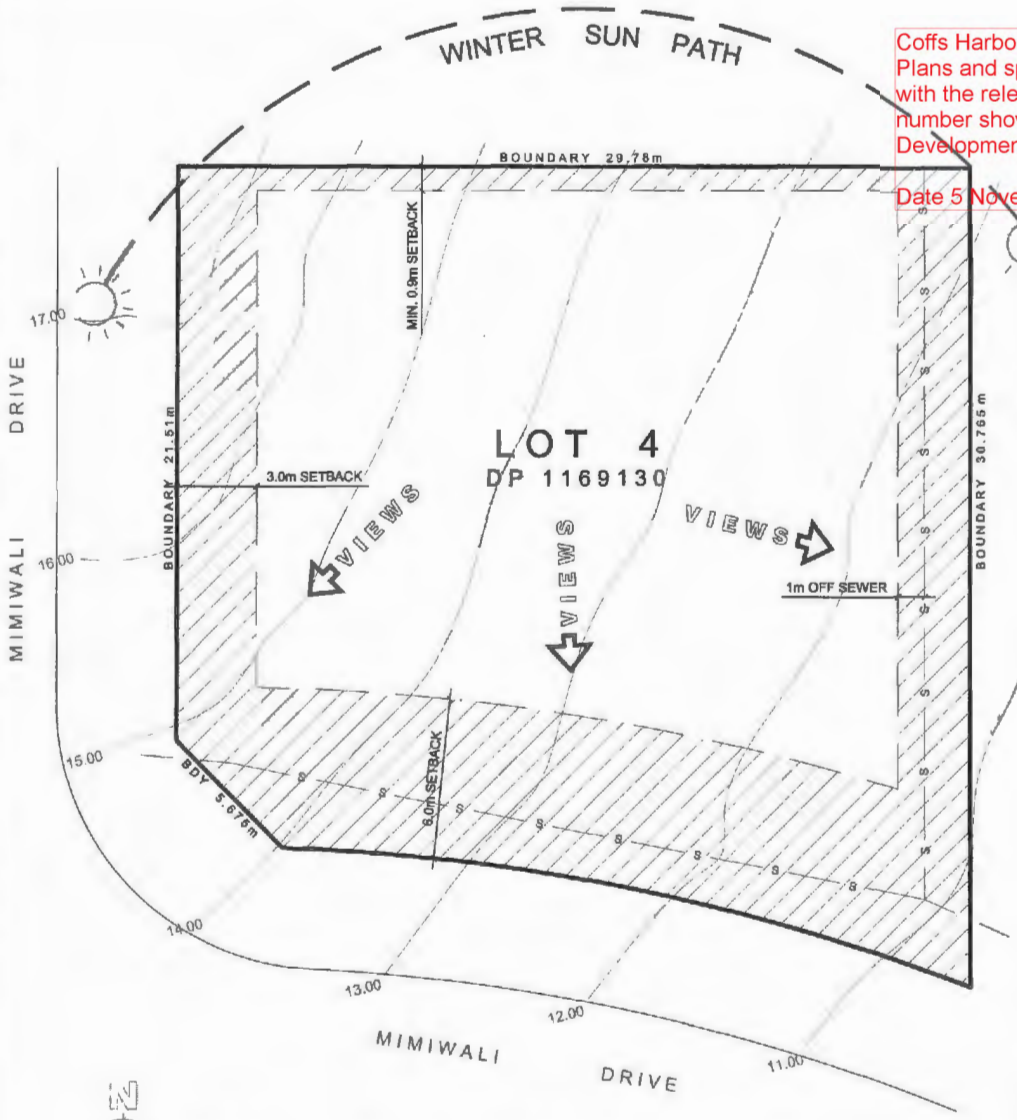
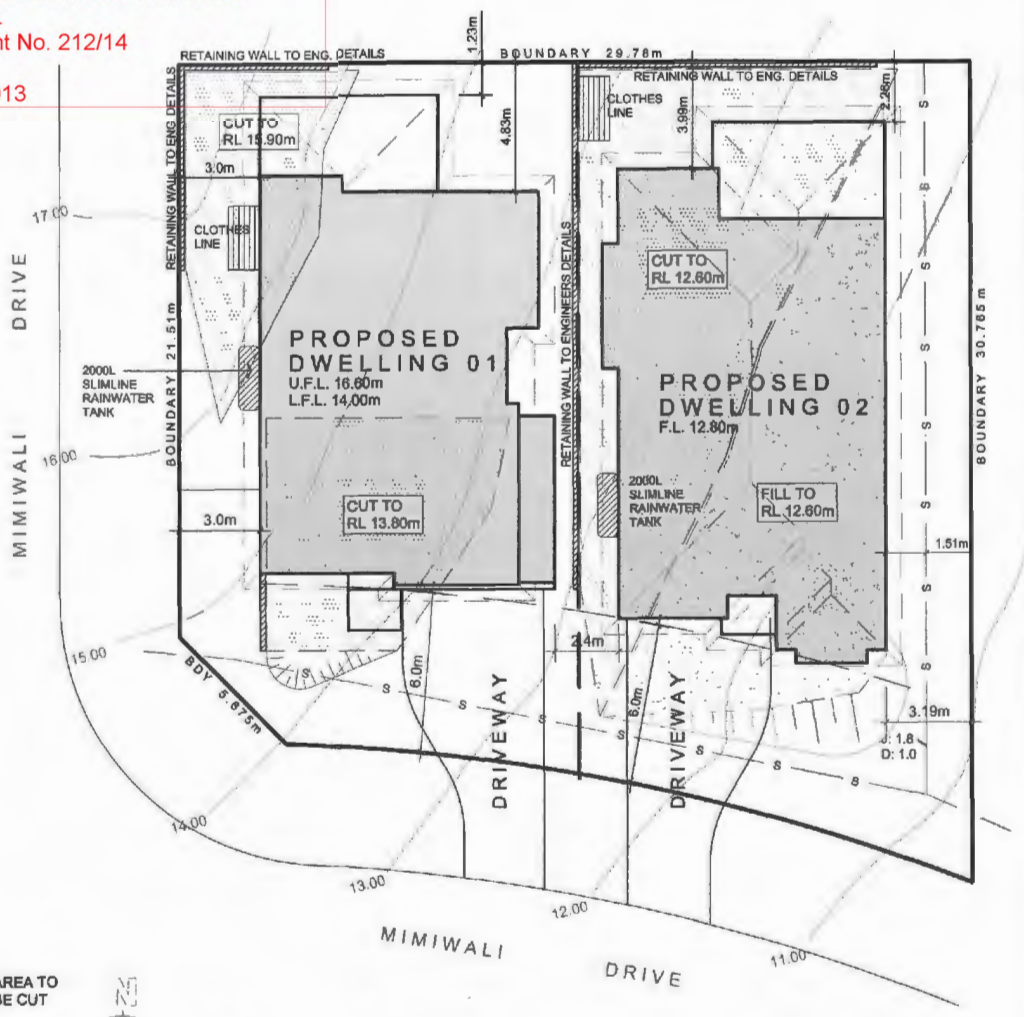
Coffs Harbour City Council - APPROVED PLANS
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Development Consent No. 212/14

