

Proposed new dwelling

128 Boomerang Drive,
Boomerang Beach 2428

Lot 120 DP 200167
MidCoast Council

Areas

Site Area: 655.1 sqm
Roof Area: 287.0 sqm
Gross Floor Area: 310sqm
Carport: 38sqm
FSR: 0.47:1

Total Landscape: 311sqm
Deep Soil Landscape: 272sqm
Indigenous/ Low Water: 209sqm

Section 4.55
1. INTERNAL BATHROOM LAYOUT CHANGE
2. PROPOSED AWNING

DOCUMENT LIST:

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DA 102	UG FLOOR PLAN (1:100)
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DA 404	TREE DIAGRAM
DA 405	MATERIAL BOARD

Basix Certificate Number: 1787591S

Water Commitments

Landscape
The applicant must pant indigenous or low water use species of vegetation throughout 209sqm of the site.

Alternative Water
Install rainwater tank, minimum 5,000L capacity on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

Thermal Comfort Commitments

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 300sqm

The dwelling must not contain open mezzanine area exceeding 25 sqm.

The dwelling must not contain third level habitable attic room

Thermal Comfort Commitments

Floors
concrete slab on ground, conventional slab 203sqm insulation nil; not specified.

Above habitable rooms or mezzanine, concrete suspended; frame: no frame, insulation; nil; foil-foam composite board.

External Walls
cavity brick; frame: no frame 0.50 (or 1.20 including construction); foi-foam composite board + reflective foil in the cavity. Wall colour: light (solar absorptance <0.48)

Internal Wall
internal wall: single skin masonry; frame: no frame. insulation: foil-foam composite board. plasterboard; frame: timber - H2 treated softwood. insulation: polyester min. 85% post consumer recycled content

Ceiling and Roof
Flat ceiling / flat roof, concrete - plasterboard internal, timber- H2 treated softwood. Roof colour: light (solar absorptance 0.38-0.47) ceiling area fully insulated

Ceiling fans
Install at least one ceiling fan in at least onedaytime habitable space, such as living room

Thermal Comfort Commitments

Glazed windows, doors and skylights
The applicant must install the windows, glazed doors and shading devices described below;

The dwelling may have 1 skylight (<0.7sqm) which is not listed i the table.

The following requirements must also be satisfied in relation to each window and glazed door

The applicant must install windows and doors in accordance with the height and width, frame and glazing types listed .

Each window and glazed door mus 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 Nation Fenestration Rating Council (NFRC) conditions.

Vertical external lovres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.

Overshadowing building/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified.

The applicant must install the skylights described, in accordance with specifications listed in the table. total skylight area must not exceed 3sqm (does not include the optional additional skylight of less than 0.7sqm that does not have to be listed)

Energy Commitments

Hot water System
Electric Heat Pump

Cooling system
3-phase air-conditioning system (minimum 3 star) to living area and bedrooms

Natural Lighting
Install a window in the kitchen for natural lighting
Install a window in 4 bathroom(s)/ toilet(s) for natural lighting

Alternative Energy
Solar Photovoltaic system to generate min. 10 KW, between 0-10 degree facing north west

WINDOW NUMBER	ORIEN-TATION	MAX. HEIGHT	MAX. WIDTH	FRAME & GLASS	SHADING DEVICE (DIMENSION WITHIN 10%)	OVERSHADOWING
W204	NE	2000	1600	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	EXTERNAL LOUVRE/VERTICAL BLIND (ADJUSTABLE)	NOT OVERSHADOWED
W205	NE	2400	1700	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	EXTERNAL LOUVRE/VERTICAL BLIND (ADJUSTABLE)	NOT OVERSHADOWED
W206	NE	2400	1300	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	EXTERNAL LOUVRE/VERTICAL BLIND (ADJUSTABLE)	NOT OVERSHADOWED
W207	NE	2400	800	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	EXTERNAL LOUVRE/VERTICAL BLIND (ADJUSTABLE)	NOT OVERSHADOWED
W209	NE	2100	1500	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	None	>4M HIGH, 2-5M AWAY
W210	SE	3100	1900	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	EXTERNAL LOUVRE/VERTICAL BLIND (ADJUSTABLE)	NOT OVERSHADOWED
W211	SE	3100	8000	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	EAVE 1500mm, 0mm ABOVE HEAD OF WINDOW	NOT OVERSHADOWED
W214	SE	2900	1800	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	EAVE 300mm, 0mm ABOVE HEAD OF WINDOW	NOT OVERSHADOWED
W213	SW	2400	5800	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	None	NOT OVERSHADOWED
W103	SW	600	800	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	None	NOT OVERSHADOWED
W203	NW	2900	5400	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	EXTERNAL LOUVRE/VERTICAL BLIND (ADJUSTABLE)	>4M HIGH, 5-8M AWAY
W201	NW	2900	1800	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	None	>4M HIGH, 5-8M AWAY
W212	NW	3100	6000	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	EAVE 300mm, 0mm ABOVE HEAD OF WINDOW	2-4M HIGH, 5-8M AWAY
W101	NW	1600	4000	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	EAVE 1500mm, 0mm ABOVE HEAD OF WINDOW	>4M HIGH, 5-8M AWAY
W102	NW	1600	1800	THERMALLYBROKEN ALUMINIUM, DOUBLE GLAZED (U-VALUS <=2.5, 0.49-0.60) SHGC: 0.49-0.60	None	>4M HIGH, 5-8M AWAY

