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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

PROJECT NUMBER
21116

PROJECT

5 TEVEN STREET, BRUNSWICK HEADS

ADDRESS

5 TEVEN STREET, BRUNSWICK HEADS NSW 2483

DRAWING
COVER PAGE

DRAWING NUMBER	ISSUE
AC000	4

THERMAL PERFORMANCE SPECIFICATIONS: (22564 - Teven St)

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.

- 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.)

Default: High Solar Gain Low-e glass in Aluminium frames

Cavity Brick – R1.5 bulk insulation

Cavity Panel – R2.0 Bulk insulation with vapour barrier (generally)

Cavity Panel – No Insulation (generally)

EXTERNAL FLOOR
Concrete Slab on Ground – No insulation

Plasterboard – R3.5 bulk insulation

ROOF (Light colour) (Non-ventila

Sheet Metal Roofing – 60mm Foil Blanket

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

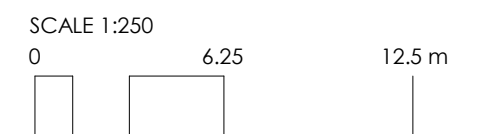
Refer to current HERS Certificate to validate these thermal specification details.



- 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



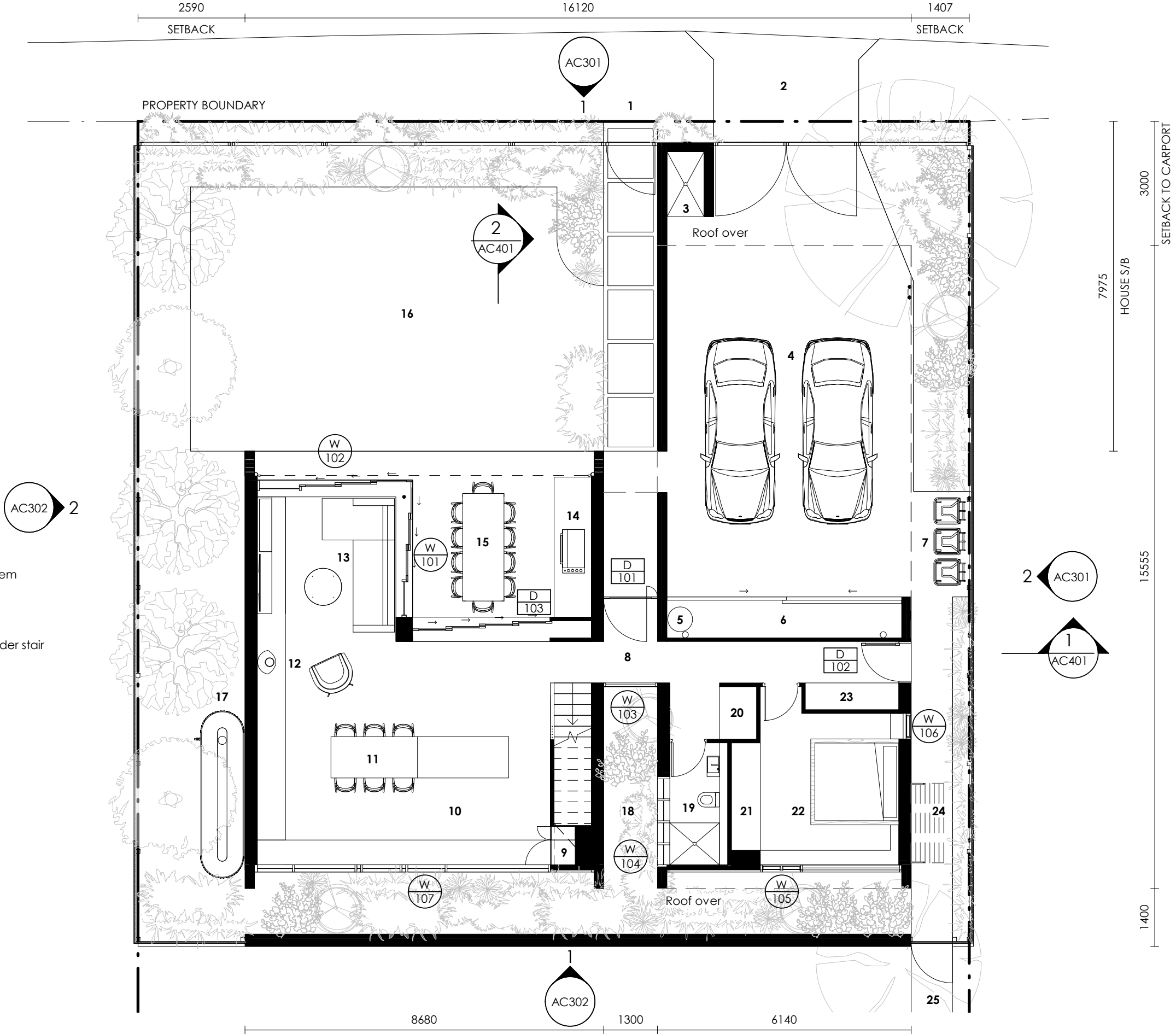
NOTE: SERVICES' LOCATIONS HAVE BEEN TAKEN FROM DBYD MAPPING AND ARE INDICATIVE ONLY AND SHOULD NOT BE RELIED UPON AS AN ACCURATE LOCATION OF SERVICE/S





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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**DAMIAN MCCANN &
REBECCA HAY**

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5 TEVEN STREET, BRUNSWICK HEADS NSW 2483



