

PIPECLAY LANE

NEW DWELLING – DUAL OCCUPANCY

66 PIPECLAY LANE, BUDGEE BUDGE, NSW 2850

LOT 1 / DP 1226239

DA DRAWING LIST

| DWG NO | DWG NAME | REV | DESCRIPTION | DATE | ISSUED BY | ISSUED TO |
|--------|-------------|-----|---------------------------|------------|-----------|-----------|
| DAB0 | COVER PAGE | 07 | DA ADDITIONAL INFORMATION | 07.06.2024 | GT | COUNCIL |
| DAB1 | SCHEDULES | 07 | DA ADDITIONAL INFORMATION | 07.06.2024 | GT | COUNCIL |
| DAB2 | SITE PLAN | 07 | DA ADDITIONAL INFORMATION | 07.06.2024 | GT | COUNCIL |
| DAB3 | FLOOR PLANS | 09 | DA ADDITIONAL INFORMATION | 07.06.2024 | GT | COUNCIL |
| DAB4 | ROOF PLAN | 06 | DA SUBMISSION | 09.05.2024 | GT | COUNCIL |
| DAB5 | ELEVATIONS | 06 | DA SUBMISSION | 09.05.2024 | GT | COUNCIL |
| DAB6 | SECTIONS | 07 | DA ADDITIONAL INFORMATION | 07.06.2024 | GT | COUNCIL |



AERIAL IMAGE, NTS

SOURCE: maps.six.nsw.gov.au



ARTIST'S IMPRESSION



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PRELIMINARY



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Cameron Anderson 8560

| REV | DESCRIPTION | DATE |
|-----|------------------------------------|------------|
| 01 | DRAFT ISSUE TO CONSULTANTS | 10.12.2023 |
| 02 | ISSUE FOR ENERGY MODELLING | 21.02.2024 |
| 03 | REVISED ISSUE FOR ENERGY MODELLING | 05.03.2024 |
| 04 | GLAZING REDUCTIONS | 22.03.2024 |
| 05 | CHANGES FOR ENERGY MODELLING | 03.04.2024 |
| 06 | DA SUBMISSION | 09.05.2024 |
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LOT 1 / DP 1226239

MEGAN & PETER PRICE

COVER PAGE

PROJECT NUMBER 385

STATUS DA

DRAWN BY GT

SCALE @A1

DRAWING NO.

DA00

07

| FINISHES SCHEDULE | |
|-----------------------|--|
| WALL FINISHES | |
| CT-01 | TYPE: CORTEN STEEL CLADDING COLOUR / FINISH: N/A |
| FC-01 | TYPE: FIBRE CEMENT CLADDING 01 COLOUR / FINISH: BLACK |
| MC-01 | TYPE: SHEET METAL CLADDING 01 COLOUR / FINISH: GALVANISED |
| RE-01 | TYPE: RAMMED EARTH WALL COLOUR / FINISH: N/A |
| ROOF FINISHES | |
| MR-01 | TYPE: SHEET METAL CLADDING 01 COLOUR / FINISH: GALVANISED |
| FLOOR FINISHES | |
| FTL-01 | TYPE: TILE FLOORING 01 COLOUR / FINISH: TO CLIENTS REQ'S |
| FTL-02 | TYPE: TILE FLOORING 01 COLOUR / FINISH: TO CLIENTS REQ'S |
| CNF-01 | TYPE: CONCRETE FLOOR 01 COLOUR / FINISH: BROOM FINISH |
| CNF-02 | TYPE: CONCRETE FLOOR 02 COLOUR / FINISH: POLISHED |
| CPT-01 | TYPE: CARPET FINISH 01 COLOUR / FINISH: TO CLIENTS REQ'S |

| DOOR SCHEDULE | | | | |
|---------------|--------|-------|--------------------------------------|-------------------------|
| NO. | HEIGHT | WIDTH | TYPE | COMMENTS |
| DD-01 | 2340 | 820 | TM, INTERNAL | |
| DD-02 | 2340 | 1030 | TM, INTERNAL | |
| DD-03 | 2340 | 820 | TM, INTERNAL | |
| DD-04 | 2340 | 820 | TM, INTERNAL | |
| DD-05 | 2340 | 820 | TM, INTERNAL | |
| DD-06 | 2340 | 820 | TM, INTERNAL | |
| DD-07 | 2340 | 820 | TM, INTERNAL | |
| DD-08 | 2340 | 820 | TM, INTERNAL | |
| DD-09 | 2340 | 820 | TM, INTERNAL | |
| DD-10 | 2340 | 820 | TM, INTERNAL | |
| DD-11 | 2340 | 820 | TM, INTERNAL | |
| DD-12 | 2400 | 1150 | TM, INTERNAL, SURFACE MOUNTED SLIDER | |
| DD-13 | 2400 | 1150 | TM, INTERNAL, SURFACE MOUNTED SLIDER | |
| DD-14 | 2400 | 1150 | TM, INTERNAL, SURFACE MOUNTED SLIDER | |
| DD-01 | 2400 | 1950 | TM, EXTERNAL, SOLID PIVOT | |
| DD-02 | 2750 | 2700 | AL, STACKING, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-03 | 2750 | 2700 | AL, STACKING, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-04 | 2600 | 3000 | AL, STACKING, DOUBLE GLAZED, CLEAR | NO BASIX REQUIREMENT |
| DD-05 | 2400 | 900 | TM, EXTERNAL, SOLID, HINGED | |
| DD-06 | 2750 | 2700 | AL, STACKING, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-07 | 2750 | 2700 | AL, STACKING, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-08 | 2750 | 2700 | AL, STACKING, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-09 | 2750 | 2700 | AL, STACKING, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-10 | 2750 | 2700 | AL, STACKING, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-11 | 2750 | 2700 | AL, STACKING, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-12 | 2750 | 2100 | AL, STACKING, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-13 | 2750 | 2100 | AL, STACKING, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-14 | 2750 | 2100 | AL, STACKING, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-15 | 2400 | 900 | AL, HINGED, DOUBLE GLAZED, CLEAR | U-VALUE 2.60, SHOC 0.53 |
| DD-01 | 2010 | 5200 | ST, PANELIFT GARAGE DOOR | |

