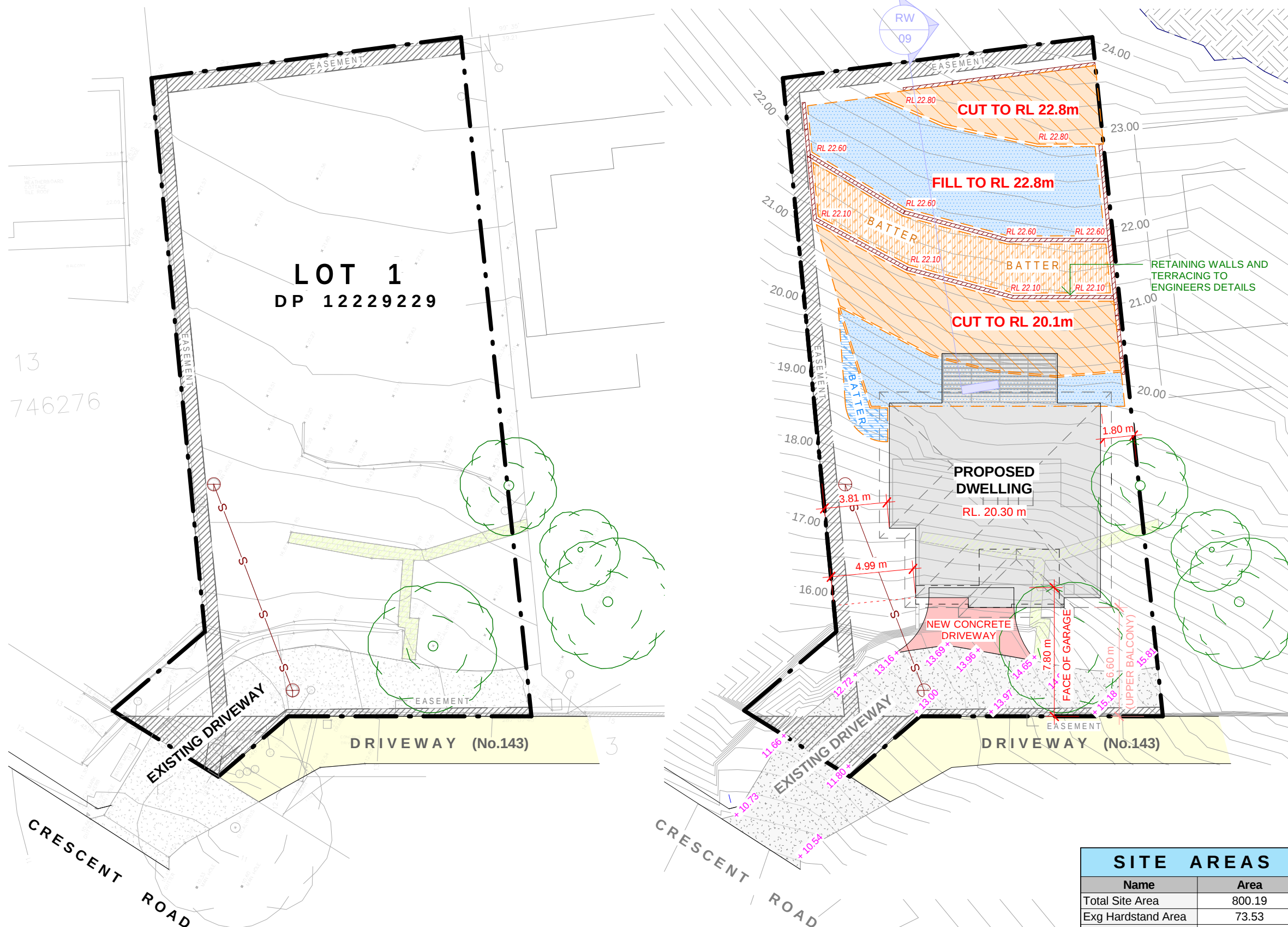




Summary of BASIX Requirements
External Related Requirements
- Provide minimum 2000L above ground rain water tank with pressure pump connected to all toilets, washing machine and one outdoor tap. - Provide minimum 100m² roof catchment to water tank via first flush overflow device. - Provide approximately 145m² designated lawns and garden - Provide external clothes line.
Plumbing/Water related Requirements
- Connect rainwater tank to supply all toilets, washing machine and at least one outdoor tap. - Provide minimum 4 star rated toilet. - Provide minimum 3 star rated taps to kitchen. - Provide minimum 3 star rated taps to bathroom. - Provide minimum 3 star rated (>7.5 <=9L/min.) shower heads to all showers.
Construction Related Requirements
- Provide sarking to underside of roof covering. - Provide sarking to external walls. - Provide minimum R2.0 insulation to all external walls. - Provide minimum R4.5 ceiling insulation. - Allowable roof colour range is "MEDIUM" (solar absorptance 0.475 > 0.70). - Window frames and glazing as per BASIX certificate.
Energy Related Requirements
- Provide instant gas water system. Minimum performance 5 star. - Provide gas cooktop with electric oven. - Provide energy efficient LED or fluorescent light fittings to 4x bedrooms, 3x living areas, kitchen and hallways.
Rainwater Tank requirements
- All pipes carrying rainwater to be approved products and clearly and permanently marked "RAINWATER" CONTINUOUSLY ALONG LENGTH. - Every rainwater tank outlet is to be labelled "RAINWATER" on a permanent sign as detailed by AS1319. - Downpipes supplying the rainwater tank must do so via a first flush device to prevent debris entering the tank. - Details are to be as per instructions from the local Council or Certifying Authority.
This summary of BASIX requirements is intended as a checklist only. For full responsibilities and implementation of these requirements refer to the BASIX certificate forming part of the approval for this dwelling.

SITE AREAS	
Name	Area
Total Site Area	800.19
Exg Hardstand Area	73.53
New Hardstand Area	22.56
Total Roof Area	205.59

SITE COVERAGE = 37.7%



The Essential First Step

SITE ANALYSIS PLAN

SCALE 1: 250

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- Provide smoke alarms as per BCA Vol.2 3.7.2 and AS 3 186.



