

TEACHER HOUSING AUTHORITY  
PROPOSED HOUSING DEVELOPMENT  
AT 35B NANDEWAR STREET, NARRABRI - NSW 2390  
LOT 12 | SECTION 19 | DP 758755




-  
A00 LOCALITY PLAN  
NTS

DRAWINGS SCHEDULE				
DWG NO.	SHEET NAME	REVISION		DATE
A00	COVER SHEET & LOCALITY PLAN	B	ISSUED FOR DA APPROVAL	28/04/2021
A02	SITE PLAN	B	ISSUED FOR DA APPROVAL	28/04/2021
A03	FLOOR PLAN - UNIT 1	B	ISSUED FOR DA APPROVAL	28/04/2021
A04	FLOOR PLAN - UNIT 2	B	ISSUED FOR DA APPROVAL	28/04/2021
A05	FLOOR PLAN - UNIT 3	B	ISSUED FOR DA APPROVAL	28/04/2021
A06	UNIT 1 - ELEVATIONS	B	ISSUED FOR DA APPROVAL	28/04/2021
A07	UNITS 2 & 3 - ELEVATIONS	B	ISSUED FOR DA APPROVAL	28/04/2021
A08	SECTION	B	ISSUED FOR DA APPROVAL	28/04/2021
A09	WINDOWS & DOORS SCHEDULE	B	ISSUED FOR DA APPROVAL	28/04/2021

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A	ISSUED FOR CLIENT APPROVAL	VM	29/03/21
REV:	DESCRIPTION:	BY:	DATE:
STATUS: NOT FOR CONSTRUCTION			



Public Works  
Advisory

Drew Varnum  
Executive Director  
A division of the Department of Regional NSW

CLIENT: TEACHER HOUSING AUTHORITY  
Level 3  
66 Harrington Street, The Rocks  
Sydney - NSW 2000



Teacher  
Housing

SITE: 35B Nandewar Street Narrabri - NSW			
TITLE: THA Capital Works LOCALITY PLAN			
SCALE AT A3: NTS	DATE: 27/04/2021	DRAWN: VM	CHECKED: VM
PROJECT NO: 10042011	DRAWING NO: A00	REVISION: B	



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LEGEND

FT1	FLOOR FINISH - CONCRETE SMOOTH FINISH
FT5	FLOOR FINISH - CONCRETE BROOM FINISH
RWT	RAINWATER TANK - 2000 Litre
HWU	HOT WATER UNIT
GVL	"MANGAROO" GRAVEL 20mm
TF	"SIR WALTER" BUFFALO GRASS

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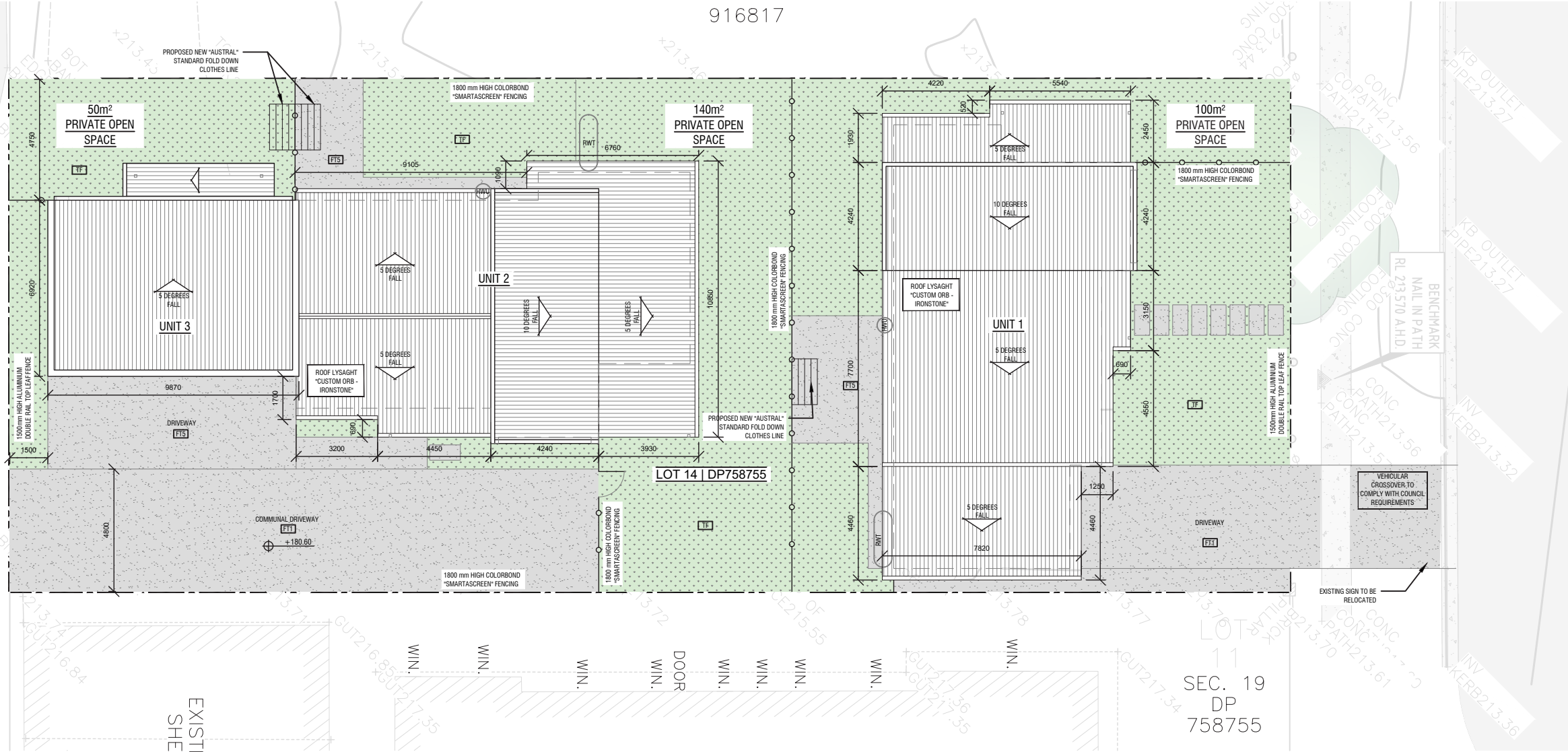
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Sydney - NSW 2000



