

NatHERS Thermal Comfort Inclusions

Floors
Concrete slab on ground, no insulation
Suspended concrete with a minimum R0.9 insulation (insulation only value).

External Walls
Cavity brick with reflective cavity board Insulation total system R-Value of R12.1
Cavity brick and concrete block with reflective cavity board Insulation total system R-Value of R12.1
(Note: no insulation is required to garage walls)
External Colour
Medium (0.475 < SA < 0.7)
Walls within dwellings
Plasterboard on studs with a R1.5 to internal garage walls.

Windows
Aluminium framed clear performance glazing:
U-Value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)
Given values are AFRC, total window system values (glass and frame)
NOTE: Openability modelled as per BASIX Thermal Protocol - 4.14.2 and NatHERS Technical Note 1.2 –10.11 with regard to restricted openings.

Skylights
Double glazed

Ceilings
Plasterboard ceiling, with an R2.5 insulation (insulation value only) where metal roof above
Plasterboard ceiling, with an R2.5 soffit insulation where concrete roof exposed to air above
Ceiling penetrations
Ceiling penetrations not to exceed NatHERS certificate

Roof
Metal roof with a foil backed blanket (R1.3 up and R1.3 down)
Concrete roof with waterproof membrane
R2.0 insulation to garage ceiling where rooms above
External Colour
Medium (0.475 < SA < 0.7)

Floor coverings
Timber to halls, bedrooms, WIR and study. Tiles elsewhere

External Shading
Fixed exterior vertical screens as per plans and elevations which provide 60% shading.

Ventilation
All external doors have weather seals, all exhaust fans and chimneys have dampers, any down lights proposed will have capped fittings.

