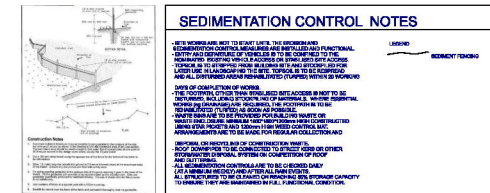


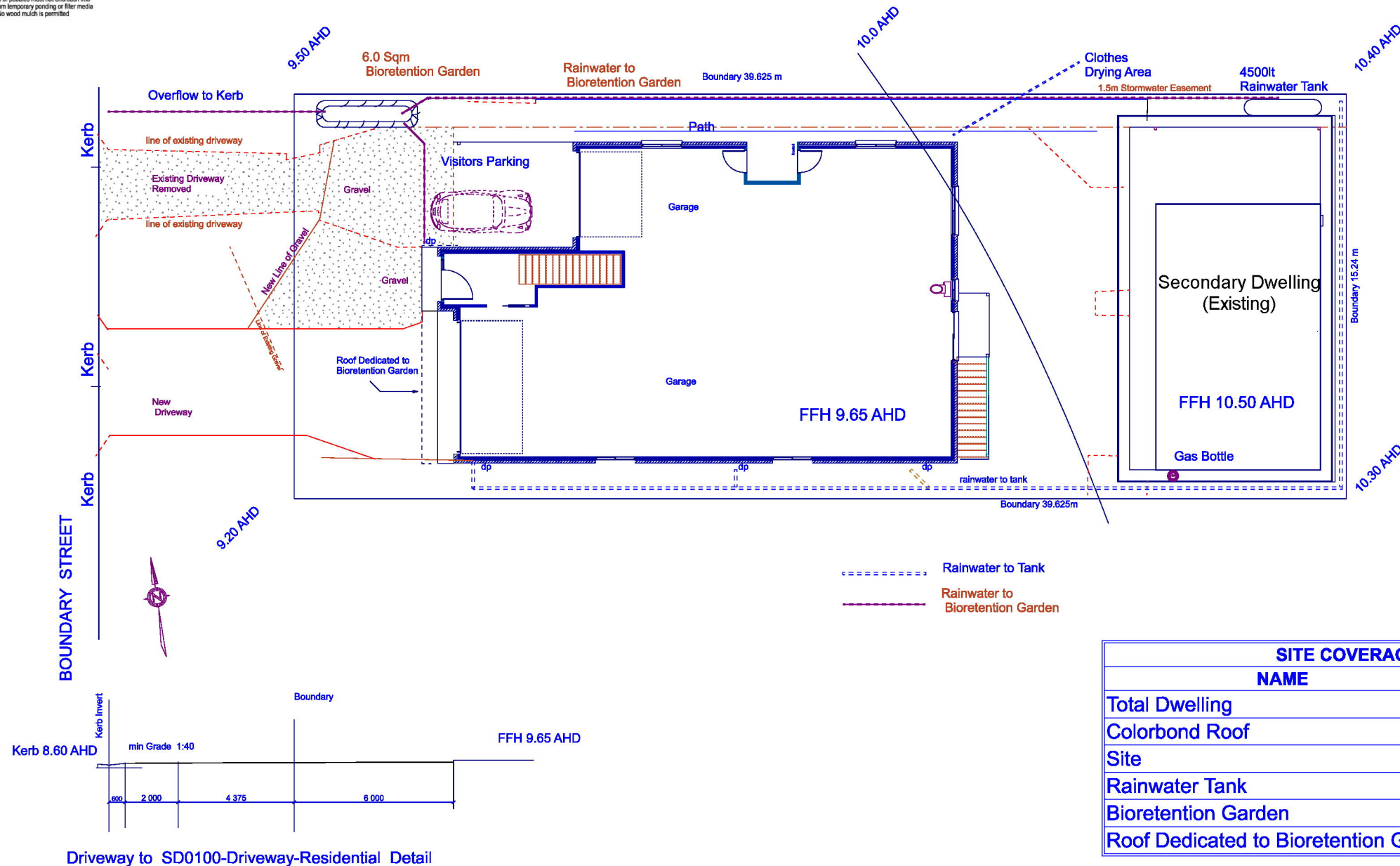
### Note:

THE RAINGARDEN SHALL BE MAINTAINED BY THE OWNER IN PREPETUITY INCLUDING FREE DRAIN MEDIA AND APPROVED PLANT SPECIES AND DENSITIES ( INCLUDING THE REMOVAL OF WEEDS ) AND PROTECTION FROM EROSION AND SCOUR WITHIN THE RAINGARDEN

notes per MidCoast Council Development Control Plan



Sediment Fence to Boundary



SITE COVERAGE		
NAME	AREA	Sq m
Total Dwelling		496.6
Colorbond Roof		267.7
Site		603.9
Rainwater Tank		3000 lt
Bioretention Garden		6
Roof Dedicated to Bioretention Garden		11.2

