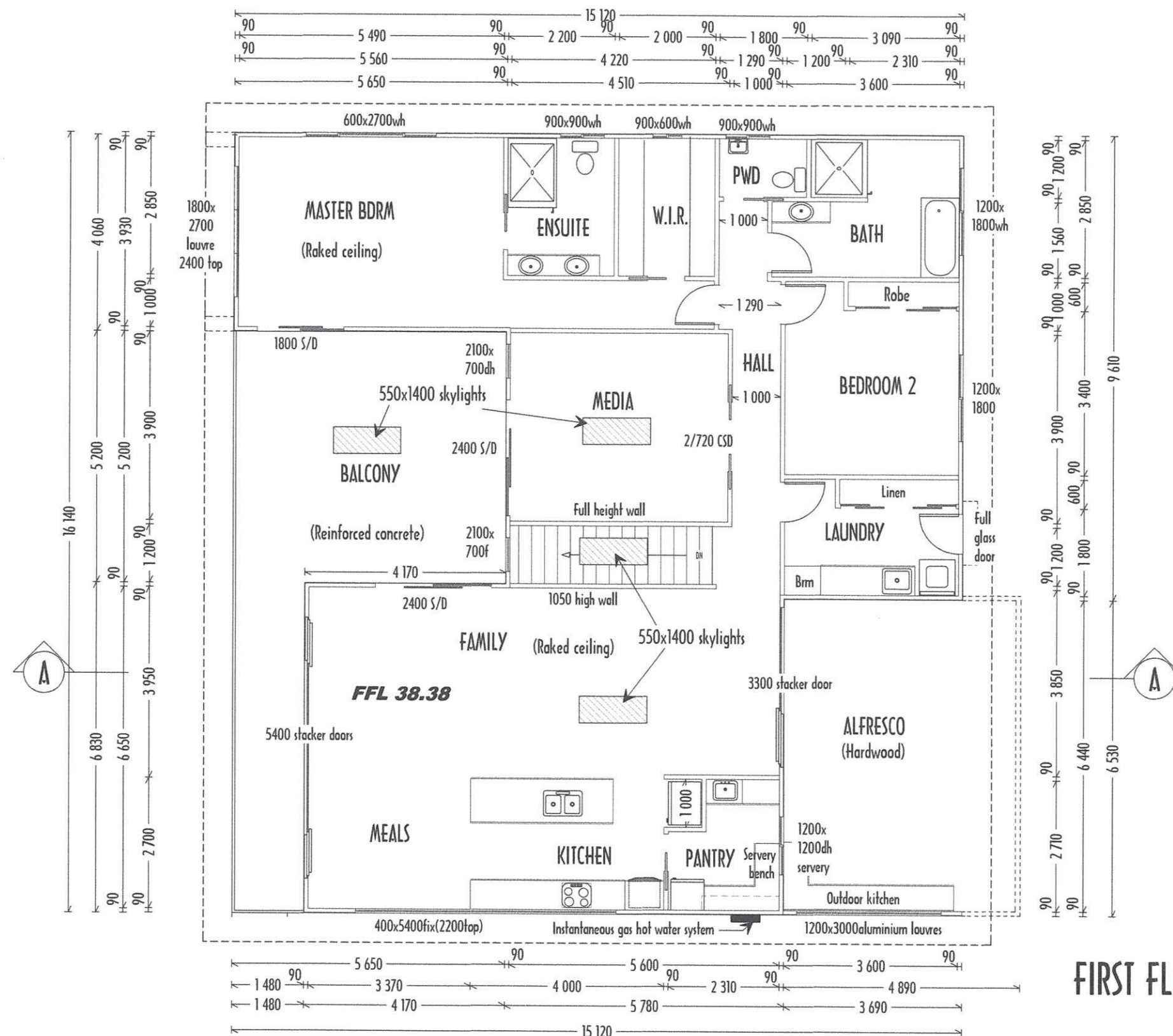




FIRST FLOOR PLAN

MIDCOAST COUNCIL
 These are the plans approved
 by N.O.D. 460/2018 dated **30 APR 2018**
 for Director Planning & Natural Systems

UPPER LIVING AREA
 175.3 sq m.
LOWER LIVING AREA
 68.9 sq m.
GARAGE AREA
 56.9 sq m.
BALCONY & ALFRESCO AREA
 71.8 sq m.
TOTAL AREA
 372.9 sq m.

