

SITE PLAN  
1:200

SIGNATURES

OWNER

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BUILDER

/ /

/ /

/ /

DATE

DATE

DATE

G.J. Gardner.

I & C Homes Pty Ltd

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BEACH

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CLIENT:

ADAM & TINA PRATT

DRAWING TITLE:

SITE PLAN

PROJECT: PROPOSED NEW RESIDENCE

LOT 40 DP 31825

80 SEA BREEZE PARADE

GREEN POINT NSW 2428

PAGES: 02 OF 13

JOB NO:

DRAWN: TJ

DATE: 11/09/2024

SHEET SIZE: A3

FLOOR AREAS:

GROUND FLOOR 196.23 m²

GARAGE 39.95 m²

ALFRESCO 33.24 m²

PORCH 3.02 m²

272.44 m²

REV:

DETAILS:

DATE:

1 PRELIMINARY ISSUE 11/09/2024

2 PRELIMINARY ISSUE 25/10/2024

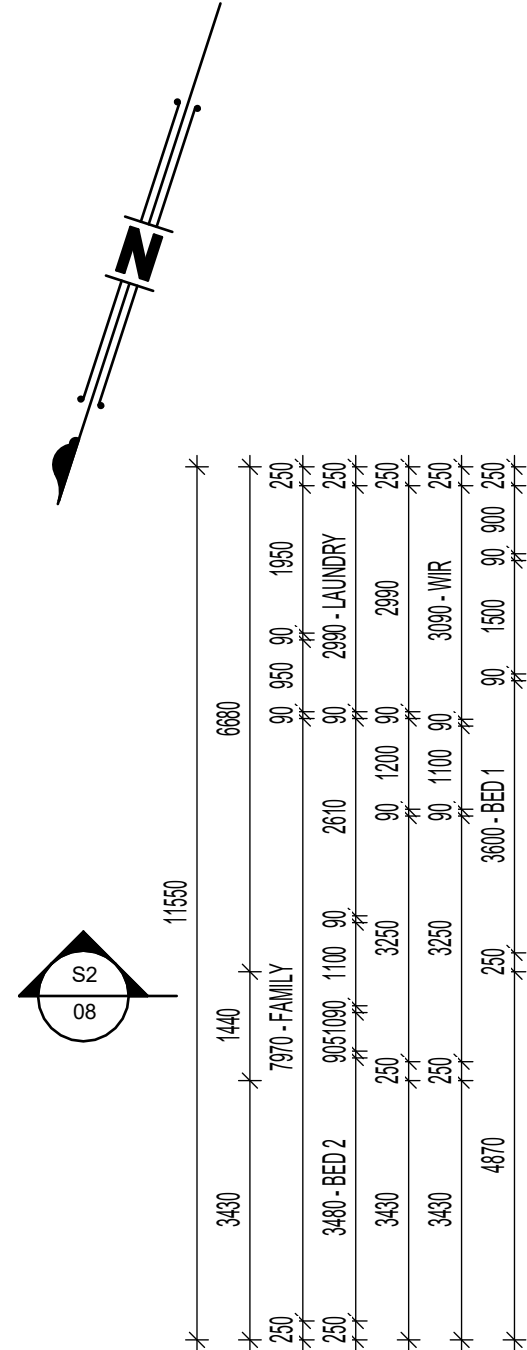
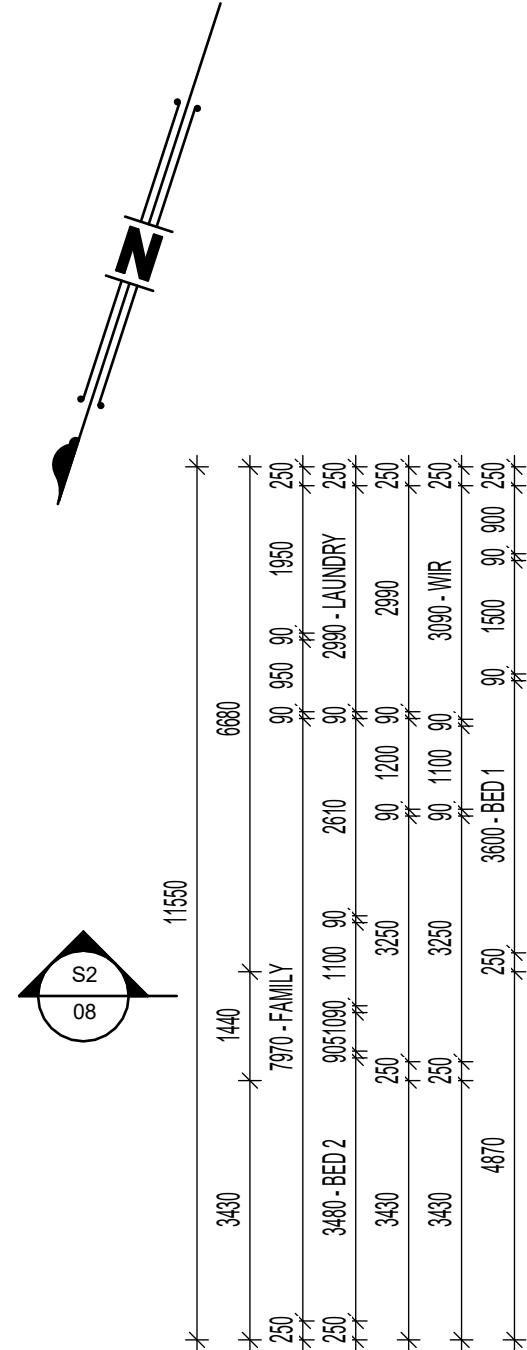
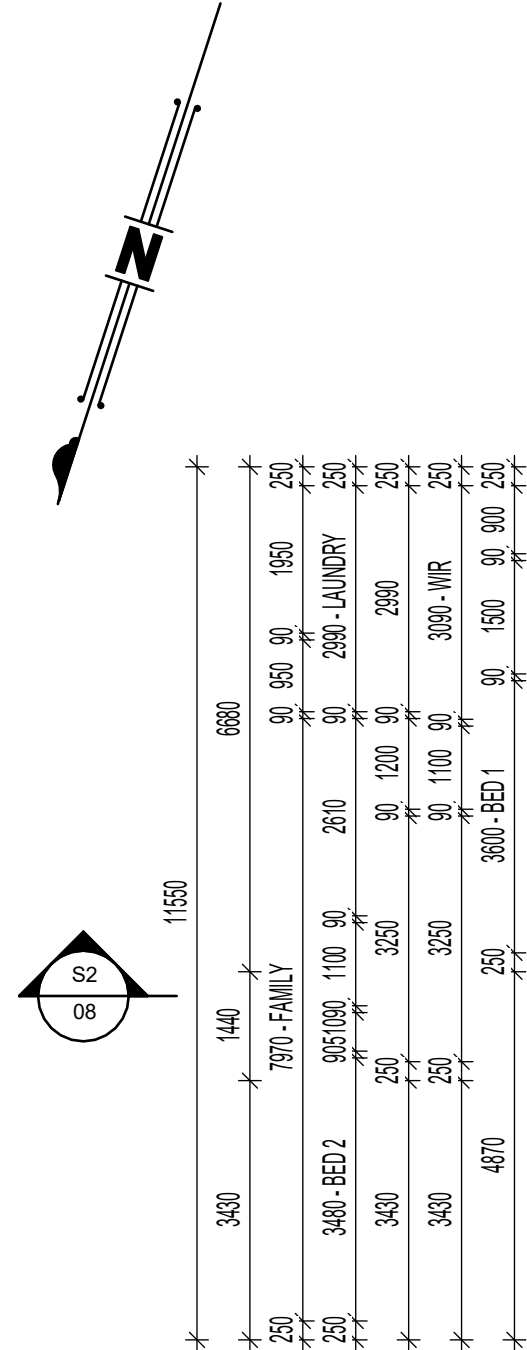
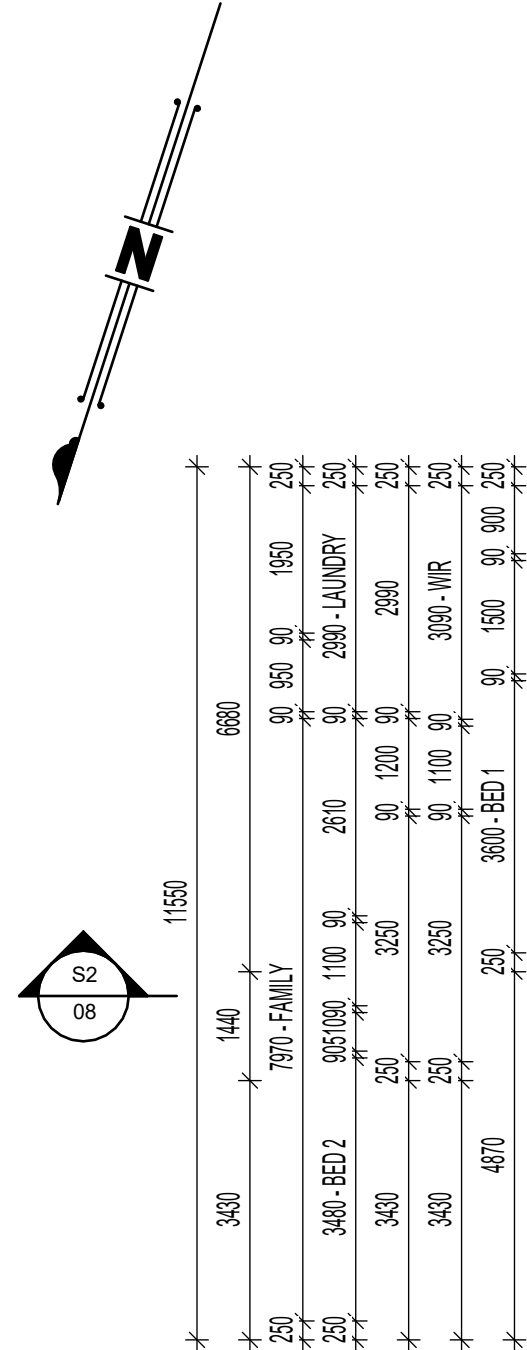
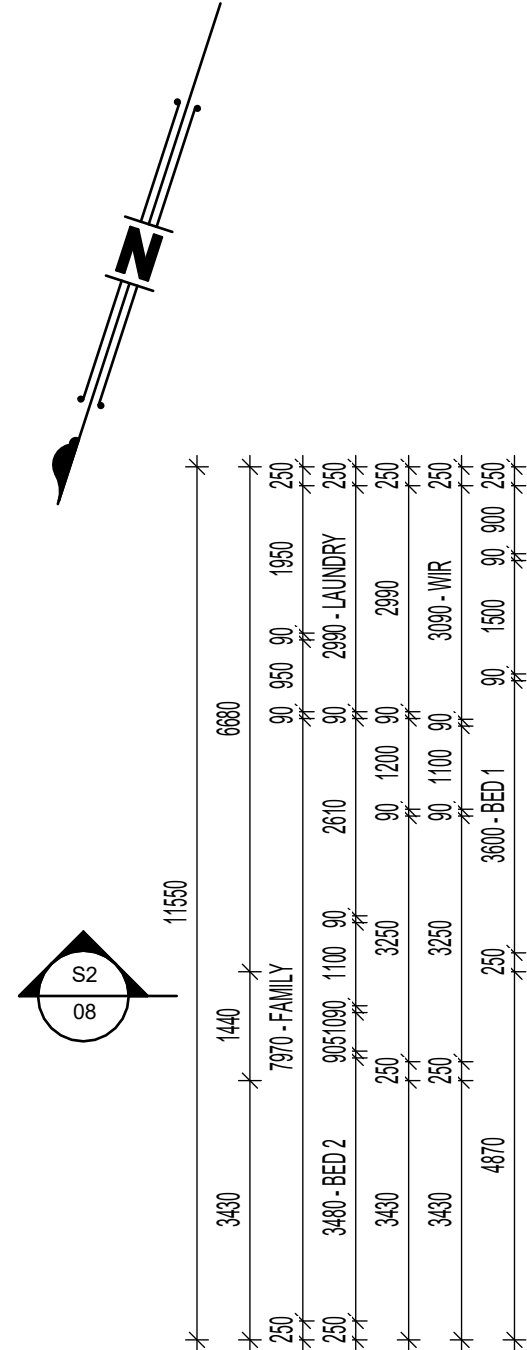
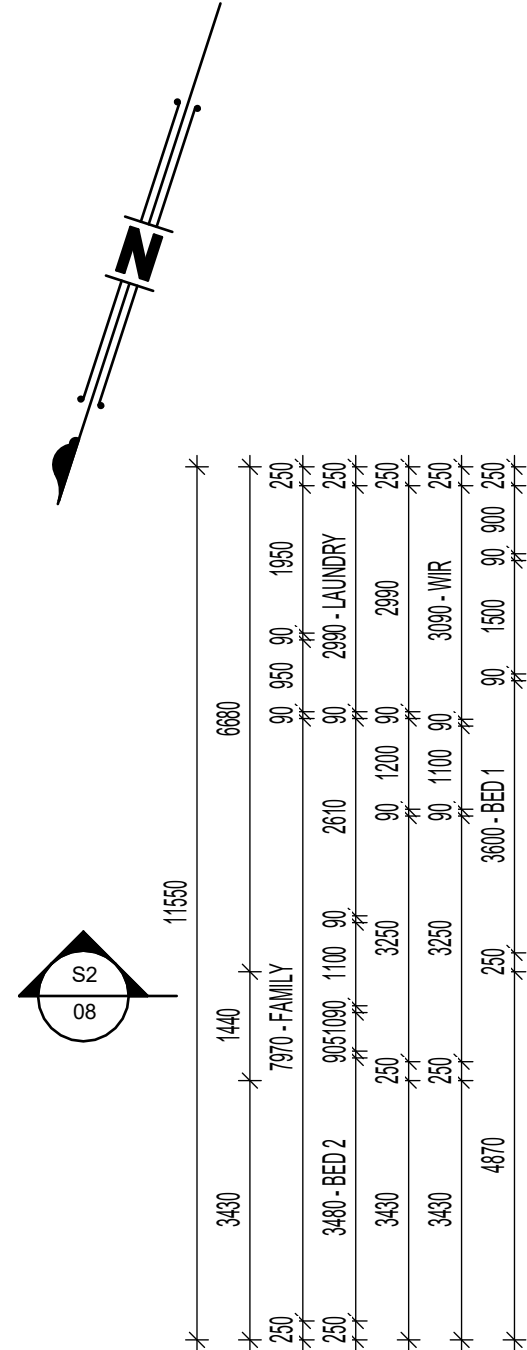
3 PRELIMINARY ISSUE 12/11/2024

