

NEW SECONDARY DWELLING  
& SHED DEMOLITION.

Lot B DP159697

58 Main Street

Cundletown NSW 2430

For Len Hogan

Layout Index

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|   |  |   |               |
|---|--|---|---------------|
| Concept Designs Australia    Mob 0408 864184  |  |   |               |
| 58 Main Street CUNDLETOWN NSW 2430  |  |   |               |
| Site Area (m²)  | 614  | Roof Area (m²)                          | 118           |
| Total Area of Garden and Lawn (m²)  |  | 153                                     |               |
| SUMMARY OF BASIX COMMITMENTS  |  |   |               |
| This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.<br>Refer to the current BASIX Certificate for complete details.<br>For definitions refer to basix.nsw.gov.au |  |   |               |
| WATER COMMITMENTS   |  |   |               |
| Fixtures  |  |   |               |
| 3* Showerheads  | Yes  | 4* Toilet                               | Yes           |
| 3* Kitchen Taps   | Yes  | 3* Basin Taps                           | Yes           |
| Alternative Water   |  |   |               |
| Minimum 3000 litre rainwater tank collected from 130 m2 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   | Electric boosted solar   |   | 26-30 STCs    |
| Cooling System  | Living   | 1-phase air conditioning – ducted       | 1 star        |
|   | Bedrooms   | 1-ohase air conditioning – ducted       | 1 star        |
| Heating System  | Living   | 1-phase air conditioning – ducted       | 1 star        |
|   | Bedrooms   | 1-phase air conditioning – ducted       | 1 star        |
| 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      1     |
| Artificial Lighting   | 80% of light fixtures are to be fitted with fluorescent, compact fluorescent or LED lamps. |   |               |
| OTHER COMMITMENTS   |  |   |               |
| Outdoor clothesline   | Yes  | Indoor/sheltered clothesline            | No            |
| Stove/Oven  | Electric cooktop and electric oven   |   |               |

|  |                               |                       |                                     |                     |        |
|--|-------------------------------|-----------------------|-------------------------------------|---------------------|--------|
| HERA Assessor # 10137  |                               | March 2025            |                                     | CDA Reference: 4868 |        |
| 58 Main Street CUNDLETOWN 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 |
| Timber cladding  |                               | Vapour barrier + R2.5 | Light                               |                     |        |
| Internal Wall Construction   |                               | Insulation            | Detail                              |                     |        |
| Plasterboard on studs  |                               | None                  |                                     |                     |        |
| Plasterboard on studs  |                               | R2.0                  | Internal walls Bathroom             |                     |        |
| Ceiling Construction   |                               | Insulation            | Detail                              |                     |        |
| Plasterboard   |                               | R4.0                  | All ceilings adjacent to roof space |                     |        |
| Roof Construction  |                               | Insulation            | Colour (Solar Absorptance)          |                     | Detail |
| Colorbond  |                               | R1.3 anticon blanket  | Light                               |                     |        |
| Floor Construction   |                               | Insulation            | Covering                            |                     |        |
| Concrete   |                               | None                  | Vinyl, Carpet and Tiles             |                     |        |
| Windows  | Glass and frame type          | U Value               | SHGC                                | Details             |        |
| CAP-102-002  | Aluminium framed single low e | 4.62                  | 0.47                                | Louvre window       |        |
| CAP-001-001  | Aluminium framed single clear | 6.41                  | 0.69                                | Sliding windows     |        |
| CAP-002-002  | Aluminium framed single clear | 6.05                  | 0.66                                | 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 Living, Dining, Bed 1 and Bed 2   |                               |                       |                                     |                     |        |
| 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.   |                               |                       |                                     |                     |        |



**Certificate No. 0011762366**  
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Assessor name    Leanne Houseman

Accreditation No.    10137


Property Address    Unit Secondary, 58 Main Street, CUNDLETOWN NSW, 2430



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| Revisions                   |
| DA Documentation 18/12/2024 |

|                                      |                                   |
|--------------------------------------|-----------------------------------|
| Drawing Title:<br><b>Cover Sheet</b> | Print Date:<br>5/03/2025 10:19 AM |
|                                      | Rev:<br><b>DR1</b>                |
|                                      | Drawing No:<br><b>DR-00</b>       |

