

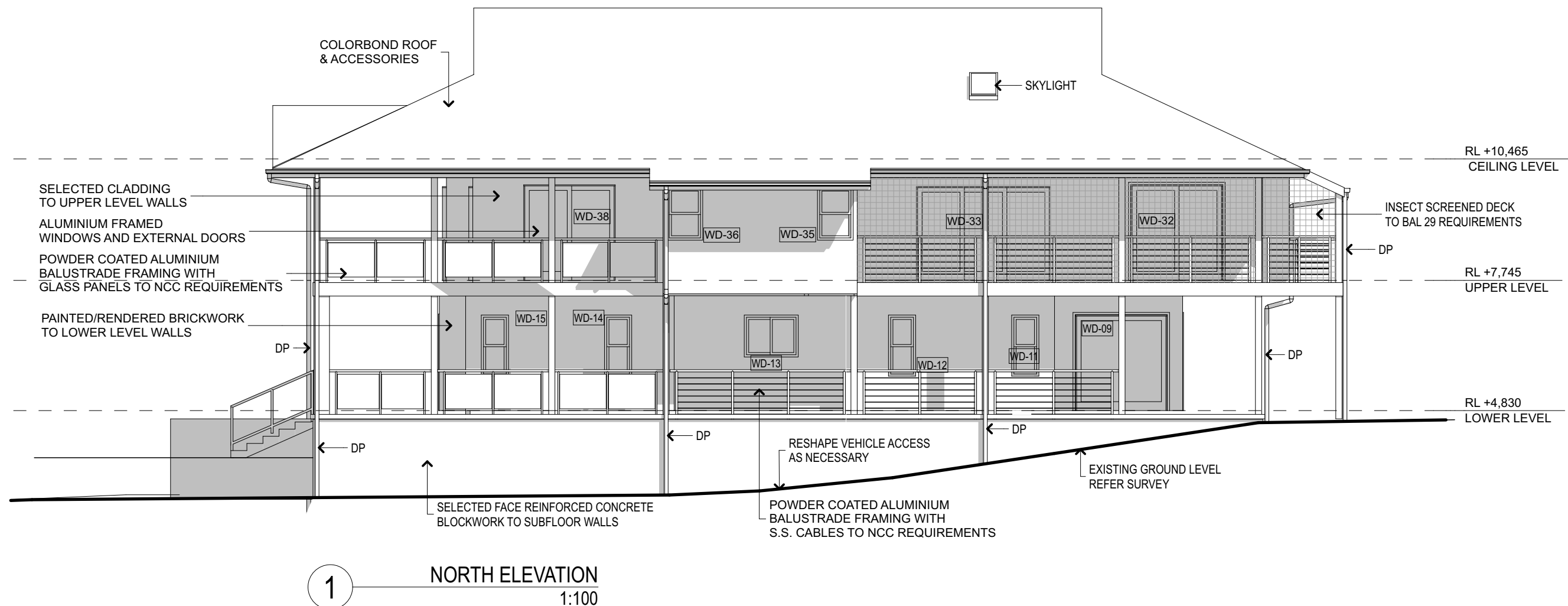
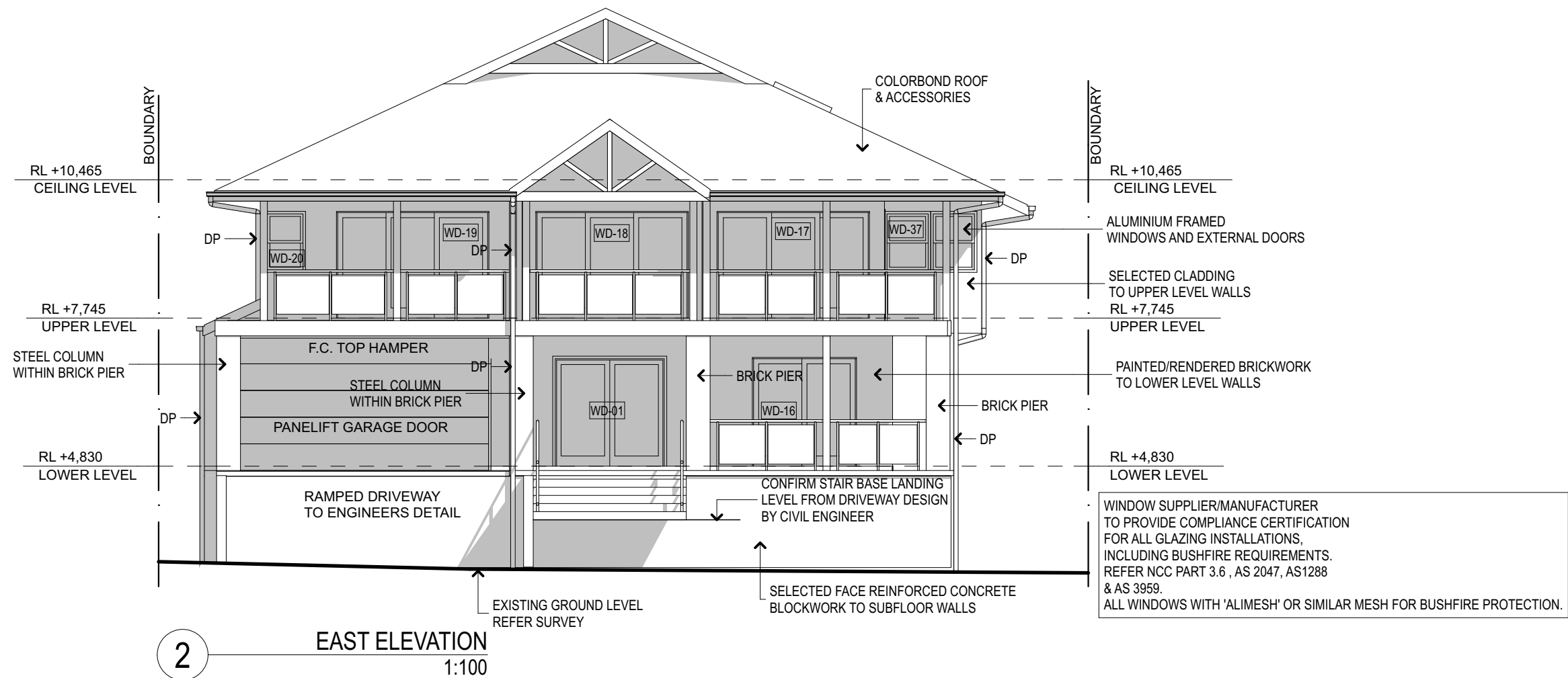




