

# 1 PROPOSED SITE DEVELOPMENT PLAN

1 : 200

## LEGEND

ISSUE	DESCRIPTION	DATE
1	REVISION FOR QS	24.11.24
2	DA TO COUNCIL	17.02.25

SCALE As indicated @A3 NORTH

0 5 10 15 20 25 50m



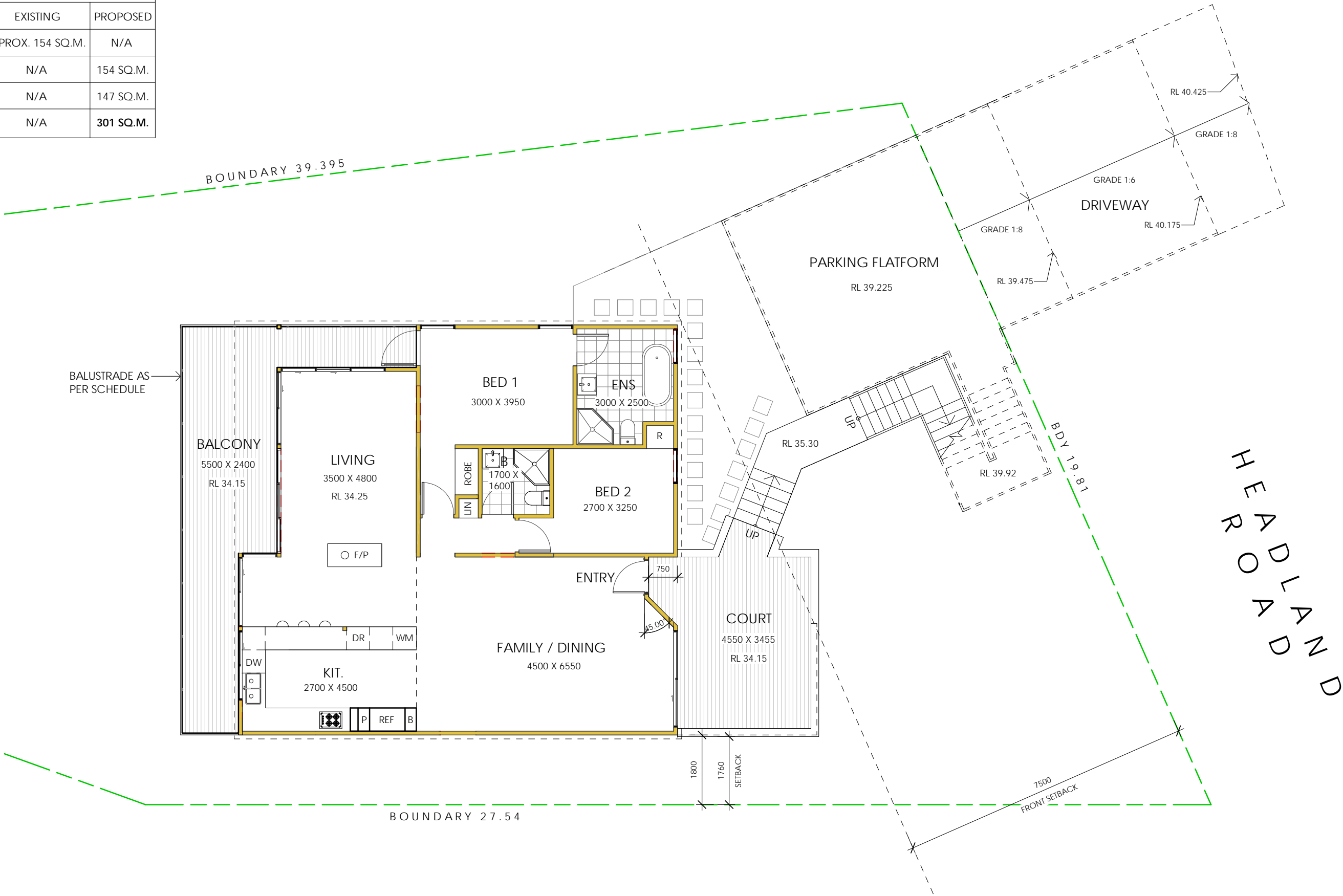
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E sj@stephenjonesdesign.com.au

## Alterations & Additions 39 Headland Rd. Boomerang Beach For M & T Gilbert

DATE 16.02.25 DRAWN FB TITLE PROPOSED SITE PLAN JOB No DWG No A 101 2 ISSUE

CALCULATION AREAS:		
	EXISTING	PROPOSED
EXISTING GROUND FLOOR	APPROX. 154 SQ.M.	N/A
PROPOSED GROUND FLOOR	N/A	154 SQ.M.
PROPOSED FIRST FLOOR	N/A	147 SQ.M.
TOTAL FLOOR AREAS	N/A	301 SQ.M.



2

EXISTING GROUND FLOOR PLAN

1 : 100

LEGEND

ISSUE	DESCRIPTION	DATE
1	REVISION FOR QS	24.11.24
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SCALE	1 : 100	@A3	NORTH
0	5	10	15
20	25		50m

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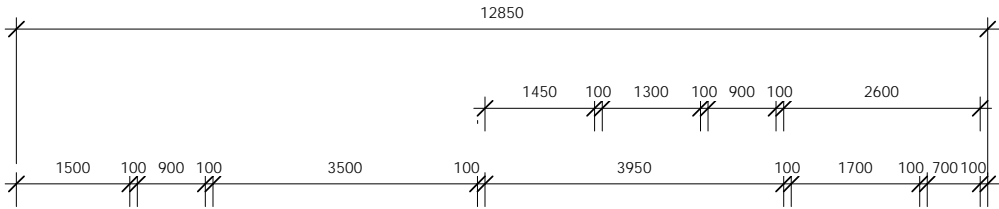
Alterations & Additions

39 Headland Rd. Boomerang Beach

For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	FB	EXISTING GROUND FLOOR PLAN		A 102 2	

CALCULATION AREAS:		
	EXISTING	PROPOSED
EXISTING GROUND FLOOR	APPROX. 154 SQ.M.	N/A
PROPOSED GROUND FLOOR	N/A	154 SQ.M.
PROPOSED FIRST FLOOR	N/A	147 SQ.M.
TOTAL FLOOR AREAS	N/A	301 SQ.M.

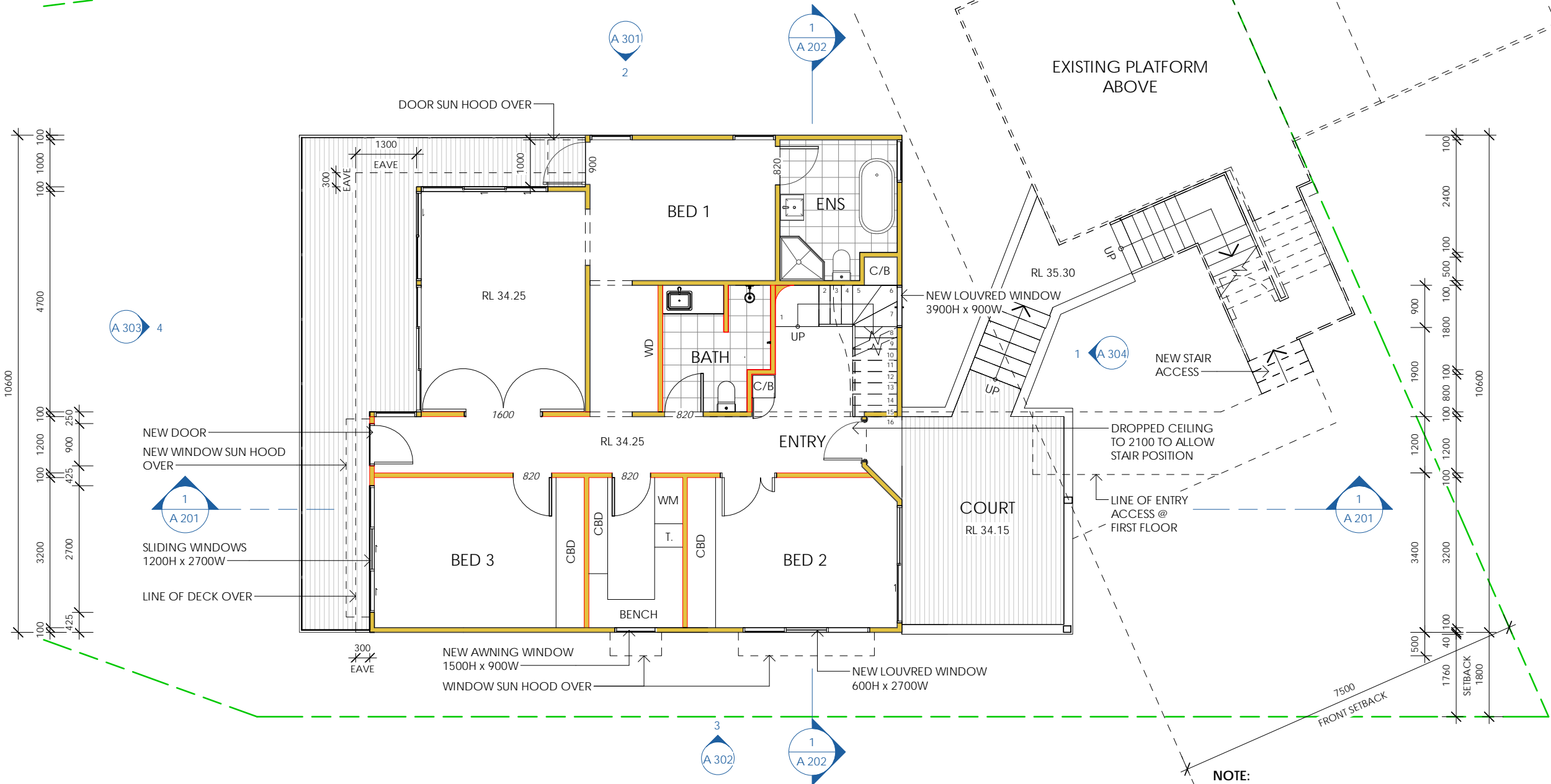


LEGEND:

