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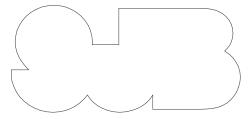
Waters Road 12-14 Waters Road Neutral Bay 2089 NSW

SJB Architects Level 2, 490 Crown Street Surry Hills NSW 2010 Australia T 61 2 9380 9911 F 61 2 9380 9922

Project Number:6339
Date: 25,11,2022
Client: Central Element

BAI	SIX and Thermal Comfort Inclusions - 12-14 Waters Road, Neutral Boy	
Floors	Concrete with a minimum R0.9 insulation Snoulation only valuel required to all units where garage	
	is below and exposed subfloors.	
	Concrete between levels and commercial zone, ne insulation required	She
With	(sternal walls:	
	Brick Veneer wall with total \$2.0 insulation (insulation only value)	0001
	Deternal opiour: Light (SA < 0.475)	
	Inter-denancy wolfs:	0101
	75mm Hobel Power Panel to walk adjacent to neighbours and hallways, no insulation required	0103
	75mm Hebel Power Panel to walls adjacent to void, RL2 insulation (insulation only value)	0104
	Minimum 200mm concrete with furring channel and plasterbeard lining to all walls adjacent to lift.	0205
	shafts, fire stains and adjacent buildings. No insulation required	
	Internal walls (within writs):	0206
	Planterboard on study - no minimum insulation requirement	0207
Windows		0208
	A - awning + bifold + casement windows + binged glazed doors	0209
	U-Value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)	0210
	B - sliding doors/windows + fixed glazing + louvnes windows	
	U-Value: 4.80 (equal to or lower than) SHGC: 0.59 (x1891)	0211
		0212
	Aluminium framed double glazing as per assessor certificate:	0213
	A - awning + bifold + casement windows + binged glaced doors	0214
	U-Walue: 3.10 (equal to or lower than) SHGC 0.27 (138%)	
	B - sliding doors/windows + fixed glazing + louvres windows	0215
	U-Value: 3.10 (equal to or lower than) SHGC 0.27 (x10%)	0216
		0217
	Given values are AFRC total window system values (placs and frame)	0218
	Note: Openability modelled as per BASIX Thermal Protocol - 4,34.2 and NatKERS Technical Note	0251A
	1.2 - 10.13 with regards to restricted openings	
Cellings		0251B
	Plasterboard ceiling, no insulation where neighbouring units are above	02510
	Note: All ceiling penetrations have been modelled in accordance with NathERS protocols. All	0252
	downlights are assume sealed LED downlights, one every 2.5m2	0501
Roof	Concrete roof, no insulation	
	External colour: Medium (0.475 < SA < 0.7)	0502
External Shading	Adjustable screens to wortern windows as per assessor certificate	0503
Fillion coverings	I res to bettirooms is toundry and turber essewhere as per plans.	0504
Hot water system	Central gas fired boiler hot water system with R1.0 (*18mm) insulation to ring main and supply	0601
Prof. Watter system	create the same stores and waste, shoom with unit of country recovering to said wast was solidal.	
