


New Dwelling  
Lot 169 DP127023  
23 Auvergne Way  
Old Bar NSW 2430  
For Liam & Jessica Leggett

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DA-01	Site & Roof Plan
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DA-06	Section A

Concept Designs Australia				Mob 0408 864184			
23 Auvergne Way OLD BAR NSW 2430							
Site Area (m <sup>2</sup> )		622		Roof Area (m <sup>2</sup> )		223	
Total Area of Garden and Lawn (m <sup>2</sup> )				393			
SUMMARY OF BASIX COMMITMENTS							
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the current BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au							
WATER COMMITMENTS							
Fixtures							
4* Showerheads		Yes		4* Toilet		Yes	
4* Kitchen Taps		Yes		4* Basin Taps		Yes	
Alternative Water							
2000 litre rainwater tank connected to minimum 180m2 roof area							
Connected to :							
All Toilets		Yes		Laundry W/M Cold Tap		Yes	
One outdoor tap		Yes		All Hot Water Services		No	
THERMAL COMFORT COMMITMENTS – refer to TPA Specification on plans							
ENERGY COMMITMENTS							
Hot Water	Gas instantaneous				6 stars		
Cooling System	Living	1-phase air conditioning - ducted			2 stars		
	Bedrooms	1-phase air conditioning - ducted			2 stars		
Heating System	Living	1-ohase air conditioning - ducted			2 stars		
	Bedrooms	1-phase air conditioning - ducted			2 stars		
Ventilation	Bathroom	Individual fan ducted to façade or roof			Manual switch		
	Kitchen	Individual fan ducted to façade or roof			Manual switch		
	Laundry	Natural ventilation only			-		
Natural Lighting	Window/skylight in kitchens				Yes		
	Window/skylight in bathrooms/toilets		Yes		No	3	
Artificial Lighting	80% of light fixtures are to be fitted with fluoresent, compact fluoresent or LED lamps.						
Pool	No heating, single speed pool pump installed with timer						
OTHER COMMITMENTS							
Outdoor clothesline		Yes		Indoor/sheltered clothesline		No	
Stove/Oven		Gas cooktop and electric oven					



Certificate No. 0011840535


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Assessor name    Leanne Houseman

Accreditation No.    10137

Property Address    23 Auvergne Way,OLD BAR NSW,2430

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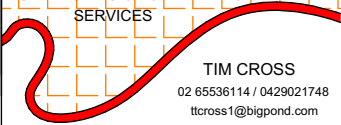
HERA Assessor # 10137		March 2025		CDA Reference: 5001	
3 Auvergne Way OLD BAR NSW 2430					
Concept Designs Australia				Ph: 0408864184	
leanne.cdaus@outlook.com					
Thermal Performance Specifications					
External Wall Construction		Insulation	Colour (Solar Absorptance)		Detail
Brick Veneer		Vapour barrier + R2.5	Dark		Except Garage
Brick Veneer		Vapour barrier	Light		Garage only
FC cladding		Vapour barrier + R2.5	Light		
Internal Wall Construction		Insulation	Detail		
Plasterboard on studs		None			
Plasterboard on studs		R2.5	Internal walls Garage, Bathroom, Laundry and Bed 5 Ensuite		
Ceiling Construction		Insulation	Detail		
Plasterboard		R5.0 (R3.0 eave batts)	All ceilings adjacent to roof space (Except Garage)		
Plasterboard		R2.5	Garage ceiling to floor above		
Roof Construction		Insulation	Colour (Solar Absorptance)		Detail
Colorbond		R1.3 anticon blanket	Dark		
Floor Construction		Insulation	Covering		
300mm Waffle pod		None	Bare, Timber, Carpet and Tiles		
Timber		R2.5 under suspended first floor to outside	Timber, Carpet and Tiles		
Windows	Glass and frame type		U Value	SHGC	Details
AWS-001-002	Aluminium framed single clear		6.38	0.72	Sliding windows – Bed 5 Ens, Garage, Bed 1 Ens, Bath
AWS-001-022	Aluminium framed single low e		4.56	0.61	Sliding windows – Bed 5, Living, Media, Bed 2, Bed 3, Bed 4
AWS-007-028	Aluminium framed single low e		4.92	0.54	Awning windows – Bed 5, Bed 2
AWS-018-021	Aluminium framed single low e		4.44	0.47	Entry door
AWS-068-008	Aluminium framed single low e		4.47	0.64	Fixed windows - Kitchen
AWS-013-013	Aluminium framed double Lightbridge Clr		2.96	0.49	Sliding doors – Kitchen, Living, Bed 1,
U and SHGC values are according to AFRC. Alternate products may be used if the U value is the same or lower and the SHGC is within 5% of the above figures. This also applies to changes to the type and thickness of glass required to meet Bushfire and acoustic regulations.					
Ceiling fans					
1200mm ceiling fans to Bed 1, Bed 2, Bed 3, Bed 4 and Bed 5					
Notes					
External doors to be weather stripped and windows to comply with AS 2047.					
This dwelling has been rated with non-ventilated LED downlights as per NatHERS Certificate.					
Exhaust fans to be fitted with self-closing dampers as per NCC.					
If metal frames are used, a revised assessment is required.					
Insulation specified must be installed in accordance with BCA Volume Two					
In some climate zones, insulation should be installed with due consideration of the condensation and associated interaction with adjoining building materials.					

