

Revision Schedule		
No.	Date	Revision
1	21/11/24	Issued for Development Approval

Legend

AW	POWDERCOATED / ANODIZED ALUMINIUM FRAMED WINDOWS AND GLAZED DOORS
CC	PAINTED HORIZONTAL COLORBOND CLADDING AS SPEC.
CF	COLORBOND FASCIAS & BARGE
CG	COLORBOND GUTTERS
CR	COLORBOND ROOF SHEETING
FB	FACE BRICKWORK AS SPEC.
FBS	FACE BRICK SILLS AS SPEC.
SP	SOLAR PANELS
TP	TELESCOPIC POOL COVER
TS	TIMBER SILL AS SPEC.
DP	PAINTED UPVC DOWNPIPES
HWU	HOT WATER UNIT
MB	METER BOX
TP	PAINTED TIMBER POST

87 Dumaresq Road, Saumarez Ponds
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.

WATER COMMITMENTS			
Alternative Water	– Rainwater Tank Size 100,000(L) Tank Connected To:		
Laundry W/M Cold Tap	One Outdoor Tap	All Toilets	Tap within 10m of Pool
3 Star Shower Heads	3 Star Toilet	3 Star Kitchen Taps	3 Star Basin Taps
Swimming Pool			
Not more than 20kL	Must be Outdoors	Electric Heat Pump	Pool Pump Timer
Spa			
Not more than 4kL	Must be Outdoors	Electric Heat Pump	Spa Pump Timer
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Electric heat pump – 15 to 20 STCs		
Cooling	Living	1-phase air conditioning – ducted / EER 2.5-3.0	
	Bedrooms	1-phase air conditioning – ducted / EER 2.5-3.0	
Heating	Living	1-phase air conditioning – ducted / EER 2.5-3.0	
	Bedrooms	1-phase air conditioning – ducted / EER 2.5-3.0	
System	Bedrooms	1-phase air conditioning – ducted / EER 2.5-3.0	
Ventilation			
	Bathrooms	Fan ducted to roof/facade	Manual on/off
	Kitchen	Fan ducted to roof/facade	Manual on/off
	Laundry	Fan ducted to roof/facade	Manual on/off
Natural Lighting			
	Window/Skylight in Kitchen	As Drawn	
	Window/Skylight in Bathrooms/Toilets	As Drawn	
Artificial Lighting			
	Number of bedrooms	All	
	Number of Living/Dining rooms	All	
	Lighting (80% Fluoro or LED)		
	All Kitchens	Yes	
	All Bathrooms/Toilets	Yes	
	Laundry	Yes	
	All Hallways	Yes	
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Indoor or sheltered clothes drying line	Yes
Stove/Oven	Electric cooktop, electric oven		
Other	Photovoltaic system to generate at least 6.0 peak kW of electricity		

Section Legend

- COLORBOND ROOF SHEETING LAID OVER REFLECTIVE FOIL SARKING ON HW BATTENS OVER ROOF TRUSSES
- ENGINEERED TIMBER TRUSSES @ MAX. 900 C.T.C.
- BOXED EAVES - PAINTED 45mm FC SOFFIT
- PAINTED 45mm FC SOFFIT ON BATTENS TO US OF ROOF STRUCTURE
- COLORBOND FASCIAS & GUTTERS
- POWDERCOATED ALUMINIUM FRAMED WINDOWS & SLIDING DOORS
- DRESSED HW TIMBER POSTS
- RC CONCRETE SLABS & FOOTINGS TO ENG. DETAIL
- PAINTED PLASTERBOARD CEILING ON BATTENS TO US OF TRUSSES
- PAINTED PLASTERBOARD LININGS TO WALL FRAMES
- CEILING INSULATION TO COMPLY WITH BASIX REQUIREMENTS
- WALL INSULATION TO COMPLY WITH BASIX REQUIREMENTS
- PAINTED HORIZONTAL COLORBOND CLADDING AS SPEC.
- SELECTED FACE BRICKWORK, SILLS AND CAPPING AS SCHEDULED
- PROPRIETARY TELESCOPIC POOL COVER TO WHOLE OF POOL, TERRACE & VERANDAH
- WOOD HEATER FLUE
- 1200 HIGH POOL FENCE & GATE

DMN Assessor #16/1742 17th December 2024 Reference: 831/2024

Evergreen Energy Consultants
Email address: enquiries@evergreenenergy.com.au Ph: 1300 584 010

Important Note for Development Applicants:
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If any 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 Evergreen Energy Consultants.
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction.

