

# DEVELOPMENT APPLICATION

## BOOMERANG DRIVE GARAGE & SECONDARY DWELLING

WORIMI COUNTRY | 54 BOOMERANG DRIVE, BOOMERANG BEACH NSW 2428  
LOT 54 | DP248650

DRAWING No.	DESCRIPTION	SCALE	PROJECT AREAS	
			AREA	SQM
DA1.1	COVER SHEET	1:2000	1: LOWER FLOOR	25.29
DA1.2	SITE / ROOF PLAN	1:200	2: UPPER FLOOR	33.83
DA1.3	LANDSCAPE PLAN	1:200	3: DECK	10.62
DA1.4	SHADOW DIAGRAMS	1:200	4: GARAGE	29.22
DA1.5	CUT & FILL DIAGRAMS	1:100	5: SITE	970.48
DA1.6	BASIX CERTIFICATE			
DA1.7	BASIX CERTIFICATE			
DA1.8	EXTERNAL FINISHES			
DA2.1	GARAGE PLAN	1:100		
DA2.2	LOWER FLOOR PLAN	1:100		
DA2.3	UPPER FLOOR PLAN	1:100		
DA3.1	ELEVATIONS	1:100		
DA4.1	SECTIONS	1:100		

MIDCOAST COUNCIL DCP 2014 REQUIREMENTS  
BOOMERANG BEACH, NSW  
ZONE: R2 LOW DENSITY RESIDENTIAL

CONTROL	REQUIREMENT	PROPOSED	COMPLY
SITE AREA		970.60m <sup>2</sup>	N/A
FLOOR AREA	60m <sup>2</sup>	59.12m <sup>2</sup>	Y
BUILDING HEIGHT	8.5m	5.34m	Y
FRONT SETBACK	Garage - 6m Secondary Dwelling - 4.5m	0.92m to Garage Wall 3m to Sec. Dwelling	N refer SOEE N refer SOEE
SIDE SETBACK	A minimum of 900mm for a building with a maximum wall height of 3.8m If building height is greater than 3.8m: 900mm + (building height over 3.8m/4)	1.48m at closest point	Y
REAR SETBACK	A minimum of 3m for a building with a maximum wall height of 3.8m If building height is greater than 3.8m: 900mm + (building height over 3.8m/4)	24.27m at closest point	Y
CAR PARKING	2 car spaces / dwelling GFA > 125m <sup>2</sup>	2	Y
	Garage setback 500mm from front building line		Y
	Garage door <50% of overall building width		Y



1 3D VIEW LOOKING SOUTH-EAST



2 LOCATION PLAN  
1:2000

notes  
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SGDN | design  
  
PATRICK SUGDEN  
ARCHITECTURAL GRADUATE (March), (BArch)  
  
0413 416 904  
8 BUNDACREE PLACE,  
FORSTER NSW 2428  
ABN 73947 675745

drawn by: PS  
issue date: 12/12/2024  
project no: 24026  
project status: DA  
  
Scale: 1:2000 @ A3  
  
client: Eric Hudson & David Emery  
site: Lot 54 DP248650  
54 Boomerang Drive  
Boomerang Beach NSW 2428

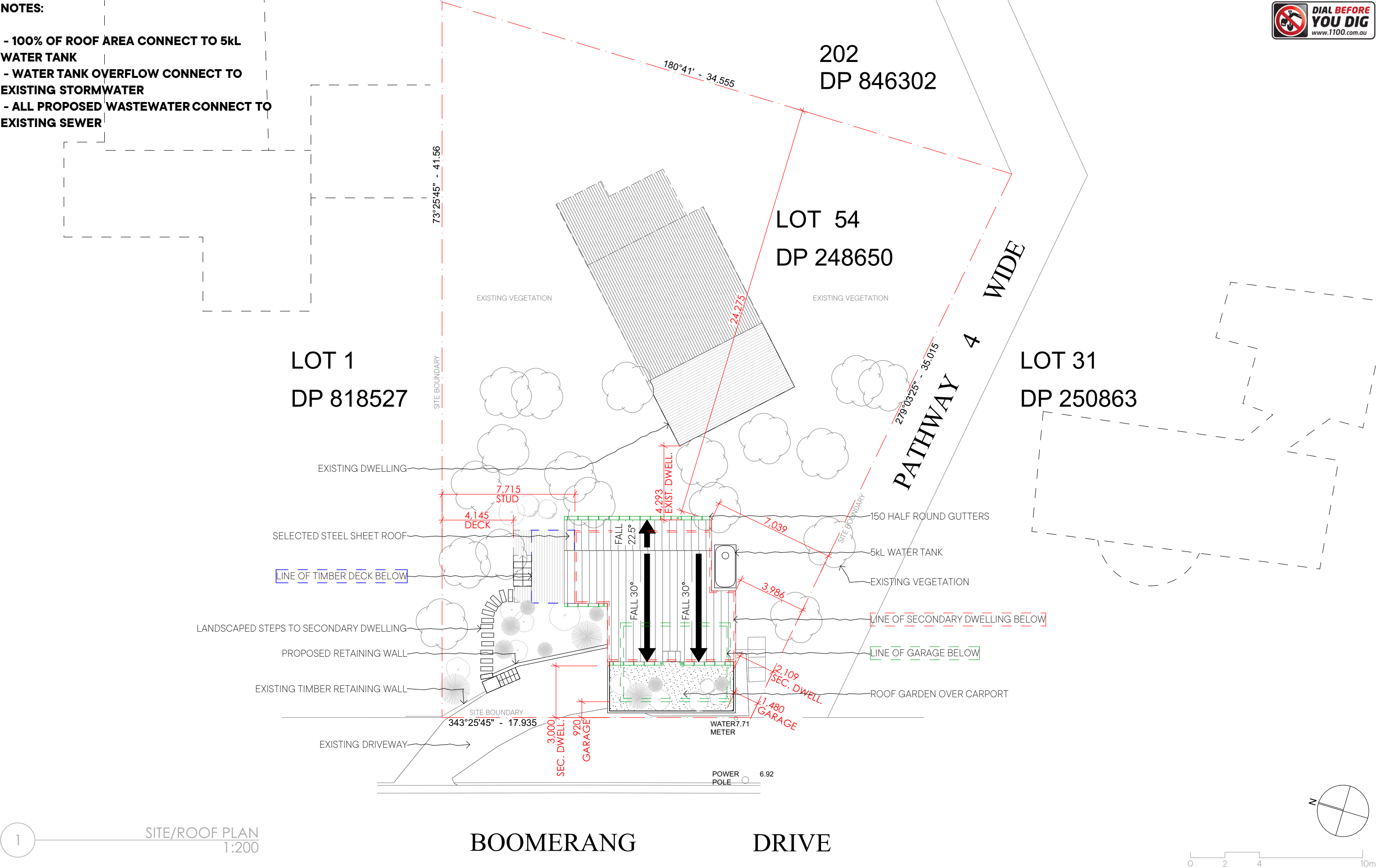
drawing title :  
**COVER SHEET**  
  
project :  
**Garage & Secondary Dwelling**

rev no.  
**DA**  
  
drawing no.  
**DA1.1**



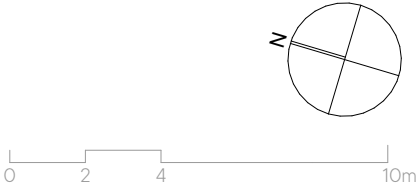
NOTES:

- 100% OF ROOF AREA CONNECT TO 5kL WATER TANK
- WATER TANK OVERFLOW CONNECT TO EXISTING STORMWATER
- ALL PROPOSED WASTEWATER CONNECT TO EXISTING SEWER