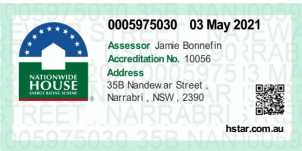
SITE: 35B Nandewar Street  
Narrabri - NSW

TITLE: THA Capital Works  
SITE PLAN

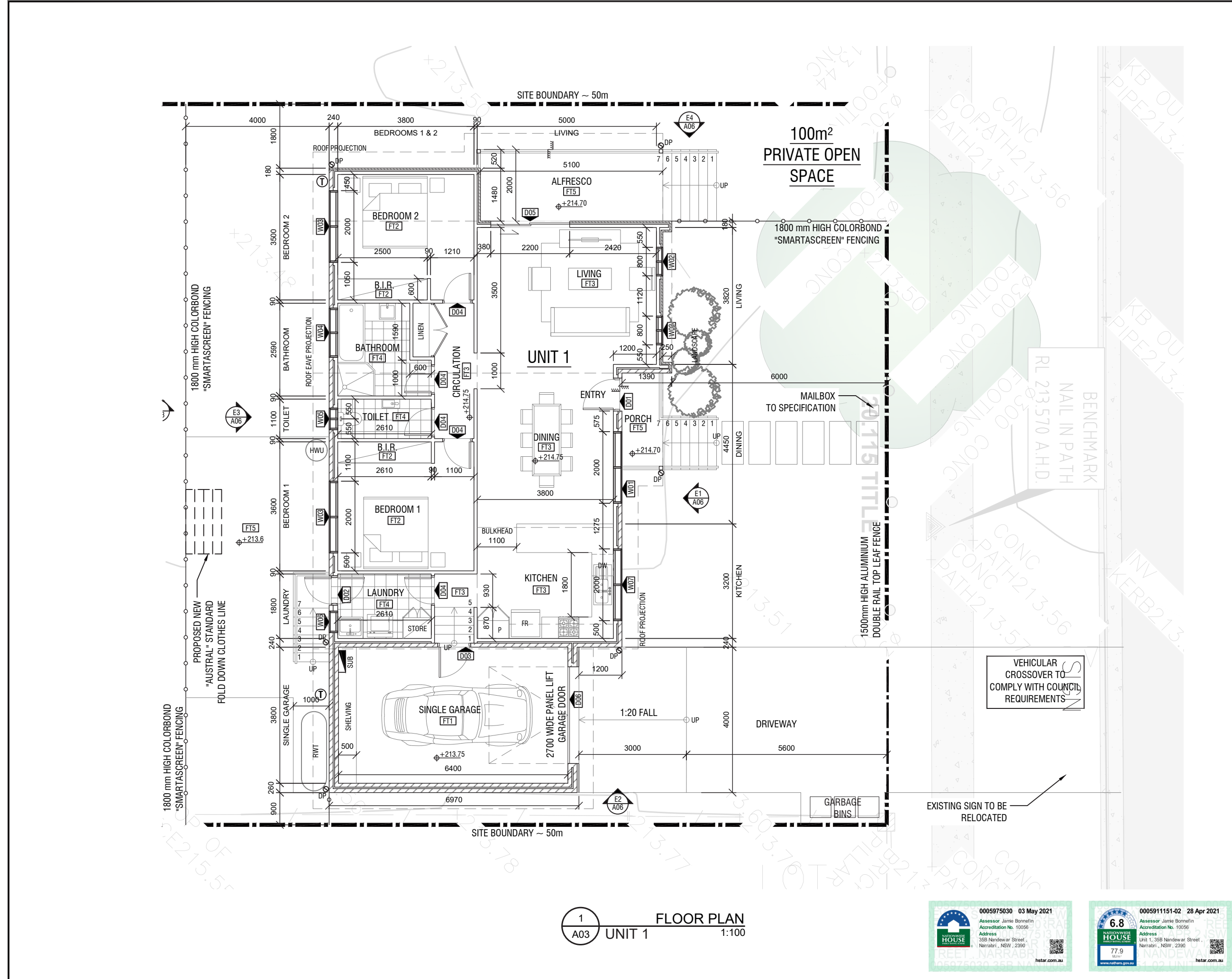
SCALE AT A3: 1:200	DATE: 27/04/2021	DRAWN: VM	CHECKED: VM
PROJECT NO: 10042011	DRAWING NO: A02	REVISION: B	



SITE PLAN  
1:200







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LEGEND

FFL	FINISHED FLOOR LEVEL
FT1	FLOOR FINISH - CONCRETE SMOOTH FINISH
FT2	FLOOR FINISH - CARPET
FT3	FLOOR FINISH - VINYL
FT4	FLOOR FINISH - TILED
FT5	FLOOR FINISH - CONCRETE BROOM FINISH
W13	WINDOW NUMBER - REFER SCHEDULE
D12	DOOR NUMBER - REFER SCHEDULE
90mm STUD WALL	
SELECTED CUSTOM METAL CLADDING FIXED HORIZONTALLY TO STUD WALL	
SELECTED BRICK WORK WALL	
DP	DOWNPIPE
MH	MANHOLE
RWT	RAINWATER TANK - 2000 Litre
HWU	HOT WATER UNIT
FR	SELECTED FRIDGE
DW	SELECTED DISHWASHER
T	WATER TAP

