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Lot 768

Diggings Terrace
Thredbo, NSW

Section J Report

for

Le Hunte Properties

Revision B | 8th July 2022

TABLE OF CONTENTS

Revision	Date	Description	Author	Reviewer
P1	15.06.22	Preliminary issue for comment	AB	TC/LV
A	04.07.22	DA Issue	AB	TC/LV
B	08.07.22	DA Issue	AB	TC/LV

1. INTRODUCTION

1.1 Project Description

Proposed construction and use of a tourist accommodation development at Lot 768, Thredbo including the following;

- Vegetation removal
- Construction of a new multi-storey building in the northern portion of the site comprising;
  - 16 accommodation units;
  - Visitor recreation and food and beverage facilities including a restaurant and bar;
  - Street level car parking and bicycle spaces; and
  - Staff room.
- Construction of 5 x 3 storey detached accommodation units in the southern portion of the site; and
- Associated drainage, services and landscape works.

1.2 Aim of Report

This report seeks to assess the building and services design against the deemed to satisfy provisions of Section J of the National Construction Code (NCC) 2019.

Section J is comprised of eight parts pertaining to separate aspects of energy efficiency as follows;

- Part J1 - Building Fabric
- Part J2 - Blank
- Part J3 - Building Sealing
- Part J4 – Blank
- Part J5 - Air-Conditioning and Ventilation Systems
- Part J6 - Artificial Lighting and Power
- Part J7 - Heated Water Supply
- Part J8 – Facilities for Energy Monitoring

1.3 Objective

The report considers each section of the NCC and highlights where an alternative solution is required for definite or possible non-compliances with the deemed to satisfy criteria.

1.4 Limitations

The assessment of compliance is based on the current design approach for the building and its services which are subject to change.

Some compliance items relate to construction or items of detailed design. In these instances, the requirements for the builder, contractor or detailed design have been highlighted.

1.5 Sources of Information

- DKO architectural final DA plans issued 07/07/22;

2. Building Classification and Climate Zone

2.1 Building Classification

Please refer to certifier markups for details on the the classification of each part. For the purposes of this report, it is understood the building is classified as follows;

- Class 3 Units – Lobby, Mezzanine, Level 2 and Level 3;
- Class 3 Lodges;
- Class 7b Storerooms – Ground and Mezzanine
- Class 6 Bar/Restaurant and Class 9b Yoga – Level 1.

2.2 Climate Zone

The development is located in Thredbo, NSW which is within climate zone 8.

3. J1 Building Fabric

Section by section comments regarding compliance follow below.

3.1 Part J1.1 Application of Part

The deemed to satisfy provisions of this part apply to building elements forming the envelope of a Class 2 to 9 building.

3.2 Part J1.2 Thermal construction – general

The following DTS criteria shall be achieved by the builder during construction.

- Insulation must comply with AS 4859.1
- Installation of bulk and reflective insulation must be in accordance with section J1.2
- The required Total R-Value and Total System U-Value, including allowance for thermal bridging, must be—
  - calculated in accordance with AS/NZS 4859.2 for a roof or floor; or
  - determined in accordance with Specification J1.5a for wall-glazing construction; or
  - determined in accordance with Specification J1.6 or Section 3.5 of CIBSE Guide A for soil or sub-floor spaces.

3.3 Part J1.3 Roof and ceiling construction

A roof or ceiling must achieve a Total R-Value greater than or equal to –

- in climate zone 8, R4.8 for an upward direction of heat flow.

3.4 Part J1.4 Roof Lights

Roof lights must have a total area of not more than 5% of the floor area of the room or space served and, transparent and translucent elements, including any imperforate ceiling diffuser, with a combined performance of –

- for Total system SHGC, in accordance with Table J1.4; and
- for Total system U-Value, not more than U3.9.

Table J1.4 Roof lights - Total system SHGC

Roof light shaft index Note 1	Total area of *roof lights* up to 3.5% of the *floor area* of the room or space	Total area of *roof lights* more than 3.5% and up to 5% of the *floor area* of the room or space
< 1.0	≤ 0.45	≤ 0.29
≥ 1.0 to < 2.5	≤ 0.51	≤ 0.33
≥ 2.5	≤ 0.76	≤ 0.49

Notes to Table J1.4:

- The roof light shaft index is determined by measuring the distance from the centre of the shaft at the roof to the centre of the shaft at the ceiling level and dividing it by the average internal dimension of the shaft opening at the ceiling level (or the diameter for a circular shaft) in the same units if measurement.
- The area of a roof light is the area of the roof opening that allows light to enter the building. The total area of roof lights is the combined are for roof lights serving the room or space.

3.5 Part J1.5 Walls and Glazing

The Total System U-Value of wall-glazing construction must not be greater than;

- for a Class 2 common area, a Class 5, 6, 7, 8 or 9b building or a Class 9a building other than a ward area, U2.0.

The Total System U-Value of wall-glazing construction must be calculated in accordance with Specification J1.5a.

Wall components of a wall-glazing construction must achieve a minimum Total R-Value of;

- where the wall is less than 80% of the area of the wall-glazing construction, R1.0 or
- where the wall is 80% or more of the area of the wall-glazing construction, the value specified in Table J1.5a.

Table J1.5a Minimum wall Total R-Value - Wall area 80% or more of wall-glazing construction area

Climate zone	Class 2 common area, Class 5, 6, 7, 8 or 9b building or a Class 9a building other than a *ward area*	Class 3 or 9c building or Class 9a *ward area*
1	2.4	3.3
2	1.4	1.4
3	1.4	3.3
4	1.4	2.8
5	1.4	1.4
6	1.4	2.8
7	1.4	2.8
8	1.4	3.8

The solar admittance of externally facing wall-glazing construction must not be greater than;

- for a Class 2 common area, a Class 5, 6, 7, 8 or 9b building or a Class 9a building other than a ward area, the values specified in Table J1.5b.

