

HOUSE ON GALLEON LANE

5 TEVEN STREET, BRUNSWICK HEADS

0006849012 28 Nov 2021

Assessor David Howard
Accreditation No. 20039

Address
5 Teven St, Brunswick Heads
, NSW, 2483

5.9

NATIONWIDE HOUSE

44.4

M²/m²

www.nshstars.gov.au

hstar.com.au

ABSA

Assessor Name: David Howard
Assessor Number: 20039

Accreditation Period: 01/04/2021-31/03/2022



FOUCHÉ ARCHITECTS

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ISSUE	DATE	FOR
1	14.09.2021	CONCEPT ISSUE
2	14.10.2021	REVISED CONCEPT ISSUE
3	08.11.2021	CONSULTANT ISSUE
4	27.11.2021	DA ISSUE

CLIENT
DAMIAN MCCANN &
REBECCA HAY

PROJECT NUMBER
21116

PROJECT
5 TEVEN STREET, BRUNSWICK HEADS

ADDRESS
5 TEVEN STREET, BRUNSWICK HEADS NSW 2483

STATUS
DA

DATE
2021

DRAWING
COVER PAGE

DRAWING NUMBER
AC000

ISSUE
4

SUMMARY
THERMAL PERFORMANCE SPECIFICATIONS: (22564 - Teven St)
 The following specifications take precedence over other plan notations for the construction of this building.
NOTE: In addition to BASIX commitments, building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC - Vol. 2, at the time of building. This includes New South Wales Parts 2.6 and 3.12. Specific mention is made of the following provisions:
 - Building Fabric Thermal Insulation
 (NOTE: If steel framing is used a thermal break may be required)
 - Building Sealing
 - Building Services
 - Condensation provisions
 (NOTE: Ventilation requirements of Section 3.8.7.3 b must also be complied with and this means bathrooms should not be exhausted into roofspaces unless they are ventilated.)

WINDOWS (total product specification - glass + frame)
 Default: High Solar Gain Low-e glass in Aluminium frames

EXTERNAL WALL (Light colour)
 Cavity Brick - R1.5 bulk insulation
 Cavity Panel - R2.0 Bulk insulation with vapour barrier (generally)

INTERNAL WALL
 Cavity Panel - No Insulation (generally)

EXTERNAL FLOOR
 Concrete Slab on Ground - No insulation

CEILING SPACE with ROOF ABOVE
 Plasterboard - R3.5 bulk insulation

ROOF (Light colour) (Non-ventilated)
 Sheet Metal Roofing - 60mm Foil Blanket with Reflective airgap

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)

Refer to current HERS Certificate to validate these thermal specification details.



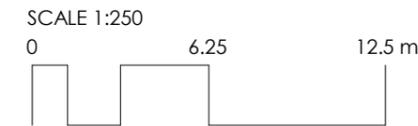
SITE PLAN

- 1 Entry gate
- 2 Driveway
- 3 Front yard
- 4 3 kL Water tank
- 5 Existing residence
- 6 Proposed residence
- 7 Clothes drying
- 8 Bin storage
- 9 Access to Teven Street
- 10 2 kW Photovoltaic system
- 11 Stormwater from existing dwelling discharges to kerb
- 12 Stormwater from proposed dwelling discharges to stormwater drain on Galleon Lane



- STORMWATER
- POWER POLE
- NBN

NOTE: SERVICES' LOCATIONS HAVE BEEN TAKEN FROM DBYD MAPPING AND ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED UPON AS AN ACCURATE LOCATION OF SERVICE/S



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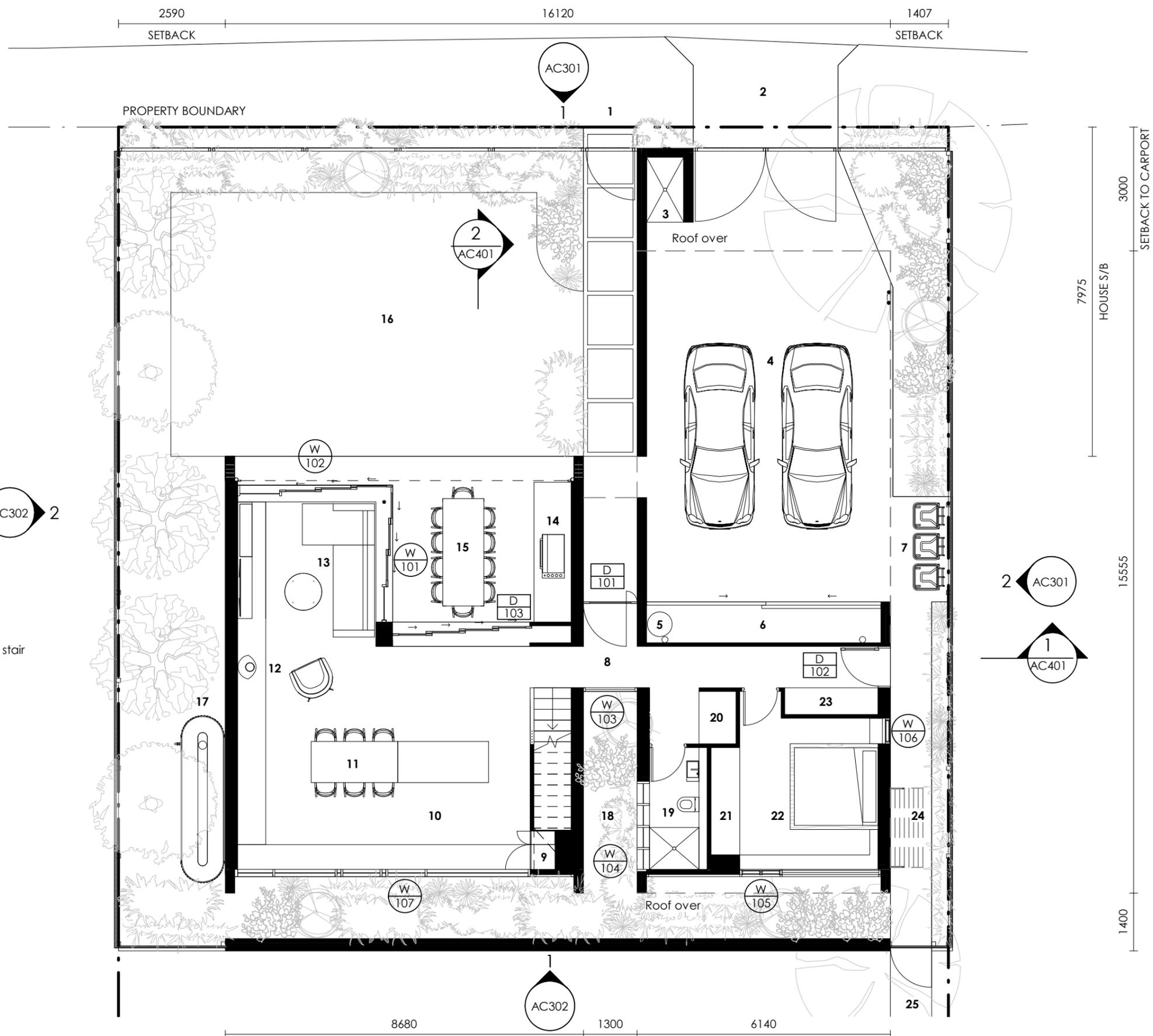
DRAWING
 SITE PLAN

