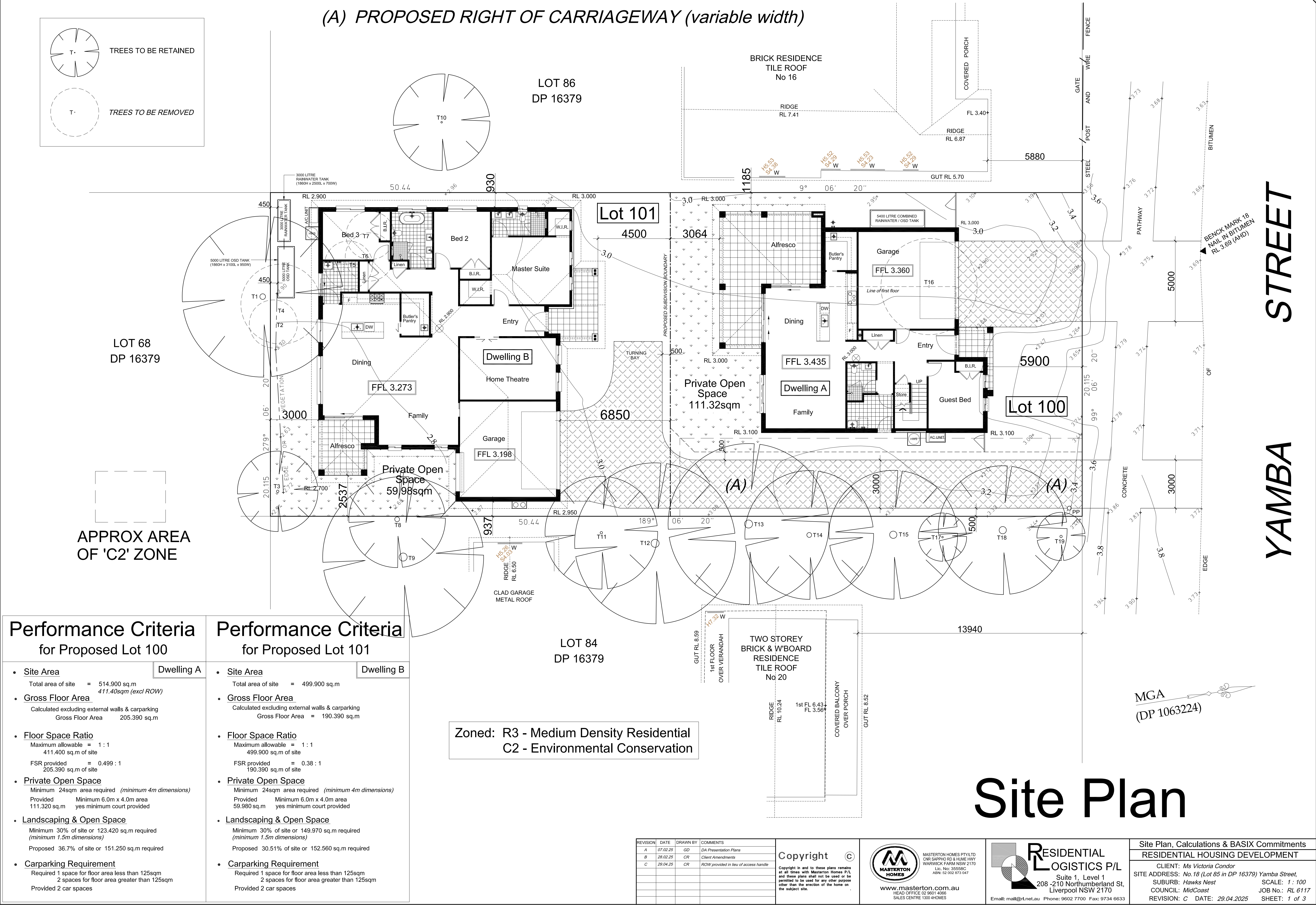
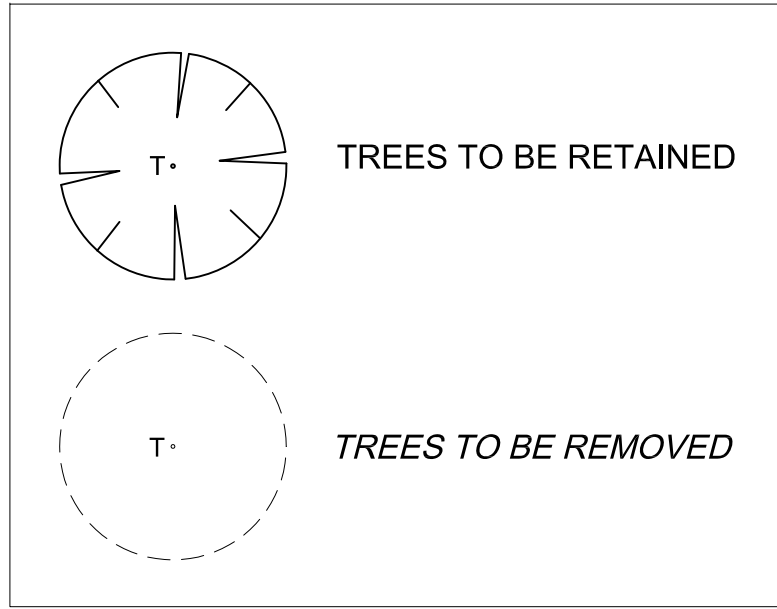


(A) PROPOSED RIGHT OF CARRIAGEWAY (variable width)