Table J1.5b Maximum wall-glazing construction solar admittance - Class 2 common area, Class 5, 6, 7, 8 or 9b building or Class 9a building other than a ward area

Climate zone	Eastern aspect *solar admittance*	Northern aspect *solar admittance*	Southern aspect *solar admittance*	Western aspect *solar admittance*
1	0.12	0.12	0.12	0.12
2	0.13	0.13	0.13	0.13
3	0.16	0.16	0.16	0.16
4	0.13	0.13	0.13	0.13
5	0.13	0.13	0.13	0.13
6	0.13	0.13	0.13	0.13
7	0.13	0.13	0.13	0.13
8	0.2	0.2	0.42	0.36

- for a Class 3 or 9c building or Class 9a ward area, the values specified in Table J1.5c.

Table J1.5c Maximum wall-glazing construction solar admittance - Class 3 or 9b building or Class 9a ward area

Climate zone	Eastern aspect *solar admittance*	Northern aspect *solar admittance*	Southern aspect *solar admittance*	Western aspect *solar admittance*
1	0.07	0.07	0.10	0.07
2	0.10	0.10	0.10	0.10
3	0.07	0.07	0.07	0.07
4	0.07	0.07	0.07	0.07
5	0.10	0.10	0.10	0.10
6	0.07	0.07	0.07	0.07
7	0.07	0.07	0.08	0.07
8	0.08	0.08	0.08	0.08

The solar admittance of a wall-glazing construction must be calculated in accordance with Specification J1.5a.

In summary, for this development;

- For Class 6 External Facade to conditioned spaces – Total wall-glazing construction = U2.0
  - Solar admittance Eastern and Northern aspects – Maximum 0.2
  - Solar admittance Southern aspect – Maximum 0.42
  - Solar admittance Western aspect – Maximum 0.36
- For Class 3 External Facade to conditioned spaces – Total wall-glazing construction = U0.9
  - Solar admittance – Maximum 0.08

A façade performance summary is provided below.

The DTS calculations are completed using two methods as defined in NCC 2019 based on the classification of that space;

- Method 1 – whereby the thermal performance requirements of the façade are determined per aspect and figures for U-Value and SHGC are calculated for each aspect individually
- Method 2 - whereby the thermal performance requirements of the façade are determined based on multiple aspects and figures for U-Value and SHGC are calculated that apply to all aspects

Table 3.1 summarises the required thermal performance of the façade based on the detail currently shown on the architectural façade overview.

The table below illustrates the thermal performance required of the wall and glazing constructions for the façade as it is currently shown in the architectural package.

Class 3 – Lodges:

Table 3.1. NCC 2019 Deemed-To-Satisfy Thermal Performance Summary

Orientation	U-Value (Wall)	U-Value (Spandrel)	U-Value (Glass+Frame)	SHGC (Glass+Frame)	Window to Wall Ratio
	W/m²K	W/m²K	W/m²K		%
North	0.26	2.22	1.16	0.15	71
East	0.26	2.22	3.40	0.52	15
West	0.26	2.22	3.40	0.54	16
South	0.26	2.22	2.54	0.29	28
Method 2 Calculation	0.26	2.22	2.28	0.18	As per orientation

Class 3 – Mezzanine Units:

Table 3.2. NCC 2019 Deemed-To-Satisfy Thermal Performance Summary

Orientation	U-Value (Wall)	U-Value (Spandrel)	U-Value (Glass+Frame)	SHGC (Glass+Frame)	Window to Wall Ratio
	W/m²K	W/m²K	W/m²K		%
North	0.26	2.22	1.47	0.22	53
East	0.26	2.22	N/A	N/A	0
West	0.26	2.22	N/A	N/A	0
South	0.26	2.22	N/A	N/A	0
Method 2 Calculation	0.26	2.22	3.50	0.22	As per orientation

Class 3 – Level 2 & 3 Units:

Table 3.3. NCC 2019 Deemed-To-Satisfy Thermal Performance Summary

Orientation	U-Value (Wall)	U-Value (Spandrel)	U-Value (Glass+Frame)	SHGC (Glass+Frame)	Window to Wall Ratio
	W/m²K	W/m²K	W/m²K		%
North	0.26	2.22	1.21	0.16	67
East	0.26	2.22	3.40	0.81	10
West	0.26	2.22	3.40	1.00	2
South	0.26	2.22	1.92	0.24	38
Method 2 Calculation	0.26	2.22	1.79	0.18	As per orientation

Class 6 and Class 9b – Level 1 Bar/Restaurant and Yoga:

Table 3.4. NCC 2019 Deemed-To-Satisfy Thermal Performance Summary

Orientation	U-Value (Wall)	U-Value (Spandrel)	U-Value (Glass+Frame)	SHGC (Glass+Frame)	Window to Wall Ratio
	W/m²K	W/m²K	W/m²K		%
North	0.71	2.22	2.61	0.52	68
East	0.71	2.22	4.28	0.98	36
West	0.71	2.22	5.80	1.00	25
South	0.71	2.22	N/A	N/A	0
Method 2 Calculation	0.71	2.22	4.61	0.79	As per orientation

Class 7b – Ground and Mezzanine Storage:

Table 3.5. NCC 2019 Deemed-To-Satisfy Thermal Performance Summary

Orientation	U-Value (Wall)	U-Value (Spandrel)	U-Value (Glass+Frame)	SHGC (Glass+Frame)	Window to Wall Ratio
	W/m²K	W/m²K	W/m²K		%
North	0.71	2.22	2.21	0.23	86
East	0.71	2.22	N/A	N/A	0
Method 2 Calculation	0.71	2.22	2.66	0.23	As per orientation

Refer to Appendix A for examples of glazing suites capable of achieving the performance required by the DTS calculations.

