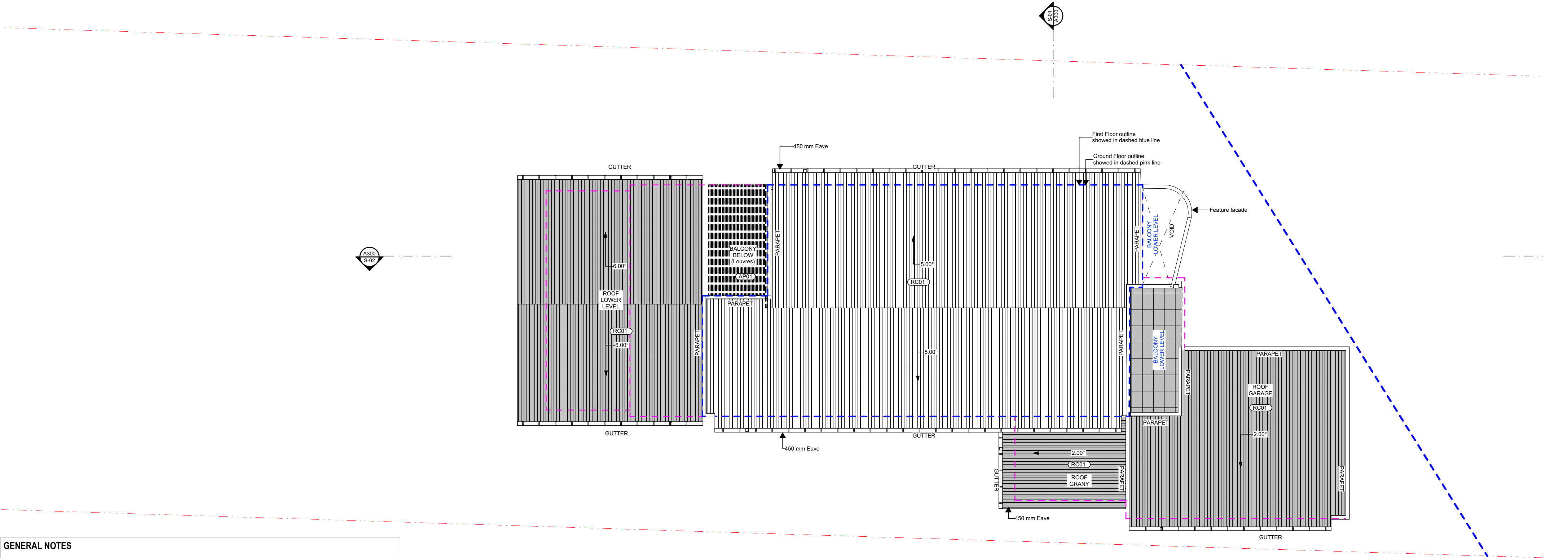
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GENERAL NOTES

ROOF GUTTER TO BE FITED WITH A NON- COMBUSTIBLE DEVICE AS PER BUSHFIRE REPORT

BUSHFIRE CONSTRUCTION

GENERALLY
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WATER & GAS SUPPLY PIPES
WHERE ABOVE GROUND- TO BE METAL

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LEGEND

- SITE BOUNDARY
- SUBDIVISION LINE
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE

