MIDCOAST COUNCIL (MANNING)

SHE	ET INDEX
1	COVER SHEET
2	SITE ANALYSIS
3	SITE PLAN
4	WATER MANAGEMENT PLAN (GF)
5	WATER MANAGEMENT PLAN (FF)
6	WATER MANAGEMENT PLAN
7	GROUND FLOOR PLAN
8	FIRST FLOOR PLAN
9	ROOF PLAN
10	WINDOW & DOOR SCHEDULES
11	ELEVATIONS / SECTION
12	ELEVATIONS
13	HOUSE EXTERIOR 3D VIEWS
14	KITCHEN DETAILS
15	BATHROOM DETAILS
16	ENSUITE DETAILS
17	ENSUITE 2 DETAILS
18	WC DETAILS
19	LAUNDRY DETAILS
20	FLOOR COVERINGS (GF)
21	FLOOR COVERINGS (FF)
22	SHADOW DIAGRAMS - JUNE 21

GRAND OUTDOOR LIVING 28. LIVING (GROUND FLOOR) 126.		
	GARAGE	33.54
	GRAND OUTDOOR LIVING	28.19
	LIVING (GROUND FLOOR)	126.15
	DODCH	171

TOTAL FLOOR AREAS

	GRAND OUTDOOR LIVING	28.19
	LIVING (GROUND FLOOR)	126.15
	PORCH	4.74
	STAIRS	5.04
		197.66 m
M	IAIN DWELLING, FIRST FLOOR	
	BALCONY	14.76
	BALCONY LIVING (FIRST FLOOR)	14.76 144.98
	LIVING (FIRST FLOOR)	144.98

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NCC 2022 AND APPLICABLE AUSTRALIAN STANDARDS AT TIME OF APPROVAL

AS & NCC COMPLIANCE

SLAB IN ACCORDANCE WITH AS 2870. REFER TO ENGINEERS DETAILS FOR ALL SLAB DETAILS. BRICK CONTROL JOINTS PROVIDED IN ACCORDANCE WITH NCC 2022.

ALL STEEL FRAMING TO BE DESIGNED TO AS 4100-2020 OR AS/NZS

INSULATION TO BE INSTALLED IN ACCORDANCE WITH NCC 2022 AND ALL APPLICABLE AUSTRALIAN STANDARDS.

TERMITE MANAGEMENT IN ACCORDANCE WITH AS 3660 AND NCC 2022. GLAZING IN ACCORDANCE WITH AS 1288 AND NCC 2022. SMOKE ALARMS IN ACCORDANCE WITH AS 3786 AND NCC 2022. INTERNAL WATERPROOFING IN ACCORDANCE WITH NCC 2022

HOUSING PROVISIONS PART 10.2. EXTERNAL WATERPROOFING IN ACCORDANCE WITH AS 3740 AND AS

WET AREA FLOORS TO FALL TO FLOOR WASTES AT MIN. 1:80 AND MAX. 1:50 GRADE (IF APPLICABLE).

CONDENSATION MANAGEMENT IN ACCORDANCE WITH NCC 2022 HOUSING PROVISIONS PART 10.8.
BUILDING SEALING IN ACCORDANCE WITH NCC 2022.

SERVICES IN ACCORDANCE WITH NCC 2022. EARTHWORKS IN ACCORDANCE WITH AS 3798-2007.

SITE SPECIFIC CONTROLS

SITE CLASSIFICATION

WITHIN 1km CALM SALT WATER

WITHIN 50km BREAKING SURF

SNOW LOAD

ZONING

WETLANDS

EXTERNAL WALL WRAP (SARKING) IN ACCORDANCE WITH NCC 2022 (IF

EXHAUST FANS DUCTED TO OUTSIDE AIR (IF APPLICABLE).

1	
CONTROL	DETAILS
ACID SULPHATE SOIL	CLASSIFICATION 2
BIODIVERSITY	NO
BUILDING ENVELOPE	NO
BUSHFIRE	BAL-29
CLASSIFIED ROAD	NO
DESIGN WIND CLASSIFICATION	N2 (EXPOSED)
ESTATE/DEVELOPER GUIDELINES	NO
HERITAGE	NO
LANDSLIP HAZARD	NO
MINE SUBSIDENCE	NO
MINIMUM FLOOR LEVEL	3.000m AHD
NOISE ATTENUATION	NO
SALINE SOIL	NO

P-A

122m

0.12km

C2 (E2) - ENVIRON. CONSERVATION

\neg			
	BUILDING CONTROLS	S & COMPLIA	ANCE
	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
2.	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. 188.34m ²	367.49m²
	EARTHWORKS		
	CUT DEPTH	MAX. 600mm	103mm
-	FILL DEPTH	MAX. 600mm	0mm
	ACCESS & AMENITY		
	PARKING SPACES	MIN. 2 SPACES	2 SPACES

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

MIN. 24m²

PRIVATE OPEN SPACE

INSULA	ION	
ROOF	MIN. 80mm FOIL FACED BLANKET UNDER ROOFING	
CEILING	R6.0 BATTS (EXCL. GARAGE)]
EXT. WALLS	R2.2 BATTS (EXCL. GARAGE)	1
	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) 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 WASHING MACHINE GARDEN/I AWN AREA 370 m²

RECYCLED WATER RETICULATED RECYCLED WATER

ENERGY COMMITMENTS HOT WATER SYSTEM | 280L ELECTRIC HEAT PUMP (18 STCs) HEATING SYSTEM 3-PHASE REVERSE CYCLE AIR CONDITIONING COP 3.5 - 4.0

N/A

COOLING SYSTEM 3-PHASE REVERSE CYCLE AIR CONDITIONING 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)

NATURAL LIGHTING

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

780250S-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).

- 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
- PROVIDE BAL-29 RATED ALUMINIUM MESH TO ALL EXHAUST VENTS. ROOF PENETRATIONS TO BE NON-COMBUSTIBLE.

/ALLS, 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.

VINDOWS 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
- PROVIDE SAFETY SCREENS WITH CORROSION RESISTANT MESH TO EXTERNAL TIMBER HUNG DOORS (IF REQUIRED)
- PROVIDE SEAL TO ALL GARAGE PANELIFT / ROLLER DOORS.

PROVIDE COPPER WATER PIPES FROM WATER TANK TO HOUSE

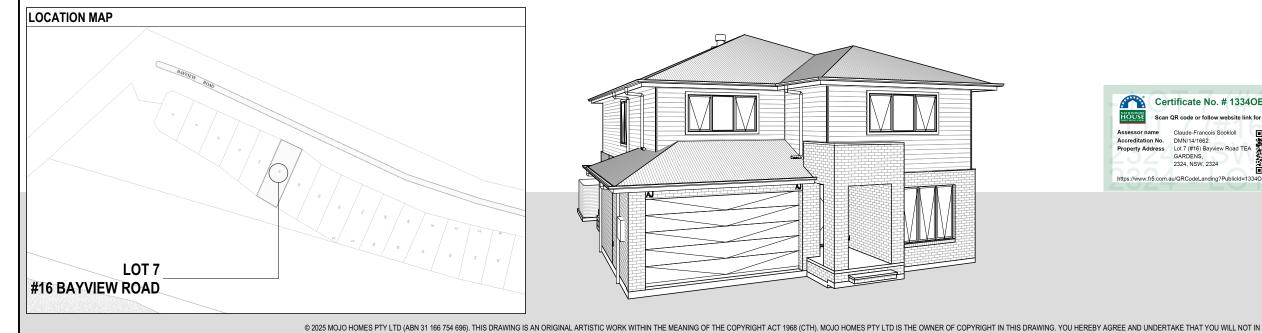
MARINE ENVIRONMENT

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 ENTERNAL 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







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

HOMES

	ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MOJO HOMES PTY LTD.								
	SPECIFICATION: REVISION DRAWN CLIENT: HOUSE DESIGN: HOUSE CODE: DO NOT SCALE DRAWINGS, USE								
	M-SERIES	6 BASIX APPLIED	TMC 20/01/2025	ROBERT & ANNE-MARI	EE KELLY LORD	ENIGMA 37		H-JMSENG10DA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE
1	COPYRIGHT:		ENG 21/01/2025			FACADE DESIGN:		1	COMMENCEMENT OF ANY WORK. ALL
(© 2025	8 PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/2025	16 BAYVIEW ROAD, TEA	GARDENS NSW 2324	MODERN A		F-JMSENG10AMODA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
					COUNCIL:	SHEET TITLE:	SHEET No.:	SCALES:	251996
		10 AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)	COVER SHEET	1 / 22	1:100	201990

TOPOGRAPHY - GENTLY SLOPED BLOCK AS INDICATED BY CONTOURS ON SITE PLAN. SINGLE STOREY DESIGN USED TO TAKE ADVANTAGE OF TOPOGRAPHY WITH MAX CUT OF 103mm AND MAX FILL 0mm.

STREETSCAPE - SETBACKS COMPLY WITH COUNCIL'S REQUIREMENTS, WITH MAIN DWELLING SET BACK 9.996m AND GARAGE SET BACK

CONTEXT - NO SPECIAL REQUIREMENTS.

VEGETATION - SITE IS CLEAR OF TREES AND VEGETATION.

PRIVACY - THE LIVING AREAS OF THE DWELLING ARE SET BACK FROM 3.683m TO OVER 1.200m FROM THE BOUNDARY TO PROVIDE BOTH VISUAL AND ACOUSTIC PRIVACY. IT IS PROPOSED THAT THERE WILL BE AMPLE PRIVACY AND SOLAR AMENITY TO PROPOSED RESIDENCES.

NOISE AND LIGHT - THE PROPOSED POSITION OF THE DWELLING COMPLIES WITH COUNCIL SETBACKS TO THE STREET FRONTAGE. THE SITE IS SITUATED IN A RESIDENTIAL LOCATION WITH THE POSTIONING OF TWO OF THE THREE BEDROOMS AWAY FROM THE MAIN NOISE SOURCE, THUS REDUCING POTENTIAL IMPACT OF STREET NOISE.

