

PRELIM PLAN
22/11/2023



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PROPOSED BUILDING

CLIENT

72, LAWLERS LANE - BANGALOW
LOT 2 DP 1007622

DESIGN
STAGE
TITLE

CONCEPT DESIGN
COTTAGE - FLOOR
PLAN

PROJECT
DRAWN
CHECKED
SCALE
2004
GB
JG
1 : 200

DRAWING NO.
100
ISSUE

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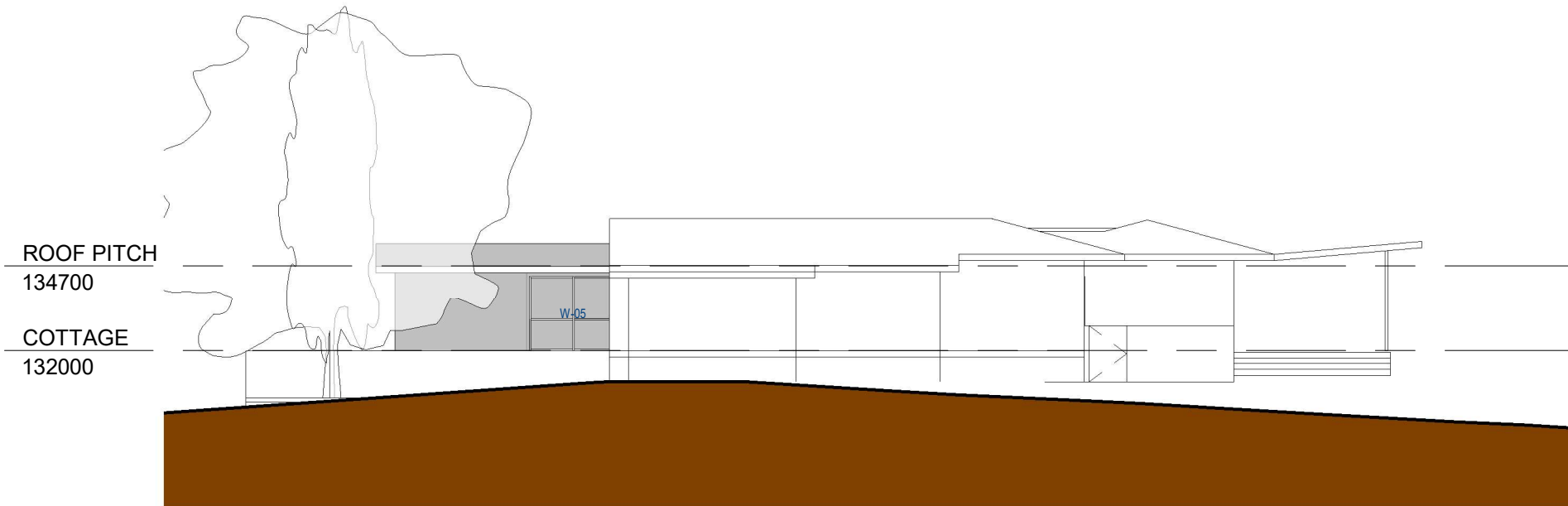
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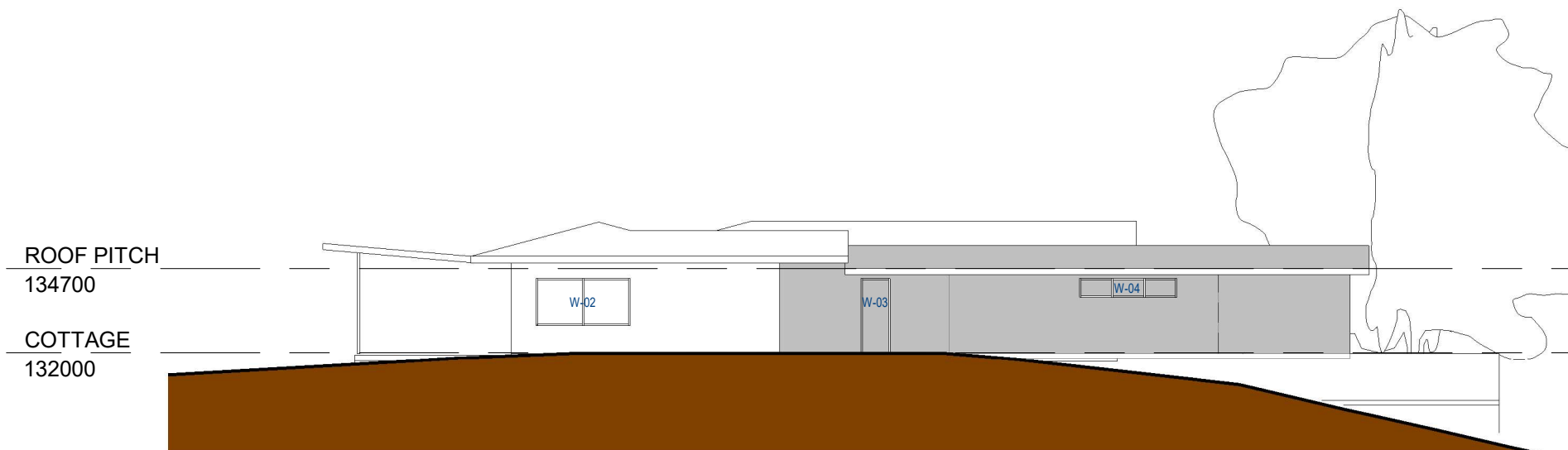
COTTAGE - ROOF
PLAN