POOL TERRACE AREA
 88.6 sq m.
POOL AREA
 40.5 sq m.
GAZEBO AREA
 14.4 sq m.



Certificate no.: 0002594539
 Assessor Name: Stephen Collins
 Accreditation no.: 20374
 Certificate date: 27 Mar 2018

Dwelling Address:
 13 Jonathon Place
 FORSTER, NSW
 2428



www.nathers.gov.au

- NOTES:-**
1. Builder to verify all levels & dimensions prior to construction.
 2. All reinforced concrete footings, slabs & steel beams to engineer's specification
 3. All timber framing, wind bracing & tie-down details to conform to AS1684.2-2010
 4. Materials supplied & building practices used shall comply with BCA & the relevant Australian Standard.
 5. Work Health & Safety Act notes attached must be read and understood by all involved in the project.
 6. Use written dimensions in preference to scaling off drawings.
 7. All 7 sheets of this plan to be viewed together with the Basix Certificate & thermal specification.

PROPOSED 2 STOREY DWELLING & SWIMMING POOL AT LOT 266 DP1199076
No. 13 JONATHAN PLACE, FORSTER, FOR L. SOUNNESS

SCALE 1:100 1:200 SITE	DRAWN G.R. 28/3/18	DRAWING No. 0218-3	RIORDAN'S DESIGN SERVICE Phone 0414989780
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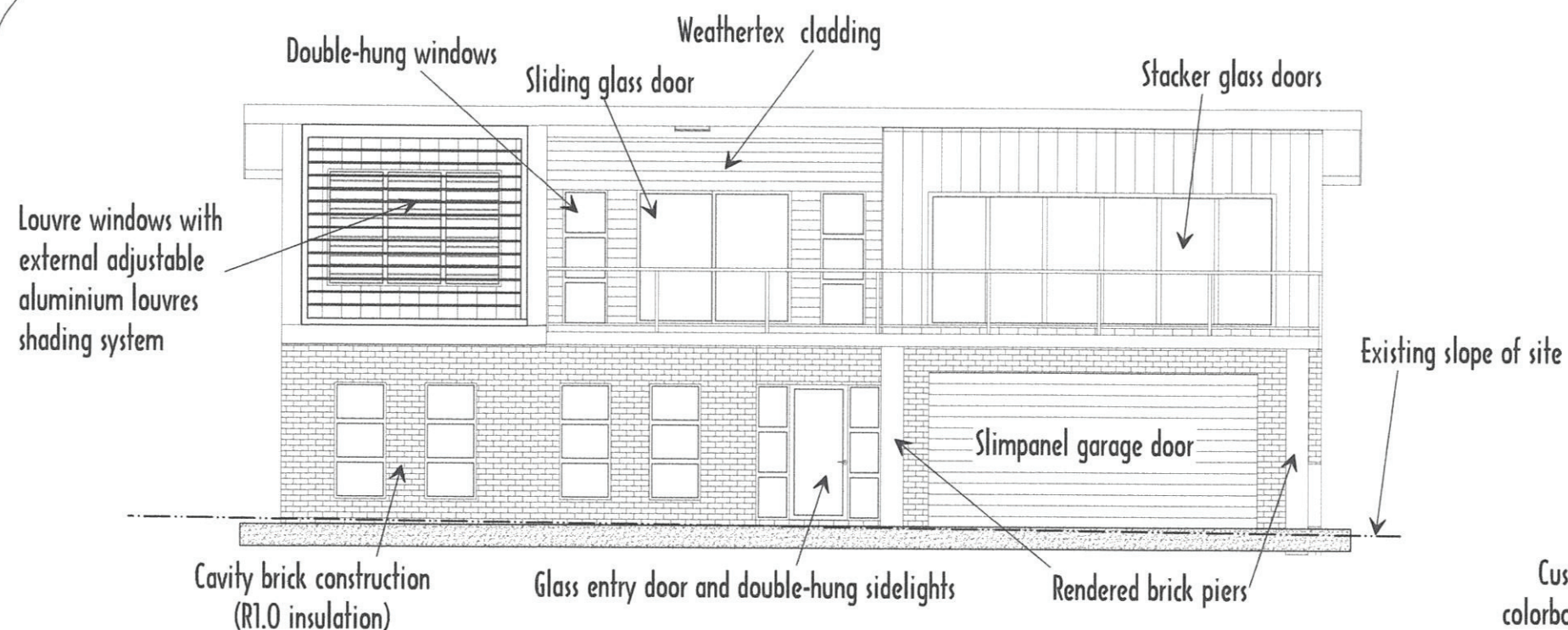