Development Application

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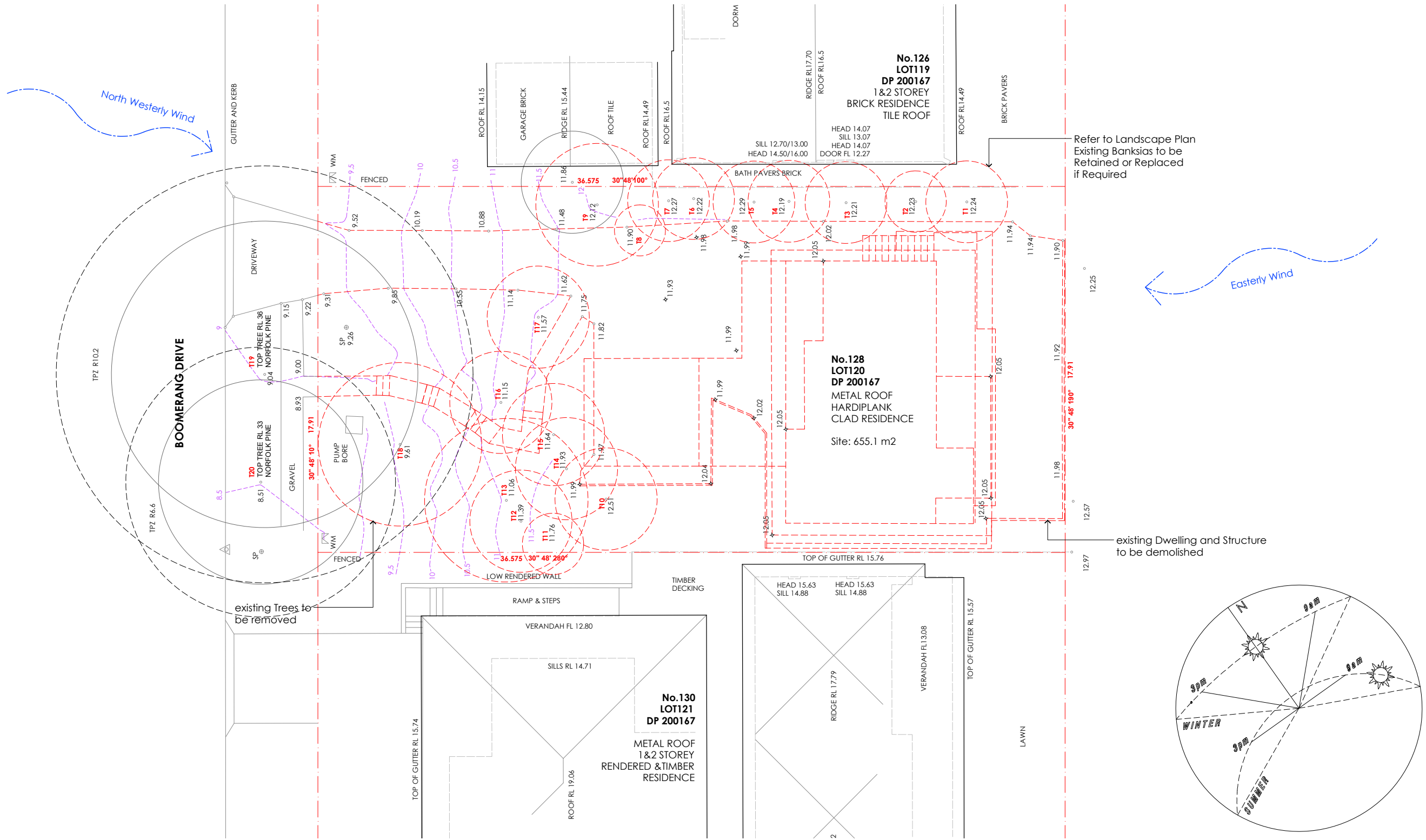
DESCRIPTION	DATE	REV
Development Application	10.04.24	A
Development Application	23.04.24	B
Section 4.55	14.03.25	C

PROJECT
128 Boomerang Drive, Boomerang Beach
CLIENT
Kate and Sam White

DRAWING TITLE	
Cover Page	
DRAWING NO.	SCALE
DA 000	



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1 Demolition Plan
1:200

Section 4.55
1. INTERNAL BATHROOM LAYOUT CHANGE
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DRAWING TITLE

Demolition Plan & Site Analysis

DRAWING NO.