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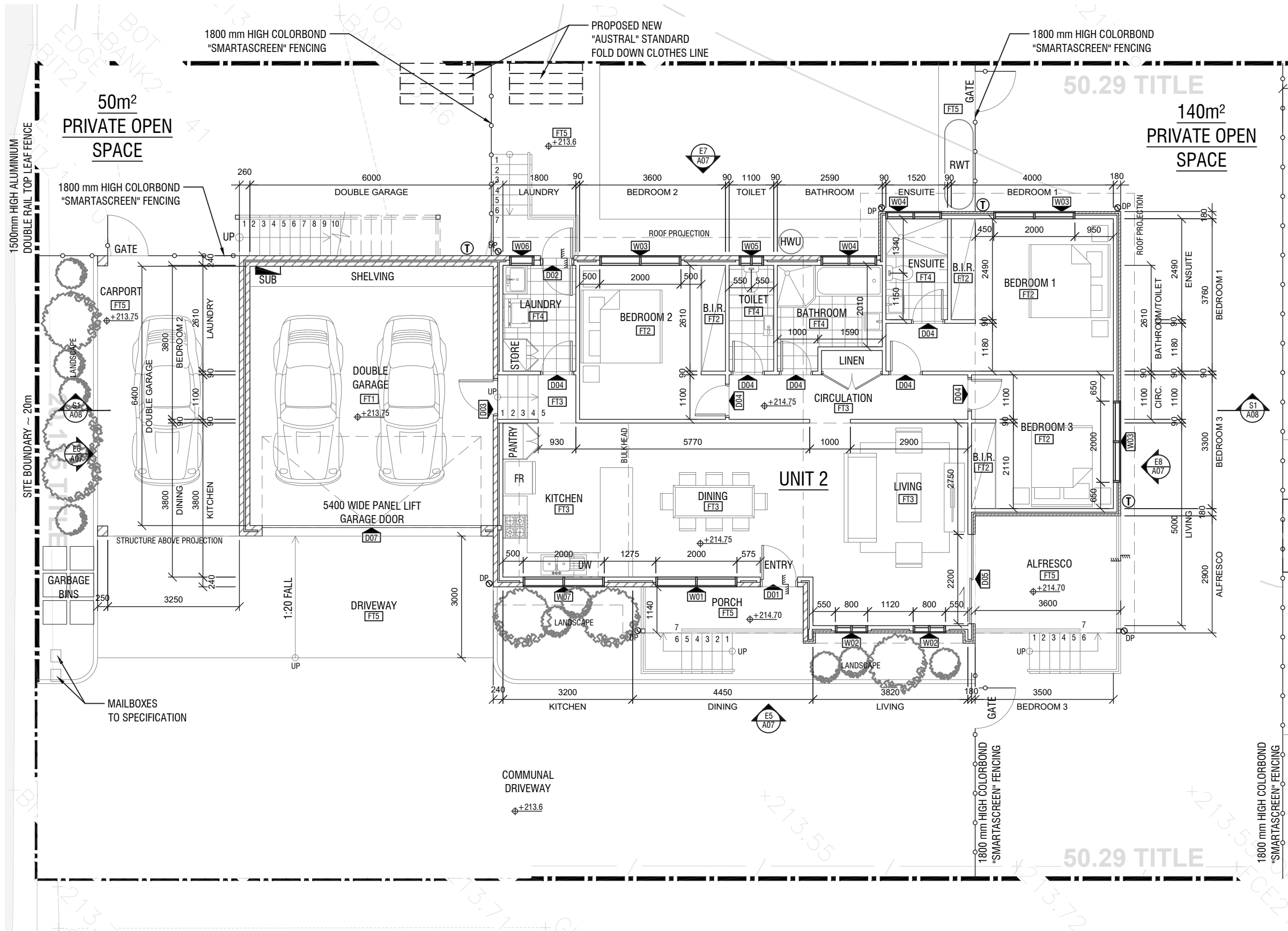
NSW GOVERNMENT | Public Works Advisory

Drew Varnum  
Executive Director  
A division of the Department of Regional NSW

CLIENT: TEACHER HOUSING AUTHORITY  
Level 3  
66 Harrington Street, The Rocks  
Sydney - NSW 2000

NSW GOVERNMENT | Teacher Housing

SITE:	35B Nandewar Street Narrabri- NSW		
TITLE:	THA Capital Works FLOOR PLAN - UNIT 1		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	27/04/2021	VM	VM
PROJECT NO:	DRAWING NO:	REVISION:	
10042011	A03	B	



FLOOR PLAN  
UNIT 2  
1:100

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#### LEGEND

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D12	DOOR NUMBER - REFER SCHEDULE
	90mm STUD WALL
	SELECTED CUSTOM METAL CLADDING FIXED HORIZONTALLY TO STUD WALL
	SELECTED BRICK WORK WALL
DP	DOWNPIPE
MH	MANHOLE
RWT	RAINWATER TANK - 2000 Litre
HWU	HOT WATER UNIT
FR	SELECTED FRIDGE
DW	SELECTED DISHWASHER
T	WATER TAP

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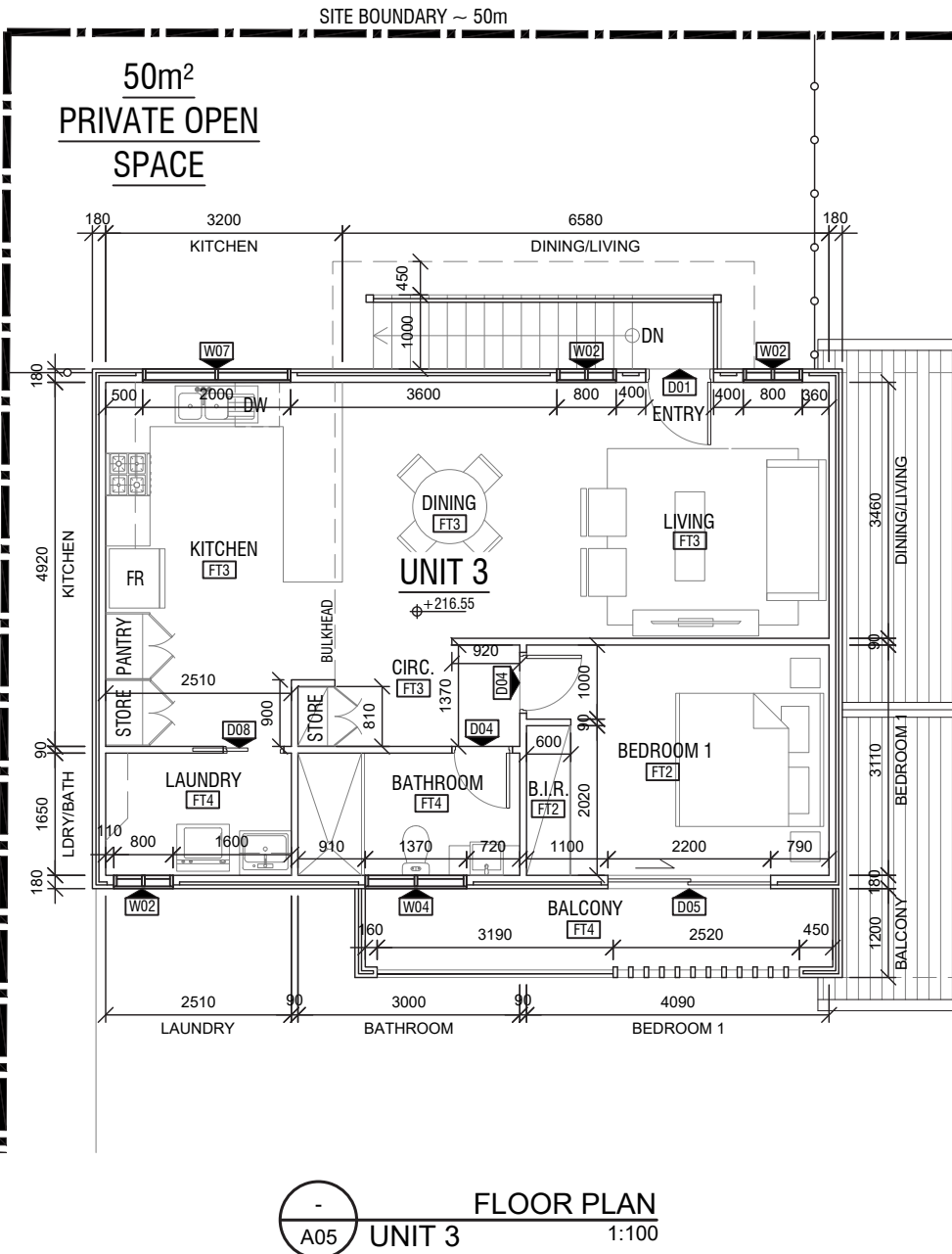
SITE: 35B Nandewar Street  
Narrabri - NSW

