

# PROPOSED DUAL OCCUPANCY

29 HAMMOND RD, TOUKLEY,  
NSW 2263, LOT 40, DP21112



STREET ASPECT  
SCALE 1:100

### SITE CALCULATIONS

SITE AREA: 696.7m<sup>2</sup>  
 FLOOR SPACE RATIO: 0.9 : 1 (R3 CCC LEP MAPPING)  
 SITE MAX ALLOWABLE FLOOR AREA: 696.7 x 0.9 = 627.03m<sup>2</sup>  
 NEW DWELLING UNIT 1: 155m<sup>2</sup>  
 NEW DWELLING UNIT 2: 176m<sup>2</sup>  
 PROPOSED TOTAL GROSS FLOOR AREA (include garage) :331m<sup>2</sup>  
 SITE COVERAGE  
 REQUIRED LANDSCAPE AREA (25%) = 696.7 x 0.25 = 174.17m<sup>2</sup>  
 PROPOSED SOFT LANDSCAPE AREA (EXCLUDES PAVED AREAS) = 180m<sup>2</sup>

### SITE NOTES

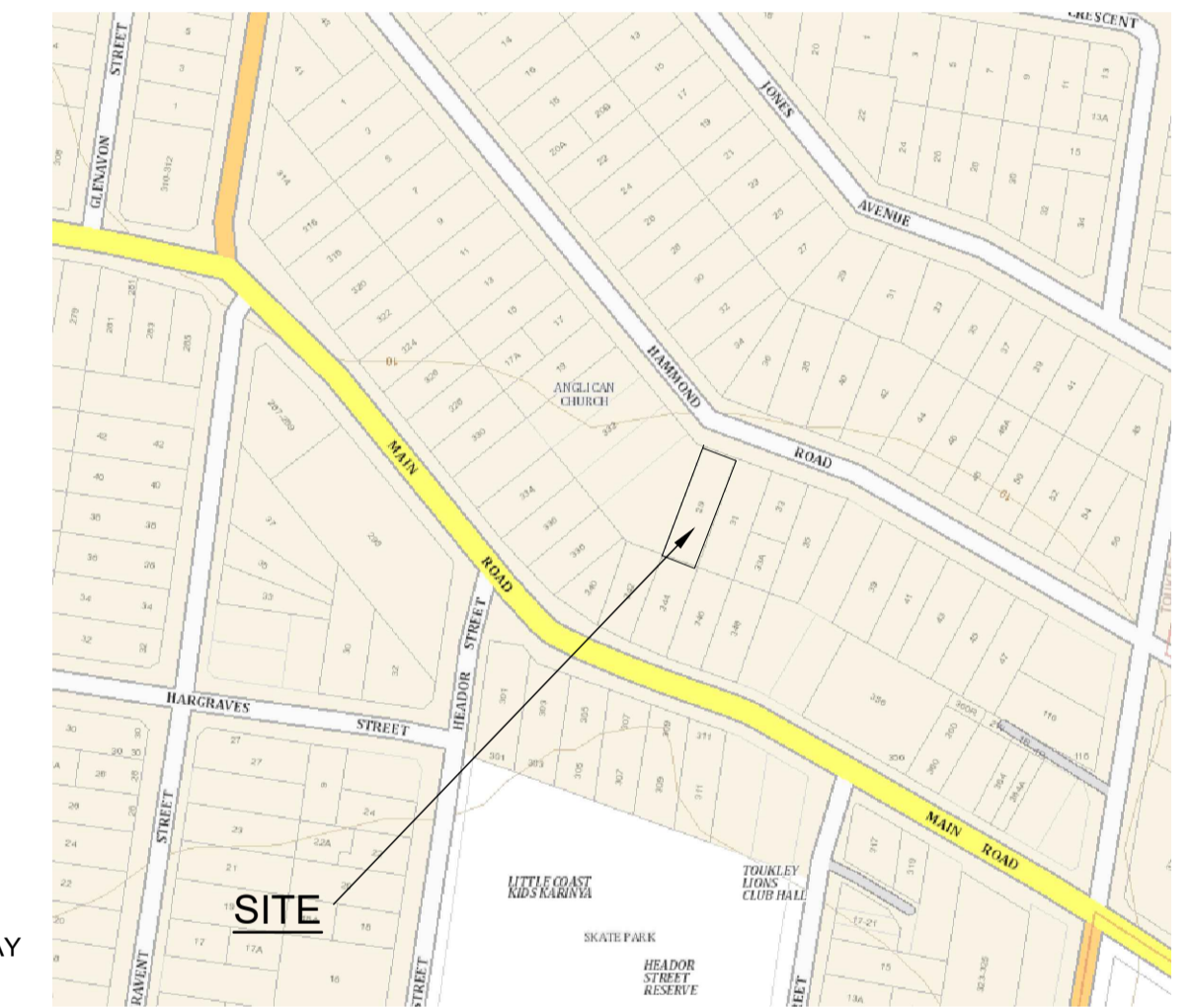
ZONING AND LAND USE - R3 MEDIUM DENSITY RESIDENTIAL  
 PERMITTED WITH CONSENT UNDER R3 ZONING - DUAL OCCUPANCY  
 BUSH FIRE PRONE LAND - LOT IS NOT WITHIN BUSH FIRE PRONE LAND  
 TREE REMOVAL / CLEARING - YES REFER TO DEMOLITION PLAN  
 DEMOLITION - EXISTING DWELLING  
 CUT / FILL - 800mm NOM.  
 SEWER - TBC (SUBJECT TO SECTION 306 REQUIREMENTS)  
 SEDIMENT AND EROSION CONTROL - TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS  
 BASIX - REFER BASIX CERTIFICATE No. 1813979M  
 DATUM/SETOUT - SURVEY BY BARRY HUNT ASSOCIATES, LEVELS SHOWN ARE INDICATIVE. SET OUT, FINISHED LEVELS AND BOUNDARY ALIGNMENTS TO BE CONFIRMED BY A REGISTERED SURVEYOR.



CONTRACTOR TO LOCATE UTILITIES BEFORE CONSTRUCTION.

### DRAWING LIST

DWG.	TITLE
1	LANDSCAPE / SITE PLAN / COVER SHEET
2	SITE ANALYSIS PLANS
3	FLOOR PLAN AND SECTION
4	ELEVATIONS AND BASIX INFO
5	SUBDIVISION PLAN



LOCALITY PLAN  
SCALE NTS

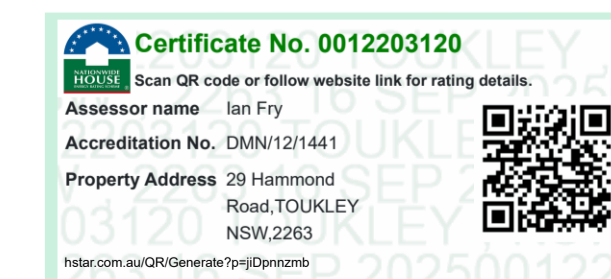
### LEGEND

- PROPOSED STORMWATER
- SEDIMENT FENCE DURING CONSTRUCTION
- STORMWATER PIT
- EXISTING WATER
- EXISTING SEWER
- EXISTING POWER
- EXISTING COMMS
- PROPOSED PLANTING
- PROPOSED TURF AREAS
- PROPOSED CONCRETE
- 0.6m HIGH + NOMINAL RETAINING WALL HEIGHT