[illegible]

preliminary  
construction certificate  
drawings

Plot Date: 14/11/24



System ref: /Users/stephenlockhart/Documents/

Steve Lockhart Architectural Graphics

P.O.B. 2510 Port Macquarie, NSW. 2444.

m. 0474 352 043

e. stevelockhart@bigpond.com

ABN 92 192 201 542

preliminary  
construction certificate  
drawings

REF	DATE	DETAILS
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AMENDMENTS

Project North

The builder shall check and verify all dimensions and verify all errors and omissions to the Building Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Building Designer for construction.

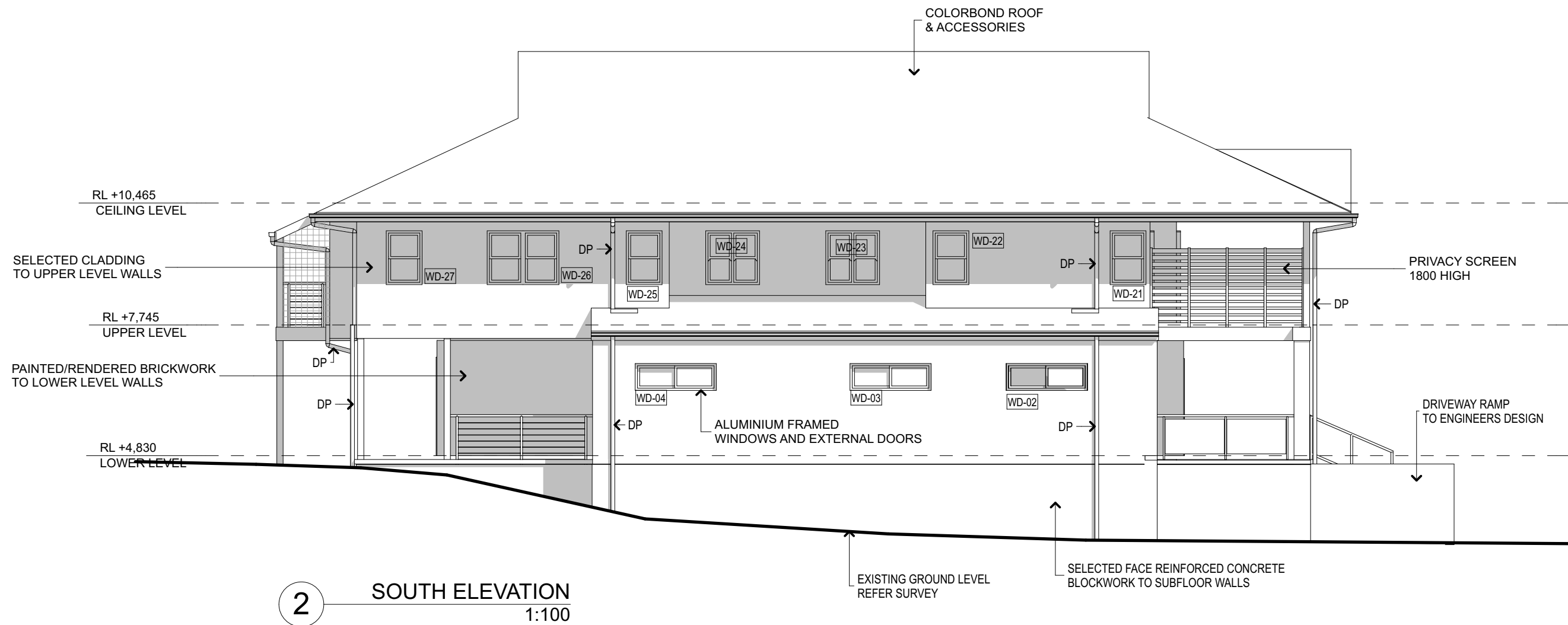
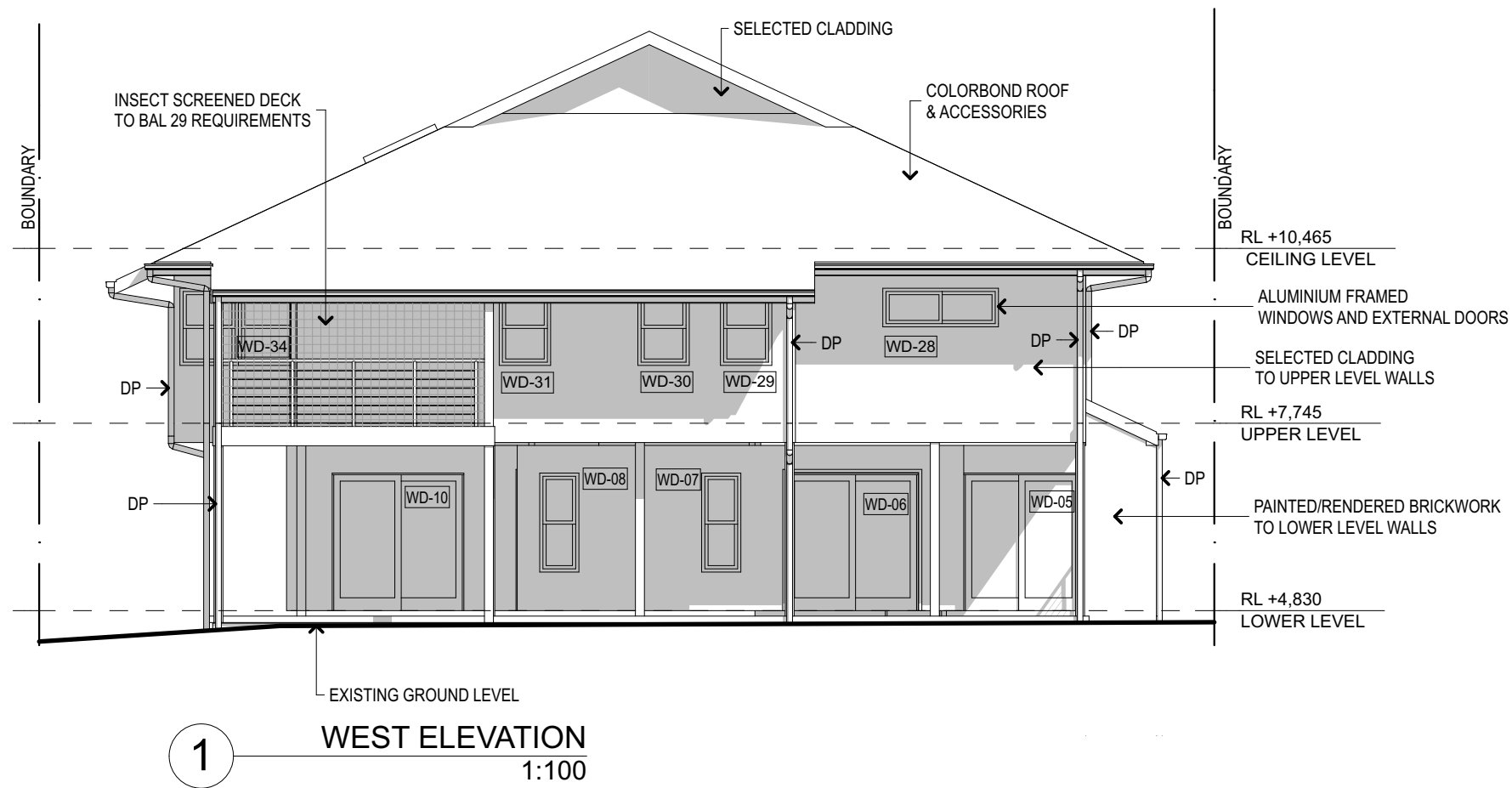
Project Name  
**PROPOSED RESIDENCE**  
Site Address  
**LOT 167 DP 786254**  
**492 FISHERMANS REACH RD**  
**FISHERMANS REACH, 2441**  
Client **P & K HANNAY**

