

Room Sch	edule
ALFRESCO	42.97 m²
BATH	6.28 m²
BED 1	25.41 m ²
BED 2	13.80 m²
BED 3	20.61 m ²
DECK	50.88 m²
DINING	15.57 m²
ENS	6.48 m²
GARAGE	32.43 m ²
KITCHEN	33.21 m²
L'DRY	15.02 m²
LIVING	18.81 m²
LOFT	12.31 m²
PORCH	9.76 m²
RUMPUS	39.27 m²
STORAGE	17.48 m²
VERANDAH	36.15 m ²
Grand total: 17	396.45 m²

AREAS						
Garage	33.70 m ²					
ower Deck	45.92 m²					
ower Floor Living	80.27 m ²					
Jpper Floor Deck	93.98 m²					
Jpper Floor Living	127.35 m ²					
Grand total: 5	381.21 m ²					

211 m²

CERAMIC TILES COOK TOP DOWNPIPE DOWNPIPE & SPREADER DTR / TR TOWEL RAIL (DOUBLE) / (SINGLE) ROBE HOOK @ 1750 BAMBOO FLOORING FINISHED FLOOR LEVE GARAGE FLOOR LEVEL HWD HARDWOOD DECKING SOLAR HOT WATER SYSTEM (GAS BOOST) RECESSED ELECTRICAL METER BOX 700mm SHOWER RAIL MIXER OVERHEAD CUPBOARDS 720 PL DOOR WITH PRIVACY LOCK RANGEHOOD (DUCTED) SETDOWN FLOOR WASTE SERVICES STACK SPOUT WASHING MACHINE CEILING FAN LIGHT COMBO DOWNPIPES TO BUILDING CORNERS ARE TO BE LOCATED 350mm FROM THE CORNER OF THE EXTERNAL WALL TO CENTRE OF THE DOWNPIPE

LEGEND



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	Certificate No. 001181705	M/DV H	r
	Scan QR code or follow website link for rat	ing details.	\vdash
	Assessor name Daniel Lowe Accreditation No. HERA10030		\vdash
	Property Address 7A Geoffrey		L
	Street, CROWDY HEAD NSW, 2427		
	hstar.com.au/QR/Generate?p=XxCDsrQTt		Г
······	~~~~~~	mmm	Н
	refer to NatHERS ass		1

ROOF

No.	Height	Width	Description	Area
01	2100	2050	Sliding Door	4.31 m ²
02	1027	2410	Sliding Window	2.48 m ²
03	1000	900	Louvre Window	0.90 m ²
04	2100	1810	Sliding Door	3.80 m ²
05	2100	3600	Sliding Door	7.56 m ²
06	2100	2410	Sliding Door	5.06 m ²
07	2100	4810	Sliding Door	10.10 m ²
80	2100	5400	Stacking Door	11.34 m ²
09	2100	3600	Sliding Door	7.56 m ²
10	1500	700	Fixed Window	1.05 m ²
11	1500	700	Fixed Window	1.05 m ²
12	1500	700	Louvre Window	1.05 m ²
13	1500	900	Louvre Window	1.35 m ²
14	600	2400	Sliding Window	1.44 m²
15	2100	3100	Sliding Door	6.51 m ²
16	1457	850	Double Hung Window	1.24 m ²
17	2100	4400	Sliding Door	9.24 m ²
18	2100	4400	Sliding Door	9.24 m ²
19	600	2400	Fixed Window	1.44 m²
20	1200	2170	Sliding Window	2.60 m ²
21	1300	900	Louvre Window	1.17 m ²
22	1800	900	Louvre Window	1.62 m ²
23	1800	2100	Fixed Window	3.78 m ²
24	1800	4400	Louvre Window	7.92 m²
25	1800	1800	Fixed Window	3.24 m ²

Window Schedule

107.05 m²

S	W-22 LV1809	W-21 LV1309	\neg	
	90 483	0 90	-	
07 S	Loft Floor I	<u>Level</u>		

Mid North Coast Drafting & Construction

PROPOSED NEW RESIDENCE

FOR R & K FINLAY-JONES AT LOT 121, DP1233169 No.7A GEOFFREY STREET CROWDY HEAD, NSW, 2427

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certificate #0011817053 **ENEWERG**

& Requirements completed by:

ENEWERGY **Daniel Lowe** Dated:31/03/2025

BASIX		DATE	11/03/25
CERT. No.		SCALE	1:100
TITLE	LOFT FLOOR	DRAWN	J.A.J
111111	PLAN	JOB No.	DRAWING No.

