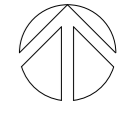


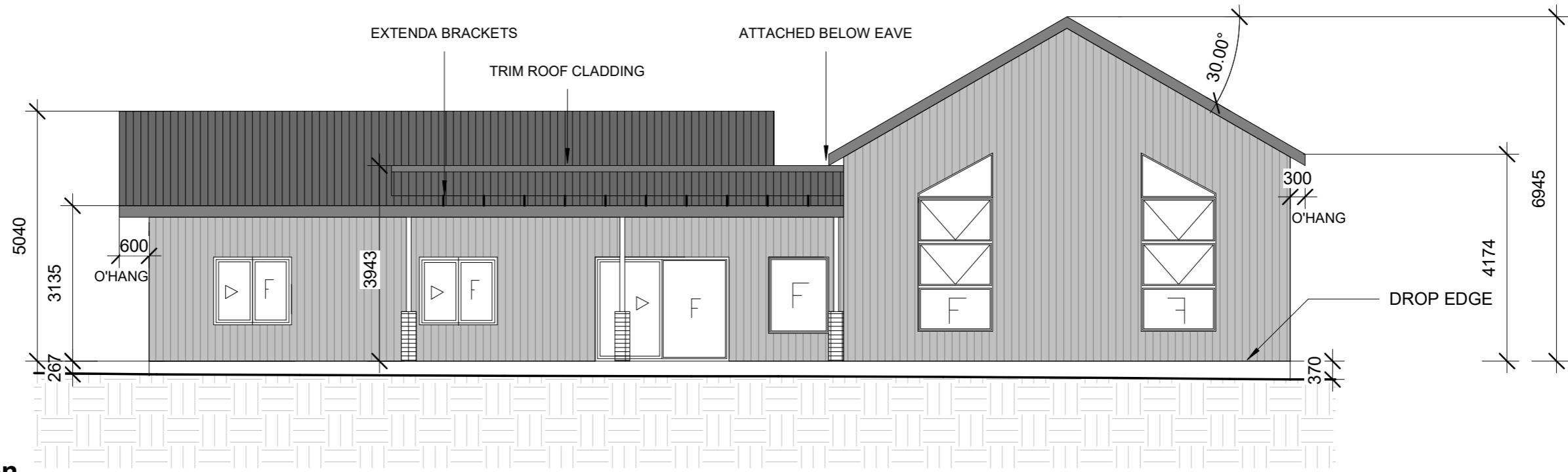
DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

1 Floor Plan
1 : 150

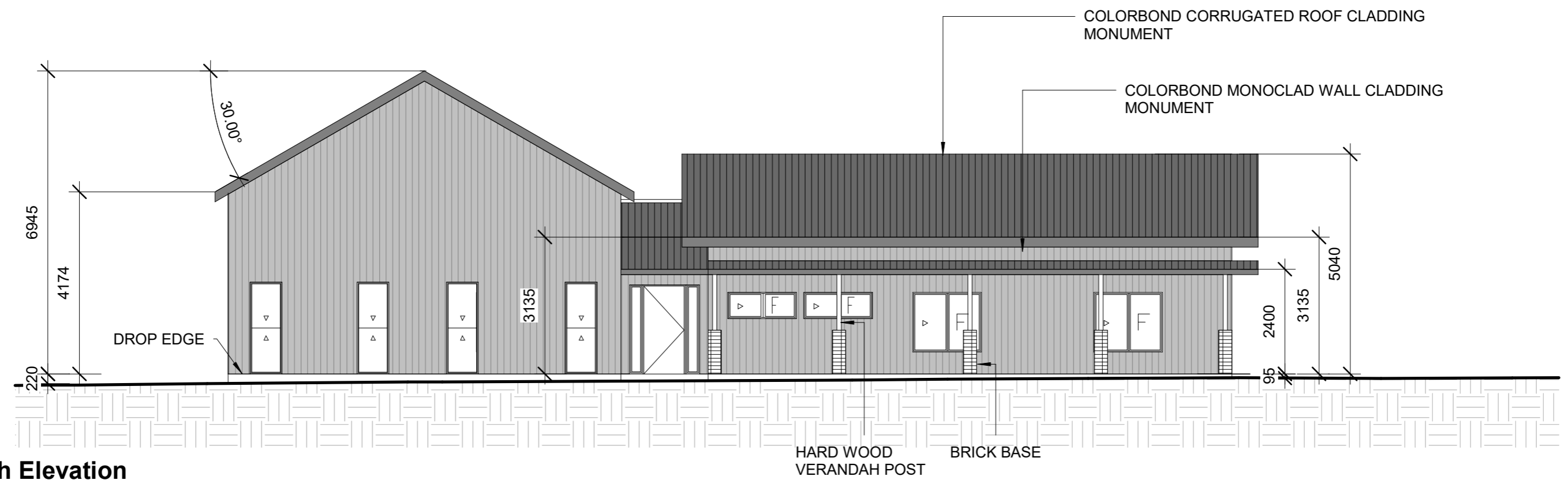
Open Area = 67.1m ²
Floor Area = 237.2m ²
Glazing Ratio = 49.696m ² (20.95%)



