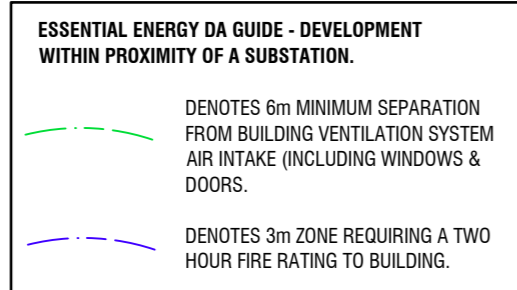


**SITE / SITE ANALYSIS PLAN**  
SCALE 1:200

BASIX LANDSCAPING	UNIT 1:	UNIT 2:	UNIT 3:
UNIT 1:	MAX. AREA: 126m <sup>2</sup>	MAX. AREA: 48m <sup>2</sup>	MAX. AREA: 52m <sup>2</sup>
	MIN. INDIGENOUS OR LOW WATER USAGE SPECIES: 60m <sup>2</sup>	MIN. INDIGENOUS OR LOW WATER USAGE SPECIES: 20m <sup>2</sup>	MIN. INDIGENOUS OR LOW WATER USAGE SPECIES: 20m <sup>2</sup>



**STREETSCAPE ELEVATION**  
SCALE 1:200

DRAWING SCHEDULE	
SHEET No.	SHEET NAME
A01	SITE & SITE ANALYSIS PLAN
A02	LANDSCAPE, PLUMBING & COMMUNITY TITLE PLANS
A03	FLOOR PLAN - UNIT 1
A04	ELEVATIONS & SECTION - UNIT 1
A05	FLOOR PLAN - UNITS 2 & 3
A06	ELEVATIONS - UNITS 2 & 3
A07	SECTIONS - UNITS 2 & 3
A08	BASIX INFORMATION

AREAS	
<b>UNIT 1:</b>	
LIVING =	120.8 m <sup>2</sup>
GARAGE =	38.5 m <sup>2</sup>
OUTDOOR AREA =	20.7 m <sup>2</sup>
PORCH =	10.1 m <sup>2</sup>
LAUNDRY LANDING =	3.5 m <sup>2</sup>
ROOF AREA =	225.5 m <sup>2</sup>
<b>TOTAL ENCLOSED AREA =</b>	<b>159.3 m<sup>2</sup></b>
<b>UNIT 2:</b>	
GROUND FLOOR LIVING =	85.8 m <sup>2</sup>
FIRST FLOOR LIVING =	40.9 m <sup>2</sup>
GARAGE =	40.0 m <sup>2</sup>
OUTDOOR AREA =	11.5 m <sup>2</sup>
PORCH =	12.1 m <sup>2</sup>
GROUND FLOOR ROOF AREA =	127.9 m <sup>2</sup>
FIRST FLOOR ROOF AREA =	57.9 m <sup>2</sup>
<b>TOTAL ENCLOSED AREA (FOOTPRINT) =</b>	<b>125.8 m<sup>2</sup></b>
<b>UNIT 3:</b>	
GROUND FLOOR LIVING =	85.8 m <sup>2</sup>
FIRST FLOOR LIVING =	40.9 m <sup>2</sup>
GARAGE =	40.0 m <sup>2</sup>
OUTDOOR AREA =	11.5 m <sup>2</sup>
PORCH =	12.1 m <sup>2</sup>
GROUND FLOOR ROOF AREA =	127.9 m <sup>2</sup>
FIRST FLOOR ROOF AREA =	57.9 m <sup>2</sup>
<b>TOTAL ENCLOSED AREA (FOOTPRINT) =</b>	<b>125.8 m<sup>2</sup></b>
<b>SITE AREA PER DWELLING:</b>	
MIN AREA PER DWELLING (R1) =	375 m <sup>2</sup>
ACTUAL AREA PER DWELLING =	357.6 m <sup>2</sup>
<b>SITE COVERAGE:</b>	
SITE COVERAGE MAX (MULTI DWELLING) (R1) = 40%	429.2 m <sup>2</sup>
40% x 1073 m <sup>2</sup>	
<b>ACTUAL ENCLOSED SITE COVERAGE =</b>	<b>410.9 m<sup>2</sup></b>

**BUILDING NOTES:**  
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING. THESE PLANS TO BE READ IN CONJUNCTION WITH ALL OTHER ASSOCIATED DOCUMENTS.  
**BUILDER TO ENSURE ALL UNDERGROUND SERVICES, PIPES AND CABLES TO BE LOCATED PRIOR TO EXCAVATION.** GO TO www.byda.com.au FOR SERVICES INFORMATION.  
**SITE:** THE BUILDER SHALL SUPPLY/INSTALL AND MAINTAIN THE FOLLOWING IN ACCORDANCE WITH LOCAL COUNCIL AUTHORITY:  
- SEDIMENT CONTROL MEASURES  
- STABILISED ENTRY POINT  
- CONTROLLED RUBBISH AREA  
- TOILET FACILITIES  
**COMPLIANCE:** ALL BUILDING WORK TO COMPLY WITH THE 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA, AND ANY REFERENCED AUSTRALIAN STANDARDS AND LOCAL COUNCIL AUTHORITY REQUIREMENTS.  
ALL AREAS TO BE MADE GOOD BY THE BUILDER WHERE DISTURBED BY THE NEW WORK.  
**BASIX:** BASIX - ALL SELECTIONS TO COMPLY WITH ENERGY EFFICIENCY PERFORMANCE REQUIREMENTS OF THE ASSOCIATED BASIX CERTIFICATE.  
**CONCRETE:** ALL CONCRETE SLAB & FOOTINGS FOR CLASS 1 & 10a BUILDINGS TO COMPLY WITH AS 2870 RESIDENTIAL SLAB AND FOOTINGS.  
**STORMWATER:** DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3500 PLUMBING AND DRAINAGE, PART 3: STORMWATER DRAINAGE.  
**SEWER:** DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3500.2 PLUMBING AND DRAINAGE, PART 2: SANITARY PLUMBING AND DRAINAGE.  
**TERMITE PROTECTION:** PROVIDE PHYSICAL AND CHEMICAL TERMITE BARRIERS IN ACCORDANCE WITH BCA VOL. 2, PART H1 STRUCTURE, H1D3 SITE PREPARATION, ABCB HOUSING PROVISIONS PART 3.4 TERMITE RISK MANAGEMENT AND AS 3660.1 TERMITE MANAGEMENT, PART 1: NEW BUILDING WORK.  
**TIMBER FRAMING:** FABRICATION AND INSTALLATION OF TIMBER CONSTRUCTION TO COMPLY WITH THE RELEVANT PARTS OF AS 1684 TIMBER FRAMING CODE.  
**MASONRY:** TO BE IN ACCORDANCE WITH AS 3700:2018 MASONRY STRUCTURES.  
**ELECTRICAL:** DESIGN AND INSTALLATION TO COMPLY WITH AS/NZS 3000 ELECTRICAL INSTALLATIONS.  
**WATERPROOFING - INTERNAL WET AREAS:** TO BE IN ACCORDANCE WITH BCA VOL. 2 PART H4 HEALTH AND AMENITY, H4D2 WET AREAS; ABCB HOUSING PROVISIONS PART 10.2 WET AREA WATERPROOFING.  
**WATERPROOFING - EXTERNAL:** TO BE IN ACCORDANCE WITH BCA VOL. 2 PART H2 DAMP AND WEATHERPROOFING, H2D8 EXTERNAL WATERPROOFING; ABCB HOUSING PROVISIONS PART 10.2 WET AREA WATERPROOFING. MATERIALS SELECTION AS PER AS 4654.1 WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE-GROUND USE, PART 1: MATERIALS. SYSTEM DESIGN AS PER AS 4654.2 WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE-GROUND USE, PART 2: DESIGN AND INSTALLATION.  
**GLAZING:** SELECTION AND INSTALLATION TO AS 2047 WINDOWS AND EXTERNAL GLAZED DOORS IN BUILDINGS. GLASS TYPE AND THICKNESS TO AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION.  
ALL OTHER COMPONENTS TO COMPLY WITH RELEVANT STANDARDS.  
**SMOKE DETECTORS:** TO BE SELECTED, LOCATED AND INSTALLED IN ACCORDANCE WITH BCA VOL. 2, H3D6 SMOKE ALARMS AND EVACUATION LIGHTING, ABCB HOUSING PROVISIONS PART 9.5 SMOKE ALARMS AND EVACUATION LIGHTING (INCLUDING NSW STATE VARIATION) AND AS 3786 SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION.  
**EXHAUST FANS:** TO BE DUCTED THROUGH ROOF TO OUTSIDE TO PROVIDE MECHANICAL VENTILATION IN ACCORDANCE WITH BCA VOL. 2, H4D7 VENTILATION; ABCB HOUSING PROVISIONS PART 10.6 VENTILATION - CLAUSE 10.6.2 VENTILATION REQUIREMENTS AND BCA VOL. 2, H4D9 CONDENSATION MANAGEMENT; ABCB HOUSING PROVISIONS PART 10.8 CONDENSATION MANAGEMENT.

**BASIX NOTES:**  
THESE PLANS TO READ IN CONJUNCTION WITH THE ASSOCIATED BASIX CERTIFICATE.  
ALL RELEVANT FITTINGS, FIXTURES & APPLIANCES TO COMPLY WITH OR EXCEED THE MINIMUM REQUIREMENTS NOTED IN THE BASIX CERTIFICATE.

**SEWER & STORMWATER NOTE**  
PLUMBING AND DRAINAGE DESIGN & INSTALLATION TO BE IN ACCORDANCE WITH NCC PLUMBING CODE OF AUSTRALIA AND AS/NZS 3500 PLUMBING AND DRAINAGE PARTS 0, 1, 2, 3 & 4.  
PLUMBING CONTRACTOR SHALL ENSURE THE DESIGN AND INSTALLATION IS IN COMPLIANCE WITH THE ABOVE AND SHALL LOCATE ALL BOUNDARY RISERS & MAINS SPURS PRIOR TO COMMENCEMENT OF WORK.  
CONNECT NEW SEWER & STORMWATER PIPE SYSTEM TO EXISTING COUNCIL MAINS SYSTEM.  
OR CONNECT TO NEW OR EXISTING ON-SITE SEWER TREATMENT SYSTEM.

**CUT & FILL NOTE:**  
ALL CUT & FILL LEVELS TO BE CHECKED ON SITE BY BUILDING CONTRACTOR PRIOR TO EXCAVATION.

**STAIRWAYS, RAMPS, BARRIERS & HANDRAILS NOTE:**  
STAIRWAYS AND RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH BCA VOL. 2, PART 5 SAFE MOVEMENT AND ACCESS, H5D2 STAIRWAY AND RAMP CONSTRUCTION, ABCB HOUSING PROVISIONS PART 11.2 STAIRWAY AND RAMP CONSTRUCTION.  
BARRIERS AND HANDRAILS TO BE CONSTRUCTED IN ACCORDANCE WITH BCA VOL. 2, PART 5 SAFE MOVEMENT AND ACCESS, H5D3 BARRIERS AND HANDRAILS, ABCB HOUSING PROVISIONS PART 11.3 BARRIERS AND HANDRAILS.

**GOINGS - UNLESS NOTED OTHERWISE - 280 RISERS - 115 MIN. 190 MAX. BUILDING CONTRACTOR TO CHECK FINISHED LEVELS ON SITE TO ENSURE ALL RISERS ARE EQUAL.**

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS AND SPECIFICATIONS RELATING TO THIS PROJECT. REFER SHEET A01 FOR BUILDING NOTES.