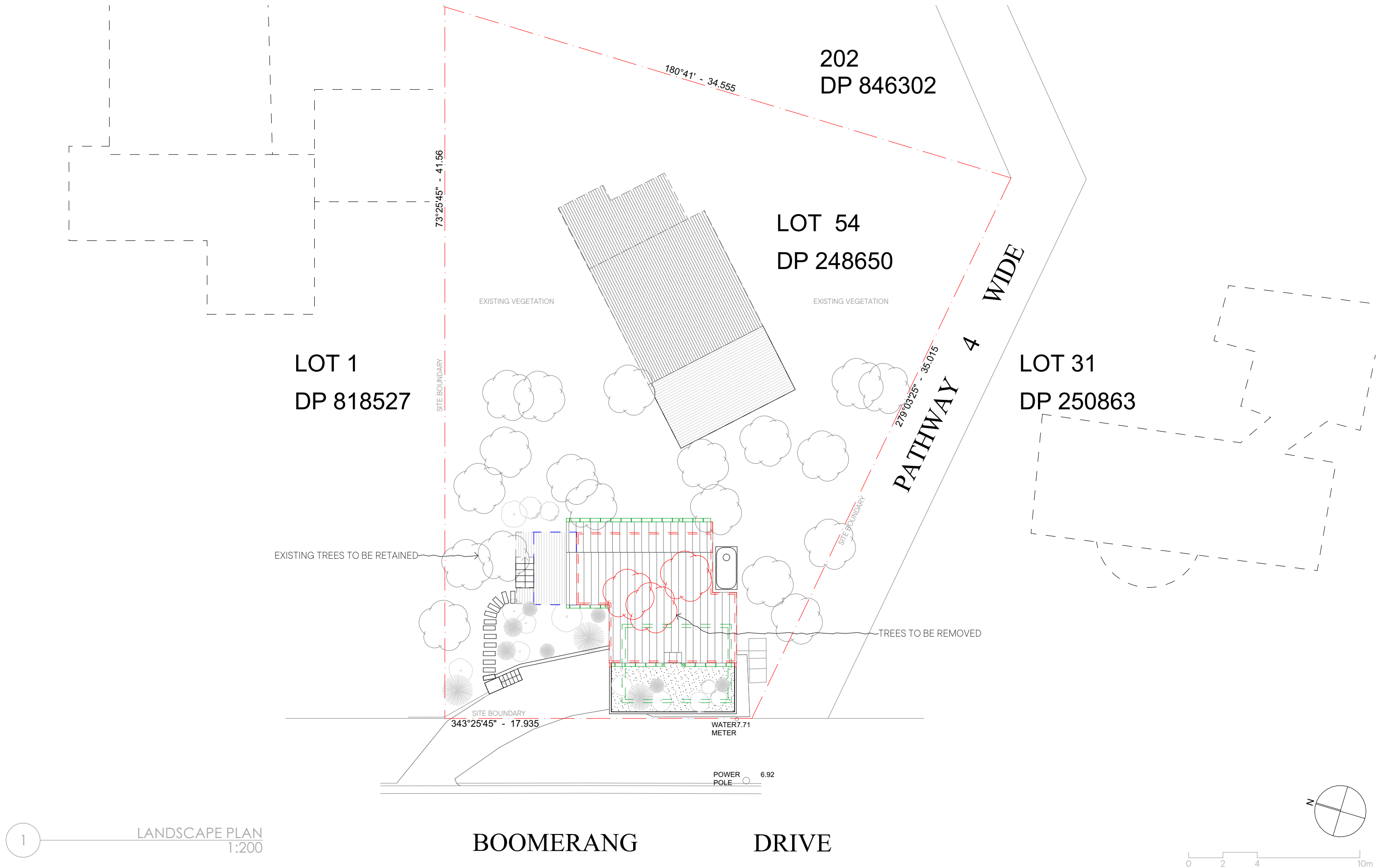


1 SITE/ROOF PLAN 1:200

BOOMERANG DRIVE

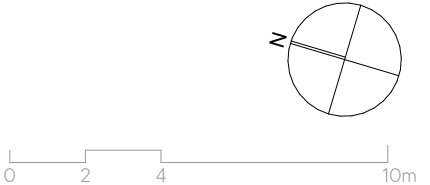


<p>notes</p> <p>This drawing shall be read in conjunction with all other drawings and specifications for the project.</p> <p>Any discrepancies shall be referred to the designer for clarification before proceeding with work.</p> <p>All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.</p> <p>Figured dimensions to be used rather than scaling.</p> <p>All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.</p> <p>All documents here within are subject to Australian Copyright Laws.</p>	<p>project partners</p> <p>structural engineer:</p> <p>surveyor:</p> <p>Rennie Gollidge Pty Ltd</p> <p>36 St Andrews Street, Maitland NSW 2320</p> <p>02 4933 4977   mail@renniegollidge.com.au</p>	<p>LEGEND</p> <ul style="list-style-type: none"><li>STORMWATER</li><li>SEWER</li><li>SITE BOUNDARY</li><li>SMH SEWER MAN HOLE</li><li>HY HYDRANT</li></ul>	<p>SGDN   design</p> <p>PATRICK SUGDEN</p> <p>ARCHITECTURAL GRADUATE (March), (BArch)</p> <p>043 416 904</p> <p>8 BUNDACREE PLACE</p> <p>FORSTER NSW 2428</p> <p>ABN 73947 675745</p>	<p>drawn by:</p> <p>issue date:</p> <p>project no:</p> <p>project status:</p> <p>client:</p> <p>site:</p> <p>PS</p> <p>12/12/2024</p> <p>24026</p> <p>DA</p> <p>Eric Hudson &amp; David Emery</p> <p>Lot 54 DP248650</p> <p>54 Boomerang Drive</p> <p>Boomerang Beach NSW 2428</p> <p>Scale: 1:200 @ A3</p>	<p>drawing title :</p> <p><b>SITE / ROOF PLAN</b></p> <p>project :</p> <p><b>Garage &amp; Secondary Dwelling</b></p>	<p>rev no:</p> <p><b>DA</b></p> <p>drawing no:</p> <p><b>DA1.2</b></p>
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1 LANDSCAPE PLAN  
1:200

BOOMERANG DRIVE



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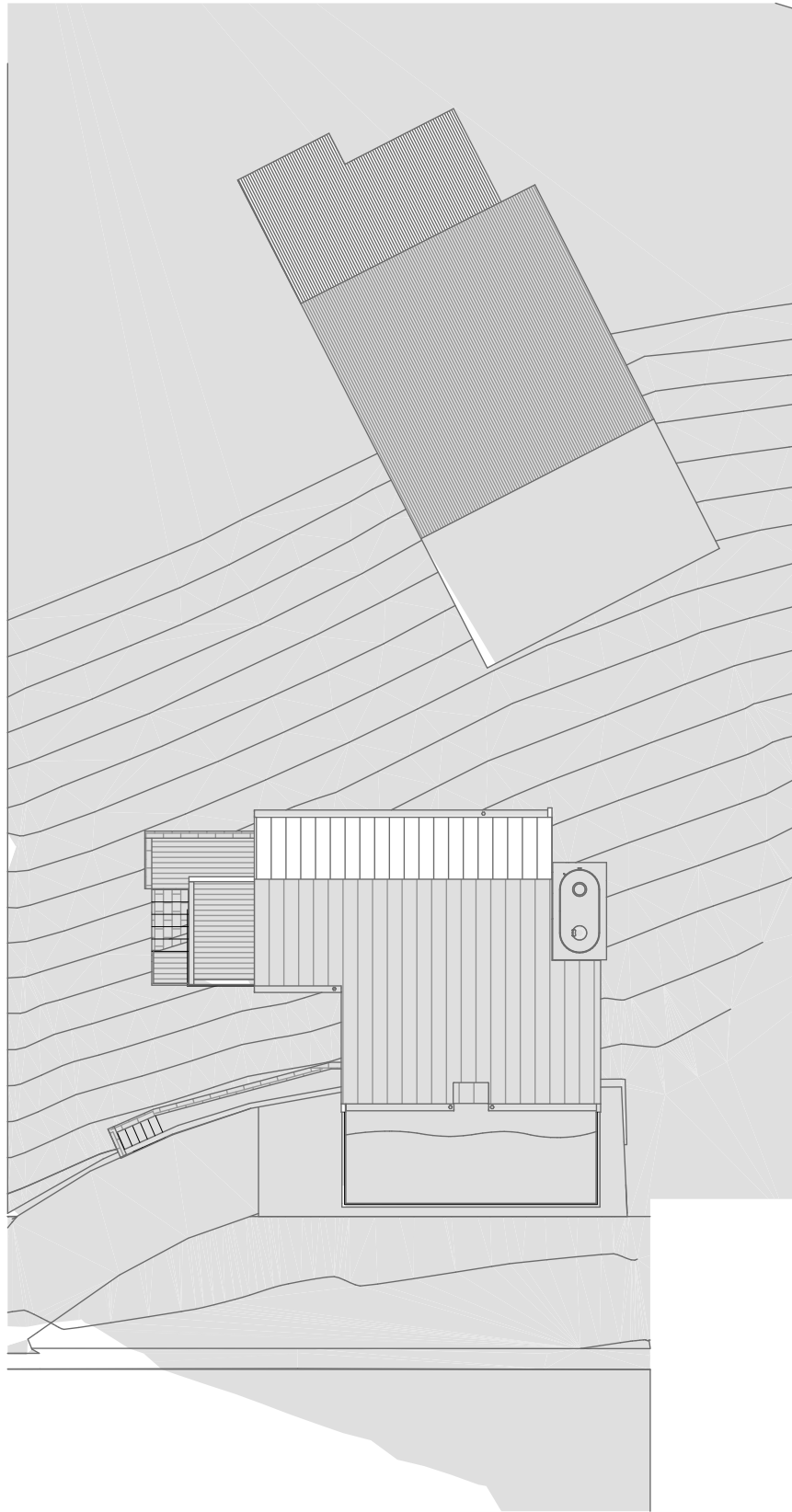
**LEGEND**  
 TREES TO BE RETAINED  
 TREES TO BE REMOVED  
 SITE BOUNDARY