Performance Criteria
for Proposed Lot 100

- Site Area**
Total area of site = 514.900 sq.m
411.40sqm (excl ROW)
- Gross Floor Area**
Calculated excluding external walls & carparking
Gross Floor Area = 205.390 sq.m
- Floor Space Ratio**
Maximum allowable = 1 : 1
411.400 sq.m of site
FSR provided = 0.499 : 1
205.390 sq.m of site
- Private Open Space**
Minimum 24sqm area required (minimum 4m dimensions)
Provided Minimum 6.0m x 4.0m area
111.320 sq.m yes minimum court provided
- Landscaping & Open Space**
Minimum 30% of site or 123.420 sq.m required (minimum 1.5m dimensions)
Proposed 36.7% of site or 151.250 sq.m required
- Carparking Requirement**
Required 1 space for floor area less than 125sqm
2 spaces for floor area greater than 125sqm
Provided 2 car spaces

Performance Criteria
for Proposed Lot 101

- Site Area**
Total area of site = 499.900 sq.m
- Gross Floor Area**
Calculated excluding external walls & carparking
Gross Floor Area = 190.390 sq.m
- Floor Space Ratio**
Maximum allowable = 1 : 1
499.900 sq.m of site
FSR provided = 0.38 : 1
190.390 sq.m of site
- Private Open Space**
Minimum 24sqm area required (minimum 4m dimensions)
Provided Minimum 6.0m x 4.0m area
59.980 sq.m yes minimum court provided
- Landscaping & Open Space**
Minimum 30% of site or 149.970 sq.m required (minimum 1.5m dimensions)
Proposed 30.51% of site or 152.560 sq.m required
- Carparking Requirement**
Required 1 space for floor area less than 125sqm
2 spaces for floor area greater than 125sqm
Provided 2 car spaces

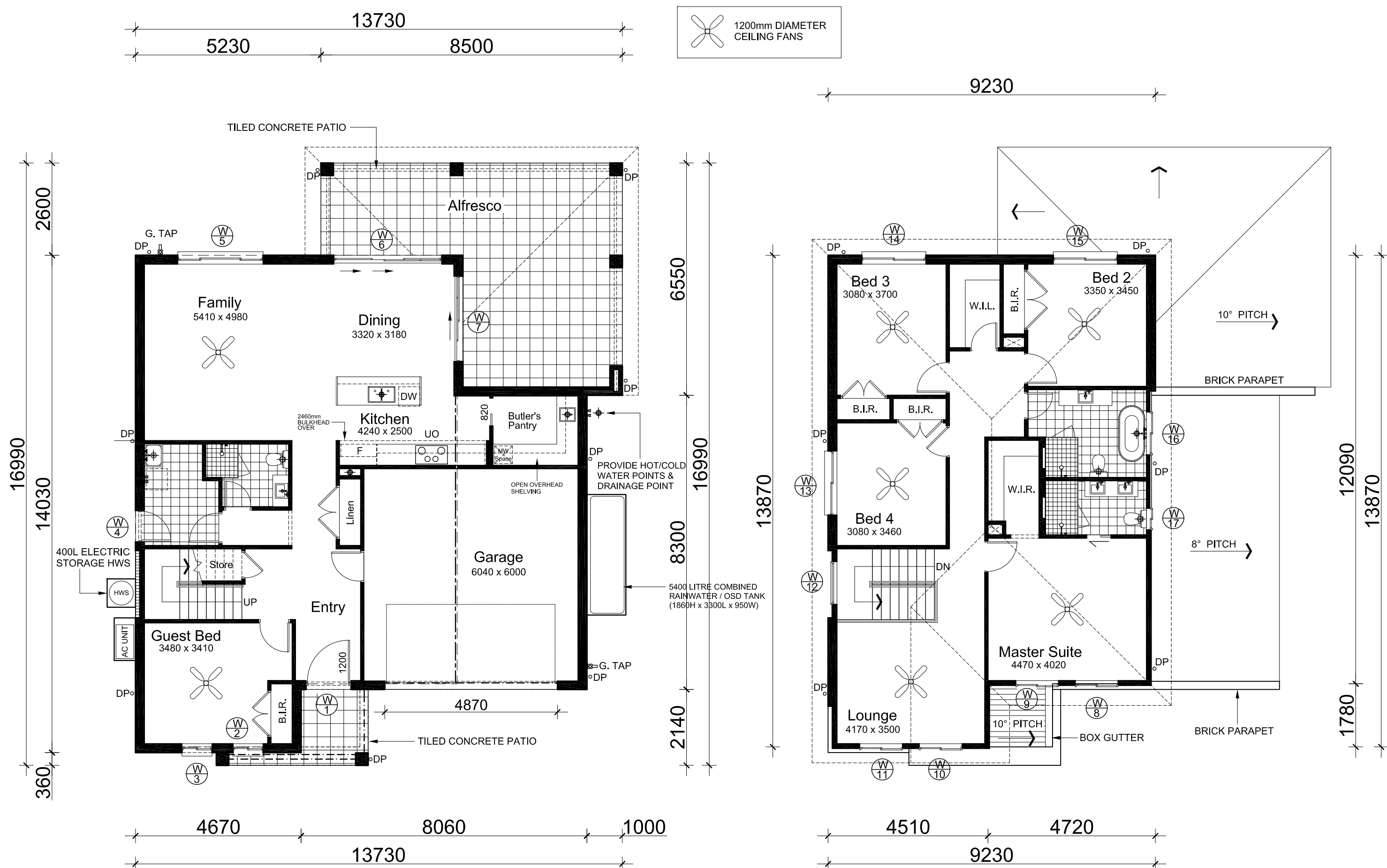
Zoned: R3 - Medium Density Residential
C2 - Environmental Conservation

REVISION	DATE	DRAWN BY	COMMENTS
A	07.02.25	GD	DA Presentation Plans
B	28.02.25	CR	Client Amendments
C	29.04.25	CR	ROW provided in lieu of access handle