**AMBIGUITY, ERROR OR OMISSION NOTE**

'IF IN DOUBT, ASK; IF IT DOESN'T LOOK RIGHT, QUESTION IT'  
ANY PERSON INVOLVED WITH THIS PROJECT (CONSULTANT, CONTRACTOR, SUB-CONTRACTOR, AUTHORITY, SUPPLIER, OWNER AND THE LIKE) THAT DISCOVERS ANY AMBIGUITY, ERROR OR OMISSION IN THESE DOCUMENTS, OR BETWEEN THESE DOCUMENTS AND ANY OTHER RELEVANT DOCUMENTS (CONSULTANTS PLANS, REPORTS, DCP, LEP, BCA, AUSTRALIAN STANDARDS OR THE LIKE), SHALL ADVISE ROBBERSON CONSTRUCTIONS IMMEDIATELY AND SEEK CLARIFICATION. NO DECISIONS WITH REGARD TO APPROVAL, PRICING, SUPPLY OR CONSTRUCTION ARE TO BE MADE WITH RESPECT TO THE ISSUE WITHOUT WRITTEN APPROVAL OR UPDATED DOCUMENTATION TO CORRECT THIS AMBIGUITY, ERROR OR OMISSION.

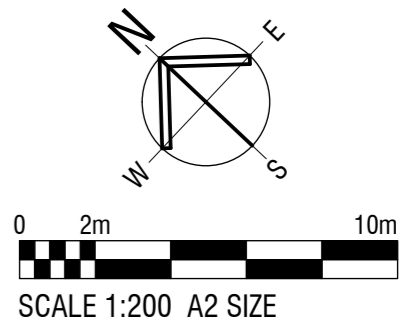
**WORKPLACE HEALTH & SAFETY**

DURING CONSTRUCTION AND THE ON GOING MAINTENANCE OF THIS BUILDING ENSURE WORKPLACE HEALTH AND SAFETY IS FULLY UNDERSTOOD AND IMPLEMENTED BY ALL PERSONS INVOLVED WITH THIS JOB.

REFER TO THE PRELIMINARIES WORKSECTION IN THE SPECIFICATION FOR THE EXPLANATIONS OF THE 10 KEY AREAS OF INFLUENCE. THESE AREAS ARE AS FOLLOWS:

- FALLS, SLIPS AND TRIPS.
- FALLING OBJECTS,
- TRAFFIC MANAGEMENT,
- SERVICES,
- MANUAL TASKS,
- HAZARDOUS SUBSTANCES,
- CONFINED SPACES,
- PUBLIC ACCESS,
- OPERATION USE OF BUILDING RESIDENTIAL BUILDINGS,
- OTHER HIGH RISK ACTIVITY.

**PRELIMINARY**  
NOT FOR CONSTRUCTION



3	ISSUED FOR THERMAL COMFORT ASSESSMENT	21-02-2024
2	ISSUED FOR APPROVAL	23-01-2024
1	ISSUED FOR COMMENT	19-12-2023

Amendments  
Drafted by K. McMullen, ph 0414737188



Project  
**PROPOSED NEW UNIT DEVELOPMENT**  
**LOT 144 DP 1281496**  
**107 LINGIARI DRIVE, LLOYD**

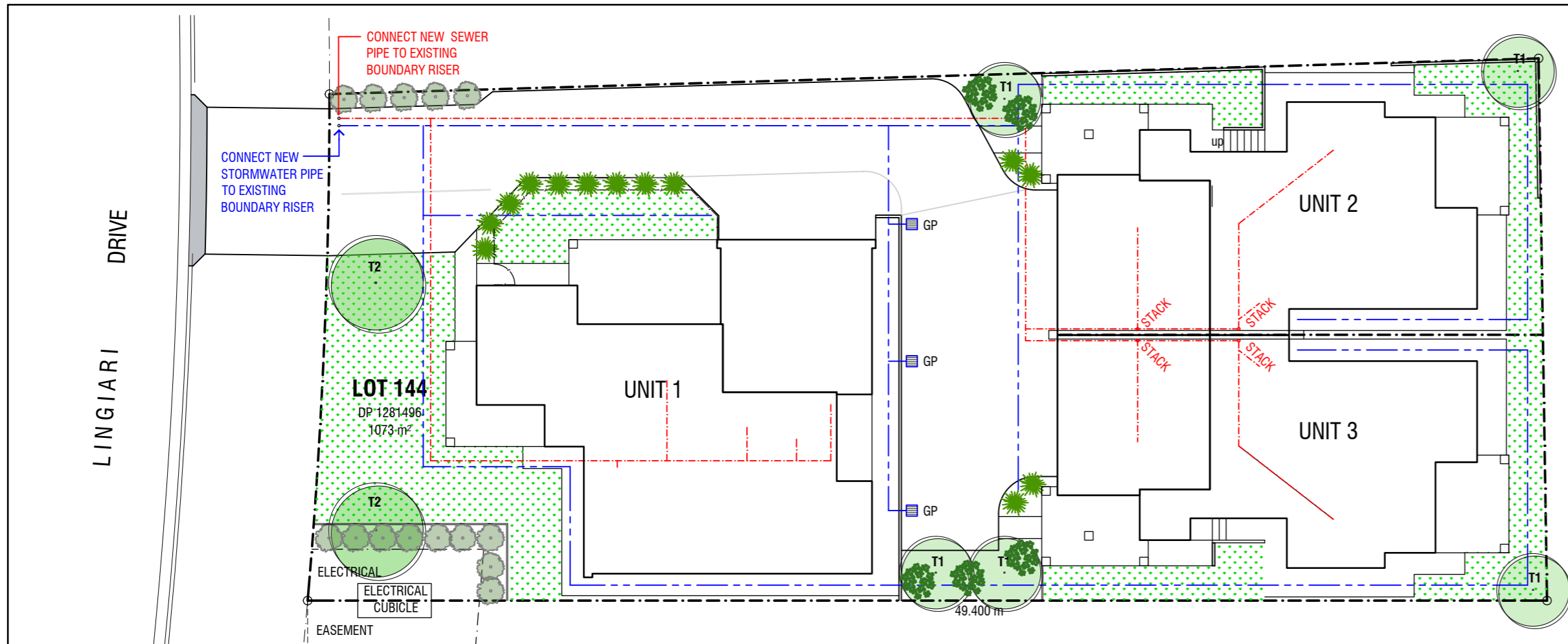
Client  
**ROBERSON CONSTRUCTIONS**

Sheet Title  
**SITE & SITE ANALYSIS PLAN**

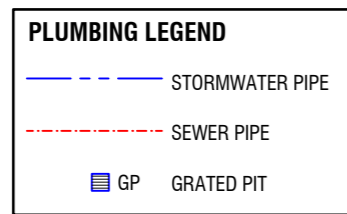
Date	DEC 2023	Designed	K.M.	Sheet No.	<b>A01</b>
Scale	AS SHOWN AT A2	Drawn	K.M.	Issue / Amendment No.	
		Project No.	23-04		3

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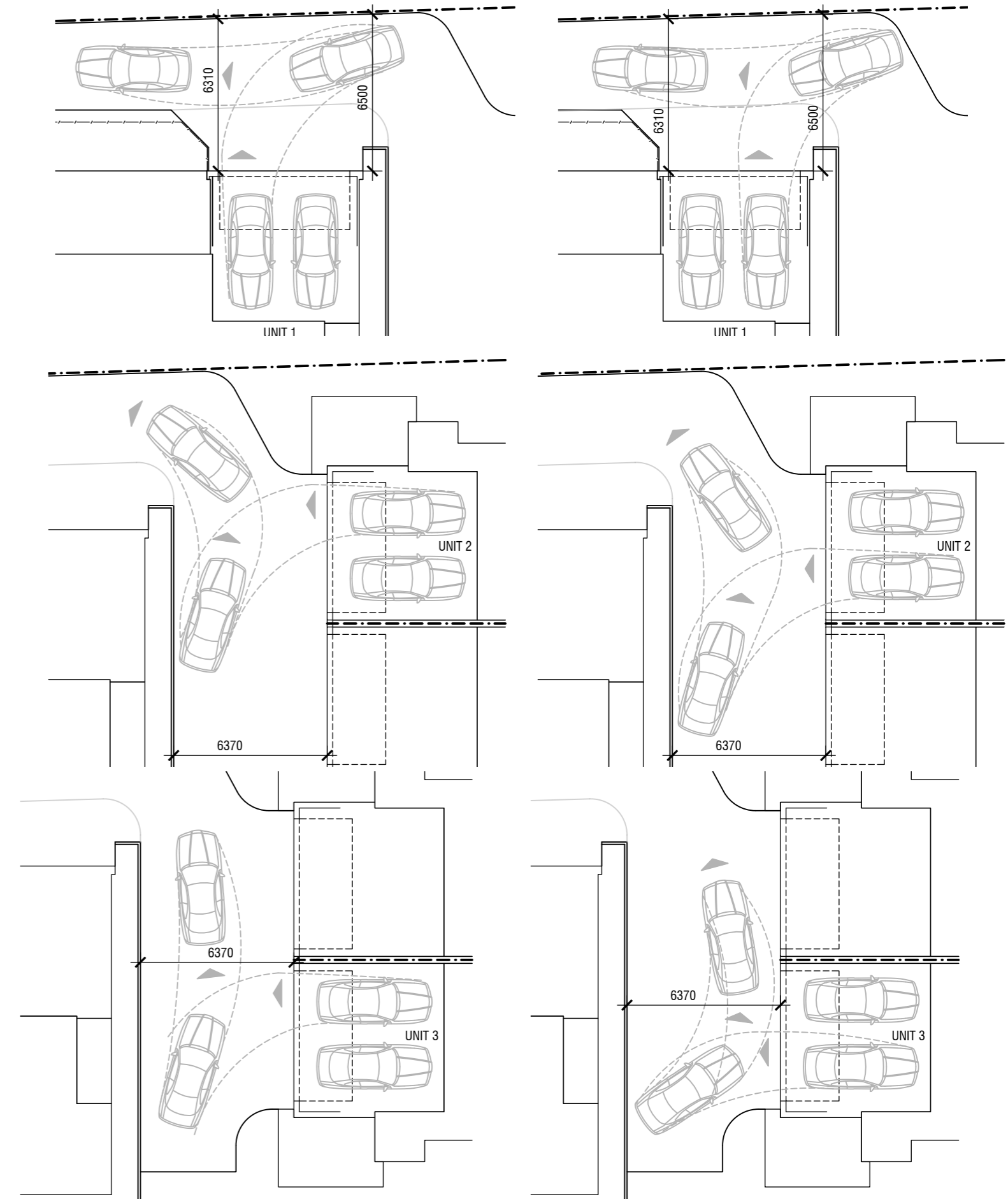




**PLUMBING & LANDSCAPING PLAN**  
SCALE 1:200



PLANTING SCHEDULE					
	SPECIES	SIZE	SPACING	HEIGHT	QUANTITY
TREES	T1 <i>Pyrus Calleryana</i> (Capital Pear)	25 L	AS SHOWN	8m H x 3m W	5
	T2 <i>Lagerstroemia Natchez</i> (Crepe Myrtle)	25 L	AS SHOWN	8m H x 6m W	2
SHRUBS	<i>Photinia x Fraseri</i> 'Red Fence'	200 mm	AS SHOWN	1.5m H x 1.0m W	14
GROUND COVER / GRASSES	<i>Lomandra Tanika</i>	TUBE	1.5 m	0.6m H x 0.65m W	16
	<i>Hardenbergia Violacea</i> 'Meema'	200mm	AS SHOWN	0.5m H x 2.0m W	5
	<i>Kikuya</i> / Rye Turf				