EXISTING WALL

WALL TO BE DEMOLISHED

NEW WALL



3

PROPOSED GROUND FLOOR PLAN

1 : 100

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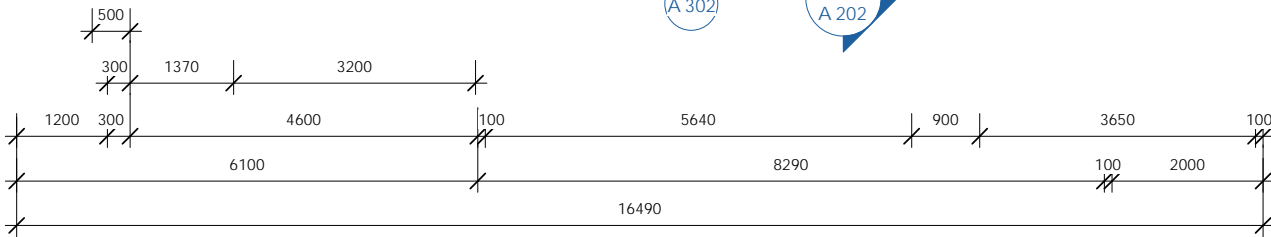
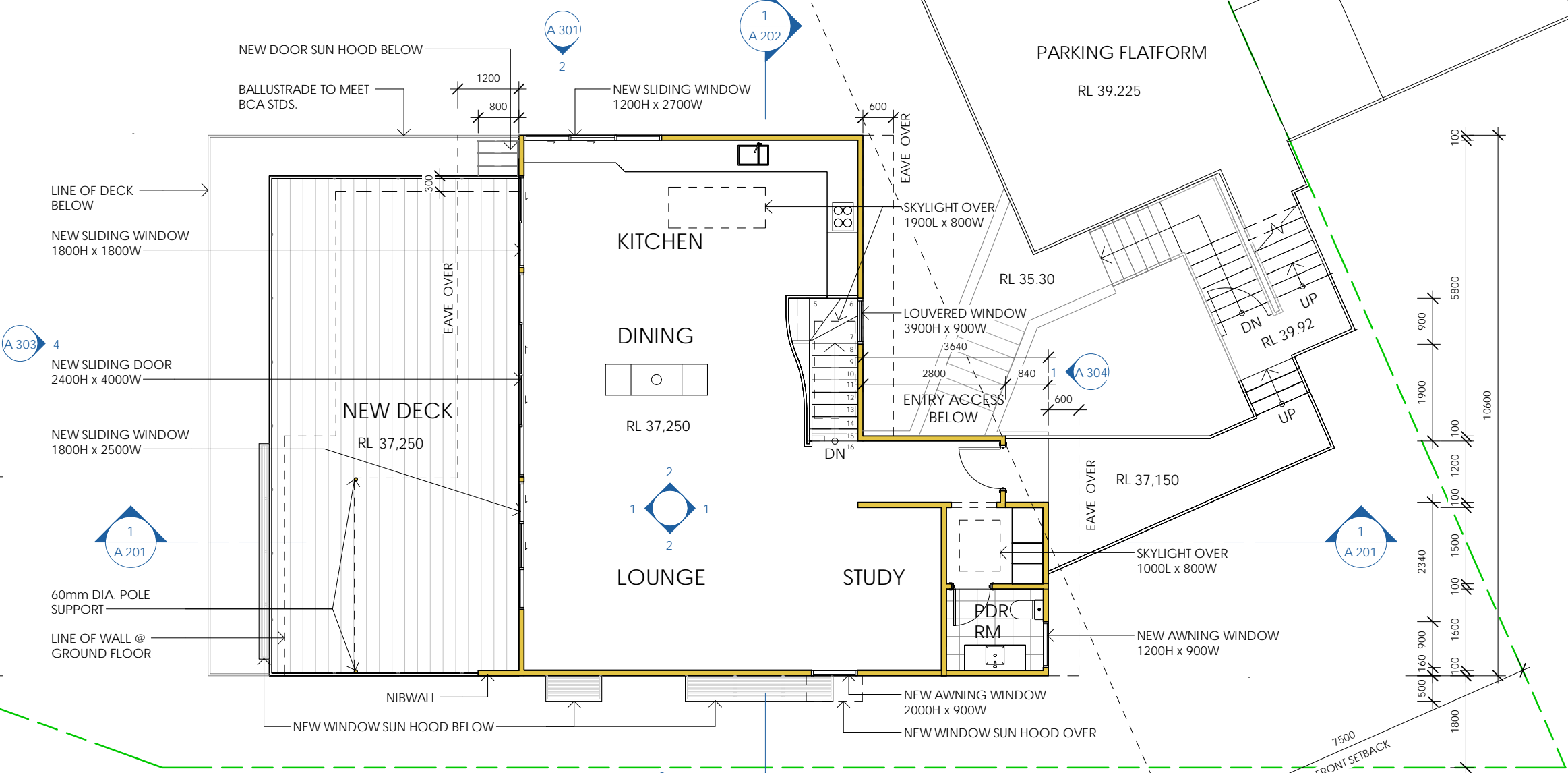
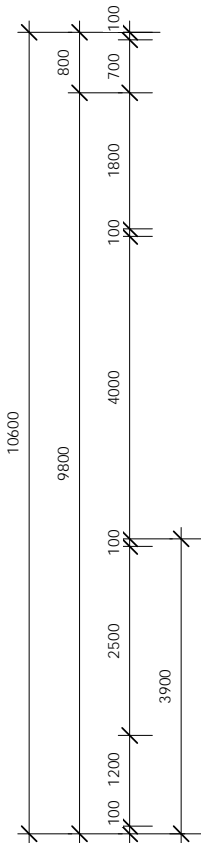
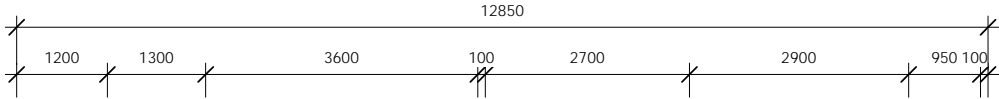
Alterations & Additions

39 Headland Rd. Boomerang Beach

For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	FB	PROPOSED GROUND FLOOR PLAN		A 103 2	

CALCULATION AREAS:		
	EXISTING	PROPOSED
EXISTING GROUND FLOOR	APPROX. 154 SQ.M.	N/A
PROPOSED GROUND FLOOR	N/A	154 SQ.M.
PROPOSED FIRST FLOOR	N/A	147 SQ.M.
TOTAL FLOOR AREAS	N/A	301 SQ.M.



