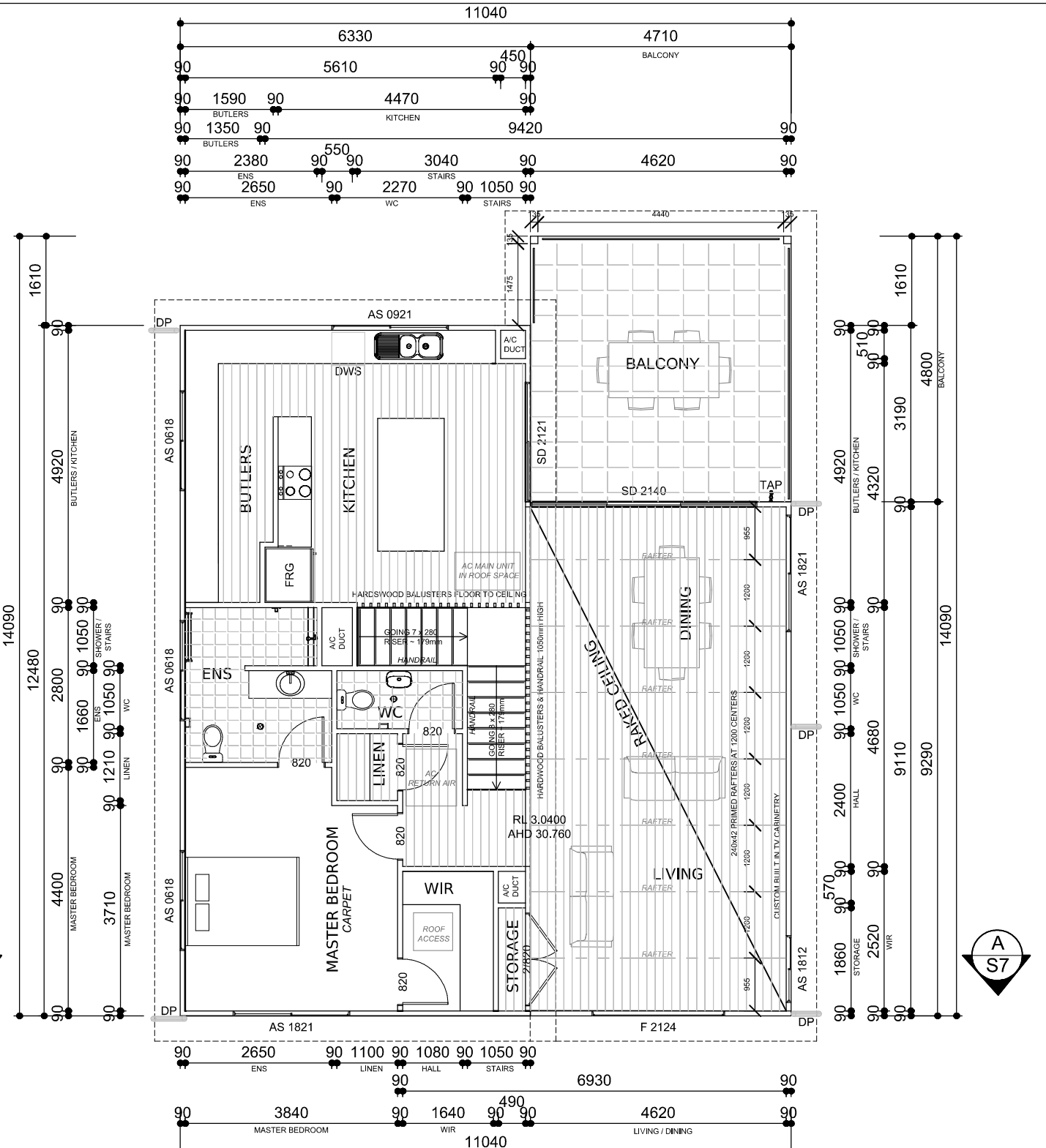


GROUND FLOOR PLAN



FIRST FLOOR PLAN

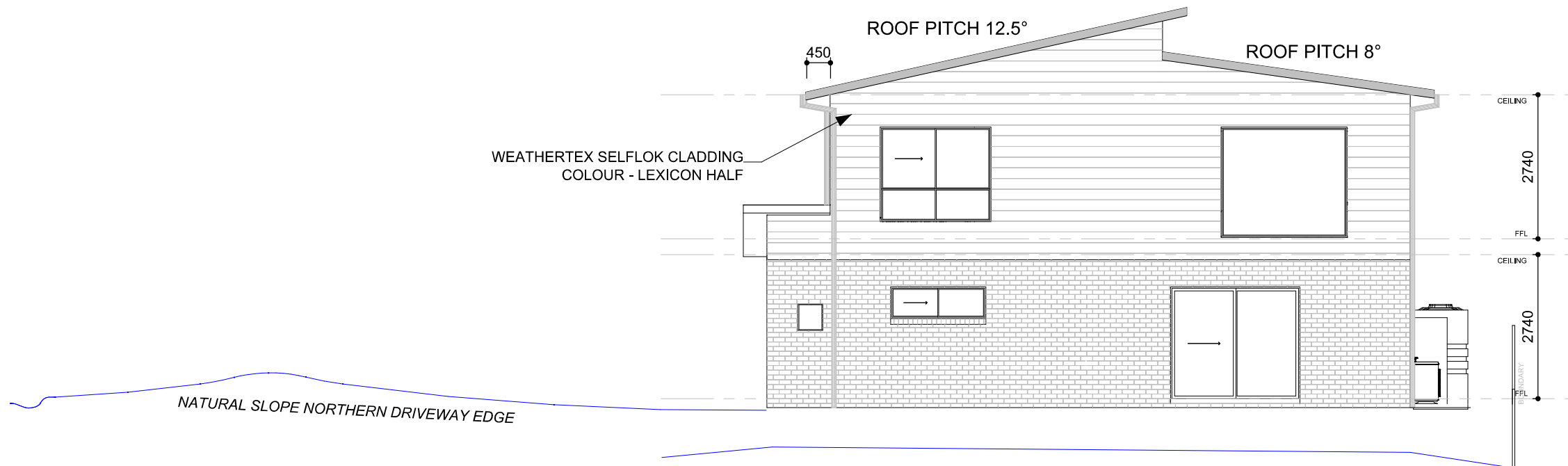
AREA

GROUND LIVING AREA = 105m²
 FIRST FLOOR LIVING AREA = 123m²
 GARAGE AREA = 38m²
 ALFRESCO AREA = 23m²
 ENTRY AREA = 5m²

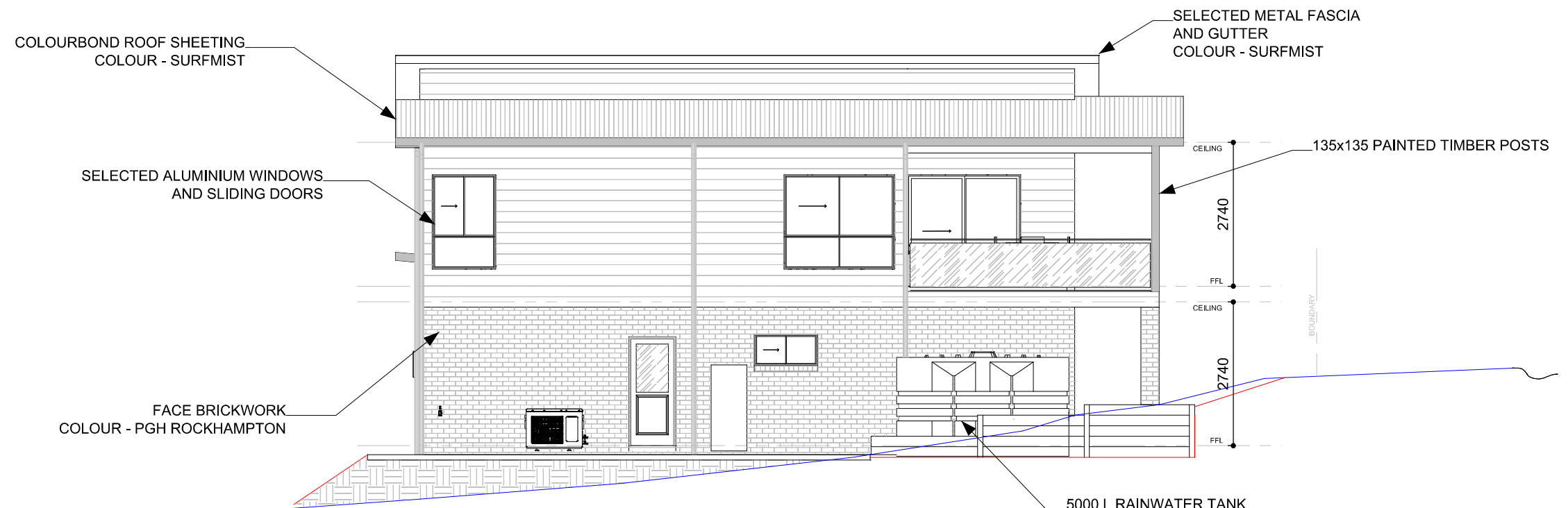
TOTAL AREA = 294m²

IT IS THE BUILDERS RESPONSIBILITY
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 LEVELS BEFORE CONSTRUCTION.


PROPOSED DWELLING FOR BEN & CASS BARNARD 4 IVORY ST, DIAMOND BEACH		LOT 33 DP 1291388	
FLOOR PLANS		SCALE: 1:100	SHEET NO. 1 OF 12
BASIX NO. 1794584S_02		JOB NO. #25-05	DATE. 12/05/2025
		ABN. NO. 66 634 233 739	
		MOBILE: 0438 408 123	
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SOUTH ELEVATION