3.6 Part J1.6 Floors

A floor must achieve the Total R-Value specified in Table J1.6.

Table J1.6 Floors - Minimum Total R-Value

Location	*Climate zone* 1 — upwards heat flow	*Climate zones* 2 and 3 — upwards and downwards heat flow	*Climate zones* 4, 5, 6 and 7 — downwards heat flow	*Climate zone* 8 — downwards heat flow
A floor without an in-slab heating or cooling system	2.0	2.0	2.0	3.5
A floor with an in-slab heating or cooling system	3.25	3.25	3.25	4.75

Note to Table J1.6: For the purpose of calculating the Total R-Value of a floor, the sub-floor and soil R-Value must be calculated in accordance with Specification J1.6 or Section 3.5 of CIBSE Guide A.

Therefore, in this development;

- Unconditioned areas above slab on ground - no insulation required.
- Suspended floor separating conditioned area from non-conditioned area – R=3.5
- Suspended floor separating unconditioned areas – no insulation required.

4. J3 Building Sealing

Section by section comments regarding compliance follow below.

4.1 Part J3.1 Application of Part

The Deemed-to-Satisfy Provisions of this Part apply to elements forming the envelope of a Class 2 to 9 building, other than;

- a permanent building opening, in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; or
- a building or space where the mechanical ventilation required by Part F4 provides sufficient pressurisation to prevent infiltration.

4.2 Part J3.2 Chimneys and Flues

The chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.

4.3 Part J3.3 Roof lights

A roof light must be sealed, or capable of being sealed when serving a conditioned space or a habitable room in climate zone 7.

4.4 Part J3.4 Windows and doors

The following DTS criteria shall be achieved by the builder during construction.

- Seals will be provided to operable windows and doors except where windows comply with AS 2047 or are a fire or smoke door or are a roller shutter door/grille or other security door/device installed only for out of hours security.
- An entrance to a building, if leading to a conditioned space must have an airlock, self-closing door, rapid roller door, revolving door or the like, other than where the conditioned space has a floor area of not more than 50 m^2 or where a café, restaurant, open shop front or the like has a 3m deep unconditioned zone between the main entrance and the conditioned space and all other entrances are self closing doors.
- A loading dock entrance, if leading to a conditioned space, must be fitted with a rapid roller door or the like.

4.5 Part J3.5 Exhaust fans

The following DTS criteria shall be specified during detailed mechanical services design.

- Miscellaneous exhaust systems serving conditioned or habitable spaces will be provided with sealing devices.

4.6 Part J3.6 Construction of roofs, walls and floors

The following DTS criteria shall be achieved by the builder during construction.

- Roofs, ceilings, walls, floors and any opening must be constructed to minimise leakage when forming part of the envelope or the external fabric of a habitable room.

4.7 Part J3.7 Evaporative coolers

It is not anticipated that any evaporative coolers will be installed in this development.

5. J5 Air Conditioning and Ventilation Systems

Section by section comments regarding compliance follow below.

5.1 Part J5.1 Application of Part

The Deemed-to-Satisfy Provisions of this Part do not apply to a Class 8 electricity network substation.

5.2 Part J5.2 Air Conditioning System Control

The applicable DTS criteria of this section shall be specified during detailed mechanical services design.

5.3 Part J5.3 Mechanical Ventilation Systems Control

The applicable DTS criteria of this section shall be specified during detailed mechanical services design.

5.4 Part J5.4 Fan Systems

The applicable DTS criteria of this section shall be specified during detailed mechanical services design.

5.5 Part J5.5 Ductwork Insulation

The applicable DTS criteria of this section shall be specified during detailed mechanical services design.

5.6 Part J5.6 Ductwork Sealing

The applicable DTS criteria of this section shall be specified during detailed mechanical services design.

5.7 Part J5.7 Pump Systems

The applicable DTS criteria of this section shall be specified during detailed mechanical services design.

5.8 Part J5.8 Pipework Insulation

The applicable DTS criteria of this section shall be specified during detailed mechanical services design.

5.9 Part J5.9 Space Heating

The applicable DTS criteria of this section shall be specified during detailed mechanical services design.

5.10 Part J5.10 Refrigerant Chillers

The applicable DTS criteria of this section shall be specified during detailed mechanical services design.

5.11 Part J5.11 Unitary Air Conditioning Equipment

The applicable DTS criteria of this section shall be specified during detailed mechanical services design.

5.12 Part J5.12 Heat Rejection Equipment

The applicable DTS criteria of this section shall be specified during detailed mechanical services design.

6. J6 Artificial Lighting and Power

Section by section comments regarding compliance follow below.

6.1 Part J6.1 Application of Part

J6.2, J6.3 and J6.5(a)(ii) do not apply to a Class 8 electricity network substation.

6.2 Part J6.2 Artificial lighting

The illumination power density DTS criteria will be specified as part of the detailed lighting design.

6.3 Part J6.3 Interior artificial lighting and power control

The applicable DTS criteria will be specified as part of the detailed lighting design.

6.4 Part J6.4 Interior decorative and display lighting

The applicable DTS criteria will be specified as part of the detailed lighting design.

6.5 Part J6.5 Exterior artificial lighting

The applicable DTS criteria will be specified as part of the detailed lighting design.

6.6 Part J6.6 Boiling water and chilled water storage units

The time switch is to be specified as part of the detailed hydraulic services design.

6.7 Part J6.7 Lifts

Lifts must –

a) be configured to ensure artificial lighting in the car are turned off when it is unused for 15 minutes; and
b) achieve the idle and standby energy performance level in Table 6.7a; and
c) achieve the energy efficiency in Table 6.7b or if a dedicated goods lift, energy efficiency class D in accordance with ISO 25745-2.