LANDSCAPE AND SITE GENERAL ARRANGMENT PLAN  
SCALE 1:100

1m 0 1 2 3 4 5 6 7 8 9 10m  
SCALE 1:100 AT A1 SHEET | 1:200 AT A3 SHEET

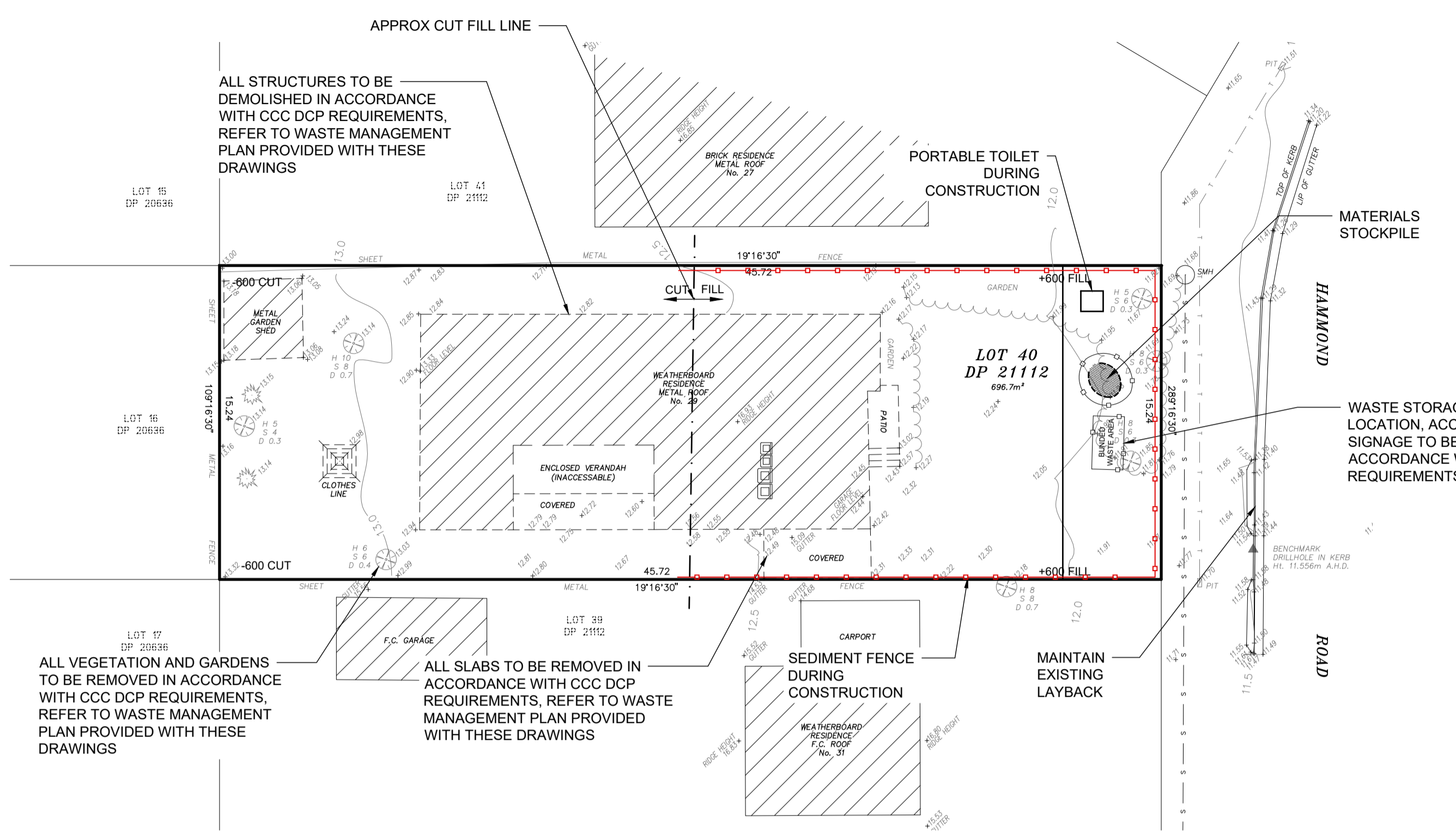
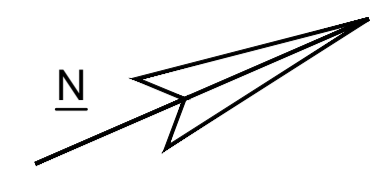


SURVEY BY BARRY HUNT ASSOCIATES

ISSUE	DESCRIPTION	DATE	DESIGNED	DRAWN	SCALE	SHEET SIZE
A	ISSUE FOR DA	28.09.25	GB	CW	NOTED	A1
OWNER		G. BRIGHT				
ADDRESS		29 HAMMOND RD, TOUKLEY, NSW 2263				
		LOT 40, DP21112				
DRAWING		LANDSCAPE / SITE PLAN / COVER SHEET				
		PAGE 1 OF 5		REV A		
		DATE		SEPT 2025		

