

New Dwelling, Shed  
& Block Consolidation  
Lot 28-29 DP6720  
13-15 Dawson Street  
Melinga NSW 2430  
For Roxanne Farrell

Layout Index

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DA-07	Shed Plan
DA-08	Lighting Plan

Concept Designs Australia				Mob 0408 864184			
13-15 Dawson Street MELINGA NSW 2430							
Site Area (m²)		4046		Roof Area (m²)		347	
Total Area of Garden and Lawn (m²)				500			
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							
3* Showerheads		Yes		3* Toilet		Yes	
3* Kitchen Taps		Yes		3* Basin Taps		Yes	
Alternative Water							
45400 litre rainwater tank to be collected from minimum 347 m2 roof area							
Connected to :							
All Toilets		Yes		Laundry W/M Cold Tap		Yes	
One outdoor tap		Yes		All Hot Water Services		Yes	
All indoor cold water taps		Yes					
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			3 stars	
		Bedrooms	1-phase air conditioning - ducted			3 stars	
Heating System		Living	1-phase air conditioning - ducted			3 stars	
		Bedrooms	1-phase air conditioning - ducted			3 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	2
Artificial Lighting		80% of light fixtures are to be fitted with fluoerescent, compact fluoerescent or LED lamps.					
OTHER COMMITMENTS							
Outdoor clothesline		Yes		Indoor/sheltered clothesline		No	
Stove/Oven		Electric cooktop and electric oven					

HERA Assessor # 10137		November 2024		CDA Reference: 4856	
13-15 Dawson Street MELINGA NSW 2430					
Concept Designs Australia				Ph: 0408864184	
<a href="mailto:leanne.cdaus@outlook.com">leanne.cdaus@outlook.com</a>					
Thermal Performance Specifications					
External Wall Construction		Insulation	Colour (Solar Absorptance)		Detail
Brick Veneer		Vapour barrier + R2.0	Medium		Except Garage
Brick Veneer		Vapour barrier	Medium		Garage only
Internal Wall Construction		Insulation	Detail		
Plasterboard on studs		None			
Plasterboard on studs		R2.0	Internal walls Garage		
Ceiling Construction		Insulation	Detail		
Plasterboard		R3.0	All ceilings adjacent to roof space (Except Garage)		
Roof Construction		Insulation	Colour (Solar Absorptance)		Detail
Colorbond		R1.3 anticon blanket	Dark		
Floor Construction		Insulation	Covering		
300mm waffle pod		None	Bare, Vinyl, Carpet and Tiles		
Windows	Glass and frame type	U Value	SHGC	Details	
GJA-003-027	Aluminium framed single clear	6.45	0.67	Sliding windows	
GJA-080-001	Aluminium framed single clear	6.07	0.65	Hinged doors	
GJA-070-016	Aluminium framed single clear	6.22	0.70	Sliding doors	
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.					
Ceiling fans					
1200mm ceiling fans to Dining, Media, Bed 1, Bed 2, Bed 3 and Bed 4					
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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Assessor name

Leanne Houseman

Accreditation No.