Site Plan  
SCALE: 1:200

RaP Drawing  
Phone 0421808574 rapdrawing@gmail.com  
abn 57037245954

client  
Maxima Homes  
8 Boundary Street  
Forster

Print Date: Thursday, 22 May 2025

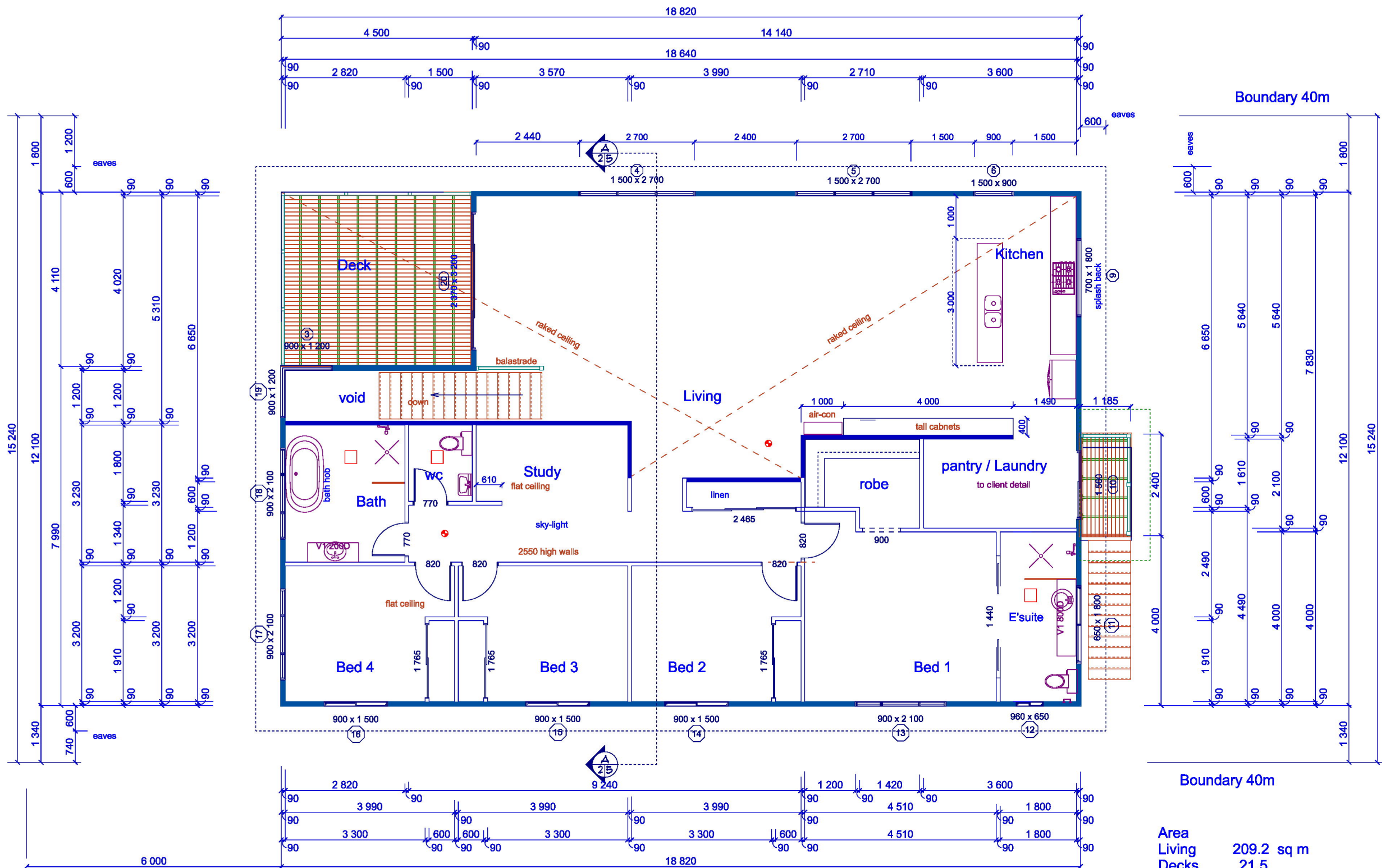
Lot 14 D.P. 23070

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Dimensions are in millimetres \* Figured dimensions to be taken in preference to scale \* Levels and dimensions to be verified prior to construction \* All work to comply to Council regulations.







# First Floor Level

SCALE: 1:100

Stairs to AS 3.9.1  
Balustrades to AS 3.9.2

- Smoke Alarms to be in accordance with Australian Standard AS 3786.
- Exhaust Vent Mechanical ventilation discharge to exterior as per BCA Part 3.8.7.4 - condensation management.

Land Area 603.9 Sq m  
SFR 0.69 :1  
Total Gross Floor Area 415.3 Sq m

Area	
Living	209.2 sq m
Decks	21.5
Total	293.5 Sq m
Lower	203.1 Sq m
Total	496.6 Sq m
Roof	267.7 Sq m

RaP Drawing  
Phone 0421808574 rapdrawing@gmail.com  
ebln 57037245954

client  
Knock Down Re-Build  
Maxima Homes  
8 Boundary Street  
Forster

Print Date: Thursday, 22 May 2025

Lot 14 D.P. 23070

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3 / 10

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South Elevation  
SCALE: 1:125

