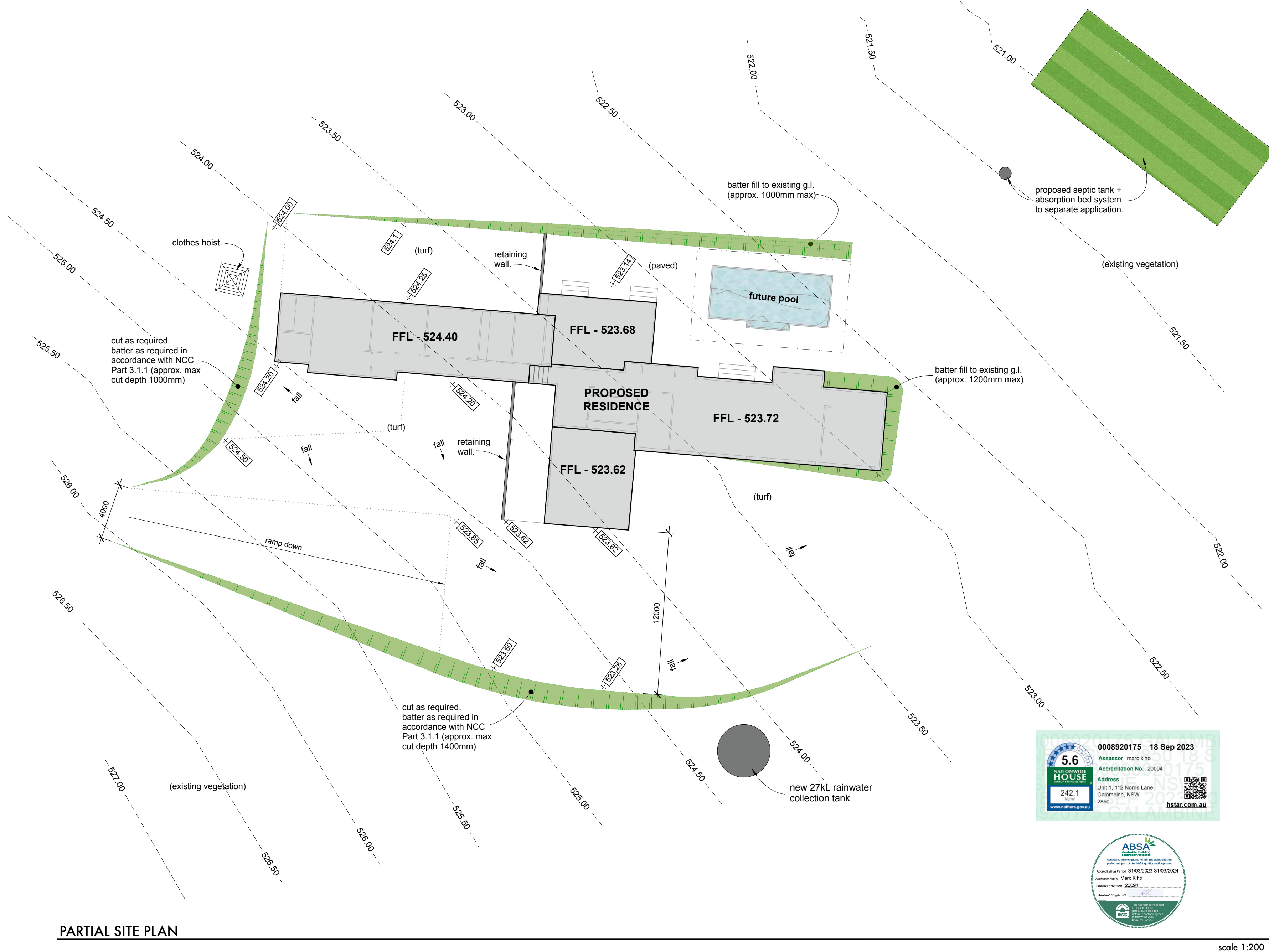
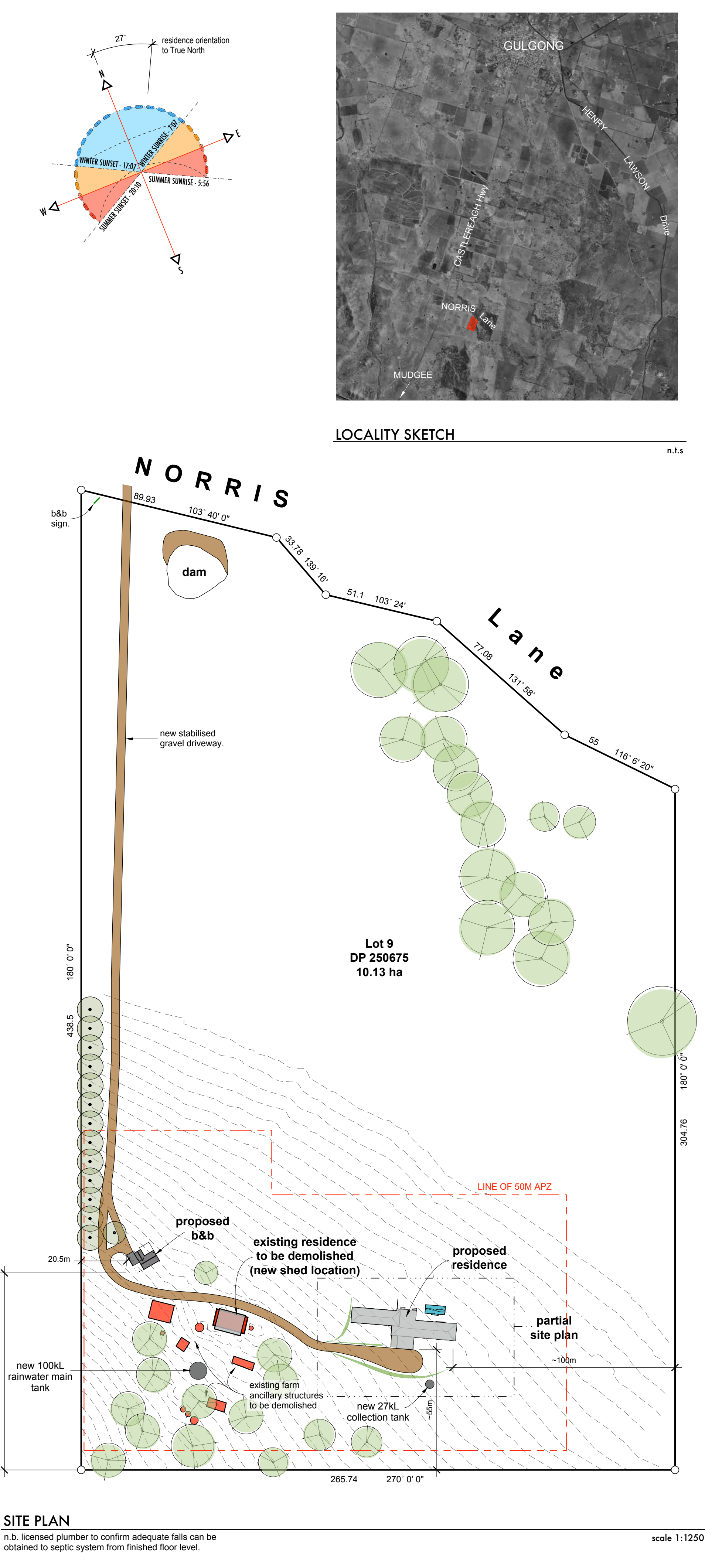




site notes

Zone - R5 Large Lot Residential

AS 4055 Wind Loads for Housing - **Region A**

Topographic Class - **T0**

Terrain Category - **(TC2)**

Shielding - **(NS)**

WIND CLASSIFICATION = **N2**

spot levels denoted thus:- are existing surface levels.

spot levels denoted thus:- are proposed design finished surface levels.

surveyor to confirm **all** boundary dimensions & clearances with the designer prior to any set-out or site works being conducted. any discrepancies to be reported immediately.

site areas

overall site area - 101,300m²

residence footprint - 455 m²

total formal garden area - 1200 m²

n.b

landscaping indicative only. minimum 'indigenous' planting required under BASIX = 0 m². alternative landscaping designs are acceptable provided the maximum "Formal Area" does not exceed 1200 m².

APZ

OWNER TO PROVIDE A MINIMUM OF 50m ASSET PROTECTION ZONE TO THE BUILDING PERIMETER OF CLEARED / MANAGED VEGETATION IN ACCORDANCE WITH "PLANNING FOR BUSHFIRE PROTECTION" AND "STANDARDS FOR ASSET PROTECTION ZONE" FROM THE RFS. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN AND THOROUGHLY UNDERSTAND THE GUIDELINES CONTAINED WITHIN THE ABOVE MENTIONED DOCUMENTS.

BASIX CERTIFICATE # 1418732S

Note: This schedule must be attached to all plan sets. The specifications contained herein are an integral part of the design and construction of this residence. Any construction carried out contrary to the specifications below will be rejected under the environmental planning and assessment amendment (Building Sustainability Index: BASIX Regulation 2005)

WATER COMMITMENTS

FIXTURES

Shower heads - Min 3 Star >7.5l but <=9l/min

Toilets - Min 4 Star rating

Kitchen Taps - Min 4 Star rating

Bathroom Taps - Min 4 Star rating

ALTERNATIVE WATER

Rainwater Tanks - Min 100,000 litres on site. 422 Sq m.

Min Roof Area Collection - 422 Sq m.

Rainwater to be connected to - All toilets, the cold water tap to the washing machine & hot water systems, all indoor cold water taps.

At least One Outdoor tap

THERMAL COMFORT COMMITMENTS

As Per Assessor Certificate # 0008920175

X COMMITMENTS

BASIX AREA

Conditioned Floor Area - 213Sq m.

Unconditioned Floor Area - 17Sq m.