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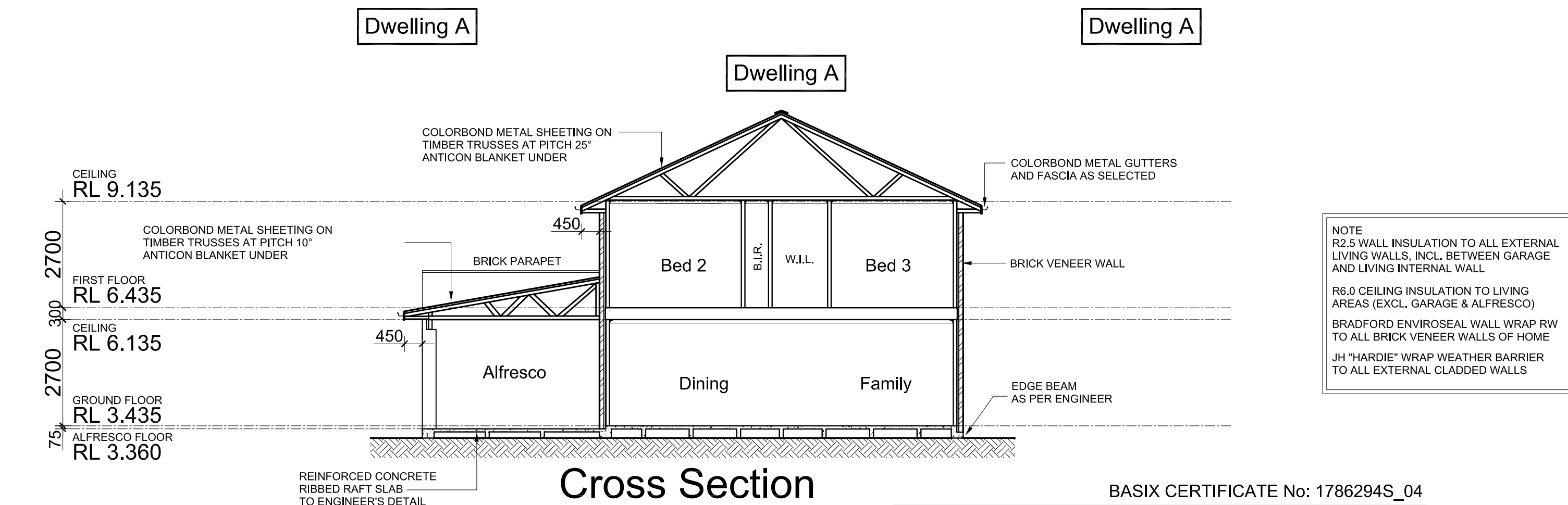


Site Plan, Calculations & BASIX Commitments RESIDENTIAL HOUSING DEVELOPMENT			
CLIENT: Ms Victoria Condor			
SITE ADDRESS: No.18 (Lot 85 in DP 16379) Yamba Street,			
SUBURB: Hawks Nest		SCALE: 1 : 100	
COUNCIL: MidCoast		JOB No.: RL 6117	
REVISION: C		DATE: 29.04.2025	
		SHEET: 1 of 3	