039-MCD 05 PLAN CUSTOM DWELLING

08/03/25 B Council Issue 05/06/24 Date Amendment

2110

W-25 FX1818

LOFT (VP)

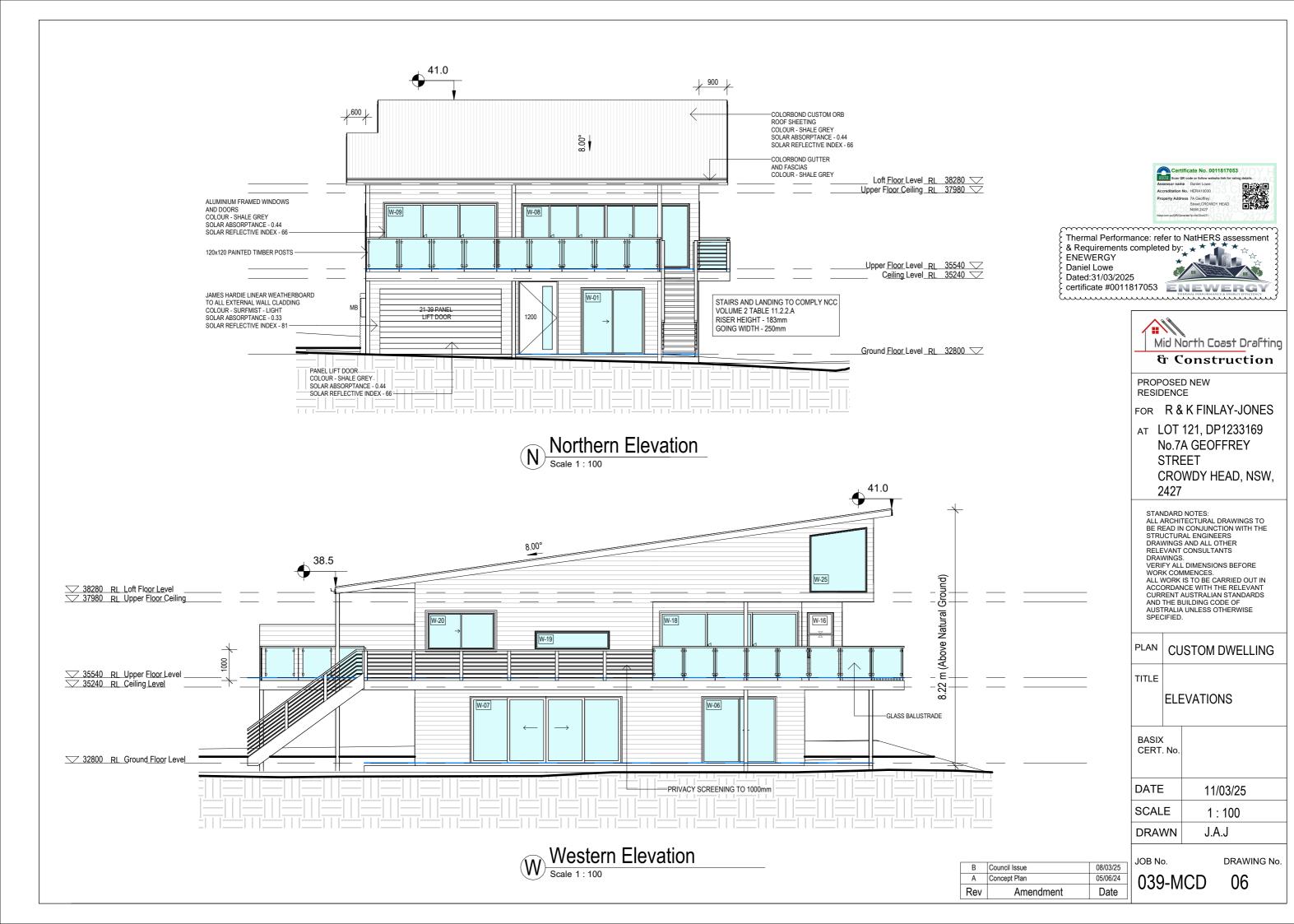
LADDER TO LOFT

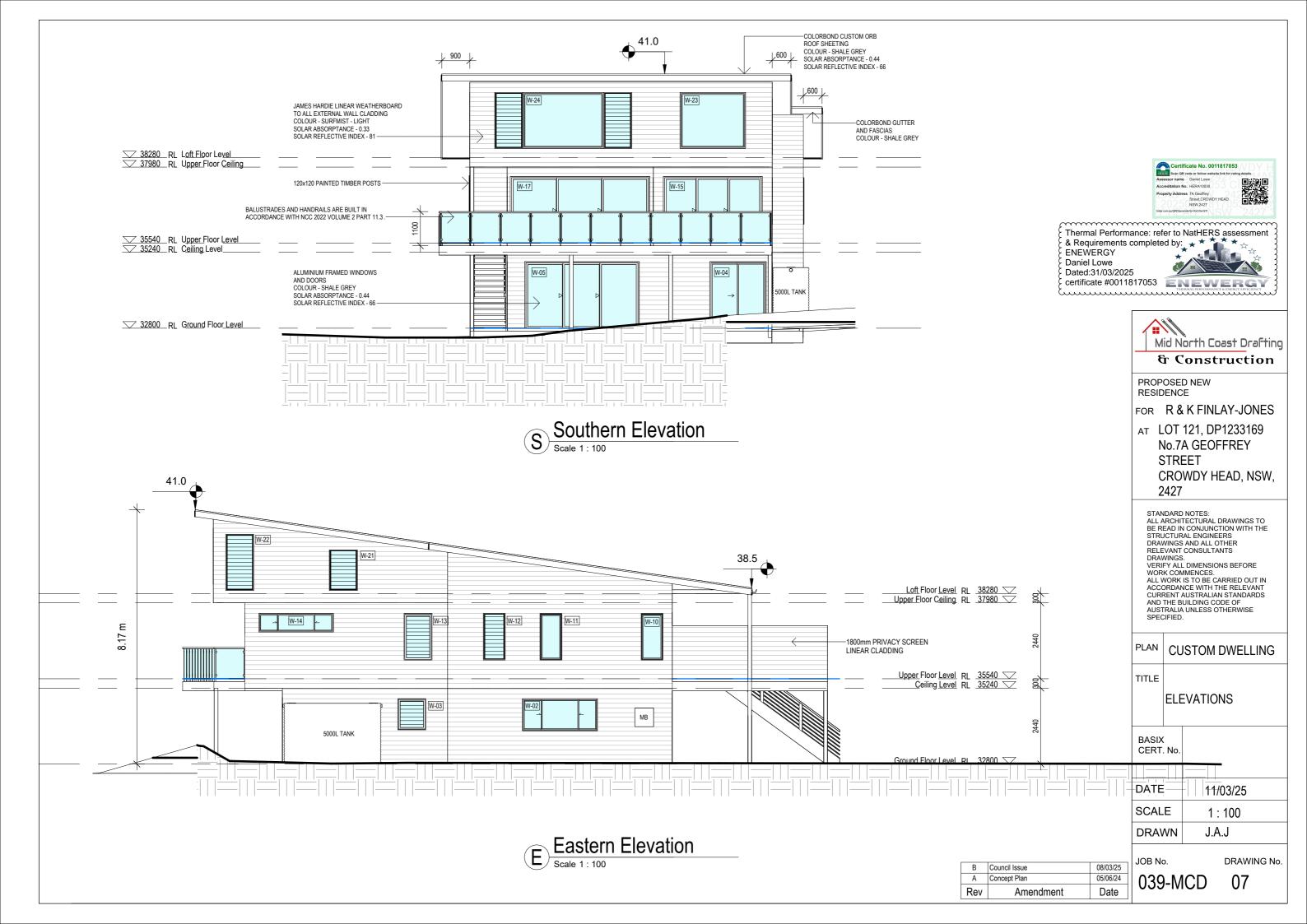
STORAGE (VP)