Date 5 November 2013



SITE ANALYSIS PLAN
SCALE 1:200



AREA TO BE CUT

AREA TO BE FILLED

SITE PLAN
SCALE 1:200

NOTES:

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midcoast design and drafting
P.O. BOX 446 KEMPSEY 2440
Ph. (02)65 622 132 Fax. (02)65 622 496
midcoastdesign@bigpond.com

SCALE	AS SHOWN
DRAWN	RDM
DATE	12.09.13
JOB No.	01008U
REV. No.	

01/07

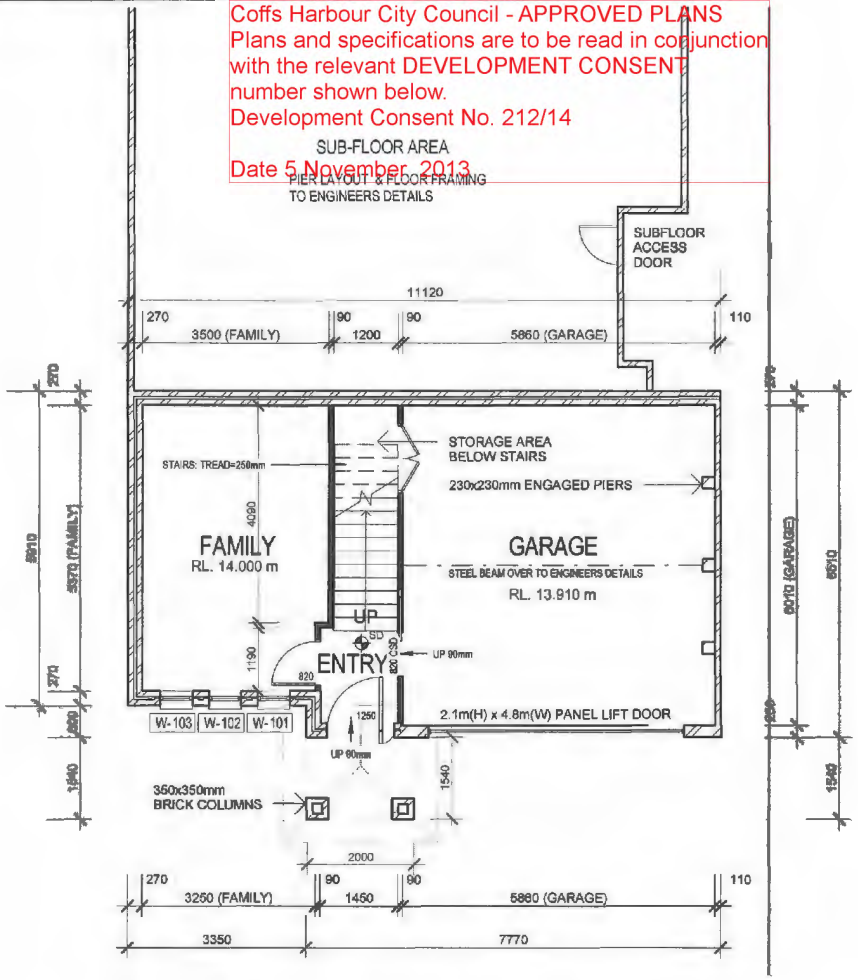
Window Schedule Dwelling 01								
No.	Location	Height	Width	Head Height	Description	Frame Material	Glazing	Area
101	FAMILY	1500	600	2100	Double Hung Window	Aluminium	Clear - single	0.90
102	FAMILY	1500	600	2100	Double Hung Window	Aluminium	Clear - single	0.90
103	FAMILY	1500	600	2100	Double Hung Window	Aluminium	Clear - single	0.90
104	BED 2	1500	600	2100	Double Hung Window	Aluminium	Clear - single	0.90
105	BED 2	1500	600	2100	Double Hung Window	Aluminium	Clear - single	0.90
106	BED 2	1500	600	2100	Double Hung Window	Aluminium	Clear - single	0.90
107	STAIRS	500	500	2100	Fixed Window	Aluminium	Clear - single	0.25
108	STAIRS	500	500	1400	Fixed Window	Aluminium	Clear - single	0.25
109	BED 1	1500	2400	2100	Double Hung Window	Aluminium	Clear - single	3.60
110	ENS.	900	600	2100	Sliding Window	Aluminium	Obscure - safety	0.54
111	BED 3	1200	2100	2100	Sliding Window	Aluminium	Clear - single	2.52
112	LIVING	1200	3000	2100	Sliding Window	Aluminium	Clear - single	3.60
113	LIVING	1200	3000	2100	Sliding Window	Aluminium	Clear - single	3.60
114	DINING	2100	3100	2100	Stacking Sliding Door	Aluminium	Clear - safety	6.51
115	KITCHEN	1000	2100	2100	Sliding Window	Aluminium	Clear - single	2.10
116	LDRY	900	600	2100	Sliding Window	Aluminium	Clear - single	0.54
117	BATH	600	1800	2100	Sliding Window	Aluminium	Obscure - safety	1.08
118	WC	600	1200	2100	Sliding Window	Aluminium	Obscure - single	0.72
119	BED 2	1200	2100	2100	Sliding Window	Aluminium	Clear - single	2.52