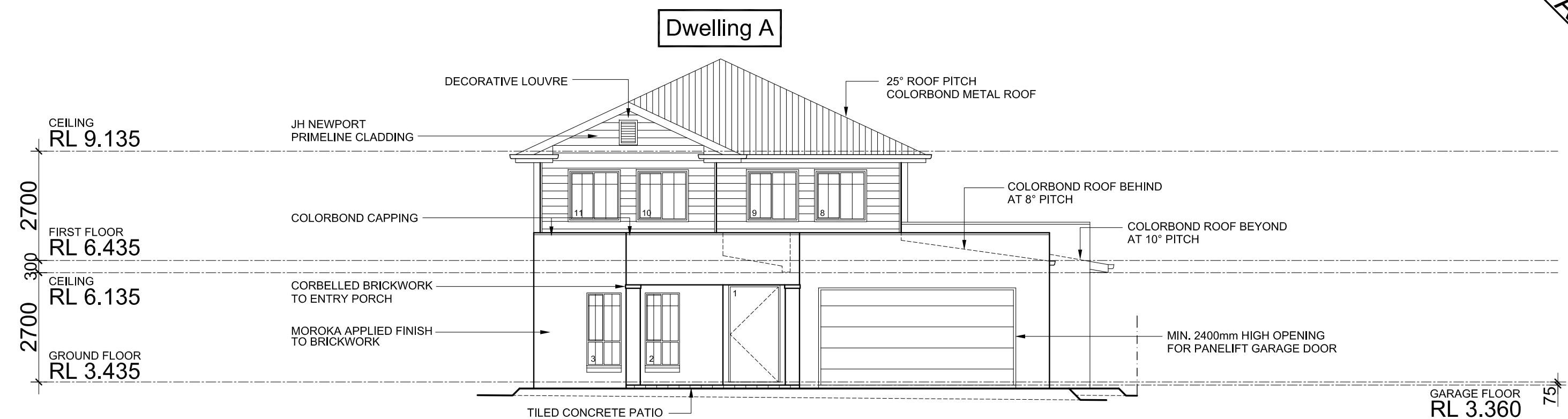


Ground Floor Plan

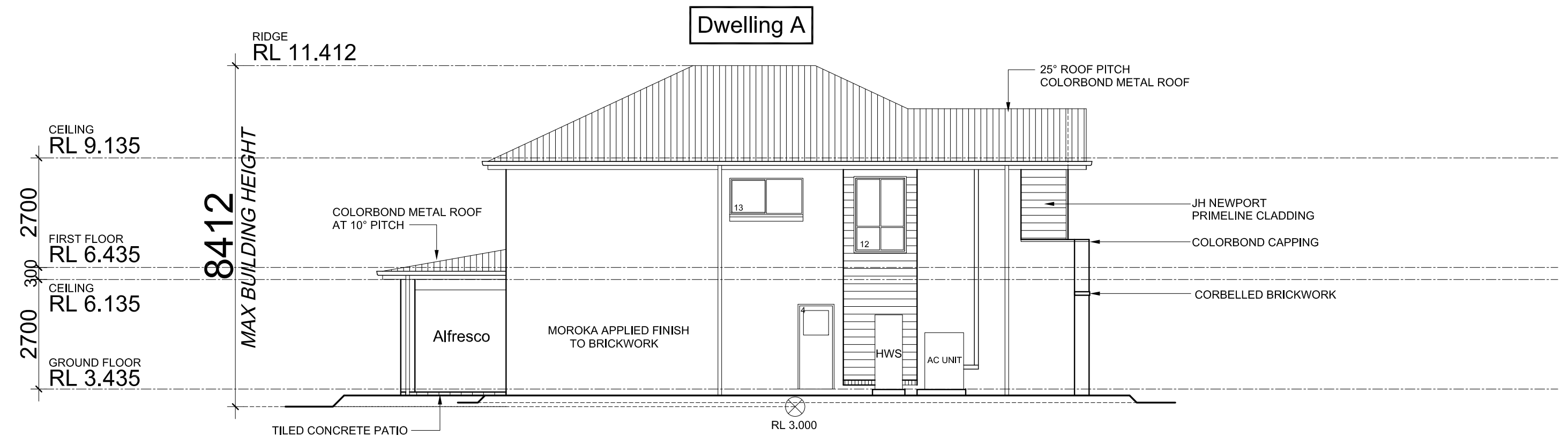
First Floor Plan



Cross Section



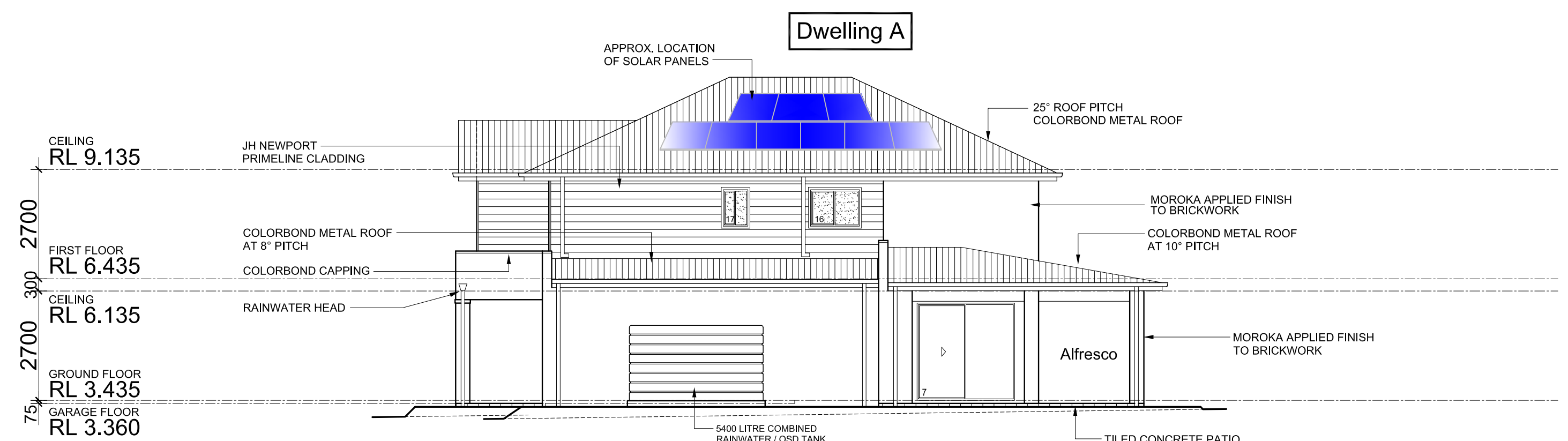
Yamba Street (Northern) Elevation



Left (Eastern) Elevation



Rear (Southern) Elevation



Right (Western) Elevation

LOWE CLEAR VIRIDIAN 4mm SMARTGLASS SP10 TO ALL WINDOWS & DOORS (EXCLUDING WET AREAS)

No	TYPE	HEIGHT	WIDTH	GLAZING/REMARK
1	SW1809	2388	1260	TIMBER ENTRY FRAME
2	SW1809	1800	850	SLIDING
3	SW1809	1800	850	SLIDING
4	SW0624	2088	881	TIMBER ENTRY FRAME
5	ASD2430-3P	600	2410	SLIDING STACKER DOOR
6	DSB2424-2P	2100	2410	ALUM SLIDING DOOR
7	SW1212	1200	1210	SLIDING
8	SW1212	1200	1210	SLIDING
9	SW1212	1200	1210	SLIDING
10	SW1212	1200	1210	SLIDING
11	SW1212	1200	1210	SLIDING
12	SW1212	1200	1210	SLIDING
13	SW0918	857	1810	SLIDING
14	SW0918	857	1810	SLIDING
15	SW0918	857	1810	SLIDING
16	SW0912	857	1210	SLIDING / OBSCURE GLASS
17	SW0906	857	610	SLIDING / OBSCURE GLASS