ISSUE	LGA	CLIENT	PROJECT	DATE	DRAWING	SCALE
	DUNGOG SHIRE COUNCIL	MIA MACKAY	PROPOSED CLASS 1A DWELLING 41 CLARKES CROSSING CLOSE, VACY 2421 LOT 5 / DP1291036	21/11/2023	DR02 FLOOR PLAN	1:150 @ A3  PROJECT NORTH



1 North Elevation
 1:100

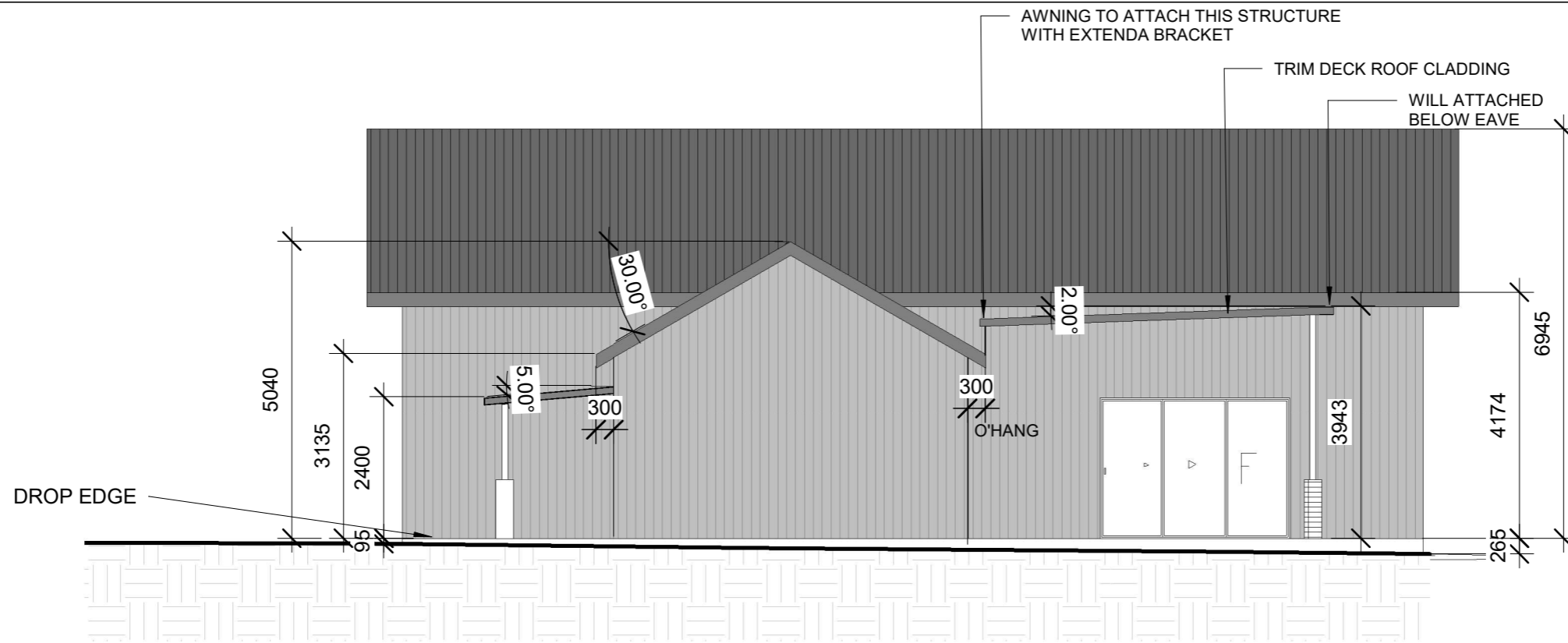


2 South Elevation
 1:100

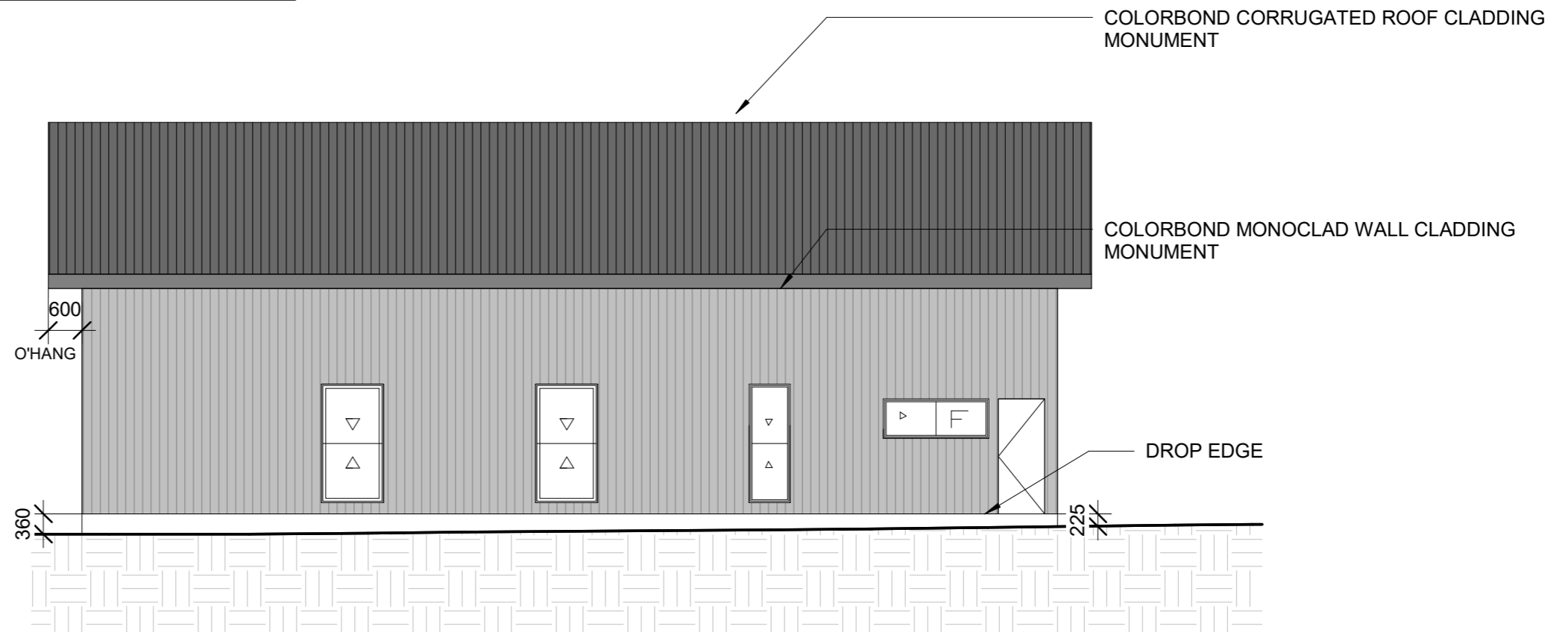
DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE



ISSUE	LGA	CLIENT	PROJECT	DATE	DRAWING	SCALE
	DUNGOG SHIRE COUNCIL	MIA MACKAY	PROPOSED CLASS 1A DWELLING 41 CLARKES CROSSING CLOSE, VACY 2421 LOT 5 / DP1291036	21/11/2023	DR03 NORTH & SOUTH ELEVATION	1:100 @ A3




1 East Elevation
 1 : 100

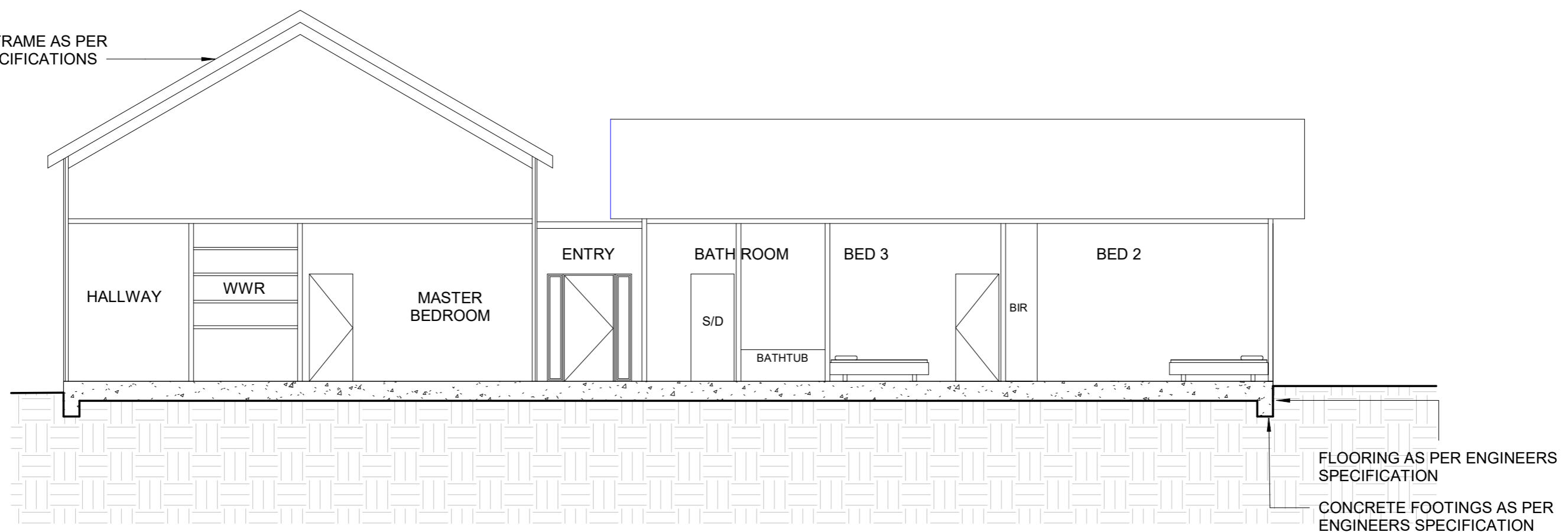


2 West Elevation
 1 : 100

DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

	<p>ISSUE</p>	<p>LGA DUNGOG SHIRE COUNCIL</p>	<p>CLIENT MIA MACKAY</p>	<p>PROJECT PROPOSED CLASS 1A DWELLING 41 CLARKES CROSSING CLOSE, VACY 2421 LOT 5 / DP1291036</p>	<p>DATE 21/11/2023</p>	<p>DRAWING DR04 EAST & WEST ELEVATION</p>	<p>SCALE 1:100 @ A3</p>
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STEEL PORTAL FRAME AS PER ENGINEERS SPECIFICATIONS