## GENERAL NOTES

1. DO NOT SCALE OFF PLAN, FIGURED DIMENSIONS TAKE PREFERENCE
2. ALL DEEMIONS AND LEVELS TO BE CHECKED ON PLAN BEFORE WORK IS COMMENCED.
3. ALL BUILDING WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH ALL RELEVANT ACTS, BYLAWS REGULATIONS & CODES.
4. ALL STRUCTURAL CONCRETE SHALL BE CONSTRUCTED TO CONFORM TO ENGINEERS INSTRUCTIONS & RELEVANT PARTS OF THE NCC
5. PROTECTION FROM SUBTERRANEAN TERMITES TO COMPLY WITH AS3660-1 & NCC PART 3.4 TERMITE RISK MANAGEMENT.
6. SITE DRAINAGE TO COMPLY WITH NCC PART 3.1.3 CLAUSES 1-5
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 PART 10.2 & 3.8.1
10. SMOKE ALARMS TO BE PROVIDED IN ACCORDANCE WITH AS3786 & NCC PART 3.7.2
11. LIGHTING TO COMPLY WITH NCC PART 3.8.4
12. STAIRS & RAMP CONSTRUCTION NCC PART 3.9.1 BARRIERS & BALUSTRADES 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.

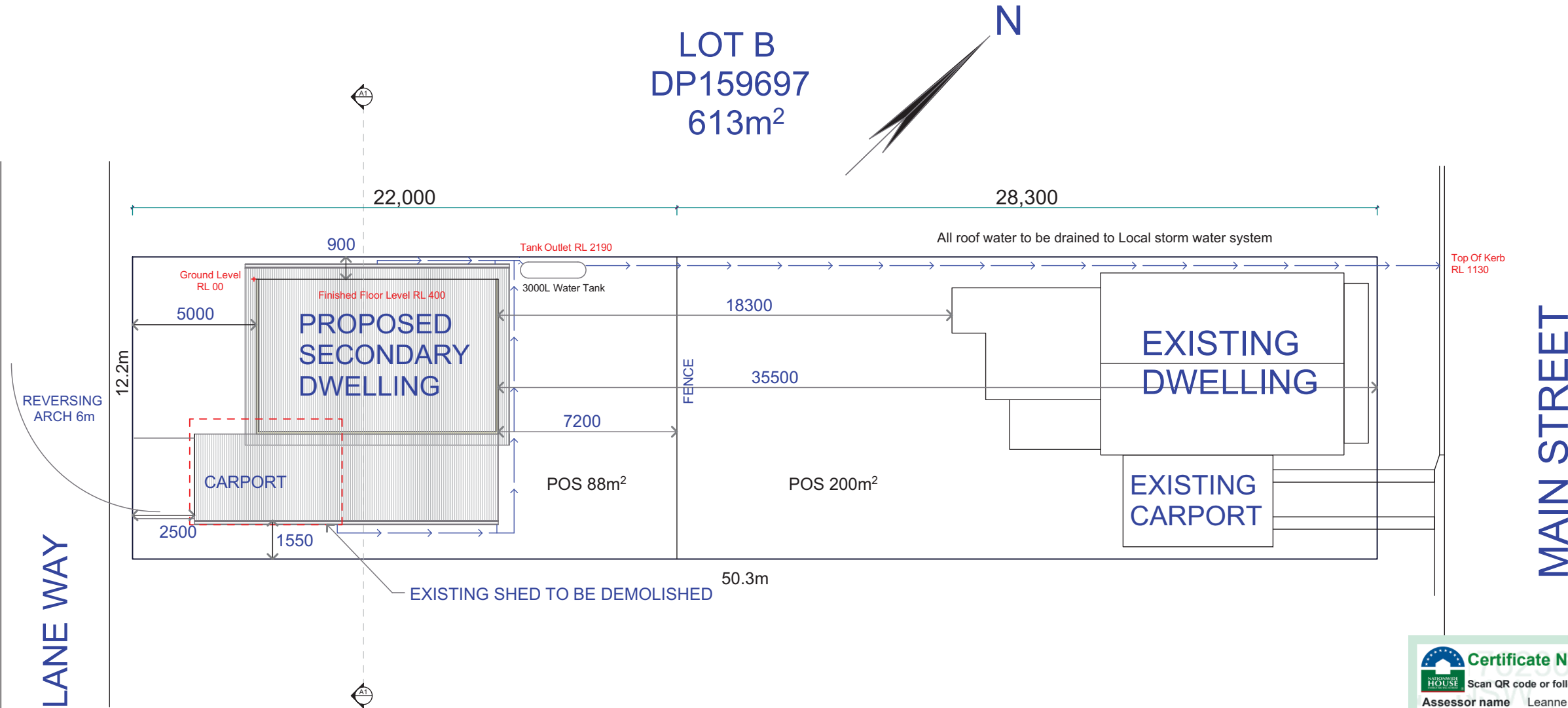
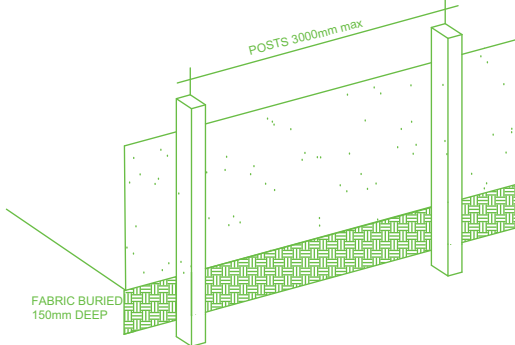
WHERE RETAINING IS REQUIRED ANY WALLS EXCEEDING 1.0M IN HEIGHT ARE TO BE DESIGNED BY A CERTIFIED ENGINEER.

