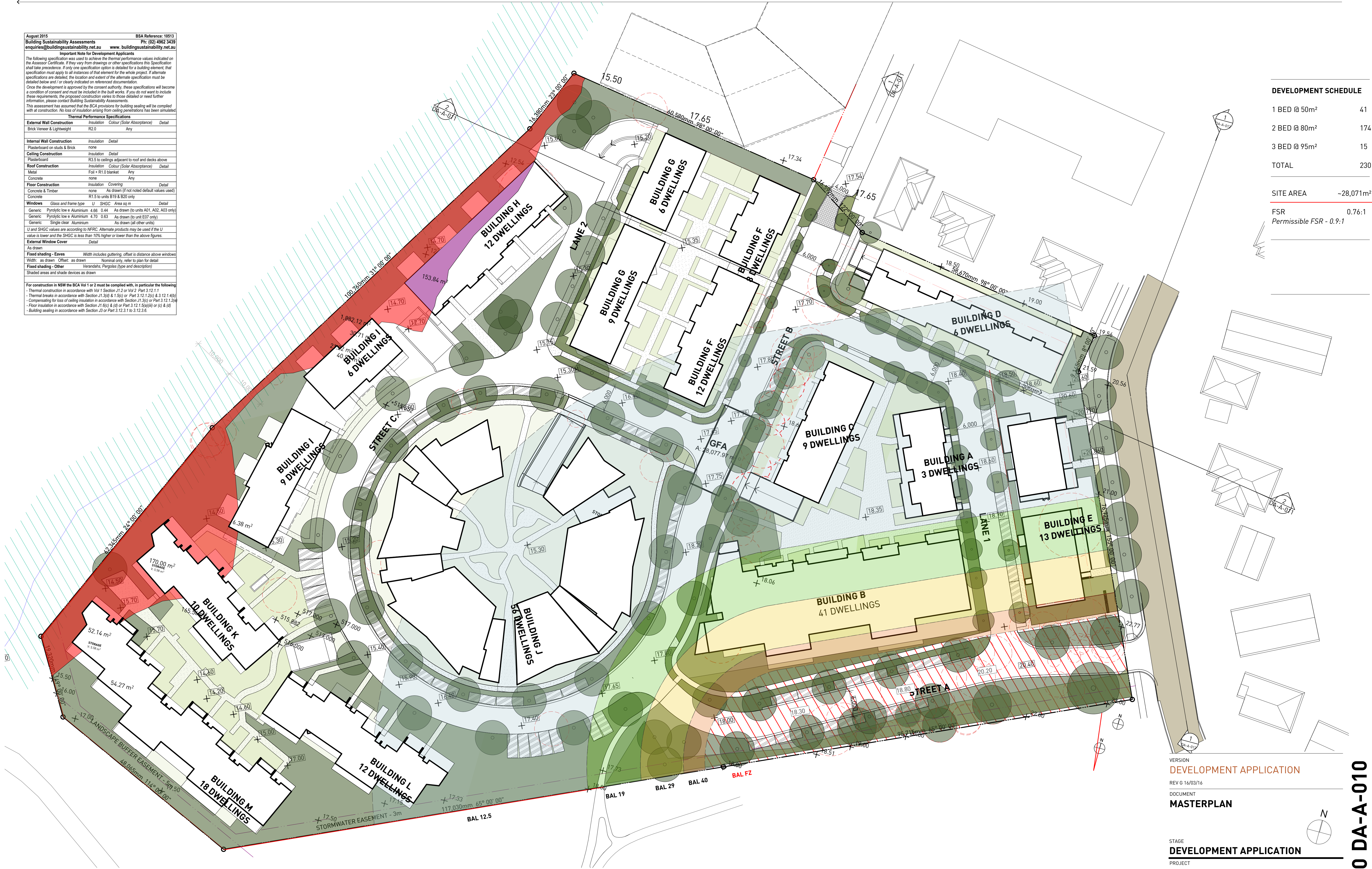


August 2015	BSA Reference: 16513
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note for Development Applicants	
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification 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.	
Once the development is approved by the consent authority, 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, the proposed construction varies to those detailed or need further information, please contact Building Sustainability Assessments.	
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction. No loss of insulation arising from ceiling penetrations has been simulated.	
Thermal Performance Specifications	
External Wall Construction	Insulation Colour (Solar Absorbance) Detail
Brick Veneer & Lightweight	R2.0 Any
Internal Wall Construction	Insulation Detail
Plasterboard on studs & Brick	none
Ceiling Construction	Insulation Detail
Plasterboard	R3.5 to ceilings adjacent to roof and decks above
Roof Construction	Insulation Colour (Solar Absorbance) Detail
Metal	Foil + R1.0 blanket Any
Concrete	none
Floor Construction	Insulation Covering Detail
Concrete & Timber	none As drawn (if not noted default values used)
Concrete	R1.5 to units B19 & B20 only
Windows	Glass and frame type U SHGC Area sq m Detail
Generic: Polyrylic low e Aluminium	4.66 0.44 As drawn (to units A01, A02, A03 only)
Generic: Polyrylic low e Aluminium	4.70 0.63 As drawn (to unit B07 only)
Generic: Single clear Aluminium	As drawn (all other units)
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
As drawn	
Fixed shading - Eaves	Width includes guttering, offset is distance above windows
Width: as drawn	Offset: as drawn
Fixed shading - Other	Nominal only, refer to plan for detail
Verandahs, Pergolas (type and description)	
Shaded areas and shade devices as drawn	
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:	
• Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1	
• Thermal breaks in accordance with Section J1.3(d) & 1.5(c) or Part 3.12.1.2(c) & 3.12.1.4(b)	
• Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(a)	
• Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(ii) or (c) & (d)	
• Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6	