**SGDN | design**  
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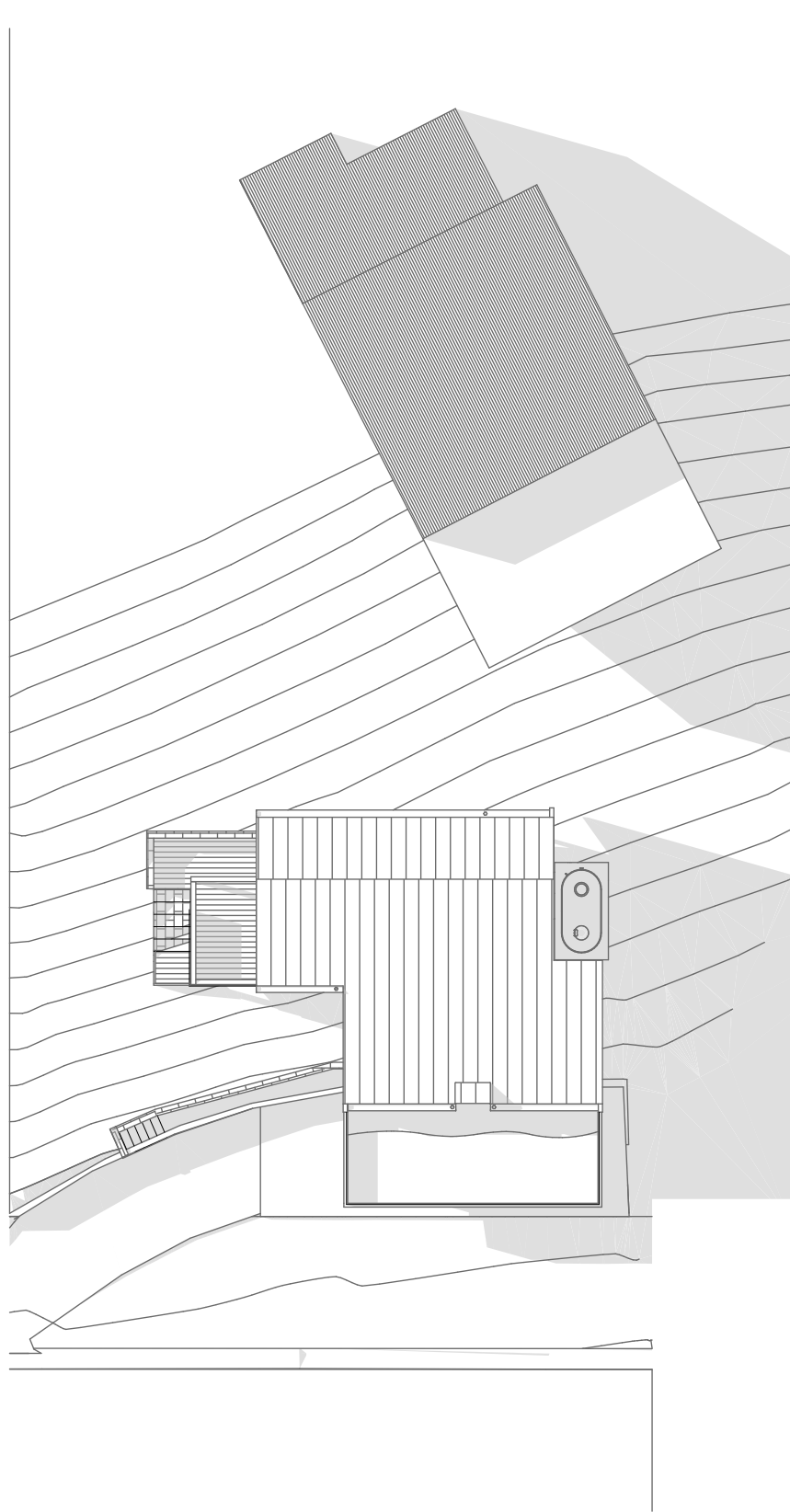
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issue date: 12/12/2024  
project no: 24026  
project status: DA  
  
client: Eric Hudson & David Emery  
site: Lot 54 DP248650  
54 Boomerang Drive  
Boomerang Beach NSW 2428  
  
Scale: 1:200  
@ A3

drawing title :  
**LANDSCAPE PLAN**  
  
project :  
**Garage & Secondary Dwelling**

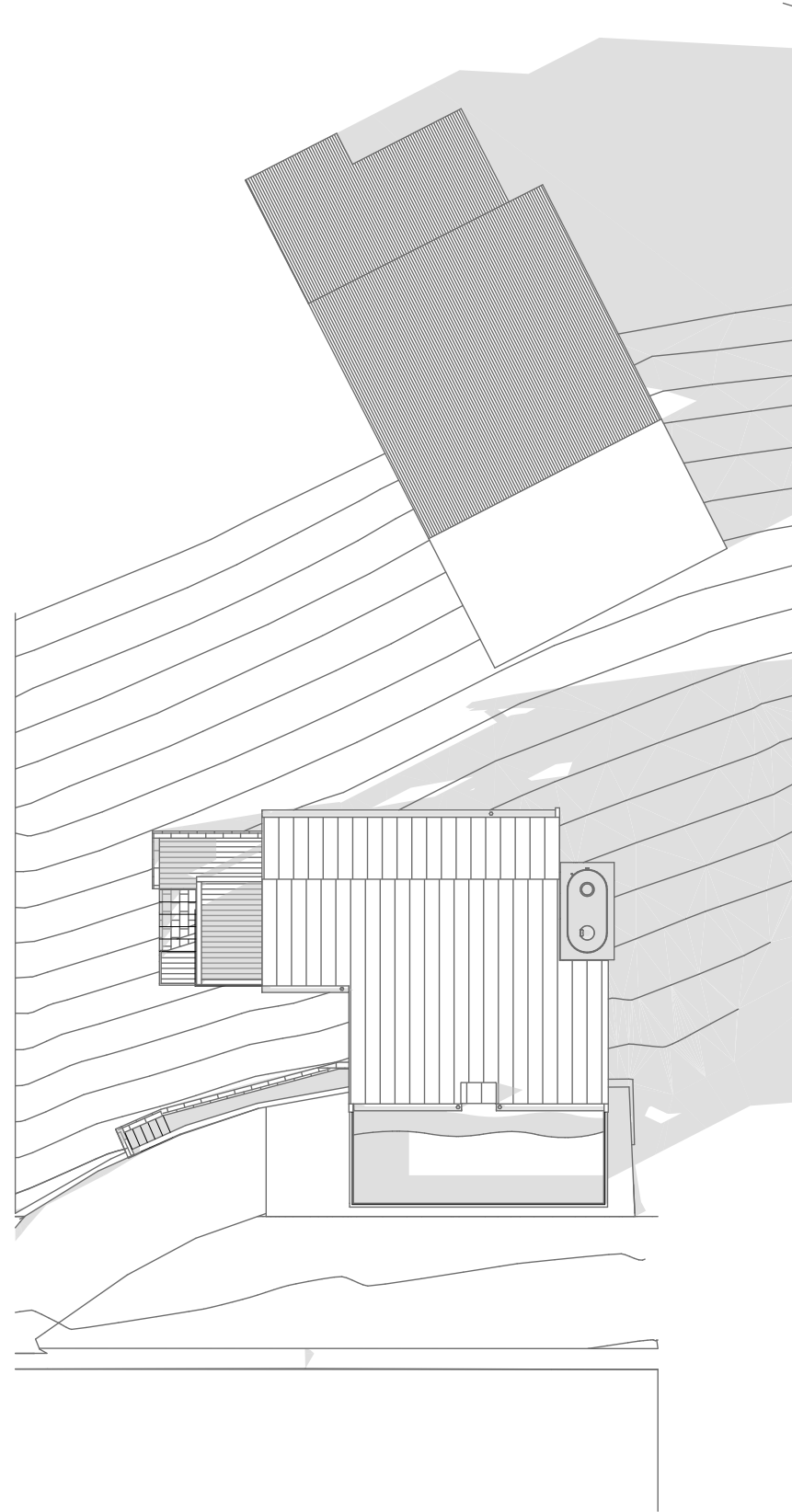
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**DA**  
  
drawing no.  
**DA1.3**



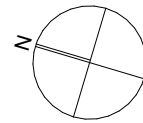
1

SHADOW PLAN 21 JUN at 0900h  
1:200

2

SHADOW PLAN 21 JUN at 1200h  
1:200

3

SHADOW PLAN 21 JUN at 1500h  
1:200

0 2 4 10m

## notes

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Scale: 1:200  
@ A3

client: Eric Hudson & David Emery  
site: Lot 54 DP248650  
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Boomerang Beach NSW 2428

drawing title :

## SHADOW DIAGRAMS

project :