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

## SEDIMENT CONTROLS

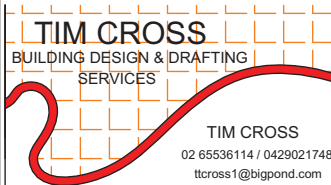
1. ALL EROSION & SEDIMENT CONTROL MEASURES INCLUDING REVEGETATION & STORAGE OF SOIL & TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED & STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED 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 REVEGETATED 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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## Revisions

DA Documentation 18/12/2024

Project:

**NEW SECONDARY DWELLING  
& SHED DEMOLITION.**  
**Lot B DP159697**  
**58 Main Street**  
**Cundletown NSW 2430**  
**For Len Hogan**

Drawing Title:

## Site & Roof Plan

Print Date:

03/2025 10:19 AM

1:200 @ A3

Drawing No:

R-01

|               |                   |
|---------------|-------------------|
| AREAS         |                   |
| DWELLING      | 60m <sup>2</sup>  |
| ALFRESCO DECK | 22m <sup>2</sup>  |
| CARPORT       | 21m <sup>2</sup>  |
| TOTAL         | 103m <sup>2</sup> |

Smoke Alarm

LED Down Light

LED Ceiling Light

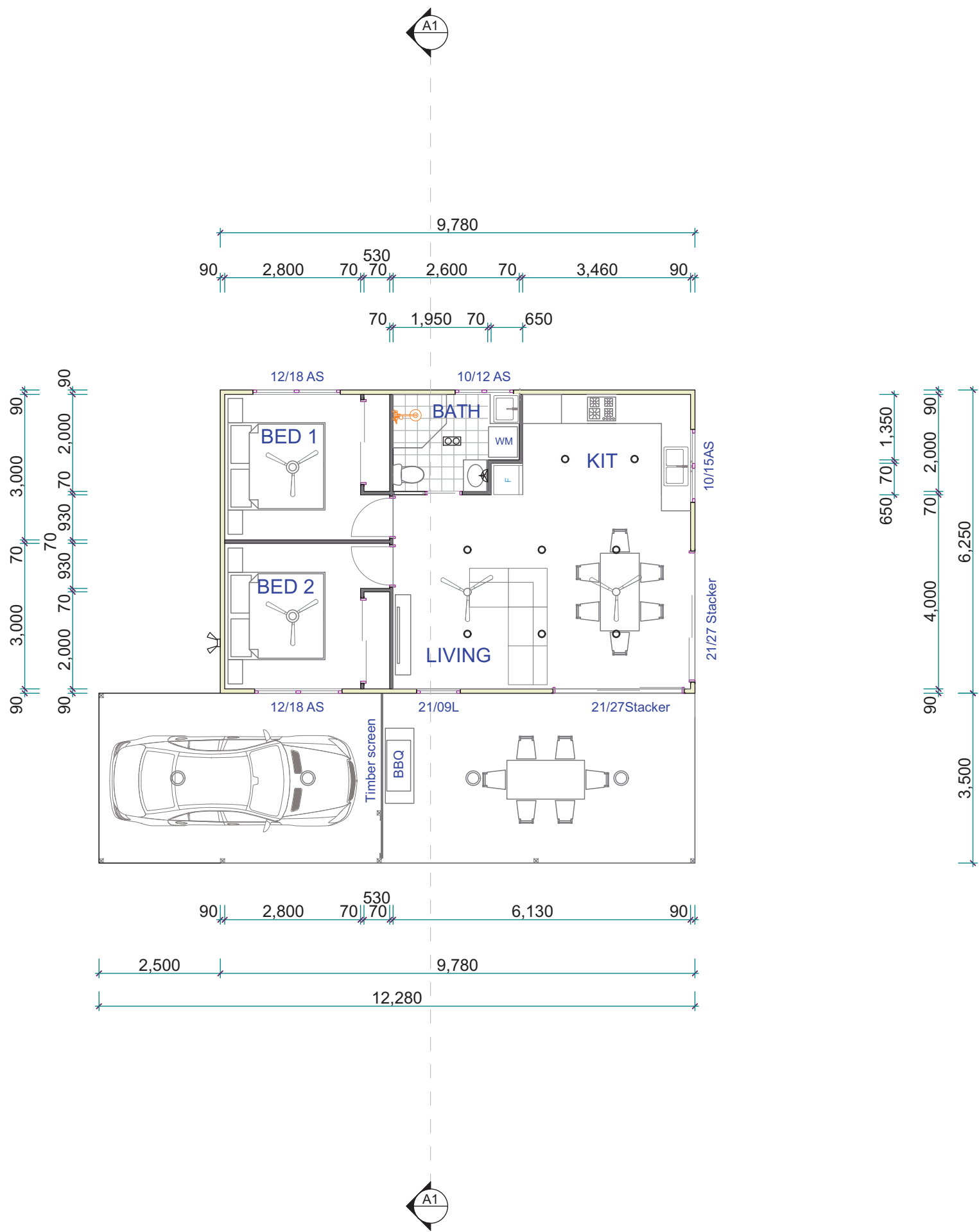
Ceiling Fan

Ceiling Fan Light

Wall Light

Fan/Heat/Light

Sensor Light



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Assessor name Leanne Houseman