DA 001

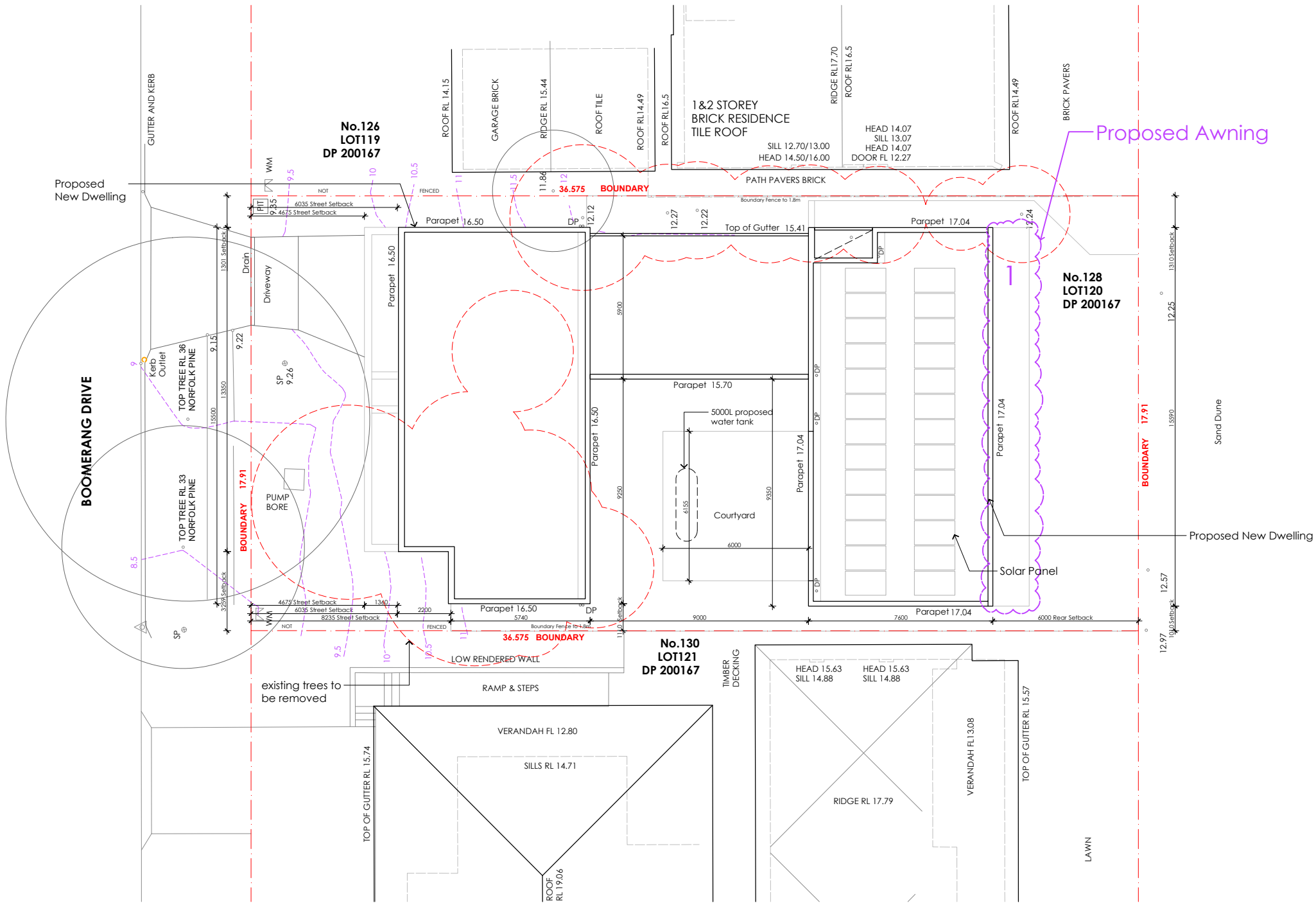
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1 Site Plan / Roof Plan
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DRAWING TITLE

Site Plan / Roof Plan

DRAWING NO.