## Garage &amp; Secondary Dwelling

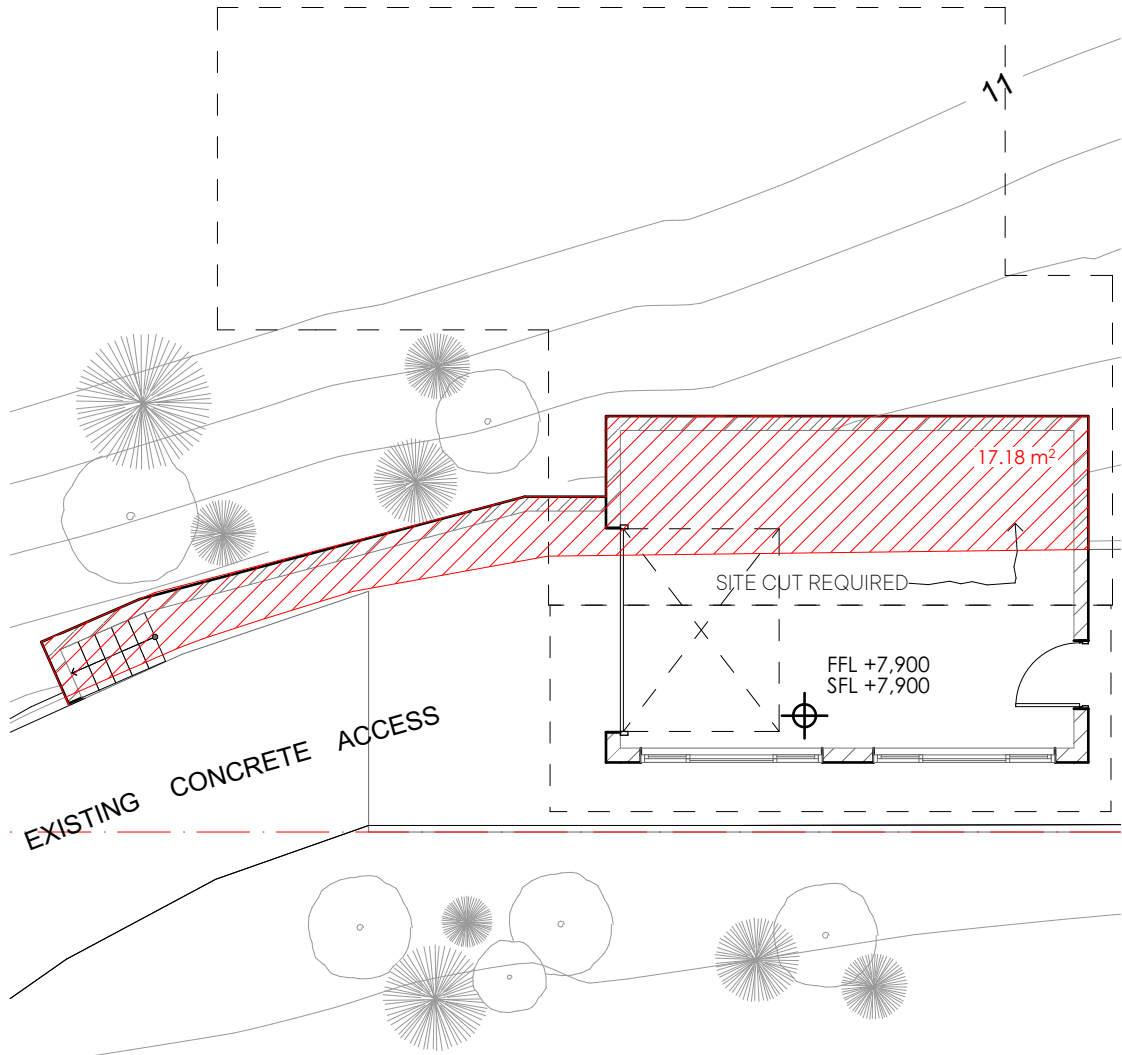
rev no.

DA

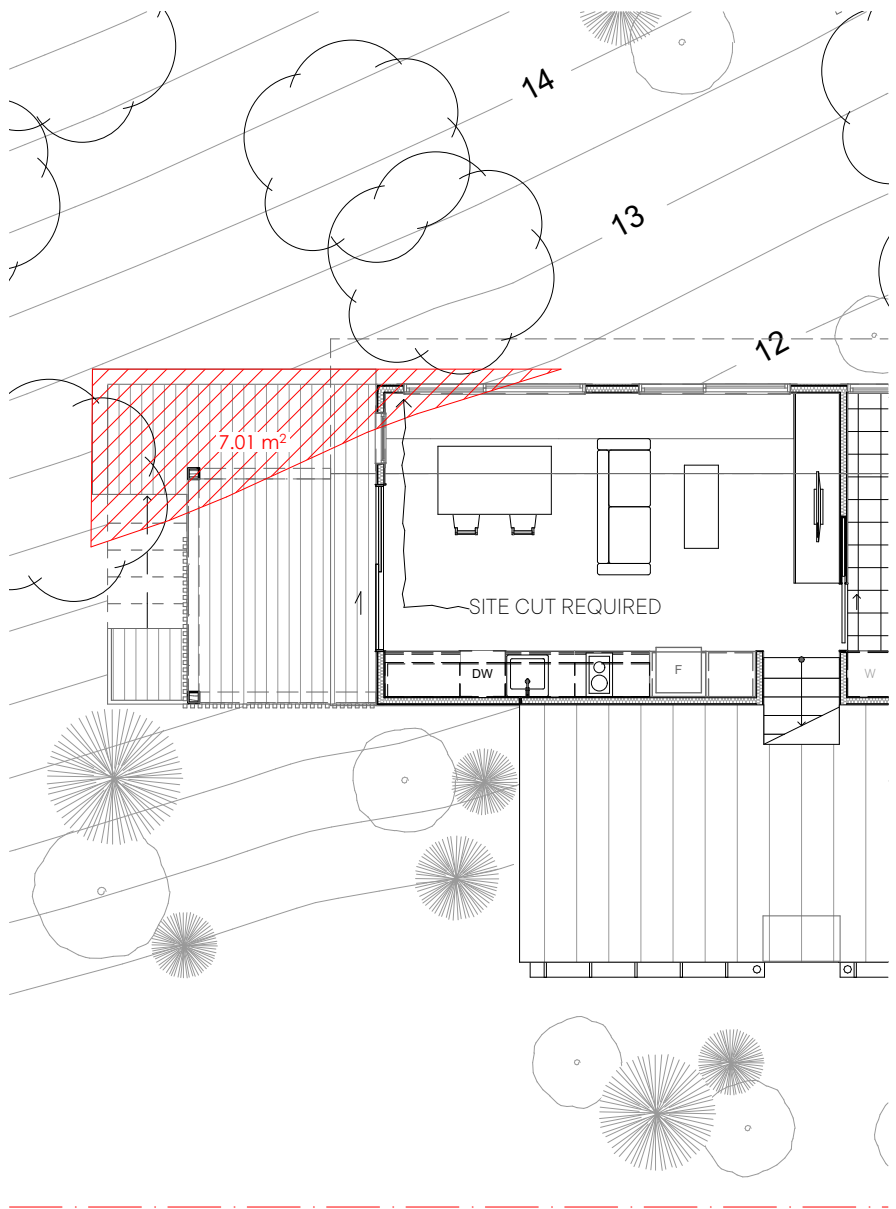
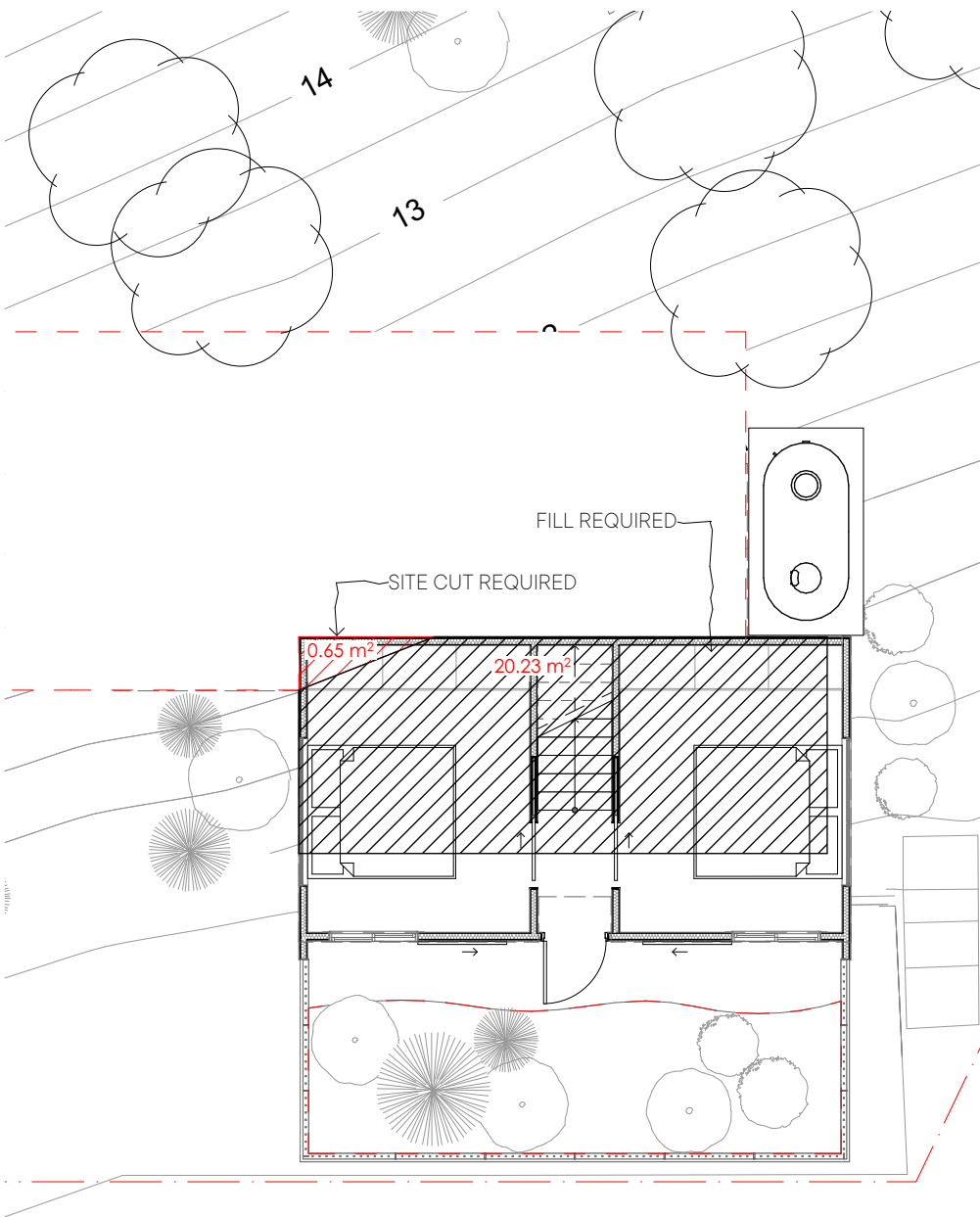
drawing no.