Table 6.7a Lift idle and standby energy performance level

Rated load	Idle and standby Note energy performance level in accordance with ISO 25745-2
Less than or equal to 800 kg	2
801 kg to less than or equal to 2000 kg	3
2001 kg to less than or equal to 4000 kg	4
Greater than 4000 kg	5

Note to Table 6.7a: Applies to the standby power used after 30 minutes.

Table 6.7b Lift energy efficiency class

Usage category in accordance with ISO 25745-2	Energy efficiency class in accordance with ISO 25745-2
1 - 4	C
> 5	D

6.8 Part J6.8 Escalators and Moving Walkways

It is not anticipated that any escalators or moving walkways will be installed in this development.

7. J7 Heated water supply

Section by section comments regarding compliance follow below.

7.1 Part J7.1 Blank

This clause has deliberately been left blank.

7.2 Part J7.2 Heated water supply

The domestic hot water system shall be specified in accordance with AS 3500.4 as part of the detailed hydraulic services design.

7.3 Part J7.3 Swimming pool heating and pumping

It is not anticipated that any swimming pool will be installed in this development.

7.4 Part J7.4 Spa pool heating and pumping

The applicable DTS criteria of this section shall be specified during detailed services design.

8. J8 Facilities for energy monitoring

Section by section comments regarding compliance follow below.

8.1 Part J8.1 Application of Part

The Deemed-to-Satisfy Provisions of this Part do not apply within a sole occupancy unit of a Class 2 or Class 4 part of a building or to a Class 8 electricity network substation.

8.2 Part J8.3 Facilities for energy monitoring

Compliant metering shall be specified as part of the detailed services design.

9. Appendix A

9.1 Example Glazing Suite Performances

U-Value (W/m^2K)	SHGC	Potential Glazing Suite
5.80	0.61-1.00	Single Glazed
4.00-5.79	0.49-0.60	Single Glazed Laminated
3.20-4.00	0.41-0.49	Double Glazed with Low-E Coating
2.60-3.19	0.21-0.40	Double Glazed with Double Low-E Coating
1.30-2.59	0.16-0.20	Double Glazed with Triple Low-E Coating

10. Appendix B

10.1 Building Envelope Sketch

WALL LEGEND

R-Value - 3.8 (Class 3)

R-Value - 1.4 (Class 6, 7, 9b)

GLAZING LEGEND

Glazing/Spandrel

SLAB LEGEND

R3.5 -

ROOF/CEILING LEGEND

R4.8 -

Note: Refer to Civil Engineer's documentation for all Bulk Excavation Extent, Earthworks Design and site drainage

Project:	Lot 768, Diggings Terrace, Thredbo		
Project Address:	Lot 768, Diggings Terrace, Thredbo		
Document Title:	Building Envelope Sketch		
Project Ref No.:	S4B22000800	Drawing No.	MSK-001
Date:	08/07/2022	Revision No.:	B

Rev.	Date	By	Ckd	Description
A	7/07/2022	NT	MR/SO	For DA Submission

NOTES

ALL WORKS TO BE IN ACCORDANCE WITH AUTHORITY & STATUTORY APPROVALS.
ALL BOUNDARY INFORMATION TO BE CONFIRMED BY REGISTERED SURVEYOR BEFORE COMMENCING WORKS ON SITE.
REFER TO SITE SURVEY FOR ALL INFORMATION RELATING TO EXISTING SITE CONDITIONS.
REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION & ARBORIST REPORTS FOR ALL INFORMATION RELATING TO TREES AND THEIR RETENTION/REMOVAL AND NEW LANDSCAPE WORKS.
ALL DRAWINGS TO BE READ IN CONJUCTION WITH:
- ALL SPECIFICATIONS & SCHEDULES,
- ALL SPECIALIST CONSULTANTS DOCUMENTATION
- BASIX, NATHERS & SECTION J CERTIFICATES

MINOR CHANGES TO FORM & CONFIGURATION MAY BE REQUIRED AFTER DEVELOPMENT CONSENT WHEN DRAWINGS ARE PREPARED FOR CONSTRUCTION PURPOSES.

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Project Name	Thredbo - Lot 768	Project Number	12656
Project Address	Diggings Terrace, Thredbo, NSW 2625	Drawing Name	Ground Floor Plan
		Scale	1:200 @ A1
		Date	June 2022
Client	Le Hunte Properties	Drawing Number	DA200
		Revision	A

WALL LEGEND

- R-Value - 3.8 (Class 3)
- R-Value - 1.4 (Class 6, 7, 9b)