ENERGY COMMITMENTS

HOT WATER	Electric Heat Pump - Air Sourced- 26 to 30 REC'S or better	
COOLING SYSTEM	Living Areas - Bedrooms -	1-phase A/C 3.5 Stars 1-phase A/C 3.5 Stars
HEATING SYSTEM	Living Areas - Bedrooms -	1-phase A/C 3.5 Stars 1-phase A/C 3.5 Stars
VENTILATION	1 Bathroom - Kitchen - Laundry -	Individual fan, ducted to facade or roof, manual on/off switch. Individual fan, ducted to facade or roof, manual on/off switch. Natural ventilation only.
NATURAL LIGHTING	Window to be installed in kitchen as per floor plan (D-03, D-07) Windows to be provided in 2 Bathrooms/Toilets.	

OTHER

Induction Cooktop and Electric Oven required in Kitchen.

Fixed Outdoor Clothes Line required.

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ACCREDITED BUILDING DESIGNER # 6396

PROJECT NO. 22/010a

DESIGN BY GRD

ISSUE Sep 18, 2023
DA Plan Set 01

PROPOSED RESIDENCE, BNB & SHED AT Lot 9, No. 112 NORRIS Lane DP 250675 GALAMBINE NSW 2850

SITE PLAN

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be placed on this information
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by a registered surveyor.

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01



SEDIMENT CONTROL LEGEND

- extent of clearing
- sediment fence in accordance with Fig. SD 6-8 from the Landcom Soils & Construction Manual.
- earth bank in accordance with Fig. SD 5-5 from the Landcom Soils & Construction Manual.
- soil stockpile in accordance with Fig. SD 4-1 from the Landcom Soils & Construction Manual.
- stabilised site access in accordance with Fig. SD 6-14 from the Landcom Soils & Construction Manual.

NOTES

- all erosion & sediment control measures are to be installed prior to site disturbance.
- topsoil from footpath areas that will be disturbed to be stripped & stockpiled at the nominated site.
- all erosion & sediment control structures must be inspected after each rainfall event for structural damage & all trapped sediment to be removed to the soil stockpile site.
- geotextile filters in accordance with Fig. SD 6-12 from the Landcom Soils & Construction Manual to be placed around all internal grated pits as work progresses & pits are constructed.



EROSION + SEDIMENTATION CONTROL PLAN

scale 1:200

CONSTRUCTION NOTES

- Place stockpiles more than 2 (preferably 5) metres from existing vegetation, concentrated water flow, roads & hazard areas.
- Construct on the contour as low, flat, elongated mounds.
- Where there is sufficient area, topsoil stockpiles shall be less than 2 metres in height.
- Where they are to be in place for more than 10 days, stabilise following the approved ESCP or SWMP to reduce the C-factor to less than 0.10.
- Construct earth banks (Standard Drawing 5-5) on the upslope side to divert water around stockpiles & sediment fences (Standard Drawing 6-8) 1 to 2 metres downslope.

SD 4-1

CONSTRUCTION NOTES

- Build with gradients between 1 percent & 5 percent.
- Avoid removing trees & shrubs if possible - work around them.
- Ensure the structures are free of projections or other irregularities that could impede water flow.
- Build the drains with circular, parabolic or trapezoidal cross sections, not V shaped.
- Complete permanent or temporary stabilisation within 10 days of construction.

SD 5-5

CONSTRUCTION NOTES

- Construct sediment fences as close as possible to being parallel to the contours of the site, but with small returns as shown in the drawing to limit the catchment area of any one section. The catchment area should be small enough to limit water flow if concentrated at one point to 50 litres per second in the design storm event, usually the 10-year event.
- Cut a 150mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
- Drive 1.5 metre long star pickets into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
- Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with wire ties or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
- Join sections of fabric at a support post with a 150mm overlap.
- Backfill the trench over the base of the fabric & compact it thoroughly over the geotextile.

SD 6-8

CONSTRUCTION NOTES

- Strip topsoil, level the site & compact the subgrade.
- Cover the area with needle-punched geotextile.
- Construct a 200mm thick pad over the geotextile using road base or 30mm aggregate.
- Ensure the structure is at least 15 metres long or to building alignment & at least 3 metres wide.
- Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

SD 6-14



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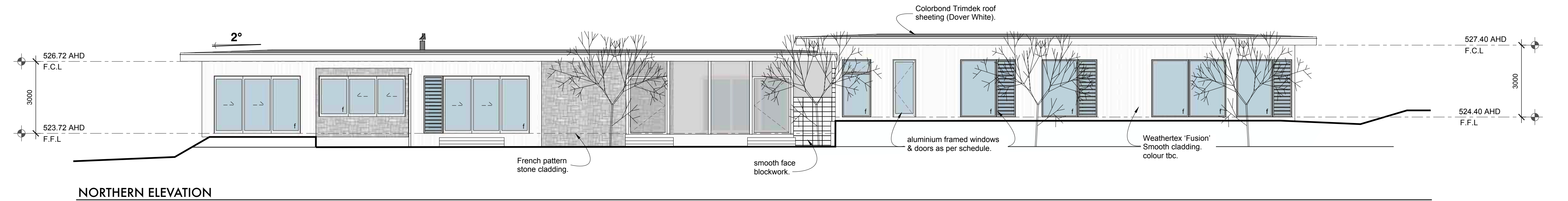
PROJECT
PROPOSED RESIDENCE, BNB &
SHED AT
Lot 9, No. 112 NORRIS Lane
DP 250675
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EROSION +
SEDIMENTATION
CONTROL PLAN

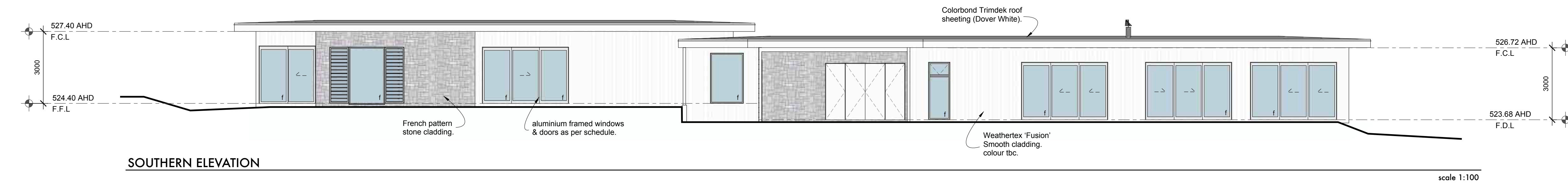
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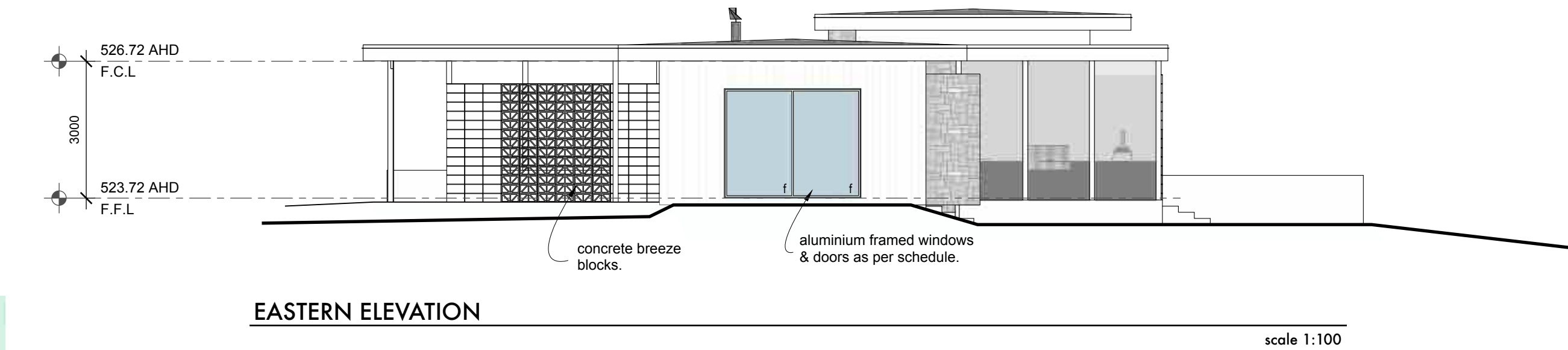
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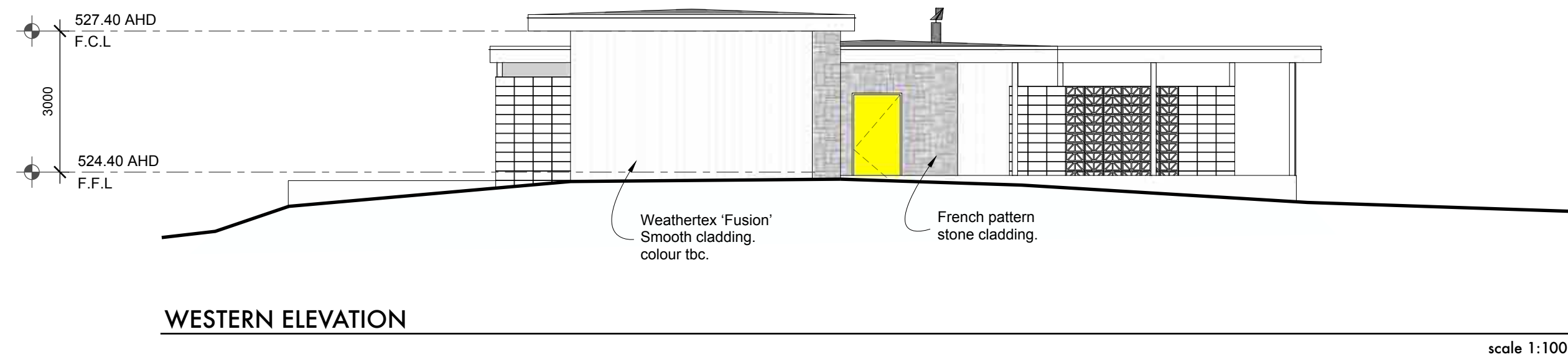
SOUTHERN ELEVATION