A CONSTRUCTION ISSUE 12/12/2024

B CONSTRUCTION ISSUE 11/02/2025

C CONSTRUCTION ISSUE 03/02/2025

D CONSTRUCTION ISSUE 20/03/2025



GROUND FLOOR PLAN  
1 : 100

SIGNATURES

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BUILDER	/ /	DATE

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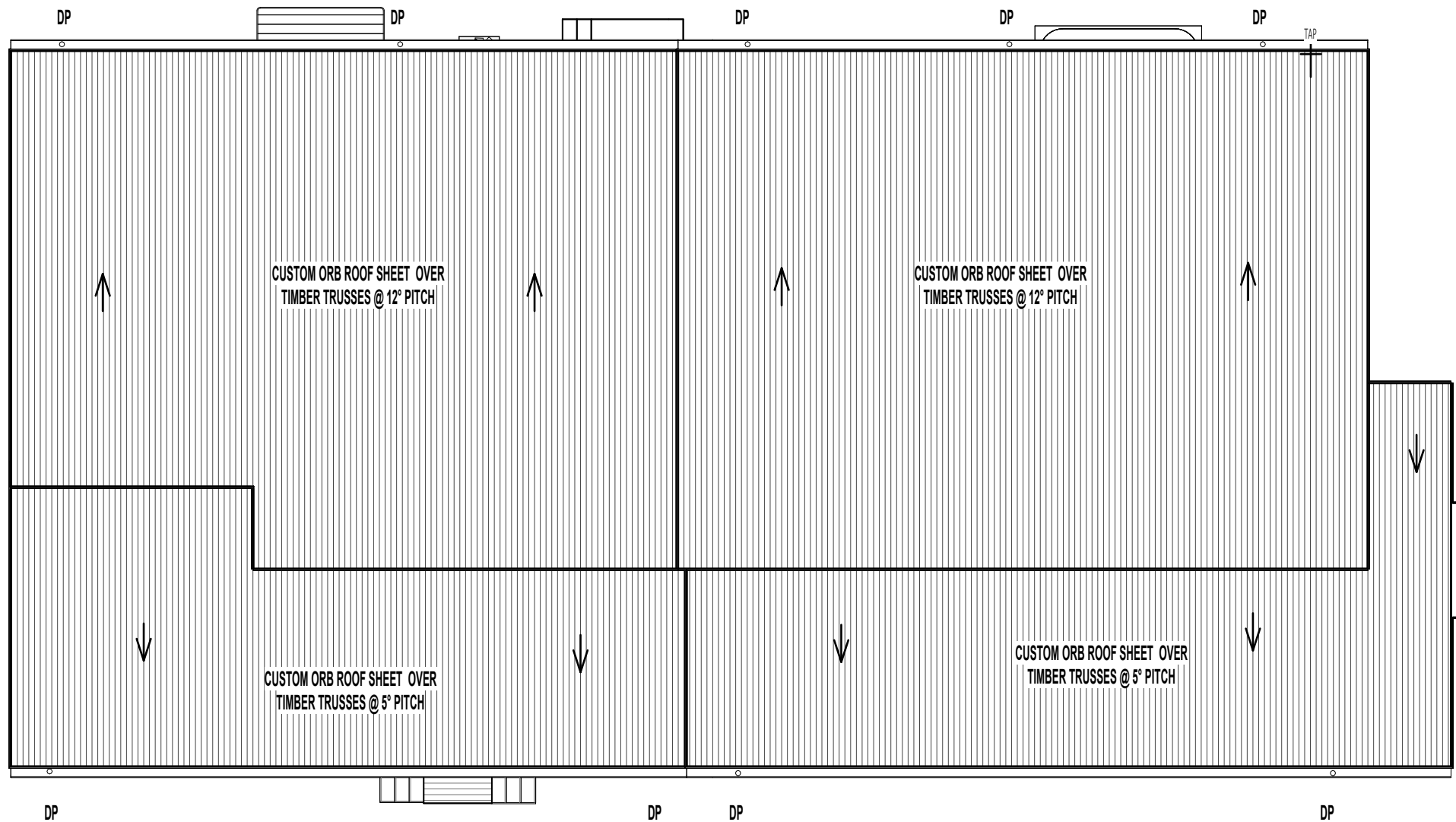
**CLIENT:**  
**ADAM & TINA PRATT**  
**DRAWING TITLE:**  
**GROUND FLOOR PLAN**