Drawing Title:

**Elevations**

**ELEVATIONS**

Scale: <b>1:100</b>	Issue/Date: <b>'N' 6SEP24</b>
Status: <b>CONST. CERT.</b>	Checked By:
Project No.: <b>J499</b>	Drawing No.: <b>CC21</b>
Plot Date:	14/11/24



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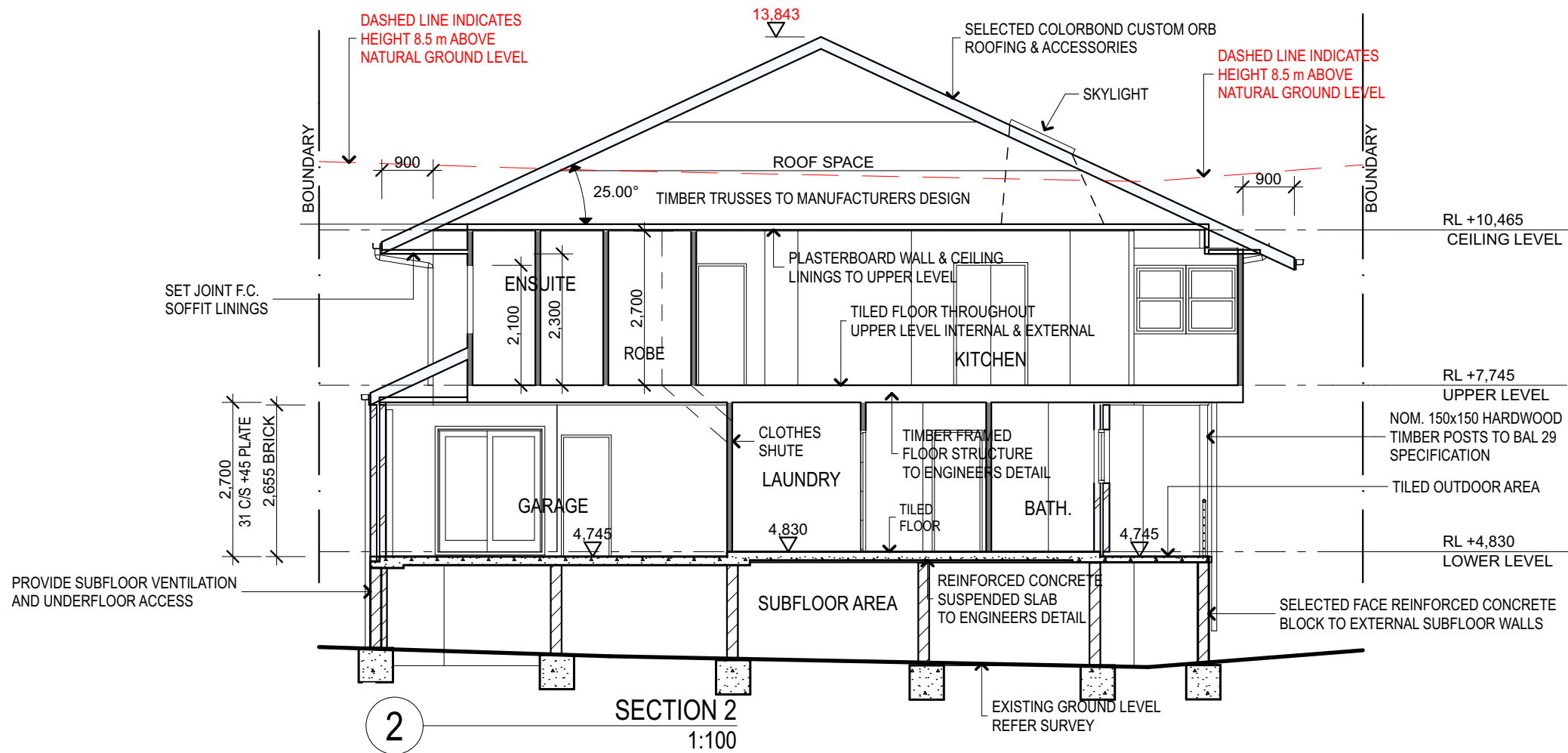
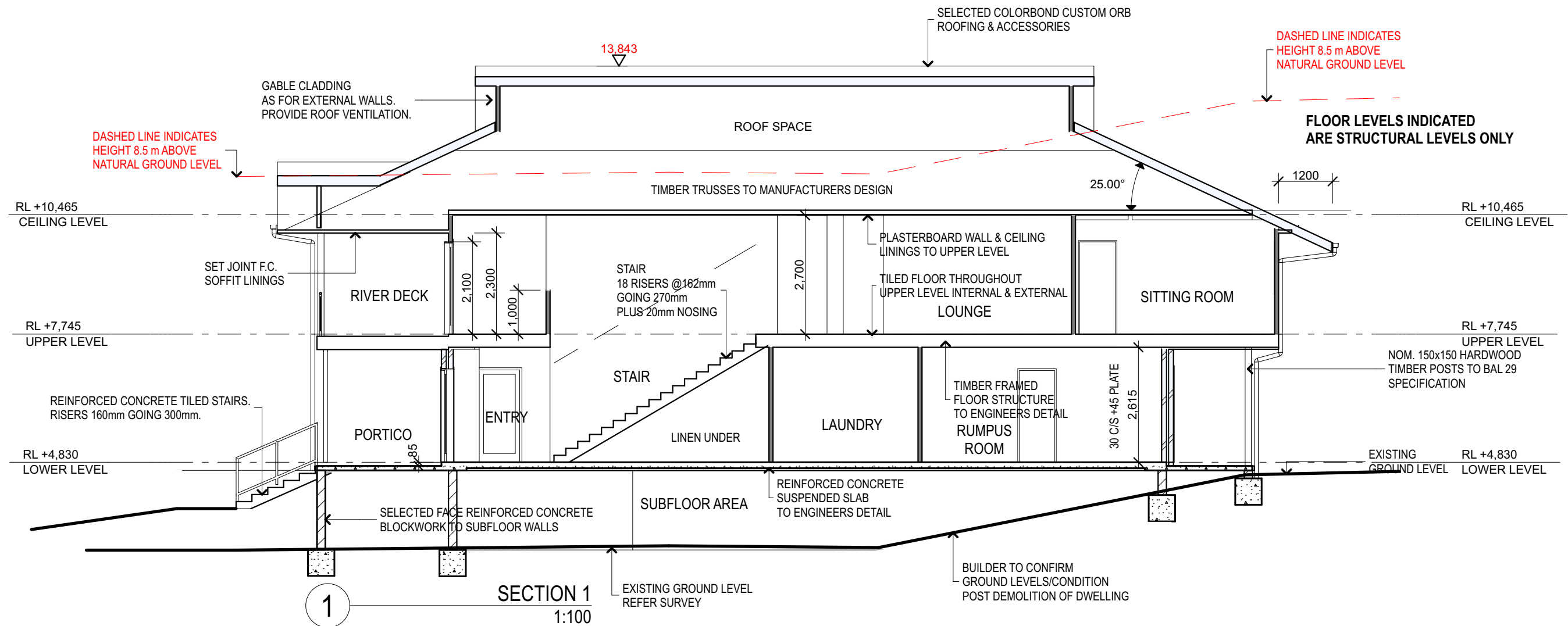
e. stevelockhart@bigpond.com

