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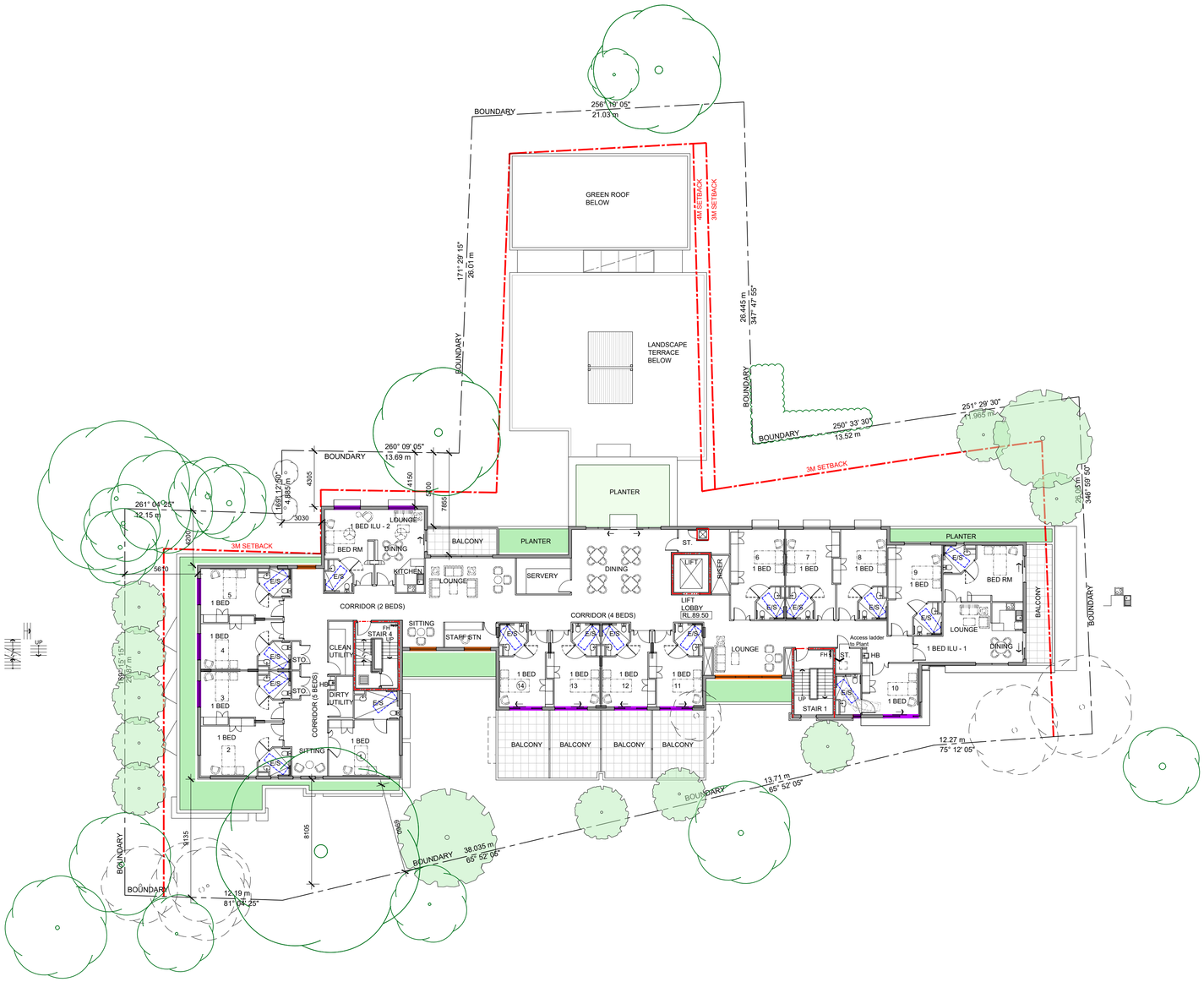

