



PROPOSED RESIDENTIAL DEVELOPMENT

91 to 103 Menangle Street, Picton, NSW



No.	DATE	REVISION OR ISSUE	DWN.	CHK.
"F"	7.07.2018	REVISED FACADE		



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This drawing is a Sketch Plan and hence all dimensions, areas, detailing, finishes, and compliances etc are to be confirmed.

October 2016

Building Sustainability Assessments

enquiries@buildingassessments.net.au

BSA Reference: 11551

01/2016

www.buildingassessments.net.au

Important Note for Development Applicants

The following specification was used in calculating the performance values indicated on the Assessor Certificate. If you have any drawings or other specifications that differ from the Assessor Certificate, or if you only consider the Assessor Certificate as a guide, then you must ensure that your specification meets or exceeds the Assessor Certificate. If you do not want to include these requirements, the proposed construction for detailed shading is not required or need further assessment. The Assessor Certificate Building Sustainability Assessor has been issued with these assumptions. It has assumed that the BCA provisions for building sealing will be complied with external. No loss of insulation arising from ceiling penetrations has been simulated.

Thermal Performance

External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail
Brick Veneer Lightweight	R2.0	Any	
Concrete + Plasterboard	R1.0	Any	
238mm Double Brick	none	Any	

Internal Wall Construction

Insulation	Detail
Plasterboard on studs + Concrete	none

Ceiling Construction

Insulation	Detail
Plasterboard	R3.5 to ceiling adjacent to roof and deck above

Roof Construction

Insulation	Detail
Metal	Foil + R10 blanket to all new roof
Concrete	none

Floor Construction

Insulation	Covering	Detail
Concrete	none	As drawn (if not noted detail values used)

Windows

Glass and frame type

U SHGC Area sq m

Detail

Generic Single clear aluminium

As drawn

Skylights

Glass and frame type

U SHGC Area sq m

Detail

U and SHGC values are according to NFRC. Alternative products may be used the U value is lower and the SHGC is less than 10% higher or lower than the above figures.

External Window Cover

Detail

Fixed shading: - External

With includes guttering, refers to distance above windows

Fixed shading: - Drives

As drawn Normally, refers to plan for detail

Fixed shading: - Other

Verandahs, Pergolas (type and description)

Shaded areas and shade devices as drawn

For construction in NSW the BCA Volume 1 or 2 must be complied with, with the following:

- Thermal performance in accordance with V Section 2.1.2.2 or 2.1.2.3 Part 3.12.1.1

- Floor insulation in accordance with V Section 2.1.2.3 Part 3.12.1.2 or 3.12.1.2.1

- Comparing for loss of ceiling insulation in accordance with Section 3.12.1.3 Part 3.12.1.2(a)

- Floor insulation in accordance with Section 3.12.1.3 Part 3.12.1.3(a) or 3.12.1.3(b)

- Floor insulation in accordance with Section 3.12.1.3 Part 3.12.1.3(a) or 3.12.1.3(b)

TOWNHOUSE TYPE "C" - 14,15,22,24,33,& 34

No.
16006

S. No. REV

1045

A 2.4 F

SCALE DATE July 2018
1 : 100 @ A1 CAD FILE K:\2016\16006 Menangle St Picton Townhouse