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REVISION SCHEDULE

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8	Add B2 ensuite, U/F pdr room. Delete alfresco roof.	21/05/21



SITE PLAN

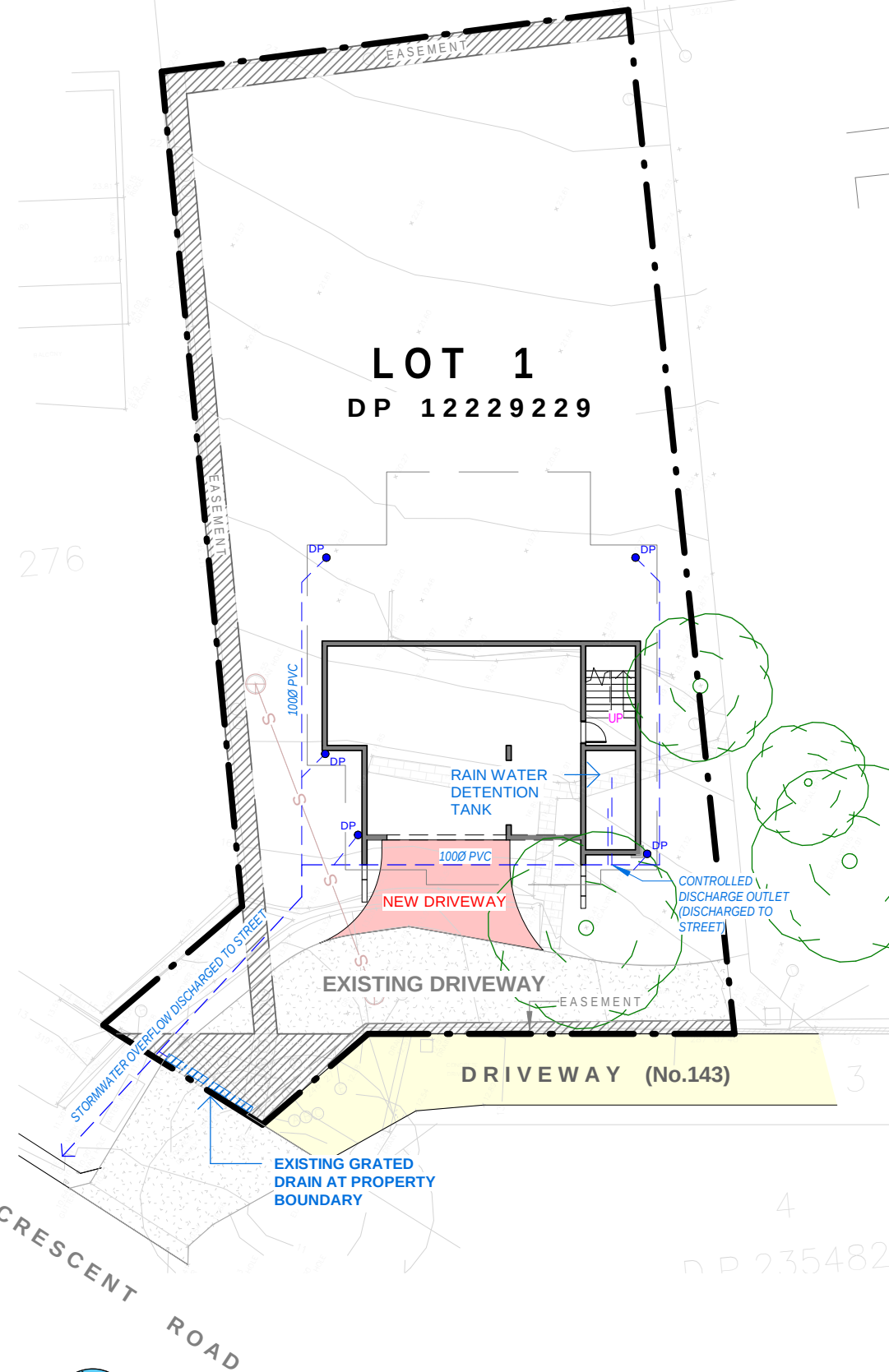
SCALE 1: 250

**midcoast
design** and drafting
suite 6/41 belgrave street
kempsey NSW 2440