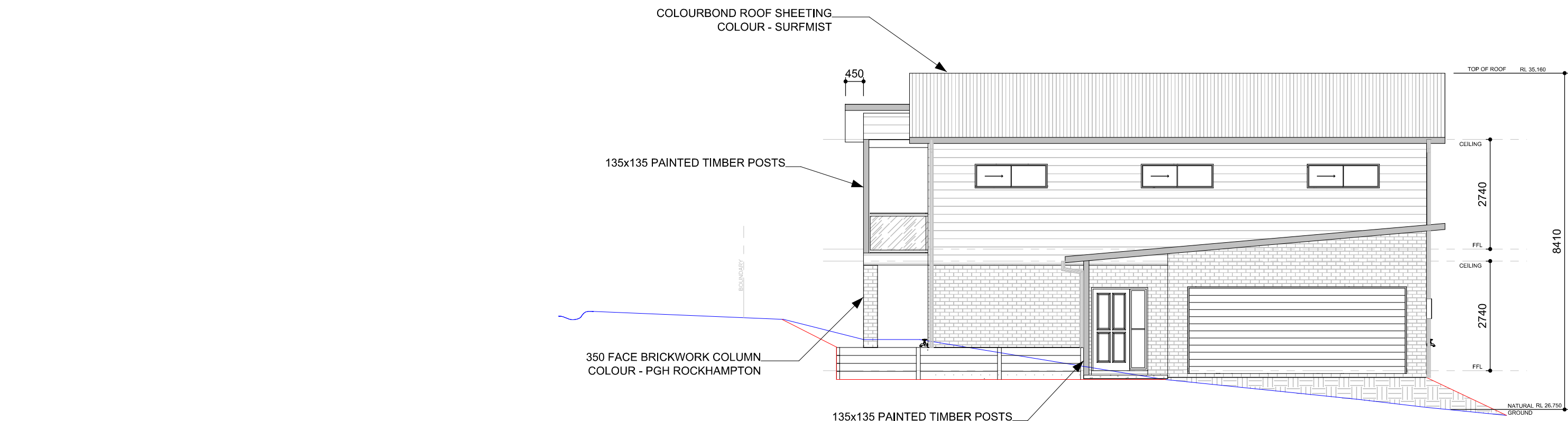


EAST ELEVATION

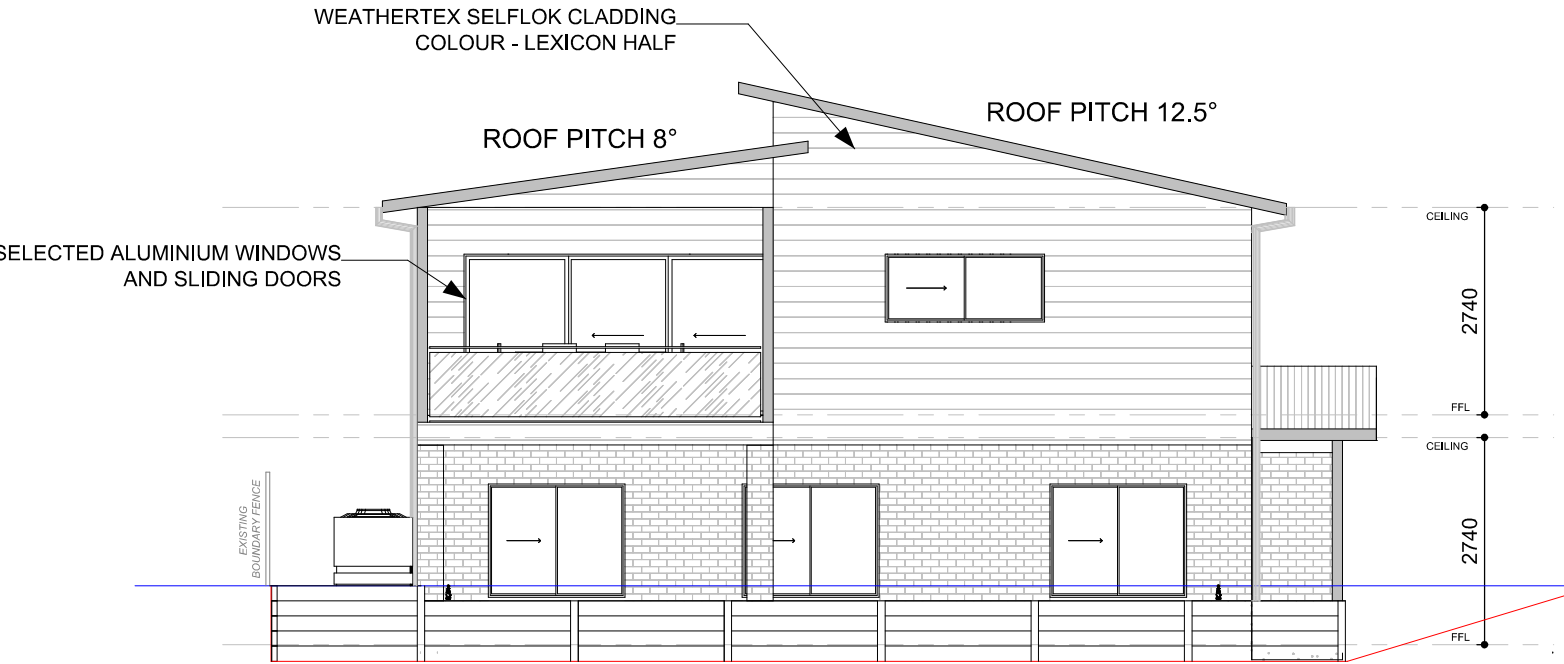
PROPOSED DWELLING FOR BEN & CASS BARNARD 4 IVORY ST, DIAMOND BEACH		LOT 33 DP 1291388	
ELEVATIONS		SCALE: 1:100	SHEET NO. 2 OF 12
BASIX NO. 1794584S_02		JOB NO. #25-05	DATE. 12/05/2025
		ABN. NO. 66 634 233 739	
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— NATURAL GROUND
— CUT & FILL AREAS

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WEST ELEVATION



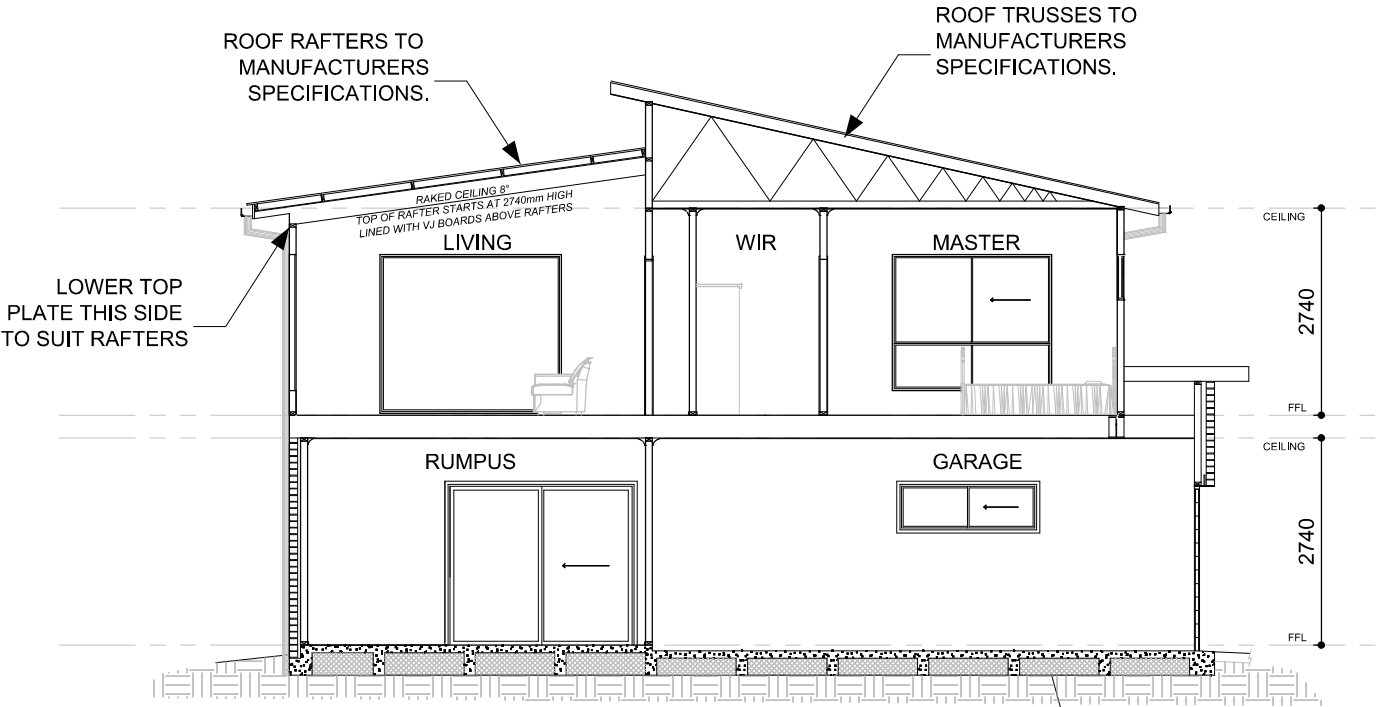
NORTH ELEVATION

— NATURAL GROUND
— CUT & FILL AREAS

IT IS THE BUILDERS RESPONSIBILITY
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LEVELS BEFORE CONSTRUCTION.