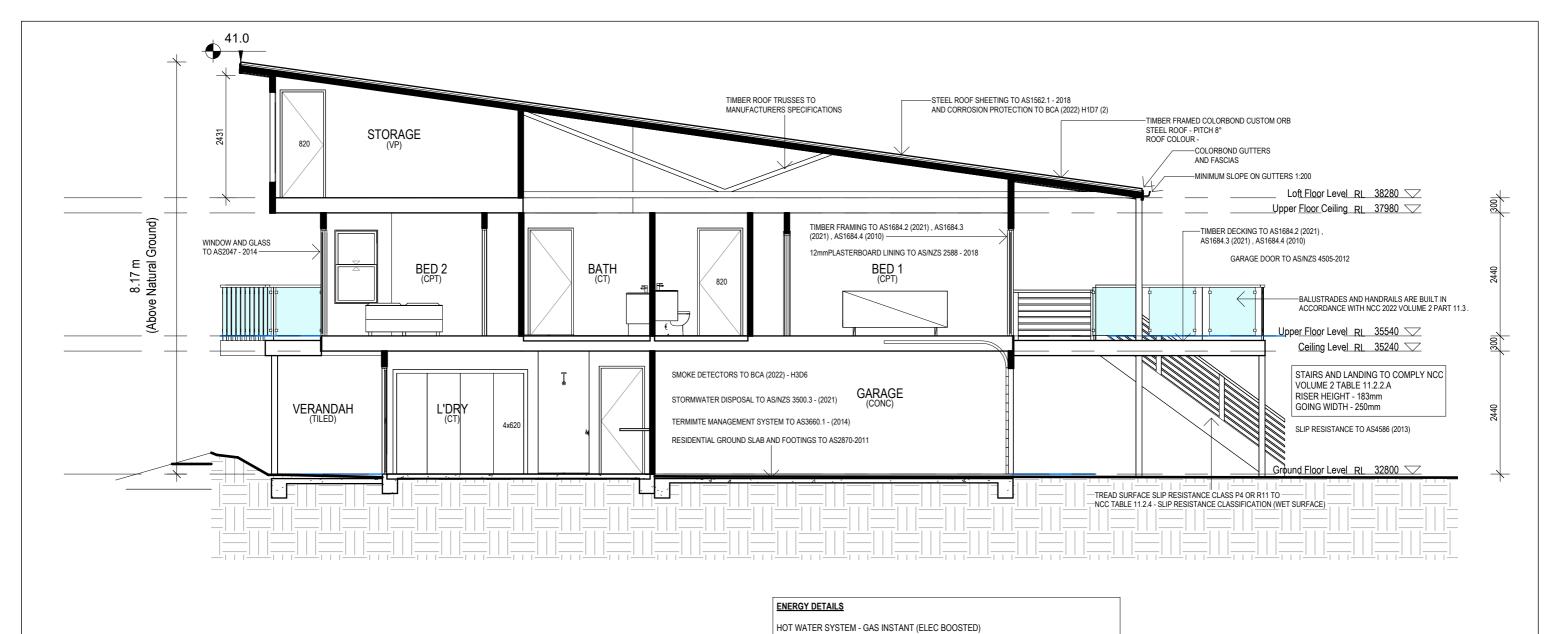
W-24 LV1844

W-23 FX1821

5810







COOLING SYSTEM - CEILING FANS THROUGHOUT HEATING SYSTEM - NO ACTIVE HEATING SYSTEM VENTILATION - R/H AND BATHROOM DUCTED TO EAVE LIGHTING - LED THROUGHOUT ALTERNATIVE ENERGY - N/A

COOKTOP/OVEN - GAS COOKTOP/ ELEC OVEN WELL VENTILATED REFRIGERATOR - NO

OUTDOOR CLOTHESLINE - YES INDOOR CLOTHESLINE - NO



& Requirements completed by: ENEWERGY Daniel Lowe Dated:31/03/2025

Thermal Performance: refer to NatHERS assessment certificate #0011817053

В	Council Issue	08/03/25
Α	Concept Plan	05/06/24
Rev	Amendment	Date



PROPOSED SECONDARY DWELLING

FOR R & K FINLAY-JONES

AT LOT 121, DP1233169 No.7A GEOFFREY STREET CROWDY HEAD, NSW, 2427 STANDARD NOTES: ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS. DRAWINGS.
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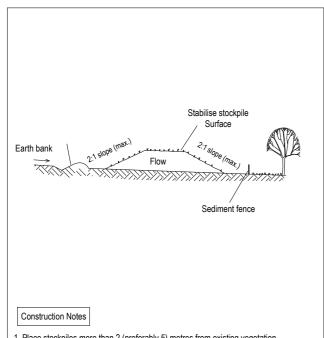
	DATE	4.4.100.105
BASIX	DATE	11/03/25
CERT. No.	SCALE	1:75
TITI F	DRAWN	J.A.J
IIILE		

SECTION

DRAWING No.

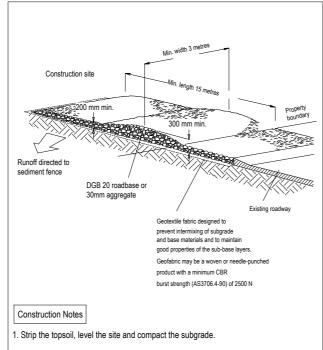
PLAN CUSTOM DWELLING

039-MCD 08



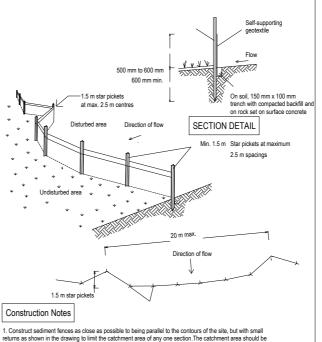
- 1. Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads and hazard areas.
- 2. Construct on the contour as low, flat, elongated mounds
- 3. Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
- 4. Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
- 5. Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles and sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

STOCKPILES D.01



- 2. Cover the area with needle-punched geotextile
- 3. Construct a 200 mm thick pad over the geotextile using road base or 30 mm aggregate.
- 4. Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide
- 5. Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence

STABILISED SITE ACCESS D.02



 Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event

- 2. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched. 3. Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the
- trench. Ensure any star pickets are fitted with safety caps.
- 4. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
- 5. Join sections of fabric at a support post with a 150-mm overlap.
- 6. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile

SEDIMENT FENCE D.03



Thermal Performance: refer to NatHERS assessment & Requirements completed by: * ENEWERGY Daniel I owe Dated:31/03/2025 certificate #0011817053 ENEWERG



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FOR R&K FINLAY-JONES

AT LOT 121, DP1233169 No.7A GEOFFREY STREET CROWDY HEAD, NSW, 2427

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PLAN CUSTOM DWELLING

STANDARD NOTES: ALL ARCHITECTURAL DRAWINGS TO

TITLE							
	DE.	TAIL SECTIONS					
BASIX CERT	-						
DATE		11/03/25					
SCAL	E.	As indicated					
DRAV	٧N	J.A.J					

JOB No.