W y a d r a A v e n u e

B a t h o S t r e e

S I T E

ROOF RL 50.52

Stewart House

3 Wyadra Av

1 Wyadra Av

Driveway for 2 Wyadra Av

Lot 3 DP 1245692

25 Loch Street

Lot 8 DP 14040
Lot 2 DP 1213087
Lot 3 DP 1245692

Consolidated
Total 750 m2

2 Wyadra Av
DA2015/1123

28 Loch St

Three Storey Units
Gutter Height RL 56.33

RIDGE RL 56.74

TOP OF GUTTER RL 56.33

26 Loch St

RIDGE RL 56.15

BALCONY
TOP OF GUTTER RL 54.53

L o c h S t r e e

19 Loch St

23 Loch St

DA2017/11203 Shown
Blue Dashed

0 3 6 10 30 m

For Development Application



Drawing

No

1.00 d1

Revision

Title

Roof / Site Plan

Scale

1:300 on A3

Date

April 2019

Drawn

ro

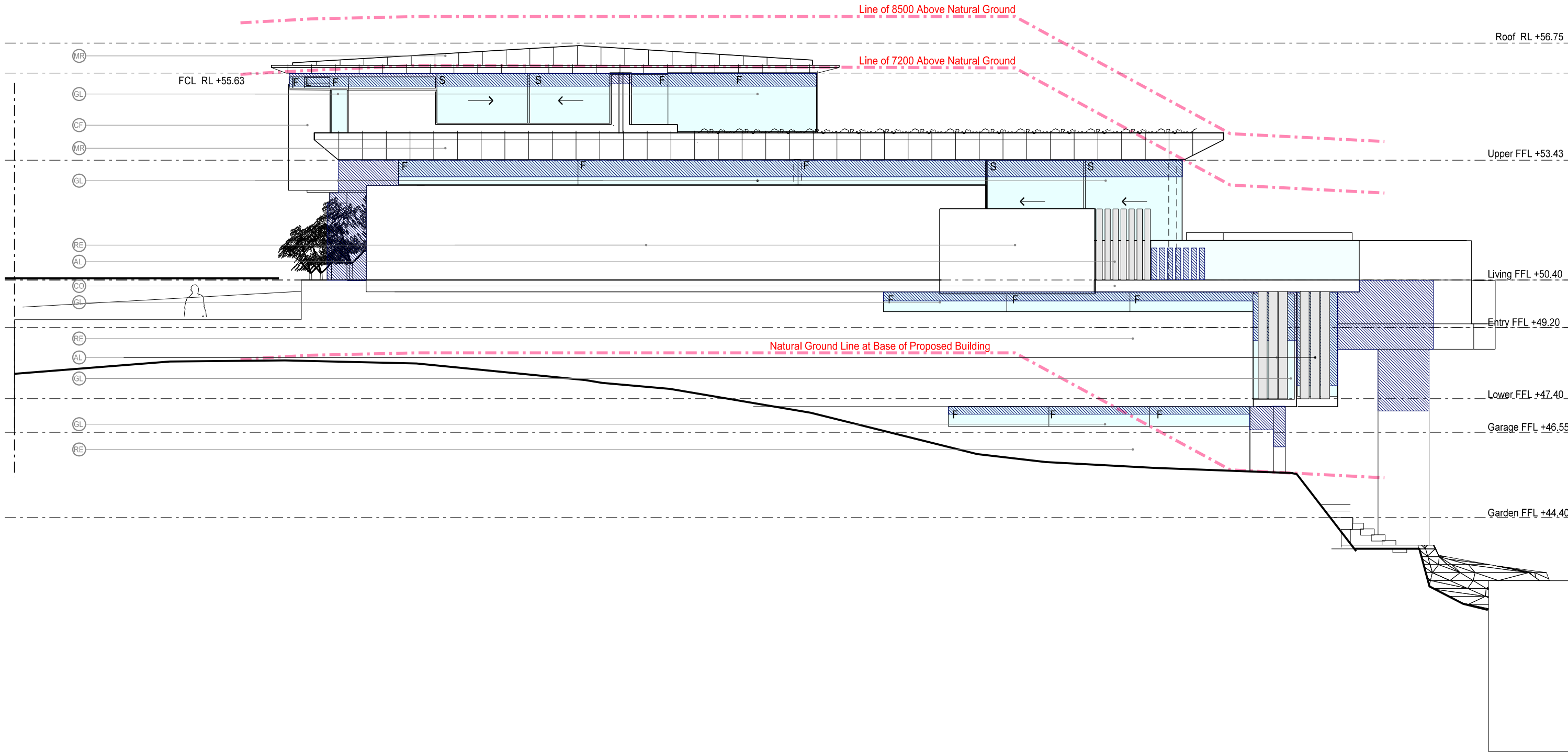
Project

New Residence
25 Loch St, Freshwater
for
Johanna and Andrew Smith
Lot 3 DP 1245692, Lot 8 DP 14040, Lot 2 DP 1213087

Architect

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Material Legend	
CO	Composite Panel Cover Strip SYMONITE "Silver Jade"
GL	Glazing as Per BASIX Report
MR	Standing Seam Metal Roofing - Grey
RE	Render Finish
CF	Face Concrete
TI	Timber
AL	Aluminium Louvres