4 PROPOSED FIRST FLOOR PLAN  
1 : 100

LEGEND

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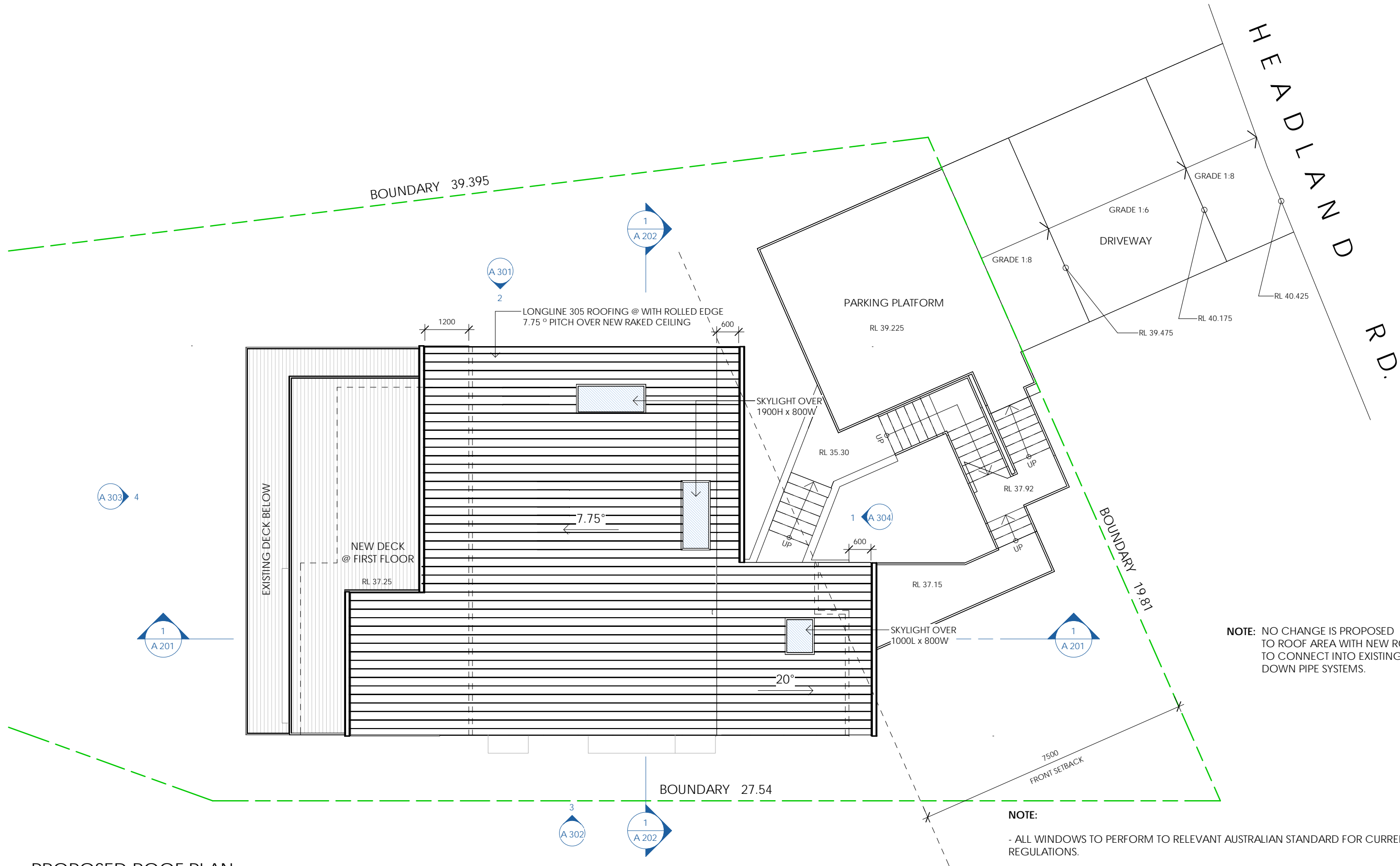
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- NOTE:
- ALL WINDOWS TO PERFORM TO RELEVANT AUSTRALIAN STANDARD FOR CURRENT FIRE REGULATIONS.
  - NEW ROOF PROPOSES TO CONNECT ALL STORMWATER TO THE EXISTING STORMWATER SYSTEM. NOTE THAT THE EXISTING WORKS ARE RECENTLY DA APPROVED THAT PERFORM TO CURRENT STORMWATER DISPOSAL REQUIREMENTS TOGETHER WITH RAINWATER GARDEN.





5 PROPOSED ROOF PLAN  
1 : 100

LEGEND

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SCALE	1 : 100	@A3	NORTH
0	5	10	15
20	25		50m

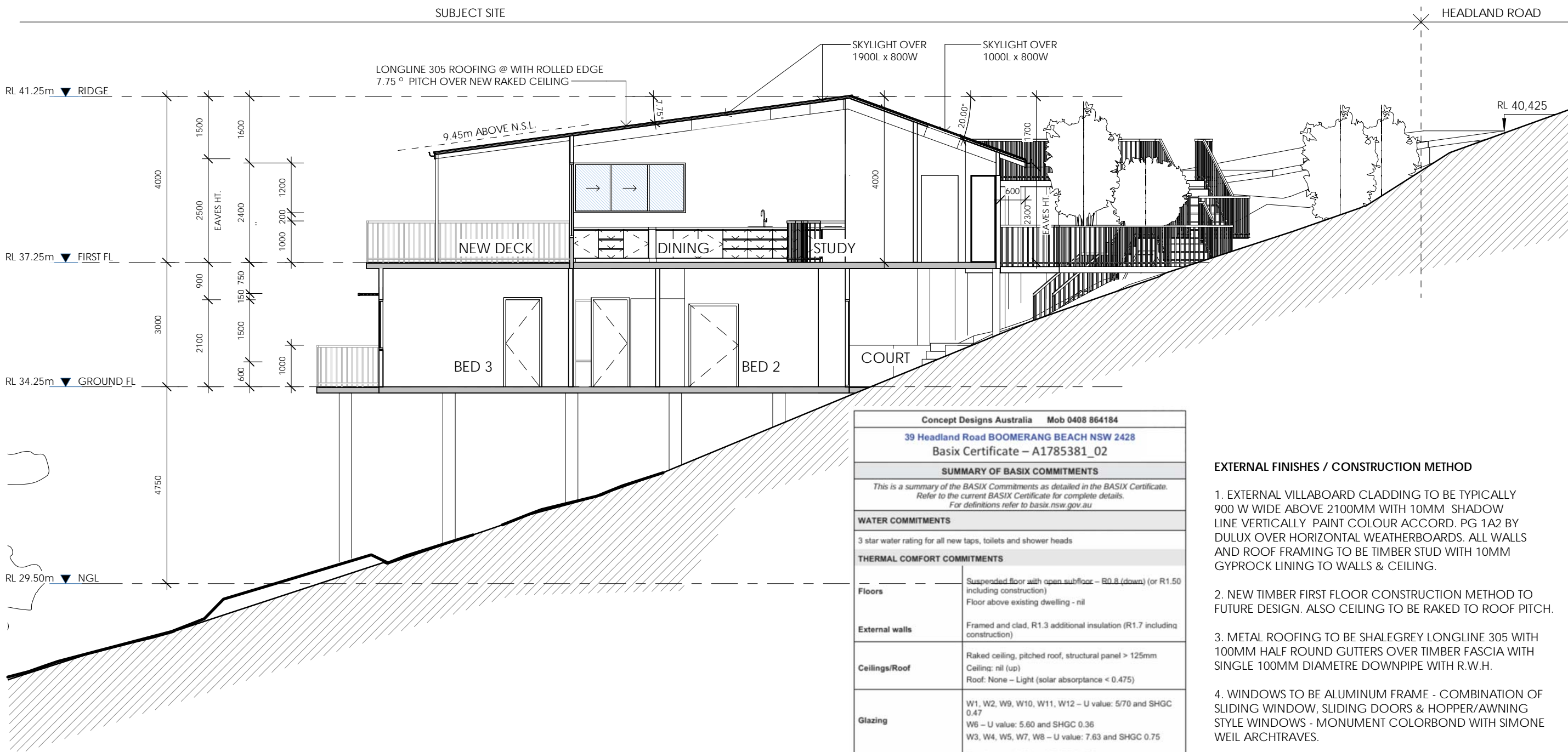


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For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	MJD	PROPOSED ROOF PLAN		A 105 2	



1 SECTION A  
1 : 100

Concept Designs Australia Mob 0408 864184	
39 Headland Road BOOMERANG BEACH NSW 2428	
Basix Certificate – A1785381_02	
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	
3 star water rating for all new taps, toilets and shower heads	
THERMAL COMFORT COMMITMENTS	
Floors	Suspended floor with open subfloor – R0.8 (downs) (or R1.50 including construction) Floor above existing dwelling - nil
External walls	Framed and clad, R1.3 additional insulation (R1.7 including construction)
Ceilings/Roof	Raked ceiling, pitched roof, structural panel > 125mm Ceiling: nil (up) Roof: None – Light (solar absorbance < 0.475)
Glazing	W1, W2, W9, W10, W11, W12 – U value: 5/70 and SHGC 0.47 W6 – U value: 5.60 and SHGC 0.36 W3, W4, W5, W7, W8 – U value: 7.63 and SHGC 0.75
Skylights	S1 - U value: 2.90 and SHGC 0.456 S2 – U value: 4/30 and SHGC 0.50
Notes 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 regulations. 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.	
ENERGY COMMITMENTS	
Artificial Lighting	40% of new light fixtures are to be fitted with fluorescent, compact fluorescent or LED lamps.

- EXTERNAL FINISHES / CONSTRUCTION METHOD
- EXTERNAL VILLABOARD CLADDING TO BE TYPICALLY 900 W WIDE ABOVE 2100MM WITH 10MM SHADOW LINE VERTICALLY PAINT COLOUR ACCORD. PG 1A2 BY DULUX OVER HORIZONTAL WEATHERBOARDS. ALL WALLS AND ROOF FRAMING TO BE TIMBER STUD WITH 10MM GYPROCK LINING TO WALLS & CEILING.
  - NEW TIMBER FIRST FLOOR CONSTRUCTION METHOD TO FUTURE DESIGN. ALSO CEILING TO BE RAKED TO ROOF PITCH.
  - METAL ROOFING TO BE SHALEGREY LONGLINE 305 WITH 100MM HALF ROUND GUTTERS OVER TIMBER FASCIA WITH SINGLE 100MM DIAMETRE DOWNPIPE WITH R.W.H.
  - WINDOWS TO BE ALUMINUM FRAME - COMBINATION OF SLIDING WINDOW, SLIDING DOORS & HOPPER/AWNING STYLE WINDOWS - MONUMENT COLORBOND WITH SIMONE WEIL ARCHTRAVES.
  - ALL WINDOWS TO PERFORM TO RELEVANT AUSTRALIAN STANDARD FOR CURRENT FIRE REGULATIONS.
  - BALUSTRADING TO BE SIMPLE VERTICAL ROADS @ 125MM CENTRES AS SHOWN - SHALE GREY.