FFH 9.65 AHD

Colorbond Metal Fascia & Gutter

3 880  
3 000  
NG 9.55  
line of natural ground

Select face Bricks & Cladding 90mm Timber Stud Frame

Select Verandah Posts

Ridge 16.795 AHD

6.00°

Render: Colorbond Color  
Roof Cladding: Jasper  
Trim: Surf Mist  
Gully

FFH 9.65 AHD

Ridge 16.795 AHD

Balustrades  
to AS 3.9.2

FFH 9.65 AHD

line of natural ground

West Elevation  
SCALE: 1:125

Colorbond Panel-Lift Doors

6.00°

Colorbond Metal Fascia & Gutter

Ridge 15.4 AHD

FFH 9.65 AHD

Colorbond Metal Fascia & Gutter

6.00°

Ridge 16.795 AHD

Boundary

NG 9.55

Stairs to AS 3.9.1  
Balustrades to AS 3.9.2

Select Verandah Posts  
Select face Bricks & Cladding 90mm Timber Stud Frame

FFH 9.65 AHD

East Elevation  
SCALE: 1:125

North Elevation  
SCALE: 1:125

Stairs to AS 3.9.1  
Balustrades to AS 3.9.2

FFL 12.7 AHD

FFH 9.65 AHD

Ridge 16.795 AHD

6.00°

Select Cladding

Colorbond Metal Roof Fascia & Gutter

Select face Bricks & Cladding 90mm Timber Stud Frame

Aluminium Windows and Doors

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abn 57037245954

client  
Knock Down Re-Build  
Maxima Homes  
8 Boundary Street  
Forster

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Lot 14 D.P. 23070

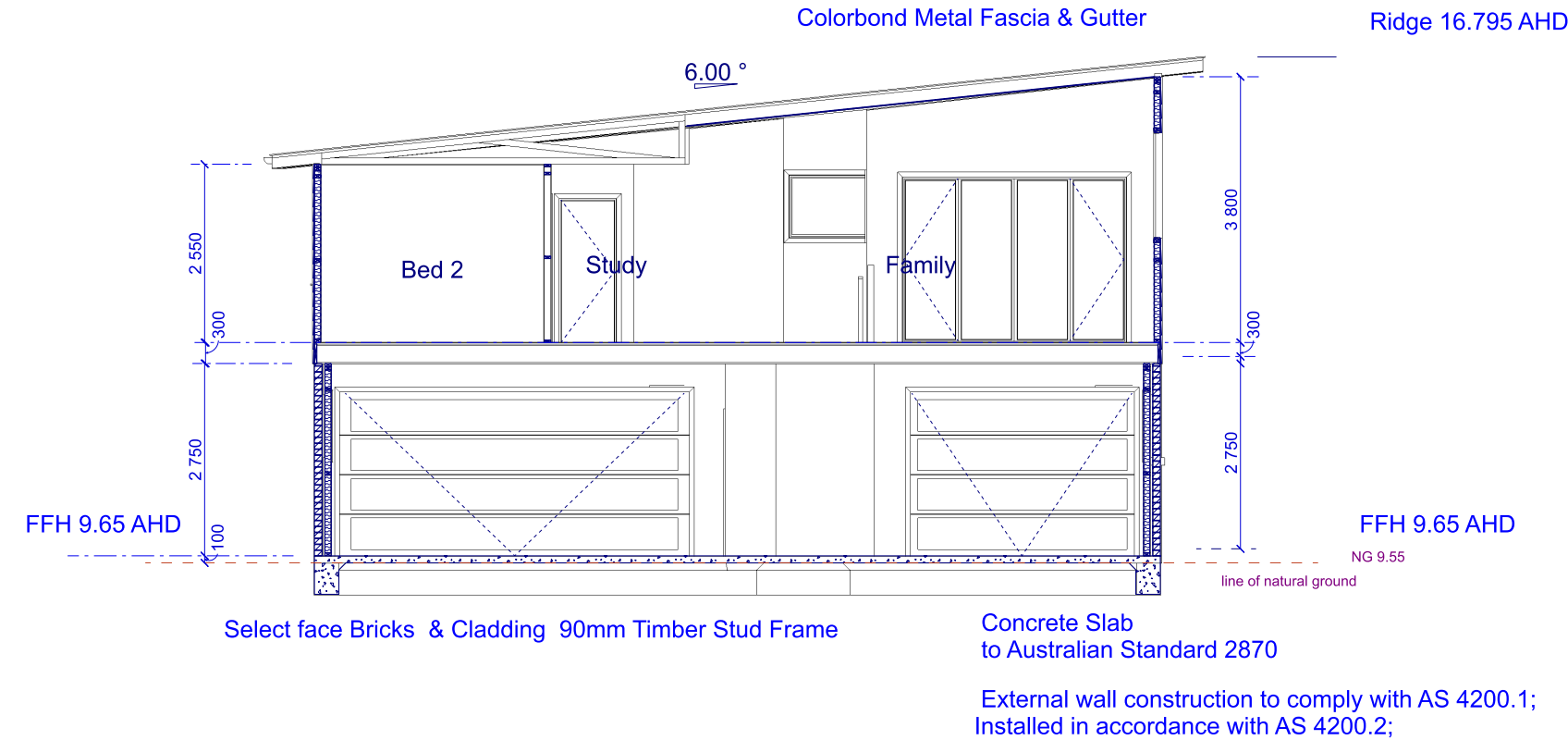
page: 4 / 10  
A3

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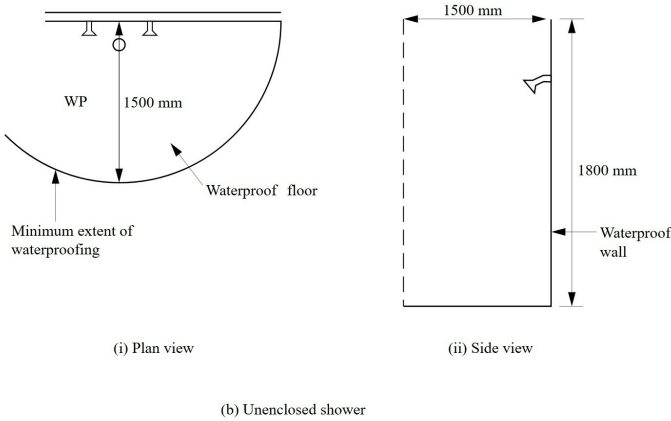


Colorbond Metal Roofing  
Framed 6 deg pitch 450mm eave  
Colorbond Metal Fascia & Gutter  
Aluminium Windows and Doors  
Brick & Clad Wall Timber Frame Construction  
Plasterboard Lining  
Framed Floor Systems  
Select Verandah Posts

Render: Colorbond Color  
Roof Jasper  
Cladding Surf Mist  
Trim Gully



Part 10.2 of the ABCB Housing Provisions 2022.  
Unenclosed showers must be constructed as follows:  
A waterstop must be installed a minimum horizontal distance of 1500 mm from the shower rose.  
the whole wet area floor must be waterproofed and drained to a floor waste as for the shower area.



OPENING SCHEDULE						
OPENING ID	LIBRARY NAME	HEIGHT	WIDTH	GLAZING AREA	TOP OF OPENING	ELEVATION
1	Window\Sliding	900	1 500	1.10 Sq m.	2 310	
2	Window\Sliding	900	1 500	1.10 Sq m.	2 310	
3	Window\Corner Window	900	1 200	0.90 Sq m.	2 400	
4	Double Hung Windows	1 500	2 700	3.33 Sq m.	3 000	
5	Double Hung Windows	1 500	2 700	3.33 Sq m.	3 000	
6	Fixed Windows	1 500	900	1.12 Sq m.	3 000	
7	Window\Sliding	650	1 810	0.93 Sq m.	2 310	
8	Window\Sliding	900	800	0.54 Sq m.	2 310	
9	Fixed Windows	700	1 800	1.02 Sq m.	1 650	
10	Sliding Glass Doors	2 058	1 560	2.74 Sq m.	2 058	
11	Sliding Windows	650	1 800	0.92 Sq m.	2 400	
12	Window\Sliding	960	650	0.45 Sq m.	2 400	
13	Sliding Windows	900	2 100	1.45 Sq m.	2 400	
14	Window\Sliding	900	1 500	1.10 Sq m.	2 400	
15	Window\Sliding	900	1 500	1.10 Sq m.	2 400	
16	Window\Sliding	900	1 500	1.10 Sq m.	2 400	
17	Window\Sliding	900	2 100	1.45 Sq m.	2 400	
18	Window\Sliding	900	2 100	1.45 Sq m.	2 400	
19	Window\Corner Window	900	1 200	0.90 Sq m.	2 400	
20	Sliding Doors	2 370	3 200	6.49 Sq m.	2 370	
21	Sliding Doors	2 370	1 810	3.67 Sq m.	2 370	
22	Window\Sliding	900	1 500	1.10 Sq m.	2 310	
23	Window\Sliding	900	1 500	1.10 Sq m.	2 310	
24	Window\Double Hung	2 370	400	0.67 Sq m.	2 395	