0 1 2 5 10 m

For Development Application

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Drawing

No

2.01 d1

Revision

Title

South Elevation

Scale

1:100 on A3

Date

April 2019

Drawn

ro

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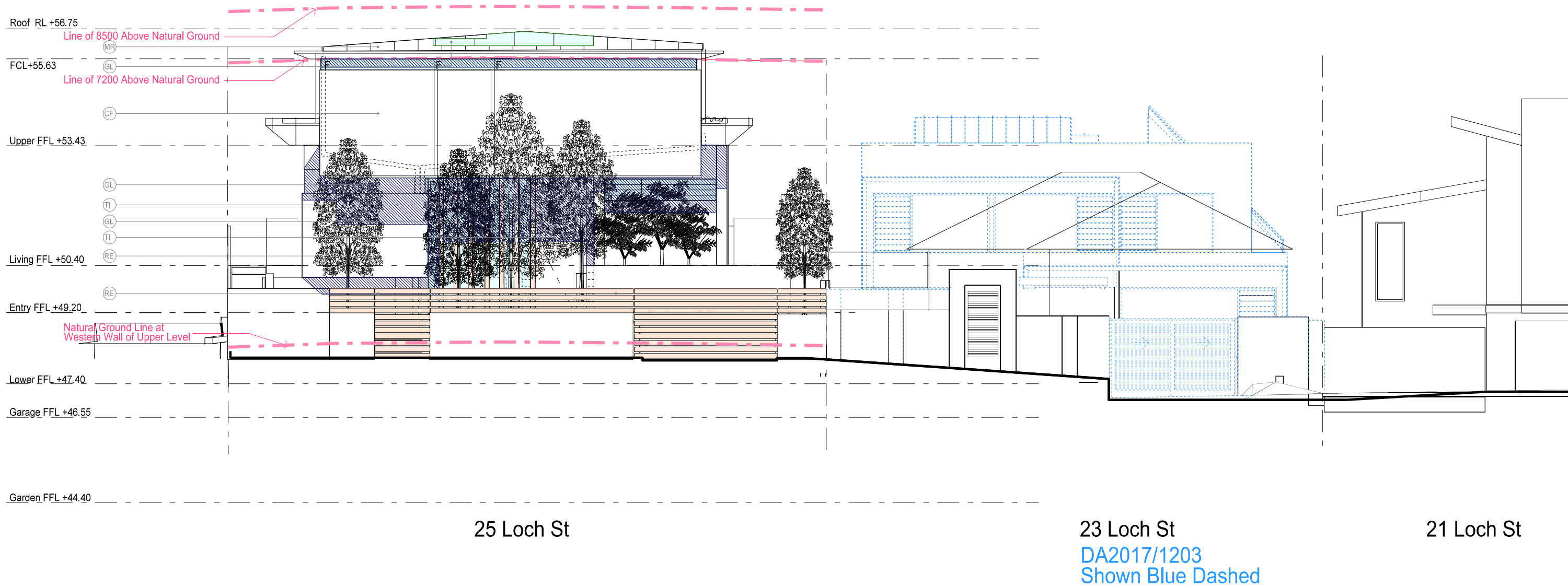
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0 1 2 5 10 m

For Development Application

No	Revision	Title
2.02 d1		West Elevation
		Scale 1:100 on A3
		Date April 2019
		Drawn ro

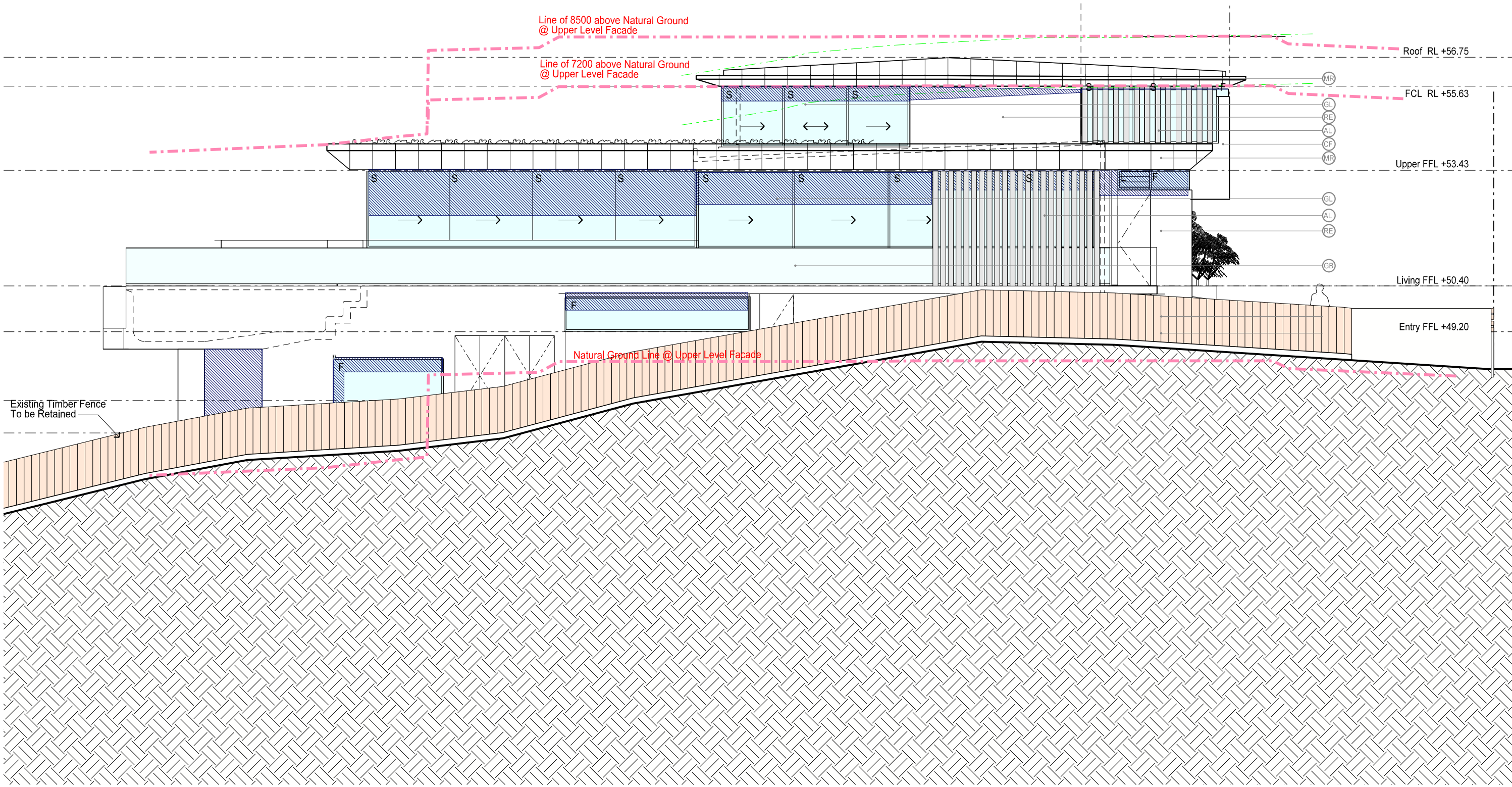
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No
Revision
Title
Scale
Date
Drawn

