

LEGEND		
—SW—SW—	NOM 100dia STORMWATER PIPE	
—OF—OF—	NOM 100dia OVERFLOW PIPE	
—SF—SF—	SEDIMENT FENCE TO D-03	

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

TAP		A	EASEMENT TO PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH (VIDE DP 1233169)
ELECTRICAL PIT		B	EASEMENT FOR DRAINAGE OF WATER 1 WIDE (VIDE DP 1233169)
TELSTRA POST			
BITUMEN EDGE			
KERB INVERT			

1-Site Plan

Scale 1 : 200

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



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



B	Council Issue	08/03/25
A	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:
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BASIX
CERT. No.

TITLE
SITE PLAN

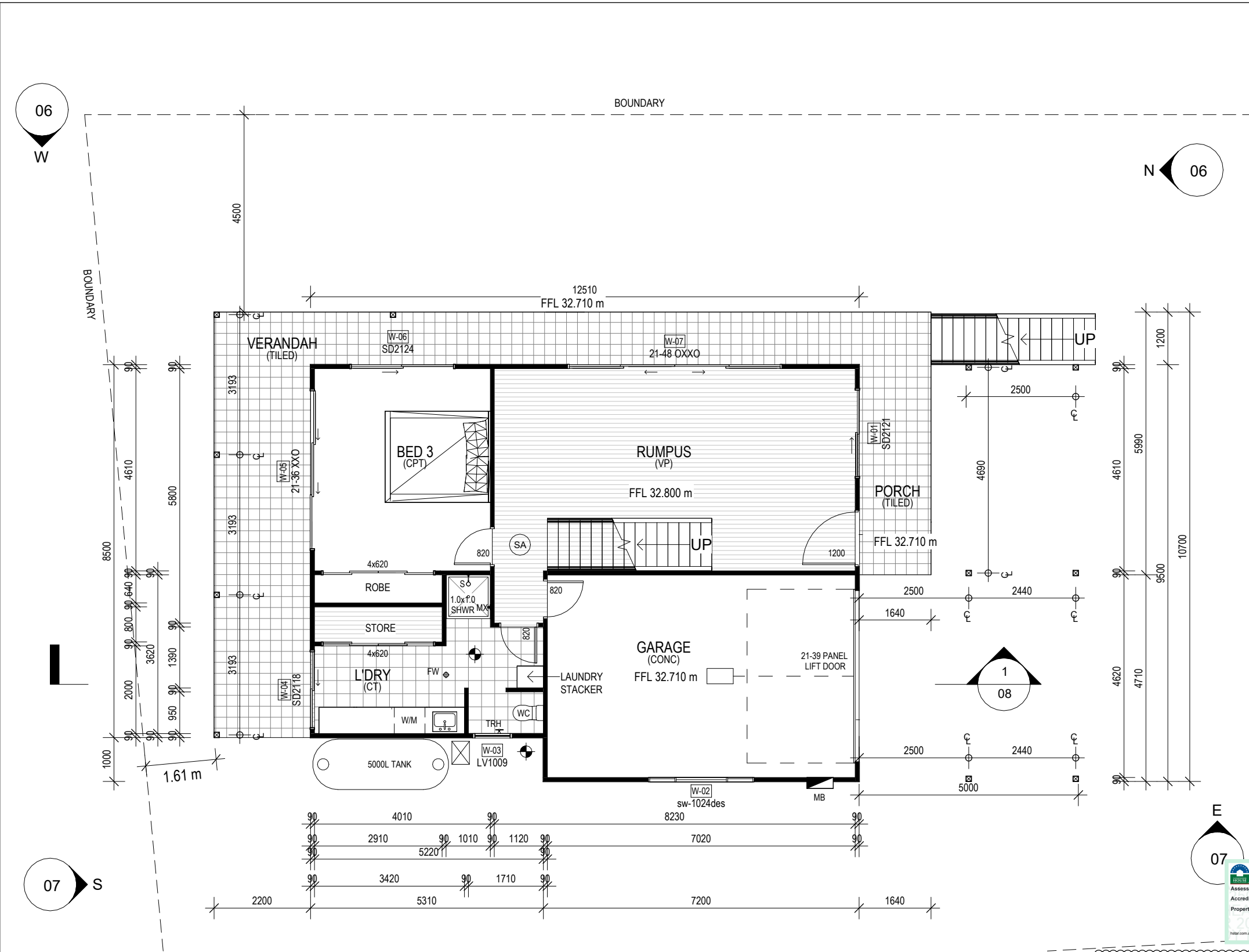
PLAN CUSTOM DWELLING

DATE 11/03/25

SCALE As indicated

DRAWN J.A.J

JOB No. DRAWING No.
039-MCD 02



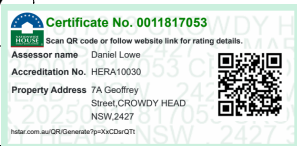
1 Ground Floor Plan
Scale 1 : 100

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

AREAS	
Garage	33.70 m ²
Lower Deck	45.92 m ²
Lower Floor Living	80.27 m ²
Upper Floor Deck	93.98 m ²
Upper Floor Living	127.35 m ²
Grand total: 5	381.21 m ²
ROOF	211 m ²

LEGEND	
CPT	CARPET
CT	CERAMIC TILES
C/T	COOK TOP
DP	DOWNPIPE
DPS	DOWNPIPE & SPREADER
DTR / TR	TOWEL RAIL (DOUBLE) / (SINGLE)
HK	ROBE HOOK @ 1750
FT	BAMBOO FLOORING
FFL	FINISHED FLOOR LEVEL
GFL	GARAGE FLOOR LEVEL
HWD	HARDWOOD DECKING
HWS	SOLAR HOT WATER SYSTEM (GAS BOOST)
MB	RECESSED ELECTRICAL METER BOX
RAIL	700mm SHOWER RAIL
MX	MIXER
O/H	OVERHEAD CUPBOARDS
720 PL	DOOR WITH PRIVACY LOCK
R/H	RANGEHOOD (DUCTED)
S/D	SETDOWN
FW	FLOOR WASTE
ST	SERVICES STACK
S	SPOUT
T	TAP
RT	TOWEL RING @ 1100
Tms	TRANSLUCENT GLASS
TRH	TOILET ROLL HOLDER
WM	WASHING MACHINE
WC	TOILET
NOTE: DOWNPIPES TO BUILDING CORNERS ARE TO BE LOCATED 350mm FROM THE CORNER OF THE EXTERNAL WALL TO CENTRE OF THE DOWNPIPE.	

Window 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
08	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 m ²
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 m ²
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 m ²
25	1800	1800	Fixed Window	3.24 m ²
Grand total: 25				107.05 m ²



Thermal Performance: refer to NatHERS assessment
& Requirements completed by:
ENEURGY
Daniel Lowe
Dated:31/03/2025
certificate #0011817053

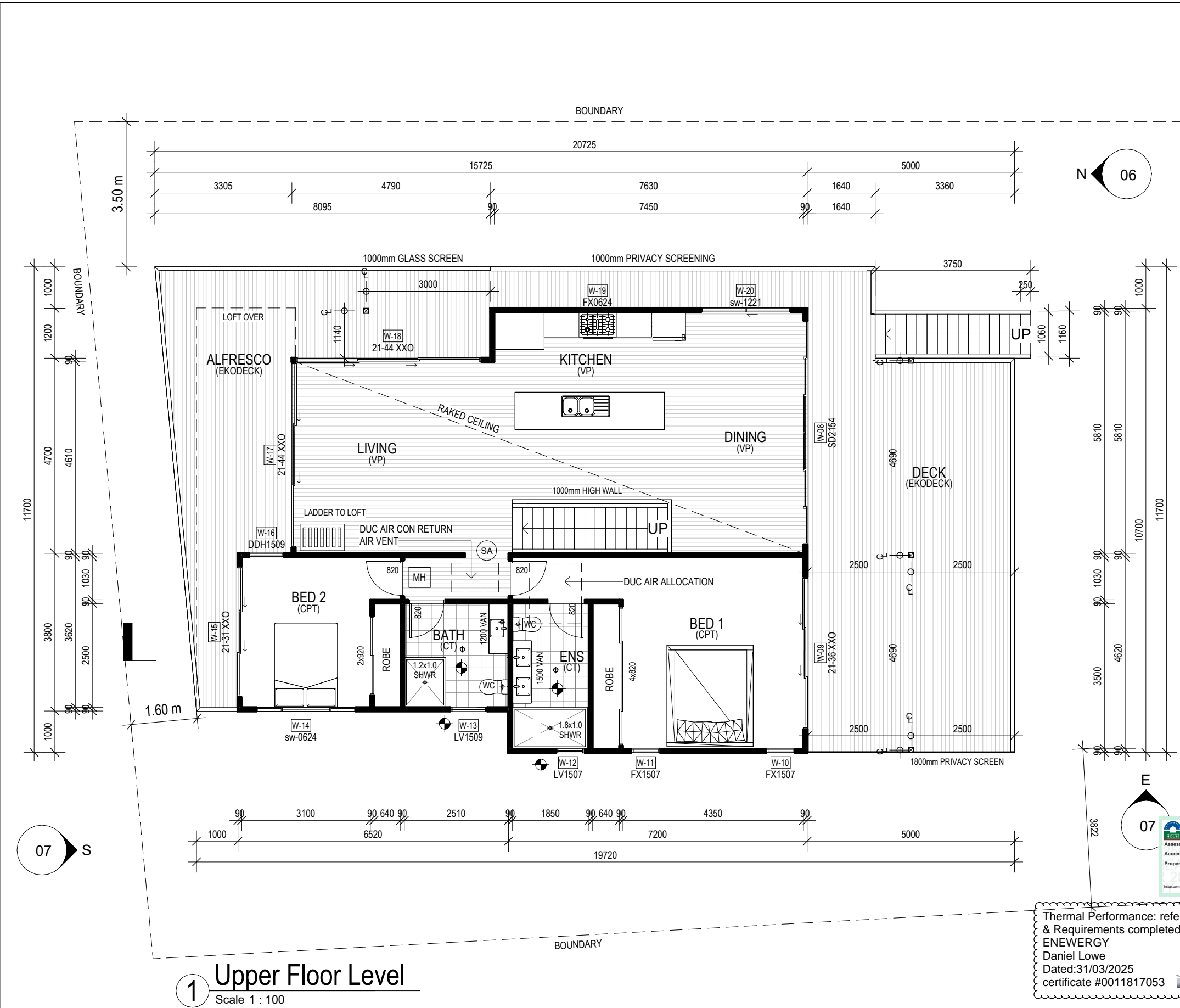
B	Council Issue	08/03/25
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BASIX CERT. No.	DATE	11/03/25
	SCALE	1 : 100
	DRAWN	J.A.J
TITLE	GROUND FLOOR PLAN	
PLAN	CUSTOM DWELLING	
JOB No.		DRAWING No.
039-MCD		03