DATE
 2021

DRAWING NUMBER
 AC101

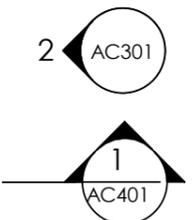
SCALE (A3)
 As indicated

ISSUE
 4



LOWER LEVEL

- 1 Entry gate
- 2 Driveway
- 3 Outdoor shower
- 4 Covered carport
- 5 Electric storage hot water system
- 6 Storage
- 7 Bin storage
- 8 Entry
- 9 Fridge, appliance & pantry under stair
- 10 Kitchen
- 11 Dining
- 12 Fireplace
- 13 Living
- 14 Outdoor kitchen
- 15 Outdoor dining
- 16 Grass area
- 17 3 kL Water tank
- 18 Courtyard garden
- 19 Bathroom
- 20 Linen
- 21 Robe
- 22 Bed
- 23 Laundry
- 24 Clothes drying
- 25 Access path



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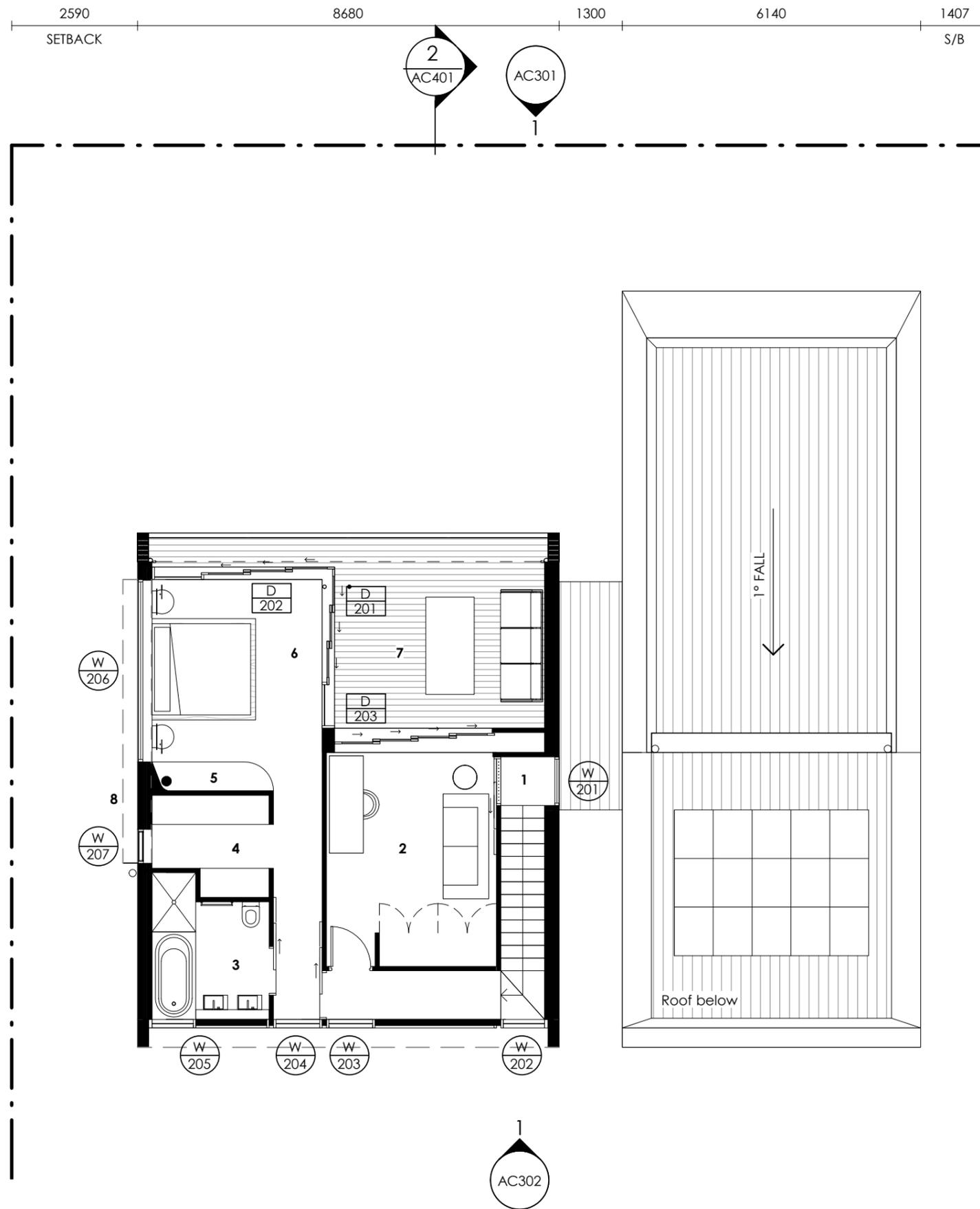
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TRUE NORTH	STATUS	DATE	SCALE (A3)
	DA	2021	1 : 100
DRAWING	DRAWING NUMBER	ISSUE	
LOWER LEVEL PLAN	AC201	4	



UPPER LEVEL

- 1 Stair void
- 2 Bedroom
- 3 Ensuite
- 4 Walk-in robe
- 5 Built-in seat
- 6 Master bedroom
- 7 Covered deck
- 8 Window awning
- 9 2 kW Photovoltaic system



