

PROPOSED: SINGLE DWELLING RESIDENCE
FOR: K. & M.BARROW
AT: 80 HILLSIDE PARADE ELIZABETH BEACH
LOT: 4246 DP: 1285824

DRAWING SCHEDULE

- A00 COVER PAGE
- A01 NOTIFICATION
- A02 SITE SURVEY & SITE PLAN
- A100 FLOOR PLANS
- A200 ELEVATIONS
- A300 SECTIONS
- A301 SECTIONS
- A400 OVERSHADOWING PLANS
- A500 WINDOW & DOOR SCHEDULE

AREA

SITE 1200.13

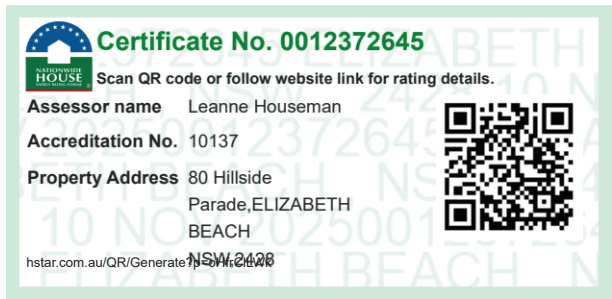
GARAGE-	71.54
LIVING-	294.46
DECKS	105.64
PATIO/DRYING-	

TOTAL 471.64

SCHEDULE OF FINISHES

- ROOF COLORBOND SHEET MEDIUM DARK TONES
- WALLS MEDIUM DARK TONES
- WINDOWS ALUMINIUM FRAMED DARK

BUSHFIRE RATING:
BAL 12.5



NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by MOORE DESIGN and is to be used only for work when authorised in writing by MOORE DESIGN.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.



Drawn Checked	MM
Plot Date:	6/11/2025
Project Status	PRE DA SUBMISSION
Client	K. & M. BARROWS
Site:	HILLSIDE PARADE

DRAWING TITLE :	Site and Location Drawings
	Cover Page Drawing List Site Location
PROJECT NAME :	BARROW HILLSIDE

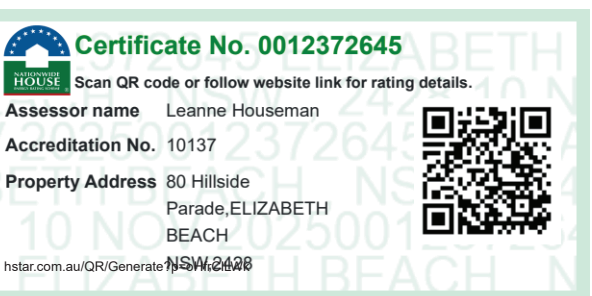
REVISION NO.	PRE DA
DRAWING NO.	A00



MOORE
DESIGN

DRAWING TITLE :	Site and Location Drawings Notification Plan
PROJECT NAME :	BARROW HILLSIDE

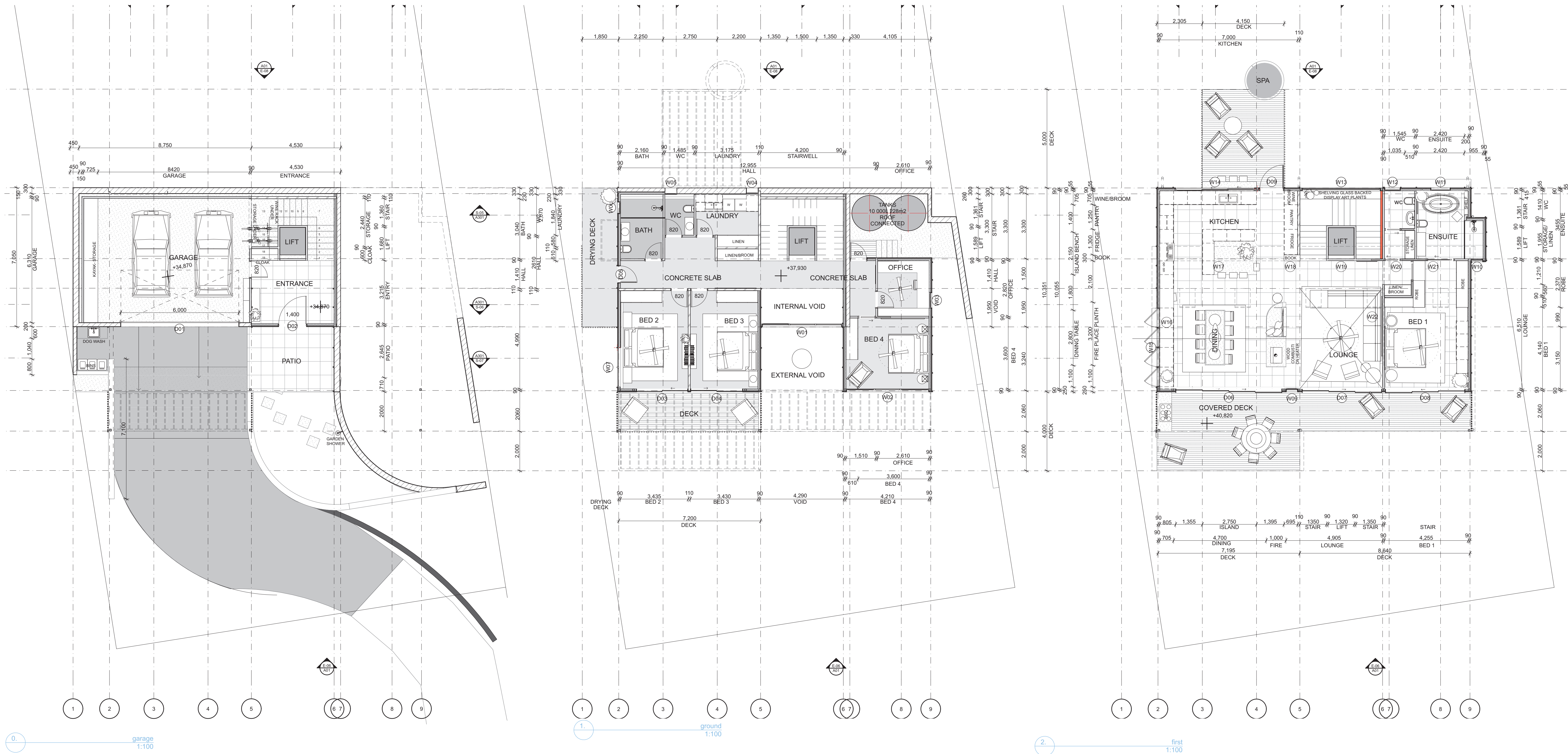
REVISION NO.
PRE DA
DRAWING NO.
A01





MOORE
DESIGN

REVISION NO.
PRE DA
DRAWING NO.
A02



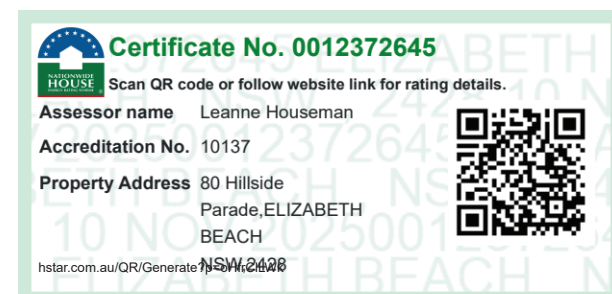
NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by MOORE DESIGN and is to be used only for work when authorised in writing by MOORE DESIGN.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

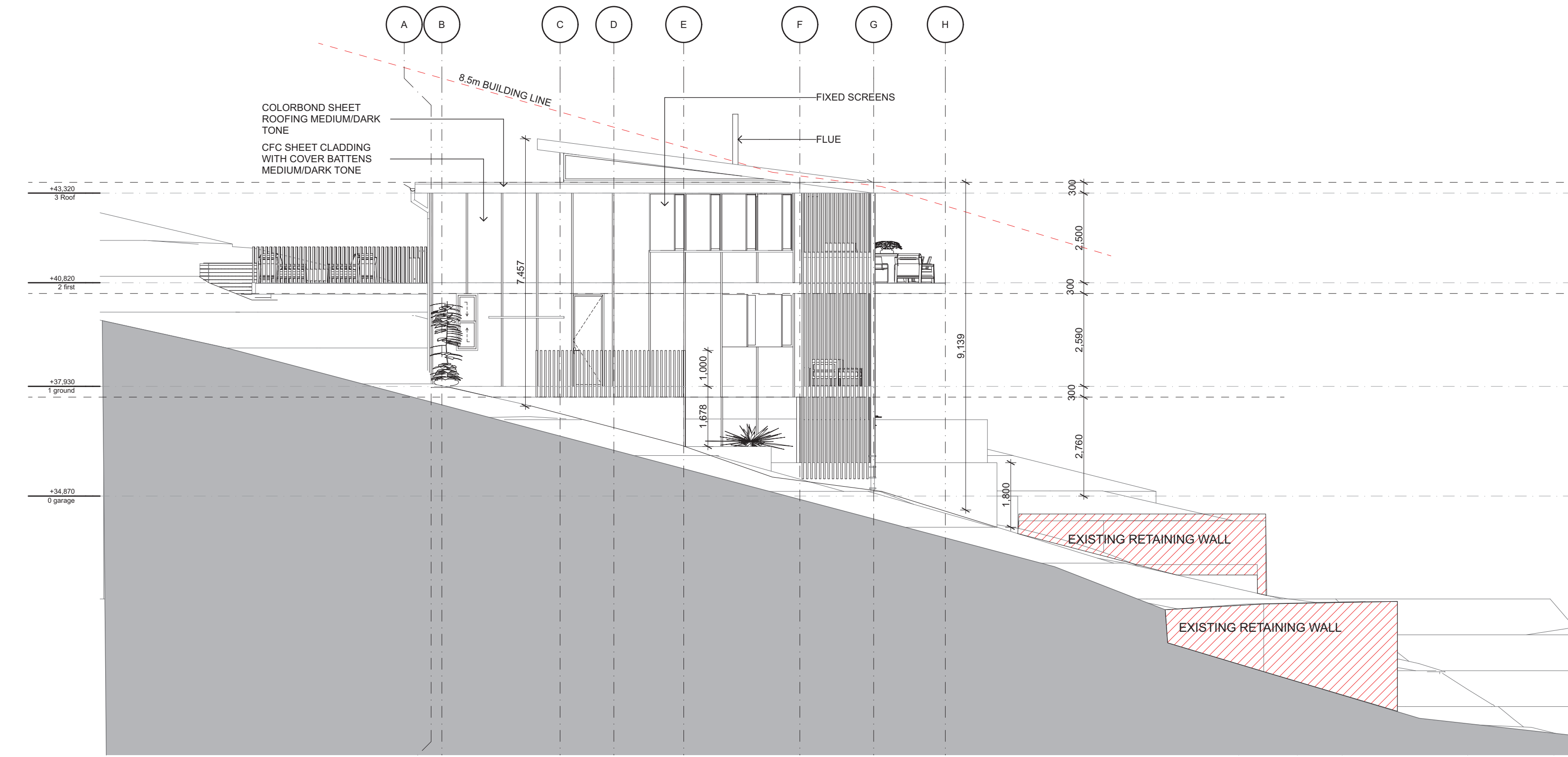


Drawn | Checked MM
Plot Date: 6/11/2025
Project Status PRE DA SUBMISSION
Client K. & M. BARROWS
Site: HILLSIDE PARADE

