

Assessor Construction Summary

Project:

Address:

1 Church Street Dubbo NSW

Applicant:

Icanso Pty Ltd & GH Dubbo Pty Ltd

Contact:

Name:

Kristten Chan

Contact:

kristten@pbdarchitects.com.au

Assessor:

Name:

Victor Lin

Address:

PO Box 5080. Sth Turramurra. 2074

Contact:

0412-988088

Company:

Victor Lin & Associates

Number:

BDAV/12/1454

Email:

vlin007@hotmail.com

Ext. Walls:	Construction	Insulation	Colour	Details	
	AFS with plasterboard	None	Med	As per plans	
		R2.0		See table below	
Int. Walls:	Construction	Insulation	Colour	Details	
	Cavity Panel	None		As per plans	
	AFS with plasterboard			Party walls	
Floors:	Construction	Insulation	Colour	Details	
	Concrete	None		Carpet, Timber, Tiles	
		R2.0		Floor above car park/Suspended external floor	
Ceilings:	Construction	Insulation	Colour	Details	
	Suspended Plasterboard	R3.0		Under all roofs	
Roof:	Construction	Insulation	Colour	Details	
	Concrete	None	Dark	As per plans	
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Window types
	Generic	Single Clear	Alumimium	6.70 / 0.57	Awning windows
				6.70 / 0.70	Fixed and sliding windows and doors
		Single Low E		5.40 / 0.49	Awning windows
				5.40 / 0.58	Fixed and sliding windows and doors
		Double Low E		4.30 / 0.53	Sliding doors
Skylights:	Product ID	Glass	Frame	Uw/SHGCw	Details
	Generic	Single Clear	Timber/metal	NA	As per plans
Other:	Orientation	Terrain	Weatherseals	Climate Zone	Recessed Downlights
	5	Open	Yes	48	YES - SEALED TYPE ONLY
					100mm LED at 1 per 5 sqm of ceiling space
Overshadowing Details:	Other Project Building				
Assessment:	Drawings:	Dwgs as stamped			
	File Ref:	4137A			
	Software:	BERS Pro 4.3			

5.9

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0002268630
Assessor Name: Victor Lin
Accreditation no.: VIC/BDAV/12/1454
Certificate date: 08 December 2017
Dwelling Address: 1 Church Street
Dubbo, NSW
2830

Certification Number:		0002268630		Date:		13-December-2017			
Unit No.	Insulation Summary (refer also to table above)								
	Floor Insulation R2.0	Wall Insulation R2.0	Ceiling Insulation R3.0	Roof Foil	Low E	Double Low E		SEALED Recessed Downlights ONLY	Sealed exhaust vents
709		X			South facing sliding doors in living/dining & bedroom2			X	X
801		X			East facing window in bedroom	East facing sliding door in living/dining		X	X
802		X			All in living/dining			X	X
803		X						X	X
804		X						X	X
805								X	X
806		X	X					X	X
807		X	X		South facing sliding door in bedroom 1	South facing sliding door in living/dining		X	X
808		X			All			X	X
809		X			All			X	X
901		X	X		South facing window in living/dining & East facing window in bedroom	East facing sliding door in living/dining		X	X
902		X	X		All exp wet area			X	X
903		X	X		All			X	X
904					All in living/dining			X	X
905		X	X		North facing sliding door in living/dining			X	X
906		X	X		All south facing sliding doors in bedrooms	South facing sliding door in living/dining		X	X
907		X	X		All sliding doors in bedrooms	South facing sliding door in living/dining		X	X
1001		X	X		All			X	X
1002		X	X		All			X	X

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- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION

- LEGEND:
- | | |
|-----|---|
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| NV | MECHANICAL RISER TO FUTURE DETAIL |
| HW | HIGHLIGHT WINDOW |
| GC | GARBAGE CHUTE |
| LS | LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS) |
| MB | MAILBOX TO FUTURE DETAIL |
| WT | HOT WATER UNITS |
| CU | A/C CONDENSER UNITS |

- MATERIALS LEGEND:
- | | |
|-----|--|
| AFG | ALUMINIUM FRAMED GLAZING |
| BS | BATTEN SCREEN (TO FUTURE DETAIL) |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS) |
| AW | AWNING TO FUTURE DETAILS |
| MC | METAL CLADDING |
| MF | METAL FENCING (TO FUTURE SELECTION) |
| MS | METAL FEATURE SCREEN (TO FUTURE DETAIL) |
| OG | OPAQUE GLAZING |
| PC | PANEL CLADDING (TO FUTURE SELECTION) |
| PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTx | PAINT FINISH TYPEx |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RW | RENDERED WALL/SELECTED PAINT FINISH |
| AFL | ALUMINIUM FIXED LOUVERS |
| FC | FACADE CLADDING |

B	2018.05.03	REVISED
A	2017.11.24	DA SUBMISSION
ISSUE	DATE	DESCRIPTION

CLIENT:

Icanso & GH Dubbo

ARCHITECT:

PBD | ARCHITECTS

ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:

PROPOSED SHOPTOP DEVELOPMENT

1 CHURCH STREET
DUBBO NSW 2830

MAY 2017

DRAWING TITLE:

BASIX Commitments

SCALE:	DRAWING NO:	ISSUE:
NTS	DA004	B
PROJECT NO:		
1714		