STATUS
DA

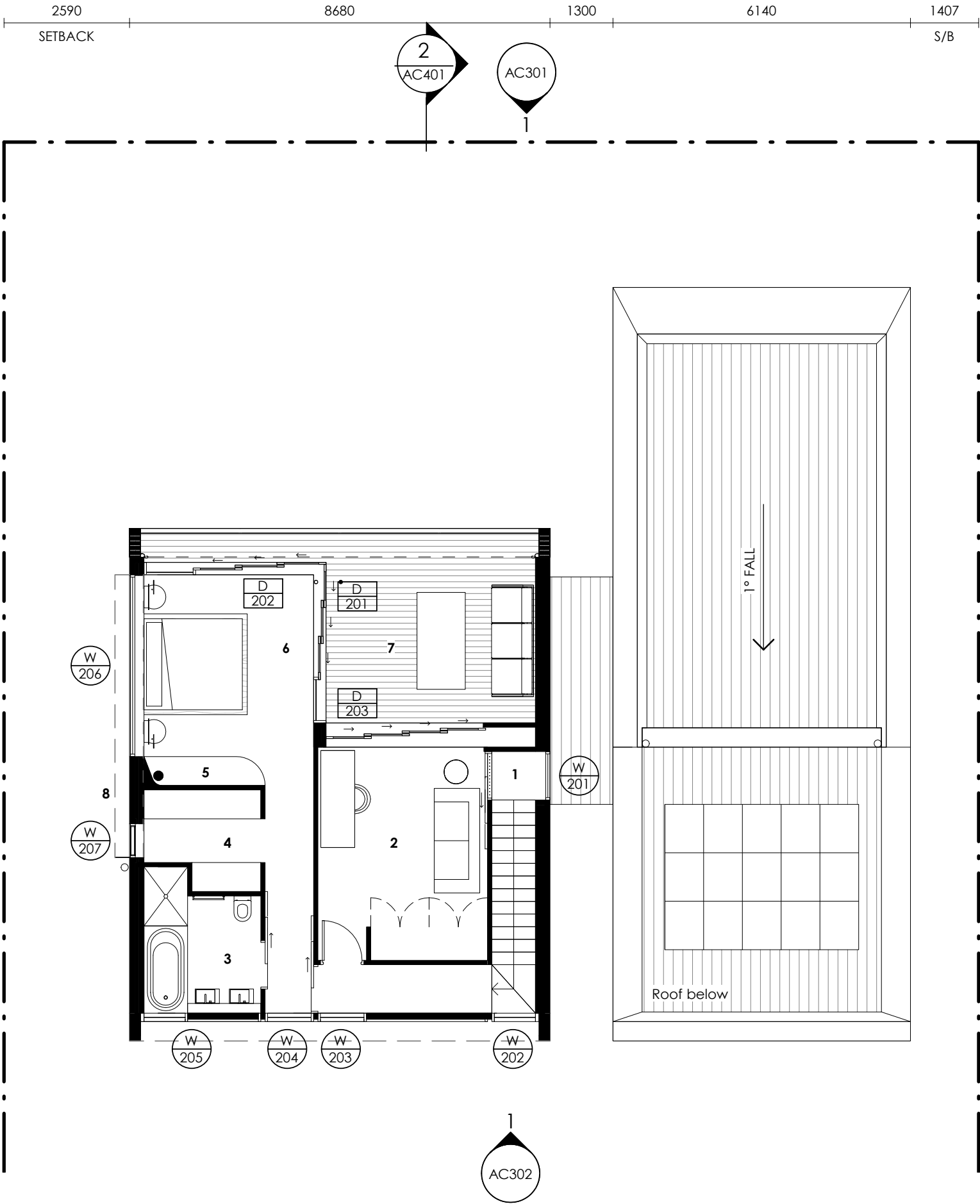
DRAWING
LOWER LEVEL PLAN

DATE
2021

SCALE (A3)
1 : 100

DRAWING NUMBER
AC201

ISSUE
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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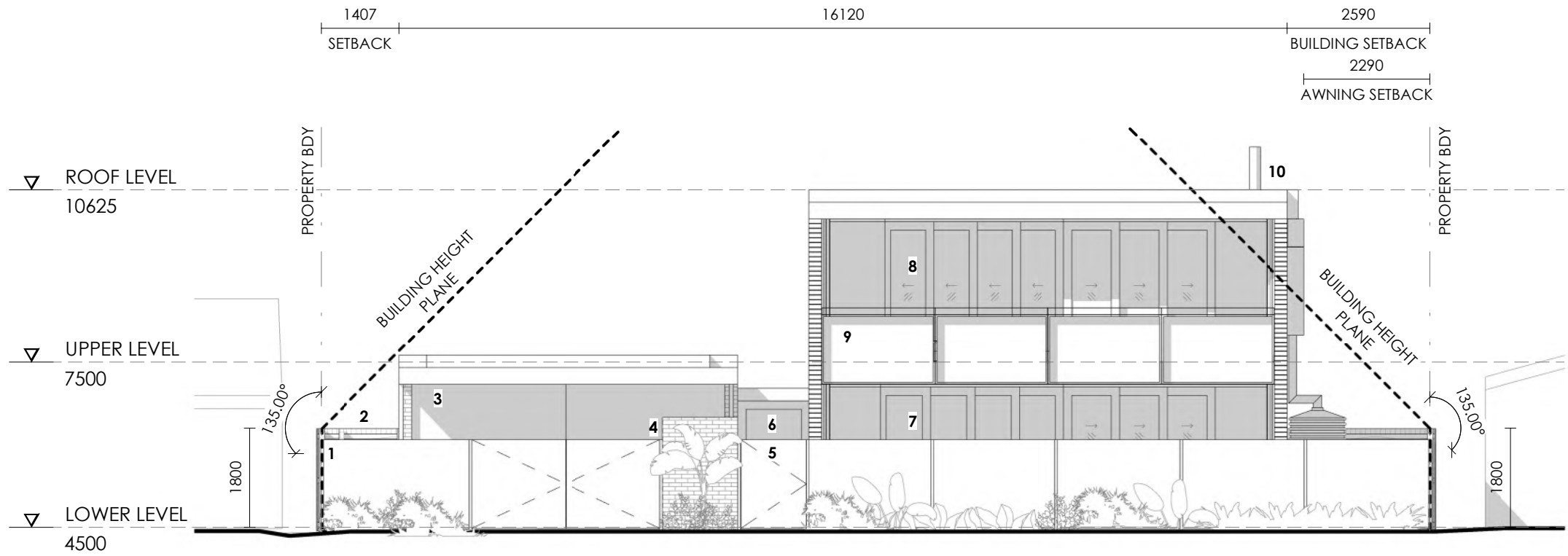
DATE
2021