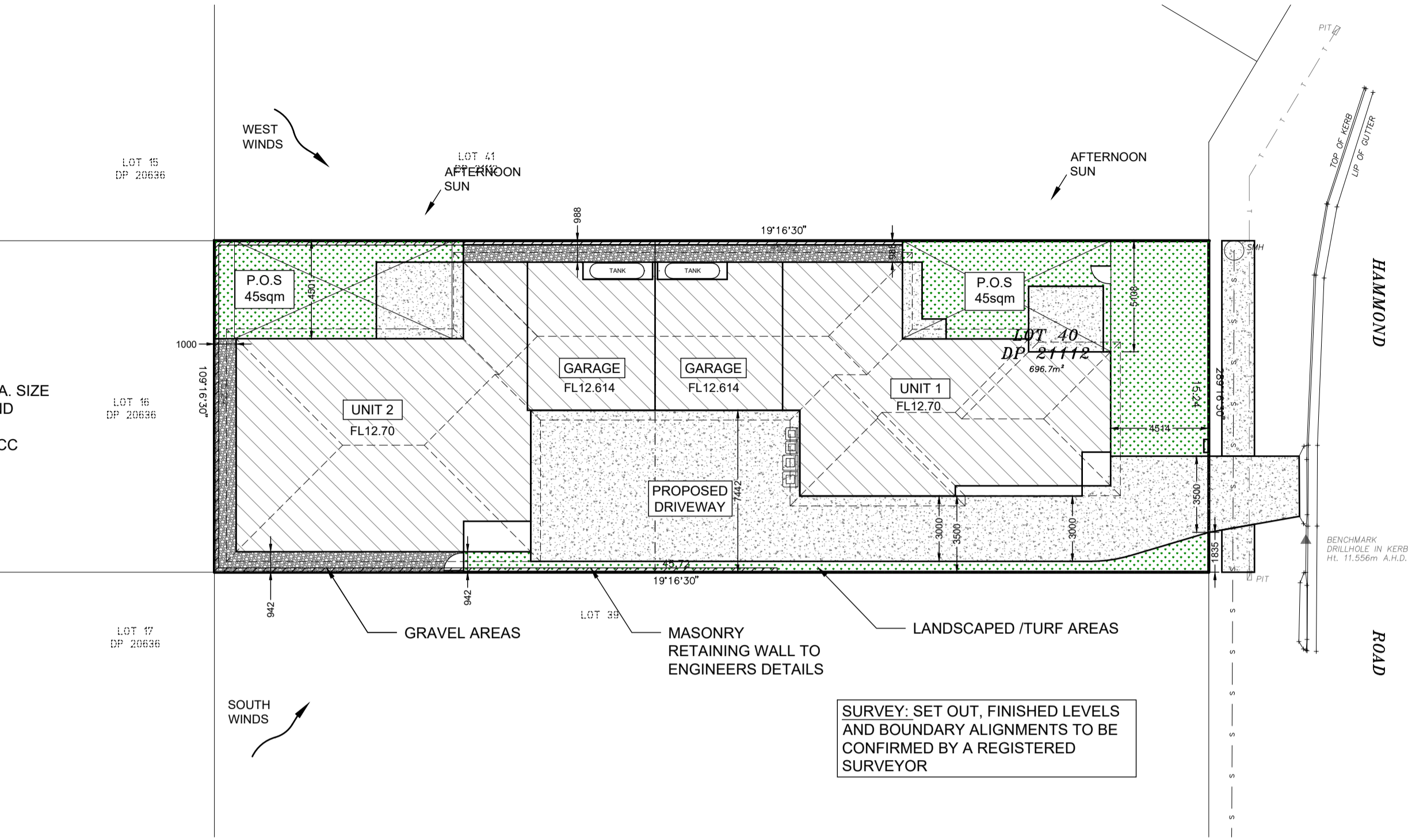


CONTRACTOR TO LOCATE UTILITIES BEFORE CONSTRUCTION.



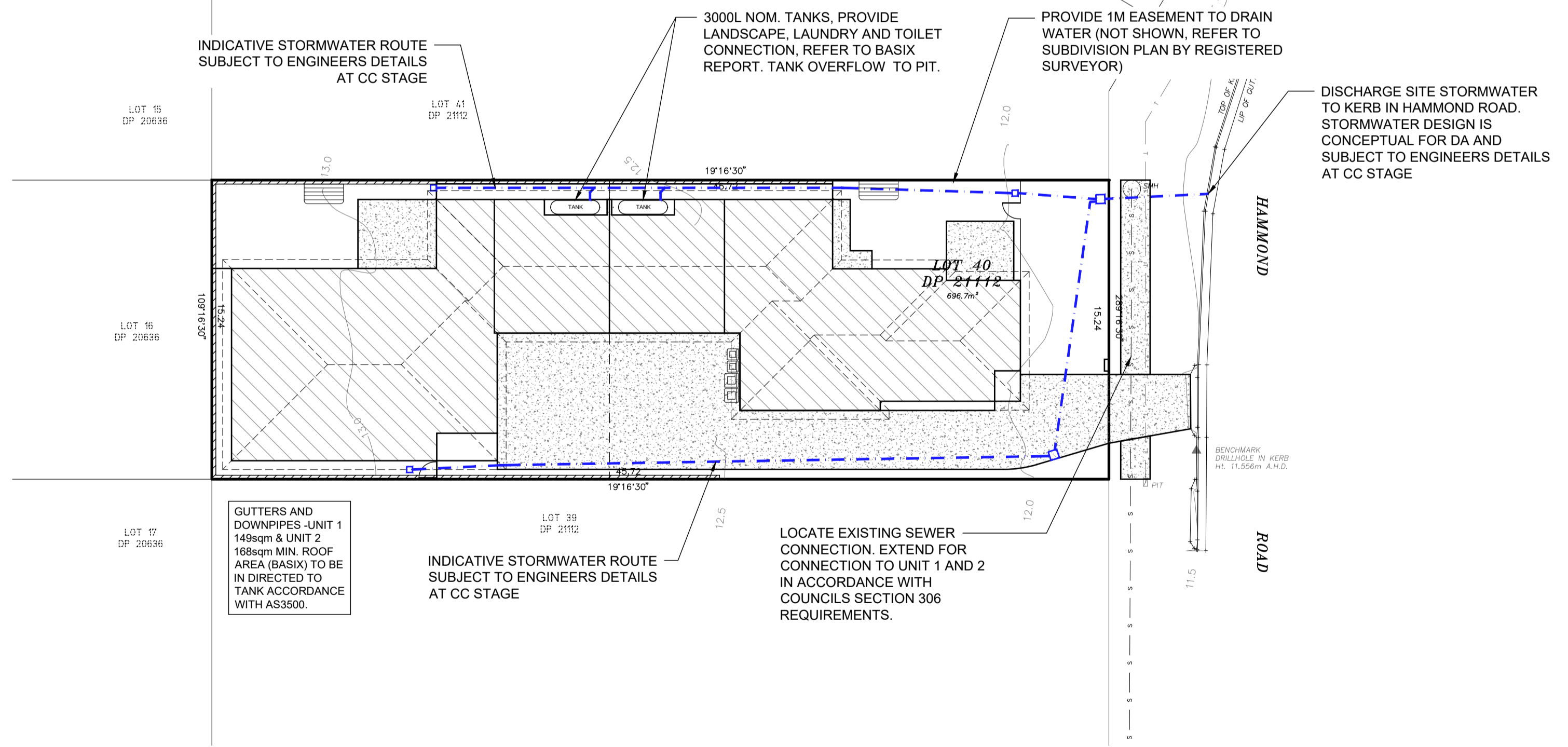
DEMOLITION PLAN AND SEDIMENT CONTROL PLAN

