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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

B	ISSUED FOR DA APPROVAL	VM	28/04/21
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

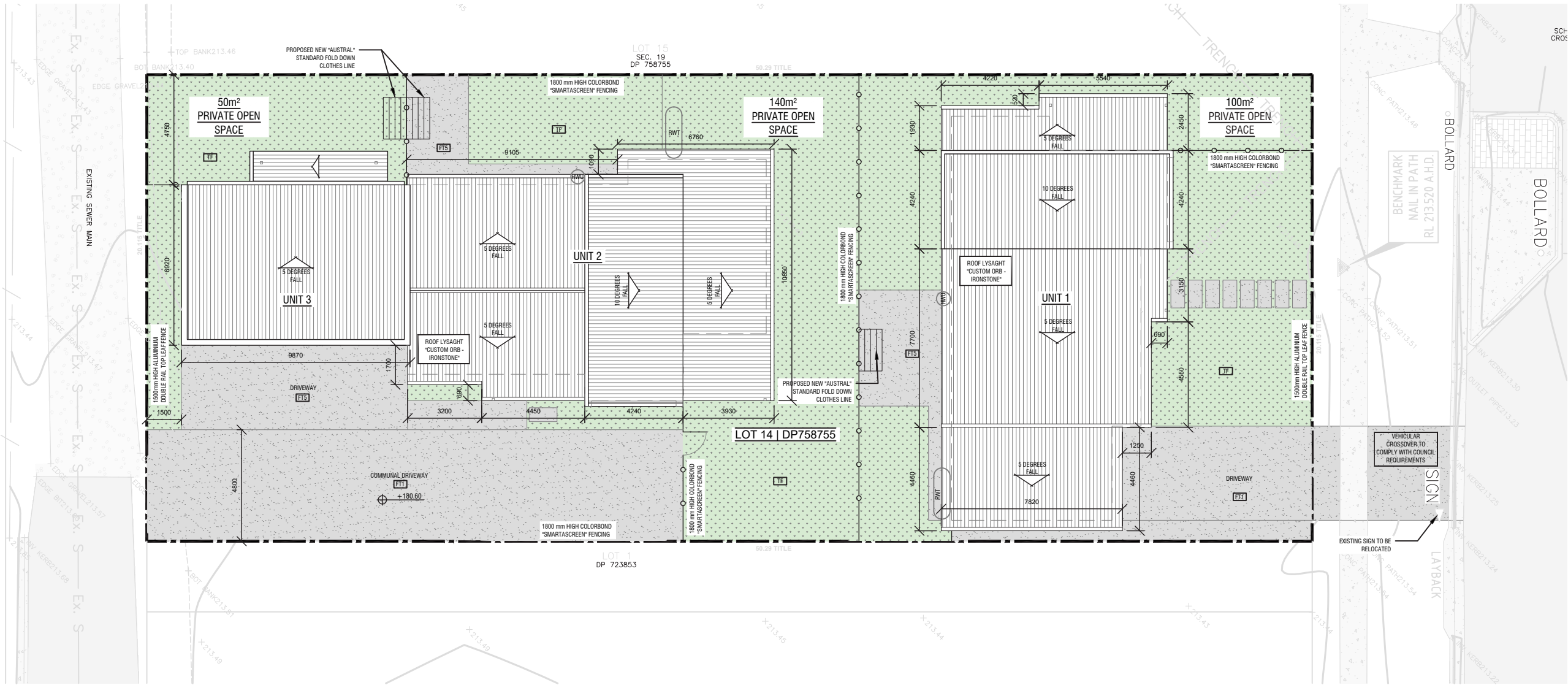
CLIENT: TEACHER HOUSING AUTHORITY  
Level 3  
66 Harrington Street, The Rocks  
Sydney - NSW 2000



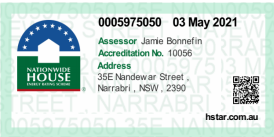
SITE: 35E Nandewar Street  
Narrabri - NSW

TITLE: THA Capital Works  
SITE PLAN

SCALE AT A3: 1:200	DATE: 27/04/2021	DRAWN: VM	CHECKED: VM
PROJECT NO: 10042001	DRAWING NO: A02	REVISION: B	



SITE PLAN  
1:200









BASIX Project Commitments		
Proposed:	Multi Dwelling	
Address:	35E Nandewar Street, Narrabri, NSW, 2390	
Lot No / DP:	14/758755	