3.5kW SOLAR PV SYSTEM WITH TIER 1 PANELS & 3kW INVERTER

FRYS ENERGY WISE				BASIX & THERMAL COMMITMENTS			
							
Date 08/03/25 Job Number Condoir (A) 2019/51 Assessment 1				REQUIRED CHANGES HIGHLIGHTED			
Unit/Number 18 A		Lot 85	DP 16379	Street Yamba Street	Suburb Hawks Nest	Post Code 2324	State NSW
Floors	Material	Lot	DP	Street	Suburb	Post Code	State
Ground	Water Proof 225mm						
1st Floor	Timber						
Added Insulation				To Cantilever/Suspended Floor Coverings As shown on plans			
Walls	Colour	External Material	Insulation	Internal Material	Internal Insulated		
Ground	Light	Brick Veneer Timber Frame	FG2.5, Non Reflective Wrap	Plaster Timber 30mm			
1st Floor	Light	Brick Veneer, FG Sheat Timber Frame	FG2.5, Non Reflective Wrap	Plaster Timber 30mm			
				Garage FG2.5			
Ceilings	Material	Insulation to Roof Above	Roof	Insulation	Material	Colour	Insulated
Ground	Plaster Timber Frame	FG2.5	FG2.5 to Low Edge	Anticon 50mm (R1.3)	Metal	Light	No
1st Floor	Plaster Timber Frame	FG2.5	FG2.5 to Low Edge	Anticon 50mm (R1.3)	Metal	Light	No
Glazing	Please Refer to the National (or BASIX) Certificate for all external glazing. To comply you must also glazing with the same operating and frame type, the value must be the same or lower and have an R2.5 value unless the value stated on the certificate is less than the R2.5. SEE GLAZING NOTATIONS AND COMMENTS FOR MORE INFORMATION ON REFLECTIVE CERTIFICATES.						
Supplier	Glazing Type Required		Location(s) of Glazing Required				
Double	Standard Single Clear		All Wet Areas				
	Lower Single Clear		Throughout existing wet areas				
Notes:							
Ceiling Fans	Location	Fan Size					
	All Beds, Lounge, Family	1200mm					
Water	Landscaping Area	Low Water Area	18.0 m ²	18.0 m ²	18.0 m ²	18.0 m ²	18.0 m ²
Showerheads	2.0 l/min = 7.5 l/min or less	8.0 l/min per minute	3.00L	4.00L	5.00L	6.00L	7.00L
	2.0 l/min = 7.5 l/min or less	8.0 l/min per minute	4.00L	5.00L	6.00L	7.00L	8.00L
Energy	Hot Water	Rating	Air Conditioning	Roof Area or Tank	Recycled Water, connected to.	Other	Other
	Electric Storage	3.5 kW	Cooling 3.0 - 3.8 EER - Heating 3.0 - 3.8 EER	80% or Tank			
Solar Photovoltaic System	Orientation	West	Cooling	Bathroom Type	Recycled Water, connected to.		
	3.5 kW	West	Heating	Bathroom Type	Recycled Water, connected to.		
Ventilation	Laundry	Bathroom	Kitchen	Laundry	Bathroom	Kitchen	Laundry
	Natural Ventilation - external window	Ducted	Ducted	Natural Ventilation - external window	Ducted	Ducted	Natural Ventilation - external window

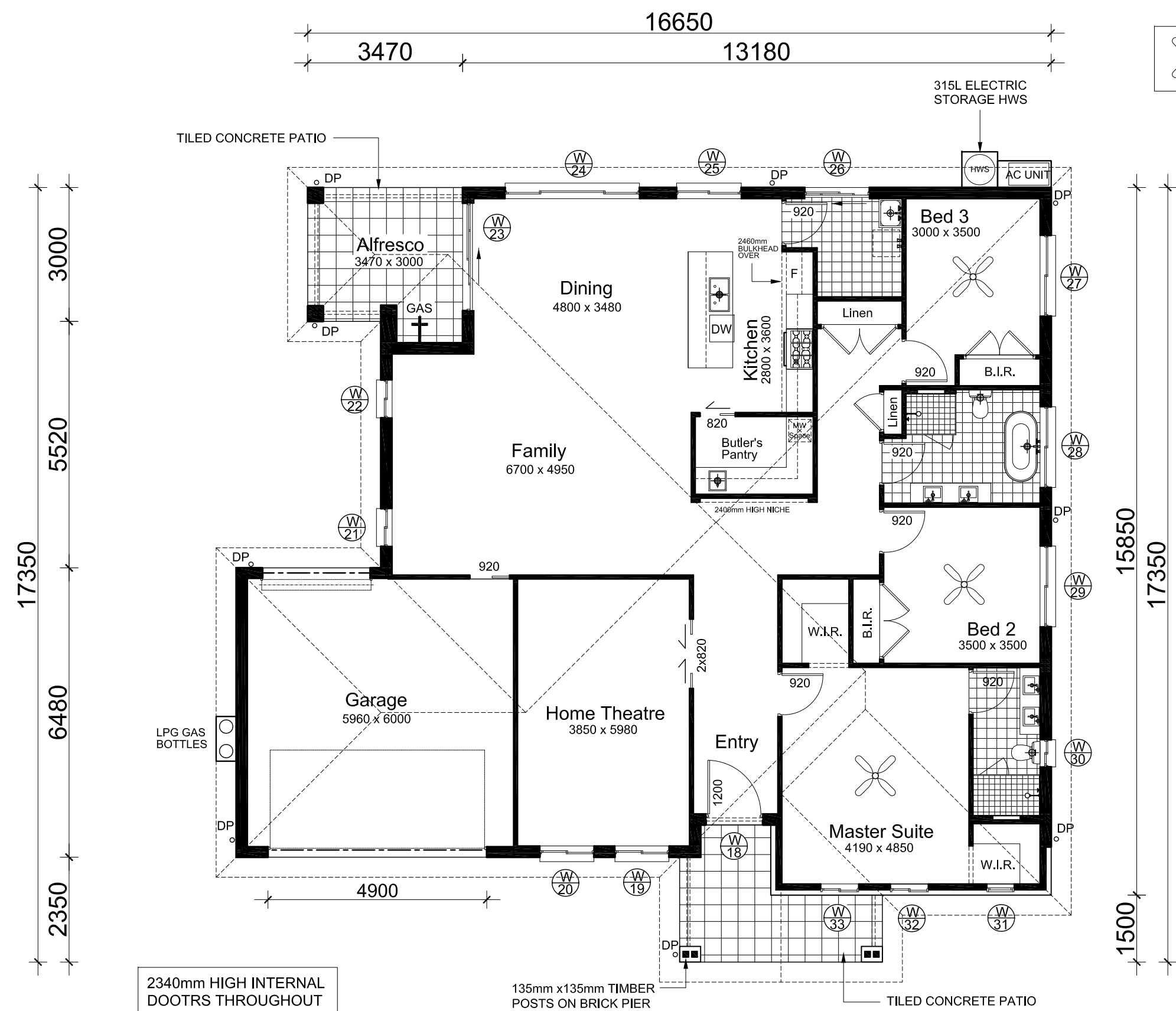
REVISION	DATE	DRAWN BY	COMMENTS
A	07.02.25	GD	DA Presentation Plans
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M
MASTERTON HOMES
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SALES CENTRE 1300 410065