BASIX and Thermal Comfort Inclusions

Floors	Concrete between levels, no insulation required
Walls	External walls: Brick Veneer with R2.0 insulation (insulation only value) External colour: Medium (0.475<SA<0.7) Inter-tenancy walls: Minimum 75mm Hebel Power Panel to walls adjacent to neighbours and hallways, no insulation required. Internal walls (within units): Plasterboard on studs
Windows	Aluminium framed double glazing: U-value: 3.40 (equal to or lower than) SHGC: 0.33 (±10%) Given values are AFRC total window system values (glass and frame) Note: Openability modelled as per BASIX Thermal Protocol – 4.14.2 and NatHERS Technical Note 1.2 – 10.11 with regards to restricted openings
Ceilings	Plasterboard ceiling with R3.0 insulation (insulation only value) to where roof is above. Plasterboard ceiling, no insulation where neighbouring units are above. Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and Sealed LED down lights at a maximum of one every 2.5m2
Roof	Metal roof with foil backed blanket (Ru1.3 and Rd1.3) External colour: Dark (SA > 0.7)
Floor coverings	Tiles to throughout
Hot water system	Central gas-fired boiler with R1.0 (~38mm) insulation to ring main and supply risers
Fixtures	Showerheads: 4.0 star low flow (>4.5L but <=6.0L/min) Toilets: 4.0 star Kitchen taps: 5.0 star Bathroom vanity taps: 5.0 star
Cooling systems	Ceiling fans + single phase air conditioning to living areas and bedrooms: Min. 3 star
Heating systems	Ceiling fans + single phase air conditioning to living areas and bedrooms: Min. 3 star
Appliances	Dish washer: 3.0 star water & 4.0 star energy rating Clothes washer: 3.0 star water & 4.0 star energy rating Clothes dryer: 6.0 star energy rating Refrigerator: 3.5 star energy rating
Ventilation in units	Kitchen - Individual fan, externally ducted to façade, manual on/off switch Bathrooms - Individual fan, externally ducted to façade, manual on/off switch Laundry - Individual fan, externally ducted to façade, manual on/off switch
Other	Electric cooktop & electric oven Well-ventilated fridge space Air conditioning day-night zoned between bedrooms and living areas

LEGEND

	BOUNDARY
	MASONRY WALL
	STUD WALL
	OUTLINE OF WALL ABOVE / BELOW
	ROOF OUTLINE
	NEW STEEL FENCE
	NEW TIMBER LAPPED AND CAPPED FENCE
+ ex.RL.00.00	EXISTING LEVELS
RL.00.00	PROPOSED LEVELS
	PROPOSED DOOR
	PROPOSED WINDOW
	MOBILE BATH
	CEILING FAN
	EXISTING TREES TO REMAIN
	EXISTING TREES TO BE REMOVED
	NEW TREES

ACOUSTIC REQUIREMENTS

	Rw 36 10.38mm laminated OR Rw 36 6/12/8 glass
	Rw 31 10mm monolithic OR Rw 34 6/12/6 glass
	Rw 27 6mm monolithic OR Rw 34 6/12/6 glass

NCC 2019 - SECTION J REQUIREMENTS

Envelope Construction	Total System R-Value (m^2K/W)
J1.3 Roof and ceiling construction	≥ 3.70
J1.4 Roof lights	N/A
J1.5a Total System external wall construction (all facades)	≥ 2.39
J1.5b Total System internal wall construction (between conditioned & unconditioned areas)	≥ 1.00
J1.6a Floor construction (above an unconditioned zone)	≥ 2.00
J1.6b Floor construction (concrete slab on ground)	No insulation required

Glazing - Frame Construction (Uniform solution)	Orientation	Total System SHGC	Total System SHGC
J1.5c Total Window Frame construction	All facades	≤ 4.00	≤ 0.29

Notes:
Privacy screening devices for all windows adjacent to neighbouring property

No.	Amendment	Date
D	Development Application Re-Issue	14.02.2022
C	Development Application Re-Issue	14.01.2022
B	Development Application Re-Issue	01.06.2021
A	Development Application Re-Issue	14.05.2021

Project
SUMMIT CARE
11-19 Frenchmans Road, Randwick

Drawing
THIRD FLOOR PLAN

SUMMITCARE
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0m 2 5 10 15m
SCALE : 1: 200 @ A1
SCALE : 1: 400 @ A3

Date	JAN.2019	Job No. :	Drawing
Scale	AS SHOWN	2017 /	DA08
Drawn	SS / WW		
Amendment	D		