LEGEND

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20	25		50m



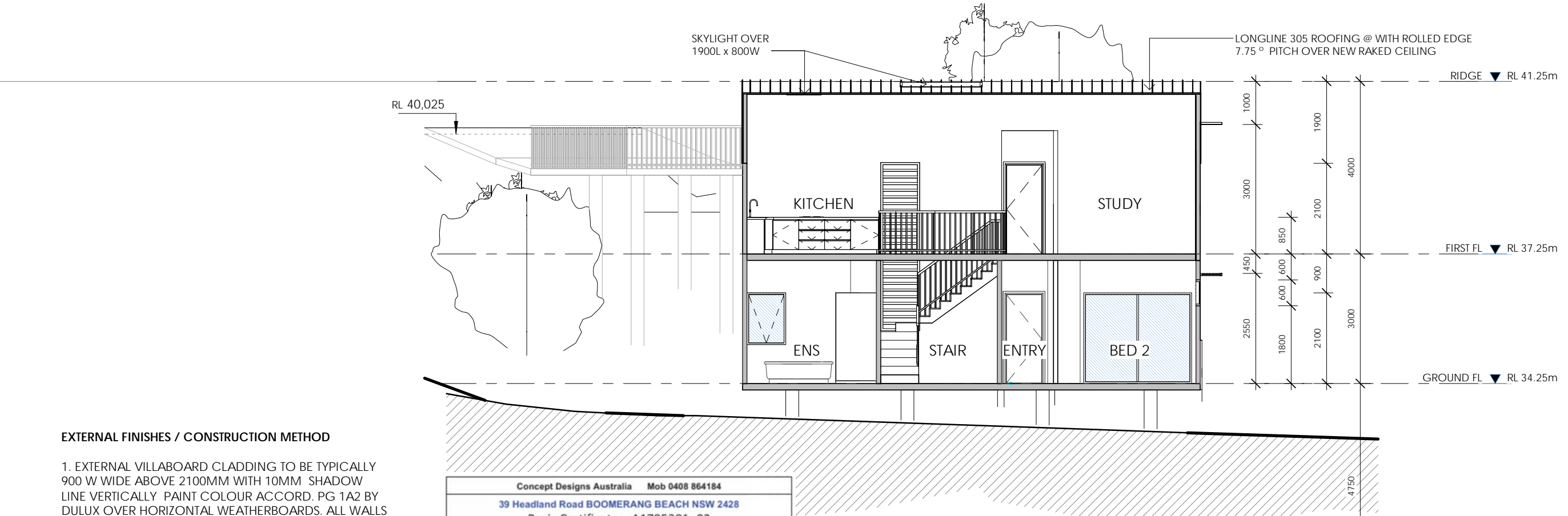
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For M & T Gilbert

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16.02.25	FB	SECTION A		A 201 2	



EXTERNAL FINISHES / CONSTRUCTION METHOD

- EXTERNAL VILLABOARD CLADDING TO BE TYPICALLY 900 W WIDE ABOVE 2100MM WITH 10MM SHADOW LINE VERTICALLY PAINT COLOUR ACCORD. PG 1A2 BY DULUX OVER HORIZONTAL WEATHERBOARDS. ALL WALLS AND ROOF FRAMING TO BE TIMBER STUD WITH 10MM GYPROCK LINING TO WALLS & CEILING.
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- BALUSTRADING TO BE SIMPLE VERTICAL ROADS @ 125MM CENTRES AS SHOWN - SHALE GREY.

1 SECTION B  
1 : 100

Concept Designs Australia Mob 0408 864184	
39 Headland Road BOOMERANG BEACH NSW 2428	
Basix Certificate – A1785381_02	
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	
3 star water rating for all new taps, toilets and shower heads	
THERMAL COMFORT COMMITMENTS	
Floors	Suspended floor with open subfloor – R0.8 (down) (or R1.50 including construction) Floor above existing dwelling - nil
External walls	Framed and clad, R1.3 additional insulation (R1.7 including construction)
Ceilings/Roof	Raked ceiling, pitched roof, structural panel > 125mm Ceiling: nil (up) Roof: None – Light (solar absorbance < 0.475)
Glazing	W1, W2, W9, W10, W11, W12 – U value: 5/70 and SHGC 0.47 W6 – U value: 5.60 and SHGC 0.36 W3, W4, W5, W7, W8 – U value: 7.63 and SHGC 0.75
Skylights	S1 - U value: 2.90 and SHGC 0.456 S2 – U value: 4/30 and SHGC 0.50
Notes 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 regulations. 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.	
ENERGY COMMITMENTS	
Artificial Lighting	40% of new light fixtures are to be fitted with fluorescent, compact fluorescent or LED lamps.

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SCALE	1 : 100	@A3	NORTH
0	5	10	15
20	25	50m	



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Alterations & Additions  
39 Headland Rd. Boomerang Beach  
For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	FB	SECTION B		A 202 2	





<p align="center"><b>Concept Designs Australia      Mob 0408 864184</b></p>	
<p align="center"><b>39 Headland Road BOOMERANG BEACH NSW 2428</b></p> <p align="center"><b>Basix Certificate – A1785381_02</b></p>	
<p align="center"><b>SUMMARY OF BASIX COMMITMENTS</b></p>	
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<p><b>WATER COMMITMENTS</b></p>	
<p>3 star water rating for all new taps, toilets and shower heads</p>	
<p><b>THERMAL COMFORT COMMITMENTS</b></p>	
<b>Floors</b>	<p>Suspended floor with open subfloor – R0.8 (down) (or R1.50 including construction)</p> <p>Floor above existing dwelling - nil</p>
<b>External walls</b>	<p>Framed and clad, R1.3 additional insulation (R1.7 including construction)</p>
<b>Ceilings/Roof</b>	<p>Raked ceiling, pitched roof, structural panel &gt; 125mm</p> <p>Ceiling: nil (up)</p> <p>Roof: None – Light (solar absorbance &lt; 0.475)</p>
<b>Glazing</b>	<p>W1, W2, W9, W10, W11, W12 – U value: 5/70 and SHGC 0.47</p> <p>W6 – U value: 5.60 and SHGC 0.36</p> <p>W3, W4, W5, W7, W8 – U value: 7.63 and SHGC 0.75</p>
<b>Skylights</b>	<p>S1 - U value: 2.90 and SHGC 0.456</p> <p>S2 – U value: 4/30 and SHGC 0.50</p>
<p><b>Notes</b></p> <p>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 regulations.</p> <p>Insulation specified must be installed in accordance with BCA Volume Two</p> <p>In some climate zones, insulation should be installed with due consideration of the condensation and associated interaction with adjoining building materials.</p>	
<p><b>ENERGY COMMITMENTS</b></p>	
<b>Artificial Lighting</b>	<p>40% of new light fixtures are to be fitted with fluorescent, compact fluorescent or LED lamps.</p>

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SCALE 1 : 100 @A3 NORTH

0 5 10 15 20 25 50m



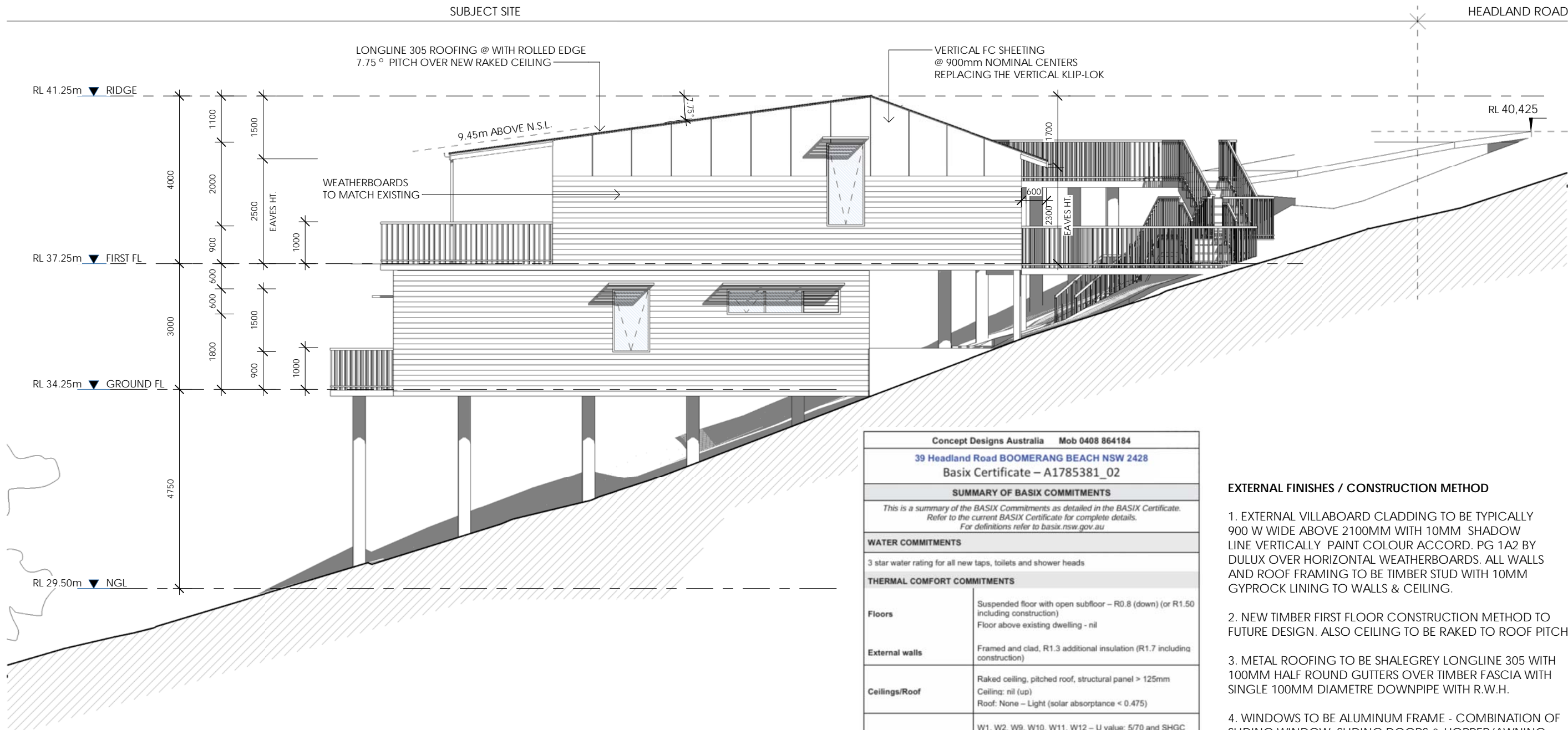
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**Alterations & Additions**  
**39 Headland Rd. Boomerang Beach**  
**For M & T Gilbert**