Cross Section A  
SCALE: 1:100

RaP Drawing  
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abn 57037245954

client  
Knock Down Re-Build  
Maxima Homes  
8 Boundary Street  
Forster

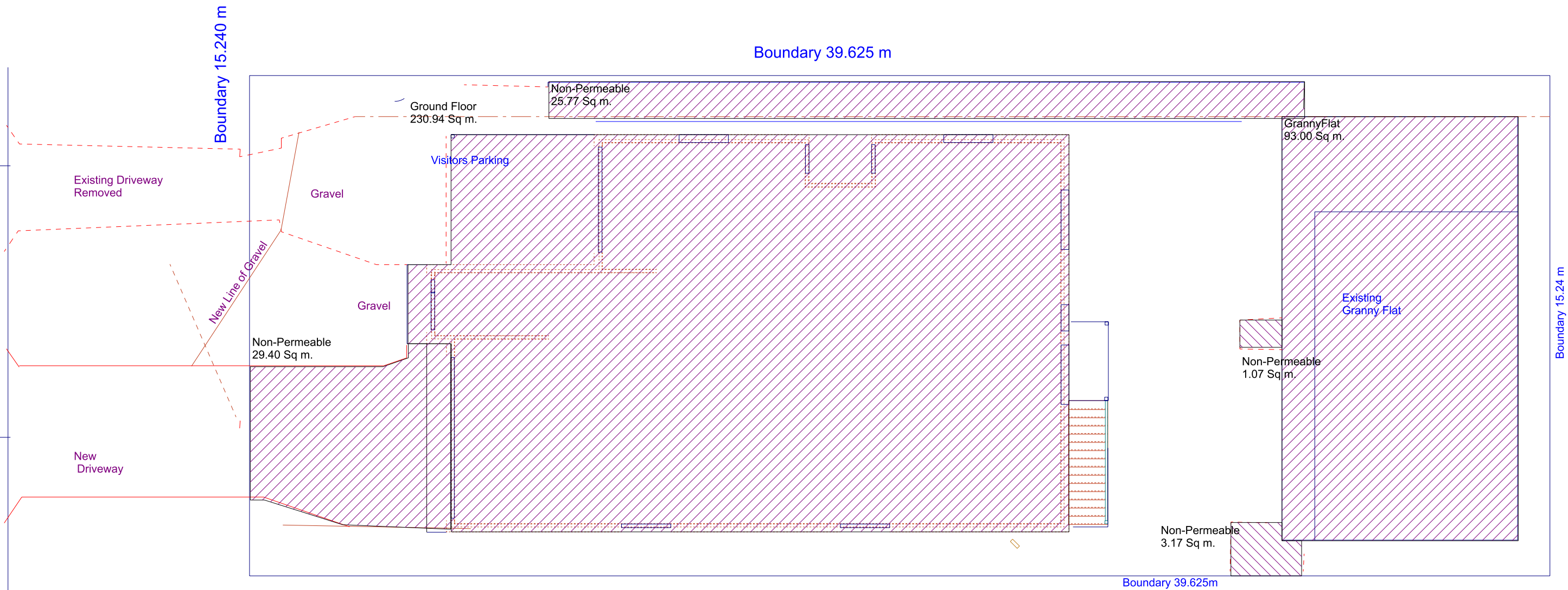
Print Date: Thursday, 22 May 2025

Lot 14 D.P. 23070

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A3

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Lot 14 // DP 23270  
Land Area 603.9 Sq m  
Total Non-Permeable 383.35 63.5%  
Total Permeable 220.55 36.5 %