TITLE: THA Capital Works  
FLOOR PLAN - UNIT 2

SCALE AT A3: 1:100	DATE: 27/04/2021	DRAWN: VM	CHECKED: VM
PROJECT NO: 10042011	DRAWING NO: A04	REVISION: B	




BASIX Project Commitments				
Proposed:		Multi Dwelling		
Address:		35B Nandewar Street, Narrabri, NSW, 2390		
Lot No / DP:		12/758755		
Water (All dwellings)				
Fixtures		Specification		
Shower head rating		3 star (> 7.5 but <= 9 L/min)		
Toilet rating		4 star		
Kitchen taps rating		4 star		
Bathroom taps rating		4 star		
Alternative water details				
Rainwater tank size		Individual	2000L	
Connected to:		Garden and lawn areas	Yes	
		All toilets	Yes	
		Laundry	Yes	
Thermal Comfort		Accreditation Number:		HERA 10056
External walls		Requirements		
Cavity brick		Garage	Dark colour	
Metal clad			Dark colour	R2.0 Bulk + Anti-glare foil
Brick veneer			Dark colour	R2.0 Bulk + Anti-glare foil
Internal walls				
Brick veneer		Walls around garage	No insulation	
Cavity wall, direct fix plasterboard			No insulation	
Ceiling				
External Ceiling - Plasterboard		R3.5 Bulk insulation		
Roof				
Corrugated iron		Dark Colour (solar absorbance >0.70) R1.3 Bulk, Reflective Side Down		
Floors				
Concrete slab on ground		Unit 1&2	No insulation	
Suspended timber		Unit 3	R2.0 Bulk insulation	
Windows				
Aluminium frame ALM-002-01		Single glazing Clear with U-value 6.7 and SHGC 0.7 for Group A windows (awning, bifold, casement and tilt 'n' turn type windows/doors)		
Site				
Orientation of nominal north elevation		As shown on plans		
Energy (All Dwellings)				
Hot water		Specification		Rating
Individual system		Electric storage		
Ventilation				
Bathroom exhaust		Individual fan, not ducted		
Control switch		Manual switch on/off		
Kitchen exhaust		Individual fan, not ducted		
Control switch		Manual switch on/off		
Laundry		Natural ventilation only		
Control switch		N/A		
Cooling				
Individual systems - living areas		1-phase airconditioning		EER 3.0 - 3.5
Individual systems - bedroom areas		1-phase airconditioning		EER 3.0 - 3.5
Heating				
Individual systems - living areas		1-phase airconditioning		EER 3.0 - 3.5
Individual systems - bedroom areas		1-phase airconditioning		EER 3.0 - 3.5
Appliances				
Cooktop/oven		Electric cooktop & electric oven		
Ventilated fridge space		Yes		
Private outdoor clothes drying line		Yes		
Private indoor or sheltered clothes drying line		No		
Alternative energy				
PV panels		Unit 1	2 KW	
		Unit 2&3	1 KW	




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FT3	FLOOR FINISH - VINYL
FT4	FLOOR FINISH - TILED
FT5	FLOOR FINISH - CONCRETE BROOM FINISH
W13	WINDOW NUMBER - REFER SCHEDULE
D12	DOOR NUMBER - REFER SCHEDULE
=====	90mm STUD WALL
=====	SELECTED CUSTOM METAL CLADDING FIXED HORIZONTALLY TO STUD WALL
=====	SELECTED BRICK WORK WALL
DP	DOWNPIPE
MH	MANHOLE
RWT	RAINWATER TANK - 2000 Litre
HWU	HOT WATER UNIT
FR	SELECTED FRIDGE
DW	SELECTED DISHWASHER