| WINDOW SCHEDULE | | | | | |
|-----------------|--------|-------|-------------|----------------------------------|-------------------------|
| NO. | HEIGHT | WIDTH | SILL HEIGHT | TYPE | COMMENTS |
| WD-01 | 2400 | 2100 | 0 | AL, DOUBLE GLAZED, CLEAR, FIXED | U-VALUE 2.60, SHOC 0.53 |
| WD-02 | 2700 | 600 | 0 | AL, DOUBLE GLAZED, CLEAR, FIXED | U-VALUE 2.60, SHOC 0.53 |
| WD-03 | 2700 | 600 | 0 | AL, DOUBLE GLAZED, CLEAR, AWNING | NO BASIX REQUIREMENTS |
| WD-04 | 2700 | 600 | 0 | AL, DOUBLE GLAZED, CLEAR, AWNING | NO BASIX REQUIREMENTS |
| WD-05 | 2700 | 600 | 0 | AL, DOUBLE GLAZED, CLEAR, FIXED | U-VALUE 2.60, SHOC 0.53 |
| WD-06 | 2100 | 1200 | 600 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-07 | 2100 | 1200 | 600 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-08 | 2100 | 1200 | 600 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-09 | 2100 | 1200 | 600 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-10 | 2100 | 1200 | 600 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-11 | 2100 | 1200 | 600 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-12 | 2100 | 1200 | 600 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-13 | 2100 | 1200 | 600 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-14 | 2100 | 600 | 600 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-15 | 2100 | 600 | 600 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-16 | 2100 | 1200 | 600 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-17 | 2100 | 600 | 600 | AL, DOUBLE GLAZED, CLEAR, FIXED | U-VALUE 2.60, SHOC 0.53 |
| WD-18 | 2100 | 600 | 600 | AL, DOUBLE GLAZED, CLEAR, FIXED | U-VALUE 2.60, SHOC 0.53 |
| WD-19 | 2700 | 600 | 0 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-20 | 2700 | 600 | 0 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| WD-21 | 2700 | 600 | 0 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| W1-01 | 930 | 2700 | 2870 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| W1-02A | 930 | 4750 | 2870 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| W1-02B | 930 | 2400 | 2870 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |
| W1-02C | 930 | 4750 | 2870 | AL, DOUBLE GLAZED, CLEAR, AWNING | U-VALUE 2.60, SHOC 0.53 |

REFER TO NORTH & WEST ELEVATIONS (DIMS) FOR EXTENTS OF HIGHLIGHT POLYCARBONATE TO GARAGE & DM

| SUMMARY OF BASIX COMMITMENTS (NEW DWELLINGS) | |
|---|---|
| THIS IS A SUMMARY ONLY & IS TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE. BUILDERS & OWNERS MUST REFER TO THE CURRENT BASIX CERTIFICATE FOR COMPLETE DETAILS. FOR DEFINITIONS REFER TO BASIX.NSW.COM.AU | |
| WATER COMMITMENTS | ENERGY COMMITMENTS |
| FIXTURES | HOT WATER |
| FIXTURE TYPE | TYPE |
| SHOWERHEADS | MIN. PERFORMANCE |
| TOILETS | 31 TO 35 STCs |
| KITCHEN TAPS | COOLING SYSTEM |
| 4 STAR | LIVING: |
| 4 STAR | TYPE |
| 4 STAR | RATING |
| 4 STAR | 1-PHASE AIR CONDITIONING & FANS |
| 4 STAR | 5 STAR (COLD ZONE) |
| ALTERNATIVE WATER | BEDROOMS: |
| MIN. TANK SIZE (L)* | TYPE |
| 40,000L | RATING |
| COLLECTED FROM MIN. ROOF AREA (M ²) | 5 STAR (COLD ZONE) |
| 600 | HEATING SYSTEM |
| CONNECT WATER TANK TO: | LIVING: |
| GARDEN & LAWN | TYPE |
| YES | 1-PHASE AIR CONDITIONING, DUCTED |
| ALL TOILETS | RATING |
| YES | 5 STAR (COLD ZONE) |
| LAUNDRY | BEDROOMS: |
| YES | TYPE |
| ALL HOT WATER | RATING |
| YES | 1-PHASE AIR CONDITIONING, DUCTED |
| DRINKING & OTHER HOUSEHOLD | 5 STAR (COLD ZONE) |
| YES | VENTILATION |
| TAP WITHIN 10M OF POOL | BATHROOMS: |
| N/A | EXHAUST TYPE |
| * NOTE: MIN. TANK SIZE FOR PURPOSES OF BASIX ONLY, SPECIFIED TANK SIZE MAY BE LARGER | OPERATION |
| SWIMMING POOL | MANUAL SWITCH ON/OFF |
| MAX. VOLUME (K1) | KITCHEN: |
| N/A | EXHAUST TYPE |
| LOCATION | OPERATION |
| - | MANUAL SWITCH ON/OFF |
| POOL TO HAVE COVER | LAUNDRY: |
| - | EXHAUST TYPE |
| POOL TO BE SHADED | OPERATION |
| - | MANUAL SWITCH ON/OFF |
| THERMAL COMFORT COMMITMENTS | ARTIFICIAL LIGHTING |
| FLOOR, WALLS & CEILING/ROOF | NOTE: PRIMARY TYPE OF ALL ARTIFICIAL LIGHTING TO BE FLUORESCENT OR LED IN COMPLIANCE WITH BASIX |
| PHOTOVOLTAIC SYSTEM | ALTERNATIVE ENERGY |
| NO | MIN. ELECTRICAL OUTPUT |
| CONSTRUCTION | OTHER |
| FLOORS | COOKTOP & OVEN TYPE: |
| A. CONCRETE SLAB ON GROUND | GAS COOKTOP & ELECTRIC OVEN |
| R2 | VENTILATED FRIDGE: |
| B. SUSPENDED CONCRETE SLAB | NO |
| R1.8 | OUTDOOR CLOTHES LINE: |
| EXTERNAL WALLS | YES |
| A. RAMMED EARTH | INDOOR CLOTHES LINE: |
| R1.8 | NO |
| B. TIMBER FRAMED | |
| R2.7 | |
| C. - | |
| - | |
| INTERNAL WALLS (SHARED WITH GARAGE) | |
| A. TIMBER FRAMED | |
| R2.5 | |
| CEILING & ROOF | |
| A. FLAT CEILINGS | |
| R6.0 | |
| B. RAKED CEILINGS | |
| R6.0 | |
| OTHER SPECIFICATIONS: ROOF | |
| VENTILATION | NONE |
| COLOUR | MEDIUM (SOLAR ABSORPTANCE<0.50) |
| FOIL BLANKET | INSULATED FOIL BLANKET R1.3 |
| WINDOWS, GLAZED DOORS & SKYLIGHTS | |
| ALL WINDOWS, GLAZED DOORS & SHADING DEVICES MUST BE INSTALLED IN ACCORDANCE WITH BASIX CERTIFICATE. FOR FURTHER DETAILS REFER TO WINDOW & DOOR SCHEDULES | |