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TIM CROSS

BUILDING DESIGN & DRAFTING SERVICES



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Revisions
DA Documents 7/04/2025

GENERAL NOTES

- 1. DO NOT SCALE OFF PLAN.FIGURED DIMENSIONS TAKE PREFERENCE
- 2.ALL DEEMSIONS AND LEVELS TO BE CHECKED ON PLAN BEFORE WORK IS COMMENCED.
- 3. ALL BUILDING WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVENT ACTS, BYLAWS REGULATIONS & CODES.
- 4.ALL STRUCTURAL CONCRETE SHALL BE CONSTRUCTED TO CONFORM TO ENGINEERS INSTRUCTIONS & RELEVENT PARTS OF THE NCC
- 5.PROTECTION FROM SUBTERRANEANE TERMITES TO COMPLY WITH AS3660-1 & NCC PART 3.4 TERMITE RISK MANAGEMENT.
- 6.SITE DRAINAGE TO COMPLY WITH NCC PART 3.1.3 CLAUSES1-5
- 7.VENTILATION TO COMPLY WITH NCC PART 3.8.5
- 8.TIMBER FRAMING TO COMPLY WITH AS1684 & NCC PART 3.4.3
- 9.ALL WET AREAS TO COMPLY WITH NCC PART10.2 & 3.8.1
- 10. SMOKE ALARMS TO BE PROVIDED IN ACCORDENCE WITH AS3786 & NCC PART 3.7.2
- 11. LIGHTING TO COMPLY WITH NCC PART 3.8.4
- 12. STAIRS & RAMP CONSTRUCTION NCC PART3.9.1BARRIERS & BALISTRADES 3.9.2 & 11.3
- 13. STEEL FRAMING TO COMPLY WITH AS1230, AS3623, AS4100 & NCC PART 3.4.0

ALL SITE CONTOURS AND FINISHED LEVELS TO BE VERIFIED BY BUILDER ON SITE

ALL CUT & FILL BATTERS WHERE NOT RETAINED TO BE OF NO GREATER GRADIENT WHERE PRACTICAL OF 1:4 BATTERED EMBANKMENT.

BOUNDARY DIMENSIONS BORDERING ON MINIMUM LOCAL AUTHORITY SETBACKS TO BE VERIFIED BY SURVEYOR AT INITIAL SETOUT STAGE.

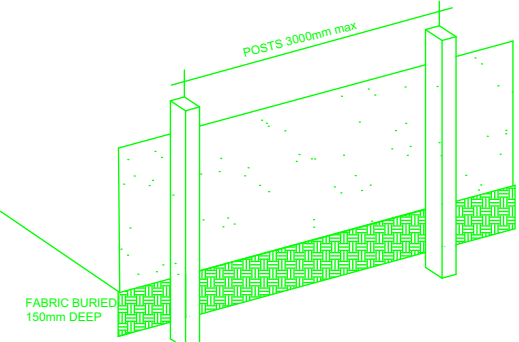
WHERE RETAINING IS REQUIRED ANY WALLS EXCEEDING 1.0M IN HEIGHT ARE TO BE DESIGNED BY A CERTIFIED ENGINEER.

STORMWATER GRATES ARE TO BE PLACED ON SITE SO AS TO ALLOW ANY EXCESS SURFACE WATER TO CUT AREAS ON SITE TO ESCAPE TO STREET SYSTEM.

NOTE :SITE EXCAVATIONSHALL BE SUCH THAT A 900mm MIN WIDE BY 1:20 GRADE EXISTS AROUND PERIMETER OF BUILDING.