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		

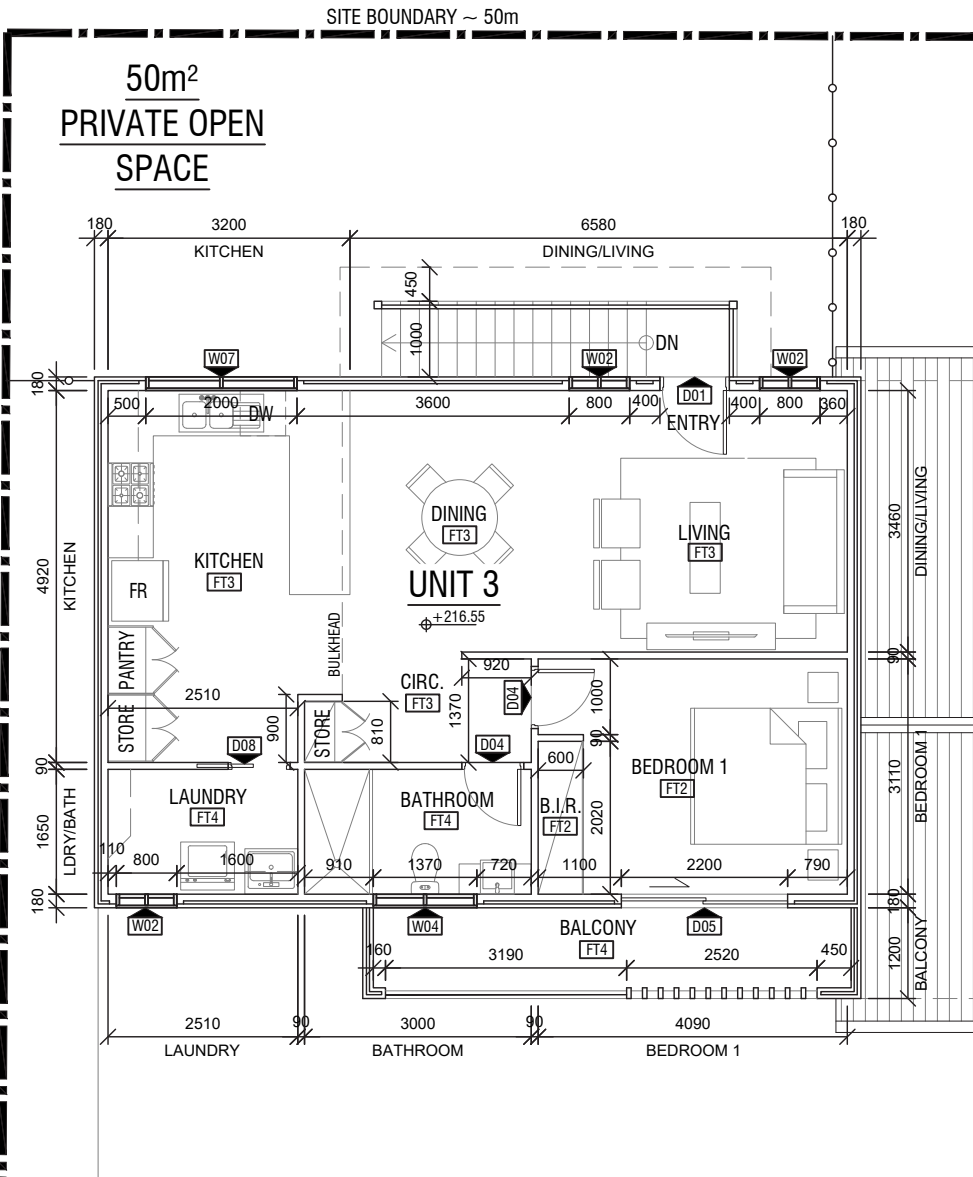
Energy (All Dwellings)		
Hot water	Specification	Rating
Individual system	Electric storage	
Ventilation		
Bathroom exhaust	Individual fan, not ducted	
Control switch	Manual switch on/off	
Kitchen exhaust	Individual fan, not ducted	
Control switch	Manual switch on/off	
Laundry	Natural ventilation only	
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		



FLOOR PLAN  
UNIT 3  
1:100


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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

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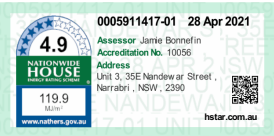
Drew Varnum  
Executive Director  
A division of the Department of Regional NSW