Accreditation No. 10137

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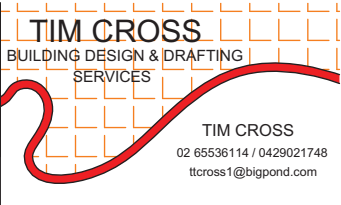
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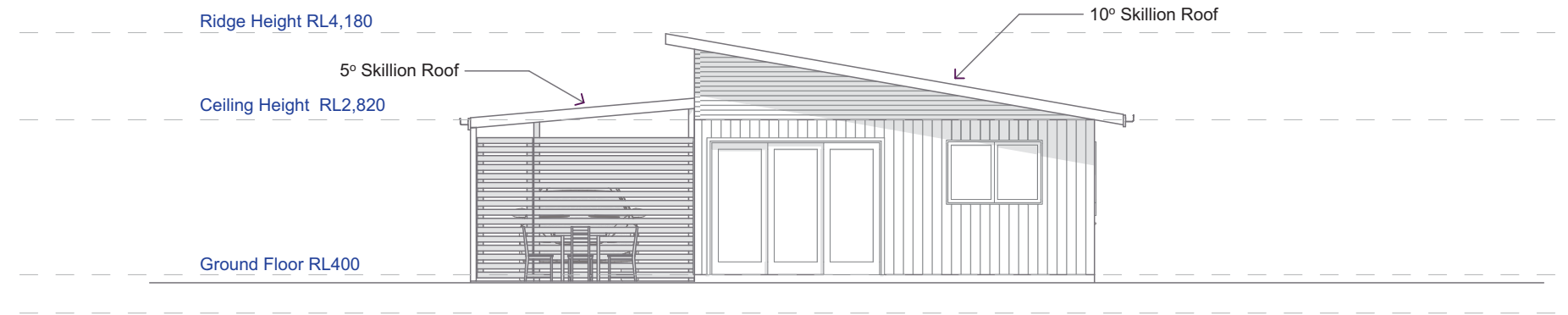
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**NEW SECONDARY DWELLING  
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Lot B DP159697  
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Cundletown NSW 2430  
For Len Hogan**

Drawing Title:  
**Ground Floor**

|             |                    |
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| Print Date: | 5/03/2025 10:19 AM |
| Scale:      | 1:120 @A3          |
| Rev:        | <b>DR1</b>         |
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South Western Elevation



