



NOTE:
- DEVELOPMENT TO BE IN ACCORDANCE WITH SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004
- REFER TO CIVIL ENGINEERING PLANS (ADW JOHNSON) FOR STORMWATER, ROAD DESIGN, SEDIMENT & EROSION DETAILS
- REFER TO LANDSCAPING PLANS (MOIR LANDSCAPE ARCHITECTURE) FOR LANDSCAPING DETAILS & FINISHES



Building Sustainability Assessments enquiries@buildingsustainability.net.au Ph: 4962 3439

Important Note for Development Applicants:
The following specification details the requirements necessary to achieve the thermal performance values as indicated on the ABSA Certificate. Once the development is approved by Council, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, or need further information, please contact Building Sustainability Assessments.

ABSA Assessor #2905 Certificate # - Refer to stamp Thermal Performance Specifications - ABSA Ref: 5728 (Marmong Point) October 2012

These are the Specifications upon which the Certified Assessment is based. If they vary from drawings or other written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that 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.

External Wall Construction	Insulation	Colour (Solar Absorptance)	Detail
Brick Veneer	R1.5	Any	
Cavity Brick	none	Any	
Internal Wall Construction	Insulation	Detail	
Plasterboard on studs & Brick	none		
Ceiling Construction	Insulation	Detail	
Plasterboard	R3.5 to ceilings adjacent to roof space		
Roof Construction	Insulation	Colour (Solar Absorptance)	Detail
Roofing Tile	Fall	Any	
Floor Construction	Insulation	Covering	Detail
Concrete	none	As drawn (if not noted default values used)	

Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Generic	Single clear Aluminium			As drawn on plans	

Skylights	Glass and frame type	U	SHGC	Area sq m	Detail
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U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.

External Window Cover	Detail
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Fixed shading - Eaves Width includes guttering, offset is distance above windows

Width, as drawn Offset, as drawn Nominal only, refer to plan for detail

Fixed shading Verandahs, Pergolas (type and description)

Other Shaded areas as drawn

Ventilation and Infiltration to Habitable Rooms

Open fire no damper no Exhaust fans no dampers no

Door and window seals yes Vented skylights no

Vented downlights no Fixed wall or ceiling vents no

"No" means that the item was not included in the assessment and shall not be installed.

Yes to door & window seals means that seals are to be fitted to all external doors and windows.

REVISION	DESCRIPTION	DATE
3	REVISED TO SUIT RES REQ	25/10/12
2	AMENDED	28/03/12
1	ISSUED FOR DA	19/09/11

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Aged Care Development
153 Marmong St
Marmong Point

Site Plan 1/2000

A100

Scale 1 : 2000

1 Site 1/2000
1 : 2000

Building	Level	Living area	Garage	Patios	Total	Qty	Total Floor area	Description
Type A	Ground Floor	171	33	24	204	11	2244	2 bedrooms + 3rd bedroom /study + Ensuite + bathroom + double garage
Type A	First Floor	152	33	22	185	11	2035	2 bedrooms + 3rd bedroom /study + Ensuite + bathroom + double garage
Type B	Ground Floor	197	33	27	230	3	690	2 bedrooms + 3rd bedroom /study + Ensuite + bathroom + double garage
Type B	First Floor	194	33	27	227	3	681	2 bedrooms + 3rd bedroom /study + Ensuite + bathroom + double garage
Type C	Ground Floor	160	33	22	193	14	2702	2 bedrooms + 3rd bedroom /study + Ensuite + bathroom + double garage
Type C	First Floor	162	33	23	195	14	2730	2 bedrooms + 3rd bedroom /study + Ensuite + bathroom + double garage
Type D	Ground Floor	154	33	15	187	15	2805	2 bedrooms + 3rd bedroom /study + Ensuite + bathroom + double garage
Type D	First Floor	175	33	25	208	15	3120	2 bedrooms + 3rd bedroom /study + Ensuite + bathroom + double garage
Type E	Ground Floor	124	23	11	146.6	4	586.4	2 bedrooms + Ensuite + bathroom + single garage
Type E	First Floor	124	23	21	147	4	588	2 bedrooms + Ensuite + bathroom + single garage
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