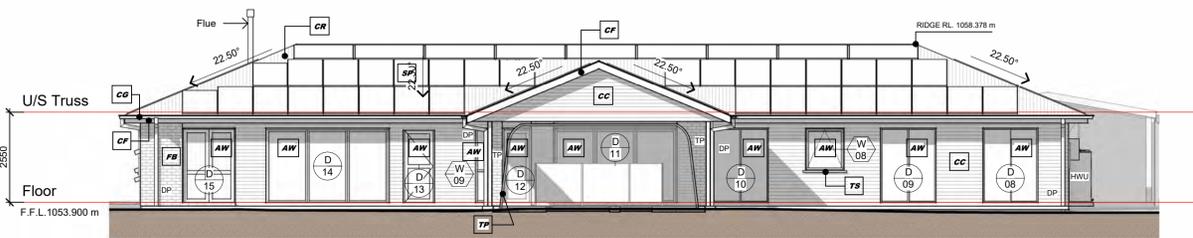


Thermal Performance Specifications			
External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail
Metal Clad Timber Stud Frame Direct Fix	Bulk insulation R2.5	Medium	
Timber Stud Frame Brick Veneer	Bulk insulation R2.5	Dark	
Internal Wall Construction	Insulation	Detail	
Timber stud frame, direct fix plasterboard	None		
Plasterboard on Timber	Bulk insulation R4.0		
Ceiling Construction	Insulation	Detail	
Plasterboard on Timber	Bulk insulation R4.0		
Roof Construction	Insulation	Colour (Solar Absorbance)	Detail
Corrugated Iron	Bulk, reflective side down, no air gap above R1.3	Surfmist – 0.33	22° pitch
Floor Construction	Insulation	Covering	
Concrete Slab on Ground	Bulk insulation R1.0	Timber and Tiles	
Windows	Glass and frame type	U Value	SHGC Area m2
BRD-002-007 A Aluminium framed 4EA/SA/4Cr Sliding Windows Double Glazed		3.70	0.51
BRD-035-056 A Aluminium framed AGG PLUS Cr 4/10/4 Sliding Doors Double Glazed		2.70	0.53
BRD-074-019 A Aluminium framed 4EA/SA/4Cr Fixed Windows Double Glazed		3.20	0.61
BRD-082-013 A Aluminium framed 4ET/10Ar/4Cr Awning Windows Double Glazed		3.90	0.51
BRD-161-115 A Aluminium framed AGG PLUS Cr 6.38/12/4 Sliding Doors Double Glazed		3.04	0.40
Fixed shading – Eaves	Width includes guttering, offset is distance above windows		
As drawn	Nominal only, refer to plan for detail		
Fixed shading – Other	Verandah to certain units only		
As drawn	Shaded areas and shade devices as drawn, adjoining buildings and boundary fences		

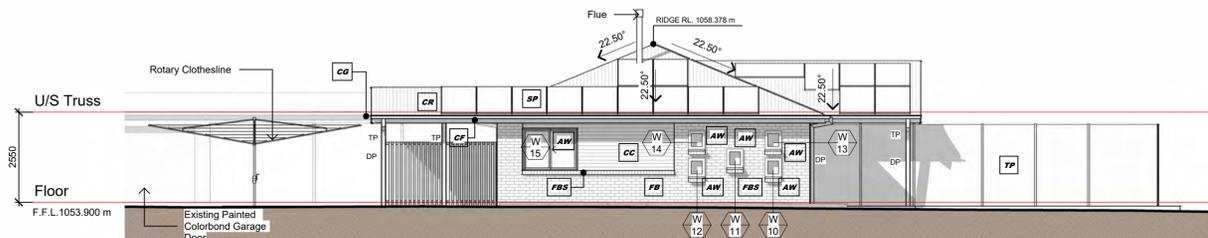
Proposed Residence
87 Dumaresq Road, Saumarez Ponds
For N & M Tierney

Elevations & Sections	
Designed PH	Drawn NEDG
Scale As indicated	Project Phase Concept
Date April 2023	Drawing Number
Approved PH	23041 DA201
	Rev. 1