BUILDING AREAS Dwelling 01	
Name	Area
Alfresco Area	22.20
Dwelling Area (Lower)	70.38
Dwelling Area (Upper)	145.24
Front Porch Area	3.10
Grand total	240.92

AREAS (other) Dwelling 01	
Name m²	Area
Roof Area	215.17
Site Area	380.28

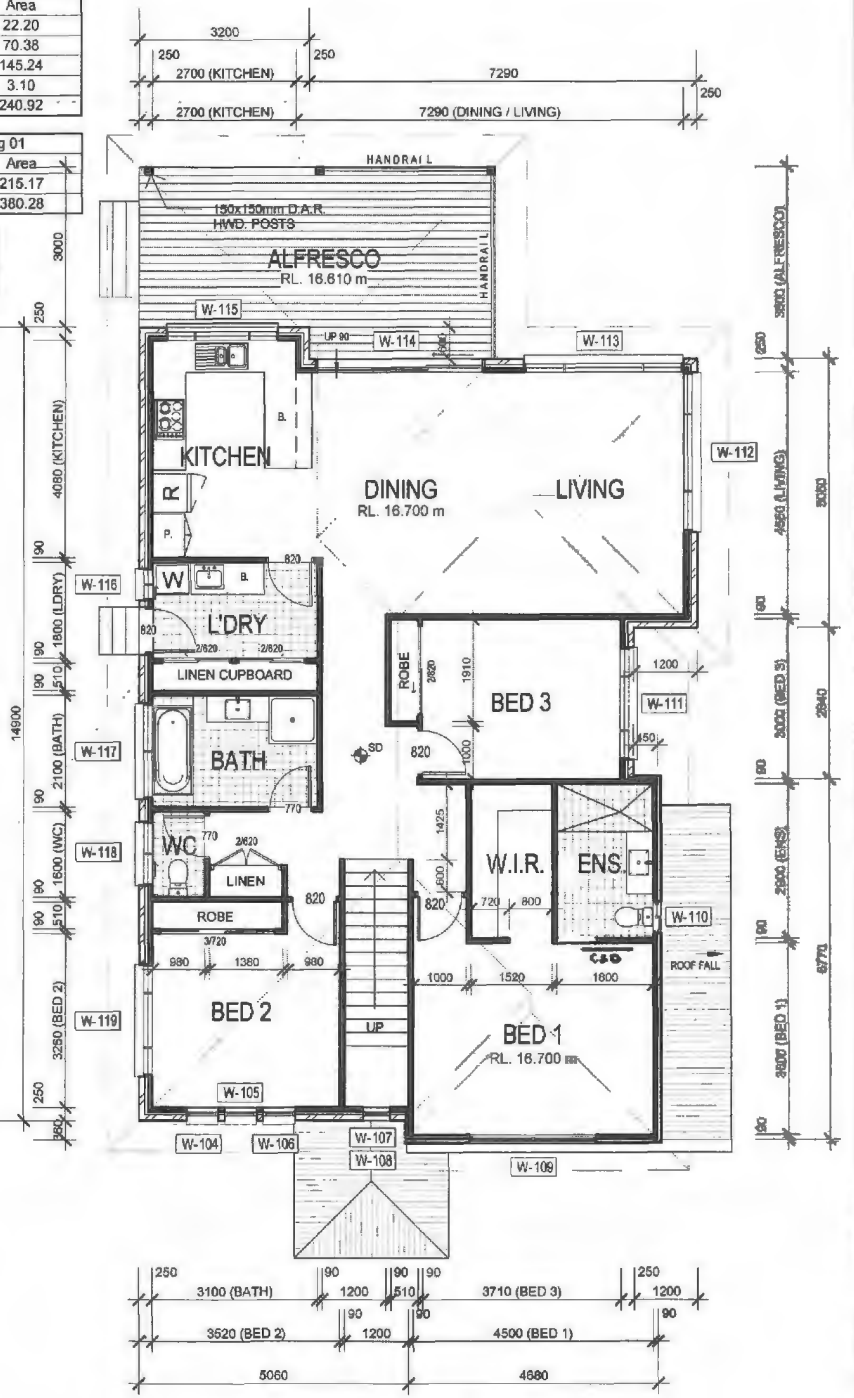
BASIX AREA Dwelling 01	
Name	Area m²
Conditioned	120.86
Unconditioned	13.56