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

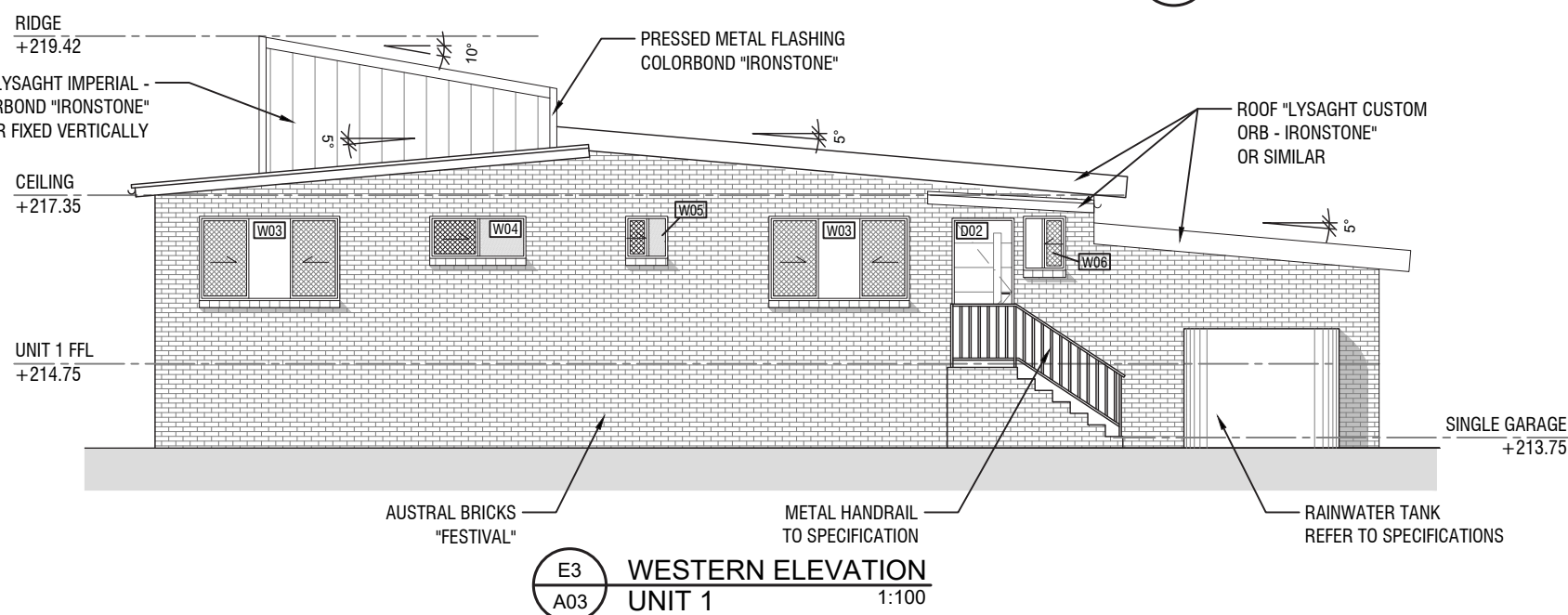