4.9
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
89 MJ/m²
www.nathers.gov.au

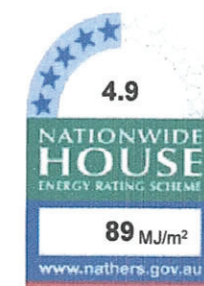
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Sheet 2 of 7
Drawing No. 0218-3



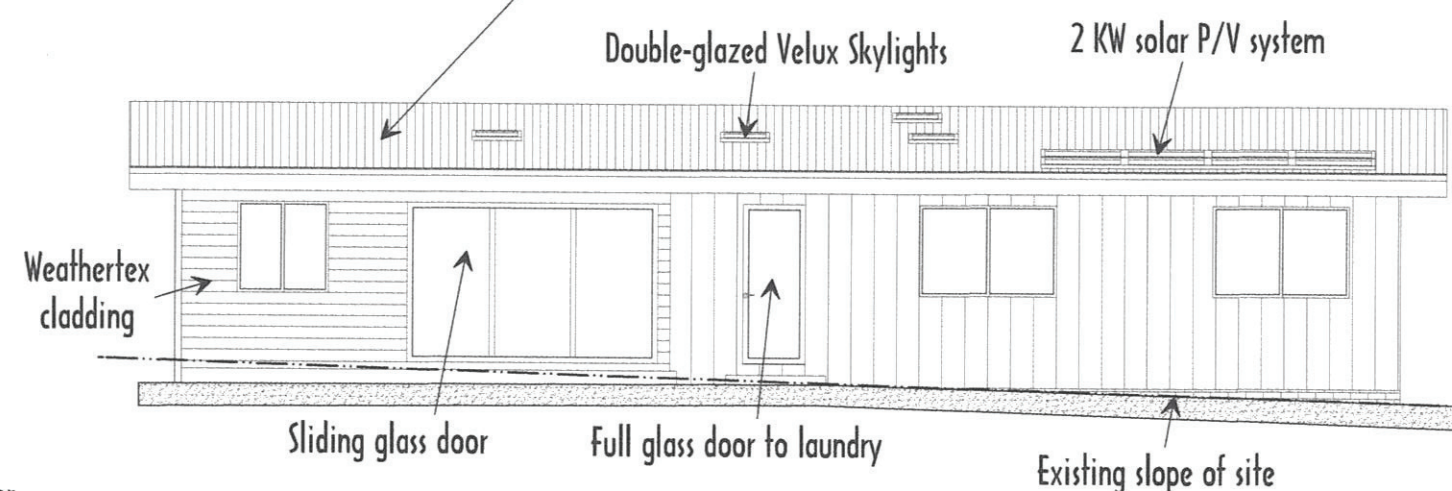
WESTERN ELEVATION (JONATHAN PLACE)