SCALE (A3)
1 : 100

DRAWING
UPPER LEVEL PLAN

DRAWING NUMBER
AC202

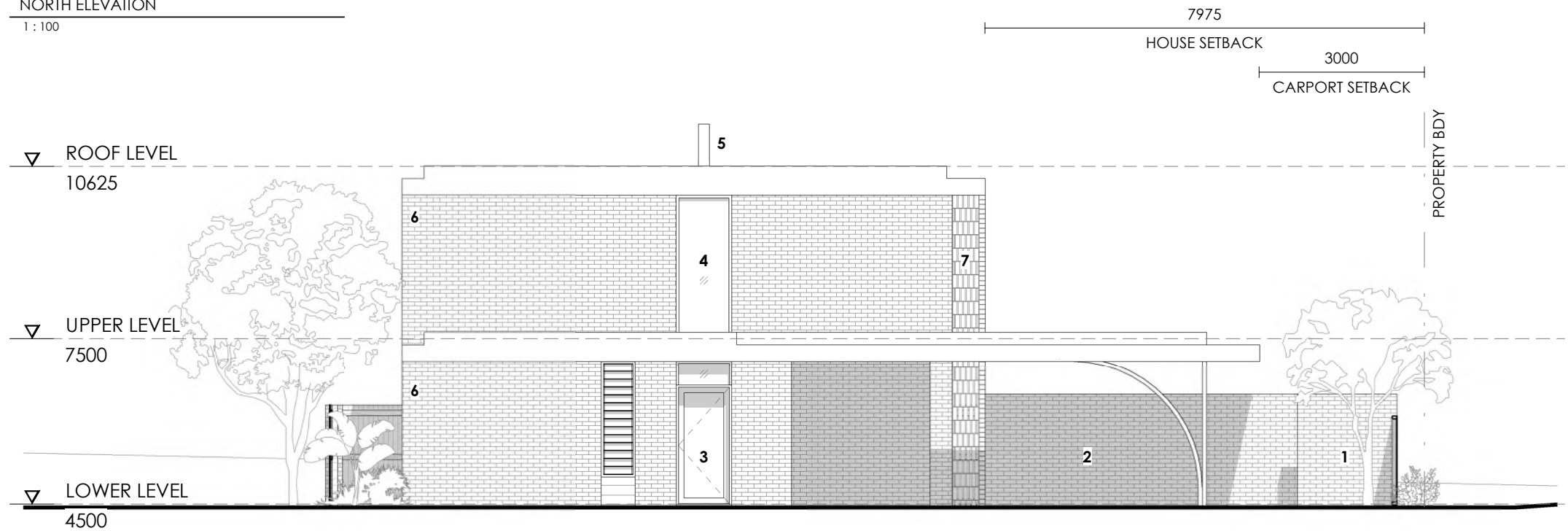
ISSUE
4



NORTH ELEVATION
1 : 100

NORTH ELEVATION

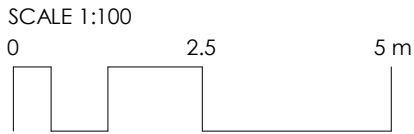
- 1 Metal mesh front fence
- 2 Southern boundary fence
- 3 Covered carport
- 4 Outdoor shower behind brick wall
- 5 Entry gate
- 6 Entry
- 7 Outdoor entertaining
- 8 Covered deck
- 9 Steel/fibre cement balustrade
- 10 Chimney flue



EAST 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



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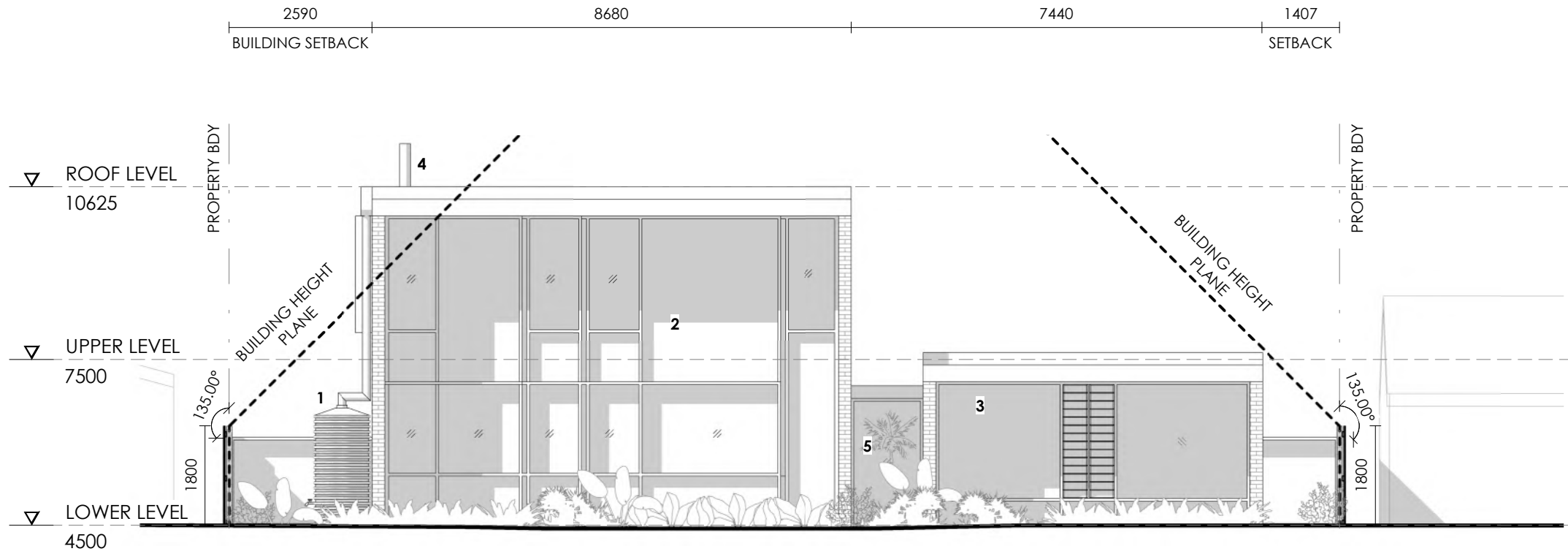
DATE
2021