EASTERN ELEVATION



WESTERN ELEVATION



R. & A. NAGAPPAN - 112 NORRIS Lane, GALAMBINE RESIDENCE									
WINDOW SCHEDULE									
mark	location	height	width	head	type All windows & external doors to be AWS 'ComfortEdge' Series aluminium frames unless otherwise noted. Finish:- Clear Anodised Aluminium	insect screen	max u value (NFRG)	max shgc value (NFRG)	
W-01	pantry	2400	900	2400	al. frame - fixed / 600h casement hi-light double glazed low-e	fibreglass	2.9	0.51	
W-02	lounge	2400	3000	2400	al. frame - fixed 2 panel / double glazed low-e	none	2.9	0.51	
W-03	day bed	1700	3600	2400	al. frame - stacking 3 panel / double glazed low-e	fibreglass	2.9	0.51	
W-04	dining	2400	800	2400	al. frame - louvre 16 blade / single glazed low-e	fibreglass			
W-05	bath	2400	1200	2400	al. frame - fixed / 600h casement hi-light double glazed low-e	fibreglass	2.9	0.51	
W-06a	bed 3	2400	1500	2400	al. frame - fixed / double glazed low-e	none	2.9	0.51	
W-06b	bed 3	2400	800	2400	al. frame - louvre 16 blade / single glazed low-e	fibreglass			
W-07a	bed 2	2400	1500	2400	al. frame - fixed / double glazed low-e	none	2.9	0.51	
W-07b	bed 2	2400	800	2400	al. frame - louvre 16 blade / single glazed low-e	fibreglass			
W-08	bed 1	2400	3100	2400	al. frame - fixed 2 panel / double glazed low-e	none	2.9	0.51	
W-09a	ensuite	2400	1500	2400	al. frame - fixed / double glazed low-e	none	2.9	0.51	
W-09b	ensuite	2400	800	2400	al. frame - louvre 16 blade / single glazed low-e	fibreglass			
W-10a	bed 1	2400	800	2400	al. frame - louvre 16 blade / single glazed low-e	fibreglass			
W-10b	bed 1	2400	1500	2400	al. frame - fixed / double glazed low-e	none	2.9	0.51	
W-10c	bed 1	2400	800	2400	al. frame - louvre 16 blade / single glazed low-e	fibreglass			
W-11	hall	2100	1400	2100 up	al. frame - fixed / double glazed low-e	none	2.9	0.51	
IW-01	bed 3	2340	1500	2340	al. frame internal - fixed / single glazed clear residential series	none			
IW-02	bed 2	2340	1500	2340	al. frame internal - fixed / single glazed clear residential series	none			
EXTERNAL DOOR SCHEDULE									
mark	location	height	width	head	type	insect screen	max u value (NFRG)	max shgc value (NFRG)	
D-01	entrance	2340	1020	2360	tmbr. frame - selected entry	none			
D-02	battery store	2340	4 x 820	2360	tmbr. frame - solid core external grade weatherproof	none			
D-03	dining	2400	3600	2400	al. frame - 3 panel stacking door / toughened double glazed low-e	fibreglass	2.9	0.51	
D-04	family	2400	3600	2400	al. frame - 3 panel stacking door / toughened double glazed low-e	fibreglass	2.9	0.51	
D-05	lounge	2400	3600	2400	al. frame - 3 panel stacking door / toughened double glazed low-e	fibreglass	2.9	0.51	
D-06	lounge	2400	3600	2400	al. frame - 3 panel stacking door / toughened double glazed low-e	fibreglass	2.9	0.51	
D-07	dining	2400	3600	2400	al. frame - 3 panel stacking door / toughened double glazed low-e	fibreglass	2.9	0.51	
D-08	deck	2400	3600	2400	al. frame - 3 panel stacking door / toughened double glazed low-e	none	2.9	0.51	
D-09	laundry	2400	920	2400	al. frame - hinged door / toughened double glazed low-e	fibreglass	2.9	0.51	
D-10	ensuite	2400	2400	2400	al. frame - sliding door / toughened double glazed low-e	fibreglass	2.9	0.51	
D-11	hall	2400	3600	2400	al. frame - 3 panel stacking door / toughened double glazed low-e	fibreglass	2.9	0.51	
INTERNAL DOOR SCHEDULE									
mark	location	height	width	type		hardware			
ID01	entry store	2340	3 x 720	flush 35mm semi solid core door - painted		brushed satin lever dummy			
ID02	appliances	2340	2 x 920	flush 35mm semi solid core door - painted		brushed satin lever dummy			
ID03	cellar	2340	820	flush 35mm semi solid core door - painted		brushed satin lever passage			
ID04	hall	2400	1200	flush 35mm cavity sliding semi solid core door - painted		brushed satin flush pull			
ID05	pantry	2340	820	flush 35mm semi solid core door - painted		brushed satin lever passage			
ID06	family	2400	1200	flush 35mm cavity sliding semi solid core door - painted		brushed satin flush pull			
ID07	bath	2340	920	flush 35mm semi solid core door - painted		brushed satin lever passage privacy			
ID08	laundry	2340	920	flush 35mm semi solid core door - painted		brushed satin lever passage			
ID09	bed 3	2340	920	flush 35mm semi solid core door - painted		brushed satin lever passage			
ID10	bed 3 robe	3000	2 x 1700	flush custom doors on Hafele SC sliding system - painted		brushed satin flush pull			
ID11	bed 2	2340	920	flush 35mm semi solid core door - painted		brushed satin lever passage			
ID12	bed 2 robe	3000	2 x 1700	flush custom doors on Hafele SC sliding system - painted		brushed satin flush pull			
ID13	linen	2340	2 x 820	flush 35mm semi solid core door - painted		brushed satin lever dummy			
ID14	bed 1	2340	920	flush 35mm semi solid core door - painted		brushed satin lever passage			
ID15	bed 1 robe	3000	2 x 1700	flush custom doors on Hafele SC sliding system - painted		brushed satin flush pull			
ID16	vanity	2340	920	flush 35mm cavity sliding semi solid core door - painted		brushed satin flush pull			
ID17	ensuite	2340	920	flush 35mm cavity sliding semi solid core door - painted		brushed satin flush pull			
WINDOW & DOOR GENERAL NOTES									
windows: glazing - u & shgc values according to nfrc 2007. frames - AWS 'ComfortEdge' Series - Clear Anodised Aluminium. hardware - Residential Series or similar to be confirmed by owner. screens - all windows as per schedule. doors - all external doors to be provided with weather strips or draught excluders as per Part 3.12.3 NCC 2019 N.B The window manufacturer is to confirm all External Doors & Openable Windows in conditioned spaces are sealed to restrict air infiltration as per Part 3.12.3 NCC 2019									



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DA Plan Set 01

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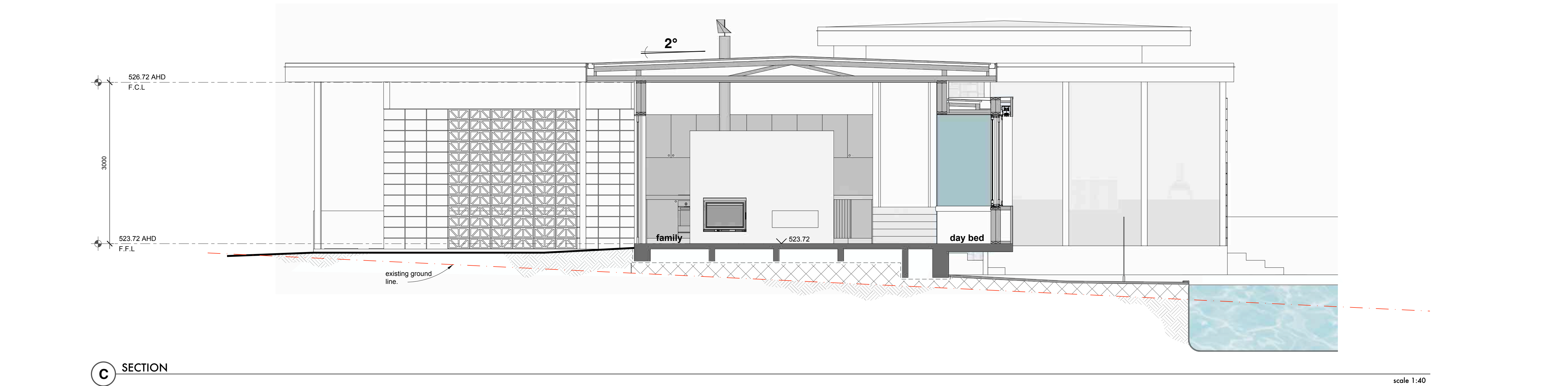
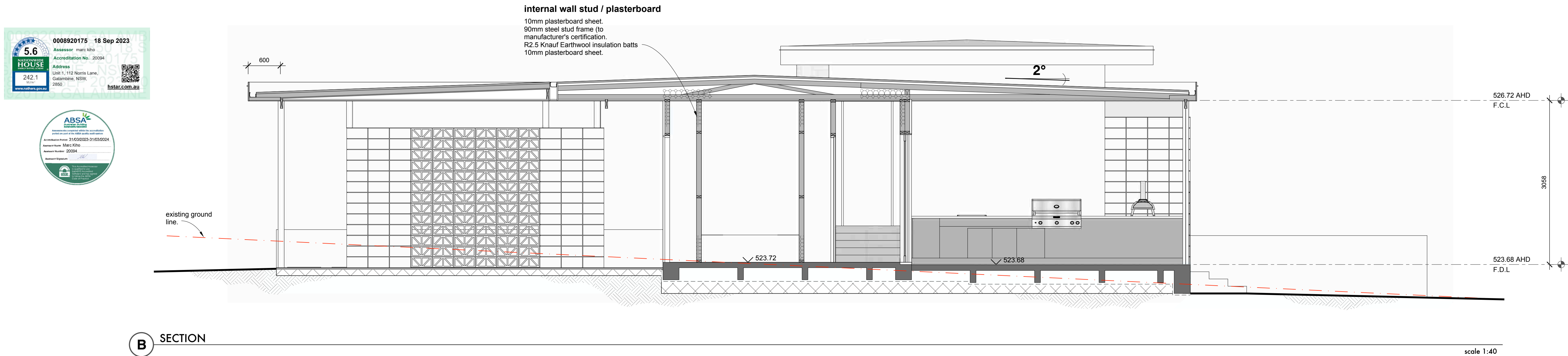
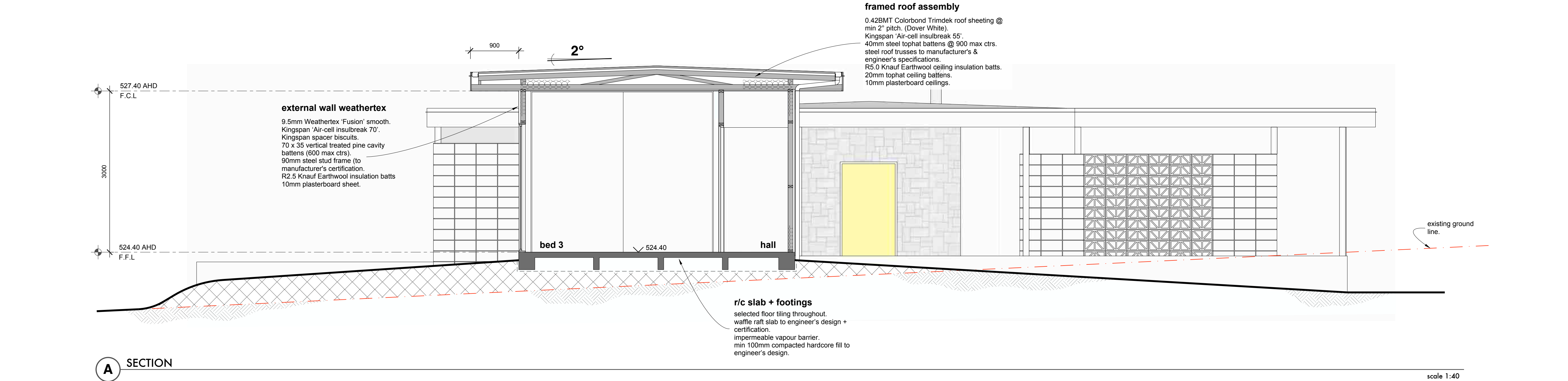
PROJECT
PROPOSED RESIDENCE, BNB &
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ELEVATIONS +
WINDOW
SCHEDULE