North Eastern Elevation



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Accreditation No.

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Property Address

Unit Secondary, 58 Main Street,CUNDLETOWN NSW,2430

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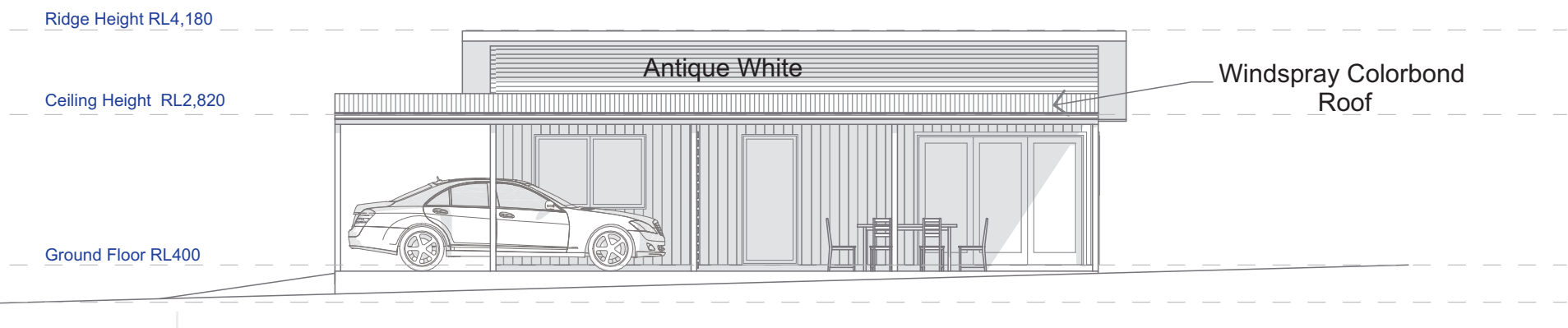
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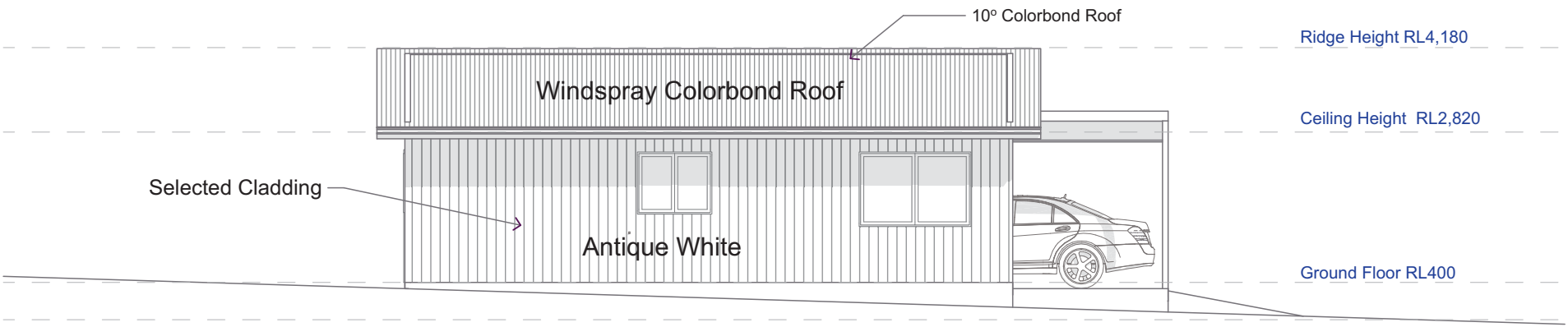
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| Drawing Title:    | Print Date:        |
| <b>Elevations</b> | 5/03/2025 10:19 AM |
| Scale:            | Rev:               |
| 1:100 @A3         | <b>DR1</b>         |
| Drawing No:       |                    |
| <b>DR-03</b>      |                    |