2.03 d1

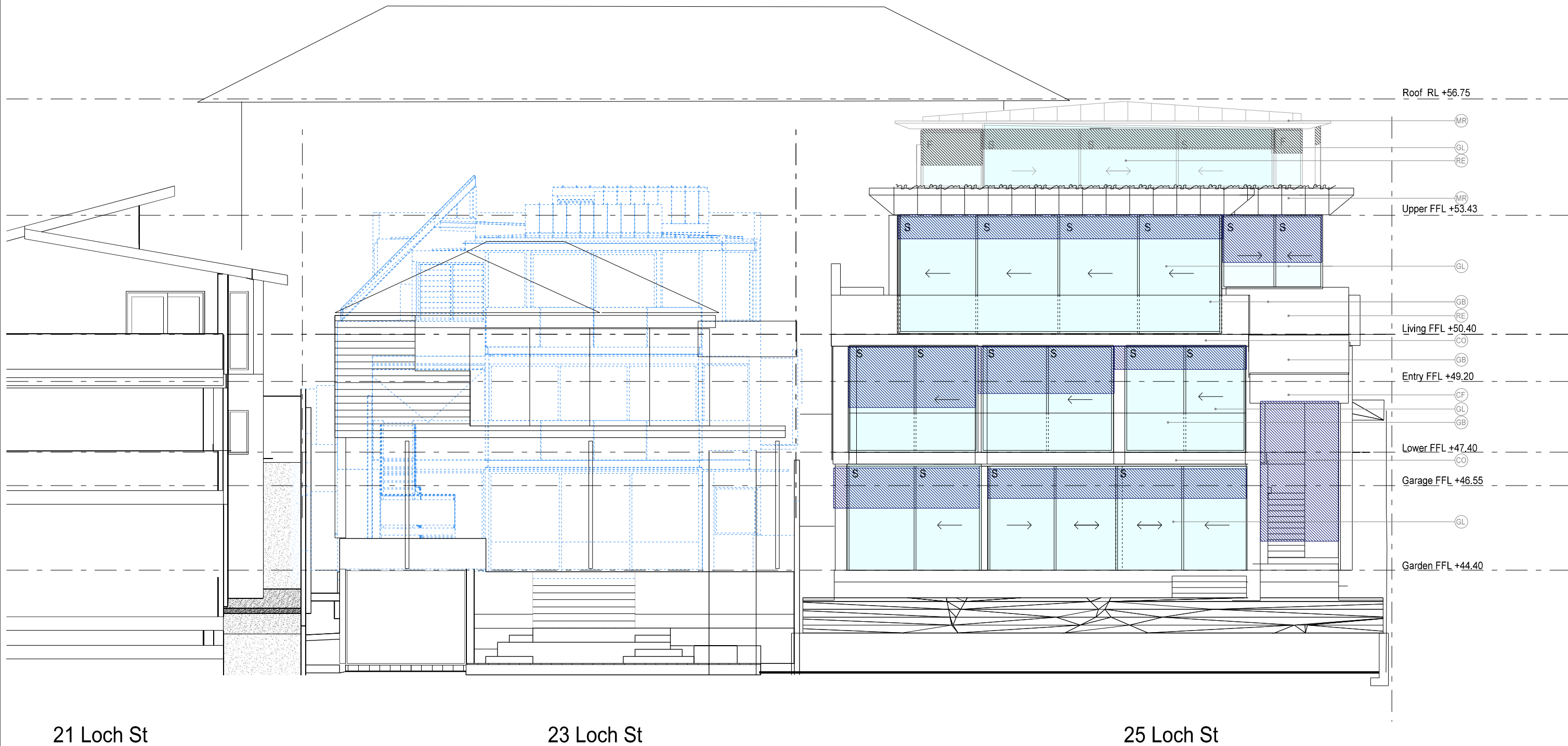
North Elevation
1:100 on A3
April 2019
ro

