



5C Breakers Way KORORA, NSW

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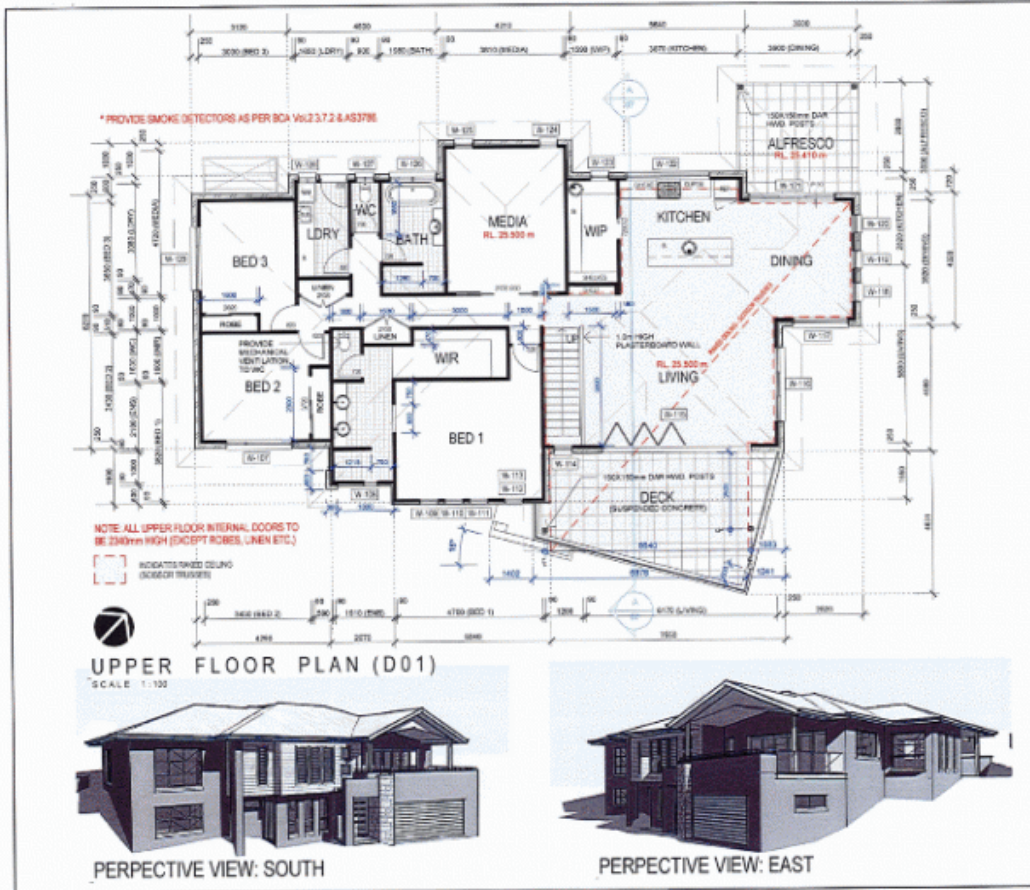
"Prime Korora Location"

Price: \$850,000-\$900,000



Luke Wenban

0418 165 979



### LEGEND

- 100 SLIDER DOOR
- 1020 2 x 725mm DOOR
- 102 ALUMINIUM COVER PLATE
- 104 REFRIGERATOR SPACE
- 106 WASHING MACHINE SPACE
- 108 LAUNDRY TUB
- 110 BENCH
- 112 CARPET
- 114 CERAMIC TILES
- 116 TONGUE & GROOVE TIMBER FLOORING
- 118 SMOKE DETECTOR
- 120 SOLAR TUBE SKYLIGHT
- 122 DOWNPIPE

### REVISIONS SCHEDULE

No.	Description	Date
1	Drawn	21/04/18

**NOTES:**

The builder is responsible for working all dimensions, colour codes, material lists, wall heights, and window sizes to the satisfaction of any work.

Only yellow measurements & dimensions are to be used. Do not obtain measurements by scaling off drawings.

Building works are to be set out by a registered surveyor.

Provide smoke detectors as per BCA Vol 2.3.2 and AS 3786.