SCALE (A3)
1 : 100

DRAWING
ELEVATIONS

DRAWING NUMBER
AC301

ISSUE
4



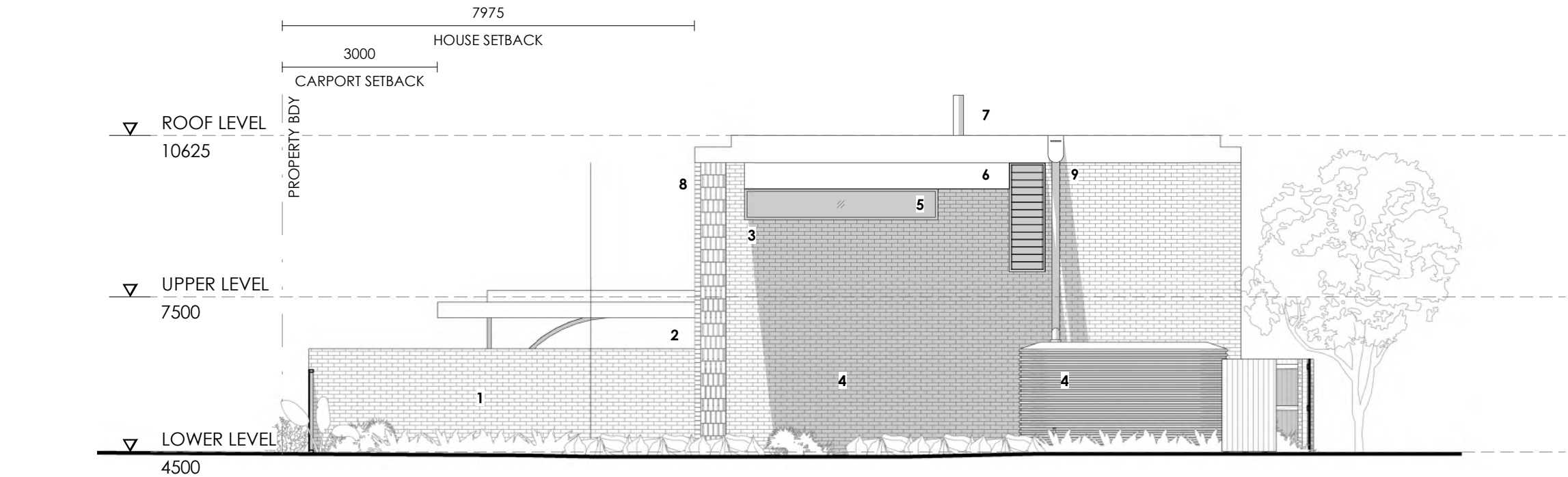
SOUTH ELEVATION

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



WEST ELEVATION

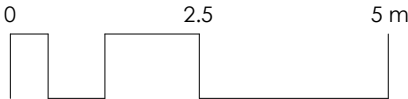
- 1 Front yard
- 2 Covered carport
- 3 Western double brick wall
- 4 3 kL Water tank
- 5 Master bed window
- 6 Window awning
- 7 Chimney flue
- 8 Breeze brick wall
- 9 Downpipe and rain water head