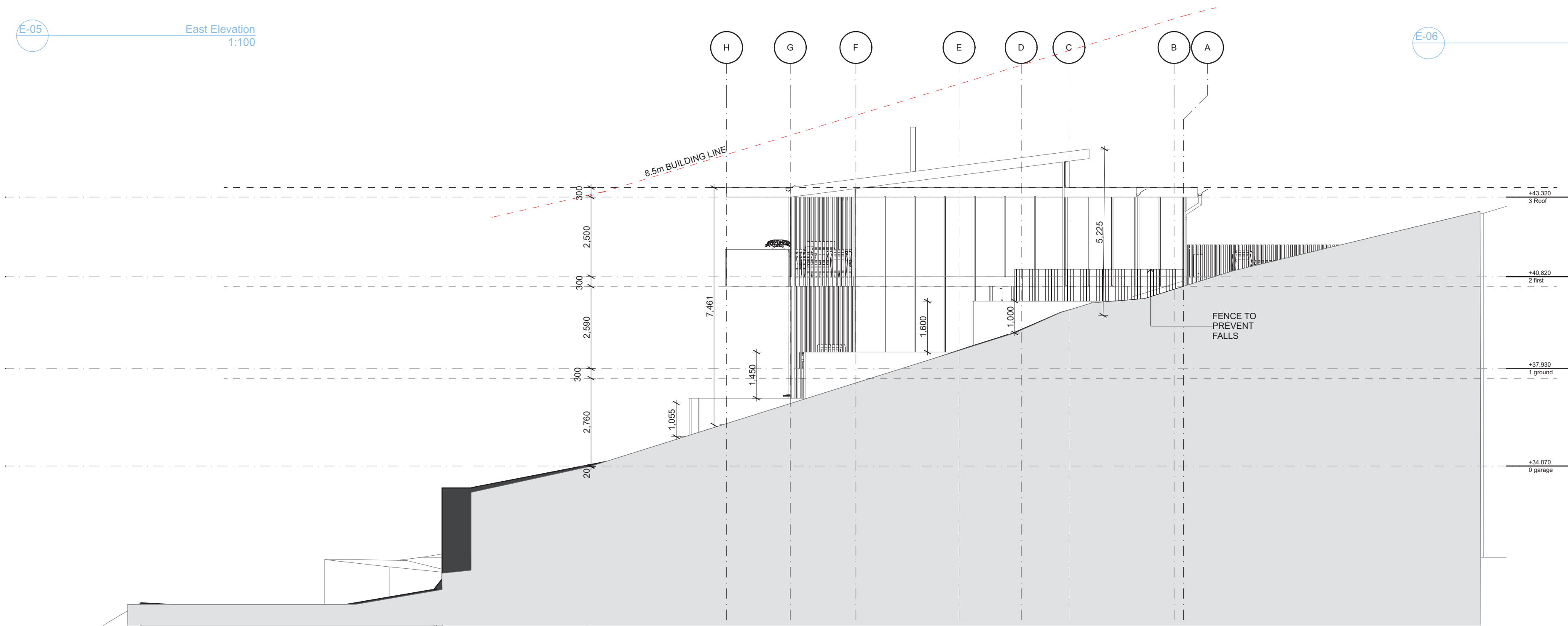
DRAWING TITLE :
Plans
Floor Plan
PROJECT NAME :
BARROW HILLSIDE