DEVELOPMENT SCHEDULE	
1 BED @ 50m ²	41
2 BED @ 80m ²	174
3 BED @ 95m ²	15
TOTAL	230
SITE AREA	~28,071m ²
FSR	0.76:1
Permissible FSR - 0.9:1	

VERSION
DEVELOPMENT APPLICATION
REV G 16/03/16
DOCUMENT
MASTERPLAN

STAGE
DEVELOPMENT APPLICATION
PROJECT
THE BRICKWORKS
10 VICTORY PARADE
WALLSEND

SNL BUILDING CONSTRUCTIONS

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtjzannes.com.au
smithtjzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



SCALE 1:400

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0	B 16-02-2015	5	10
10 16/02/2015 16/02/2015 26/02/2015			

14_070 DA-A-010



1 STREET B SECTION
1:250



2 LANE 1 SECTION
1:250

General Notes
1. NEVER scale off drawings, use figured dimensions only.
2. Verify all dimensions on site prior to commencement & report discrepancies to the architect.
3. Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary

DOCUMENT
MASTERPLAN SECTIONS
STATUS

REVISION **A 16/03/16**
STAGE
DEVELOPMENT APPLICATION

PROJECT
THE BRICKWORKS

10 VICTORY PARADE WALLSEND

CLIENT **SNL BUILDING CONSTRUCTIONS**

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



STAGES KEY

- STAGE 1

STAGE 2

STAGE 3

STAGE 4

STAGE 5
-



STAGING PLAN

DEVELOPMENT APPLICATION

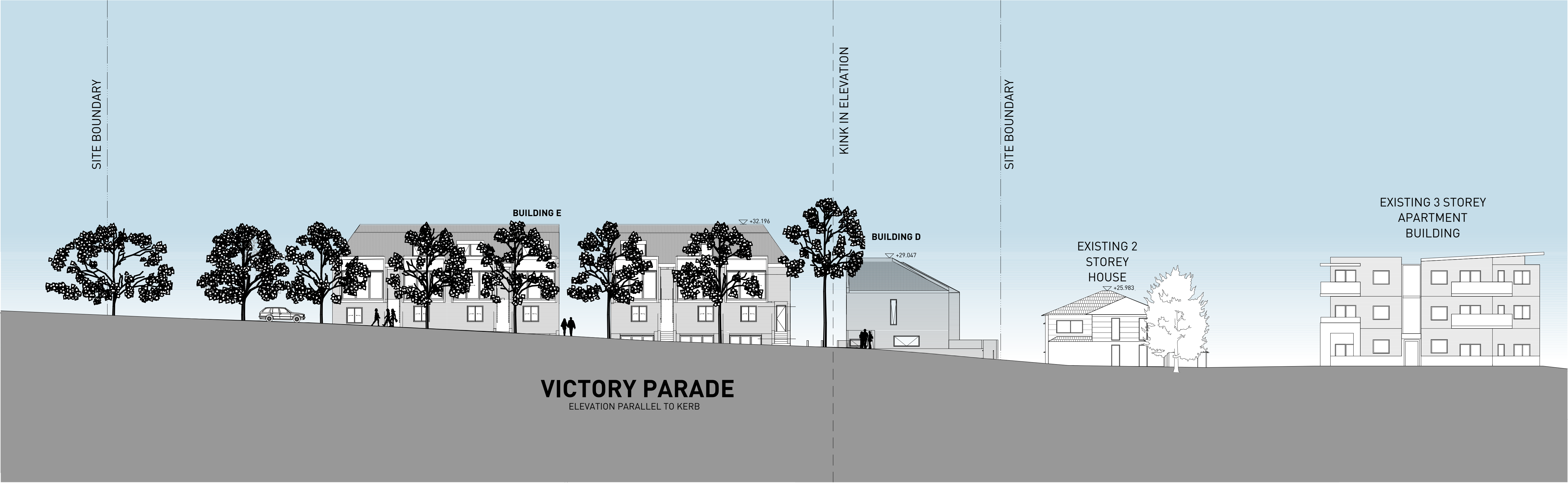
REV 25-08-2015

THE BRICKWORKS

SNL BUILDING CONSTRUCTIONS

ARCHITECTURE URBAN PLANNING
ABN 96 142 020 693
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)





1 victory parade street elevation
1:200

General Notes

1. NEVER scale off drawings, use figured dimensions only.
2. Verify all dimensions on site prior to commencement & report discrepancies to the architect.
3. Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary

DOCUMENT

VICTORY PARADE STREET ELEVATION

STATUS

REVISION 25-08-2015

STAGE

DEVELOPMENT APPLICATION

PROJECT

THE BRICKWORKS

10 VICTORY PARADE WALLSEND

CLIENT **SNL BUILDING CONSTRUCTIONS**

ARCHITECTURE URBAN PLANNING
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smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)