DA1.4





CRETE KERB AND GUTTER



1 GARAGE FLOOR CUT & FILL  
1:100

2 LOWER FLOOR CUT & FILL DIAGRAM  
1:100

3 UPPER FLOOR CUT & FILL DIAGRAM  
1:100

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Scale: 1:100  
@ A3  
client: Eric Hudson & David Emery  
site: Lot 54 DP248650  
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Boomerang Beach NSW 2428

drawing title :

**CUT & FILL DIAGRAMS**

project :

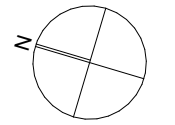
**Garage & Secondary Dwelling**

rev no.

**DA**

drawing no.

**DA1.5**



0 1 2 5m

Single Dwelling

Certificate number: 1777357S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Thursday, 12 December 2024  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Description of project

Project address	
Project name	54 Boomerang Drive
Street address	54 BOOMERANG Drive BOOMERANG BEACH 2428
Local Government Area	Mid-Coast Council
Plan type and plan number	Deposited Plan DP248650
Lot no.	54
Section no.	-
Project type	
Project type	dwelling house (detached) - secondary dwelling
No. of bedrooms	2
Site details	
Site area (m²)	970
Roof area (m²)	68
Conditioned floor area (m²)	57.1
Unconditioned floor area (m²)	7.29
Total area of garden and lawn (m²)	25
Roof area of the existing dwelling (m²)	79
Number of bedrooms in the existing dwelling	3

Project summary		
Project name	54 Boomerang Drive	
Street address	54 BOOMERANG Drive BOOMERANG BEACH 2428	
Local Government Area	Mid-Coast Council	
Plan type and plan number	Deposited Plan DP248650	
Lot no.	54	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✔ 43	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 72	Target 67
Materials	✔ 21	Target n/a

Assessor details and thermal loads			
Assessor number	n/a		
Certificate number	n/a		
Climate zone	n/a		
Area adjusted cooling load (MJ/ m².year)	n/a		
Area adjusted heating load (MJ/ m².year)	n/a		
Project score			
Water	✔	43	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	72	Target 67
Materials	✔	21	Target n/a

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 5 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 3 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 3 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 68 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"><li>all toilets in the development</li></ul>		✔	✔
<ul style="list-style-type: none"><li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li></ul>		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, conventional slab.	14.52	nil;not specified	nil	
floor - above habitable rooms or mezzanine, treated softwood; frame: timber - H2 treated softwood..	33.83	nil;fibreglass batts or roll	nil	
floor - suspended floor above garage, concrete - suspended; frame: no frame.	16.1	nil;none	nil	
garage floor - concrete slab on ground.	29.22	none	nil	
external wall: framed (metal clad); frame: timber - H2 treated softwood.	all external walls	3.00 (or 3.50 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
external garage wall: concrete block/plasterboard; frame: no frame.	52.6	none	nil	
internal wall: plasterboard; frame: timber - H2 treated softwood.	24.37	fibreglass batts or roll	nil	
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	68	ceiling: 5.7 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof colour: medium (solar absorptance 0.48-0.59); 0.5 to ≤ 1.0% of ceiling area uninsulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✔	✔	✔
The applicant must install at least one ceiling fan in each bedroom.	✔	✔	✔
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✔	✔	✔

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PS  
12/12/2024  
24026  
DA

Scale:  
@ A3

client:  
site:

Eric Hudson & David Emery  
Lot 54 DP248650  
54 Boomerang Drive  
Boomerang Beach NSW 2428

drawing title :

BASIX CERTIFICATE

project :

Garage & Secondary Dwelling

rev no.

DA

drawing no.

DA1.6



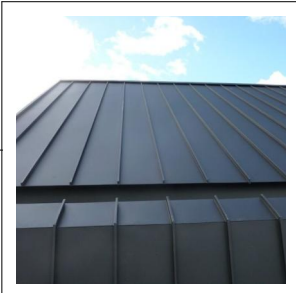
Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:	✔	✔	✔
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✔	✔	✔
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
• Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.	✔	✔	✔
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✔	✔	✔
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✔	✔	✔

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
104W	1905.00	2000.00	aluminium, double glazed (U-value: <=3.0, SHGC: 0.40 - 0.49)	none	not overshadowed
201D	2100.00	2200.00	aluminium, double glazed (U-value: <=3.0, SHGC: 0.49 - 0.60)	awning (adjustable) 2500 mm, 896 mm above base of window or glazed door	not overshadowed
202W	1600.00	650.00	aluminium, double glazed (U-value: <=3.5, SHGC: 0.40 - 0.49)	eave 600 mm, 1425 mm above head of window or glazed door	2-4 m high, 2-5 m away
203W	1000.00	1100.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.40 - 0.49)	awning (adjustable) 2500 mm, 331 mm above base of window or glazed door	2-4 m high, 2-5 m away
204W	1000.00	650.00	aluminium, single glazed (U-value: <=3.0, SHGC: 0.40 - 0.49)	eave 600 mm, 376 mm above head of window or glazed door	2-4 m high, 2-5 m away
East facing					
205W	500.00	2400.00	aluminium, double glazed (U-value: <=3.5, SHGC: 0.40 - 0.49)	eave 600 mm, 1580 mm above head of window or glazed door	>4 m high, 2-5 m away
206W	500.00	2000.00	aluminium, double glazed (U-value: <=3.5, SHGC: 0.40 - 0.49)	eave 600 mm, 1580 mm above head of window or glazed door	>4 m high, 2-5 m away
207W	600.00	1580.00	aluminium, double glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	eave 600 mm, 880 mm above head of window or glazed door	>4 m high, 2-5 m away
South facing					
208W	600.00	850.00	aluminium, double glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	none	not overshadowed
101W	1905.00	2000.00	aluminium, double glazed (U-value: <=3.0, SHGC: 0.40 - 0.49)	none	not overshadowed
West facing					
102W	600.00	1200.00	aluminium, double glazed (U-value: <=4.5, SHGC: 0.40 - 0.49)	external louvre/vertical blind (adjustable)	not overshadowed
103W	600.00	1200.00	aluminium, double glazed (U-value: <=4.5, SHGC: 0.40 - 0.49)	external louvre/vertical blind (adjustable)	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric boosted solar with a performance of 26 to 30 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 7 star (average zone)		✔	✔
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 7 star (average zone)		✔	✔
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:  At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off  Laundry: natural ventilation only, or no laundry; Operation control: n/a		✔ ✔ ✔	✔ ✔ ✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✔ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✔ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✔ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.





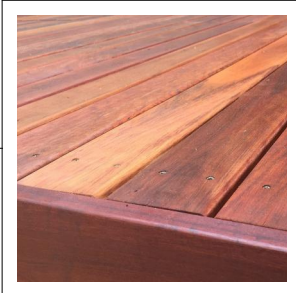
STANDING SEAM STEEL  
ROOF SHEET IN WOODLAND  
GREY OR SIMILAR



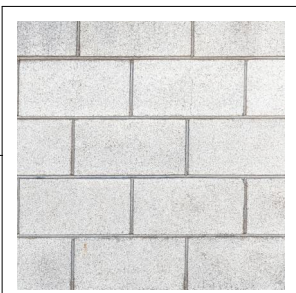
STANDING SEAM STEEL  
CLADDING IN WOODLAND  
GREY OR SIMILAR