DA 100

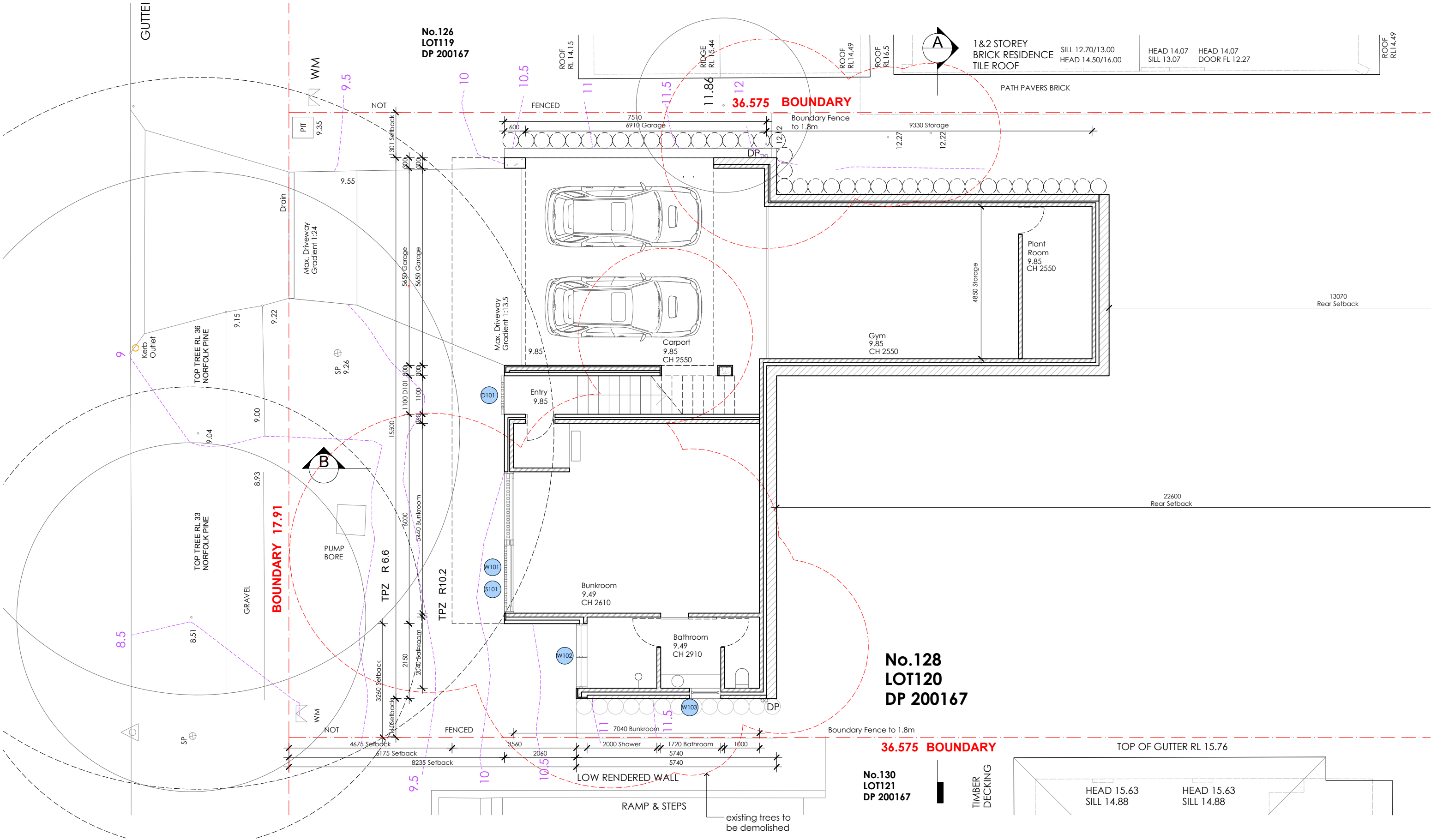
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1 Lower Ground Floor Plan
1:100