DRAWING TITLE

ROOF PLAN

PROJECT
1108 OXFORD FALLS RD

SCALE 1:100, 1:196.96

NOT TO SCALE

A102

ISSUE
03

DATE
24/03/2025

DRAWN BY
MD

REVIEWED BY
ZK

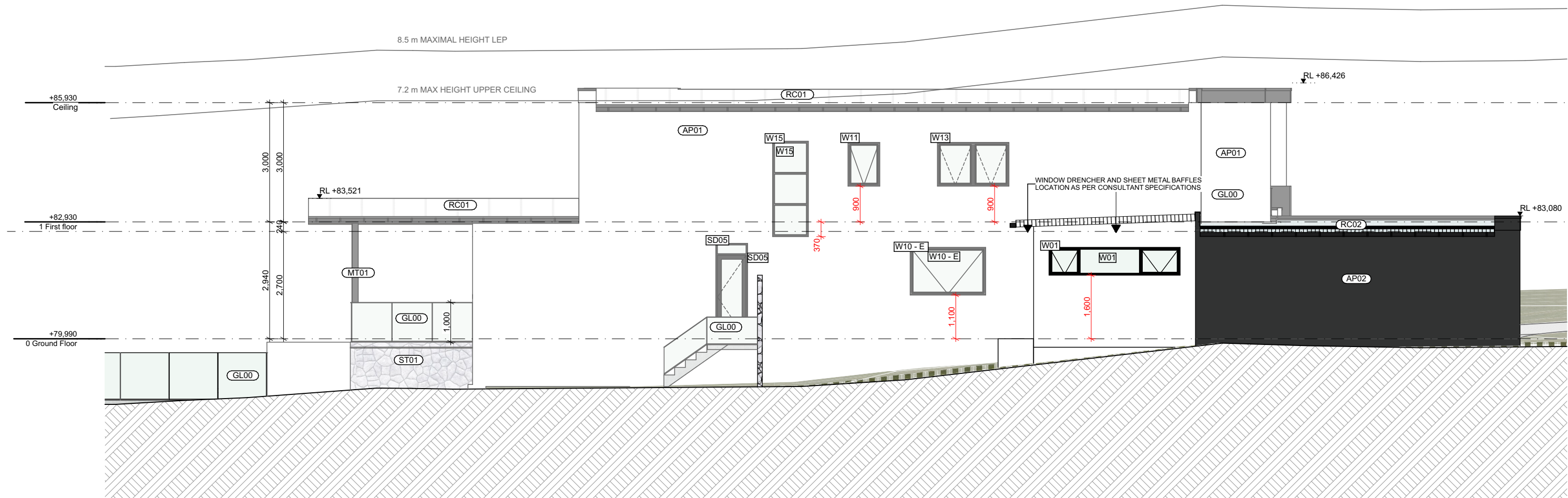


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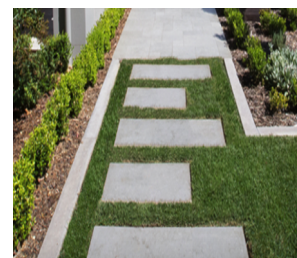
1 East elevation
1:100



2 South Elevation
1:100

PV01

Outdoor paving
Grigio colour *



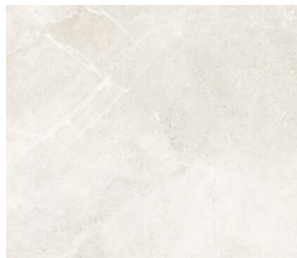
TB01

Spotted Gum Timber
decking - Outdoor*



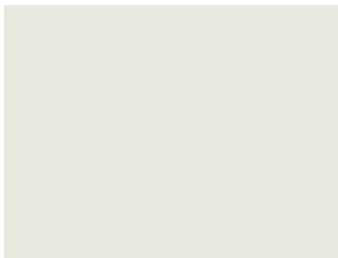
TL01

Outdoor porcelain tile
Cream colour *



AP01

Applied Render Paint
Surfmist Colour*



AP02

Render
Basalt Colour*



GL01

Glass framed Balustrade
Clear colour



MT01

Facade slat
Podwer coater - Metal
Dulux - Whisper White*



W/D F01

Window and Door
Frames and screens
Colorbond Basalt*



RC01

Metal roofing
Light grey colour



ST01

Crazy stone cladding
Outdoor walls



NOTES

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LEGEND

- SITE BOUNDARY
- SUBDIVISION LINE
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE

DRAWING TITLE

EAST AND SOUTH ELEVATION

PROJECT
1108 OXFORD FALLS RD

SCALE

1:100
NOT TO SCALE

A200

ISSUE
03

DATE
24/03/2025

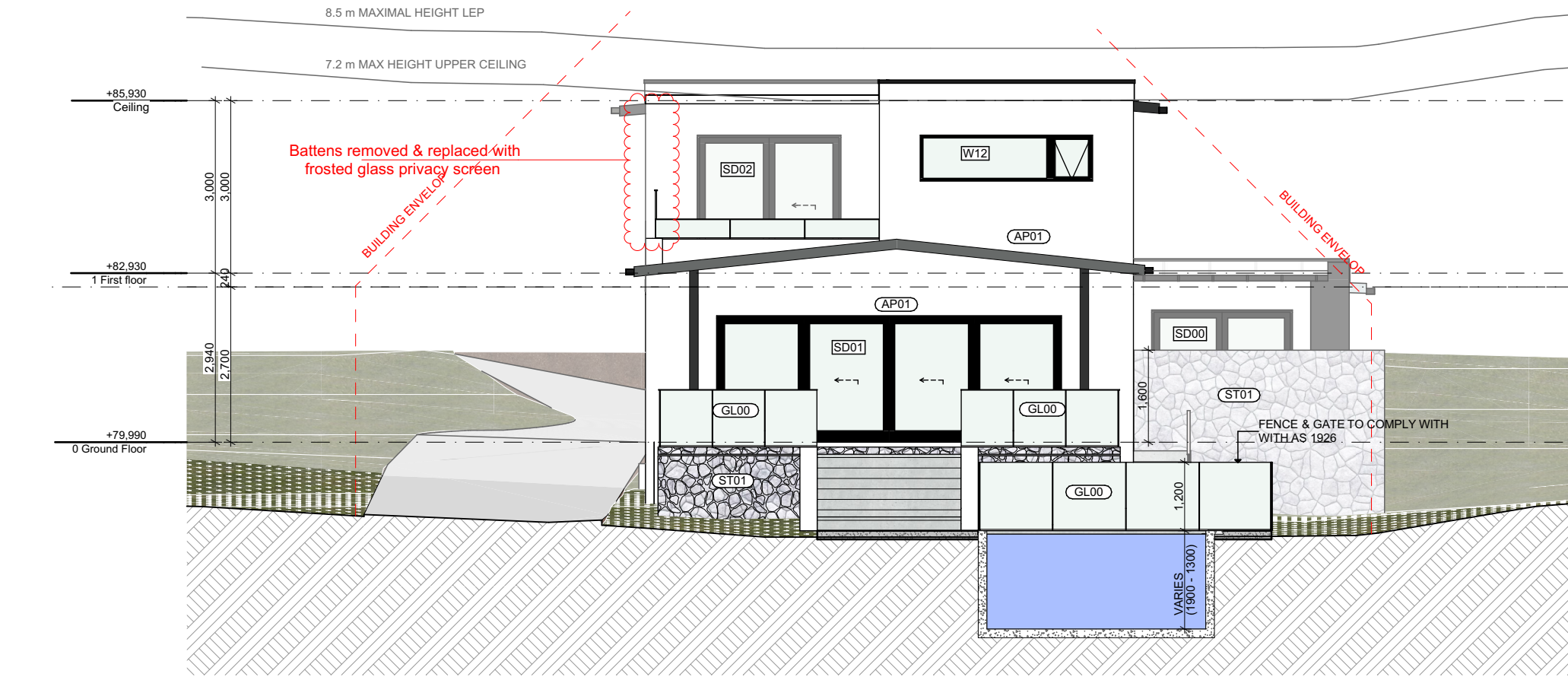
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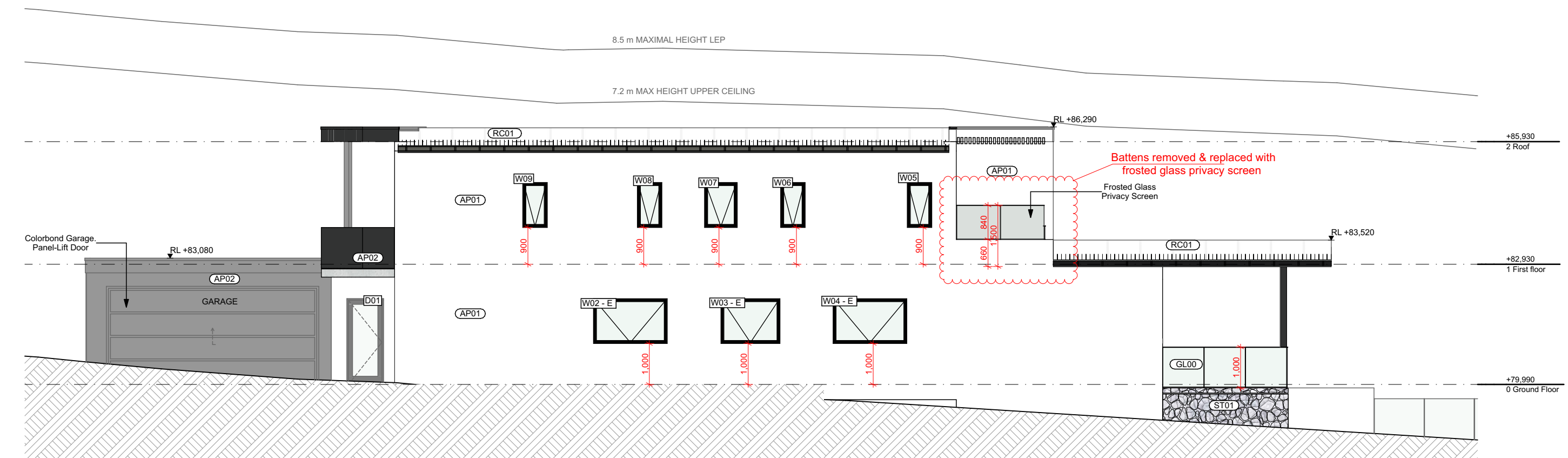