PROPOSED DWELLING FOR BEN & CASS BARNARD 4 IVORY ST, DIAMOND BEACH			LOT 33 DP 1291388	
ELEVATIONS		SCALE: 1:100	SHEET NO. 3 OF 12	
BASIX NO. 1794584S_02		JOB NO. #25-05		DATE. 12/05/2025
			ABN. NO. 66 634 233 739	
			MOBILE: 0438 408 123	
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A TRUSSED TIMBER ROOF SYSTEM SHALL BE ENGINEER DESIGNED AND CERTIFIED IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS. FABRICATION AND INSTALLATION OF THE TRUSSED ROOF SHALL BE IN ACCORDANCE WITH THE DESIGNERS/ MANUFACTURERS SPECIFICATIONS. THESE SPECIFIATIONS SHALL INCLUDE THE FIXINGS, TIED DOWNS AND BRACING REQUIREMENTS OF INDIVIDUAL TRUSSES AS WELL AS FOR THE TOTAL ROOF SYSTEM. FIXING OF OTHER COMPONENTS MAKING UP THE TOTAL ROOF SYSTEM SHALL ALSO BE INCLUDED. ie... binders, roof battens, web-ties, intermediate ceiling joists, gable outriggers etc...




SECTION A-A
REFER SHEET 1

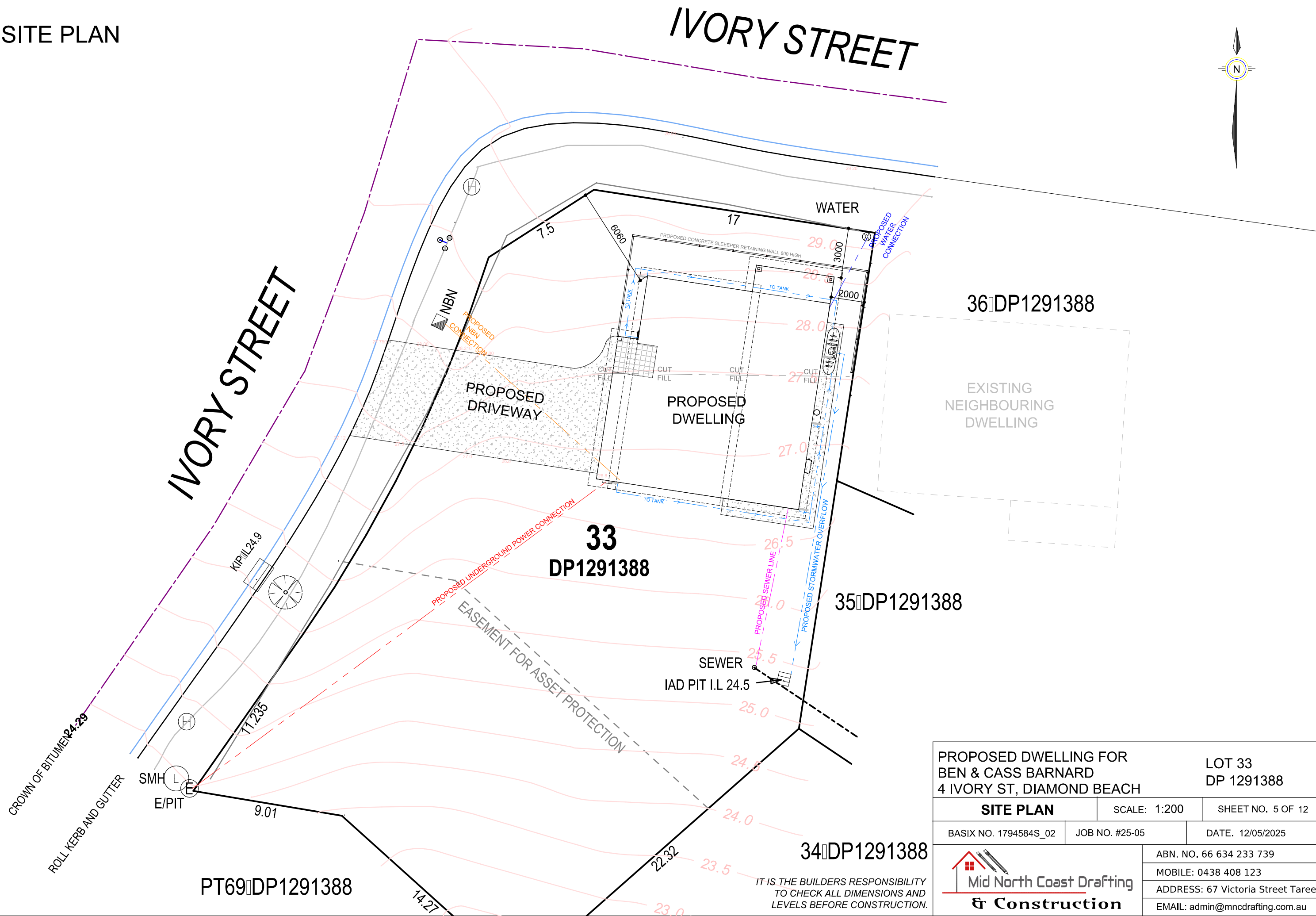
BASIX SUMMARY
BASIX CERTIFICATE NO. 1794584S_02
(REFER TO CERTIFICATE FOR EXACT DETAILS)

- LANDSCAPE
- The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.
- RAINWATER TANK
- The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
- GENERAL FEATURES
- The dwelling must be a Class 1 dwelling according to the Building Code of Australia, and must not have more than 2 storeys.
 - The conditioned floor area of the dwelling must not exceed 300 square metres.
 - The dwelling must not contain open mezzanine area exceeding 25 square metres.
 - The dwelling must not contain third level habitable attic room.
- FLOOR, WALLS AND CEILING/ROOF
- The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the BASIX certificate.
 - The applicant must adopt one of the options listed in the BASIX certificate to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.
- THERMAL
- The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.
 - The applicant must install at least one ceiling fan in each bedroom.
 - The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .
- GLAZED WINDOWS, DOORS AND SKYLIGHTS
- The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.
 - The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.
 - The following requirements must also be satisfied in relation to each window and glazed door:
 - The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.
 - The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).
- HOT WATER
- The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric storage
- NATURAL LIGHTING
- The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
 - The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.
- ALTERNATIVE ENERGY
- ☐The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.
 - ☐The photovolatic system must consist of:
 - ☐photovolatic collectors with the capacity to generate at least 6.6 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing west

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PROPOSED DWELLING FOR BEN & CASS BARNARD 4 IVORY ST, DIAMOND BEACH		LOT 33 DP 1291388	
SECTION & BASIX		SCALE: 1:100	SHEET NO. 4 OF 12
BASIX NO. 1794584S_02		JOB NO. #25-05	DATE. 12/05/2025
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SITE PLAN