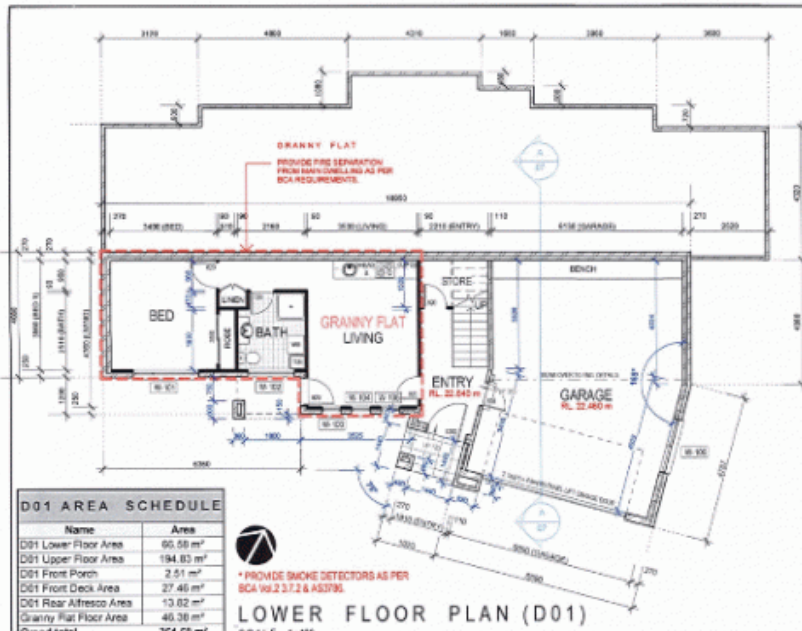
**PROJECT:**  
PROPOSED DUAL OCCUPANCY (DETACHED) AND SUBDIVISION, RETAINING WALLS AND TREE REMOVAL AT LOT 310 DP1074632 BREAKERS WAY, KORORA.

**CLIENT:**  
ARAKOON HOMES (BUILDERS) PTY LTD

**midcoast design**  
ARCHITECTS

27001 1st Flr  
11 CAMPSEY 2nd Flr  
PO BOX 100  
KORORA VIC 3286  
Tel: 034522 0000  
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Scale	1:100	<b>05</b>
Drawn by	RDW	
Date	28/03/2018	
Project no.	010250	
Revision	01	



Name	Area
D01 Lower Floor Area	66.58 m <sup>2</sup>
D01 Upper Floor Area	194.83 m <sup>2</sup>
D01 Front Porch	2.51 m <sup>2</sup>
D01 Front Deck Area	27.46 m <sup>2</sup>
D01 Rear Alfresco Area	40.32 m <sup>2</sup>
Granny Flat Floor Area	40.32 m <sup>2</sup>
Grand total	351.58 m <sup>2</sup>

### LOWER FLOOR PLAN (D01)

SCALE 1:100

No.	Location	Height	Width	Head Height	Description	Frame Material	Glazing	Area
101	BB3 (GF)	1200	2100	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.92
102	BB4 (GF)	450	1500	2100	AWNING WINDOW	ALUMINIUM	OBSCURE - SAFETY	2.88
103	LIVING (GF)	1500	930	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.58
104	LIVING (GF)	1500	930	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.58
105	LIVING (GF)	1500	930	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.58
106	GARAGE	900	1800	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.68
107	BB2	1800	2100	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	3.78
108	ENG (B1)	1000	450	2100	LOUVER WINDOW	ALUMINIUM	OSL, OBSCURE - SAFETY	8.61
109	BB2	1500	600	2100	LOUVER WINDOW	ALUMINIUM	CLEAR - SAFETY	1.08
110	BB2	1500	600	2100	LOUVER WINDOW	ALUMINIUM	CLEAR - SAFETY	1.08
111	BB2	1800	600	2100	LOUVER WINDOW	ALUMINIUM	CLEAR - SAFETY	1.08
112	BB2	800	800	2100	FIXED WINDOW	ALUMINIUM	CLEAR - SINGLE	8.36
113	BB2	800	800	2100	FIXED WINDOW	ALUMINIUM	CLEAR - SINGLE	8.36
114	STAIRS	1800	600	2100	FIXED WINDOW	ALUMINIUM	CLEAR - SAFETY	1.08

