December 2015	BSA Reference: 9710
Building Sustainability Assessments enquiries@buildingsustainability.net.au	Ph: (02) 4962 3439 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.

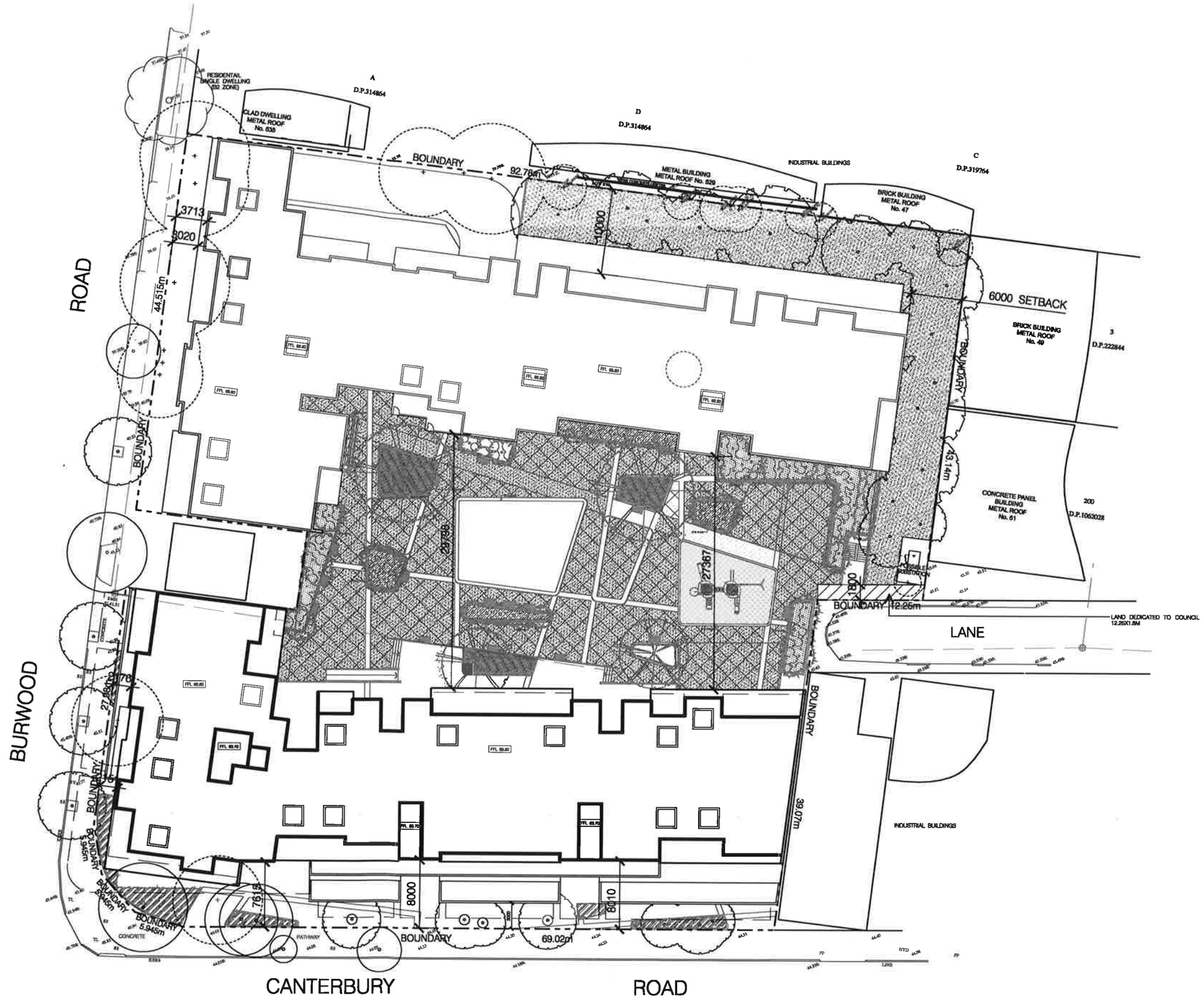
Thermal Performance Specifications

External Wall Construction	*Insulation*	*Colour (Solar Absorptance)*			*Detail*
Cavity Brick	R1.0 to units AG01, AG12, A101, A201, A301, A401, D404, D504, E405, E505				
Cavity Brick	none (to all other units)				Any
Internal Wall Construction	*Insulation*	*Detail*			
Plasterboard on studs & AAC	none				
Ceiling Construction	*Insulation*	*Detail*			
Plasterboard	R2.0 to ceilings adjacent to roof and decks above				
Roof Construction	*Insulation*	*Colour (Solar Absorptance)*			*Detail*
Concrete	none				Any
Floor Construction	*Insulation*	*Covering*			*Detail*
Concrete	R2.0 to units AG05, C101, C102, C104, C108 (where open below)				
Concrete	none (to all other units)	As drawn (if not noted default values used)			
Windows	*Glass and frame type*	*U*	*SHGC*	*Area sq m*	*Detail*
Generic	Double Clear Aluminium	4.27	0.67		As drawn to unit C504 only
Generic	Single clear Aluminium				As drawn to all other units
Skylights	*Glass and frame type*	*U*	*SHGC*	*Area sq m*	*Detail*
As drawn on plans					

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 on plans	
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 - Other	*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)(iii) or (c) & (d)*
- *Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6.*



Scale: 1:250 @A1 1:500 @A3

0 2.5 5 7.5 10 12.5 25m

True North

Project Details:

MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE

Client:

BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title: SITE PLAN

Drawing Status: AUTHORITY APPROVAL

Project Number: PN-14005

Issue: F

Date Printed: 16/09/2016

Drawing Number: A-0100

ARCHITECTURE & BUILDING WORKS
ABN 35 093 181 618
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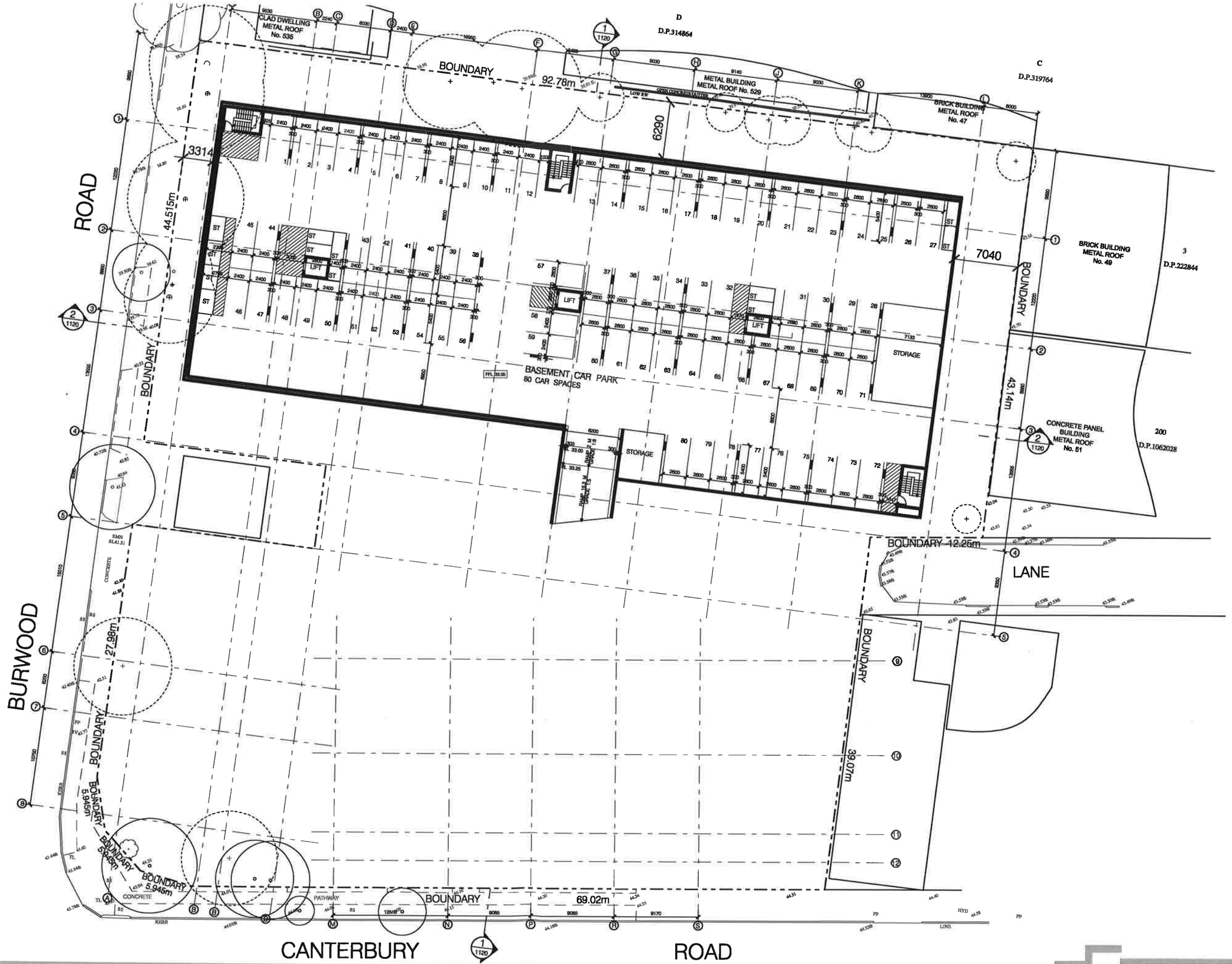