PRELIMINARY



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 66 PIPECLAY LANE, BUDGEE BUDGE, NSW 2850
 LOT 1 / DP 1226239

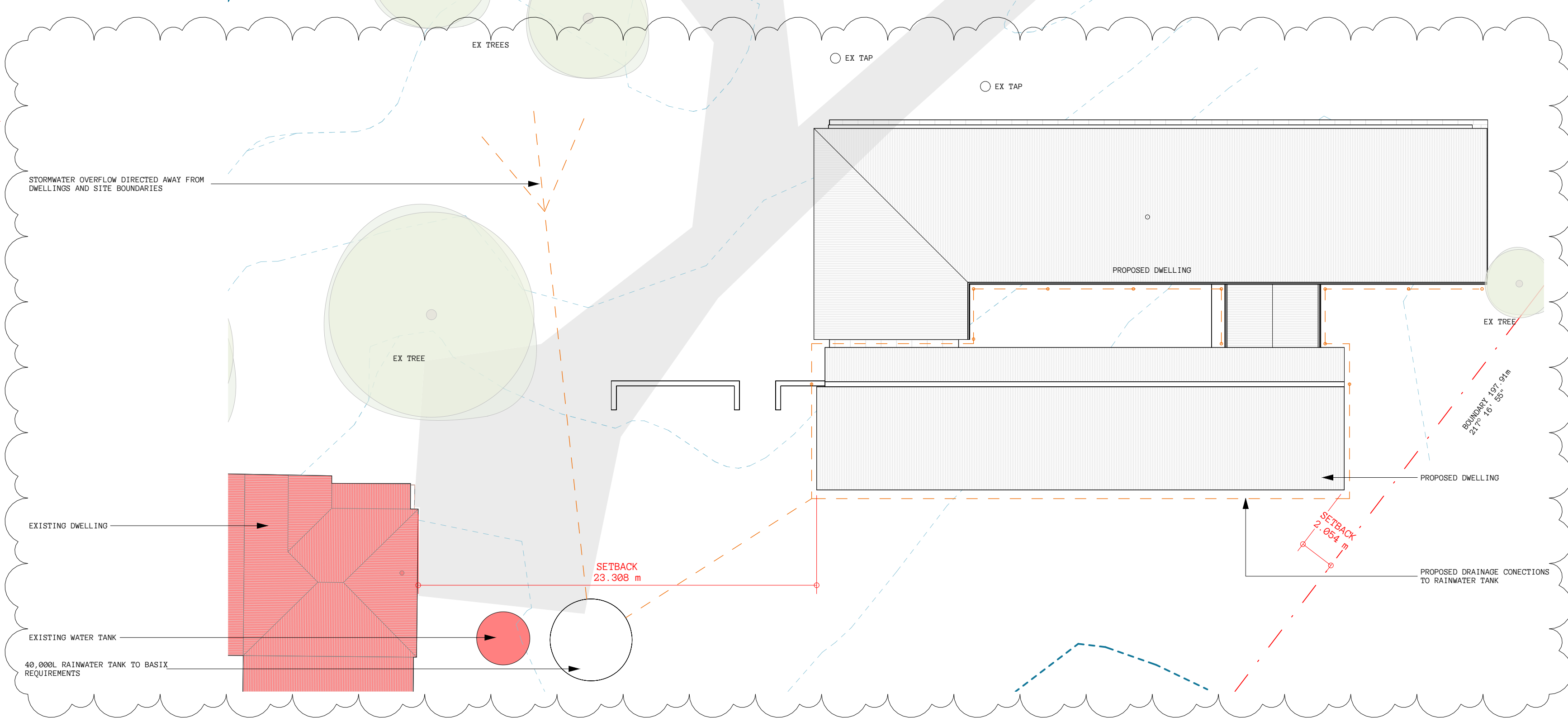
MEGAN & PETER PRICE

| PROJECT NUMBER | 385 |
|----------------|------------|
| STATUS | DA |
| DRAWN BY | GT |
| SCALE | 1 : 50 @A1 |

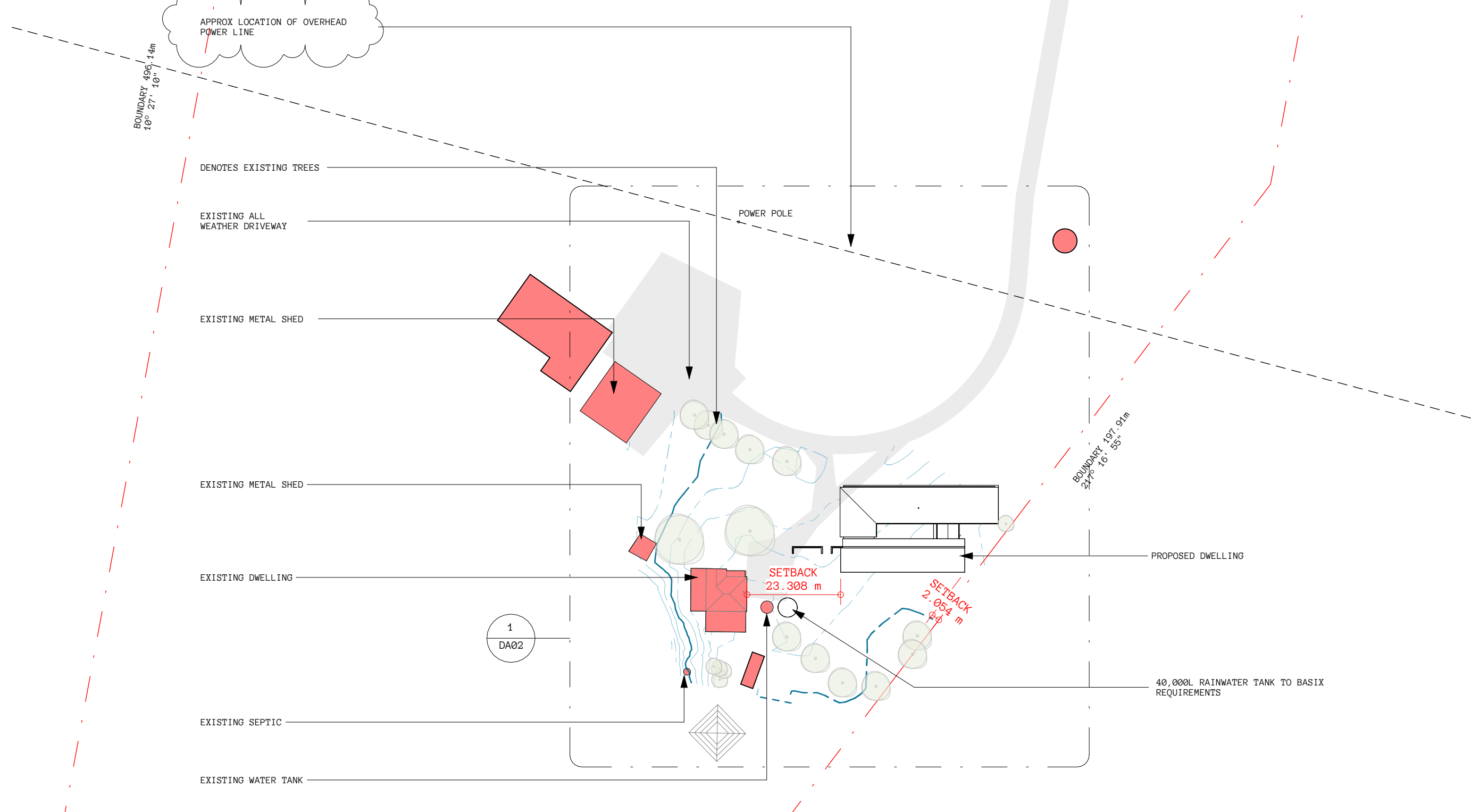
38 PIPECLAY LANE
LOT 2/ DP 1090710

66 PIPECLAY LANE
LOT 1/ DP 1226239
12.15 ha. (121500)m²

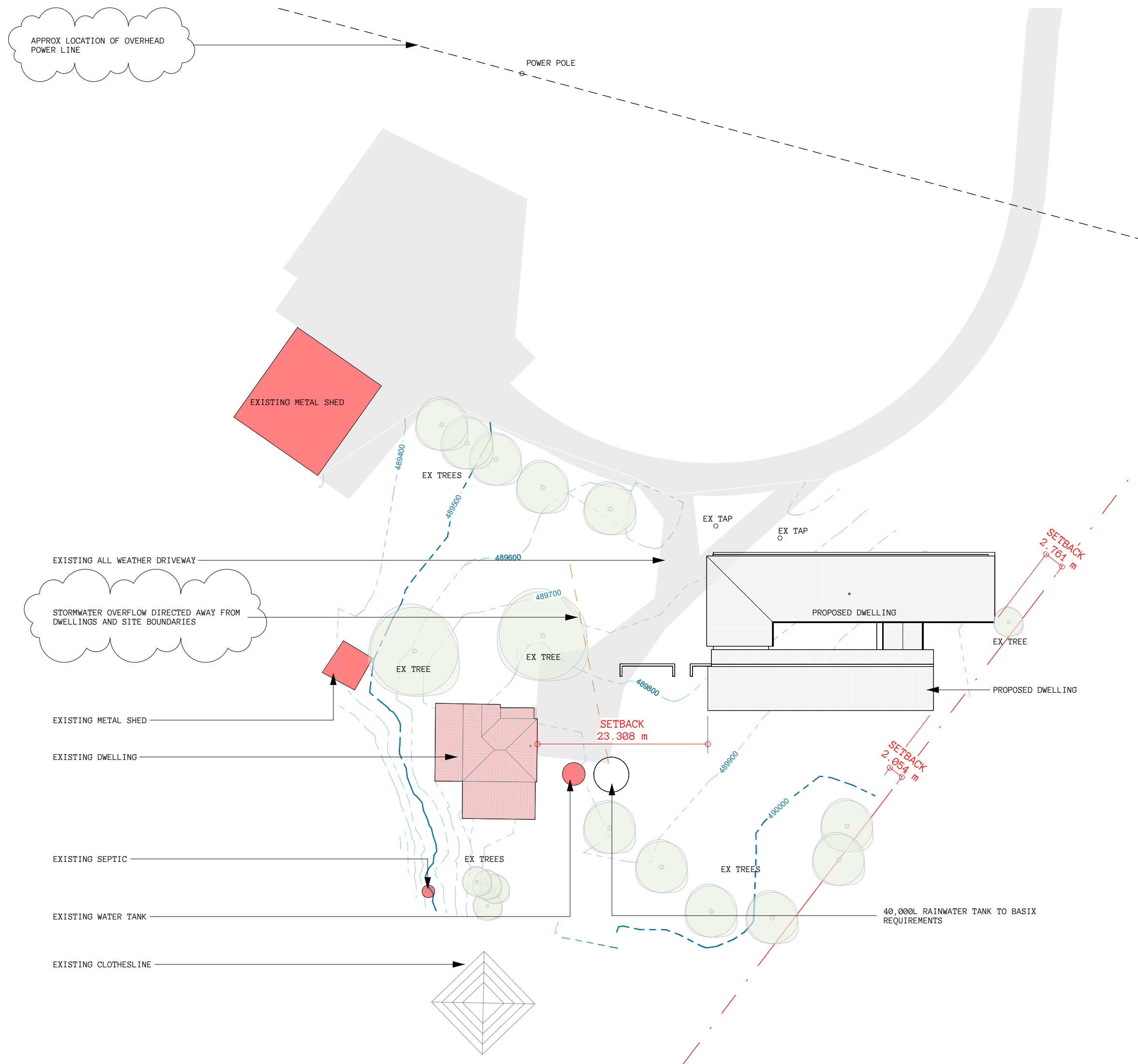
100 PIPECLAY LANE
LOT 2/ DP 1226239



3 DA_STORMWATER DRAINAGE PLAN
1 : 200



2 DA_SITE PLAN