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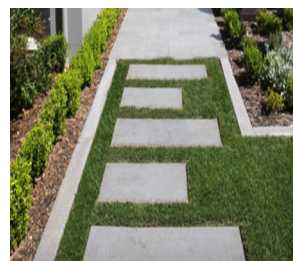
1 West Elevation
1:100



2 North elevation
1:100

PV01

Outdoor paving
Grigio colour *



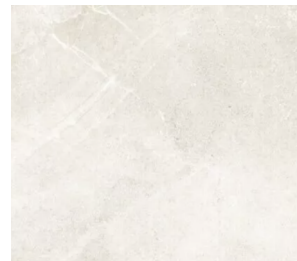
TB01

Spotted Gum Timber
decking - Outdoor*



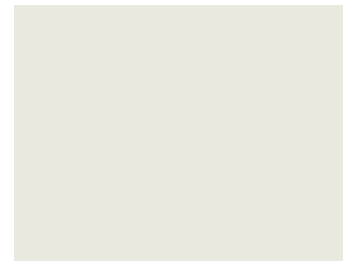
TL01

Outdoor porcelain tile
Cream colour *



AP01

Applied Render Paint
Surfmist Colour*



AP02

Render
Basalt Colour*



GL01

Glass framed Balustrade
Clear colour



MT01

Facade slat
Podwer coater - Metal
Dulux - Whisper White*



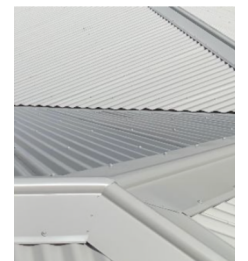
W/D F01

Window and Door
Frames and screens
Colorbond Basalt*



RC01

Metal roofing
Light grey colour



ST01

Crazy stone cladding
Outdoor walls



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LEGEND

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- SUBDIVISION LINE
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE

DRAWING TITLE

NORTH AND WEST ELEVATION

PROJECT

1108 OXFORD FALLS RD

SCALE

1:100
NOT TO SCALE

A201

ISSUE
03

DATE
24/03/2025

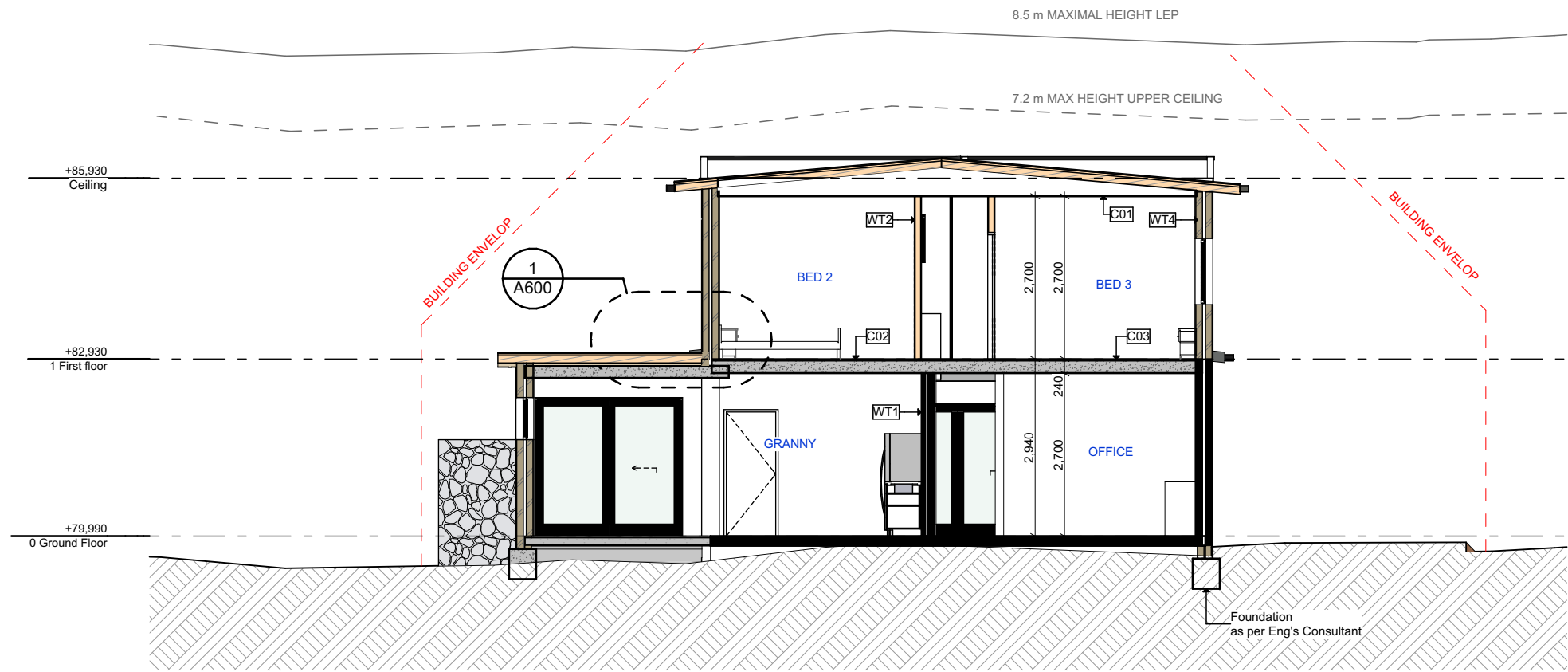
DRAWN BY
MD

REVIEWED BY
ZK

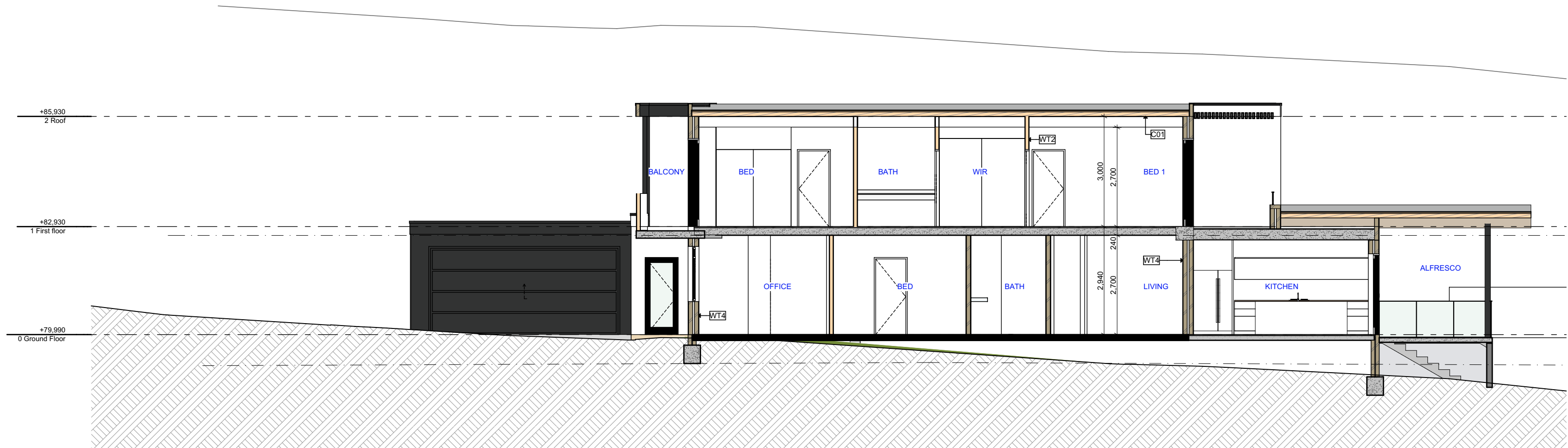


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1 Cross Section
1:100



2 Long Section
1:100

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LEGEND

- - - - - SITE BOUNDARY
- - SUBDIVISION LINE
- - - - - PROPOSED GROUND FLOOR OUTLINE
- - - - - PROPOSED FIRST FLOOR OUTLINE

DRAWING TITLE
SECTIONS

PROJECT
