

DA
MIDCOAST COUNCIL (MANNING)

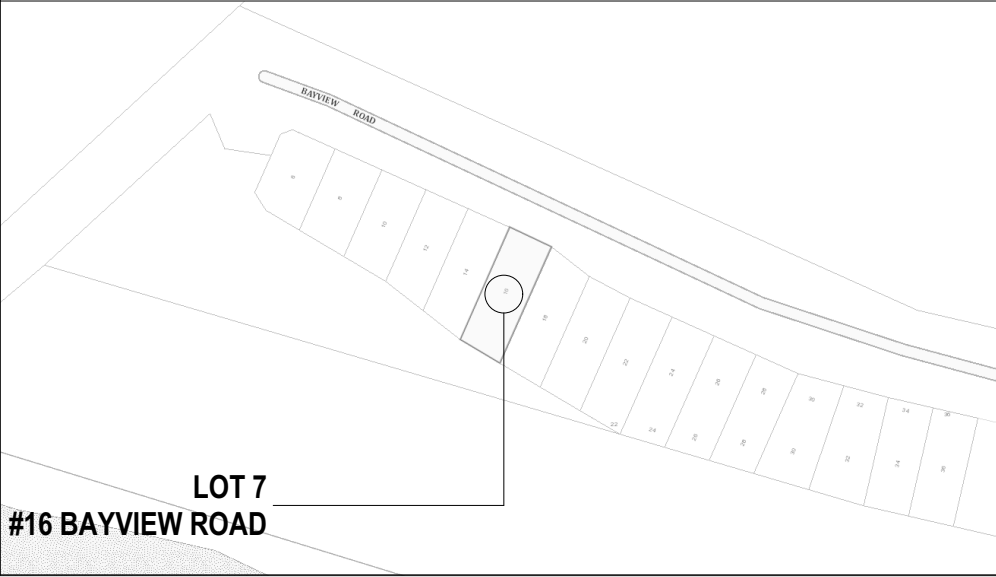
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TOTAL FLOOR AREAS

MAIN DWELLING, GROUND FLOOR		
GARAGE		33.54
GRAND OUTDOOR LIVING		28.19
LIVING (GROUND FLOOR)		126.15
PORCH		4.74
STAIRS		5.04
		197.66 m²
MAIN DWELLING, FIRST FLOOR		
BALCONY		14.76
LIVING (FIRST FLOOR)		144.98
STAIR VOID		7.15
		166.89 m²
		364.55 m²

LOCATION MAP



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BUILDING CONTROLS & COMPLIANCE			
CONTROL		REQUIRED	PROPOSED
SETBACKS			
FRONT		MIN. 4,500mm	10,604mm
ARTICULATION ZONE		MIN. 3,000mm	9,966mm
GARAGE TO BOUNDARY		MIN. 6,000mm	11,457mm
SIDE - GROUND FLOOR		MIN. 900mm	2,590mm
SIDE - FIRST FLOOR		MIN. 1,200mm	1,200mm
REAR		MIN. 3,645mm	9,976mm
BULK & SCALE			
SITE AREA		627.8m²	
FLOOR SPACE RATIO		MAX. 0.4:1	0:1
BUILDING HEIGHT		MAX. 8.500mm	8.372mm
UNBROKEN WALL LENGTH		MAX. 18,000mm	16,010mm
LANDSCAPE			
LANDSCAPED AREA		MIN. 188.34m²	367.49m²
EARTHWORKS			
CUT DEPTH		MAX. 600mm	103mm
FILL DEPTH		MAX. 600mm	0mm
ACCESS & AMENITY			
PARKING SPACES		MIN. 2 SPACES	2 SPACES
PRIVATE OPEN SPACE		MIN. 24m²	36m²

BUILDING INFORMATION

GROUND FLOOR PITCHING HEIGHT(S)	2595mm, 2938mm
FIRST FLOOR PITCHING HEIGHT(S)	2595mm
FRAMES AND TRUSSES	STEEL
ROOF PITCH (U.N.O.)	5°, 25°
ELECTRICITY SUPPLY	3-PHASE
GAS SUPPLY	NONE
ROOF MATERIAL	SHEET METAL
ROOF COLOUR	MEDIUM
EAVE VENTS	6
WIND DRIVEN ROOF VENTILATORS	2
WALL MATERIAL	BRICK VENEER CLADDING
WALL COLOUR	N/A
SLAB CLASSIFICATION	M

ROOF	MIN. 80mm FOIL FACED BLANKET UNDER ROOFING
CEILING	R6.0 BATTS (EXCL. GARAGE)
EXT. WALLS	R2.2 BATTS (EXCL. GARAGE) WALL WRAP TO ENTIRE HOUSE
INT. WALLS	R2.2 BATTS TO ALL INTERNAL WALLS
FLOOR	R4.1 INSULATION BATTS TO THE FIRST FLOOR JOIST SPACE

NOTE TO OWNER

THESE PLANS MAY FEATURE WORKS THAT ARE EXCLUDED FROM THE SCOPE OF WORKS WITH THE BUILDER, BUT THEY HAVE BEEN INCLUDED IN THESE DRAWINGS TO ASSIST IN THE OVERALL PLANNING AND ASSESSMENT OF THE BUILDING PROJECT. EXAMPLES OF SOME REGULARLY EXCLUDED WORKS INCLUDE DRIVEWAYS, RETAINING WALLS, SOLAR PANEL SPACING AND SITE DRAINAGE. PLEASE REFER TO YOUR SCOPE OF WORKS AND COLOUR SELECTIONS DOCUMENTATION FOR DETAILS OF INCLUDED WORKS. SOME DETAILS ARE INDICATIVE ONLY FOR EXAMPLE FLOORING, TILING, BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

SUSTAINABILITY		
BASIX AREAS		
CONDITIONED AREA		212.77 m²
UNCONDITIONED AREA		17.93 m²
WATER RATINGS		
SHOWER HEADS		3 STAR (> 7.5 BUT <= 9 L/MIN)
TOILET SUITES		4 STAR
KITCHEN TAPS		4 STAR
BATHROOM TAPS		5 STAR
WATER HARVESTING AND USAGE		
TOTAL ROOF AREA		231.65 m²
MIN. WATER TANK CAPACITY		4990 L
MIN. ROOF AREA DIRECTED TO TANK(S)		172.16 m²
WATER TANK(S) CONNECTED TO		AT LEAST ONE OUTDOOR TAP ALL TOILETS WASHING MACHINE
GARDEN/LAWN AREA		370 m²
RECYCLED WATER		
RETICULATED RECYCLED WATER		N/A
ENERGY COMMITMENTS		
HOT WATER SYSTEM		280L ELECTRIC HEAT PUMP (18 STCs)
HEATING SYSTEM		3-PHASE REVERSE CYCLE AIR CONDITIONING COP 3.5 - 4.0
COOLING SYSTEM		3-PHASE REVERSE CYCLE AIR CONDITIONING EER 3.0 - 3.5
CEILING FANS		4 - REFER TO FLOOR PLAN FOR LOCATIONS
VENTILATION (EXHAUST FANS)		
NO MECHANICAL VENTILATION TO BATHROOMS		
KITCHEN RANGEHOOD: DUCTED TO OUTSIDE AIR, MANUAL SWITCH ON/OFF		
NO MECHANICAL VENTILATION TO LAUNDRY		
PRIMARY FLUORESCENT/LED LIGHTING (INCL. COVER)		
N/A		
NATURAL LIGHTING		
NATURAL LIGHTING TO		4 x BATHROOM(S)/TOILET(S)
ALTERNATIVE ENERGY		
PHOTOVOLTAIC SYSTEM		MIN. 6.60KW PEAK
OTHER		
INDUCTION COOKTOP, ELECTRIC OVEN		
FIXED OUTDOOR CLOTHESLINE BY OWNER		
NO FIXED INDOOR CLOTHESLINE		
BASIX CERTIFICATE		
1780250S-02 (5TH MARCH 2025)		

BUSHFIRE REQUIREMENTS - BAL-29

THE BUILDER USES MATERIALS THAT COMPLY WITH AS 3959-2018, NASH STANDARD STEEL FRAMED CONSTRUCTION IN BUSHFIRE AREAS 2014 OR HAVE BEEN TESTED TO AS 1530.8.1 IN ACCORDANCE WITH AS 3959-2018 (CLAUSE 3.8).

- ROOF:
- PROVIDE FOIL FACED BLANKET INSULATION TO ALL COLORBOND SHEET ROOFING.
 - PROVIDE SARKING TO ALL TILED ROOFING INCLUDING PRESSTITE TO VALLEYS.
 - PROVIDE BAL-29 RATED DEKTITE TO ALL AIR VENTS ON ROOF.
 - PROVIDE BAL-29 RATED ALUMINIUM MESH TO ALL SOFFIT AND EAVE VENTS.
 - PROVIDE BAL-29 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS.
 - ROOF PENETRATIONS TO BE NON-COMBUSTIBLE.

- WALLS, POSTS AND BEAMS:
- EXTERNAL TIMBER POSTS AND EXPOSED BEAMS TO BE BUSHFIRE-RESISTING TIMBER.
 - PROVIDE SPARK ARRESTORS TO ALL EXTERNAL BRICKWORK.
 - PROVIDE MIN. 6mm EXTERNAL FC WALL / GABLE SHEETING.

- WINDOWS AND DOORS:
- PROVIDE FLYSCREENS WITH CORROSION RESISTANT MESH TO ALL OPERABLE WINDOW SASHES (NO REQUIREMENT TO SCREEN BI-FOLD / FRENCH / SLIDING / STACKER DOORS).
 - PROVIDE BAL-29 RATED ALUMINIUM WINDOWS AND EXTERNAL GLASS SLIDING / STACKER DOORS.
 - SPECIFIED ALUMINIUM FRENCH DOORS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS.
 - SPECIFIED ALUMINIUM WINDOWS HAVE BEEN TESTED TO AS 1530.8.1 WITHOUT SCREENS TO FIXED PANELS.
 - PROVIDE MERBAU DOOR JAMBS TO ALL EXTERNAL TIMBER FRAMED DOORS.
 - PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED).
 - PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

- OTHER:
- PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE.

MARINE ENVIRONMENT

ALL MATERIALS USED IN CONSTRUCTION ARE IN ACCORDANCE WITH AS3600, AS3700 AND ALL OTHER RELEVANT BUILDING CODES DUE TO SITE BEING WITHIN 1km OF BREAKING SURF.

- PROVIDE 32Mpa CONCRETE TO THE CONCRETE SLAB
- PROVIDE EXPOSURE GRADE MORTAR
- PROVIDE NON CORROSIVE BRICK TIES
- PROVIDE WALL WRAP TO EXTERNAL WALL FRAMES AND SPARK ARRESTORS TO EXTERNAL BRICKWORK
- PROVIDE R4 RATING TO STRUCTURAL STEEL
- PROVIDE A (STANDARD) COLORBOND STEEL ROOF WITH A 15 YEAR MANUFACTURERS WARRANTY.
- PROVIDE (STANDARD) COLORBOND STEEL FASCIA AND GUTTER WITHOUT MANUFACTURERS WARRANTY
- UPGRADE ROOF VENTILATION SYSTEM TO MINIMISE INGRESS OF SALT LADEN AIR INTO ROOF SPACE

88B CHECKED AND ACKNOWLEDGED
APPLICABLE CLAUSE (S): 1, 2 & 3



Certificate No. # 1334OB8GHF-01

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 7 (#18) Bayview Road TEA GARDENS,
2324, NSW, 2324



<https://www.fr5.com.au/QRCodeLanding?PublicId=1334OB8GHF-01>

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED
AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION: M-SERIES		REVISION	DRAWN	CLIENT: ROBERT & ANNE-MAREE KELLY LORD	HOUSE DESIGN: ENIGMA 37	HOUSE CODE: H-JMSENG10DA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2025	6	BASIX APPLIED	TMC 20/01/2025	ADDRESS: 16 BAYVIEW ROAD, TEA GARDENS NSW 2324	FACADE DESIGN: MODERN A	FACADE CODE: F-JMSENG10AMODA	
	7	COLOURS APPLIED	ENG 21/01/2025	LOT / SECTION / DP: 7 / - / 270572	SHEET TITLE: COVER SHEET	SCALES: 1:100	
	8	PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/2025	COUNCIL: MIDCOAST COUNCIL (MANNING)			
	9	BASIX ISSUED	KNI 07/03/2025				
	10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025				

251996

SECURITY - THE SURROUNDING BLOCKS ARE CURRENTLY UNOCCUPIED HOWEVER THERE WILL BE RESIDENCES CONSTRUCTED IN THE VICINITY OF THE PROPOSED SITE IN THE NEAR FUTURE AND THEREFORE CASUAL SURVEILLANCE WILL BE REQUIRED.

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

APPROX. CUT/FILL		
CUT	5.46m³	12.29t
FILL	35.46m³	79.79t
DIFFERENCE	30.00m³	67.50t
68 TONNES OF IMPORT FILL		

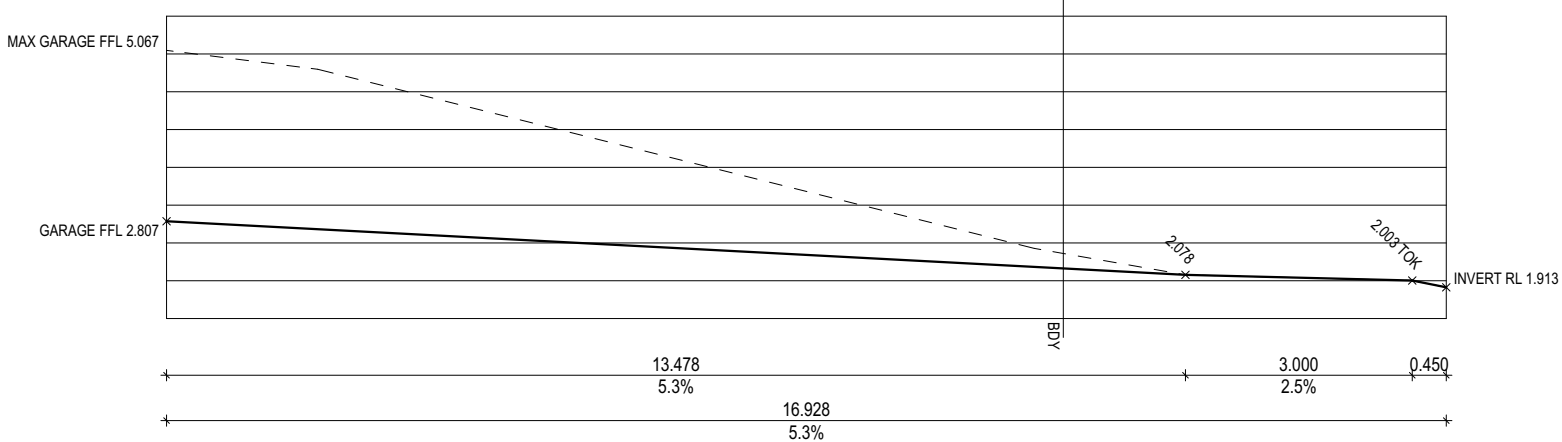
+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

SITE WORKS INDICATIVE ONLY. THE LOCATIONS AND HEIGHTS OF ANY PROPOSED RETAINING WALLS AND DROPPED EDGE BEAMS ARE SUBJECT TO SITE CONDITIONS

CLIENT TO REMOVE TREES, STUMPS INCLUDING ROOTS, MULCH & UNDERGROWTH AND SLASH/SCRAPE LONG GRASS FROM THE BUILDING AREA. WHERE STUMPS HAVE BEEN REMOVED THE GROUND IS TO BE FILLED AND COMPACTED.