WEST ELEVATION

1 : 100

SCALE 1:100



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DA

DATE
2021

SCALE (A3)
1 : 100

DRAWING
ELEVATIONS

DRAWING NUMBER
AC302

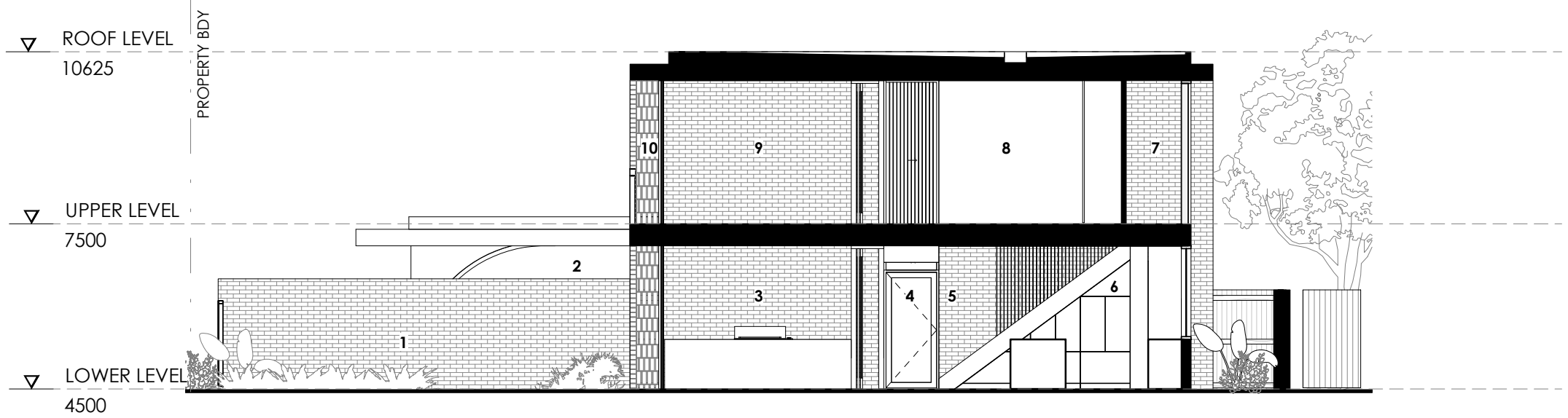
ISSUE
4



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

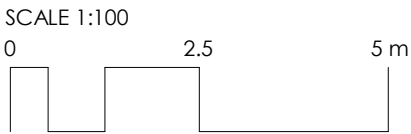
SECTION B

- 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



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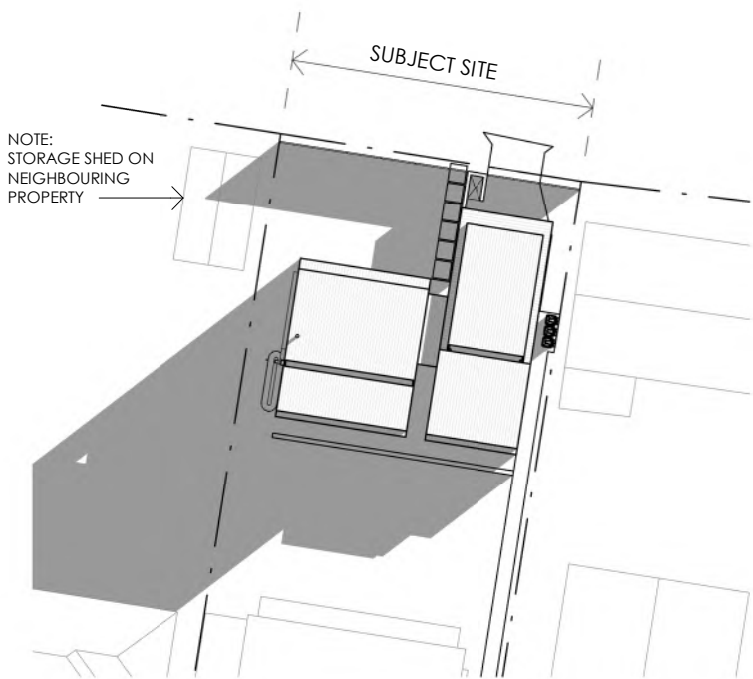
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SCALE (A3)
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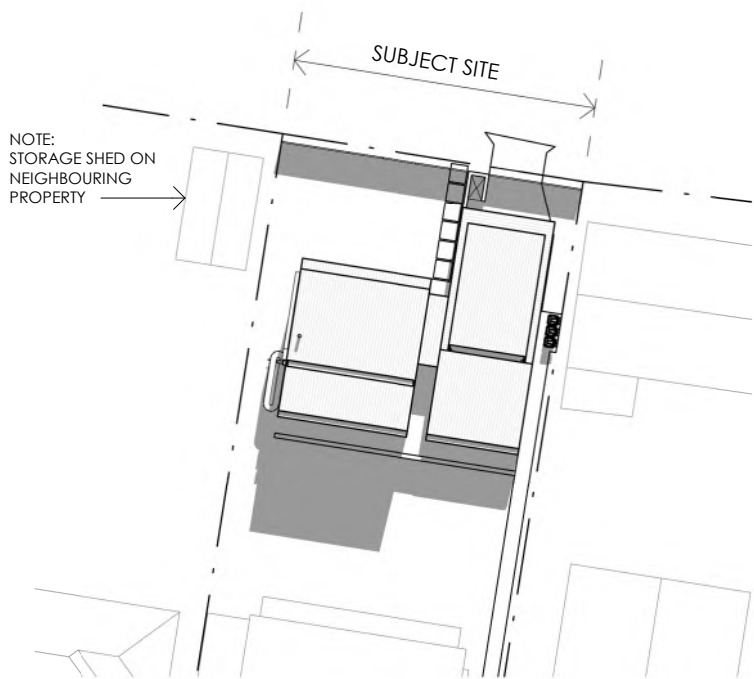
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SECTIONS

DRAWING NUMBER
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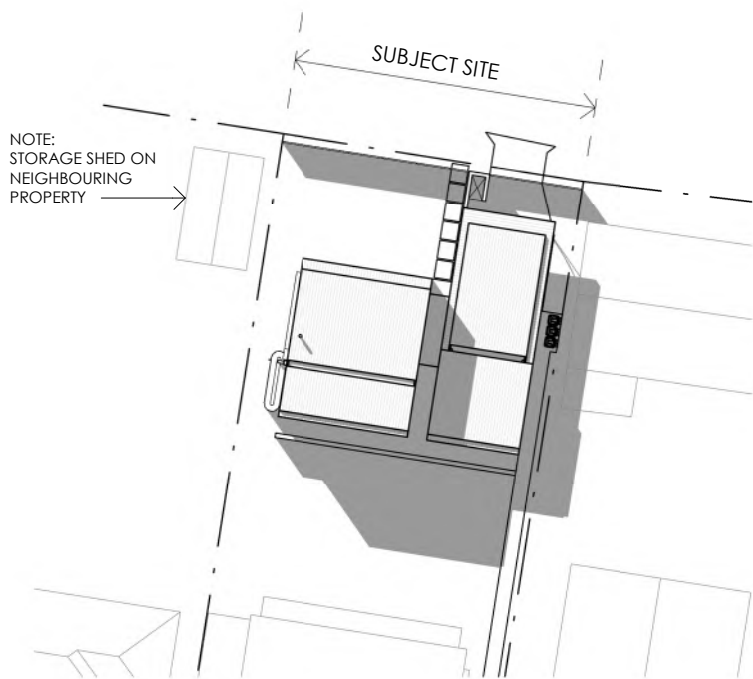
ISSUE
4