Room Schedule	
ALFRESCO	42.97 m ²
BATH	6.28 m ²
BED 1	25.41 m ²
BED 2	13.80 m ²
BED 3	20.61 m ²
DECK	50.88 m ²
DINING	15.57 m ²
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Lower Deck	45.92 m ²
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Upper Floor Living	127.35 m ²
Grand total: 5	381.21 m ²
ROOF	211 m ²

LEGEND	
CPT	CARPET
CT	CERAMIC TILES
C/T	COOK TOP
DP	DOWNPIPE
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FW	FLOOR WASTE
ST	SERVICES STACK
S	SPOUT
T	TAP
RT	TOWEL RING @ 1100
Trms	TRANSLUCENT GLASS
TRH	TOILET ROLL HOLDER
WM	WASHING MACHINE
WC	TOILET
CEILING FAN LIGHT COMBO	CEILING FAN

NOTE:
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1 Upper Floor Level
Scale 1 : 100

B	Council Issue	08/03/25
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BASIX CERT. No.

TITLE UPPER FLOOR PLAN

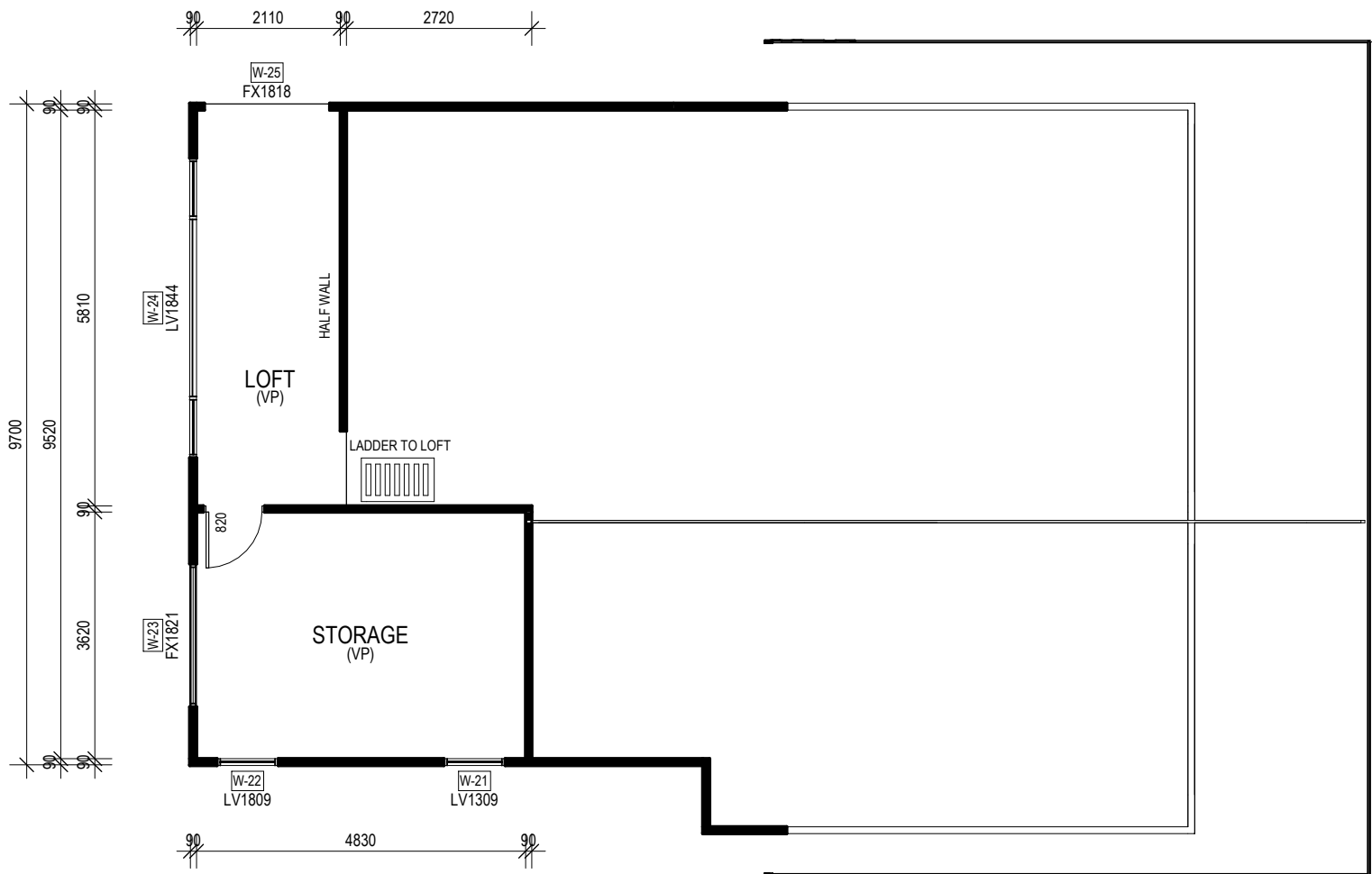
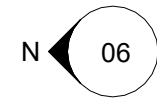
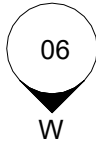
PLAN CUSTOM DWELLING

DATE 11/03/25

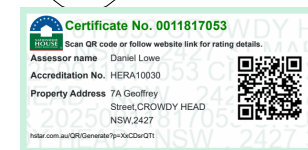
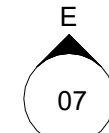
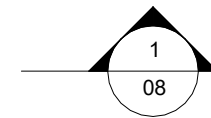
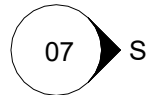
SCALE 1 : 100

DRAWN J.A.J

JOB No. DRAWING No.
039-MCD 04



1 Loft Floor Level
Scale 1 : 100



Thermal Performance: refer to NatHERS assessment
& Requirements completed by:
ENERGERY
Daniel Lowe
Dated:31/03/2025
certificate #0011817053