1 : 1000



1 DA_PART SITE PLAN
1 : 500

SITE SERVICES
CONTRACTOR TO ALLOW FOR THE FOLLOWING SITE SERVICES AND/OR CONNECTIONS:

| SERVICES | NOTES |
|-------------|---|
| ELECTRICAL | CONNECT TO EX. SERVICES |
| SOLAR | N/A |
| SEPTIC | NEW TANK & TRENCH SYSTEM, TBC AT S68 APPLICATION |
| SEWER | [N/A] |
| WATER TANKS | NO TOWN WATER, RAINWATER TANK TO BASIX REQUIREMENTS |
| BUSHFIRE | [N/A] |

SITE CLASSIFICATION
TO BE READ IN CONJUNCTION WITH GEOTECHNICAL REPORT & STRUCTURAL ENGINEERING.

| WIND CLASSIFICATION: | REGION | TBC |
|----------------------|-----------------|-----|
| TERRAIN CATEGORY | TBC | |
| SOIL CLASSIFICATION: | CLASS TO AS2870 | TBC |

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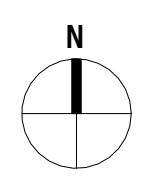
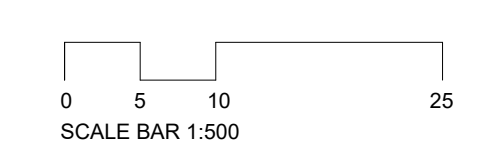
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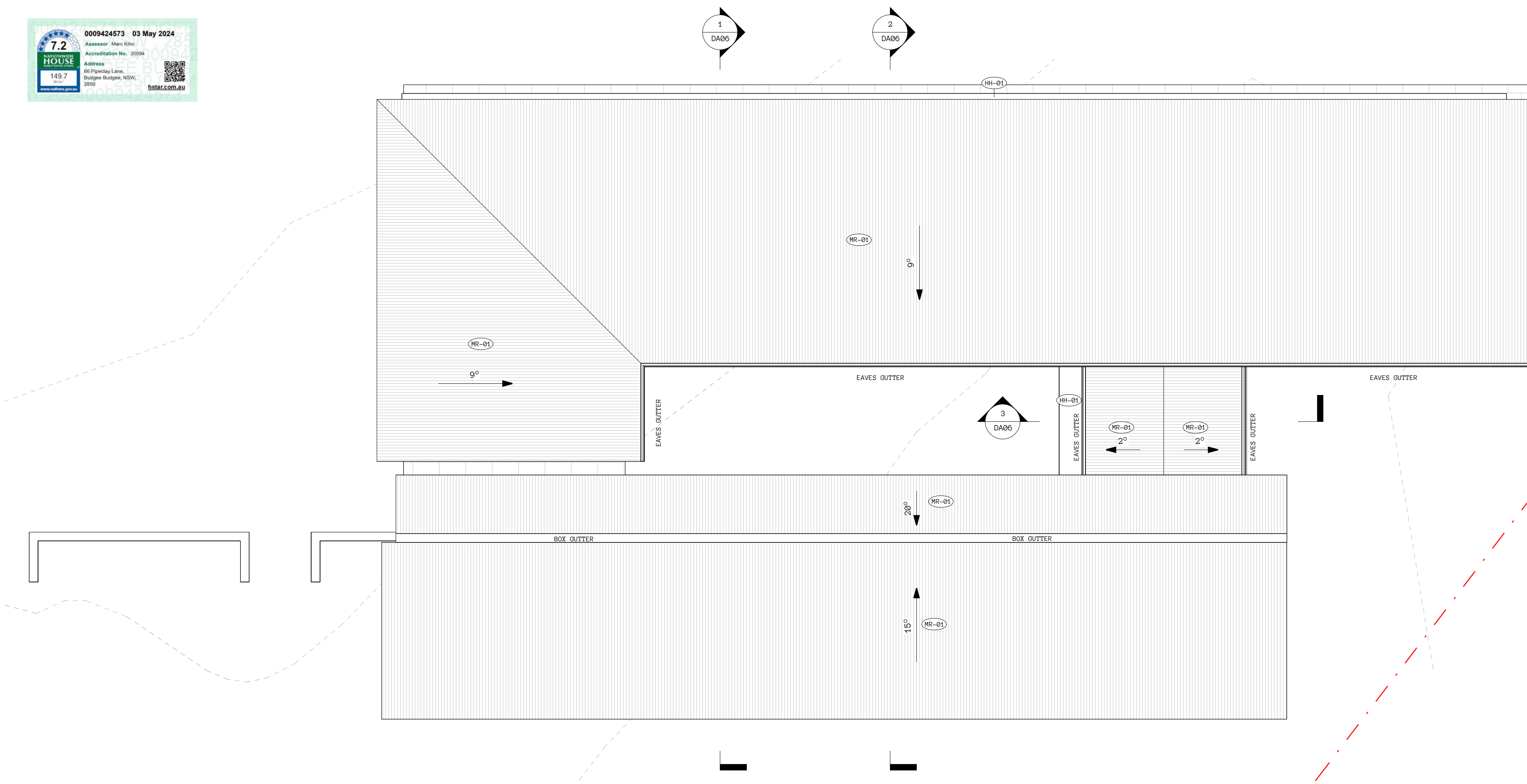
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SITE PLAN

| | |
|----------------|------------------|
| PROJECT NUMBER | 385 |
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| DRAWN BY | GT |
| SCALE | As indicated @A1 |
| DRAWING NO. | DA02 |