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m

True North

Project Details:

MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE

Client:

BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:

BASEMENT 3 FLOOR PLAN

Drawing Status:

AUTHORITY APPROVAL

Project Number:

PN-14005

Issue: F

Date Printed: 16/09/2016

Drawing Number:

A-900

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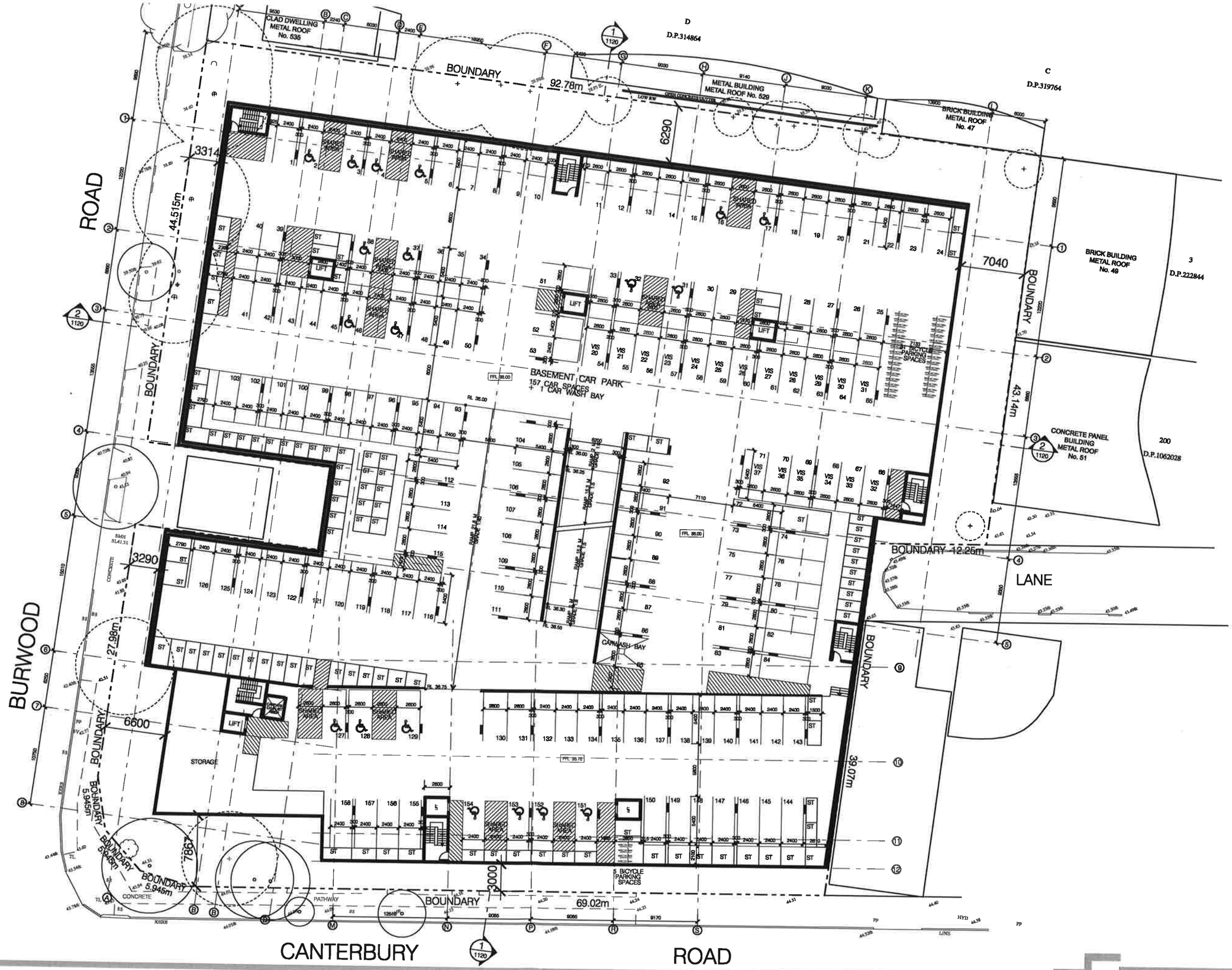

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m

True North

Project Details:

MIXED USE DEVELOPMENT

717-727 CANTERBURY ROAD, BELMORE

Client:

BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:

BASEMENT 2 FLOOR PLAN

Drawing Status:

AUTHORITY APPROVAL

Project Number:

PN-14005

Issue: F

Date Printed: 16/09/2016

Drawing Number:

A-1000

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Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m

True North

Project Details:

MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE

Client:

BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:

FIRST FLOOR PLAN

Drawing Status:

AUTHORITY APPROVAL

Project Number:

PN-14005

Issue: F

Date Printed: 16/09/2016

Drawing Number:

A-1030

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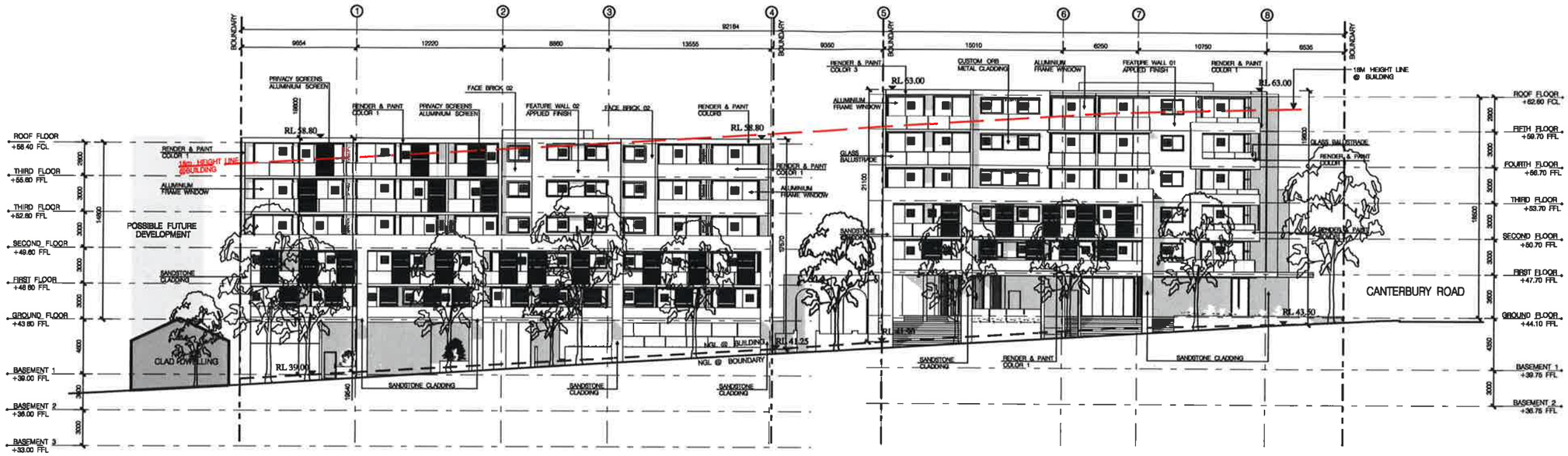
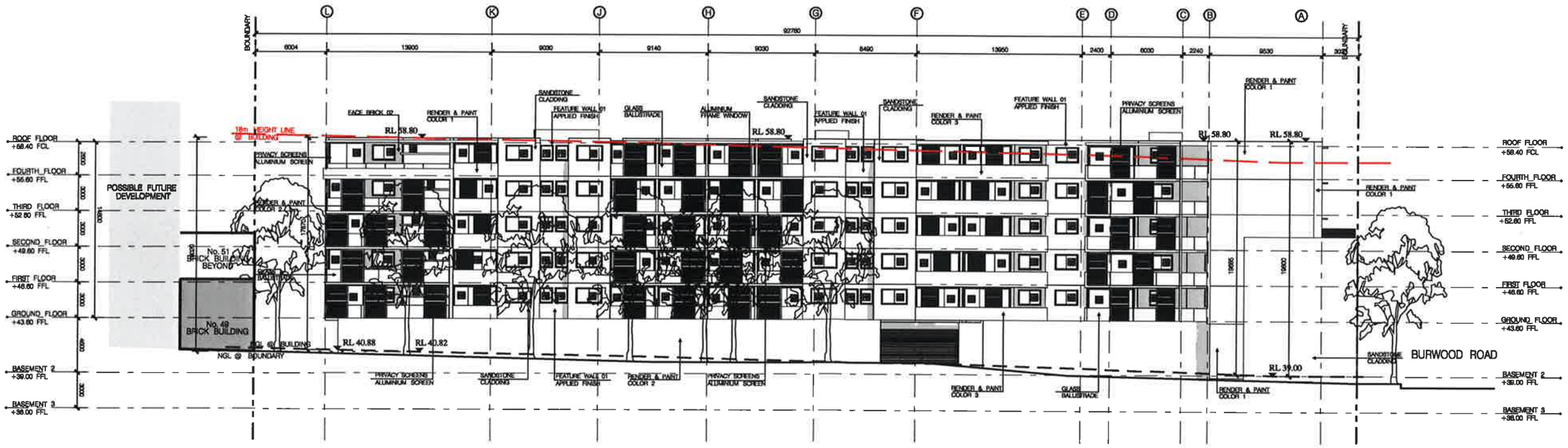


1 SOUTH WEST ELEVATION (BURWOOD ROAD)
SCALE 1:400 @ A3



2 NORTH WEST ELEVATION
SCALE 1:400 @ A3

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m

True North

Project Details:

MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE

Client:
BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:
ELEVATIONS 01

Drawing Status:
AUTHORITY APPROVAL

Project Number:
PN-14005

Issue: F
Date Printed: 16/09/2016

Drawing Number:
A-1100

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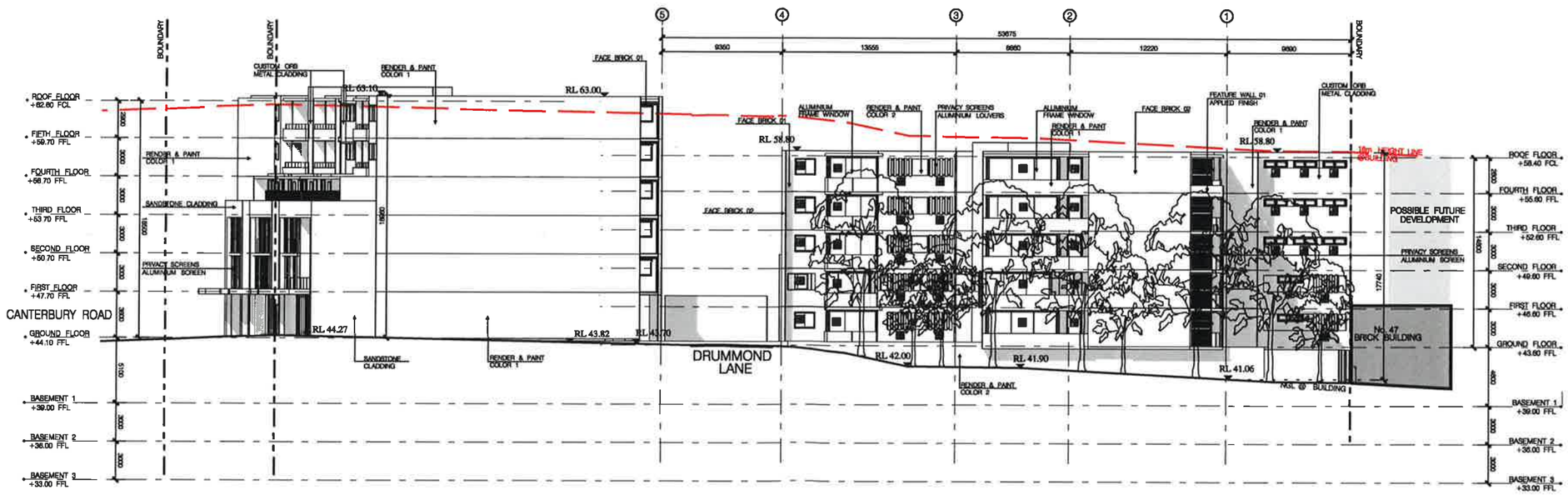
3 SOUTH EAST ELEVATION (CANTERBURY ROAD)
SCALE 1:400 @ A3



4 NORTH EAST ELEVATION
SCALE 1:400 @ A3

Scale 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m

True North

Project Details:

MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE

Client:
BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:
ELEVATIONS 02

Drawing Status:
AUTHORITY APPROVAL

Project Number:
PN-14005

Issue: F

Date Printed: 16/09/2016

Drawing Number:
A-1110

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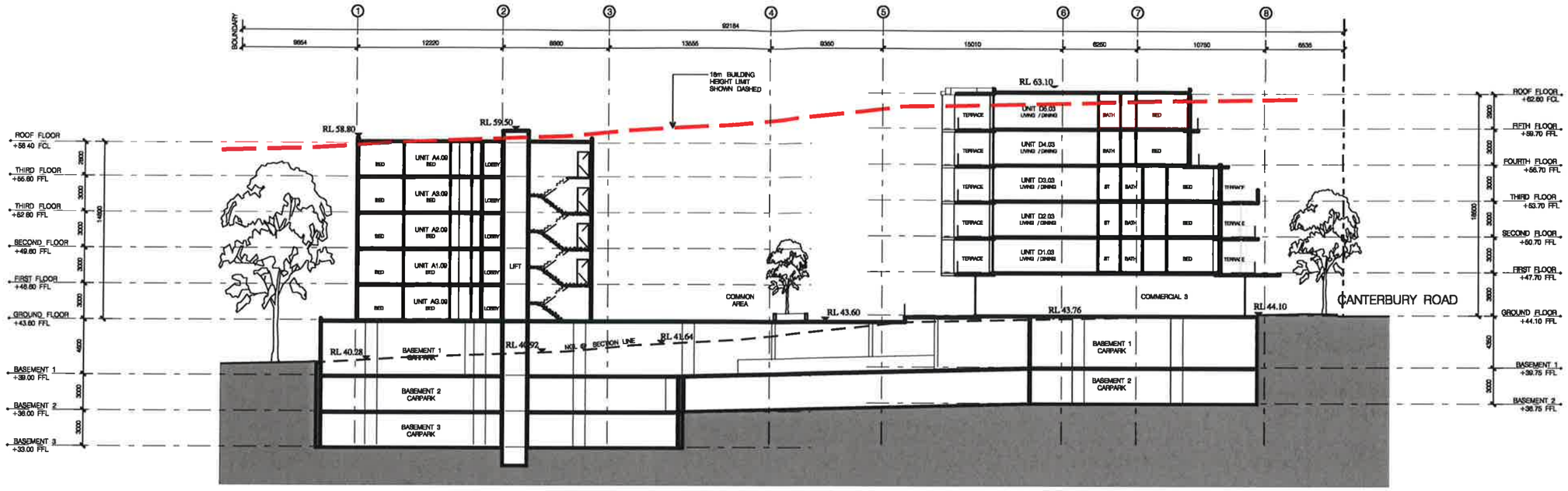