PREVAILING WINDS - THE LIVING AREAS OF THE DWELLING WILL BENEFIT FROM SOUTHERLY BREEZES DURING SUMMER.

DRAINAGE - THE SITE DRAINS NATURALLY TO THE FRONT AND REAR OF THE BLOCK. ROOF WATER COLLECTION WILL BE PARTIALLY DIVERTED TO RECYCLING TANKS FOR USE WITHIN THE DWELLING WITH THE TANK OVERFLOW AND THE REMAINING ROOF AREA DISCHARGING TO THE FRONT INTERALLOTMENT DRAINAGE.

SERVICES - ELECTRICITY - UNDERGROUND TO HOUSE. SEWER - YES

STORMWATER - TO FRONT INTERALLOTMENT DRAINAGE.

VEHICLE ACCESS - THE GARAGE HAS BEEN PLACED TO REQUIRE MINIMAL ALTERATION TO THE SITE, WITH THE FINISHED FLOOR LEVEL BEING APPROXIMATELY 804mm ABOVE THE KERB LEVEL. TWO UNDERCOVER SPACES WILL BE INCORPORATED WITH ADDITIONAL SPACE ON THE APRON FOR TEMPORARY PARKING - THE DRIVEWAY IS APPROXIMATELY 11.470m LONG WITHIN THE BOUNDARY

SURVEY CONSTRAINTS - REFER TO SITE PLAN FOR MORE

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.

SITE ANALYSIS LEGEND

(1)/(2)NUMBER OF STORIES **VIEWS**

OVERLOOKING POSITION PREVAILING WINDS



PRIVATE AREA

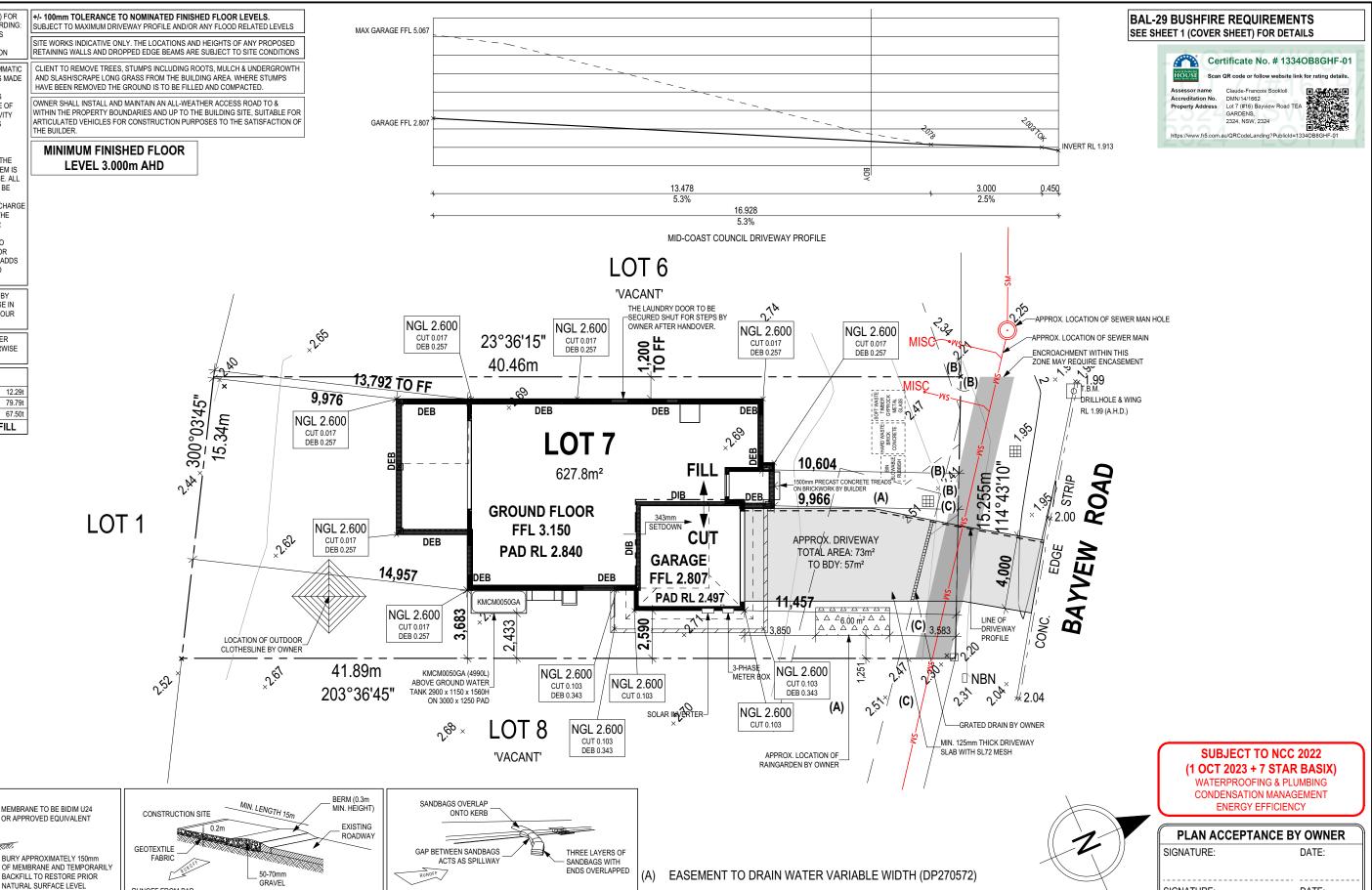
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DP 270572 M.G.A LOT 6 'VACANT' 23°36'15" 40.46m % % 1.99 ↑ T.B.M. 300°03'45" 15.34m DRILLHOLE & WING DEB DEB DEB RL 1.99 (A.H.D.) DEB .34m × 5.60 LOT 7 (B) (C) (C) 15.255m 14°43'10" ROAD 627.8m² STRIP DIB 2.00 LOT 1 APPROX. DRIVEWAY DEB TOTAL AREA: 73m² TO BDY: 57m² DEB * 5'00 $^{\Delta}$ $^{\Delta}$ $^{\Delta}$ $^{6.00}$ m 2 $^{\Delta}$ $^{\Delta}$ 41.89m □NBN 2.0A 203°36'45' **★**2.04 Certificate No. # 1334OB8GHF-01 'VACANT DMN/14/1662 Lot 7 (#16) Bayview Road TEA 2324, NSW, 2324 **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 © 2025 MOJO HOMES PTY LTD (ABN 31 166 754 696). THIS DRAWING IS AN ORIGINAL ARTISTIC WORK WITHIN THE MEANING OF THE COPYRIGHT ACT 1968 (CTH). MOJO HOMES PTY LTD IS THE OWNER OF COPYRIGHT IN THIS DRAWING. YOU HEREBY AGREE AND UNDERTAKE THAT YOU WILL NOT IN AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

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SPECIFICATION:	REVISION	DRAWN		HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE
M-SERIES	6 BASIX APPLIED T	MC 20/01/2025	ROBERT & ANNE-MAREE KELLY LORD	ENIGMA 37	H-JMSENG10DA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND
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© 2025	8 PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324	MODERN A	F-JMSENG10AMODA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	9 BASIX ISSUED I	KNI 07/03/2025			SHEET No.: SCALES:	251006
	10 AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025	7 / - / 270572 MIDCOAST COUNCIL (MANNING) S	SITE ANALYSIS	2 / 22 1:200	251996

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. ALI 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 5 46m³ 12 29t 35.46m3 79.79t DIFFERENCE 30.00m3 67.50t **68 TONNES OF IMPORT FILL**



BURY APPROXIMATELY 150mm OF MEMBRANE AND TEMPORARILY NATURAL SURFACE NATURAL SURFACE LEVEL DOWNHILL OF MEMBRANE NOT TO BE DISTURBED SILT FENCING DETAIL

50 x 25 x 1000 STAKE OR

STAR PICKET

RUNOFF FROM PAD DIRECTED TO SEDIMENTATION TRAP TEMPORARY CONSTRUCTION EXIT

SANDBAG KERB INLET SEDIMENTATION TRAP

(B) EASEMENT TO DRAIN WATER 3 WIDE & VARIABLE (DP270572)

DP 270572 M.G.A

SIGNATURE: DATE:

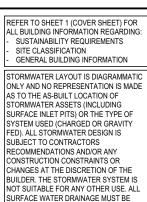
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SPECIFICATION HOUSE CODE REVISION DO NOT SCALE DRAWINGS, US FIGURED DIMENSIONS ONLY, CHEC M-SERIES TMC 20/01/2025 ROBERT & ANNE-MAREE KELLY LORD ENIGMA 37 H-JMSENG10DA 6 BASIX APPLIED AND VERIFY DIMENSIONS AND I EVELS PRIOR TO THE FACADE DESIGN: FACADE CODE ENG 21/01/2025 ADDRESS: 7 COLOURS APPLIED DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. © 2025 KNI 02/03/2025 16 BAYVIEW ROAD, TEA GARDENS NSW 2324 MODERN A F-JMSENG10AMODA 8 PCV004 STRUCT. (ROOF PITCH) SHEET TITLE: SHEET No.: KNI 07/03/2025 LOT / SECTION / DP: SCALES 9 BASIX ISSUED 251996 KNI 17/03/2025 7 / - / 270572 MIDCOAST COUNCIL (MANNING) SITE PLAN 3 / 22 1:200 10 AMEND. NON-STRUCT. (RAIN GARDEN)



NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

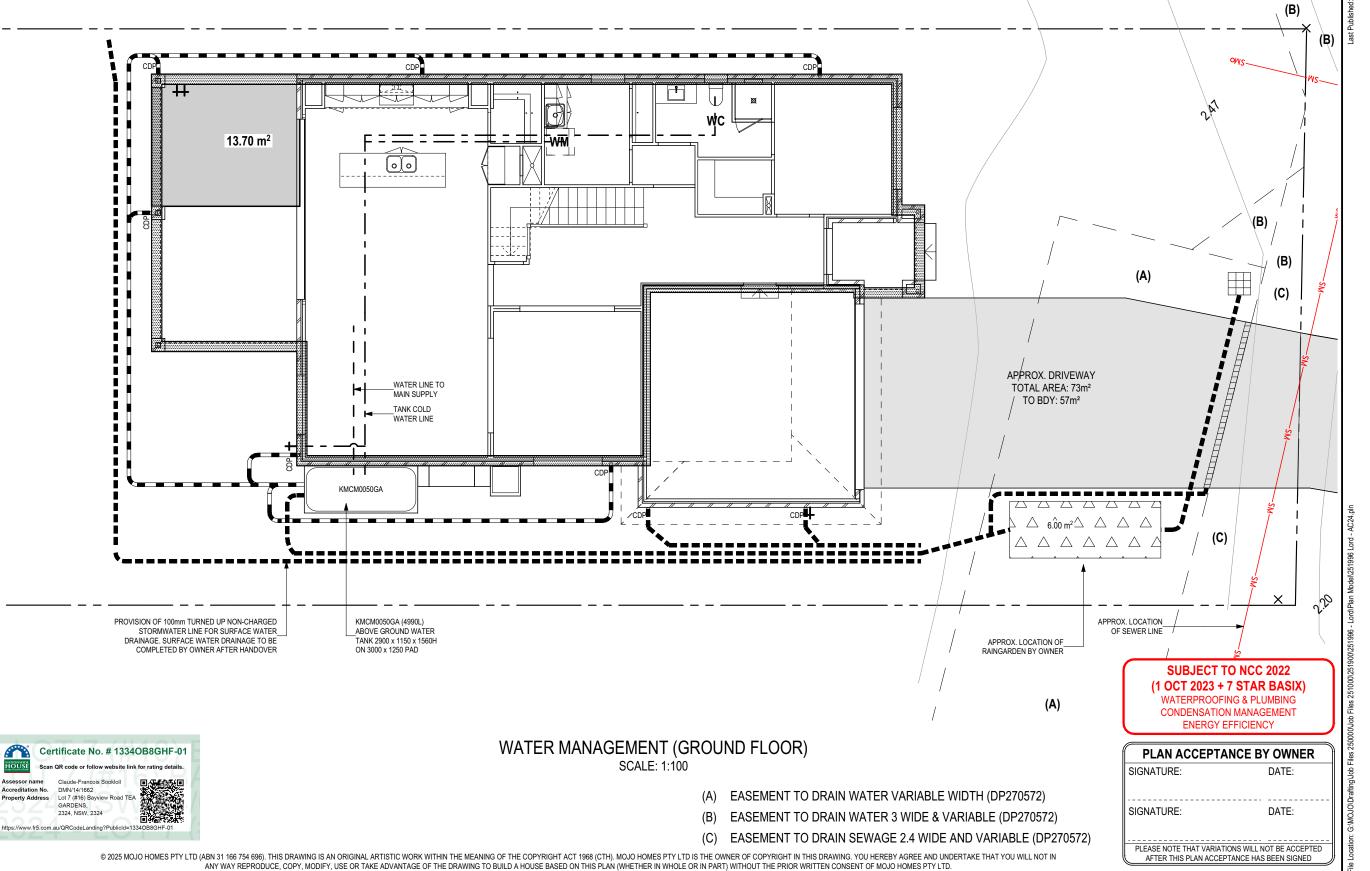
EXISTING STANDARD PROVISIONS.

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

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

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





BAL-29 BUSHFIRE REQUIREMENTS

SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

STANDARD DOWNPIPE

NON-CHARGED STORMWATER LINE

WC

TOILET

CHARGED DOWNPIPE RECYCLED COLD WATER LINE

TANK COLD WATER LINE WATER LINE TO

CHARGED STORMWATER LINE WASHING MACHINE

YARD TAP



		AINT WAT REPRODUCE, COPT, WODIFT, USE OR TAKE A	ADVAIN	IAGE OF THE	E DRAWING TO BOILD A HOUSE BASED ON THIS FLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE FRIOR WRITTEN CON	SENT OF MOJO HOMES FIT LID.		<u> </u>
	SPECIFICATION:	REVISION	Г	RAWN	CLIENT: H	OUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE
1	M OFFICE					ENIGMA 37		FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND
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	© 2025	PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324	MODERN A	F-JMSENG10AMODA	TO THE DRAFTING OFFICE.
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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.

NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

TO BE DIVERTED TO WATER TANK.
BALANCE TO FRONT INTER-ALLOTMENT 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

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

STANDARD DOWNPIPE CHARGED DOWNPIPE

RECYCLED COLD

WATER LINE TANK COLD WATER LINE

WATER LINE TO MAIN SUPPLY

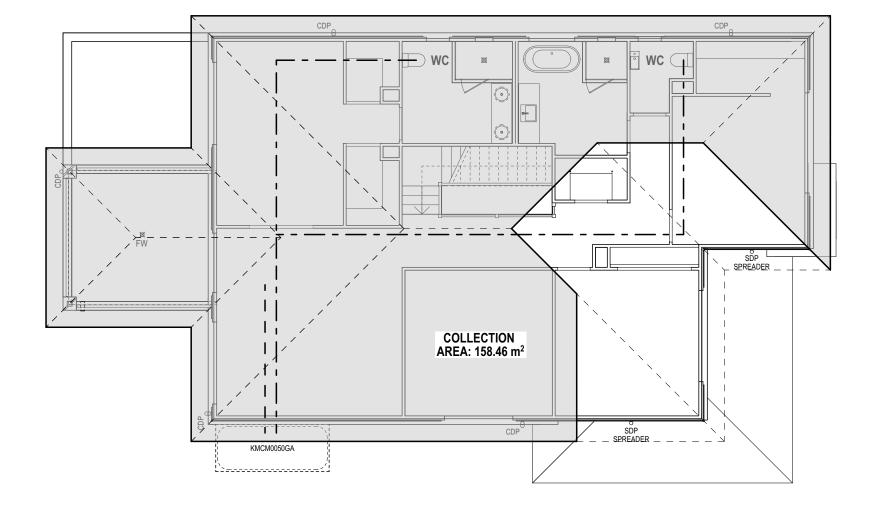
NON-CHARGED STORMWATER LINE CHARGED STORMWATER LINE

WC

TOILET

WASHING MACHINE

YARD TAP



WATER MANAGEMENT (FIRST FLOOR) SCALE: 1:100



PLAN ACCEPTAN	ICE BY OWNER	Filos 2
SIGNATURE:	DATE:	Hol /Oraffinal lob
SIGNATURE:	DATE:	
PLEASE NOTE THAT VARIATION AFTER THIS PLAN ACCEPTA		l ocation.

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	ANT WAT REPRODUCE, COPT, WODIFT, USE OR T	ARE ADVANT	AGE OF THE	DRAWING TO BUILD A HOUSE BASED O	IN THIS PLAIN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WE	THEN CONSENT OF MOJO F	IOMES FIT LID.				, i⊑
SPECIFICATION:	REVISION	D	RAWN	CLIENT:		HOUSE DESIGN:			HOUSE CODE:	DO NOT SCALE DRAWINGS, USE	1
M-SERIES	6 BASIX APPLIED	TMC	20/01/2025	ROBERT & ANNE-MAR	EE KELLY LORD	ENIGMA 37			H-JMSENG10DA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE	.038
COPYRIGHT:	7 COLOURS APPLIED	1 1		ADDRESS:		FACADE DESIGN:				COMMENCEMENT OF ANY WORK. ALL	
© 2025	8 PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025	16 BAYVIEW ROAD, TEA	A GARDENS NSW 2324	MODERN A			F-JMSENG10AMODA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	/ersic
	9 BASIX ISSUED	1 1			COUNCIL:	SHEET TITLE:		SHEET No.:		251006	olate \
	10 AMEND. NON-STRUCT. (RAIN GARDEN)	KNI	17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)	WATER MA	NAGEMENT PLAN (FF)	5 / 22	1:100	251996	Temp

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.

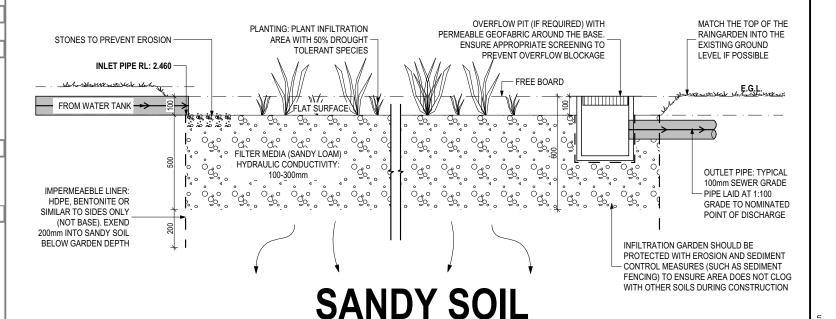
NOTE TO PLUMBER: ROOF WATER FROM COLLECTION AREAS

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.

s3qm							
	General Details						
Project Name:	LORD						
Project No.:	251996	251996 Comments:					
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 Summan			_
Output Summary		eveloped	1
Catchment Characteristic:	-	evelopeu	_
Imperviousness(%)	46.02	06	
	40.02	70	_
Water Usage:	40		_
Storage Capacity (kL)	-		1
Demand (kL/yr)	-		
Utilisation (%)	-		
Efficiency (%)	_		
Tank Spills	19.65	per Year	
Catchment 1			
Urban	628.0		
Agriculture	0.0		
Forest	0.0		
Treatment Train:			
		ration:	
		ce Area=6.0,	
		epth=0.2, F	
	Depth	=0.6	
		Train	1
Treated Loads / Flows	Load	Effectiveness	
		(%)	
Flow(ML)	0.3	29.7	
TSS(kg/yr)			80
TP (kg/yr)		61.2	60
TN (kg/yr)	0.32	62.2	45
Gross Pollutants (kg/yr)	0.0	100.0	100
Note:			