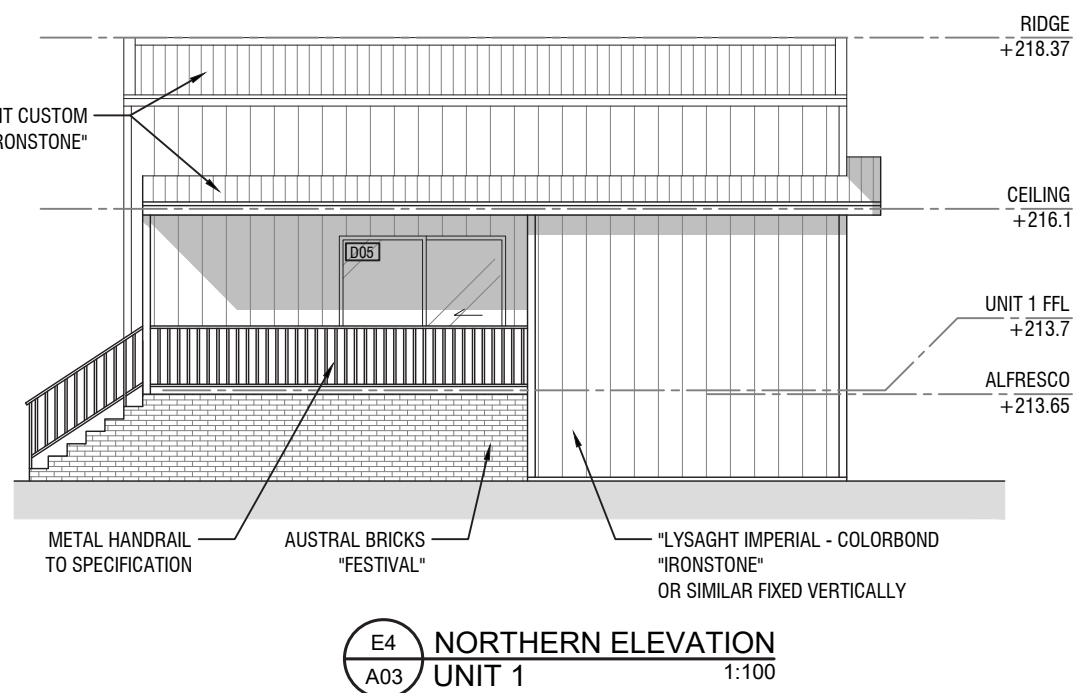
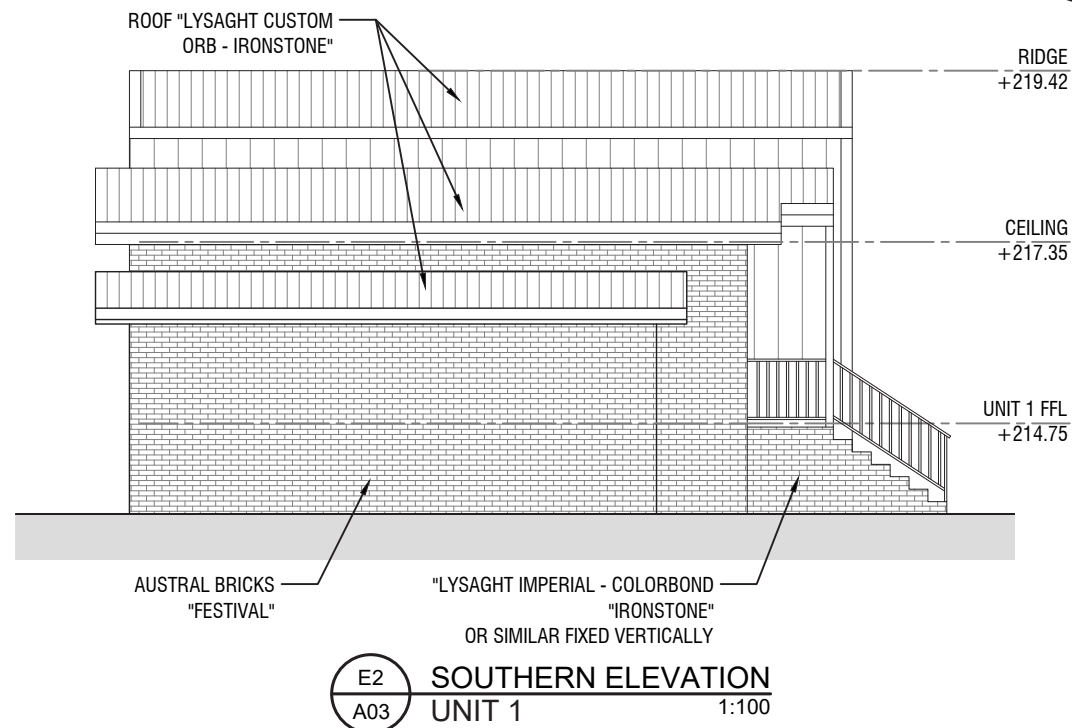
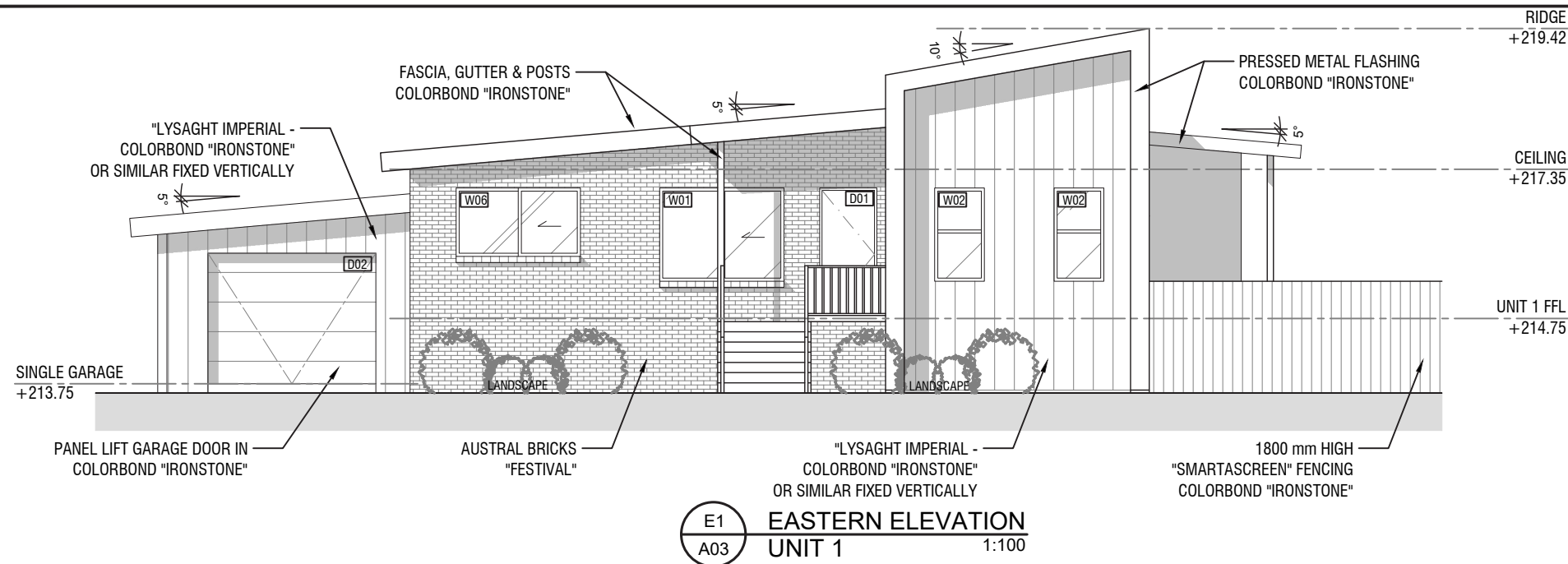