PROPOSED DWELLING FOR BEN & CASS BARNARD 4 IVORY ST, DIAMOND BEACH		LOT 33 DP 1291388
SITE PLAN	SCALE: 1:200	SHEET NO. 5 OF 12
BASIX NO. 1794584S_02	JOB NO. #25-05	DATE. 12/05/2025
 Mid North Coast Drafting & Construction		ABN. NO. 66 634 233 739
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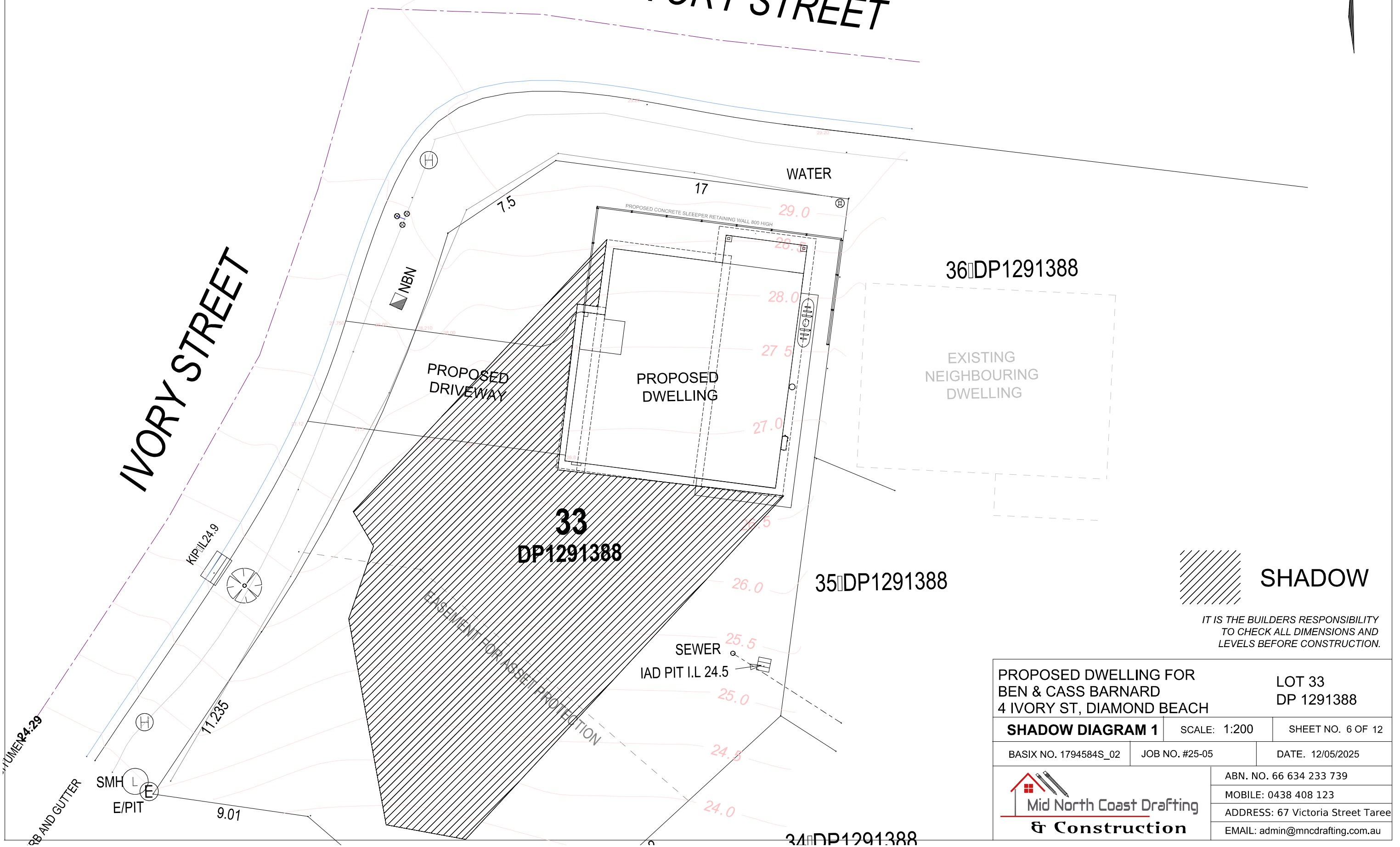
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SHADOW DIAGRAM 21 JUNE - 9AM - V17° - H47°




IVORY STREET

IVORY STREET



 **SHADOW**
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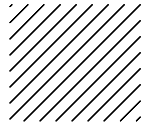
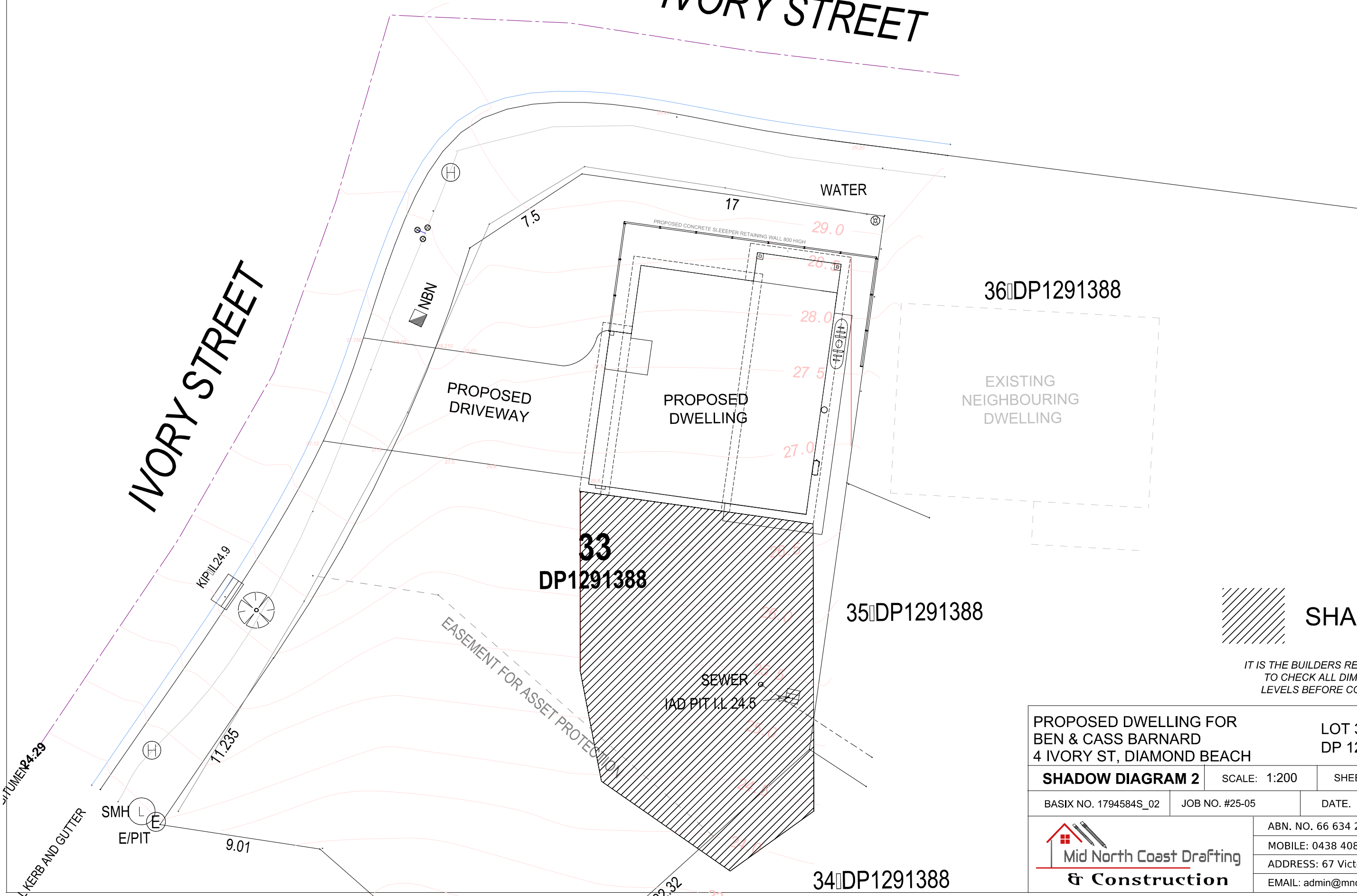
PROPOSED DWELLING FOR BEN & CASS BARNARD 4 IVORY ST, DIAMOND BEACH			LOT 33 DP 1291388	
SHADOW DIAGRAM 1		SCALE: 1:200	SHEET NO. 6 OF 12	
BASIX NO. 1794584S_02		JOB NO. #25-05	DATE. 12/05/2025	
 Mid North Coast Drafting & Construction			ABN. NO. 66 634 233 739	
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SHADOW DIAGRAM 21 JUNE - MIDDAY - V30° - H90°