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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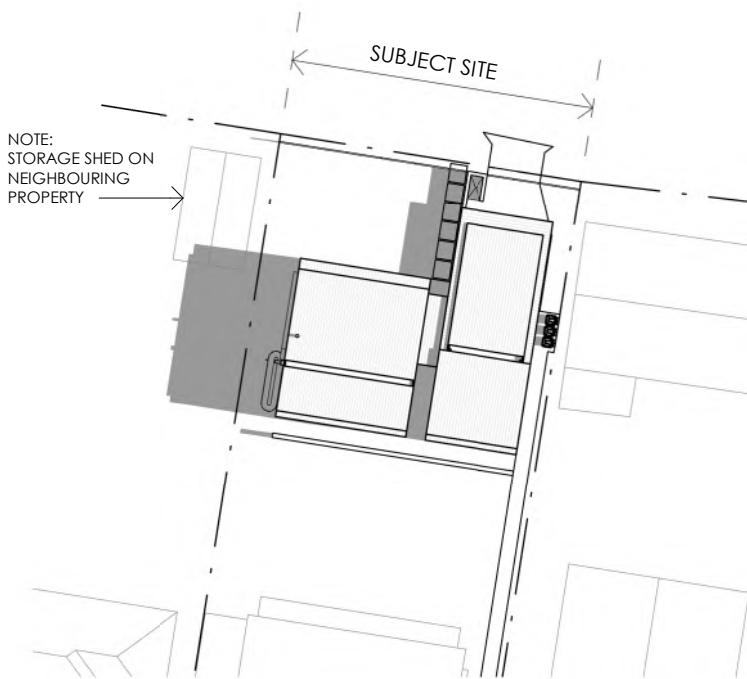
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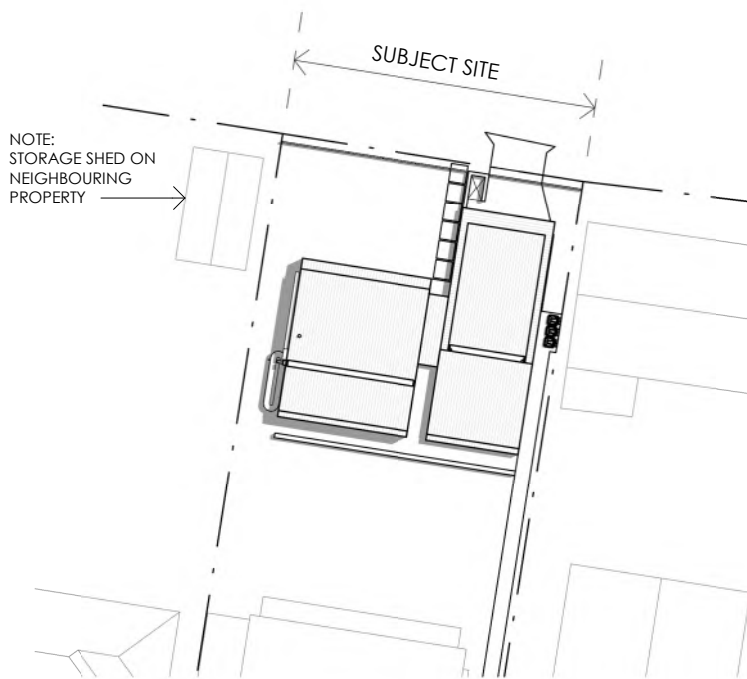
STATUS
DA
DRAWING
SHADOW DIAGRAMS