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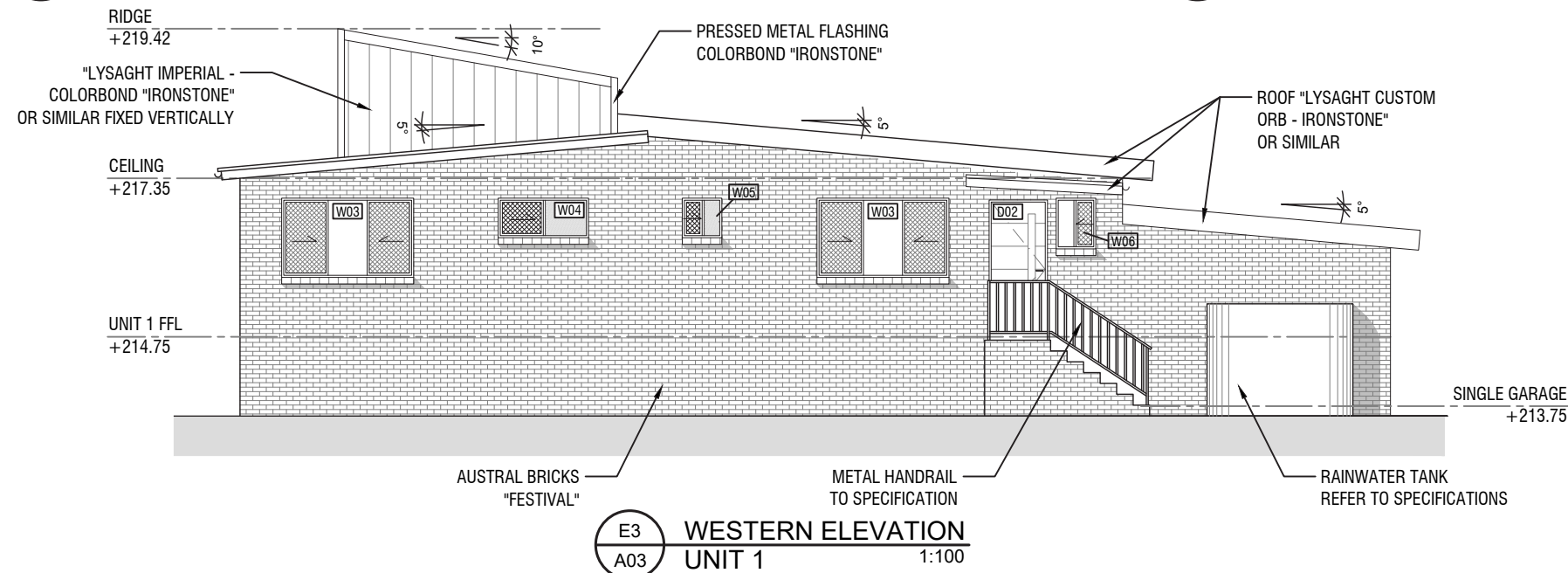
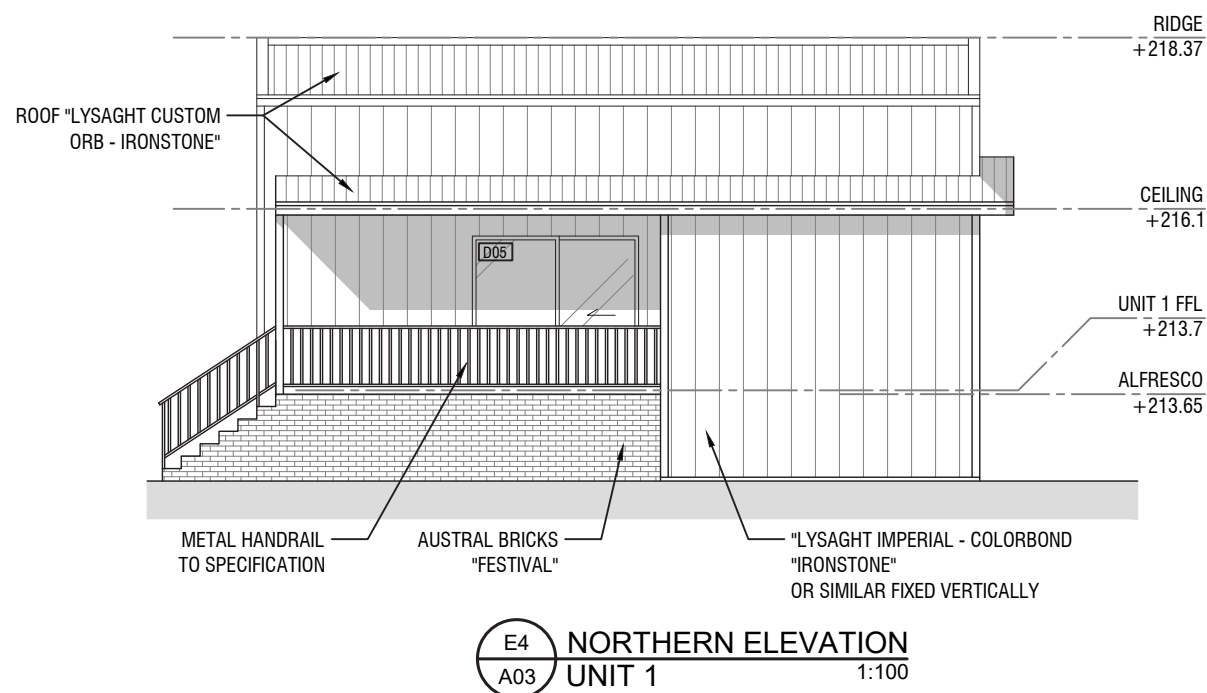