**PROJECT: PROPOSED NEW RESIDENCE**  
**LOT 40 DP 31825**  
**80 SEA BREEZE PARADE**  
**GREEN POINT NSW 2428**

PAGES:  
04 OF 13  
SHEET SIZE:  
**A3**  
JOB NO:  
DRAWN: TJ  
DATE: 11/09/2024

FLOOR AREAS:	
GROUND FLOOR	196.23 m <sup>2</sup>
GARAGE	39.95 m <sup>2</sup>
ALFRESCO	33.24 m <sup>2</sup>
PORCH	3.02 m <sup>2</sup>
	272.44 m <sup>2</sup>

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1 : 100

DATE \_\_\_\_\_

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## ROOF PLAN

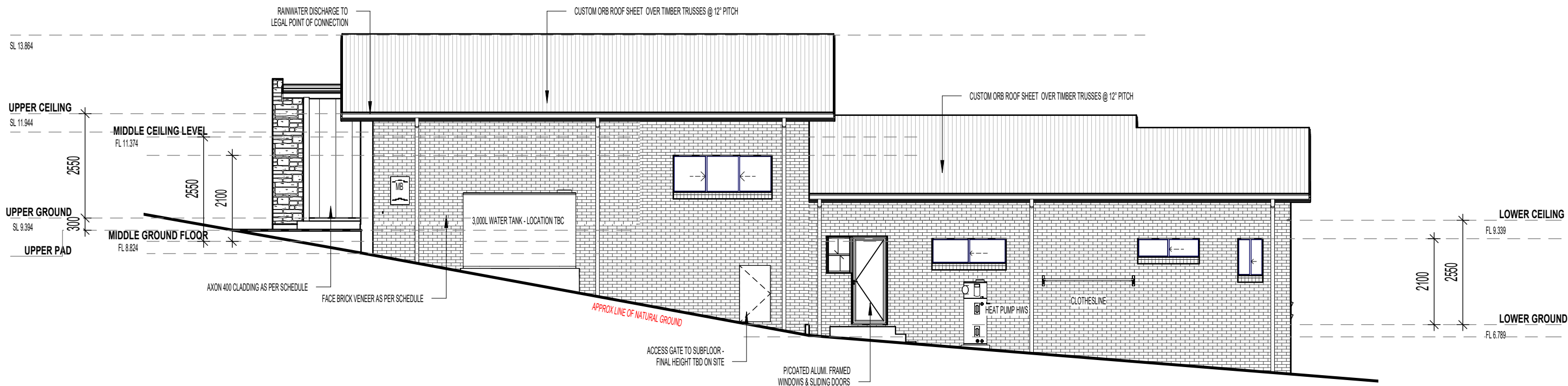
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80 SEA BREEZE PARADE  
GREEN POINT NSW 2428**

DATE: 11/09/2024

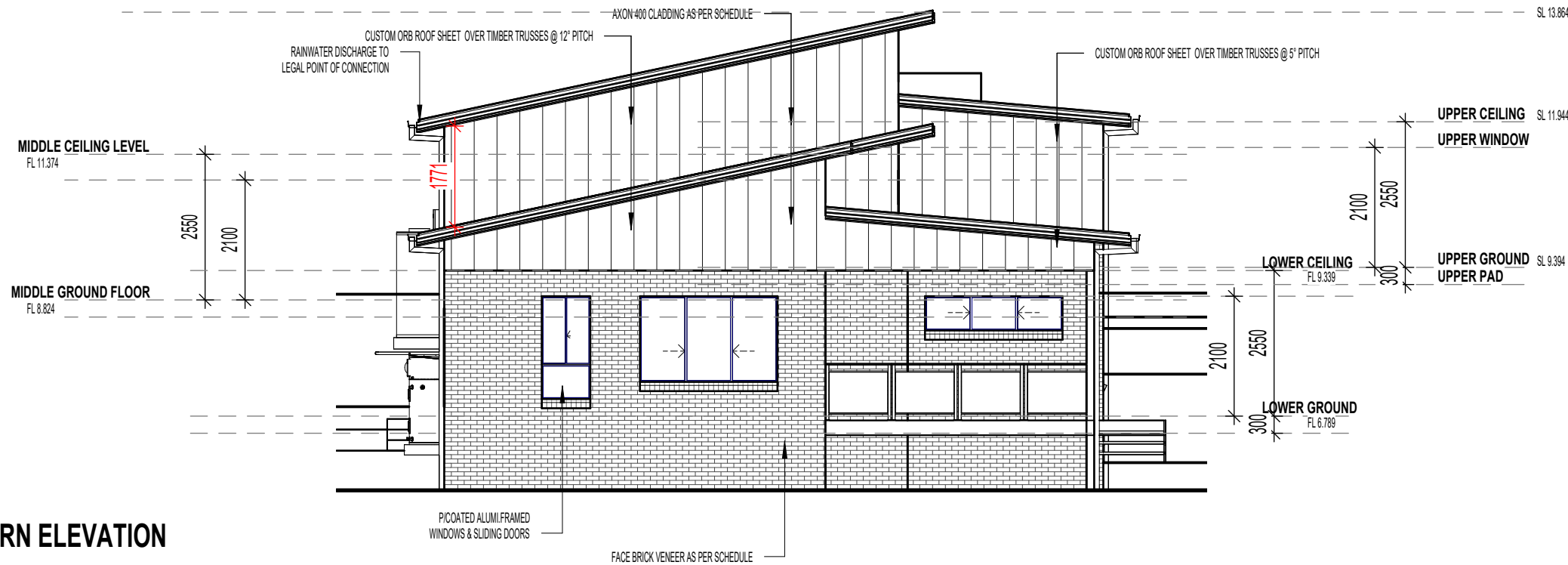
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**FLOOR AREAS:**