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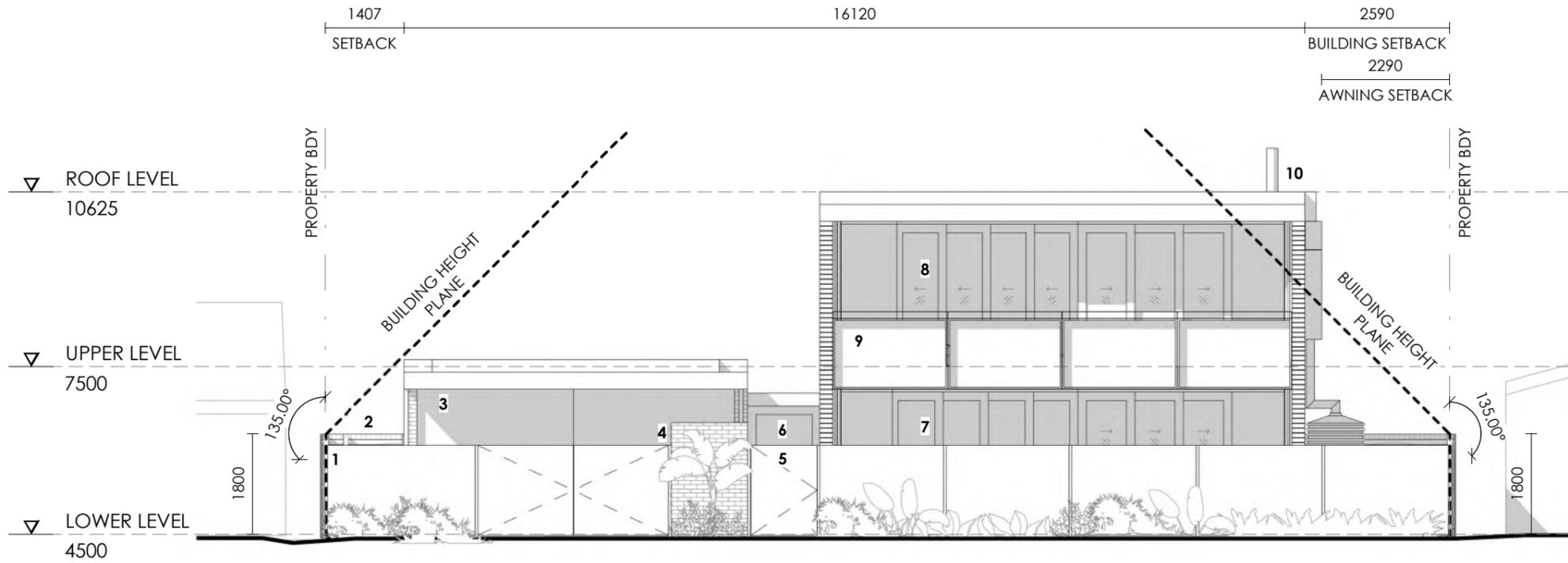
DRAWING
 UPPER LEVEL PLAN

DATE
 2021

DRAWING NUMBER
 AC202

SCALE (A3)
 1 : 100

ISSUE
 4



NORTH ELEVATION

- 1 Metal mesh front fence
- 2 Southern boundary fence
- 3 Covered carport
- 4 Outdoor shower behind brick wall
- 5 Entry gate
- 6 Entry
- 7 Outdoor entertaining
- 8 Covered deck
- 9 Steel/fibre cement balustrade
- 10 Chimney flue

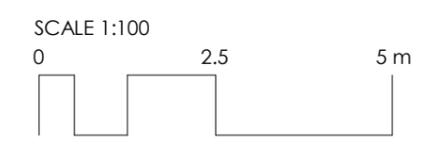
NORTH ELEVATION
1 : 100



EAST ELEVATION

- 1 Driveway
- 2 Covered carport
- 3 Laundry access
- 4 Window to stair void
- 5 Chimney flue
- 6 Double brick walls
- 7 Breeze brick wall

EAST ELEVATION
1 : 100



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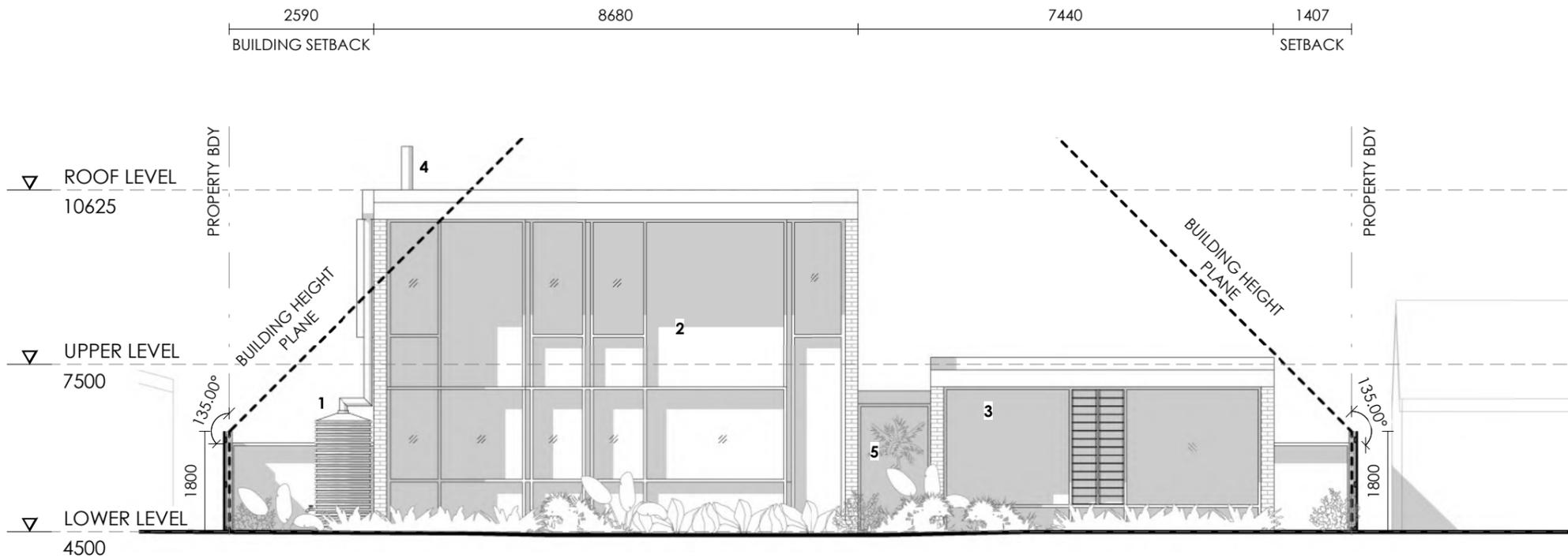
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DA	2021	1 : 100
DRAWING	DRAWING NUMBER	ISSUE
ELEVATIONS	AC301	4