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2 SOUTH ELEVATION
1 : 200



1 NORTH ELEVATION
1 : 200

THERMAL PERFORMANCE SPECIFICATIONS: (23781 – 72 Lawlers Lane)

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

(NOTE: Ventilation requirements of Section 3.8.5.2 c (ii) (B) must also be complied with and this means bathrooms should not normally be exhausted into roofspaces.)

WINDOWS (total product specification – glass + frame)

U-value 4.4 (or less than) & SHGC 0.63 (+/-5%) (Typically: Single glazed clear Glass in AL frame) – e.g. G James 6EA glass

U-value 4.3 (or less than) & SHGC 0.53 (+/-5%) (Typically: Double glazed clear Glass in AL frame) – applies to Louvres only – sourced as single glazed glass e.g. A&L 6ET

EXTERNAL WALL (Dark – Existing / New- Medium colour)

Cavity Panel on battens – R2.7 - 90mm thick Bulk insulation with vapour barrier

Metal clad cavity panel – R2.7 - 90mm thick Bulk insulation with vapour barrier

INTERNAL WALL

Cavity Panel – No Insulation (generally)

EXTERNAL FLOOR

Concrete Slab on Ground – R2.5 bulk insulation and R1.0 edge slab insulation

Suspended Timber (Metal enclosed Sub-Floor) – 20mm foilboard insulation (or equivalent)

CEILING SPACE with ROOF ABOVE

Plasterboard – R3.5 bulk insulation (existing)

Plasterboard – R5.0 bulk insulation (new)

ROOF (Dark colour) (Non-ventilated)

Sheet Metal Roofing – 60mm Reflective Foil Blanket

CEILING FANS

2 x 1200mm Kitchen/Living/Dining // 1 x 1200mm bedrooms only

RATED either with **NO DOWNLIGHTS** or with **LED downlights** which do not penetrate ceiling insulation (ie: 1C rated)