08/03/25 05/06/24

Date

B Council Issue

A Concept Plan

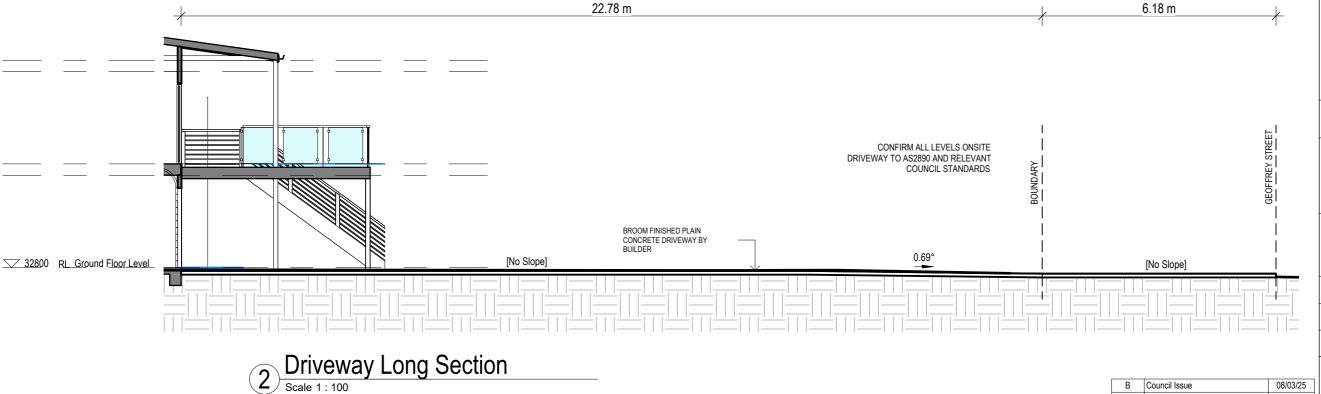
Amendment

Rev

DRAWING No.

039-MCD

Sediment Erosion Control



Site Area						
Name	Area	Percentage Of Area Used				
	•					
Site Remaining	540.04 m ²	70.9%				
Built Area	221.32 m²	29.1%				
Grand total: 2	761.36 m²	100.0%				

Wall Quantities Timber Stud Internal - Lined Both Sides						
Wall Assembly	Width	Area	Function	Structure Manufacuturer	Finish Manufacturer	
Stud Timber 90mm	90 mm	308.85 m²	Interior	Hyne - T2 Green	Gyprock	
24		308.85 m²			, ,,	

7							
Wall Quantities Brick - Lined One Side							
Wall Assembly Width Area Function Manufacuturer Manufacture							
Stud Timber 90mm - Weatherboard 10mm	100	215.09 m²	Exterior	Hyne - T2 Green	James Hardie - PrimeLine Weatherboard		
19		215.09 m ²					

Room Schedule	
ALFRESCO	42.97 m²
BATH	6.28 m²
BED 1	25.41 m²
BED 2	13.80 m²
BED 3	20.61 m ²
DECK	50.88 m²
DINING	15.57 m²
ENS	6.48 m²
GARAGE	32.43 m²
KITCHEN	33.21 m²
L'DRY	15.02 m²
LIVING	18.81 m²
LOFT	12.31 m²
PORCH	9.76 m²
RUMPUS	39.27 m²
STORAGE	17.48 m²
VERANDAH	36.15 m ²
Grand total: 17	396.45 m ²

Roof Quantities by Assembly		
Roof Assembly	Description	Sloped Area
Timber Framed Corrugated	Colorbond Roof -	512.78 m²
•	20°	

Fascia, Ridge Capping, Valley and Gutter Schedule		
Description	Manufacturer	Length
		60.551 m

12.220
m
12.220

60.551 m

AREAS	
Garage	33.70 m ²
Lower Deck	45.92 m²
Lower Floor Living	80.27 m ²
Upper Floor Deck	93.98 m²
Upper Floor Living	127.35 m²
Grand total: 5	381.21 m ²

		Windov	v Schedule	
No.	Height	Width	Description	Area
01	2100	2050	Sliding Door	4.31 m ²
02	1027	2410	Sliding Window	2.48 m ²
03	1000	900	Louvre Window	0.90 m ²
04	2100	1810	Sliding Door	3.80 m ²
05	2100	3600	Sliding Door	7.56 m ²
06	2100	2410	Sliding Door	5.06 m ²
07	2100	4810	Sliding Door	10.10 m ²
80	2100	5400	Stacking Door	11.34 m ²
09	2100	3600	Sliding Door	7.56 m ²
10	1500	700	Fixed Window	1.05 m ²
11	1500	700	Fixed Window	1.05 m ²
12	1500	700	Louvre Window	1.05 m ²
13	1500	900	Louvre Window	1.35 m ²
14	600	2400	Sliding Window	1.44 m²
15	2100	3100	Sliding Door	6.51 m ²
16	1457	850	Double Hung Window	1.24 m²
17	2100	4400	Sliding Door	9.24 m²
18	2100	4400	Sliding Door	9.24 m²
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20	1200	2170	Sliding Window	2.60 m ²
21	1300	900	Louvre Window	1.17 m ²
22	1800	900	Louvre Window	1.62 m ²
23	1800	2100	Fixed Window	3.78 m ²
24	1800	4400	Louvre Window	7.92 m²
25	1800	1800	Fixed Window	3.24 m²
Grand	total: 25			107.05 m²