07





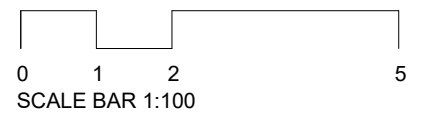
1 DA_ROOF PLAN
1 : 100

PRELIMINARY



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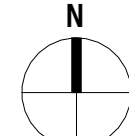
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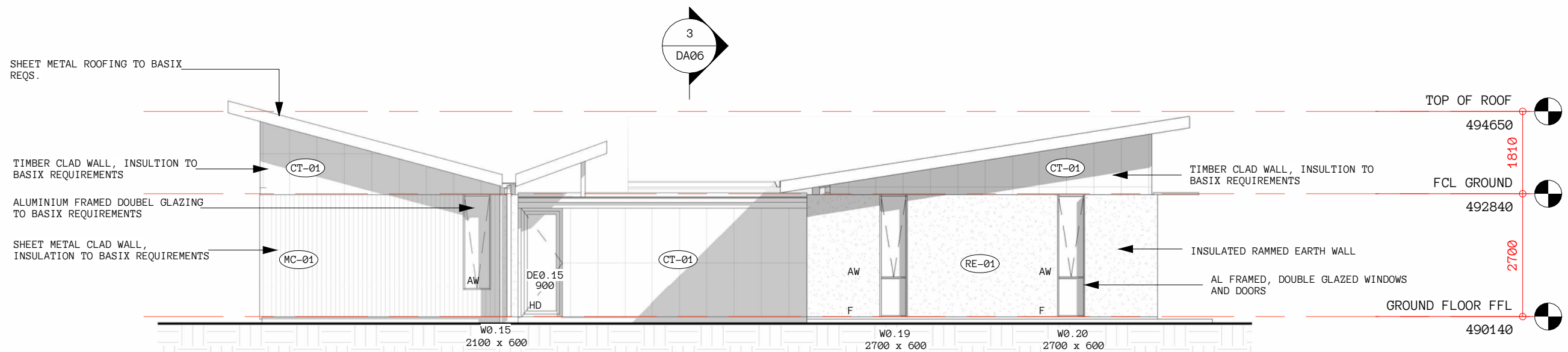
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 MEGAN & PETER PRICE
 ROOF PLAN

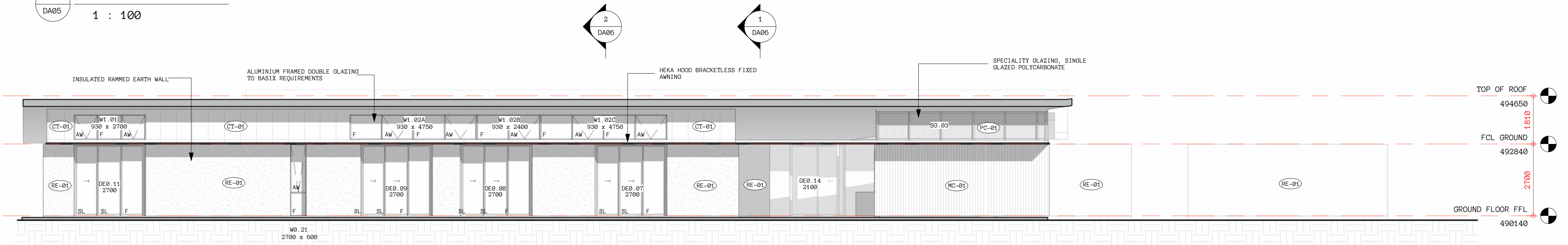
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| DRAWN BY | GT |
| SCALE | 1 : 100 @A1 |