Ph. 0265622132
midcoastdesign@bigpond.com

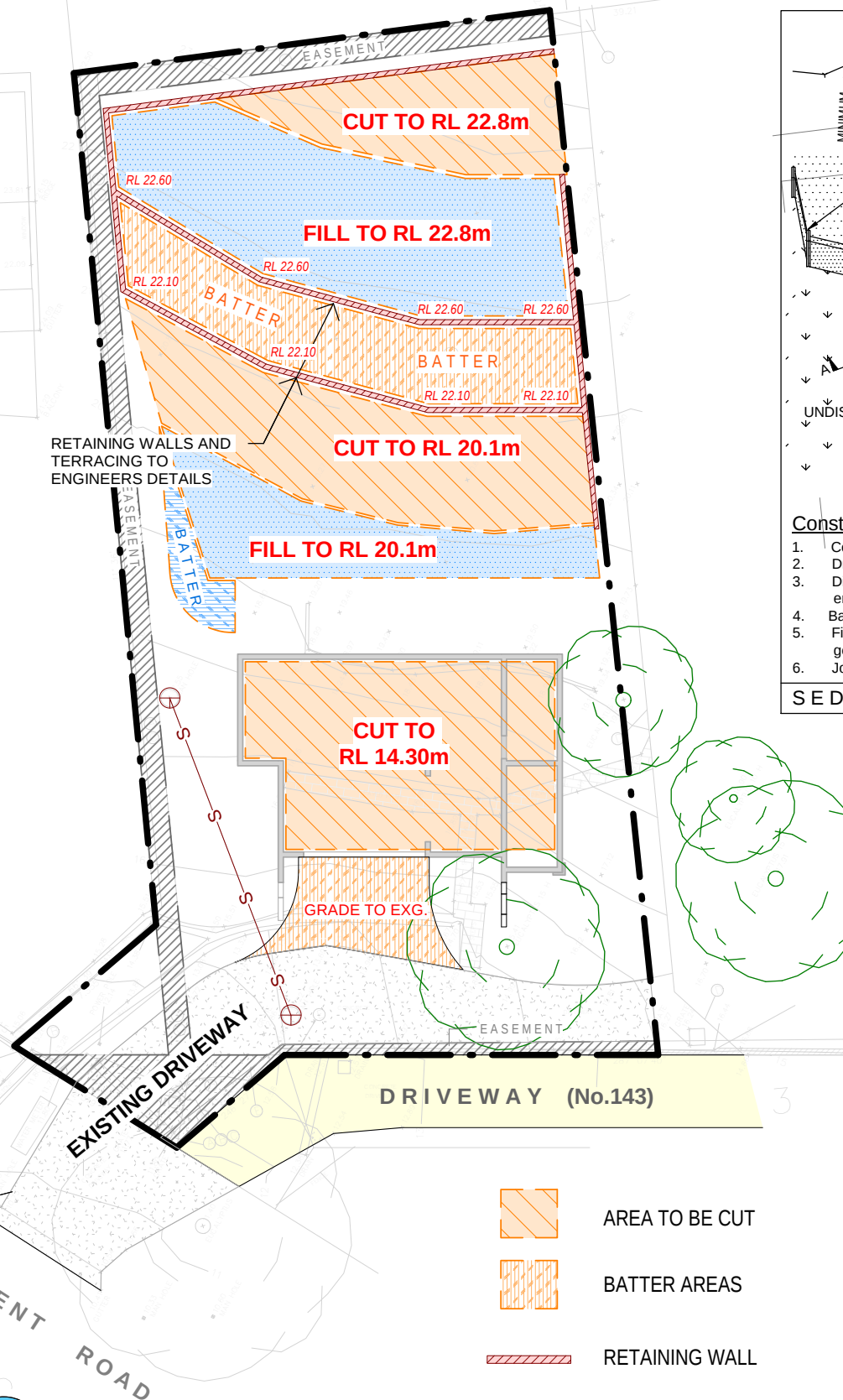
PROJECT:
PROPOSED DWELLING
AT LOT 1 DP1229229
145A CRESCENT ROAD
NEWPORT

CLIENT: J. & J. SHANAHAN

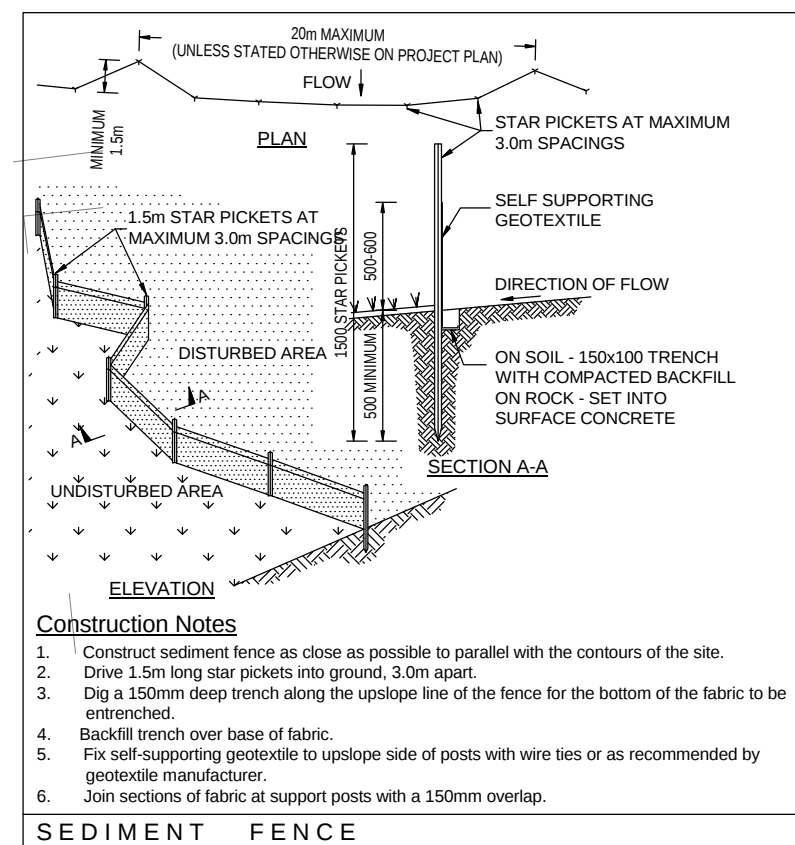
Scale	1 : 250	Revision
Drawn by	RDM	08
Date	22/10/2018	SHEET
Issued to:		01
Project no.	01416H	