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Lower Floor Plan Dwelling 01

SCALE 1 : 100



Upper Floor Plan Dwelling 01

SCALE 1 : 100

LEGEND

820	820mm DOOR
2/720	2 x 720mm DOORS
720CSD	720mm CAVITY SLIDING DOOR
ACP	ALUMINIUM COVER PLATE
R.	REFRIGERATOR SPACE
WM	WASHING MACHINE SPACE
B.	BENCH
(CPT)	CARPET
(CT)	CERAMIC TILE
(T&G)	TONGUE & GROOVE FLOORING
SD	SMOKE DETECTOR
DP	DOWNPIPE

REVISION SCHEDULE		
No.	Description	Date
1		

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CLIENT:

ARAKOON HOMES (BUILDERS) PTY LTD

PROJECT:

PROPOSED DUAL OCCUPANCY DWELLINGS AND RETAINING WALLS AT LOT 4 DP1169130 MIMIWALI DRIVE SAWTELL

midcoast design and drafting
PO BOX 448 KEMPSEY 2440
Ph 0265 622 132 Fax. 0265 822 498
midcoastdesign@bigpond.com

Scale	1 : 100
Drawn by	Author
Date	12/09/2013
Project no.	01005H
Revision	1



D01 South Elevation

SCALE 1:100

D01 North Elevation

SCALE 1:100

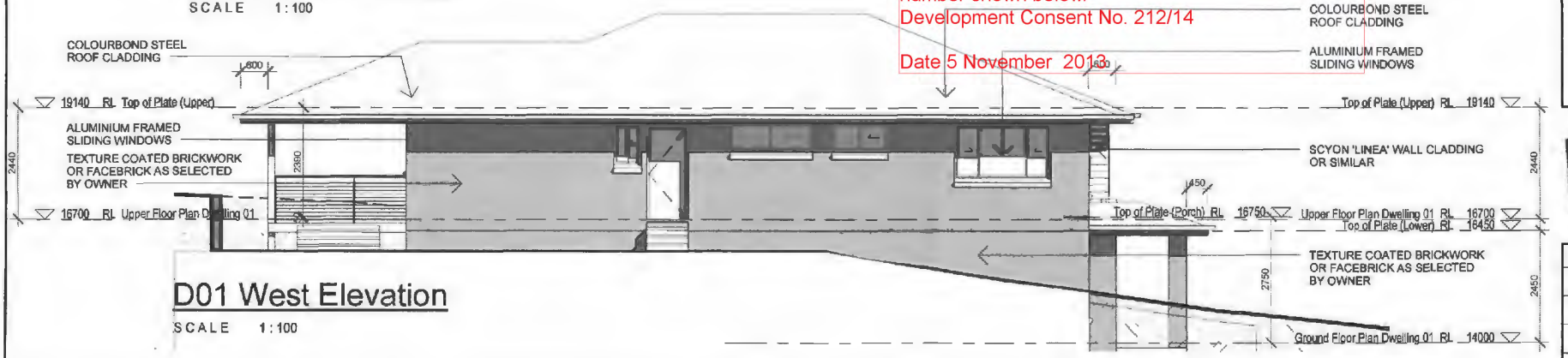


D01 East Elevation

SCALE 1:100

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Development Consent No. 212/14

Date 5 November 2013



D01 West Elevation

SCALE 1:100

LEGEND

820	820mm DOOR
2/720	2 x 720mm DOORS
720CSD	720mm CAVITY SLIDING DOOR
ACP	ALUMINIUM COVER PLATE
R.	REFRIGERATOR SPACE
WM	WASHING MACHINE SPACE
B.	BENCH
(CPT)	CARPET
(CT)	CERAMIC TILE
(T&G)	TONGUE & GROOVE FLOORING
SD	SMOKE DETECTOR
DP	DOWNPIPE