10137

Property Address

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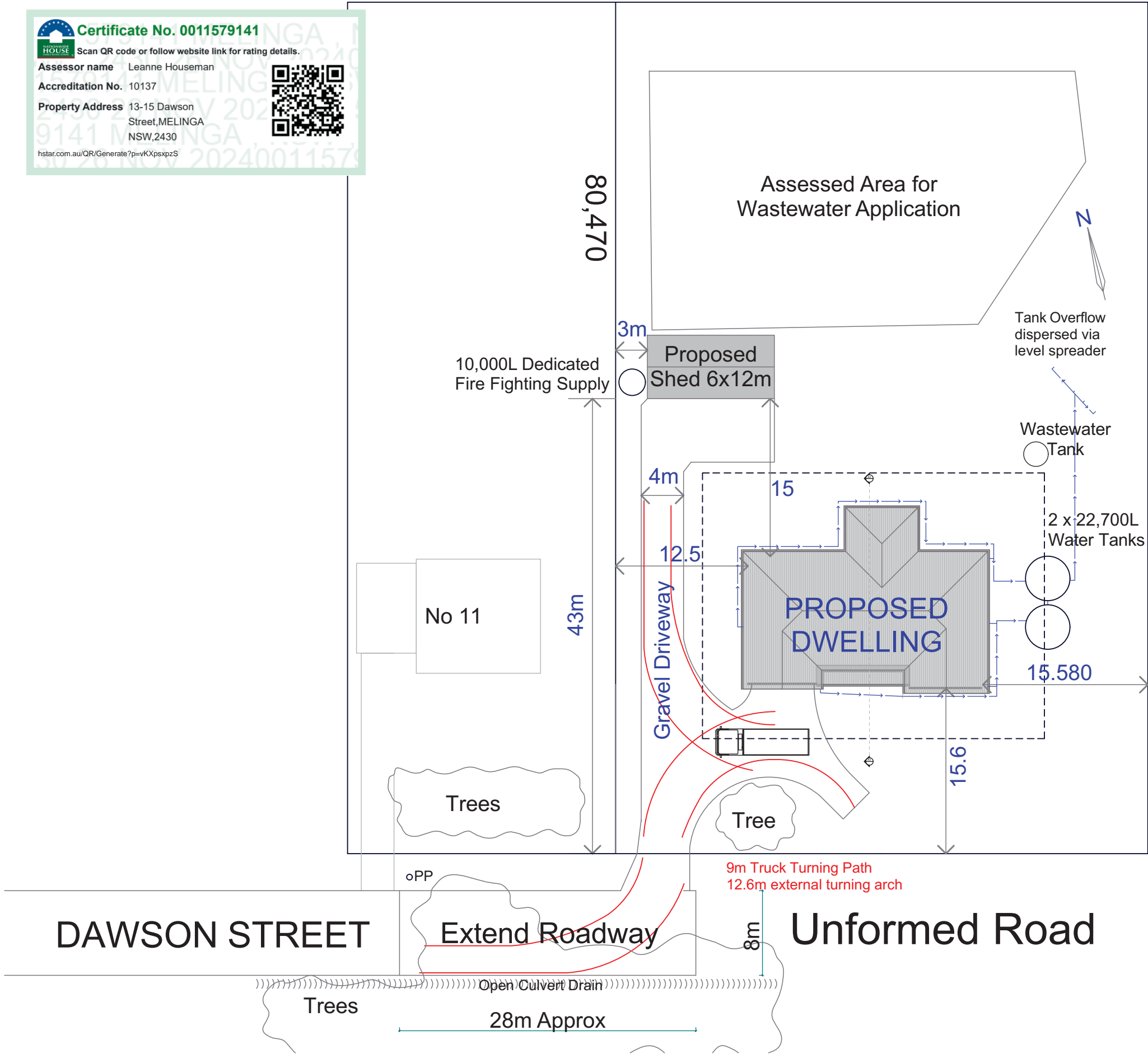
Revisions
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GENERAL NOTES

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

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

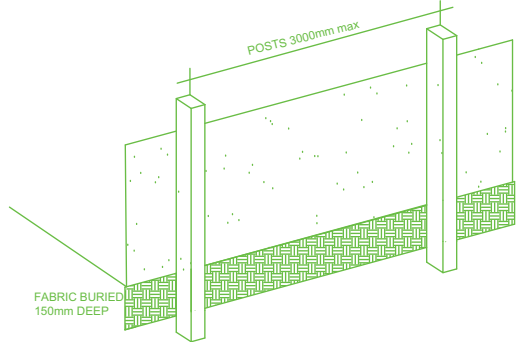
WHERE RETAINING IS REQUIRED ANY WALLS EXCEEDING 1.0M IN HEIGHT ARE TO BE DESIGNED BY A CERTIFIED ENGINEER.

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 EXCAVATION SHALL BE SUCH THAT A 900mm MIN WIDE BY 1:20 GRADE EXISTS AROUND PERIMETER OF BUILDING.