STORMWATER MANAGEMENT PLAN
SCALE 1:250



SITE WORKS PLAN
SCALE 1:250



- AREA TO BE CUT
- BATTER AREAS
- RETAINING WALL

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MOD2021/0339

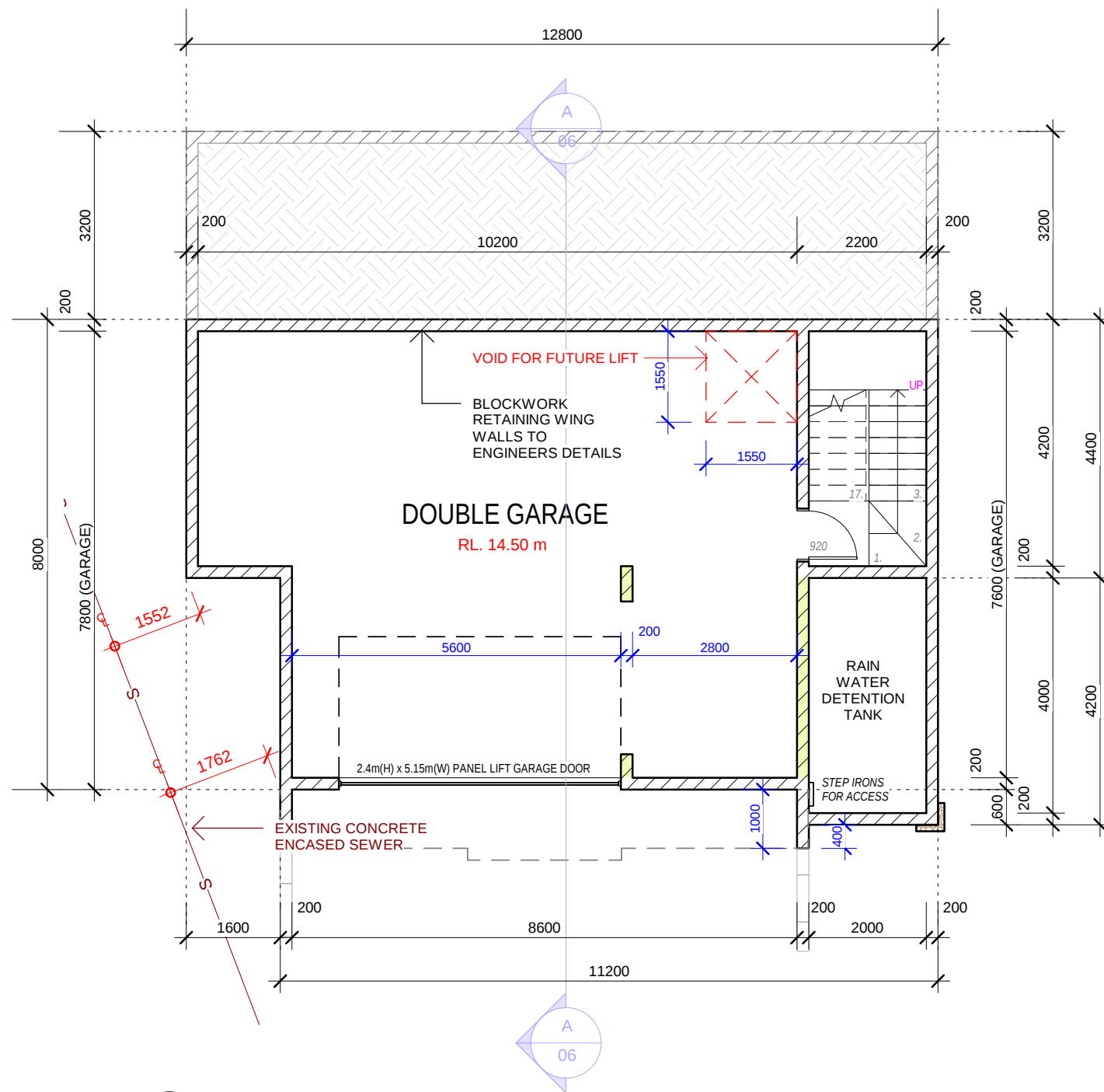
REVISION SCHEDULE		
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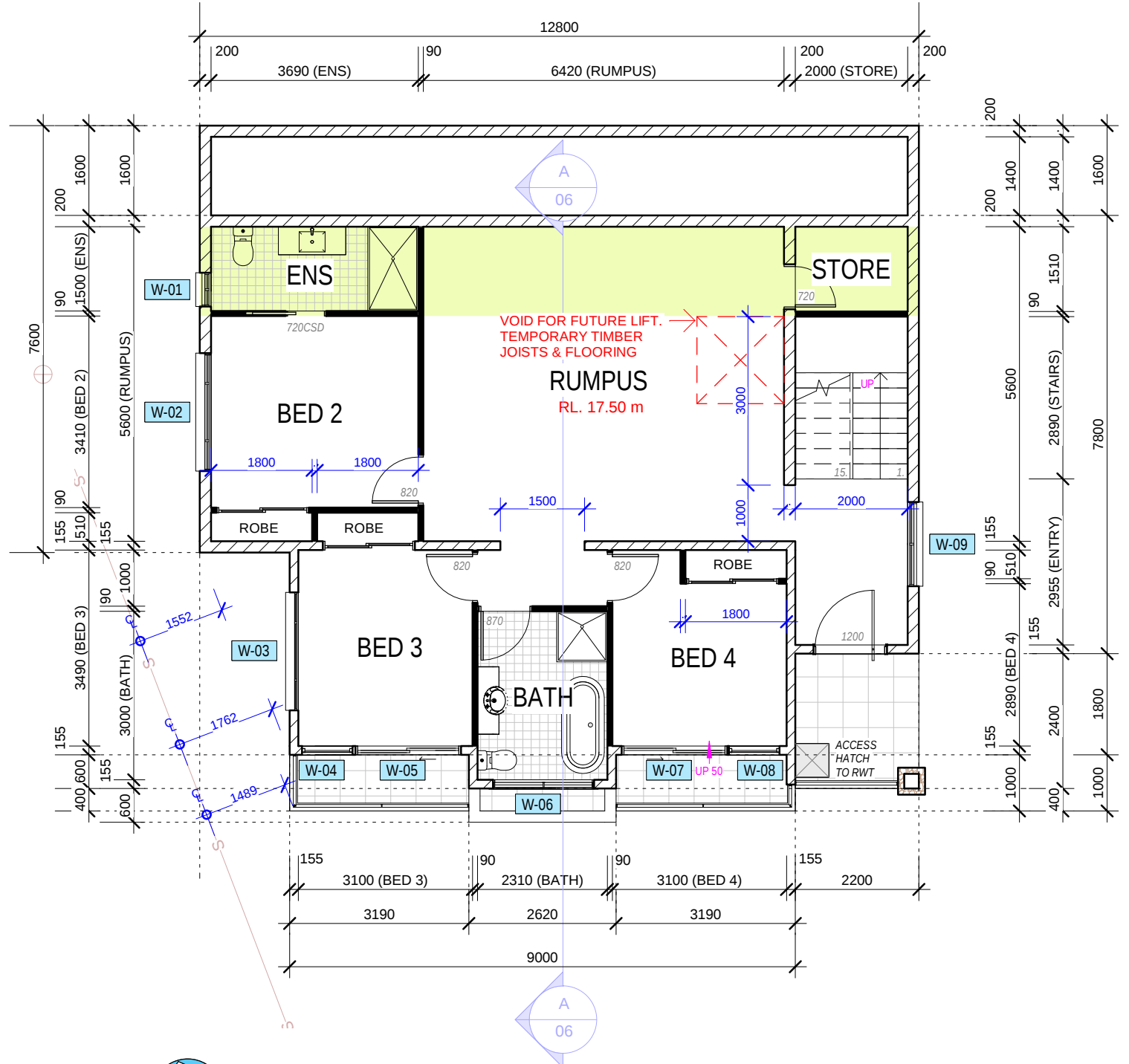
suite 6/41 belgrave street
kempsey NSW 2440

Ph. 0265622132
midcoastdesign@bigpond.com

PROJECT:		Scale	1 : 250	Revision
PROPOSED DWELLING AT LOT 1 DP1229229 145A CRESCENT ROAD NEWPORT		Drawn by	RDM	08
		Date	22/10/2018	SHEET
		Issued to:		02
CLIENT: J. & J. SHANAHAN		Project no.	01416H	



LOWER FLOOR PLAN
SCALE 1 : 100



FIRST FLOOR PLAN
SCALE 1 : 100

NOTES:

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**midcoast
design**
suite 6/41 belgrave street
kempsey NSW 2440
Ph. 0265622132
midcoastdesign@bigpond.com

PROJECT:

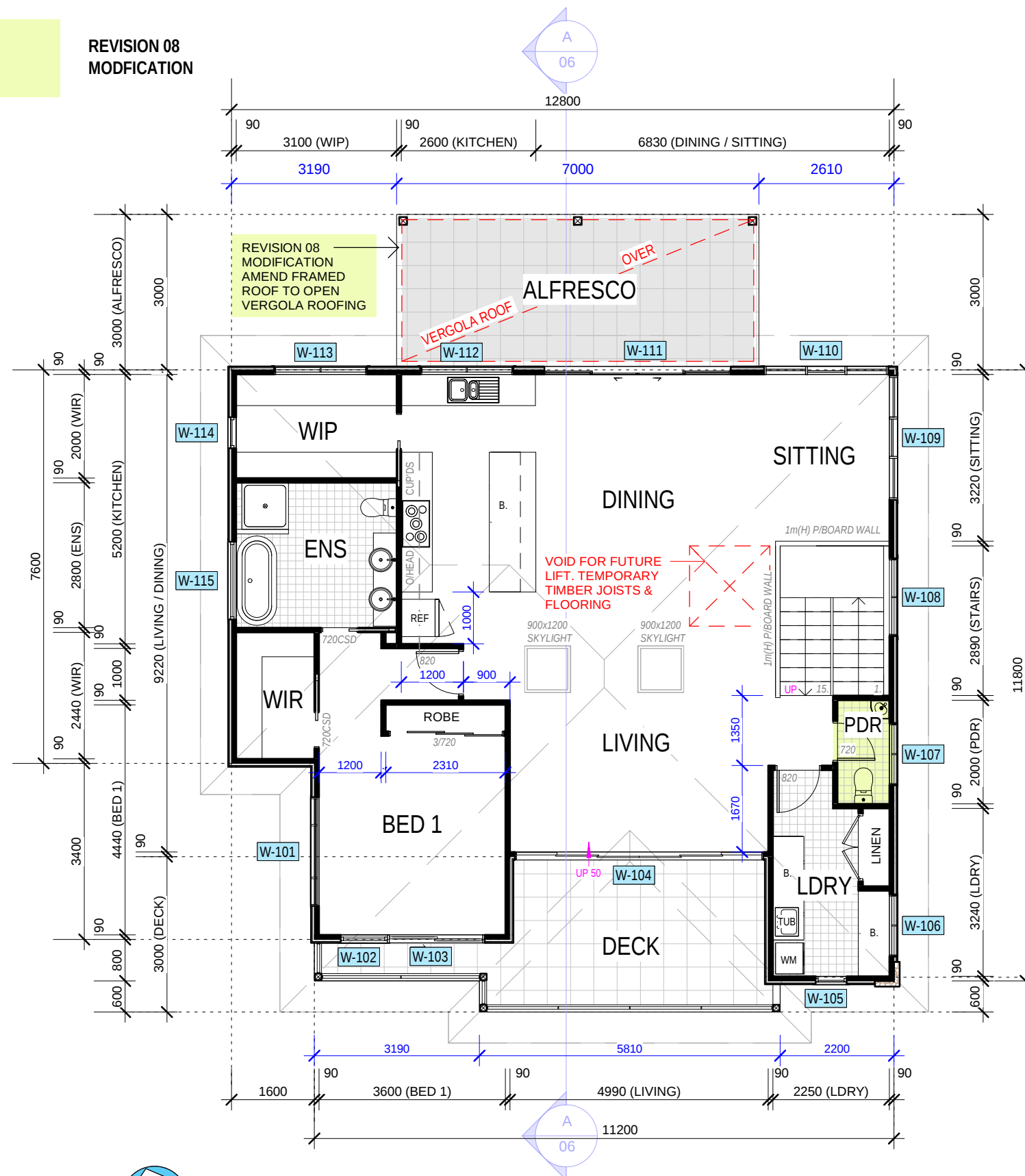
PROPOSED DWELLING
AT LOT 1 DP1229229
145A CRESCENT ROAD
NEWPORT

CLIENT:

J. & J. SHANAHAAN

Scale	1 : 100	Revision
Drawn by	RDM	08
Date	22/10/2018	SHEET
Issued to:		03
Project no.	01416H	

REVISION 08
MODIFICATION



UPPER FLOOR PLAN
SCALE 1:100

WINDOW SCHEDULE								
No.	Location	Height	Width	Hd Height	Description	Frame Material	Glazing	Area
01	ENS	900	600	2100	SLIDING WINDOW	ALUMINIUM	OBSCURE - SAFETY	0.54
02	BED 2	1200	2100	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.52
03	BED 3	600	2100	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.26
04	BED 3	2000	900	2100	LOUVRE WINDOW	ALUMINIUM	CLEAR - SAFETY	1.80
05	BED 3	2100	1800	2100	SLIDING GLASS DOOR	ALUMINIUM	CLEAR - SAFETY	3.78
06	BATH	600	1800	2100	SLIDING WINDOW	ALUMINIUM	OBSCURE - SAFETY	1.08
07	BED 4	2100	1800	2100	SLIDING GLASS DOOR	ALUMINIUM	CLEAR - SAFETY	3.78
08	BED 4	2000	900	2100	LOUVRE WINDOW	ALUMINIUM	CLEAR - SAFETY	1.80
09	ENTRY	1000	1500	2400	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.50
101	BED 1	600	2100	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.26
102	BED 1	2100	900	2190	LOUVRE WINDOW	ALUMINIUM	CLEAR - SAFETY	1.89
103	BED 1	2100	1800	2200	SLIDING GLASS DOOR	ALUMINIUM	CLEAR - SAFETY	3.78
104	LIVING	2100	4800	2100	STACKING SLIDING DOOR	ALUMINIUM	CLEAR - SAFETY	10.08
105	LDRY	1800	600	2100	LOUVRE WINDOW	ALUMINIUM	CLEAR - SAFETY	1.08
106	LDRY	600	1200	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	0.72
107	PDR	600	1200	2100	SLIDING WINDOW	ALUMINIUM	OBSCURE - SINGLE	0.72
108	STAIRS	1000	1500	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.50
109	SITTING	1200	2400	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.88
110	SITTING	1200	2400	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.88
111	DINING	2100	3600	2100	DOUBLE SLIDING GLASS DOOR	ALUMINIUM	CLEAR - SAFETY	7.56
112	KITCHEN	1200	1800	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.16
113	WIP	1200	1800	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.16
114	WIP	1800	600	1900	LOUVRE WINDOW	ALUMINIUM	CLEAR - SAFETY	1.08
115	ENS	600	1500	2100	AWNING WINDOW	ALUMINIUM	OBSCURE - SAFETY	0.90

DWELLING AREAS	
Name	Area
Garage Floor Area	95.92 m ²
First Floor Area	114.80 m ²
First Floor Balconies	6.38 m ²
Entry Porch	5.07 m ²
Upper Floor Area	122.96 m ²
Upper Verandah Area	18.49 m ²
Rear Alfresco Area	21.00 m ²
Grand total	384.62 m ²

AREAS (BASIX)	
Name	Area
Conditioned Floor Area	194.81 m ²
Unconditioned Floor Area	14.12 m ²
Garage Floor Area	79.24 m ²
Total Roof Area	181.65 m ²
Total Site Area	843.20 m ²

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MOD2021/0339

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midcoast
design
suite 6/41 belgrave street
kempsey NSW 2440
Ph. 0265622132
midcoastdesign@bigpond.com