Room Schedule Basix

VERANDAH	36.15 m ²	
GARAGE	32.43 m ²	
ALFRESCO	42.97 m²	
PORCH	9.76 m²	
DECK	50.88 m²	
: 5	172.20 m²	

Conditioned		
LOFT	12.31 m²	Conditioned
BED 1	25.41 m²	Conditioned
KITCHEN	33.21 m²	Conditioned
DINING	15.57 m²	Conditioned
LIVING	18.81 m²	Conditioned
BED 2	13.80 m²	Conditioned
RUMPUS	39.27 m²	Conditioned
ENS	6.48 m²	Conditioned
BED 3	20.61 m ²	Conditioned
STORAGE	17.48 m²	Conditioned
Canalitian adv 10	202 052	

Conditioned: 10 202.95 m²

011001101100		
L'DRY	15.02 m²	Unconditioned
BATH	6.28 m²	Unconditioned
Unconditioned: 2	21 20 m²	

Grand total: 17 396.45 m²

Certific	ate No. 001181705	3 // 🗀 📉
HOUSE Scan QR co	de or follow website link for ra	iting details.
Assessor name	Daniel Lowe	(m)2769(m)
Accreditation No.	HERA10030	
Property Address	7A Geoffrey Street, CROWDY HEAD NSW, 2427	

Thermal Performance: refer to NatHERS assessment & Requirements completed by: * ENEWERGY Daniel Lowe Dated:31/03/2025

certificate #0011817053 ENEWERGY

Council Issue	08/03/25
Concept Plan	05/06/24
Amendment	Date
	Concept Plan



PROPOSED NEW RESIDENCE

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DATE 11/03/25 BASIX CERT. No. **SCALE** DRAWN J.A.J BASIX TITLE **DETAILS**

JOB No.

039-MCD 10

DRAWING No.

PLAN CUSTOM DWELLING



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Dated:31/03/2025

certificate #0011817053 **ENEWERG**

Mid North Coast Drafting & Construction

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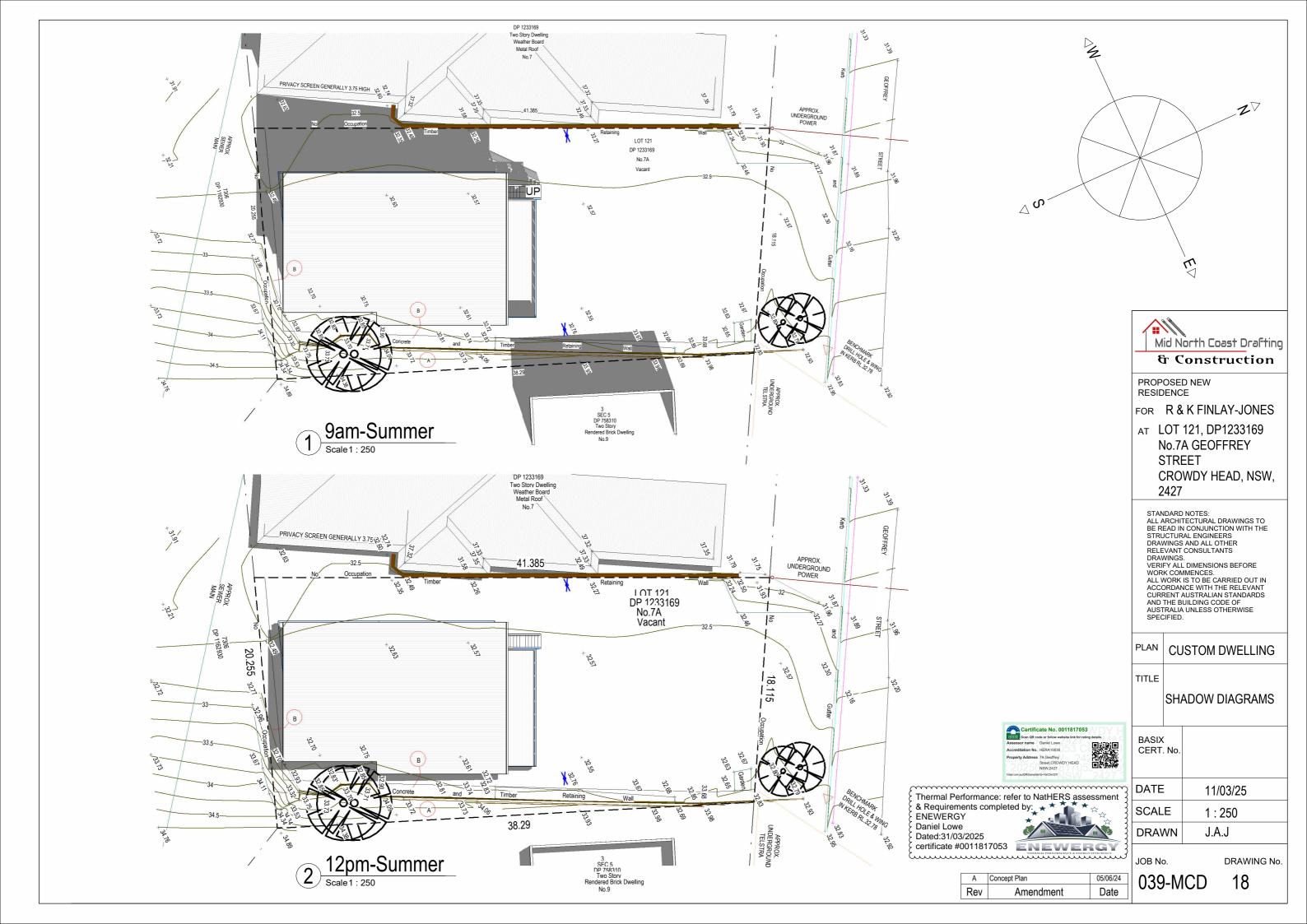
DATE 11/03/25 BASIX CERT. No. **SCALE** DRAWN J.A.J BASIX TITLE