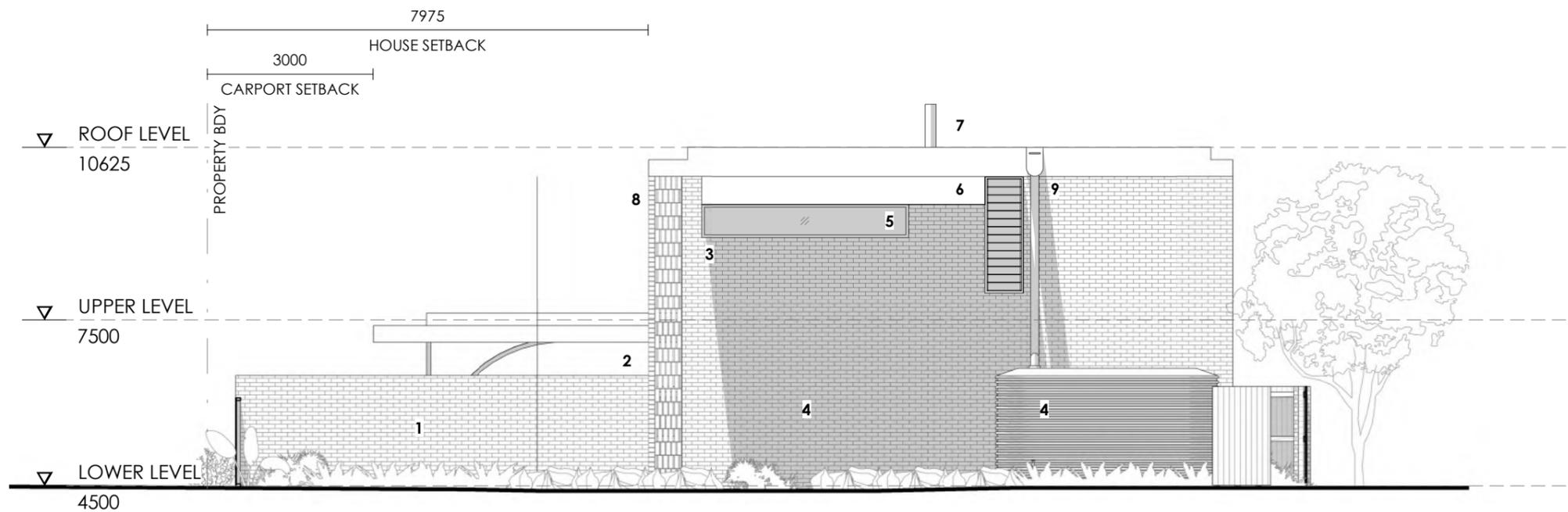


SOUTH ELEVATION

- 1 3 kL Water tank
- 2 Combination glazing and solid panels to southern wall
- 3 Fibre cement cladding
- 4 Chimney flue
- 5 Courtyard garden

SOUTH ELEVATION

1 : 100



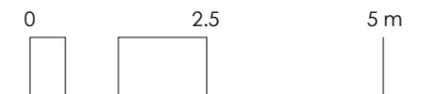
WEST ELEVATION

- 1 Front yard
- 2 Covered carport
- 3 Western double brick wall
- 4 3 kL Water tank
- 5 Master bed window
- 6 Window awning
- 7 Chimney flue
- 8 Breeze brick wall
- 9 Downpipe and rain water head

WEST ELEVATION

1 : 100

SCALE 1:100



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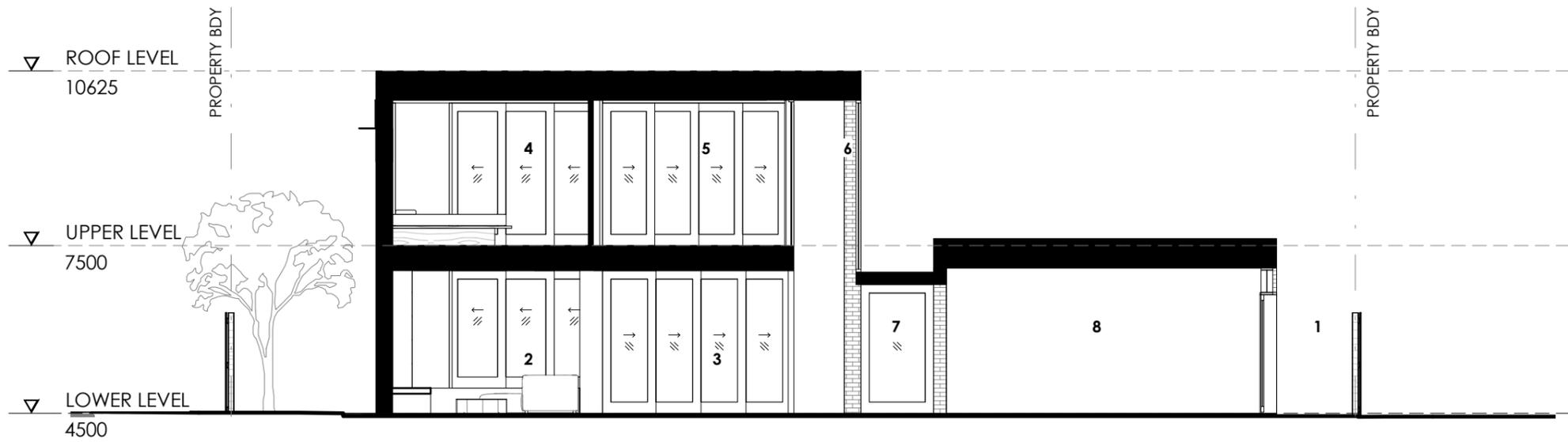
DRAWING
 ELEVATIONS

DATE
 2021

DRAWING NUMBER
 AC302

SCALE (A3)
 1 : 100

ISSUE
 4

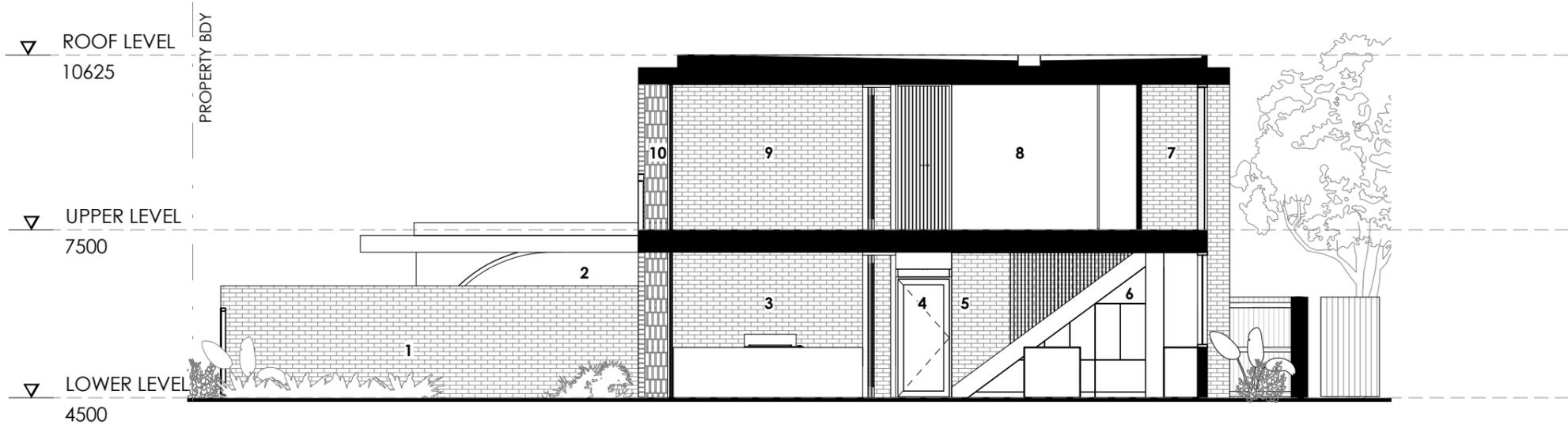


SECTION A

1 : 100

SECTION A

- 1 Eastern side access
- 2 Living
- 3 Outdoor dining
- 4 Master bed
- 5 Study
- 6 Stair void
- 7 Entry
- 8 Hallway