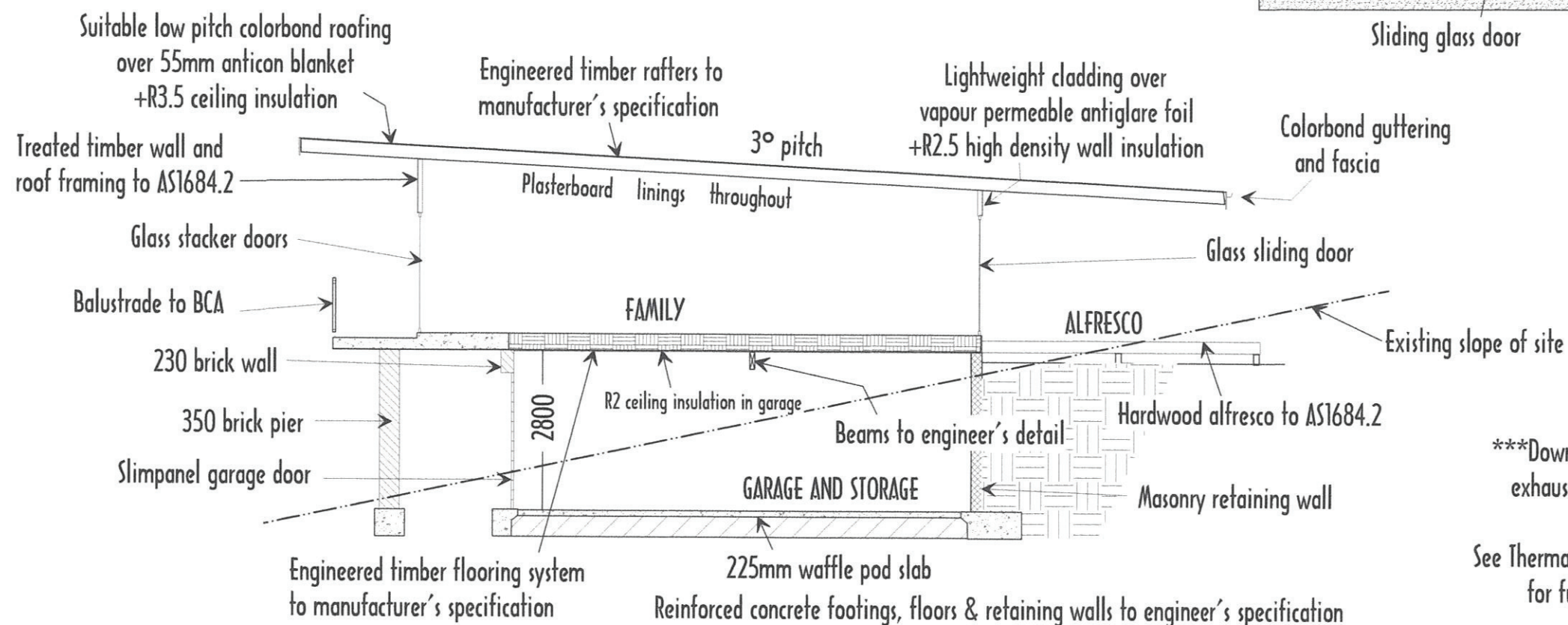
Certificate no.: 0002594539
 Assessor Name: Stephen Collins
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 FORSTER, NSW
 2428
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Custom Orb 'Accent', or Trimdek profile
 colorbond roofing (suitable for low pitch roof)



EASTERN ELEVATION



SECTION A-A

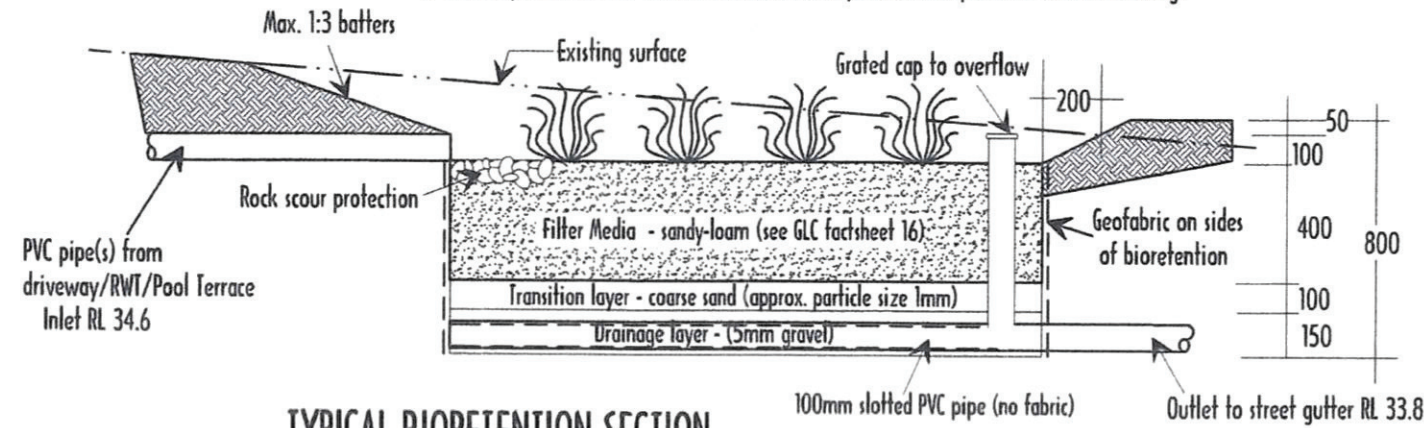
MIDCOAST COUNCIL
 These are the plans approved
 by N.O.D. 469/2018 dated 30 APR 2018
 for Director Planning & Natural Systems

***Downlights to be sealed and
 exhaust fans fitted with dampers

See Thermal Specification on sheet 5
 for further requirements

Sheet 3 of 7
 Drawing No. 0218-3

50% of raingarden area shall be planted with a minimum of 2 species planted at a density shown in GLC factsheet 15. Remainder planted with plants of owners choosing.