OWNER SHALL INSTALL AND MAINTAIN AN ALL-WEATHER ACCESS ROAD TO & WITHIN THE PROPERTY BOUNDARIES AND UP TO THE BUILDING SITE, SUITABLE FOR ARTICULATED VEHICLES FOR CONSTRUCTION PURPOSES TO THE SATISFACTION OF THE BUILDER.

**MINIMUM FINISHED FLOOR
LEVEL 3.000m AHD**



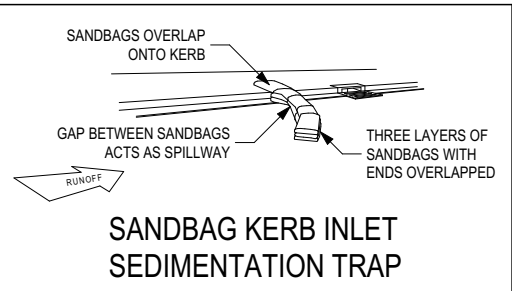
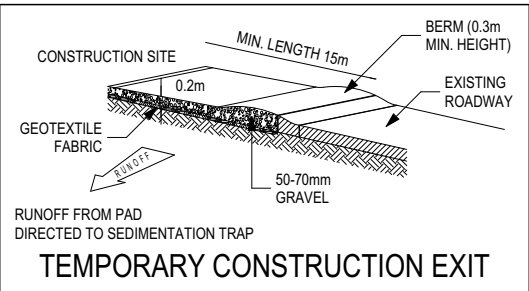
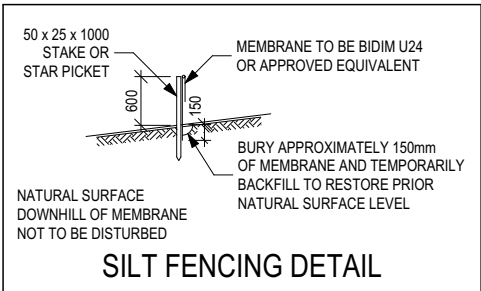
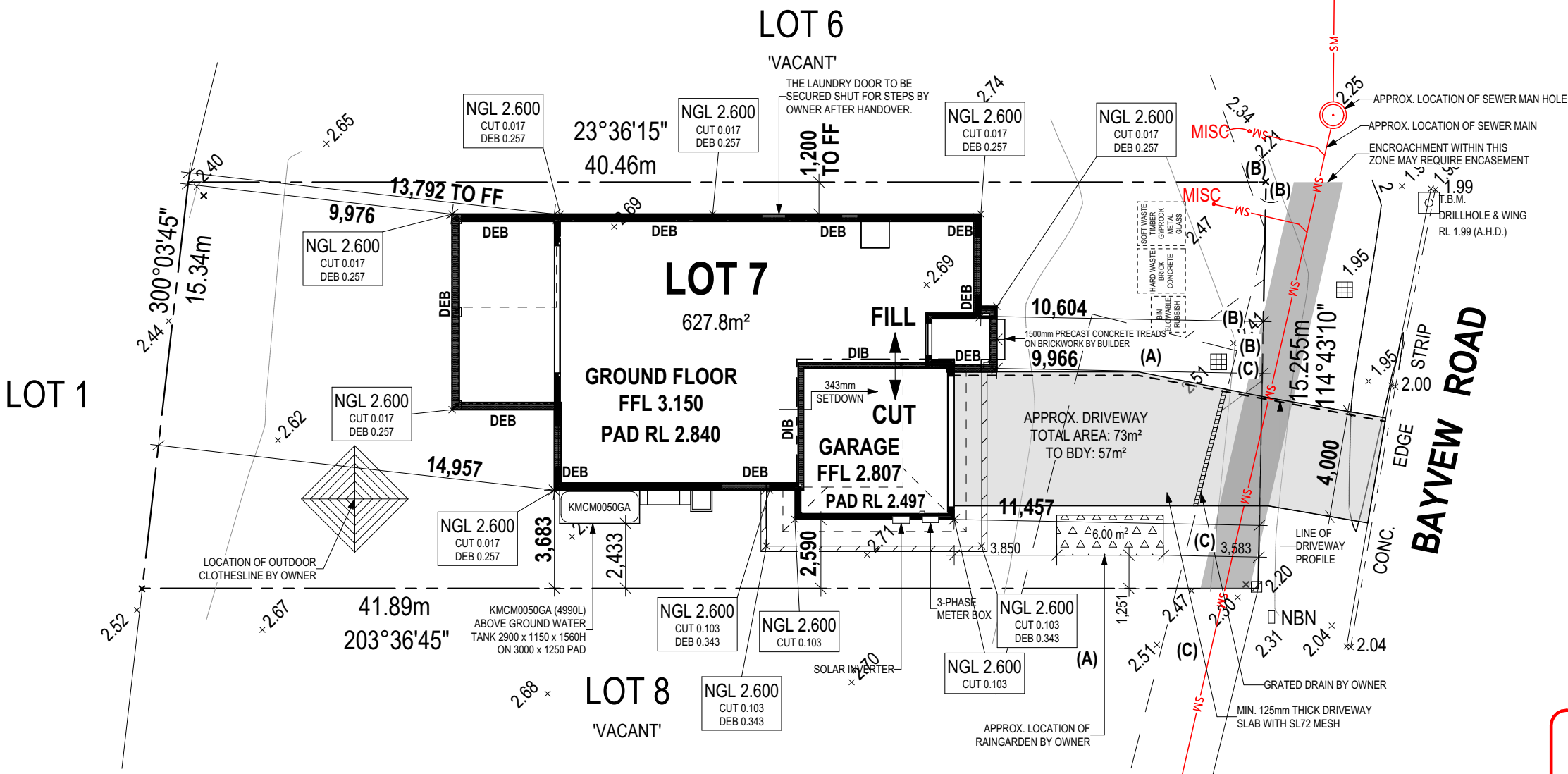
BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

**Certificate No. # 1334OB8GHF-01**
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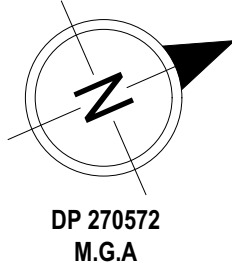
Assessor name: Claude-Francois Sookkoll
Accreditation No.: DMN/14/1662
Property Address: Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324



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- (A) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP270572)
- (B) EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE (DP270572)
- (C) EASEMENT TO DRAIN SEWAGE 2.4 WIDE AND VARIABLE (DP270572)



**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER	
SIGNATURE:	DATE:
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PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED	

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		10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)		SITE PLAN	3 / 22	1:200	251996

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NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

TO BE DIVERTED TO WATER TANK. BALANCE TO FRONT INTER-ALLOTMENT DRAINAGE. COLLECTION AREA = 172.16m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED TO FRONT INTER-ALLOTMENT DRAINAGE.

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

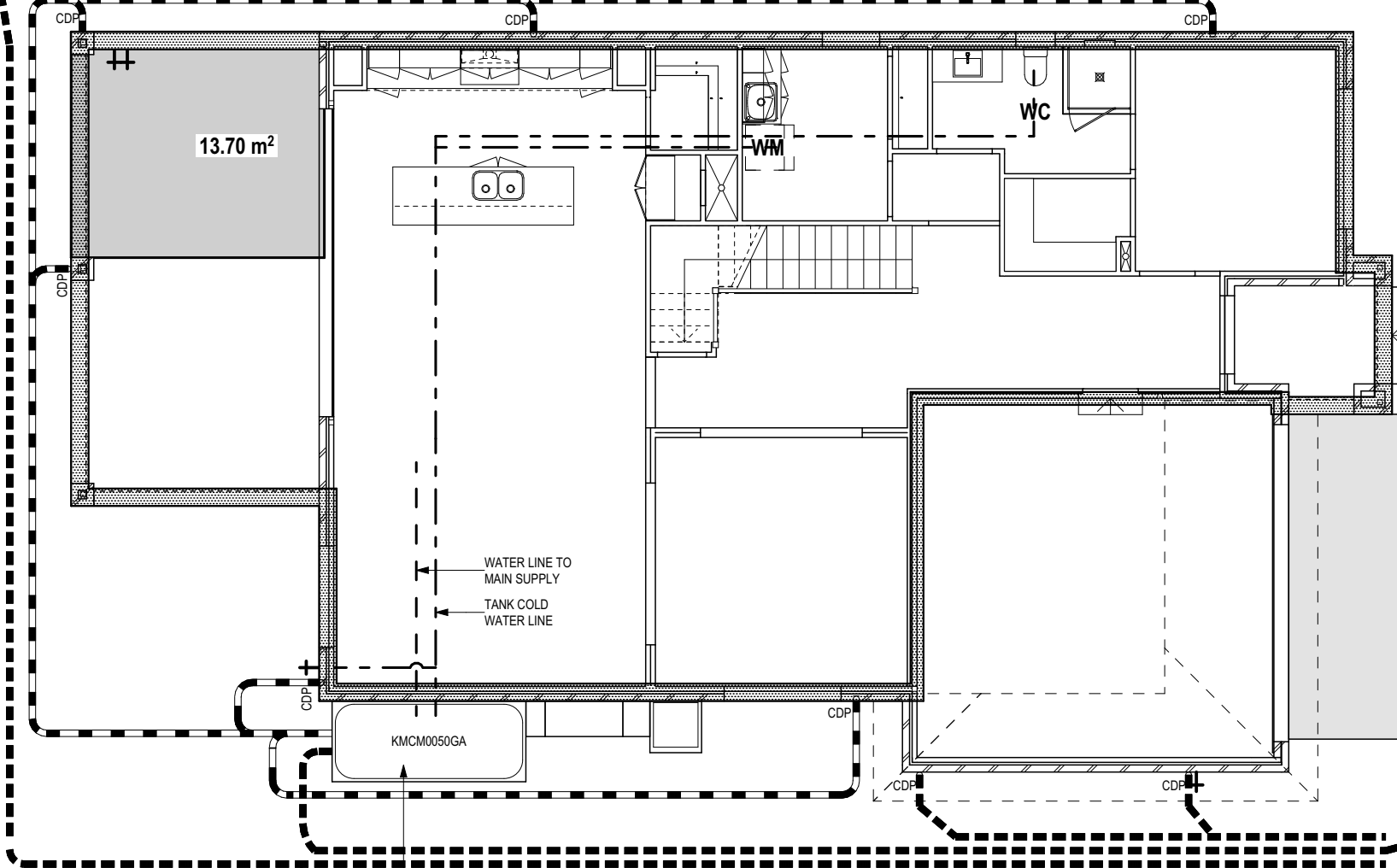
TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

- | | |
|-----|-----------------------------|
| SDP | STANDARD DOWNSPIPE |
| CDP | CHARGED DOWNSPIPE |
| --- | RECYCLED COLD WATER LINE |
| --- | TANK COLD WATER LINE |
| --- | WATER LINE TO MAIN SUPPLY |
| --- | NON-CHARGED STORMWATER LINE |
| --- | CHARGED STORMWATER LINE |
| WM | WASHING MACHINE |
| WC | TOILET |
| + | YARD TAP |

2.65



WATER MANAGEMENT (GROUND FLOOR)

SCALE: 1:100

- (A) EASEMENT TO DRAIN WATER VARIABLE WIDTH (DP270572)
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LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER AUTHORITY REQUIREMENTS

TANK CAPACITY TO BE MAINTAINED AT MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF WATER / WATER TANK DRAINAGE ONLY

SDP

CDP

WM

WC

+

STANDARD DOWNPIPE

CHARGED DOWNPIPE

RECYCLED COLD WATER LINE

TANK COLD WATER LINE

WATER LINE TO MAIN SUPPLY

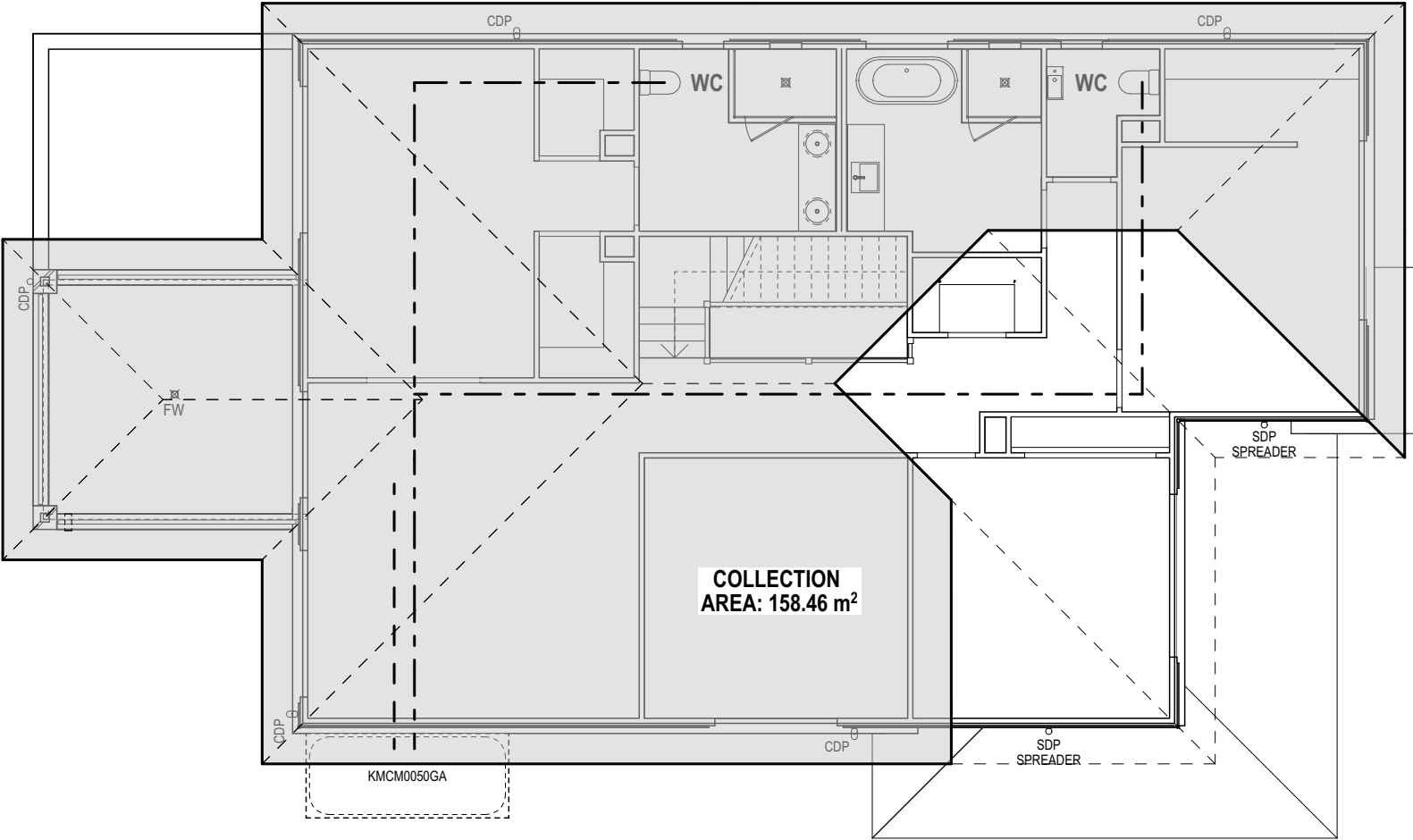
NON-CHARGED STORMWATER LINE

CHARGED STORMWATER LINE

WASHING MACHINE

TOILET

YARD TAP



WATER MANAGEMENT (FIRST FLOOR)
SCALE: 1:100

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BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

Certificate No. # 1334OB8GHF-01

Scan QR code or follow website link for rating details.