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04



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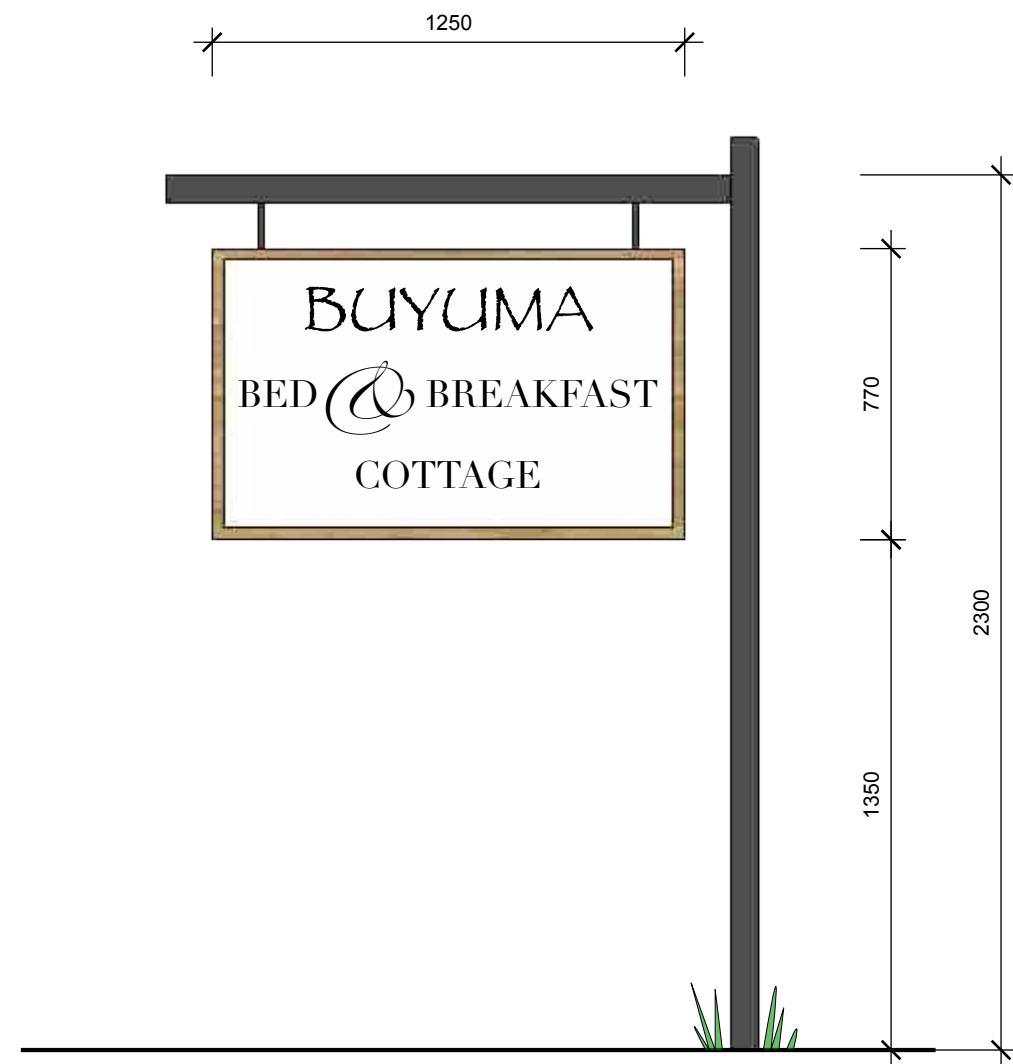
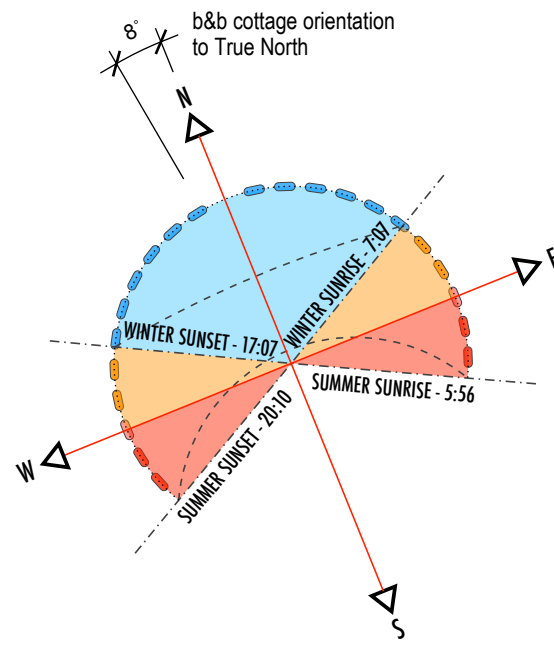
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PROJECT
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SECTIONS

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05



B&B SIGN DETAIL

scale 1:20

site notes

Zone - R5 Large Lot Residential
AS 4055 Wind Loads for Housing -
Region A
Topographic Class - **T0**
Terrain Category - **(TC2)**
Shielding - **(NS)**
WIND CLASSIFICATION = **N2**

spot levels denoted thus:-
are existing surface levels.

spot levels denoted thus:-
are proposed design finished
surface levels.

surveyor to confirm **all** boundary
dimensions & clearances with the
designer prior to any set-out or
site works being conducted, any
discrepancies to be reported immediately.

site areas

overall site area - 101,300m²
B & B footprint - 108 m²

total garden area - 150 m²

n.b

landscaping indicative only. minimum
"indigenous" planting required under
BASIX = 0 m². alternative landscaping
designs are acceptable provided the
maximum "Formal Area" does not
exceed 1200 m².

SEDIMENT CONTROL LEGEND

Refer to Page 02 for full Erosion & Sedimentation
Control details.

- extent of clearing
- sediment fence in accordance
with Fig. SD 6-8 from the
Landcom Soils & Construction
Manual.
- soil stockpile in accordance
with Fig. SD 4-1 from the
Landcom Soils & Construction
Manual.



B&B + SHED PARTIAL SITE & ESCP PLAN

scale 1:200

SCHEDULE OF BASIX COMMITMENTS

BASIX CERTIFICATE #1422684S

Note: This schedule must be attached to all plan sets. The specifications contained herein
are an integral part of the design and construction of this residence. Any construction
carried out contrary to the specifications below will be rejected under the environmental
planning and assessment amendment (Building Sustainability Index: BASIX Regulation 2005).

BASIX AREAS

Conditioned Floor Area - 44 m²
Unconditioned Floor Area - 7 m²
Site Area - 101300 m²
Roof Area - 85 m²
Total Garden - 150 m²

WATER COMMITMENTS

FIXTURES	Shower heads - Toilets - Kitchen Taps - Bathroom Taps -	Min 3 Star >7.5 but <=9L/min Min 4 Star rating Min 4 Star rating Min 4 Star rating
----------	--	---

ALTERNATIVE WATER

Rainwater Tanks - Min Roof Area Collection - Rainwater to be connected to -	Min 3,500 ltr on site. 85 sq m. All toilets, cold water tap to washing machine & hot water systems, all indoor cold water taps. At least One Outdoor tap
---	--

ENERGY COMMITMENTS

HOT WATER	Electric Heat Pump - Air Sourced - 26 to 30 STCs or better.
COOLING SYSTEM	Living Areas - - 1-phase airconditioning - 3.5 Stars Bedrooms - - 1-phase airconditioning - 3.5 Stars
HEATING SYSTEM	Living Areas - - 1-phase airconditioning - 3.5 Stars Bedrooms - - 1-phase airconditioning - 3.5 Stars

VENTILATION	1 Bathroom - - Individual fan, ducted to facade or roof, manual on/off switch. Kitchen - - Individual fan, ducted to facade or roof, manual on/off switch. Laundry - - natural ventilation only.
-------------	--

NATURAL LIGHTING	Window to be provided to Kitchen perimeter as per the floor plan. Windows to be provided in 3 Bathrooms/Toilets.
------------------	---

ALTERNATIVE ENERGY

A Photovoltaic System (PV) with the capacity to generate at least 1.5 peak kilowatts of electricity must be
installed & connected to the residences electrical system.

OTHER

Induction Cooktop and Electric Oven required in Kitchen.