IVORY STREET

IVORY STREET



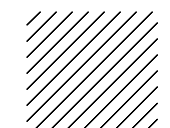
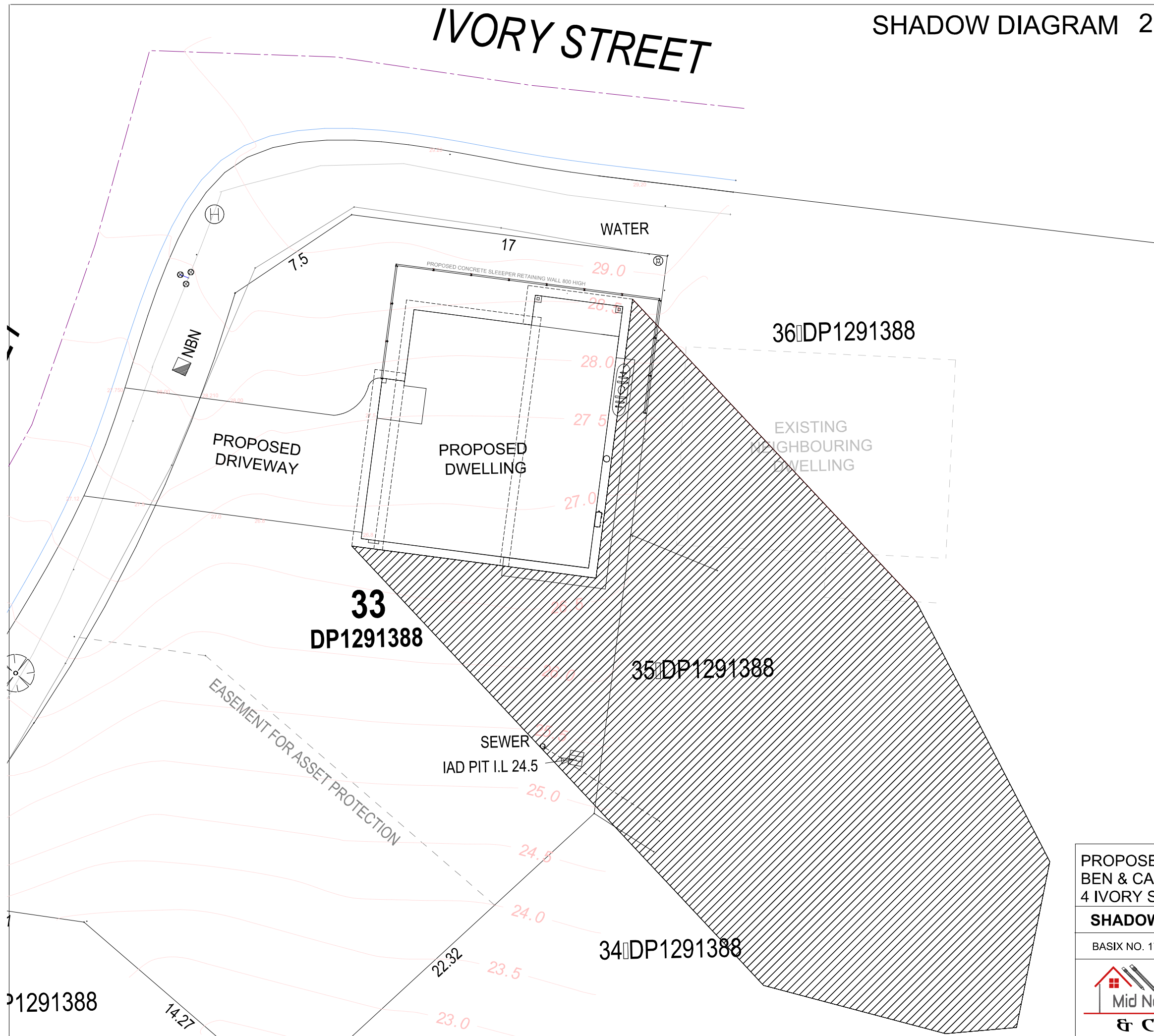
SHADOW

IT IS THE BUILDERS RESPONSIBILITY
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PROPOSED DWELLING FOR BEN & CASS BARNARD 4 IVORY ST, DIAMOND BEACH		LOT 33 DP 1291388	
SHADOW DIAGRAM 2	SCALE: 1:200	SHEET NO. 7 OF 12	
BASIX NO. 1794584S_02	JOB NO. #25-05	DATE. 12/05/2025	
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IVORY STREET