SEDIMENT CONTROLS


- ALL EROSION & SEDIMENT CONTROL MEASURES .INCLUDING REVEGETATION & STORAGE OF SOIL &TOPSOIL ,SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS CONSISTING OF 300 WIDE X 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS & TRAPS SHALL BE CLEARED WHEN THE STRUCTURES ARE A MAX OF 60 % FULL OF SOIL MATERIALS INCLUDING THE MAINTENANCE PERIOD.
- ALL DESTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL & TOPSOIL STOCK PILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES & AREAS WHERE WATER MAY CONCENTRATE.
- 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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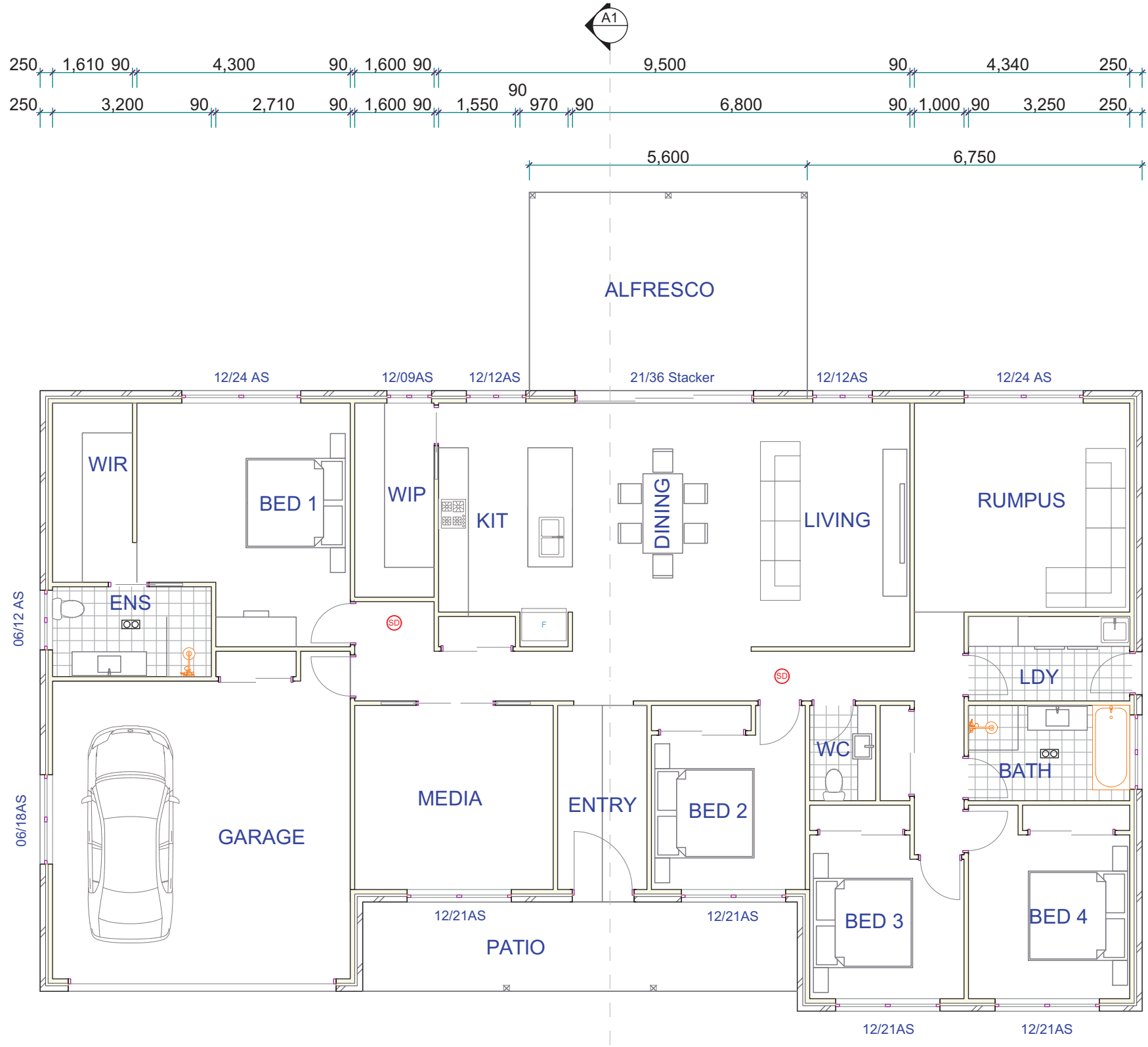
Revisions
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		Rev: <b>DR1</b>
		Drawing No: <b>DR-01</b>

AREAS	
Main Living	214.6m2
Garage	41.2m2
Patio	15.8m2
Alfresco	22.4m2
TOTAL	294m2

