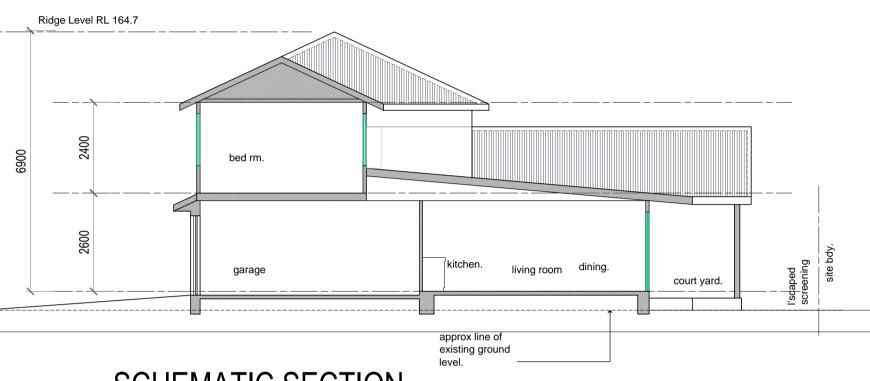
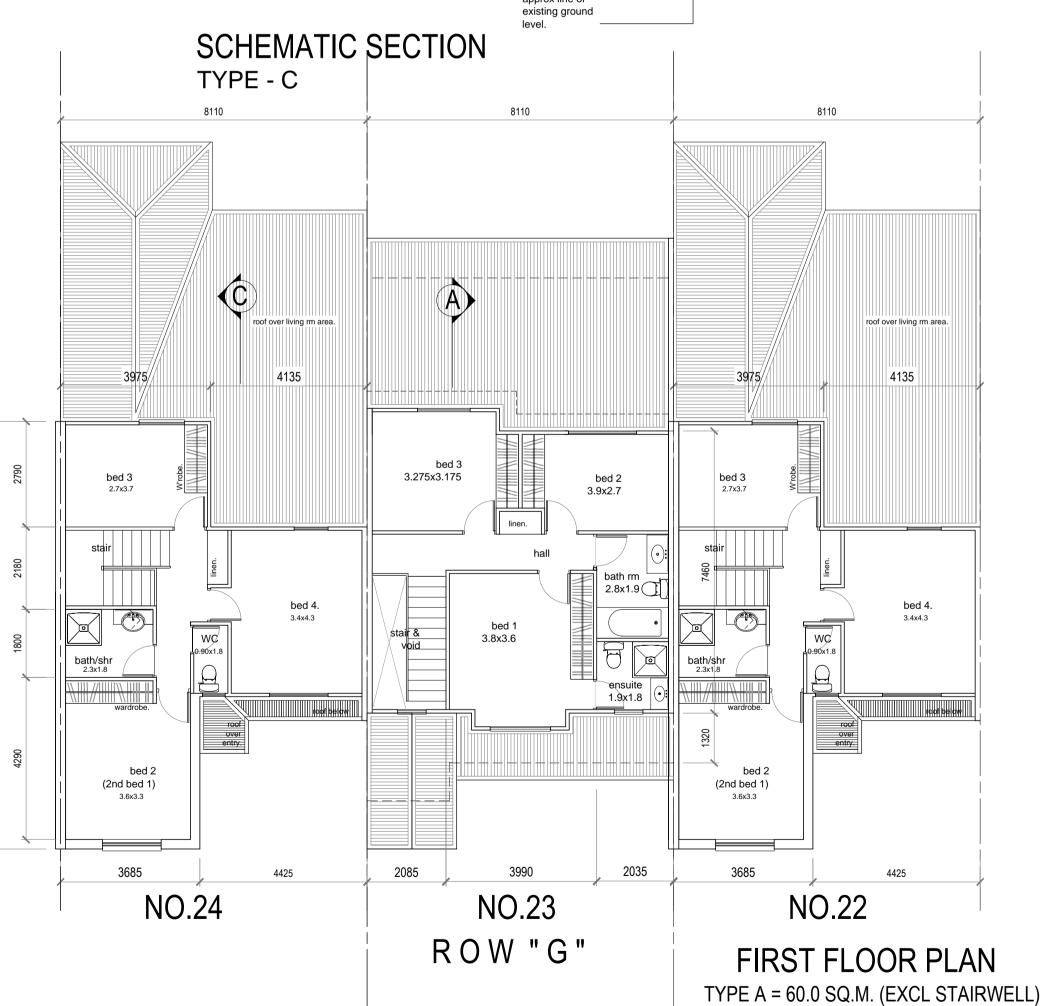
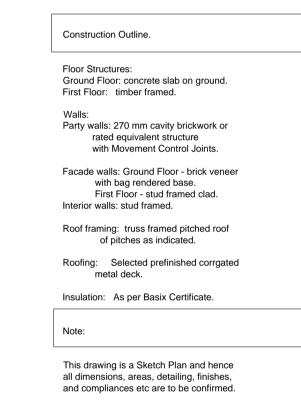