Renovation Site AREA  
SCALE: 1:125

**RaP Drawing**  
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abn 57037245954

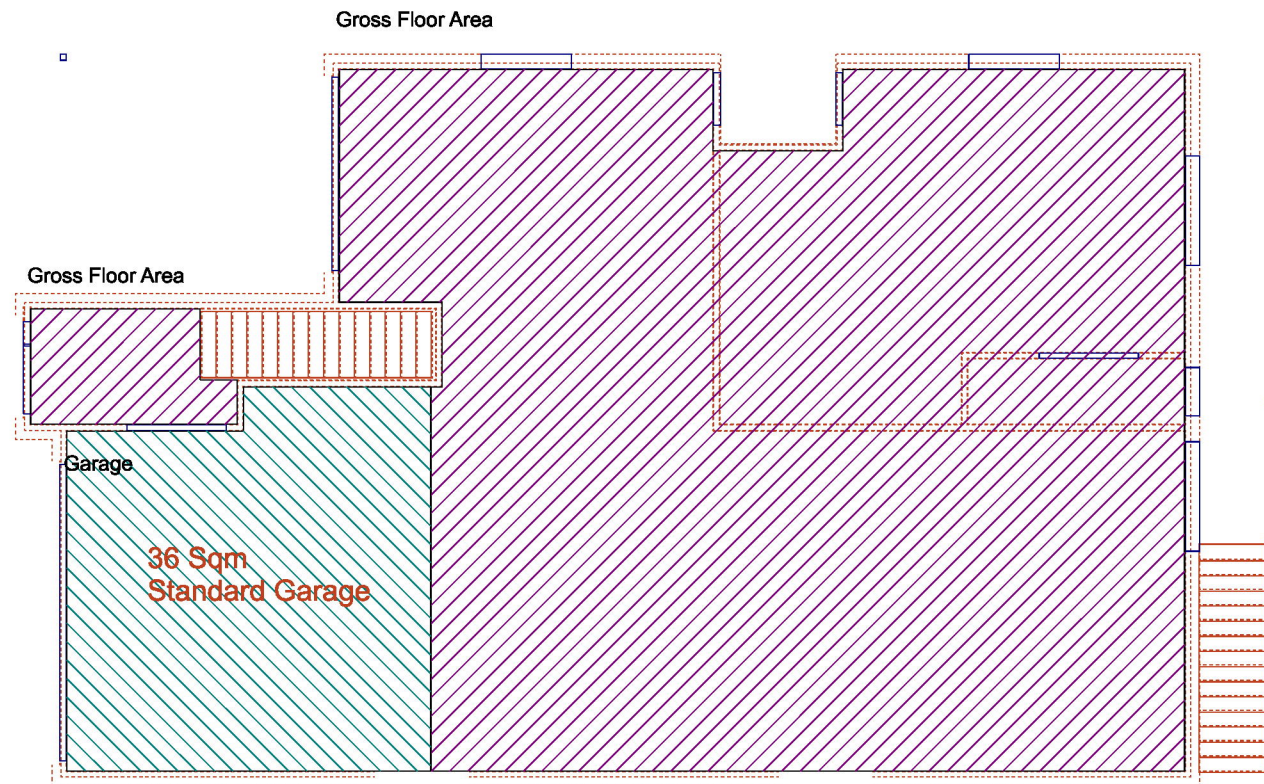
client  
**Knock Down Re-Build**  
Maxima Homes  
8 Boundary Street  
Forster

Print Date: Thursday, 22 May 2025

Lot 14 D.P. 23070 page: 7 / 10 A3

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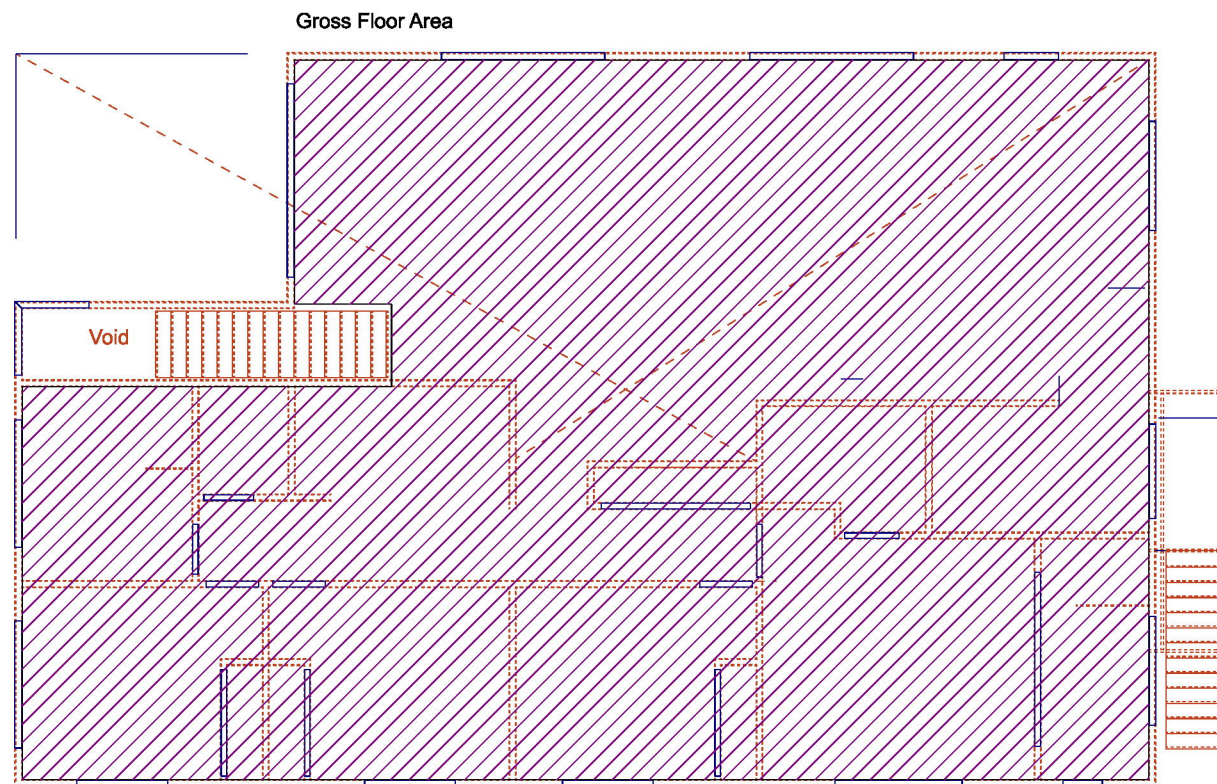
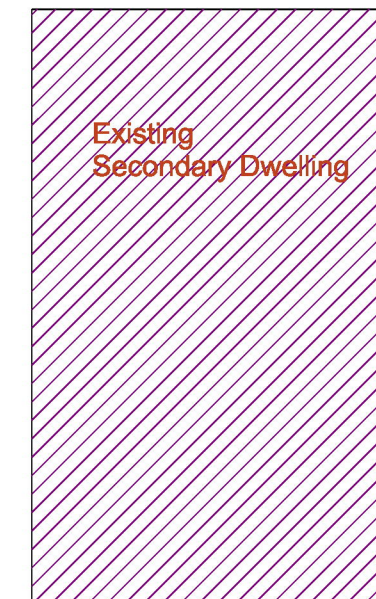