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	FB	EAST ELEVATION		A 301 2	





3 WEST ELEVATION  
1 : 100

## LEGEND

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SCALE	1 : 100	@A3	NORTH
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Ceilings/Roof	Raked ceiling, pitched roof, structural panel > 125mm Ceiling: nil (up) Roof: None – Light (solar absorbance < 0.475)
Glazing	W1, W2, W9, W10, W11, W12 – U value: 5/70 and SHGC 0.47 W6 – U value: 5.60 and SHGC 0.36 W3, W4, W5, W7, W8 – U value: 7.63 and SHGC 0.75
Skylights	S1 - U value: 2.90 and SHGC 0.456 S2 – U value: 4/30 and SHGC 0.50
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## EXTERNAL FINISHES / CONSTRUCTION METHOD

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## Alterations & Additions 39 Headland Rd. Boomerang Beach For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	FB	WEST ELEVATION		A 302 2	

EXTERNAL FINISHES / CONSTRUCTION METHOD

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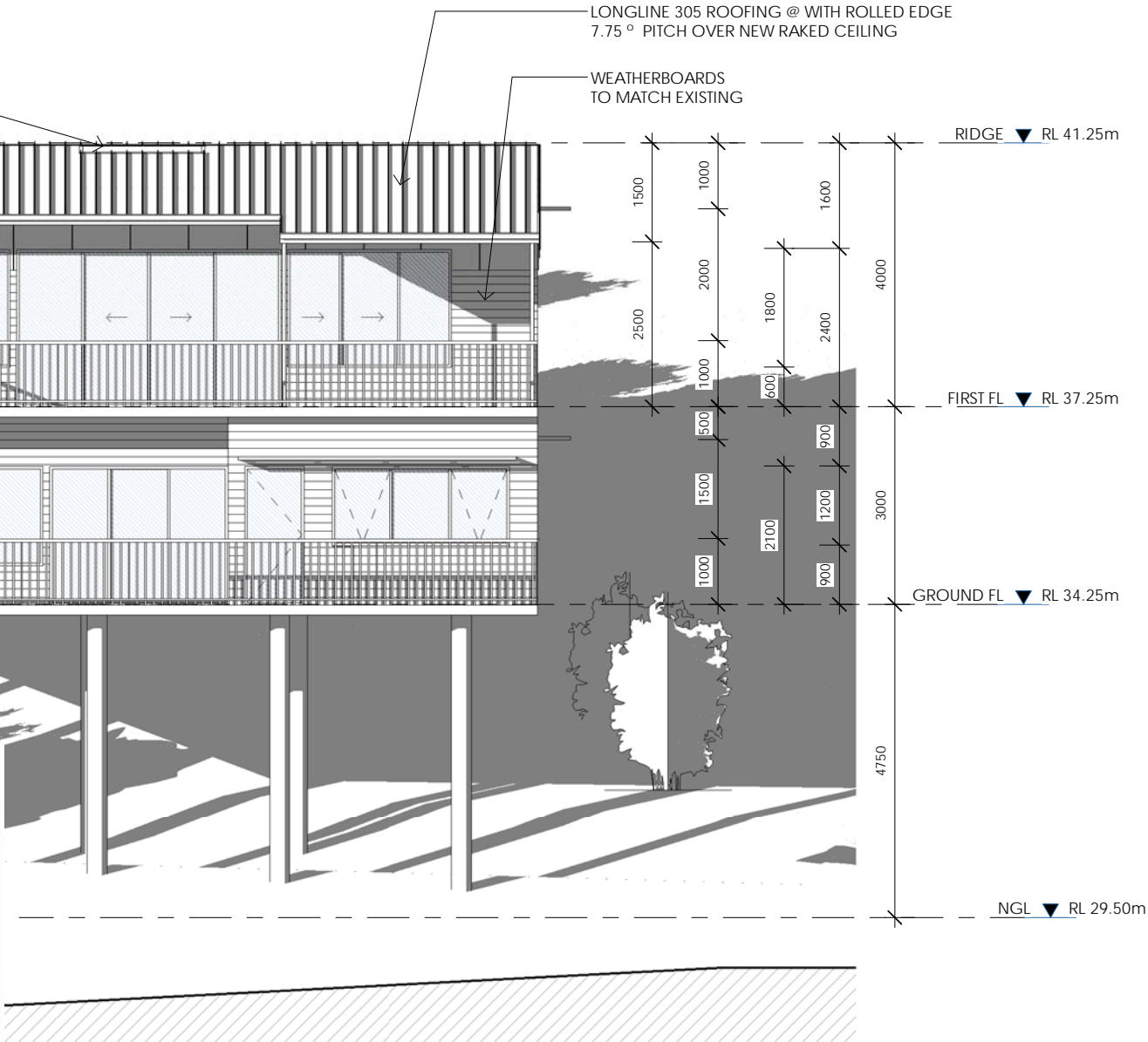
4 NORTH ELEVATION

1 : 100

LEGEND

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SCALE	1 : 100	@A3	NORTH
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ENERGY COMMITMENTS	
Artificial Lighting	40% of new light fixtures are to be fitted with fluorescent, compact fluorescent or LED lamps.

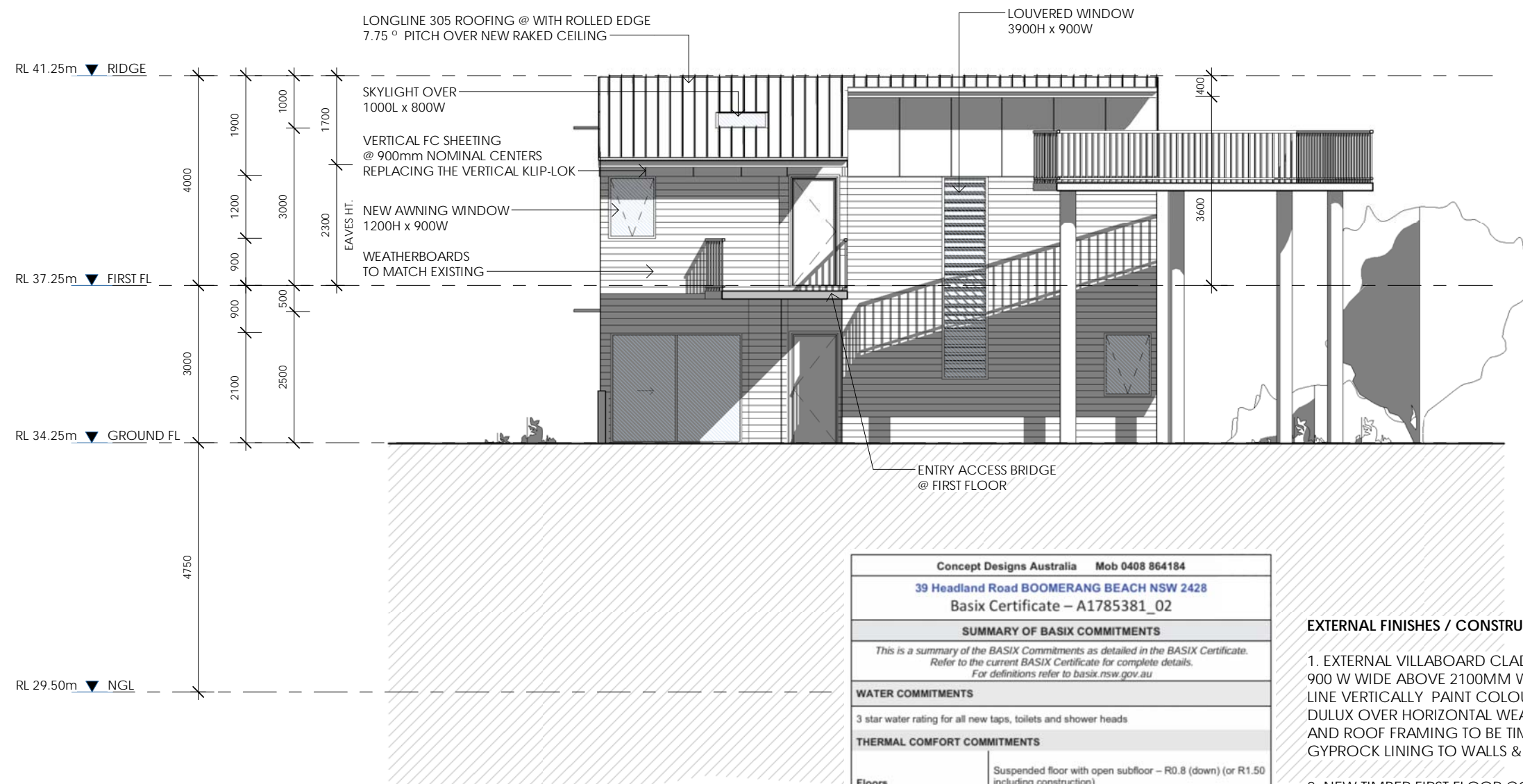
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**Alterations & Additions**  
**39 Headland Rd. Boomerang Beach**  
**For M & T Gilbert**