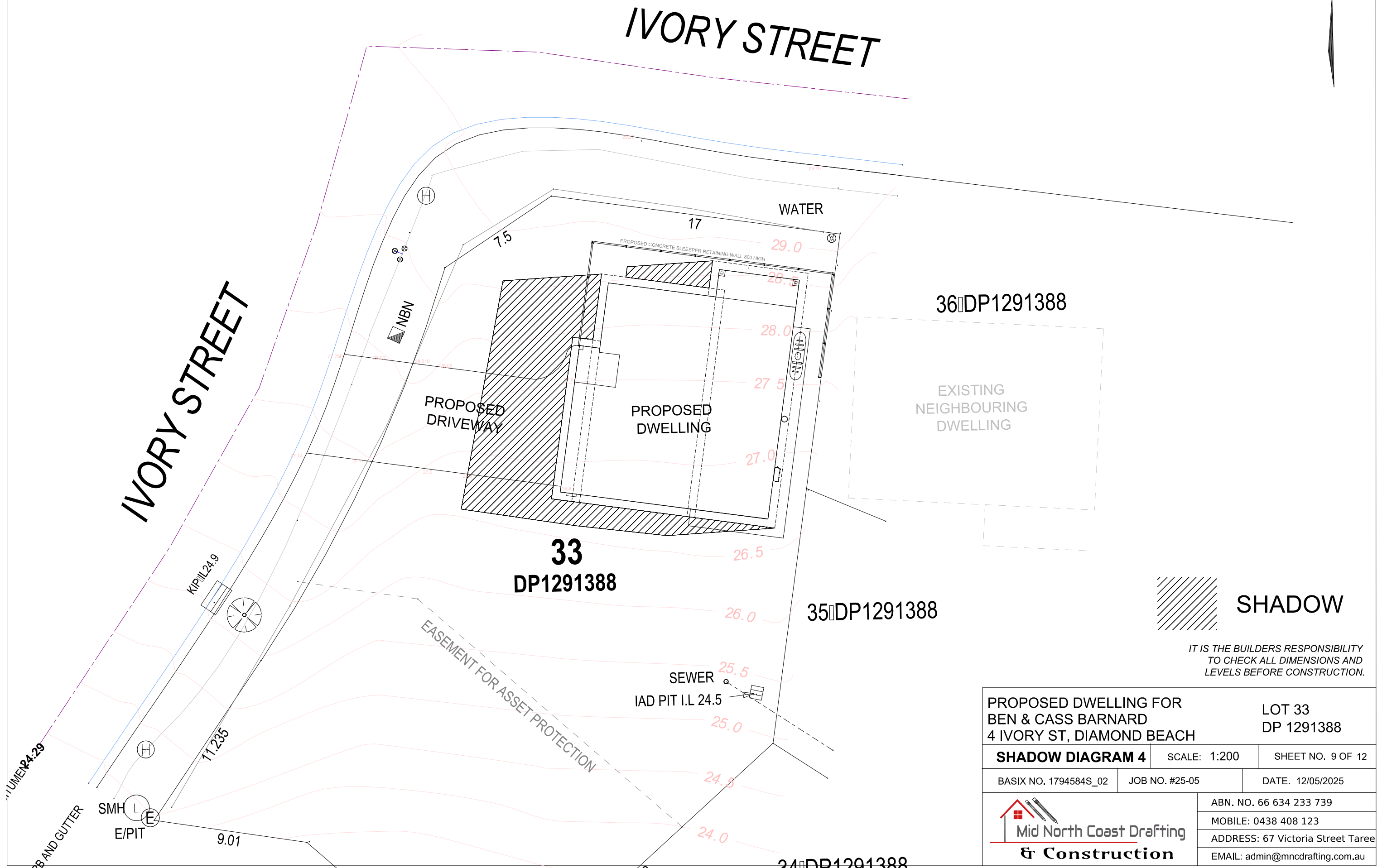
SHADOW DIAGRAM 21 JUNE - 3PM - V17° - H133°