South Eastern Elevation



North Western Elevation

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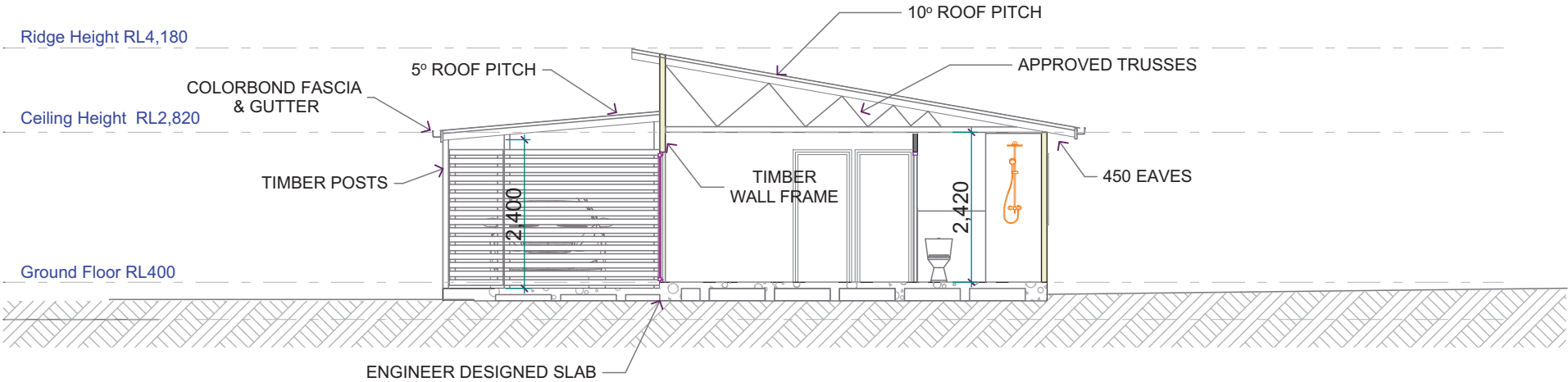
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SECTION A1



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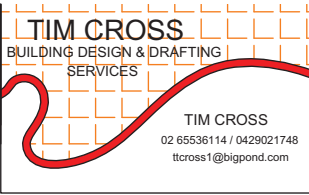
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| Assessor name     | Leanne Houseman                                      |
| Accreditation No. | 10137  |
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| DA Documentation 18/12/2024 |  |  | <b>NEW SECONDARY DWELLING &amp; SHED DEMOLITION.</b><br><b>Lot B DP159697</b><br><b>58 Main Street</b><br><b>Cundletown NSW 2430</b><br><b>For Len Hogan</b> | <b>Sections A</b> | 5/03/2025 10:19 AM         |
|                             |  |  |  |                   | Scale: 1:100 @ A3 Rev: DR1 |
|                             |  |  |  |                   | Drawing No: DR-05          |