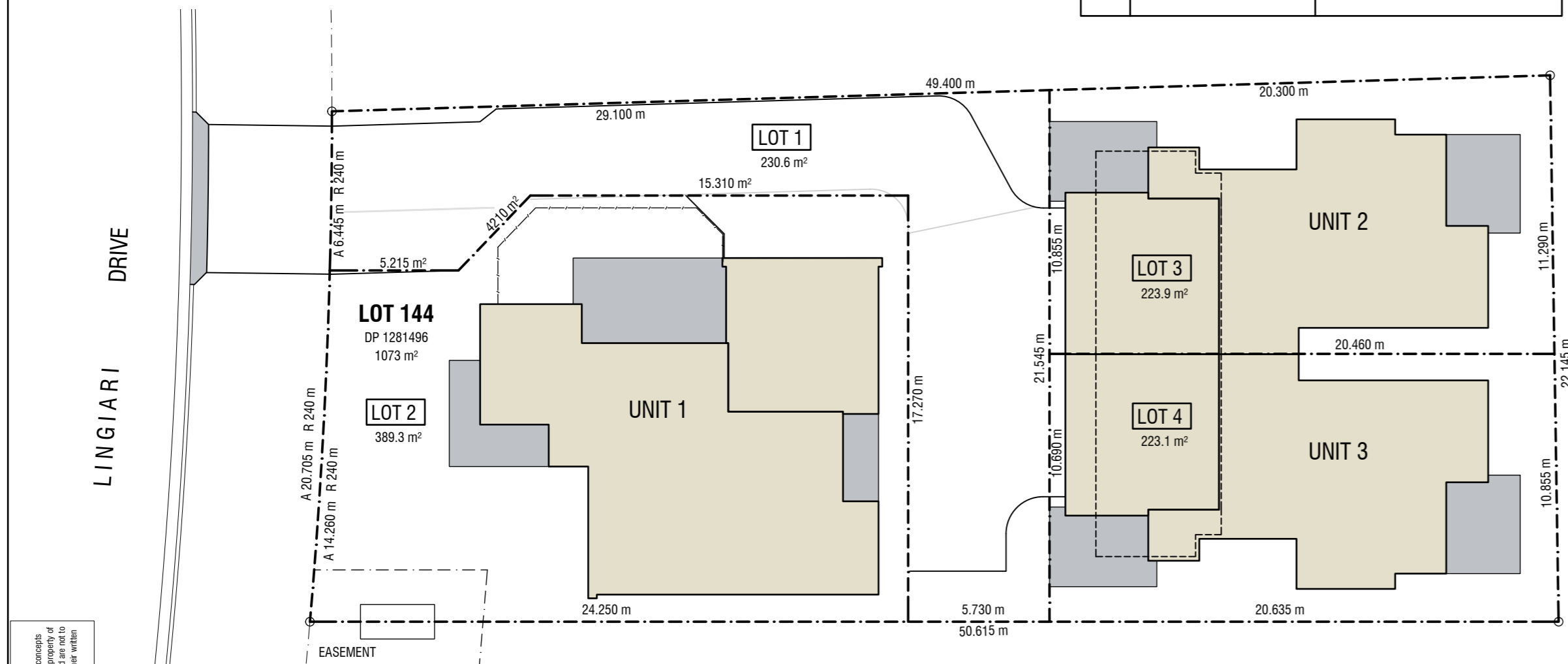
**VEHICLE MANOEUVERING DIAGRAMS**  
SCALE 1:200

**VEHICLE MANOEUVERING:**

GARAGE SPACES, DOOR OPENING & APRON WIDTHS TO BE ACCORDANCE WITH AS2890.1 2004 CARPARKING 5.4(b) & FIGURE 2.2. USER CLASS 1A.

5.4(b) MULTIPLE VEHICLE GARAGE WITH NO INTERNAL WALLS  
 MINIMUM GARAGE WIDTH REQUIRED = 5.4m MIN (2.4m SPACE + 0.3m) x 2  
 MINIMUM DOOR WIDTH REQUIRED = 4.8m MIN (SPACE WIDTH 2.4m x 2)  
 MINIMUM APRON WIDTH REQUIRED = 5.8m MIN (USER CLASS 1A, 90° ANGLE - FIGURE 2.2)

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**COMMUNITY TITLE PLAN**  
SCALE 1:200

3	ISSUED FOR THERMAL COMFORT ASSESSMENT	21-02-2024
2	ISSUED FOR APPROVAL	23-01-2024
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Amendments

Drafted by K. McMullen, ph 0414737188



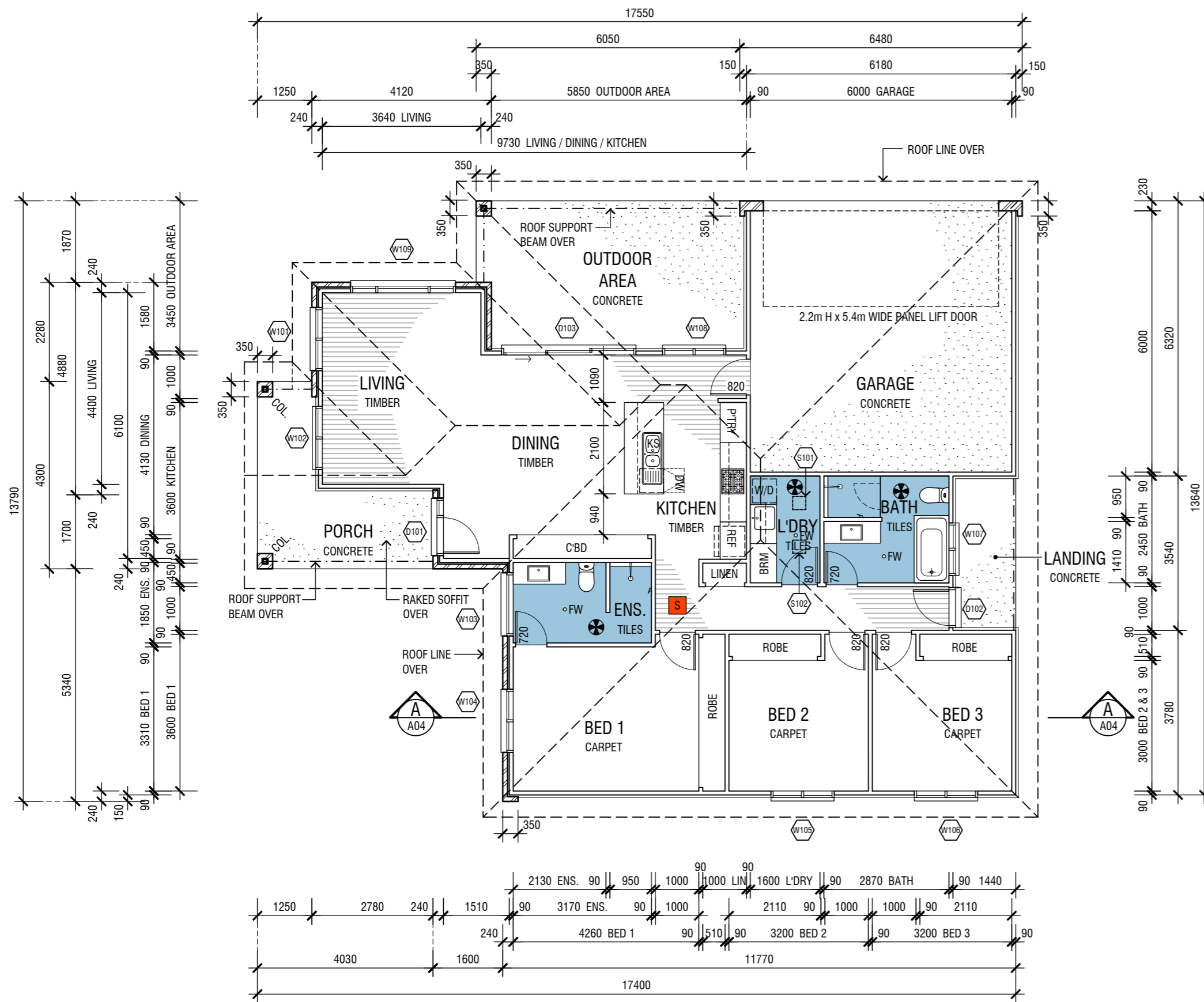
Project  
**PROPOSED NEW UNIT DEVELOPMENT**  
 LOT 144 DP 1281496  
 107 LINGIARI DRIVE, LLOYD

Client  
**ROBERSON CONSTRUCTIONS**

Sheet Title  
**LANDSCAPE & PLUMBING PLANS**

Date	DEC 2023	Designed	K.M.	Sheet No.	<b>A02</b>
Scale	AS SHOWN AT A2	Drawn	K.M.	Issue / Amendment No.	
			Project No.	23-04	3

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**UNIT 1 FLOOR PLAN**  
SCALE 1:100

**ABBREVIATIONS LEGEND**

COS	CONFIRM ON SITE
EX	EXISTING
CS	CAVITY SLIDER
DW	DISH WASHER
FW	FLOOR WASTE
KS	KITCHEN SINK
OV	OVEN
RH	RANGE HOOD
SH	SHELVING
CT	COOKTOP
T	LAUNDRY TUB
W/D	WASHING MACHINE / DRYER

**SYMBOLS LEGEND**

	SMOKE DETECTOR (MAINS CONNECTED AND LINKED WITH BATTERY BACKUP). REFER BUILDING NOTES FOR COMPLIANCE STANDARDS.
	EXHAUST FAN TO BE DUCTED THROUGH ROOF TO OUTSIDE. REFER BUILDING NOTES FOR COMPLIANCE STANDARDS.

**WINDOW & DOOR SCHEDULE - UNIT 1**

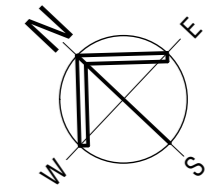
No.	SIZE (H x W)	GLAZING (m <sup>2</sup> )	DESCRIPTION
W101	1500 x 1450	2.18 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W102	1500 x 1450	2.18 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W103	600 x 1450	0.87 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG, SAF
W104	1500 x 1450	2.18 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W105	1200 x 1450	1.74 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W106	1200 x 1450	1.74 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W107	900 x 1210	1.09 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG, OB, SAF
W108	1500 x 1450	2.18 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W109	1500 x 2410	3.62 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
D101	2100 x 1320	0.95 m <sup>2</sup>	TIMBER FRAMED 820 ENTRY DOOR WITH SIDELIGHT, DG
D102	2100 x 920	- m <sup>2</sup>	TIMBER FRAMED 820 SOLID CORE DOOR
D103	2100 x 3010	6.32 m <sup>2</sup>	ALUMINIUM FRAMED GLASS SLIDING DOOR, DG
S101 - S102	-	-	SUN TUNNEL WITH SQUARE FROSTED GLASS DIFFUSER.