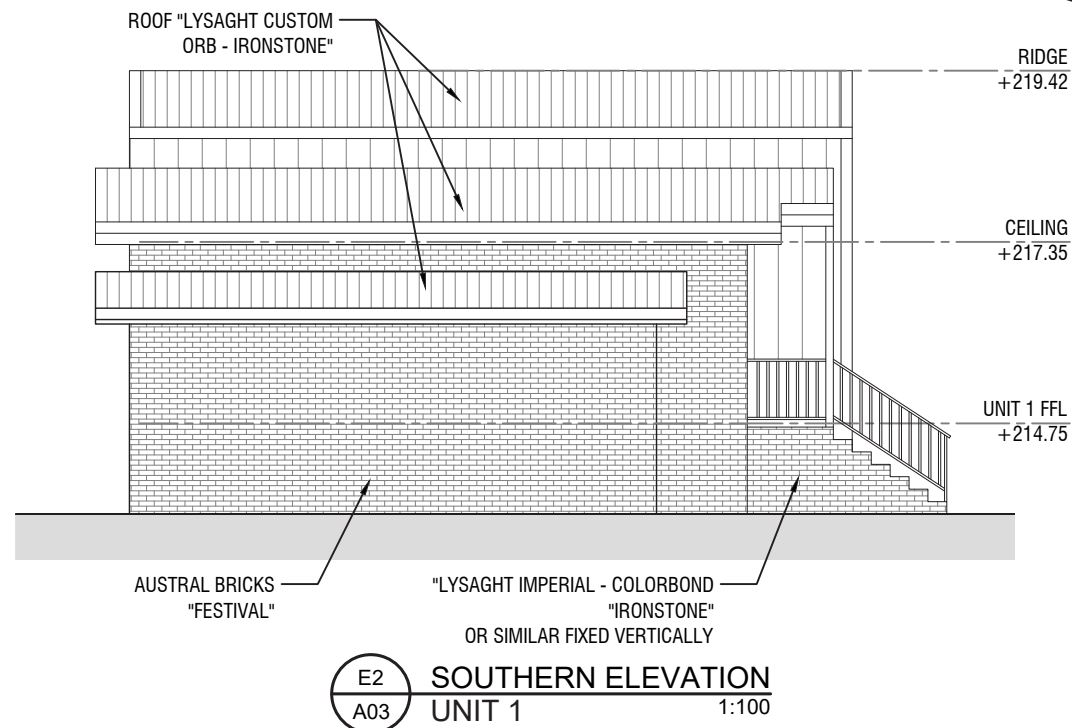
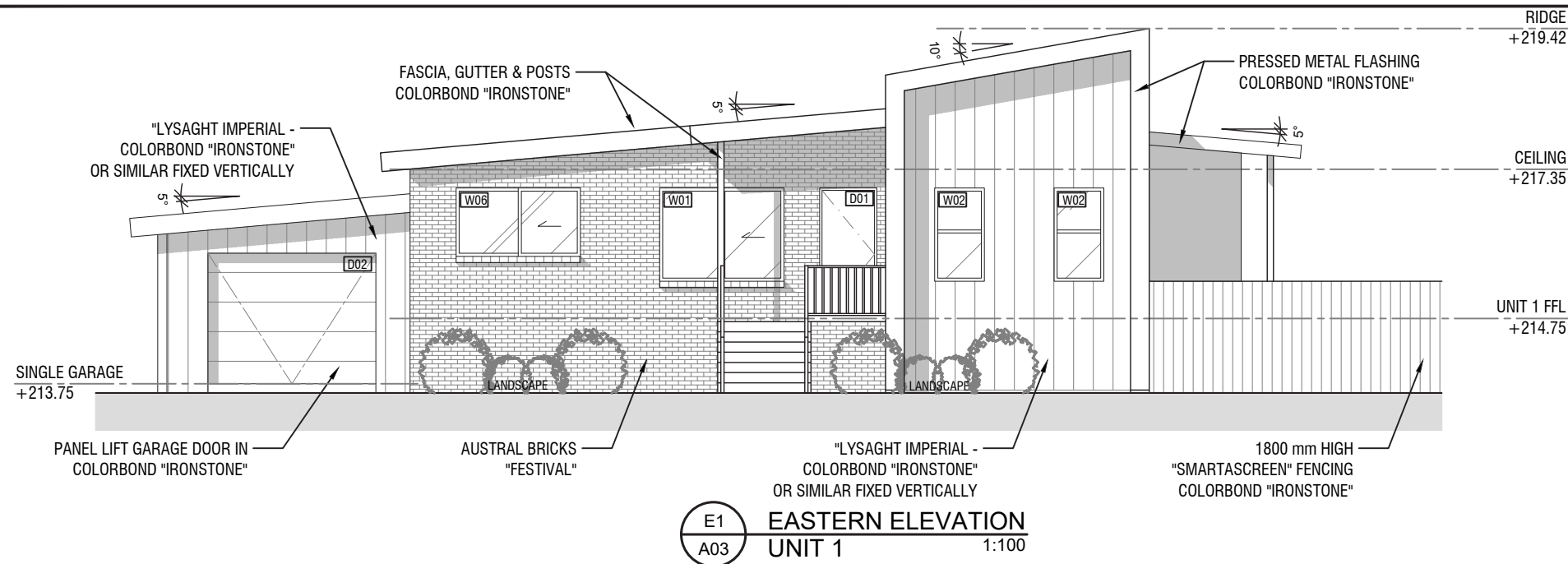
TEACHER HOUSING AUTHORITY  
Level 3  
66 Harrington Street, The Rocks  
Sydney - NSW 2000