RAIN GARDEN DETAILS

SCALE: 1:20

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 a CDP a

STANDARD DOWNPIPE CHARGED DOWNPIPE RECYCLED COLD WATER LINE

TANK COLD
WATER LINE
WATER LINE
MAIN SUPPL

WATER LINE TO
MAIN SUPPLY

NON-CHARGED
STORMWATER LINE

CHARGED STORMWATER LINE

WASHING MACHINE

WM WC

C TOILET
- YARD TAP

Cei	tificate No. # 13340	OB8GHF-01
HOUSE Scan	QR code or follow website link	for rating details.
Assessor name Accreditation No.	Claude-Francois Sookloll DMN/14/1662	
Property Address	Lot 7 (#16) Bayview Road TEA GARDENS,	
	2324, NSW, 2324	

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PLAN ACCEPTANCE BY OWNER

SIGNATURE: DATE:

SIGNATURE: DATE:

PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED

AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

SUBJECT TO NCC 2022

(1 OCT 2023 + 7 STAR BASIX)
WATERPROOFING & PLUMBING

CONDENSATION MANAGEMENT

ENERGY EFFICIENCY

BAL-29 BUSHFIRE REQUIREMENTS

SEE SHEET 1 (COVER SHEET) FOR DETAILS

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

Template Version: 24.038 File Location: 0

HOMES

© 2025

8 PCV004 STRUCT. (ROOF PITCH)

10 AMEND. NON-STRUCT. (RAIN GARDEN)

9 BASIX ISSUED

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MIDCOAST COUNCIL (MANNING)

KNI 02/03/2025 16 BAYVIEW ROAD, TEA GARDENS NSW 2324

KNI 07/03/2025 LOT / SECTION / DP:

KNI 17/03/2025 7 / - / 270572

HOUSE CODE DO NOT SCALE DRAWINGS, US FIGURED DIMENSIONS ONLY, CHEC H-JMSENG10DA AND VERIFY DIMENSIONS AND I EVELS PRIOR TO THE FACADE CODE COMMENCEMENT OF ANY WORK. AL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. F-JMSENG10AMODA SHEET No.: SCALES 251996 7 / 22 1:100

MODERN A

GROUND FLOOR PLAN

SHEET TITLE:

BAL-29 BUSHFIRE REQUIREMENTS

SEE SHEET 1 (COVER SHEET) FOR DETAILS

75,315,75 990 , 75, 1,380 WIR 3 ,

530 175

,855

530

4,535

PASSAGE OF FAN COIL UNIT FROM RETURN AIR OPENING TO FINAL FAN COIL LOCATION.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

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.

19,700 3,955 15,745 3,990 3,875 610 1.210 1.678 . 610 3,350 75, 1,405 WIR 1 ,,75 75_{kk} 1,675 WC 2,875 75_{kk} 900 75_{kk}430_{kk}75 3,350 75, 1,040 75, 560 x 75 2,875 WIR 3 3.990 2,920 4,830 BED 1 75, 1,040 ,,75 3,510 3.990 3.350 75, 900 75, 430, 75 75, 1,040

SMALL SHAMPOO

(W09)

RECESS (G-WETA-TILE01)

SMALL SHAMPOO

(W07)

3,800 BED 2

2,805

2,805

(W08)

AA1212 ALUM

RECESS (G-WETA-TILE01)

ALL FIRST FLOOR INTERNAL DOORS TO BE 2040 HIGH UNLESS NOTED OTHERWISE REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

REFER TO SHEET 1 (COVER SHEET) FOR

ALL BUILDING INFORMATION REGARDING

SUSTAINABILITY REQUIREMENTS

GENERAL BUILDING INFORMATION

FIRE RESISTANT PLASTERBOARD TO BE

ALL EXTERIOR STEPS AND LANDINGS BY

ALL FIRST FLOOR BULKHEAD AND SQUARE

SET OPENING FRAMES TO BE 2155 ABOVE FFL UNLESS NOTED OTHERWISE

BUILDER UNLESS NOTED OTHERWISE

ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER

SITE CLASSIFICATION

NCC 2022 REQUIREMENTS

INSTALLED BEHIND COOKTOP

FINAL WINDOW AND EXTERIOR DOOR LOCATIONS MAY BE ADJUSTED ON SITE TO SUIT BRICKWORK GAUGE

PROVIDE EXPOSURE GRADE BRICKS AND MORTAR TO ALL EXTERIOR WALLS

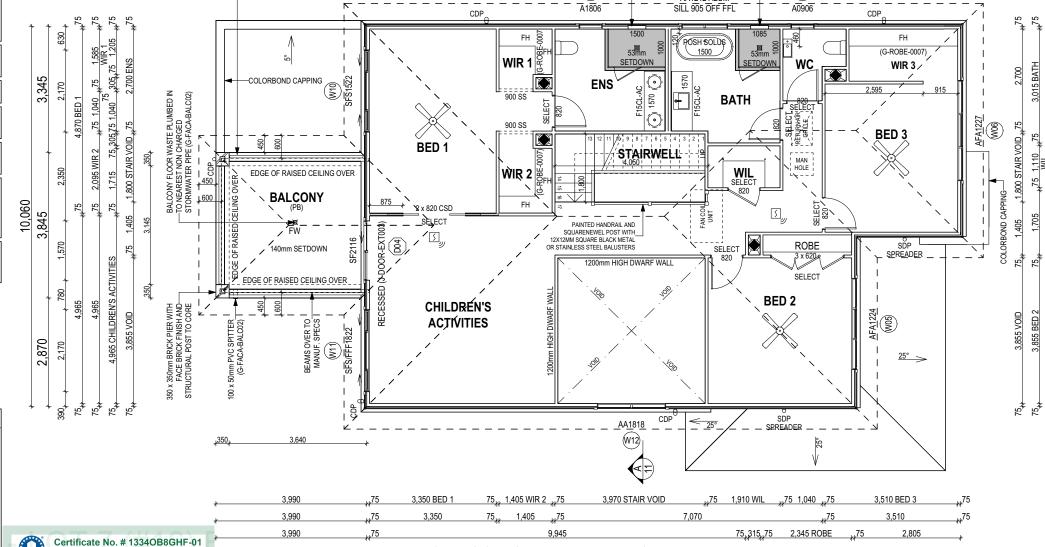
ALL STAIR TREADS TO PROVIDE A MINIMUM SLIP RESISTANCE TO MEET NCC 2022 REQUIREMENTS

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

PROVIDE FLOOR WASTE AND OVERFLOW SPITTERS TO UPPER FLOOR TANKED BALCONIES WHERE APPLICABLE AS PER: G-FACA-BALC02 (PFC/BRICKWORK) G-FRAM-BALC001 (LIGHTWEIGHT CLADDING)

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

LEGEND



4.905 CHILDREN'S ACTIVITIES

HR40 MIDRAIL PICKET BALUSTRADE

MIN. 1000mm OFF FFL

3.990

3,990

3,990

STAIR VOID DETAIL

HEBEL SOUND INSULATION BRICK ARTICULATION JOINT SDP STANDARD DOWNPIPE CDP CHARGED DOWNPIPE

HS / WS HOB SPOUT / WALL SPOUT

FACE BRICK / COMMON BRICK

DMN/14/1662

Lot 7 (#16) Bayview Road TEA

M EXHAUST FAN L.B.W LOAD BEARING WALL

INTERCONNECTED S) SMOKE ALARM LIFT OFF HINGE / UNDERCUT

THIS DOOR OPENS FIRST

WATER POINT WP

FRIDGE WATER POINT GAS BAYONET

ALL DIMENSIONS ARE FRAME DIMENSIONS

12,905

19,700

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

SUBJECT TO NCC 2022

(1 OCT 2023 + 7 STAR BASIX)

WATERPROOFING & PLUMBING

CONDENSATION MANAGEMENT

ENERGY EFFICIENCY

									U
,									
	_	SPECIFICATION:	REVISION	[DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE
		M-SERIES	6 BASIX APPLIED	TMC	20/01/2025	ROBERT & ANNE-MAREE KELLY LORD	ENIGMA 37	H-JMSENG10DA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE
		COPYRIGHT:	7 COLOURS APPLIED	ENG	21/01/2025		FACADE DESIGN:		COMMENCEMENT OF ANY WORK. ALL
		© 2025	8 PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324	MODERN A	F-JMSENG10AMODA	TO THE DRAFTING OFFICE.
HOM	1 F S		9 BASIX ISSUED	KNI	07/03/2025	LOT / SECTION / DP: COUNCIL:	SHEET TITLE: SHEET No.:		251996
	IL 3		10 AMEND. NON-STRUCT. (RAIN GARDEN)	KNI	17/03/2025	7 / - / 270572 MIDCOAST COUNCIL (MANNING)	FIRST FLOOR PLAN 8 / 22	1:100	231990

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

Assessor name Claude-Francois Sockloll
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 ACCEPTA	ANCE BY OWNER
SIGNATURE:	DATE:
SIGNATURE:	DATE:
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SCALE: 1:100