REVISION NO.
PRE DA
DRAWING NO.
A100

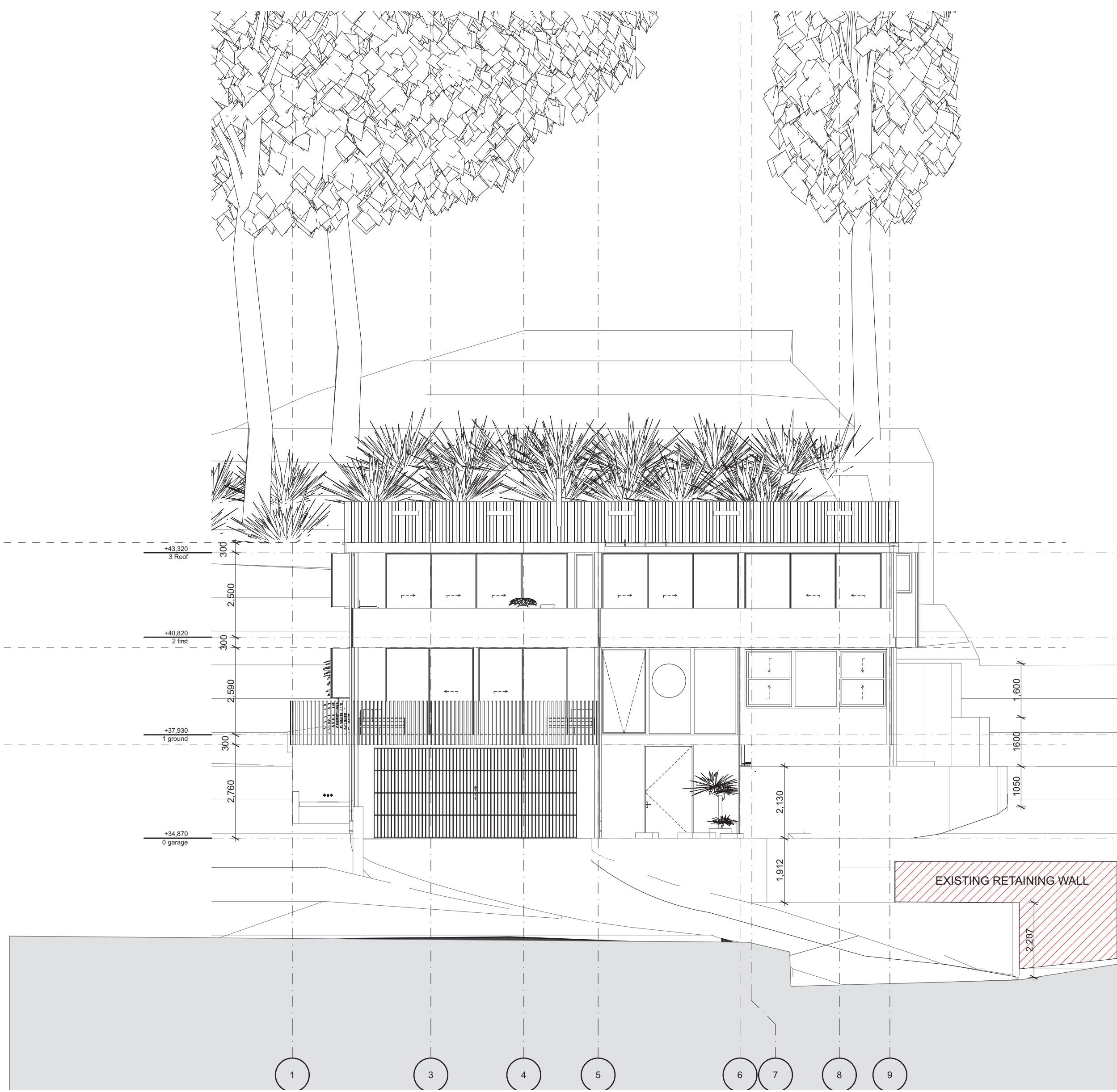




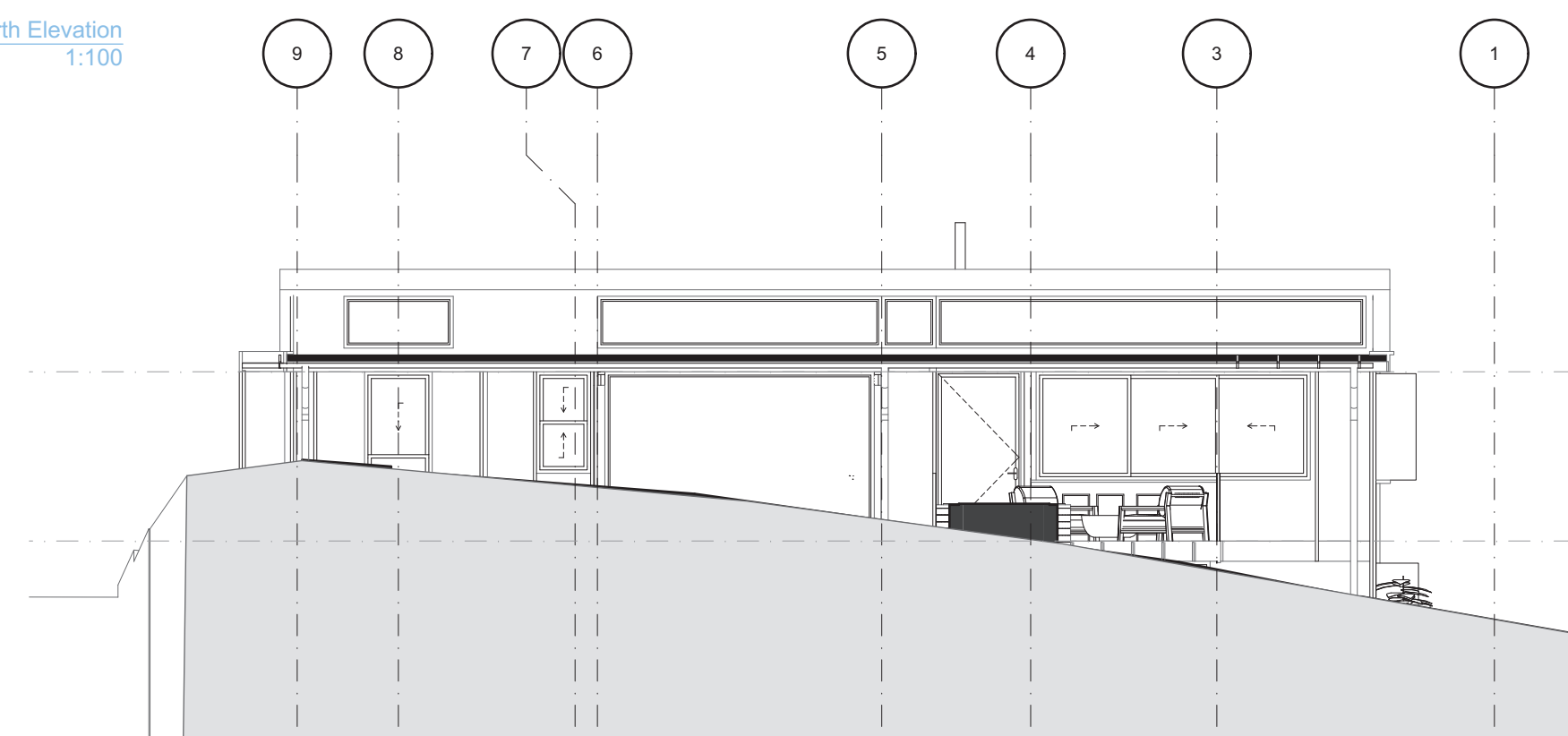
E-05 East Elevation
1:100



E-07 West Elevation
1:100



E-06 North Elevation
1:100



E-08 South Elevation
1:100

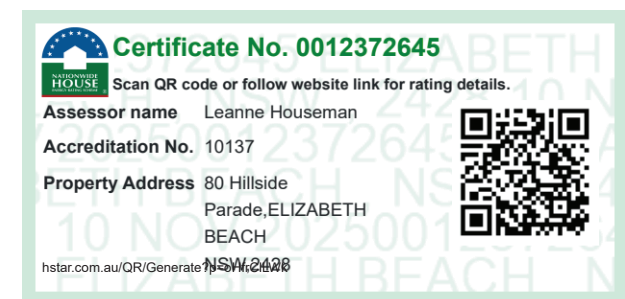
NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by MOORE DESIGN and is to be used only for work when authorised in writing by MOORE DESIGN.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

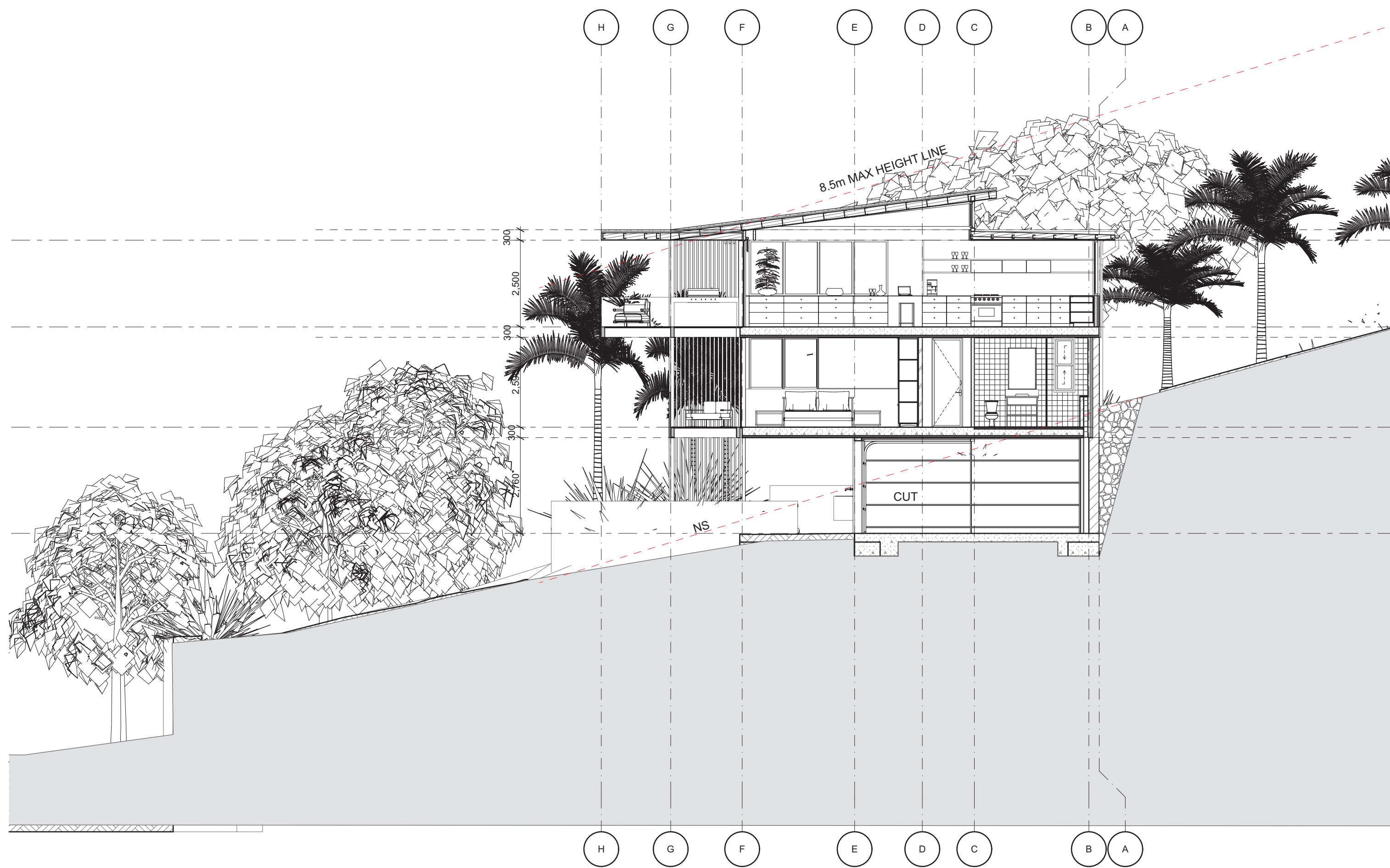


Drawn | Checked MM
Plot Date: 6/11/2025
Project Status PRE DA SUBMISSION
Client K. & M. BARROWS
Site: HILLSIDE PARADE

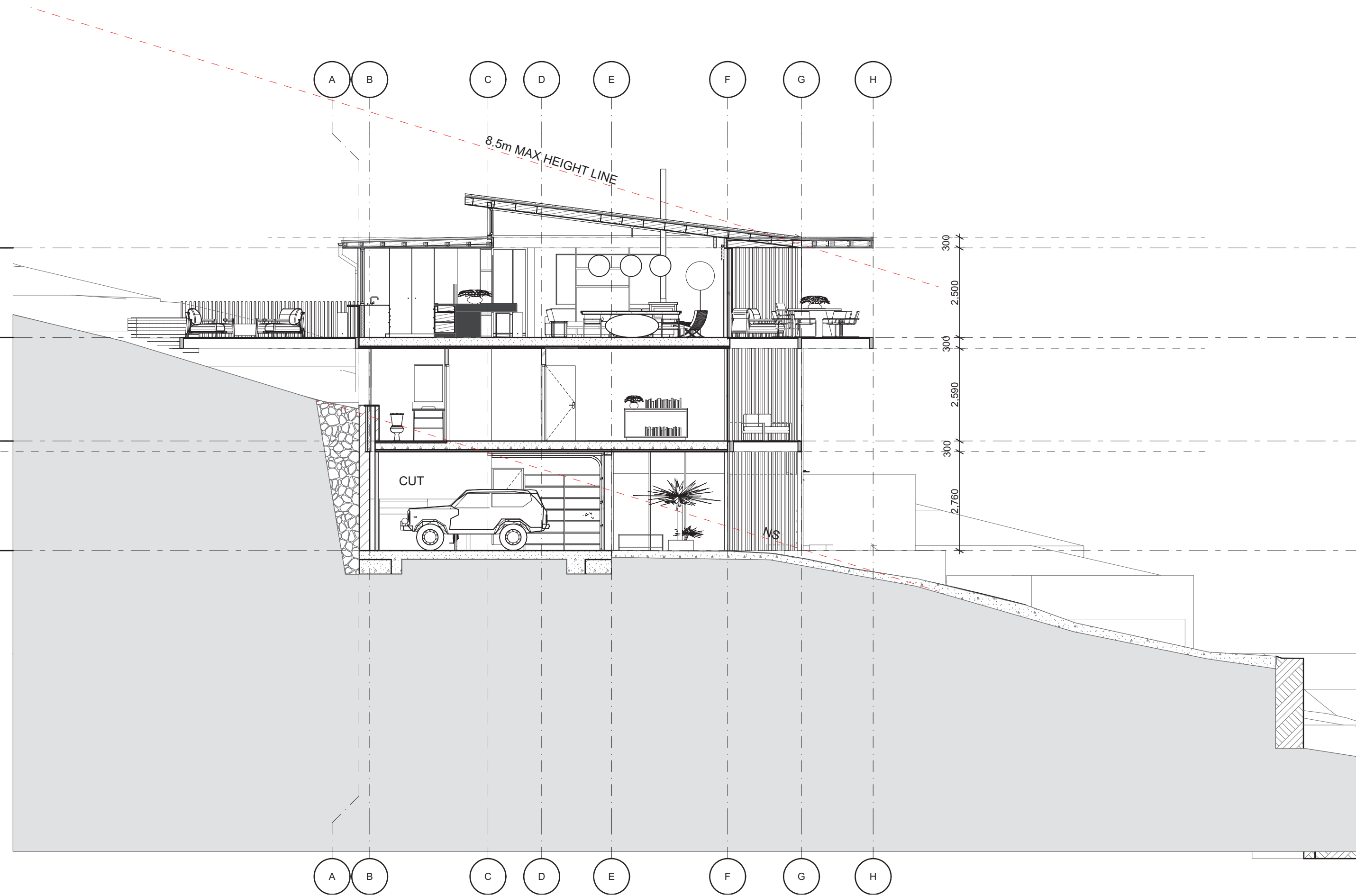
DRAWING TITLE :
Elevations
E-01 E-02
PROJECT NAME :
BARROW HILLSIDE