ABN 92 192 201 542

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REF	DATE	DETAILS
AMENDMENTS		
Project North		
The builder shall check and verify all dimensions and verify all errors and omissions to the Building Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Building Designer for construction.		
Project Name <b>PROPOSED RESIDENCE</b>		
Site Address <b>LOT 167 DP 786254</b>		
<b>492 FISHERMANS REACH RD</b>		
<b>FISHERMANS REACH,2441</b>		
Client <b>P &amp; K HANNAY</b>		
Drawing Title: <b>Elevations</b>		
<b>ELEVATIONS 2</b>		
Scale: <b>1:100</b>	Issue/Date: 'M' 6SEP24	
Status: <b>CONST. CERT.</b>	Checked By:	
Project No: <b>J499</b>	Drawing No.: <b>CC22</b>	
Plot Date:	14/11/24	





System ref: /Users/stephenlockhart/Documents/

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drawings

REF	DATE	DETAILS
AMENDMENTS		

Project Name  
**PROPOSED RESIDENCE**

Site Address  
**LOT 167 DP 786254**  
**492 FISHERMANS REACH RD**  
**FISHERMANS REACH, 2441**

Client **P & K HANNAY**

Drawing Title:  
**Sections**

**SECTIONS**

Scale: <b>1:100</b>	Issue/Date: <b>'P' 4DEC24</b>
Status: <b>CONST. CERT.</b>	Checked By:
Project No.: <b>J499</b>	Drawing No.: <b>CC11</b>
Plot Date:	6/12/24

preliminary  
construction certificate  
drawings

REF	DATE	DETAILS
AMENDMENTS		

Project North

The builder shall check and verify all dimensions and verify all errors and omissions to the Building Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Building Designer for construction.

Project Name  
**PROPOSED RESIDENCE**

Site Address  
**LOT 167 DP 786254**  
**492 FISHERMANS REACH RD**  
**FISHERMANS REACH, 2441**

Client **P & K HANNAY**

Drawing Title: <b>Sections</b>	
<b>SECTIONS</b>	
Scale: <b>1:100</b>	Issue/Date: <b>'O' 4DEC24</b>
Status: <b>CONST. CERT.</b>	Checked By:
Project No.: <b>J499</b>	Drawing No.: <b>CC12</b>
Plot Date: 6/12/24	

NATIONAL CONSTRUCTION CODE NOTES

TERMITE RISK MANAGEMENT  
REFER NCC VOL. 2 PART 3.1.4  
& AS 3660.1 FOR TERMITE PROTECTION.