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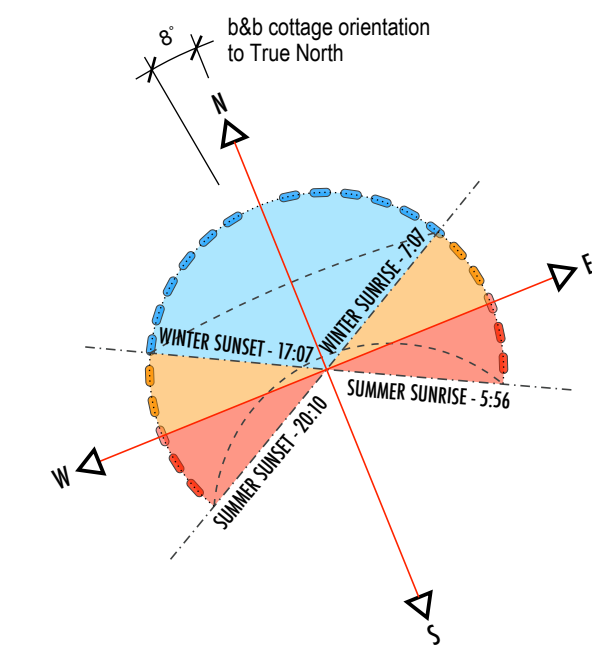
PROJECT
PROPOSED RESIDENCE, BNB &
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B&B SITE PLAN

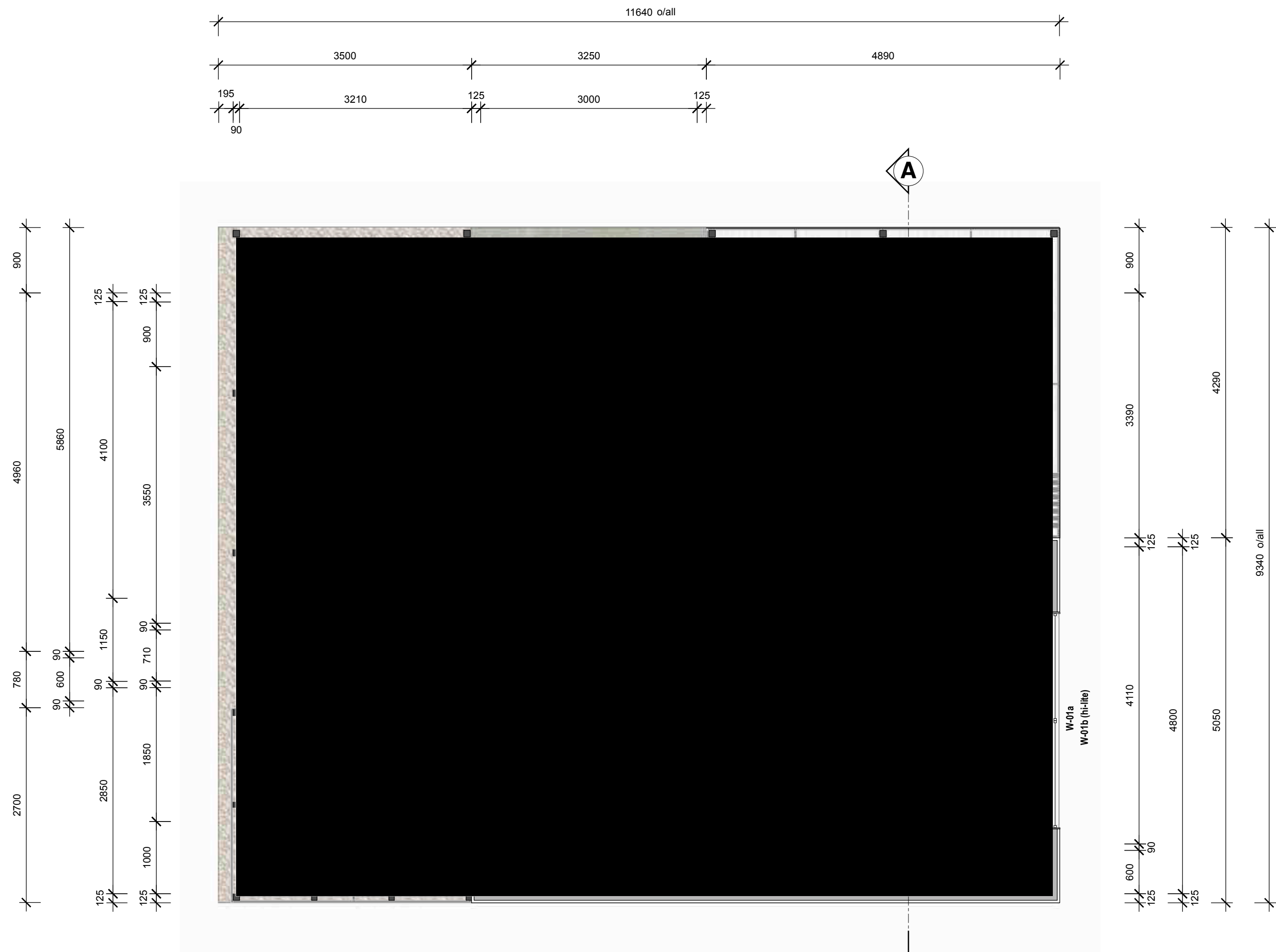
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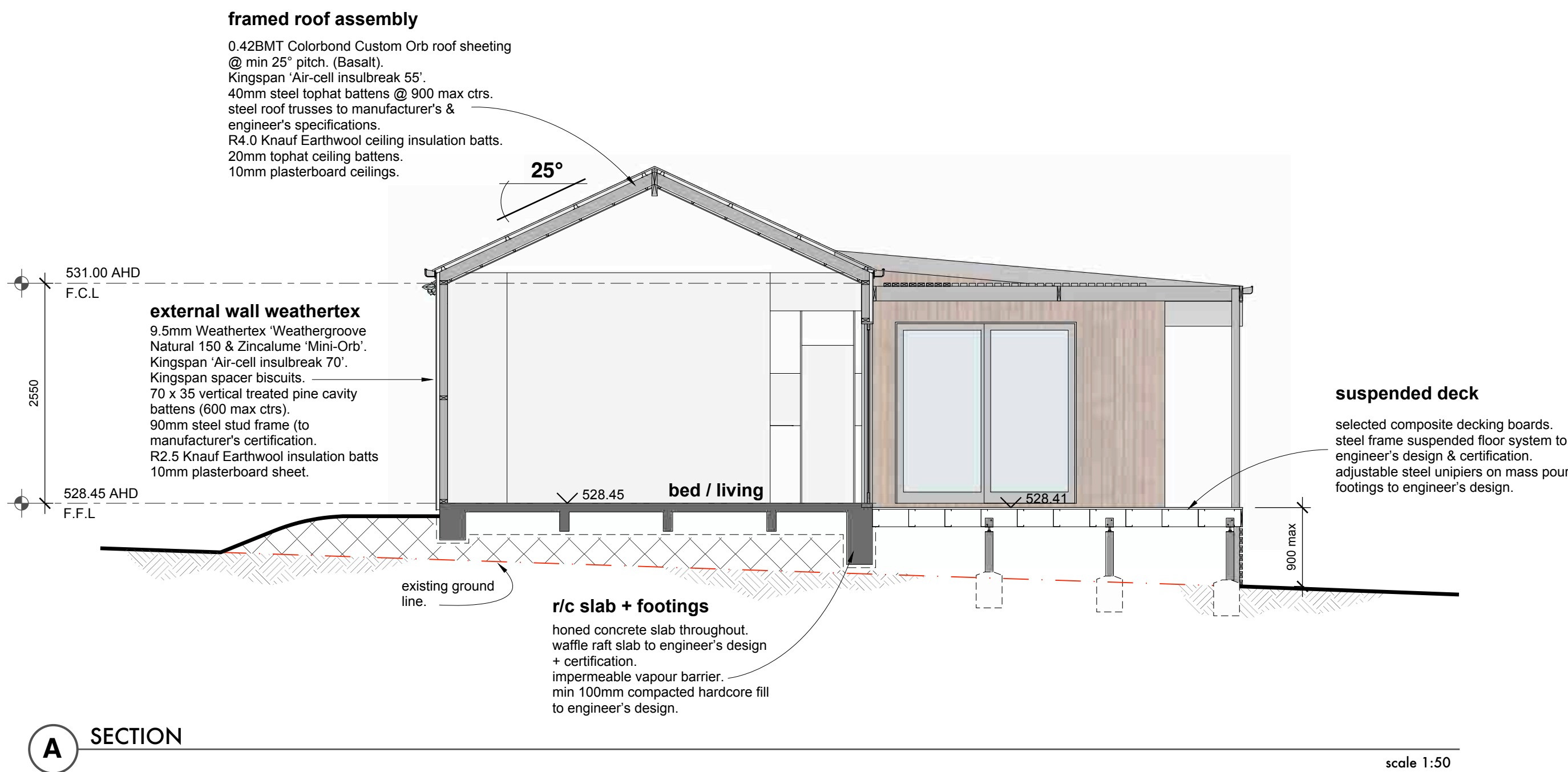
06



floor area	
living -	52.1 m ²
deck -	21.0 m ²
carport / arbor -	32.6 m ²
total -	105.7 m ²