1 SECTION 01
SCALE 1:400 @ A3

2 SECTION 02
SCALE 1:400 @ A3

Scale: 1:200 @A1 1:400 @A3
0 2 4 6 8 10 20m

True North

Project Details:
MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE
Client:
BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APP'D	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:
SECTIONS 01
Drawing Status:
AUTHORITY APPROVAL
Project Number:
PN-14005
Issue: F
Date Printed: 16/09/2016
Drawing Number:
A-1120

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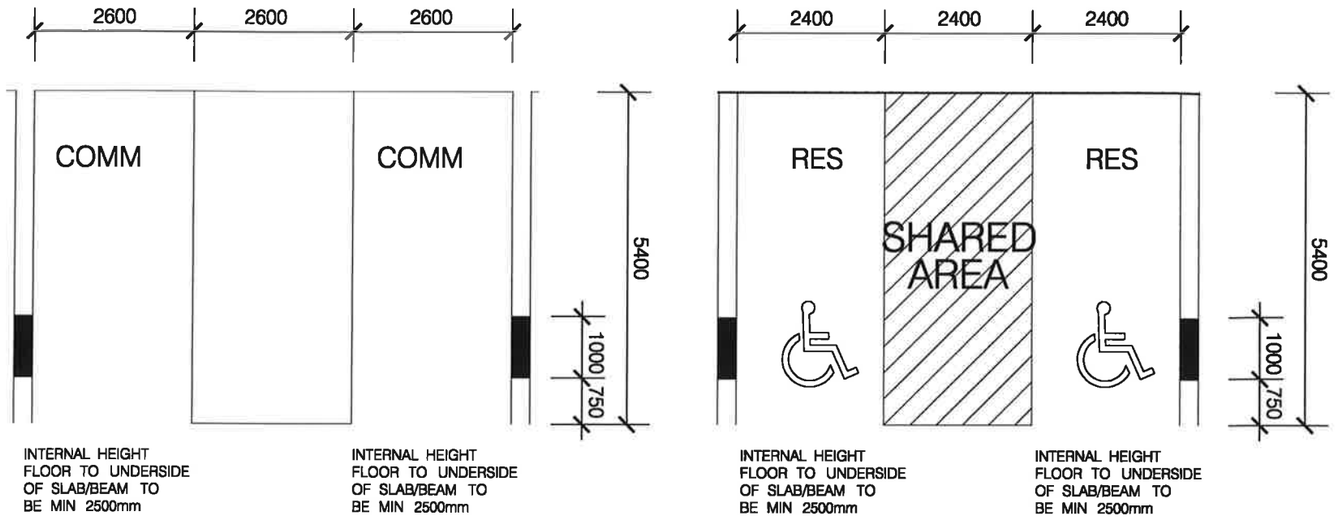
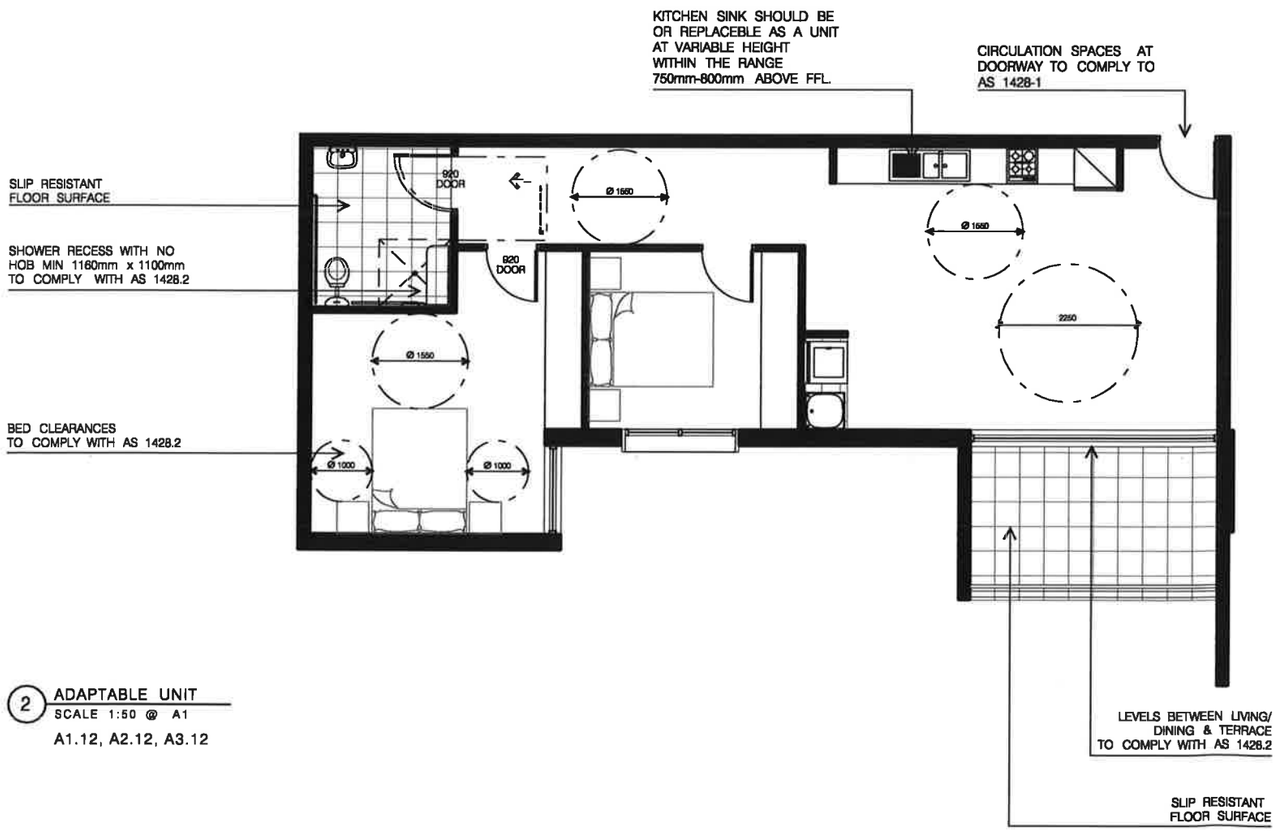
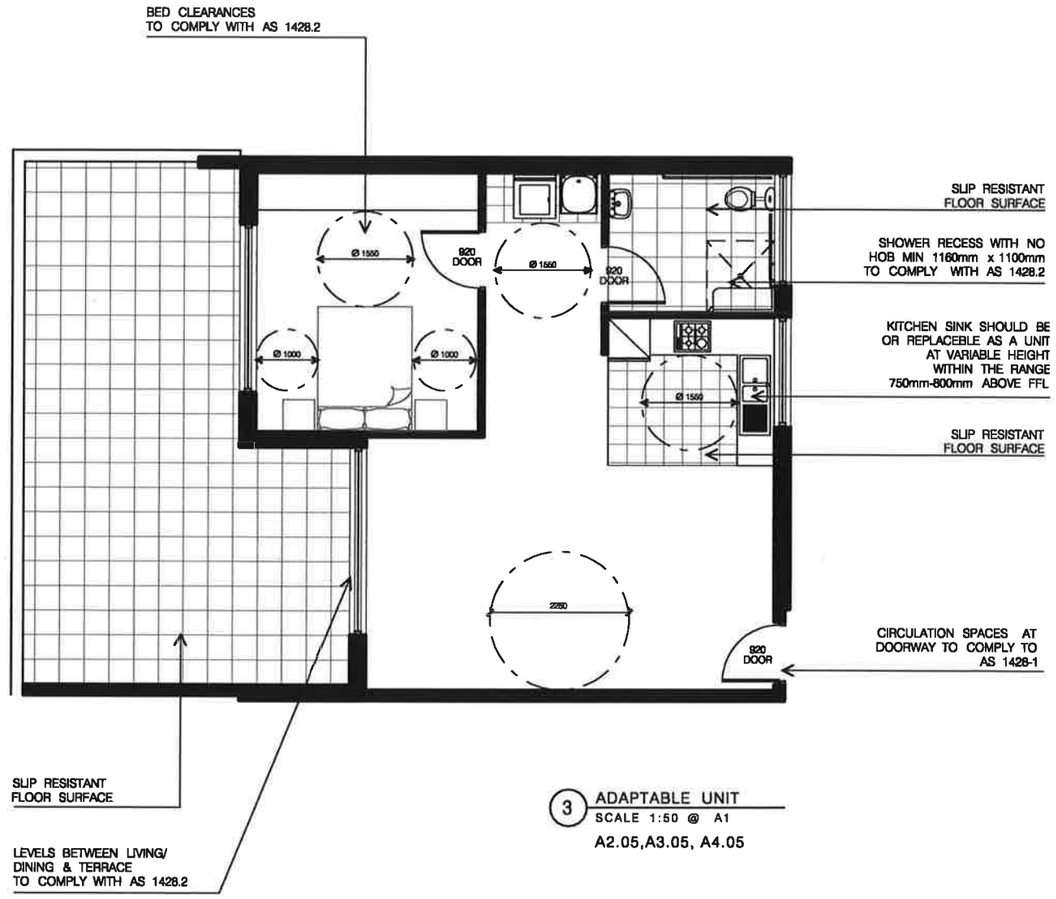