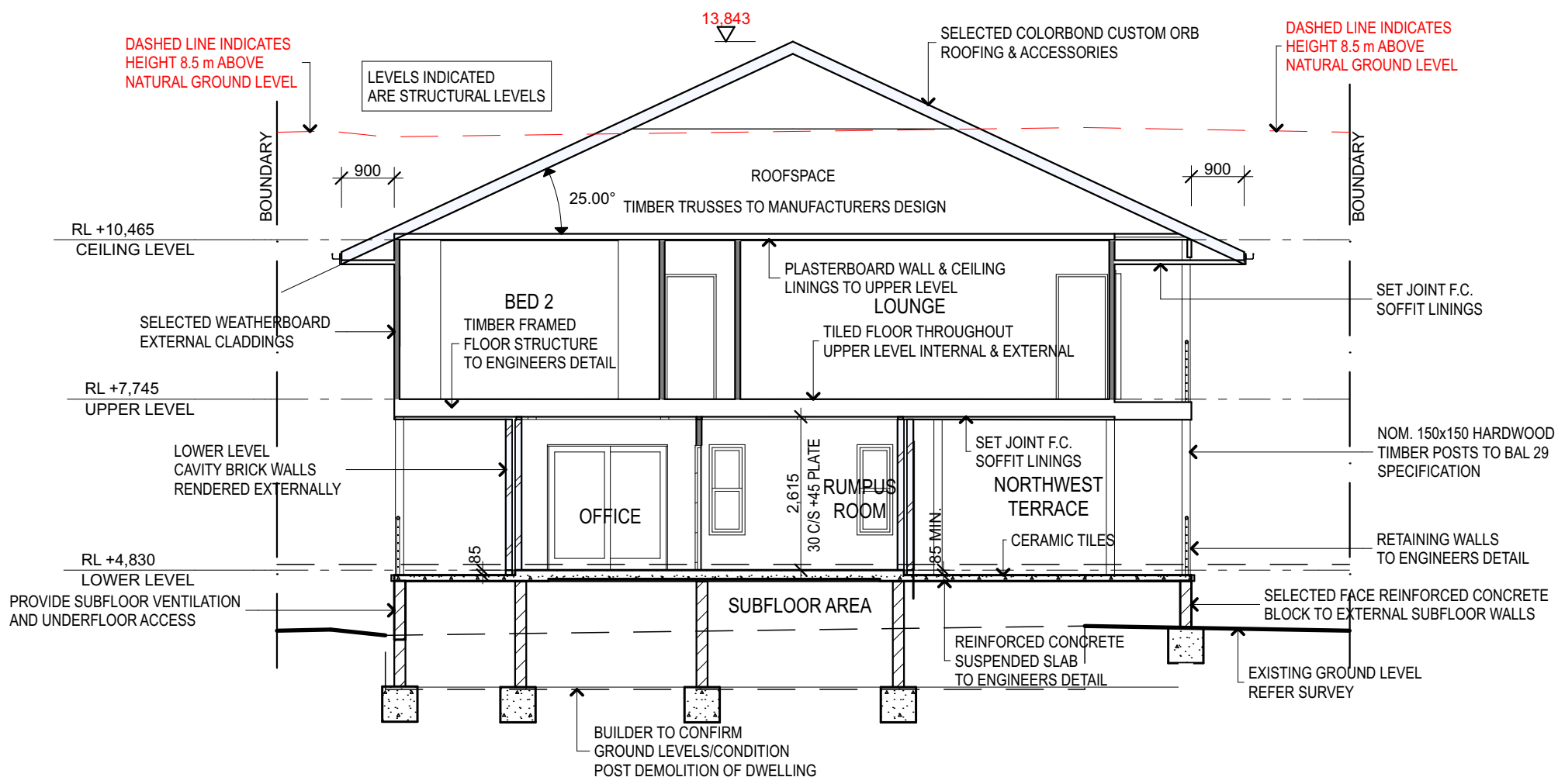
TIMBER WALL FRAMING  
REFER NCC VOL. 2 PART 3.4.3.

ROOF AND WALL CLADDING  
REFER NCC VOL. 2 PART 3.5.

SHEET ROOFING  
REFER NCC VOL. 2 PART 3.5.1.

SELECTED WALL CLADDING  
REFER NCC VOL. 2 PART 3.5.4.

CONDENSATION MANAGEMENT  
REFER NCC VOL. 2 PART 3.8.7.