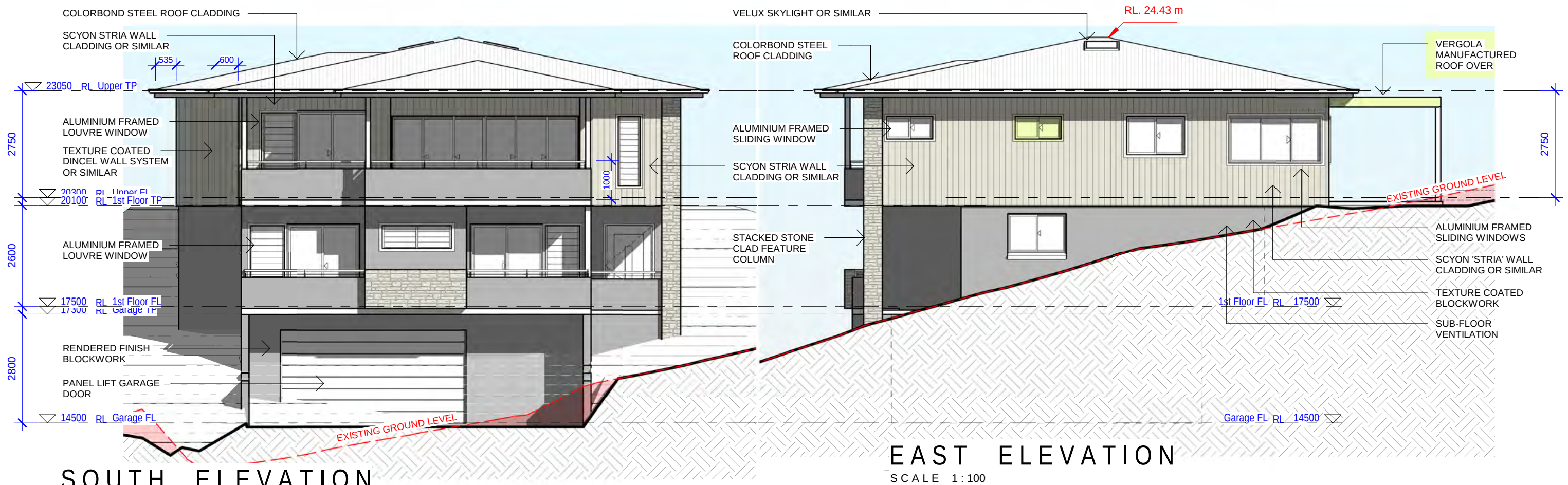
PROJECT:

PROPOSED DWELLING
AT LOT 1 DP1229229
145A CRESCENT ROAD
NEWPORT

CLIENT:

J. & J. SHANAHAN

Scale	1 : 100	Revision	08
Drawn by	RDM		
Date	22/10/2018	SHEET	04
Issued to:			
Project no.	01416H		

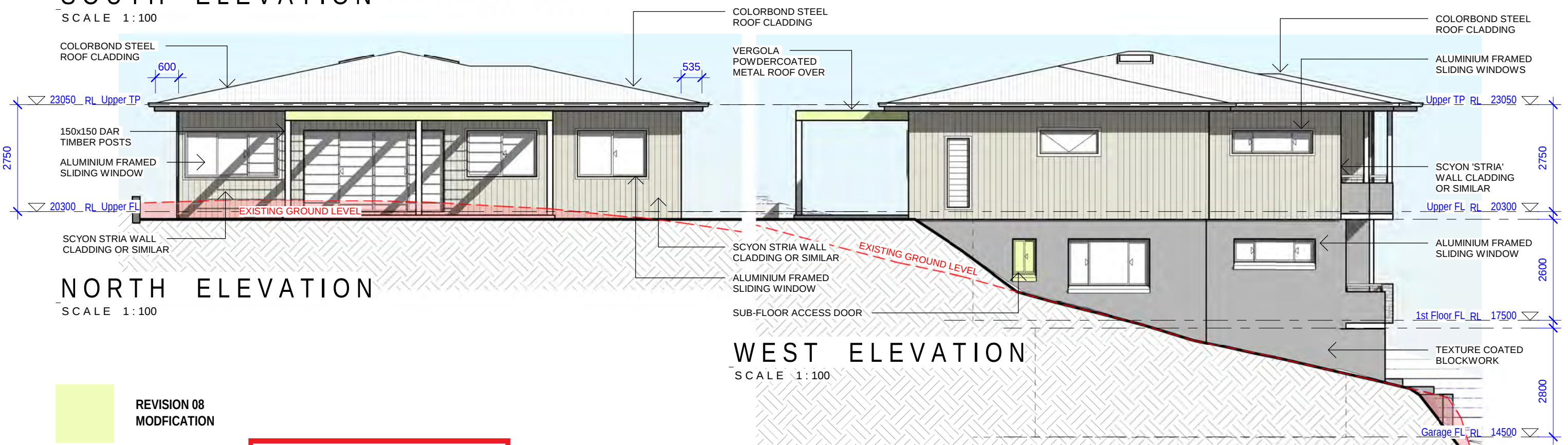


SOUTH ELEVATION

SCALE 1:100

EAST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

WEST ELEVATION

SCALE 1:100

REVISION 08
MODIFICATION

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NatHERS STAMP (if applicable)

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drafting
suite 6/41 belgrave street
kempsey NSW 2440
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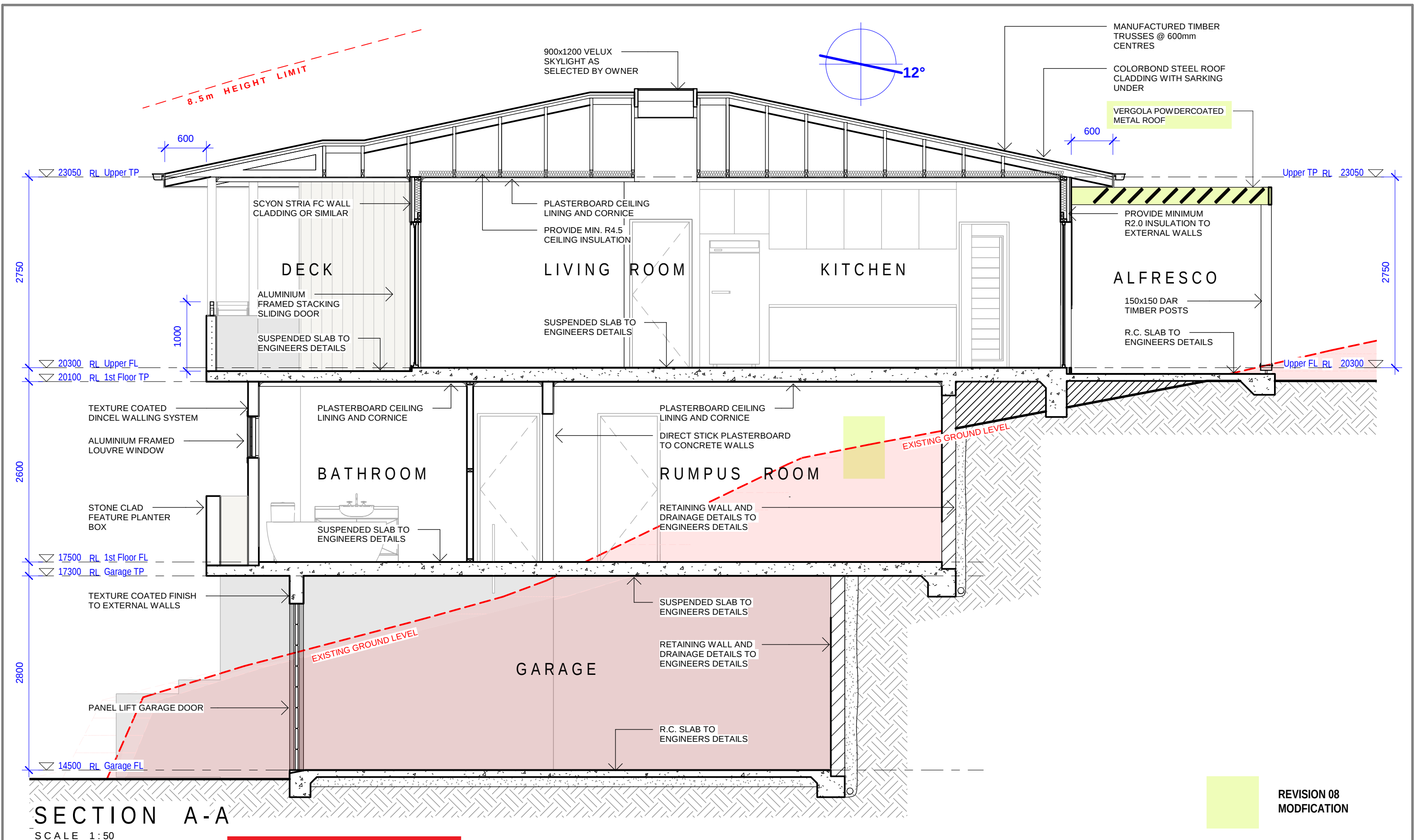
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145A CRESCENT ROAD
NEWPORT**