**DOOR AND WINDOW NOTES:**

- GLAZING AND WINDOW SELECTION AND INSTALLATION TO AS 2047 WINDOWS AND EXTERNAL GLAZED DOORS IN BUILDINGS AND AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION.
- WINDOW FRAME AND GLAZING PERFORMANCE LEVELS TO MEET OR EXCEED BASIX CERTIFICATE REQUIREMENTS.
- BUILDER TO ADVISE FRAMING MANUFACTURER OF SELECTED WINDOW MANUFACTURER'S SIZES AS STANDARD WINDOW SIZES VARY SLIGHTLY BETWEEN MANUFACTURERS.
- ALL WINDOW & DOOR DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FABRICATION.
- ALL WINDOW AND DOOR HEAD HEIGHT, UNLESS NOTED OTHERWISE - 2100.
- ALL OPERABLE WINDOWS TO BE FITTED WITH SEALS AND TIGHT FITTING FLY SCREENS.
- EXTERNAL DOORS TO BE FITTED WITH WEATHER SEALS ALL ROUND.
- FIRST FLOOR AND OVER BEDROOM WINDOWS TO HAVE RESTRICTED OR PROTECTED OPENING AS PER BCA VOL. 2 PART H5 SAFE MOVEMENT AND ACCESS, HSD3 BARRIERS AND HANDRAILS, ABCB HOUSING PROVISIONS PART 11.3 BARRIERS AND HANDRAILS, CLAUSE 11.3.7 PROTECTION OF OPENABLE WINDOWS - BEDROOMS.

HH	- HEAD HEIGHT
DG	- DOUBLE GLAZED
FR	- FROSTED GLASS
OB	- OBSCURE GLASS
SAF	- SAFETY GLASS
RES	- RESTRICTED/PROTECTED OPENING
MOT	- MOTORISED WINDOW

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1	ISSUED FOR COMMENT	19-12-2023

Amendments  
Drafted by K. McMullen, ph 0414737188



Project  
**PROPOSED NEW UNIT DEVELOPMENT**  
LOT 144 DP 1281496  
107 LINGIARI DRIVE, LLOYD

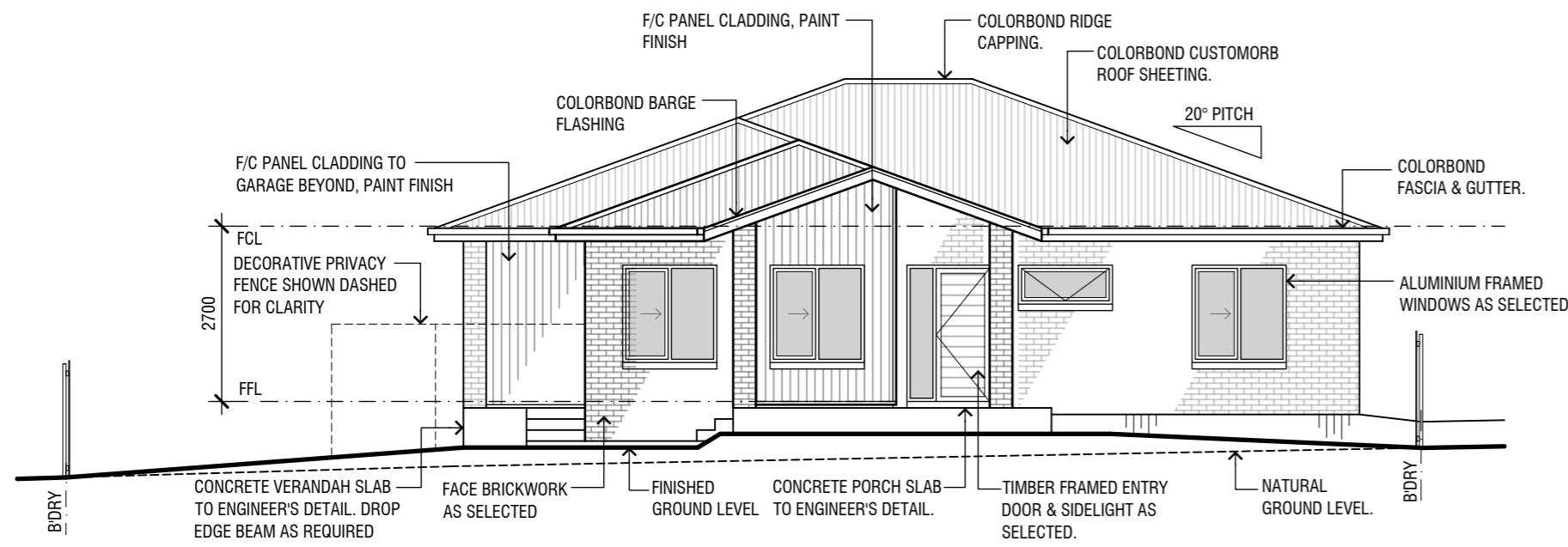
Client  
**ROBERSON CONSTRUCTIONS**

Sheet Title  
**FLOOR PLAN - UNIT 1**

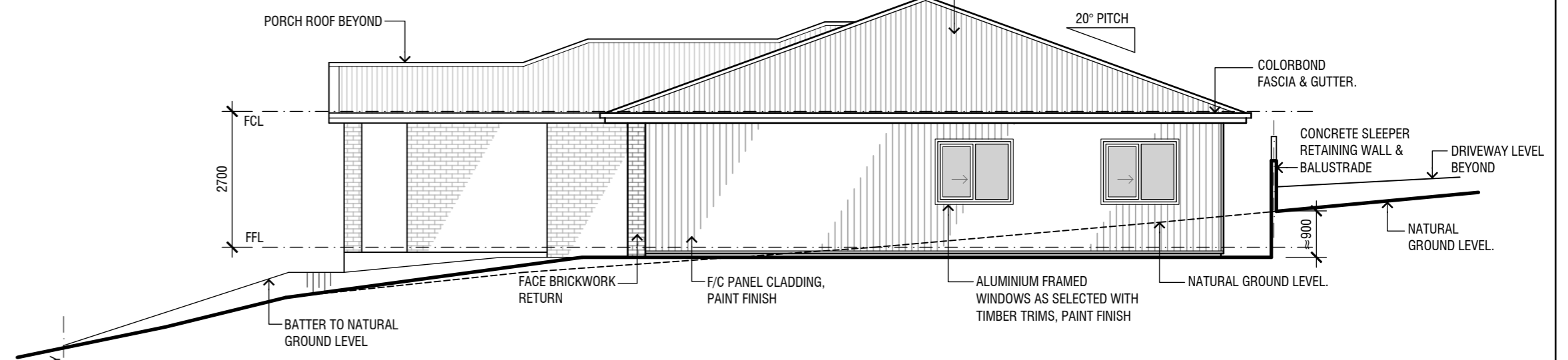
Date	DEC 2023	Designed	K.M.	Sheet No.	<b>A03</b>
Scale	AS SHOWN AT A2	Drawn	K.M.	Issue / Amendment No.	
		Project No.	23-04		3



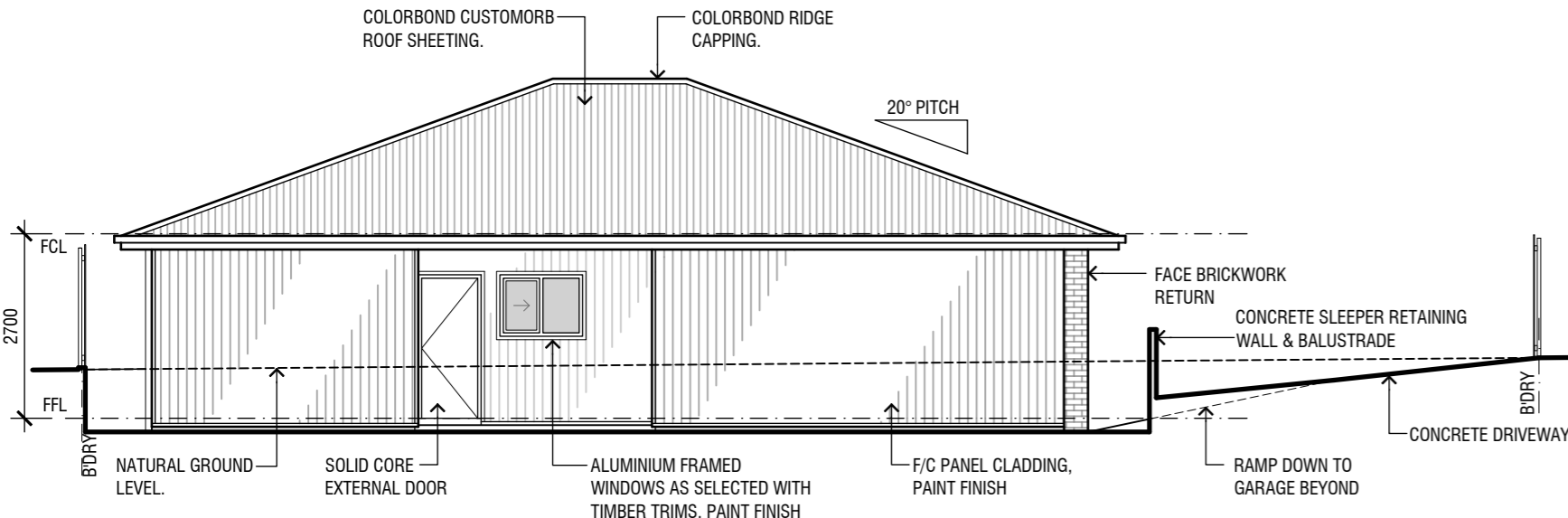
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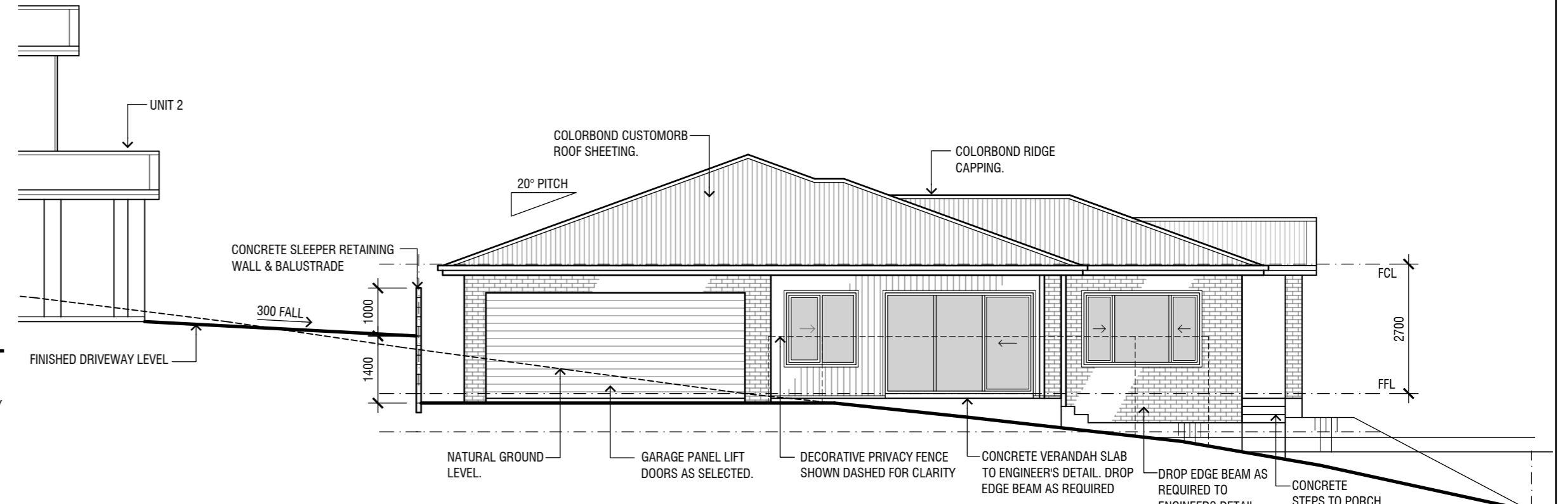
**NORTH WEST ELEVATION**  
SCALE 1:100