Landscape	Minimum 300sym indigenous or low water use species	0602
		1451
Fictures	install showerheads minimum rating of 4.0 star Mid flow (>61, but <>7.51/min)	1452
	Install toilet flushing system with a minimum rating of 4 stars in each toilet	1453
	Install top with minimum rating of 6 stars in the kitchen	1454
	install taps with minimum rating of 6 stars in each bathroom	
Cooling & heating system	Single phase air conditioning to living areas and bedrooms: minimum efficiency of 1.0 stars	3001
Appliances	Dishwashers: 3.5 star water & 3.5 energy rating	3011
Vertilation	Kitchen- Individual fan, externally ducted to roof or façade, manual on/off switch	3012
	Bathrooms - Individual fan, externally ducted to roof or façade, interlocked to light	3013
	Laundry: Individual fan, externally ducted to roof or façade, interlocked to light	3014
Other	Gas cooktop & electric oven	
	Air conditioning day-night soned between bedrooms and living areas	3101
	Well vorsitated fridge space	3201
	Pool heated by Electric heat pump	3202
Alternative Energy	SKW PV	3203
		3204
		3206
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		4002
		4002 4003

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3	Site Plan and Analysis	1
4	Demoition Plan	1
5 6 7	Floor Plan - Basement 5	1
8	Floor Plan - Basement 4	1
7	Floor Plan - Basement 3	1
8	Floor Plan - Basement 2	1
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9 0 1	Floor Plan - Waters Lane	1
1	Floor Plan - Waters Road	1
2	Floor Plan - Level 1	1
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5 8 7	Floor Plan - Level 4	1
В	Floor Plan - Level 5	1
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1A	16m Height Plane Compliance	1
1B	22m Height Plane Compliance	1
1C	24m Height Plane Compliance	1
2	4-8 Waters Rd Privacy Study	1