SECTION B

1 : 100

SECTION B

- 1 Front yard
- 2 Covered carport
- 3 Outdoor entertaining
- 4 Hallway
- 5 Stair
- 6 Fridge, appliance & pantry under stair
- 7 Hallway
- 8 Study
- 9 Covered deck
- 10 Breeze brick wall

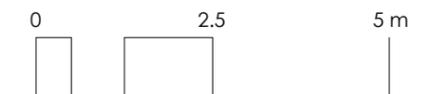


MINIMUM ADDED INSULATION REQUIREMENTS

EXTERNAL WALL - CAVITY BRICK
 EXTERNAL WALL - CAVITY PANEL
 CEILING SPACE WITH ROOF ABOVE - PLASTERBOARD ROOF

R1.5 BULK INSULATION
 R2.0 BULK INSULATION WITH VAPOUR BARRIER (GENERALLY)
 R3.5 BULK INSULATION
 60 mm FOIL BLANKET WITH REFLECTIVE AIRGAP

SCALE 1:100



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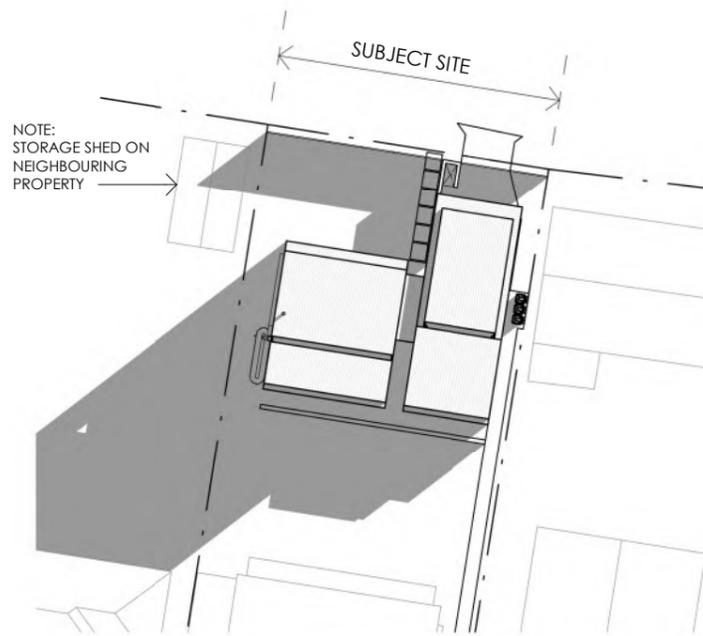
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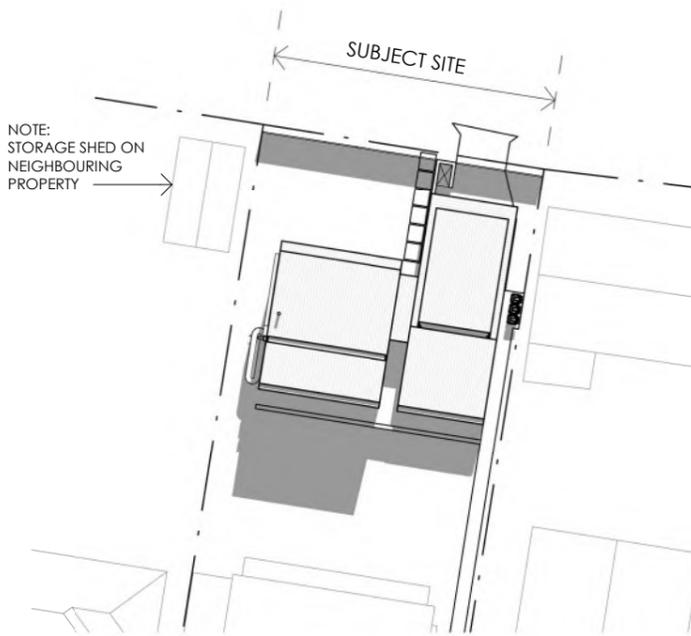
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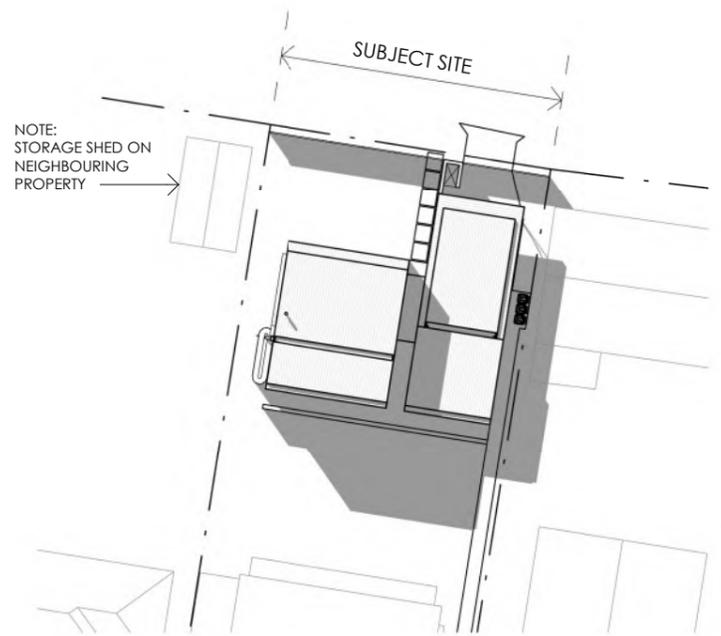
DRAWING SECTIONS
DRAWING NUMBER AC401
ISSUE 4