DRAWING NO. **DA04** **06**

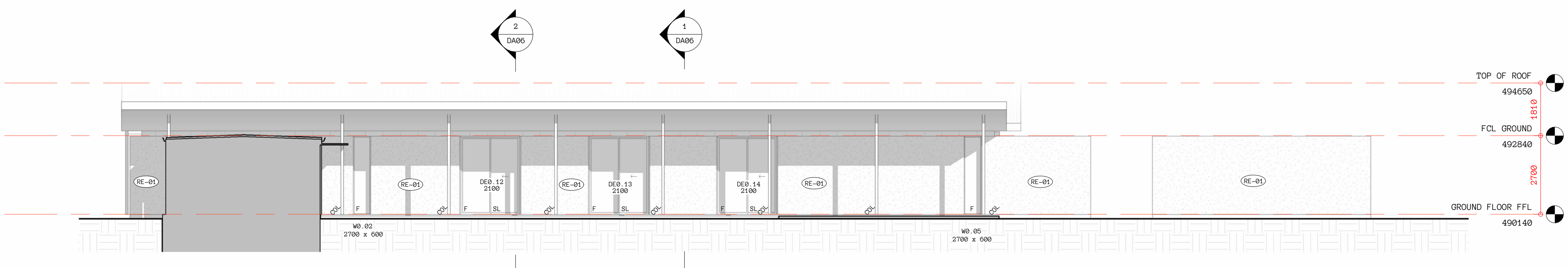




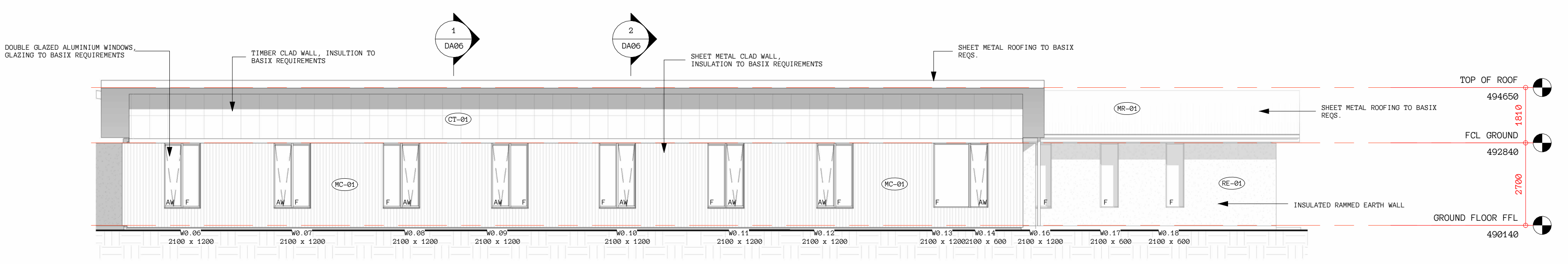
1 DA05 EAST ELEVATION
1 : 100



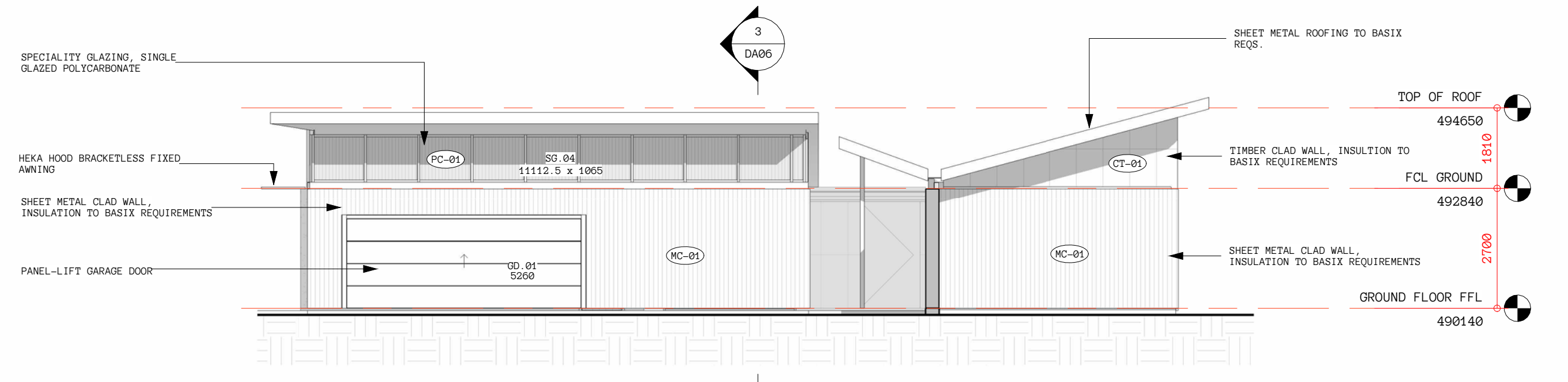
2 DA05 NORTH ELEVATION
1 : 100



5 DA05 COURTYARD ELEVATION NORTH
1 : 100



3 DA05 SOUTH ELEVATION
1 : 100



4 DA05 WEST ELEVATION
1 : 100

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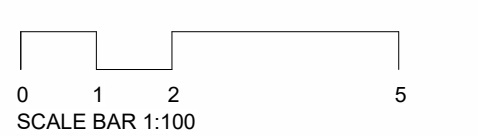
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MEGAN & PETER PRICE