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SOUTHERN ELEVATION  
1 : 100



EASTERN ELEVATION  
1 : 100

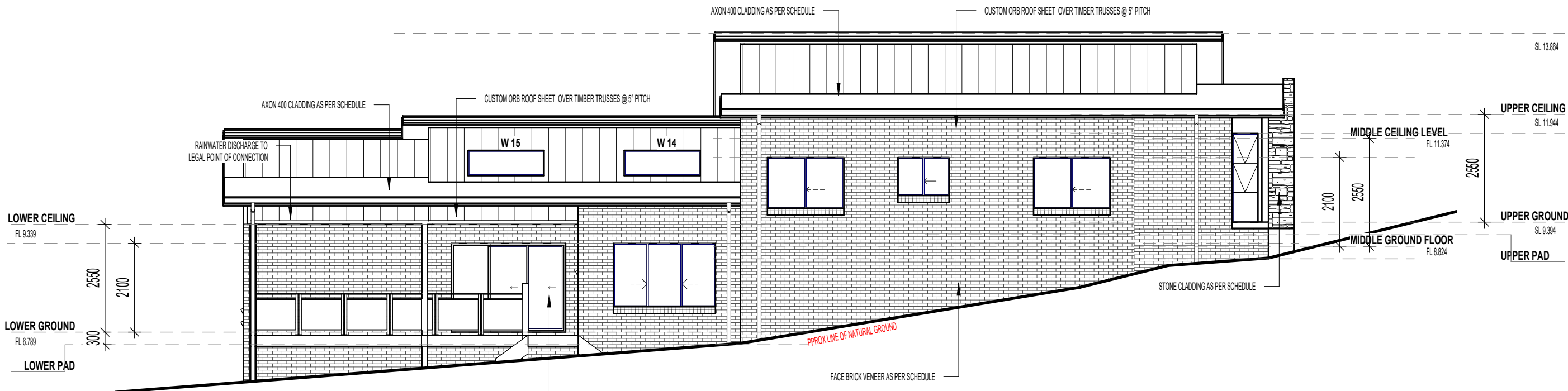
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OWNER	DATE
OWNER	DATE
BUILDER	DATE

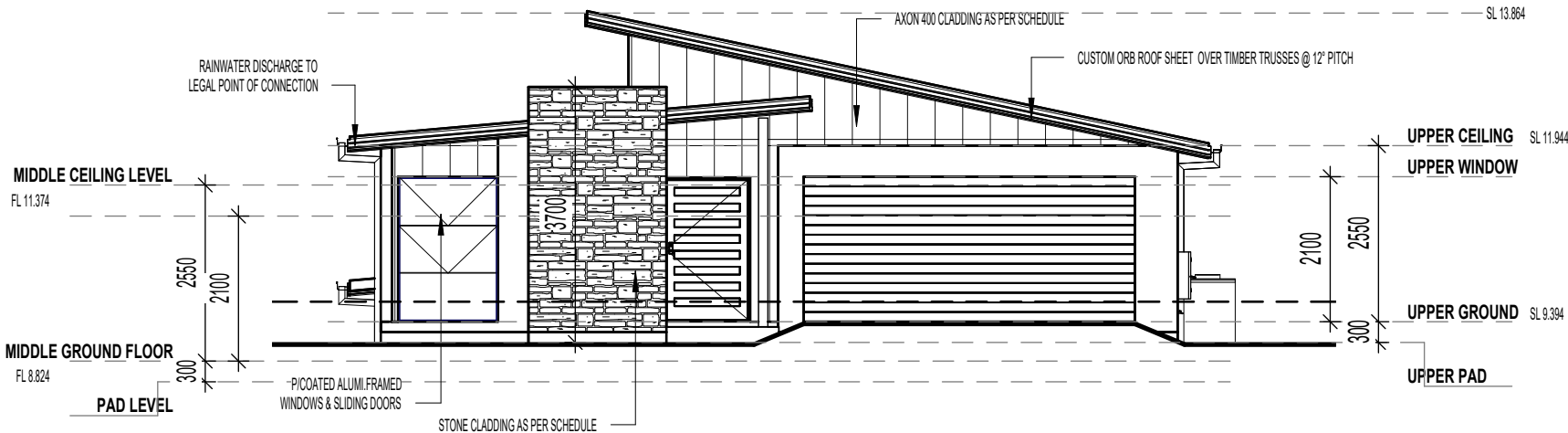
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		<div>JOB NO:</div>									
		<div>DRAWN: TJ</div>									
		<div>DATE: 11/09/2024</div>									