1 ADAPTABLE CAR SPACE DETAIL
SCALE 1:50 @ A1



2 ADAPTABLE UNIT
SCALE 1:50 @ A1
A1.12, A2.12, A3.12



3 ADAPTABLE UNIT
SCALE 1:50 @ A1
A2.05,A3.05, A4.05

Scale 1:50 @A1 @A3
0 0.5 1.0 1.5 2.0 2.5 5m

True North

Project Details:
MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE
Client:
BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
GA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
GA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:
ADAPTABILITY DETAILS 01
Drawing Status:
AUTHORITY APPROVAL
Project Number:
PN-14005
Issue: F
Date Printed: 16/09/2016
Drawing Number:
A-1200

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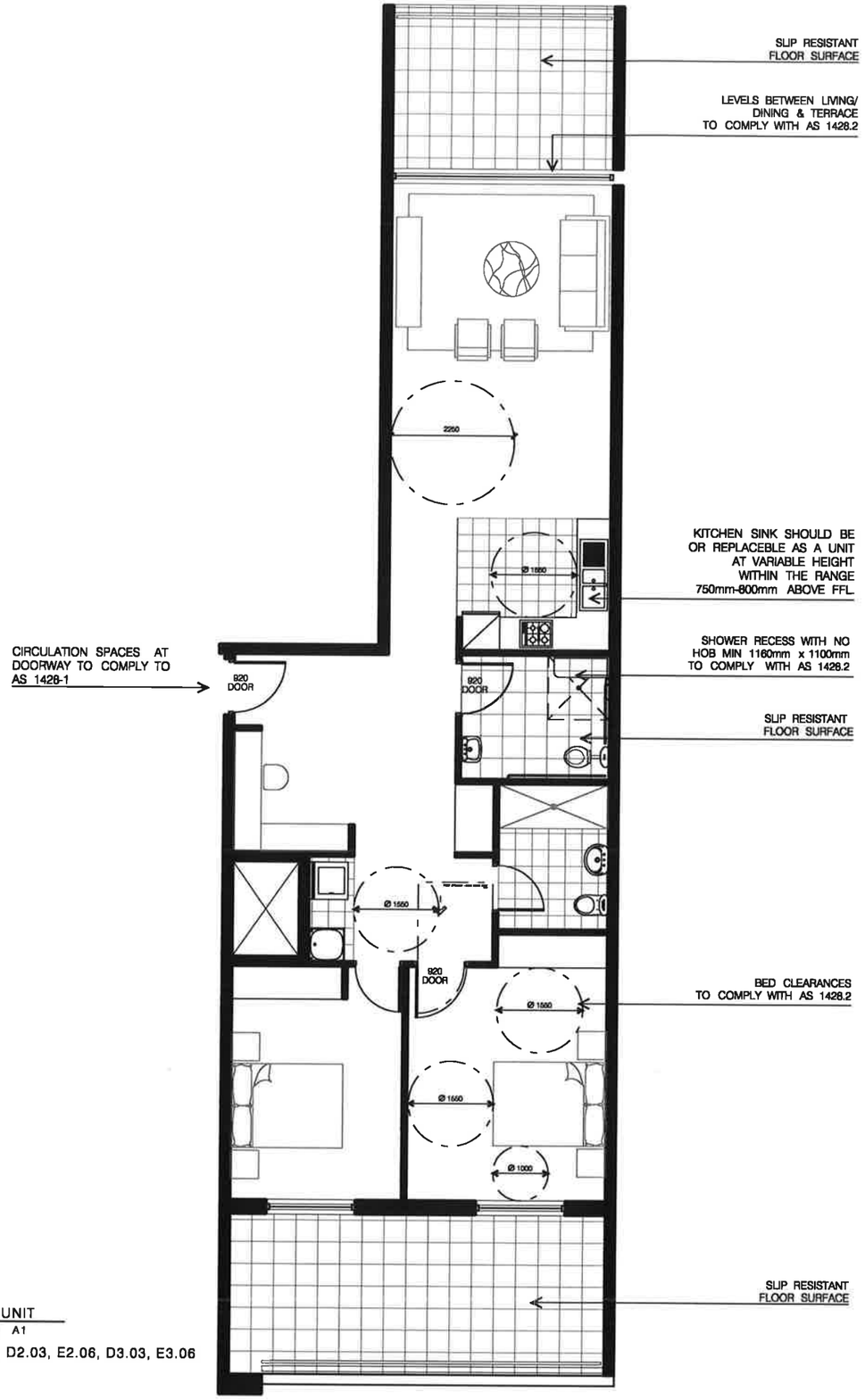
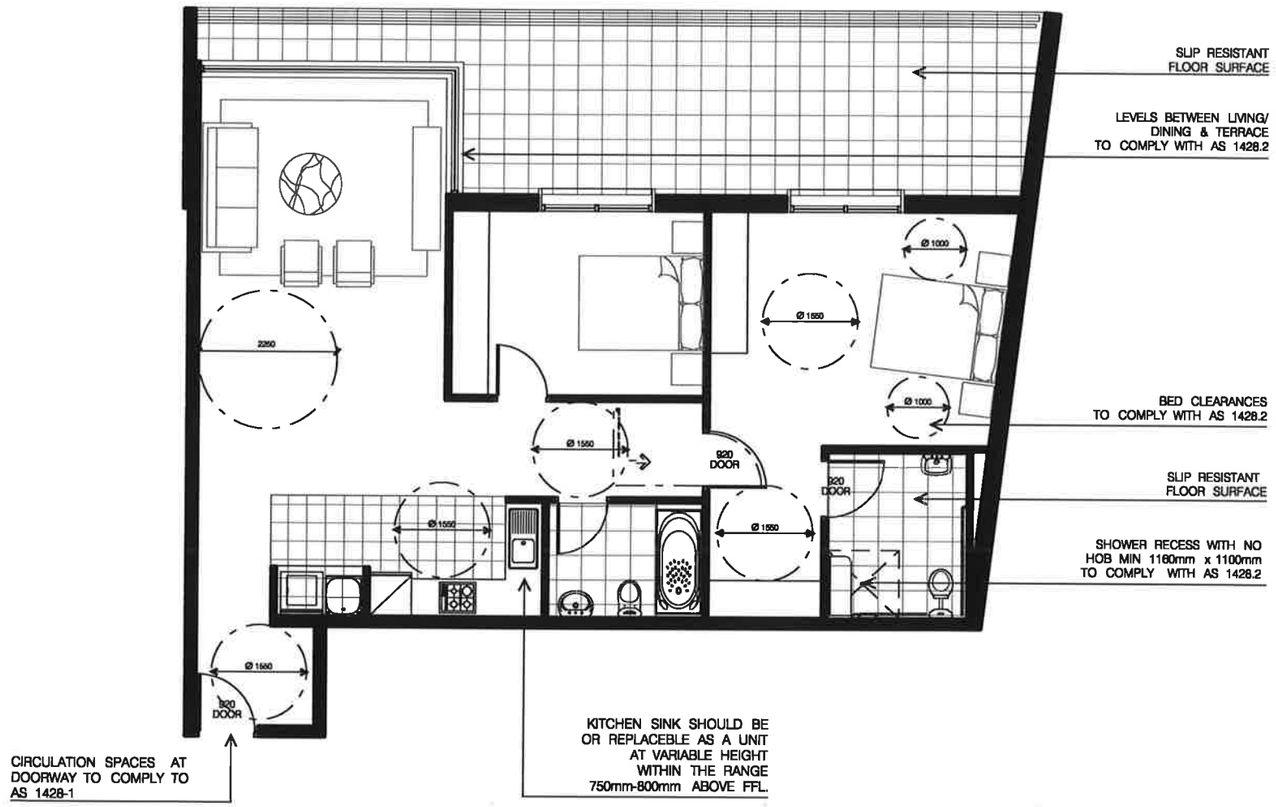