SCALE 1:200  
SEDIMENT AND EROSION CONTROL, STOCKPILING AND SITE FENCING BY CONTRACTOR



SITE ANALYSIS PLAN

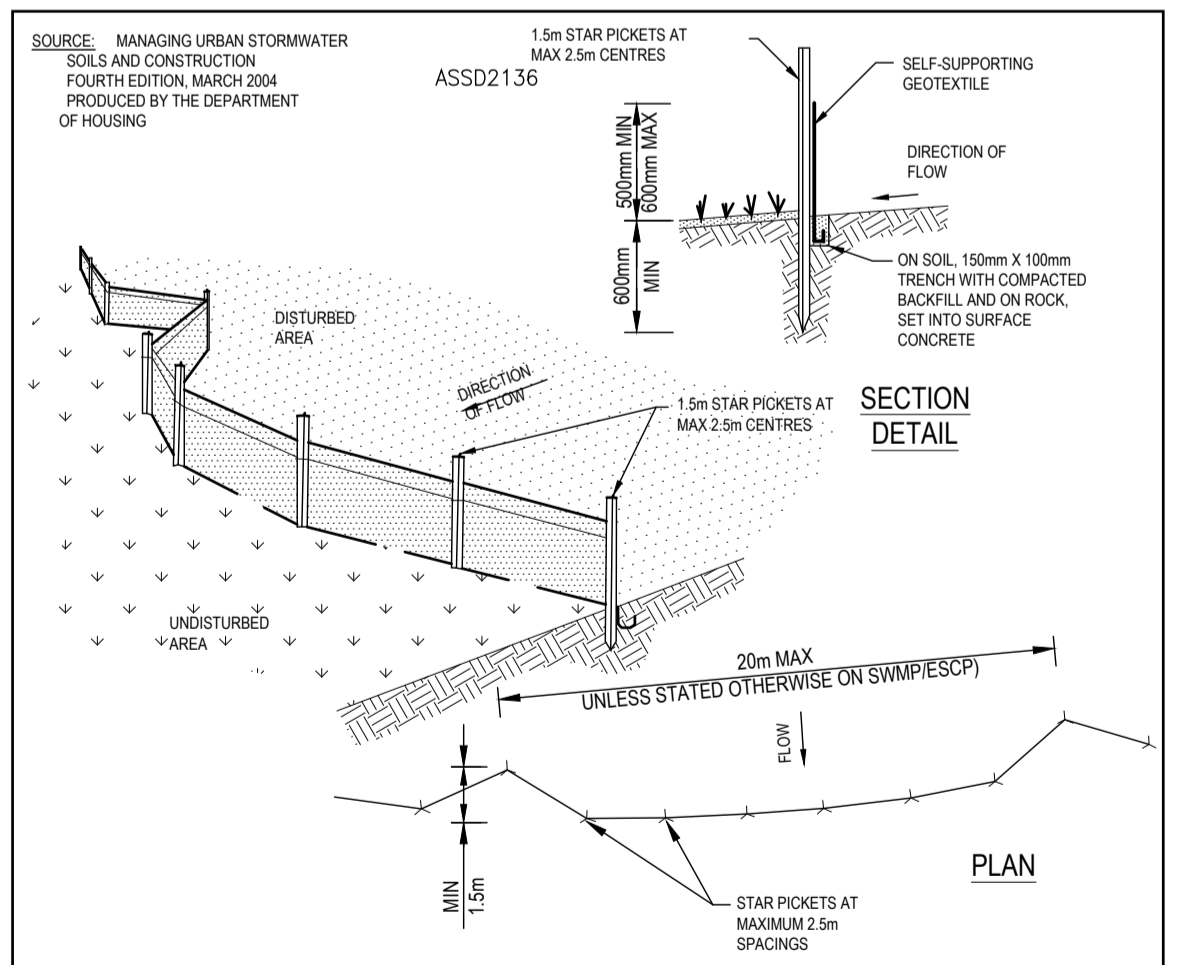
SCALE 1:200



CONCEPT STORMWATER MANAGEMENT

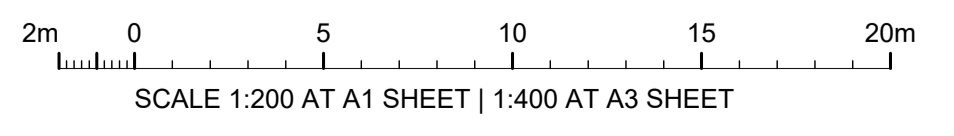
SCALE 1:200

STORMWATER DOWNPIPES - ALL NEW GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH AS3500 AND CONNECTED TO PROPOSED RAINWATER TANK. ENGINEER TO CONFIRM AT CC STAGE.

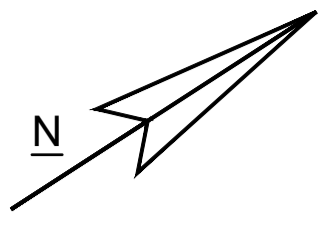


CONSTRUCTION NOTES  
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE...  
2. CUT A 150 MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE...  
3. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND AT 2.5 METRE INTERVALS (MAX) AT THE DOWNSLOPE EDGE...  
4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE PICKETS...  
5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 MM OVERLAP...  
6. BACKFILL TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE





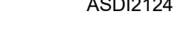

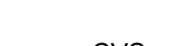
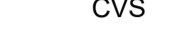



LEGEND table with symbols for proposed stormwater, sediment fence, stormwater pit, existing water, existing sewer, existing power, existing comms, proposed planting, proposed turf areas, and proposed concrete.

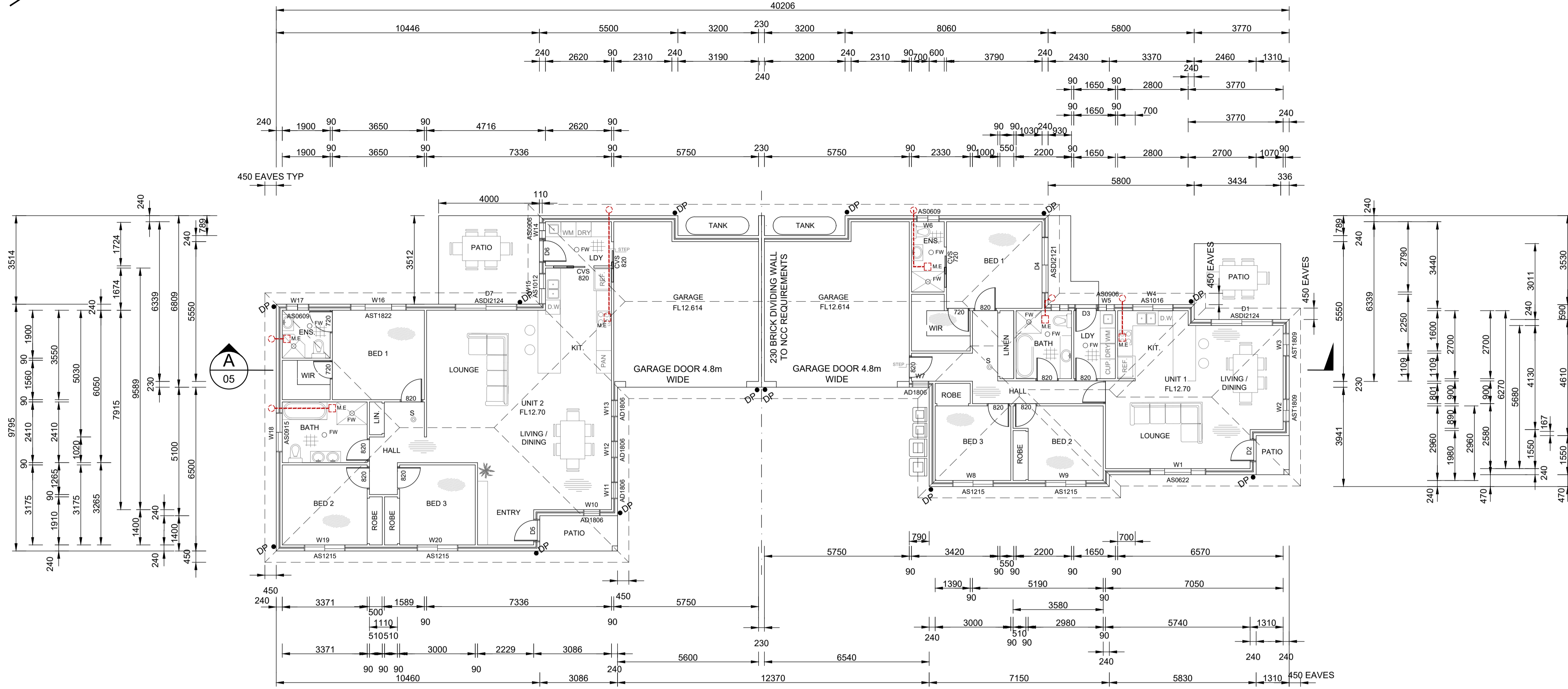


Project information table including issue description (ISSUE FOR DA), owner (G. BRIGHT), address (29 HAMMOND RD, TOUKLEY, NSW 2263), drawing title (SITE ANALYSIS PLANS), and dates (28.09.25, SEPT 2025).



