

* HIBBARDS

* PROPOSED DWELLING



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. *MOD No. 1* granted on the *23/09/2013*

in respect to MP ** 08.0003 MOD 1*

Signed *[Signature]*

Sheet No. ** 12 5*

Sheet 1 Cover page + Drawing Schedule + Basix
Sheet 2 Site Plan
Sheet 3 Slab + Drainage Plan
Sheet 4 Floor Plan
Sheet 5 Roof Plan
Sheet 6 Elevations
Sheet 7 Section

BASIX

Water Details

Area garden/lawn: 250
Area native species: 0
3 Star Taps to all plumber fixture's.
3 Star rated shower heads.
3 Star rated flushing W.C x two.
Roof runoff area 220 Sqm.
200 Sqm runoff to rainwater tank
Down pipe's are to discharge
Into rain water tank.
Rain water tank size 3000 ltr.
Rain water connected to:
Garden & Lawn, all WC's, laundry,
Rain water tank overflow is to
discharge to interalotment drain.

BASIX

Energy

Solar Absorptance >0.70 Dark
Hot water: 5 Star Gas LPG
Cooling: N/A
Heating: N/A
No active heating to Bedrooms
Natural ventilation to Bathrooms
Kitchen exhaust: individual fan,
not ducted. Manual on/off switch.
Natural ventilation to laundry
Electric oven & Cooktop
Outdoor clothes line to be installed

BASIX

Thermal Comfort

R3.0 Insulation to ceiling.
R1.5 Insulation to outside walls.
R1.5 Insulation to internal garage walls
Sealation to outside walls
Concrete roof tiles with Sarking.
Eave & gutter width 600mm

Window Type	Material	Notes	Qty
1018sw	U-Value: 5.7 SHGC:0.41	Bedroom 2	1
1024sw	U-Value: 5.7 SHGC:0.41	Theatre	1
0909sw	U-Value: 6.44 SHGC:0.15	Ensuite	1
1224sw	U-Value: 6.44 SHGC:0.15	Bedroom 1	1
2124sd	U-Value: 6.44 SHGC:0.15	Family Room	1
1218sw	U-Value: 6.44 SHGC:0.15	Bedroom 3 & 4	2
0906sw	U-Value: 6.44 SHGC:0.15	W/C	1
0912sw	U-Value: 6.44 SHGC:0.15	Bathroom	1
2113sd	U-Value: 6.44 SHGC:0.15	Laundry	1
0915sw	U-Value: 6.44 SHGC:0.15	Garage	1

FRONT PAGE

Scale N.A

HIBBARDS

BUILDERS OF QUALITY HOMES
32 Moonee St, Coffs Harbour, NSW 2450

PAUL TREESER
DRAFTING SERVICES

16 Cowell Street, Gladesville, NSW, 2111
Mobile: 0432128545

CLIENT:
PROPOSED DWELLING FOR
HIBBARDS

LOCATED AT LOT 3
PETTINA PARK
COFFS HARBOUR, NSW

NOTE:
DOOR SIZES SHOWN REFER TO DOOR SIZES
NOT THE OPENING WIDTH.
DO NOT SCALE OFF DRAWING
READ ALL DIMENSIONS.
CHECK ALL DIMENSIONS ON SITE
BEFORE FABRICATING ANYTHING.
DRAWINGS TO BE CHECKED BY A
PRACTISING STRUCTURAL ENGINEER
PRIOR TO CONSTRUCTION.
THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.

DATE:
19/06/2013

SHEET No:
1 of 1

REF:
HIB-13/017
JOB CODE

BLN :
4112C



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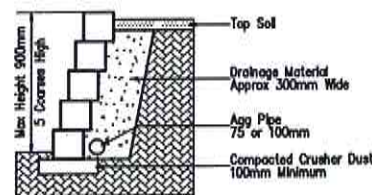
No. Mod No. 1 granted on the 23/09/2013

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Signed [Signature]

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"FLINDERS RETAINING WALL SYSTEM"

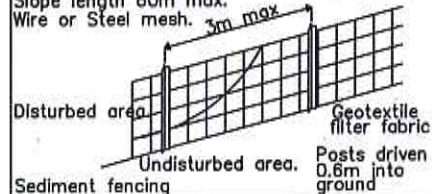


TYPICAL CROSS SECTION

LEGEND

POWER (P)
WATER (W)
SEWER (S)
TELSTRA (T)

Drainage area 0.6ha. max. Slope gradient 1:2 max.
Slope length 60m max.
Wire or Steel mesh. 3m max.