1 ADAPTABLE UNIT
SCALE 1:50 @ A1
D1.03, E1.06, D2.03, E2.06, D3.03, E3.06



2 ADAPTABLE UNIT
SCALE 1:50 @ A1
E1.03,E2.03,E3.03,E4.03, E5.03

Scale 1:50 @A1 @A3
0 0.5 1.0 1.5 2.0 2.5 5m

True North

Project Details:
MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE
Client:
BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APP'D	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:
ADAPTABILITY DETAILS 02
Drawing Status:
AUTHORITY APPROVAL
Project Number:
PN-14005
Issue: F
Date Printed: 16/09/2016
Drawing Number:
A-1201

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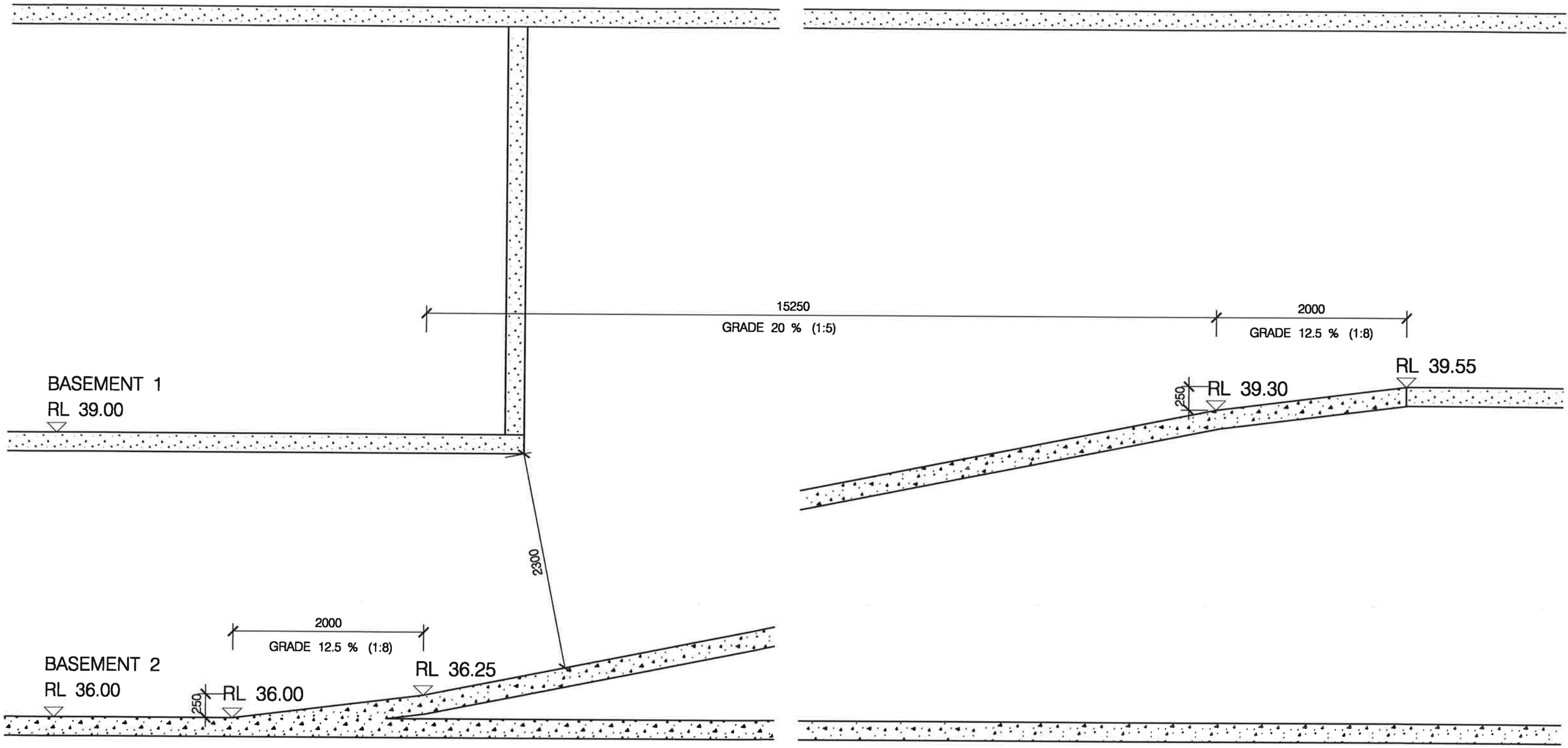

1 RAMP 1 SECTION
SCALE 1:20 @ A1

Scale: 1:20 @A1 @A3

0 0.2 0.4 0.6 0.8 1.0 2m

True North

Project Details:

MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE

Client:

BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:

RAMP DETAILS

Drawing Status:

AUTHORITY APPROVAL

Project Number:

PN-14005

Issue: F

Date Printed: 16/09/2016

Drawing Number:

A-1210

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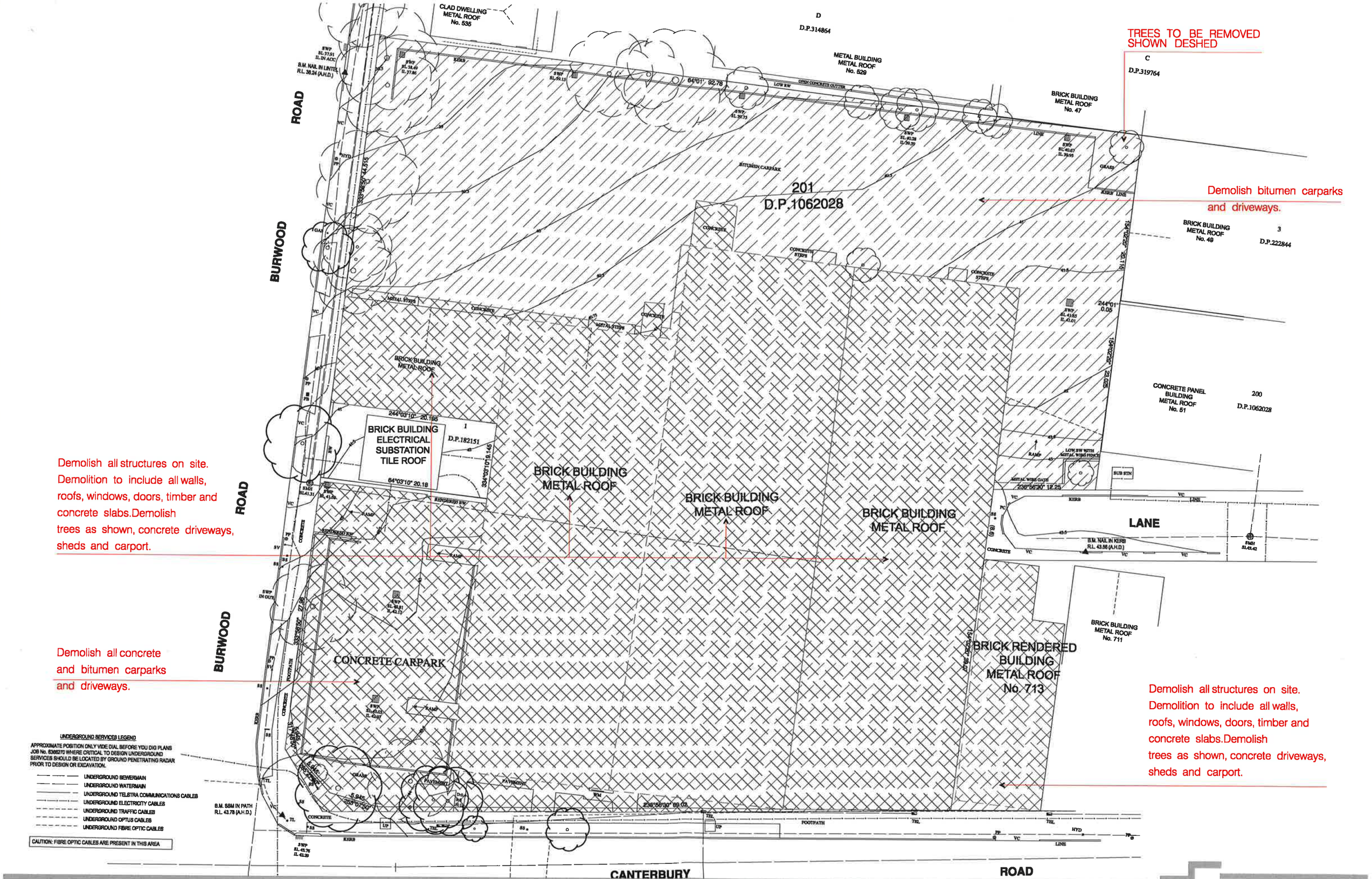

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m

True North

Project Details:

MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE

Client:

BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
GA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
GA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:

DEMOLITION PLAN

Drawing Status:

AUTHORITY APPROVAL

Project Number:

PN-14005

Issue: F

Date Printed: 16/09/2016

Drawing Number:

A-1300

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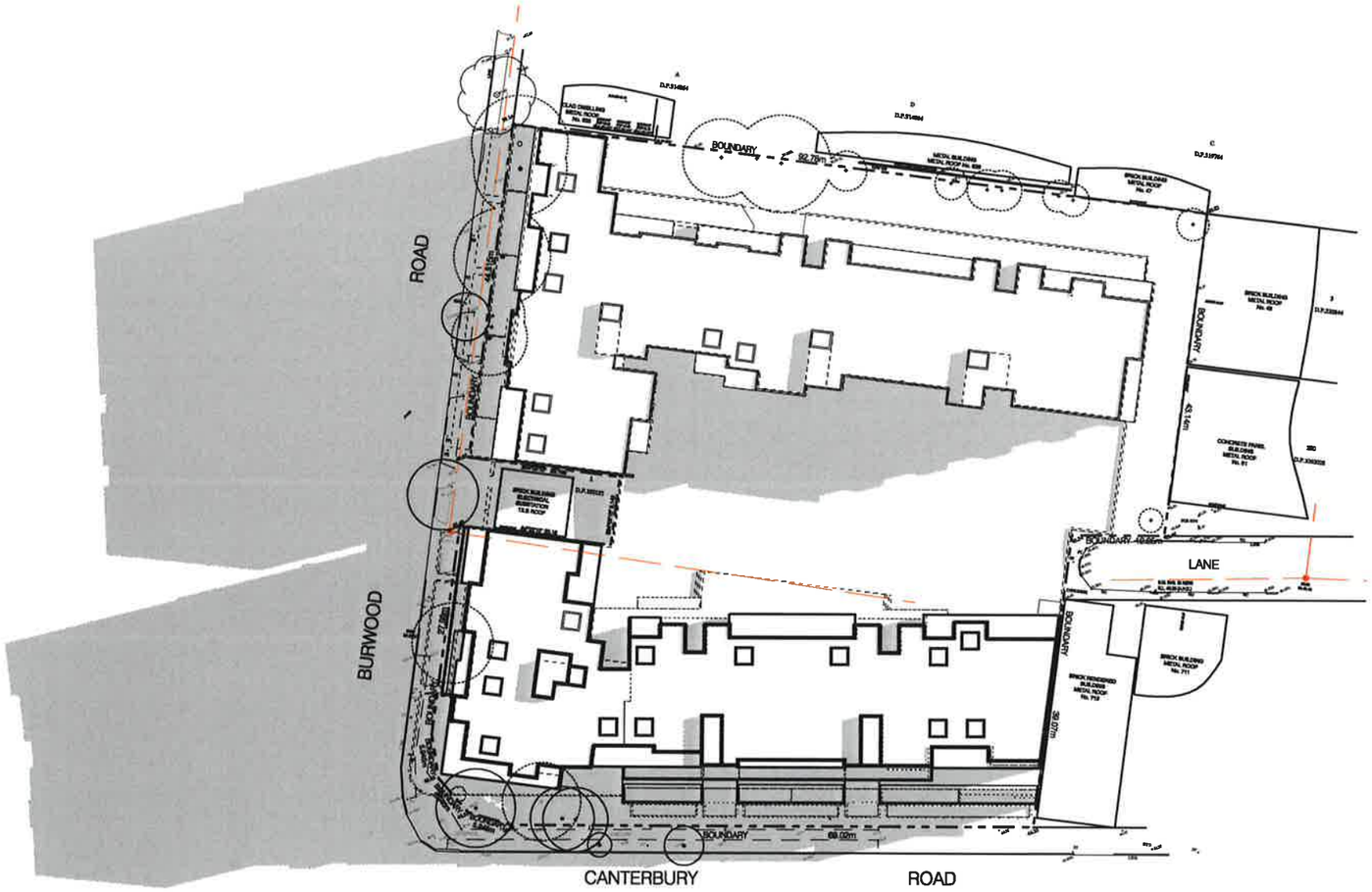
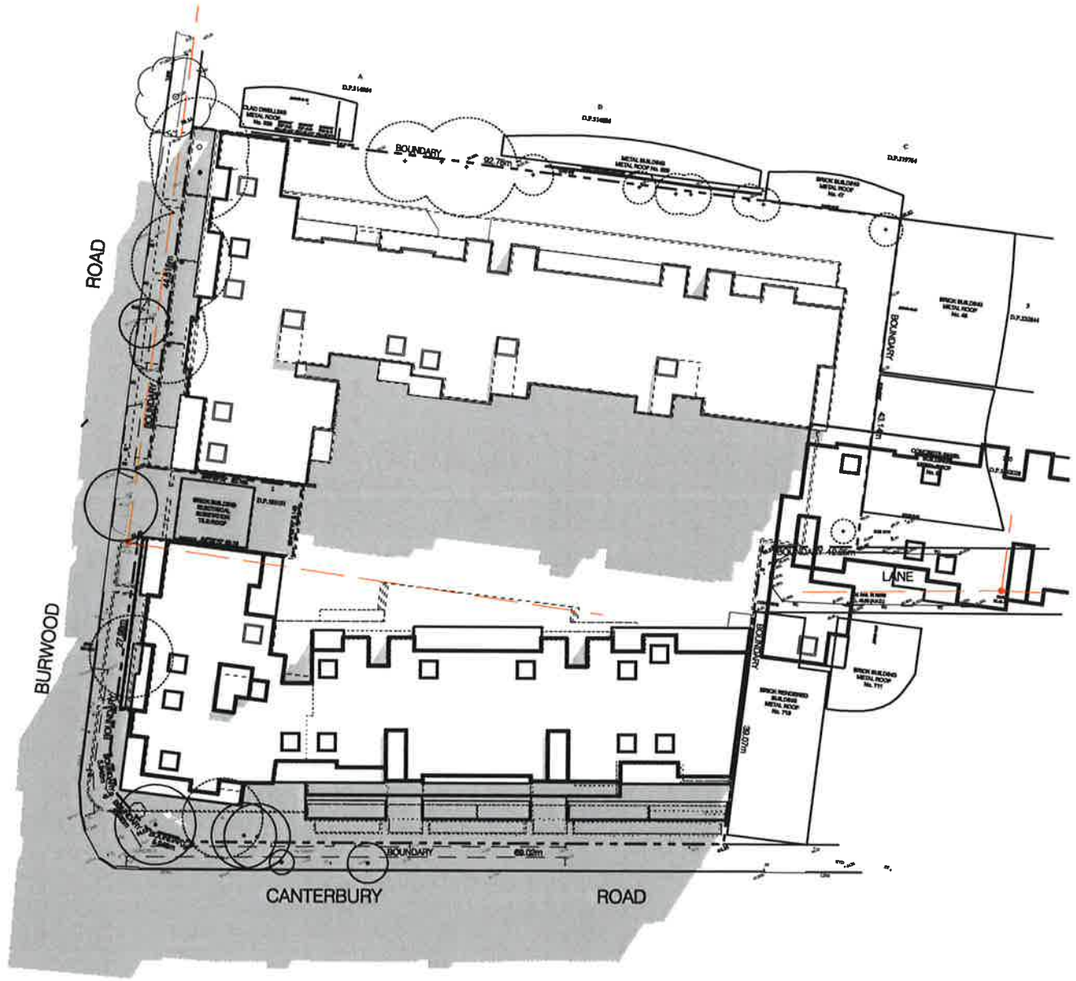


