

**3.9**  
Average star rating

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nathers.gov.au

Certificate no.: 0001158260  
Assessor Name: Padraig Healy  
Accreditation no.: 101026  
Certificate date: 12 January 2017  
Dwelling Address: 195 Sydney Road Fairlight, NSW 2094  
www.nathers.gov.au



## 2 DA GROUND - A ENTRY

1 : 200



**ABSA** Class 1 Building Single-Dwelling  
Association of Building Sustainability Assessors

Validation Number	1010749834
Validation Date	12/01/2017
Assessor Name	Padraig Healy
Assessor Number	101026
Assessor Signature	<i>Padraig Healy</i>

Simulated under BASIX Thermal Comfort Protocol  
**BASIX**  
Building Sustainability Index

## 1 DA BASEMENT PLAN

1 : 200



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	PROJECT <b>LUXURY TOWNHOUSES 'CASA DEL VANCE'</b> 195 SYDNEY RD FAIRLIGHT	SCALE @ A3 1 : 200	DATE 17/07/2015	DRAWN TB / LK	CHECKED PD	JOB 16060	DRAWING DA2.001	REVISION D	



**THERMAL PERFORMANCE SPECIFICATIONS:**

The following specifications take precedence over other plan notations for the construction of this building.

**NOTE:** In addition to BASIX commitments, building compliance is required to comply with the 'New South Wales Additions' in the NCC 2016 - Volume 1. This includes New South Wales Part J(A.)

Specific mention is made of the following provisions:

- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

(NOTE: If steel framing is used a thermal break may be required)

WINDOWS - Dwelling B		
Type	U-VALUE	SHGC
Sliding, Fixed, Double Hung	2.90 (or less than)	0.51 (+/-10%)
Awning	2.91 (or less than)	0.44 (+/-10%)

WINDOWS - Dwelling A & C		
Type	U-VALUE	SHGC
Sliding, Fixed, Double Hung	3.50 (or less than)	0.64 (+/-10%)
Awning	3.50 (or less than)	0.47 (+/-10%)

BUILDING ELEMENT	CONSTRUCTION	ADDITIONAL INSULATION
External Wall (Medium Colour)	Cladded	R2.50 Bulk Insulation
Floor Above Basement - Building A	Concrete	R2.5 Bulk Insulation
Roof & All Ceilings Exposed to Unconditioned Spaces	Metal	R3.0 Bulk Insulation & R1.3 Reflective