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



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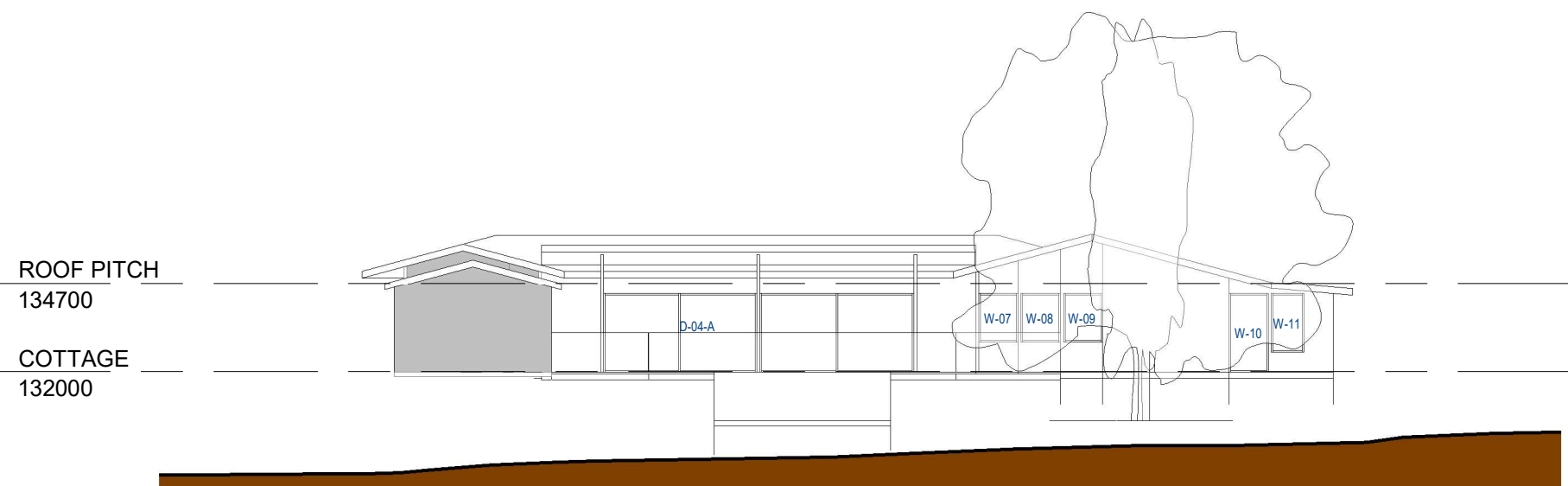
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COTTAGE -
ELEVATIONS