No.	Location	Height	Width	Head Height	Description	Frame Material	Glazing	Area
115	TRUNK	2800	4800	2800	BIFOLD GLASS DOORS	ALUMINIUM	CLEAR - SAFETY	13.44
116	LIVING	1200	1400	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	2.84
117	DINING	1800	1800	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	3.24
118	DINING	1800	900	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.98
119	DINING	1800	900	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.98
120	DINING	1800	900	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.98
121	DINING	2100	2100	2100	STACKING SLIDING GLASS DOOR	ALUMINIUM	CLEAR - SAFETY	6.97
122	KITCHEN	900	2100	1500	FIXED WINDOW	ALUMINIUM	CLEAR - SINGLE	1.82
123	BB1	1000	630	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	0.93
124	BB2A	1800	930	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.58
125	BB2A	1500	930	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	1.58
126	BATH	900	1500	2100	SLIDING WINDOW	ALUMINIUM	OBSCURE - SAFETY	1.35
127	WC	900	930	2100	SLIDING WINDOW	ALUMINIUM	OBSCURE - SINGLE	0.54
128	LBBY	900	930	2100	SLIDING WINDOW	ALUMINIUM	CLEAR - SINGLE	0.94
129	BB2	1800	2100	2100	AWNING WINDOW	ALUMINIUM	CLEAR - SINGLE	3.78

### D01 AREAS (BASIX)

Name	Area
Conditioned Floor Area	196.63 m <sup>2</sup>
Unconditioned Floor Area	15.78 m <sup>2</sup>
Total Floor Area	212.41 m <sup>2</sup>
D01 Site Area	587.73 m <sup>2</sup>

### Summary of BASIX Requirements

- Provide minimum 1000L above ground rain water tank with automatic pump connected to all toilets, washing machines and one outdoor tap.
- Provide minimum 150L roof catchment system tank to first flush overflow drain.
- Provide approximately 100L<sup>2</sup> irrigated lawn and garden.
- Provide external clothes line.

### Performance Related Requirements

- General construction tank to supply all toilets, washing machines and at least one outdoor tap.
- Provide minimum 1 star rated tank.
- Provide minimum 3 star rated taps to kitchen.
- Provide minimum 3 star rated taps to bathroom.
- Provide minimum 3 star rated DLS.
- 100L rain shower heads to all showers.

### Construction Related Requirements

- Provide minimum 100mm insulation to roof ceiling.
- Provide minimum 90mm insulation to all external walls.
- Provide minimum R3.0 insulation to ceiling.
- Allowable roof colour is "Dark" solar absorptance < 0.75.

### Energy Related Requirements

- Provide hot water service gas hot water system. Minimum performance 3.5 star rated.
- Provide electronic control with gas boost.
- Provide exhaust fan to kitchen ducted to outside of roof. Operation to be via a manual on/off switch.
- Provide energy efficient LED or fluorescent light fittings to at least one living area.

### Performance Test Requirements

- All glass covering submission to be approved products and clearly and permanently marked "MIDCOAST DESIGN" and "MIDCOAST DESIGN" and "MIDCOAST DESIGN" as a permanent sign as detailed in AS1901.
- Construction of glass covering to be as detailed in AS1901.
- Details are to be as per instructions from the local Council or Building Authority.

### LEGEND

- BD 800mm DOOR
- DD 2 x 1200mm DOORS
- ADP ALUMINIUM COVER PLATE
- RF REFRIGERATOR SPACE
- WM WASHING MACHINE SPACE
- LA LAUNDRY TUG
- B BENCH
- CPT CARPET
- CT CERAMIC TILES
- TMB TONGUE & GROOVE TIMBER FLOORING
- SD SMOKE DETECTOR
- SLS SOLAR TUBE SUNLIGHT
- DS DOWNPIPE

### REVISION SCHEDULE

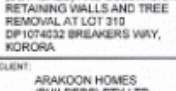
No.	Description	Date
1	Drawn file	27/04/16

NOTES:  
The builder is responsible for verifying all dimensions, former sizes, materials, vent ratings, and setbacks prior to commencement of any work.  
Site within requirements & dimensions are to be used. Do not obtain measure errors by scaling off drawings.

Building works are to be set out and by a registered person.  
Provide greater detail as per BCA 1.9.2.1.2 and 1.9.2.1.3.

PROJECT:  
PROPOSED DUAL OCCUPANCY (DETACHED) AND SUBDIVISION, RETAINING WALLS AND TREE REMOVAL AT LOT 310 DP1074032 BREAKERS WAY, KODROA.

CLIENT:  
ARAKOON HOMES (BUILDERS) PTY LTD



Scale: 1:100  
Drawn by: RDM  
Date: 23/08/2016  
Project no.: D1025U  
Revision: 01