RESIDENTIAL LOGISTICS P/L
Suite 1, Level 1
208 - 210 Northumberland St,
Liverpool NSW 2170
COUNCIL: MidCoast
REVISION: C DATE: 29.04.2025
SHEET: 2 of 3

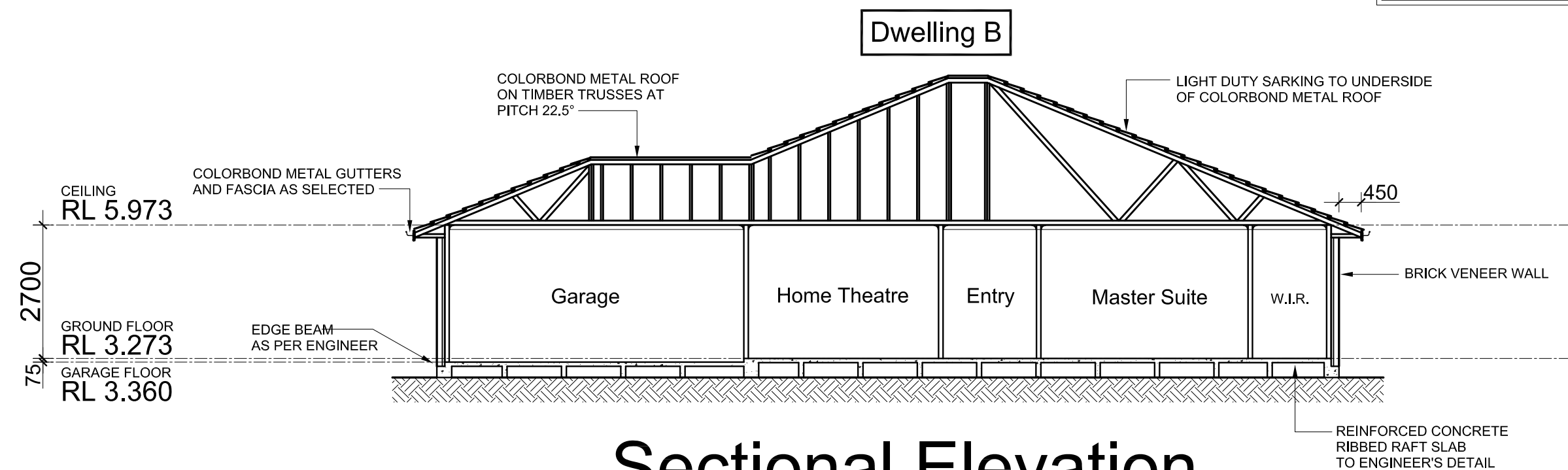
Floor Plans, Elevations & Window Schedule
RESIDENTIAL HOUSING DEVELOPMENT
CLIENT: Ms Victoria Condoir
SITE ADDRESS: No. 18 (Lot 85 in DP 16379) Yamba Street,
SUBURB: Hawks Nest
COUNCIL: MidCoast
REVISION: C DATE: 29.04.2025
SCALE: 1 : 100
JOB No.: RL 6117
SHEET: 2 of 3



Ground Floor Plan

Dwelling B

NOTE
R2.5 WALL INSULATION TO ALL EXTERNAL LIVING WALLS, INCL. BETWEEN GARAGE AND LIVING INTERNAL WALL.
R6.0 CEILING INSULATION TO LIVING AREAS (EXCL. GARAGE & ALFRESCO)
BRADFORD ENVIROSEAL WALL WRAP RW TO ALL BRICK VENEER WALLS OF HOME
JH "HARDIE" WRAP WEATHER BARRIER TO ALL EXTERNAL CLADDED WALLS