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EE

- Material Legend
- CO Composite Panel Cover Strip SYMONITE "Silver Jade"
 - GL Glazing as Per BASIX Report
 - MR Standing Seam Metal Roofing - Grey
 - RE Render Finish
 - CF Face Concrete
 - TI Timber
 - AL Aluminium Louvres



DA2017/1203
Shown Blue Dashed

For Development Application

No
Revision
Title
Scale
Date
Drawn

2.04 d1

East Elevation
1:100 on A3
April 2019
ro

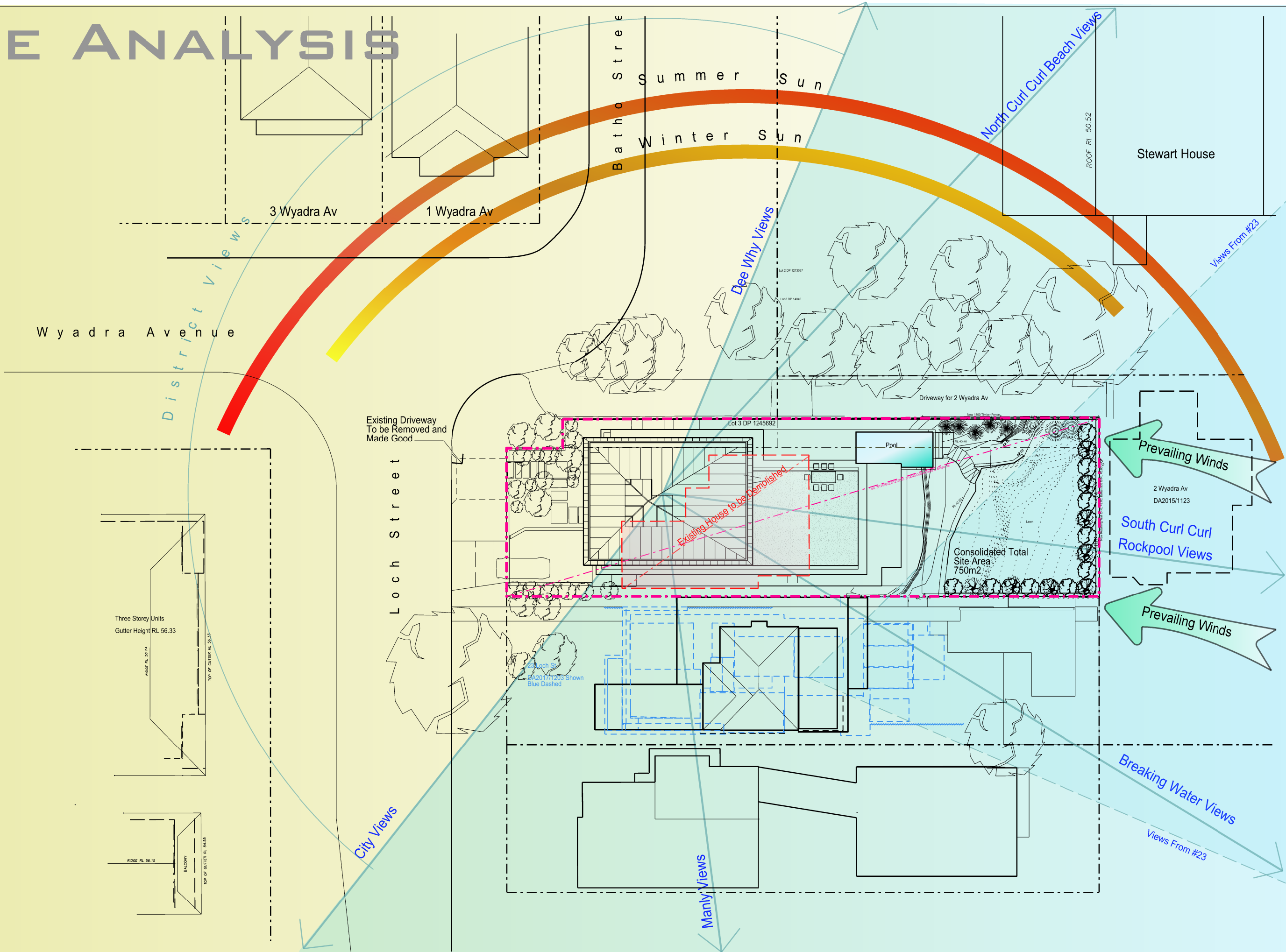
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SITE ANALYSIS