Teacher  
Housing

SITE:	35E 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:	
10042001	A05	B	







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

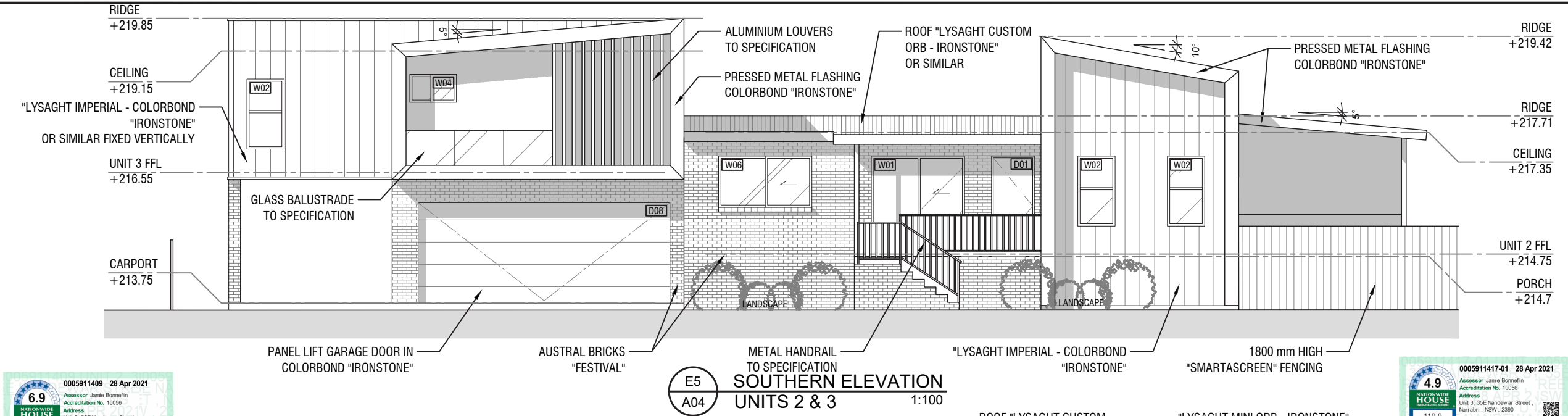


**SITE:** 35E Nandewar Street  
Narrabri - NSW

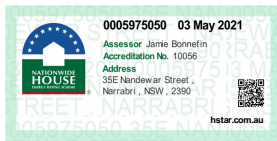
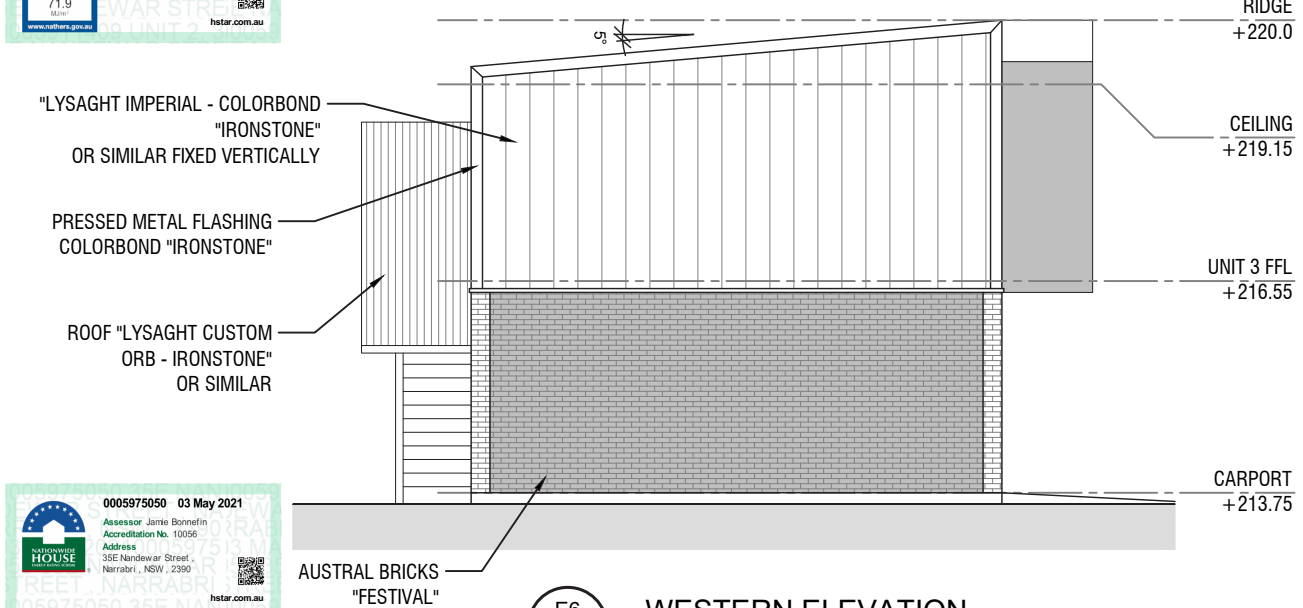
**TITLE:** THA Capital Works  
UNIT 1 - ELEVATIONS

<b>SCALE AT A3:</b> 1:100	<b>DATE:</b> 27/04/2021	<b>DRAWN:</b> VM	<b>CHECKED:</b> VM
<b>PROJECT NO:</b> 10042001	<b>DRAWING NO:</b> A06	<b>REVISION:</b> B	