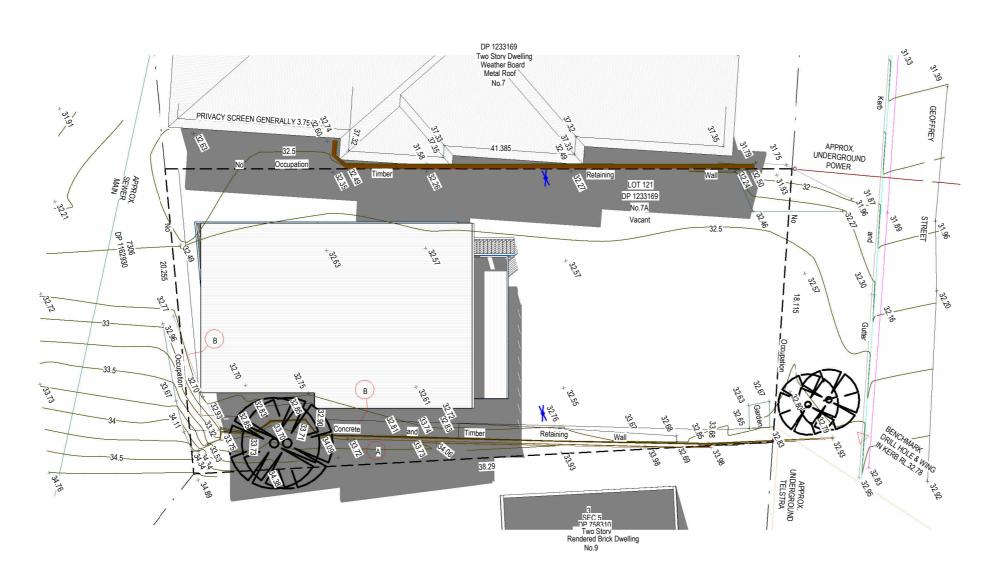
DETAILS JOB No.

039-MCD 11 PLAN CUSTOM DWELLING

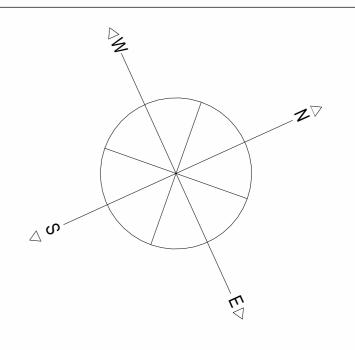
DRAWING No.

Rev Amendment Date











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PLAN CUSTOM DWELLING

TITLE SHADOW DIAGRAMS

DATE 11/03/25

SCALE 1:250

DRAWN J.A.J

JOB No.

DRAWING No.