FLOORING AS PER ENGINEERS SPECIFICATION
 CONCRETE FOOTINGS AS PER ENGINEERS SPECIFICATION

1

Section A/A

1 : 85

DO NOT SCALE DIMENSIONS FROM THIS DRAWING ALL MEASUREMENTS TO BE VERIFIED ON SITE

	<p>ISSUE</p>	<p>LGA DUNGOG SHIRE COUNCIL</p>	<p>CLIENT MIA MACKAY</p>	<p>PROJECT PROPOSED CLASS 1A DWELLING 41 CLARKES CROSSING CLOSE, VACY 2421 LOT 5 / DP1291036</p>	<p>DATE 21/11/2023</p>	<p>DRAWING DR05 SECTION</p>	<p>SCALE 1:85 @ A3</p>
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THERMAL PERFORMANCE SUMMARY



The following specification was used to achieve the thermal performance values indicated on the NatHERS Certificate. If they vary from drawings or other specifications this specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and/or clearly indicated on referenced documentation. Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact the Assessor. This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.

Ceiling Fans and Shading

Ceiling fans have been simulated as 1200mm diameter and located as per the electrical layout. Shading eaves included guttering as per the plans.

Dwelling	Total	Conditioned	Unconditioned
Dwelling -01	222.2m2	204.3m2	17.9m2
External Walls	Description	Wall Insulation	Colour
MC-REFL-CAV	Metal Clad Battened (Refl Cavity) Stud Wall	90mm Non-REFL Air ($\epsilon_t 0.82$) + R2.70 Fibreglass	Monument (SA 0.73)
Roof	Description	Roof Insulation	Colour
ATTIC-METAL-01	Pitched / Attic Metal Roof (Roofspace) & Flat PB Ceiling	None	R1.30 Fibreglass + 90mm Refl Air ($\epsilon_t 0.05$)
FLAT-01	Flat Framed / Skillion Metal Roof & Flat PB Ceiling	None	R1.30 Fibreglass + 40mm Refl Air ($\epsilon_t 0.05$)
Internal Walls	Description		Colour
INT-PB	Internal Plasterboard Stud Wall	90mm Non-REFL Air ($\epsilon_t 0.82$)	N/A
Ceilings	Description	Ceiling Insulation	Colour (Solar Absorbance)
ATTIC-METAL-01	Pitched / Attic Metal Roof (Roofspace) & Flat PB	R4.00 Fibreglass	N/A
FLAT-01	Flat Framed / Skillion Metal Roof & Flat PB Ceiling	R4.00 Fibreglass	N/A
External Floors	Description	Insulation	Edge Insulation
WAFFLE-85	Concrete Waffle Pod Slab on Ground (85mm)	R0.62 - 300 mm Waffle Pod	No Insulation

Window Values

U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 5% higher or lower than the above figures.

Style	Openability	U Value	SHGC
Hinged Door	ESS Hinged Door (100mm) SG 6mmClr	6.00	0.59
Fixed	SIG Fixed Lite (67mm) SG 6mmClr	5.95	0.74
Sliding	ESS Sliding Window (52mm) SG 638LowEClr	4.40	0.61
Sliding Door	ESS Sliding Door (80mm) SG 6SP50	4.23	0.31
Double Hung	ESS Double Hung Window (52mm) SG 638CPClr	4.38	0.59
Sliding Door	ESS Sliding Door (80mm) SG 6SP50	4.23	0.31

	ISSUE	LGA	CLIENT	PROJECT	DATE	DRAWING	SCALE
		DUNOGOG SHIRE COUNCIL	MIA MACKAY	PROPOSED CLASS 1A DWELLING 41 CLARKES CROSSING CLOSE, VACY 2421 LOT 5 / DP1291036	21/11/2023	DR06 BASIX	N/A