OFF-FORM CONCRETE ROOF



HARDWOOD TIMBER DECK



SHOTBLAST CONCRETE  
BLOCK OR SIMILAR

1 3D VIEW LOOKING SOUTH-EAST

**notes**  
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FORSTER NSW 2428  
ABN 73947 675745

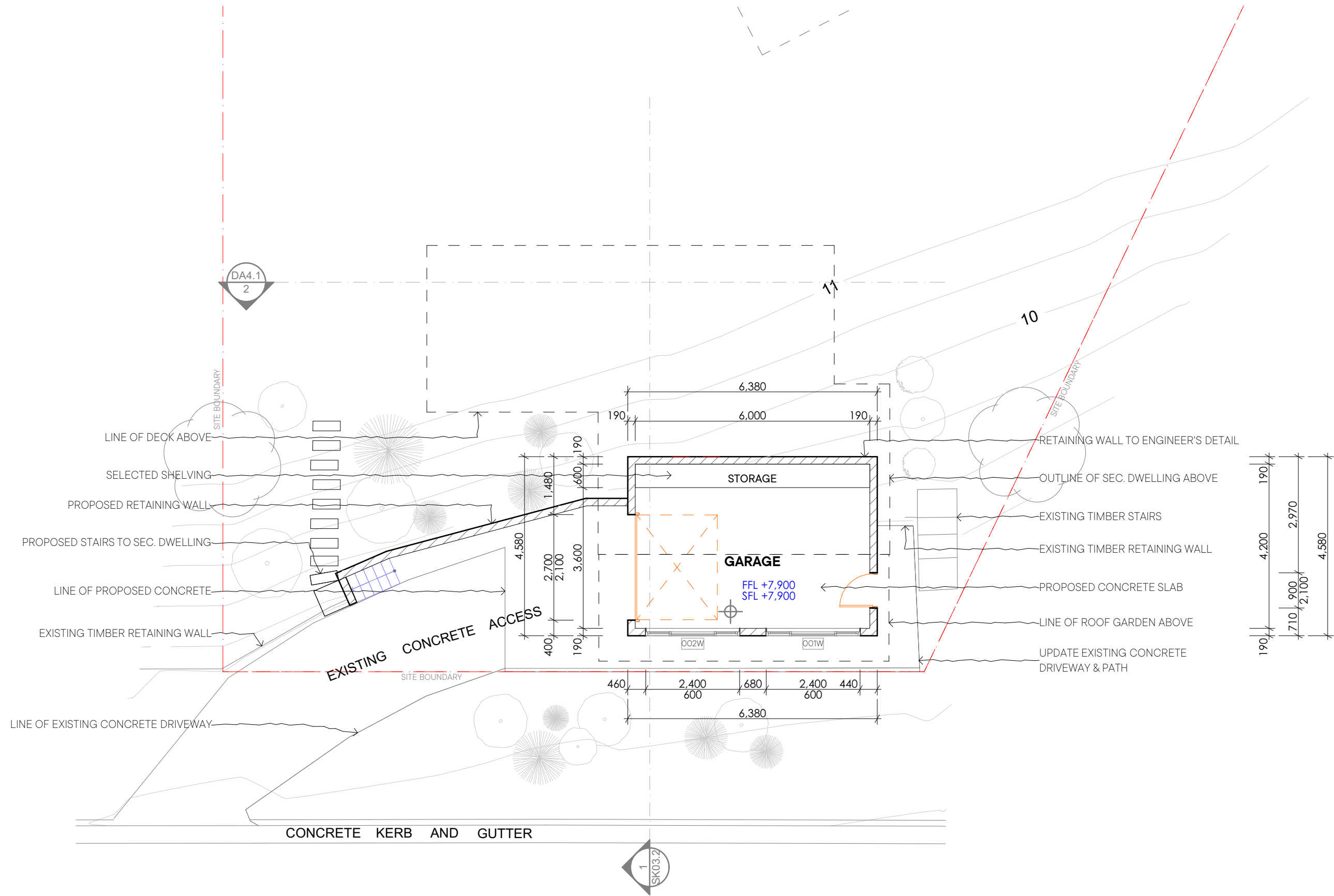
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issue date: 12/12/2024  
project no: 24026  
project status: DA  
  
client: Eric Hudson & David Emery  
site: Lot 54 DP248650  
54 Boomerang Drive  
Boomerang Beach NSW 2428

Scale:  
@ A3

drawing title :  
**EXTERNAL FINISHES**  
  
project :  
**Garage & Secondary Dwelling**

rev no.  
**DA**  
  
drawing no.  
**DA1.8**





1

GARAGE FLOOR  
1:100

BOOMERANG  
DRIVE

#### notes

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issue date:

project no:

project status:

client:

site:

PS

12/12/2024

24026

DA

Eric Hudson & David Emery

Lot 54 DP248650

54 Boomerang Drive

Boomerang Beach NSW 2428

Scale: 1:100  
@ A3

drawing title:

**GARAGE PLAN**

project:

**Garage & Secondary Dwelling**

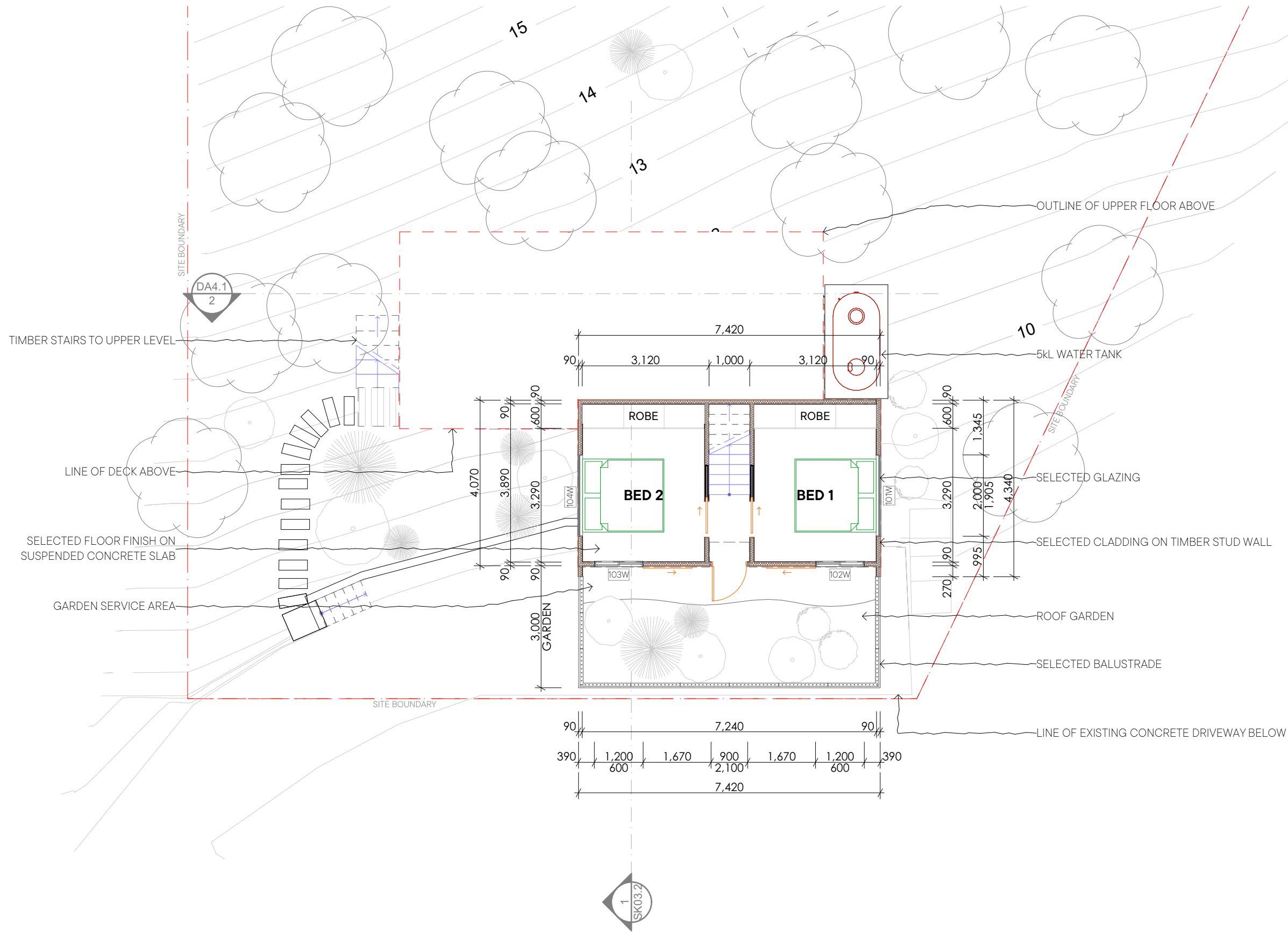
rev no.

**DA**

drawing no.

**DA2.1**

0 1 2 5m



1

LOWER FLOOR  
1:100

#### notes

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issue date:

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site:

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12/12/2024

24026

DA

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Lot 54 DP248650

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Boomerang Beach NSW 2428

Scale: 1:100  
@ A3

drawing title:

**LOWER FLOOR PLAN**

project:

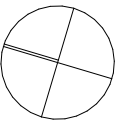
**Garage & Secondary Dwelling**

rev no.