NOTE : Recess all wet  
area floors 45mm



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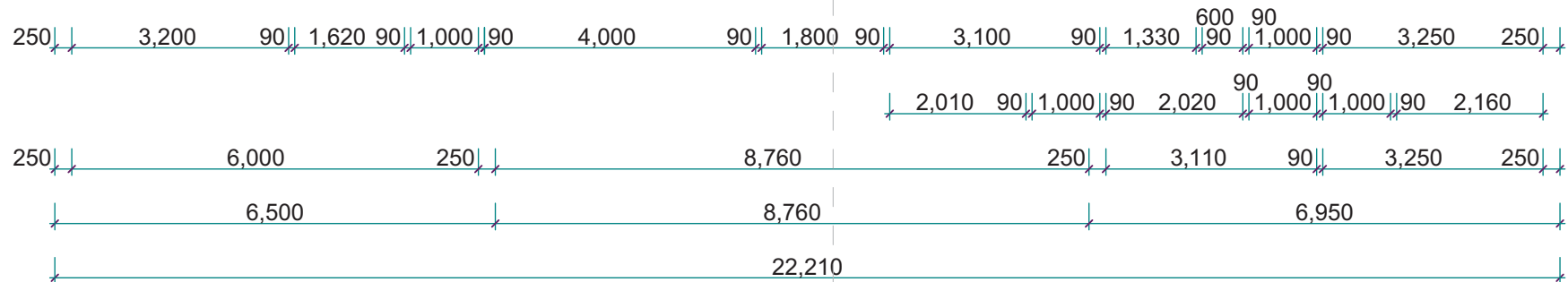
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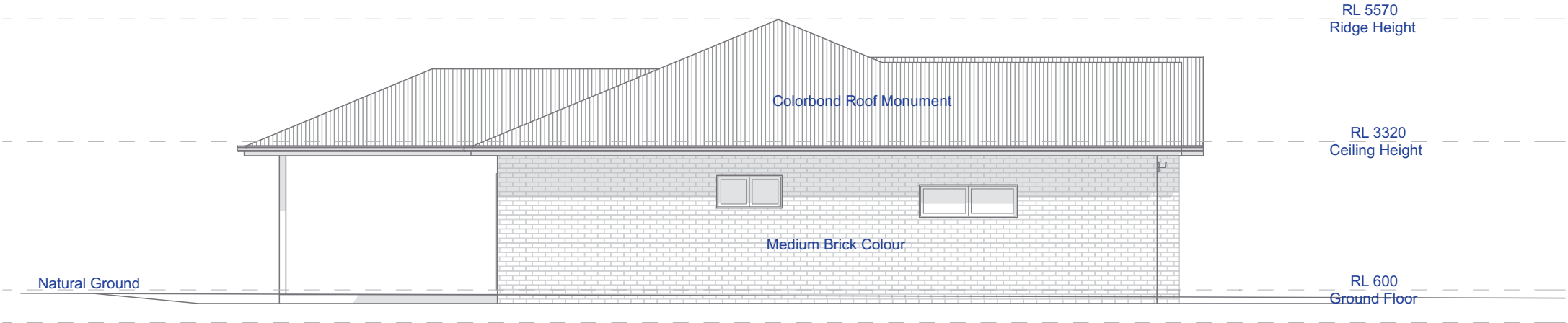
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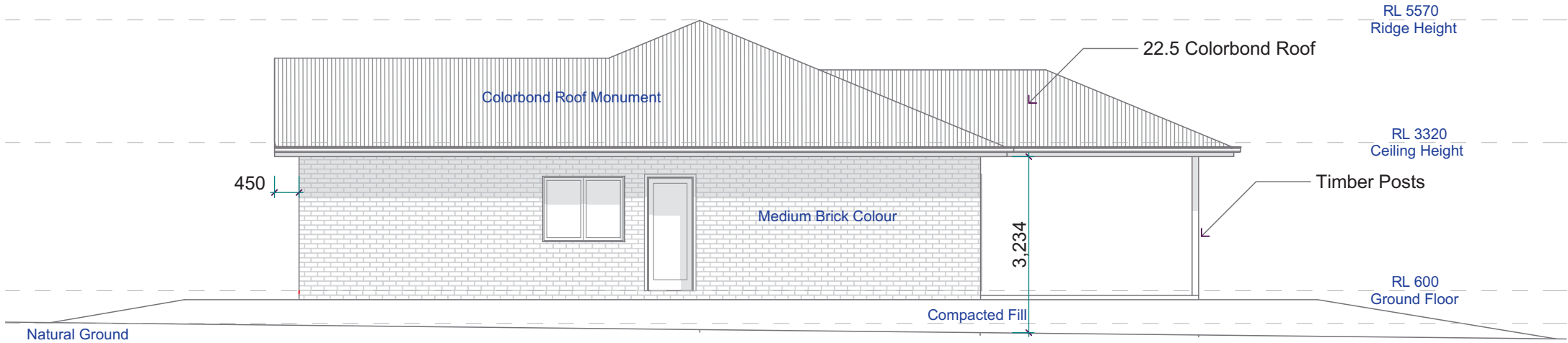