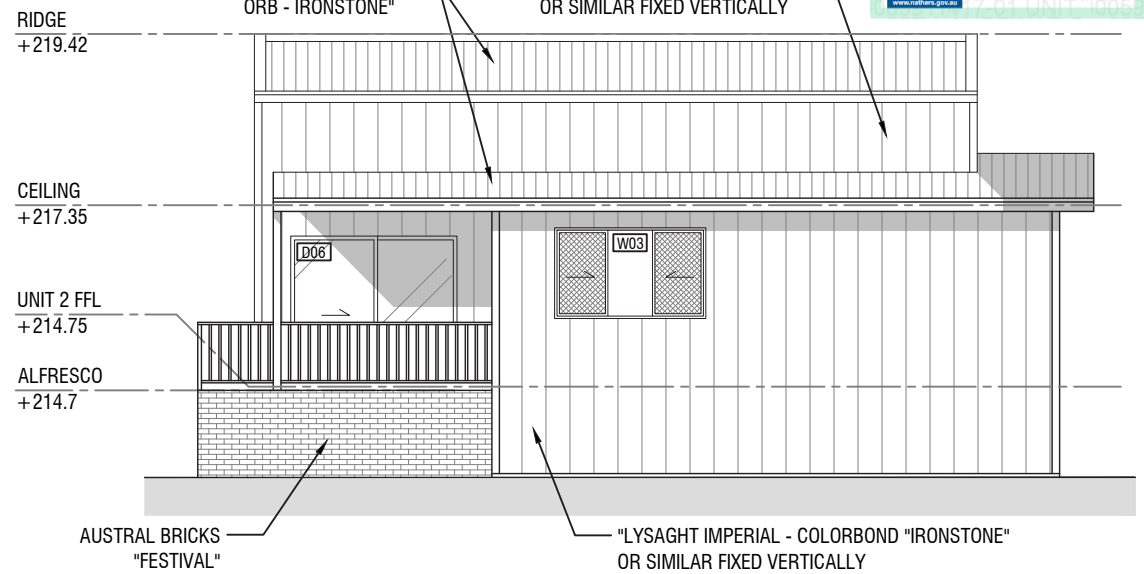




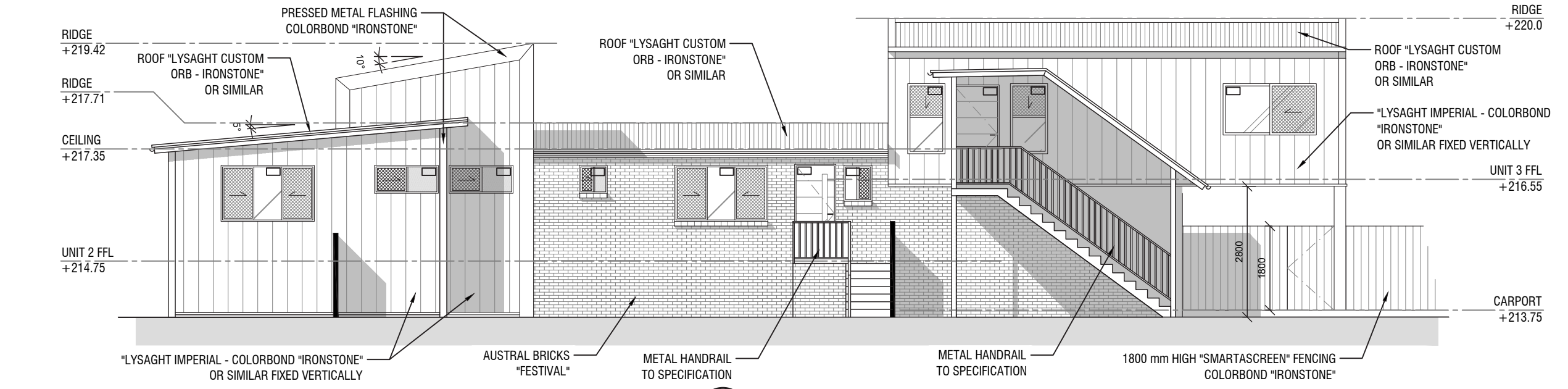
E5  
A04  
**SOUTHERN ELEVATION**  
UNITS 2 & 3  
1:100



E6  
A04  
**WESTERN ELEVATION**  
UNITS 2 & 3  
1:100



E8  
A04  
**EASTERN ELEVATION**  
UNITS 2 & 3  
1:100