line of 9 metre height line









North

Building Sustainability Assessments enquiries@buildingsustainability.net.au Important Note for Development Aplicants The following specification was used to achieve the thermal performance values indicated the Assessor 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, its specifications are detailed, the location and extent of the alternate 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 be concluded 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 Building Sustainability Assessments. Thermal Performance Specifications External Wall Construction Insulation Colour (Solar Absorptance) Detail Strick Veneer & Lightweight R2.0 Any Concrete + Plasterboard R1.0 Any 230mm Double Brick none Any Internal Wall Construction Insulation Detail Plasterboard on studs & Concrete none Ceiling Construction Insulation Colour (Solar Absorptance) Detail Plasterboard R3.5 to ceilings adjacent to roof and decks above Roof Construction Insulation Colour (Solar Absorptance) Detail Plasterboard R3.5 to ceilings adjacent to roof and decks above Roof Construction Insulation Colour (Solar Absorptance) Detail Plasterboard R3.5 to ceilings adjacent to roof and decks above Roof Construction Insulation Colour (Solar Absorptance) Detail Plasterboard R3.5 to ceilings adjacent to roof and decks above Roof Construction Insulation Colour (Solar Absorptance) Detail Plasterboard R3.5 to ceilings adjacent to roof and decks above Roof Construction Insulation Colour (Solar Absorptance) Detail Plaster Construction In	Important Note for Development Applicants The following specification was used to achieve the thermal performance values indicated the Assessor 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, it specification must apply to all instances of that element for the whole project. If alternate specification must apply to all instances of that element for the whole project. If 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 be a condition of consent and must be included in the built works. If you do not want to inclut these requirements, the proposed construction varies to those detailed or need further information, please contact Building Sustainability Assessments. This assessment has assumed that the BCA provisions for building sealing will be complifying that construction. No loss of insulation arising from ceiling penetrations has been simulated to construction. No loss of insulation arising from ceiling penetrations has been simulated to construct to a condition of the construction. External Wall Construction Brick Veneer & Lightweight R2.0 Any Concrete + Plasterboard R1.0 Any 230mm Double Brick none Any Internal Wall Construction Plasterboard R3.5 to ceilings adjacent to roof and decks above the construction in the construction of the construct	October 201	6			BSA Re	ference: 1
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Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)

- Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(iii) or (c) & (d) - Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.

PROPOSED RESIDENTIAL DEVELOPMENT 91 to 103 Menangle Street, Picton, NSW

NO.24

157.3 0 10 20 30 40 50 60 70 0 5 15 25 35 45 55 65 1

NO.23

WOODHOUSE & DANKS ARCHITECTS TO In collaboration with

DRAKE DESIGNS Building & Design Consultants

Suite 207 Level 2, 20 Dale Street, ABN: 26 064 690 106 Brookvale NSW 2100 T: (02) 9939 8810 E: admin@woodhousedanks.com.au

Picton NSW. Tel: 0407 939 181 / 02 4681 9950

TOWNHOUSE ROW - "G" - TYPE A & C NOS. 22, 23, 24; PLANS, ELEV & SECTION

TYPE C = 57.2 SQ.M. (EXCL STAIRWELL)

1:100@A1

K:\2018\16006 Menangle St Picton \townhouse

JOB No. 16006

DA3.9 A

NO.22

Driveway C/D.

6 metres wide.

GROUND FLOOR PLAN

TYPE A = 107.95 SQ.M. (EXCL PORCH, ALFRESCO)

TYPE C = 112.63 SQ.M. (EXCL PORCH, ALFRESCO)