Assessor name

Accreditation No.

Property Address

Claude-Francois Sookloll

DMN/14/1662

Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324

<https://www.fr5.com.au/QRCodeLanding?PublicId=1334OB8GHF-01>

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED



SPECIFICATION:			REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
M-SERIES		6	BASIX APPLIED	TMC 20/01/2025	ROBERT & ANNE-MAREE KELLY LORD	ENIGMA 37	H-JMSENG10DA	
COPYRIGHT:		7	COLOURS APPLIED	ENG 21/01/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
© 2025		8	PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324	MODERN A	F-JMSENG10AMODA	
		9	BASIX ISSUED	KNI 07/03/2025	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
		10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025	COUNCIL:	WATER MANAGEMENT PLAN (FF)	5 / 22	SCALES:
					MIDCOAST COUNCIL (MANNING)		1:100	251996

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

NOTE TO PLUMBER: ROOF WATER FROM
COLLECTION AREAS

TO BE DIVERTED TO WATER TANK.
BALANCE TO FRONT INTER-ALLOTMENT
DRAINAGE.
COLLECTION AREA = 172.16m²

ALL STORMWATER OVERFLOW OTHER THAN THAT BEING DIRECTED TO WATER TANK(S) TO BE DIRECTED TO FRONT INTER-ALLOTMENT DRAINAGE.

LEGEND

WATER PUMP IN ACC. WITH LOCAL WATER
AUTHORITY REQUIREMENTS

TANK CAPACITY TO BE MAINTAINED AT
MINIMUM 10% CAPACITY

ALL RECY. WATER TO BE IN APPROVED
COLOUR CODED PIPEWORK (PURPLE)

ALL DRAINAGE LINES ARE FOR ROOF
WATER / WATER TANK DRAINAGE ONLY

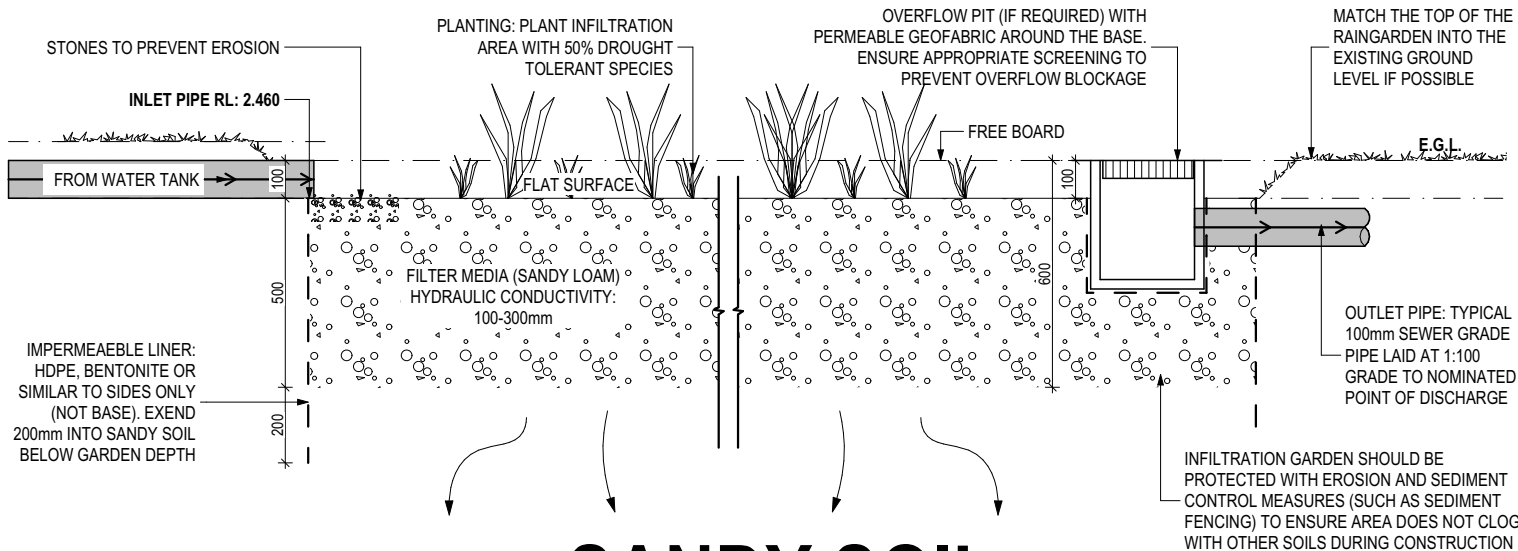
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	RECYCLED COLD WATER LINE
	TANK COLD WATER LINE
	WATER LINE TO MAIN SUPPLY
	NON-CHARGED STORMWATER LINE
	CHARGED STORMWATER LINE
WM	WASHING MACHINE
WC	TOILET
+	YARD TAP



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s3qm			
General Details			
Project Name:	LORD	Comments:	
Project No.:	251996		
Author:	tmcdean@mcdonaldjones.com.au		
Location Details			
Site Address:	7 Bayview Road, Tea Gardens	Lot/DP No.:	7/270572
Council Area:	MidCoast Council	Dominant Soil Texture:	Sand
Rainfall Region:	Taree	Design Mode and WQOs:	Design/TTE
Total Area (m2):	628	No. Catchments:	1

Output Summary			
			Developed
Catchment Characteristic:			
Imperviousness(%)			46.02%
Water Usage:			
Storage Capacity (kL)			4.0 kL
Demand (kL/yr)			283.7 kL/yr
Utilisation (%)			39.77%
Efficiency (%)			99.6%
Tank Spills			19.65 per Year
Catchment 1			
Urban			628.0
Agriculture			0.0
Forest			0.0
Treatment Train:			
			Biofiltration: Surface Area=6.0, Ed Depth=0.2, F Depth=0.6
Treated Loads / Flows			Load Train Effectiveness (%)
Flow(ML)			0.3 29.7
TSS(kg/yr)			3.6 ✓ 86.1 80
TP (kg/yr)			0.028 ✓ 61.2 60
TN (kg/yr)			0.32 ✓ 62.2 45
Gross Pollutants (kg/yr)			0.0 ✓ 100.0 100
Note:			



SANDY SOIL

RAIN GARDEN DETAILS

SCALE: 1:20

BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
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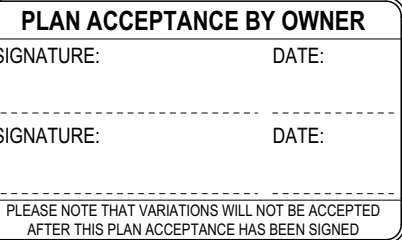
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<div>MOJO</div> <div>HOMES</div>	SPECIFICATION:		REVISION		DRAWN		CLIENT:				HOUSE DESIGN:				HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:




ALL EXTERIOR SLABS TO BE GRADED BY CONCRETER TO
ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH
MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.











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						SCALES:	251996
						1:100	

UNLESS NOTED OTHERWISE
ALL ROOMS ARE REFERENCED
AS FOLLOWS:



HS / WS	HOB SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
	WATER POINT
WP	FRIDGE WATER POINT
	GAS BAYONET

SPECIFICATION:

M-SERIES

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9	BASIX ISSUED
10	AMEND. NON-STRUCT. (RAIN GARDEN)

DRAWN	
PMC	20/01/2025
ENG	21/01/2025
KNI	02/03/2025
KNI	07/03/2025
KNI	17/03/2025

CLIENT:
ROBERT &
ADDRESS:
16 BAYVIEW
LOT / SECTION / DP:
7 / - / 270572

ANNE-MAREE KELLY LORD
ROAD, TEA GARDENS NSW 2324
COUNCIL:
MIDCOAST COUNCIL (MANNING)

HOUSE DESIGN:	
ENIGMA 37	
FACADE DESIGN:	
MODERN A	
SHEET TITLE:	SHEET No.
FIRST FLOOR PLAN	8 / 22

HOUSE CODE:	H-JMSENG10DA
FACADE CODE:	F-JMSENG10AMODA
SCALES:	1:100

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CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

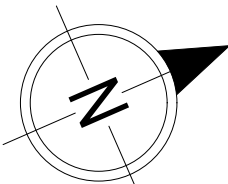
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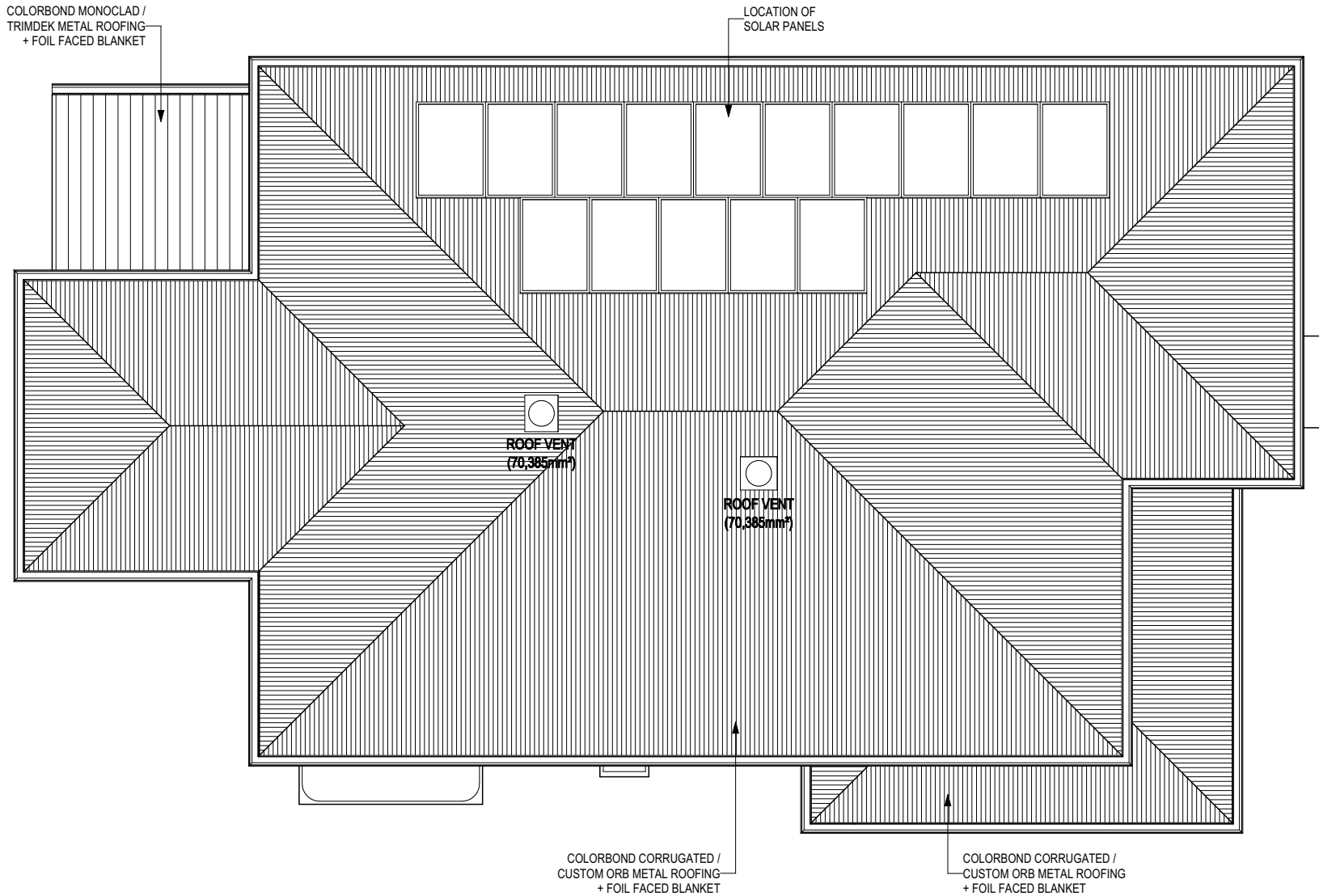
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ALL DIMENSIONS ARE FRAME DIMENSIONS

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DP 270572
M.G.A



ROOF PLAN
SCALE: 1:100

Certificate No. # 1334OB8GHF-01
Scan QR code or follow website link for rating details.

Assessor name	Claude-Francois Sookloll
Accreditation No.	DMN/14/1662
Property Address	Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324

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Template Version: 24.038

EXTERIOR WINDOW & DOOR SCHEDULE <small>1,2 ASSUME LOOKING FROM OUTSIDE</small>														MANUFACTURER: BRADNAMS (NSW)	
STOREY	ID	CODE¹	TYPE	ROOM	HEIGHT	WIDTH	PERIMETER	AREA (m²)	FRAME TYPE	BAL RATING	SILL TYPE	ORIENT.	GLAZING AREA (m²)	GLAZING TYPE	ADDITIONAL INFORMATION²
WINDOW															
GROUND FLOOR	W01	AAA1822	AWNING	GUEST BED	1,800	2,170	7,940	3.91	ALUMINIUM	BAL-29	SNAP HEADER	NE	2.99	CLEAR, DOUBLE GLAZED, TOUGHENED	MP 723-723
GROUND FLOOR	W02	A0906	AWNING	ENS 2	860	610	2,940	0.52	ALUMINIUM	BAL-29	ANGLED	NW	0.35	SATINLITE, DOUBLE GLAZED, TOUGHENED	
GROUND FLOOR	W03	AA1816	AWNING	LIVING	1,800	1,570	6,740	2.83	ALUMINIUM	BAL-29	ANGLED	SW	2.20	CLEAR, DOUBLE GLAZED, TOUGHENED	MP 785
GROUND FLOOR	W04	AA1218	AWNING	HOME THEATRE	1,200	1,810	6,020	2.17	ALUMINIUM	BAL-29	ANGLED	SE	1.67	CLEAR, DOUBLE GLAZED	MP 905
FIRST FLOOR	W05	AFA1224	AWNING	BED 2	1,200	2,410	7,220	2.89	ALUMINIUM	BAL-29	NONE	NE	2.28	CLEAR, DOUBLE GLAZED	MP 803-803
FIRST FLOOR	W06	AFA1227	AWNING	BED 3	1,200	2,650	7,700	3.18	ALUMINIUM	BAL-29	NONE	NE	2.54	CLEAR, DOUBLE GLAZED	MP 883-883
FIRST FLOOR	W07	A0906	AWNING	WC	860	610	2,940	0.52	ALUMINIUM	BAL-29	NONE	NW	0.35	SATINLITE, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	W08	AA1212	AWNING	BATH	1,200	1,210	4,820	1.45	ALUMINIUM	BAL-29	NONE	NW	1.03	SATINLITE, DOUBLE GLAZED, TOUGHENED	MP 605
FIRST FLOOR	W09	A1806	AWNING	ENS	1,800	610	4,820	1.10	ALUMINIUM	BAL-29	NONE	NW	0.81	SATINLITE, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	W10	SFS1522	SLIDING	BED 1	1,460	2,170	7,260	3.17	ALUMINIUM	BAL-29	NONE	SW	2.80	CLEAR, DOUBLE GLAZED	
FIRST FLOOR	W11	SFS/FFF1822	SLIDING	CHILDREN'S ACTIVITIES	1,800	2,170	7,940	3.91	ALUMINIUM	BAL-29	NONE	SW	3.30	CLEAR, DOUBLE GLAZED	BP 600, MP 543-1085/0
FIRST FLOOR	W12	AA1818	AWNING	VOID	1,800	1,810	7,220	3.26	ALUMINIUM	BAL-29	NONE	SE	2.60	CLEAR, DOUBLE GLAZED	MP 905
								28.91					22.92		
DOOR															
GROUND FLOOR	D01	920	SWINGING	ENTRY	2,106	1,210	6,632	2.55	TIMBER	BAL-29	SNAP HEADER	NE	---	DOOR(S): NO GLAZING - SIDELIGHT(S): CLEAR, TOUGHENED	LEAF SIZE: 2040 x 920mm, 6MM CLEAR TOUGHENED SIDELIGHT
GROUND FLOOR	D02	820	SWINGING	LDRY	2,106	887	5,986	1.87	TIMBER	BAL-29	SNAP HEADER	NW	---	DOOR(S): CLEAR, TOUGHENED - SIDELIGHT(S): N/A	LEAF SIZE: 2040 x 820mm, 6MM CLEAR TOUGHENED GLAZING
GROUND FLOOR	D03	FSSS2148	STACKER	DINING	2,100	4,768	13,736	10.01	ALUMINIUM	BAL-29	SNAP HEADER	SW	9.00	CLEAR, DOUBLE GLAZED, TOUGHENED	
FIRST FLOOR	D04	SF2116	SLIDING	CHILDREN'S ACTIVITIES	2,100	1,570	7,340	3.30	ALUMINIUM	BAL-29	NONE	SW	2.83	CLEAR, DOUBLE GLAZED, TOUGHENED	
								17.73					11.83		
								46.64					34.75		