NORTHERN ELEVATION  
1 : 100



WESTERN ELEVATION  
1 : 100

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BUILDER	DATE

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CLIENT:  
ADAM & TINA PRATT  
DRAWING TITLE:  
BUILDING ELEVATIONS

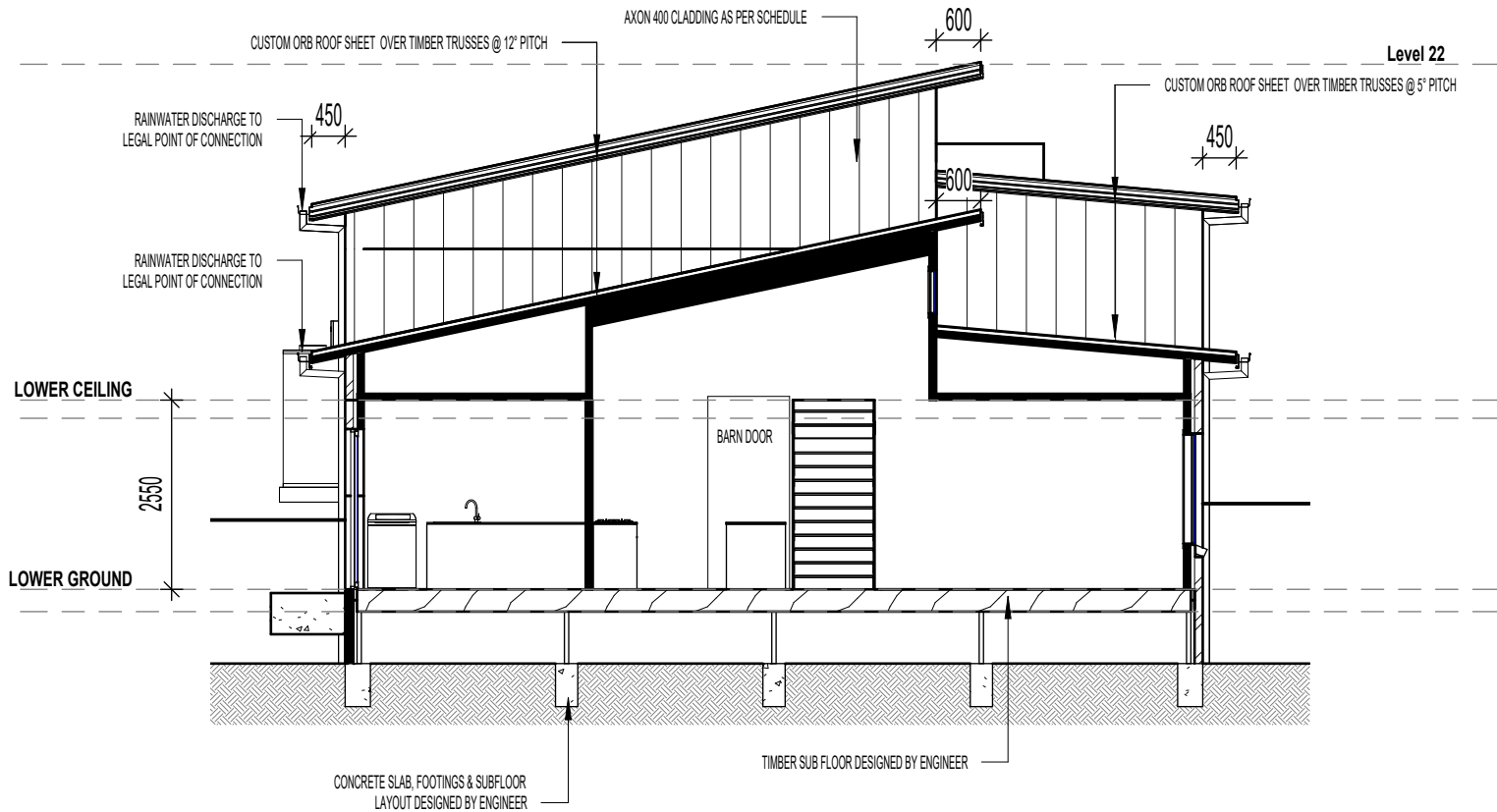
PROJECT: PROPOSED NEW RESIDENCE  
LOT 40 DP 31825  
80 SEA BREEZE PARADE  
GREEN POINT NSW 2428

PAGES:  
07 OF 13  
SHEET SIZE:  
A3  
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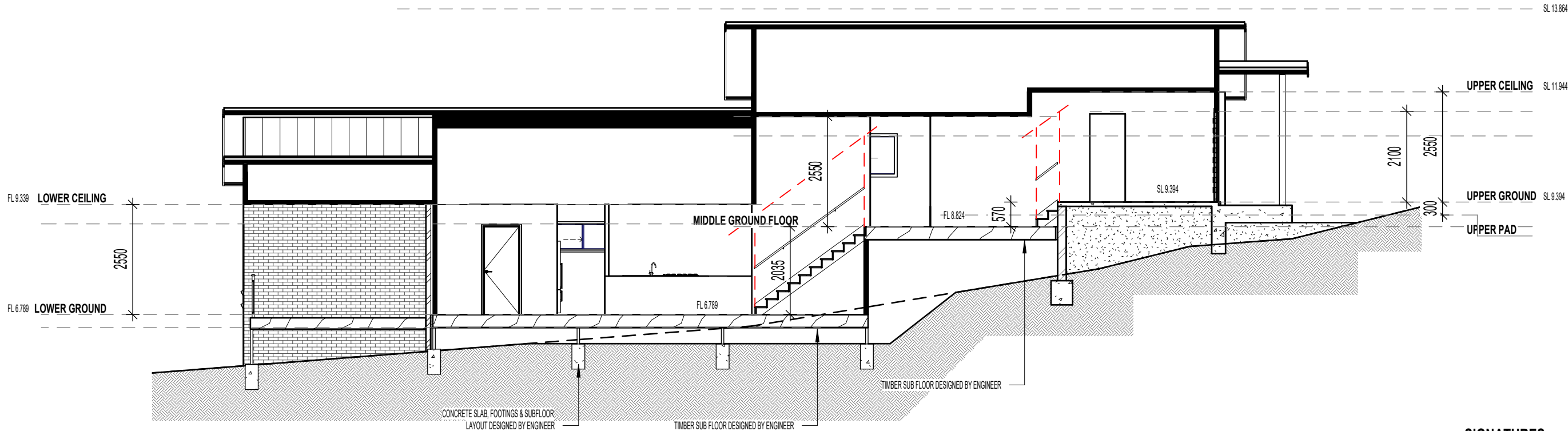
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GROUND FLOOR 196.23 m<sup>2</sup>  
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SECTION S1  
1 : 100



SECTION S2  
1 : 100



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CLIENT:  
**ADAM & TINA PRATT**  
DRAWING TITLE:  
**BUILDING SECTIONS**