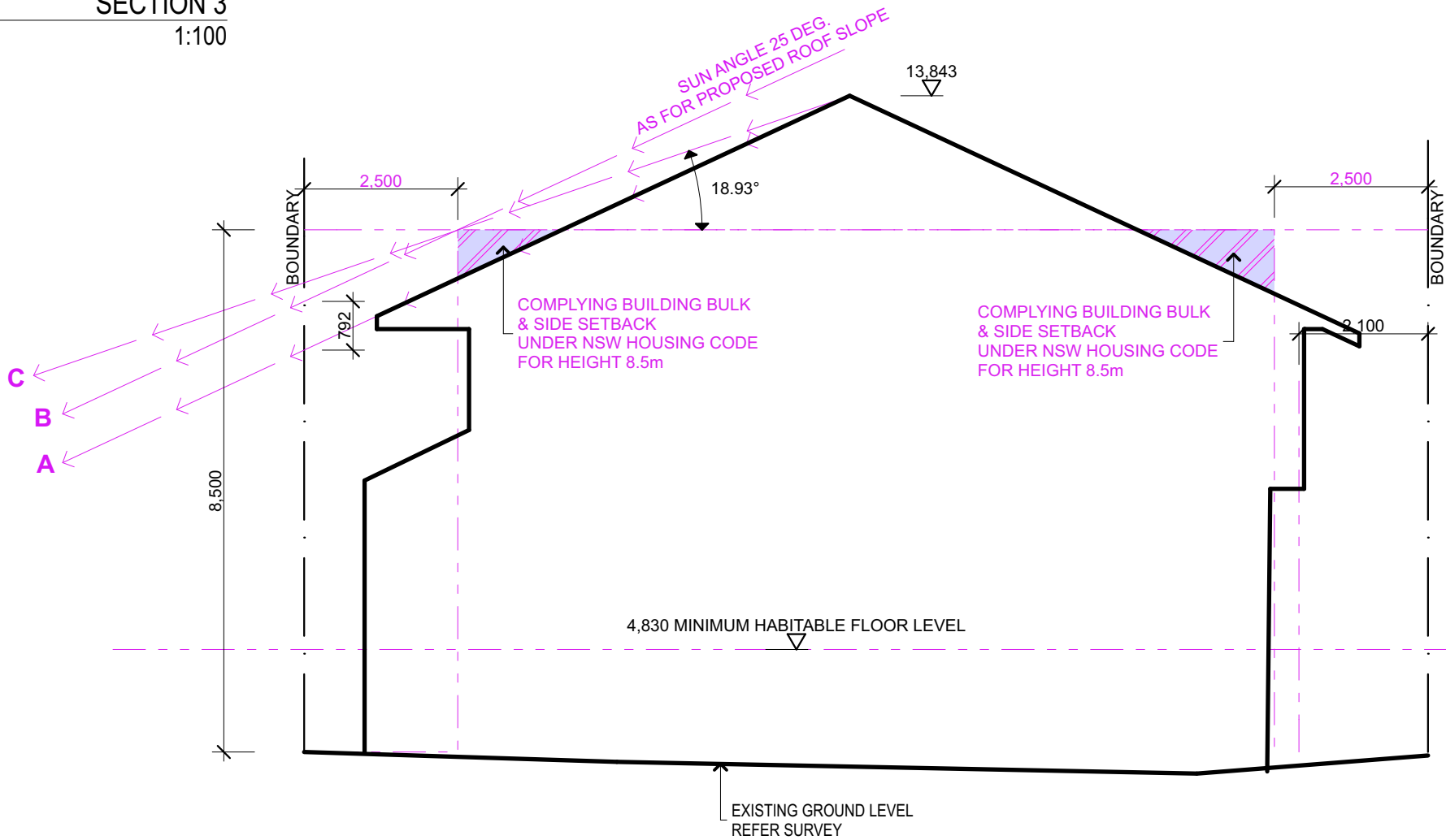
#### SECTIONAL SHADOWING STUDY

THE SITE IS APPROXIMATELY ALIGNED WITH SOLAR NORTH, AND THEREFORE, THE STUDY FOCUSES IMPACTS TO THE SOUTH BOUNDARY & ADJACENT PROPERTY

LINE 'A' REPRESENTS THE PROPOSED ROOF SLOPE OF 25 DEG,

LINE 'B' CONFIRMS THAT THE SAME SUN ANGLE WOULD CAST SHADOW APPROXIMATELY 800 VERTICALLY HIGHER WITH A 'COMPLYING' BUILDING HEIGHT OF 8.5m & COMPLYING SIDE BOUNDARY SETBACK OF 2500.

LINE 'C' INDICATES THE SUN ANGLE (APPROX. 19 DEG.) THAT WOULD CREATE LESS SHADOWING BY THE PROPOSAL THAN THAT OF A 'COMPLYING' BUILDING BULK. THIS LOW SUN ANGLE OCCURS BEFORE 9AM AND AFTER 3PM AT THE MID WINTER SOLSTICE.



2 SHADOW SECTION 1:100