1108 OXFORD FALLS RD

SCALE 1:100
NOT TO SCALE

A300

ISSUE
03

DATE
24/03/2025

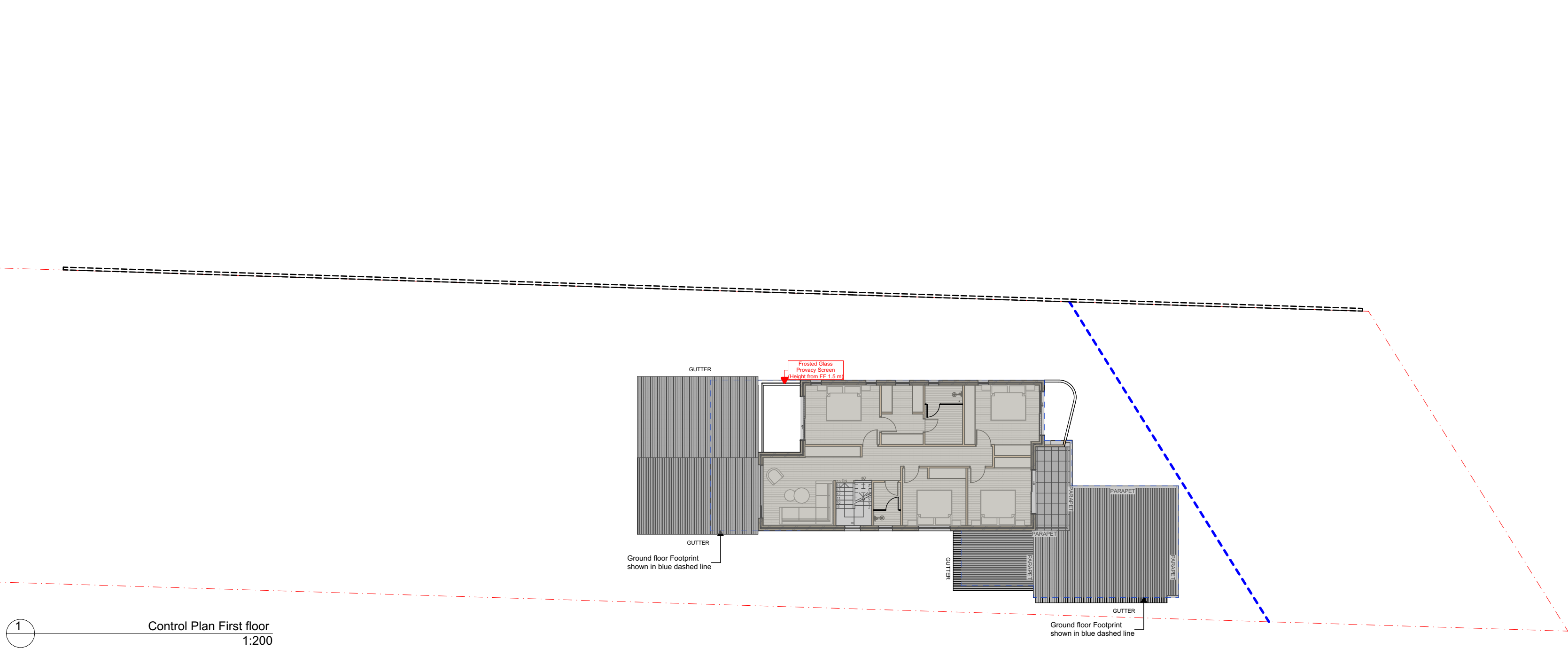
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Window Schedule							
Home Story Name	Ground Floor						
Renovation Status	Existing	Existing	Existing	Existing	New	New	New
ID	W02 - E	W03 - E	W04 - E	W10 - E	D01	D03	SD00
W x H Size	1,810×1,100	1,450×1,100	1,810×1,100	1,900×1,200	900×2,100	1,900×2,700	2,450×2,300
Sill Height	1,000	1,000	1,000	1,100	0	0	0
Head Height	2,100	2,100	2,100	2,300	2,100	2,700	2,300
Plan Preview							
3D Back View							