REVISION SCHEDULE

No.	Description	Date

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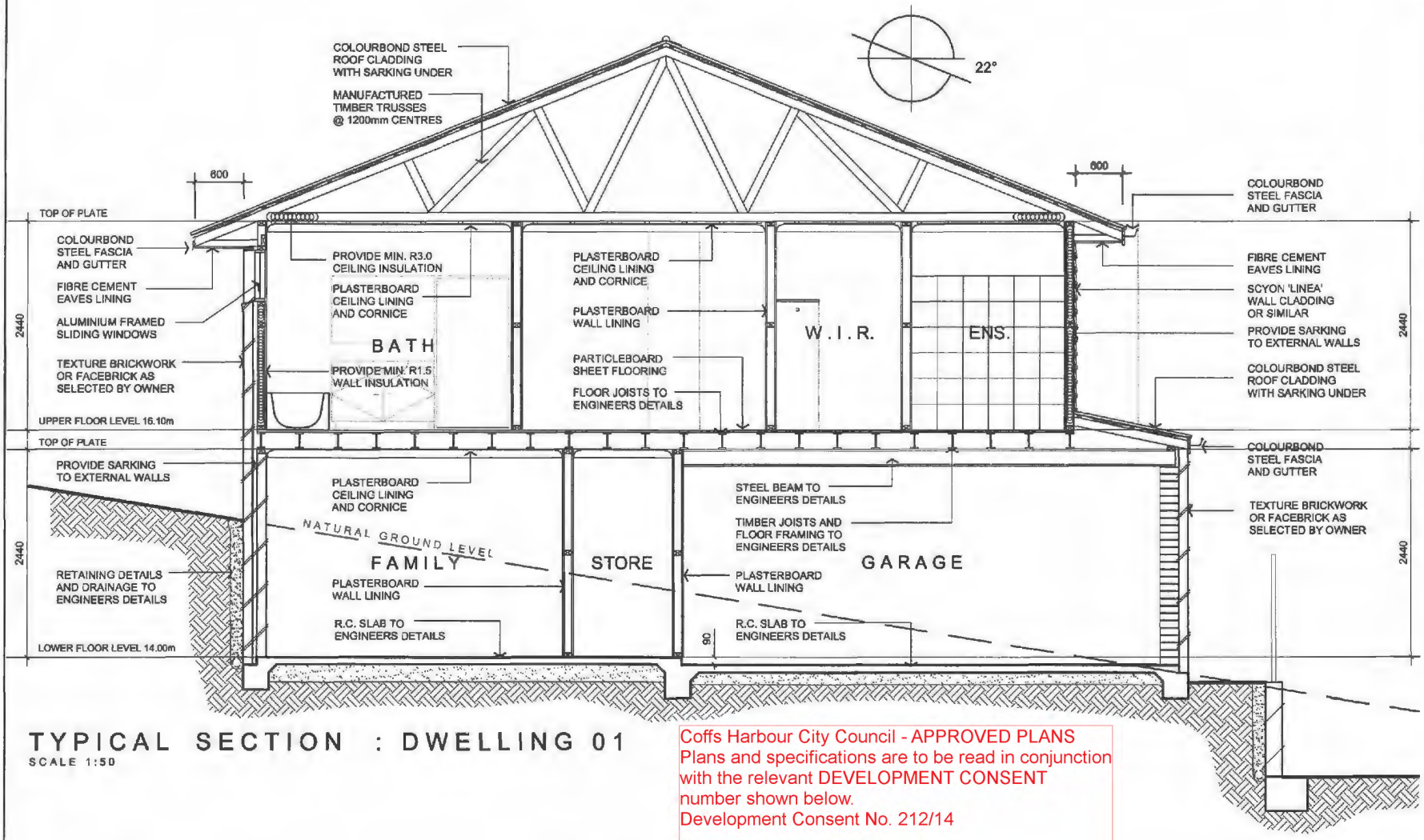
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PO BOX 446 KEMPSEY 2440 Ph. 0265 822 132 Fax. 0265 822 498
midcoastdesign@bigpond.com

Scale	1:100
Drawn by	Author
Date	12/09/2013
Project no.	01005H
Revision	



TYPICAL SECTION : DWELLING 01

SCALE 1:50

Summary of BASIX Requirements

External Related Requirements

- Provide minimum 2000L above ground rain water tank with pressure pump connected to all toilets, washing machine and one outdoor tap.
- Provide minimum 120m² roof catchment to water tank via first flush overflow device.
- Provide approximately 100m² designated lawns and garden
- Provide external clothes line.

Plumbing/Water related Requirements

- Connect rainwater tank to supply all toilets, washing machine and at least one outdoor tap.
- Provide minimum 4 star rated toilets.
- Provide minimum 3 star rated taps to kitchen.
- Provide minimum 3 star rated taps to all bathrooms.
- Provide minimum 3 star rated (>7.5 <=9L/min.)shower heads to all showers.

Construction Related Requirements

- Provide minimum R1.5 insulation to all external walls.
- Provide sarking to external walls.
- Provide sarking to roof.
- Provide minimum R3.0 insulation to ceiling.
- Allowable roof colour range is "DARK" (solar absorptance >0.70).

Energy Related Requirements

- Provide instantaneous gas hot water system. Minimum performance 5 star rated.
- Provide electric cooktop with electric oven.

Rainwater Tank requirements

- All pipes carrying rainwater to be approved products and clearly and permanently marked "RAINWATER" CONTINUOUSLY ALONG LENGTH.
- Every rainwater tank outlet is to be labelled "RAINWATER" on a permanent sign as detailed by AS1319.
- Downpipes supplying the rainwater tank must do so via a first flush device to prevent debris entering the tank.
- Details are to be as per instructions from the local Council or Certifying Authority.

This summary of BASIX requirements is intended as a checklist only. For full responsibilities and implementation of these requirements refer to the BASIX certificate forming part of the approval for this dwelling.

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NOTES:

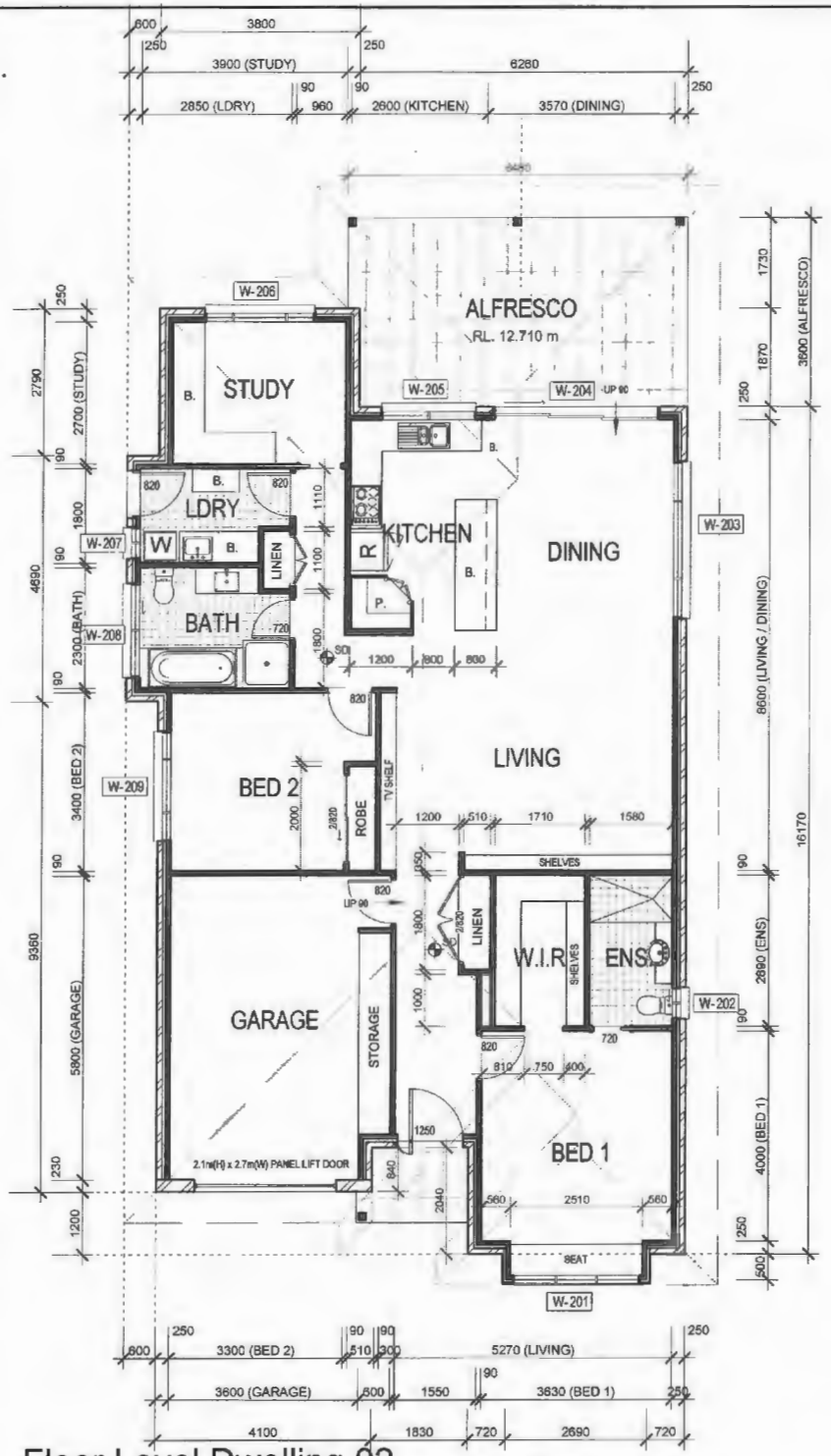
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SCALE	AS SHOWN
DRAWN	RDM
DATE	12.09.13
JOB No.	01008U
REV. No.	

04/07



Floor Level Dwelling 02

SCALE 1 : 100



PERSPECTIVE VIEW

SCALE

Window Schedule Dwelling 02								
No.	Location	Height	Width	Head Height	Description	Frame Material	Glazing	Area
201	BED 1	1500	2400	2100	Sliding Window	Aluminium	Clear - single	3.60
202	ENS.	900	600	2100	Sliding Window	Aluminium	Obscure - safety	0.54
203	DINING	1400	3000	2100	Sliding Window	Aluminium	Clear - single	4.20
204	DINING	2100	3100	2100	Stacking Sliding Door	Aluminium	Clear - safety	6.51
205	KITCHEN	1000	1800	2100	Sliding Window	Aluminium	Clear - single	1.80
206	STUDY	1200	2100	2100	Sliding Window	Aluminium	Clear - single	2.52
207	LDRY	900	600	2100	Sliding Window	Aluminium	Clear - single	0.54
208	BATH	600	1800	2100	Sliding Window	Aluminium	Obscure - safety	1.08
209	BED 2	1200	2100	2100	Sliding Window	Aluminium	Clear - single	2.52

BUILDING AREAS Dwelling 02	
Name	Area
Alfresco Area	22.99
Dwelling Area	165.61
Front Porch Area	2.82
Grand total	191.41

AREAS (other) Dwelling 02	
Name m²	Area
Site Area	419.62
Roof Area	224.34

BASIX AREAS Dwelling 02	
Name	Area m²
Conditioned	110.27
Unconditioned	10.97

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Date 5 November 2013

LEGEND

820	820mm DOOR
2/720	2 x 720mm DOORS
720CSD	720mm CAVITY SLIDING DOOR
ACP	ALUMINIUM COVER PLATE
R.	REFRIGERATOR SPACE
WM	WASHING MACHINE SPACE
B.	BENCH
(CPT)	CARPET
(CT)	CERAMIC TILE
(T&G)	TONGUE & GROOVE FLOORING
SD	SMOKE DETECTOR
DP	DOWNPIPE

REVISION SCHEDULE		
No.	Description	Date

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CLIENT:

ARAKOON HOMES (BUILDERS) PTY LTD

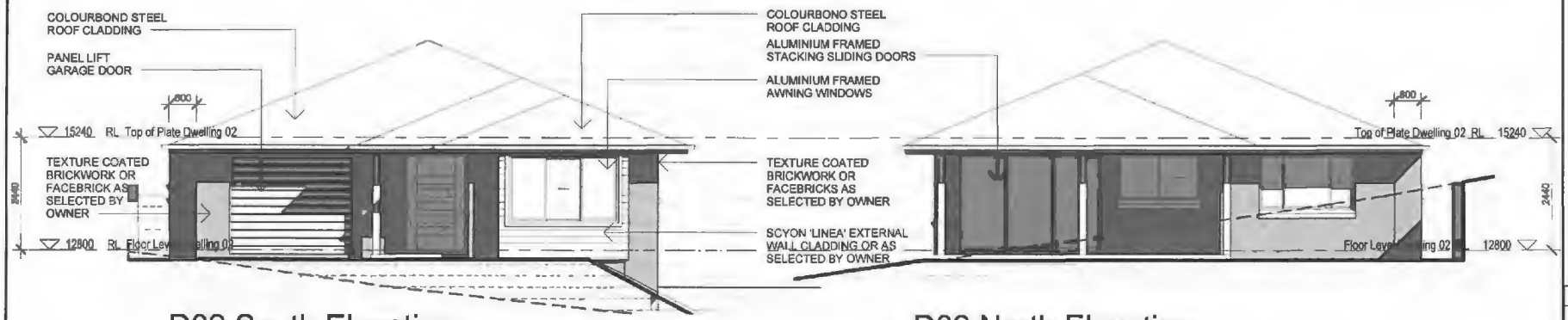
PROJECT:

PROPOSED DUAL OCCUPANCY DWELLINGS AND RETAINING WALLS AT LOT 4 DP1169130 MIMIWALI DRIVE SAWTELL

midcoast design and drafting

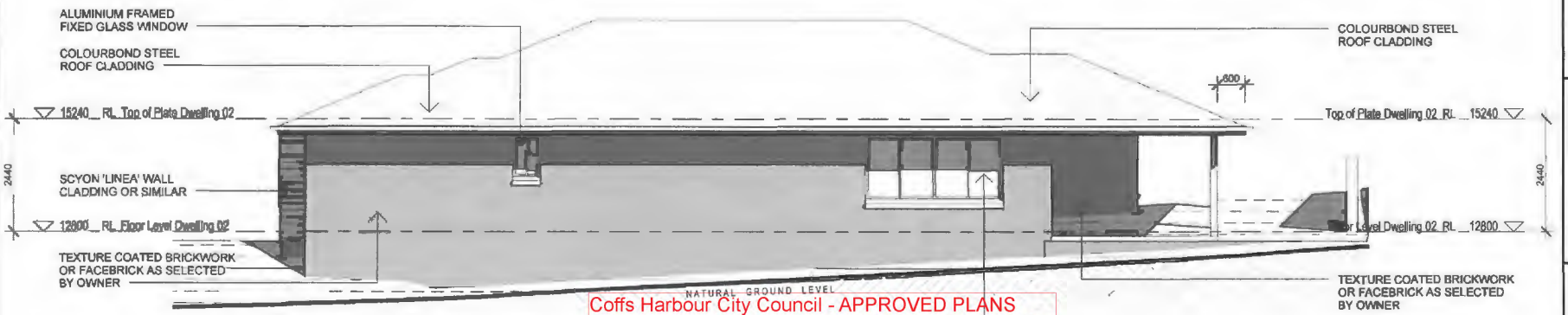
PO BOX 448 KEMPSEY 2440 Ph. 0285 622 132 Fax 0285 622 496 midcoastdesigns@bigpond.com

Scale	1 : 100	5 of 7
Drawn by	Author	
Date	12/09/2013	
Project no.	01005H	
Revision		