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Western Elevation



Eastern Elevation

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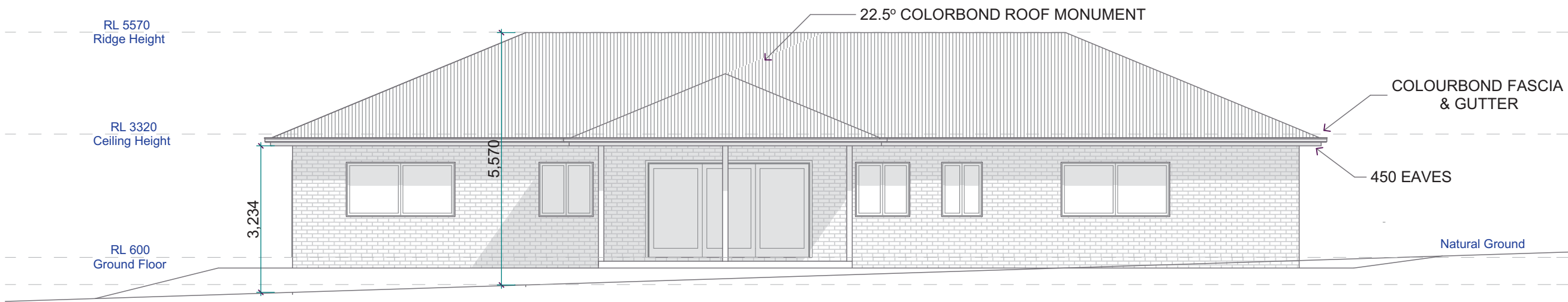


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Southern Elevation



Northern Elevation

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Revisions

DA Plans 22/11/2024

Project:

**New Dwelling, Shed & Block Consolidation Lot 28-29 DP6720 13-15 Dawson Street Melinga NSW 2430 For Roxanne Farrell**

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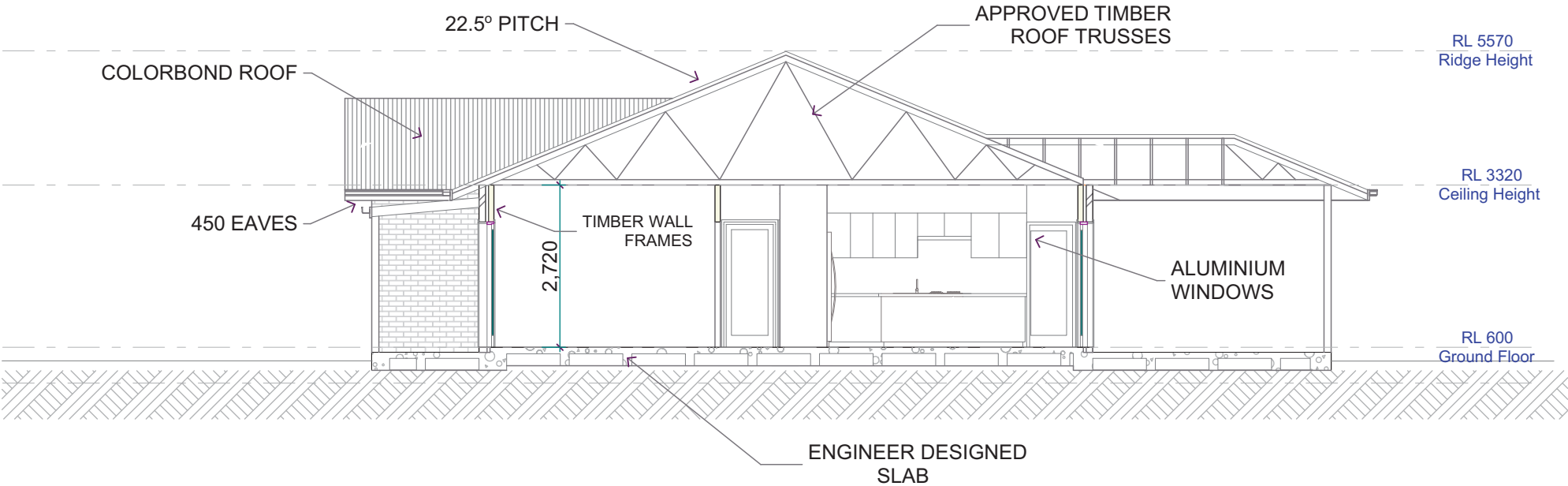
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SECTION A1