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WM	WASHING MACHINE
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	CEILING FAN LIGHT COMBO
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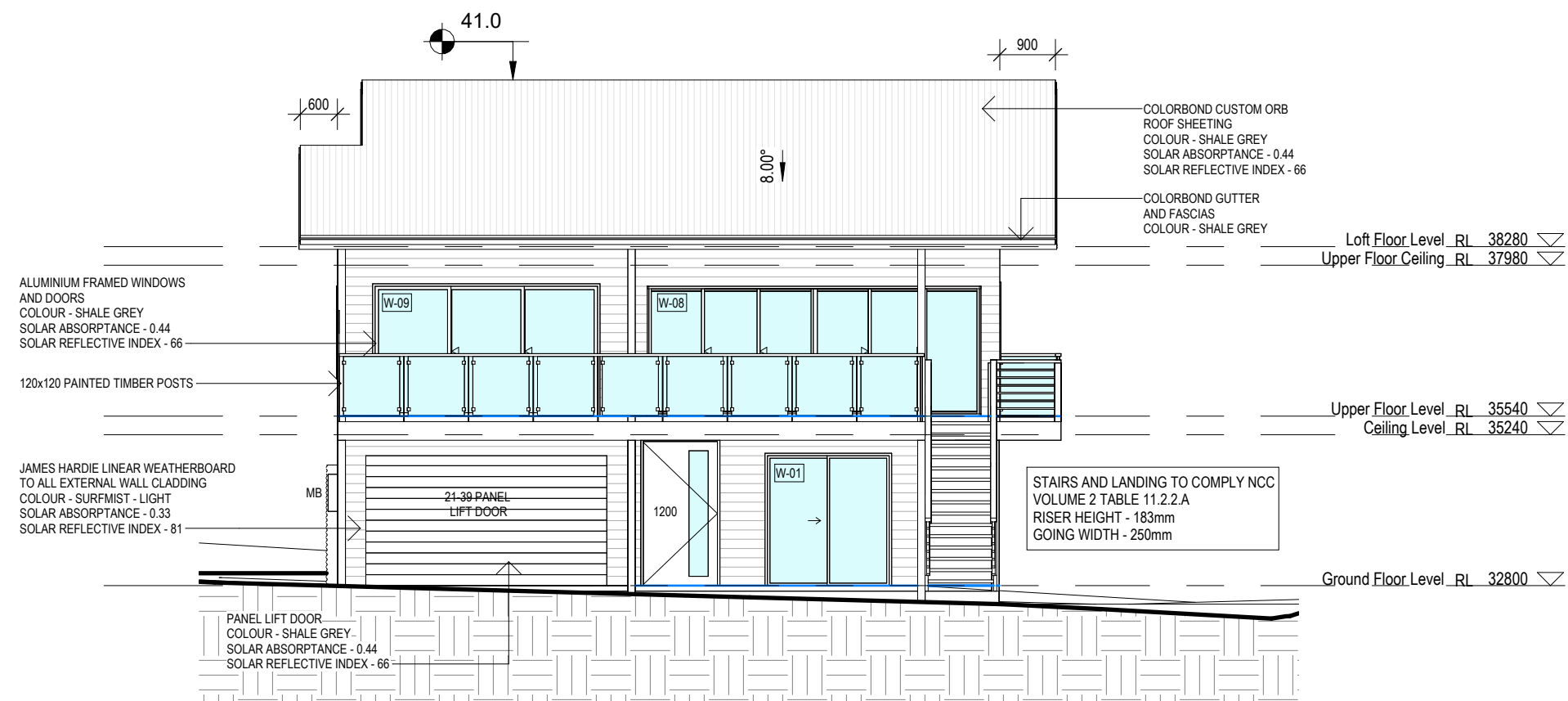
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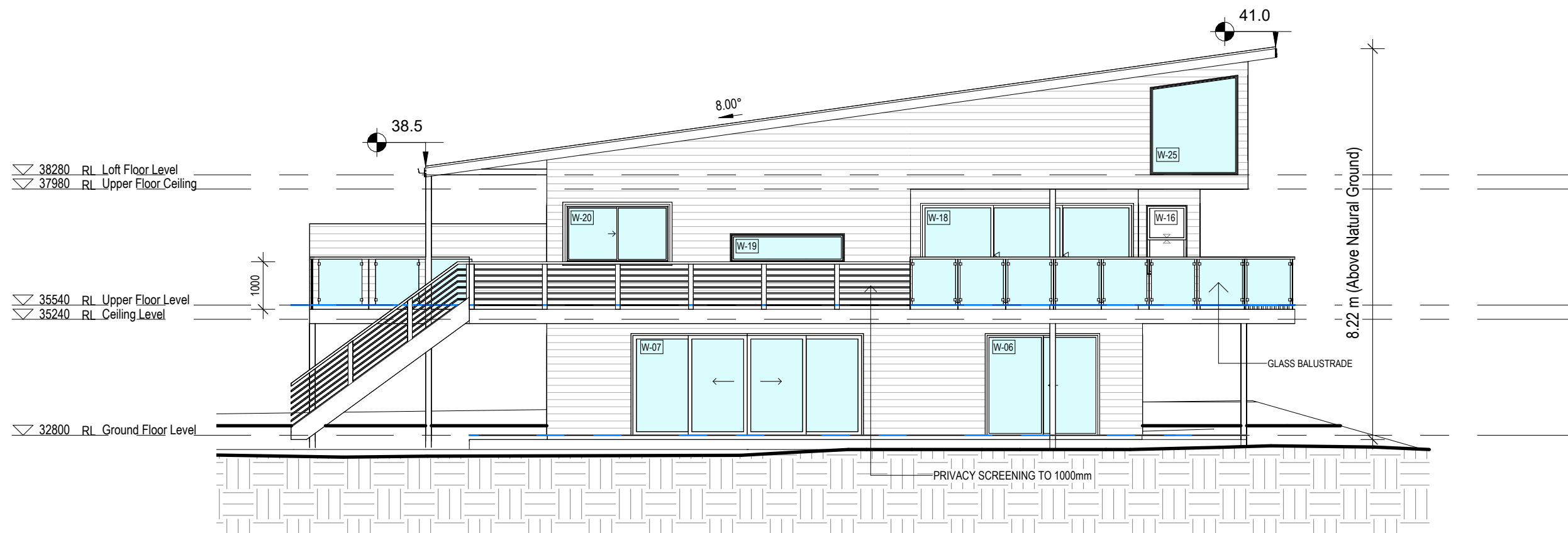
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BASIX CERT. No.	DATE	11/03/25
	SCALE	1 : 100
TITLE LOFT FLOOR PLAN	DRAWN	J.A.J
	JOB No.	DRAWING No.
PLAN CUSTOM DWELLING	039-MCD 05	



N Northern Elevation
Scale 1 : 100



W Western Elevation
Scale 1 : 100



Thermal Performance: refer to NatHERS assessment
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ENEERGY
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Dated:31/03/2025
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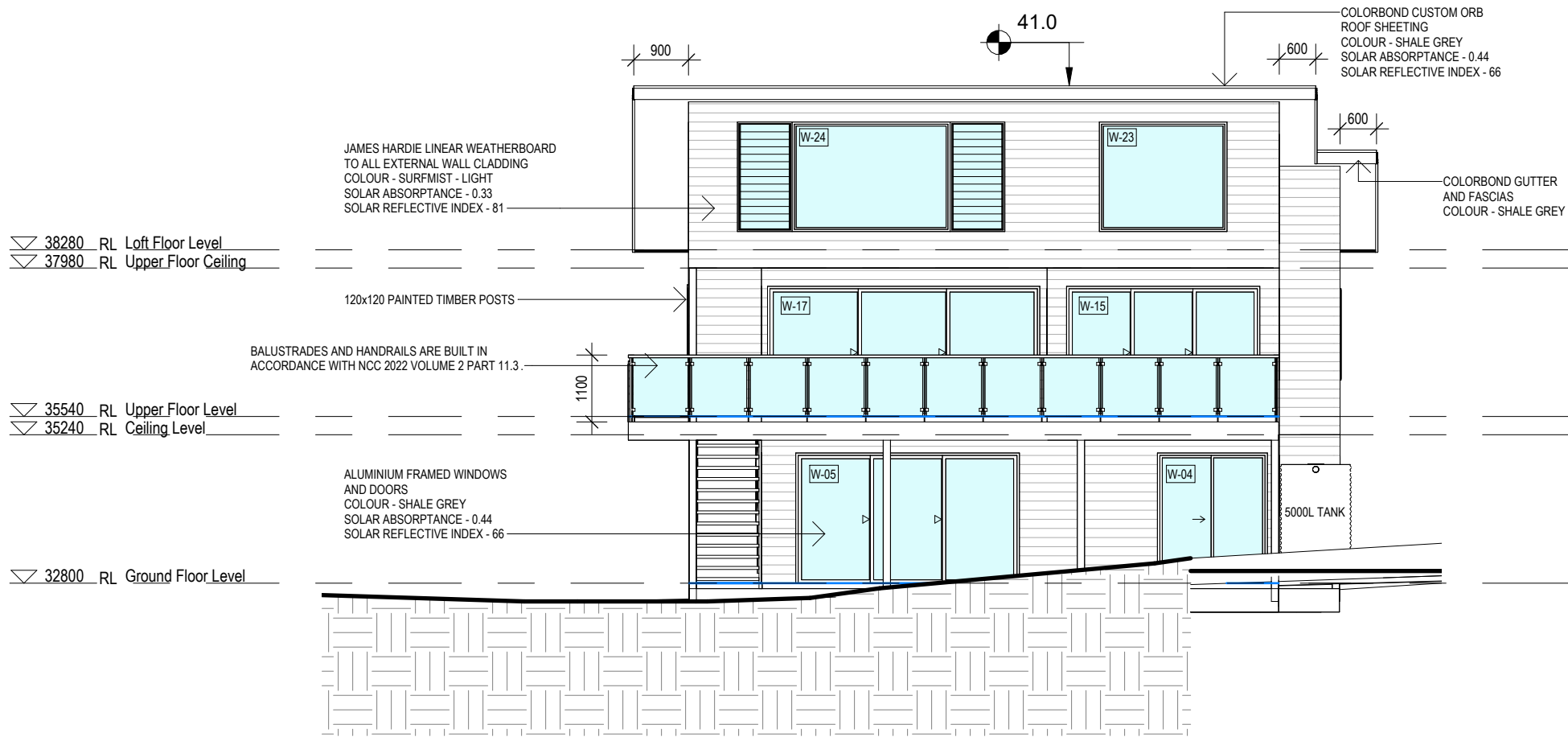