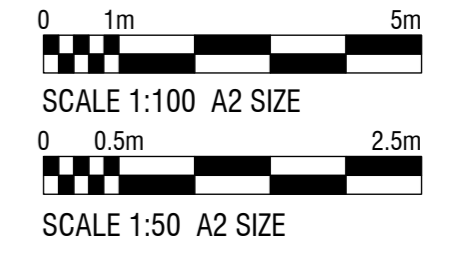
**SOUTH WEST ELEVATION**  
SCALE 1:100



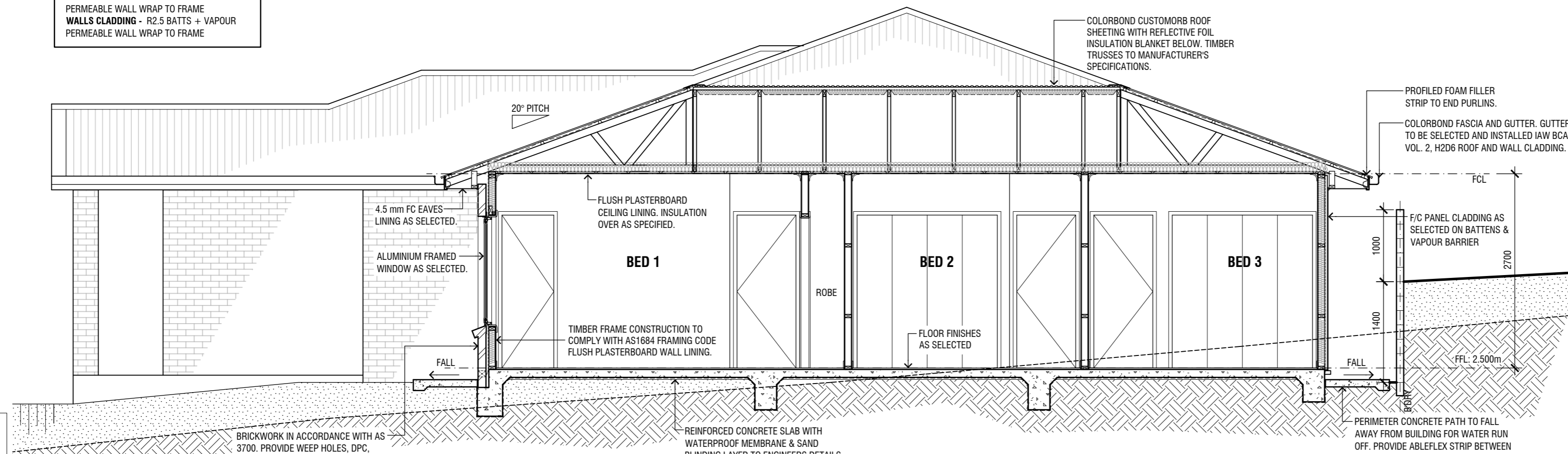
**SOUTH EAST ELEVATION**  
SCALE 1:100



**NORTH EAST ELEVATION**  
SCALE 1:100



**ROOF** - R1.3 FOIL LINED INSULATION BLANKET  
**CEILING** - R4.5 BATTS  
**WALLS BRICK VENEER** - R2.5 BATTS + VAPOUR PERMEABLE WALL WRAP TO FRAME  
**WALLS CLADDING** - R2.5 BATTS + VAPOUR PERMEABLE WALL WRAP TO FRAME



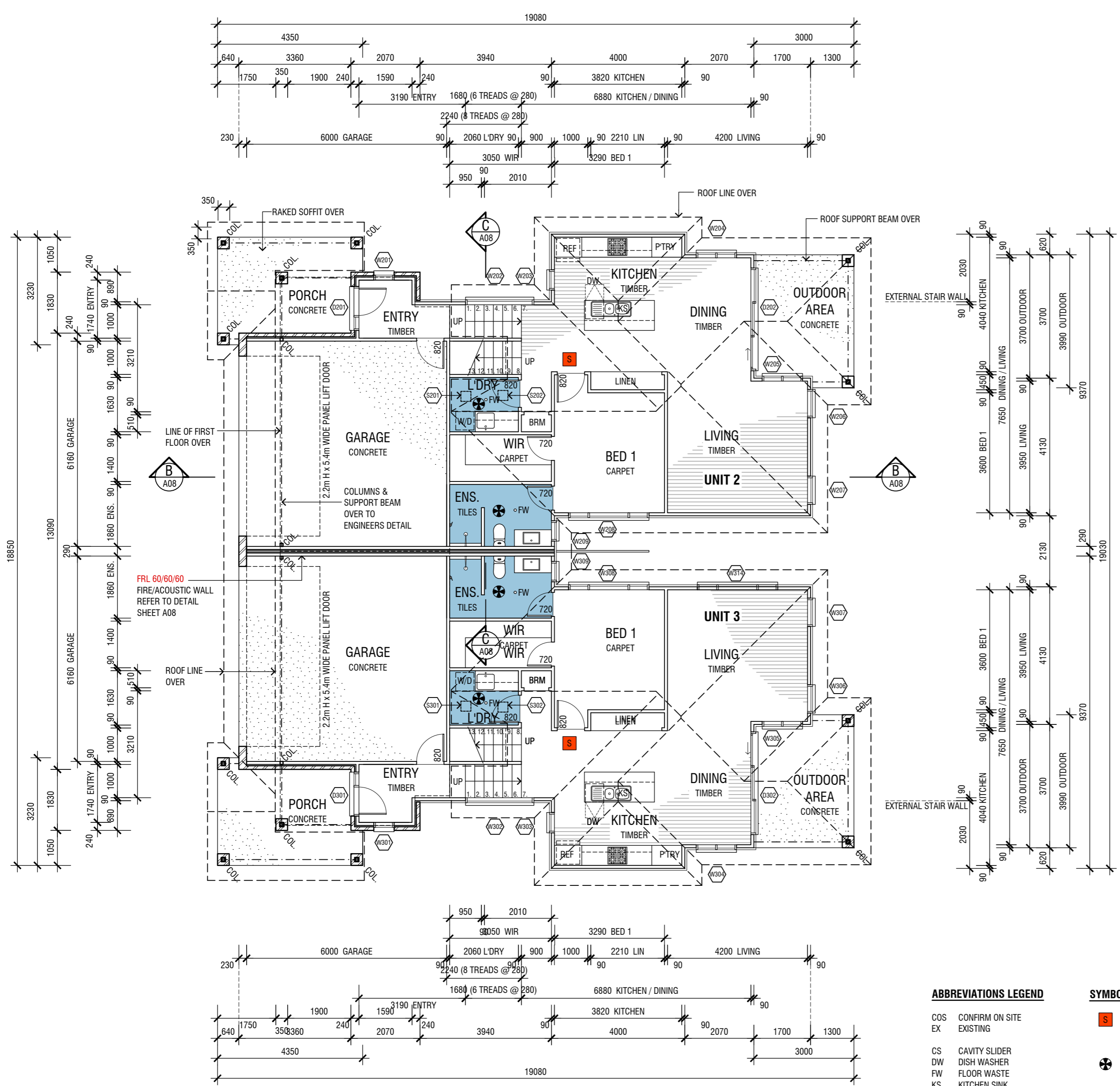
**A SECTION**  
SCALE 1:50

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3	ISSUED FOR THERMAL COMFORT ASSESSMENT	21-02-2024
2	ISSUED FOR APPROVAL	23-01-2024
1	ISSUED FOR COMMENT	19-12-2023
Amendments		
Drafted by K. McMullen, ph 0414737188		
Project <b>PROPOSED NEW UNIT DEVELOPMENT LOT 144 DP 1281496 107 LINGIARI DRIVE, LLOYD</b>		
Client <b>ROBERSON CONSTRUCTIONS</b>		
Sheet Title <b>ELEVATIONS &amp; SECTION - UNIT 1</b>		
Date DEC 2023	Designed K.M.	Sheet No. <b>A04</b>
Scale AS SHOWN AT A2	Drawn K.M.	Issue / Amendment No. 3
	Project No. 23-04	

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**UNITS 2 & 3 GROUND FLOOR PLAN**  
SCALE 1:100

No.	SIZE (H x W)	GLAZING (m <sup>2</sup> )	DESCRIPTION
W201	1500 x 610	0.92 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W202	600 x 2050	1.25 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W203	1500 x 610	0.92 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W204	1500 x 1210	1.82 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W205	1500 x 1210	1.82 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W206	1500 x 850	1.28 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W207	1500 x 850	1.28 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W208	1200 x 2410	2.89 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W209	900 x 610	0.55 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG, OB, SAF
W210	1200 x 1810	2.17 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W211	450 x 1450	0.65 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG, SAF
W212	1200 x 1810	2.17 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W213	1200 x 610	0.73 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
D201	2100 x 1320	0.95 m <sup>2</sup>	TIMBER FRAMED 820 ENTRY DOOR WITH SIDELIGHT, DG
D202	2100 x 3010	6.32 m <sup>2</sup>	ALUMINIUM FRAMED GLASS SLIDING DOOR, DG
S201 - S202	-	-	SUN TUNNEL WITH SQUARE FROSTED GLASS DIFFUSER. (SOLARTUBE OR EQUIVALENT)

**WINDOW & DOOR SCHEDULE - UNIT 3**

No.	SIZE (H x W)	GLAZING (m <sup>2</sup> )	DESCRIPTION
W301	1500 x 610	0.92 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W302	600 x 2050	1.25 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W303	1500 x 610	0.92 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W304	1500 x 1210	1.82 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W305	1500 x 1210	1.82 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W306	1500 x 850	1.28 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W307	1500 x 850	1.28 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W308	1200 x 2410	2.89 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W309	900 x 610	0.55 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG, OB, SAF
W310	1200 x 1810	2.17 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W311	450 x 1450	0.65 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG, SAF
W312	1200 x 1810	2.17 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W313	1200 x 610	0.73 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W314	1500 x 2410	3.62 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
D301	2100 x 1320	0.95 m <sup>2</sup>	TIMBER FRAMED 820 ENTRY DOOR WITH SIDELIGHT, DG
D302	2100 x 3010	6.32 m <sup>2</sup>	ALUMINIUM FRAMED GLASS SLIDING DOOR, DG
S301 - S302	-	-	SUN TUNNEL WITH SQUARE FROSTED GLASS DIFFUSER. (SOLARTUBE OR EQUIVALENT)

**DOOR AND WINDOW NOTES:**  
 - GLAZING AND WINDOW SELECTION AND INSTALLATION TO AS 2047 WINDOWS AND EXTERNAL GLAZED DOORS IN BUILDINGS AND AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION.  
 - WINDOW FRAME AND GLAZING PERFORMANCE LEVELS TO MEET OR EXCEED BASIX CERTIFICATE REQUIREMENTS.  
 - BUILDER TO ADVISE FRAMING MANUFACTURER OF SELECTED WINDOW MANUFACTURER'S SIZES AS STANDARD WINDOW SIZES VARY SLIGHTLY BETWEEN MANUFACTURER'S.  
 - ALL WINDOW & DOOR DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FABRICATION.  
 - ALL WINDOW AND DOOR HEAD HEIGHT, UNLESS NOTED OTHERWISE - 2100.  
 - ALL OPERABLE WINDOWS TO BE FITTED WITH SEALS AND TIGHT FITTING FLY SCREENS.  
 - EXTERNAL DOORS TO BE FITTED WITH WEATHER SEALS ALL ROUND.  
 - FIRST FLOOR AND OVER BEDROOM WINDOWS TO HAVE RESTRICTED OR PROTECTED OPENING AS PER BCA VOL. 2 PART HS SAFE MOVEMENT AND ACCESS, HSD3 BARRIERS AND HANDRAILS, ABCB HOUSING PROVISIONS PART 11.3 BARRIERS AND HANDRAILS, CLAUSE 11.3.7 PROTECTION OF OPENABLE WINDOWS - BEDROOMS.