1	Building Elevations - East (Waters Road)	1
	Building Elevations - V/est (Waters Lane)	1
2	Building Elevations - North (Grosvenor Street)	1
4	Building Elevations - South	1
1	Section A	1
2	Section B	1
	Apartment Types - Adaptable Units	1
2	Apartment Types - Adaptable Units	1
2 3	Apartment Types - Adaptable Units	1
4	Apartment Types - Adaptable Units	1
1	GFA Analysis	1
1	View Diagrams - Waters Lane - Level 5	1
2	View Diagrams - Waters Lane - Level 4	1
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4	View Analysis - Waters Road - Level 5	1
1	Shadow Analysis - Winter Solstice (21 June)	1
1	Solar Access Analysis - Winter Solstice Sheet 1	1
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3	Solar Access Analysis - Winter Solstice Sheet 3	1
4	Solar Access Analysis - Summer Solstice	1
5	Solar Access Analysis - Equinox	1
1	Solar and Cross Ventilation Analysis	1
2 3 4 5 1	Photomontage and Materials - Sheet 1	1
2	Photomontage and Materials - Sheet 2	1
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Central Element

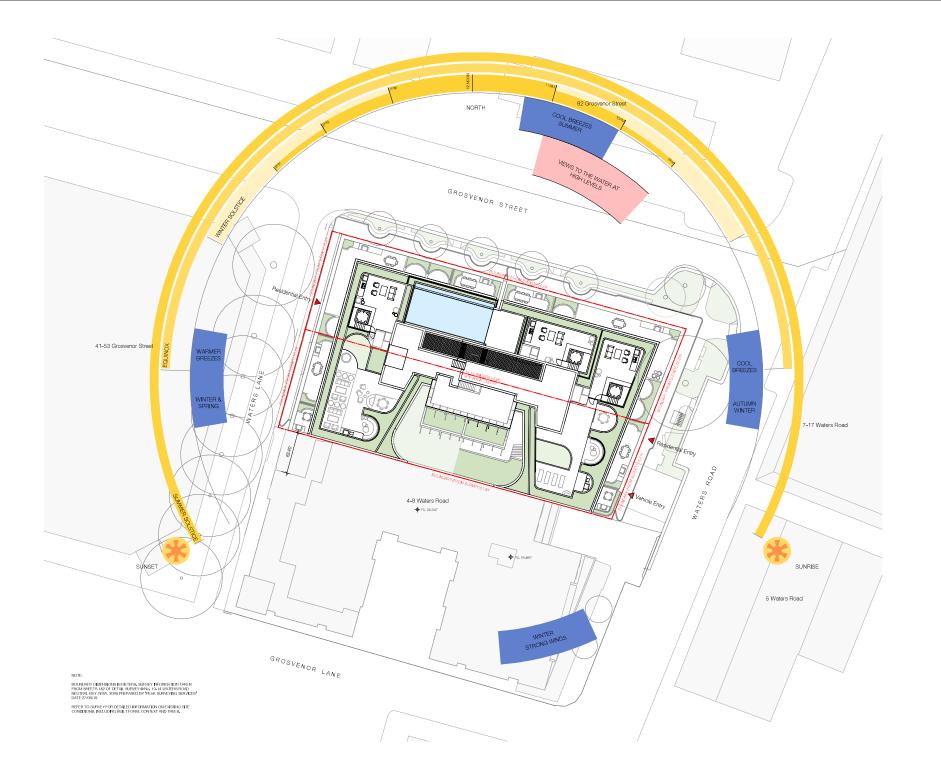
Waters Road

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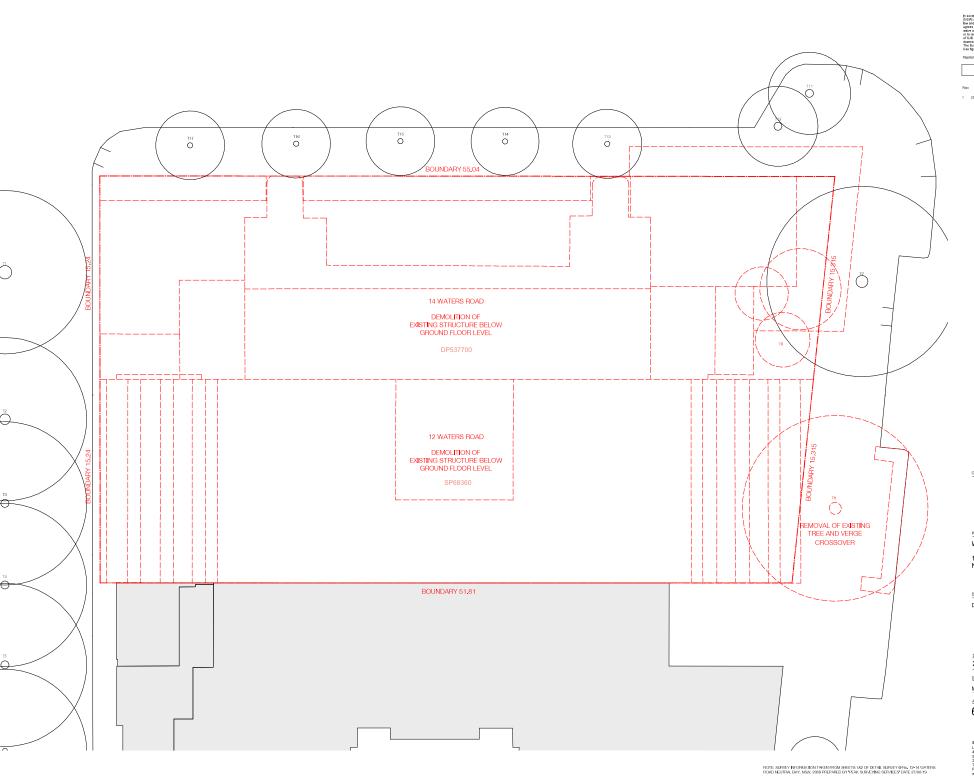