SPECIFICATION:	REVISION		DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS, USE
M-SERIES	6 BASIX APPLIED	TMC	20/01/2025	ROBERT & ANNE-MAR	REE KELLY LORD	ENIGMA 37		H-JMSENG10DA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND
COPYRIGHT:	7 COLOURS APPLIED					FACADE DESIGN:			LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL
9 2025	8 PCV004 STRUCT. (ROOF PITCH)	KNI	02/03/2025	16 BAYVIEW ROAD, TEA	A GARDENS NSW 2324	MODERN A		F-JMSENG10AMODA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	9 BASIX ISSUED				COUNCIL:	SHEET TITLE:	SHEET No.:		251006
	10 AMEND. NON-STRUCT. (RAIN GARDEN)	KNI	17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)	ROOF PLAN	9 / 22	1:100	251996
	opyright: 2025	M-SERIES 6 BASIX APPLIED OPPRIGHT: 7 COLOURS APPLIED 2025 8 PCV004 STRUCT. (ROOF PITCH)	M-SERIES 6 BASIX APPLIED TMC IOPYRIGHT: 7 COLOURS APPLIED ENG 2025 8 PCV004 STRUCT. (ROOF PITCH) KNI 9 BASIX ISSUED KNI	M-SERIES 6 BASIX APPLIED TMC 20/01/2025 IOPYRIGHT: 7 COLOURS APPLIED ENG 21/01/2025 2025 8 PCV004 STRUCT. (ROOF PITCH) KNI 02/03/2025 9 BASIX ISSUED KNI 07/03/2025	M-SERIES 6 BASIX APPLIED TMC 20/01/2025 ROBERT & ANNE-MAR (OPPRIGHT: 7 COLOURS APPLIED ENG 21/01/2025 ADDRESS: 2025 8 PCV004 STRUCT. (ROOF PITCH) KNI 02/03/2025 16 BAYVIEW ROAD, TEAR (PROPERT) (PR	M-SERIES 6 BASIX APPLIED TMC 20/01/2025 ROBERT & ANNE-MAREE KELLY LORD	M-SERIES 6 BASIX APPLIED TMC 20/01/2025 ROBERT & ANNE-MAREE KELLY LORD ENIGMA 37	M-SERIES 6 BASIX APPLIED TMC 20/01/2025 ROBERT & ANNE-MAREE KELLY LORD ENIGMA 37	## APPLIED 6 BASIX APPLIED TMC 20/01/2025 ROBERT & ANNE-MAREE KELLY LORD ENIGMA 37 H-JMSENG10DA APPLIED

File Location: G:WOJOIDraffingUob Files 250000Uob Files 251000/251900251996 - Lord/Plan Model\251996 Lord -

STOREY	QTY	CODE	TYPE	HEIGHT	WIDTH	GLAZING TYPE	ADDITIONAL INFORMATION	
OOR	1 4	0001		1				
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		

AREA FRAME

(m²) TYPE

3.91 ALUMINIUM BAL-29

0.52 ALUMINIUM BAL-29

2.83 ALUMINIUM BAL-29

2.17 ALUMINIUM BAL-29

2.89 ALUMINIUM BAL-29

3.18 ALUMINIUM BAL-29

0.52 ALUMINIUM BAL-29

1.45 ALUMINIUM BAL-29

1.10 ALUMINIUM BAL-29

3.17 ALUMINIUM BAL-29

3.91 ALUMINIUM BAL-29

3.26 ALUMINIUM BAL-29

BAL-29

BAL-29

BAL-29

BAL-29

WIDTH PERIMETER

7,940

2.940

6,740

6,020

4,820

4,820

7,260

7,940

7,220

6,632

5.986

13,736

7,340

28.91

17.73

46.64

2.55 TIMBER

1.87 TIMBER

10.01 ALUMINIUM

3.30 ALUMINIUM

2,170

610

1,570

1,810

2,650

1,210

610

2,170

2,170

1,810

1,210

887

4,768

1,570

HEIGHT

1,800

860

1,800

1,200

1,200

1,200

1,200

1,800

1,460

1,800

1.800

2,106

2.106

2.100

2,100

BAL

RATING

GLAZING

GLAZING TYPE

1.67 CLEAR, DOUBLE GLAZED

2.28 CLEAR, DOUBLE GLAZED

2.54 CLEAR, DOUBLE GLAZED

2.80 CLEAR, DOUBLE GLAZED

3.30 CLEAR, DOUBLE GLAZED

2.60 CLEAR, DOUBLE GLAZED

22.92

11.83

34.75

2.99 CLEAR, DOUBLE GLAZED, TOUGHENED

2.20 CLEAR, DOUBLE GLAZED, TOUGHENED

0.35 SATINLITE, DOUBLE GLAZED, TOUGHENED

0.35 SATINLITE, DOUBLE GLAZED, TOUGHENED

1.03 SATINLITE, DOUBLE GLAZED, TOUGHENED

0.81 SATINLITE, DOUBLE GLAZED, TOUGHENED

--- DOOR(S): CLEAR, TOUGHENED - SIDELIGHT(S): N/A

9.00 CLEAR, DOUBLE GLAZED, TOUGHENED

2.83 CLEAR, DOUBLE GLAZED, TOUGHENED

ADDITIONAL INFORMATION²

MP 723-723

MP 785

MP 905

MP 905

--- DOOR(S): NO GLAZING - SIDELIGHT(S): CLEAR, TOUGHENED | LEAF SIZE: 2040 x 920mm, 6MM CLEAR TOUGHENED SIDELIGHT

MP 803-803

MP 883-883

BP 600, MP 543-1085/0

LEAF SIZE: 2040 x 820mm, 6MM CLEAR TOUGHENED GLAZING

ORIENT.

NE

NW

SW

SE

NE

NE

NW

NW

NW

SW

SW

SE

NE

NW

SW

SILL TYPE

SNAP HEADER

ANGLED

ANGLED

ANGLED

NONE

NONE

NONE

NONE

NONE

NONE

SNAP HEADER

SNAP HEADER

SNAP HEADER

NONE

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

EXTERIOR WINDOW & DOOR SCHEDULE 1.2 ASSUME LOOKING FROM OUTSIDE

TYPE

AWNING

AWNING

AWNING

AWNING

AWNING

AWNING

AWNING

AWNING

AWNING

SLIDING

SLIDING

AWNING

SWINGING

SWINGING

STACKER

SLIDING

ROOM

ENS 2

LIVING

BED 2

BED 3

WC

BATH

ENS

BED 1

VOID

ENTRY

LDRY

DINING

GUEST BED

HOME THEATRE

CHILDREN'S ACTIVITIES

CHILDREN'S ACTIVITIES

ID CODE1

W03 AA1816

W04 AA1218

W05 AFA1224

W06 AFA1227

W07 A0906

W08 AA1212

W09 A1806

W10 SFS1522

W12 AA1818

D01 920

D02 820

D03 | FSSS2148

D04 SF2116

W11 | SFS/FFF1822

GROUND FLOOR | W01 | AAA1822

GROUND FLOOR | W02 | A0906

STOREY

GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

GROUND FLOOR

GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

DOOR

WINDOW

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

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HOUSE Scan	QR code or follow website link for rating details.
Assessor name Accreditation No. Property Address https://www.fr5.com.	Claude-Francois Sookloll DMN/14/1662 Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324 au/QRCodeLanding?PublicId=1334OBBGHF-01
SUE	BJECT TO NCC 2022
WATE	2023 + 7 STAR BASIX) RPROOFING & PLUMBING ENSATION MANAGEMENT ENERGY EFFICIENCY
ΡΙΔΝΔΟ	CCEPTANCE BY OWNER
SIGNATURE:	
SIGNATURE:	DATE:
SIGNATURE:	DATE: DATE:

Certificate No. # 1334OB8GHF-01

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

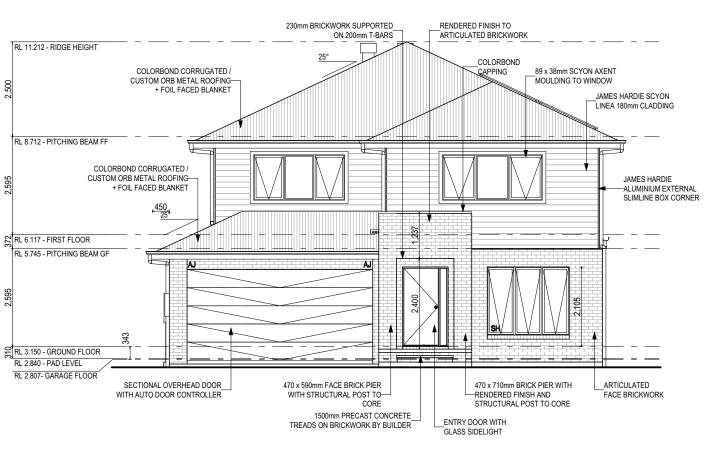
ARE SUBJECT TO CHANGE.

SH = SNAP HEADER SILL

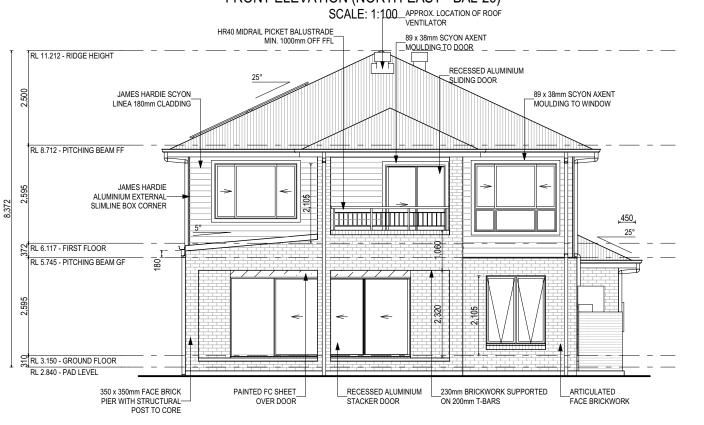
FIRST FLOOR WINDOW OPENINGS TO BE RESTRICTED AS REQUIRED BY NCC 2022

BRICKWORK AND CLADDING (EXPANSION

JOINTS, ORIENTATION AND LAYOUT) AND



FRONT ELEVATION (NORTH-EAST - BAL-29)



REAR ELEVATION (SOUTH-WEST - BAL-29) SCALE: 1:100

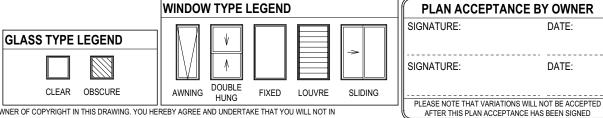
RL 11.212 - RIDGE HEIGHT COLORBOND CORRUGATED / STEEL FRAME CUSTOM ORB METAL ROOFING-+ FOIL FACED BLANKET & TRUSSES RL 8.712 - PITCHING BEAM FF PLASTERBOARD CEILING LININGS FC SHEETING-**ENS** RL 6.117 - FIRST FLOOR RL 5.745 - PITCHING BEAM GF HOME THEATRE **LDRY** PLASTERBOARD INTERNAL WALL LININGS RL 3.150 - GROUND FLOOR RL 2.840 - PAD LEVEL _SEE ENGINEERING PLANS FOR SLAB AND FOOTINGS DETAILS