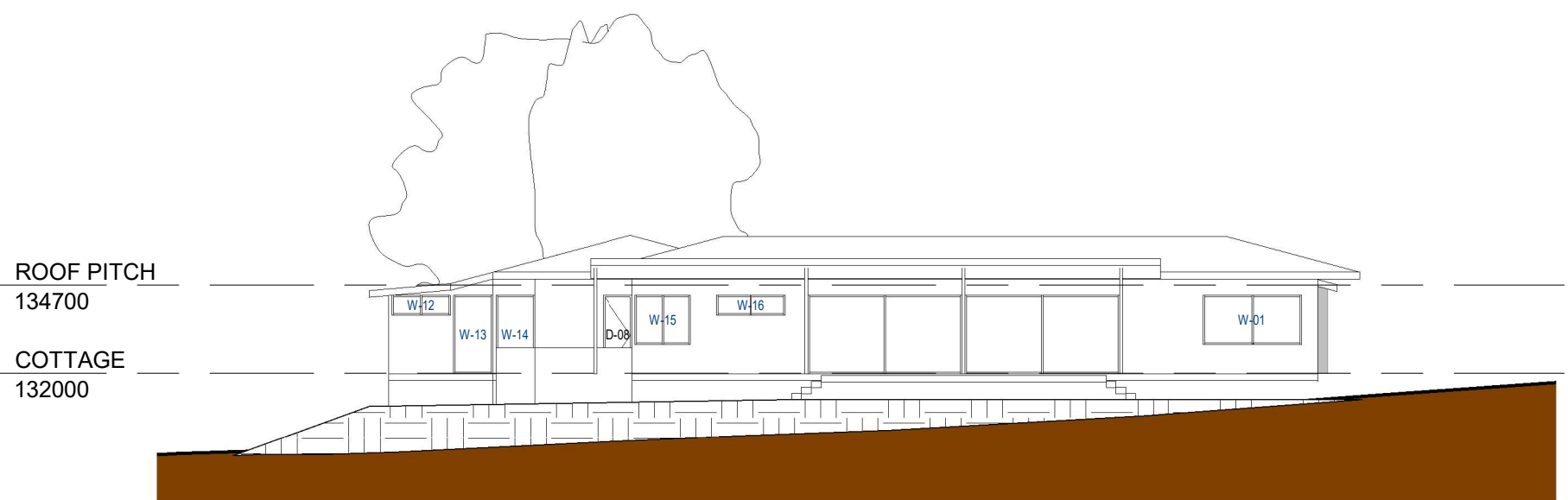
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2 WEST ELEVATION
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1 EAST ELEVATION