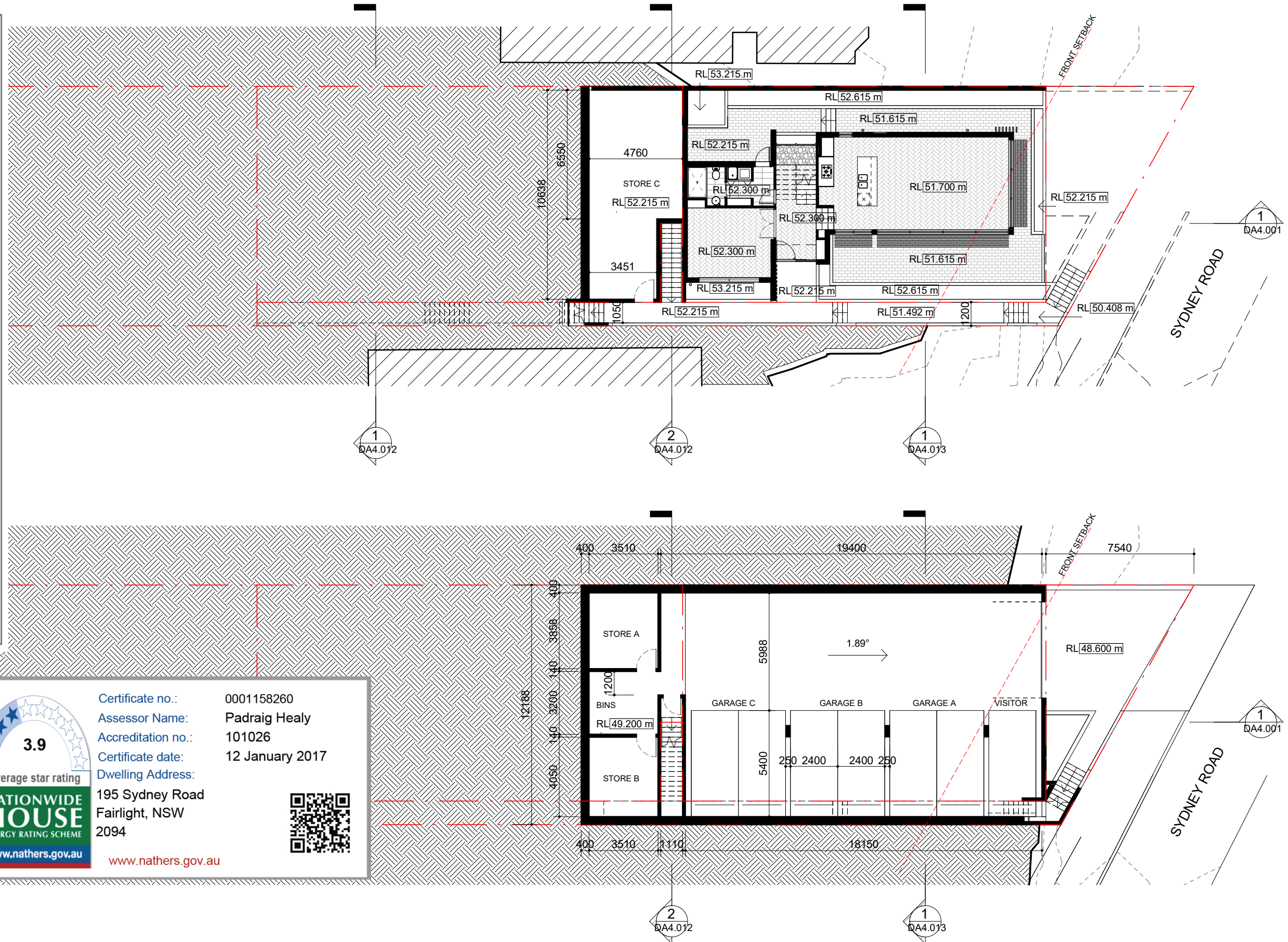
THE THERMAL PERFORMANCE ASSESSMENTS ARE RATED EITHER WITH NO DOWNLIGHTS OR WITH LED DOWNLIGHTS WHICH DO NOT PENETRATE CEILING INSULATION



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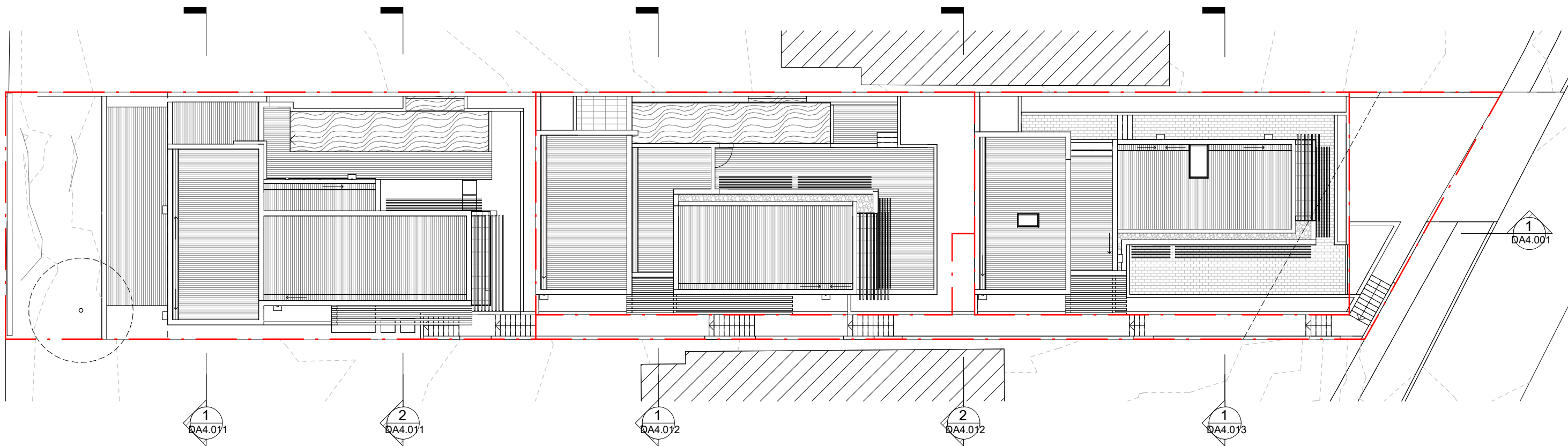
**1 DA BASEMENT PLAN**