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PLAN	CUSTOM DWELLING
TITLE	ELEVATIONS
BASIX CERT. No.	
DATE	11/03/25
SCALE	1 : 100
DRAWN	J.A.J
JOB No.	DRAWING No.
039-MCD	06

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S Southern Elevation
Scale 1 : 100



E Eastern Elevation
Scale 1 : 100



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Dated:31/03/2025
certificate #0011817053



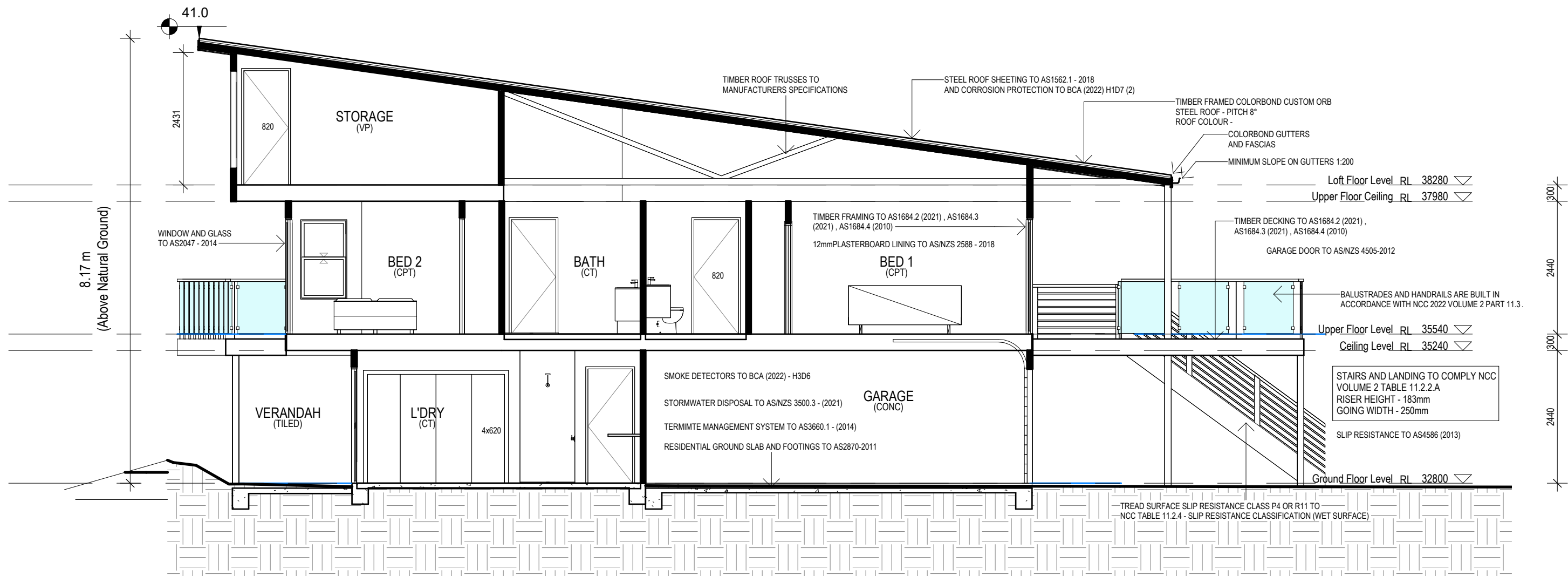
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TITLE	ELEVATIONS
BASIX CERT. No.	
DATE	11/03/25
SCALE	1 : 100
DRAWN	J.A.J

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Rev	Amendment	Date

JOB No. **039-MCD**
DRAWING No. **07**



ENERGY DETAILS
HOT WATER SYSTEM - GAS INSTANT (ELEC BOOSTED)
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



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ENEWERGY
Daniel Lowe
Dated:31/03/2025
certificate #0011817053



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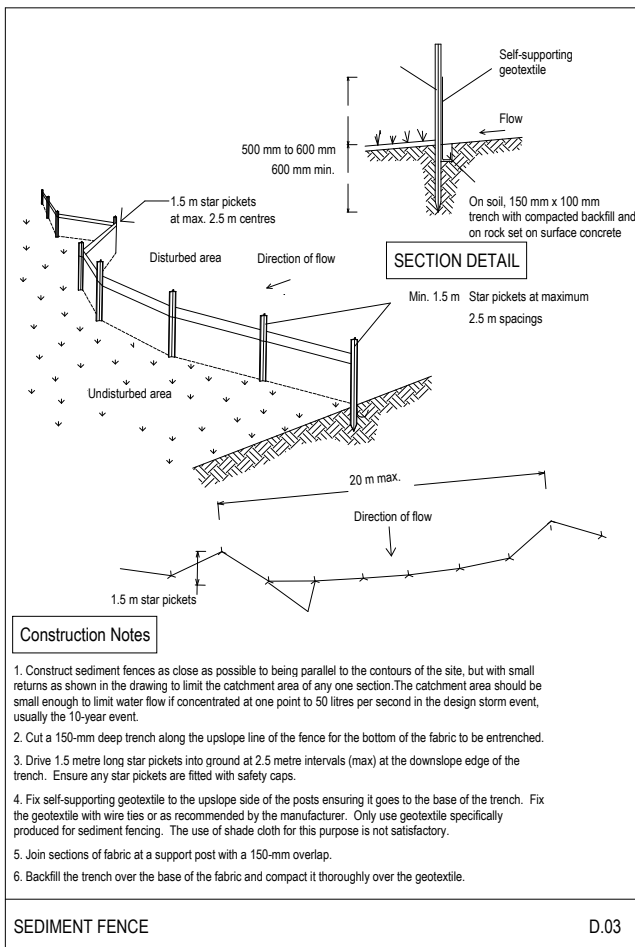
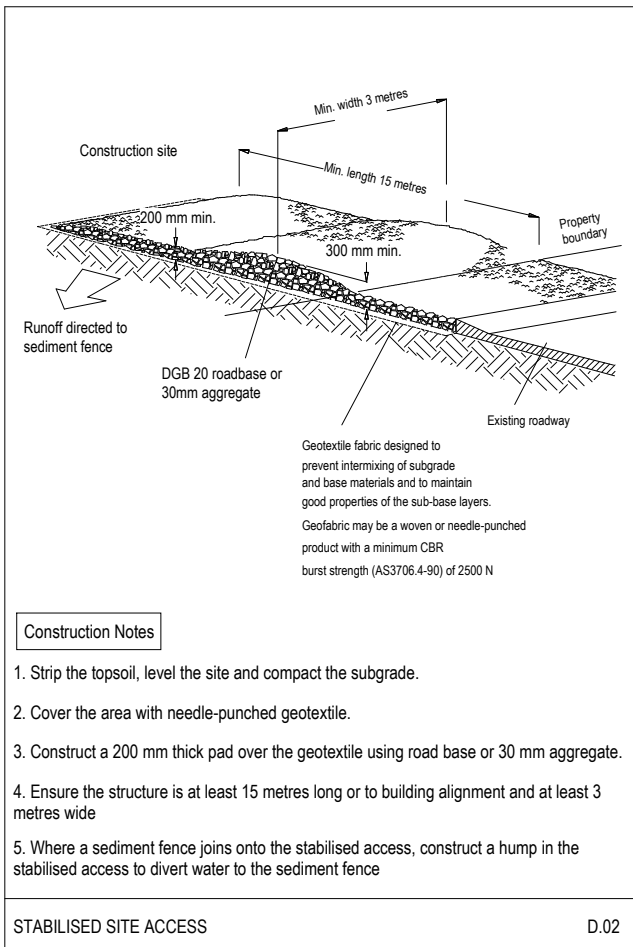
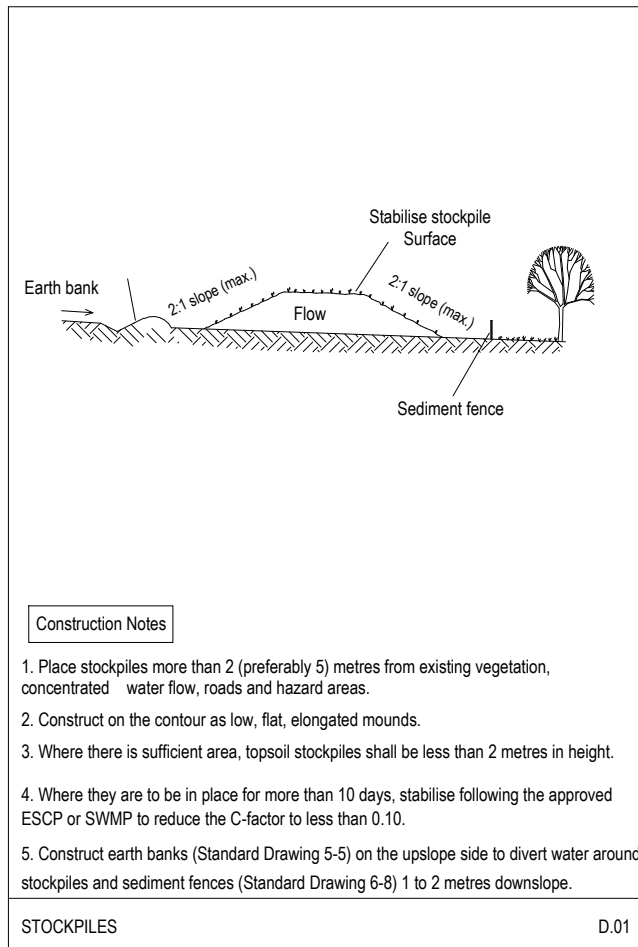