GLAZING LEGEND

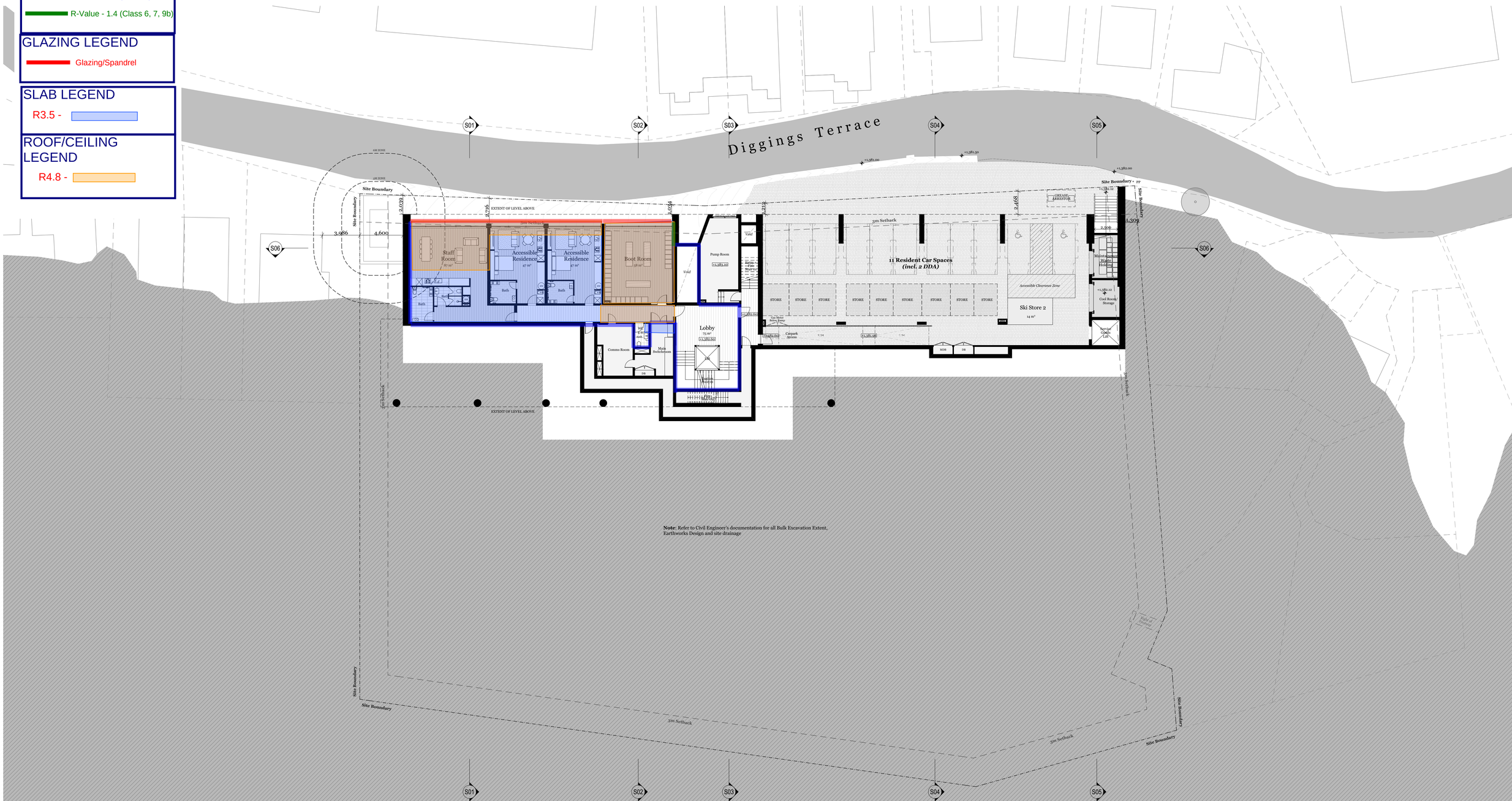
- Glazing/Spandrel

SLAB LEGEND

R3.5 -

ROOF/CEILING LEGEND

R4.8 -



Project:	Lot 768, Diggings Terrace, Thredbo		
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Project Name	Thredbo - Lot 768	Project Number	12656
Project Address	Diggings Terrace, Thredbo, NSW 2625	Drawing Name	Mezzanine
		Scale	1:200 @ A1
		Date	June 2022
Client	Le Hunte Properties	Drawing Number	DA201
		Revision	A

WALL LEGEND

R-Value - 3.8 (Class 3)

R-Value - 1.4 (Class 6, 7, 9b)