1 : 200

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	REV B DATE 26/10/2016 DESCRIPTION PRELIMINARY	TB / LK KEY PLAN			SCALE @ A3 1 : 200	DATE 17/07/2015	DRAWN TB / LK	CHECKED PD
REV C DATE 02/11/2016 DESCRIPTION PRELIMINARY	TB / LK KEY PLAN	JOB 16060	DRAWING DA2.001	REVISION D				

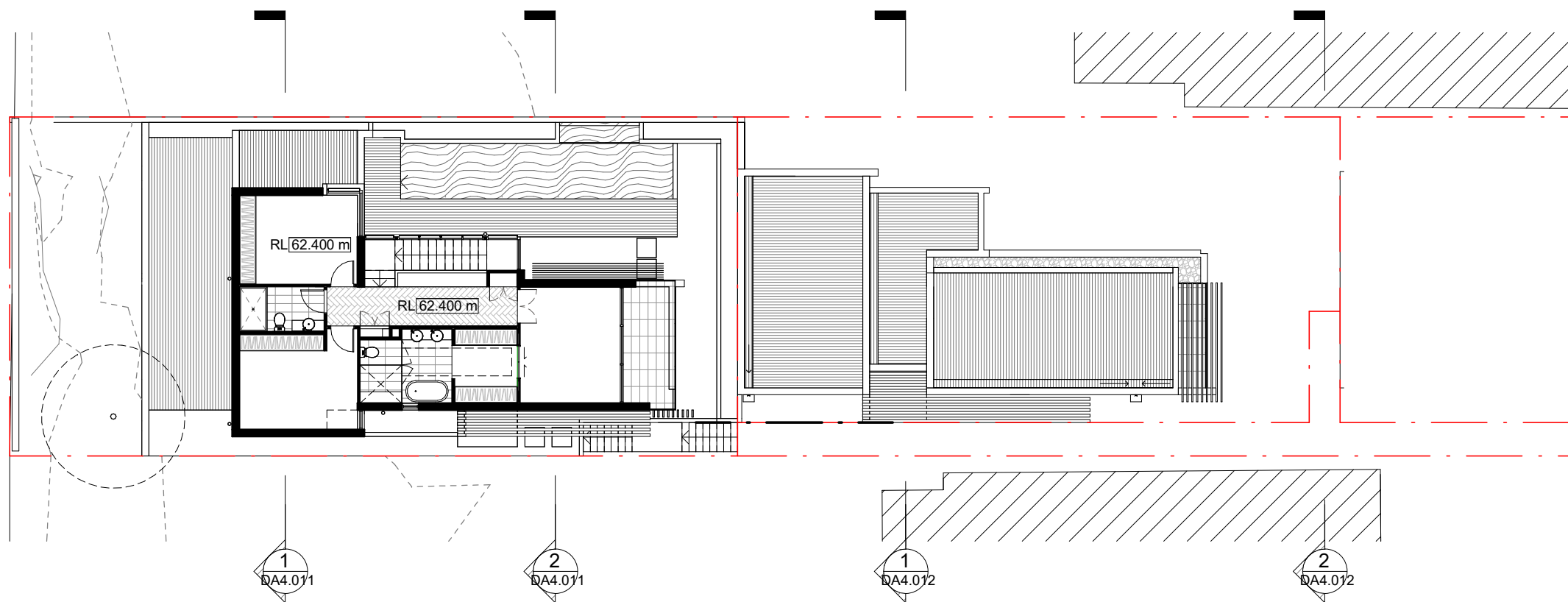






**2 DA ROOF PLAN**

1 : 200



**1 DA LEVEL 1 - C**

1 : 200

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**ABS A** Class 1 Building Single-Dwelling  
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**BASIX**  
Building Sustainability Index

REV	DATE	DESCRIPTION	BY