**LEGEND**

-  90 TIMBER STUD WALL
-  240 STANDARD BRICK VENEER WALL (110 BRICK, 40 CAVITY, 90 STUD)
-  D1 ASDI2124 EXTERNAL DOOR / WINDOW IDENTIFIER
-  SMOKE ALARM
-  CVS INTERNAL CAVITY SLIDING DOOR, SIZE NOMINATED
-  CARPET
-  SELECTED VYNAL PLANK BOARDS
-  TILE
-  PROPOSED DOWN PIPE LOCATIONS, TO BE CONNECTED TO SITE SOTRMWATER SYSTEM DESIGNED BY ENGINEER. ALL DOWNPIPES TO TO AS/NZS 3500. ONE DOWNPIPE SHOULD SERVE NO MORE THAN 12 METERS OF GUTTER LENGTH PER NCC
-  FLOOR WASTE TO (NCC PART 10.2) -THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND -THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50.
-  M.E MECHANICAL VENTILATION/EXHAUST FAN TO BASIX REQUIREMENTS DUCTED TO VENT IN EAVE. ALL ROOMS WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE PROVIDED WITH MAKE-UP AIR FROM ADJACENT ROOM OF 14,000mm<sup>2</sup> WHICH IS APPROX. A 20MM UNDERCUT OF A 700MM DOOR OR 18MM FROM AN 820MM DOOR



**GENERAL NOTES**

1. BUILDER TO CHECK ALL DIMENSIONS, MEASUREMENTS, LEVELS & DETAILS & VERIFY WITH OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. ALL TIMBER SIZES AND SPANS TO COMPLY WITH AS 1684 AND SATISFY BUSHFIRE REPORT.
3. ALL REINFORCED CONCRETE AND STRUCTURAL STEEL CONSTRUCTION TO BE IN ACCORDANCE WITH ENGINEERING SPECIFICATION AND DETAILS WHERE REQUIRED AND AS 2870.
4. TERMITE CONTROL TO BE INSTALLED IN ACCORDANCE WITH AS 3660 AND THE NCC 2022 PART 3.
5. MASONRY CONSTRUCTION TO AS 3700, BRICKWORK VERTICAL CONTROL JOINTS TO BE CONFIRMED BY STRUCTURAL ENGINEER.
6. ALL PLUMBING, GUTTERS AND DOWNPIPES TO AS/NZS 3500
7. REGISTERED SURVEYOR TO SET OUT RESIDENCE AND CONFIRM BOUNDARY ALIGNMENTS AND LEVELS
8. GROUND LINES SHOWN ARE APPROXIMATE
9. SHOWERS ARE TO BE ENCLOSED WITH SCREENS AND IN ACCORDANCE WITH THE NCC 2022, PART 10.2.2 Shower area (enclosed and unenclosed).
10. THE BATHROOM &/OR SANITY COMPARTMENT/S WITH AN EXHAUST SYSTEM AND NOT PROVIDED WITH COMPLIANT NATURAL VENTILATION MUST BE INTERLOCKED TO ROOMS LIGHT SWITCH AND HAVE OFF TIMER SET FOR 10 MINUTES AFTER THE LIGHT IS SWITCHED OFF.

WINDOW / DOOR SCHEDULE				
No. ID	CODE* (WIDELINE)	NOMINAL HEIGHT*	NOMINAL WIDTH*	DESCRIPTION / NOTES
W1	AS0622	600	2200	ALUM. SLIDING
W2	AST1809	1800	900	ALUM. SLIDING
W3	AST1809	1800	900	ALUM. SLIDING
W4	AS1016	1000	1600	ALUM. SLIDING
W5	AS0906	900	600	ALUM. SLIDING
W6	AS0609	600	900	ALUM. SLIDING
W7	AD1806	1800	600	ALUM. DOUBLE HUNG
W8	AS1215	1200	1500	ALUM. SLIDING
W9	AS1215	1200	1500	ALUM. SLIDING
W10	AD1806	1800	600	ALUM. DOUBLE HUNG
W11	AD1806	1800	600	ALUM. DOUBLE HUNG
W12	AD1806	1800	600	ALUM. DOUBLE HUNG
W13	AD1806	1800	600	ALUM. DOUBLE HUNG
W14	AS0906	900	600	ALUM. SLIDING
W15	AS1012	1000	1200	ALUM. SLIDING
W16	AST1822	1800	2200	ALUM. SLIDING
W17	AS0609	600	900	ALUM. SLIDING
W18	AS0915	900	1500	ALUM. SLIDING
W19	AS1215	1200	1500	ALUM. SLIDING
W20	AS1215	1200	1500	ALUM. SLIDING
D1	ASDI2124	2100	2400	ALUM. SLIDING
D2	-	2040	920	SELECTED TIMBER ENTRY DOOR
D3	-	2040	820	SELECTED TIMBER ENTRY DOOR
D4	ASDI2121	2100	2100	ALUM. SLIDING
D5	-	2040	920	SELECTED TIMBER ENTRY DOOR
D6	-	2040	820	SELECTED TIMBER ENTRY DOOR
D7	ASDI2124	2100	2400	ALUM. SLIDING

\*THE NOMINATED WINDOW CODE, SIZES AND STYLES ARE BASED ON THE STANDARD "HORIZON" RANGE BY "WIDELINE" WINDOW MANUFACTURERS. BUILDER TO CONFIRM EXACT STUD OPENING DIMENSIONS TO SUIT THE SELECTED WINDOW SUPPLIERS REQUIREMENTS

**INTERNAL DOORS**  
SWINGING DOORS - TO BE STANDARD HOLLOW CORE AND SIZE IS NOMINATED  
CAVITY SLIDING DOORS - ARE INDICATED AS CVS AND SIZE IS NOMINATED

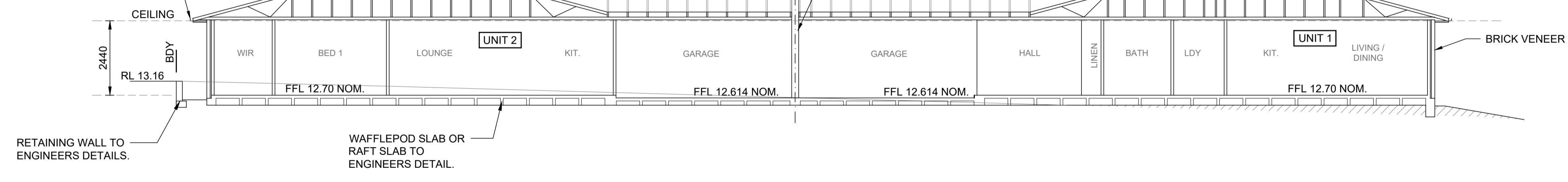
COLORBOND FACIA AND GUTTERS, DOWN PIPES TO BE CONNECTED TO RAINWATER TANK IN ACCORDANCE WITH AS3500 AND BASIX REQUIREMENTS.