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Lower Ground Floor Plan

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DA 101

SCALE

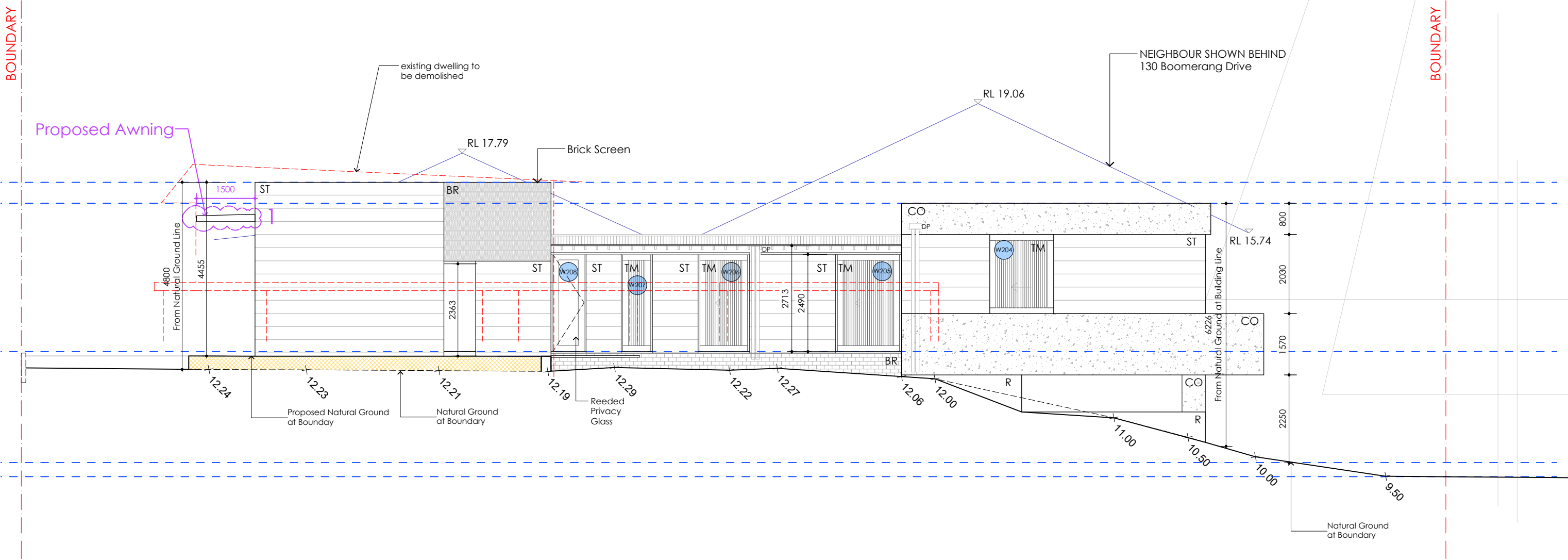
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Section 4.55

1. INTERNAL BATHROOM LAYOUT CHANGE

2. PROPOSED AWNING



1 North East Elevation
1:100

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North East Elevation

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DA 200

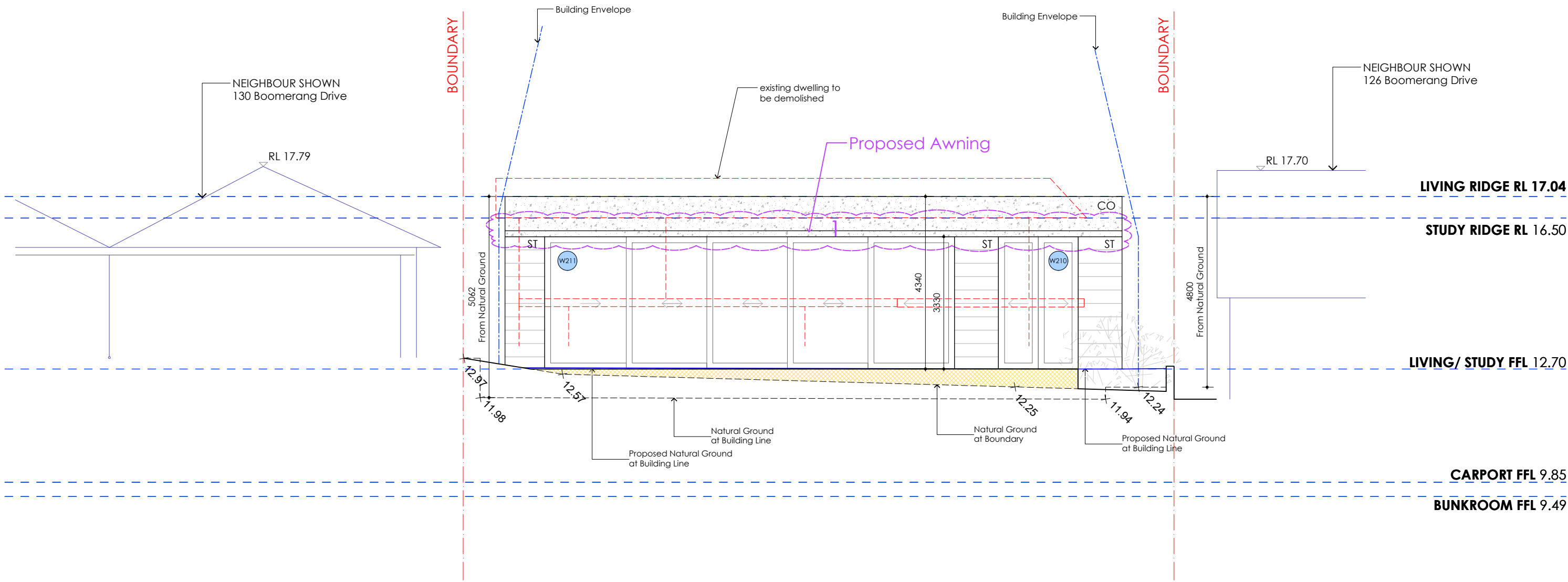
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1 South East Elevation
1:100