SHADOW DIAGRAM - 21 JUNE - 9AM
1 : 500



SHADOW DIAGRAM - 21 JUNE - 12PM
1 : 500



SHADOW DIAGRAM - 21 JUNE - 3PM
1 : 500



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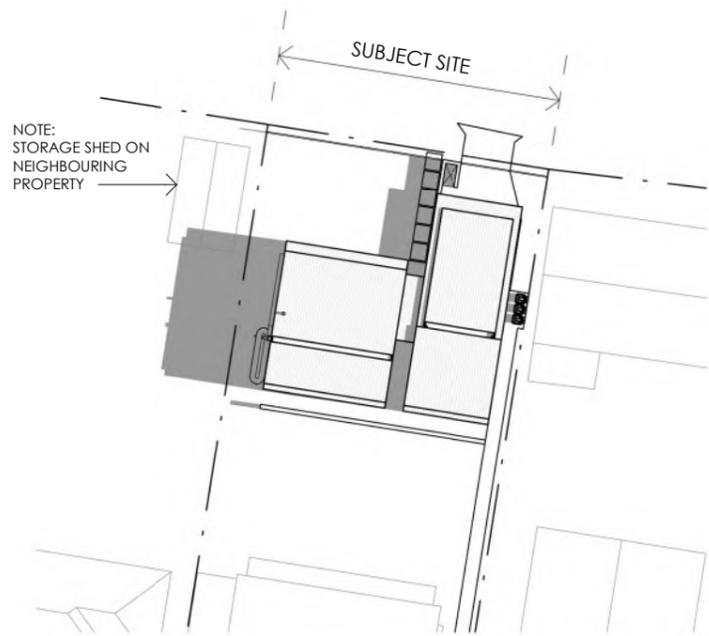
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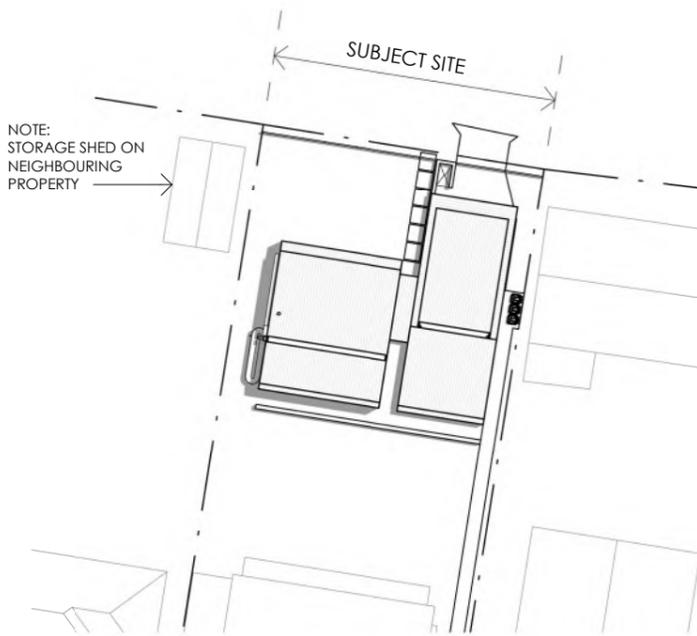
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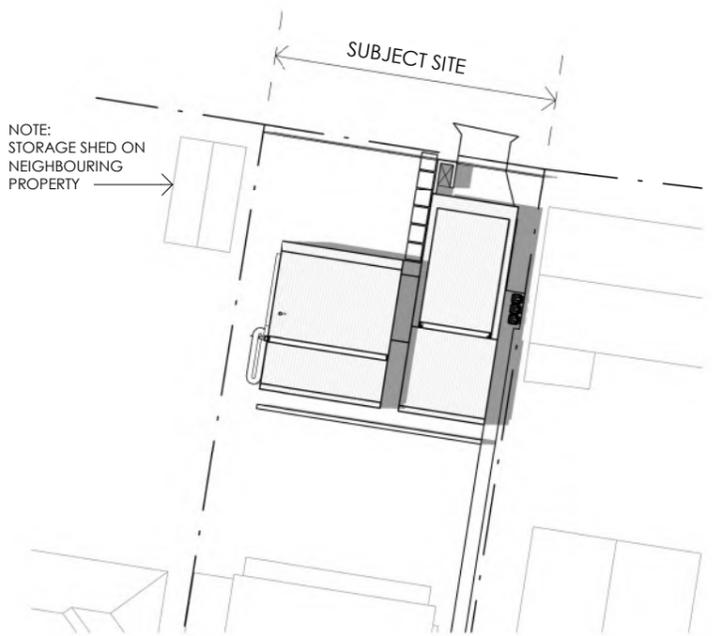
ISSUE
1



SHADOW DIAGRAM - 21 DECEMBER - 9AM



SHADOW DIAGRAM - 21 DECEMBER - 12PM



SHADOW DIAGRAM - 21 DECEMBER - 3PM



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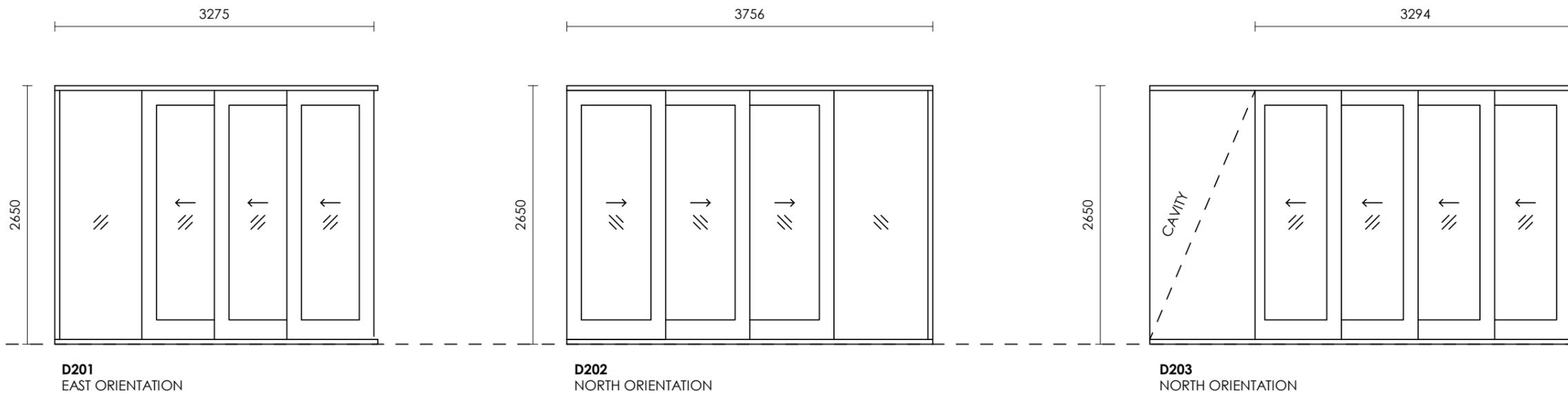
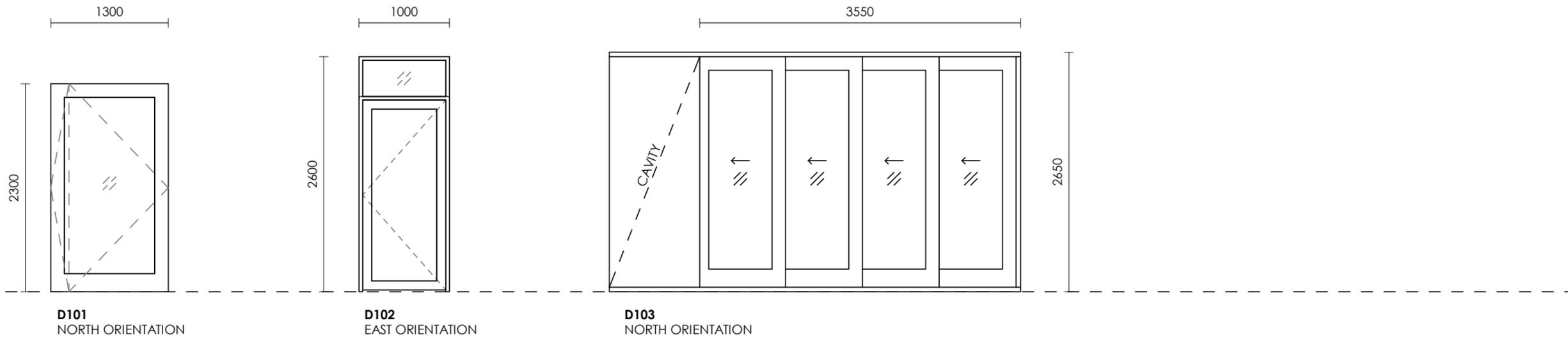
DRAWING
 SHADOW DIAGRAMS