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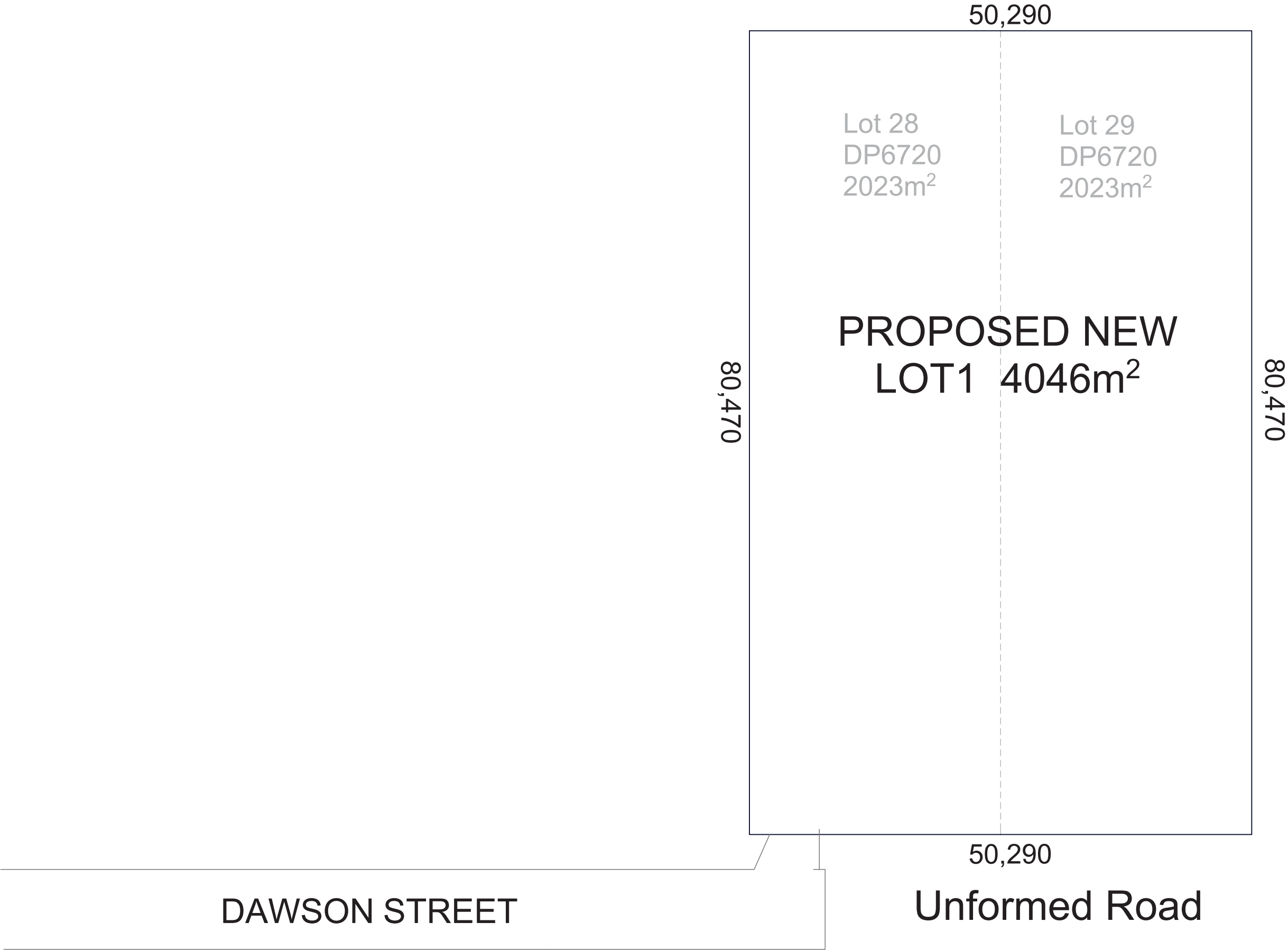
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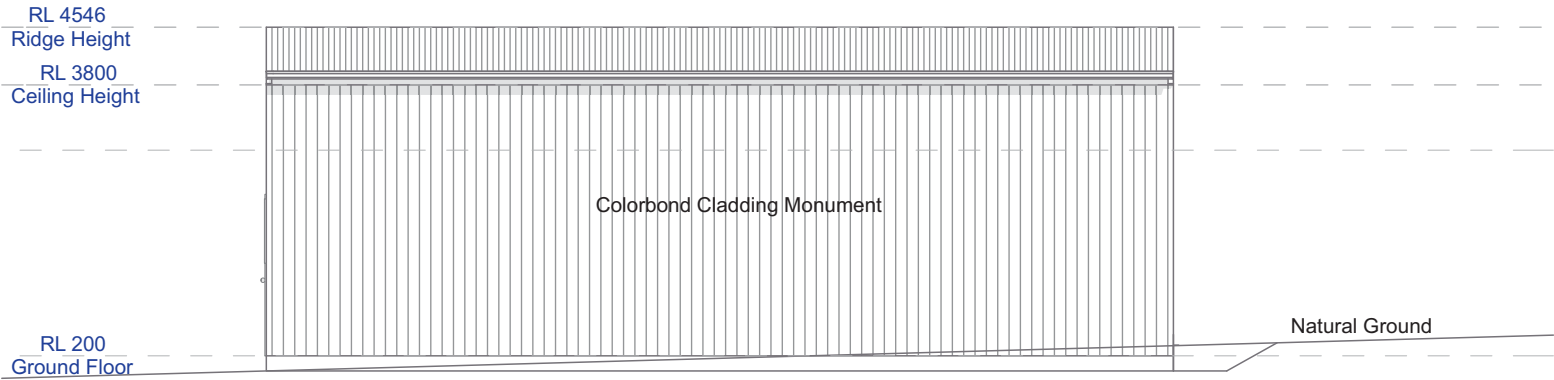