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DRAWING TITLE

South East Elevation

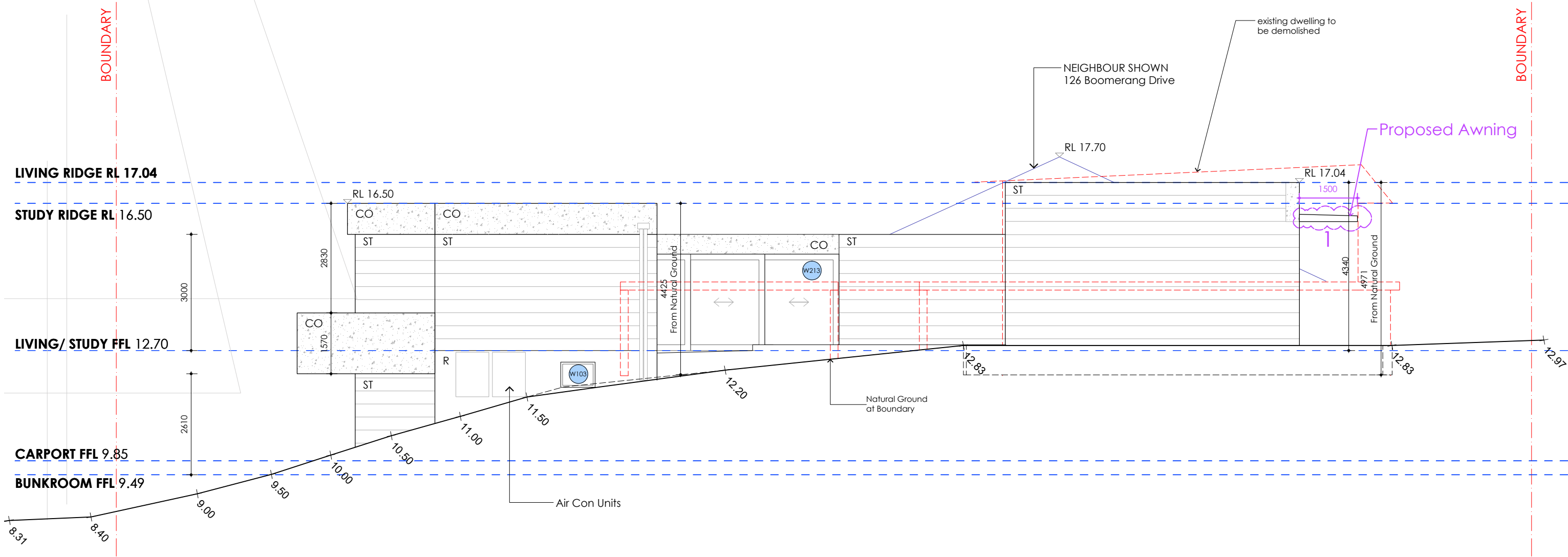
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DA 201

SCALE

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1 South West Elevation
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South West Elevation

DRAWING NO.