A	13/09/2016	PRELIMINARY	TB / LK
B	02/11/2016	PRELIMINARY	TB
C	22/11/2016	PRELIMINARY	TB / LK

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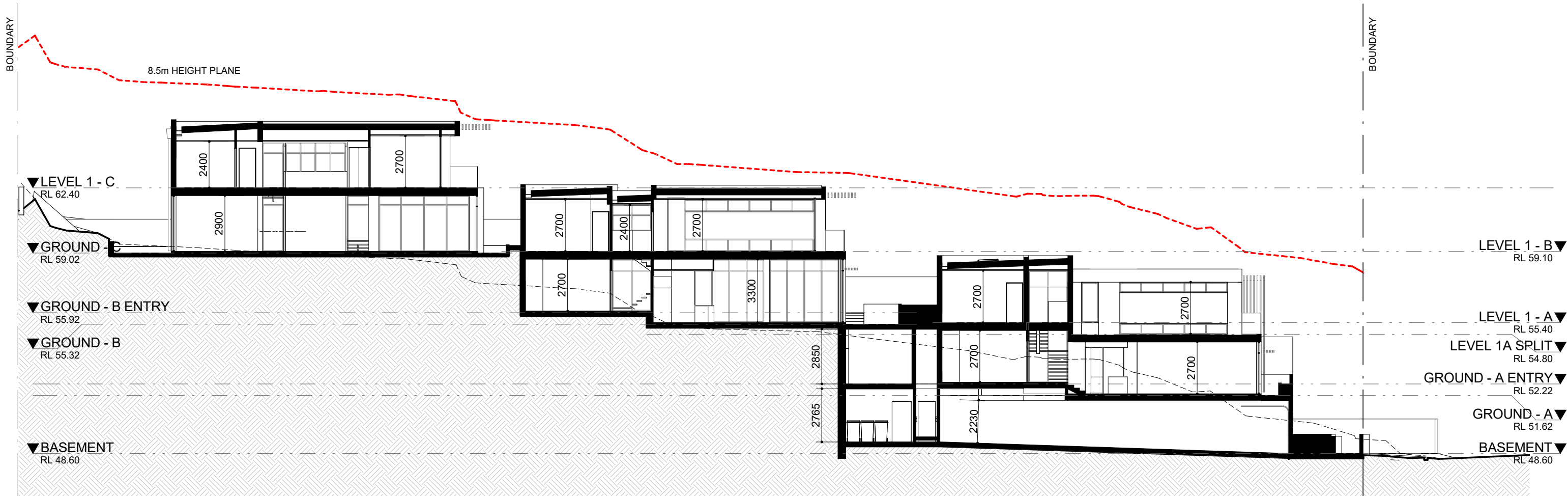
KEY PLAN
C B A

**marchesepartners**

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CLIENT <b>MICHAEL VANCE</b>
PROJECT <b>LUXURY TOWNHOUSES 'CASA DEL VANCE'</b> 195 SYDNEY RD FAIRLIGHT

DRAWING TITLE <b>OVERALL FLOOR PLANS</b>			
SCALE @ A3 1 : 200	DATE 17/07/2015	DRAWN TB / LK	CHECKED PD
JOB 16060	DRAWING DA2.003	REVISION C	



1 SITE SECTION

1 : 200

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