E7  
A04  
**NORTHERN ELEVATION**  
UNITS 2 & 3  
1:100

Notes:

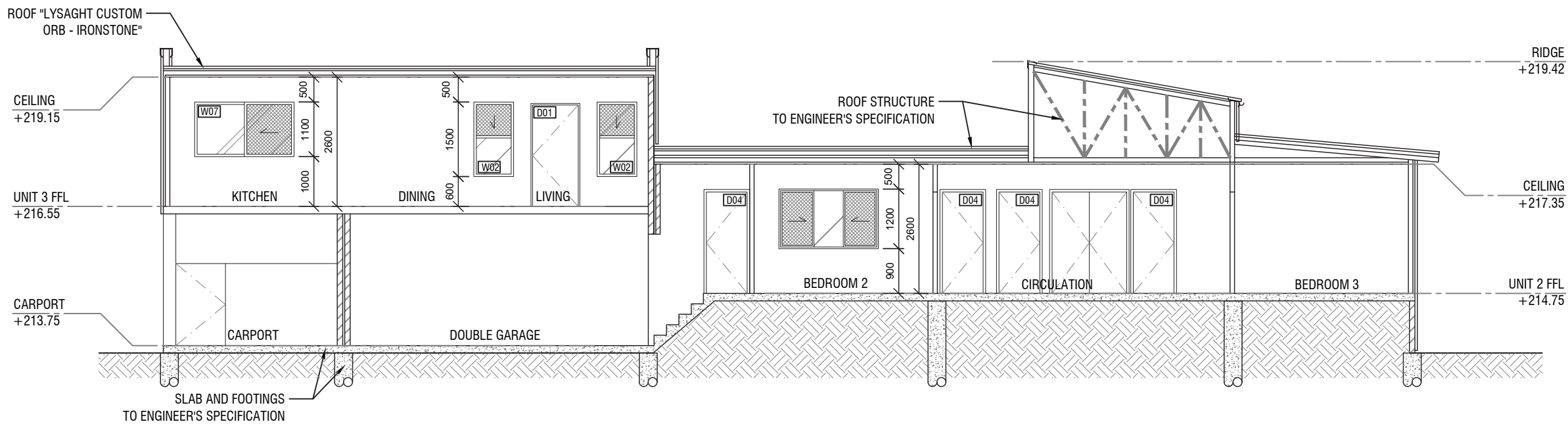
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CLIENT: TEACHER HOUSING AUTHORITY  
Level 3  
66 Harrington Street, The Rocks  
Sydney - NSW 2000