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	Author	NORTH ELEVATION		A 303 2	





1 SOUTH ELEVATION  
1 : 100

## LEGEND

ISSUE	DESCRIPTION	DATE
1	REVISION FOR QS	24.11.24
2	DA TO COUNCIL	17.02.25

SCALE	1 : 100	@A3	NORTH
0	5	10	15
20	25		50m



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Concept Designs Australia Mob 0408 864184	
39 Headland Road BOOMERANG BEACH NSW 2428	
Basix Certificate – A1785381_02	
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	
3 star water rating for all new taps, toilets and shower heads	
THERMAL COMFORT COMMITMENTS	
Floors	Suspended floor with open subfloor – R0.8 (down) (or R1.50 including construction) Floor above existing dwelling - nil
External walls	Framed and clad, R1.3 additional insulation (R1.7 including construction)
Ceilings/Roof	Raked ceiling, pitched roof, structural panel > 125mm Ceiling: nil (up) Roof: None – Light (solar absorbance < 0.475)
Glazing	W1, W2, W9, W10, W11, W12 – U value: 5/70 and SHGC 0.47 W6 – U value: 5.60 and SHGC 0.36 W3, W4, W5, W7, W8 – U value: 7.63 and SHGC 0.75
Skylights	S1 - U value: 2.90 and SHGC 0.456 S2 – U value: 4/30 and SHGC 0.50
Notes 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 regulations. 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.	
ENERGY COMMITMENTS	
Artificial Lighting	40% of new light fixtures are to be fitted with fluorescent, compact fluorescent or LED lamps.

## EXTERNAL FINISHES / CONSTRUCTION METHOD

- EXTERNAL VILLABOARD CLADDING TO BE TYPICALLY 900 W WIDE ABOVE 2100MM WITH 10MM SHADOW LINE VERTICALLY PAINT COLOUR ACCORD. PG 1A2 BY DULUX OVER HORIZONTAL WEATHERBOARDS. ALL WALLS AND ROOF FRAMING TO BE TIMBER STUD WITH 10MM GYPROCK LINING TO WALLS & CEILING.
- NEW TIMBER FIRST FLOOR CONSTRUCTION METHOD TO FUTURE DESIGN. ALSO CEILING TO BE RAKED TO ROOF PITCH.
- METAL ROOFING TO BE SHALEGREY LONGLINE 305 WITH 100MM HALF ROUND GUTTERS OVER TIMBER FASCIA WITH SINGLE 100MM DIAMETRE DOWNPIPE WITH R.W.H.
- WINDOWS TO BE ALUMINUM FRAME - COMBINATION OF SLIDING WINDOW, SLIDING DOORS & HOPPER/AWNING STYLE WINDOWS - MONUMENT COLORBOND WITH SIMONE WEIL ARCHTRAVES.
- ALL WINDOWS TO PERFORM TO RELEVANT AUSTRALIAN STANDARD FOR CURRENT FIRE REGULATIONS.
- BALUSTRADING TO BE SIMPLE VERTICAL ROADS @ 125MM CENTRES AS SHOWN - SHALE GREY.

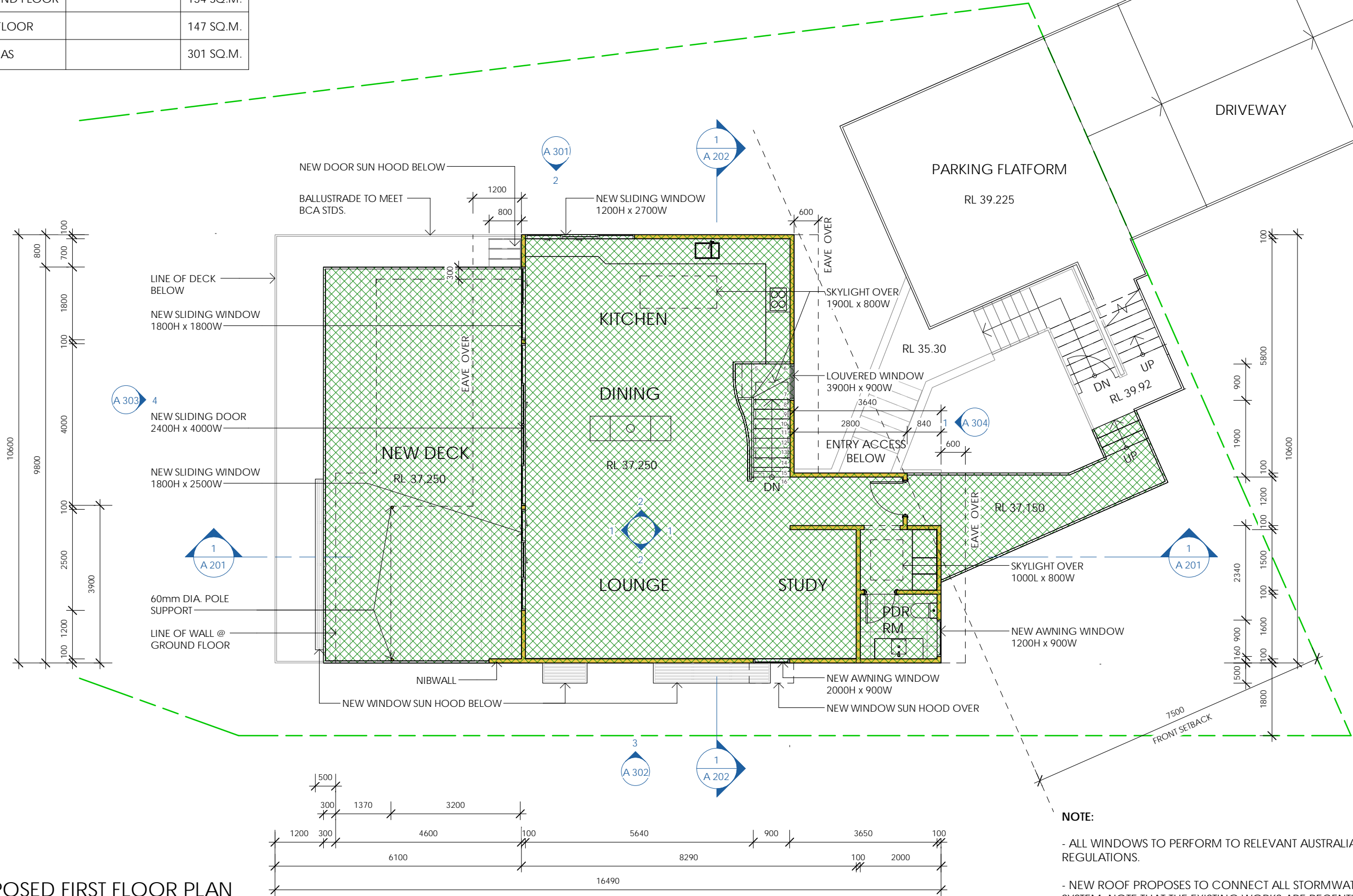
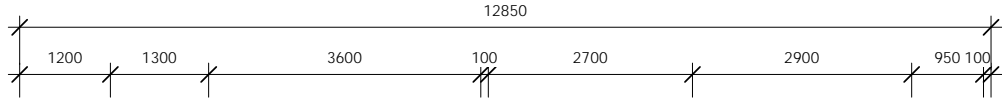
## Alterations & Additions 39 Headland Rd. Boomerang Beach For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	Author	SOUTH ELEVATION		A 304 2	





CALCULATION AREAS:		
	EXISTING	PROPOSED
EXISTING GROUND FLOOR	APPROX. 154 SQ.M.	
PROPOSED GROUND FLOOR		154 SQ.M.
PROPOSED FIRST FLOOR		147 SQ.M.
TOTAL FLOOR AREAS		301 SQ.M.