> SECTION A-A SCALE: 1:100



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

WATERPROOFING & PLUMBING CONDENSATION MANAGEMENT ENERGY EFFICIENCY



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			,			
SPECIFICATION:	REVISION			HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE
M-SERIES 6 BA	ASIX APPLIED TMC	1C 20/01/2025	ROBERT & ANNE-MAREE KELLY LORD	ENIGMA 37	H-JMSENG10DA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE
		IG 21/01/2025		FACADE DESIGN:	FACADE CODE:	COMMENCEMENT OF ANY WORK. ALL
© 2025	CV004 STRUCT. (ROOF PITCH) KNI	NI 02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324	MODERN A	F-JMSENG10AMODA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
HOMES 9 BA	ASIX ISSUED KNI	NI 07/03/2025 I	LOT / SECTION / DP: COUNCIL:		No.: SCALES:	251996
10 AM	MEND. NON-STRUCT. (RAIN GARDEN) KNI	NI 17/03/2025	7 / - / 270572 MIDCOAST COUNCIL (MANNING)	ELEVATIONS / SECTION 11 / 2	22 1:100	251990

Template Version: 24.038 File Loca

MIDCOAST COUNCIL (MANNING)

ELEVATIONS

KNI 17/03/2025 7 / - / 270572

10 AMEND. NON-STRUCT. (RAIN GARDEN)

12 / 22 | 1:100



KNI 02/03/2025 16 BAYVIEW ROAD, TEA GARDENS NSW 2324

MIDCOAST COUNCIL (MANNING)

KNI 07/03/2025 LOT / SECTION / DP:

KNI 17/03/2025 7 / - / 270572

8 PCV004 STRUCT. (ROOF PITCH)

10 AMEND. NON-STRUCT. (RAIN GARDEN)

9 BASIX ISSUED

HOMES

MODERN A

HOUSE EXTERIOR 3D VIEWS

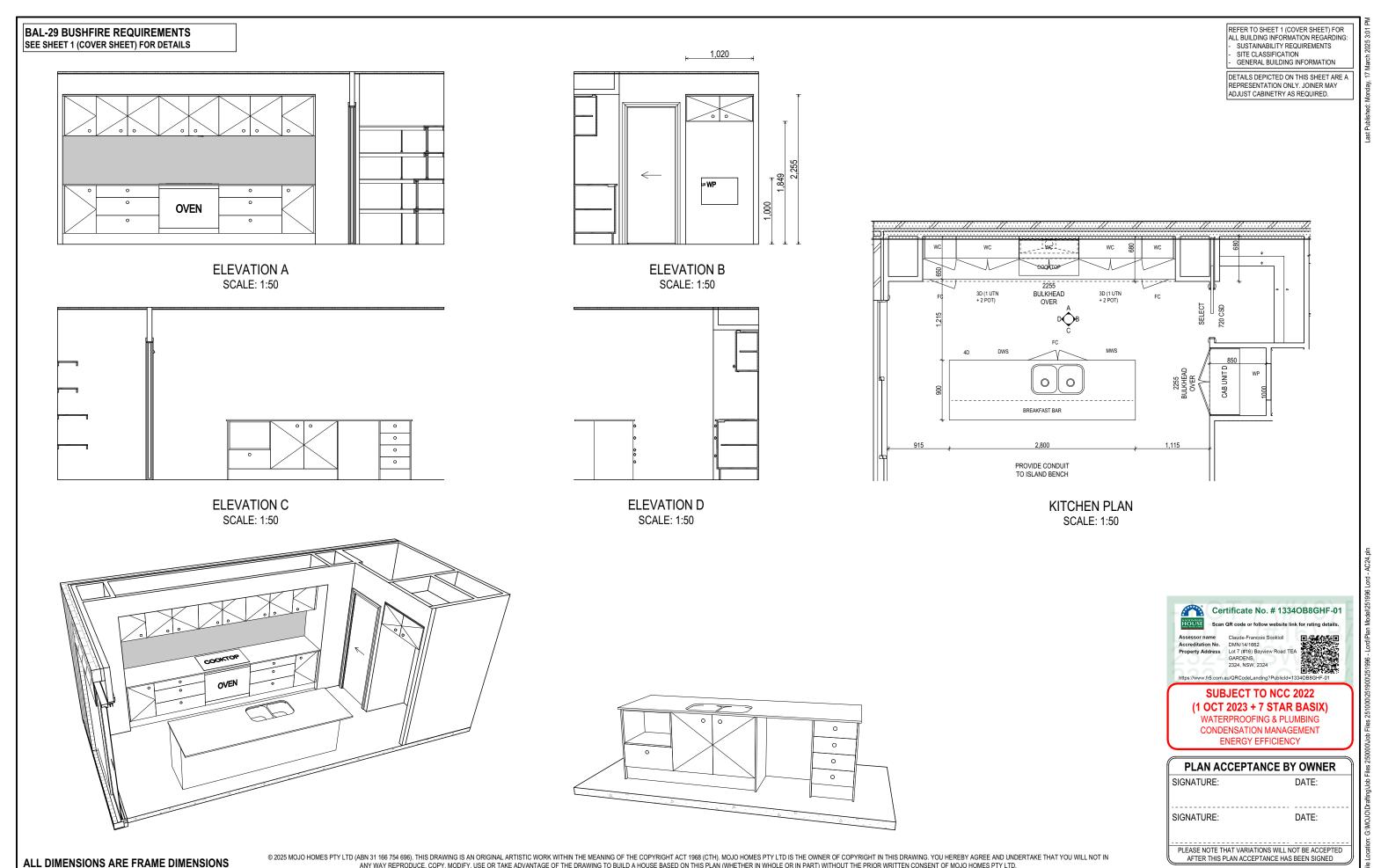
SHEET TITLE:

251996

F-JMSENG10AMODA

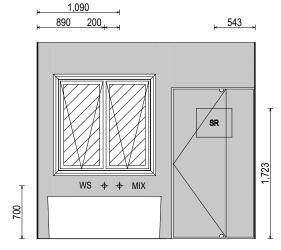
SHEET No.: SCALES:

13 / 22

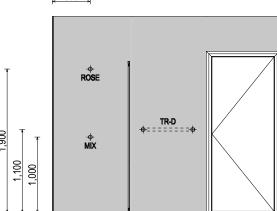


ANY WAY REPRODUCE, COPY, MODIFY, USE OR TAKE ADVANTAGE OF THE DRAWING TO BUILD A HOUSE BASED ON THIS PLAN (WHETHER IN WHOLE OR IN PART) WITHOUT THE PRIOR WRITTEN CONSENT OF MOJO HOMES PTY LTD. DRAWN HOUSE CODE SPECIFICATION REVISION DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK M-SERIES TMC 20/01/2025 ROBERT & ANNE-MAREE KELLY LORD H-JMSENG10DA ENIGMA 37 6 BASIX APPLIED AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE ENG 21/01/2025 ADDRESS: FACADE DESIGN: FACADE CODE: COMMENCEMENT OF ANY WORK. AL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 7 COLOURS APPLIED KNI 02/03/2025 16 BAYVIEW ROAD, TEA GARDENS NSW 2324 © 2025 MODERN A F-JMSENG10AMODA 8 PCV004 STRUCT. (ROOF PITCH) KNI 07/03/2025 LOT / SECTION / DP: SHEET TITLE: SHEET No.: SCALES: 9 BASIX ISSUED 251996 HOMES KNI 17/03/2025 7 / - / 270572 MIDCOAST COUNCIL (MANNING) KITCHEN DETAILS 14 / 22 | 1:50 10 AMEND. NON-STRUCT. (RAIN GARDEN)

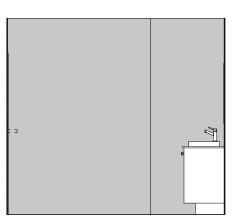
Template Version: 24.038



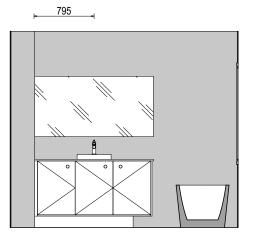
ELEVATION A SCALE: 1:50



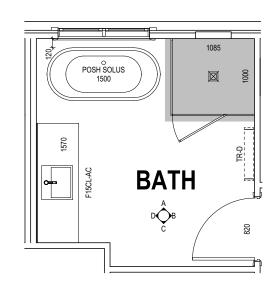
ELEVATION B SCALE: 1:50



ELEVATION C SCALE: 1:50



ELEVATION D SCALE: 1:50



BATHROOM PLAN SCALE: 1:50



CONDENSATION MANAGEMENT ENERGY EFFICIENCY

PLAN ACCEPTA	NCE BY OWNER	
SIGNATURE:	DATE:	
SIGNATURE:	DATE:	
	ONS WILL NOT BE ACCEPTED	
AFTER THIS PLAN ACCEP	TANCE HAS BEEN SIGNED	

ALL DIMENSIONS ARE FRAME DIMENSIONS

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SPECIFICATION:	REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK
M-SERIES	6 BASIX APPLIED	TMC 20/01/2025	ROBERT & ANNE-MARE	EE KELLY LORD	ENIGMA 37 FACADE DESIGN: MODERN A		H-JMSENG10DA	AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE
COPYRIGHT:	7 COLOURS APPLIED	ENG 21/01/2025						COMMENCEMENT OF ANY WORK. ALL
© 2025	8 PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/2025	16 BAYVIEW ROAD, TEA	GARDENS NSW 2324			F-JMSENG10AMODA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	9 BASIX ISSUED			COUNCIL:	SHEET TITLE:		SCALES:	25400G E
	10 AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)	BATHROOM DETAILS	15 / 22	1:50	251996