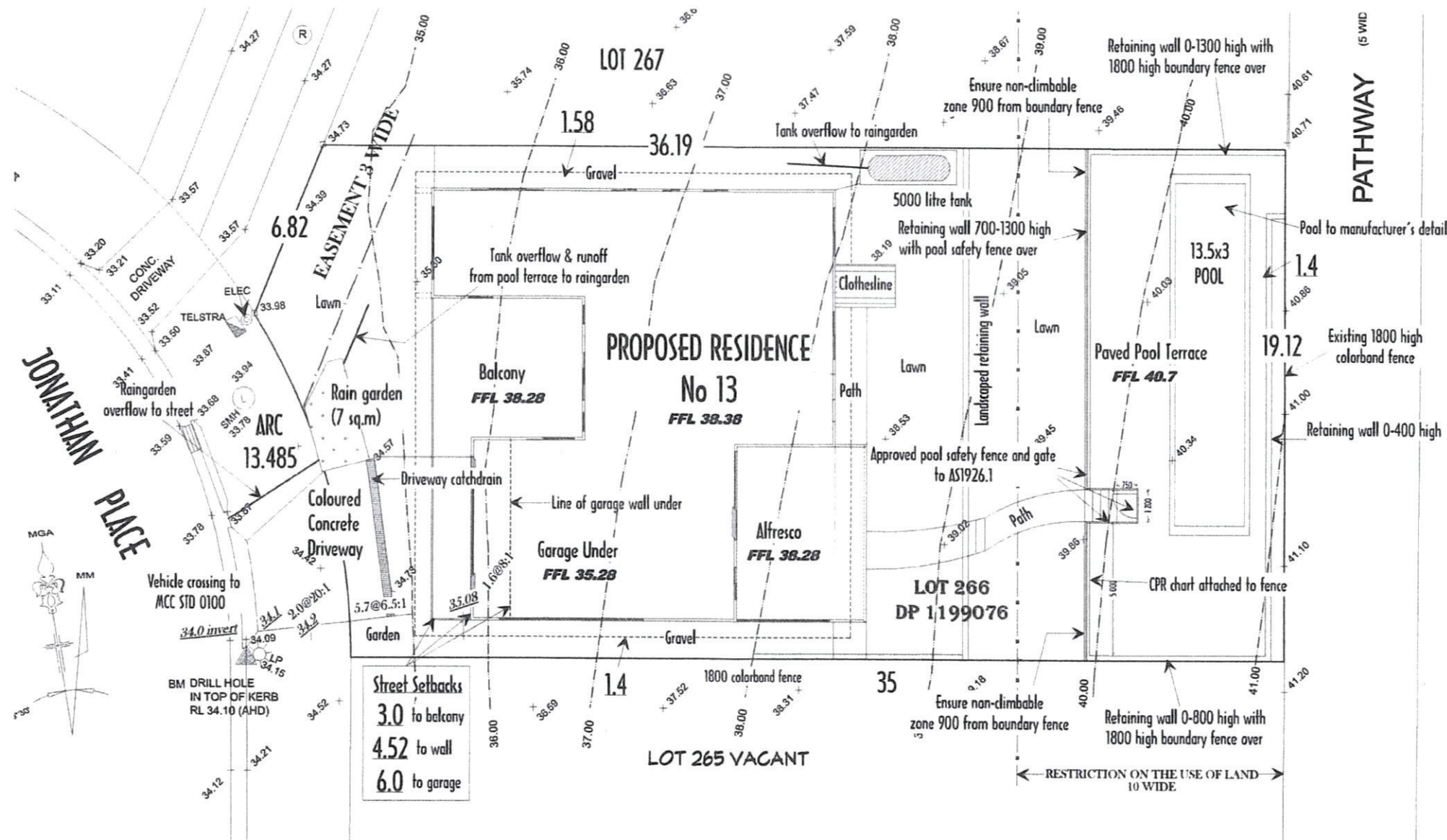
TYPICAL BIORETENTION SECTION



Certificate no.: 0002594539
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