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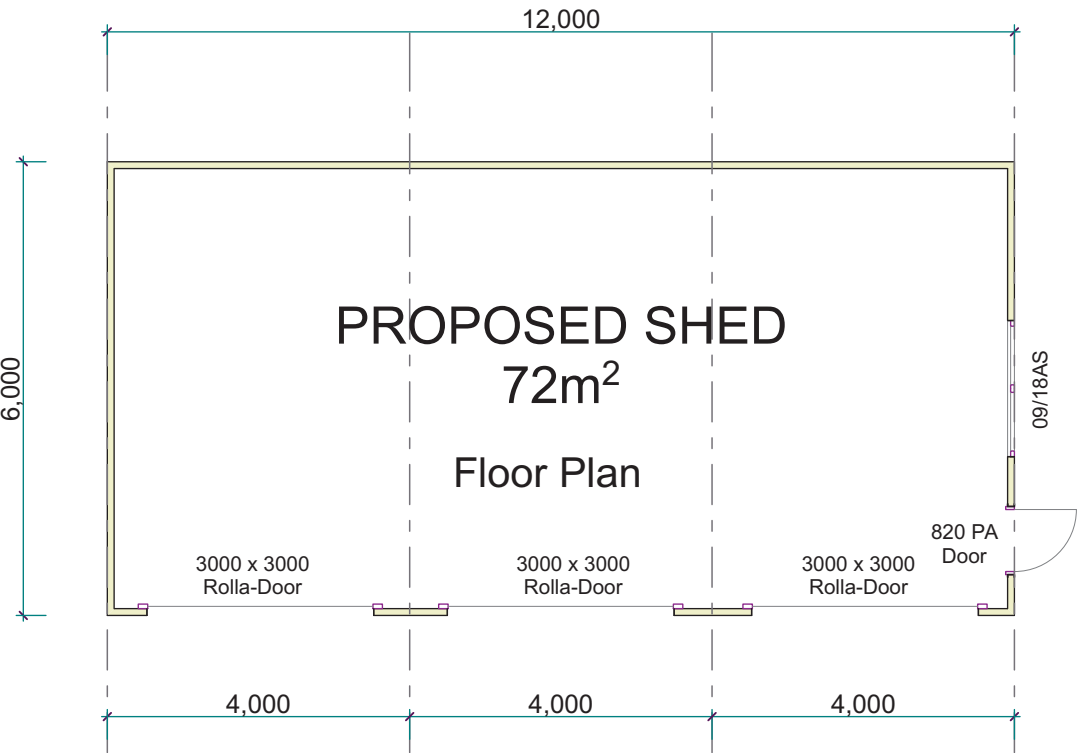
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**Plan Of Subdivision**