PROPOSED SECONDARY DWELLING
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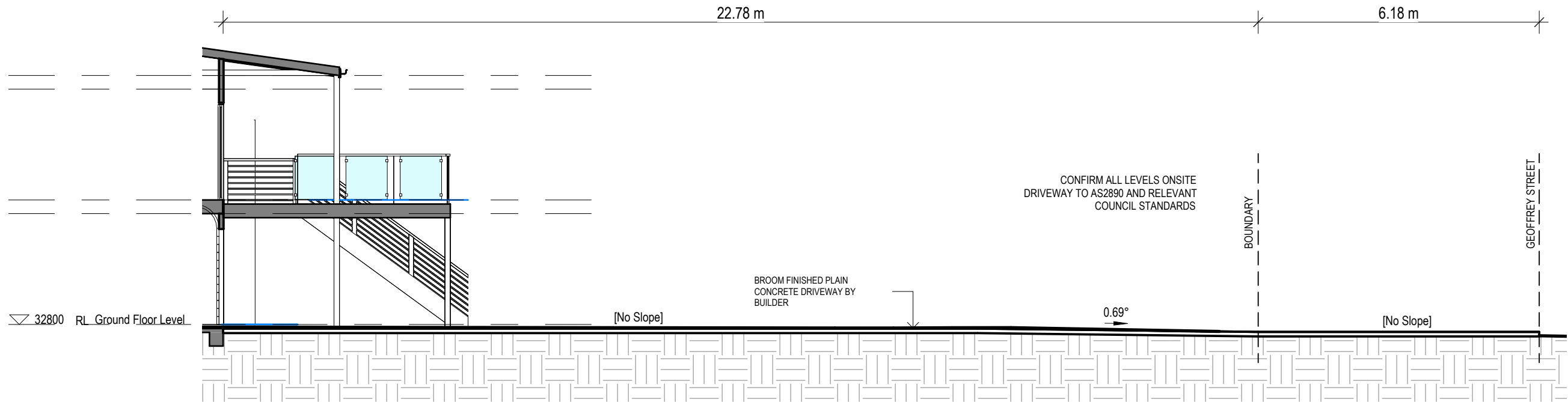
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BASIX
CERT. No.
TITLE
SECTION
PLAN CUSTOM DWELLING

DATE 11/03/25
SCALE 1 : 75
DRAWN J.A.J
JOB No. DRAWING No.
039-MCD 08

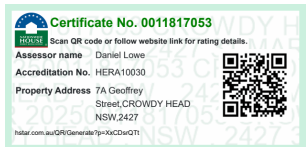


Sediment Erosion Control



2 Driveway Long Section
Scale 1 : 100

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

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PLAN	CUSTOM DWELLING
TITLE	DETAIL SECTIONS
BASIX CERT. No.	
DATE	11/03/25
SCALE	As indicated
DRAWN	J.A.J
JOB No.	DRAWING No.
039-MCD	09

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

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

ROOF	211 m²
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Window Schedule				
No.	Height	Width	Description	Area
01	2100	2050	Sliding Door	4.31 m²
02	1027	2410	Sliding Window	2.48 m²
03	1000	900	Louvre Window	0.90 m²
04	2100	1810	Sliding Door	3.80 m²
05	2100	3600	Sliding Door	7.56 m²
06	2100	2410	Sliding Door	5.06 m²
07	2100	4810	Sliding Door	10.10 m²
08	2100	5400	Stacking Door	11.34 m²
09	2100	3600	Sliding Door	7.56 m²
10	1500	700	Fixed Window	1.05 m²
11	1500	700	Fixed Window	1.05 m²
12	1500	700	Louvre Window	1.05 m²
13	1500	900	Louvre Window	1.35 m²
14	600	2400	Sliding Window	1.44 m²
15	2100	3100	Sliding Door	6.51 m²
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
19	600	2400	Fixed Window	1.44 m²
20	1200	2170	Sliding Window	2.60 m²
21	1300	900	Louvre Window	1.17 m²
22	1800	900	Louvre Window	1.62 m²
23	1800	2100	Fixed Window	3.78 m²
24	1800	4400	Louvre Window	7.92 m²
25	1800	1800	Fixed Window	3.24 m²
Grand total: 25				107.05 m²

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

Wall Quantities Brick - Lined One Side					
Wall Assembly	Width	Area	Function	Structure Manufacturer	Finish Manufacturer
Stud Timber 90mm - Weatherboard 10mm 19	100	215.09 m²	Exterior	Hyne - T2 Green	James Hardie - PrimeLine Weatherboard
		215.09 m²			

Room Schedule Basix		
VERANDAH	36.15 m²	
GARAGE	32.43 m²	
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 m²	Conditioned
STORAGE	17.48 m²	Conditioned
Conditioned: 10	202.95 m²	
Unconditioned		
L'DRY	15.02 m²	Unconditioned
BATH	6.28 m²	Unconditioned
Unconditioned: 2	21.29 m²	
Grand total: 17	396.45 m²	

Room Schedule	
ALFRESCO	42.97 m²
BATH	6.28 m²
BED 1	25.41 m²
BED 2	13.80 m²
BED 3	20.61 m²
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 m²
Grand total: 17	396.45 m²

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

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



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



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



PROPOSED NEW RESIDENCE
FOR R & K FINLAY-JONES
AT LOT 121, DP1233169
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CROWDY HEAD, NSW, 2427