Accreditation no.: 20374
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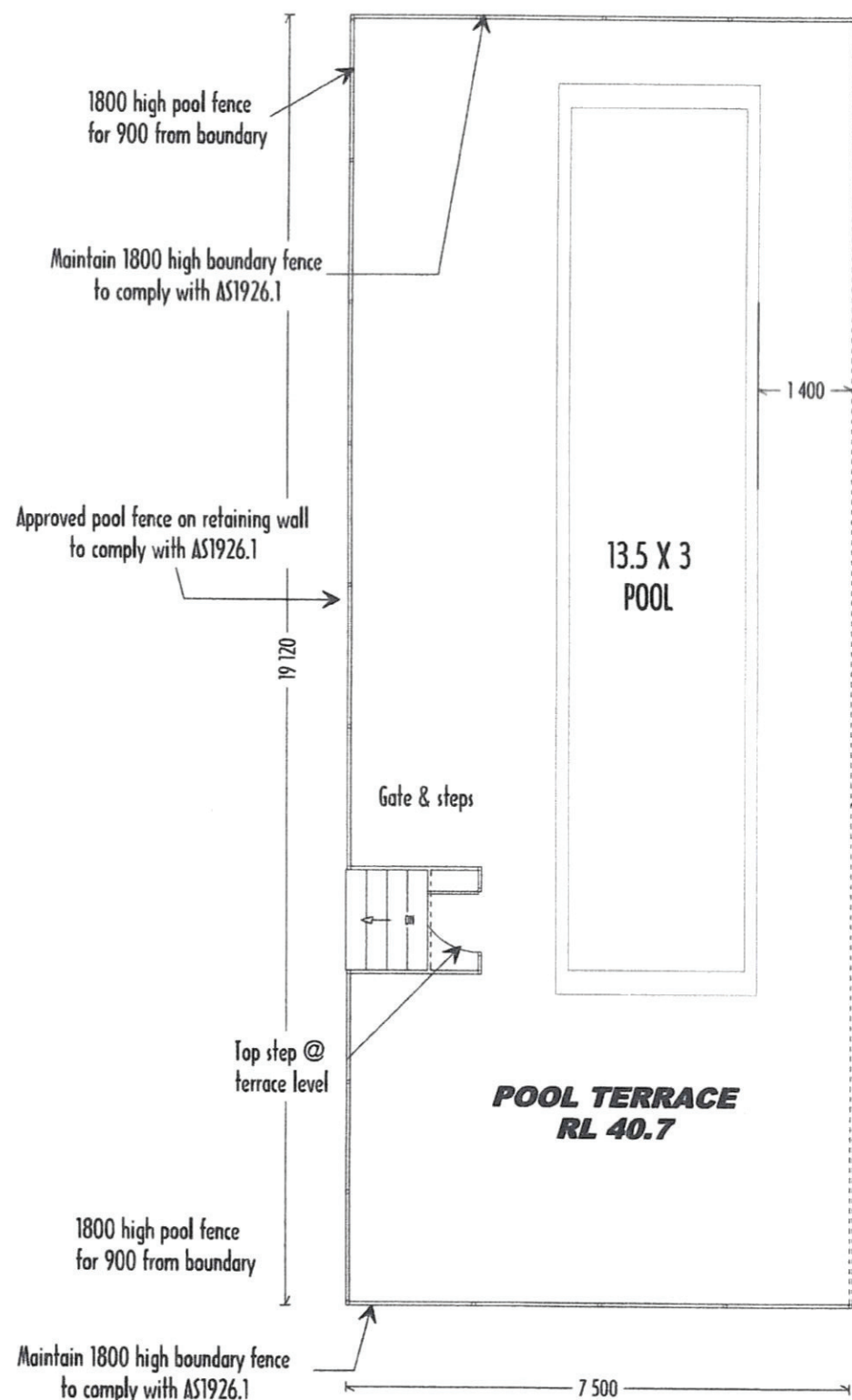