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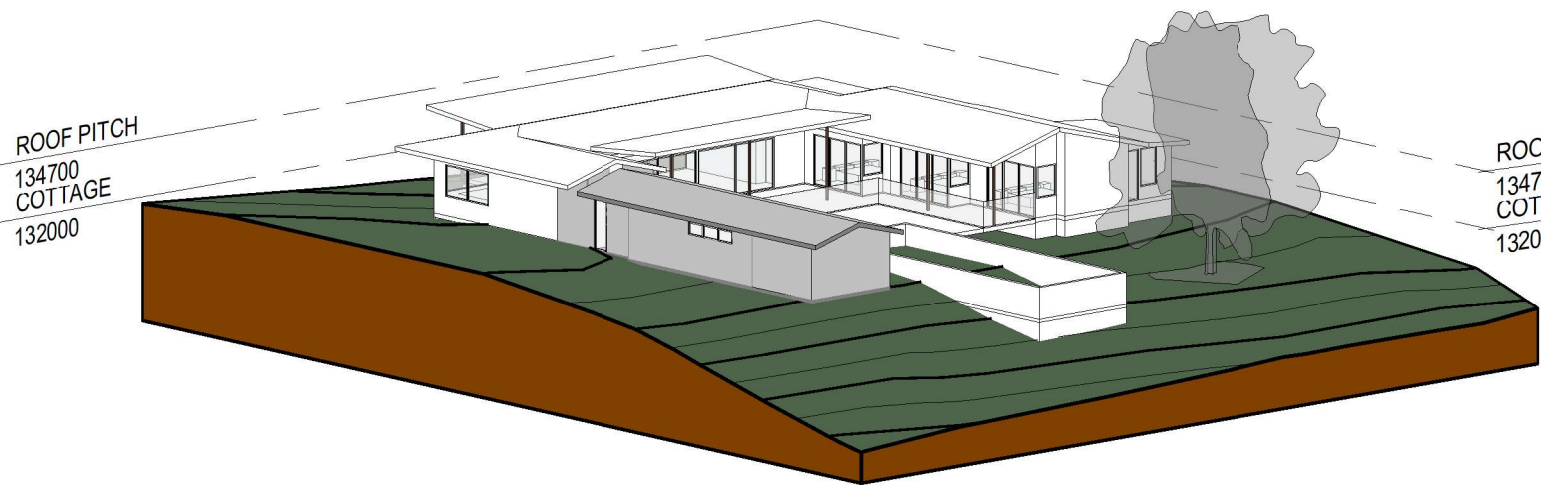
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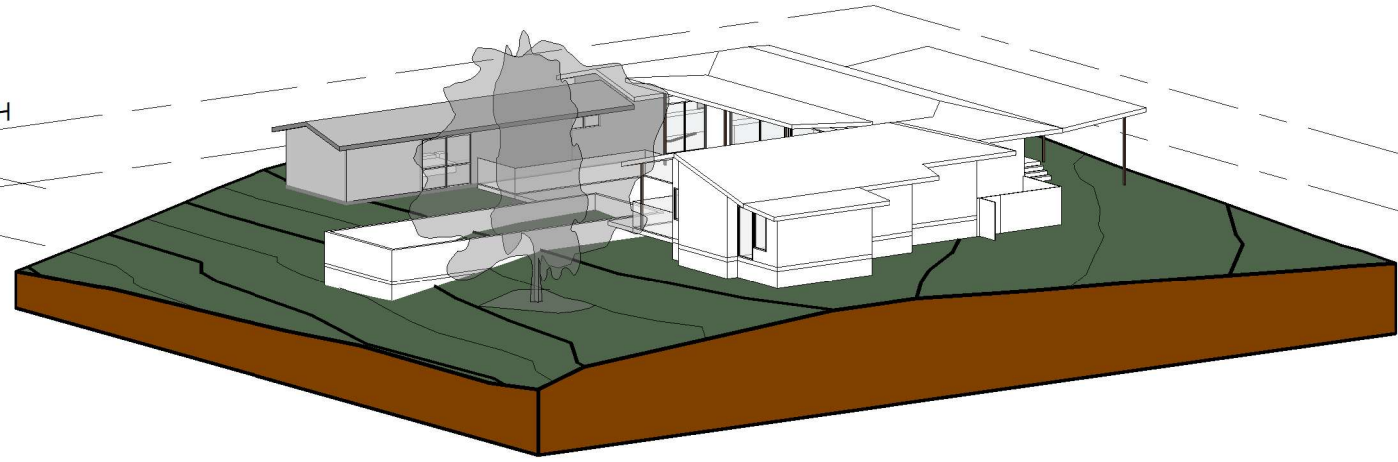