COLORBOND SHEETED ROOF WITH INSULATION TO BASIX REQUIREMENTS

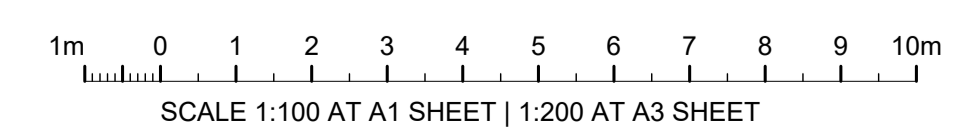
230 BRICK DIVIDING WALL TO NCC REQUIREMENTS

ROOF TRUSSES TO FRAME MANUFACTURERS DETAILS (SHOWN INDICATIVELY)

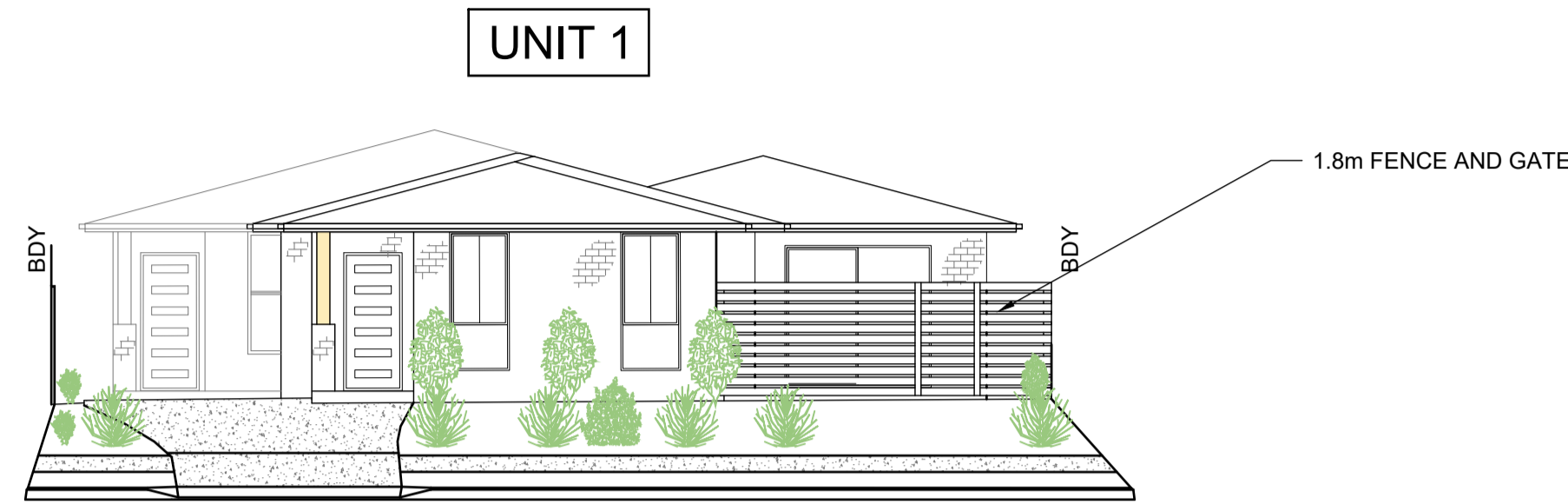
1. STRUCTURAL ENGINEER AND FRAME MANUFACTURER TO PROVIDE FINAL DETAILS FOR ROOF HIP/VALLEY LAYOUT.
2. WINDOWS AND DOORS NOT SHOWN ON SECTION



**SECTION A**  
SCALE 1:100 AT A1

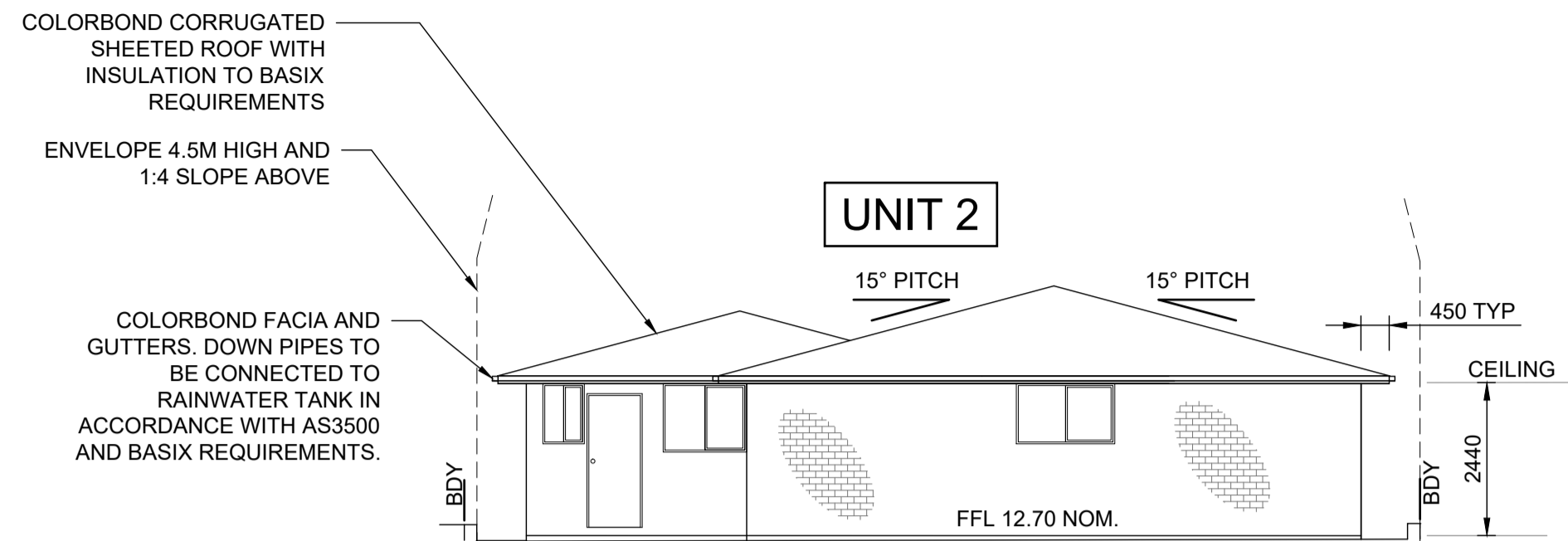


A		ISSUE FOR DA	28.09.25
ISSUE	DESCRIPTION		DATE
OWNER	G. BRIGHT		DESIGNED GB DRAWN CW
ADDRESS	29 HAMMOND RD, TOUKLEY, NSW 2263 LOT 40, DP21112		SCALE NOTED SHEET SIZE A1 DATE SEPT 2025
DRAWING	FLOOR PLAN AND SECTION		PAGE 3 OF 5 REV A



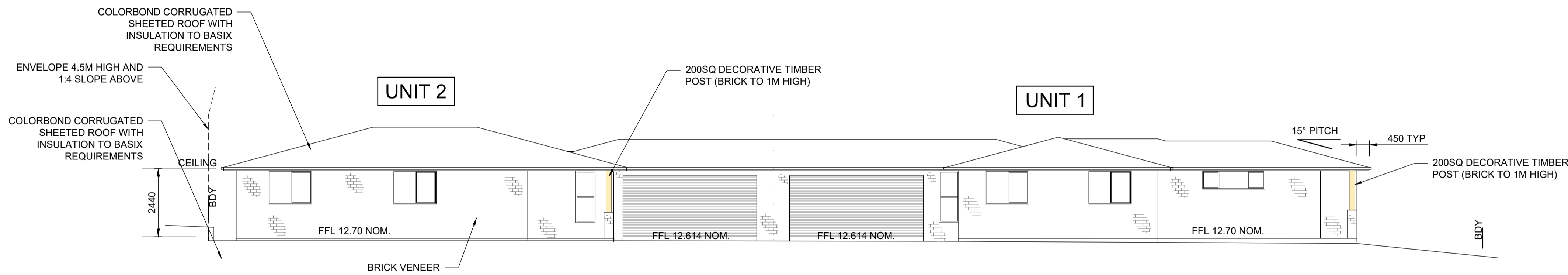
**NORTH ELEVATION - (HAMMOND ROAD FRONTAGE)**