DA 202

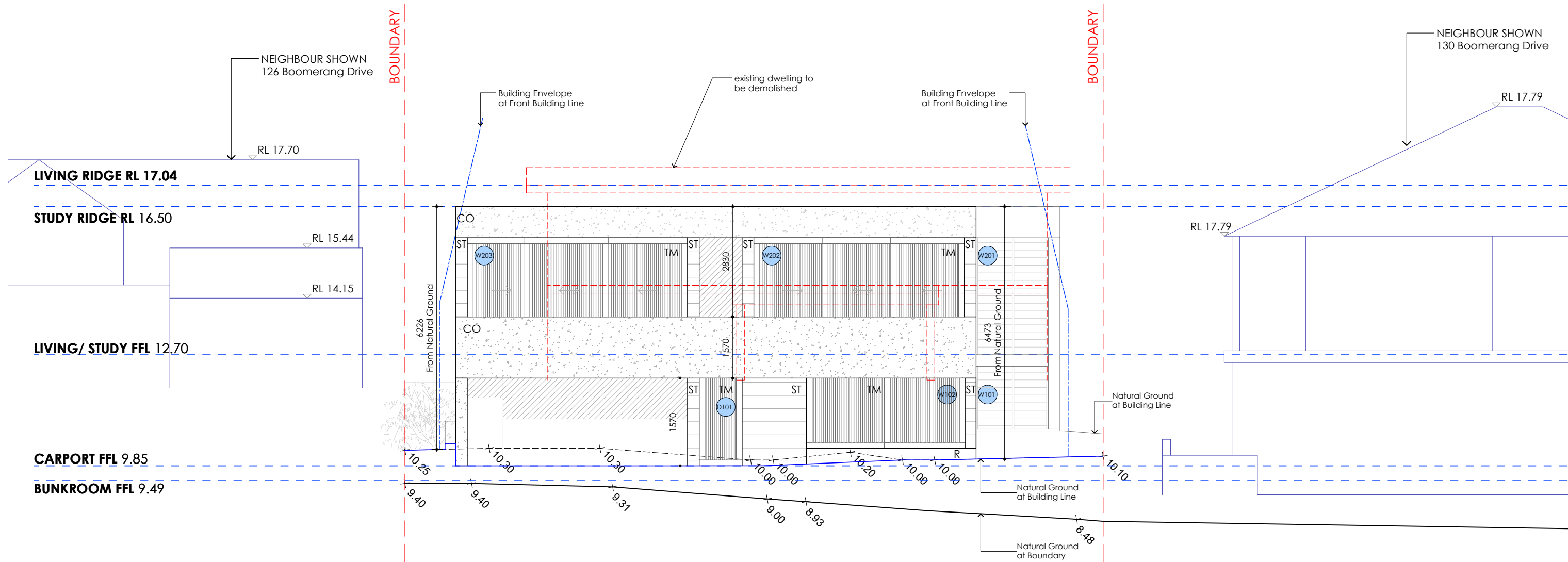
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1 North West Elevation
1:100

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North West Elevation

DRAWING NO.

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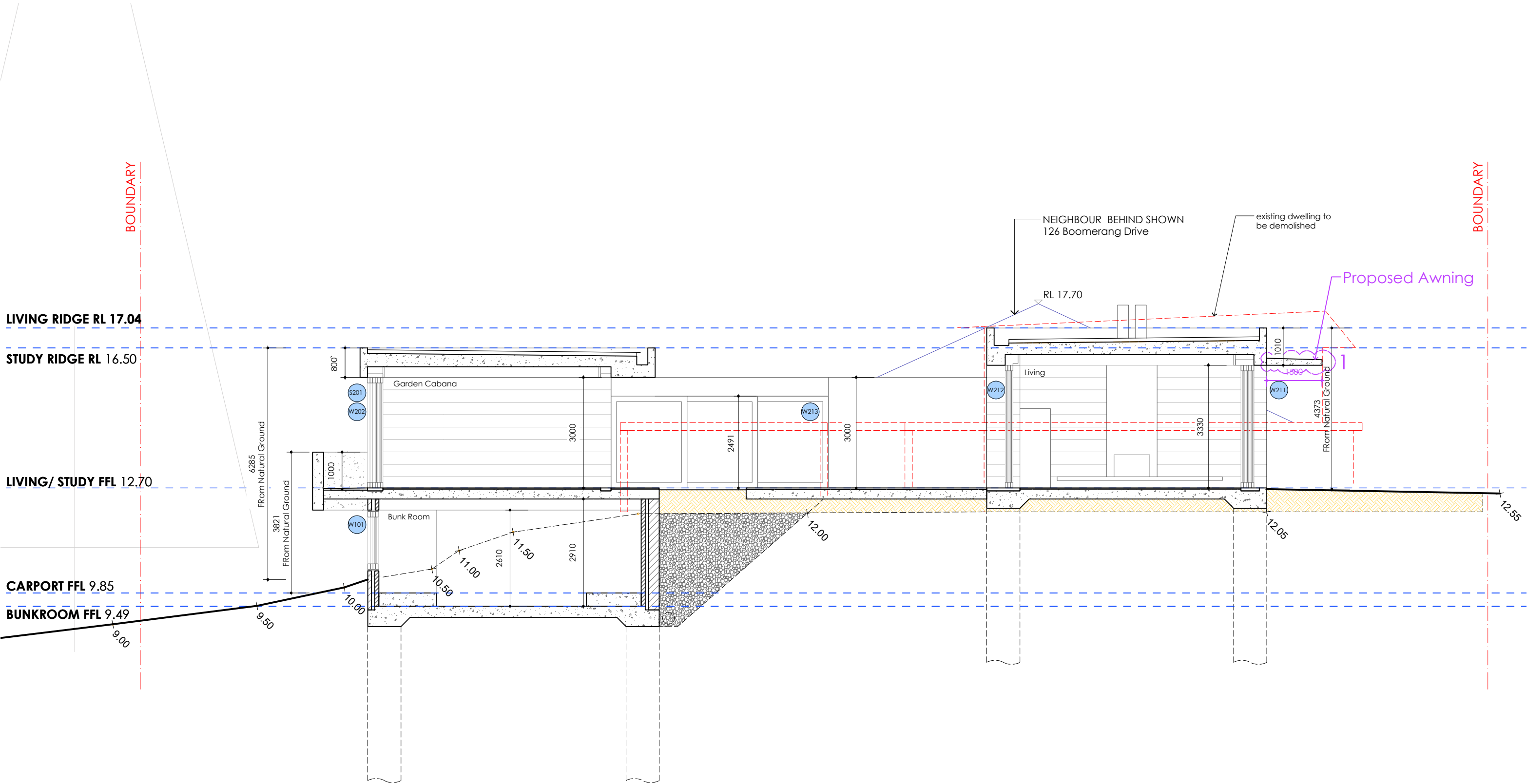
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1 SECTION A
1:100