GFA Lower  
SCALE: 1:125

Total Ground Floor GFA 162.5 Sq m

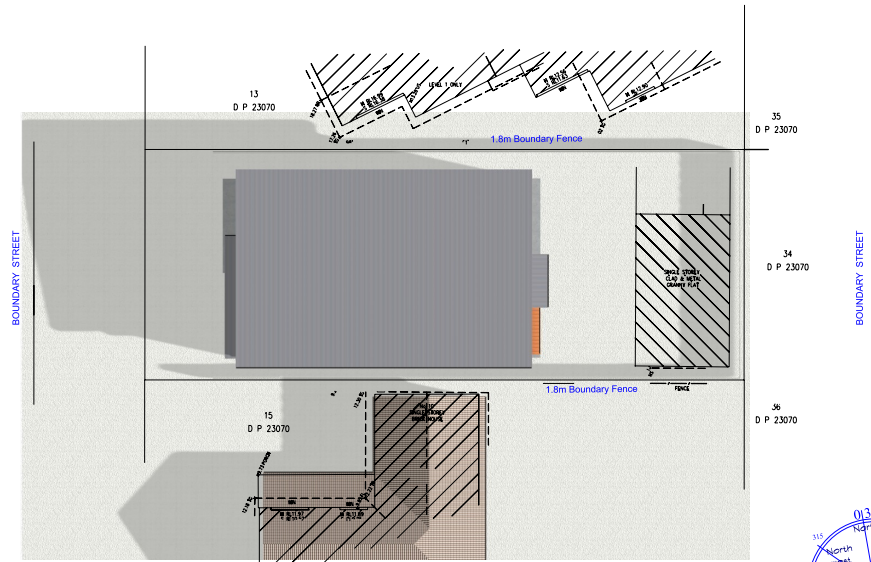
Gross Floor Area  
58.6 Sq m



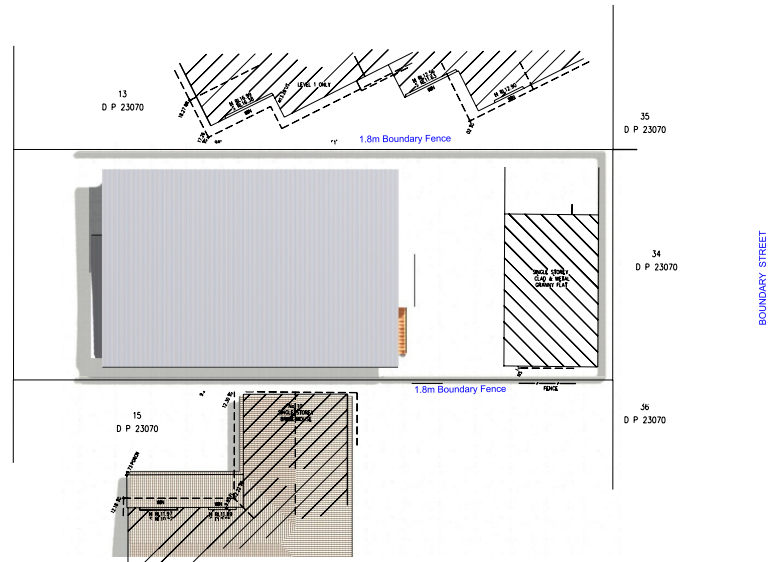
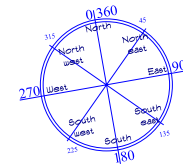
GFA First Floor  
SCALE: 1:125

Total First Floor GFA 194.2 Sq m

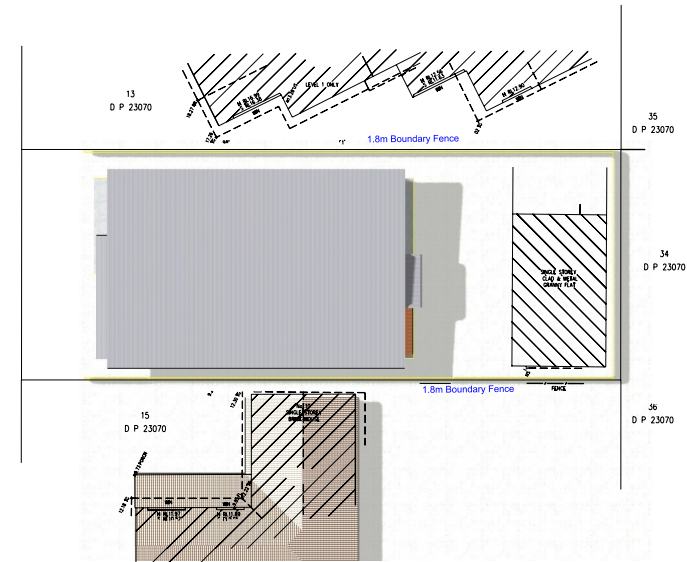
Lot 14 // DP 23270  
Land Area 603.9 Sq m  
FSR 0.69 :1  
Total Gross Floor Area 415.3 Sq m