ELEVATIONS

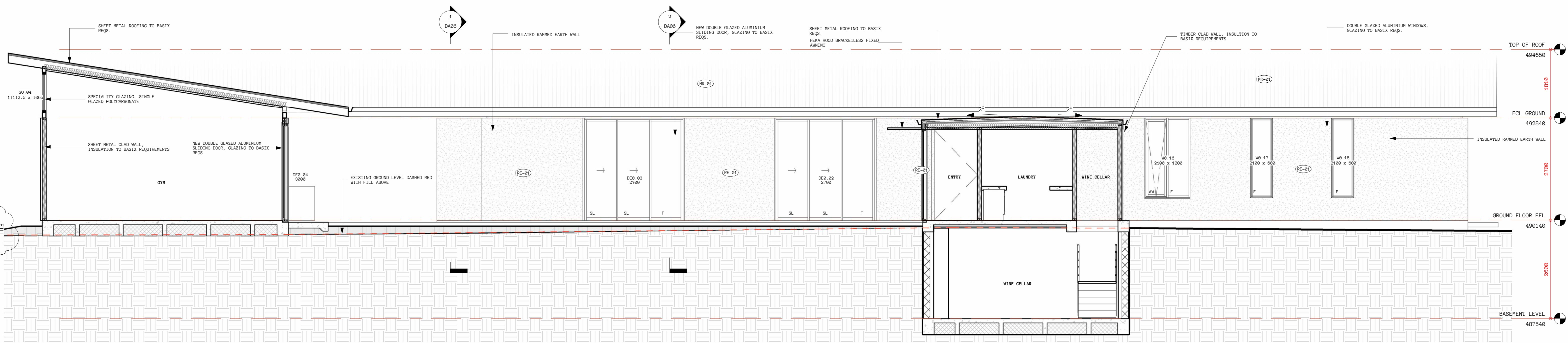
PROJECT NUMBER 385

STATUS DA

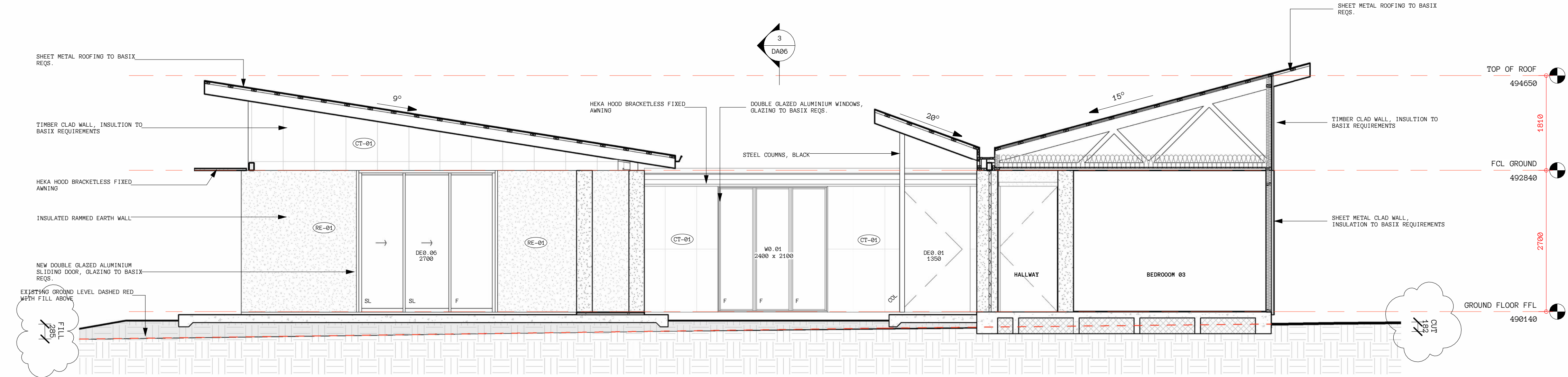
DRAWN BY GT

SCALE 1 : 100 @A1

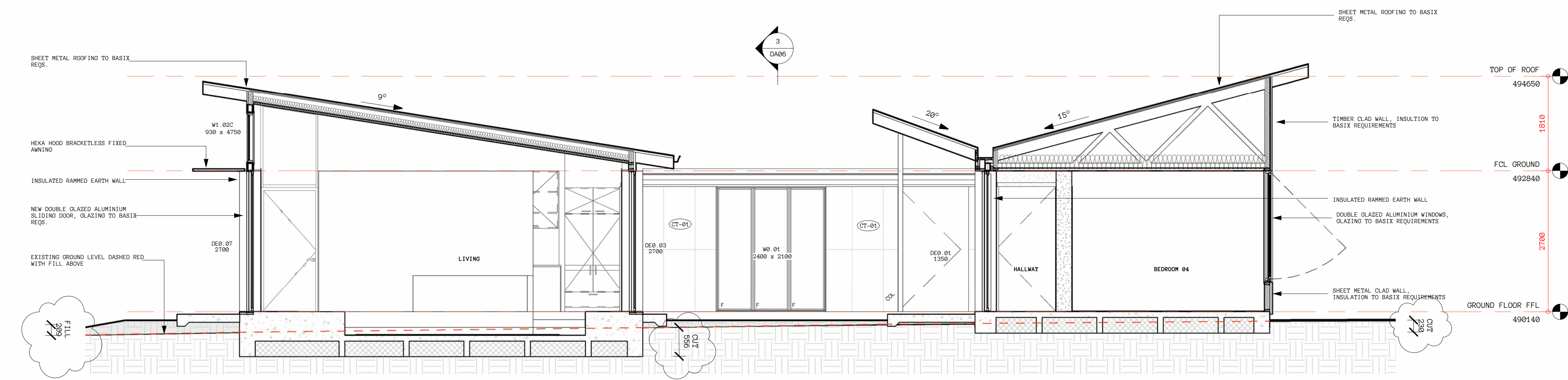
DRAWING NO. DA05 06



3 DA_SECTION 03
1 : 50



1 DA_SECTION 01
1 : 50



2 DA_SECTION 02
1 : 50

Insulation & Construction Details

| | |
|--------------------------|---|
| Roof colour | Medium (SA >0.475<0.70) |
| Roof | R1.3 anticon blanket |
| Ceilings | R6.0 |
| External Walls | R2.7 (framed walls) R1.8 (central in rammed earth walls) |
| Internal Walls | R2.5 (internal walls shared with entry airlock, bathrooms, wall areas adjoining roof space of raked ceilings) R1.8 (central in rammed earth walls adjoining airlock & bathrooms) |
| Floors | R2.0 to underside of slab (Foilboard Slabmate or equivalent) |
| Draught sealing | Draught stoppers & foam seals on all external doors. Draught stoppers on all ceiling exhaust fans. |
| Ceiling penetrations | Downlights to be IC rated to permit coverage with insulation. |
| Window / glass door type | Double glazed clear frame U=2.60 & SHGC=0.53 (+or- 5%) Double glazed clear frame U=3.40 & SHGC=0.33 (+or- 5%) As per Taberners quote |
| Ceiling fans | Master bedroom (1 x 1200mm minimum) Kitchen / dining / living (2 x 1200mm minimum) Lounge (1 x 1200mm minimum) |



PRELIMINARY

CA

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NSW Nominated Architect
Cameron Anderson 8560

| REV | DESCRIPTION | DATE |
|-----|------------------------------------|------------|
| 01 | DRAFT ISSUE TO CONSULTANTS | 10.12.2023 |
| 02 | ISSUE FOR ENERGY MODELLING | 21.02.2024 |
| 03 | REVISED ISSUE FOR ENERGY MODELLING | 05.03.2024 |
| 04 | GLAZING REDUCTIONS | 22.03.2024 |
| 05 | CHANGES FOR ENERGY MODELLING | 03.04.2024 |
| 06 | DA SUBMISSION | 09.05.2024 |
| 07 | DA ADDITIONAL INFORMATION | 07.06.2024 |



Check all dimensions & site conditions prior to the commencement of any work. The purchase or ordering of any materials, fittings, plant, services or equipment & the preparation of shop drawings and/or the fabrication of any components.

Do not scale off drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the Architect for clarification.

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PIPECLAY LANE

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MEGAN & PETER PRICE

SECTIONS

| | |
|----------------|------------|
| PROJECT NUMBER | 385 |
| STATUS | DA |
| DRAWN BY | GT |
| SCALE | 1 : 50 @A1 |