Teacher  
Housing

SITE:		35B Nandewar Street Narrabri- NSW	
TITLE:		THA Capital Works FLOOR PLAN - UNIT 3	
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	27/04/2021	VM	VM
PROJECT NO:	DRAWING NO:	REVISION:	
10042011	A05	B	





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Sydney - NSW 2000

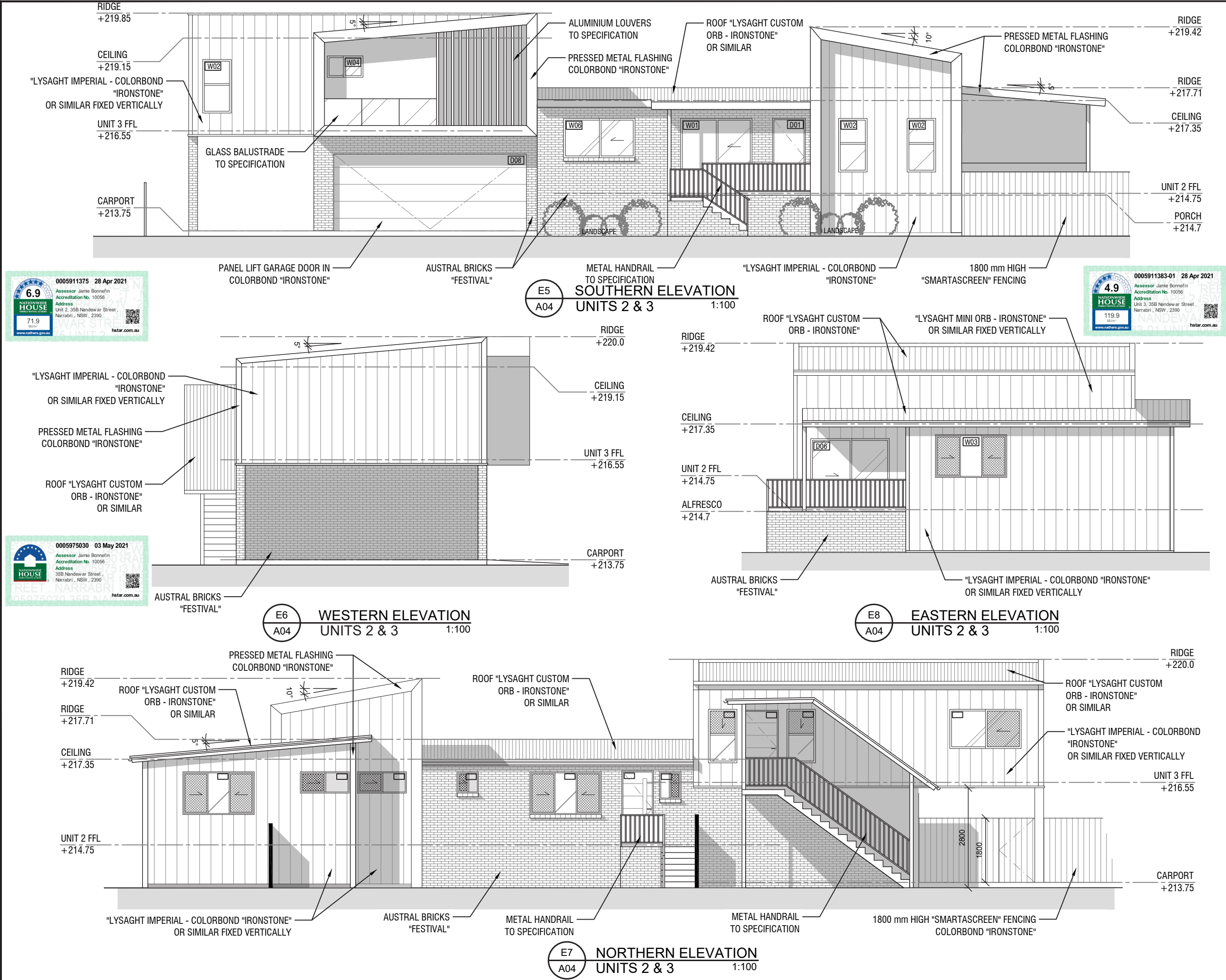


SITE: 35B Nandewar Street  
Narrabri - NSW

TITLE: THA Capital Works  
UNIT 1 - ELEVATIONS

SCALE AT A3: 1:100	DATE: 27/04/2021	DRAWN: VM	CHECKED: VM
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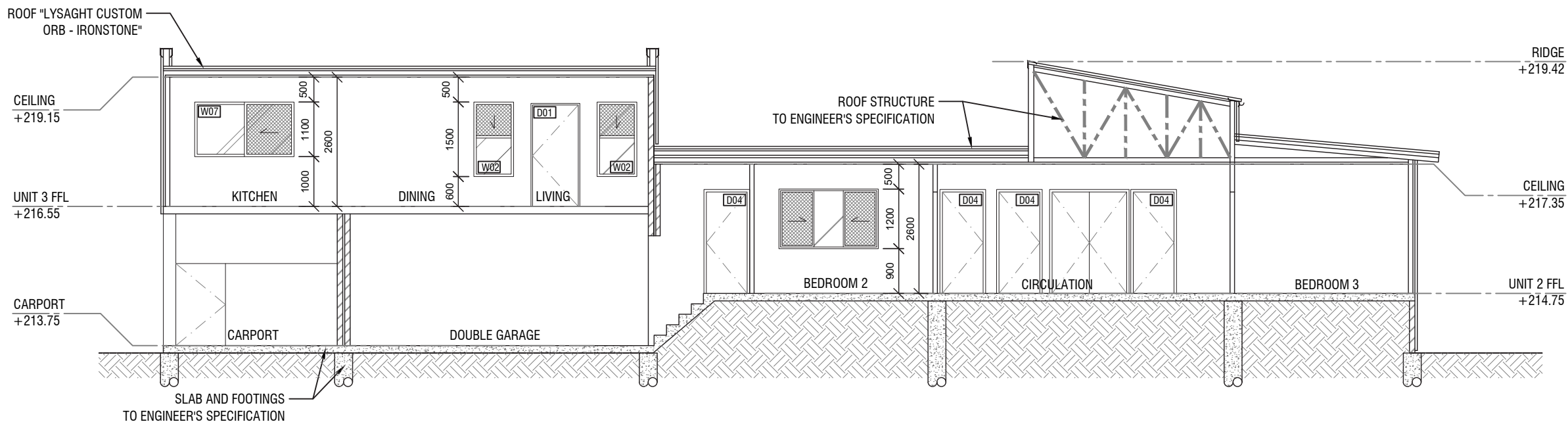
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A division of the Department of Regional NSW

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TEACHER HOUSING AUTHORITY  
Level 3  
66 Harrington Street, The Rocks  
Sydney - NSW 2000

**Teacher Housing**

SITE: 35B Nandewar Street Narrabri - NSW			
TITLE: THA Capital Works UNITS 2 & 3 - ELEVATIONS			
SCALE AT A3: 1:100	DATE: 27/04/2021	DRAWN: VM	CHECKED: VM
PROJECT NO: 10042011	DRAWING NO: A07	REVISION: B	



S1  
A04  
TYPICAL SECTION  
1:100

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Sydney - NSW 2000



Teacher  
Housing

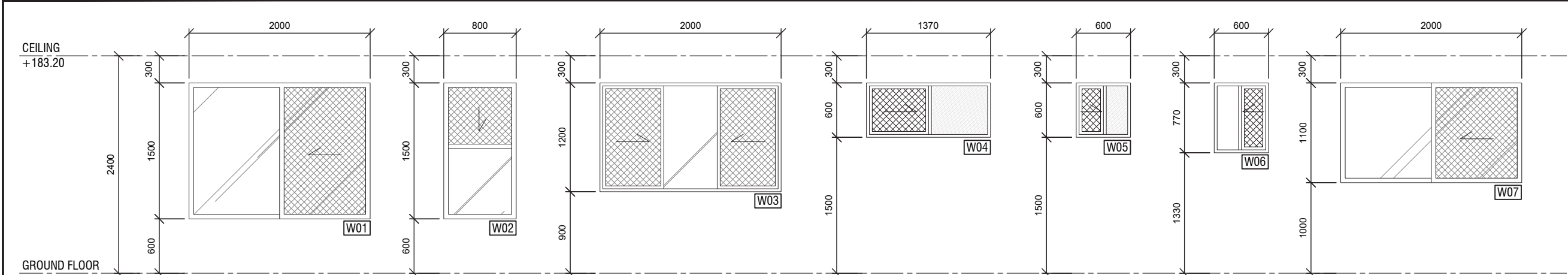
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Narrabri - NSW