GLAZING LEGEND

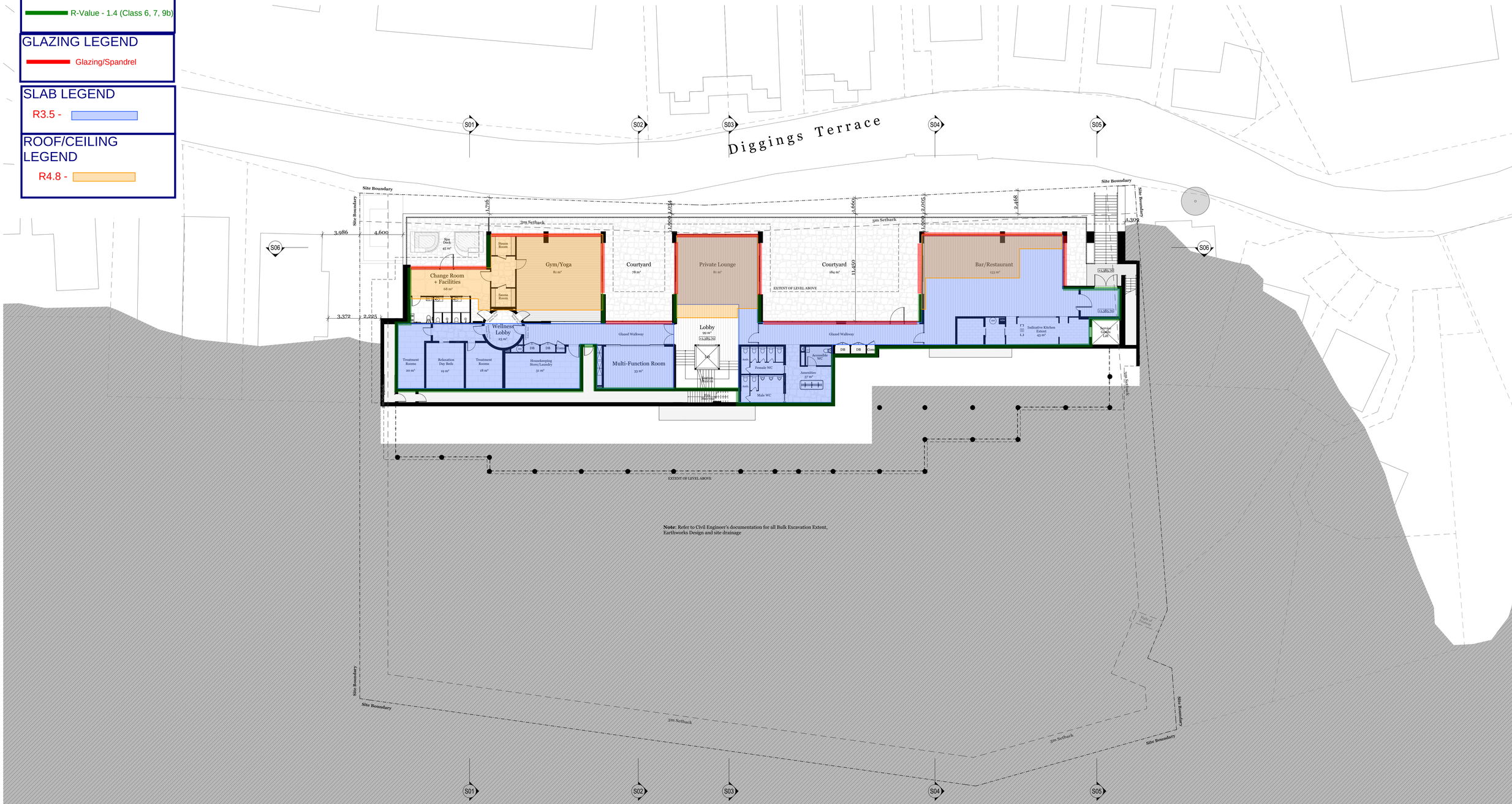
Glazing/Spandrel

SLAB LEGEND

R3.5 -

ROOF/CEILING LEGEND

R4.8 -



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Project Name	Thredbo - Lot 768	Project Number	12656
Project Address	Diggings Terrace, Thredbo, NSW 2625	Drawing Name	Level 1
		Scale	1:200 @ A1
		Date	June 2022
Client	Le Hunte Properties	Drawing Number	DA202
		Revision	A

WALL LEGEND

R-Value - 3.8 (Class 3)

R-Value - 1.4 (Class 6, 7, 9b)

GLAZING LEGEND

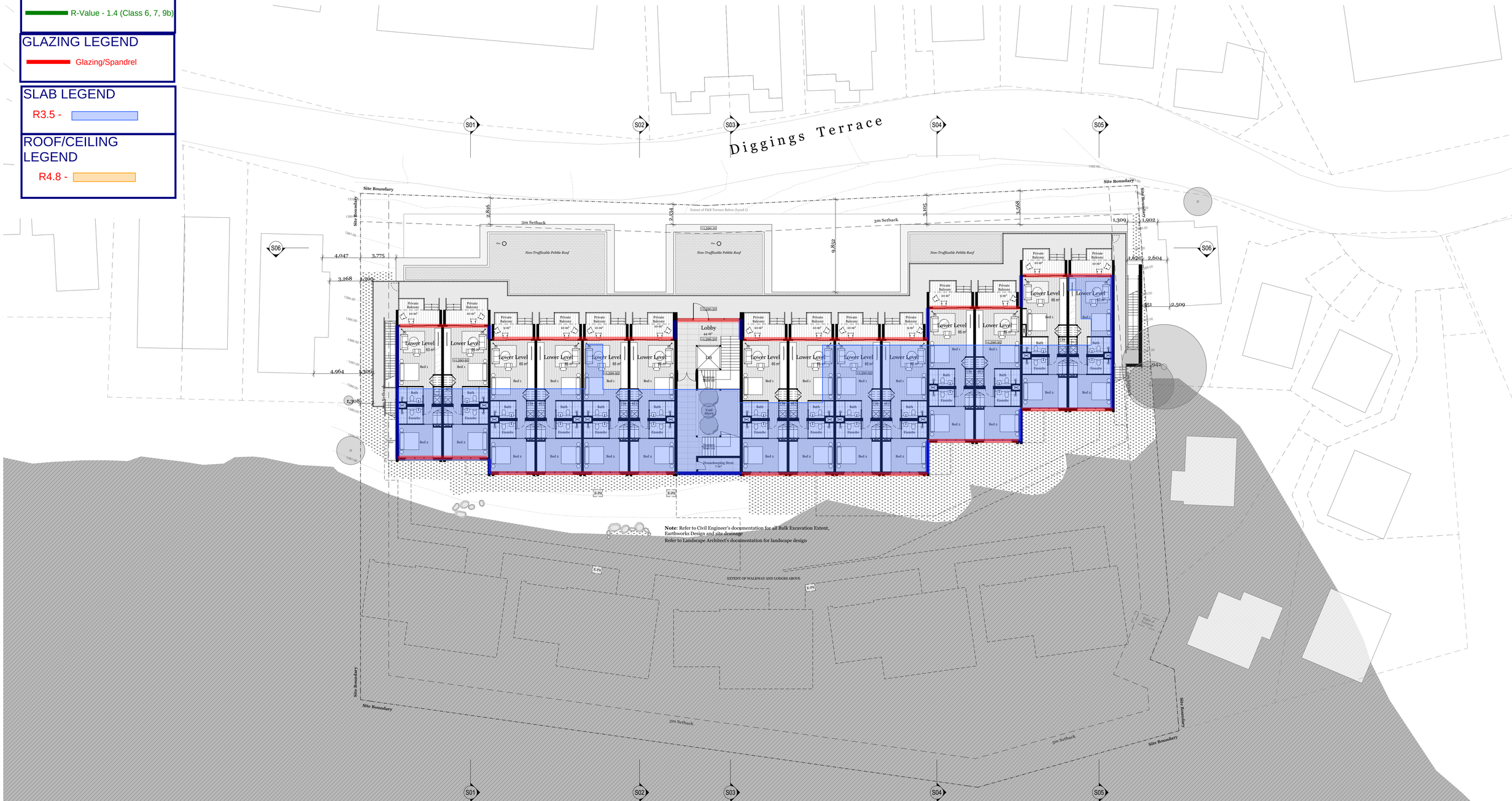
Glazing/Spandrel

SLAB LEGEND

R3.5 -

ROOF/CEILING LEGEND

R4.8 -



Project:	Lot 768, Diggings Terrace, Thredbo		
Project Address:	Lot 768, Diggings Terrace, Thredbo		
Document Title:	Building Envelope Sketch		
Project Ref No.:	S4B22000800	Drawing No.	MSK-001
Date:	08/07/2022	Revision No.:	B

Rev.	Date	By	Ckd	Description
A	7/07/2022	NT	MR/SO	For DA Submission

NOTES

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MINOR CHANGES TO FORM & CONFIGURATION MAY BE REQUIRED AFTER DEVELOPMENT CONSENT WHEN DRAWINGS ARE PREPARED FOR CONSTRUCTION PURPOSES.