B&B FLOOR PLAN



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B&B FLOOR PLAN + SECTION

PROJECT NO.
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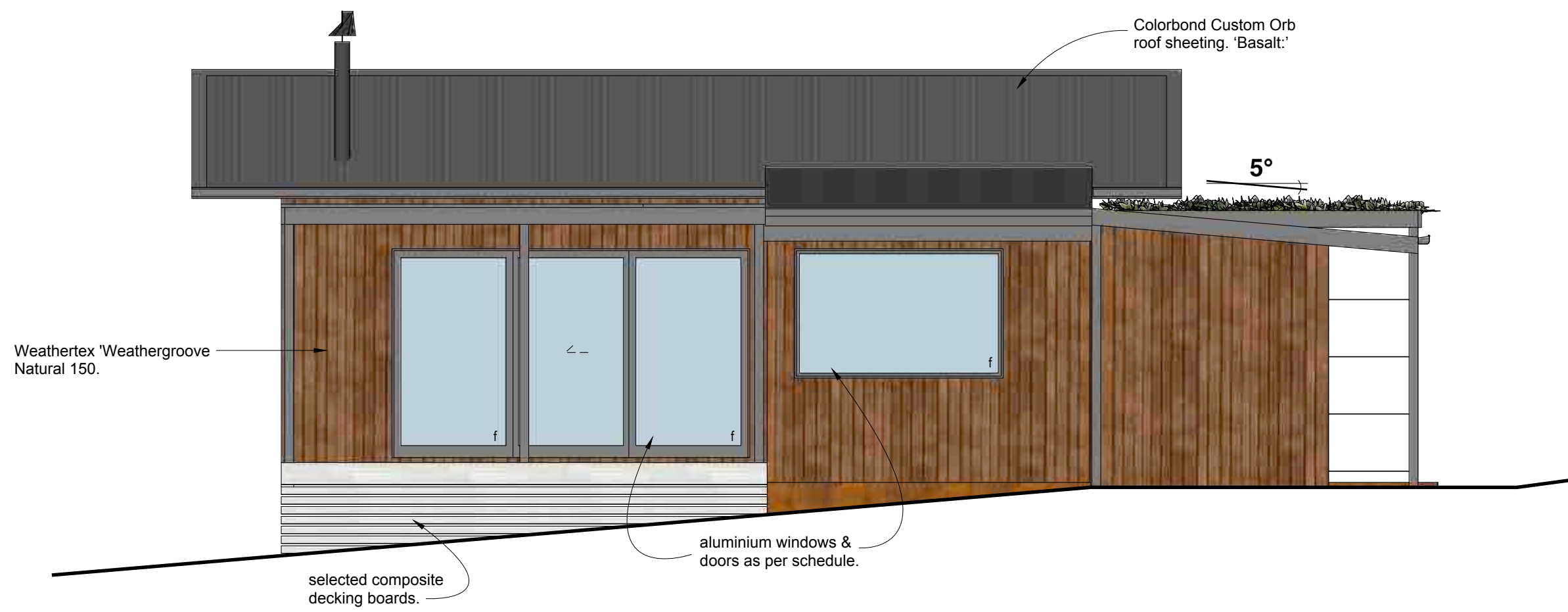
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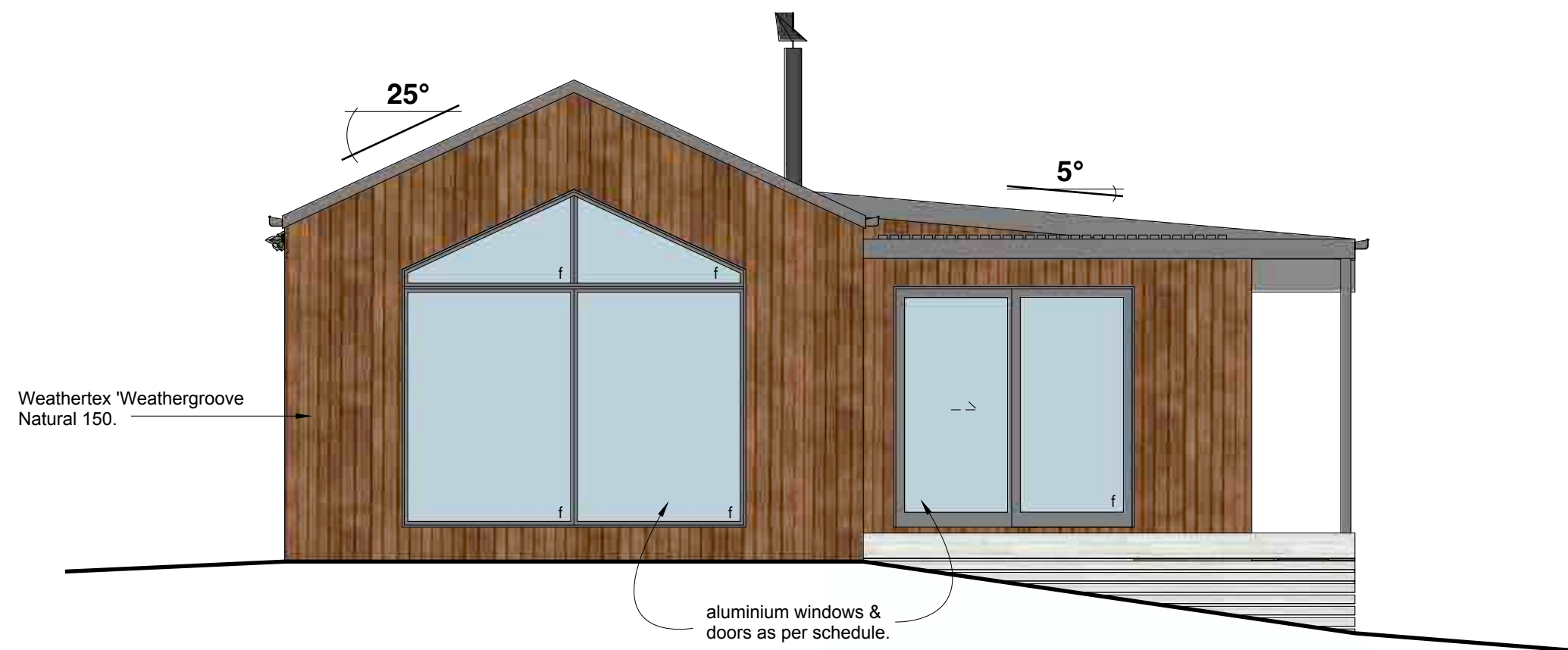
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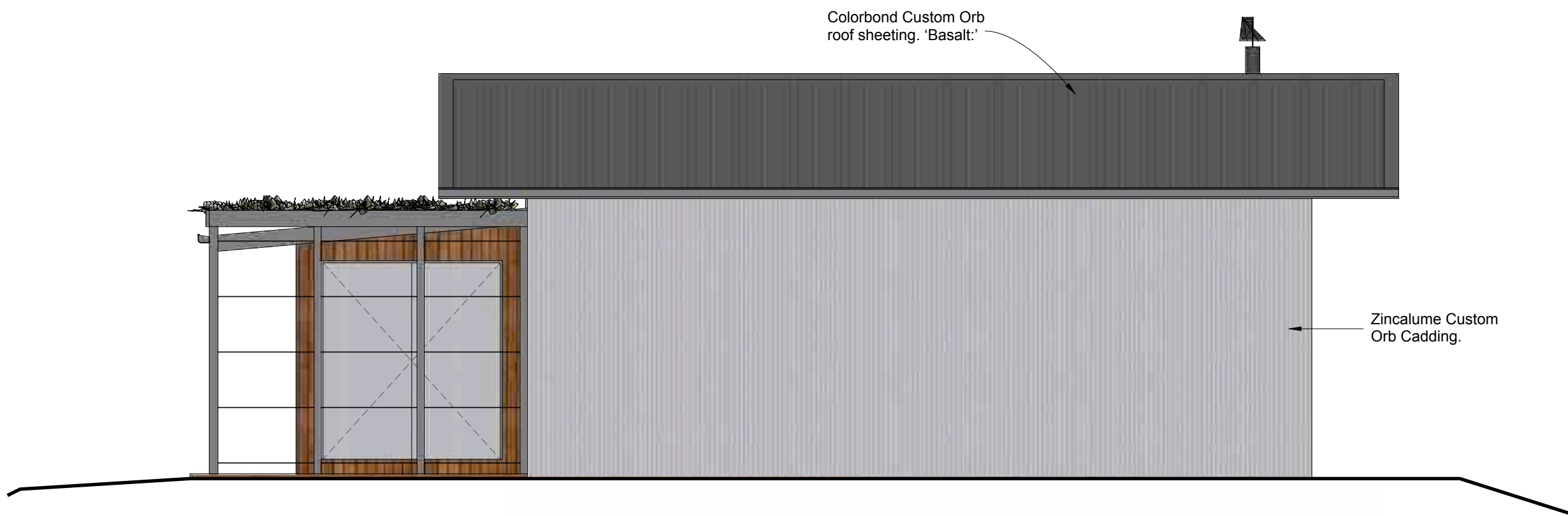
NORTHERN ELEVATION

scale 1:50



EASTERN ELEVATION

scale 1:50



SOUTHERN ELEVATION

scale 1:50



WESTERN ELEVATION

scale 1:50



R. & A. NAGAPPAN - 112 NORRIS Lane, GALAMBINE B&B COTTAGE									
WINDOW SCHEDULE									
mark	location	height	width	head	type	insect screen	max u value (NFR)	max shgc value (NFR)	
W-01a	living	2100	3000	2100	al. frame - fixed 2 panel / double glazed low-e	none	4.1	0.52	
W-01b	living hi-lite	850 max	3000	2950	al. frame - fixed raked @ 25° 2 panel / double glazed low-e	none	4.1	0.52	
W-02	day bed	1300	2100	2100	al. frame - fixed panel / double glazed low-e	none	4.1	0.52	
EXTERNAL DOOR SCHEDULE									
mark	location	height	width	head	type	insect screen	max u value (NFR)	max shgc value (NFR)	
D-01	living	2100	3600	2100	al. frame - sliding door (FSF) / toughened double glazed low-e	fibreglass	4.1	0.52	
D-02	dining	2100	2100	2100	al. frame - sliding door (SF) / toughened double glazed low-e	fibreglass	4.1	0.52	
D-03	bath	2100	1800	2100	al. frame - sliding door (FS) / toughened double glazed low-e	fibreglass	4.1	0.52	
D-04	battery store	2040	2 x 920	2060	tmbr. frame - solid core external grade weatherproof mini-orb faced	none			
INTERNAL DOOR SCHEDULE									
mark	location	height	width	type		hardware			
ID01	robe	2040	3 x 920	flush 35mm hollow core door - painted		brushed gun metal flush pull			
ID02	store	2040	620	flush 35mm hollow core door - painted		brushed gun metal lever dummy			
ID03	bath	2040	820	flush 35mm face mount sliding barn solid door - painted		brushed gun metal pull handle w/ privacy lk			
WINDOW & DOOR GENERAL NOTES									
windows: glazing - u & shgc values according to nfr: 2007. frames - AWS 'Residential' Series - Colorbond 'Basalt'. hardware - Residential Series or similar to be confirmed by owner. screens - all windows as per schedule. doors - all external doors to be provided with weather strips or draught excluders as per Part 3.12.3 NCC 2019 N.B The window manufacturer is to confirm all External Doors & Openable Windows in conditioned spaces are sealed to restrict air infiltration as per Part 3.12.3 NCC 2019									