HH - HEAD HEIGHT  
 DG - DOUBLE GLAZED  
 FR - FROSTED GLASS  
 OB - OBSCURE GLASS  
 SAF - SAFETY GLASS  
 RES - RESTRICTED/PROTECTED OPENING  
 MOT - MOTORISED WINDOW

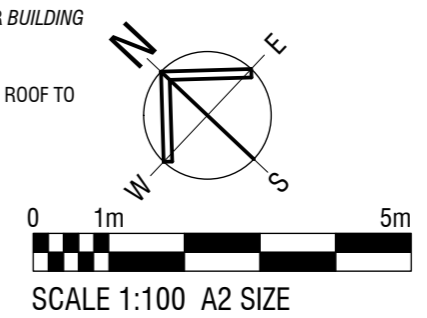
**ABBREVIATIONS LEGEND**

- COS CONFIRM ON SITE
- EX EXISTING
- CS CAVITY SLIDER
- DW DISH WASHER
- FW FLOOR WASTE
- KS KITCHEN SINK
- OV OVEN
- RH RANGE HOOD
- SH SHELVE
- CT COOKTOP
- T LAUNDRY TUB
- W/D WASHING MACHINE / DRYER

**SYMBOLS LEGEND**

- SMOKE DETECTOR (MAINS CONNECTED AND LINKED WITH BATTERY BACKUP). REFER BUILDING NOTES FOR COMPLIANCE STANDARDS.
- EXHAUST FAN TO BE DUCTED THROUGH ROOF TO OUTSIDE. REFER BUILDING NOTES FOR COMPLIANCE STANDARDS.

**PRELIMINARY**  
NOT FOR CONSTRUCTION



3	ISSUED FOR THERMAL COMFORT ASSESSMENT	21-02-2024
2	ISSUED FOR APPROVAL	23-01-2024
1	ISSUED FOR COMMENT	19-12-2023

Amendments  
 Drafted by K. McMullen, ph 0414737188



Project  
**PROPOSED NEW UNIT DEVELOPMENT**  
 LOT 144 DP 1281496  
 107 LINGIARI DRIVE, LLOYD

Client  
**ROBERSON CONSTRUCTIONS**

Sheet Title  
**GROUND FLOOR PLAN - UNITS 2 & 3**

Date	DEC 2023	Designed	K.M.	Sheet No.	<b>A05</b>	
Scale	AS SHOWN AT A2	Drawn	K.M.	Project No.		23-04
					Issue / Amendment No.	3

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS AND SPECIFICATIONS RELATING TO THIS PROJECT. REFER SHEET A01 FOR BUILDING NOTES.

**WINDOW & DOOR SCHEDULE - UNIT 2**

No.	SIZE (H x W)	GLAZING (m <sup>2</sup> )	DESCRIPTION
W201	1500 x 610	0.92 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W202	600 x 2050	1.25 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W203	1500 x 610	0.92 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W204	1500 x 1210	1.82 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W205	1500 x 1210	1.82 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W206	1500 x 850	1.28 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W207	1500 x 850	1.28 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
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S201 - S202	-	-	SUN TUNNEL WITH SQUARE FROSTED GLASS DIFFUSER. (SOLARTUBE OR EQUIVALENT)

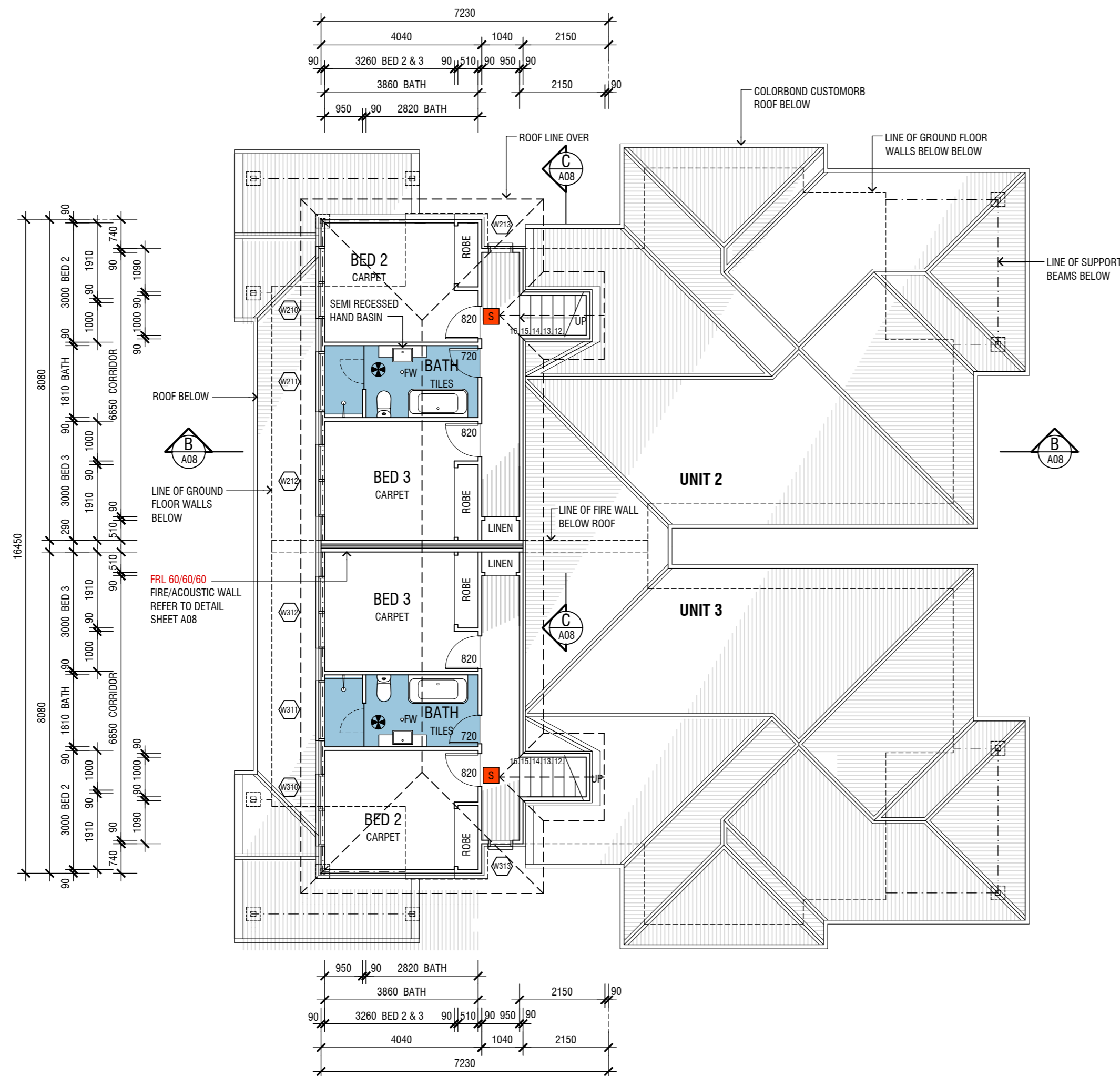
**WINDOW & DOOR SCHEDULE - UNIT 3**

No.	SIZE (H x W)	GLAZING (m <sup>2</sup> )	DESCRIPTION
W301	1500 x 610	0.92 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W302	600 x 2050	1.25 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W303	1500 x 610	0.92 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
W304	1500 x 1210	1.82 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W305	1500 x 1210	1.82 m <sup>2</sup>	ALUMINIUM FRAMED SLIDING WINDOW, DG
W306	1500 x 850	1.28 m <sup>2</sup>	ALUMINIUM FRAMED AWNING WINDOW, DG
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- RES - RESTRICTED/PROTECTED OPENING
- MOT - MOTORISED WINDOW



**UNITS 2 & 3 FIRST FLOOR PLAN**  
SCALE 1:100

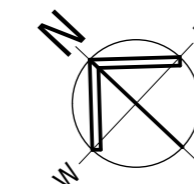
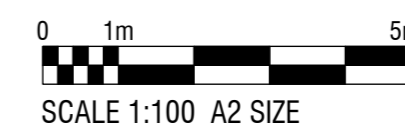
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- COS CONFIRM ON SITE
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3	ISSUED FOR THERMAL COMFORT ASSESSMENT	21-02-2024
2	ISSUED FOR APPROVAL	23-01-2024
1	ISSUED FOR COMMENT	19-12-2023

Amendments

Drafted by K. McMullen, ph 0414737188



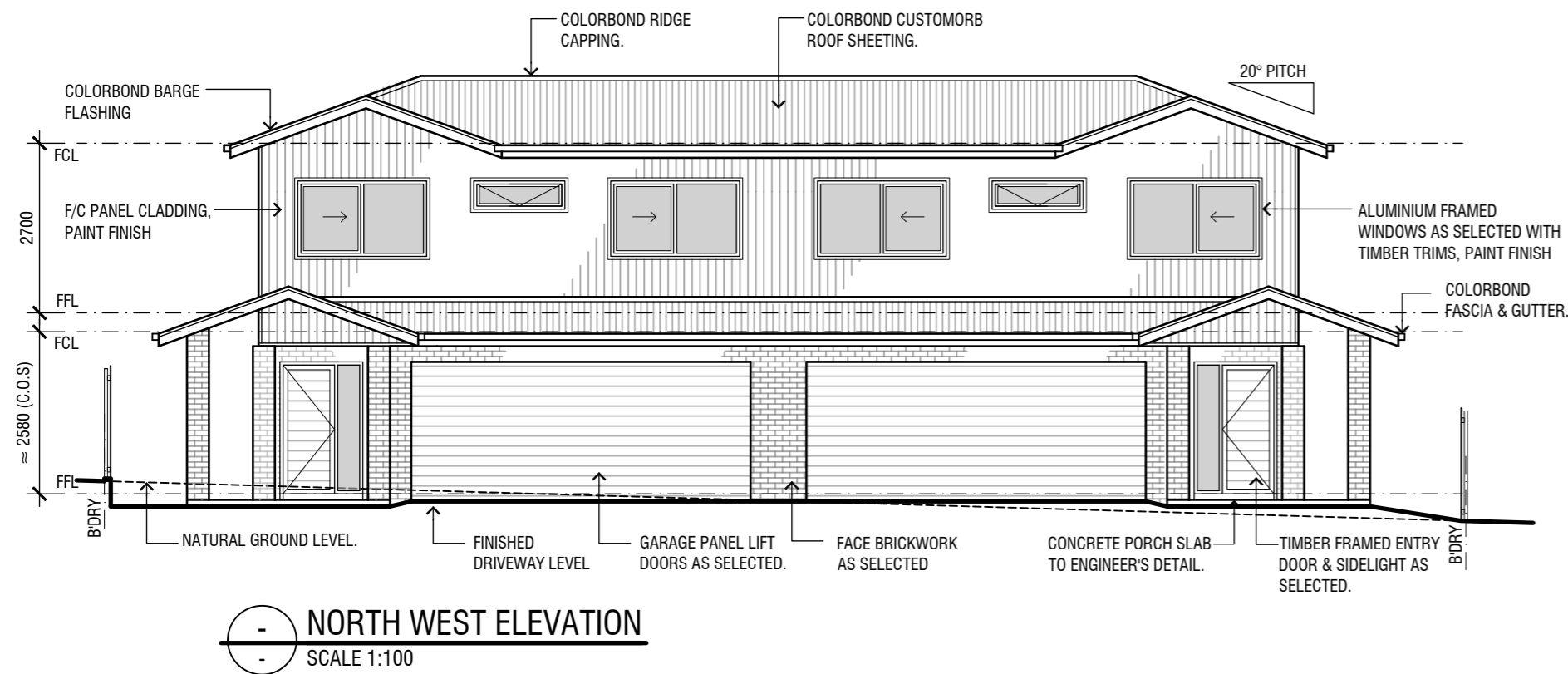
Project  
**PROPOSED NEW UNIT DEVELOPMENT**  
LOT 144 DP 1281496  
107 LINGIARI DRIVE, LLOYD