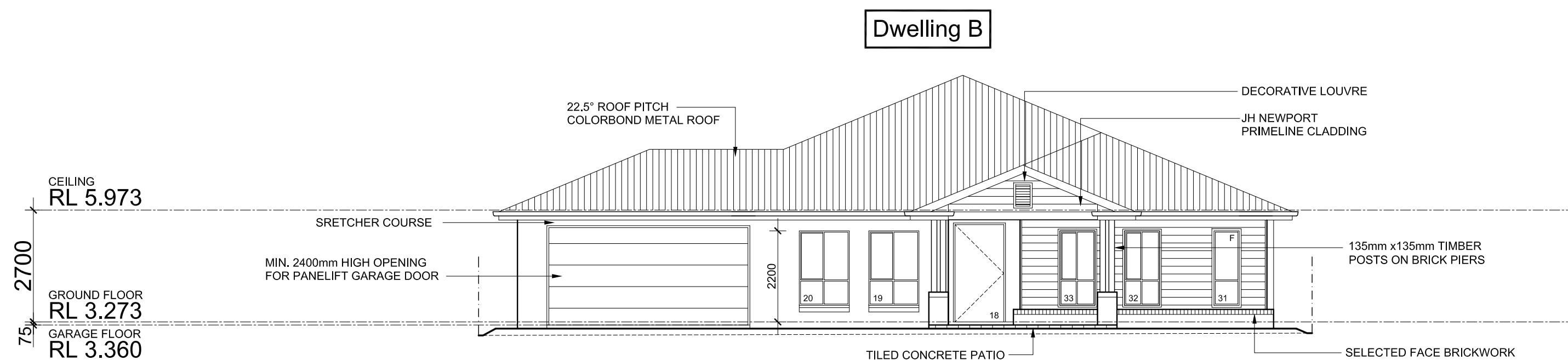
Sectional Elevation

BASIX CERTIFICATE No: 1786316S_02

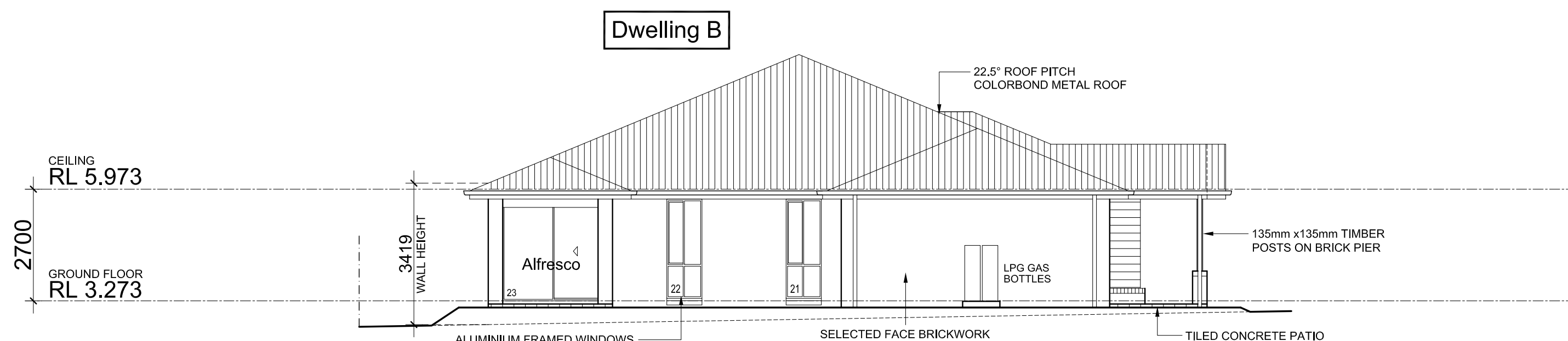
BASIX & THERMAL COMMITMENTS				Assessments Compliance Regulatory Climate Connectivity			
Date: 09/03/25 Job Number: 201786316 Conductor (B): 2018633 Assessment: 1				REQUIRED CHANGES HIGHLIGHTED			
Unit Number: 18 B		Lot: 85	DP: 16379	Street: Yamba Street	Suburb: Hawks Nest	Post Code: 2324	State: NSW
Floors				To Ceiling/Suspended Floor Coverings			
Ground	Material: Waffle Pod 225mm	Added Insulation:		Not Yet Selected			
Walls				Internal Material: Insulated			
Ground	Colour: Medium	External Material: Brick Veneer Timber frame	Insulation: R2.5, Non Reflective Wrap	Internal Material: Plaster Timber 90mm	Insulated		
				Garage: R2.5			
Ceilings				Roof			
Ground	Material: Plaster Timber Frame	Insulation to Roof Above: R6.0 Insulation to Low Edge: R2.5 to Low Edge		Insulation: Arlonex 50mm (R1.3)	Material: Metal	Colour: Medium	Ventilated: Yes
Glazing							
Please Refer to the WARRIORS (or BASIX) Certificate for all external glazing. To comply you must use glazing with the same glazing and frame type. (In US units make be the same or lower not less than SHGC value within the range given). THE BELOW GLAZING NOMINATIONS ARE AN INDICATION ONLY PLEASE REFERENCE THE CERTIFICATE(S).							
Supplier: Doweil		Glazing Type Required: Standard Single Clear Low E Single Clear		Location of Glazing Required: All New Areas Through-out excluding wet areas			
Notes:							
Ceiling Fans							
Location: All Beds				Fan Size: 1200mm			
Water							
Landscape Area: 150.56 m ²		Low Water Area: 5.00 m ²		Rain Water Tank, connected to: 5.00m ³ Council WWS: Laundry		Roof Area to Tank: 80% of Roof	
Showerheads: 3.5 Star > 7.5 but less < or = 9.0 litres per minute		Toilets: 4 Star		Kitchen Taps: 5 Star		Bathroom Taps: 5 Star	
3.5 Star > 7.5 but less < or = 9.0 litres per minute						Recycled Water, connected to: No	
Swimming Pool: No							
Energy							
Hot Water: Electric Storage		Rating: min 1.5 kW West		Air Conditioning: Coding 3.0 - 3.5 EER / Heating 3.0 - 3.5 EER		Single Phase	
Solar Photovoltaic System: Yes		Orientation: min 1.5 kW West		Cooking: Gas Cooktop/ Electric Oven		Other: Outdoor Clothes Line	
Ventilation							
Laundry: Natural Ventilation external window		Bathroom: Ducted		Kitchen: Ducted			