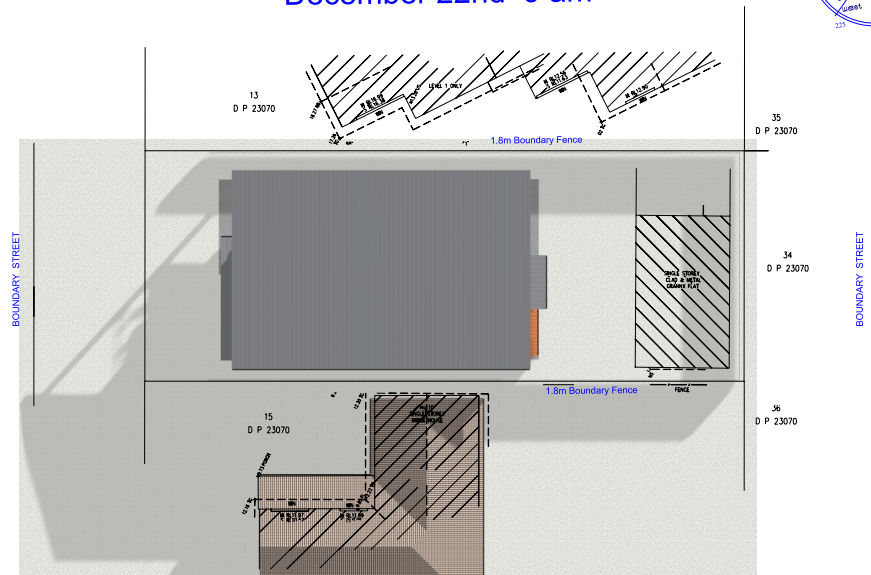
December 22nd 9 am



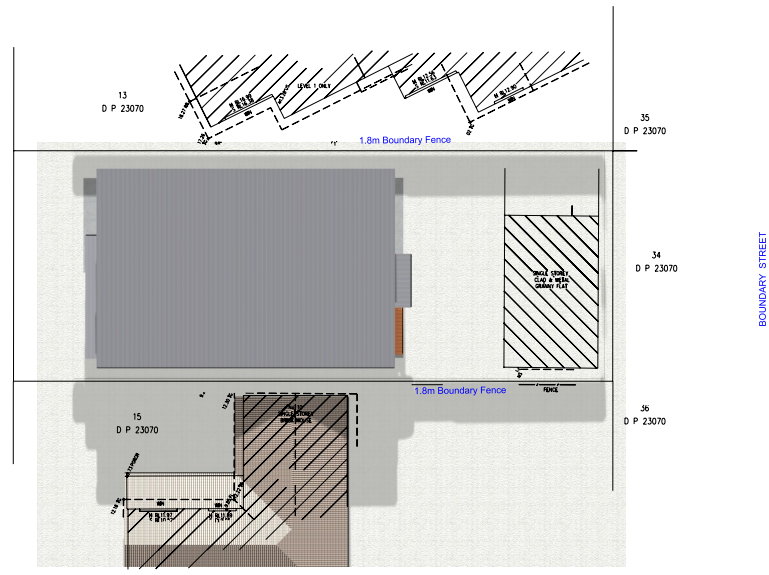
December 22nd 12pm



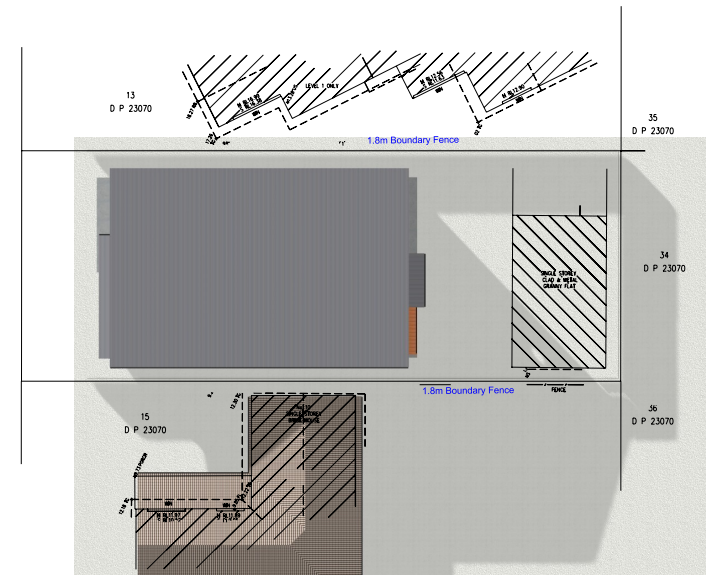
December 22nd 3pm



June 22nd 9 am



June 22nd 12pm



June 22nd 3pm

Shadows boundaries  
SCALE: 1:500

BOUNDARY, DETAIL & LEVEL SURVEY AT No 8 BOUNDARY STREET, FORSTER	
	MITCH AYRES SURVEYING PTY LTD PO BOX 4226 LUGARNO NSW 2210 t: 0403 277 685 email: mitch@mitchayressurveying.com.au web site: www.mitchayressurveying.com.au