SCALE 1:100



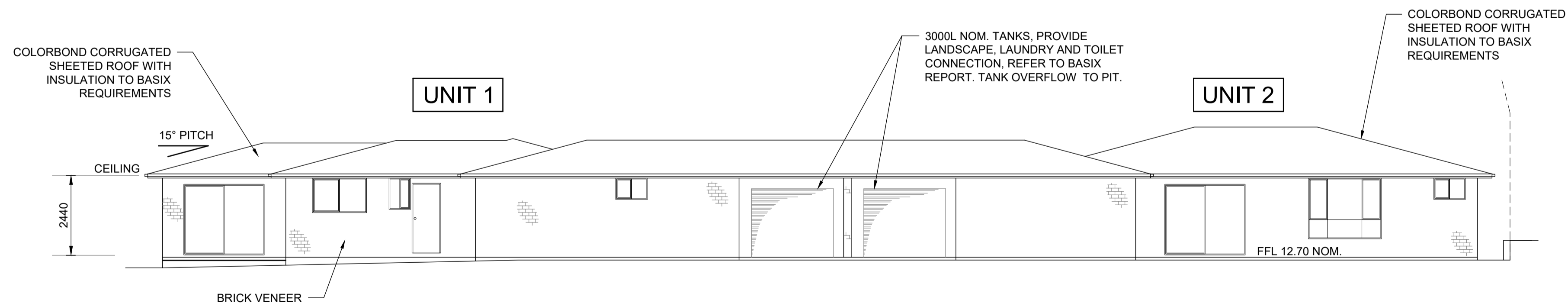
**SOUTH ELEVATION**

SCALE 1:100



**EAST ELEVATION**

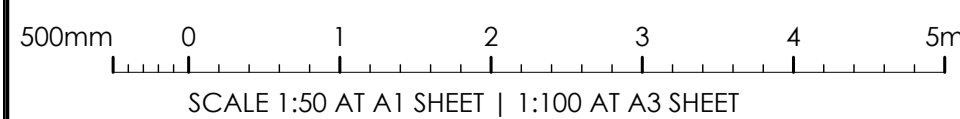
SCALE 1:100



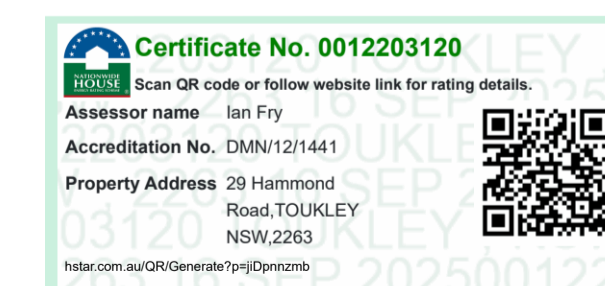
**WEST ELEVATION**

SCALE 1:100

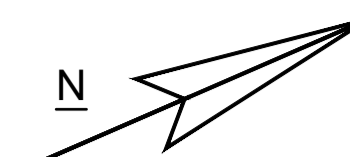
BASIX/ENERGY EFFICIENCY REQUIREMENTS	
<b>Basix Certificate Number: 1813979M</b>	
<b>Basix Item</b>	<b>Basix Certificate Commitments</b>
Water - Fixtures	Showerheads – 3 Star > 7.5 but less < or + 9.0L per minute Toilets – 4 star Kitchen and Basin Taps – 4 star
Water - Alternative Water	3,000L rainwater tank to each dwelling to collect run-off from at least 148.17sqm for unit 1 and 167.6sqm for unit 2 of roof area connection to Garden/landscape, toilet and laundry.
Thermal Comfort	Floor - Waffle Pod (refer structural engineer) External Walls - Brick Veneer, Fibreglass batts or roll Internal Walls - Fibreglass batts or roll Ceiling- Fibreglass batts or roll Roof-Metal (Colourbond) -foil backed blanket
Thermal Comfort – Windows, glazed doors & skylights	Supplier to be confirmed (refer NATHERS certificate for window and door properties and requirements each unit)
Energy – Hot water	Gas Instantaneous, 6 star to be installed.
Energy – Cooling and Heating system	Air Conditioning Single Phase, EER = Cooling 3.0-3.5 Star, Heating 3.0-3.5 Star
Energy – Ventilation	Bathroom –Each bathroom to have individual fan ducted to façade or roof with manual switch on/off, refer plan Laundry – Natural Ventilation (has external window) Kitchen - Each kitchen to have individual fan ducted to façade or roof with manual switch on/off, refer plan
Energy – Artificial lighting	For both dwellings This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.
Energy – Natural lighting	For both dwellings, windows are fitted to provide natural lighting to 2 bathrooms/toilets and main kitchen
Energy – Other	-An outdoor clothesline to be installed. -Gas cooktop and electric oven to be installed
<b>NCC – Housing Provisions – NSW Part 13 - Energy Efficiency</b>	
Building Fabric – Works to be undertaken in accordance with Part 13.2	
Building Sealing - Works to be undertaken in accordance with Part 13.4	
Services - Works to be undertaken in accordance with Part 13.7	