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

DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

RSHR RAIL SHOWER ROSE SHOWER ROSE

SHOWER ELBOW

CONNECTION MIX MIXER TAP HT HOT TAP CT COLD TAP HS HOB SPOUT

WALL SPOUT

TR-D TOWEL RAIL - DOUBLE TL TOWEL LADDER

TH TOWEL HOLDER

TMB TUMBLER HOLDER RNG TOWEL RING ROBE HOOK SHLF SHELF

SR SHAMPOO RECESS

SOAP SOAP HOLDER

TR TOWEL RACK

TOILET ROLL HOLDER TR-S TOWEL RAIL - SINGLE

SC STOP COCK

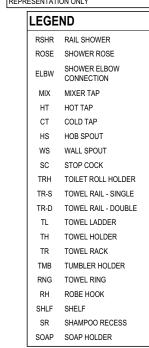
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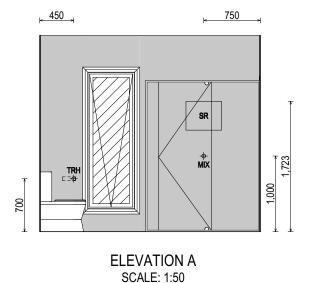
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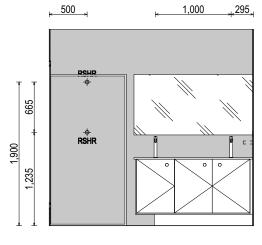
WS

TRH

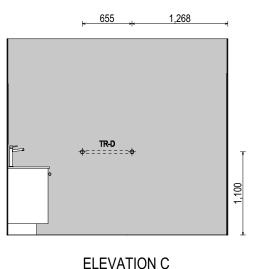
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY





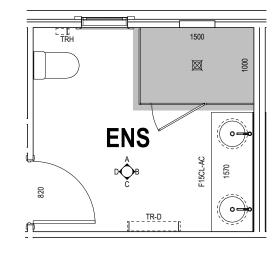


ELEVATION B SCALE: 1:50



SCALE: 1:50

ELEVATION D SCALE: 1:50



ENSUITE PLAN SCALE: 1:50



PLAN ACCEPTA	NCE BY OWNER
SIGNATURE:	DATE:
SIGNATURE:	DATE:
	ONS WILL NOT BE ACCEPTED TANCE HAS BEEN SIGNED

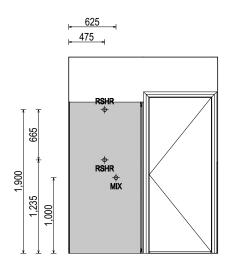
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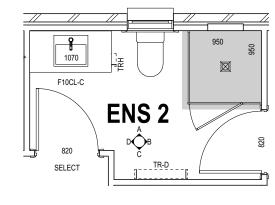


_	SPECIFICATION:	REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS, USE	
	M-SERIES	6 BASIX APPLIED	TMC 20/01/2025	ROBERT & ANNE-MAR	EE KELLY LORD	ENIGMA 37		H-JMSENG10DA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND	
	COPYRIGHT:		ENG 21/01/2025			FACADE DESIGN:	FACADE DESIGN:		LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL	
	© 2025	8 PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/2025	16 BAYVIEW ROAD, TEA	A GARDENS NSW 2324	MODERN A		F-JMSENG10AMODA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	
		9 BASIX ISSUED	KNI 07/03/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.:		251006	
		10 AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)	ENSUITE DETAILS	16 / 22	1:50	251996	

ELEVATION A SCALE: 1:50



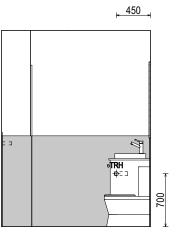
ELEVATION B SCALE: 1:50



ENSUITE 2 PLAN SCALE: 1:50

1,000 + 655 + 655 + 655 + 655 + 655

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
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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SPECIFICATION:		REVISION	DRAWN	CLIENT:		HOUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS, USE	
M-SERIES	6	BASIX APPLIED	TMC 20/01/2025	ROBERT & ANNE-MAREE KELLY LORD		ENIGMA 37		H-JMSENG10DA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE	.038
COPYRIGHT:	7		ENG 21/01/2025			FACADE DESIGN:			COMMENCEMENT OF ANY WORK. ALL	n: 24
© 2025	8	PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/2025	16 BAYVIEW ROAD, TEA GARDENS NSW 2324		MODERN A		F-JMSENG10AMODA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	/ersic
	9			LOT / SECTION / DP: COUNCIL:		SHEET TITLE:	SHEET No.:		251006	ate
	10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025	7 / - / 270572 MIDCOAST COUNCIL (N	MANNING)	ENSUITE 2 DETAILS	17 / 22	1:50	251996	Temp

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

SITE CLASSIFICATION
GENERAL BUILDING INFORMATION

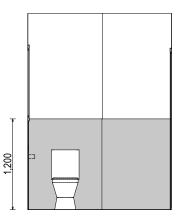
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY LEGEND RSHR RAIL SHOWER ROSE SHOWER ROSE SHOWER ELBOW ELBW CONNECTION MIX MIXER TAP HT HOT TAP CT COLD TAP HS HOB SPOUT WS WALL SPOUT SC STOP COCK TRH TOILET ROLL HOLDER TR-S TOWEL RAIL - SINGLE TR-D TOWEL RAIL - DOUBLE TL TOWEL LADDER TH TOWEL HOLDER TR TOWEL RACK TMB TUMBLER HOLDER

RNG TOWEL RING
RH ROBE HOOK

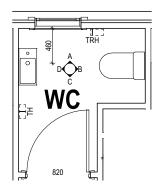
SR SHAMPOO RECESS
SOAP SOAP HOLDER

SHLF SHELF

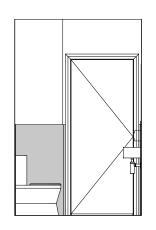
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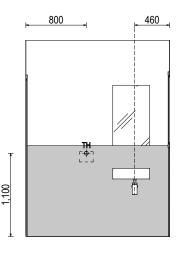
ELEVATION B SCALE: 1:50



WC PLAN SCALE: 1:50



ELEVATION C SCALE: 1:50



ELEVATION D SCALE: 1:50



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

PLAN ACCEPTA	NCE BY OWNER
SIGNATURE:	DATE:
SIGNATURE:	DATE:
	ONS WILL NOT BE ACCEPTED TANCE HAS BEEN SIGNED

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M-SERIES	6	BASIX APPLIED	TMC 20/01/2025 ROBERT & ANNE-MAREE KELLY LORD	ENIGMA 37	H-JMSENG10DA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND	.038
COPYRIGHT:	7		=			LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL	n: 24
© 2025	8	PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/2025 16 BAYVIEW ROAD, TEA GARDENS NSW 2324	MODERN A	F-JMSENG10AMODA	TO THE DRAFTING OFFICE.	/ersic
	9		· · · · · · · · · · · · · · · · · · ·	SHEET TITLE: SHEET No.:		251006	late \
	10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025 7 / - / 270572 MIDCOAST COUNCIL (MANNING)	WC DETAILS 18 / 22	1:50	251996	Lemp

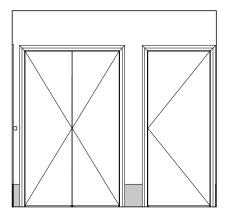
REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:
- SUSTAINABILITY REQUIREMENTS

- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

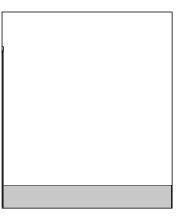
DETAILS DEPICTED ON THIS SHEET ARE A REPRESENTATION ONLY

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 ROBE HOOK SHLF SHELF SR SHAMPOO RECESS SOAP SOAP HOLDER

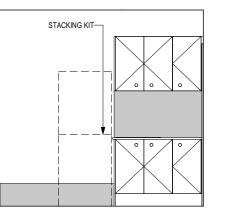
ELEVATION A SCALE: 1:50



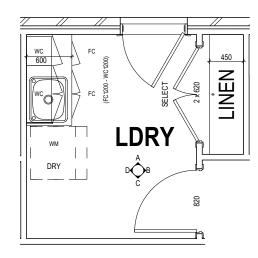
ELEVATION B SCALE: 1:50



ELEVATION C SCALE: 1:50



ELEVATION D SCALE: 1:50



LAUNDRY PLAN SCALE: 1:50

Certificate No. # 1334OB8GHF-01 Assessor name Claude-François Sockloil DMN/14/1662
Property Address Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW. 2324 **SUBJECT TO NCC 2022** (1 OCT 2023 + 7 STAR BASIX)

WATERPROOFING & PLUMBING **CONDENSATION MANAGEMENT ENERGY EFFICIENCY**

PLAN ACCEPTA	ANCE BY OWNER
SIGNATURE:	DATE:
SIGNATURE:	DATE:
	TIONS WILL NOT BE ACCEPTED

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SPECIFICATION:	REVISION	DRAWN	CLIENT:				HOUSE CODE: H-JMSENG10DA	DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK	1
M-SERIES	6 BASIX APPLIED	TMC 20/01/2025	ROBERT & ANNE-MAR			ENIGMA 37		AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE	1.038
COPYRIGHT:		ENG 21/01/2025			FACADE DESIGN:			COMMENCEMENT OF ANY WORK. ALL	
© 2025	8 PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/2025	16 BAYVIEW ROAD, TEA	A GARDENS NSW 2324	MODERN A		F-JMSENG10AMODA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.	/ersic
	9 BASIX ISSUED	KNI 07/03/2025	LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:		: SCALES:	251996	late \
	10 AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/2025	7 / - / 270572	MIDCOAST COUNCIL (MANNING)	LAUNDRY DETAILS	19 / 22	2 1:50	Z31990	emp

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 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)