**DA**

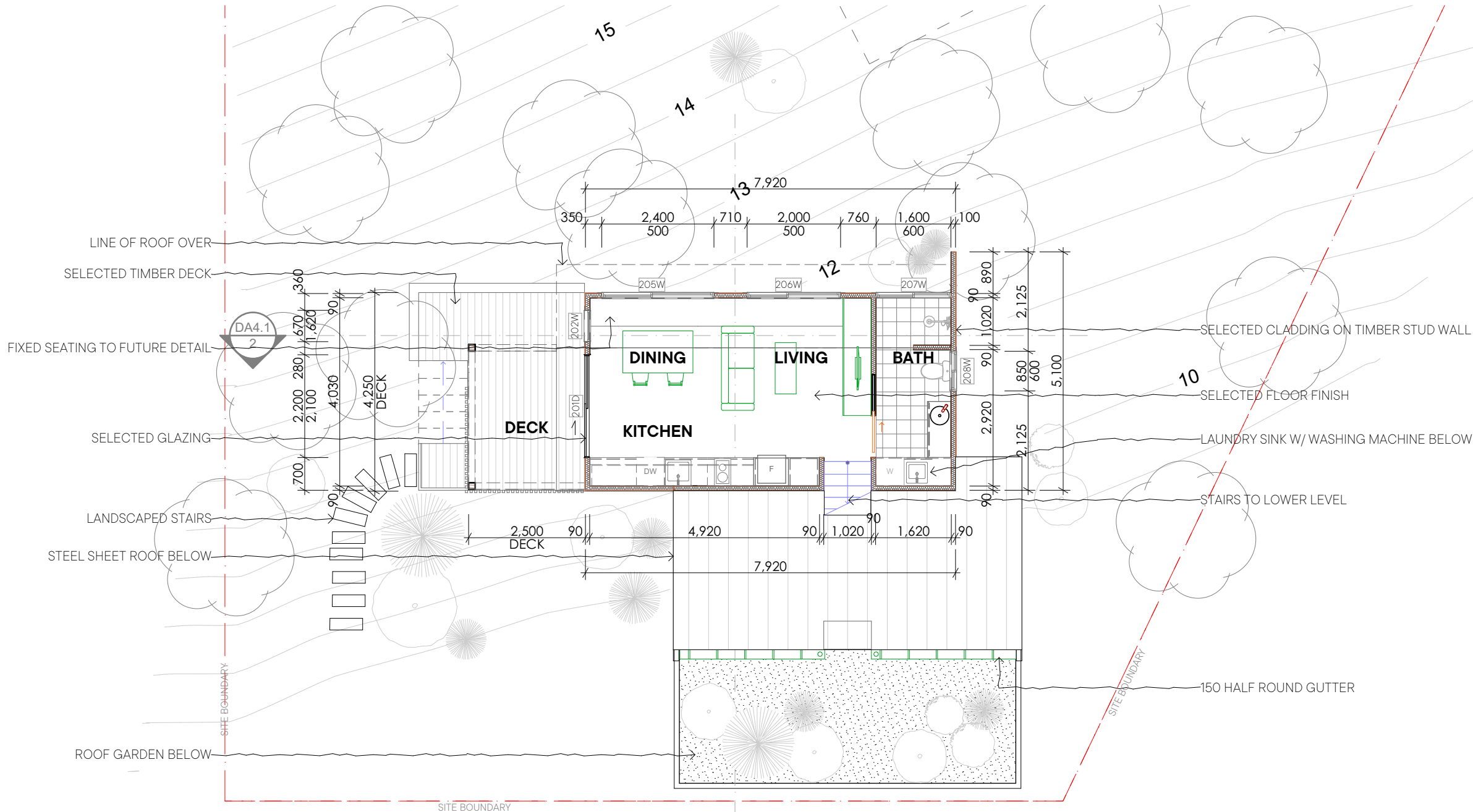
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**DA2.2**



0 1 2 5m





1 UPPER FLOOR  
1:100

**notes**  
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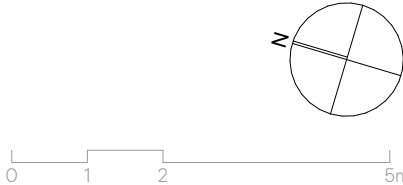
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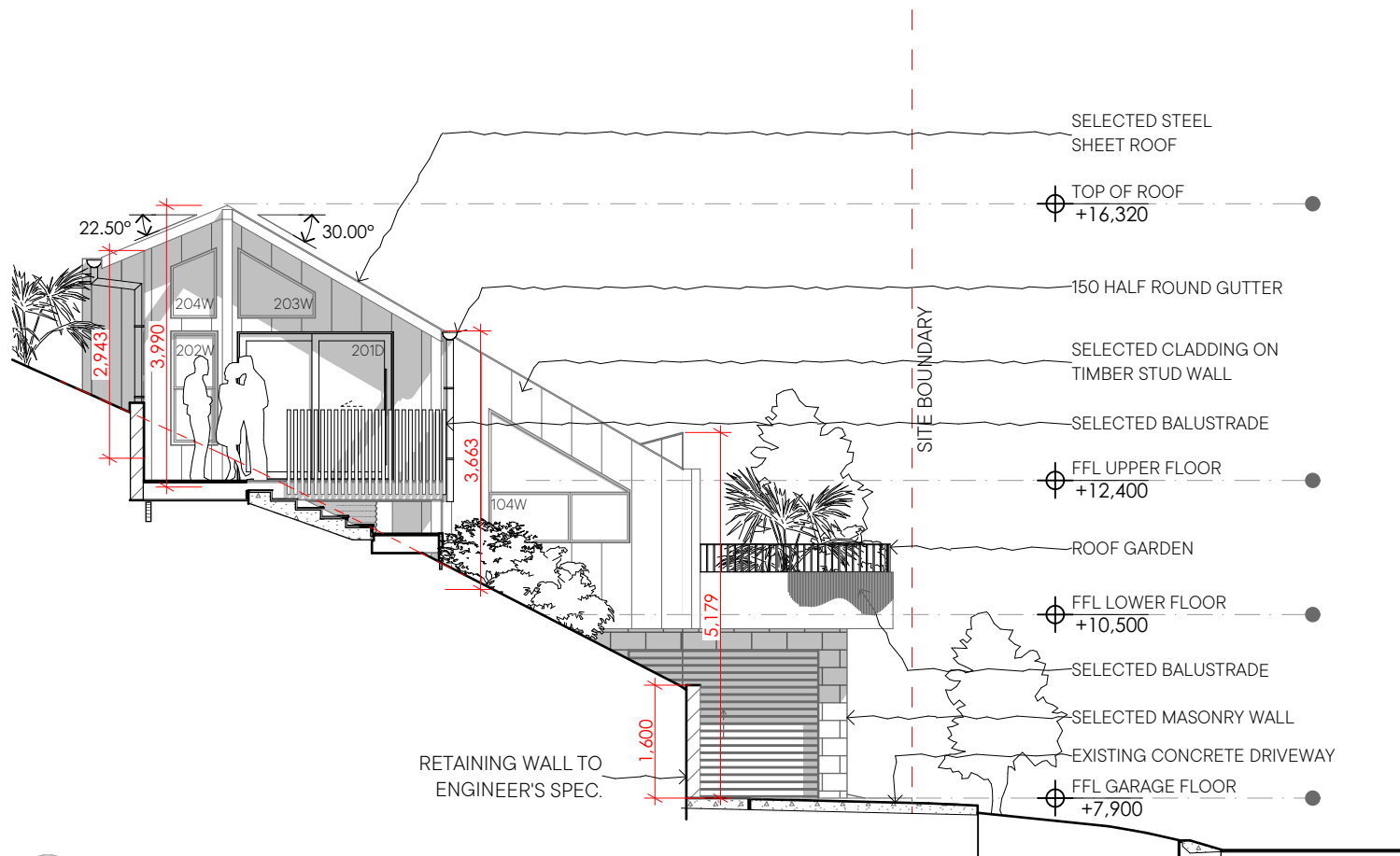
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drawn by: PS  
issue date: 12/12/2024  
project no: 24026  
project status: DA  
  
client: Eric Hudson & David Emery  
site: Lot 54 DP248650  
54 Boomerang Drive  
Boomerang Beach NSW 2428  
  
Scale: 1:100  
@ A3

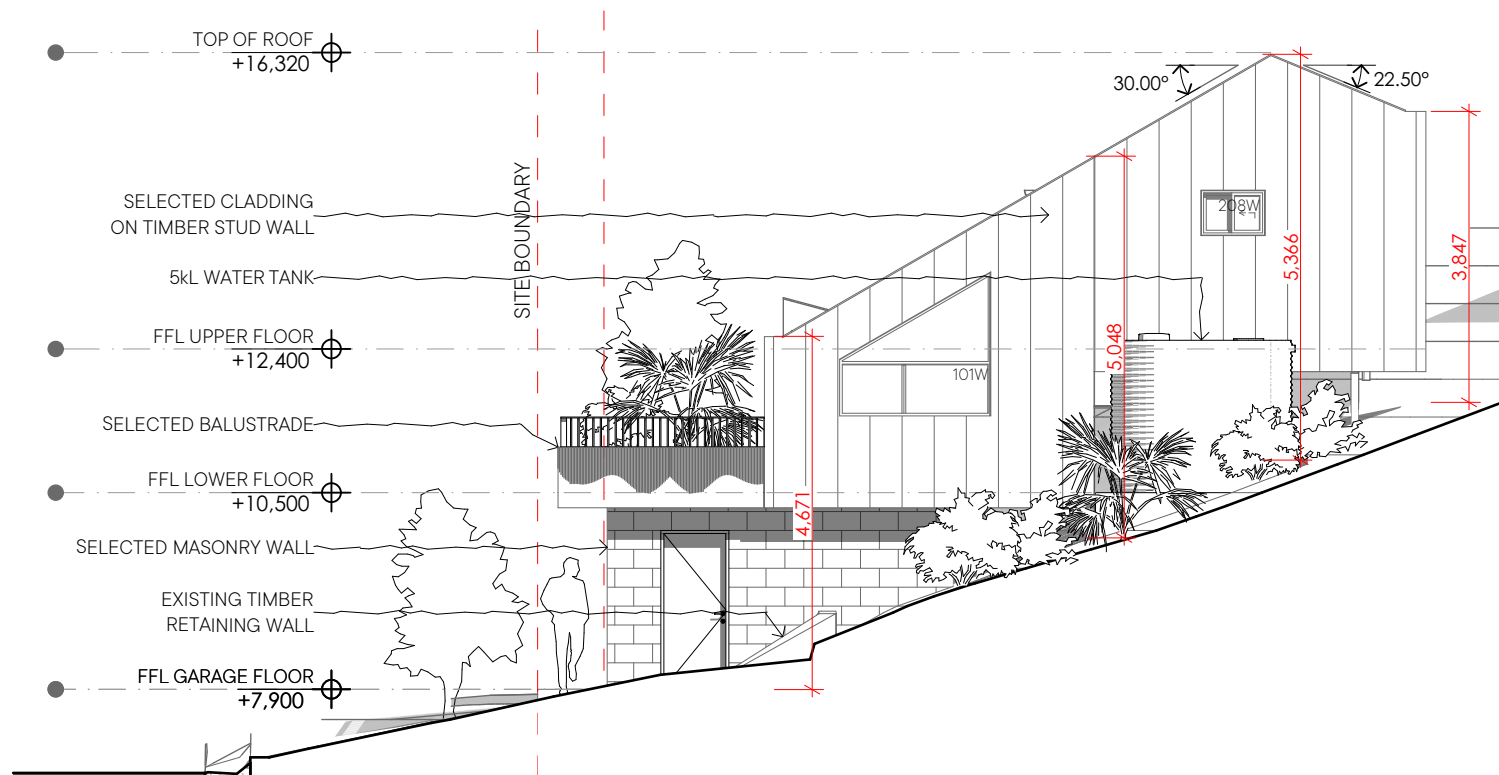
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project:  
**Garage & Secondary Dwelling**

