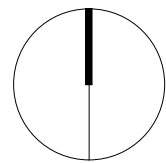




December 2024	BSA Reference: 20140
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note	
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and Nether's certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.	
Thermal Performance Specifications (sole occupancy units only)	
External Wall Construction	
Cavity Brick	Added Insulation R1.0
Lightweight (metal frames)	R2.5
Internal Wall Construction	
Plasterboard on metal studs (internal to units)	None
Concrete + Plasterboard (adjacent to lift and party walls)	R1.0
Ceiling Construction	
Plasterboard	Added Insulation R5.0 to ceilings adjacent to roof and decks above
Roof Construction	
Concrete	Colour (Solar Absorbance) Added Insulation Concrete default (SA0.70) None
Floor Construction	
Concrete	Covering Added Insulation As drawn (if not noted default values used) R2.5 to basement carpark below
Concrete	As drawn (if not noted default values used) R2.5 to open below
Windows	
Glass and frame type	U value SHGC Range Area sq m
Performance Glazing Type A	4.30 0.45 - 0.49 As drawn
Performance Glazing Type B	4.30 0.50 - 0.56 As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors	
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers	
Skylights	
Glass and frame type	U SHGC Area sq m Detail
Performance Skylights with the values	2.58 0.24 As drawn
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified	
Shade elements	
(eaves, verandahs, awnings etc)	
All shade elements modelled as drawn	
Ceiling Penetrations	
(downlights, exhaust fans, flues etc)	
Downlights are modelled as IC rated with insulation fitted over the fixtures	
All exhaust fans are modelled as sealed	
Additional Notes	
Ceiling fans in all bedrooms	



REV NO.	DESCRIPTION	REV DATE
A	ISSUE FOR DA APPROVAL	19.01.24
B	UPDATED FOR DA APPROVAL	22.06.24
C	FOR 4.55 APPROVAL	25.11.24

PROPOSED SITE PLAN	
SHEET NUMBER	DA040
REVISION	C
SCALE @ A1	1 : 200
32 GOLF AVENUE MONA VALE	