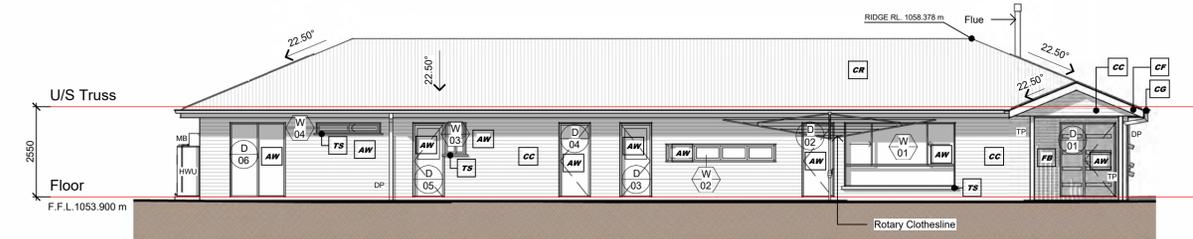
WHEN PLOTTED TO A3, SCALE DOUBLES



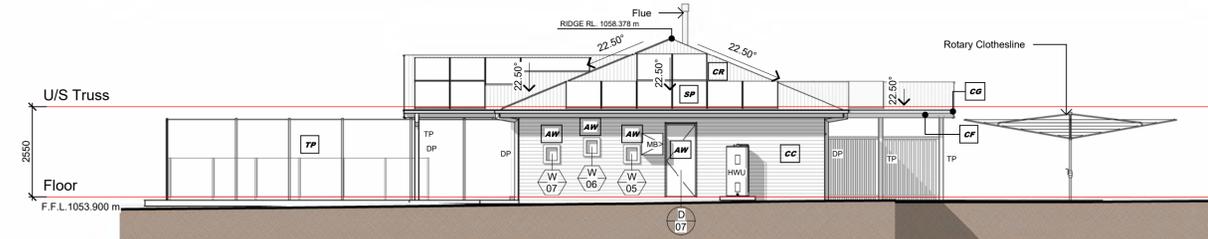
01 North Elevation
DA201 1:100 Scale



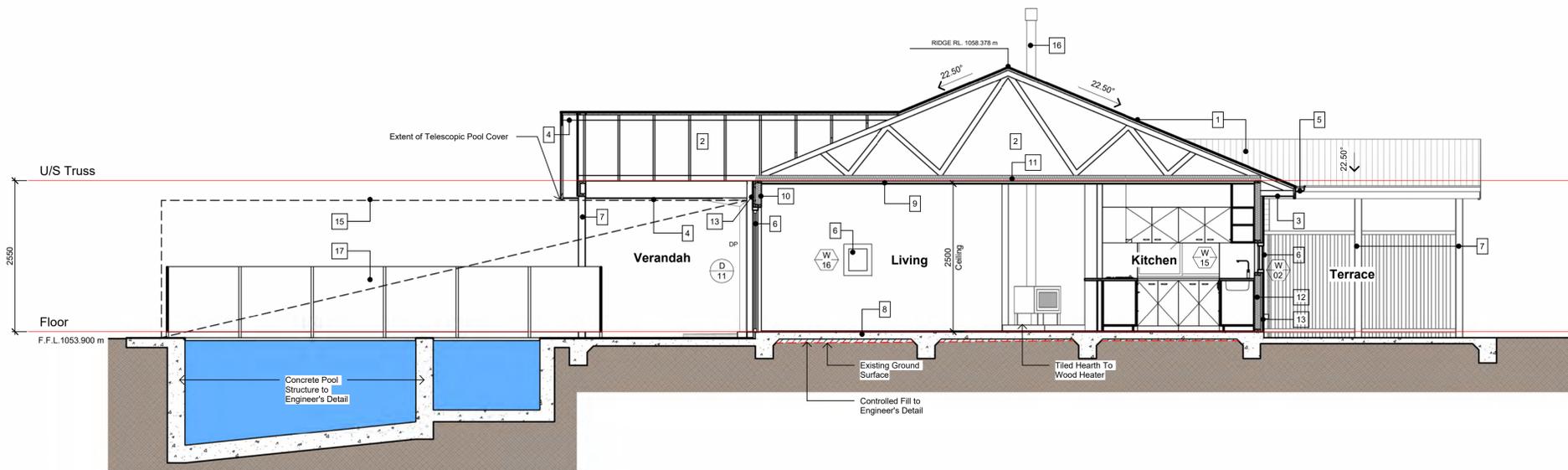
02 East Elevation
DA201 1:100 Scale



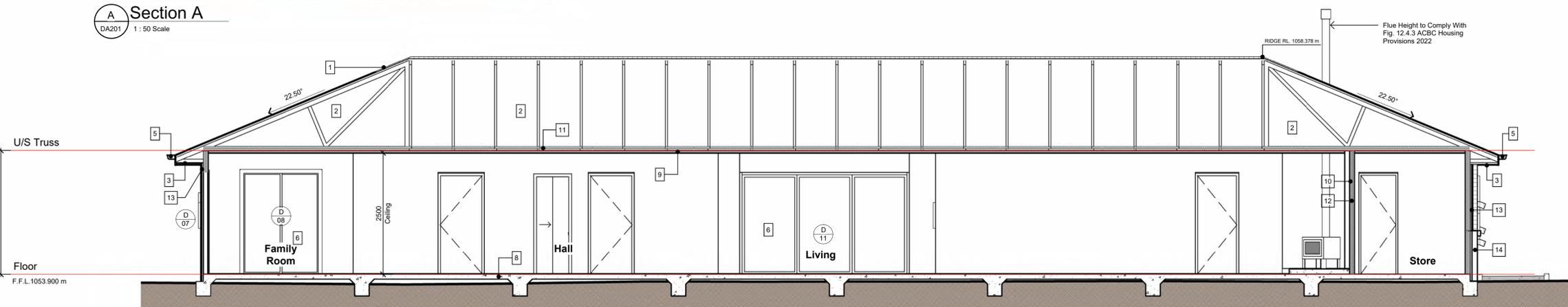
03 South Elevation
DA201 1:100 Scale



04 West Elevation
DA201 1:100 Scale



A Section A
DA201 1:50 Scale



B Section B
DA201 1:50 Scale



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USE FIGURED DIMENSIONS ONLY
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1:200	0	1	2	5	10m	15m
1:100	0	0.5	1	2	5m	

20m	1:20	0	0.1	0.2	0.5	1m	1.5m
10m	1:50	0	0.5	1	2	4m	



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