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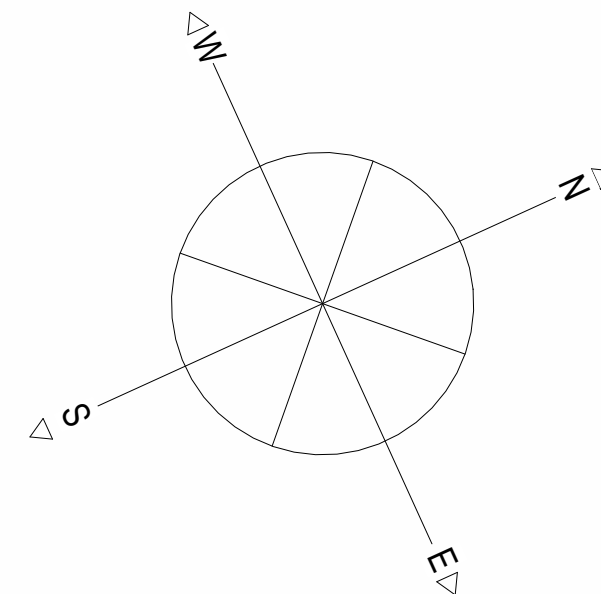
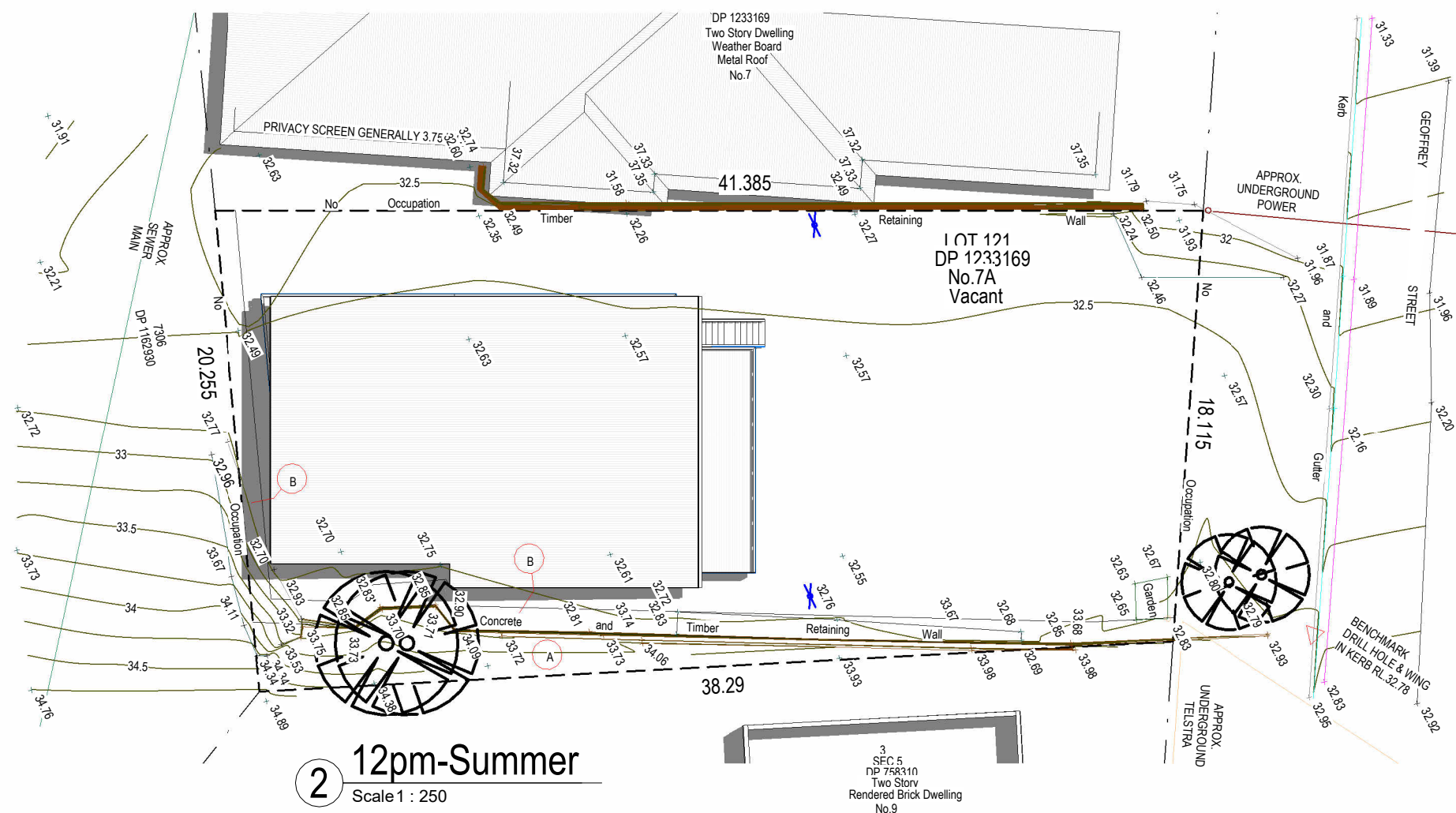
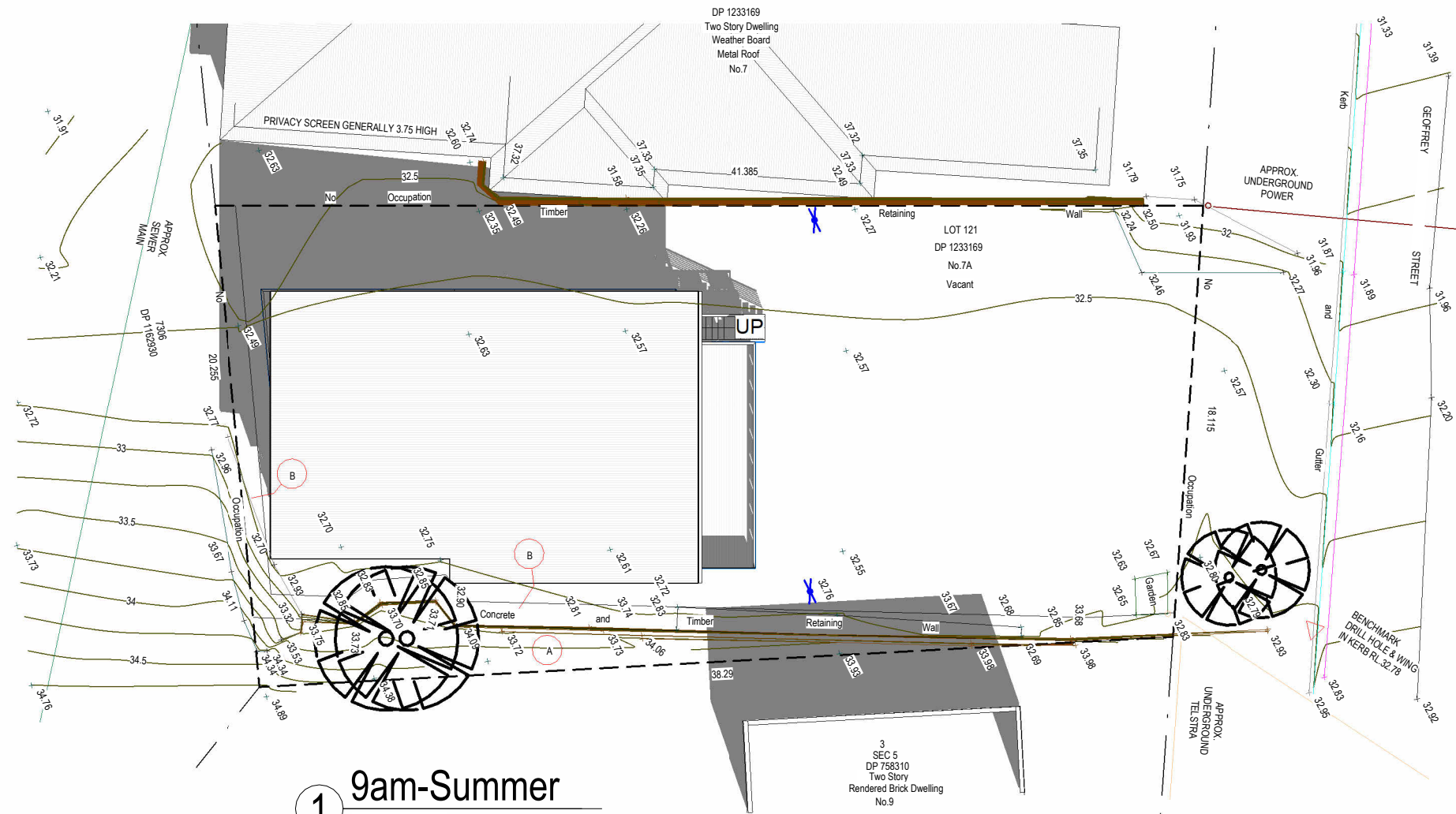
BASIX CERT. No.	DATE	11/03/25
	SCALE	
TITLE BASIX DETAILS	DRAWN	J.A.J
	JOB No.	DRAWING No.
PLAN CUSTOM DWELLING	039-MCD 10	



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



<div><div>Rev</div><div>Amendment</div><div>Date</div></div>	<div><div>Mid North Coast Drafting & Construction</div></div>	PROPOSED NEW RESIDENCE	STANDARD NOTES: ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DRAWINGS AND ALL OTHER RELEVANT CONSULTANTS DRAWINGS. VERIFY ALL DIMENSIONS BEFORE WORK COMMENCES. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CURRENT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA UNLESS OTHERWISE SPECIFIED.	BASIX CERT. No.	DATE	11/03/25
		FOR R & K FINLAY-JONES		SCALE		
		AT LOT 121, DP1233169		DRAWN	J.A.J	
		No.7A GEOFFREY STREET		JOB No. DRAWING No.		
		CROWDY HEAD, NSW, 2427		039-MCD 11		
		PLAN	CUSTOM DWELLING			



Mid North Coast Drafting
& Construction

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PLAN CUSTOM DWELLING
TITLE SHADOW DIAGRAMS

BASIX
CERT. No.

DATE 11/03/25

SCALE 1 : 250

DRAWN J.A.J

JOB No. DRAWING No.