RaP Drawing  
Phone 0421808574 rapdrawing@gmail.com  
abn 57037245954

client  
Knock Down Re-Build  
Maxima Homes  
8 Boundary Street  
Forster

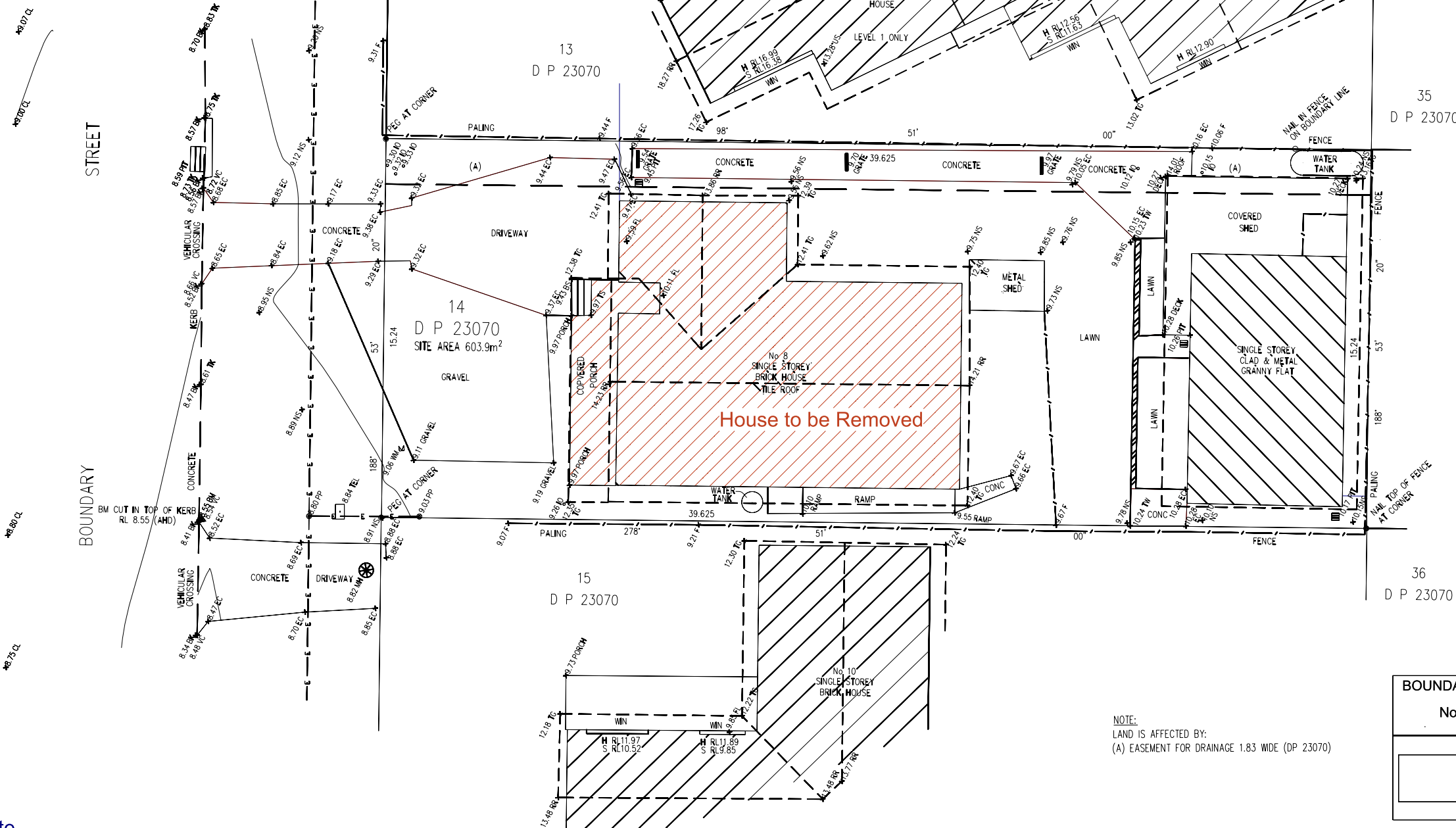
Print Date: Thursday, 22 May 2025

Lot 14 D.P. 23070  
page: 9 / 10 A3

Dimensions are in millimetres \* Figured dimensions to be taken in preference to scale \* Levels and dimensions to be varified prior to construction \*All work to comply to Council regulations.

	MAXIMISE YOUR DREAMS
0457 188 866	

APPROX  
100  
MGA NORTH  
TRUE NORTH



Existing Site  
SCALE: 1:200

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abn 57037245954

client  
Knock Down Re-Build  
Maxima Homes  
8 Boundary Street  
Forster

Print Date: Thursday, 22 May 2025

Lot 14 D.P. 23070

page: A3  
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Dimensions are in millimetres \* Figured dimensions to be taken in preference to scale \* Levels and dimensions to be verified prior to construction \* All work to comply to Council regulations.

BOUNDARY, DETAIL & LEVEL SURVEY  
AT  
No 8 BOUNDARY STREET,  
FORSTER

MITCH AYRES SURVEYING PTY LTD  
PO BOX 4226 LUGARNO NSW 2210  
t: 0403 277 685  
email: mitch@mitchayressurveying.com.au  
web site: www.mitchayressurveying.com.au



Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 267.7 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"><li>all toilets in the development</li></ul>		✓	✓
<ul style="list-style-type: none"><li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li></ul>		✓	✓
Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
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.	✓	✓	✓
<ul style="list-style-type: none"><li>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.</li></ul>	✓	✓	✓
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:	✓	✓	✓
<ul style="list-style-type: none"><li>The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.</li></ul>	✓	✓	✓
<ul style="list-style-type: none"><li>Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.</li></ul>		✓	✓
<ul style="list-style-type: none"><li>Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.</li></ul>	✓	✓	✓
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).	✓	✓	✓

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W02	900.00	1500.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 4500 mm above head of window or glazed door	>4 m high, 2-5 m away
W04	1500.00	2700.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 850 mm above head of window or glazed door	>4 m high, 2-5 m away
W05	1500.00	2700.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 850 mm above head of window or glazed door	>4 m high, 2-5 m away
W06	1500.00	900.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 850 mm above head of window or glazed door	>4 m high, 2-5 m away
East facing					
W09	700.00	1800.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 1900 mm above head of window or glazed door	not overshadowed
W10	2100.00	1560.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	verandah 1600 mm, 2100 mm above base of window or glazed door	not overshadowed
W11	650.00	1800.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 400 mm above head of window or glazed door	not overshadowed
South facing					
W12	900.00	650.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 90 mm above head of window or glazed door	not overshadowed
W13	900.00	2100.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 90 mm above head of window or glazed door	not overshadowed
W14	900.00	1500.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 90 mm above head of window or glazed door	not overshadowed
W15	900.00	1500.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 90 mm above head of window or glazed door	not overshadowed
W16	900.00	1500.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 90 mm above head of window or glazed door	not overshadowed
West facing					
W17	900.00	2100.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 380 mm above head of window or glazed door	not overshadowed
W18	900.00	2100.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 600 mm, 680 mm above head of window or glazed door	not overshadowed
W20	2370.00	3200.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.49 - 0.60)	eave 5100 mm, 1200 mm above head of window or glazed door	not overshadowed

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, 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 table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	47	nil/not specified	nil	
floor - suspended floor above garage, particle board, frame: laminated veneer lumber (LVL).	209	nil/none	nil	
garage floor - concrete slab on ground.	145.9	none	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	31	2.44 (or 3.00 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
external wall: framed (metal clad); frame: timber - H2 treated softwood.	200	2.50 (or 3.00 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
external garage wall: cavity brick; frame: timber - H2 treated softwood.	97	fibreglass batts or roll + reflective foil in the cavity	nil	
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	34	nil;fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	781	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	137.9	ceiling: 5.2 (up), roof: foil/ sarking; ceiling: not specified; roof: not specified.	nil	roof space ventilation: unventilated; roof colour: medium (solar absorptance 0.48-0.59); please select
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	129.8	ceiling: 5.2 (up), roof: foil/ sarking; ceiling: not specified; roof: not specified.	nil	roof colour: medium (solar absorptance 0.48-0.59); please select

Note	<ul style="list-style-type: none"><li>Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.</li></ul>
Note	<ul style="list-style-type: none"><li>If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.</li></ul>
Note	<ul style="list-style-type: none"><li>In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.</li></ul>
Note	<ul style="list-style-type: none"><li>Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.</li></ul>

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The living areas must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✓	✓
Heating system			
The living areas must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓ ✓ ✓	✓ ✓ ✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
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.	✓	✓	✓
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	