SITE:	35E Nandewar Street Narrabri - NSW		
TITLE:	THA Capital Works UNITS 2 & 3 - ELEVATIONS		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	27/04/2021	VM	VM
PROJECT NO:	DRAWING NO:	REVISION:	
10042001	A07	B	



S1  
A04  
TYPICAL SECTION  
1:100

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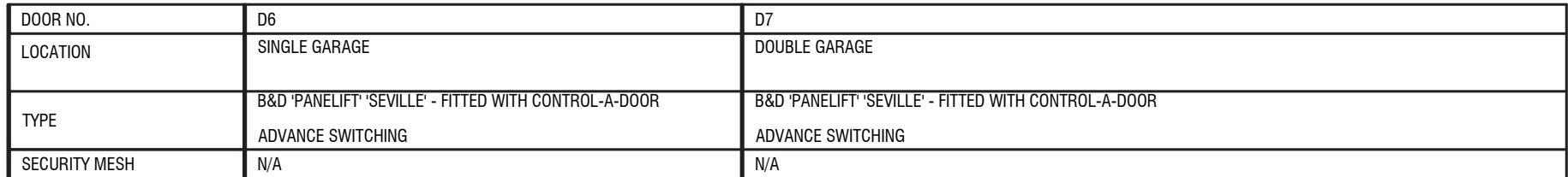
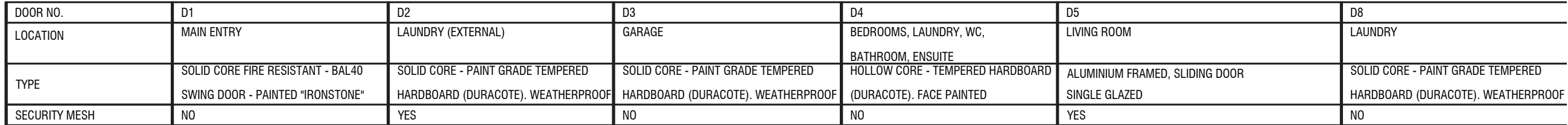
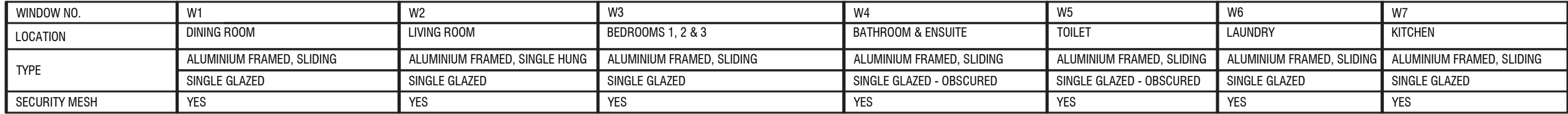
SITE: 35E Nandewar Street  
Narrabri - NSW

TITLE: THA Capital Works  
TYPICAL SECTION

SCALE AT A3: 1:100	DATE: 27/04/2021	DRAWN: VM	CHECKED: VM
PROJECT NO: 10042001	DRAWING NO: A08	REVISION: B	








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**NSW**  
GOVERNMENT

**Public Works**  
Advisory

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



NSW GOVERNMENT  
Teacher Housing

**SITE:** 35E Nandewar Street  
Narrabri - NSW

TITLE:	THA Capital Works WINDOWS & DOORS SCHEDULE
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SCALE AT A3: 1:100	DATE: 27/04/2021	DRAWN: VM	CHECKED: VM
PROJECT NO: 10042001	DRAWING NO: A09		REVISION: B