REVISION NO.
PRE DA
DRAWING NO.
A200

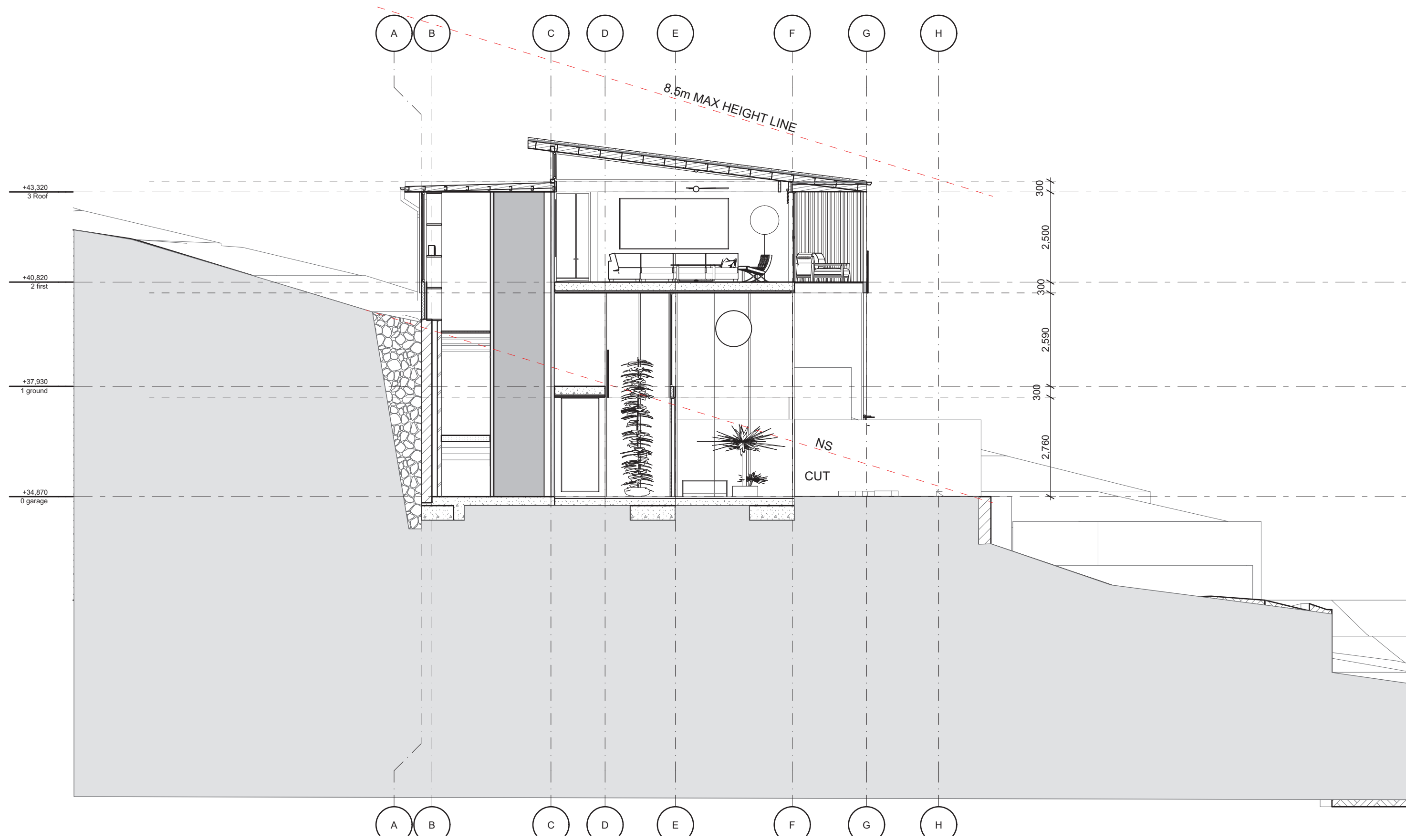




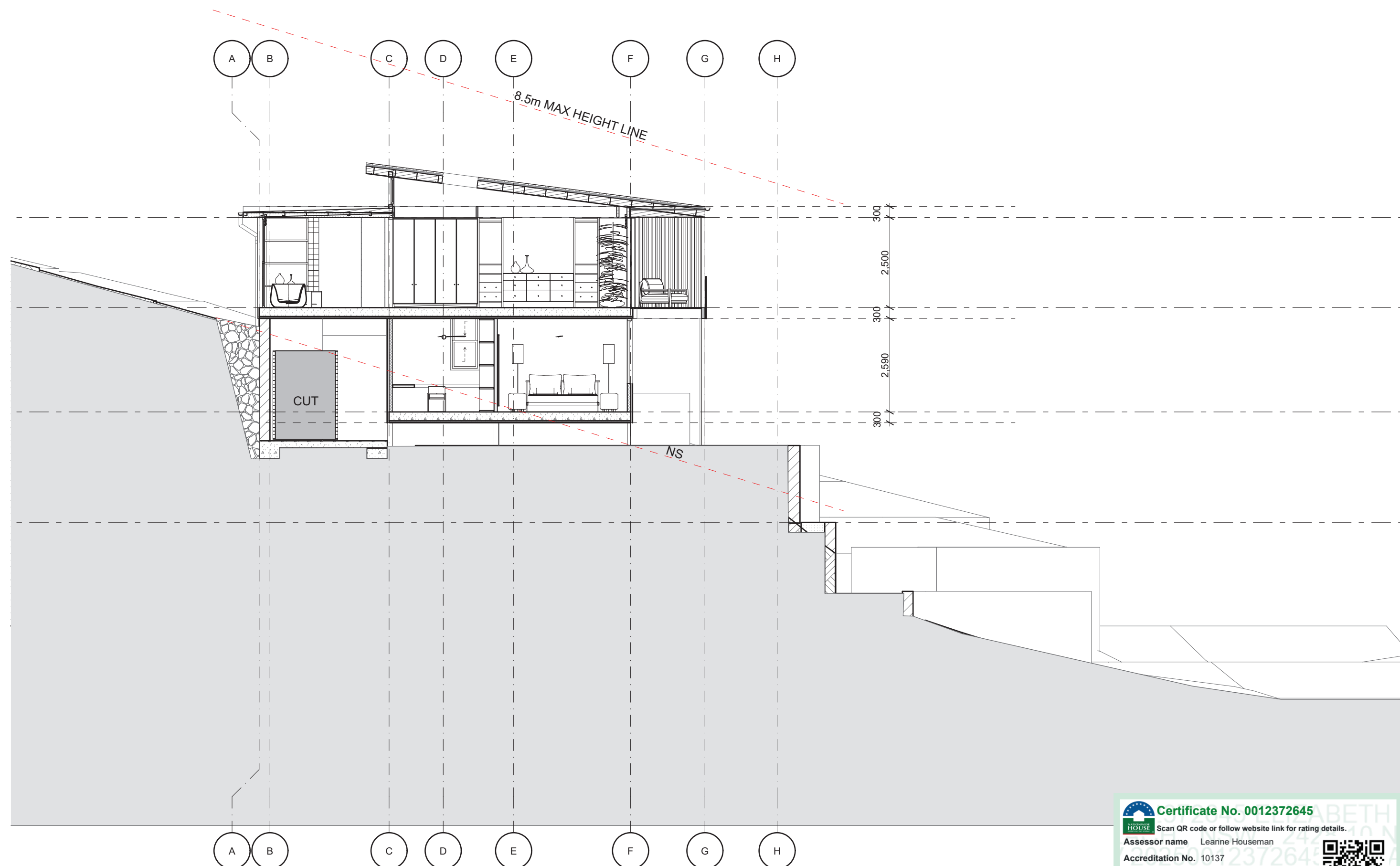
S-01 Section
1:100



S-02 Section
1:100



S-03 Section
1:100



S-04 Section
1:100

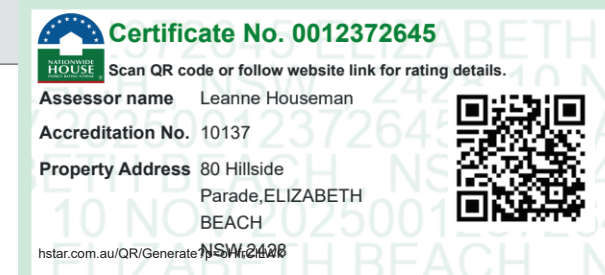
NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by MOORE DESIGN and is to be used only for work when authorised in writing by MOORE DESIGN.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