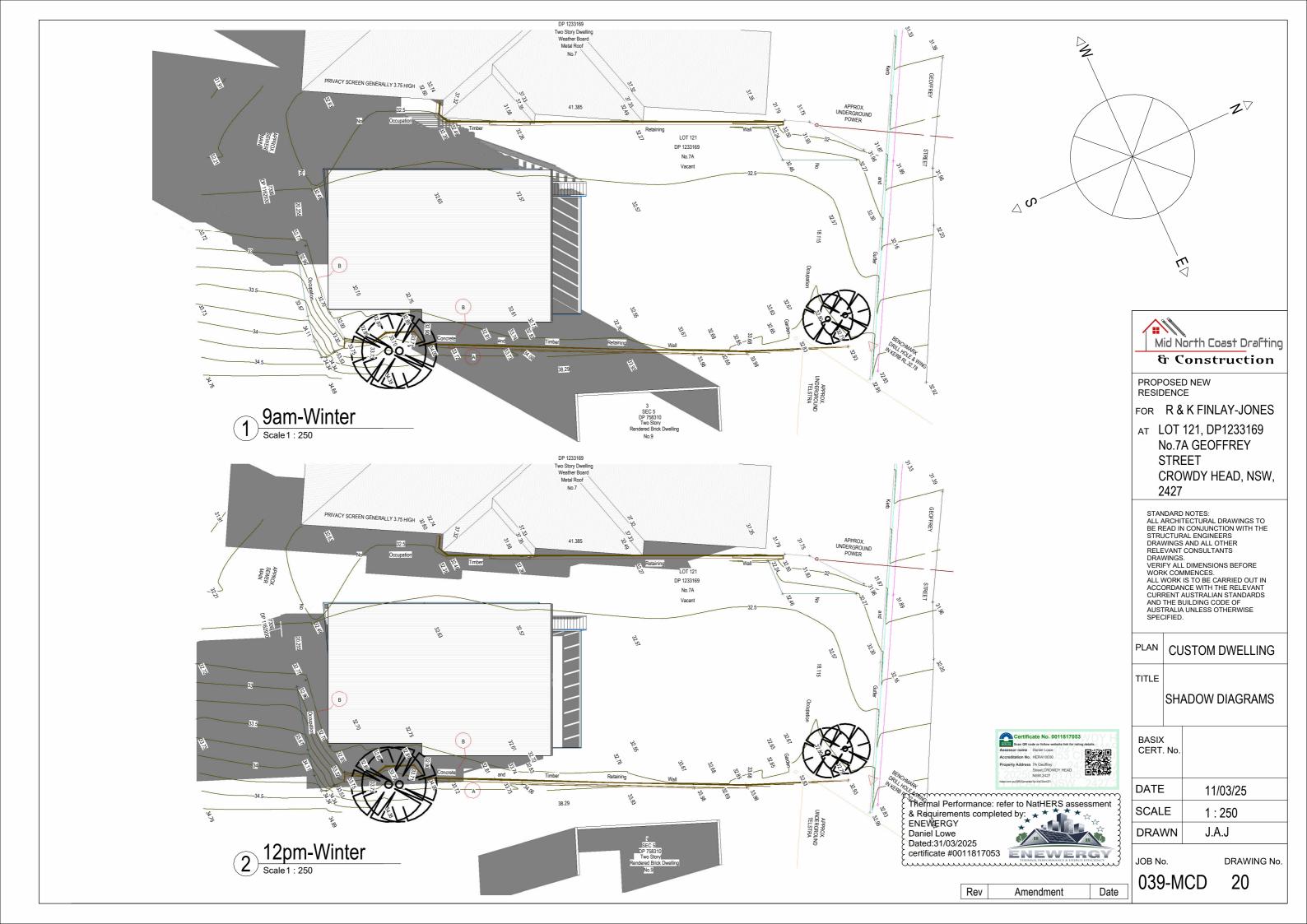
039-MCD 19

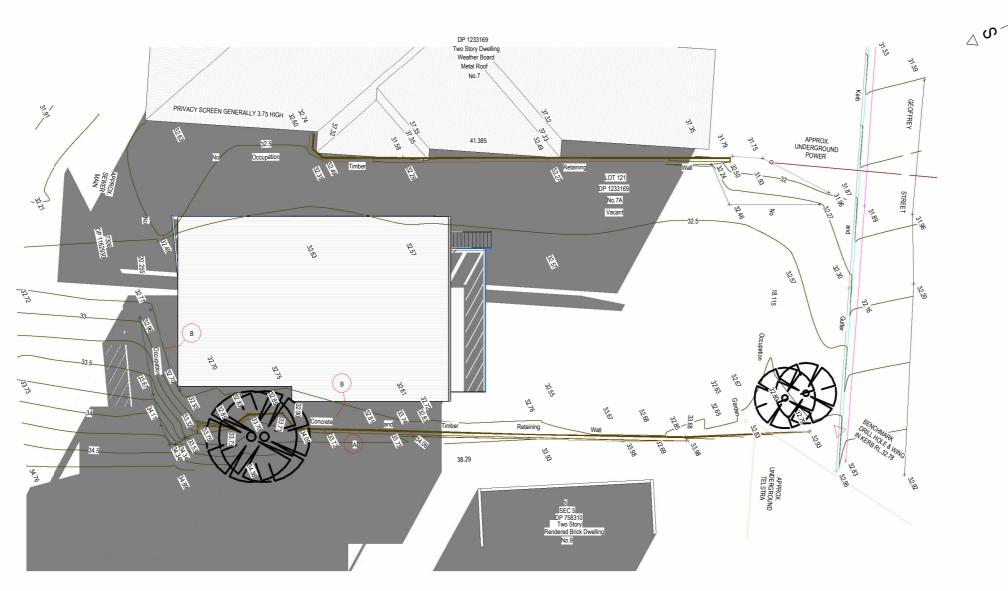


Thermal Performance: refer to NatHERS assessment

& Requirements completed by:
ENEWERGY
Daniel Lowe
Dated:31/03/2025
certificate #0011817053

Α	Concept Plan	05/06/24	
Rev	Amendment	Date	





3pm-Winter
Scale 1: 250



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PLAN CUSTOM DWELLING
TITLE

SHADOW DIAGRAMS

DATE 11/03/25

SCALE 1:250

DRAWN J.A.J

JOB No.

DRAWING No.

039-MCD 21