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Project Name	Thredbo - Lot 768	Project Number	12656
Project Address	Diggings Terrace, Thredbo, NSW 2625	Drawing Name	Level 2
		Scale	1:200 @ A1
		Date	June 2022
Client	Le Hunte Properties	Drawing Number	DA203
		Revision	A

WALL LEGEND
- R-Value - 3.8 (Class 3)
- R-Value - 1.4 (Class 6, 7, 9b)

GLAZING LEGEND
- Glazing/Spandrel

SLAB LEGEND
- R3.5 -

ROOF/CEILING LEGEND
- R4.8 -

Project:	Lot 768, Diggings Terrace, Thredbo		
Project Address:	Lot 768, Diggings Terrace, Thredbo		
Document Title:	Building Envelope Sketch		
Project Ref No.:	S4B22000800	Drawing No.	MSK-001
Date:	08/07/2022	Revision No.:	B

Rev.	Date	By	Ckd	Description
A	7/07/2022	NT	MR/SO	For DA Submission

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Project Name Project Address	Thredbo - Lot 768 Diggings Terrace, Thredbo, NSW 2625	Project Number Drawing Name Scale Date	12656 Level 3 1:200 @ A1 June 2022
Client	Le Hunte Properties	Drawing Number Revision	**DA204** A

WALL LEGEND

- R-Value - 3.8 (Class 3)
- R-Value - 1.4 (Class 6, 7, 9b)

GLAZING LEGEND

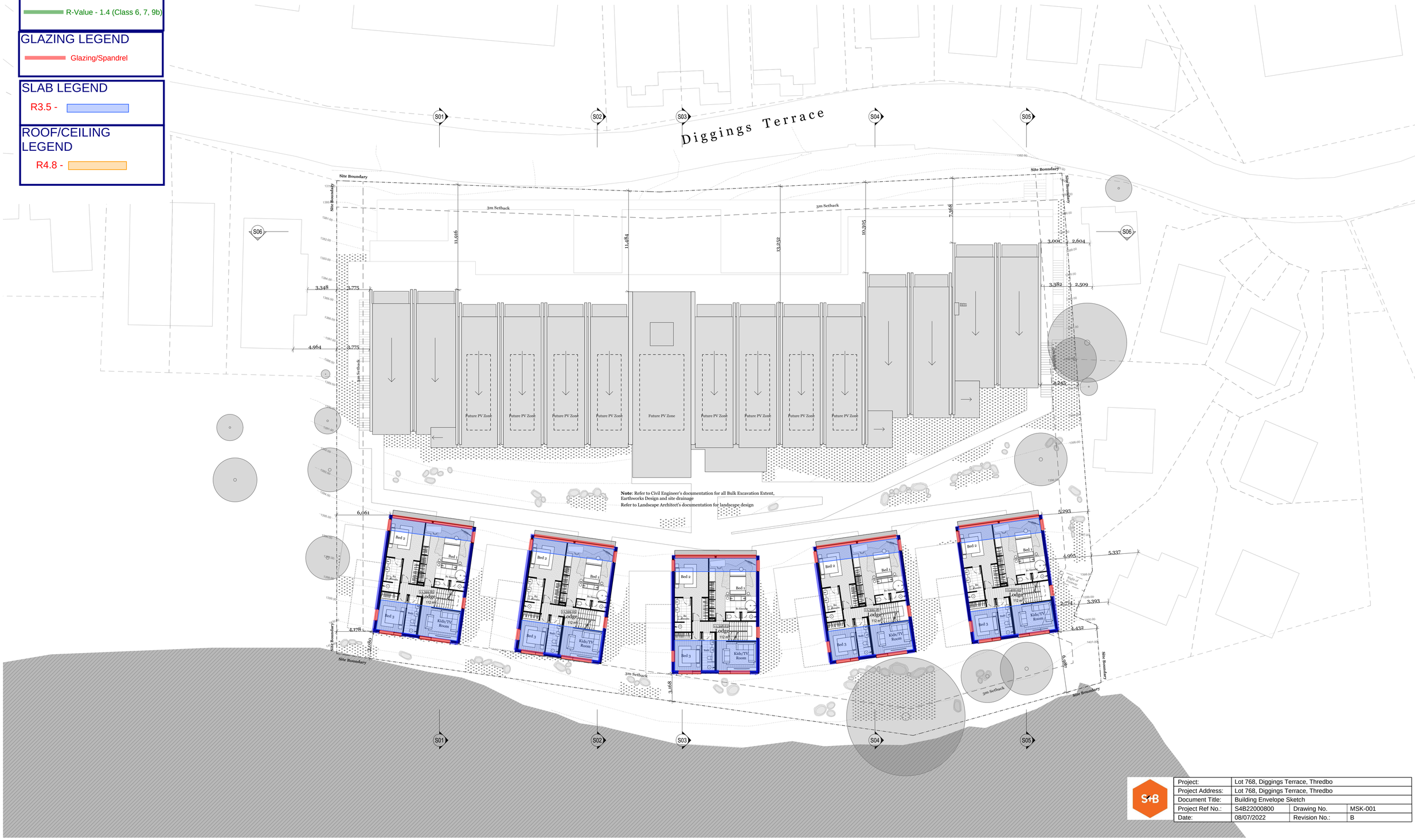
- Glazing/Spandrel

SLAB LEGEND

R3.5 -

ROOF/CEILING LEGEND

R4.8 -



Project:	Lot 768, Diggings Terrace, Thredbo		
Project Address:	Lot 768, Diggings Terrace, Thredbo		
Document Title:	Building Envelope Sketch		
Project Ref No.:	S4B22000800	Drawing No.	MSK-001
Date:	08/07/2022	Revision No.:	B