Print Date:	22/11/2024 10:19 AM
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Drawing No:	<b>DR-06</b>



Northern Elevation



PROPOSED SHED  
72m<sup>2</sup>  
Floor Plan

3000 x 3000  
Rolla-Door

3000 x 3000  
Rolla-Door

3000 x 3000  
Rolla-Door

820 PA  
Door

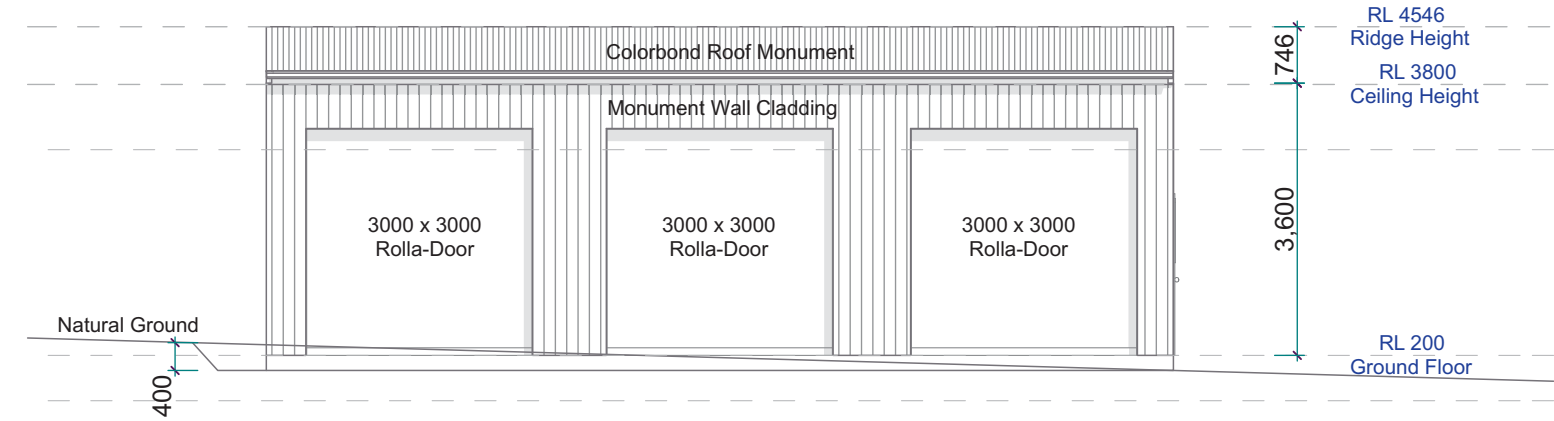
4,000

4,000

4,000

6,000

09/18AS



Southern Elevation



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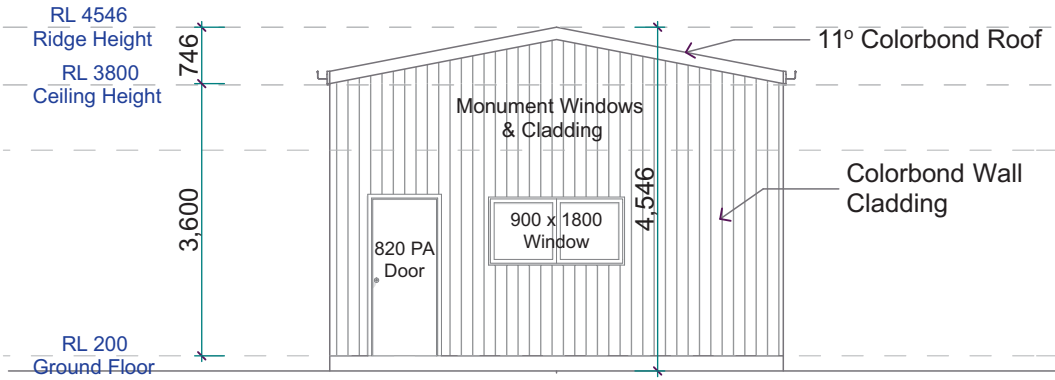
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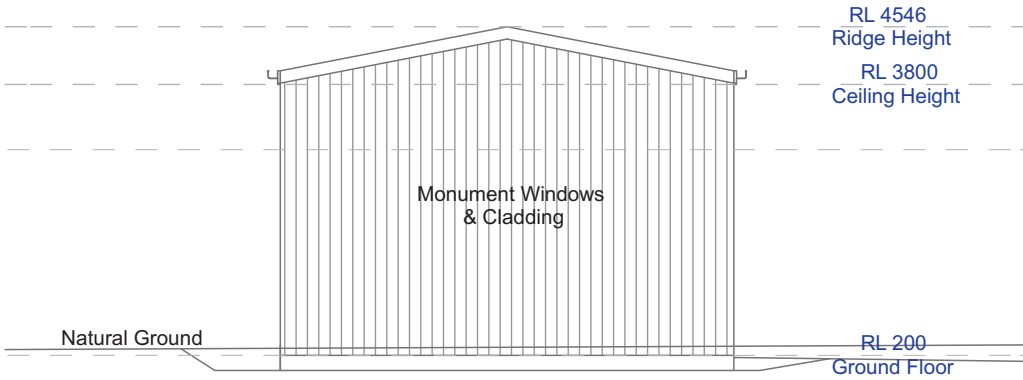
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Eastern Elevation



Western Elevation

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Drawing Title:

**Shed Plans**

Print Date:









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-  Smoke Alarm
-  LED Down Light
-  LED Ceiling Light
-  Ceiling Fan
-  Ceiling Fan Light
-  Wall Light
-  Fan/Heat/Light
-  Sensor Light



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**TIM CROSS**  
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Revisions

DA Plans 22/11/2024

Project:

**New Dwelling, Shed  
& Block Consolidation  
Lot 28-29 DP6720  
13-15 Dawson Street  
Melinga NSW 2430  
For Roxanne Farrell**

Drawing Title:

**Lighting Plan**

Print Date:

22/11/2024 10:19 AM

Scale: 1:100 @ A3

Rev: **DR1**

Drawing No:

**DR-08**