Window Schedule									
Home Story Name						First floor			
Renovation Status	New	New	New	New	New	New	New	New	New
ID	SD01	SD05	W00	W01	W14	SD02	SD03	SD04	W05
W x H Size	6,000×2,200	800×2,400	4,000×700	3,300×700	1,800×1,500	2,500×2,400	2,500×2,400	2,500×2,400	600×1,100
Sill Height	0	0	1,900	1,600	900	0	0	0	900
Head Height	2,200	2,400	2,600	2,300	2,400	2,400	2,400	2,400	2,000
Plan Preview									
3D Back View									

Window Schedule								
Home Story Name								
Renovation Status	New	New	New	New	New	New	New	New
ID	W06	W07	W08	W09	W11	W12	W13	W15
W x H Size	600×1,100	800×1,100	600×1,100	600×1,100	800×1,100	3,000×800	1,800×1,100	900×2,400
Sill Height	900	900	900	900	900	1,600	900	-370
Head Height	2,000	2,000	2,000	2,000	2,000	2,400	2,000	2,030
Plan Preview								
3D Back View								

BUSHFIRE CONSTRUCTION
GENERALLY THE BUILDING SHALL BE CONSTRUCTED TO THE FOLLOWING BAL STANDARDS IN ACCORDANCE WITH AS3959-2018 EAST ELEVATION & GARAGE- BAL 29 REMAINING ELEVATIONS- BAL 19 WINDOWS & EXTERNAL DOORS WINDOWS AND EXTERNAL DOORS SHALL BE ALUMINIUM. GLAZING SHALL BE MINIMUM 6MM THICK TOUGHENED. WINDOWS OPENABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY TO CONFORM WITH CL 3.6 AND CL 7.5.2 OF AS3959-2-18 WHERE GLAZING IS LESS THAN 400MM FROM THE GROUND OF FINISHED SURFACE, THE GLAZING SHALL BE SCREENED EXTERNALLY WITH A SCREEN THAT CONFORMS WITH CL 3.6 AND CL 7.5.2 OF AS3959-2-18 SCREENS SHALL COMPRISE METAL FRAME AND SHALL HAVE A MESH OR PERFORATED SHEET MADE OF CORROSION RESISTANT STEEL, BRONZE OF ALUMINIUM. SLIDING DOORS GLAZING SHALL BE MINIMUM 6MM THICK TOUGHENED. SCREENS- NO REQUIREMENT FOR SCREENS. GARAGE DOORS- METAL CONSTRUCTION FITTED WITH WEATHER STRIPS, SEALS OR GUIDE TRACKS WITH A MAXIMUM GAP OF 3MM.