SEDIMENT CONTROLS

- 1. ALL EROSION & SEDIMENT CONTROL MEASURES INCLUDING REVEGETATION & STORAGE OF SOIL &TOPSOIL , SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
- 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS CONSISTING OF 300 WIDE X 300mm DEEP TRENCH.
- 4. ALL SEDIMENT BASINS & TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAX OF 60 % FULL OF SOIL MATERIALS INCLUDING THE MAINTENANCE PERIOD.
- 5. ALL DESTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- 6. SOIL & TOPSOIL STOCK PILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREAS WHERE WATER MAY CONCENTRATE.
- 7. FILTER FENCE SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC BETWEEN POSTS 3m CENTERS & BURIED A MIN OF 150mm DEEP ALONG ITS LOWER EDGE.



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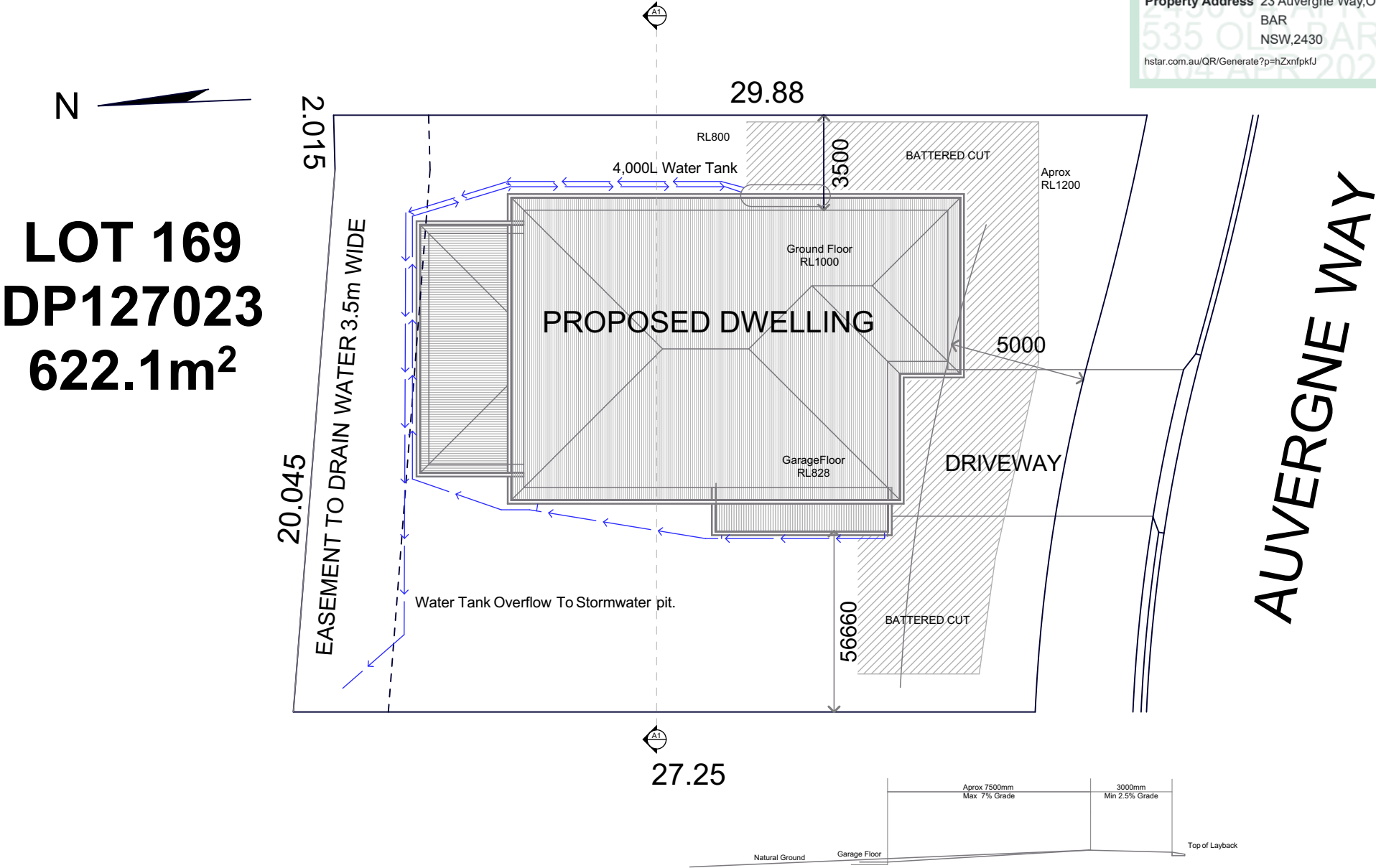
**Assessor name** Leanne Houseman