INTERIOR WINDOW & DOOR SCHEDULE							
STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION
DOOR							
GROUND FLOOR	1	1095 SS	SQUARE SET OPENING	2,155	1,095	N/A	
GROUND FLOOR	1	1100 SS	SQUARE SET OPENING	2,155	1,100	N/A	
GROUND FLOOR	1	2 x 620	SWINGING	2,040	1,240	N/A	SELECT
GROUND FLOOR	2	2505 SS	SQUARE SET OPENING	2,155	2,505	N/A	
GROUND FLOOR	1	720	SWINGING	2,040	720	N/A	SELECT
GROUND FLOOR	1	720 CSD	CAVITY SLIDING	2,040	720	N/A	SELECT
GROUND FLOOR	5	820	SWINGING	2,040	820	N/A	SELECT
GROUND FLOOR	1	900 SS	SQUARE SET OPENING	2,155	900	N/A	
FIRST FLOOR	1	2 x 820 CSD	CAVITY SLIDING	2,040	1,640	N/A	SELECT
FIRST FLOOR	1	3 x 620	SWINGING	2,040	1,894	N/A	SELECT
FIRST FLOOR	6	820	SWINGING	2,040	820	N/A	SELECT
FIRST FLOOR	2	900 SS	SQUARE SET OPENING	2,155	900	N/A	

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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PICTURE, TV RECESS AND SS WINDOW OPENINGS				
QTY	TYPE	HEIGHT	WIDTH	AREA (m²)



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Accreditation No.
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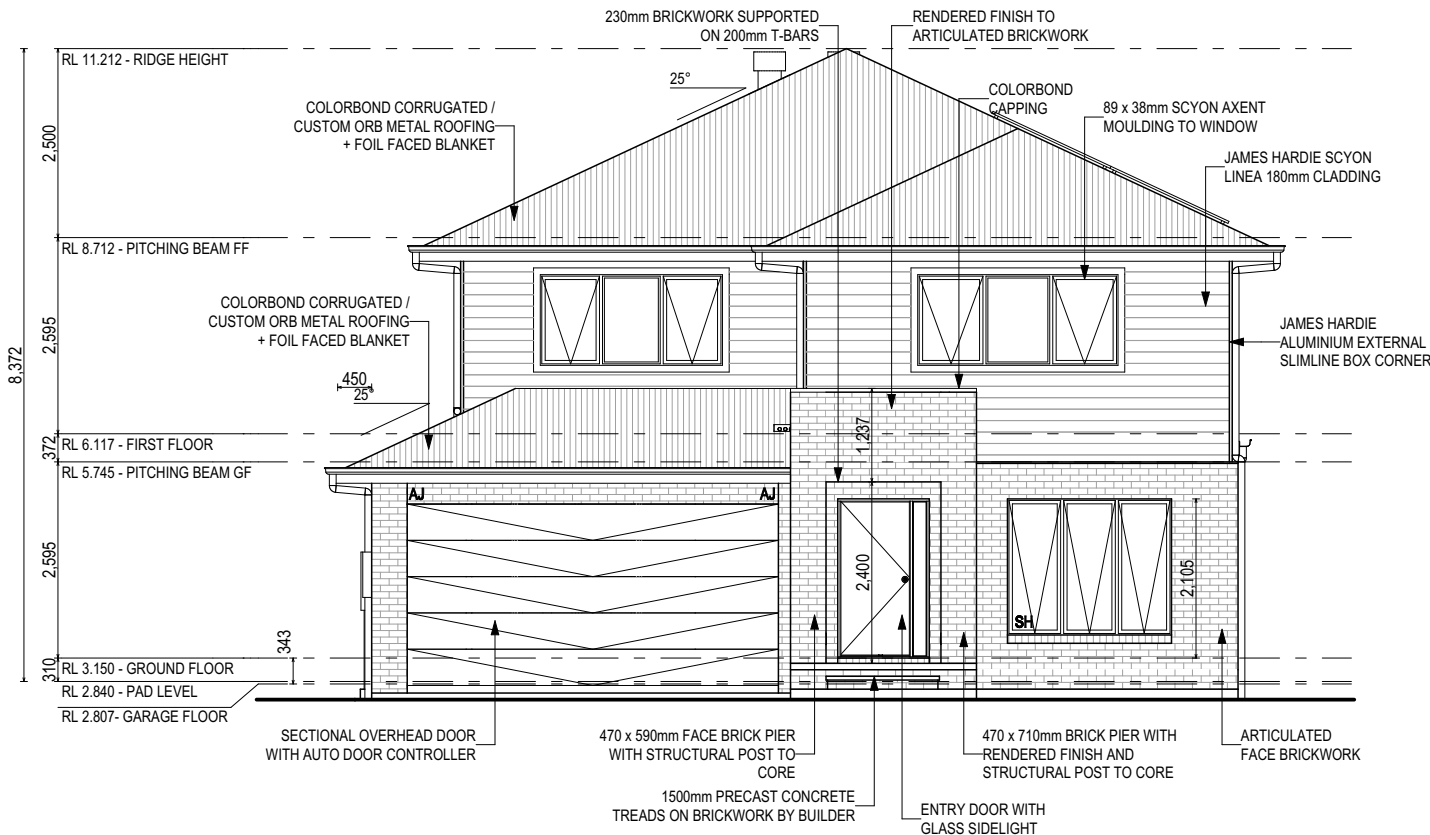
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- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE INDICATIVE ONLY FOR EXAMPLE BRICKWORK AND CLADDING (EXPANSION JOINTS, ORIENTATION AND LAYOUT) AND ARE SUBJECT TO CHANGE.

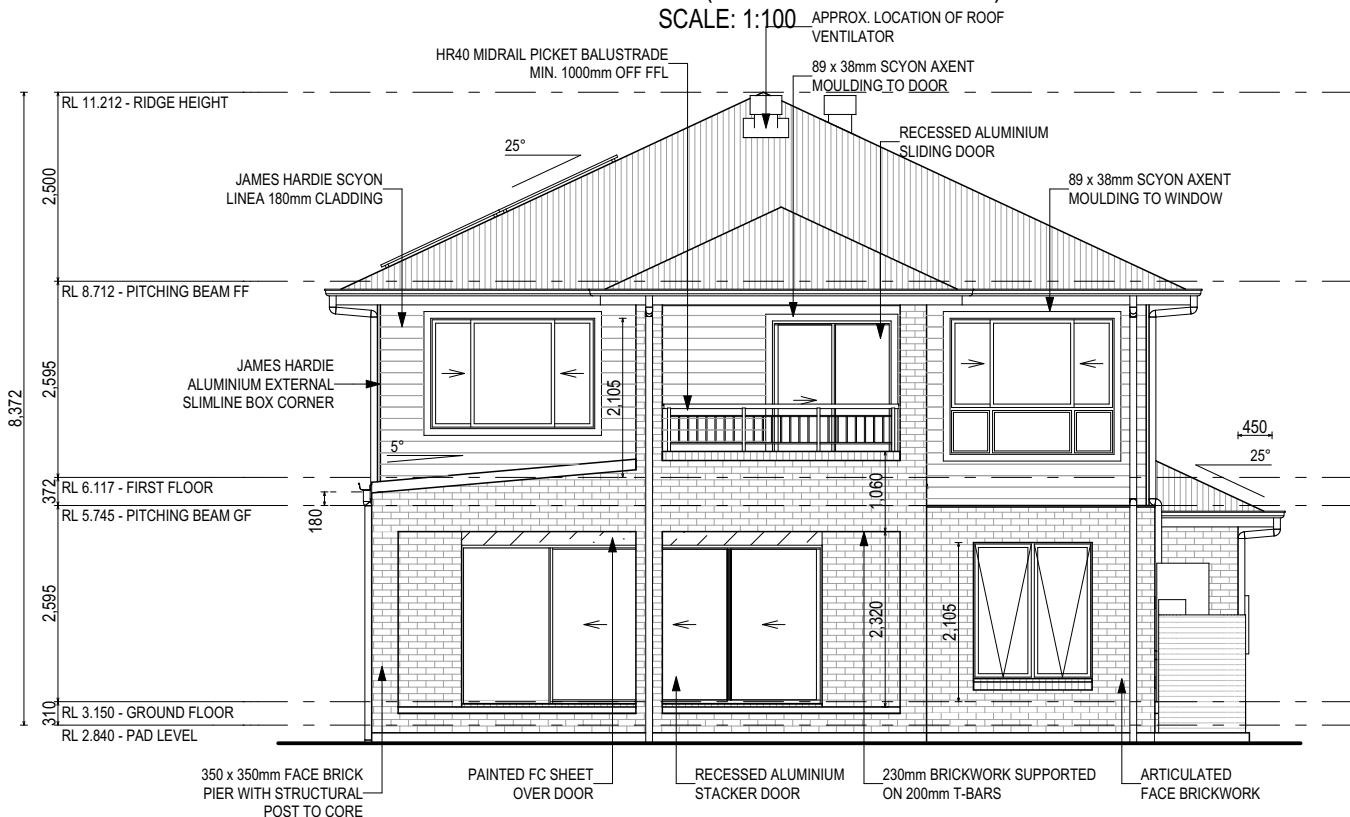
SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022



FRONT ELEVATION (NORTH-EAST - BAL-29)

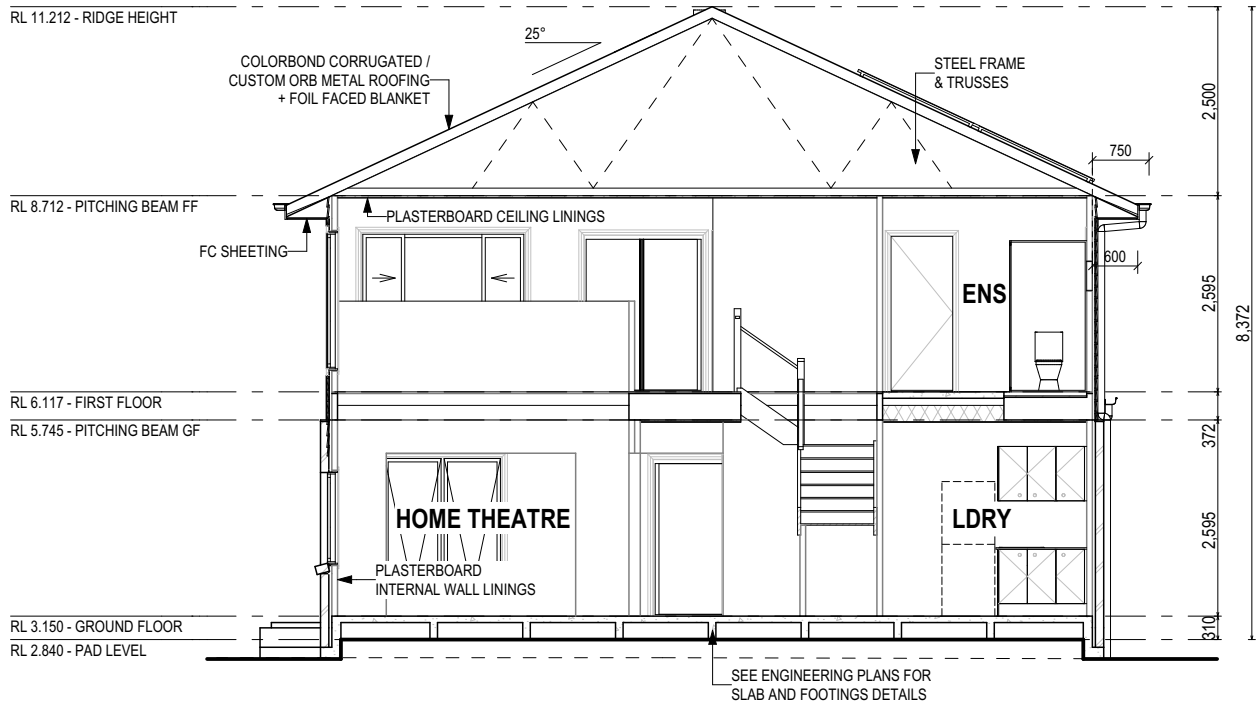
SCALE: 1:100



REAR ELEVATION (SOUTH-WEST - BAL-29)

SCALE: 1:100

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SECTION A-A

SCALE: 1:100

Certificate No. # 13340B8GHF-01

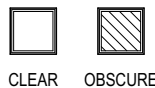
Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookloll
Accreditation No: DMN/14/1662
Property Address: Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324

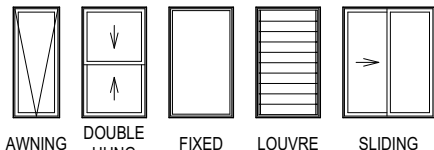
<https://www.fr5.com.au/QRCodeLanding?PubId=13340B8GHF-01>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

GLASS TYPE LEGEND



WINDOW TYPE LEGEND



PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

MOJO
HOMES

SPECIFICATION:
M-SERIES

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REVISION

6	BASIX APPLIED
7	COLOURS APPLIED
8	PCV004 STRUCT. (ROOF PITCH)
9	BASIX ISSUED
10	AMEND. NON-STRUCT. (RAIN GARDEN)

DRAWN

TMC	20/01/2025
ENG	21/01/2025
KNI	02/03/2025
KNI	07/03/2025
KNI	17/03/2025

CLIENT:

ROBERT & ANNE-MAREE KELLY LORD

ADDRESS:

16 BAYVIEW ROAD, TEA GARDENS NSW 2324

LOT / SECTION / DP:

7 / - / 270572

COUNCIL:

MIDCOAST COUNCIL (MANNING)

HOUSE DESIGN:

ENIGMA 37

FACADE DESIGN:

MODERN A

SHEET TITLE:

ELEVATIONS / SECTION

SHEET No.:

11 / 22

HOUSE CODE:

H-JMSENG10DA

FACADE CODE:

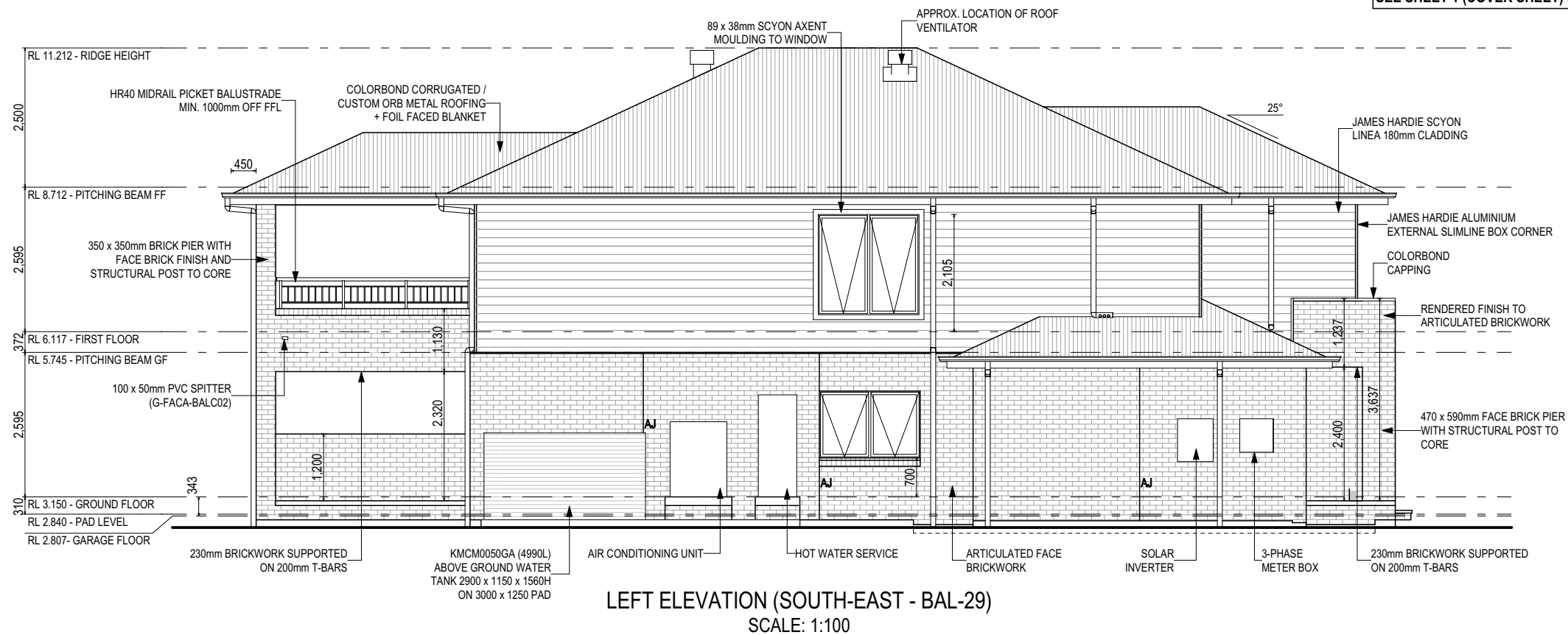
F-JMSENG10AMODA

SCALES:

1:100

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251996



BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

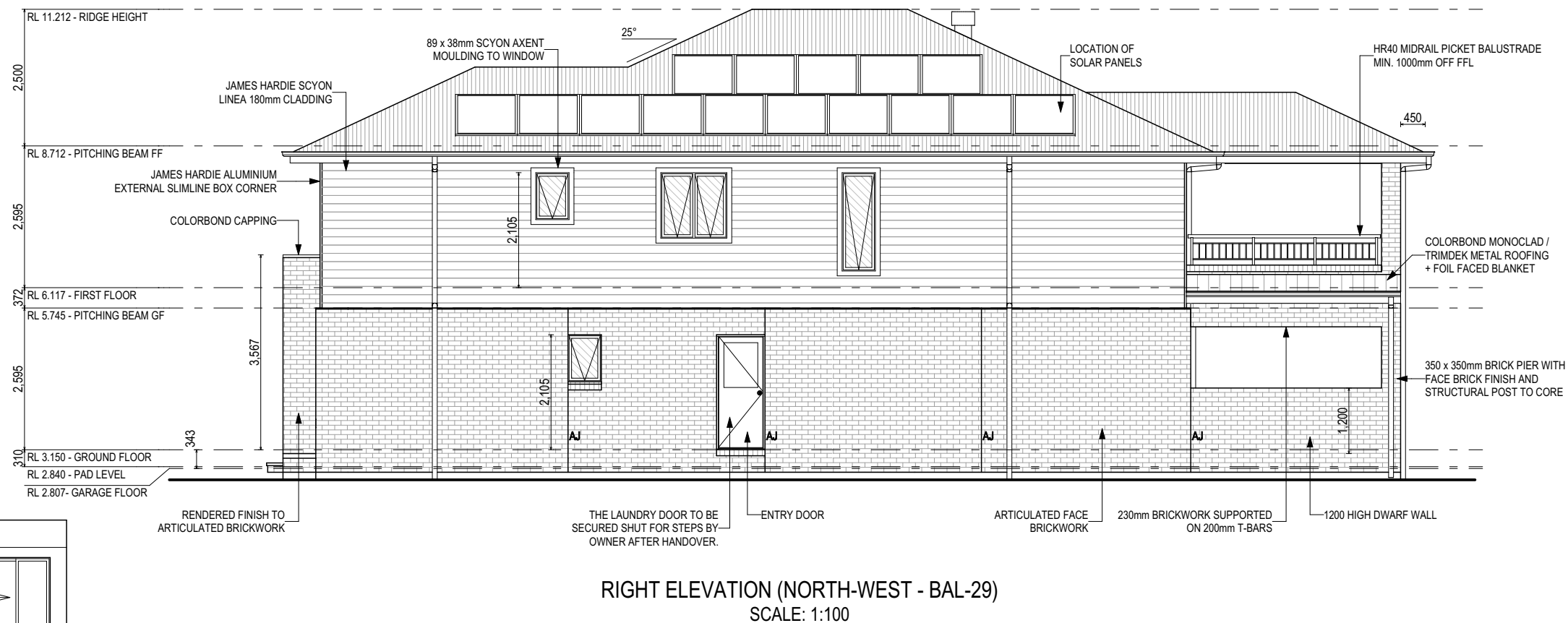
REFER TO SHEET 1 (COVER SHEET) FOR
ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

SOME DETAILS ON THIS SHEET ARE
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JOINTS, ORIENTATION AND LAYOUT) AND
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SH = SNAP HEADER SILL

FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022

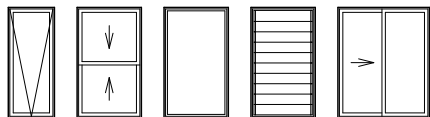


GLASS TYPE LEGEND



CLEAR OBSCURE

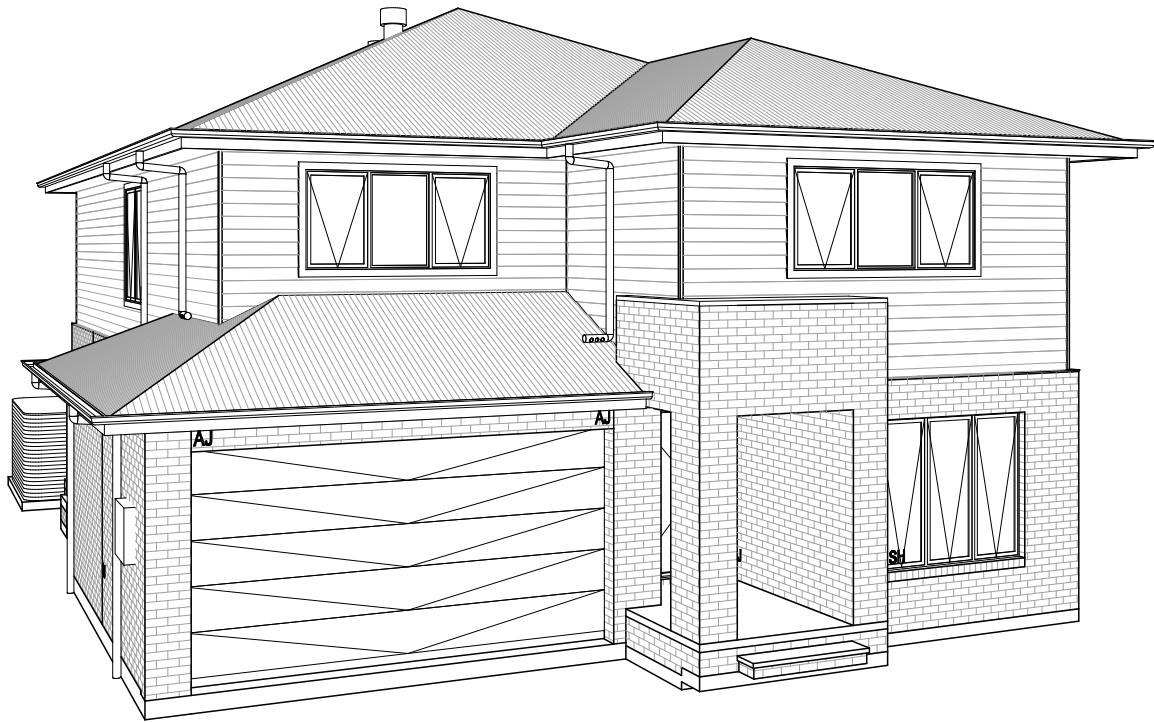
WINDOW TYPE LEGEND



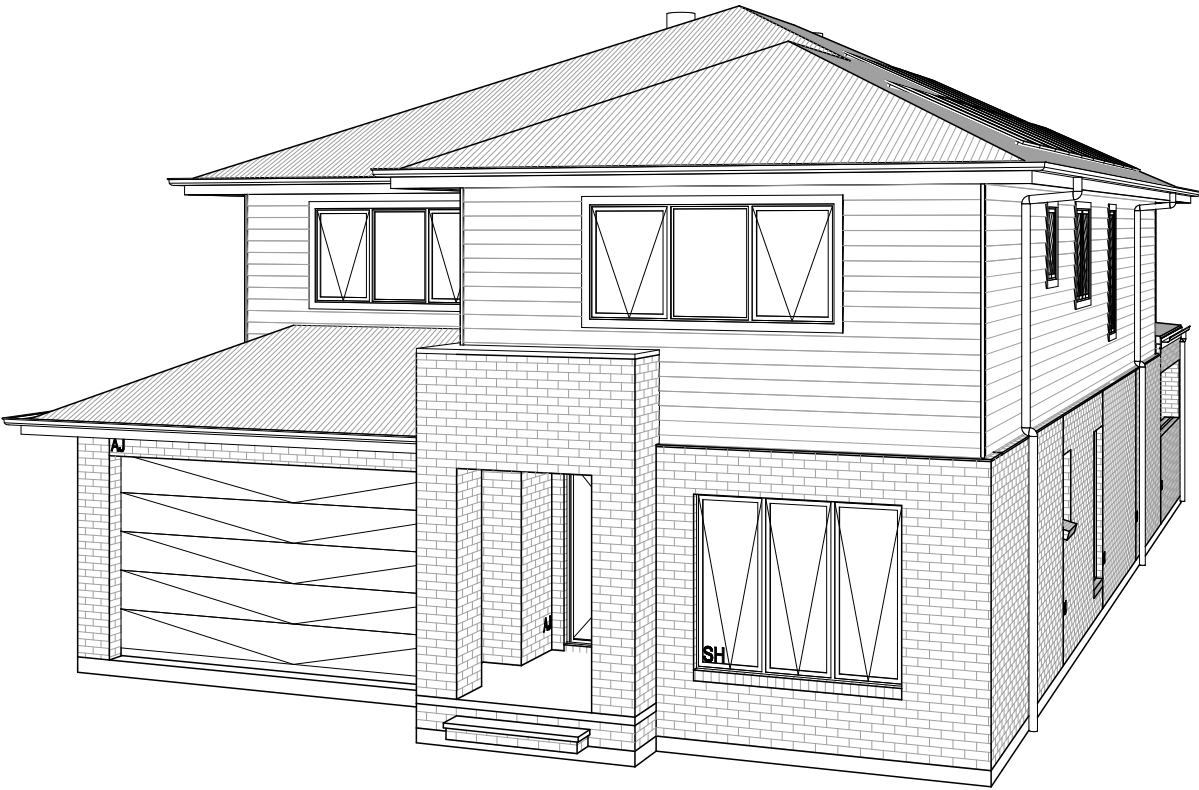
AWNING DOUBLE
HUNG FIXED LOUVRE SLIDING

MOJO
HOMES

SPECIFICATION:	REVISION		DRAWN		CLIENT:			HOUSE DESIGN:			HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
M-SERIES	6	BASIX APPLIED	TMC	20/01/2025	ROBERT & ANNE-MAREE KELLY LORD			ENIGMA 37			H-JMSENG10DA		
COPYRIGHT:	7	COLOURS APPLIED	ENG	21/01/2025	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
© 2025	8	PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324			MODERN A			F-JMSENG10AMODA		
	9	BASIX ISSUED	KNI	07/03/2025	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	
	10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI	17/03/2025	7 / - / 270572		MIDCOAST COUNCIL (MANNING)		ELEVATIONS		12 / 22	1:100	251996



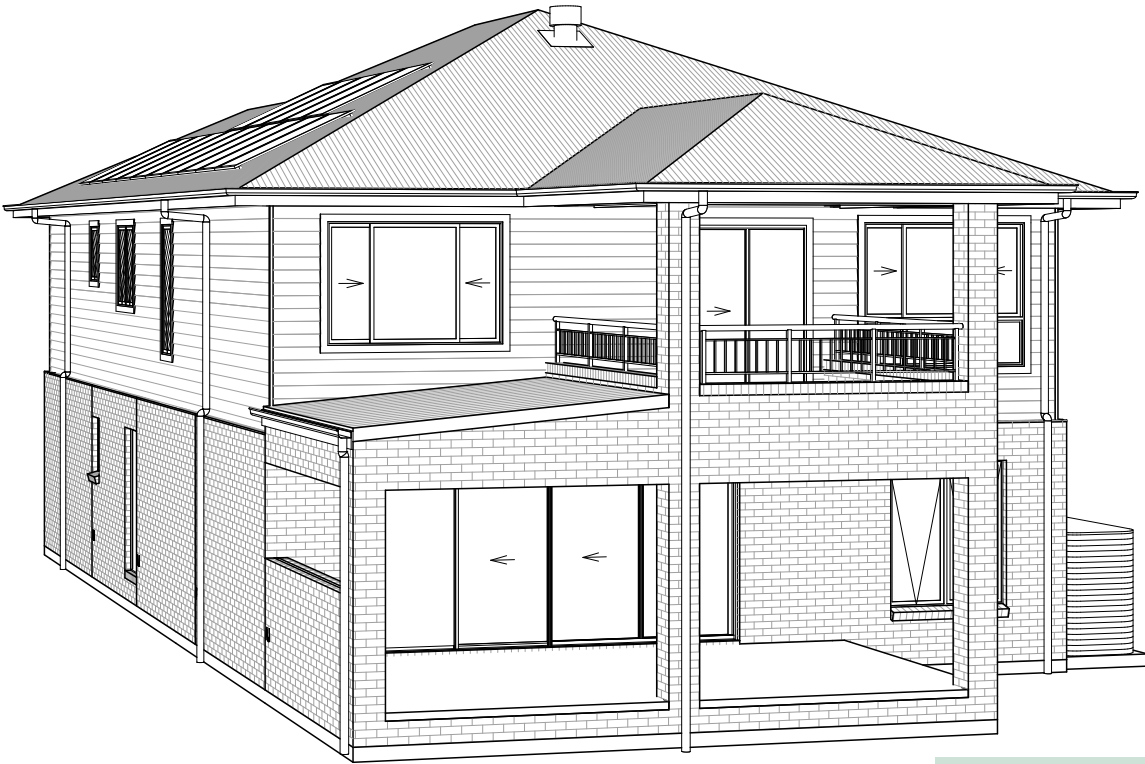
FRONT LEFT




FRONT RIGHT



REAR LEFT



REAR RIGHT



Certificate No. # 1334OB8GHF-01

Scan QR code or follow website link for rating details.