Site Plan and Analysis



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Floor Plan - Basement 5



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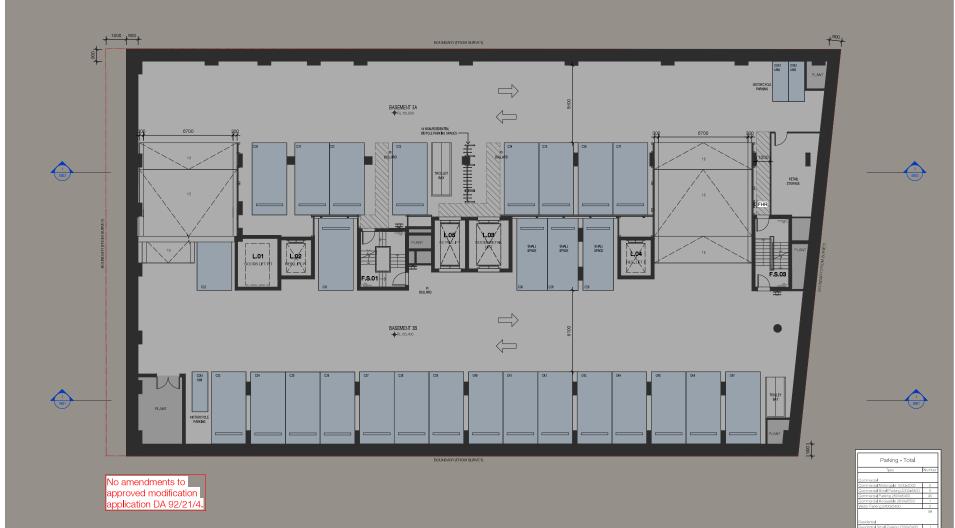
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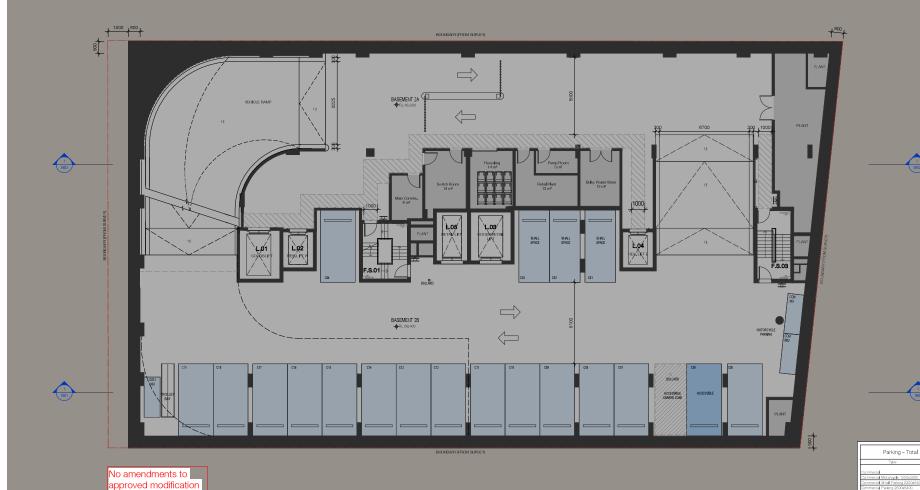
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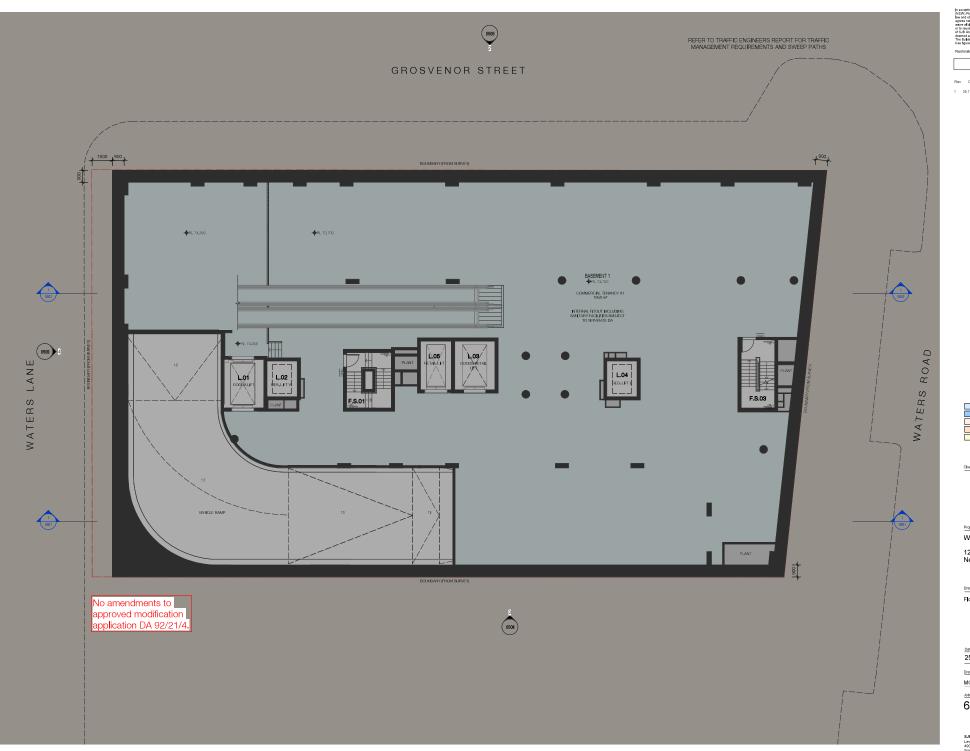
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Floor Plan - Level 1



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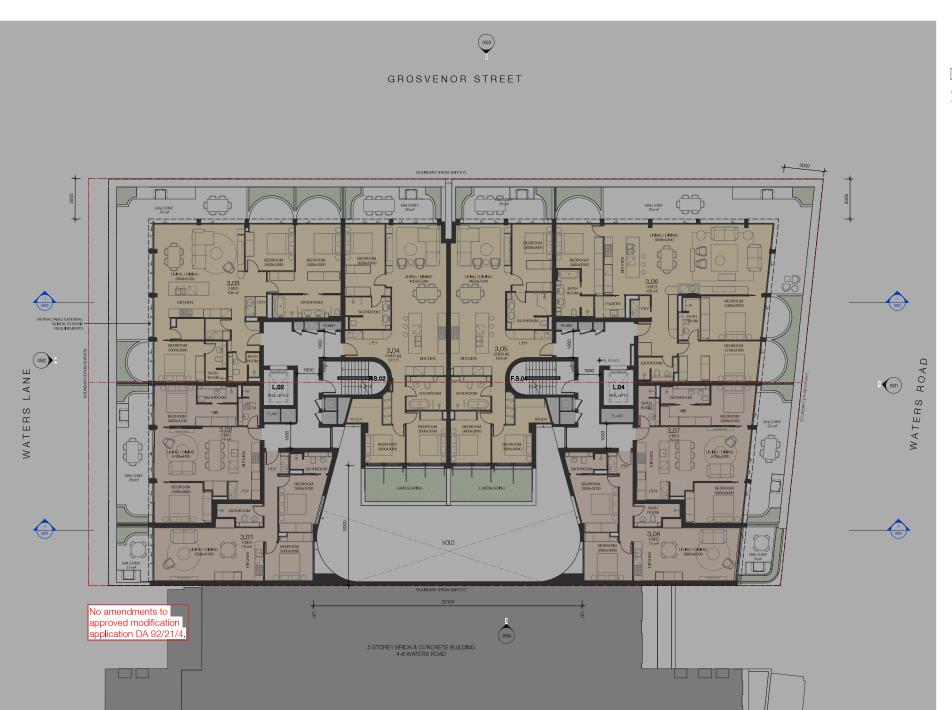
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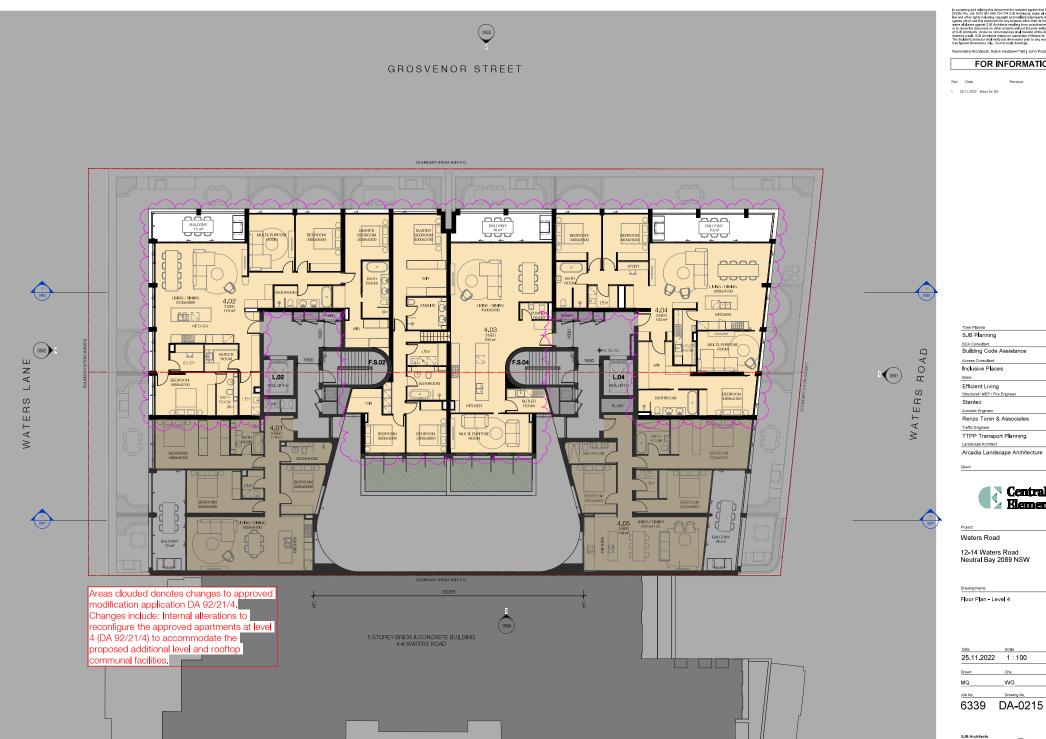