Rev.	Date	By	Ckd	Description
A	7/07/2022	NT	MR/SO	For DA Submission

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Project Name	Thredbo - Lot 768	Project Number	12656
Project Address	Diggings Terrace, Thredbo, NSW 2625	Drawing Name	Level 4
		Scale	1:200 @ A1
		Date	June 2022
Client	Le Hunte Properties	Drawing Number	DA205
		Revision	A

WALL LEGEND

- R-Value - 3.8 (Class 3)
- R-Value - 1.4 (Class 6, 7, 9b)

GLAZING LEGEND

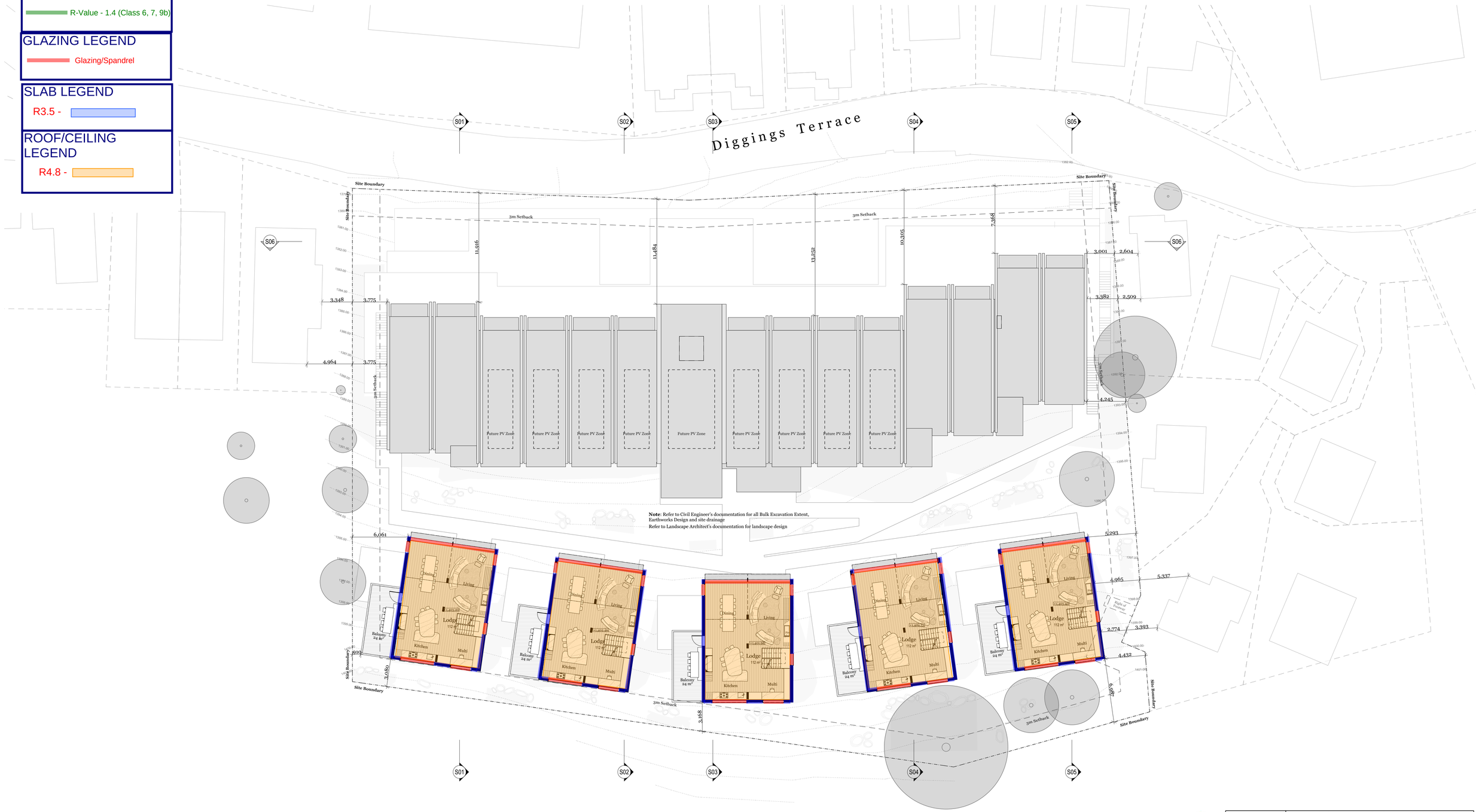
- Glazing/Spandrel

SLAB LEGEND

R3.5 -

ROOF/CEILING LEGEND

R4.8 -



Project:	Lot 768, Diggings Terrace, Thredbo		
Project Address:	Lot 768, Diggings Terrace, Thredbo		
Document Title:	Building Envelope Sketch		
Project Ref No.:	S4B22000800	Drawing No.	MSK-001
Date:	08/07/2022	Revision No.:	B

Rev.	Date	By	Ckd	Description
A	7/07/2022	NT	MR/SO	For DA Submission

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Project Name	Thredbo - Lot 768	Project Number	12656
Project Address	Diggings Terrace, Thredbo, NSW 2625	Drawing Name	Level 5
		Scale	1:200 @ A1
		Date	June 2022
Client	Le Hunte Properties	Drawing Number	DA206
		Revision	A