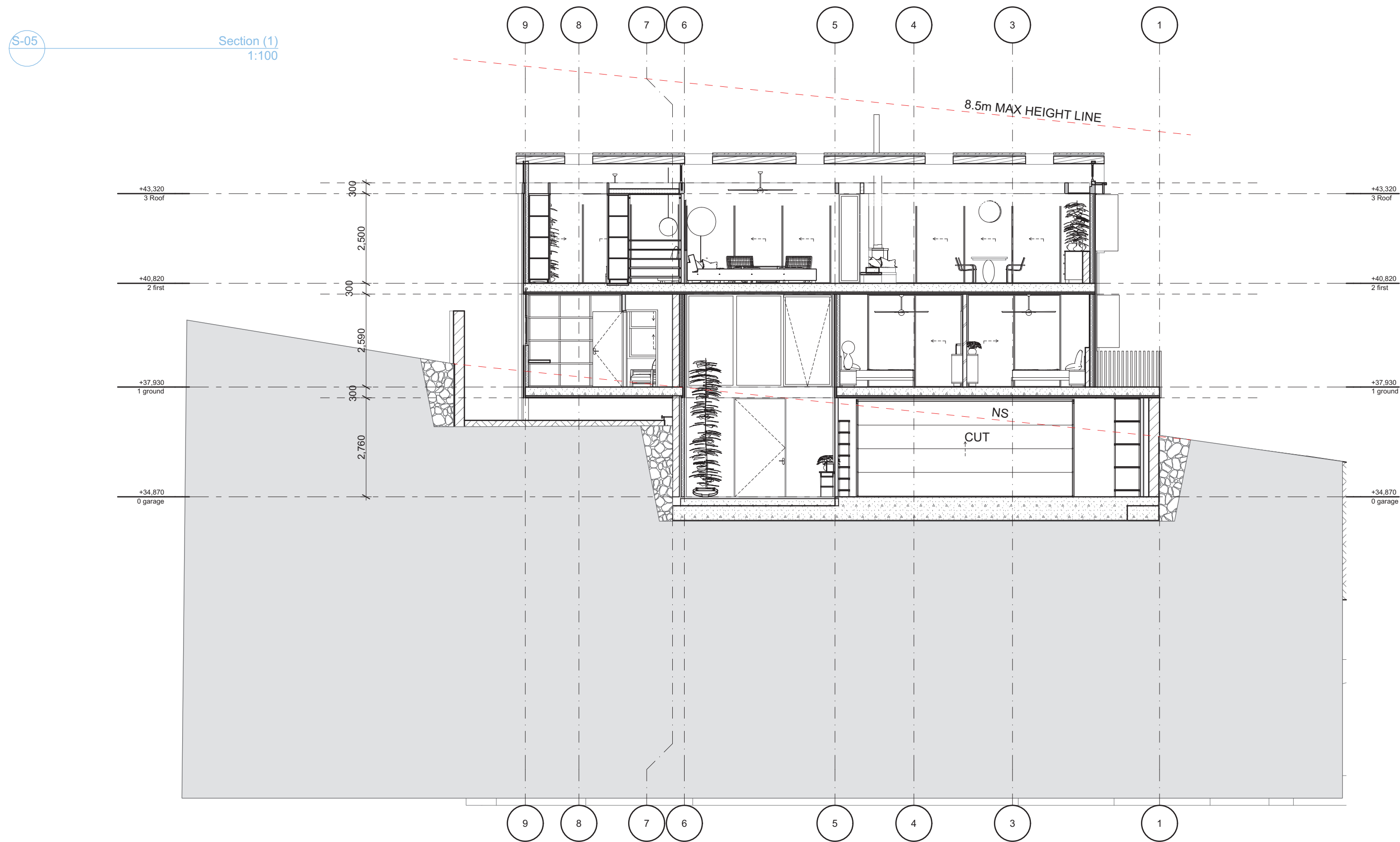
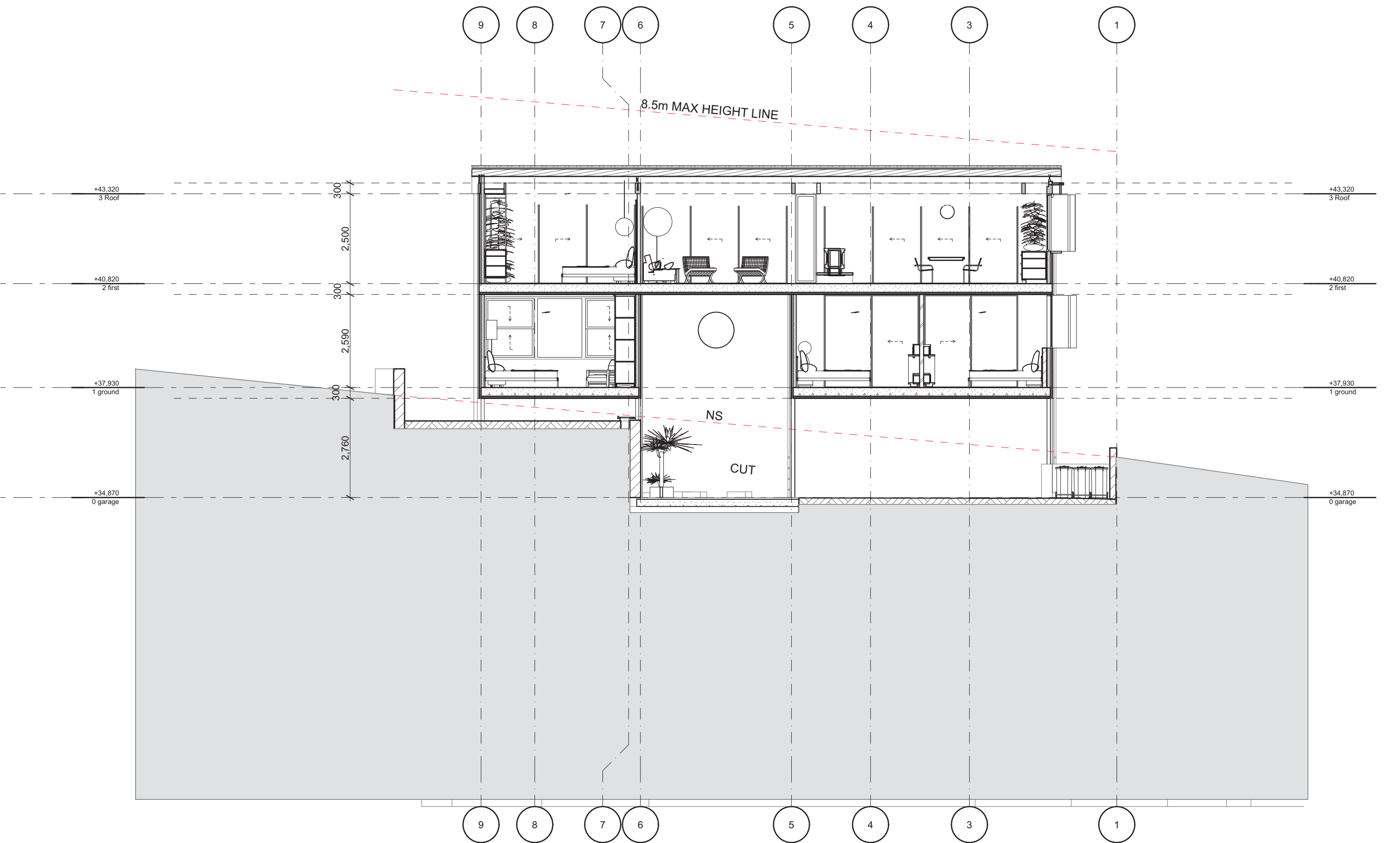
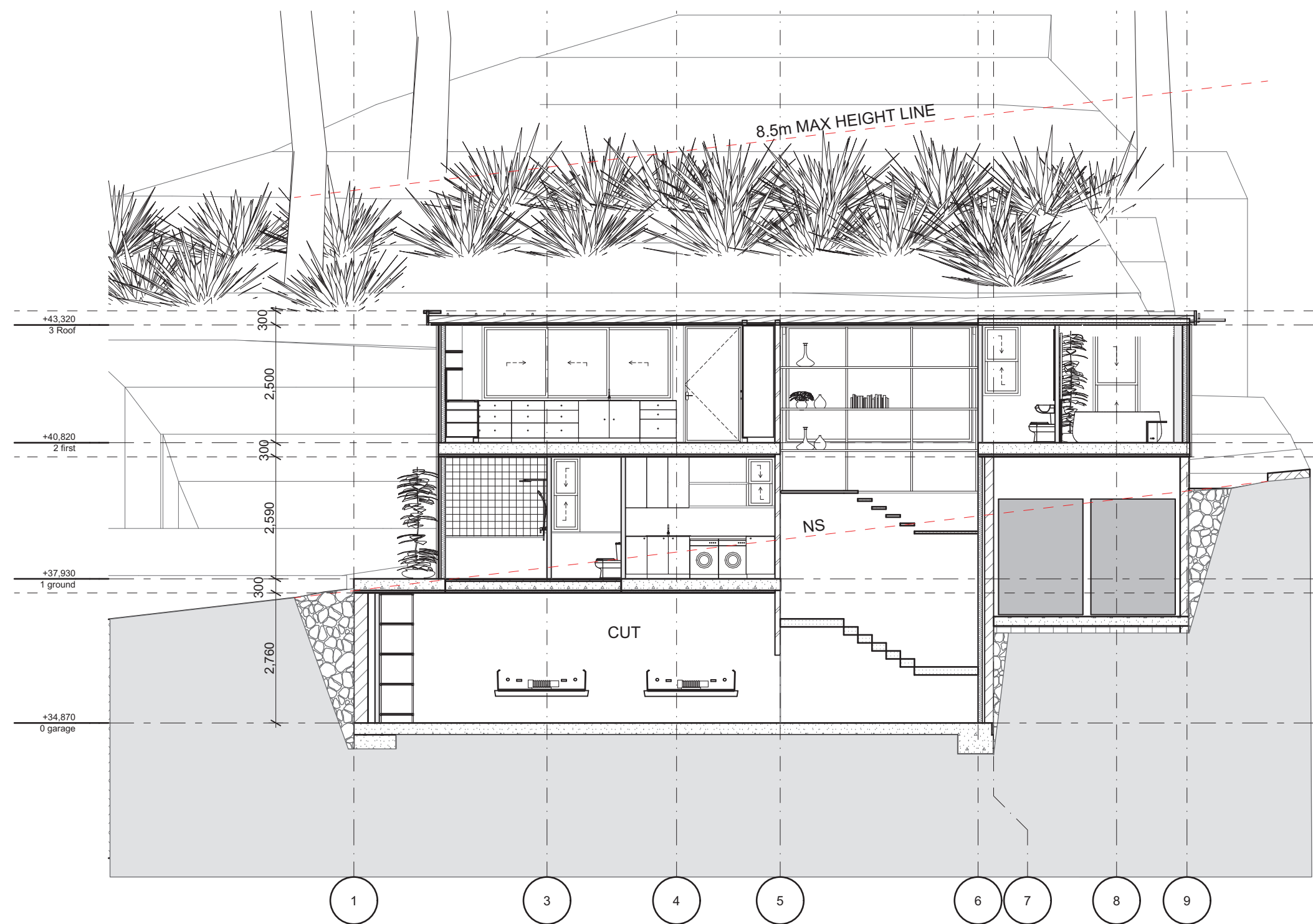


Drawn | Checked MM
Plot Date: 6/11/2025
Project Status PRE DA SUBMISSION
Client K. & M. BARROWS
Site: HILLSIDE PARADE

DRAWING TITLE :
Sections
S-01 S-02 S-03 S-04
PROJECT NAME :
BARROW HILLSIDE

REVISION NO.
PRE DA
DRAWING NO.
A300





S-07 Section 1:100

S-06 Section 1:100

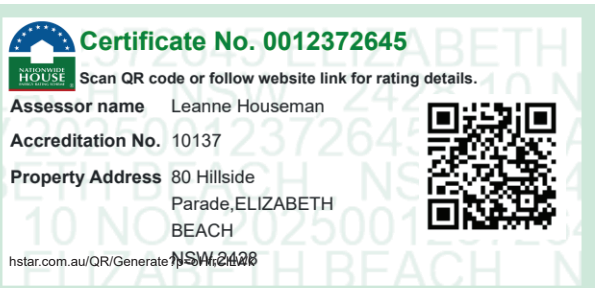
NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by MOORE DESIGN and is to be used only for work when authorised in writing by MOORE DESIGN.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