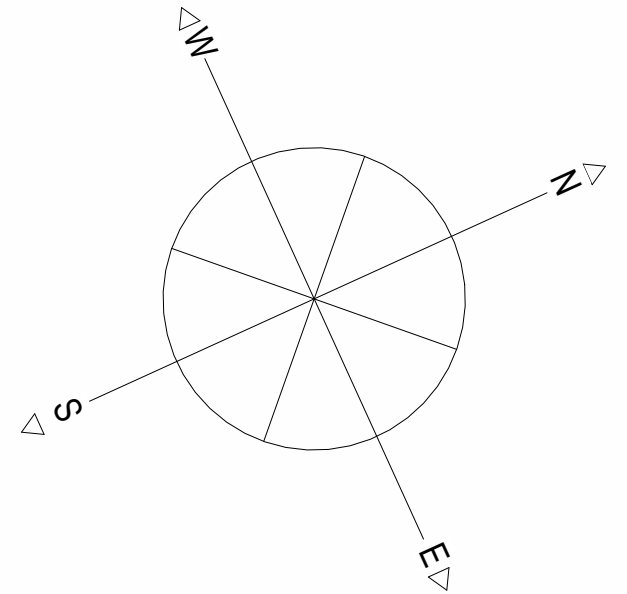
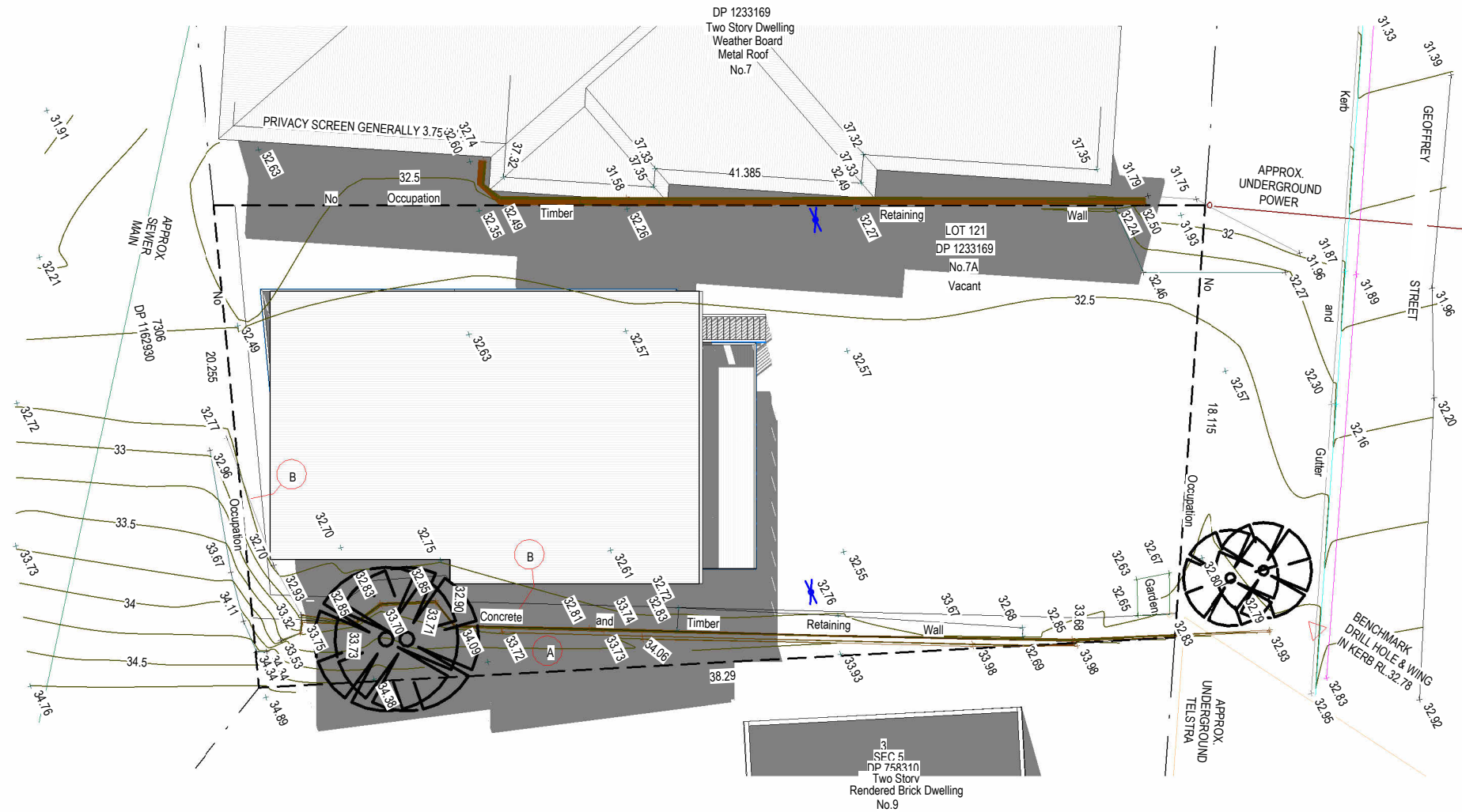
039-MCD 18



Thermal Performance: refer to NatHERS assessment
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Daniel Lowe
Dated:31/03/2025
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A	Concept Plan	05/06/24
Rev	Amendment	Date