rev no.  
**DA**  
  
drawing no.  
**DA2.3**

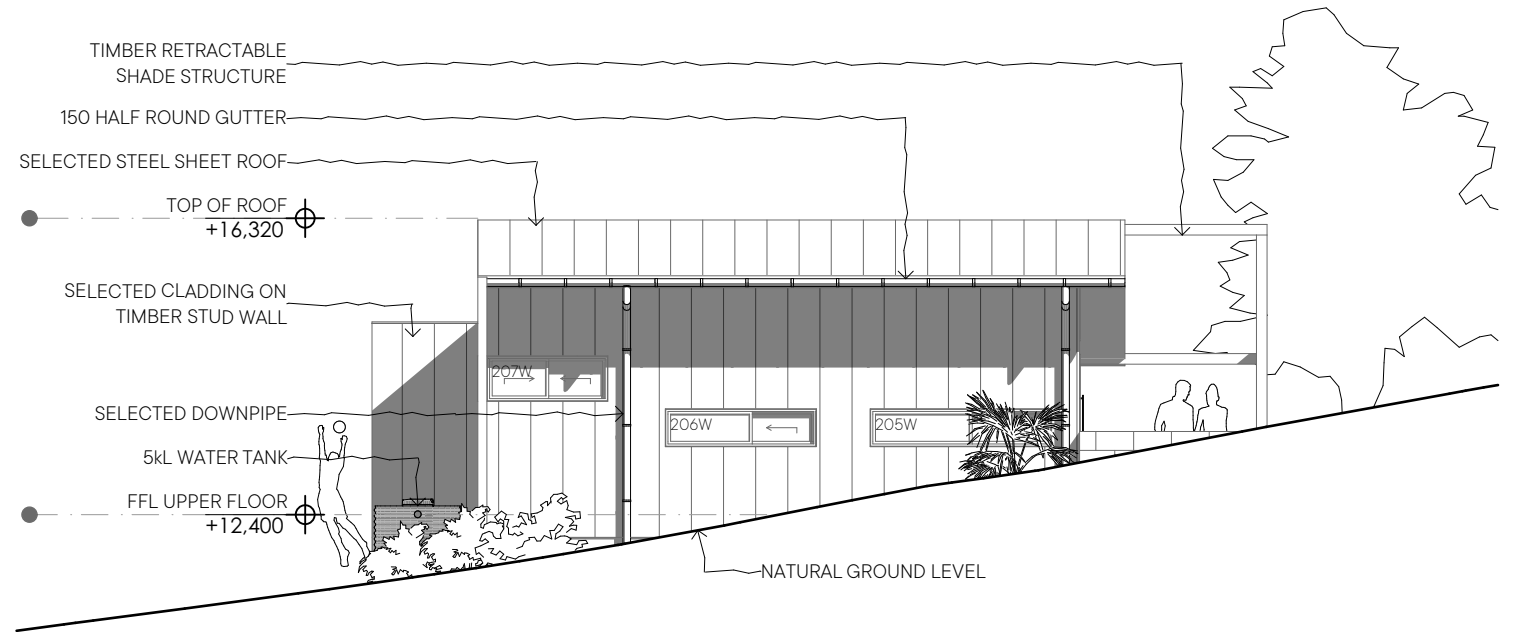




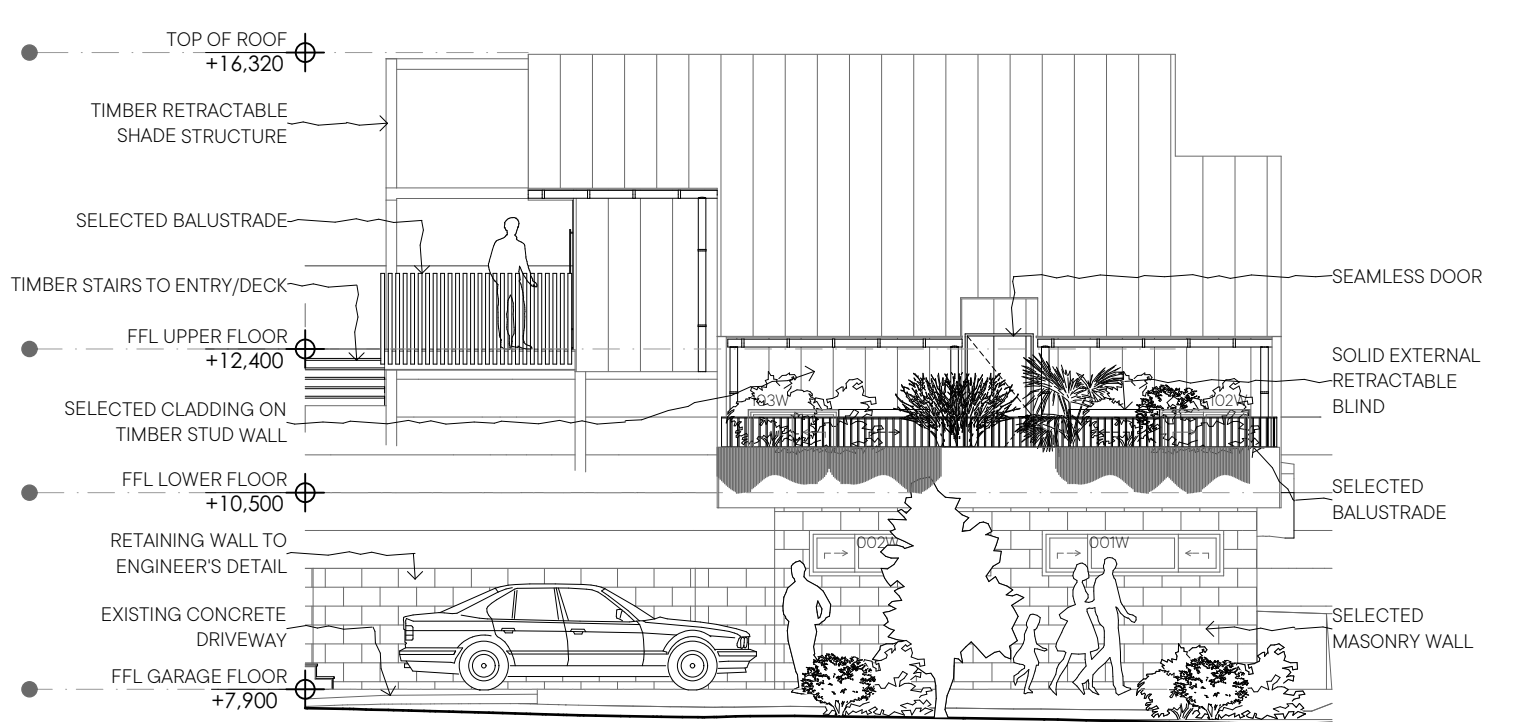
1 NORTH ELEVATION  
1:100



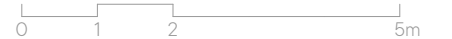
2 SOUTH ELEVATION  
1:100



3 EAST ELEVATION  
1:100



4 WEST ELEVATION  
1:100



notes

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project no:  
project status:

PS  
12/12/2024  
24026  
DA  
  
Eric Hudson & David Emery  
Lot 54 DP248650  
54 Boomerang Drive  
Boomerang Beach NSW 2428

Scale: 1:100  
@ A3

drawing title:

ELEVATIONS

project:

Garage & Secondary Dwelling

rev no.

DA

drawing no.

DA3.1





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Scale: 1:100  
@ A3

## Garage & Secondary Dwelling

## DA4.1