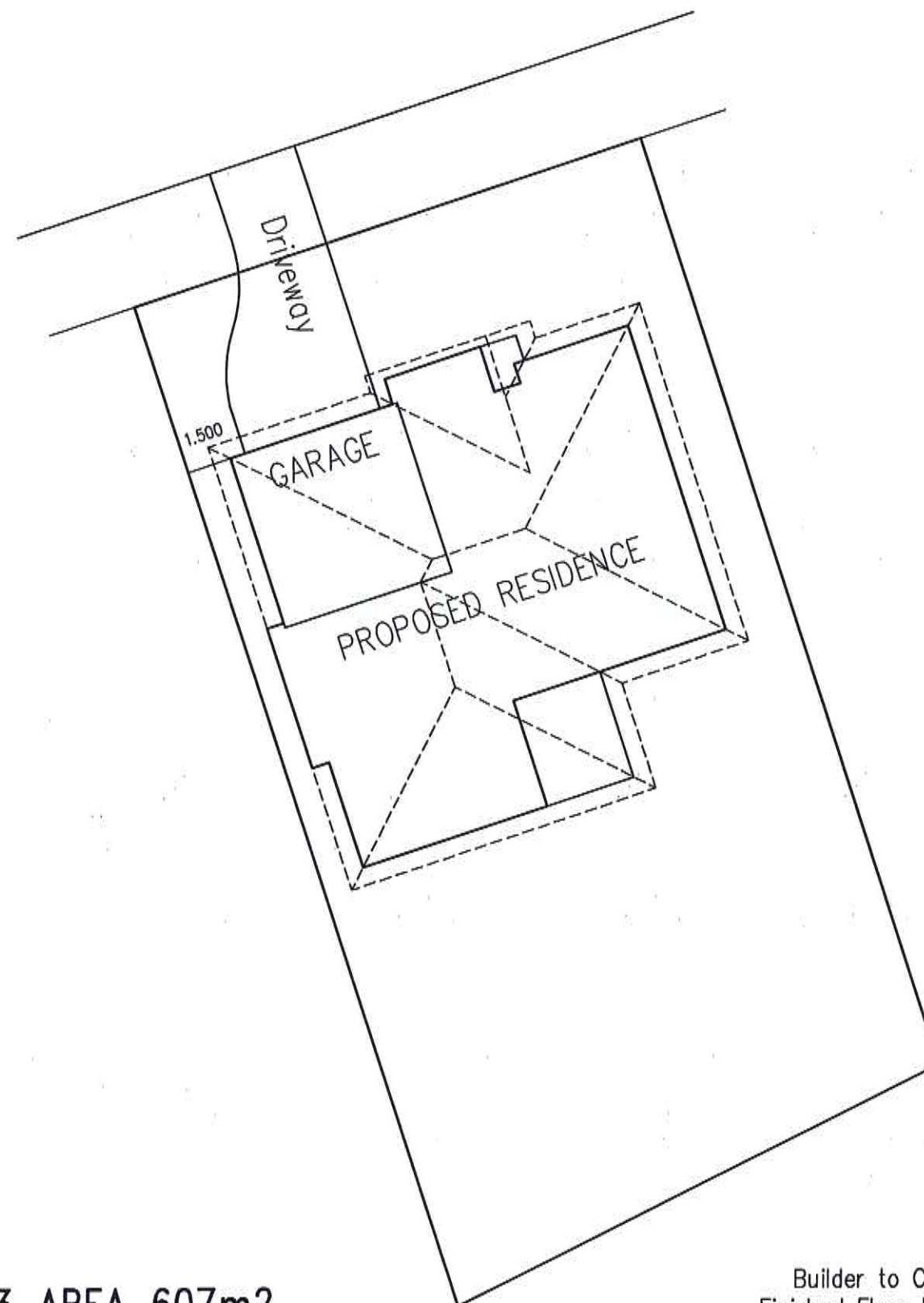
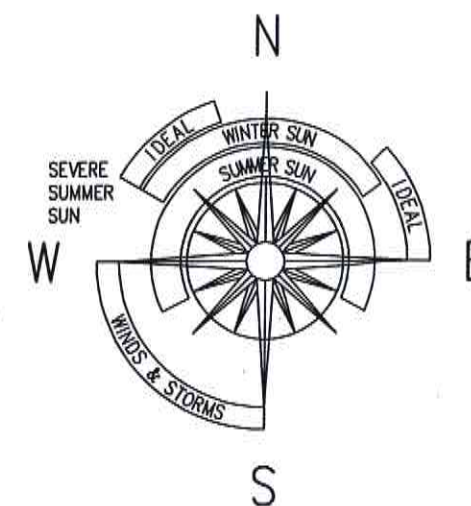
○ Sediment fencing