DATE
 2021

SCALE (A3)
 1 : 500

DRAWING NUMBER
 AC502

ISSUE
 1



GLAZING THERMAL PERFORMANCE SPECIFICATION

DOORS & WINDOWS (GLASS & FRAME) HIGH SOLAR GAIN LOW-E GLASS IN ALUMINIUM FRAMES

FOUCHÉ ARCHITECTS

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REGISTRATION
REG. ARCHITECT RAYNE FOUCHÉ
QLD REGISTRATION NO 4763
NSW REGISTRATION NO 10115

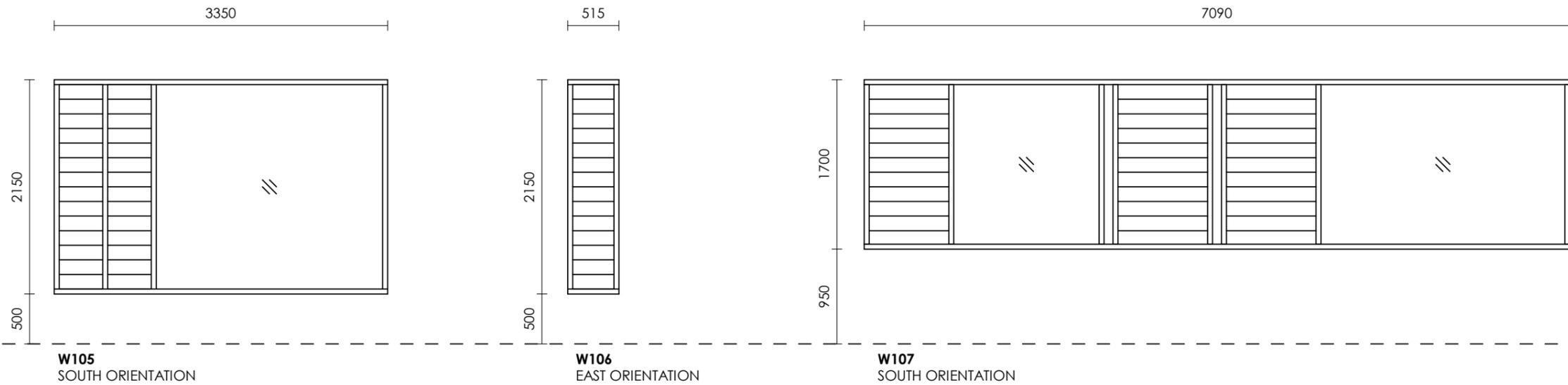
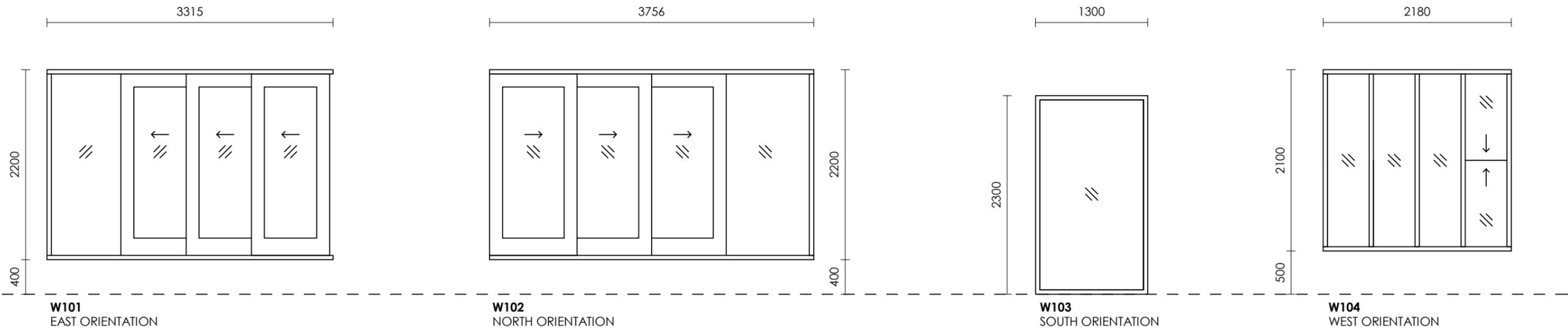
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ISSUE	DATE	FOR
1	08.11.2021	CONSULTANT ISSUE
2	27.11.2021	DA ISSUE

CLIENT	PROJECT
DAMIAN MCCANN & REBECCA HAY	5 TEVEN STREET, BRUNSWICK HEADS
PROJECT NUMBER	ADDRESS
21116	5 TEVEN STREET, BRUNSWICK HEADS NSW 2483

STATUS	DATE	SCALE (A3)
DA	2021	As indicated
DRAWING	DRAWING NUMBER	ISSUE
EXTERNAL DOOR SCHEDULE	AC701	2



GLAZING THERMAL PERFORMANCE SPECIFICATION
 DOORS & WINDOWS (GLASS & FRAME) HIGH SOLAR GAIN LOW-E GLASS IN ALUMINIUM FRAMES