Assessor name

Accreditation No.

Property Address

Claude-Francois Sookloll

DMN/14/1662

Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324



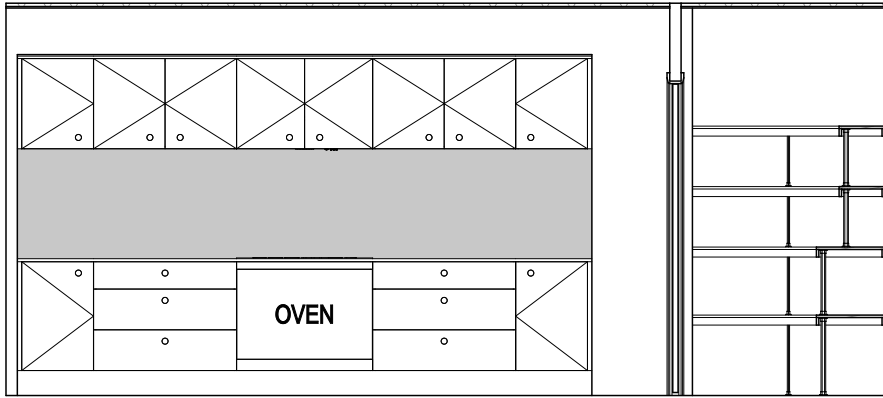
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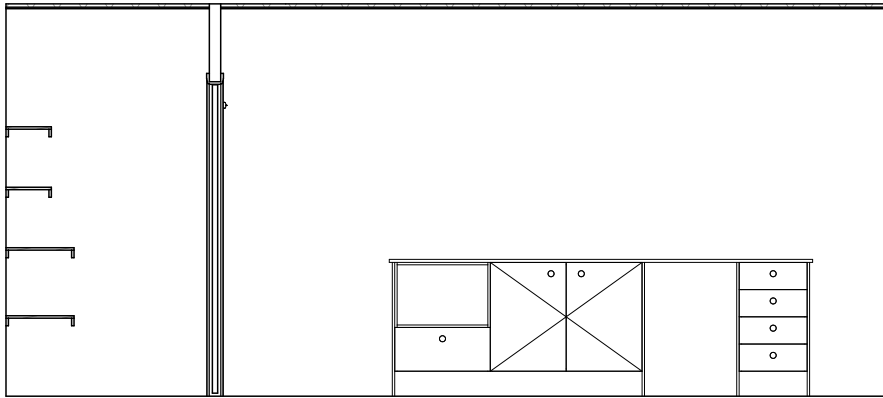
<div>MOJO</div> <div>HOMES</div>	SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	M-SERIES		6	BASIX APPLIED	TMC	20/01/2025	ROBERT & ANNE-MAREE KELLY LORD		ENIGMA 37		H-JMSENG10DA		
	COPYRIGHT:		7	COLOURS APPLIED	ENG	21/01/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2025		8	PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324		MODERN A		F-JMSENG10AMODA		
			9	BASIX ISSUED	KNI	07/03/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
			10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI	17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)	HOUSE EXTERIOR 3D VIEWS	13 / 22		251996	

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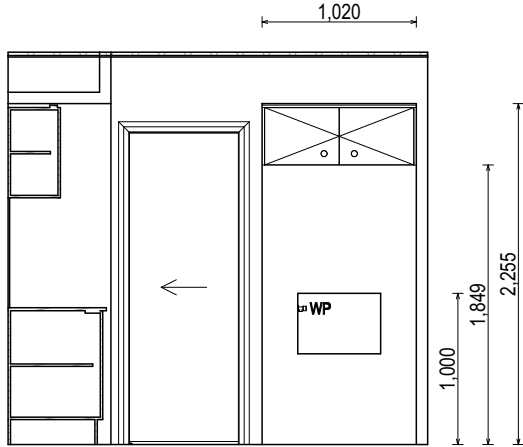
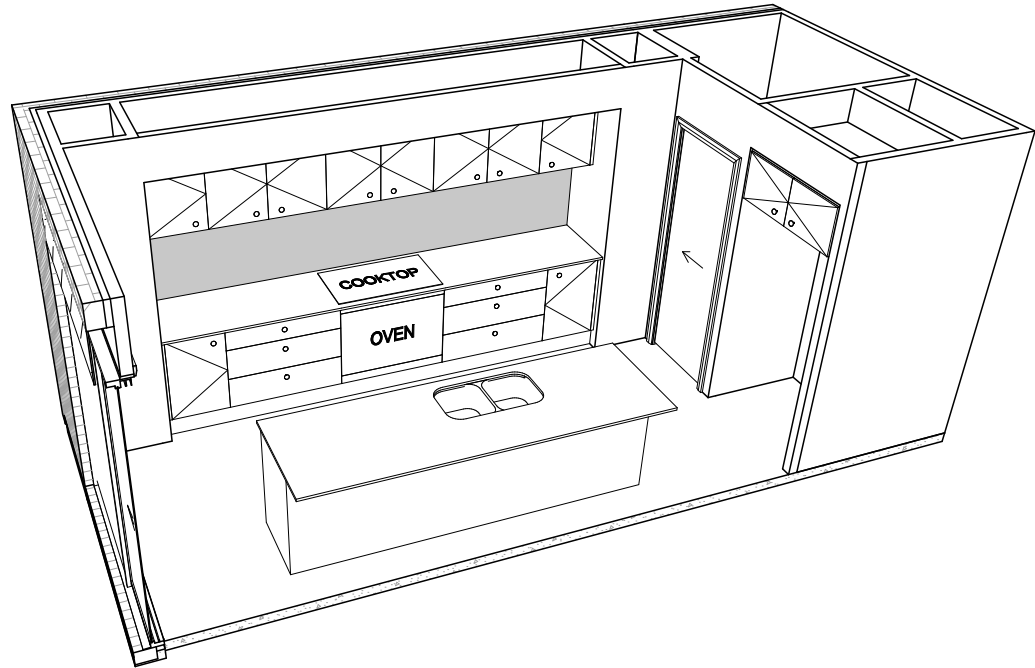
BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS



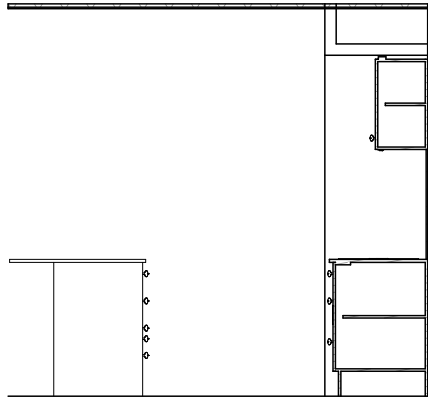
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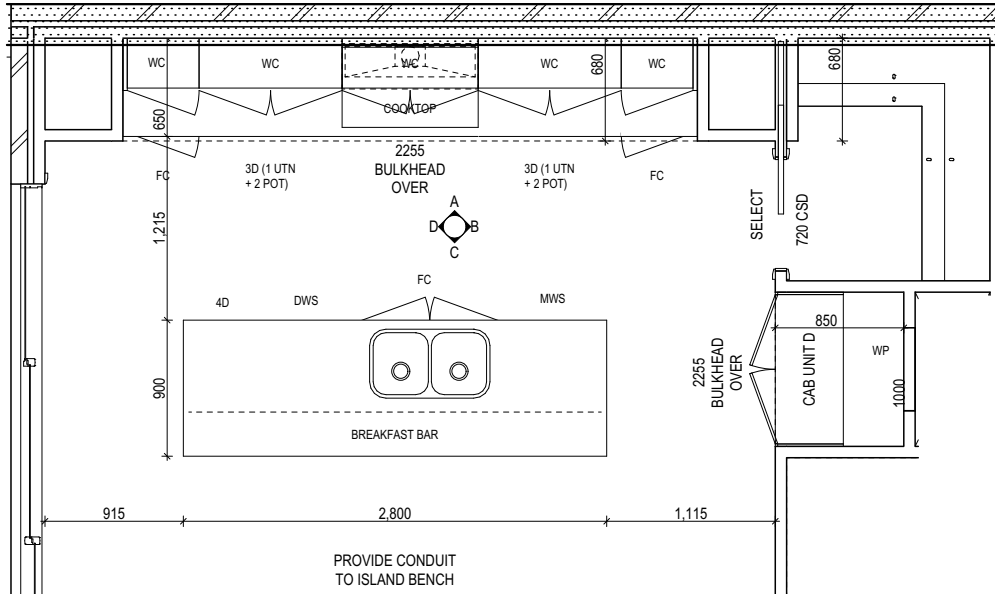
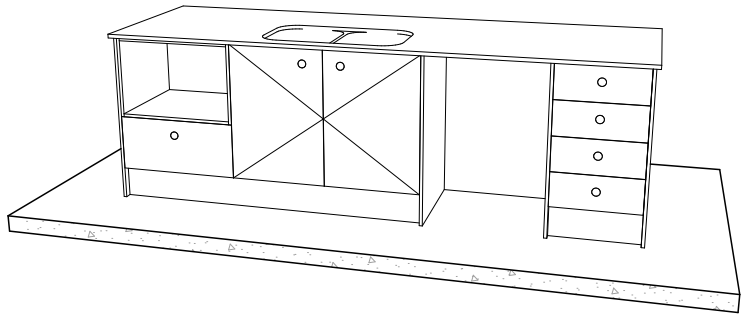
ELEVATION C
SCALE: 1:50



ELEVATION B
SCALE: 1:50



ELEVATION D
SCALE: 1:50



KITCHEN PLAN
SCALE: 1:50

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY. JOINER MAY ADJUST CABINETRY AS REQUIRED.



Certificate No. # 1334OB8GHF-01

Scan QR code or follow website link for rating details.

Assessor name

Claude-Francois Sookloll

Accreditation No.

DMN/14/1662

Property Address

Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324



<https://www.fr5.com.au/QRCodeLanding?PublicId=1334OB8GHF-01>

SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

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SPECIFICATION:

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6	BASIX APPLIED	TMC	20/01/2025
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8	PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025
9	BASIX ISSUED	KNI	07/03/2025
10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI	17/03/2025

DRAWN

TMC	20/01/2025
ENG	21/01/2025
KNI	02/03/2025
KNI	07/03/2025
KNI	17/03/2025

CLIENT:

ROBERT & ANNE-MAREE KELLY LORD

ADDRESS:

16 BAYVIEW ROAD, TEA GARDENS NSW 2324

LOT / SECTION / DP:

7 / - / 270572

COUNCIL:

MIDCOAST COUNCIL (MANNING)

HOUSE DESIGN:

ENIGMA 37

FACADE DESIGN:

MODERN A

SHEET TITLE:

KITCHEN DETAILS

SHEET No.:

14 / 22

HOUSE CODE:

H-JMSENG10DA

FACADE CODE:

F-JMSENG10AMODA

SCALES:

1:50

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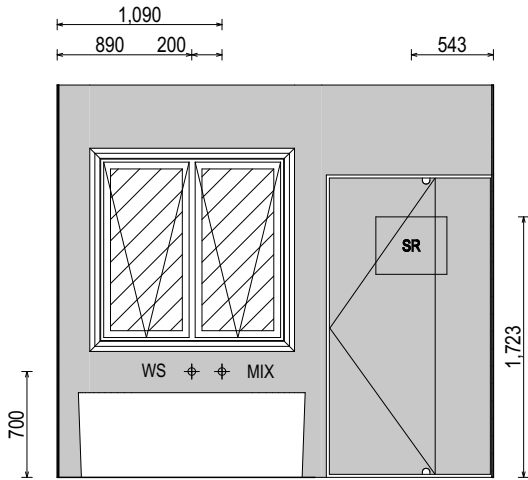
BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

REFER TO SHEET 1 (COVER SHEET) FOR
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- GENERAL BUILDING INFORMATION

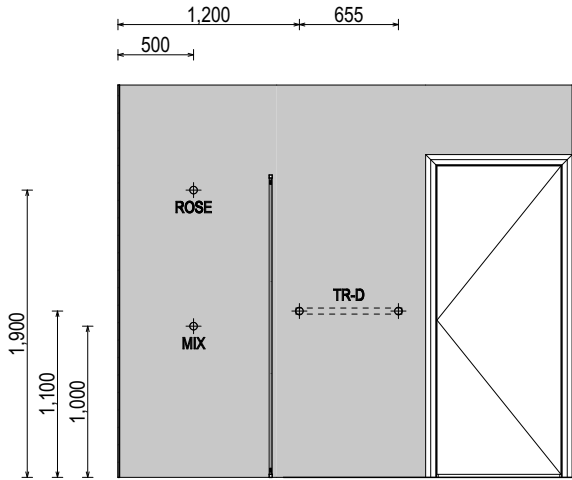
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REPRESENTATION ONLY

LEGEND

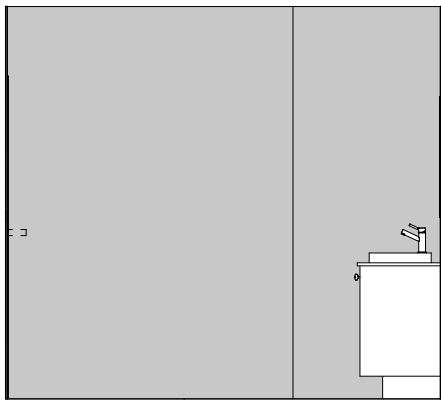
- | | |
|------|----------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW
CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | TOWEL RAIL - DOUBLE |
| TL | TOWEL LADDER |
| TH | TOWEL HOLDER |
| TR | TOWEL RACK |
| TMB | TUMBLER HOLDER |
| RNG | TOWEL RING |
| RH | ROBE HOOK |
| SHLF | SHELF |
| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |



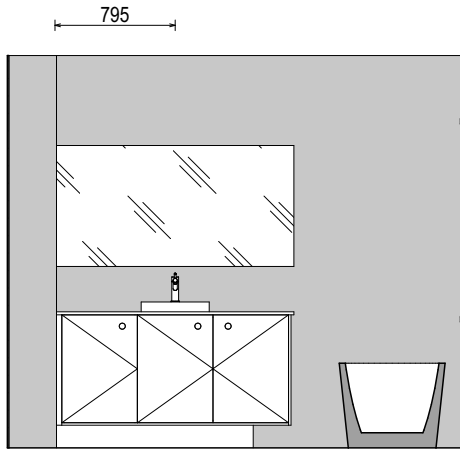
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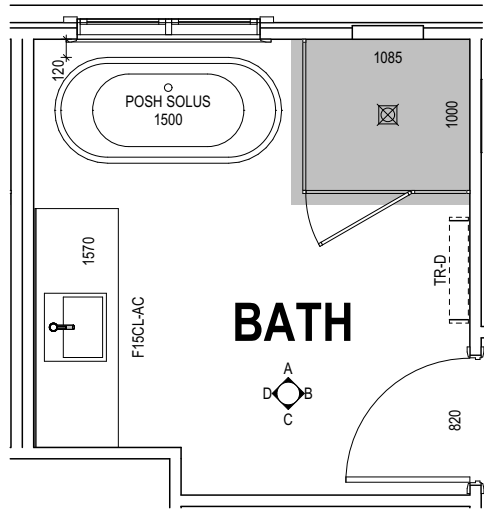
ELEVATION B
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