Client  
**ROBERSON CONSTRUCTIONS**

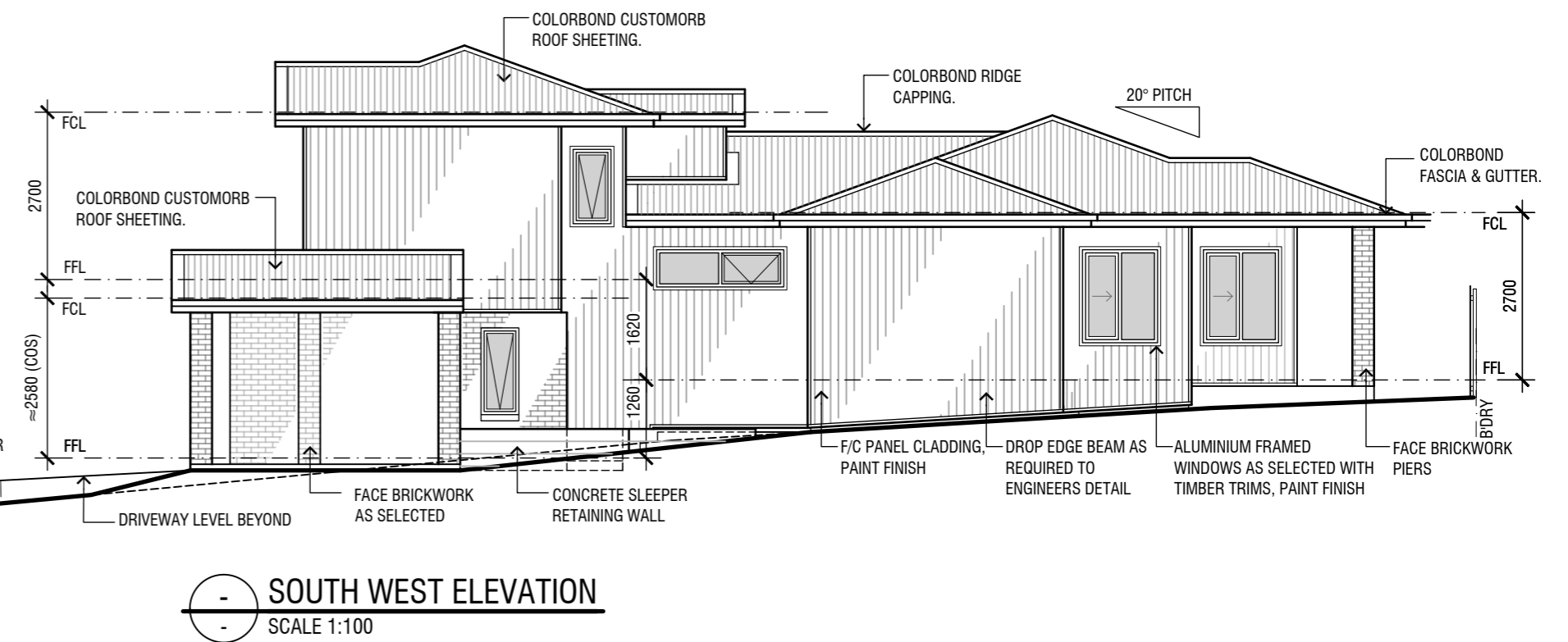
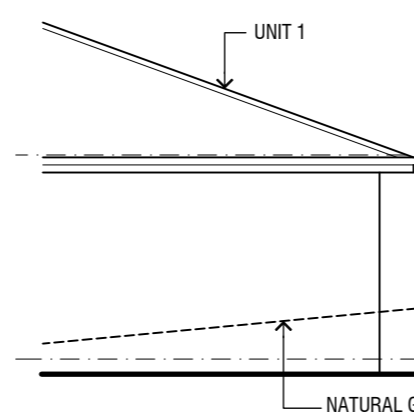
Sheet Title  
**FIRST FLOOR PLAN - UNITS 2 & 3**

Date	DEC 2023	Designed	K.M.	Sheet No.	<b>A06</b>
Scale	AS SHOWN AT A2	Drawn	K.M.	Project No.	
				Issue / Amendment No.	3

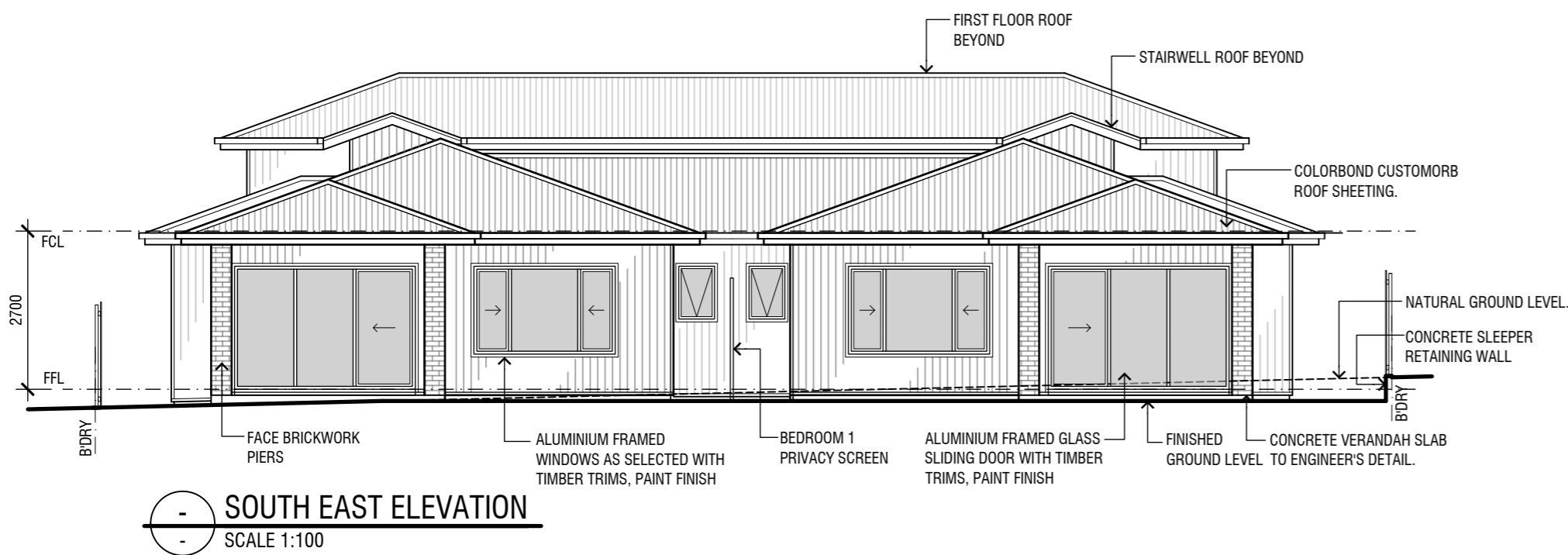
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS AND SPECIFICATIONS RELATING TO THIS PROJECT. REFER SHEET A01 FOR BUILDING NOTES.



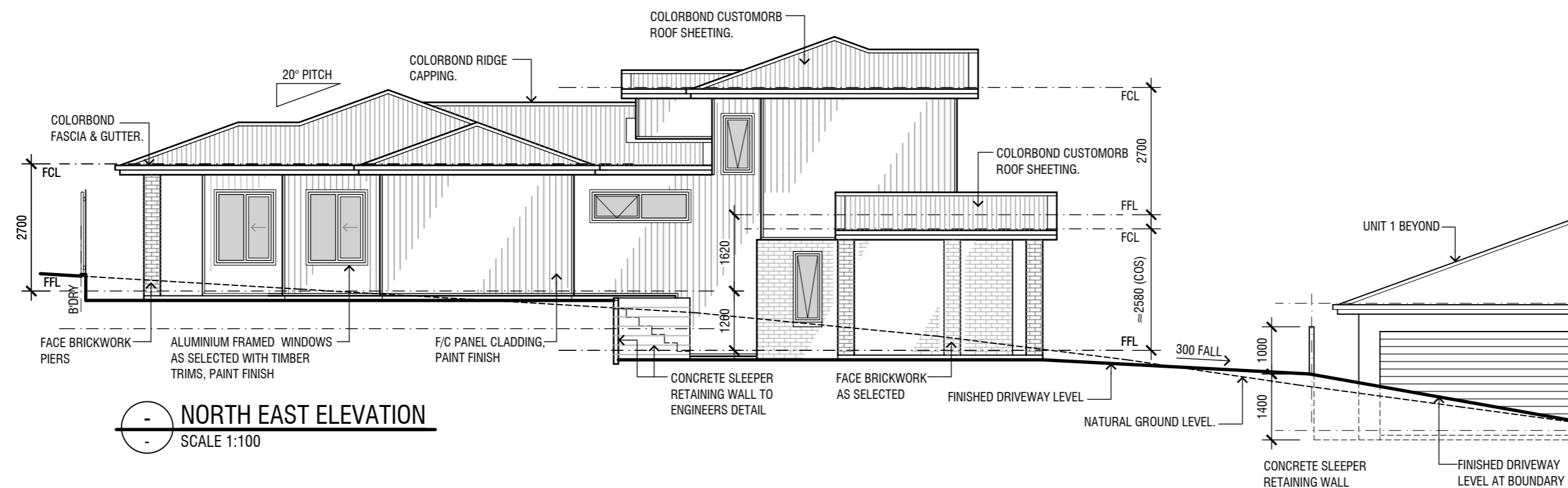
**NORTH WEST ELEVATION**  
SCALE 1:100



**SOUTH WEST ELEVATION**  
SCALE 1:100



**SOUTH EAST ELEVATION**  
SCALE 1:100



**NORTH EAST ELEVATION**  
SCALE 1:100

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Drafted by K. McMullen, ph 0414737188