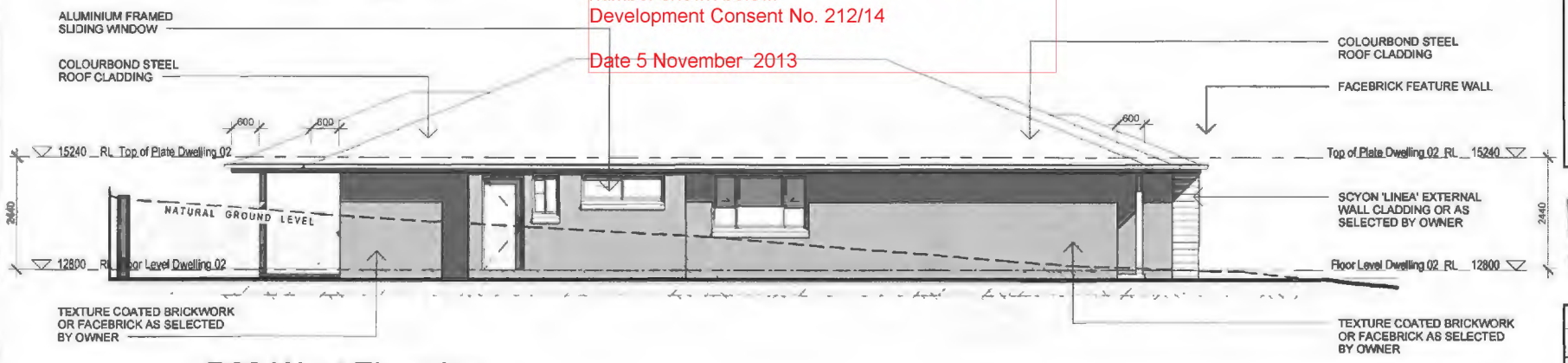
D02 South Elevation

SCALE 1:100



D02 East Elevation

SCALE 1:100



D02 West Elevation

SCALE 1:100

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LEGEND

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R.	REFRIGERATOR SPACE
WM	WASHING MACHINE SPACE
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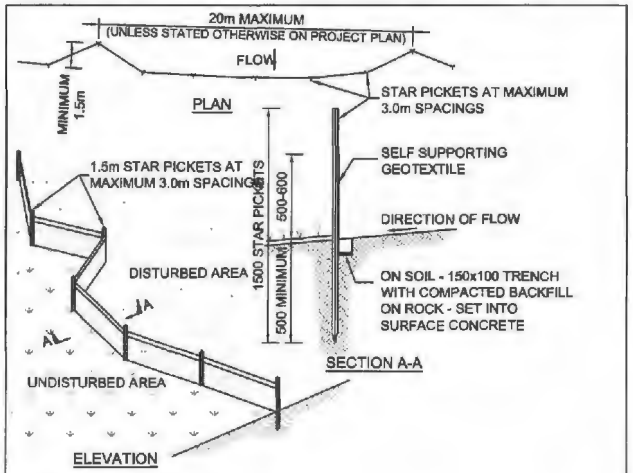
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Scale	1:100
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Construction Notes

1. Construct sediment fence as close as possible to parallel with the contours of the site.
2. Drive 1.5m long star pickets into ground, 3.0m apart.
3. Dig a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Backfill trench over base of fabric.
5. Fix self-supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
6. Join sections of fabric at support posts with a 150mm overlap.

SEDIMENT FENCE DETAILS

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- Provide external clothes line.

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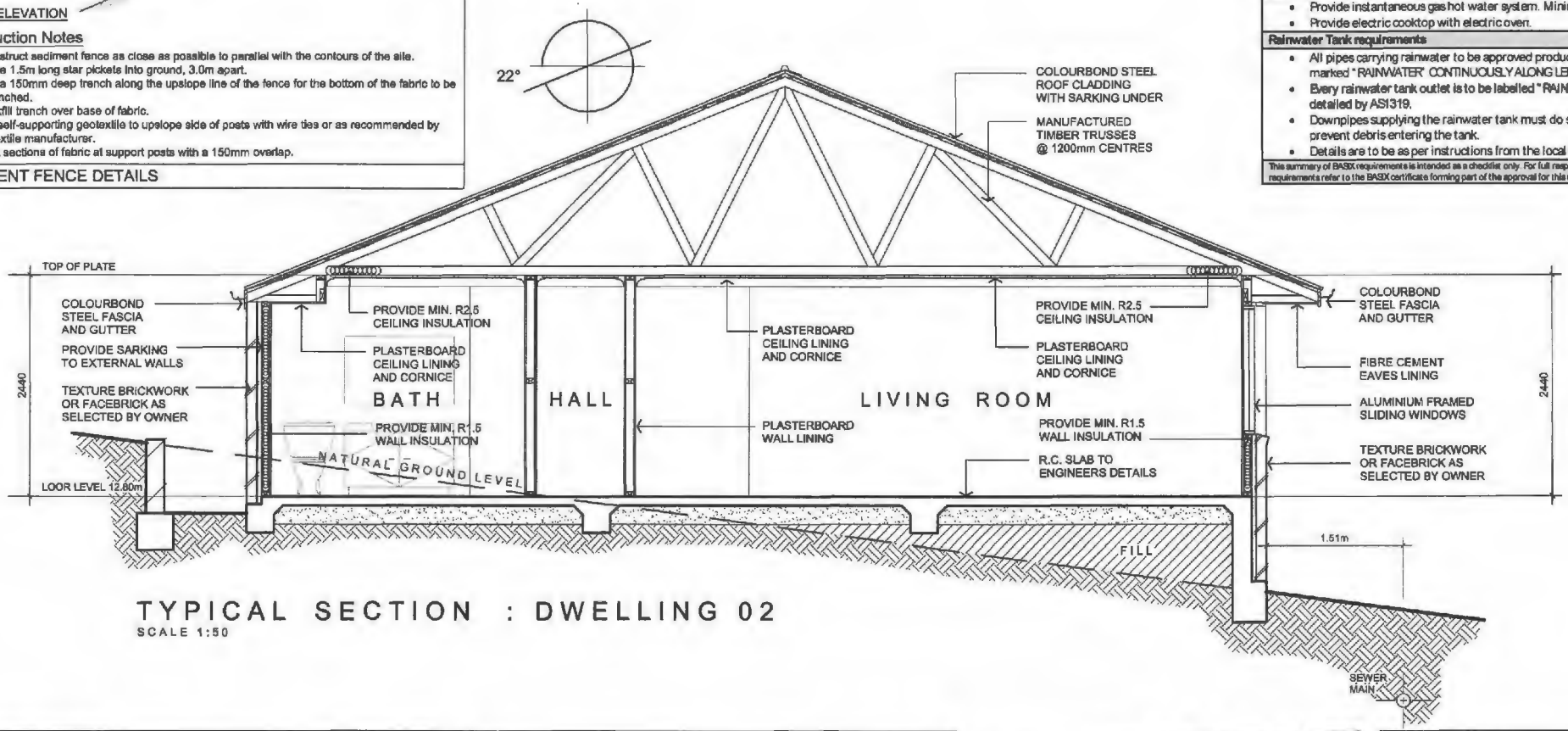
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TYPICAL SECTION : DWELLING 02

SCALE 1:50

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