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Section A

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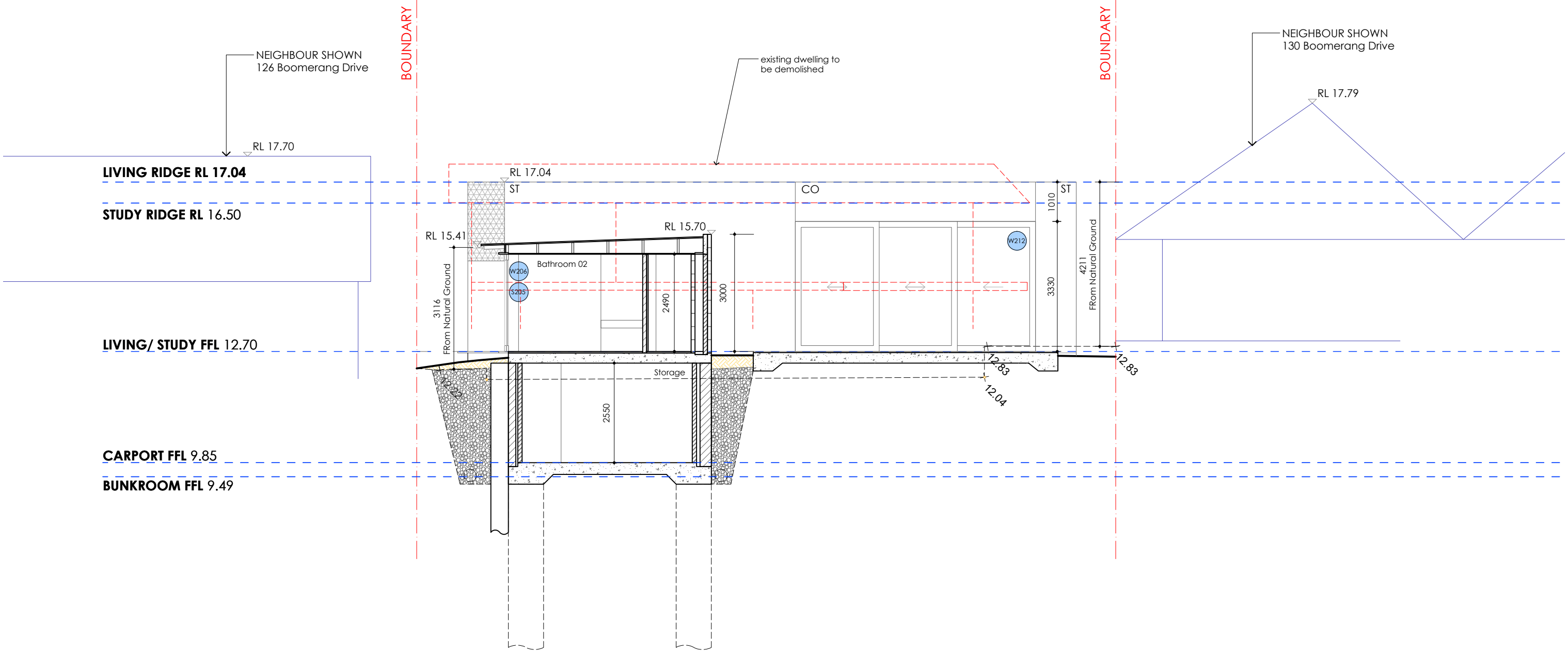
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1 SECTION B
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Section B

DRAWING NO.

DA 301

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