PROJECT: PROPOSED NEW RESIDENCE  
**LOT 40 DP 31825**  
**80 SEA BREEZE PARADE**  
**GREEN POINT NSW 2428**

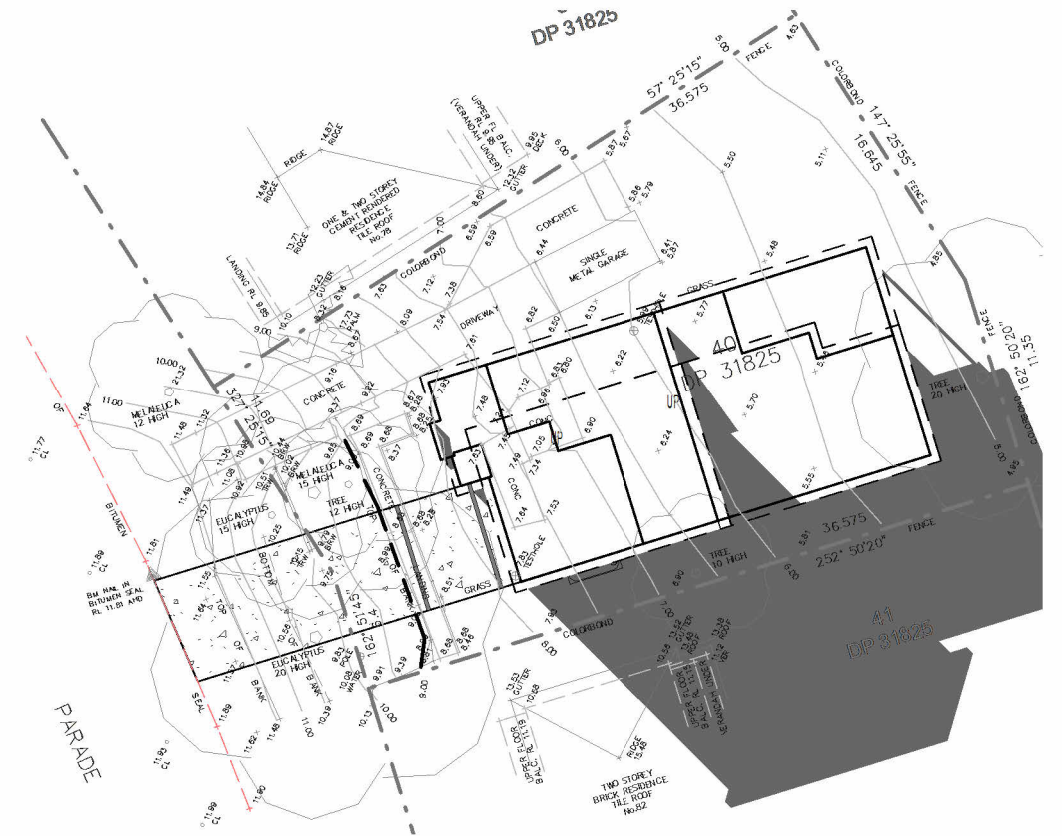
PAGES:  
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SHEET SIZE:  
**A3**  
JOB NO:  
DRAWN: TJ  
DATE: 11/09/2024

**FLOOR AREAS:**  
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GARAGE 39.95 m<sup>2</sup>  
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JUNE 21st 9am  
1: 400



JUNE 21st 3pm  
1: 400



JUNE 21st 12pm  
1: 400

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CLIENT:

ADAM & TINA PRATT

DRAWING TITLE:

SHADOW DIAGRAMS

PROJECT: PROPOSED NEW RESIDENCE

LOT 40 DP 31825  
80 SEA BREEZE PARADE  
GREEN POINT NSW 2428

PAGES:  
15 OF 13

SHEET SIZE:  
**A3**

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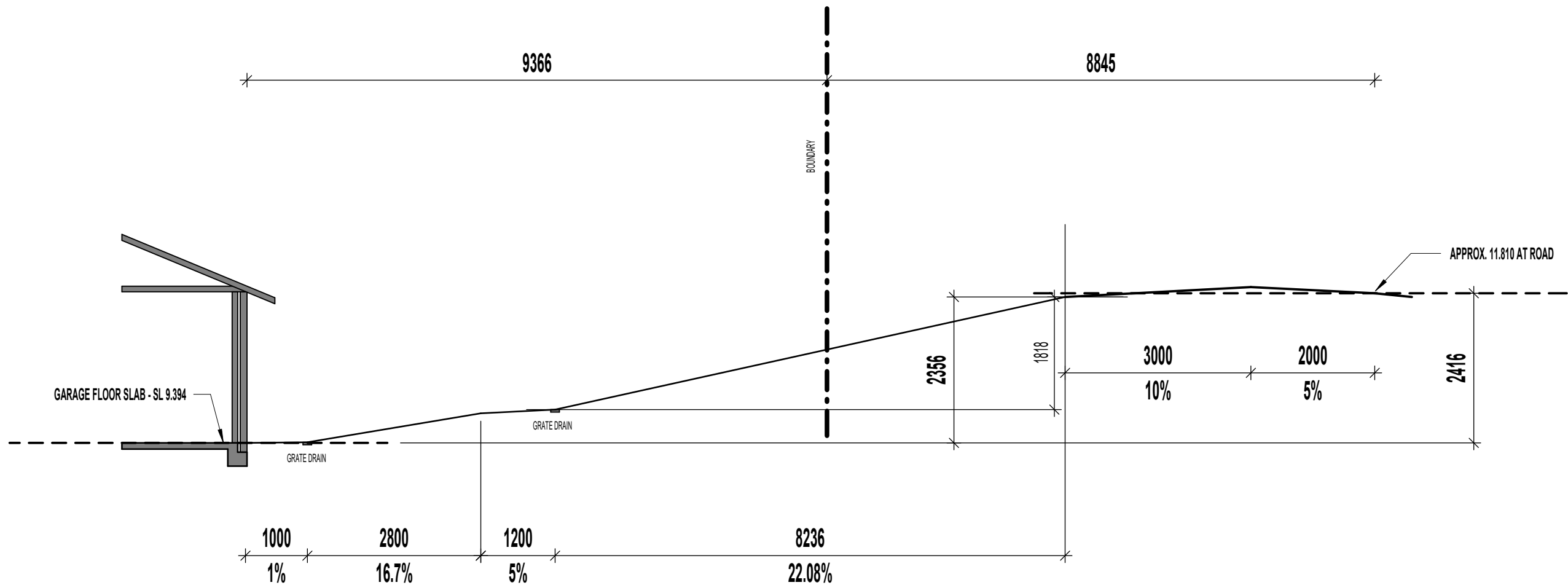
FLOOR AREAS:

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DRIVEWAY PROFILE  
1 : 75

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			<div>DRAWING TITLE:</div> <div>DRIVEWAY PROFILE</div>		<div>JOB NO:</div>	<div>DRAWN: TJ</div>		<div>DATE: 11/09/2024</div>	1	PRELIMINARY ISSUE	11/09/2024
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					D	CONSTRUCTION ISSUE	20/03/2025				

BASIX™Certificate

Building Sustainability Index  
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1793521S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary  
Date of issue: Thursday, 01 May 2025  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	80 SEA BREEZE PARADE GREEN POINT NSW 2428	
Street address	80 SEABREEZE Parade GREEN POINT 2428	
Local Government Area	Mid-Coast Council	
Plan type and plan number	Deposited Plan DP31825	
Lot no.	40	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	4	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 83	Target 70
Materials	✔ -67	Target n/a

Certificate Prepared by	
Name / Company Name: The Trustee for Staines Family Trust	
ABN (if applicable):	

Description of project

Project address	
Project name	80 SEA BREEZE PARADE GREEN POINT NSW 2428
Street address	80 SEABREEZE Parade GREEN POINT 2428
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan DP31825
Lot no.	40
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	4
Site details	
Site area (m²)	843
Roof area (m²)	300
Conditioned floor area (m²)	174.0
Unconditioned floor area (m²)	22.0
Total area of garden and lawn (m²)	50
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads		
NatHERS assessor number	n/a	
NatHERS certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/ m²·year)	n/a	
Area adjusted heating load (MJ/ m²·year)	n/a	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 83	Target 70
Materials	✔ -67	Target n/a

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 50 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 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 100 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: • 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.)		✔	✔

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, waffle pod slab.	196	nil/not specified	nil	
garage floor - concrete slab on ground, waffle pod slab.	40	none	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	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)

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CLIENT:

ADAM & TINA PRATT

DRAWING TITLE:

BASIX REQUIREMENTS

PROJECT: PROPOSED NEW RESIDENCE

LOT 40 DP 31825

80 SEA BREEZE PARADE

GREEN POINT NSW 2428

PAGES: 18 OF 13

SHEET SIZE: A3

JOB NO:

DRAWN: TJ

DATE: 11/09/2024

FLOOR AREAS:

REV:	DETAILS:	DATE:
1	PRELIMINARY ISSUE	11/09/2024
2	PRELIMINARY ISSUE	25/10/2024
3	PRELIMINARY ISSUE	12/11/2024
A	CONSTRUCTION ISSUE	12/12/2024
B	CONSTRUCTION ISSUE	11/02/2025
C	CONSTRUCTION ISSUE	03/02/2025
D	CONSTRUCTION ISSUE	20/03/2025

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
internal wall shared with garage; plasterboard; frame: timber - H2 treated softwood.	31	nil;fibreglass batts or roll	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	175	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	300	ceiling: 4 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof space ventilation: unventilated; roof colour: light (solar absorptance 0.38-0.47); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• 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.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

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 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 .	✓	✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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.	✓	✓	✓
• 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.		✓	✓
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					
W2-BED	2100.00	610.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
W3-BED	1200.00	1810.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
W4-BATH	900.00	1210.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
W5-BED	1200.00	1810.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W6-FAM	1500.00	2410.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
D3-MEALS	2100.00	2700.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	solid overhang 5320 mm, 400 mm above head of window or glazed door	not overshadowed
East facing					
W7-FAM	600.00	2410.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	solid overhang 8370 mm, 400 mm above head of window or glazed door	not overshadowed
W8-BED	1500.00	2410.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
W9-ENS	1800.00	850.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
South facing					
W10-ENS	900.00	610.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
W11-ENS	450.00	1500.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
W12-BUT	600.00	1810.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
D4-LDY	2100.00	1450.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
W13-LOUNGE	900.00	2410.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed
West facing					

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CLIENT:  
ADAM & TINA PRATT

DRAWING TITLE:  
BASIX REQUIREMENTS

PROJECT: PROPOSED NEW RESIDENCE  
LOT 40 DP 31825  
80 SEA BREEZE PARADE  
GREEN POINT NSW 2428

PAGES: 19 OF 13	SHEET SIZE: <b>A3</b>
JOB NO:	
DRAWN: TJ	
DATE: 11/09/2024	

FLOOR AREAS:

REV:	DETAILS:	DATE:
1	PRELIMINARY ISSUE	11/09/2024
2	PRELIMINARY ISSUE	25/10/2024
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D	CONSTRUCTION ISSUE	20/03/2025



Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
W1-BED	2100.00	1450.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.33 - 0.40)	eave 450 mm, 400 mm above head of window or glazed door	not overshadowed

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: electric heat pump with a performance of 31 to 35 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone)		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 5 star (average zone)		✔	✔
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: please select  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 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 photovoltaic system must consist of: <ul style="list-style-type: none"><li>photovoltaic collectors with the capacity to generate at least 1 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north</li></ul>	✔	✔	✔
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

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			ADAM & TINA PRATT		DRAWING TITLE: BASIX REQUIREMENTS	JOB NO:		1	PRELIMINARY ISSUE	11/09/2024	
						DRAWN: TJ		2	PRELIMINARY ISSUE	25/10/2024	
								3	PRELIMINARY ISSUE	12/11/2024	
								DATE: 11/09/2024	A	CONSTRUCTION ISSUE	12/12/2024
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