MIDCOAST COUNCIL 30 APR 2018
These are the plans approved

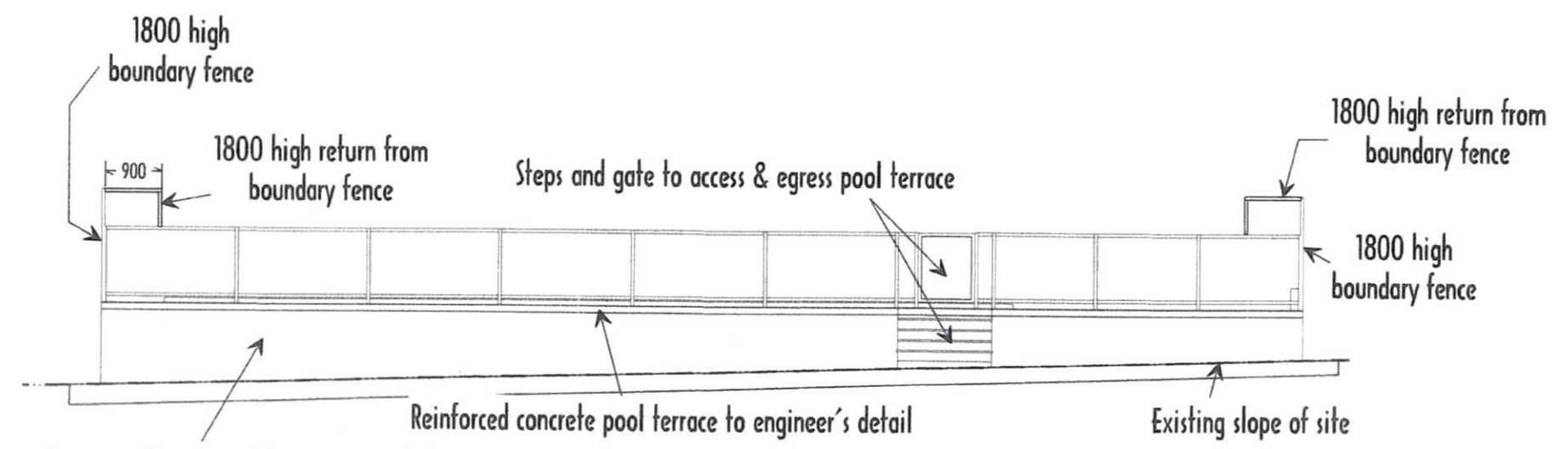
by N.O.D. 460/2013 dated for Director Planning & Natural Systems

SITE PLAN Scale 1:200 Amended 27/4/18 - gazebo removed

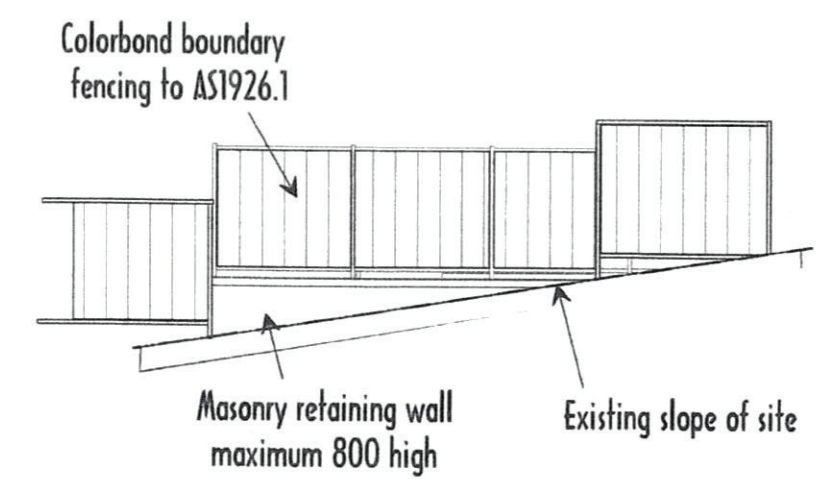
Sheet 4 of 7
Drawing No. 0218-3



POOL & GAZEBO PLAN



WESTERN ELEVATION



SOUTHERN ELEVATION

MIDCOAST COUNCIL
 These are the plans approved
 by N.O.D. 460/2018 dated 30 APR 2018
 for Director Planning & Natural Systems

Amended 27/4/18 - gazebo removed

POOL DETAIL
 Sheet 6 of 7
 Drawing No. 0218-3