▨ Gravel

→ Diversion bank (if required)

LOT 3 AREA 607m²

Builder to Confirm all
Finished Floor Levels on Site



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builder

HIBBARD'S

BUILDERS OF QUALITY HOMES
32 MOONEE ST COFFS HARBOUR
B/LIC NO 41122C
PH 02 66503300

project type

PROPOSED RESIDENCE

client

HIBBARD'S

address

**LOT 3
STREET
COFFS HARBOUR**

D.P. ??????

title

SITE PLAN

BUILT TO BUILDERS DISCRETION

SCALE 1:200 @ A3

sheet

02

revision

A



Sheet No. 17 of 21

Alfresco

Bed 3
carpet

Bed 4
carpet

Bed 1
carpet

Family Tiles

Media Tiles

Bath	
------	--

Ldry

Double Garage
Step-Down 50mm

Theater
carpet

Bed 2
carpet

2148 Roller Door

1824sw
230X230
Brick Pier

18186W

LIVING AREA	147.7	sqm
GARAGE AREA	35.8	sqm
FRONT PATIO	1.8	sqm
ALFRESCO AREA	11.5	sqm
TOTAL U/ROOF	196.8	sqm
BUILDING PERIMETER	61.9	L/m

A





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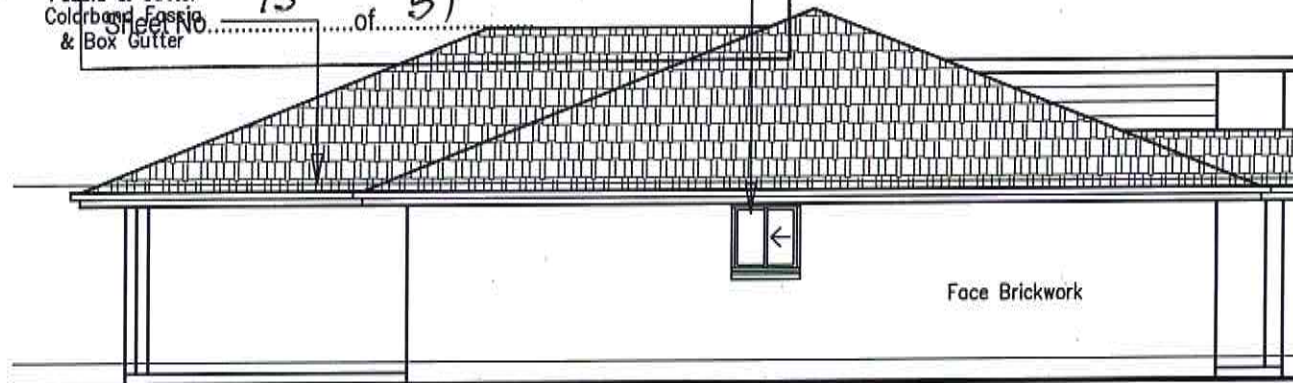
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Signed [Signature] Windows & Doors
Powdercoated
Aluminium Framed

Fascia & Gutter
Coldboard Fascia
& Box Gutter
Sheet No. 15 of 51



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION

FRONT C

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builder

HIBBARD'S

BUILDERS OF QUALITY HOMES
32 MOONEE ST COFFS HARBOUR
B/LIC NO 41122C
PH 02 66503300

project type

PROPOSED RESIDENCE

client

HIBBARDS

address

**LOT 3
STREET
COFFS HARBOUR**

title

ELEVATIONS
BUILT TO BUILDERS DISCRETION
SCALE 1:100 @ A3

sheet

04

revision

A