DATE
2021
SCALE (A3)
1 : 500

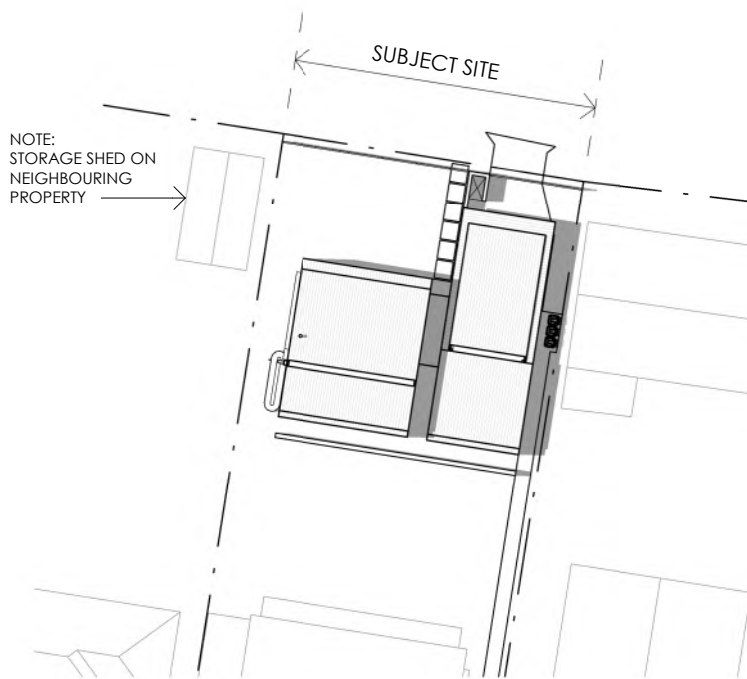
DRAWING NUMBER
AC501
ISSUE
1



SHADOW DIAGRAM - 21 DECEMBER - 9AM

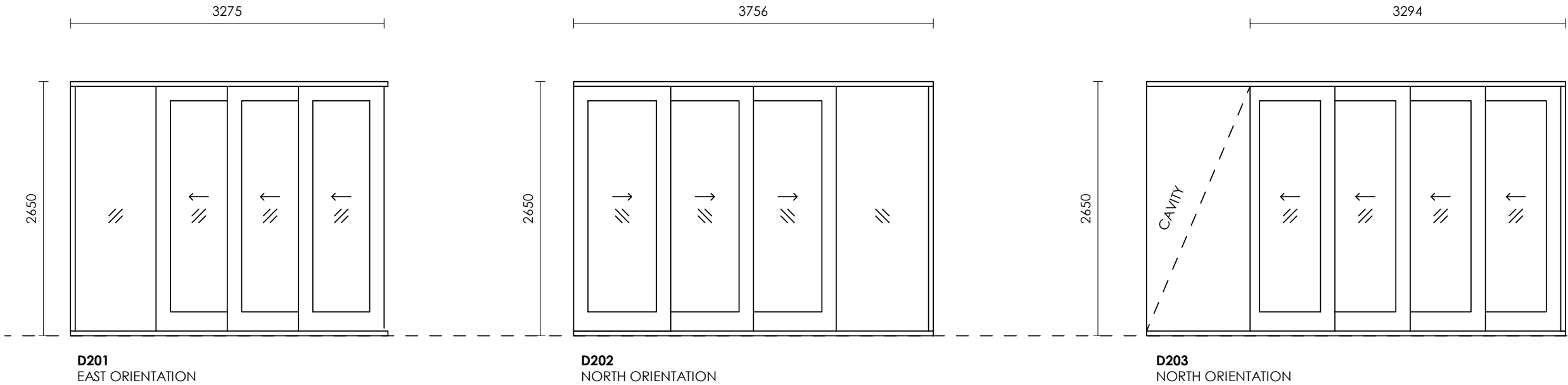
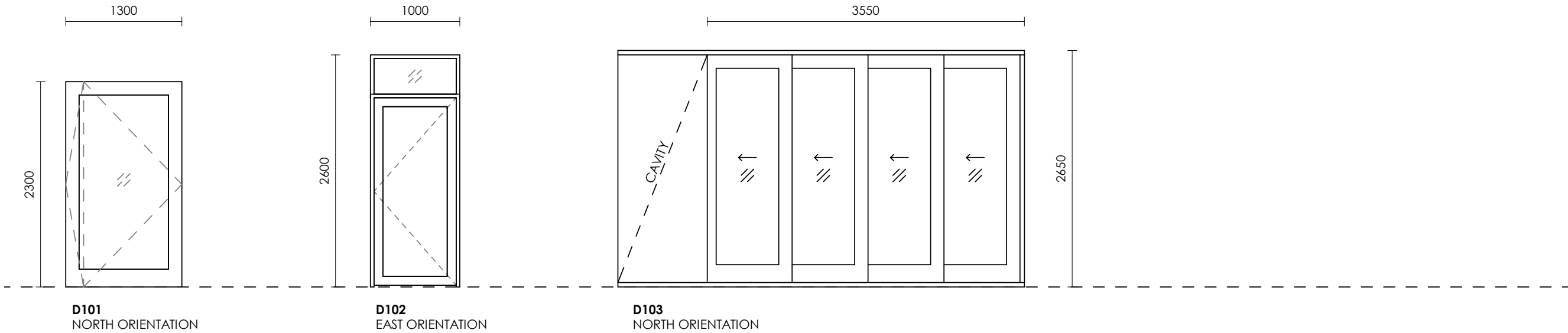


SHADOW DIAGRAM - 21 DECEMBER - 12PM



SHADOW DIAGRAM - 21 DECEMBER - 3PM





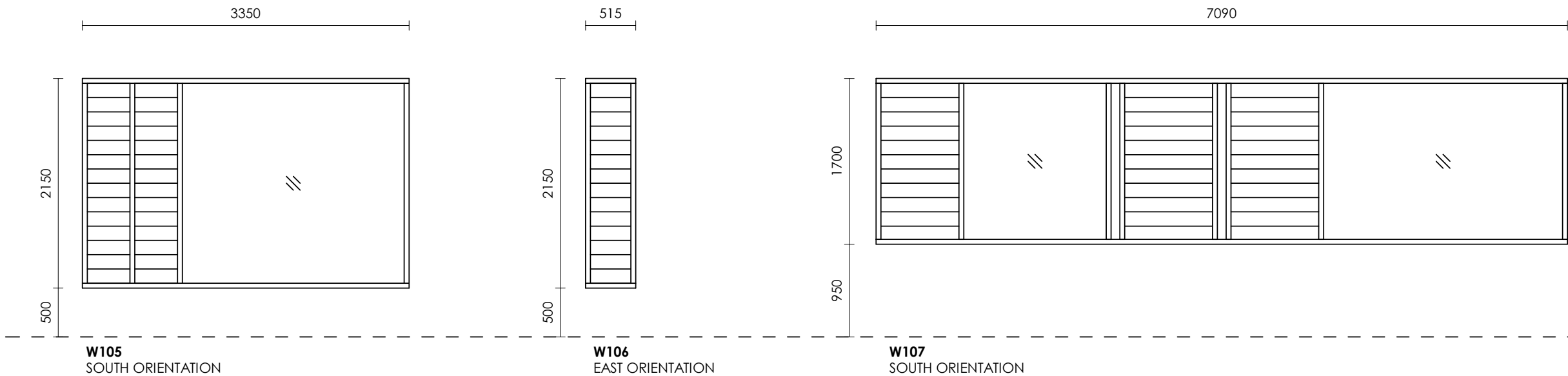
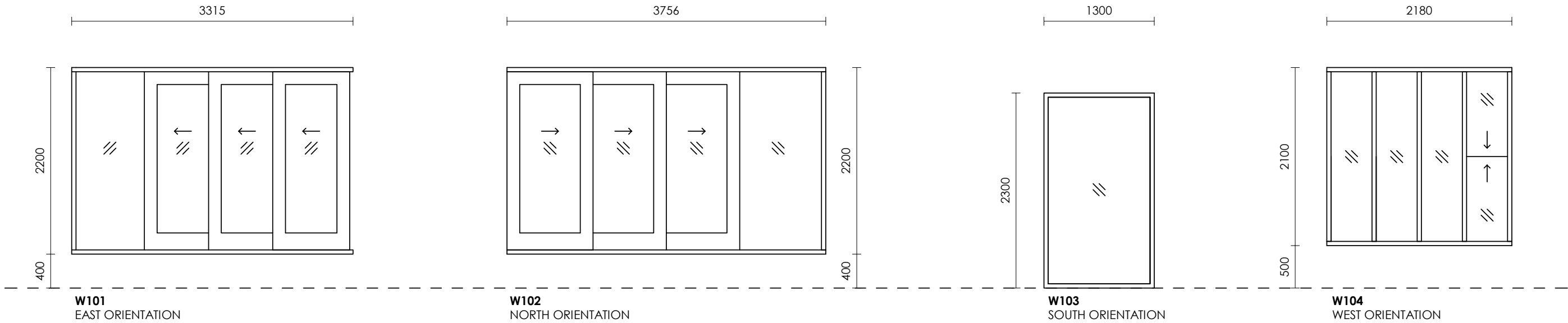
GLAZING THERMAL PERFORMANCE SPECIFICATION