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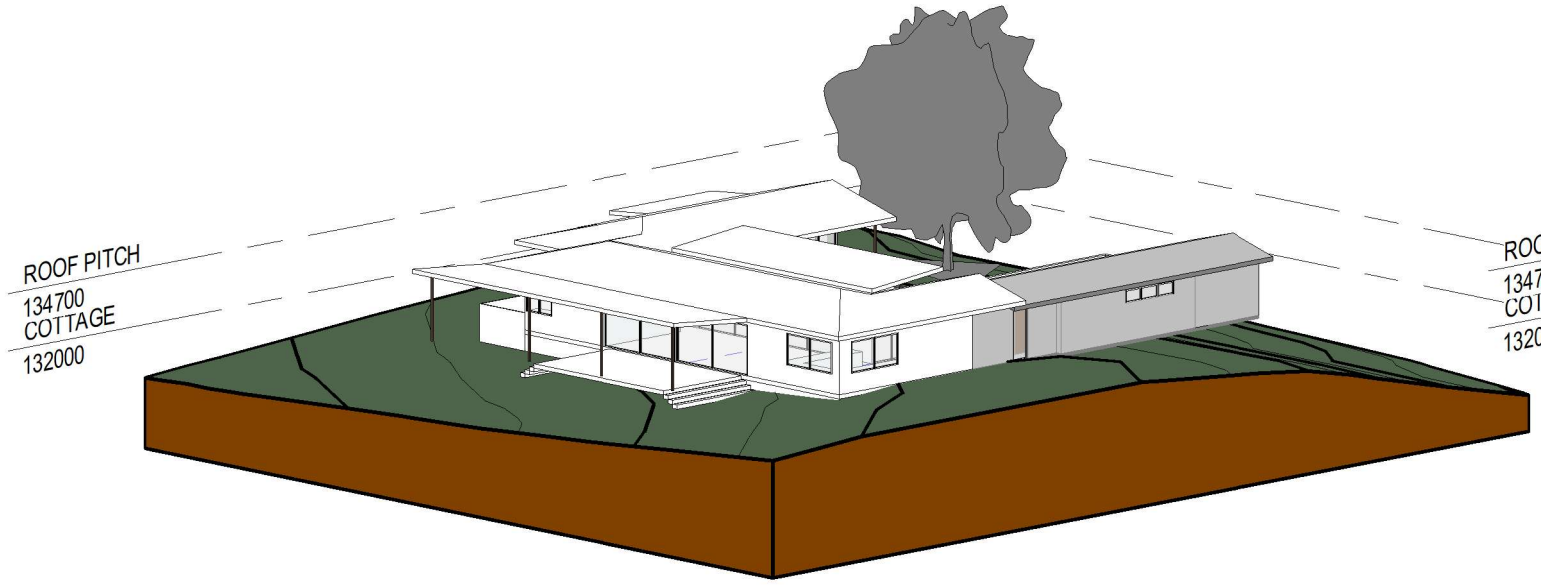
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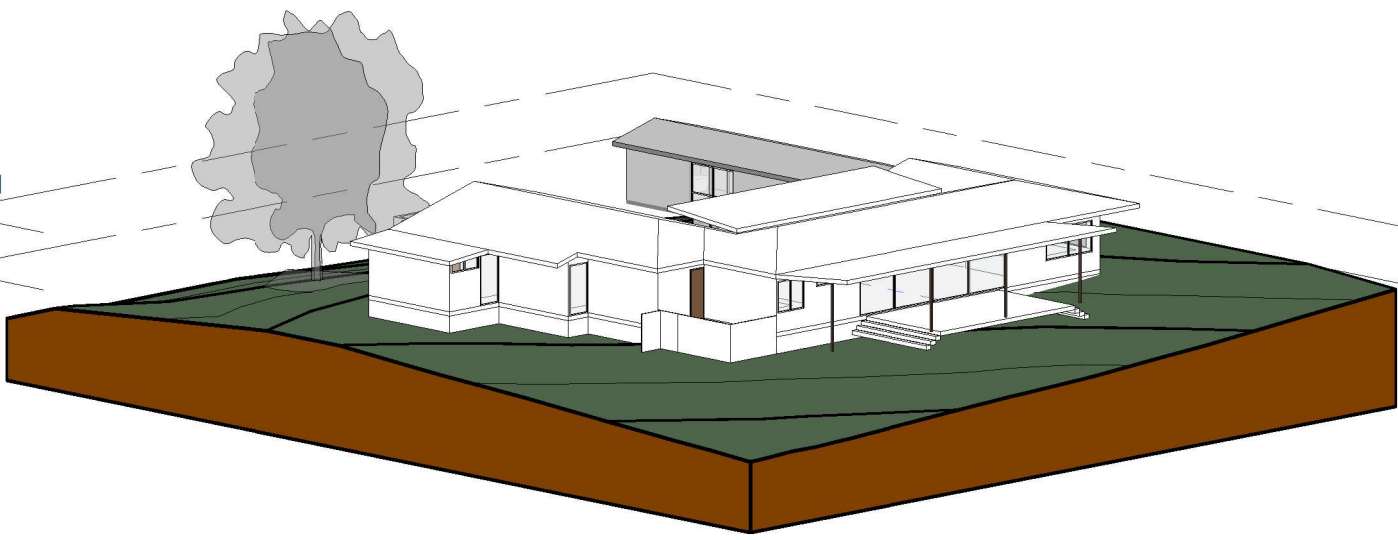
2 3D_COTTAGE_NW