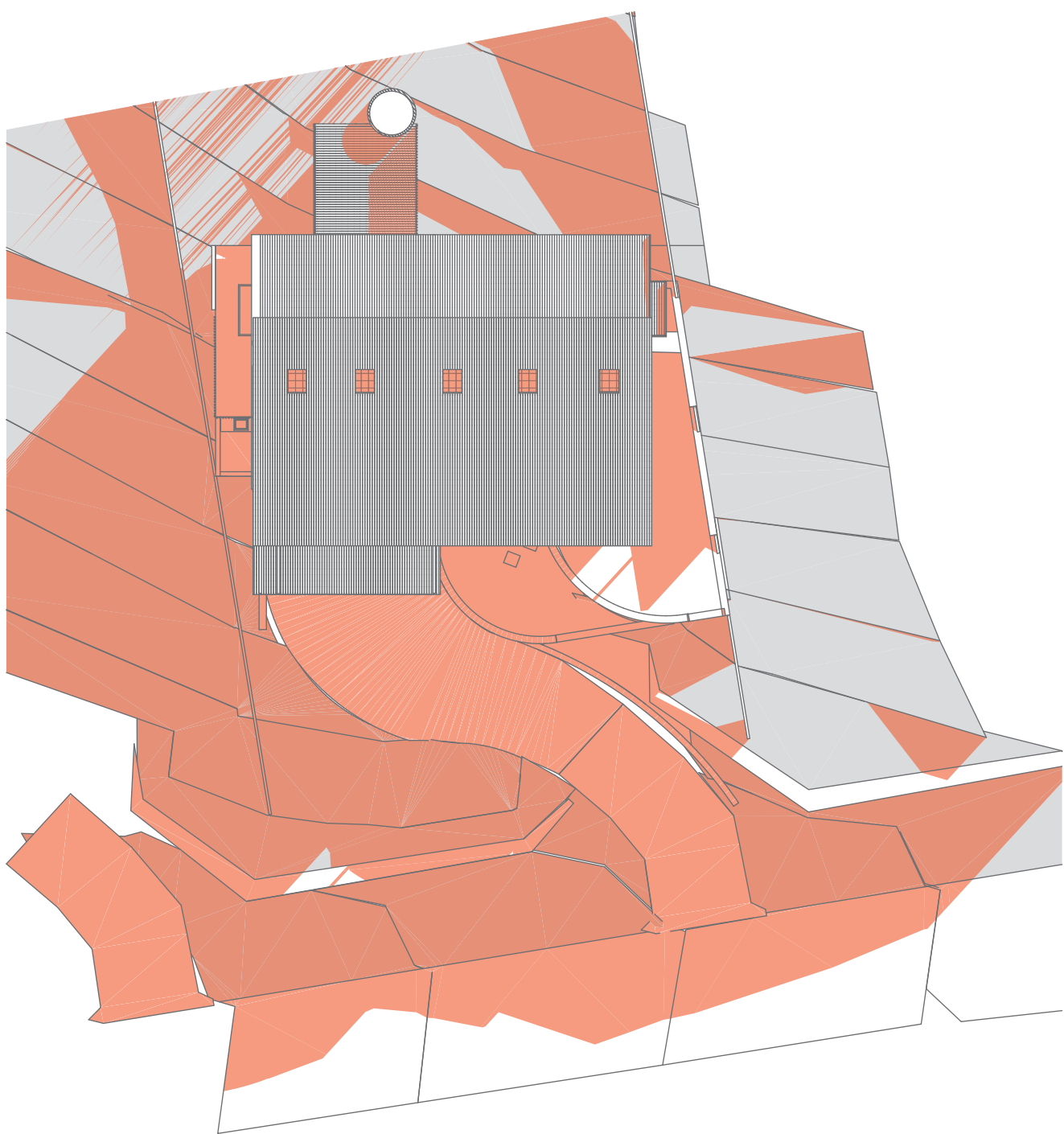


Drawn | Checked MM
Plot Date: 6/11/2025
Project Status PRE DA SUBMISSION
Client K. & M. BARROWS
Site: HILLSIDE PARADE

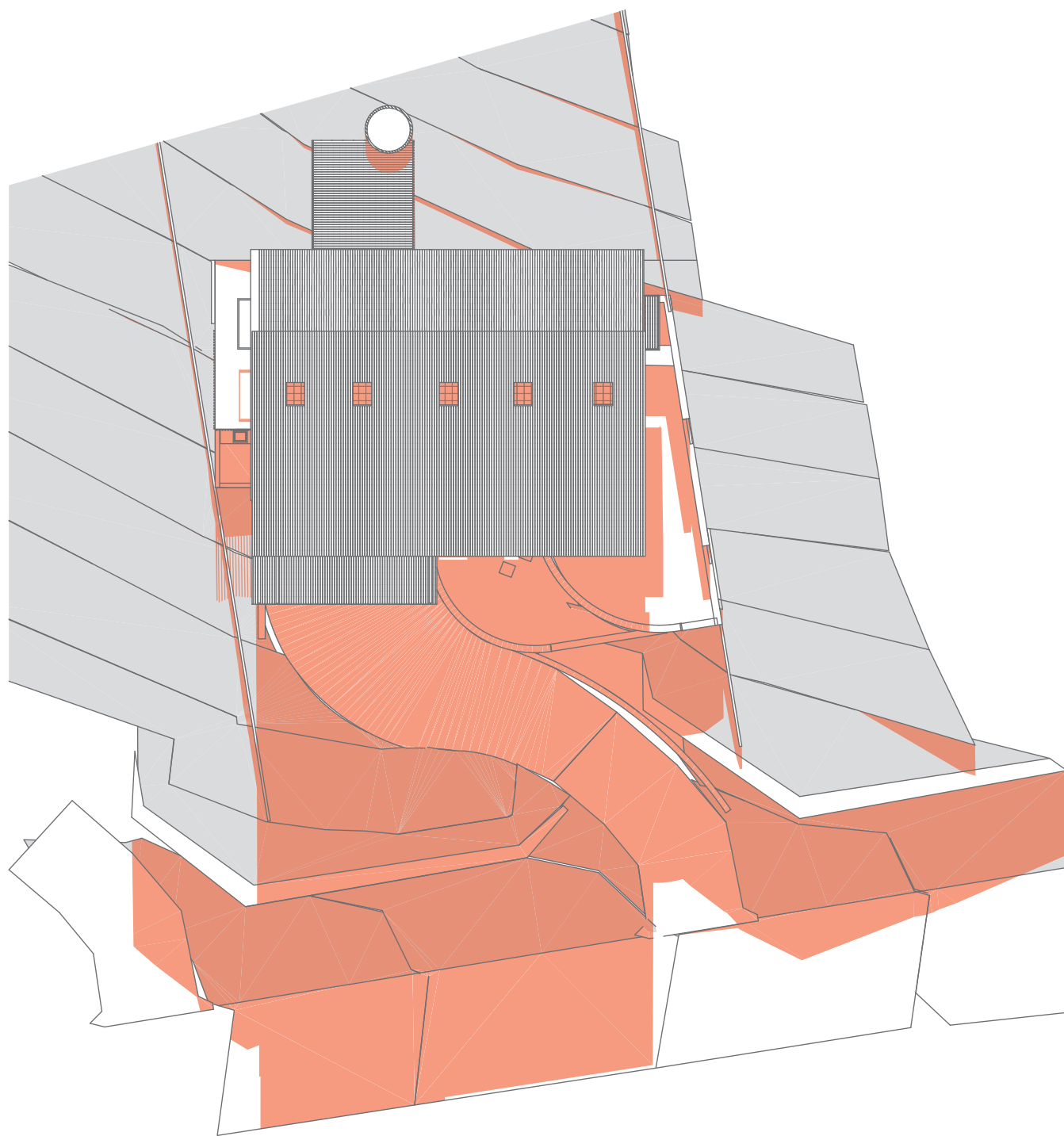
DRAWING TITLE :
Sections
S-05 S-06 S-07
PROJECT NAME :
BARROW HILLSIDE