Project  
**PROPOSED NEW UNIT DEVELOPMENT**  
LOT 144 DP 1281496  
107 LINGIARI DRIVE, LLOYD

Client  
**ROBERSON CONSTRUCTIONS**

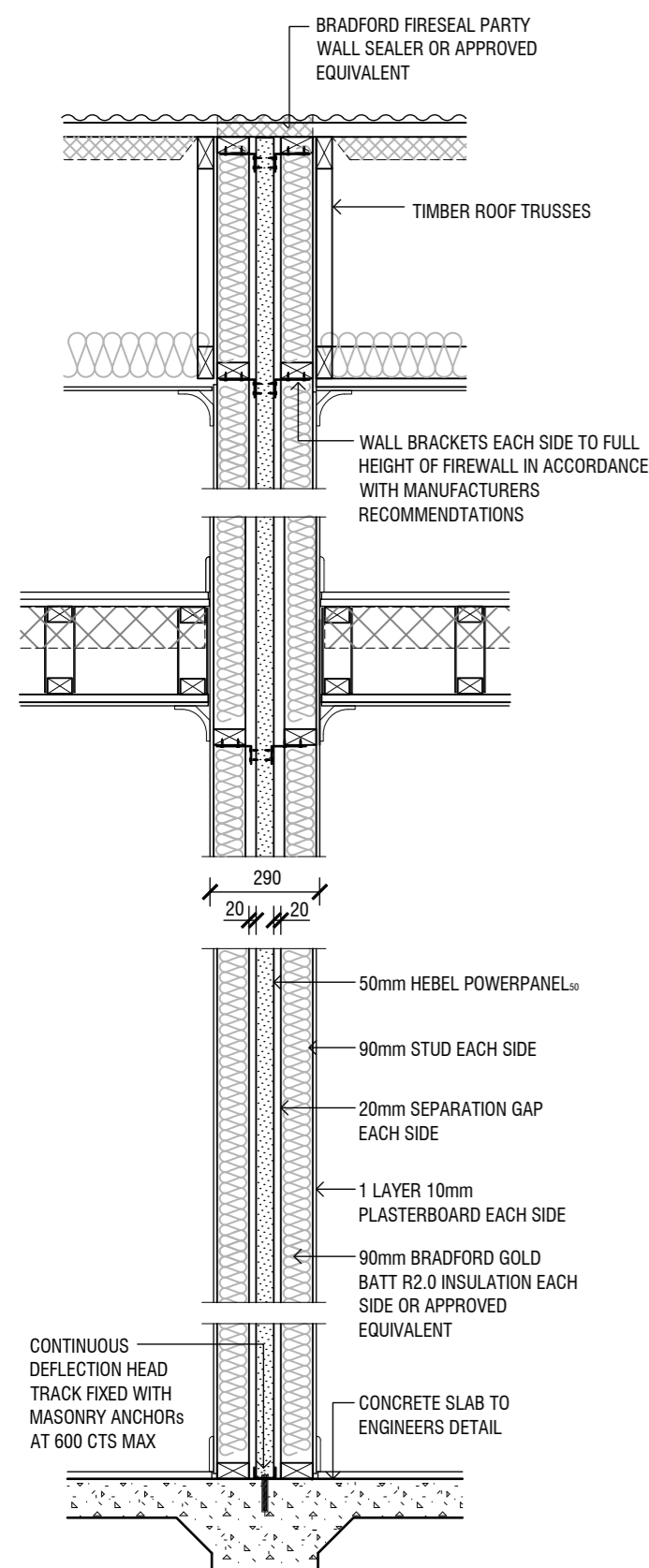
Sheet Title  
**ELEVATIONS - UNITS 2 & 3**

Date	DEC 2023	Designed	K.M.	Sheet No.	<b>A07</b>
Scale	AS SHOWN AT A2	Drawn	K.M.	Issue / Amendment No.	
		Project No.	23-04		3



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**INSULATION NOTE:**  
**ROOF** - R1.3 FOIL LINED INSULATION BLANKET  
**CEILING** - R4.5 BATTS  
**WALLS BRICK VENEER** - R2.5 BATTS + VAPOUR PERMEABLE WALL WRAP TO FRAME  
**WALLS CLADDING** - R2.5 BATTS + VAPOUR PERMEABLE WALL WRAP TO FRAME  
**FLOOR OVER GARAGE** - R 0.5 BATTS OR ROLL

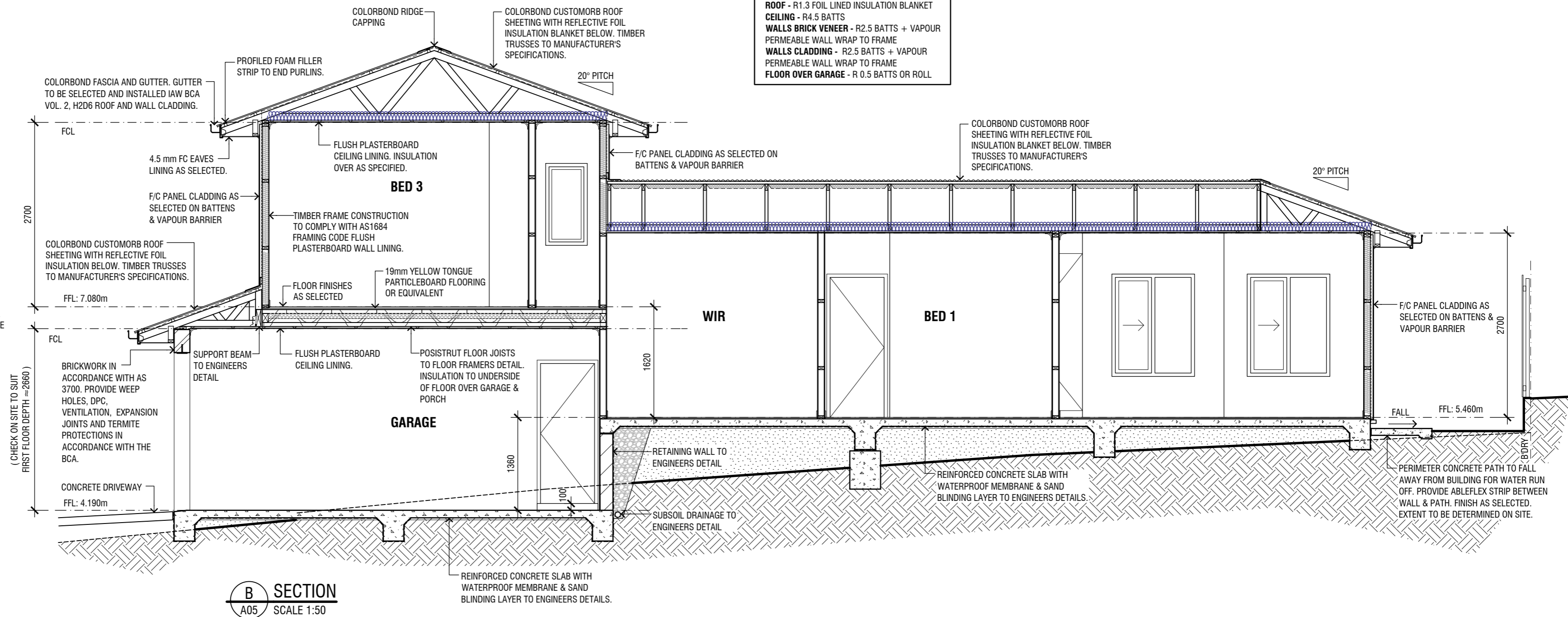


**FIREWALL DETAIL**  
SCALE 1:20

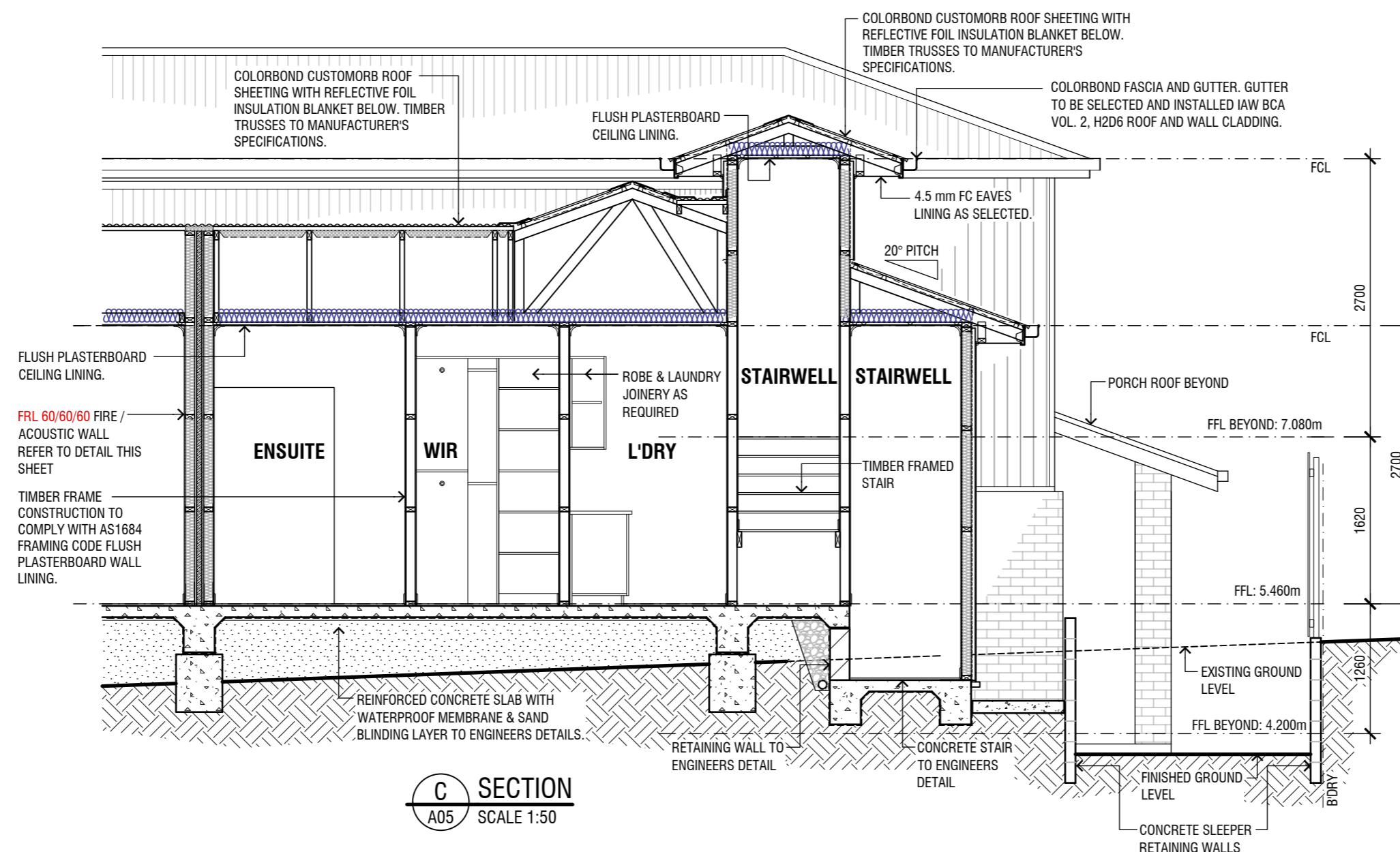
**HEBEL 1772 SYSTEM**  
**HEBEL POWERPANEL 50 INTERTENACNRY WALL**

60/60/60 FRL: MAXIMUM FIREWALL HEIGHT = 10m

FIREWALL TO BE CONSTRUCTED IN ACCORDANCE WITH BCA PART 3.7.3 - FIRE PROTECTION OF SEPARATING WALLS & FLOORS, & IN ACCORDANCE WITH HEBEL 1772 SYSTEM INSTALLATION GUIDELINES.



**B SECTION**  
A05 SCALE 1:50



**C SECTION**  
A05 SCALE 1:50

**PRELIMINARY**  
NOT FOR CONSTRUCTION



SCALE 1:50 A2 SIZE

3	ISSUED FOR THERMAL COMFORT ASSESSMENT	21-02-2024
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Amendments

Drafted by K. McMullen, ph 0414737188



Project

PROPOSED NEW UNIT DEVELOPMENT  
 LOT 144 DP 1281496  
 107 LINGIARI DRIVE, LLOYD

Client

ROBERSON CONSTRUCTIONS

Sheet Title

SECTIONS - UNITS 2 & 3

Date	DEC 2023	Designed	K.M.	Sheet No.	A08
Scale	AS SHOWN AT A2	Drawn	K.M.	Issue / Amendment No.	
		Project No.	23-04		