LOWE CLEAR VIRIDIAN 4mm SMARTGLASS SP10 TO ALL WINDOWS & DOORS (EXCLUDING WET AREAS)				
WINDOW SCHEDULE				
No	TYPE	HEIGHT	WIDTH	GLAZING/REMARK
18	SW1812	2388	1260	TIMBER ENTRY FRAME
19	SW1812	1800	1210	SLIDING
20	SW1812	1800	1210	SLIDING
21	SW2409	2400	850	SLIDING
22	SW2409	2400	850	SLIDING
23	AS32424-3P	2400	2410	SLIDING STACKER DOOR
24	SW1530	1457	3010	SLIDING
25	SW2415	2400	1450	SLIDING
26	SD2415-2P	2400	1450	ALUM SLIDING DOOR
27	SW1218	1200	1810	SLIDING
28	SW1218	1200	1810	SLIDING / OBTSCURE GLASS
29	SW1218	1200	1810	SLIDING
30	SW0506	857	610	SLIDING / OBTSCURE GLASS
31	FW1806	1800	610	FIXED
32	SW1809	1800	850	SLIDING
33	SW1809	1800	850	SLIDING

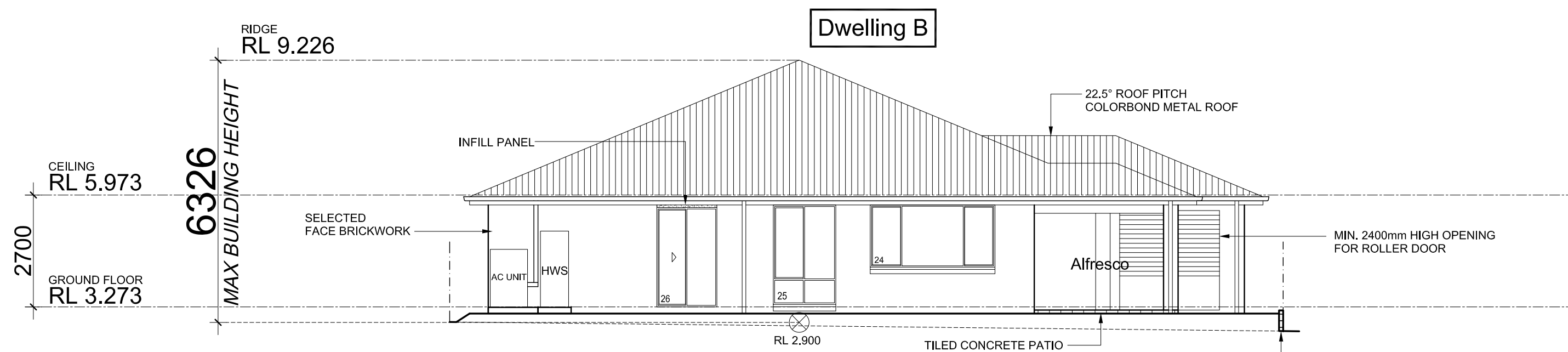
3.5kW SOLAR PV SYSTEM WITH TIER 1 PANELS & 3kW INVERTER



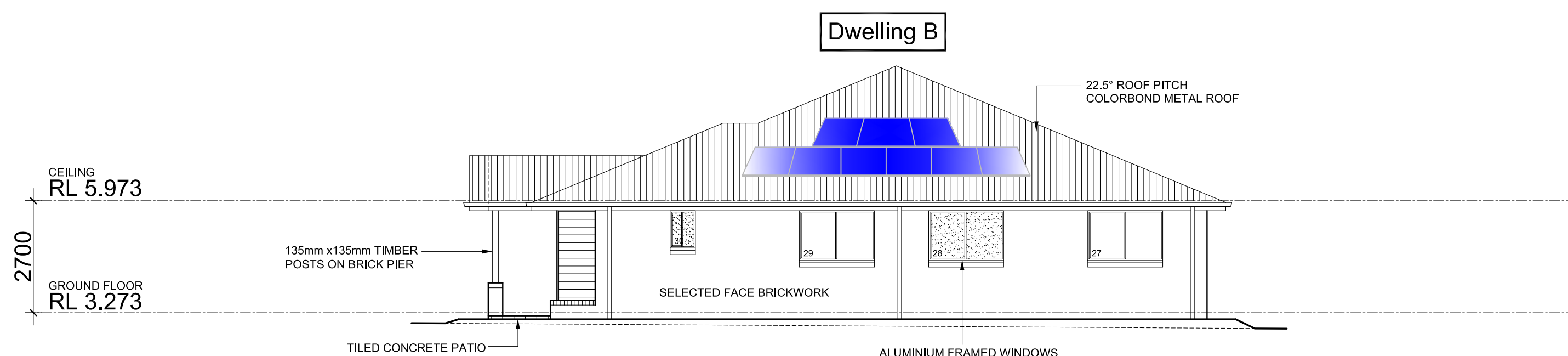
Front (Northern) Elevation



Left (Eastern) Elevation



Rear (Southern) Elevation



Right (Western) Elevation

REVISION	DATE	DRAWN BY	COMMENTS
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WARWICK FARM, NSW 2170
P: 1300 44 66 37 WWW.MASTERTON.COM.AU
LICENCE NO.35558C / ABN 52 002 873 047

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208 -210 Northumberland St,
Liverpool NSW 2170
Email: mail@rl.net.au Phone: 9602 7700 Fax: 9734 6633

Floor Plans, Elevations & Window Schedule
RESIDENTIAL HOUSING DEVELOPMENT
CLIENT: Ms Victoria Condor
SITE ADDRESS: No.18 (Lot 85 in DP 16379) Yamba Street,
SUBURB: Hawks Nest
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REVISION: C DATE: 29.04.2025
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SHEET: 3 of 3