TITLE: THA Capital Works  
TYPICAL SECTION

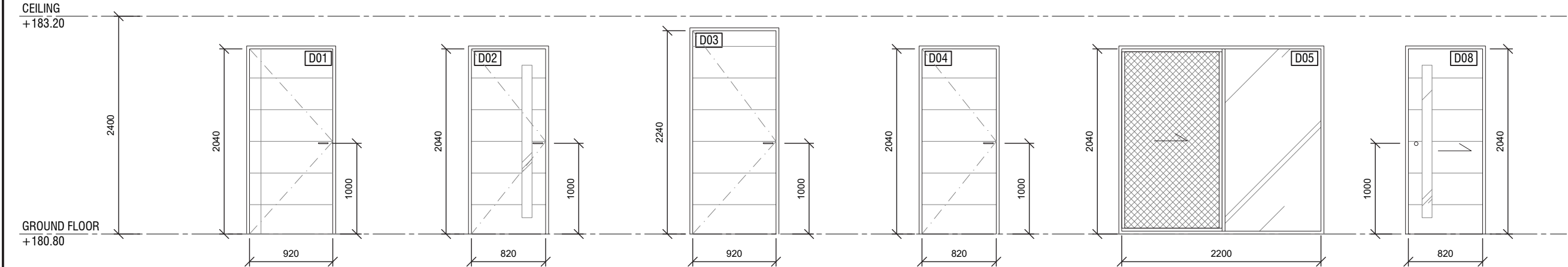
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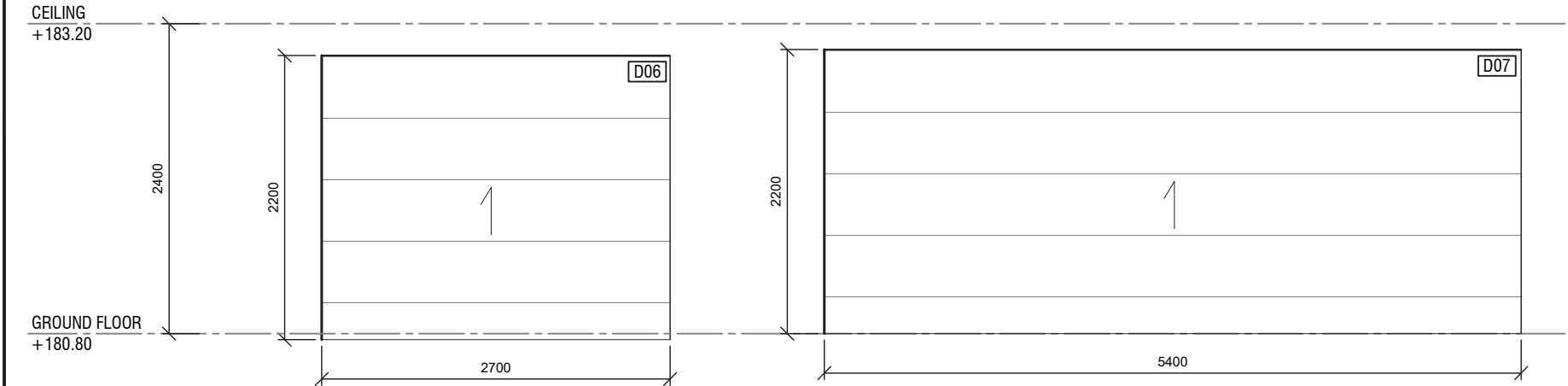




WINDOW NO.	W1	W2	W3	W4	W5	W6	W7
LOCATION	DINING ROOM	LIVING ROOM	BEDROOMS 1, 2 & 3	BATHROOM & ENSUITE	TOILET	LAUNDRY	KITCHEN
TYPE	ALUMINIUM FRAMED, SLIDING	ALUMINIUM FRAMED, SINGLE HUNG	ALUMINIUM FRAMED, SLIDING	ALUMINIUM FRAMED, SLIDING	ALUMINIUM FRAMED, SLIDING	ALUMINIUM FRAMED, SLIDING	ALUMINIUM FRAMED, SLIDING
	SINGLE GLAZED	SINGLE GLAZED	SINGLE GLAZED	SINGLE GLAZED - OBSCURED	SINGLE GLAZED - OBSCURED	SINGLE GLAZED	SINGLE GLAZED
SECURITY MESH	YES	YES	YES	YES	YES	YES	YES



DOOR NO.	D1	D2	D3	D4	D5	D8
LOCATION	MAIN ENTRY	LAUNDRY (EXTERNAL)	GARAGE	BEDROOMS, LAUNDRY, WC, BATHROOM, ENSUITE	LIVING ROOM	LAUNDRY
TYPE	SOLID CORE FIRE RESISTANT - BAL40	SOLID CORE - PAINT GRADE TEMPERED	SOLID CORE - PAINT GRADE TEMPERED	HOLLOW CORE - TEMPERED HARDBOARD	ALUMINIUM FRAMED, SLIDING DOOR	SOLID CORE - PAINT GRADE TEMPERED
	SWING DOOR - PAINTED "IRONSTONE"	HARDBOARD (DURACOTE). WEATHERPROOF	HARDBOARD (DURACOTE). WEATHERPROOF	(DURACOTE). FACE PAINTED	SINGLE GLAZED	HARDBOARD (DURACOTE). WEATHERPROOF
SECURITY MESH	NO	YES	NO	NO	YES	NO



DOOR NO.	D6	D7
LOCATION	SINGLE GARAGE	DOUBLE GARAGE
TYPE	B&D 'PANELIFT' 'SEVILLE' - FITTED WITH CONTROL-A-DOOR	B&D 'PANELIFT' 'SEVILLE' - FITTED WITH CONTROL-A-DOOR
	ADVANCE SWITCHING	ADVANCE SWITCHING
SECURITY MESH	N/A	N/A

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SITE: 35B Nandewar Street  
Narrabri - NSW

TITLE: THA Capital Works  
WINDOWS & DOORS SCHEDULE

SCALE AT A3: 1:100	DATE: 27/04/2021	DRAWN: VM	CHECKED: VM
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