01 JUNE SHADOWS 09:00 AM
SCALE 1:400@A1 1:800@A3



02 JUNE SHADOWS 12:00 PM
SCALE 1:400@A1 1:800@A3

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m

True North

Project Details:

MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE

Client:

BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/08/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:
SHADOW DIAGRAMS 01

Issue: F

Date Printed: 16/08/2016

Drawing Status:
AUTHORITY APPROVAL

Project Number:
PN-14005

Drawing Number:
A-1400

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Construction Managers
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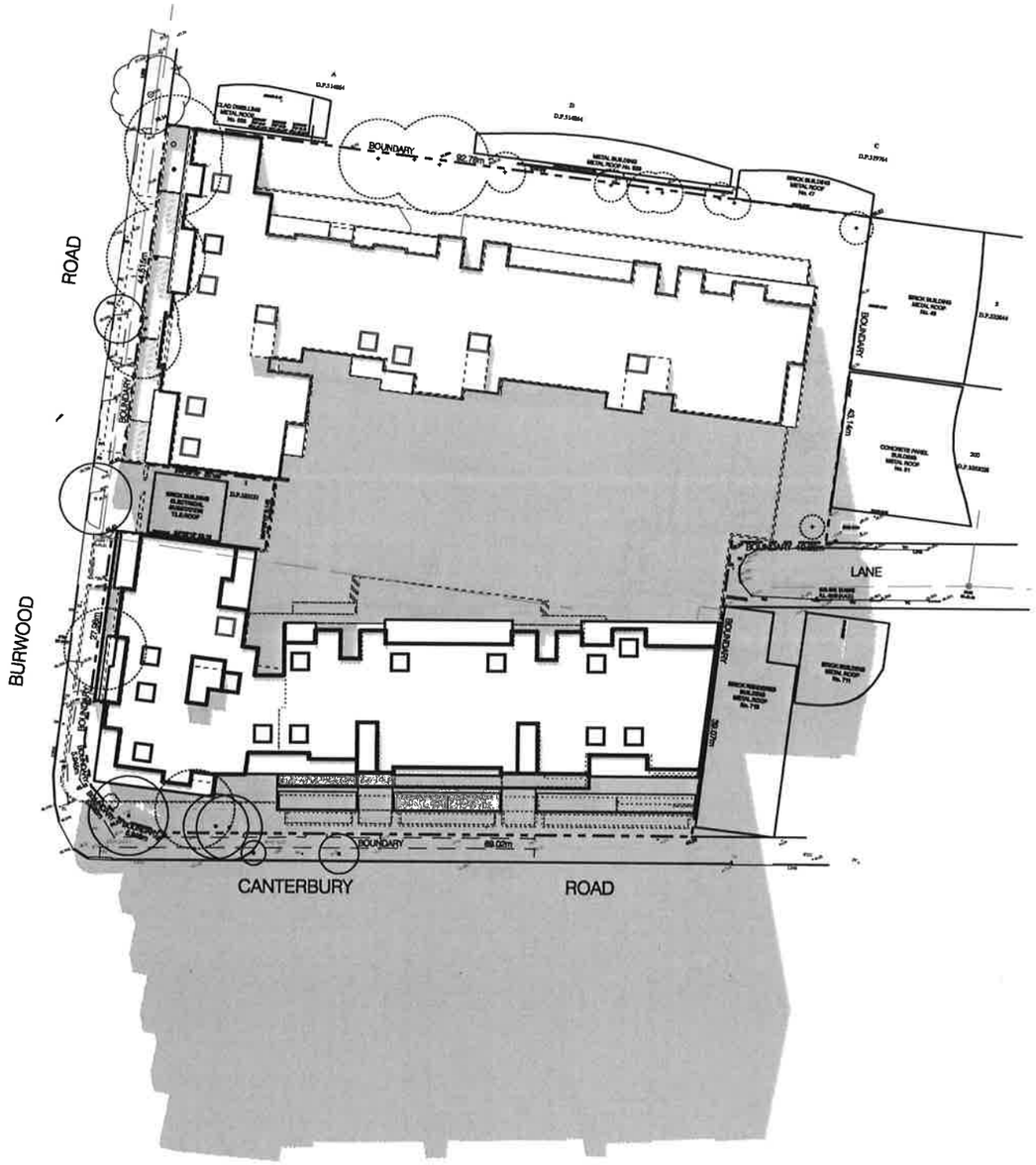

03 JUNE SHADOWS 03:00 PM
SCALE 1:400@A1 1:800@A3

Scale 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m

True North

Project Details:

MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE

Client:

BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APP'D	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title:
SHADOW DIAGRAMS 02

Issue: F

Date Printed: 16/09/2016

Drawing Status:
AUTHORITY APPROVAL

Project Number:
PN-14005

Drawing Number:
A-1401

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TOTAL SOLAR ACCESS: 119/170 UNITS =70%

TOTAL CROSS VENTILATION: 106/170 UNITS =62%

1 FIRST FLOOR PLAN
SCALE 1:400 @ A3

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m

True North

Project Details:

MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE

Client:

BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title: SOLAR ACCESS 02

Drawing Status: AUTHORITY APPROVAL

Project Number: PN-14005

Issue: F

Date Printed: 16/09/2016

Drawing Number: A-1601

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TOTAL SOLAR ACCESS: 119/170 UNITS =70%

TOTAL CROSS VENTILATION: 106/170 UNITS =62%

1 FIFTH FLOOR PLAN
SCALE 1:400 @ A3

Scale: 1:200 @A1 1:400 @A3

0 2 4 6 8 10 20m

True North

Project Details:

MIXED USE DEVELOPMENT
717-727 CANTERBURY ROAD, BELMORE

Client:

BELMORE 88 PTY LTD

ISSUE	REV	REVISION DESCRIPTION	APPD	DATE
DA	F	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	16/09/2016
DA	E	RE-ISSUE FOR DEVELOPMENT APPLICATION	JA	27/04/2016

AMENDMENTS

Drawing Title: SOLAR ACCESS 05

Drawing Status: AUTHORITY APPROVAL

Project Number: PN-14005

Issue: F

Date Printed: 16/09/2016

Drawing Number: A-1604

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