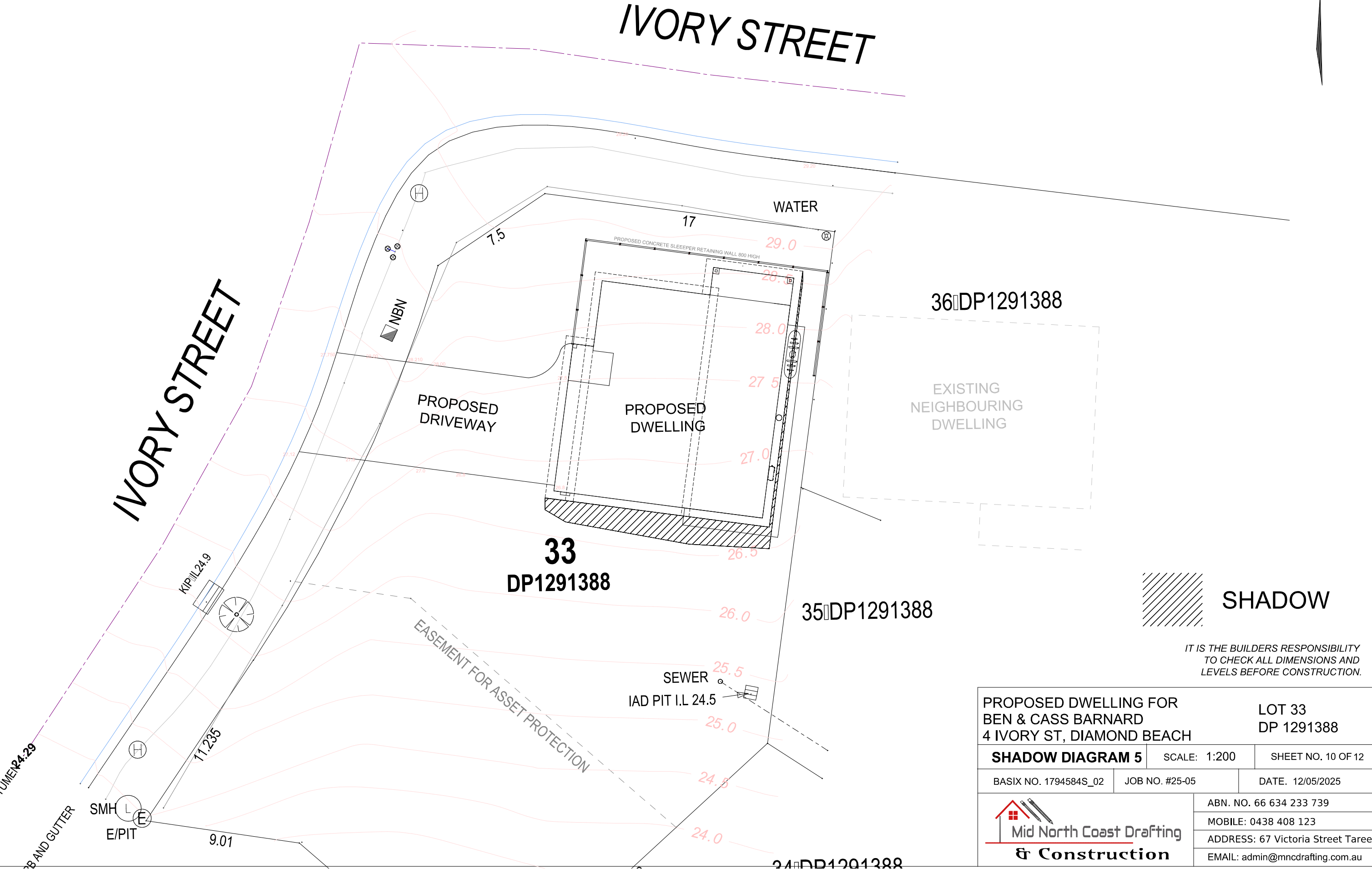
SHADOW

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PROPOSED DWELLING FOR BEN & CASS BARNARD 4 IVORY ST, DIAMOND BEACH		LOT 33 DP 1291388	
SHADOW DIAGRAM 3	SCALE: 1:200	SHEET NO. 8 OF 12	
BASIX NO. 1794584S_02	JOB NO. #25-05	DATE. 12/05/2025	
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SHADOW DIAGRAM 22 DECEMBER - MIDDAY - V80° - H90°

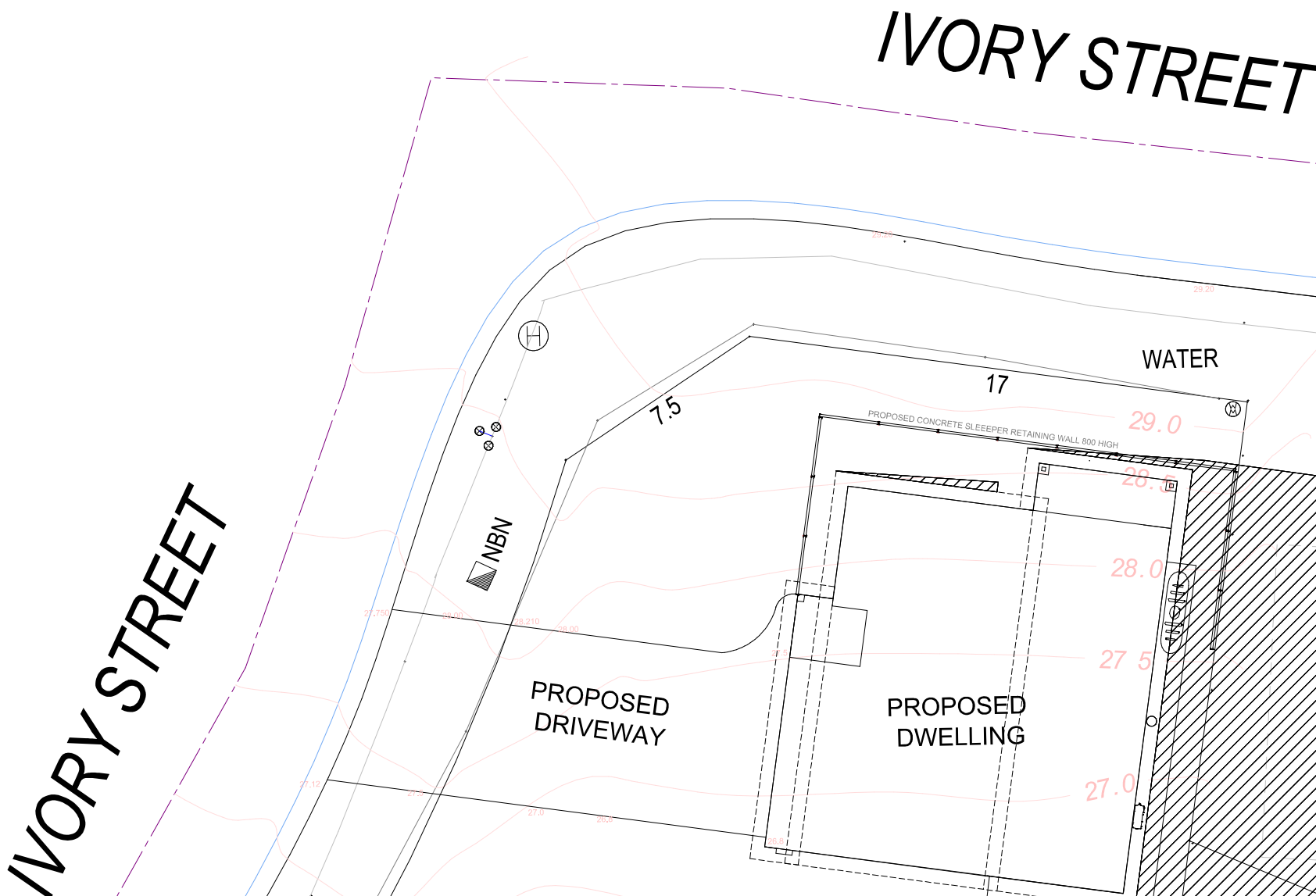


 **SHADOW**


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PROPOSED DWELLING FOR BEN & CASS BARNARD 4 IVORY ST, DIAMOND BEACH			LOT 33 DP 1291388	
SHADOW DIAGRAM 5		SCALE: 1:200	SHEET NO. 10 OF 12	
BASIX NO. 1794584S_02		JOB NO. #25-05	DATE. 12/05/2025	
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SHADOW DIAGRAM 22 DECEMBER - 3PM - V50° - H176°



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PROPOSED DWELLING FOR BEN & CASS BARNARD 4 IVORY ST, DIAMOND BEACH		LOT 33 DP 1291388	
SHADOW DIAGRAM 6	SCALE: 1:200	SHEET NO. 11 OF 12	
BASIX NO. 1794584S_02	JOB NO. #25-05	DATE. 12/05/2025	
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PROPOSED DWELLING FOR BEN & CASS BARNARD 4 IVORY ST, DIAMOND BEACH		LOT 33 DP 1291388	
STAIR PICTORIALS		SCALE: 1:100	SHEET NO. 12 OF 12
BASIX NO. 1794584S_02	JOB NO. #25-05	DATE. 12/05/2025	
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