1 3pm-Summer
Scale 1 : 250

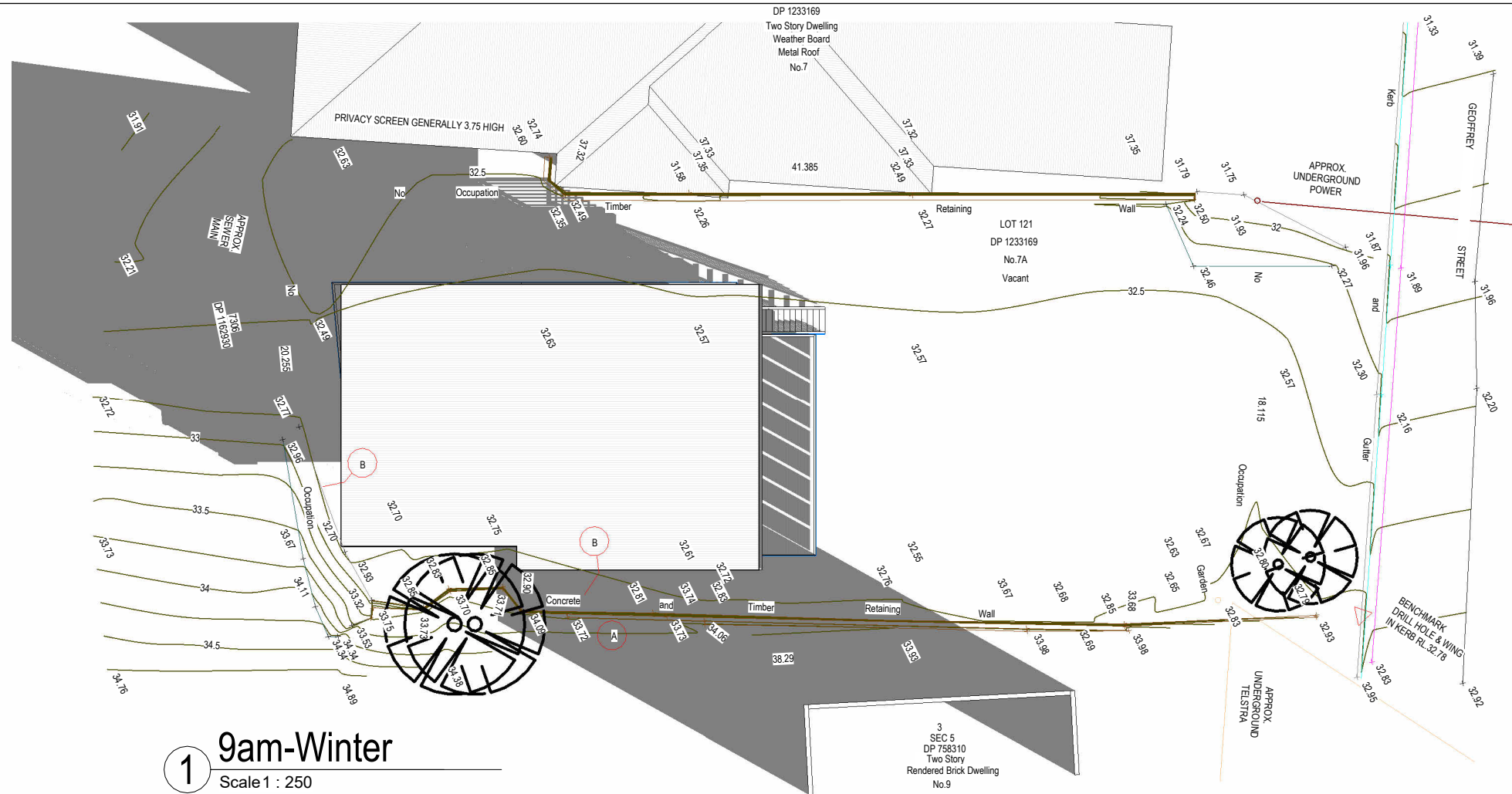


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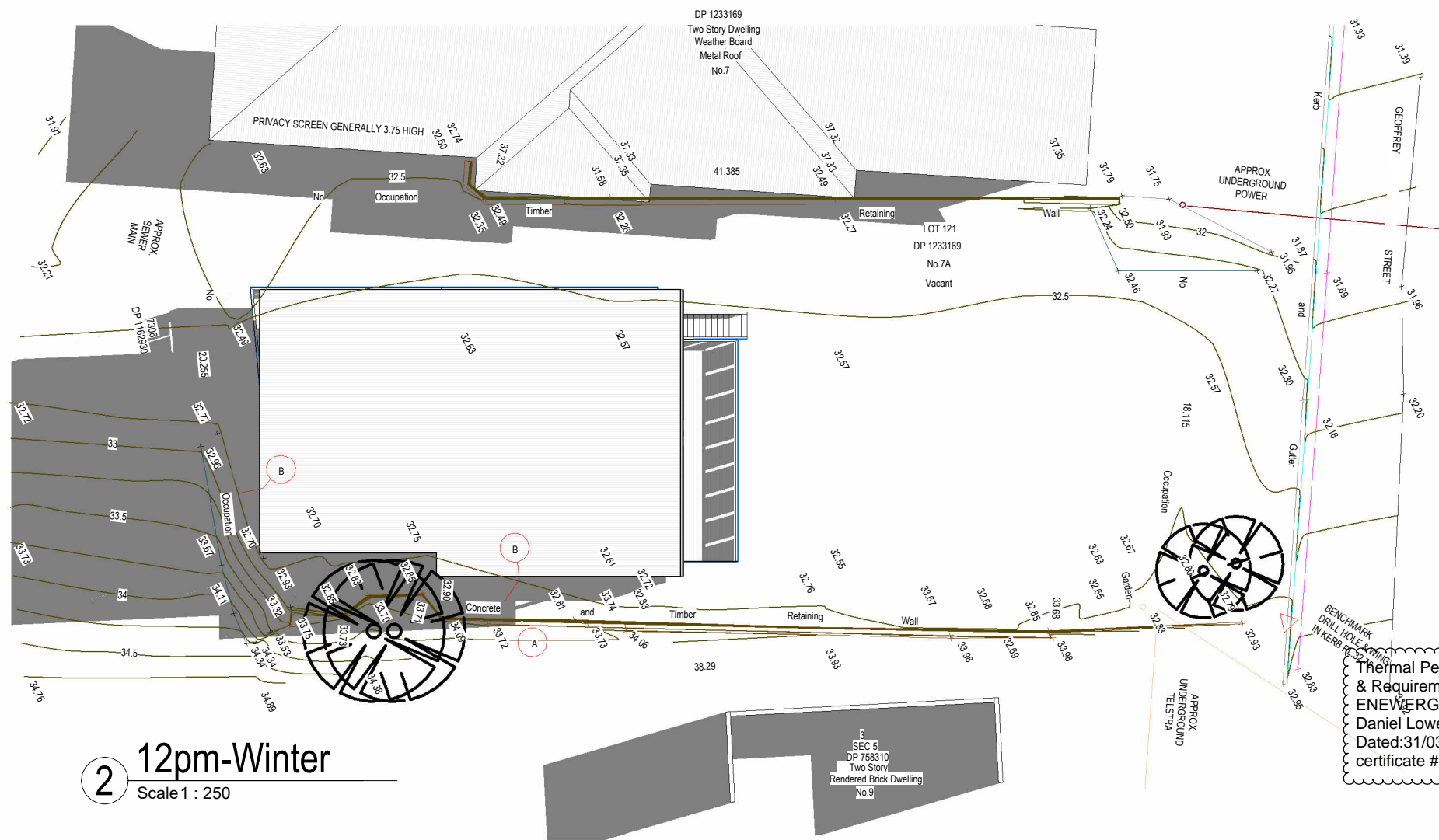


A	Concept Plan	05/06/24
Rev	Amendment	Date

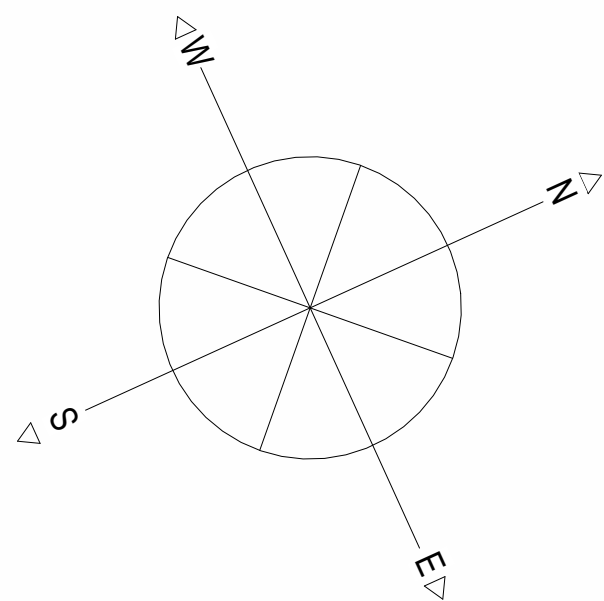
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PLAN	CUSTOM DWELLING
TITLE	SHADOW DIAGRAMS
BASIX CERT. No.	
DATE	11/03/25
SCALE	1 : 250
DRAWN	J.A.J
JOB No.	DRAWING No.
039-MCD	19



1 9am-Winter
Scale 1 : 250



2 12pm-Winter
Scale 1 : 250



Mid North Coast Drafting
& Construction

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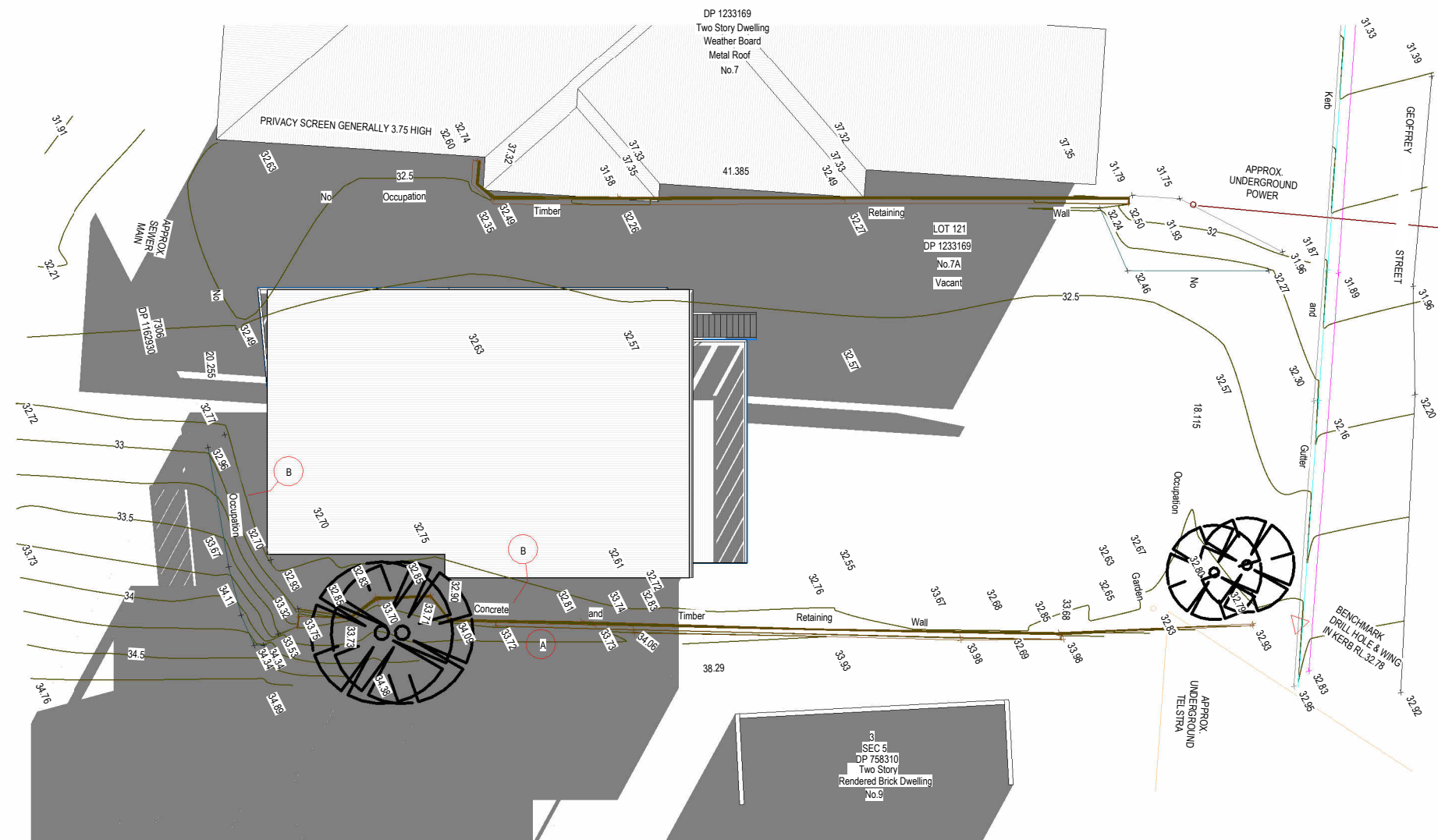
PLAN	CUSTOM DWELLING
TITLE	SHADOW DIAGRAMS
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DATE	11/03/25
SCALE	1 : 250
DRAWN	J.A.J
JOB No.	DRAWING No.
039-MCD	20



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Rev	Amendment	Date
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1 3pm-Winter
Scale 1 : 250



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DRAWN	J.A.J
JOB No.	DRAWING No.
039-MCD	21