4 3D_COTTAGE_SW



1 3D_COTTAGE_NE




3 3D_COTTAGE_SE



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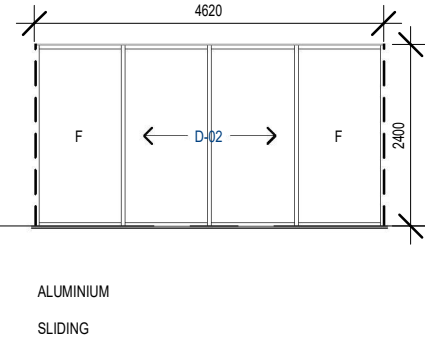
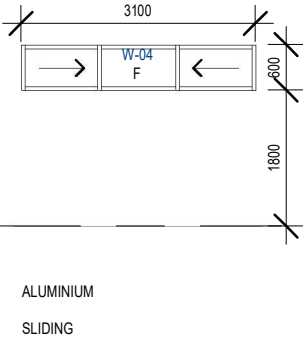
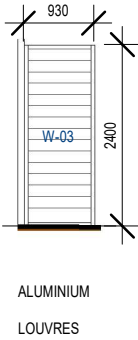
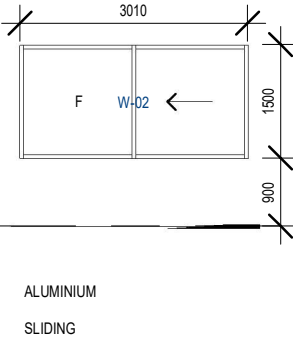
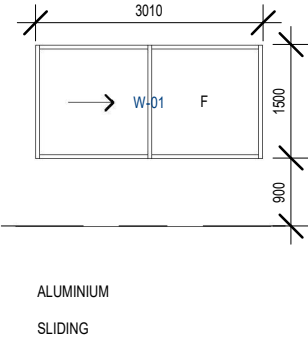
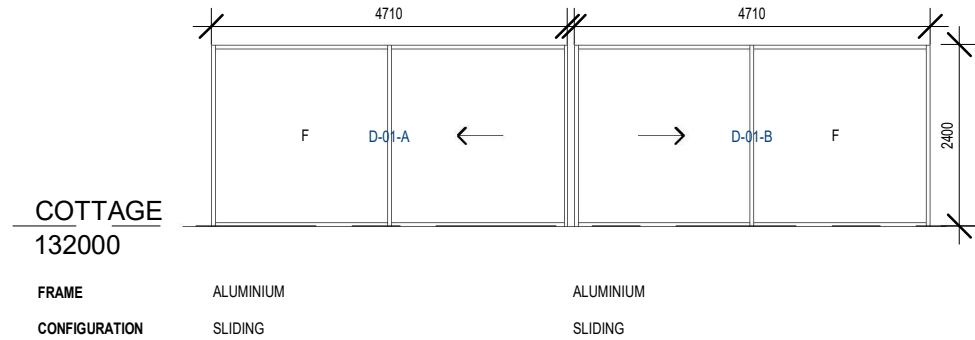
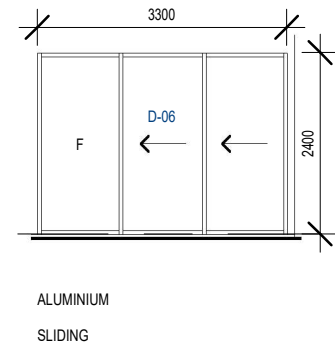
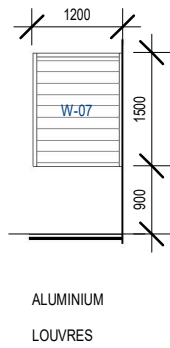
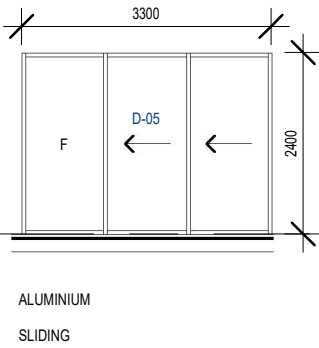
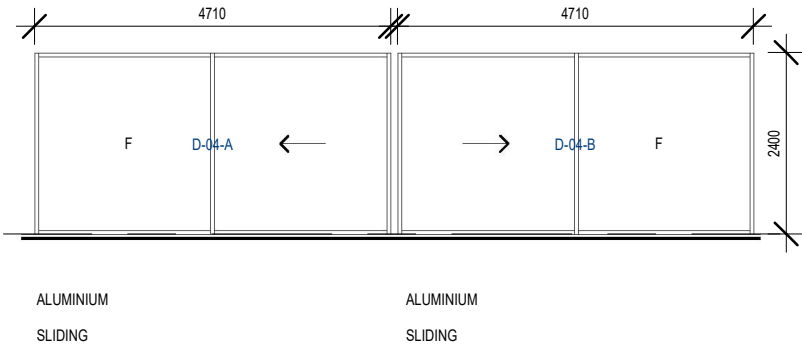
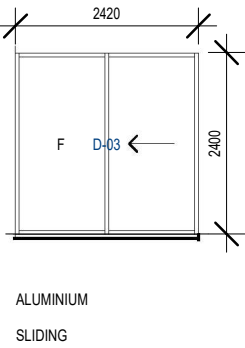
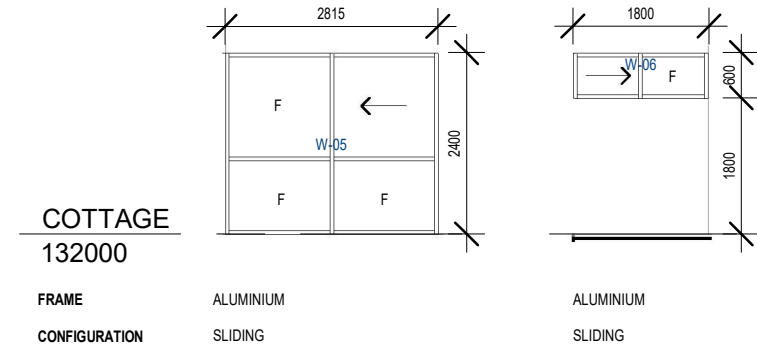