FLOOR COVERINGS (GROUND FLOOR) SCALE: 1:100

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

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HOMES

SPECIFICATION:		REVISION	DRAWN	CLIENT: HC	OUSE DESIGN:		HOUSE CODE:	DO NOT SCALE DRAWINGS, USE
M-SERIES	6	BASIX APPLIED	TMC 20/01/202	ROBERT & ANNE-MAREE KELLY LORD	ENIGMA 37		H-JMSENG10DA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE
COPYRIGHT:	7	COLOURS APPLIED	ENG 21/01/202	025 ADDRESS: FA	ACADE DESIGN:			COMMENCEMENT OF ANY WORK. ALI
© 2025	8	PCV004 STRUCT. (ROOF PITCH)	KNI 02/03/202	16 BAYVIEW ROAD, TEA GARDENS NSW 2324	MODERN A		F-JMSENG10AMODA	DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
	9	BASIX ISSUED	KNI 07/03/202	025 LOT/SECTION/DP: COUNCIL: SF	HEET TITLE:	HEET No.:	SCALES:	254006
	10	AMEND. NON-STRUCT. (RAIN GARDEN)	KNI 17/03/202	025 7 / - / 270572 MIDCOAST COUNCIL (MANNING) F	FLOOR COVERINGS (GF)	20 / 22	1:100	251996

Certificate No. # 1334OB8GHF-01 Assessor name Claude-François Sookloil DMN/14/1662
Property Address Lot 7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324 **SUBJECT TO NCC 2022** (1 OCT 2023 + 7 STAR BASIX) WATERPROOFING & PLUMBING **CONDENSATION MANAGEMENT ENERGY EFFICIENCY** PLAN ACCEPTANCE BY OWNER DATE: PLEASE NOTE THAT VARIATIONS WILL NOT BE ACCEPTED AFTER THIS PLAN ACCEPTANCE HAS BEEN SIGNED

SIGNATURE:

SIGNATURE:

CALE DRAWINGS, USE MENSIONS ONLY. CHECK IFY DIMENSIONS AND LS PRIOR TO THE MENT OF ANY WORK. ALL ICIES TO BE REPORTED DRAFTING OFFICE.

COVERINGS LEGEND

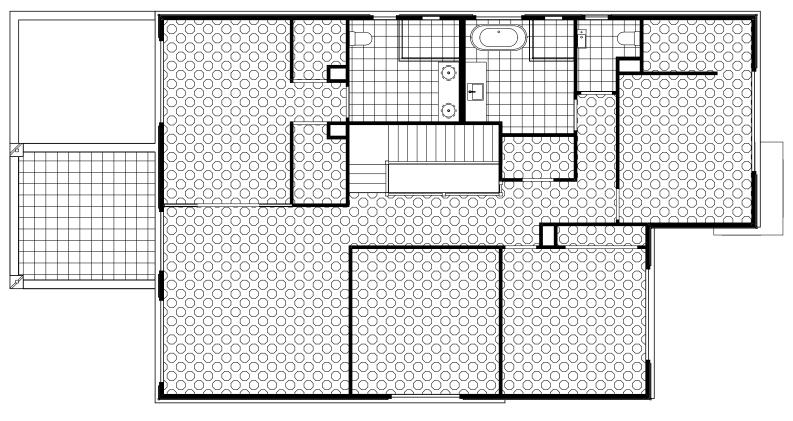
NO COVERING RAW CONCRETE (COVERING BY OWNER) CARPET (BY BUILDER)

TIMBER/LAMINATE (BY BUILDER)

TILE (STANDARD WET AREAS)

TILE (UPGRADED AREAS)

∆ ∆ ∆ VINYL



FLOOR COVERINGS (FIRST FLOOR) SCALE: 1:100

Assessor name Claude-Francois Sookloll DMN/14/1662
Property Address Lot7 (#16) Bayview Road TEA GARDENS, 2324, NSW, 2324 **SUBJECT TO NCC 2022** (1 OCT 2023 + 7 STAR BASIX) WATERPROOFING & PLUMBING **CONDENSATION MANAGEMENT ENERGY EFFICIENCY**

Certificate No. # 1334OB8GHF-01

PLAN ACCEPTAN	CE BY OWNER	Files 25
SIGNATURE:	DATE:	G:\MOJO\Drafting\Job F
SIGNATURE:	DATE:	_
PLEASE NOTE THAT VARIATION AFTER THIS PLAN ACCEPTA		le Location:

HOUSE CODE

FACADE CODE:

SHEET No.: SCALES:

21 / 22 | 1:100

FACADE DESIGN:

MODERN A

FLOOR COVERINGS (FF)

SHEET TITLE:

H-JMSENG10DA

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

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MIDCOAST COUNCIL (MANNING)



SPECIFICATION: M-SERIES TMC 20/01/2025 ROBERT & ANNE-MAREE KELLY LORD ENIGMA 37 6 BASIX APPLIED

KNI 02/03/2025 16 BAYVIEW ROAD, TEA GARDENS NSW 2324

ENG 21/01/2025 ADDRESS:

KNI 07/03/2025 LOT / SECTION / DP:

KNI 17/03/2025 7 / - / 270572

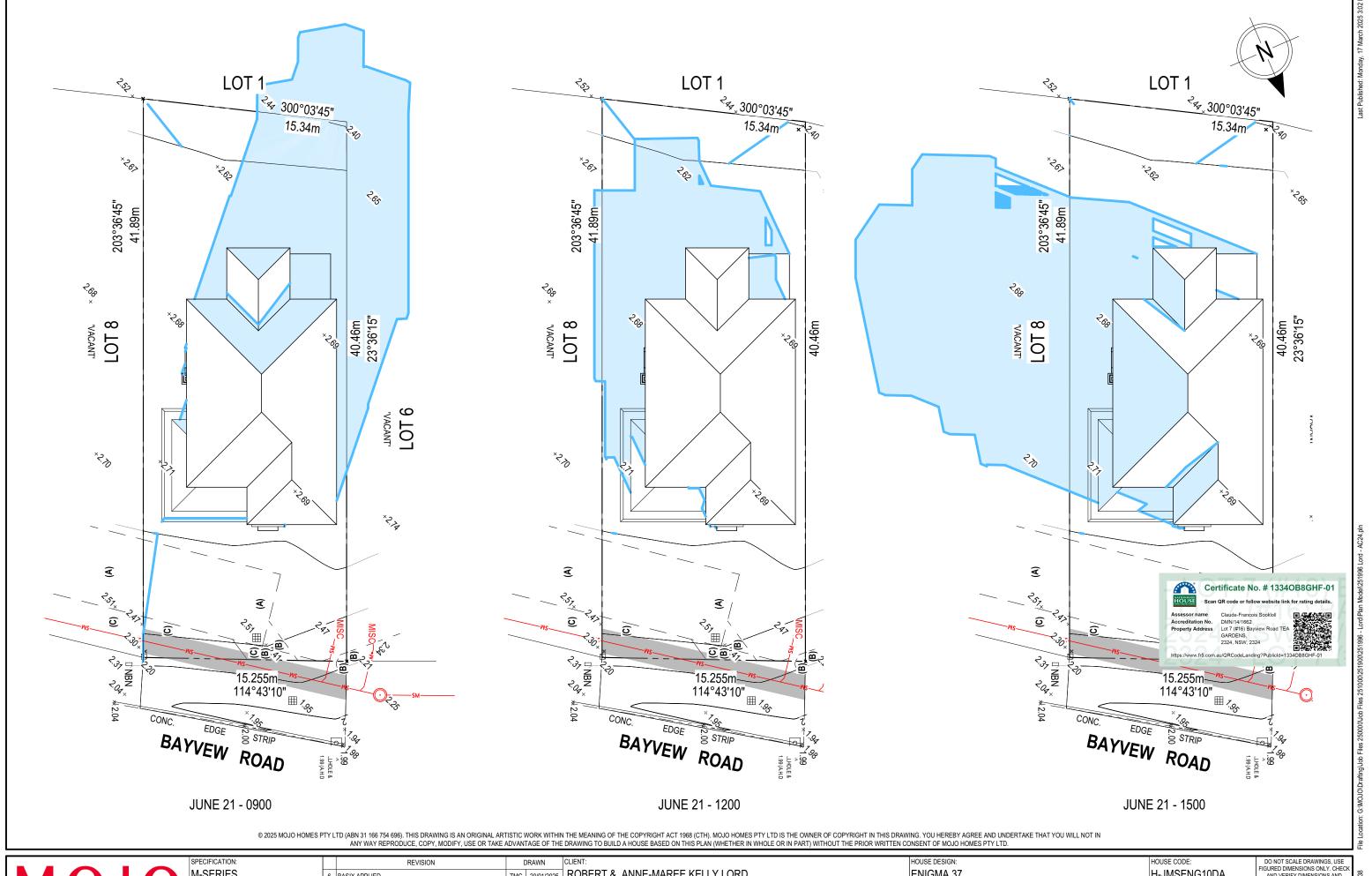
7 COLOURS APPLIED

9 BASIX ISSUED

8 PCV004 STRUCT. (ROOF PITCH)

10 AMEND. NON-STRUCT. (RAIN GARDEN)

DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CHECK 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. F-JMSENG10AMODA 251996



	SPECIFICATION:	REVISION		DRAWN CLIENT:		HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS, USE
	M-SERIES	6 BASIX APPLIED	TM	20/01/2025 ROBERT & ANNE-M	AREE KELLY LORD	ENIGMA 37	H-JMSENG10DA	FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE
	COPYRIGHT:	7 COLOURS APPLIED	EN	G 21/01/2025 ADDRESS:		FACADE DESIGN:	FACADE CODE:	COMMENCEMENT OF ANY WORK. ALL
	© 2025	8 PCV004 STRUCT. (ROOF PITCH)	KN	02/03/2025 16 BAYVIEW ROAD,	TEA GARDENS NSW 2324	MODERN A	F-JMSENG10AMODA	TO THE DRAFTING OFFICE.
HOMES		9 BASIX ISSUED	KN	07/03/2025 LOT / SECTION / DP:	COUNCIL:	SHEET TITLE:	SHEET No.: SCALES:	251006
II O M L 3		10 AMEND. NON-STRUCT. (RAIN GARDEN)	KN	1 17/03/2025 7 / - / 270572	MIDCOAST COUNCIL (MANNING)	SHADOW DIAGRAMS - JUNE 21	22 / 22 1:250	251996