4 PROPOSED FIRST FLOOR PLAN  
1 : 100

LEGEND

ISSUE	DESCRIPTION	DATE
1	REVISION FOR QS	24.11.24
2	DA TO COUNCIL	17.02.25

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Alterations & Additions  
39 Headland Rd. Boomerang Beach  
For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	FB	PROPOSED FIRST FLOOR PLAN		A 104 2	







LEGEND

ISSUE	DESCRIPTION	DATE
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Alterations & Additions  
39 Headland Rd. Boomerang Beach  
For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	FB	EXTERIOR PERSPECTIVES 01		A 305 2	





LEGEND

ISSUE	DESCRIPTION	DATE
1	REVISION FOR QS	24.11.24
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Alterations & Additions  
39 Headland Rd. Boomerang Beach  
For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	Author	EXTERIOR PERSPECTIVE 02		A 306 2	





LEGEND

ISSUE	DESCRIPTION	DATE
1	REVISION FOR QS	24.11.24
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SCALE	@A3	NORTH
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39 Headland Rd. Boomerang Beach  
For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	Author	EXTERIOR PERSPECTIVE 03		A 307 2	





LEGEND

ISSUE	DESCRIPTION	DATE
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15	20	25
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DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	Author	EXTERIOR PERSPECTIVE 04		A 308 2	





LEGEND

ISSUE	DESCRIPTION	DATE
1	REVISION FOR QS	24.11.24
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SCALE	@A3	NORTH
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16.02.25	Author	EXTERIOR PERSPECTIVE 05		A 309 2	





LEGEND

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DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	Author	EXTERIOR PERSPECTIVE 06		A 310 2	





1 STAIR



3 HALLWAY



2 BED 1



4 FAMILY ROOM

LEGEND

ISSUE	DESCRIPTION	DATE
1	REVISION FOR QS	24.11.24
2	DA TO COUNCIL	17.02.25

SCALE	@A3	NORTH
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15	20	25
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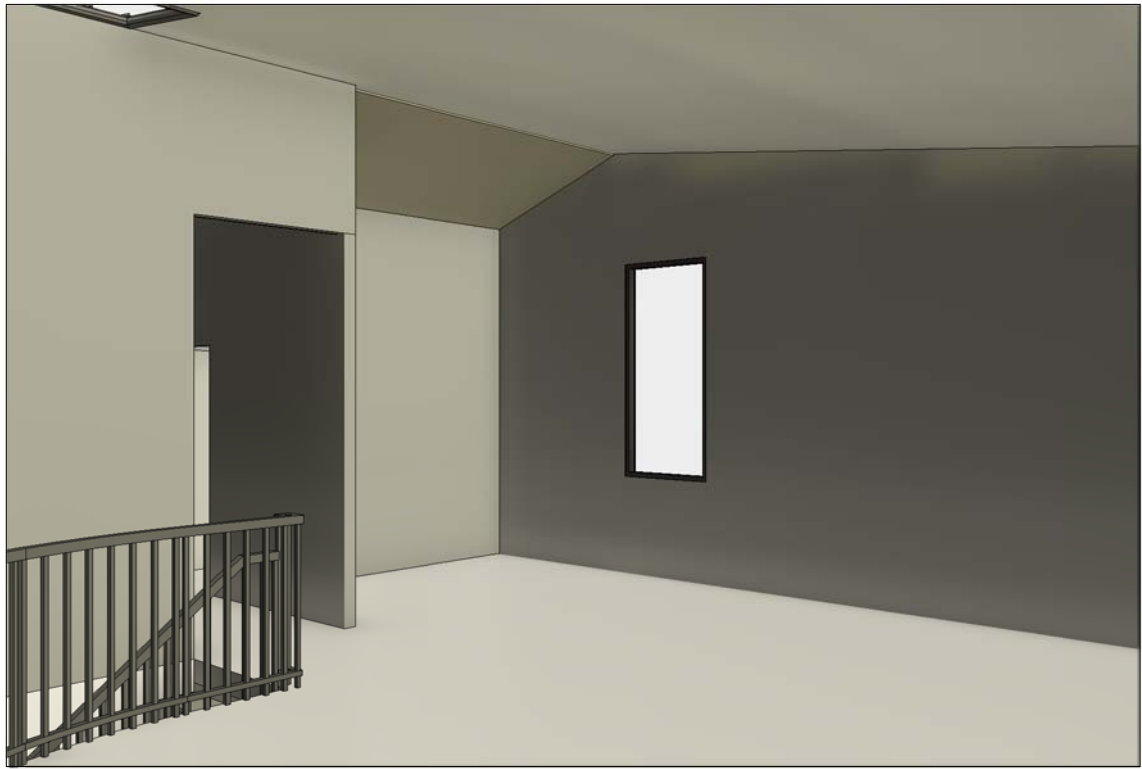


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DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	FB	INTERIOR PERSPECTIVES @ GROUND FLOOR		A 311 2	



1 LOUNGE 1



3 DINING



2 KITCHEN



4 LOUNGE 2

LEGEND

ISSUE	DESCRIPTION	DATE
1	REVISION FOR QS	24.11.24
2	DA TO COUNCIL	17.02.25

SCALE	@A3	NORTH
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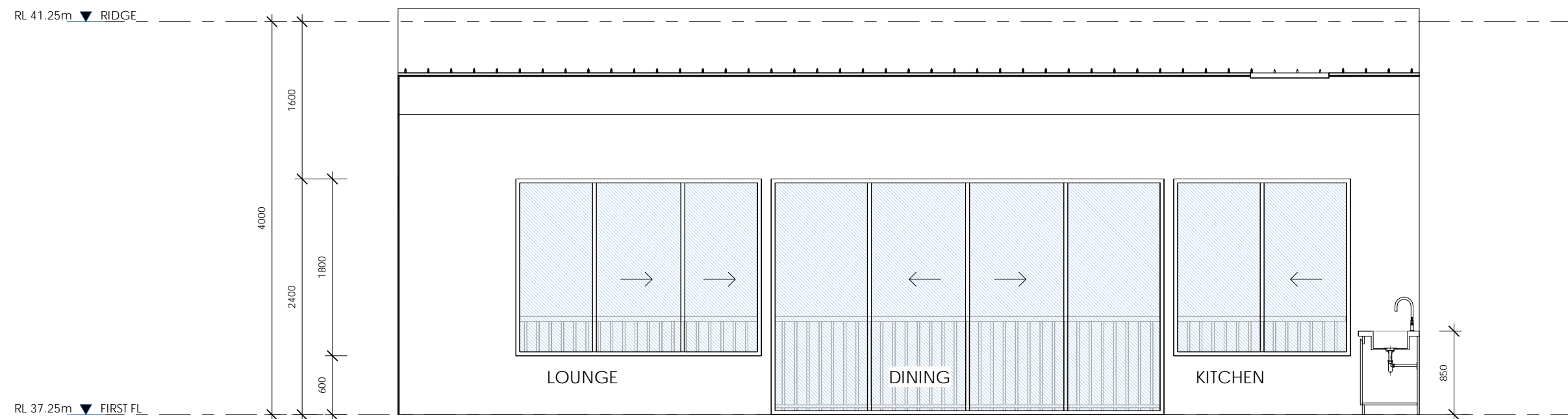


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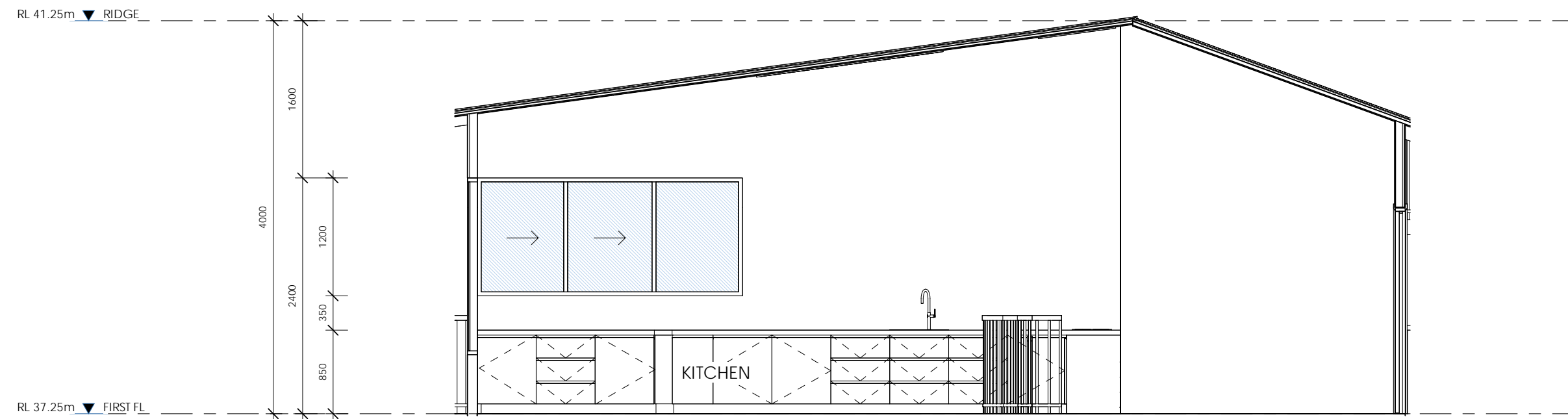
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DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	Author	INTERIOR PERSPECTIVES @ FIRST FLOOR		A 312 2	



1 INTERNAL ELEVATION-1  
1 : 50



2 INTERNAL ELEVATION-2  
1 : 50

## LEGEND

ISSUE	DESCRIPTION	DATE

SCALE	1 : 50	@A3	NORTH
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20	25	50m	