REVISION NO.
PRE DA
DRAWING NO.
A301

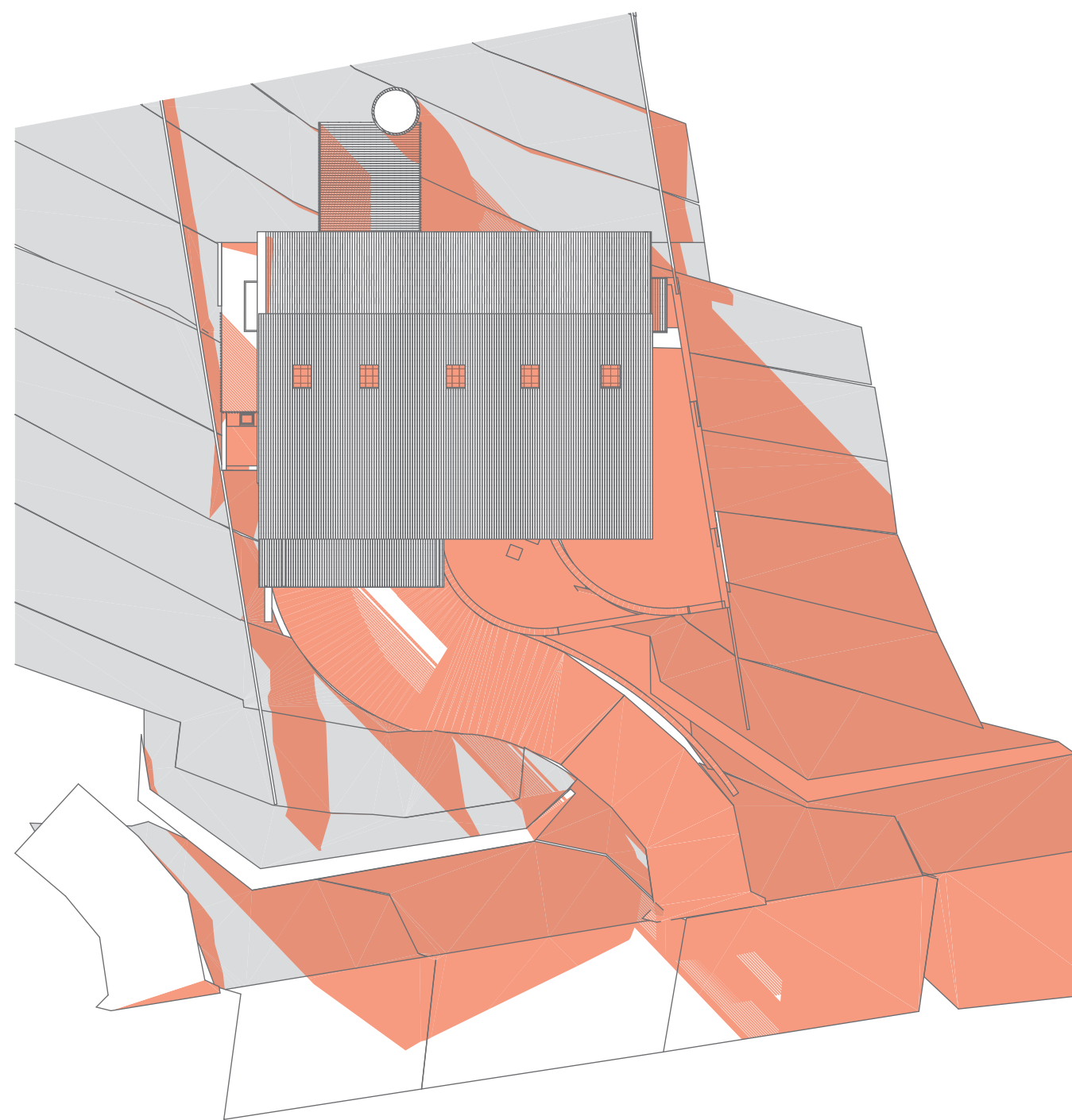




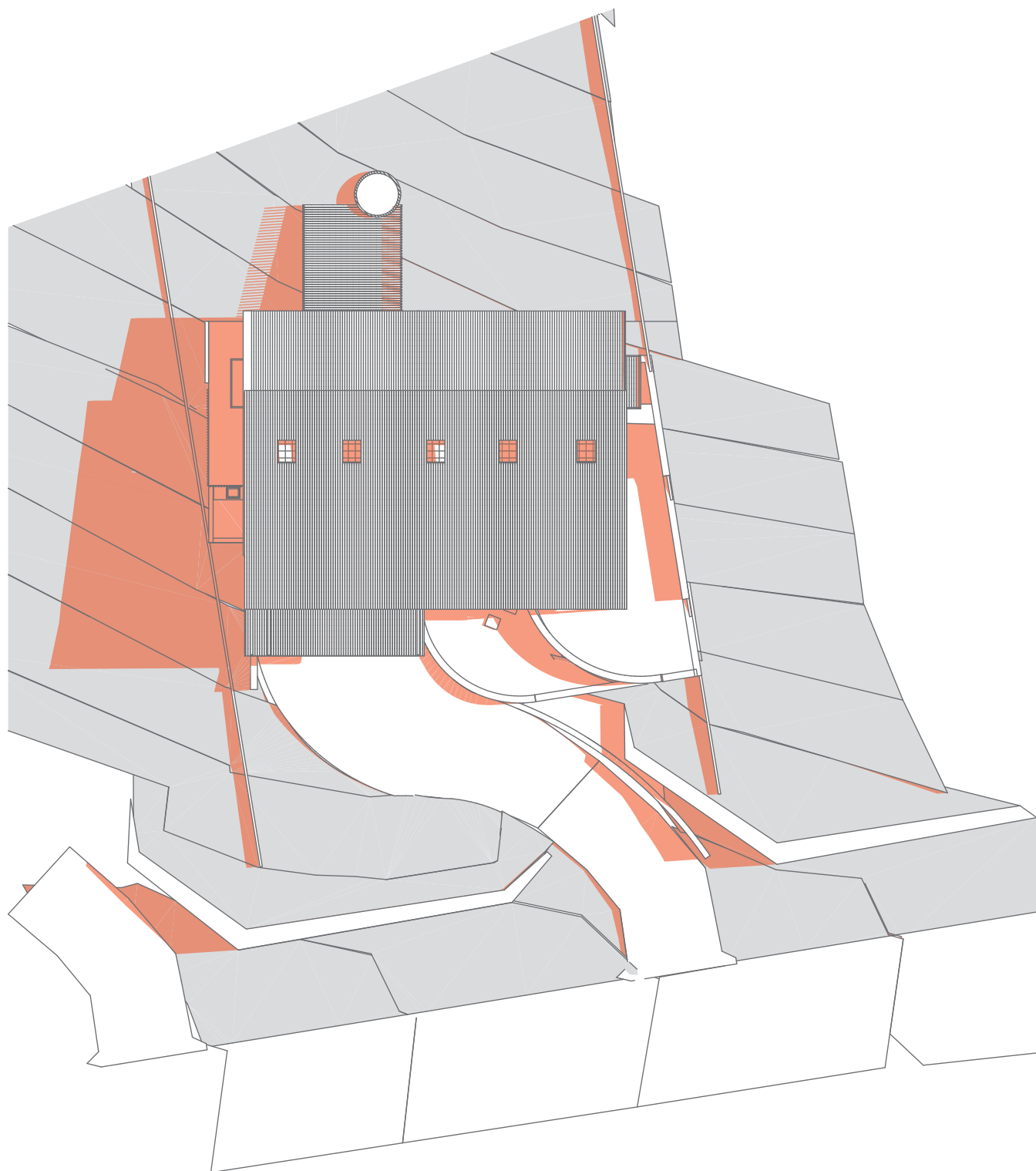
01 Shadow Study 21 June at 0900h
1:250



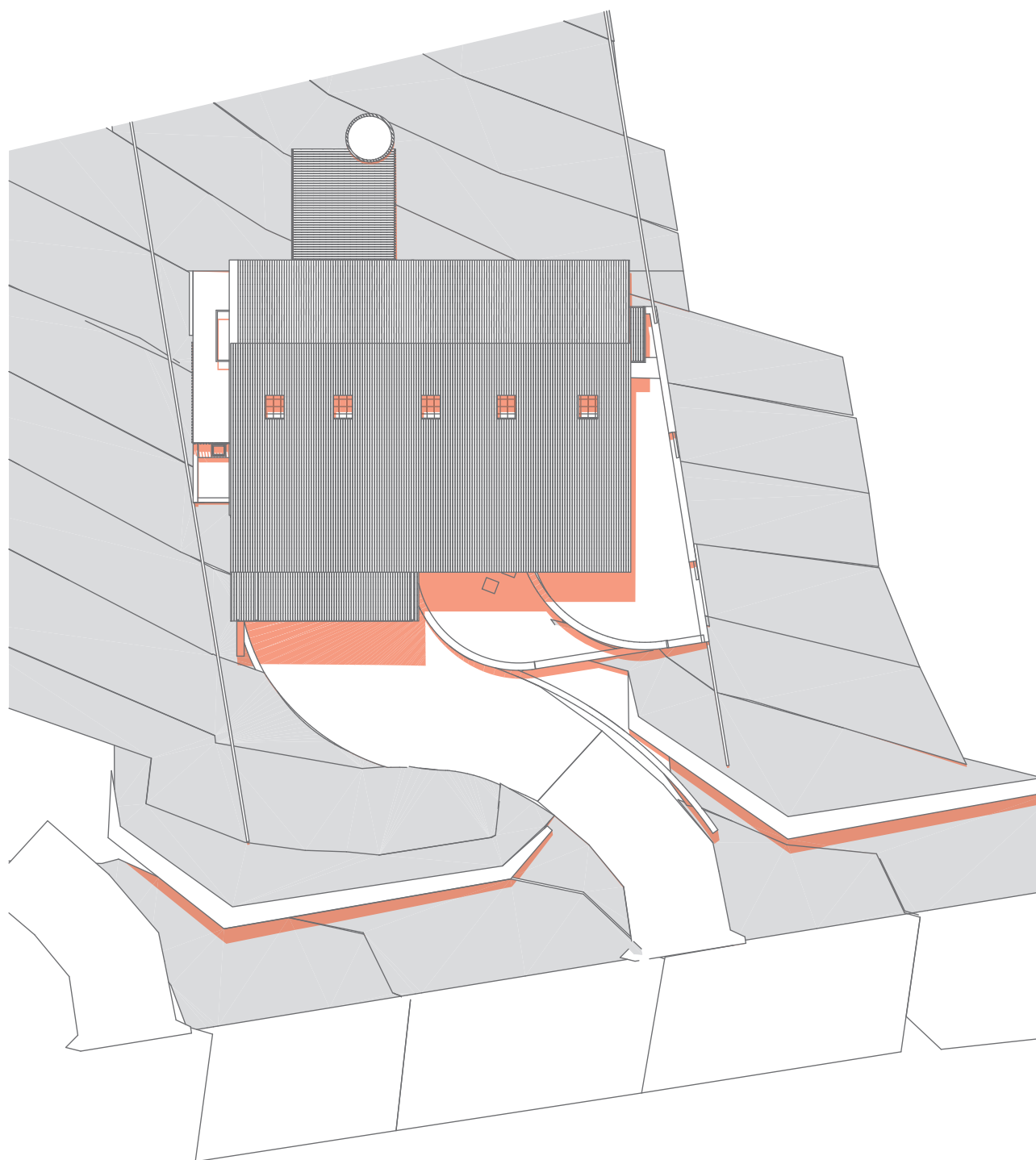
02 Shadow Study 21 June at 1200h
1:250



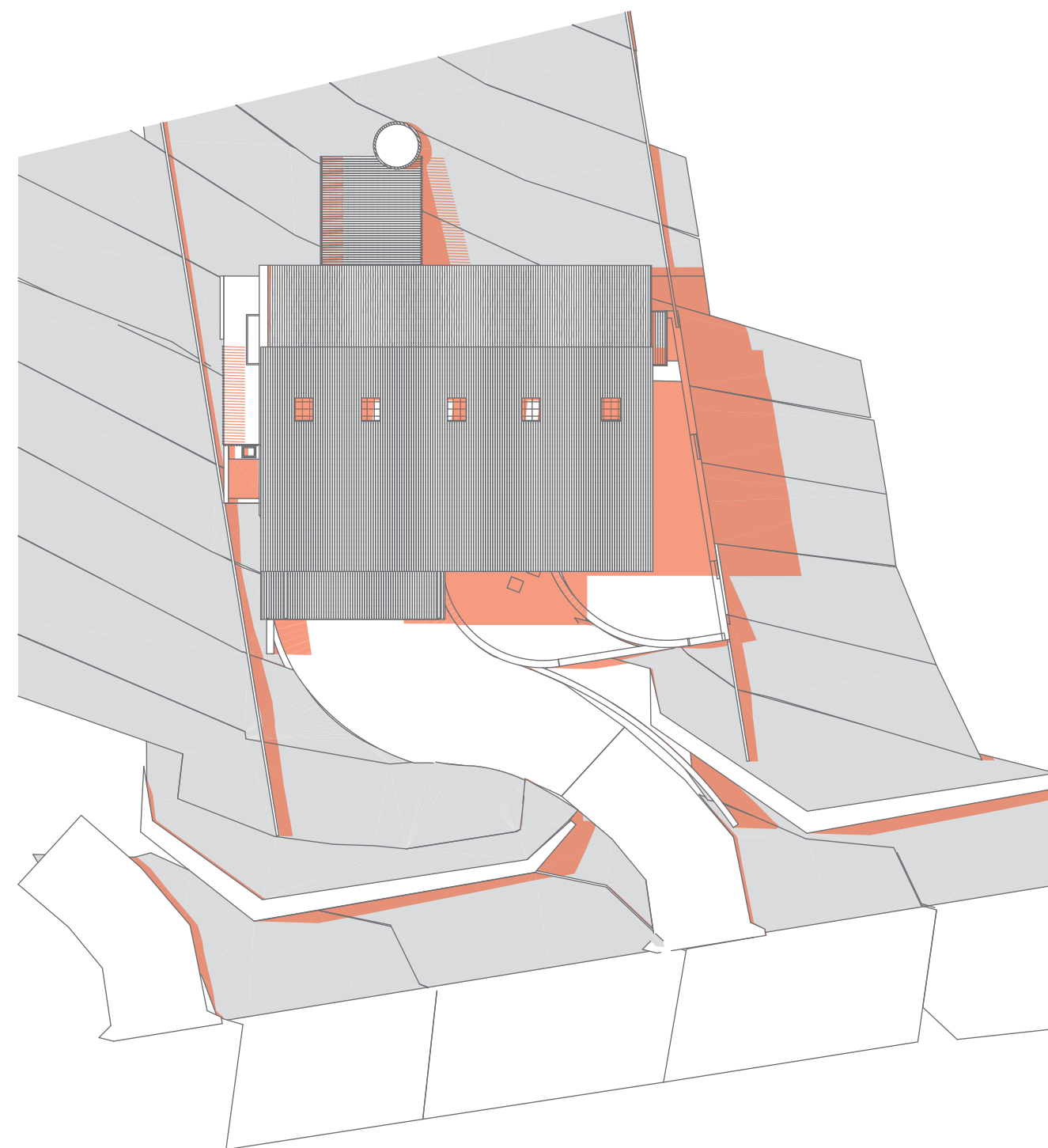
03 Shadow Study 21 June at 1500h
1:250



04 Shadow Study 21 Dec at 0900h
1:250



05 Shadow Study 21 Dec at 1200h
1:250



06 Shadow Study 21 Dec at 1500h
1:250

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by MOORE DESIGN and is to be used only for work when authorised in writing by MOORE DESIGN.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