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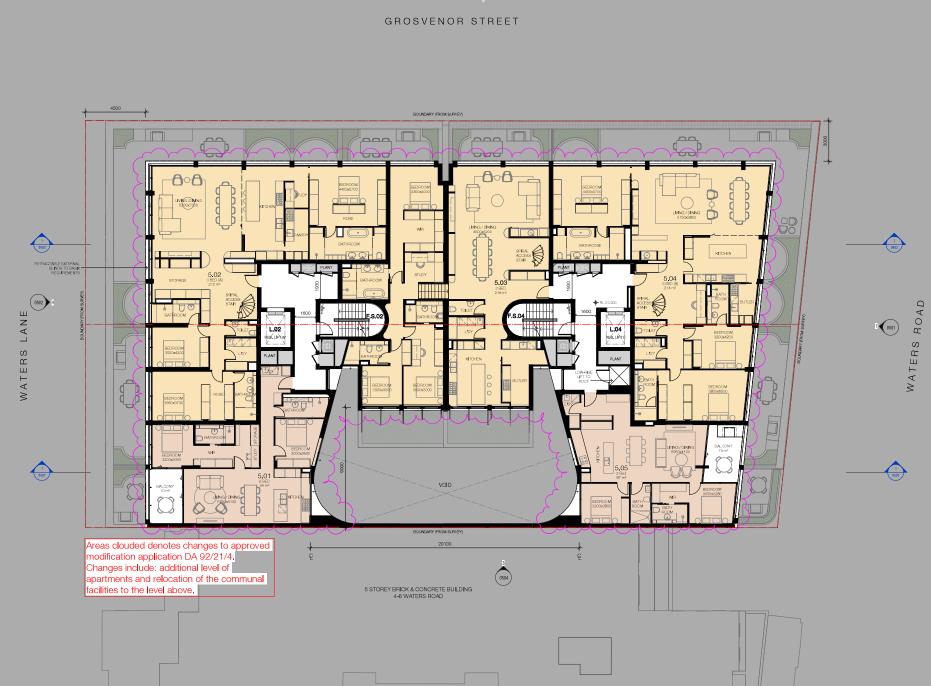
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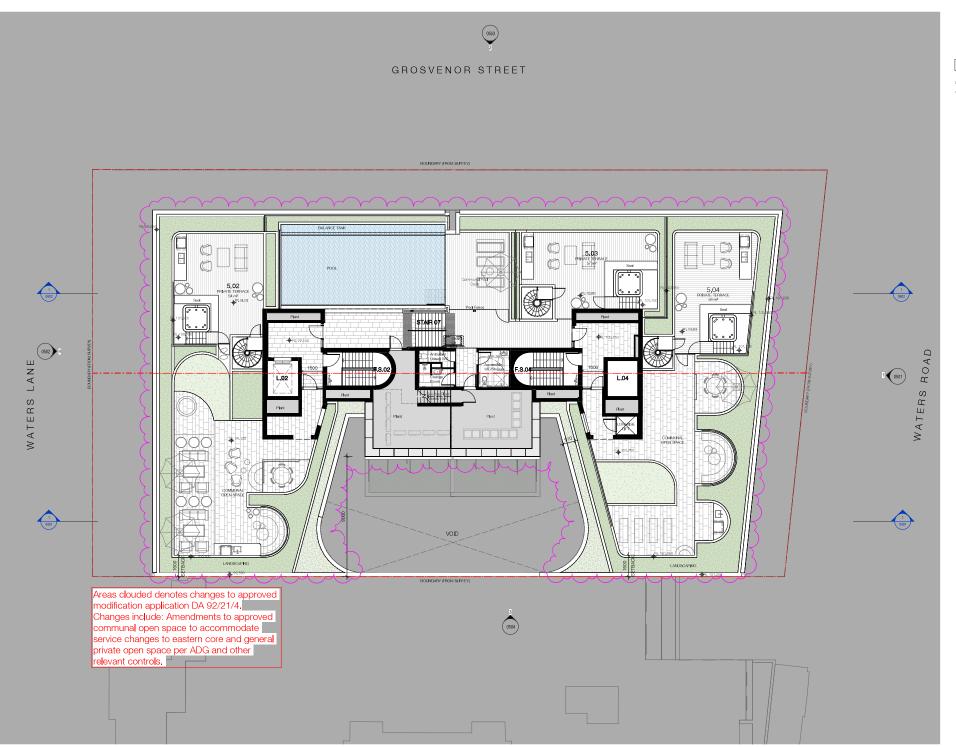
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Floor Plan - Roof Level

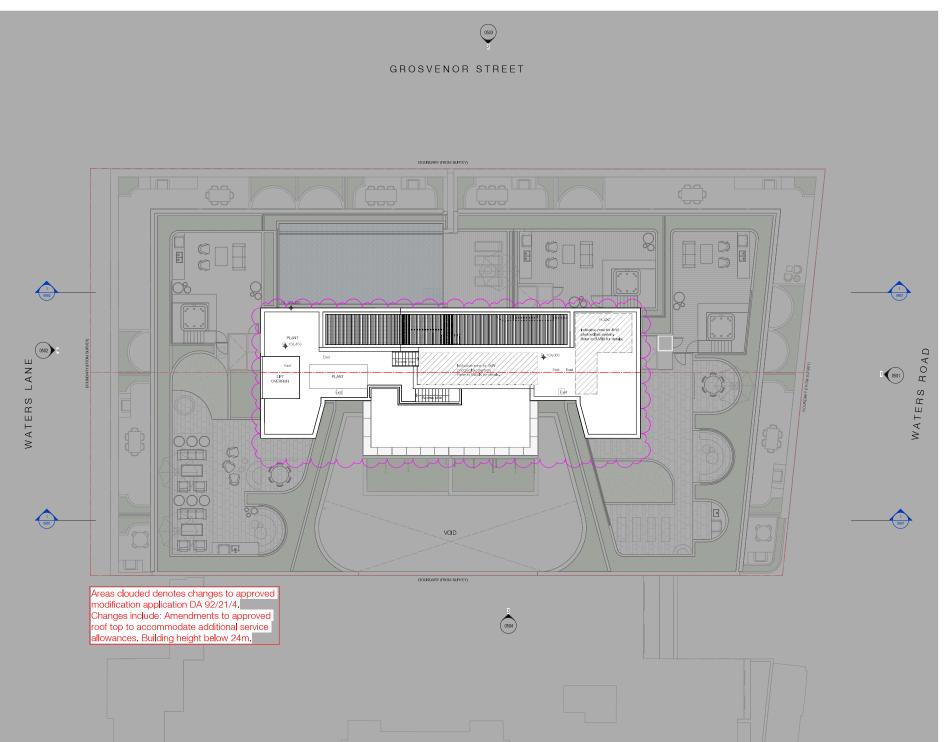


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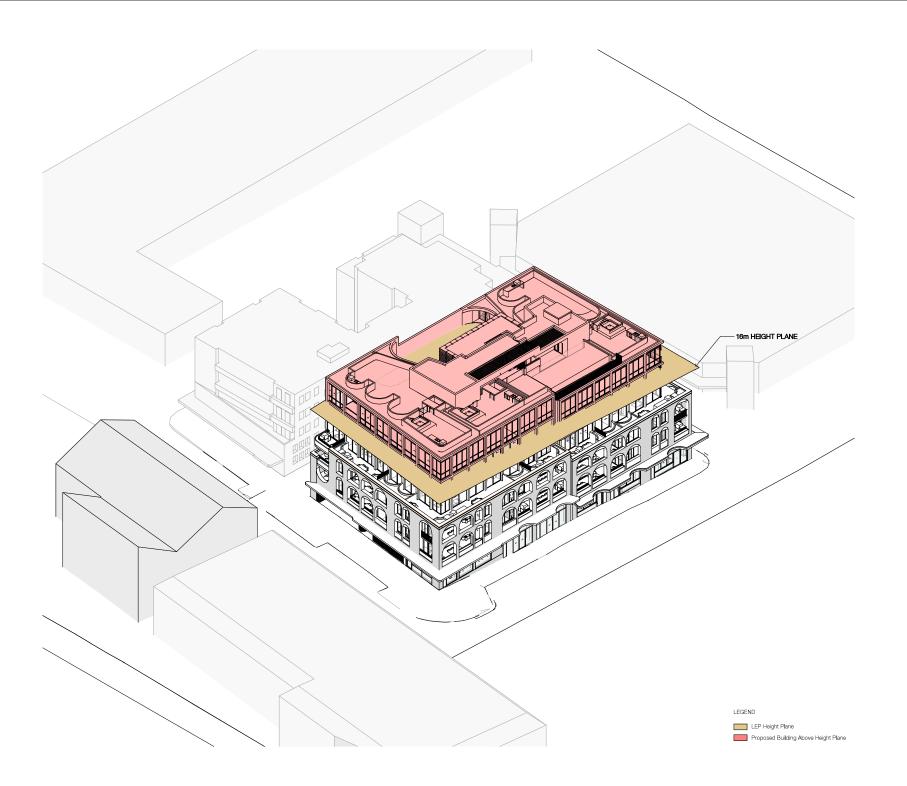
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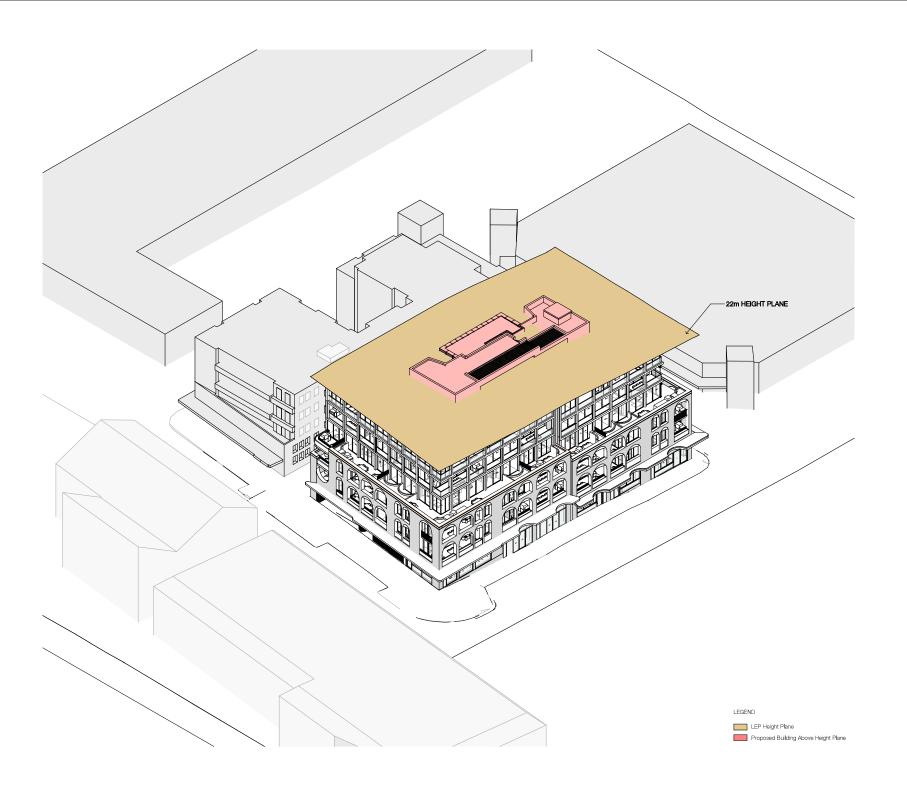
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