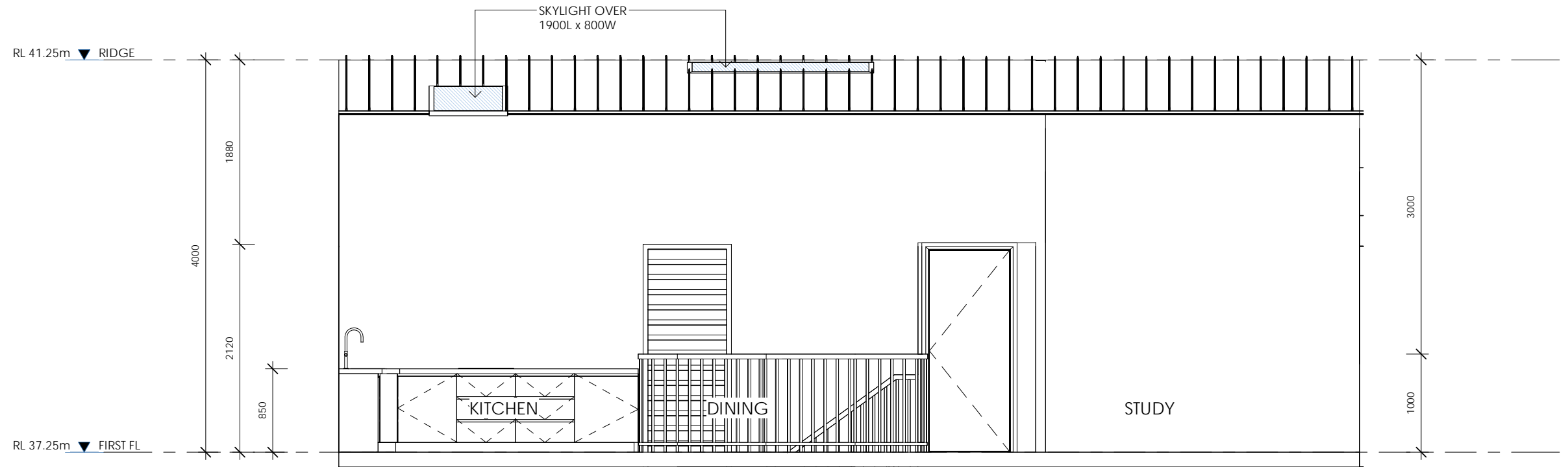
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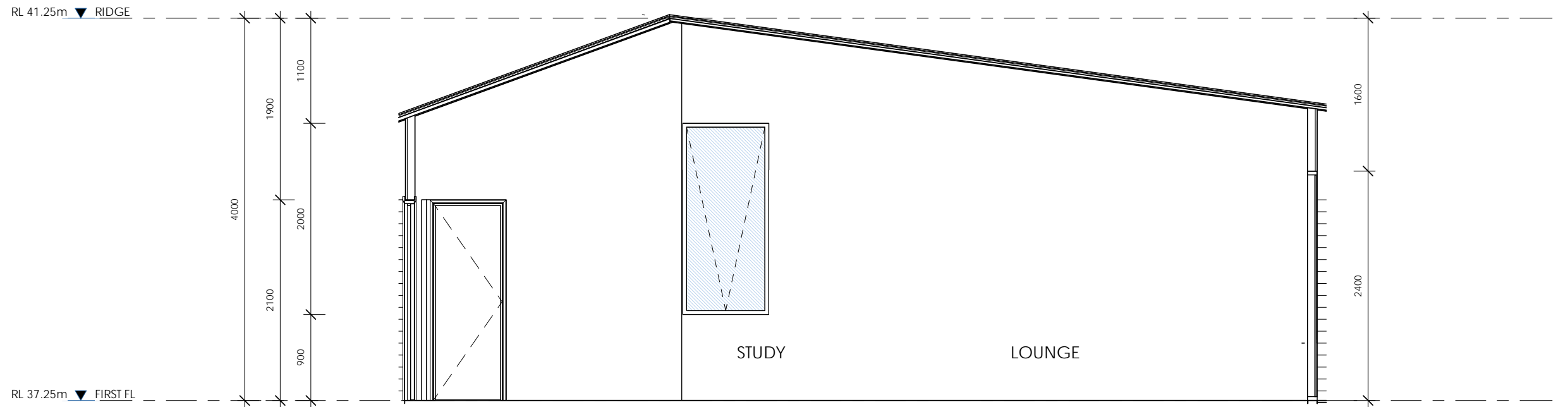
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For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	Author	INTERNAL ELEVATIONS 1 & 2		A 313	





1 INTERNAL ELEVATION-3  
1 : 50



2 INTERNAL ELEVATION-4  
1 : 50

## LEGEND

ISSUE	DESCRIPTION	DATE

SCALE	1 : 50	@A3	NORTH
0	5	10	15
20	25		50m



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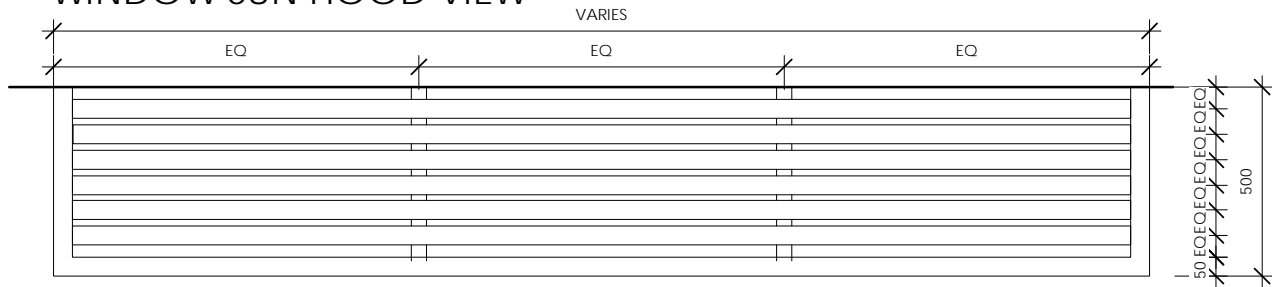
DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	Author	INTERNAL ELEVATIONS 3 & 4		A 314	



PLAN

SUN HOOD SCHEDULE:  
4225 (L)x 500 (W)  
2900 (L)x 500 (W)  
1100 (L)x 500 (W)

WINDOW SUN HOOD VIEW

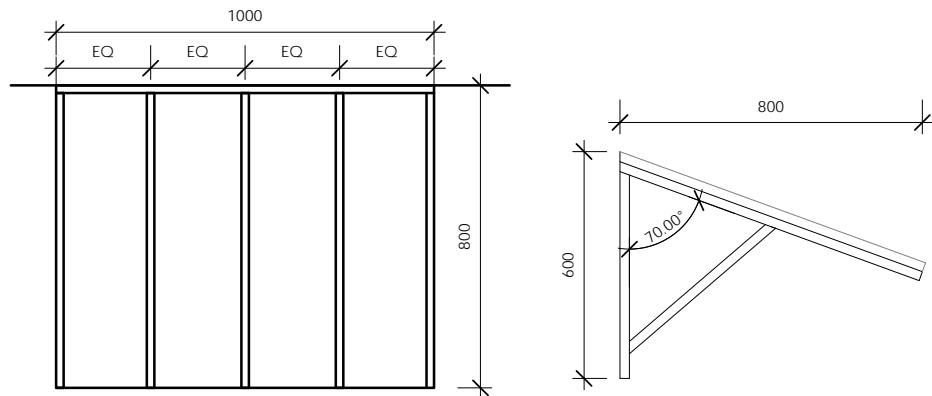


PLAN

1 WINDOW SUN HOOD DETAIL  
1 : 20

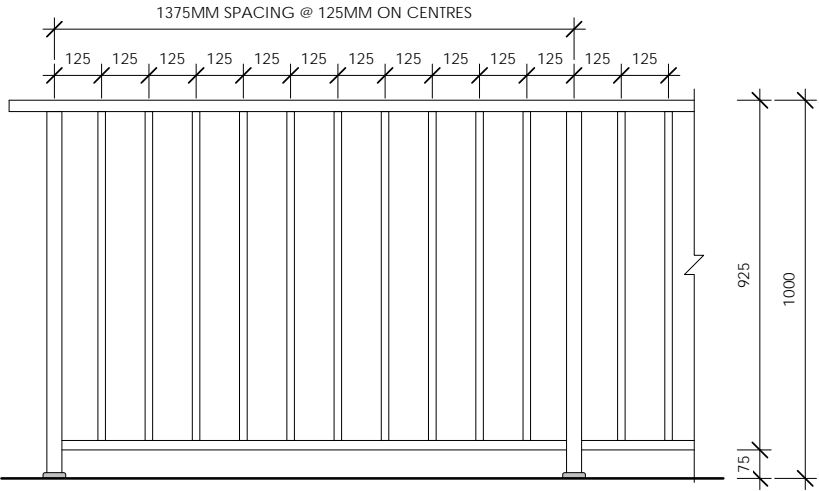


DOOR SUN HOOD VIEW



PLAN

3 DOOR SUN HOOD DETAIL  
1 : 20



ELEVATION

2 BALUSTRADE DETAIL  
1 : 20



BALUSTRADE VIEW

FINISHES SCHEDULE

Headland Road  
PAINT Exterior Specification

AREA	IMAGE	SPECIFICATION/ MANUFACTURER'S CODE	SUPPLIER	FINISH/ SELECTION	NOTE
Exterior Main body of walls		Accord PG 1A2	Dulux		PAINTER TO ADVICE ON PRODUCT FOR AREA
Exterior Architraves		Simone Weil SGB G4	Dulux		PAINTER TO ADVICE ON PRODUCT FOR AREA
Roof + Gluttering		Shale Grey Colorbond	Dulux		
Window + Doors		Monument Colorbond	Dulux		

LEGEND

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For M & T Gilbert

DATE	DRAWN	TITLE	JOB No	DWG No	ISSUE
16.02.25	Author	FINISHES SCHDULE, WDW. & DOOR SUN HOOD DETAILS, & BALUSTRADE DETAIL		A 401 2	