BATHROOM PLAN
SCALE: 1:50

Certificate No. # 1334OB8GHF-01

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Property Address: Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324

<https://www.fr5.com.au/QRCodeLanding?PublicId=1334OB8GHF-01>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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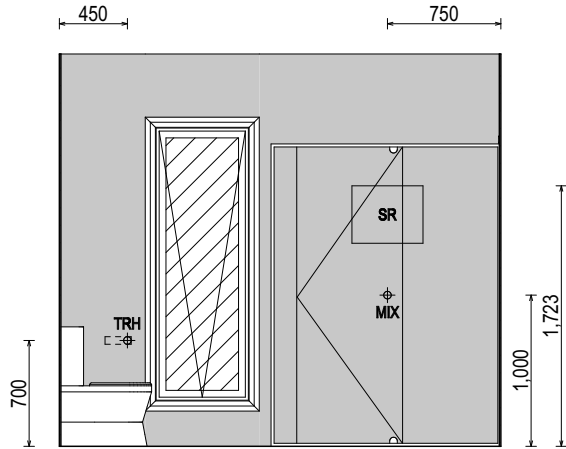
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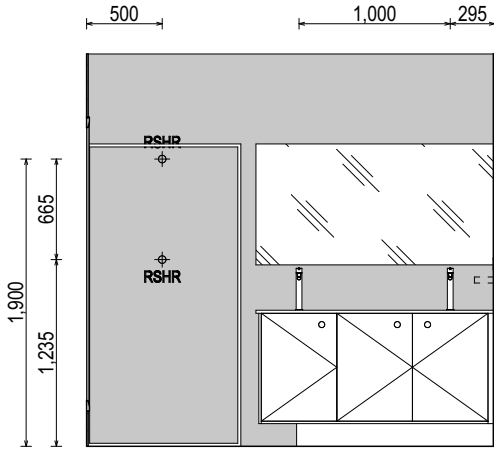
SPECIFICATION: M-SERIES	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
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	7 COLOURS APPLIED	ENG 21/01/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	8 PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324	MODERN A	F-JMSENG10AMODA	
	9 BASIX ISSUED	KNI 07/03/2025	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	10 AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)	15 / 22	251996

LEGEND

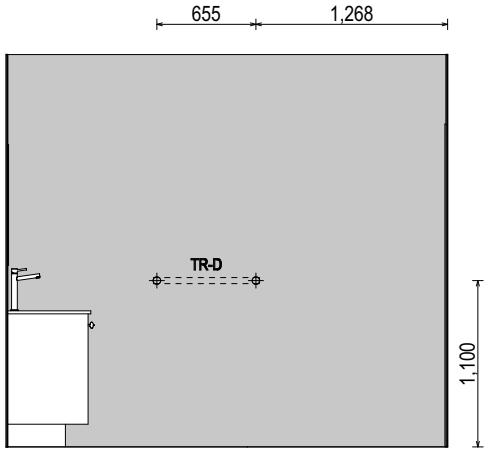
- RSHR RAIL SHOWER
ROSE SHOWER ROSE
ELBW SHOWER ELBOW CONNECTION
MIX MIXER TAP
HT HOT TAP
CT COLD TAP
HS HOB SPOUT
WS WALL SPOUT
SC STOP COCK
TRH TOILET ROLL HOLDER
TR-S TOWEL RAIL - SINGLE
TR-D TOWEL RAIL - DOUBLE
TL TOWEL LADDER
TH TOWEL HOLDER
TR TOWEL RACK
TMB TUMBLER HOLDER
RNG TOWEL RING
RH ROBE HOOK
SHLF SHELF
SR SHAMPOO RECESS
SOAP SOAP HOLDER



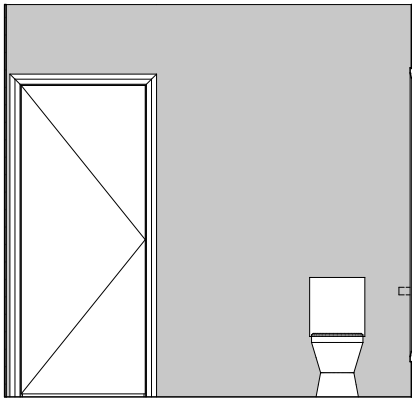
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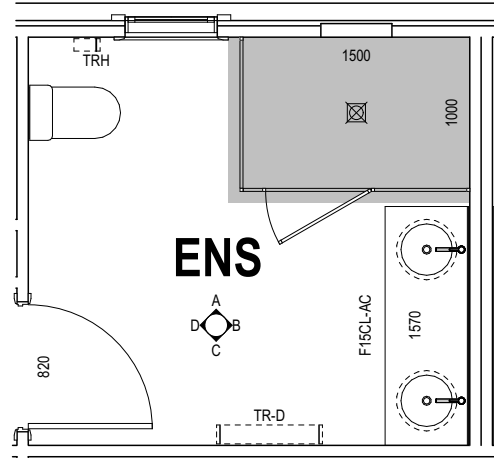
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



ENSUITE PLAN
SCALE: 1:50

Certificate No. # 1334OB8GHF-01
Scan QR code or follow website link for rating details.
Assessor name: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
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ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

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HOMES

SPECIFICATION: M-SERIES	6	BASIX APPLIED	TMC	20/01/2025	CLIENT: ROBERT & ANNE-MAREE KELLY LORD	HOUSE DESIGN: ENIGMA 37	HOUSE CODE: H-JMSENG10DA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 251996
COPYRIGHT: © 2025	7	COLOURS APPLIED	ENG	21/01/2025	ADDRESS: 16 BAYVIEW ROAD, TEA GARDENS NSW 2324	FACADE DESIGN: MODERN A	FACADE CODE: F-JMSENG10AMODA	
	8	PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025	LOT / SECTION / DP: 7 / - / 270572	SHEET TITLE: ENSUITE DETAILS	SCALES: 1:50	
	9	BASIX ISSUED	KNI	07/03/2025	COUNCIL: MIDCOAST COUNCIL (MANNING)	SHEET No.: 16 / 22		
	10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI	17/03/2025				

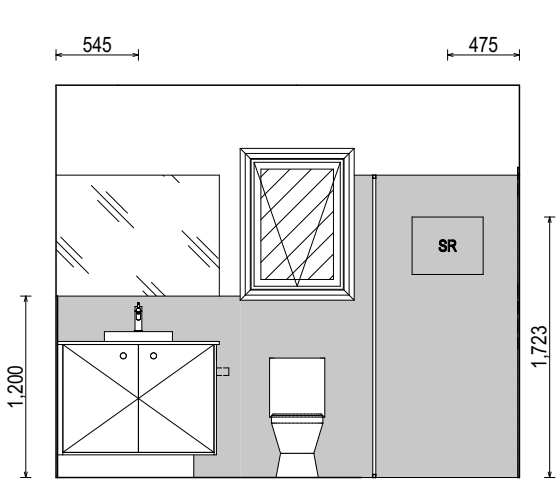
BAL-29 BUSHFIRE REQUIREMENTS
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- GENERAL BUILDING INFORMATION

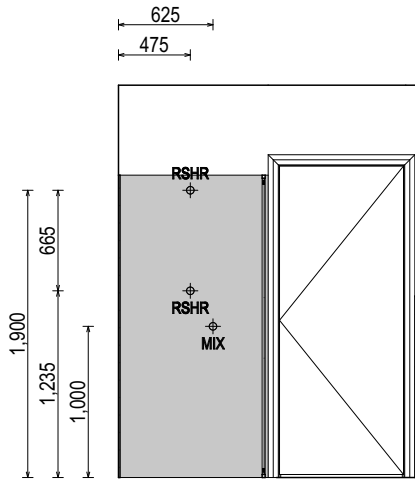
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

LEGEND

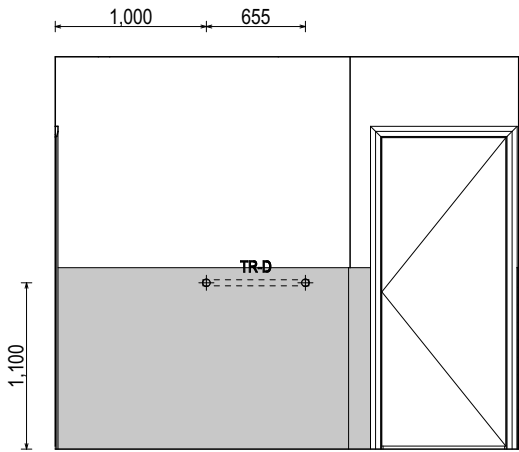
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
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| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | TOWEL RAIL - DOUBLE |
| TL | TOWEL LADDER |
| TH | TOWEL HOLDER |
| TR | TOWEL RACK |
| TMB | TUMBLER HOLDER |
| RNG | TOWEL RING |
| RH | ROBE HOOK |
| SHLF | SHELF |
| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |



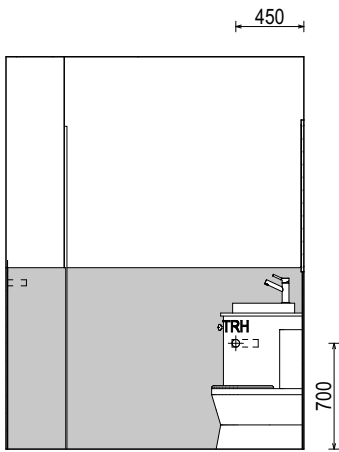
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SCALE: 1:50



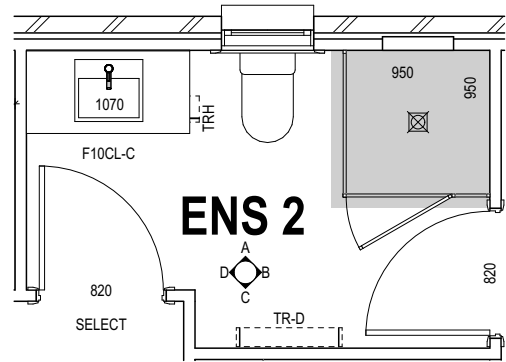
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ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



ENSUITE 2 PLAN
SCALE: 1:50

Certificate No. # 1334OB8GHF-01
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 7 (#16) Bayview Road TEA GARDENS,
2324, NSW, 2324

<https://www.fr5.com.au/QRCodeLanding?PublicId=1334OB8GHF-01>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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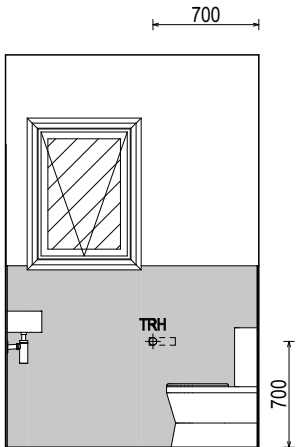
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HOMES

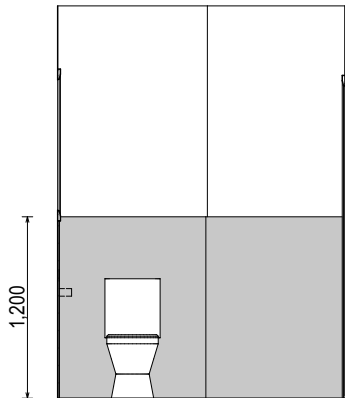
SPECIFICATION: M-SERIES	6	BASIX APPLIED	TMC	20/01/2025	CLIENT: ROBERT & ANNE-MAREE KELLY LORD	HOUSE DESIGN: ENIGMA 37	HOUSE CODE: H-JMSENG10DA	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 251996
COPYRIGHT: © 2025	7	COLOURS APPLIED	ENG	21/01/2025	ADDRESS: 16 BAYVIEW ROAD, TEA GARDENS NSW 2324	FACADE DESIGN: MODERN A	FACADE CODE: F-JMSENG10AMODA	
	8	PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025	LOT / SECTION / DP:	SHEET TITLE: ENSUITE 2 DETAILS	SHEET No.: 17 / 22	
	9	BASIX ISSUED	KNI	07/03/2025	COUNCIL: MIDCOAST COUNCIL (MANNING)		SCALES: 1:50	
	10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI	17/03/2025				

LEGEND

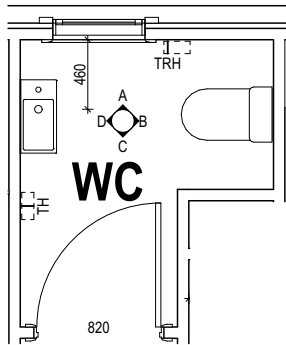
- | | |
|------|-------------------------|
| RSHR | RAIL SHOWER |
| ROSE | SHOWER ROSE |
| ELBW | SHOWER ELBOW CONNECTION |
| MIX | MIXER TAP |
| HT | HOT TAP |
| CT | COLD TAP |
| HS | HOB SPOUT |
| WS | WALL SPOUT |
| SC | STOP COCK |
| TRH | TOILET ROLL HOLDER |
| TR-S | TOWEL RAIL - SINGLE |
| TR-D | TOWEL RAIL - DOUBLE |
| TL | TOWEL LADDER |
| TH | TOWEL HOLDER |
| TR | TOWEL RACK |
| TMB | TUMBLER HOLDER |
| RNG | TOWEL RING |
| RH | ROBE HOOK |
| SHLF | SHELF |
| SR | SHAMPOO RECESS |
| SOAP | SOAP HOLDER |



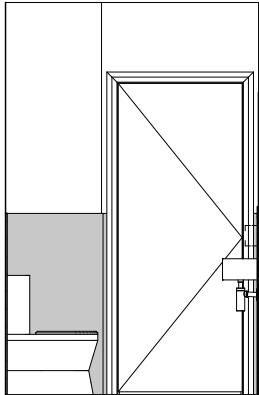
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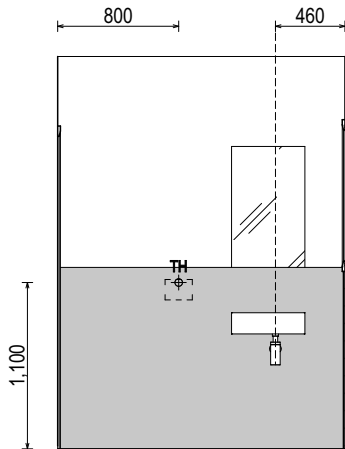
ELEVATION B
SCALE: 1:50



WC PLAN
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50

Certificate No. # 1334OB8GHF-01

Scan QR code or follow website link for rating details.