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PLAN PTY LTD
ABN 27 212 552 019



CLIENT
RAJ & AMANDA
NAGAPPAN

DESIGN BY
GRD

ISSUE
Sep 18, 2023
DA Plan Set 01

PROJECT NO.
22/010h

PROJECT
PROPOSED RESIDENCE, BNB &
SHED AT
Lot 9, No. 112 NORRIS Lane
DP 250675
GALAMBINE NSW 2850

AMENDMENT

DATE

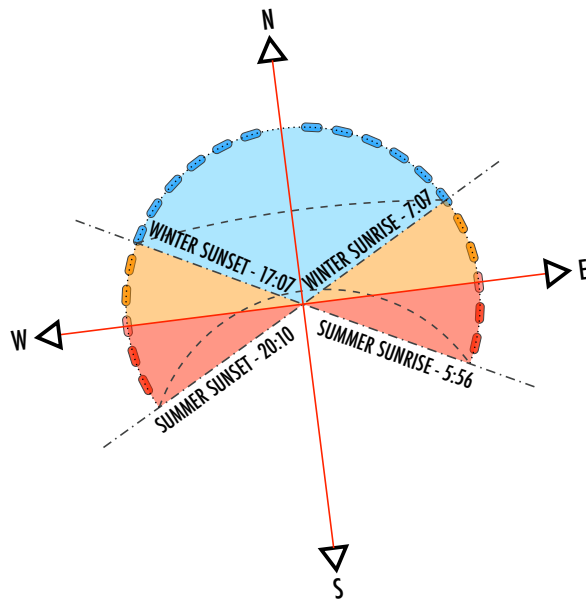
REV
0

**B&B ELEVATIONS
+ WINDOW
SCHEDULE**

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all dimensions in millimetres
unless otherwise stated
dimensions are to the face
of the work unless stated
otherwise
it is the builders responsibility
to confirm all dimensions prior
to any quoting or commencement
of any works. any discrepancies
to be reported to this office
immediately upon discovery
by a registered surveyor.

A1

08

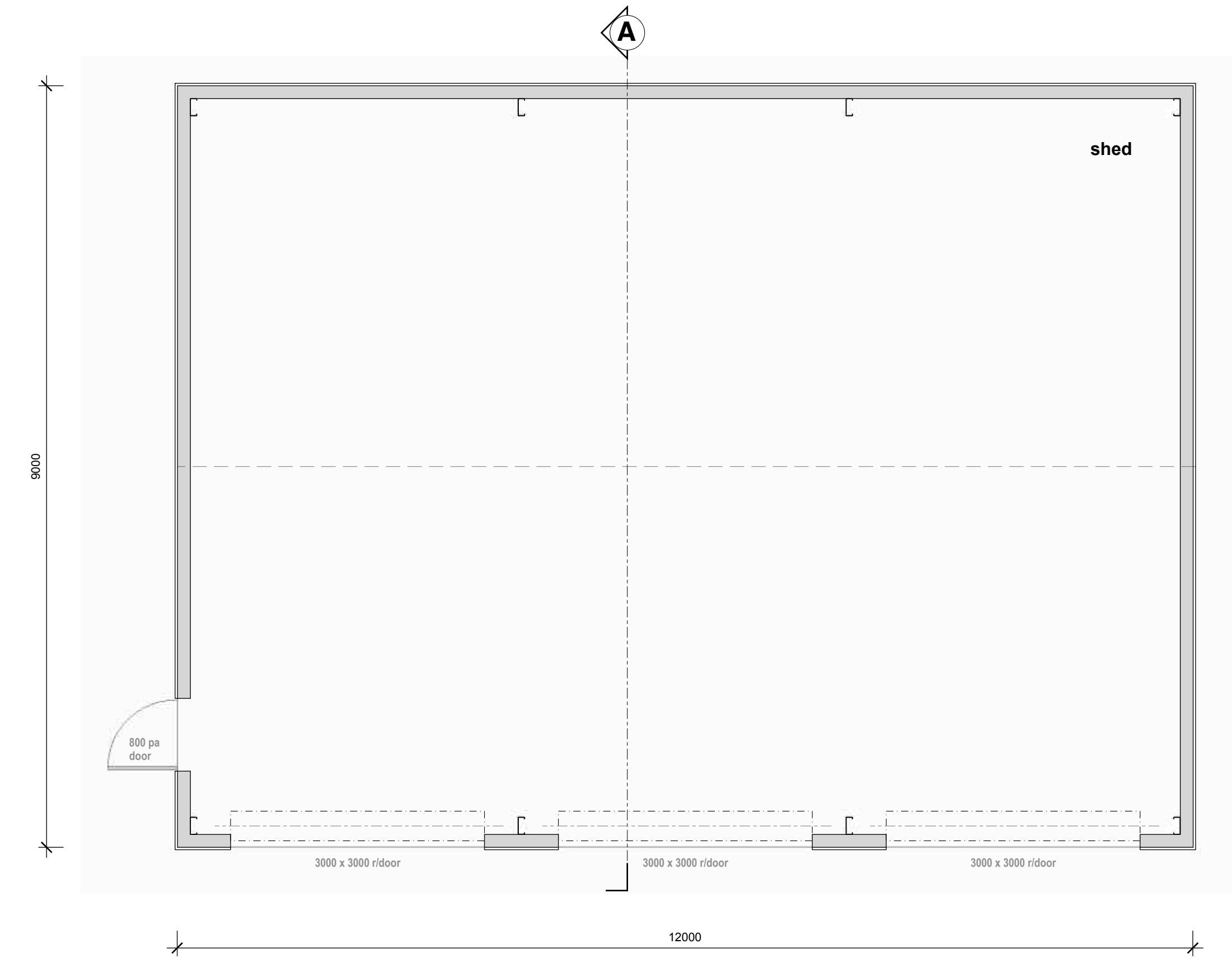


floor area

shed - 108 m²

notes

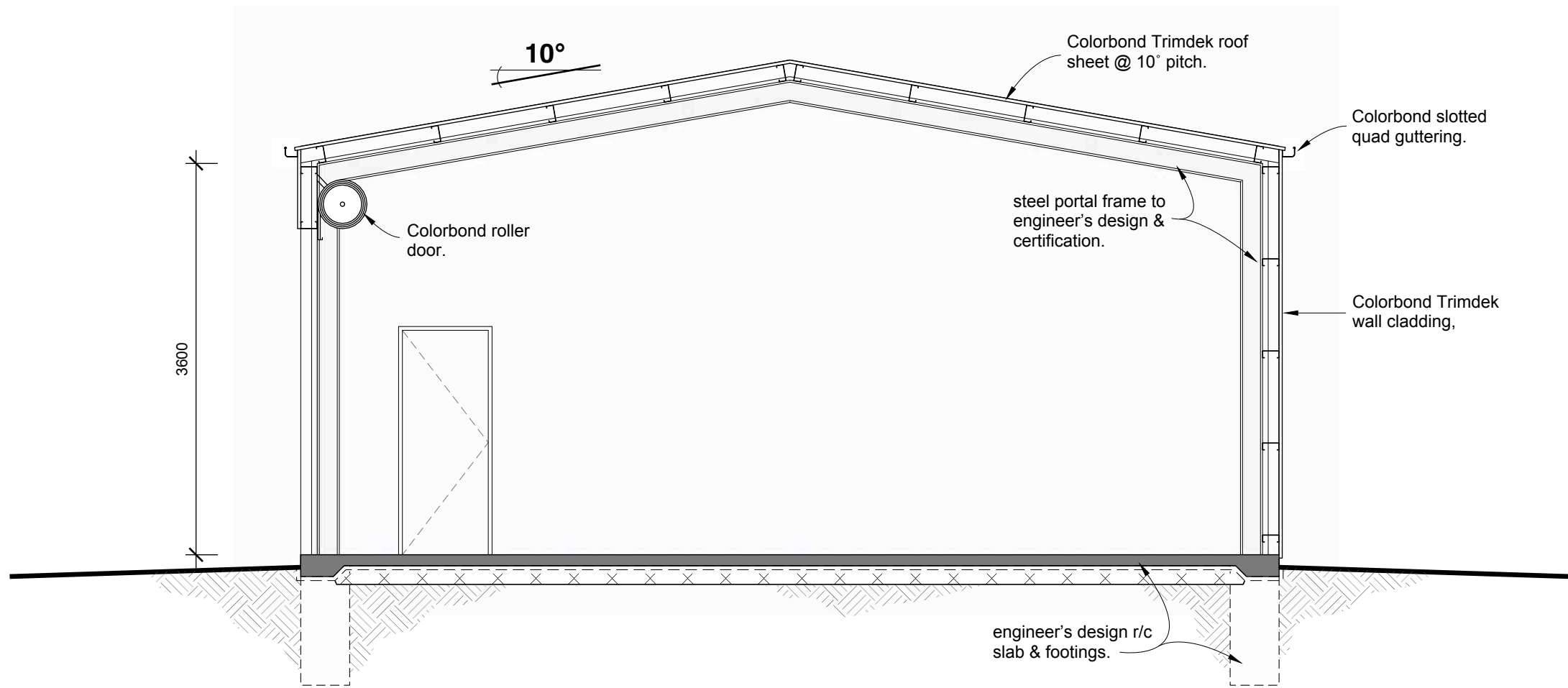
Zone - R5 Large Lot Residential
AS 4055 Wind Loads for Housing -
Region A
Topographic Class - T0
Terrain Category - (TC2)
Shielding - (NS)
WIND CLASSIFICATION = N2