**Accreditation No.** 10137

**Property Address** 23 Auvergne Way,OLD BAR NSW,2430

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BASIX SCHEDULE	
No OF BEDROOMS	5
SITE AREA (TOTAL)	622m2
ROOF AREA (TOTAL)	223m2
NET CONDITIONED FLOOR AREA	206.4m2
NET UNCONDITIONED FLOOR AREA	19.1m2
LANDSCAPE AREA	393m2
INDIGINOUS PLANTING REQUIRED	0m2
SHOWER HEAD RATING	4 star(>4.5 but <=6L/min)
TOILETS RATING	4 star
TAP FITTING KITCHEN	4 star
TAP FITTING BATHROOM	4 star
WATER TANK	2,000L
TANK WATER USAGE	TOILETS,GARDEN & WM
HOT WATER UNIT	Gas Instantaneous
THERMAL COMFORT	DIY BASIX
AIR CONDITIONING	1 Phase Living & Bedrooms
MECHANICAL VENTILATION (FANS)	Ceiling Fans Living & Beds
VENTILATION BATHROOM	INDIVIDUAL FAN (DUCTED)
VENTILATION KITCHEN	INDIVIDUAL FAN(DUCTED)
VENTILATION LAUNDRY	NATURALLY VENTED
COOKTOP	Gas
OVEN	Electric
OUTDOOR CLOTHES LINE	YES
ENERGY EFFICIENCY NOTES	
EXT. WALL COLOUR	Light Weatherboard, Dark Brick
ROOF COLOUR	Dark
FLOOR INSULATION	Fibreglass batts or Roll
EXT. WALL INSULATION	Fibreglass batts or Roll + Sarking
CEILING INSULATION	Fibreglass batts or Roll
ROOF INSULATION	Foil backed blanket
WINDOWS & GLAZED DOORS	See Full Basix certificate
LIGHTING	See full basix Certificate



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Revisions			Project: <b>New Dwelling</b> <b>Lot 169 DP127023</b> <b>23 Auvergne Way</b> <b>Old Bar NSW 2430</b> <b>For Liam &amp; Jessica Leggett</b>	Drawing Title: <b>Site &amp; Roof Plan</b>	Print Date: 7/04/2025 3:05 PM
DA Documents 7/04/2025					Scale: 1:200 @ A3 Rev: <b>DR1</b>
					Drawing No: <b>DR-01</b>

AREAS	
LOWER LIVING AREA	110.1m <sup>2</sup>
GARAGE	44.9m <sup>2</sup>
PATIO	10.7m <sup>2</sup>
UPPER LIVING AREA	140m <sup>2</sup>
DECK	8.3m <sup>2</sup>
ALFRESCO	29.8m <sup>2</sup>
TOTAL	335.8m <sup>2</sup>