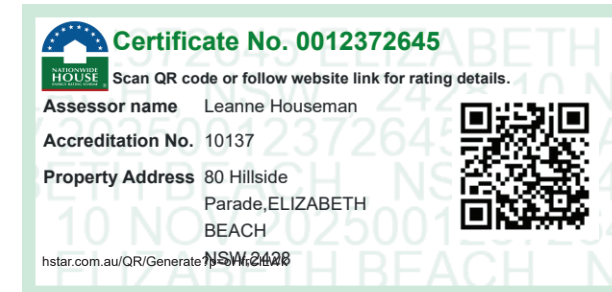


Drawn | Checked MM
Plot Date: 6/11/2025
Project Status PRE DA SUBMISSION
Client K. & M. BARROWS
Site: HILLSIDE PARADE



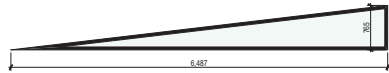
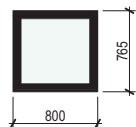
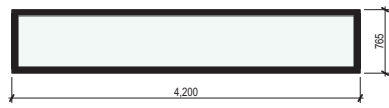
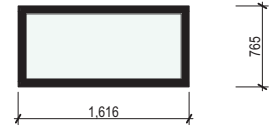
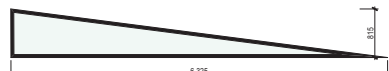
DRAWING TITLE :
**Shadow Plans
Overshadowing Plans**
PROJECT NAME :
BARROW HILLSIDE

REVISION NO.
PRE DA
DRAWING NO.
A400



Window Schedule								
ID	Custom text 1	Unit Dimensions		Elevation	TYPE	Glass	ORIENTATION	SCREEN
		Height	Width					
W01	VOID	2,590	4,050		AWNING FIXED	Glass - Clear Fast	NORTH	YES
W02	BED 4	1,800	4,200		DOUBLE HUNG/FIXED	Glass - Clear Fast	NORTH	YES
W03	OFFICE	1,600	800		DOUBLE HUNG	Glass - Clear Fast	WEST	YES
W04	LAUNDRY	1,080	600		DOUBLE HUNG	Glass - Clear Fast	SOUTH	YES
W05	WC	1,590	600		DOUBLE HUNG- OBSCURED	Glass - Satin	SOUTH	YES
W06	BATH	1,590	600		DOUBLE HUNG- OBSCURED	Glass - Satin	EAST	YES
W07	BED 2	1,490	2,000		LOUVRE FIXED	Glass - Clear Fast	EAST	YES
W09	LOUNGE	2,500	600		LOUVRE	Glass - Clear Fast	NORTH	YES
W10	ENSUITE	1,200	600		LOUVRE	Glass - Clear Fast	NORTH	YES
W11	ENSUITE	2,500	1,000		LOUVRE	Glass - Clear Fast	SOUTH	YES
W12	WC	1,500	800		LOUVRE	Glass - Clear Fast	SOUTH	YES
W13	STAIRWELL	2,500	3,980		FIXED SILICONE JOINT	Glass - Clear Fast	SOUTH	NO
W14	KITCHEN	1,600	4,050		STACKER	Glass - Clear Fast	SOUTH	YES
W15	KITCHEN	1,600	4,000		LOUVRE- F-F-F-F	Glass - Clear Fast	EAST	YES

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by MOORE DESIGN and is to be used only for work when authorised in writing by MOORE DESIGN.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractor's responsibility to confirm all measurements on site and locations of any services prior to work on site.
All documents here within are subject to Australian Copyright Laws.

Window Schedule										
ID	Custom text 1	Unit Dimensions		Elevation	TYPE	Glass	ORIENTATION	SCREEN	Custom text 5	
		Height	Width							
W16	DINING	765	6,487		FIXED	Glass - Clear Fast	EAST	NO		
W17	DINING	765	6,350		FIXED	Glass - Clear Fast	SOUTH	NO		
W18	LOUNGE	765	800		AWNING MOTORISED	Glass - Clear Fast	SOUTH	YES		
W19	LOUNGE	765	4,200		FIXED	Glass - Clear Fast	SOUTH	NO		
W21	BED 1	765	1,616		AWNING MOTORISED	Glass - Clear Fast	SOUTH	NO		
W22	INTERNAL	815	6,325		FIXED	Glass - Clear Fast	SOUTH	NO		

HERA Assessor # 10137		October 2025		CDA Reference: 5262	
80 Hillside Parade ELIZABETH BEACH NSW 2428					
Concept Designs Australia					
leanne.cdaus@outlook.com				Ph: 0408864184	
Thermal Performance Specifications					
External Wall Construction		Insulation		Colour (Solar Absorbance) Detail	
190mm Concrete block, plasterboard lined		Vapour barrier + 2.5		Dark Except Garage	
FC cladding		Vapour barrier + R2.7 and 2 x R2.7		Dark	
190 concrete block – 100mm single brick internal		Kingspan Permicanv or similar		Dark	
Internal Wall Construction		Insulation		Detail	
Plasterboard on steel studs		None			
Plasterboard on steel studs		R2.5		Internal walls Garage, Bath, both WCs and Laundry	
Single brick		None			
Single brick		R2.5		Internal walls Second floor WC and Laundry	
Ceiling Construction		Insulation		Detail	
Plasterboard		R6.0		All ceilings adjacent to roof space	
Plasterboard		R2.5		Garage ceiling including to floor above	
Roof Construction		Insulation		Colour (Solar Absorbance) Detail	
Colorbond		55mm anticon blanket (R1.3)		Dark	
Floor Construction		Insulation		Covering	
225mm waffle pod				Bare, Timber, Carpet and Tiles	
Windows		Glass and frame type		U Value SHGC Details	
AWS-005-002 Aluminium framed single clear				6.16 0.71 Double hung windows – W04, W05, W05, W12	
AWS-058-003 Aluminium framed single low e				4.86 0.43 Louvre windows	
AWS-003-302 Aluminium framed double Lightbridge Clear				3.22 0.47 Sliding windows	
AWS-021-015 Aluminium framed double Lightbridge Clear				3.38 0.39 Hinged doors	
AWS-031-047 Aluminium framed double Lightbridge Clear				3.63 0.42 Double hung windows – all remaining	
AWS-069-009 Aluminium framed double Lightbridge Clear				2.53 0.54 Fixed windows	
AWS-008-025 Aluminium framed double Lightbridge Clear				3.42 0.43 Awning windows	
AWS-110-073 Aluminium framed double Lightbridge Clear				2.37 0.53 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 and acoustic regulations.					
Ceiling fans					
1200mm ceiling fan Office					
1400mm ceiling fans to Bed 2, Bed 3, Bed 4					
1800mm ceiling fans Bed 1, Lounge, Dining					
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.					

Concept Designs Australia				Mob 0408 864184			
80 Hillside Parade ELIZABETH BEACH NSW 2428							
Site Area (m²)		1204		Roof Area (m²)		225	
Total Area of Garden and Lawn (m²)				400			
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							
5000 litre rainwater tank collected from minimum 200 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				15-20 STCs	
Cooling System		Living		No active cooling system			
		Bedrooms		No active cooling system			
Heating System		Living		No active heating system			
		Bedrooms		No active heating system			
Ventilation		Bathroom		Individual fan ducted to facade or roof		Manual switch	
		Kitchen		Individual fan ducted to facade or roof		Manual switch	
		Laundry		Natural ventilation only		-	
Natural Lighting		Window/skylight in kitchens				Yes	
		Window/skylight in bathrooms/toilets				Yes No 4	
Artificial Lighting		80% of light fixtures are to be fitted with fluorescent, compact fluorescent or LED lamps.					
Alternative		Minimum 12 peak kilowatt photovoltaic system for each house to be installed.					
OTHER COMMITMENTS							
Outdoor clothesline		Yes		Indoor/sheltered clothesline		No	
Stove/Oven		Induction cooktop and electric oven					

Door Schedule						
ID	ROOM	Unit Dimensions		Elevation	TYPE	ORIENTATION
		Height	Width			
D01	GARAGE	2,670	6,000		GARAGE PANEL LIFT	NORTH
D02	ENTRY	2,732	1,400		SOLID CORE ENTRY PAINTED FINISH	NORTH
D03	BED 2	2,590	2,620		ALUMINIUM SLIDER	NORTH
D04	BED 3	2,590	2,650		ALUMINIUM STACKER	NORTH
D05	HALL	2,590	900		ALUMINIUM FRAMED HINGED DOOR	EAST
D06	DINING	2,500	5,400		ALUMINIUM FRAMED STACKER DOOR	NORTH
D07	LOUNGE	2,500	4,050		ALUMINIUM STACKER	NORTH
D08	BED 1	2,500	4,050		ALUMINIUM STACKER	NORTH
D09	KITCHEN	2,500	1,250		ALUMINIUM FRAMED HINGED	SOUTH

02. Door Schedule 1:1.43

**Certificate No. 0012372645**
Assessor name Leanne Houseman
Accreditation No. 10137
Property Address 80 Hillside Parade, ELIZABETH BEACH NSW 2428
hera.com.au/QR/GenerateNSW/2428



Drawn | Checked MM
Plot Date: 6/11/2025
Project Status PRE DA SUBMISSION
Client K. & M. BARROWS
Site: HILLSIDE PARADE

DRAWING TITLE :
Schedules
Window & Door Schedule
PROJECT NAME :
BARROW HILLSIDE

REVISION NO.
PRE DA
DRAWING NO.
A500