SHED PLAN

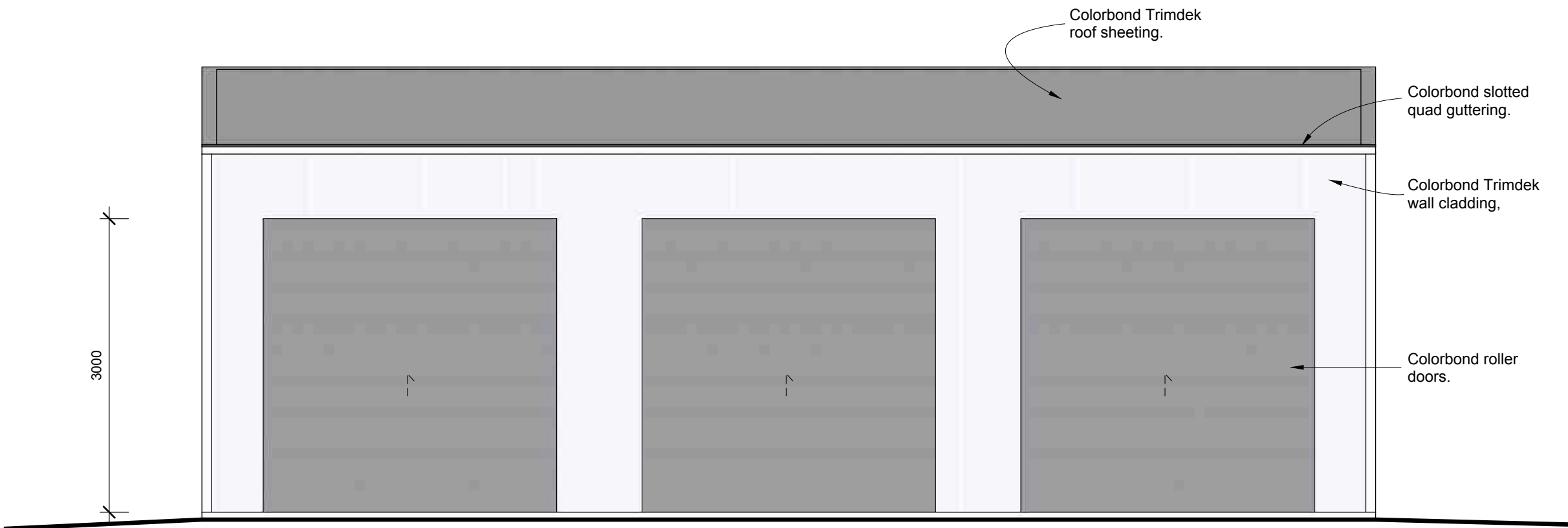


scale 1:50



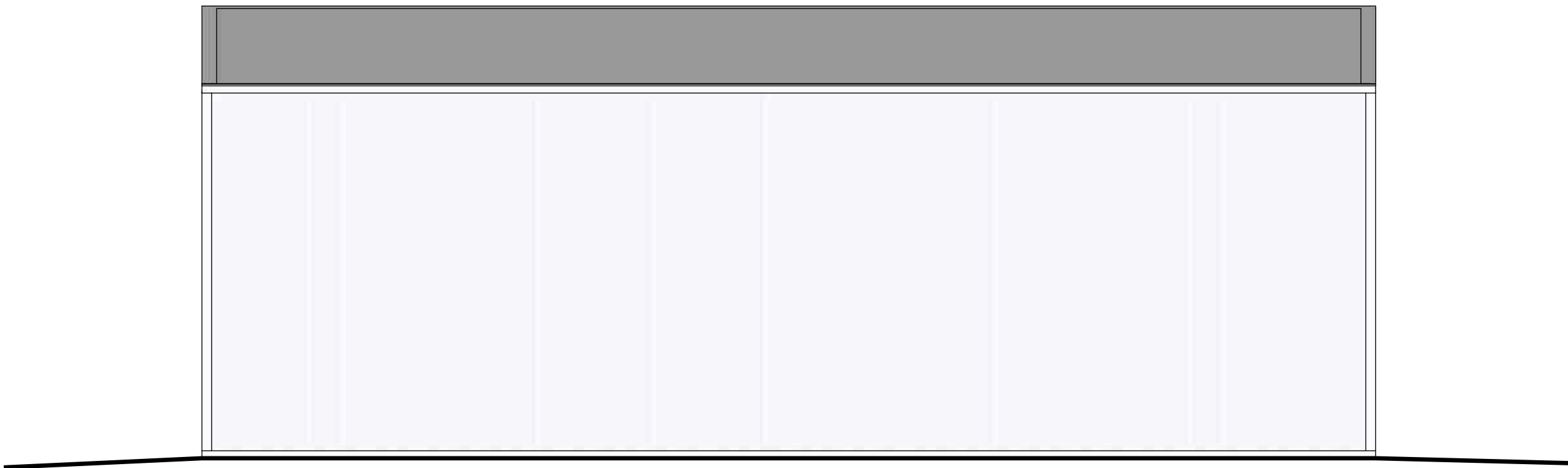
A SECTION

scale 1:50



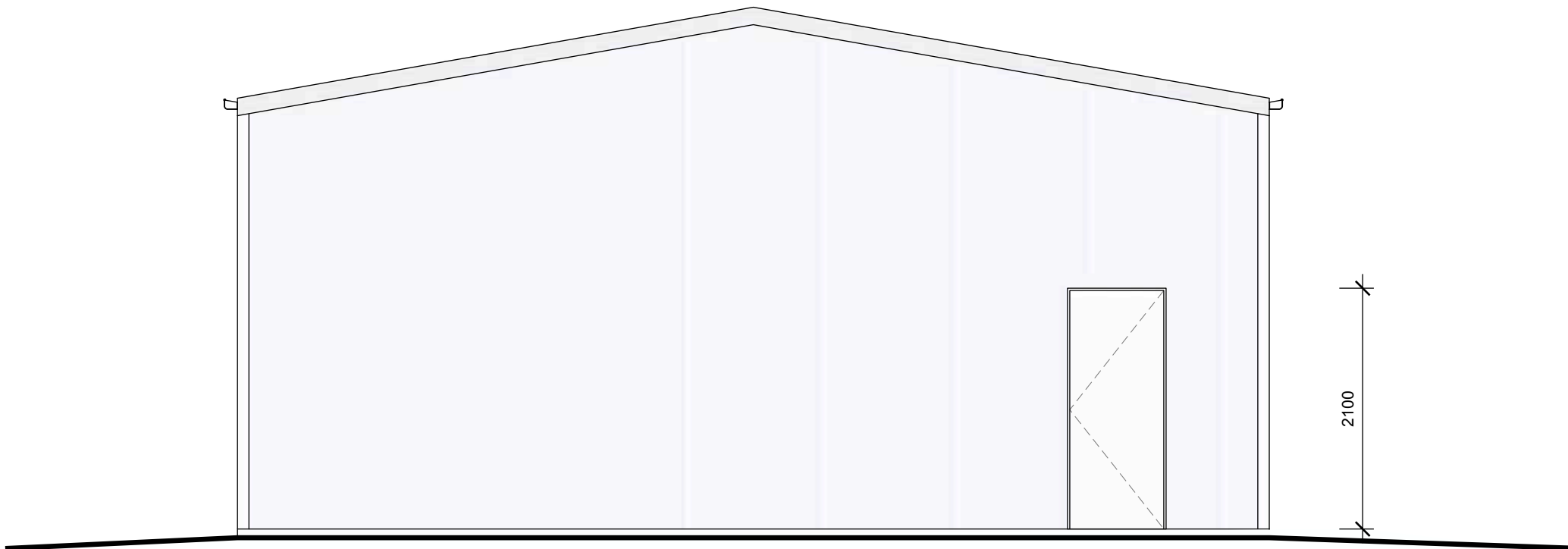
NORTHERN ELEVATION

scale 1:50



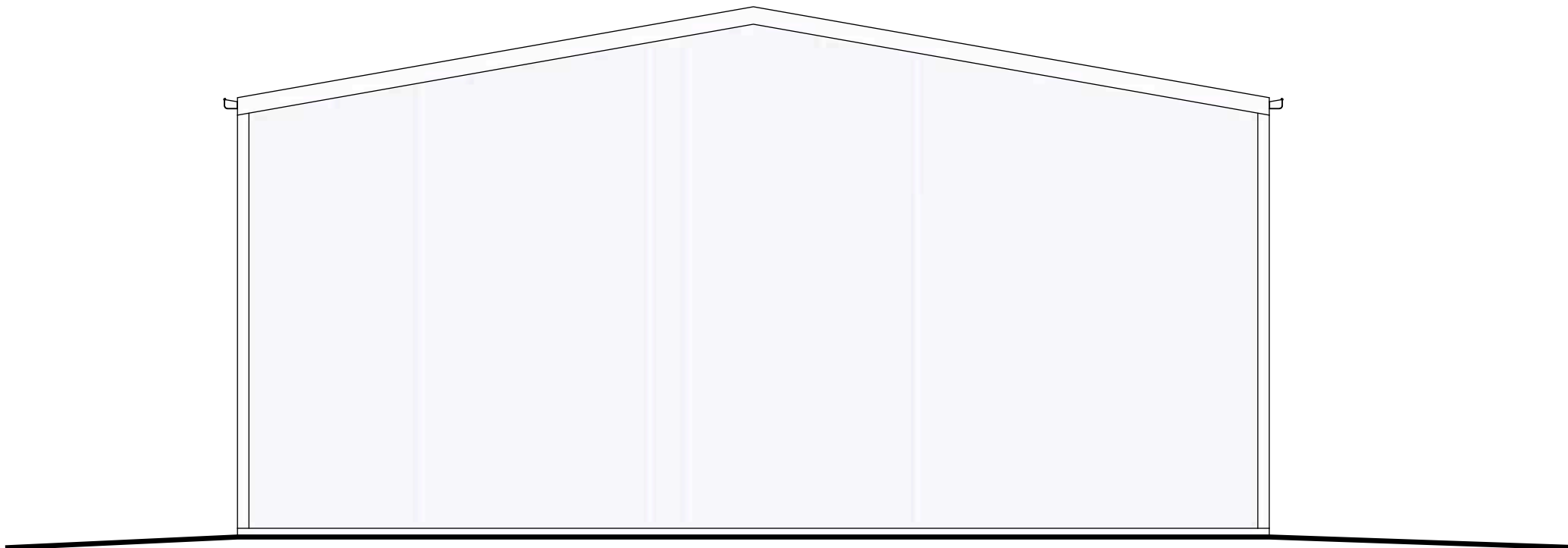
SOUTHERN ELEVATION

scale 1:50



EASTERN ELEVATION

scale 1:50



WESTERN ELEVATION

scale 1:50



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SHED PLAN

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