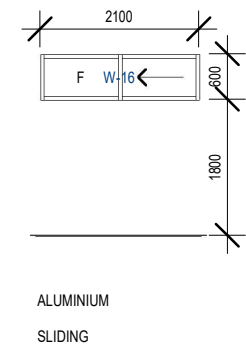
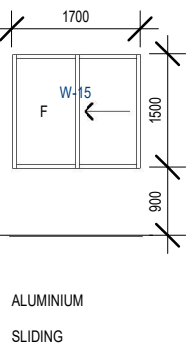
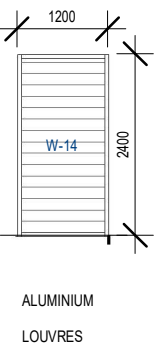
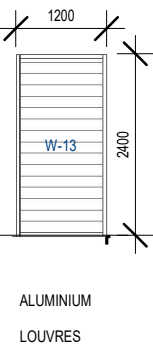
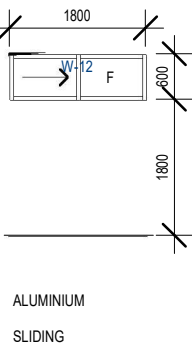
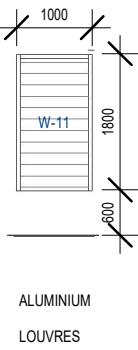
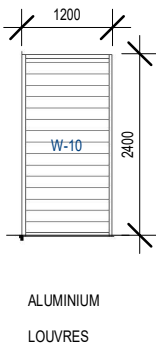
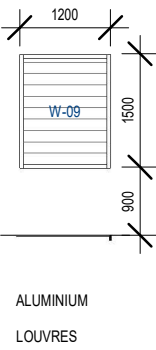
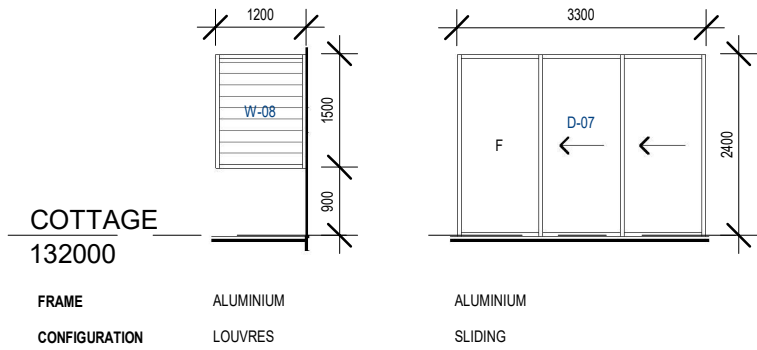


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TITLE	COTTAGE - 3D'S	DRAWN	GB	ISSUE	
		CHECKED	JG		
		SCALE			

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**COTTAGE - D-W
SCHEDULE**

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