Assessor name Claude-Francois Sookloll
Accreditation No. DMN/14/1662
Property Address Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324

<https://www.fr5.com.au/QRCodeLanding?PublicId=1334OB8GHF-01>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

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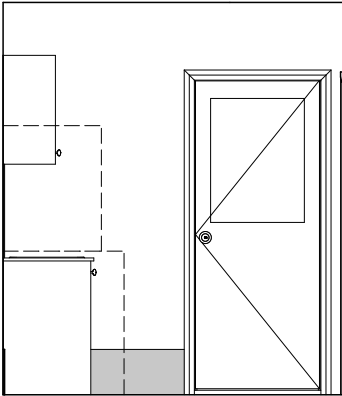
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HOMES

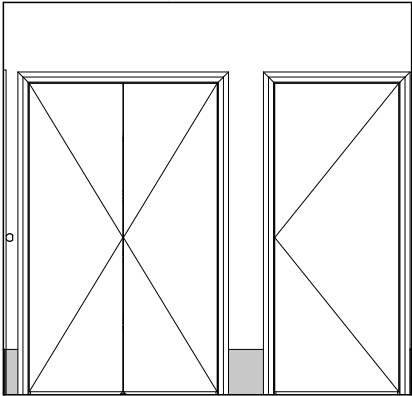
SPECIFICATION: M-SERIES	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
COPYRIGHT: © 2025	6 BASIX APPLIED	TMC 20/01/2025	ROBERT & ANNE-MAREE KELLY LORD	ENIGMA 37	H-JMSENG10DA	
	7 COLOURS APPLIED	ENG 21/01/2025	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
	8 PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324	MODERN A	F-JMSENG10AMODA	
	9 BASIX ISSUED	KNI 07/03/2025	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	
	10 AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025	7 / - / 270572	COUNCIL: MIDCOAST COUNCIL (MANNING)	18 / 22	251996
				WC DETAILS	SCALES: 1:50	

LEGEND

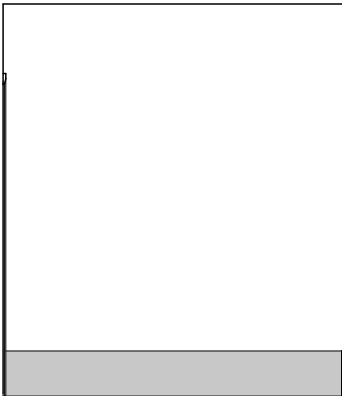
- RSHR RAIL SHOWER
- ROSE SHOWER ROSE
- ELBW SHOWER ELBOW CONNECTION
- MIX MIXER TAP
- HT HOT TAP
- CT COLD TAP
- HS HOB SPOUT
- WS WALL SPOUT
- SC STOP COCK
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- TMB TUMBLER HOLDER
- RNG TOWEL RING
- RH ROBE HOOK
- SHLF SHELF
- SR SHAMPOO RECESS
- SOAP SOAP HOLDER



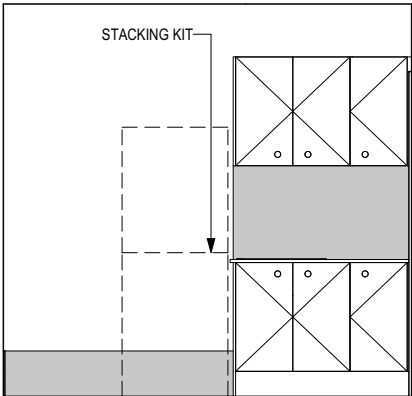
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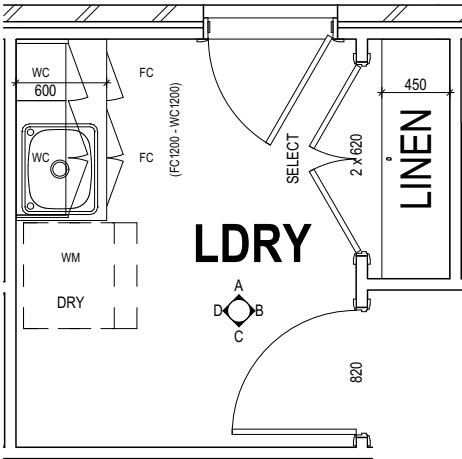
ELEVATION B
SCALE: 1:50



ELEVATION C
SCALE: 1:50



ELEVATION D
SCALE: 1:50



LAUNDRY PLAN
SCALE: 1:50

Certificate No. # 1334OB8GHF-01

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookloll
Accreditation No.: DMN/14/1662
Property Address: Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324

<https://www.fr5.com.au/QRCodeLanding?PublicId=1334OB8GHF-01>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY**

PLAN ACCEPTANCE BY OWNER

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

ALL DIMENSIONS ARE FRAME DIMENSIONS

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<div>MOJO</div> <div>HOMES</div>	SPECIFICATION:		REVISION	DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	M-SERIES	6	BASIX APPLIED	TMC	20/01/2025	ROBERT & ANNE-MAREE KELLY LORD		ENIGMA 37		H-JMSENG10DA	
	COPYRIGHT:	7	COLOURS APPLIED	ENG	21/01/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:	
	© 2025	8	PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324		MODERN A		F-JMSENG10AMODA	
		9	BASIX ISSUED	KNI	07/03/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	
		10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI	17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)	LAUNDRY DETAILS	19 / 22	1:50	251996

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

NO COVERING

RAW CONCRETE
(COVERING BY OWNER)

CARPET (BY BUILDER)

TIMBER/LAMINATE (BY BUILDER)

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)

VINYL



FLOOR COVERINGS (GROUND FLOOR)
SCALE: 1:100

BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

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Certificate No. # 1334OB8GHF-01
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Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 7 (#16) Bayview Road TEA GARDENS,
2324, NSW, 2324

<https://www.fr5.com.au/QRCodeLanding?PublicId=1334OB8GHF-01>

**SUBJECT TO NCC 2022
(1 OCT 2023 + 7 STAR BASIX)**
WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

SIGNATURE:DATE:

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SPECIFICATION:		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
M-SERIES	6	BASIX APPLIED		TMC	20/01/2025	ROBERT & ANNE-MAREE KELLY LORD		ENIGMA 37		H-JMSENG10DA				
COPYRIGHT:	7	COLOURS APPLIED		ENG	21/01/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:				
© 2025	8	PCV004 STRUCT. (ROOF PITCH)		KNI	02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324		MODERN A		F-JMSENG10AMODA				
	9	BASIX ISSUED		KNI	07/03/2025	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:			SHEET No.:	
	10	AMEND. NON-STRUCT. (RAIN GARDEN)		KNI	17/03/2025	7 / - / 270572		MIDCOAST COUNCIL (MANNING)		FLOOR COVERINGS (GF)		20 / 22	SCALES:	251996

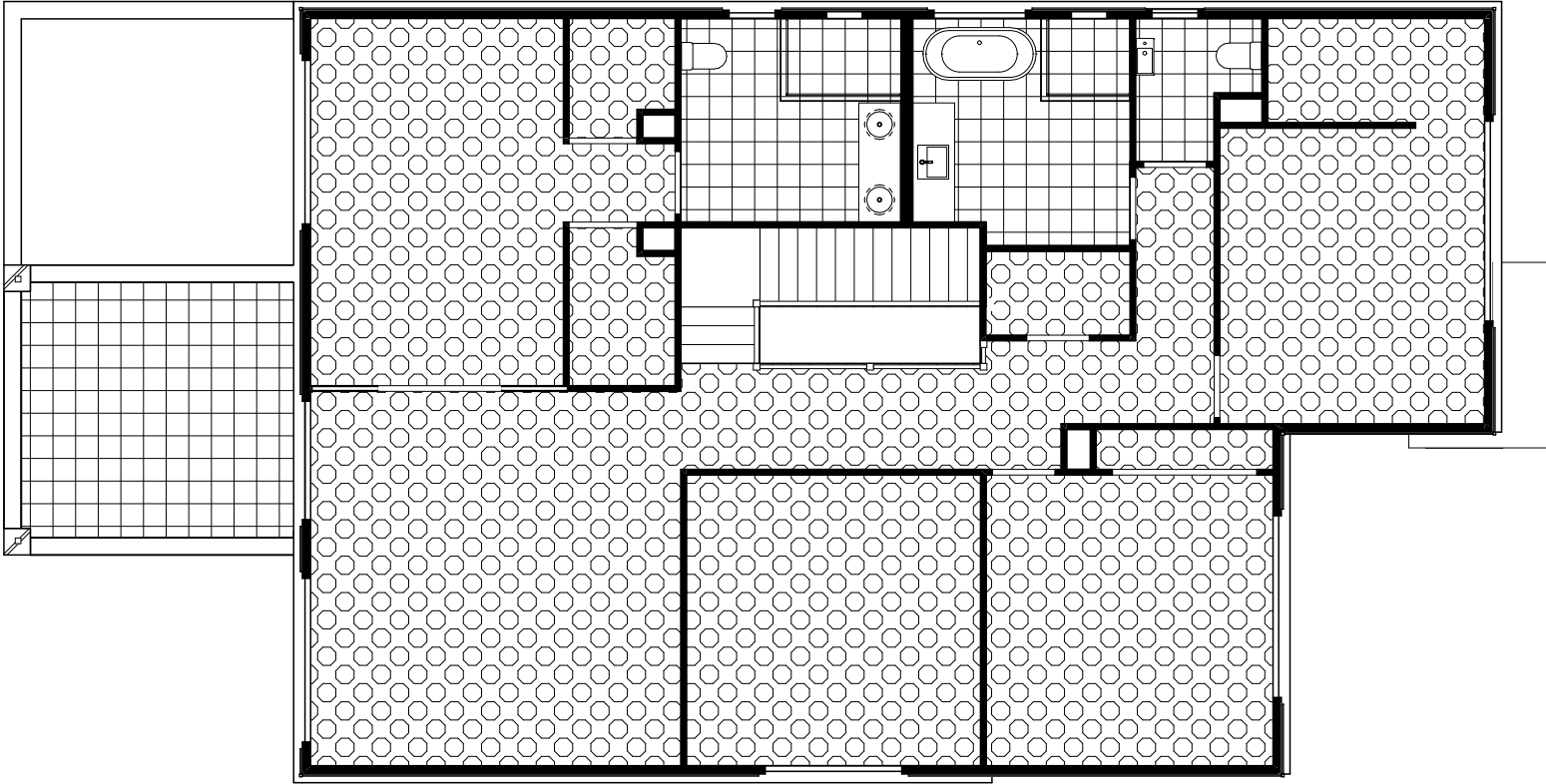
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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

FLOOR TILES SHOWN ON PLAN DO NOT INDICATE THE SIZE OR JOINT LOCATIONS OF THE ACTUAL FLOOR TILES.
TIMBER FLOORING SHOWN ON PLAN DOES NOT INDICATE THE BOARD SIZE OR DIRECTION OF THE ACTUAL FLOORING.

COVERINGS LEGEND

- NO COVERING
- RAW CONCRETE
(COVERING BY OWNER)
- CARPET (BY BUILDER)
- TIMBER/LAMINATE (BY BUILDER)
- TILE (STANDARD WET AREAS)
- TILE (UPGRADED AREAS)
- VINYL



FLOOR COVERINGS (FIRST FLOOR)
SCALE: 1:100

Certificate No. # 1334OB8GHF-01
Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Claude-Francois Sookloll
DMN/14/1662
Lot 7 (#16) Bayview Road TEA GARDENS,
2324, NSW, 2324

<https://www.fr5.com.au/QRCodeLanding?PublicId=1334OB8GHF-01>

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WATERPROOFING & PLUMBING
CONDENSATION MANAGEMENT
ENERGY EFFICIENCY

PLAN ACCEPTANCE BY OWNER

SIGNATURE:DATE:

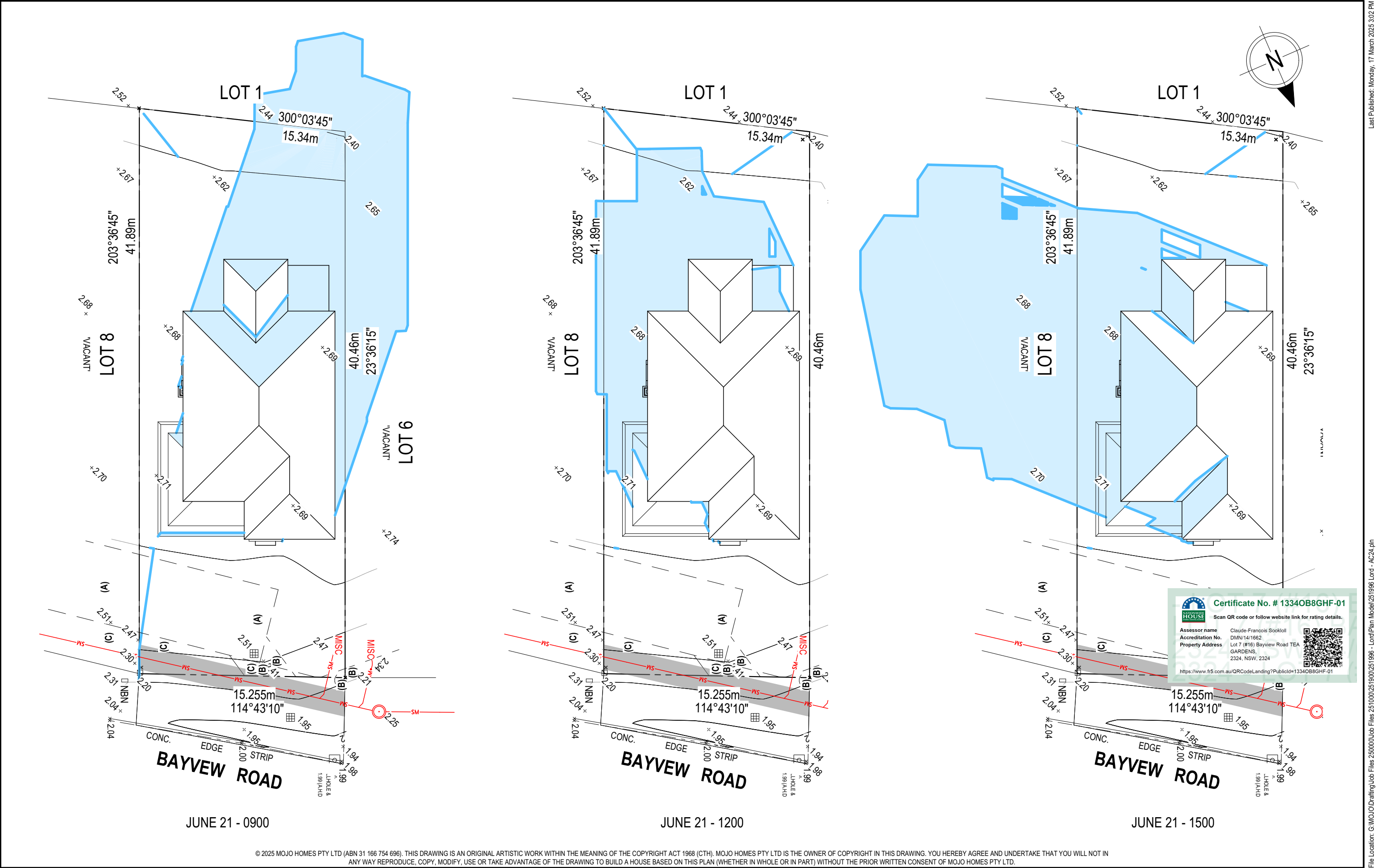
SIGNATURE:DATE:

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BAL-29 BUSHFIRE REQUIREMENTS
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<div>MOJO</div> <div>HOMES</div>	SPECIFICATION:		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	M-SERIES	6	BASIX APPLIED	TMC	20/01/2025	ROBERT & ANNE-MAREE KELLY LORD		ENIGMA 37			H-JMSENG10DA
	COPYRIGHT:	7	COLOURS APPLIED	ENG	21/01/2025	ADDRESS:		FACADE DESIGN:			FACADE CODE:
	© 2025	8	PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324		MODERN A			F-JMSENG10AMODA
		9	BASIX ISSUED	KNI	07/03/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:		SCALES:
		10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI	17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)	FLOOR COVERINGS (FF)	21 / 22	1:100	251996



<div>MOJO</div> <div>HOMES</div>	SPECIFICATION:		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
	M-SERIES	6	BASIX APPLIED	TMC	20/01/2025	ROBERT & ANNE-MAREE KELLY LORD		ENIGMA 37		H-JMSENG10DA		
	COPYRIGHT:	7	COLOURS APPLIED	ENG	21/01/2025	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
	© 2025	8	PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324		MODERN A		F-JMSENG10AMODA		
		9	BASIX ISSUED	KNI	07/03/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:		
		10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI	17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)	SHADOW DIAGRAMS - JUNE 21	22 / 22	1:250	251996	

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