CLIENT: **J. & J. SHANAHAN**

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Project no.	01416H	

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SECTION A-A
SCALE 1:50

REVISION 08
MODIFICATION

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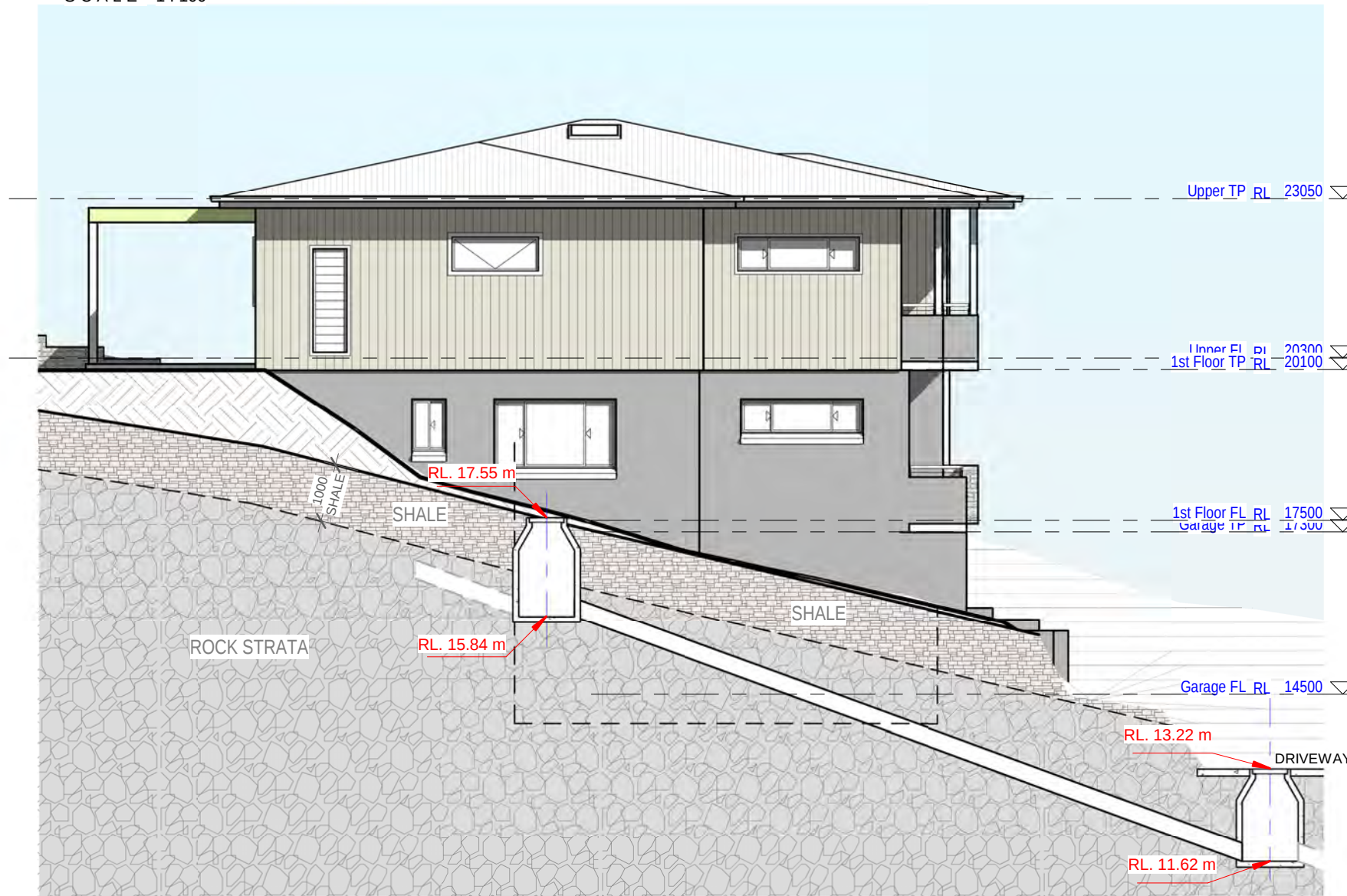
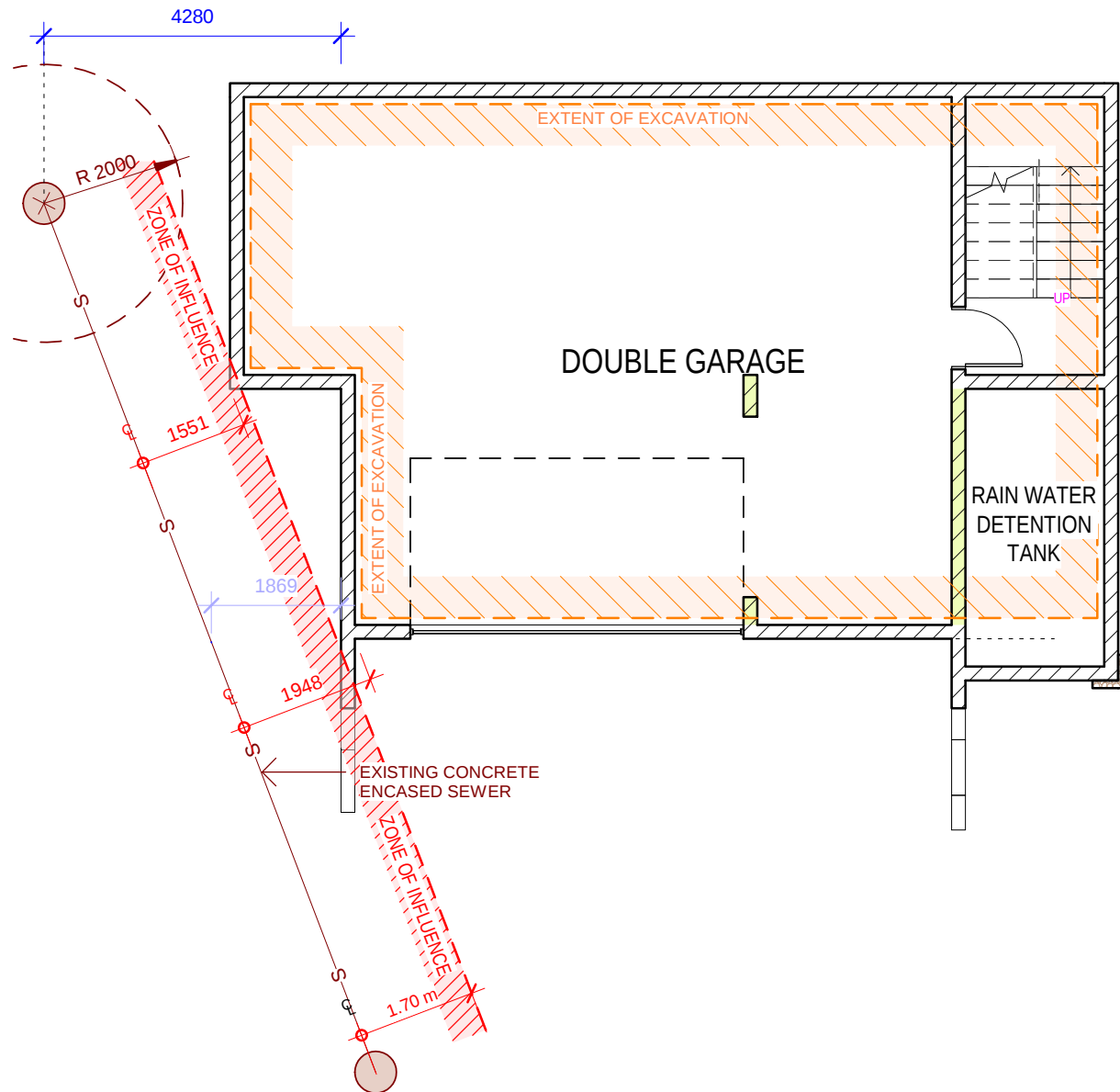
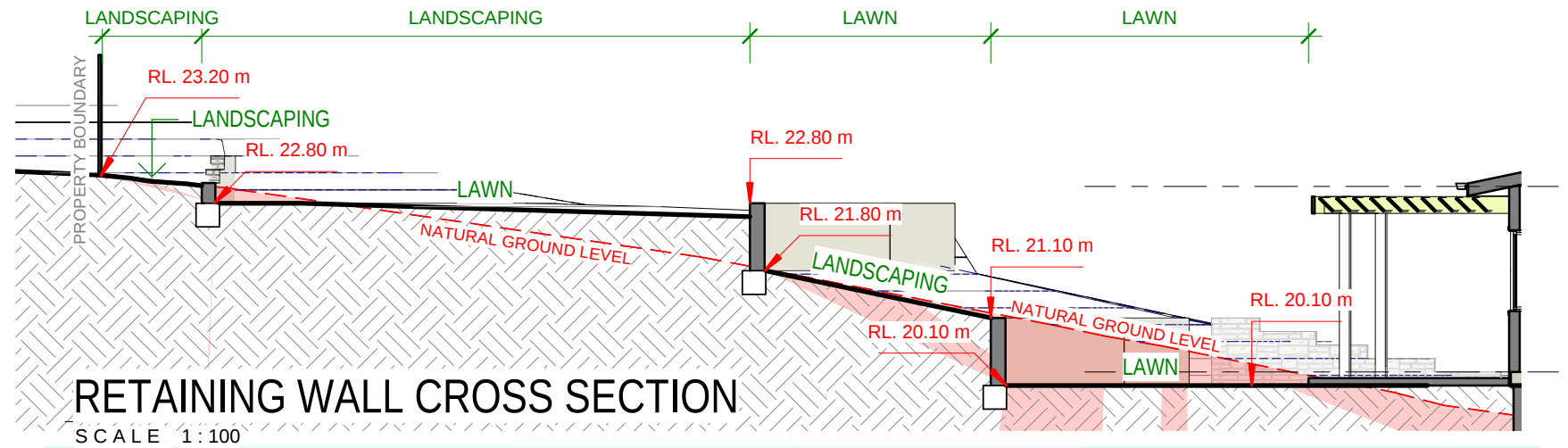
Ph. 0265622132
midcoastdesign@bigpond.com

PROJECT:
**PROPOSED DWELLING
AT LOT 1 DP1229229
145A CRESCENT ROAD
NEWPORT**

CLIENT: **J. & J. SHANAHAAN**

Scale	As indicated	Revision
Drawn by	RDM	08
Date	22/10/2018	SHEET
Issued to:		06
Project no.	01416H	

REVISION 08
MODIFICATION



LOWER FLOOR / SEWER MAIN PROXIMITY PLAN

SCALE 1:100

SEWER LONG SECTION

SCALE 1:100

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**midcoast
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drafting
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Project no.	01416H	



PERSPECTIVE VIEW: FRONT

SCALE



PERSPECTIVE VIEW: FRONT

SCALE

SCHEDULE OF FINISHES

SCALE 1:100



ROOFING & GUTTERING:
COLORBOND
"WOODLAND GREY"



EXTERIOR WALLS:
WEATHERTEX FC SHEET
PAINTED FINISH
HAYMES "DARK MOSS"



FEATURE WALL:
SCYON 'STRIA' FC SHEET
PAINTED FINISH
HAYMES "WATER GREY"



WINDOWS:
POWDERCOATED ALUMINIUM
WHITE



GARAGE DOOR:
COLORBOND "GULLY"



DRIVEWAY:
GREY CONCRETE

LEGEND

820	820mm DOOR
2/720	2 x 720mm DOORS
REF.	REFRIGERATOR SPACE
WM	WASHING MACHINE SPACE
TUB	LAUNDRY TUB
B.	BENCH
ST	SOLAR TUBE SKYLIGHT
SD	SMOKE ALARM

NatHERS RATING (if applicable)

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design drafting

suite 6/41 belgrave street
kempsey NSW 2440
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