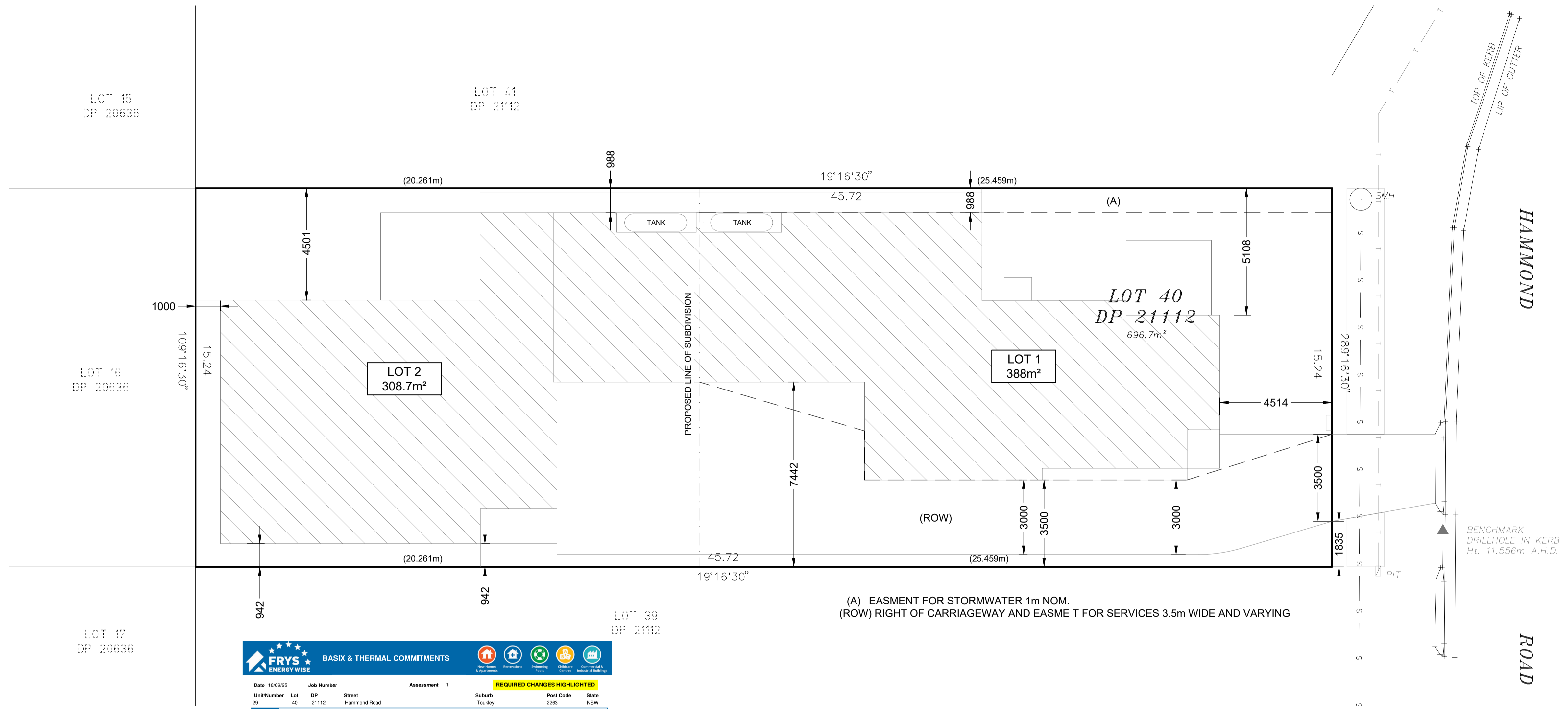
ELEMENT / ITEM	COLOUR	FINISH/MATERIAL
Roof Sheets, Gutters and Facia	Soft Grey	Colorbond ,corrugated
Windows	White Frame	Alum. Glass
Walls - Brick	Light Brick	Housebrick
Columns	Timber	Feature



ISSUE	DESCRIPTION	DATE	DESIGNED	DRAWN
A	ISSUE FOR DA	28.09.25	GB	CW
OWNER		G. BRIGHT	SCALE	SHEET SIZE
ADDRESS		29 HAMMOND RD, TOUKLEY, NSW 2263 LOT 40, DP21112	NOTED	A1
DRAWING		ELEVATIONS	DATE	REV
			SEPT 2025	4 OF 4
				A



CONTRACTOR TO LOCATE UTILITIES BEFORE CONSTRUCTION.



PROPOSED SUBDIVISION PLAN SCALE 1:100

**FRYS ENERGY WISE BASIX & THERMAL COMMITMENTS**

Date: 16/09/25 Job Number: Assessment 1 REQUIRED CHANGES HIGHLIGHTED

Unit Number	Lot	DP	Street	Suburb	Post Code	State
29	40	21112	Hammond Road	Toukley	2263	NSW

**Floors**

Material	Added Insulation	To Cantilever/Suspended Floor Coverings
Ground	Waffle Pod 225mm	Not Yet Selected

**Walls**

Colour	External Material	Insulation	Internal Material	Internal Insulated
Ground	Light Brick Veneer Timber frame	R2.5, Air Gap	Plaster Timber 90mm	L'dry, Bath R2.5

**Ceilings**

Material	Insulation to Roof Above	Roof	Insulation	Material	Colour	Ventilated
Ground	Plaster Timber Frame R5.0	R2.5 to Low Edge	Ground	Anticon 50mm (R1.3)	Medium	No

**Glazing**

Please Refer to the NERSERS (or BASIX) Certificate for all external glazing. To comply you must use glazing with the same opening and frame type, the U value must be the same or lower and have an SIRC value within the range given. THE BELOW GLAZING NOMINATIONS ARE AN INDICATION ONLY PLEASE REFERENCE THE CERTIFICATE(S).

Supplier	Glazing Type Required	Location(s) of Glazing Required
Wideline	Standard Single Clear	Throughout excluding below
	Low-e Single Clear	D1

**Ceiling Fans**

Location	Fan Size
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**Water**

Landscape Area	Low Water Area	Rain Water Tank, connected to,	Roof Area to Tank	Recycled Water, connected to,
171.75 m2	m2	2x3,000L Garden, WC, Laundry	80% of Roof	No

**Energy**

Hot Water	Rating	Air Conditioning	Other
Gas Instantaneous	6 Star	Cooling 3.0 - 3.5 EER - Heating 3.0 - 3.5 EER	Single Phase

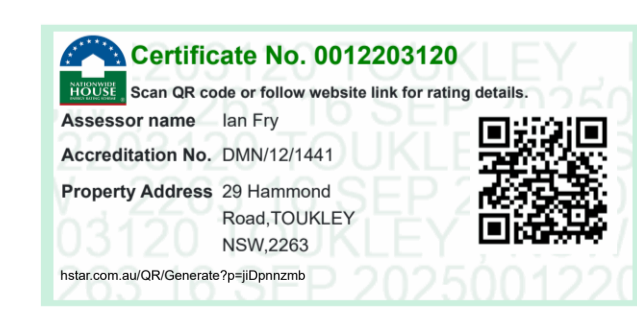
**Ventilation**

Laundry	Bathroom	Kitchen
Natural Ventilation- external window	Ducted	Ducted

Notes:  
Site: 896.7sqm  
U1 Roof: 185.21sqm  
U2 Roof: 209.9sqm

The project has been assessed under the simulation method of the BASIX Protocol. Downlights fitted after the assessment must be IC Rated and non-ventilated. All new residential buildings must be constructed in accordance with Building BCA Part 3, 12.1, Built Sealing BCA Part 3, 12.3. Insulation must be installed in accordance with AS3995.

Frys Building Consultancy Pty Ltd Trading as Frys Energywise are Accredited Thermal Energy Assessors ABSA 20856, BDAY 12/1441, COLA 2011291



SUBDIVISION PLAN THIS SUBDIVISION PLAN IS INTENDED SOLELY FOR THE PROPOSED DEVELOPMENT APPLICATION. THE FINAL PLAN OF SUBDIVISION MUST BE PREPARED AND CERTIFIED BY A REGISTERED SURVEYOR. ALL EASEMENT WIDTHS AND PROPERTY BOUNDARIES ARE TO BE VERIFIED PRIOR TO THE PREPARATION OF THE FINAL SUBDIVISION PLAN. SURVEY: SET OUT, FINISHED LEVELS AND BOUNDARY ALIGNMENTS TO BE CONFIRMED BY A REGISTERED SURVEYOR

SCALE 1:200 AT A1 SHEET | 1:400 AT A3 SHEET

ISSUE	A	ISSUE FOR DA	28.09.25
ISSUE	DESCRIPTION	DATE	
OWNER	G. BRIGHT		DESIGNED GB DRAWN CW
ADDRESS	29 HAMMOND RD, TOUKLEY, NSW 2263 LOT 40, DP21112		SCALE NOTED SHEET SIZE A1
DRAWING	PLAN OF SUBDIVISION		DATE SEPT 2025
	PAGE 5 OF 5	REV A	