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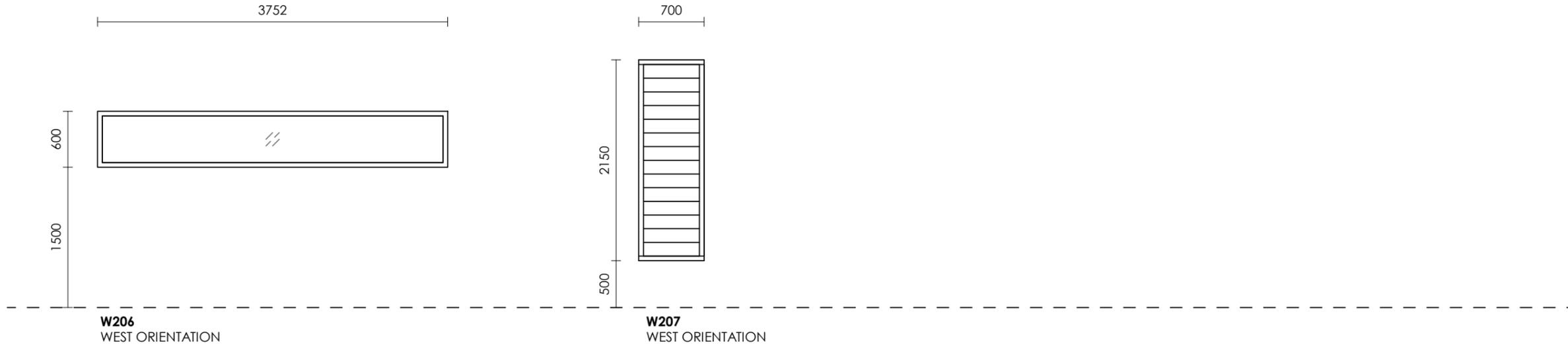
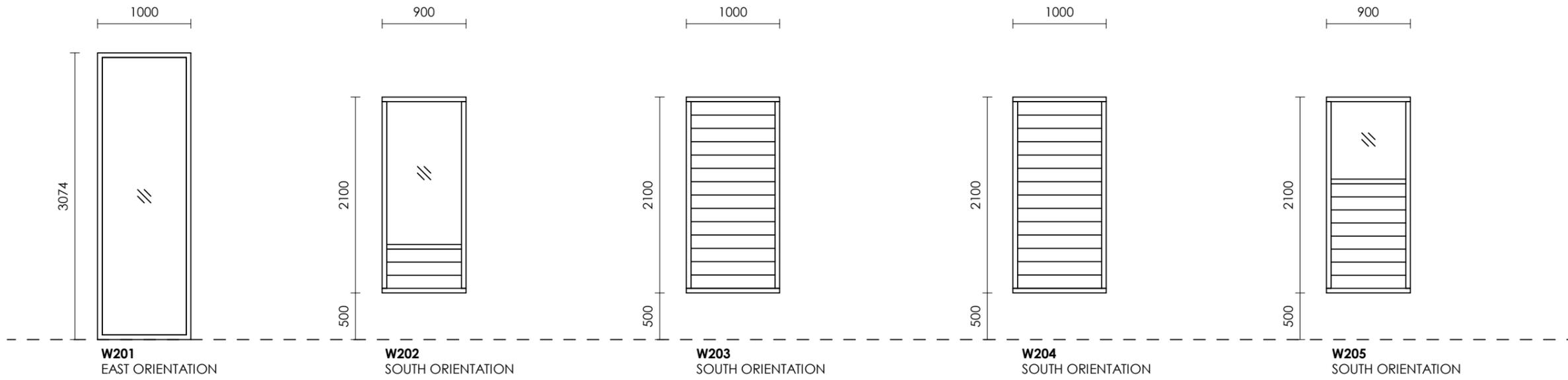
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ISSUE	DATE	FOR
1	08.11.2021	CONSULTANT ISSUE
2	27.11.2021	DA ISSUE

CLIENT	DAMIAN MCCANN & REBECCA HAY
PROJECT	5 TEVEN STREET, BRUNSWICK HEADS
PROJECT NUMBER	21116
ADDRESS	5 TEVEN STREET, BRUNSWICK HEADS NSW 2483

STATUS	DA	DATE	2021	SCALE (A3)	As indicated
DRAWING	EXTERNAL WINDOW SCHEDULE	DRAWING NUMBER	AC711	ISSUE	2



GLAZING THERMAL PERFORMANCE SPECIFICATION

DOORS & WINDOWS (GLASS & FRAME) HIGH SOLAR GAIN LOW-E GLASS IN ALUMINIUM FRAMES

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ISSUE	DATE	FOR
1	08.11.2021	CONSULTANT ISSUE
2	27.11.2021	DA ISSUE

CLIENT	PROJECT
DAMIAN MCCANN & REBECCA HAY	5 TEVEN STREET, BRUNSWICK HEADS
PROJECT NUMBER	ADDRESS
21116	5 TEVEN STREET, BRUNSWICK HEADS NSW 2483

STATUS	DATE	SCALE (A3)
DA	2021	As indicated
DRAWING	DRAWING NUMBER	ISSUE
EXTERNAL WINDOW SCHEDULE	AC712	2



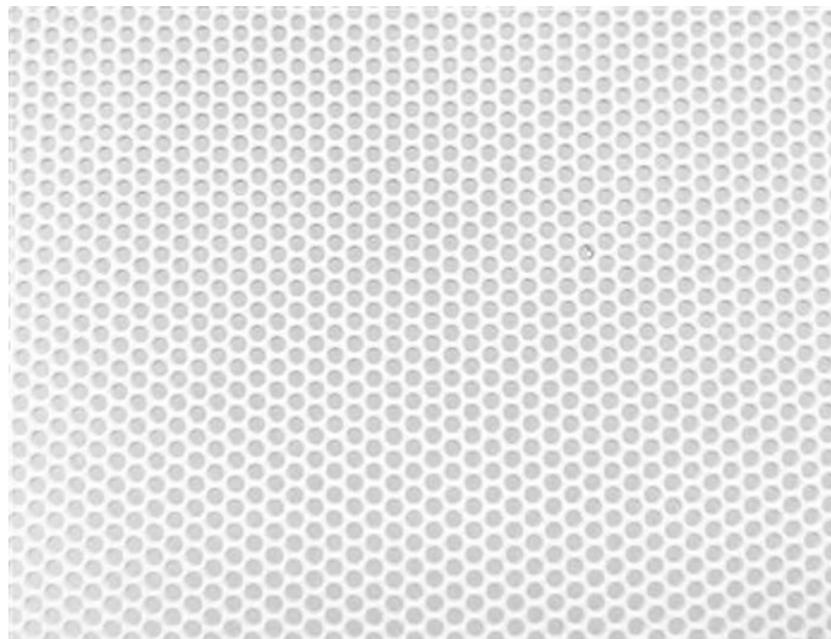
BLONDE BRICKS



MID CENTURY GEOMETRIC PATTERN TO STORAGE DOORS



BURNISHED CONCRETE



WHITE PERFORATED STEEL FENCE



WHITE DOORS AND WINDOWS



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ISSUE	DATE	FOR
1	14.09.2021	CONCEPT ISSUE
2	14.10.2021	REVISED CONCEPT ISSUE
3	08.11.2021	CONSULTANT ISSUE
4	27.11.2021	DA ISSUE

CLIENT	DAMIAN MCCANN & REBECCA HAY
PROJECT	5 TEVEN STREET, BRUNSWICK HEADS
PROJECT NUMBER	21116
ADDRESS	5 TEVEN STREET, BRUNSWICK HEADS NSW 2483

STATUS	DA
DATE	2021
DRAWING	MATERIAL PALETTE
DRAWING NUMBER	AC920
ISSUE	4