Smoke Alarm

LED Down Light

LED Ceiling Light

Pendent Light

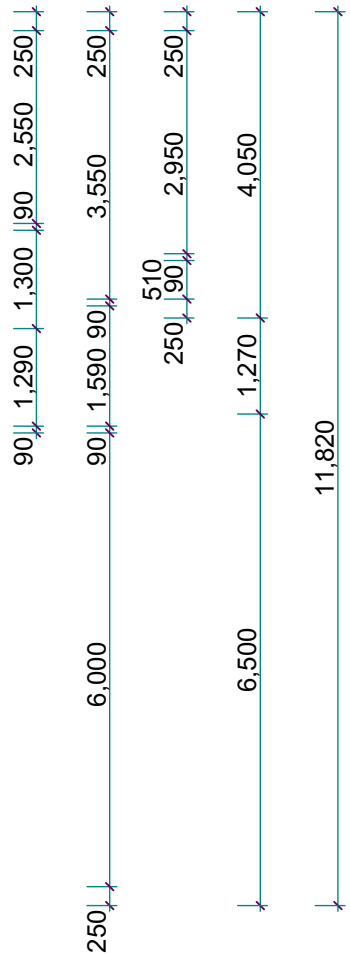
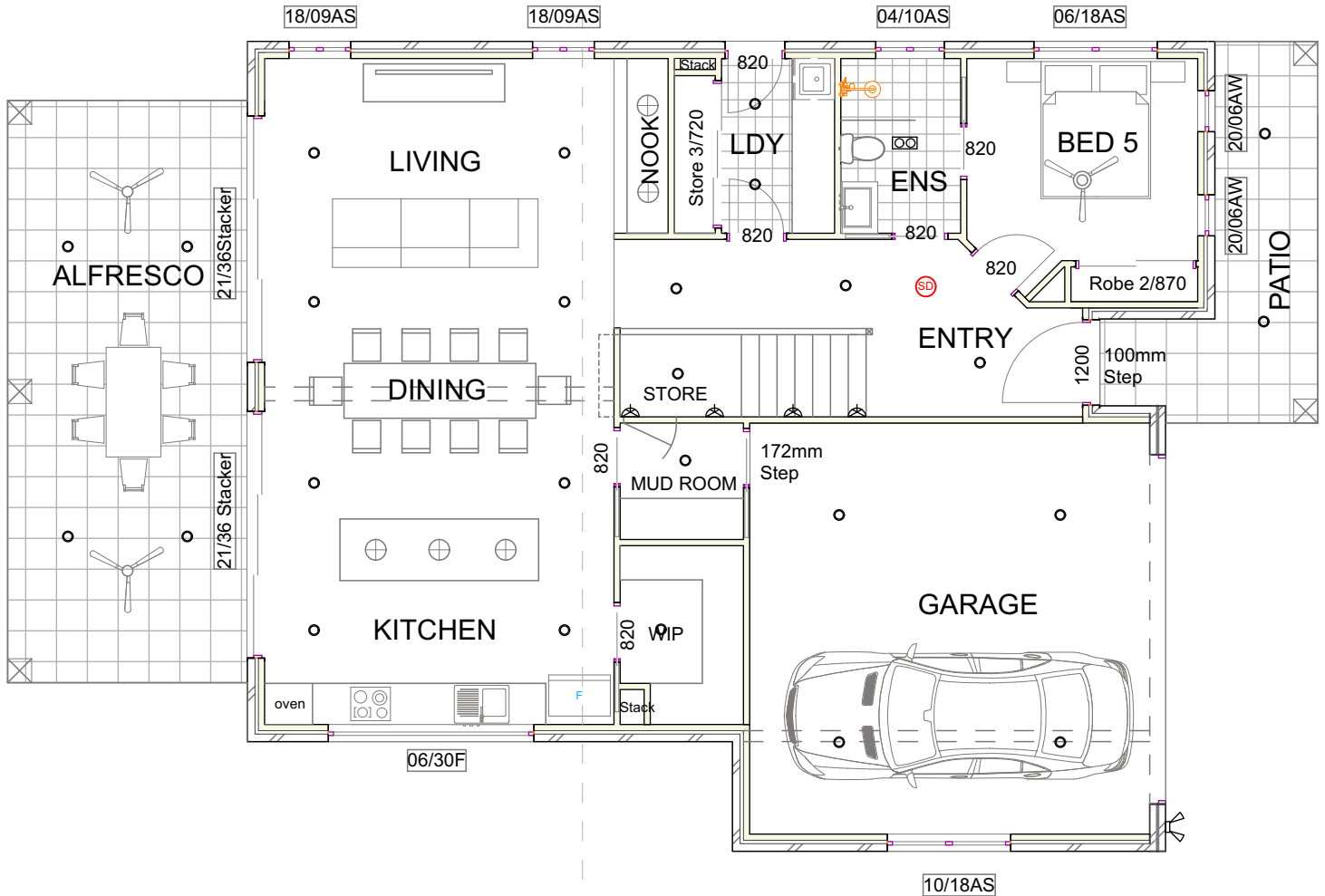
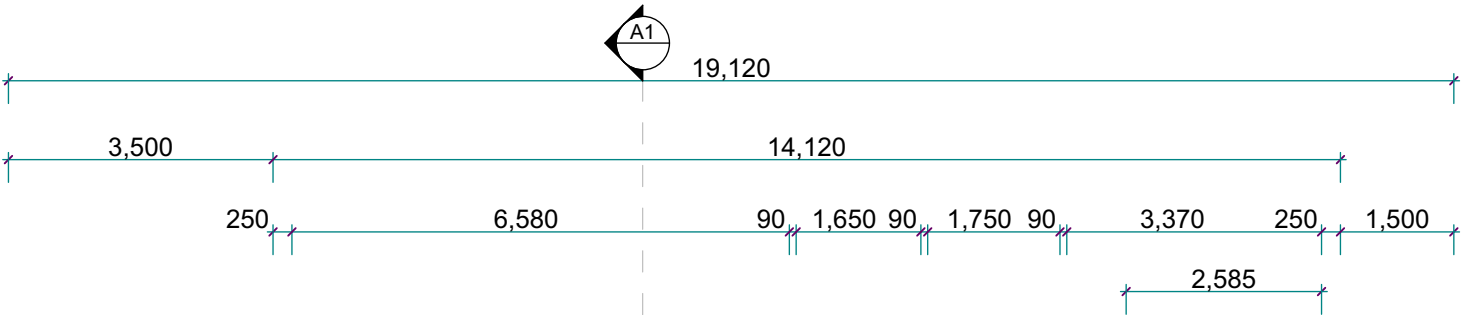
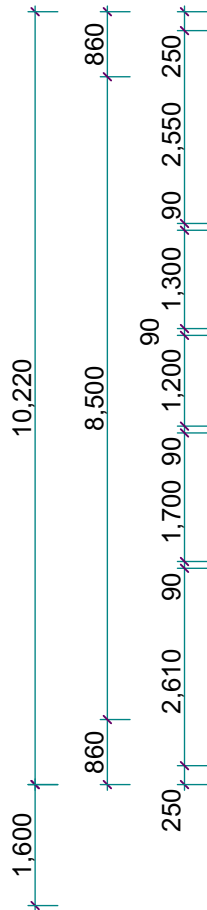
Ceiling Fan