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

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



GLAZING THERMAL PERFORMANCE SPECIFICATION

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



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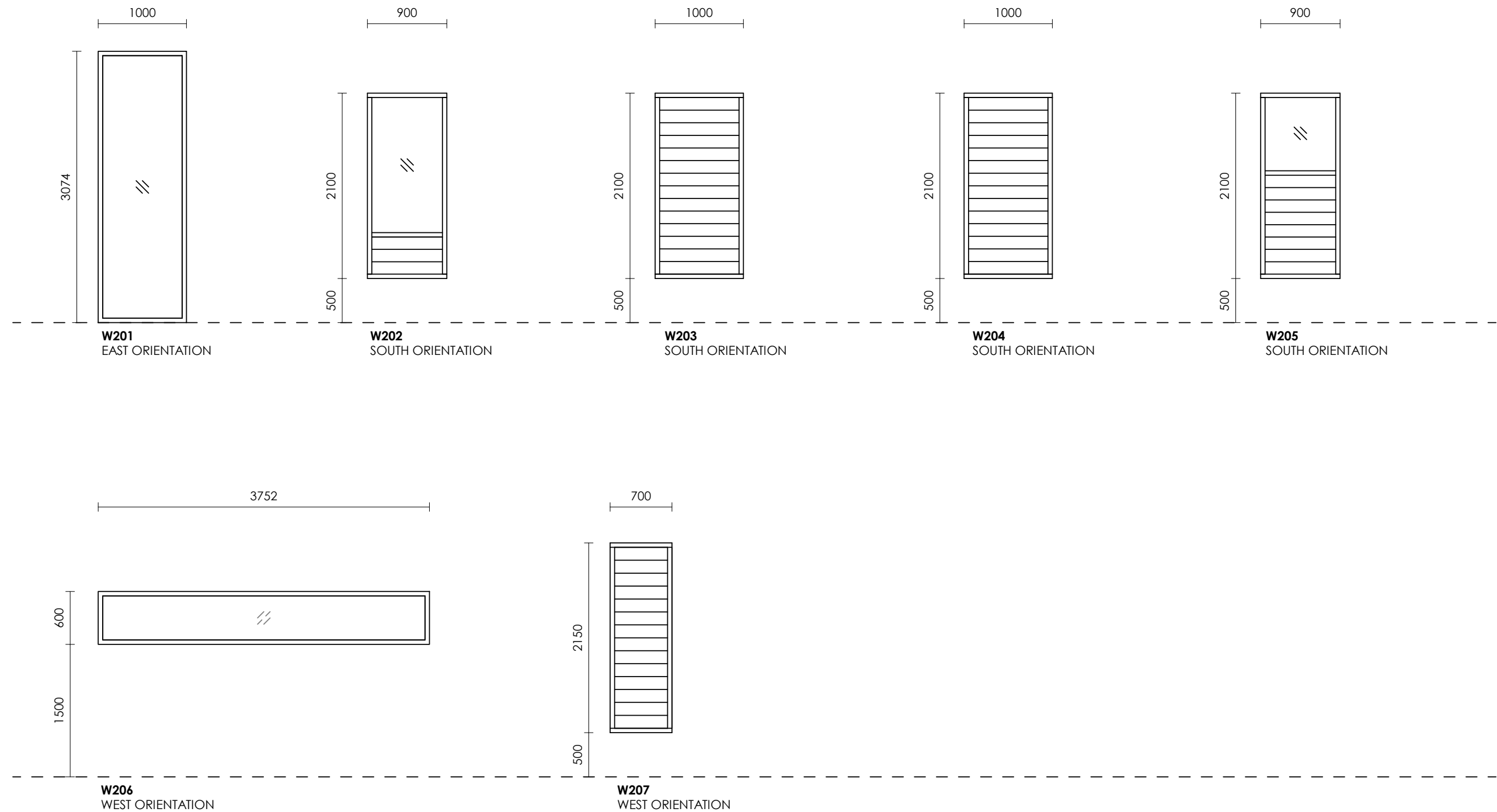
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GLAZING THERMAL PERFORMANCE SPECIFICATION

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	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	AC712	ISSUE	2



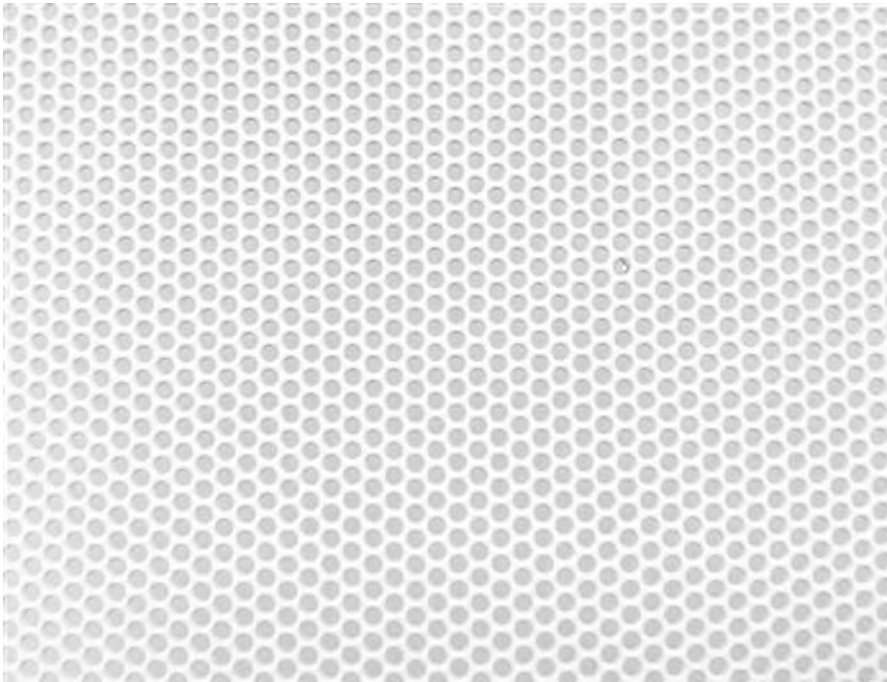
BLONDE BRICKS



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