NOTES

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LEGEND

- SITE BOUNDARY
- SUBDIVISION LINE
- PROPOSED GROUND FLOOR OUTLINE
- PROPOSED FIRST FLOOR OUTLINE

DRAWING TITLE

WINDOW SCHEDULE

PROJECT
1108 OXFORD FALLS RD

SCALE

1:196.96
NOT TO SCALE

A500

ISSUE
03

DATE
24/03/2025

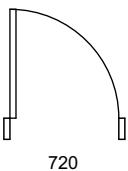
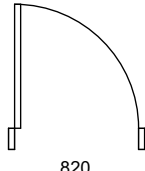
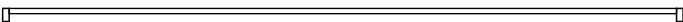
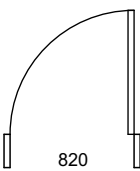
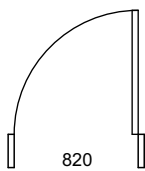
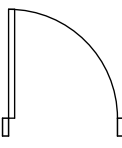
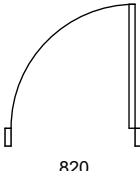
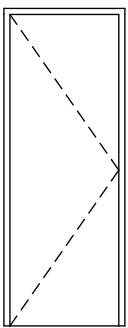
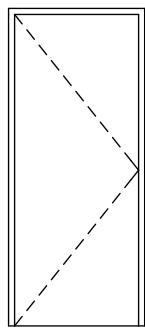



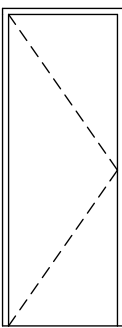
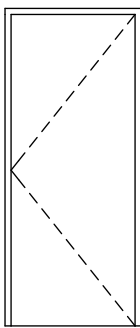
DRAWN BY
MD

REVIEWED BY
ZK



SHOREHOUSE
PROJECTS

15 PARRAMATTA ROAD, ANNANDALE NSW 2038, SYDNEY
INFO@SHOREHOUSEPROJECTS.COM + 61 2 9557 0808 WWW.SHOREHOUSEPROJECTS.COM

Door Schedule							
Home Story Name	Ground Floor					First floor	
Element ID	D00	D01	D02	DG 06	DG 07	D00	D01
Quantity	5	4	1	1	1	4	5
Nominal W x H Size	800×2,100	900×2,100	5,200×2,400	900×2,100	900×2,100	800×2,100	900×2,100
2D Plan Preview							
3D Back View							

BUSHFIRE CONSTRUCTION

GENERALLY

THE BUILDING SHALL BE CONSTRUCTED TO THE FOLLOWING BAL STANDARDS IN ACCORDANCE WITH AS3959-2018

EAST ELEVATION & GARAGE- BAL 29

REMAINING ELEVATIONS- BAL 19

WINDOWS & EXTERNAL DOORS

WINDOWS AND EXTERNAL DOORS SHALL BE ALUMINIUM. GLAZING SHALL BE MINIMUM 5MM THICK TOUGHENED.

WINDOWS

OPERABLE PORTIONS OF WINDOWS SHALL BE SCREENED INTERNALLY OR EXTERNALLY TO CONFORM WITH CL 3.6 AND CL 7.5.2 OF AS3959-2-18

WHERE GLAZING IS LESS THAN 400MM FROM THE GROUND OF FINISHED SURFACE, THE GLAZING SHALL BE SCREENED EXTERNALLY WITH A SCREEN THAT CONFORMS WITH CL 3.6 AND CL 7.5.2 OF AS3959-2-18

SCREENS SHALL COMPRISE METAL FRAME AND SHALL HAVE A MESH OR PERFORATED SHEET MADE OF CORROSION RESISTANT STEEL, BRONZE OR ALUMINIUM.

SLIDING DOORS

GLAZING SHALL BE MINIMUM 6MM THICK TOUGHENED. SCREENS- NO REQUIREMENT FOR SCREENS.

GARAGE DOORS- METAL CONSTRUCTION FITTED WITH WEATHER STRIPS, SEALS OR GUIDE TRACKS WITH A MAXIMUM GAP OF 3MM.

NOTES

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LEGEND

SITE BOUNDARY

SUBDIVISION LINE

PROPOSED GROUND FLOOR OUTLINE

PROPOSED FIRST FLOOR OUTLINE

DRAWING TITLE

DOOR SCHEDULE

PROJECT

1108 OXFORD FALLS RD

SCALE 1:1

NOT TO SCALE

A501

ISSUE 03

DATE 24/03/2025

DRAWN BY MD

REVIEWED BY ZK

SHOREHOUSE PROJECTS

15 PARRAMATTA ROAD . ANNANDALE NSW 2038 . SYDNEY

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