Ceiling Fan Light

Wall Light

Fan/Heat/Light

Sensor Light



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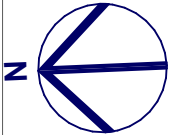
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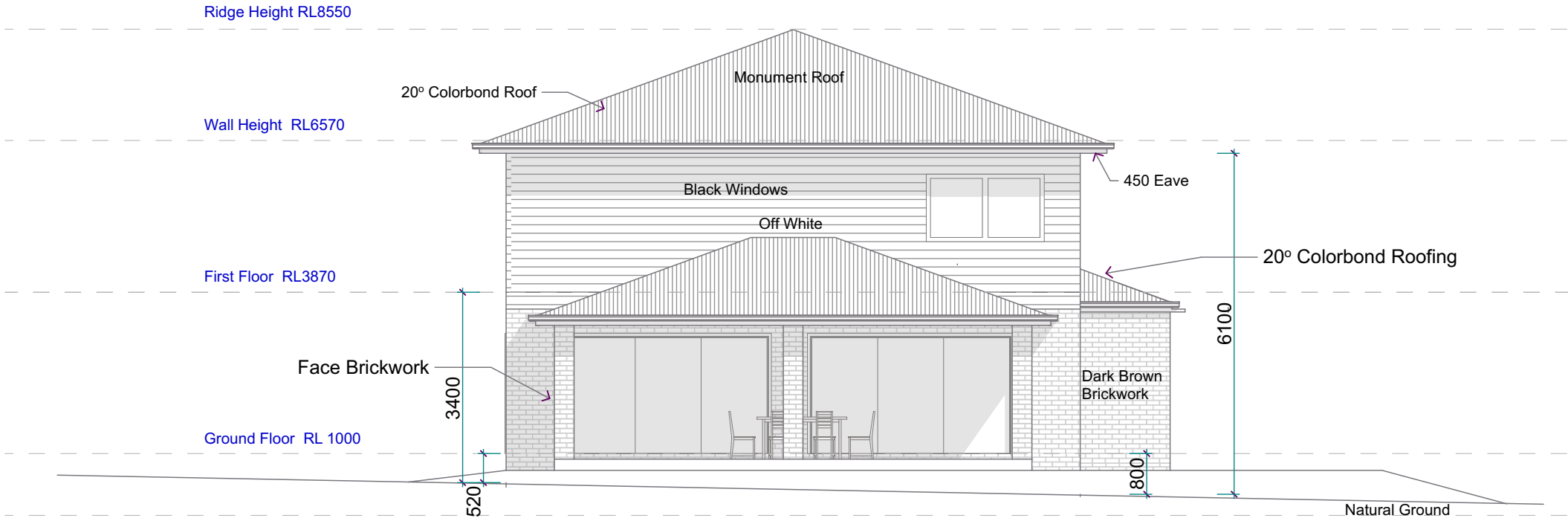
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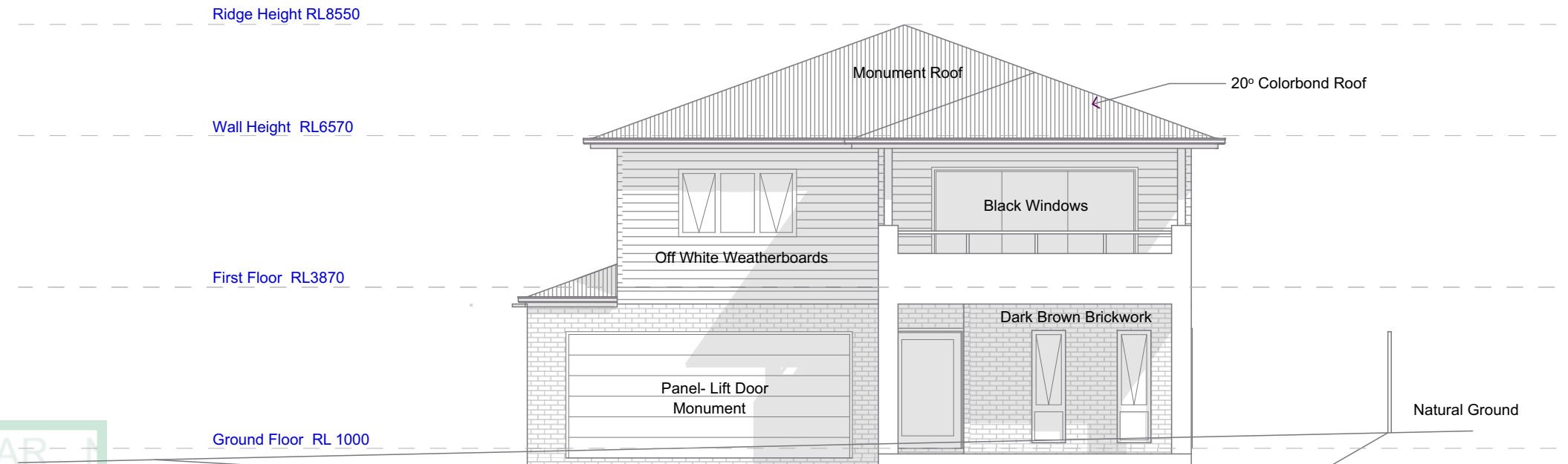
Project:	Drawing Title:	Print Date:
New Dwelling Lot 169 DP127023 23 Auvergne Way Old Bar NSW 2430 For Liam & Jessica Leggett	Ground Floor	7/04/2025 3:05 PM
	Scale:	Rev:
	1:120 @A3	DR1
	Drawing No:	
	DR-02	

Drawing No: **DB-03**






Northern Elevation



Southern Elevation


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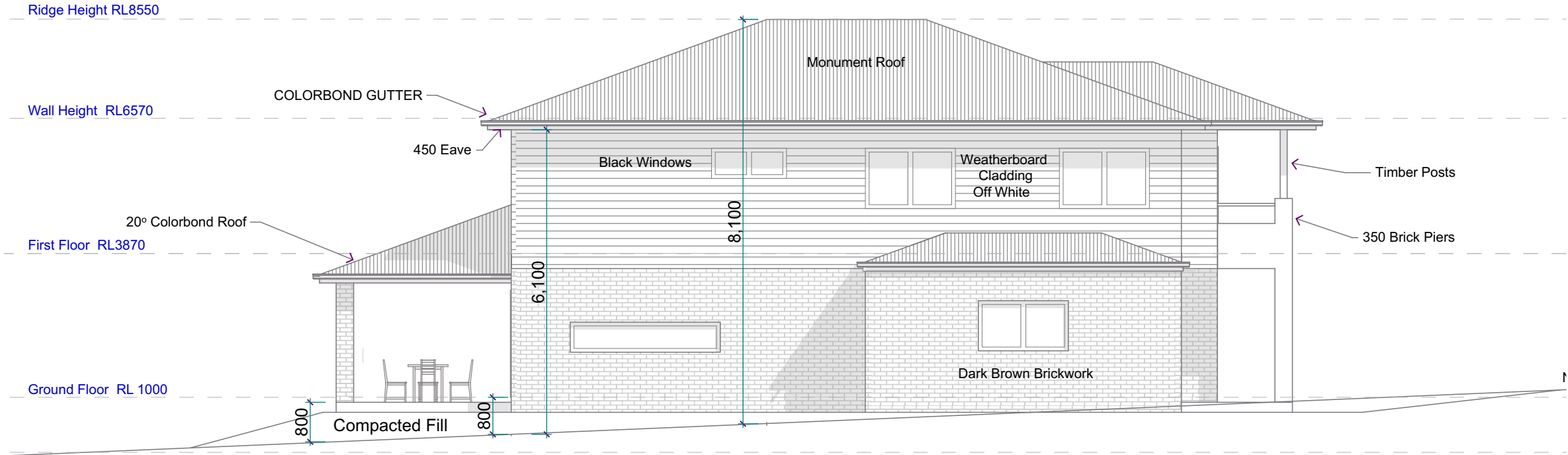
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Project:	Drawing Title:	Print Date:
New Dwelling Lot 169 DP127023 23 Auvergne Way Old Bar NSW 2430 For Liam & Jessica Leggett	Elevations	7/04/2025 3:05 PM
Scale:	Rev:	
1:100 @ A3	DR1	
Drawing No:		
	DR-04	



Western Elevation



Eastern Elevation

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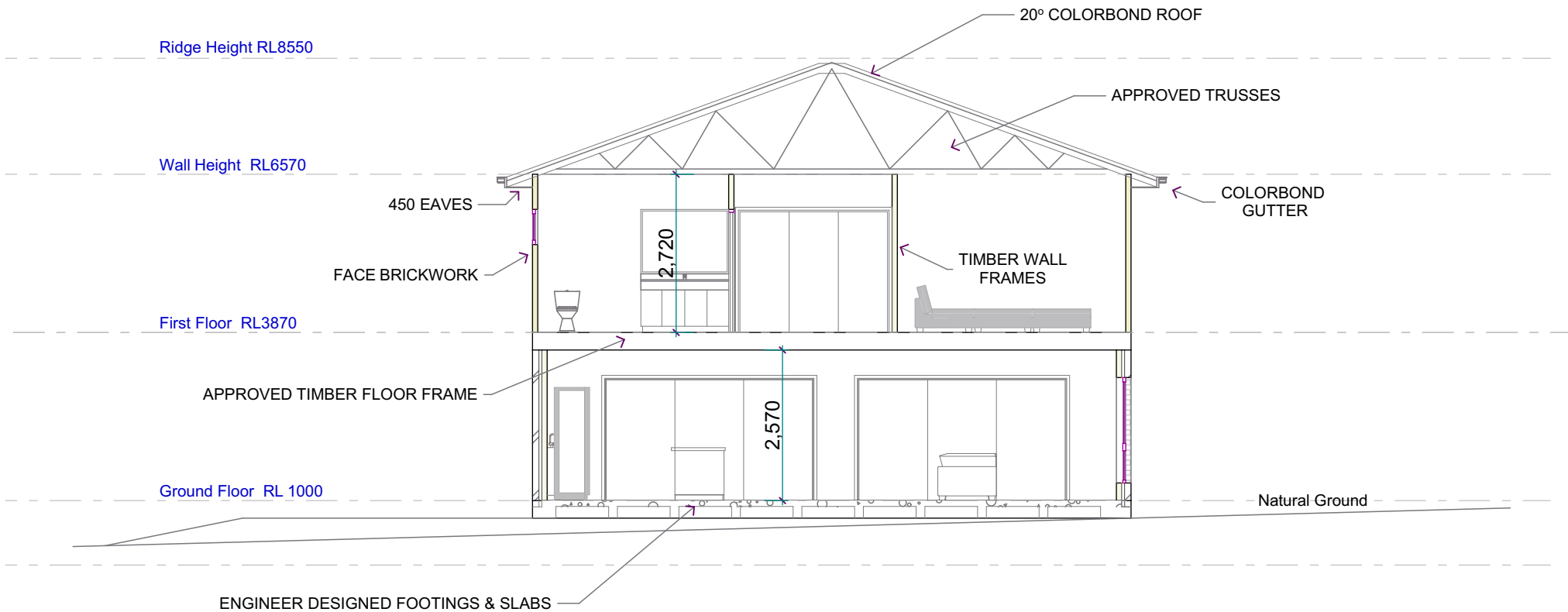
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Project:  
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**For Liam & Jessica Leggett**

Drawing Title:  
**Elevations**

Print Date:	7/04/2025 3:05 PM
Scale:	1:100 @ A3
Rev:	<b>DR1</b>
Drawing No:	<b>DR-05</b>



SECTION A1



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Drawing Title:

**Sections A**

Print Date:

7/04/2025 3:05 PM

Scale: 1:100 @ A3 Rev: **DR1**

Drawing No: **DR-06**