0 3 6 10 30 m

For Development Application



No	Revision	Title	Site Analysis Plan
A.01	d1	Scale	1:300 on A3
		Date	April 2019
		Drawn	ro

Drawing

No
Revision
Title
Scale
Date
Drawn

Project

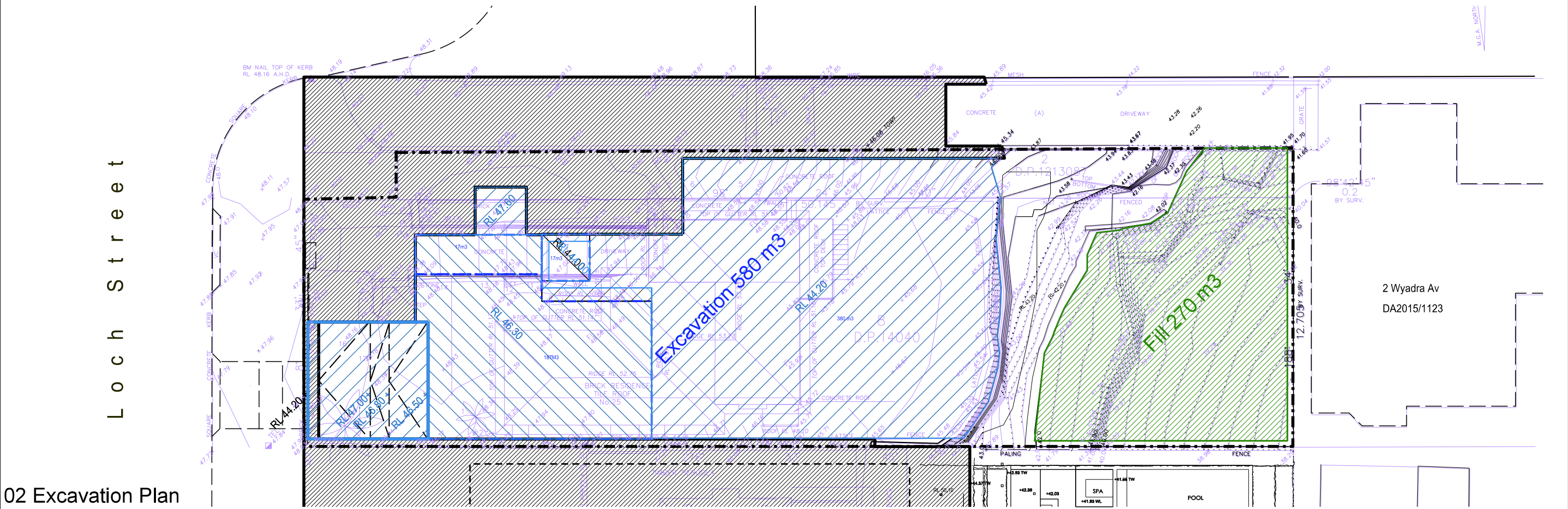
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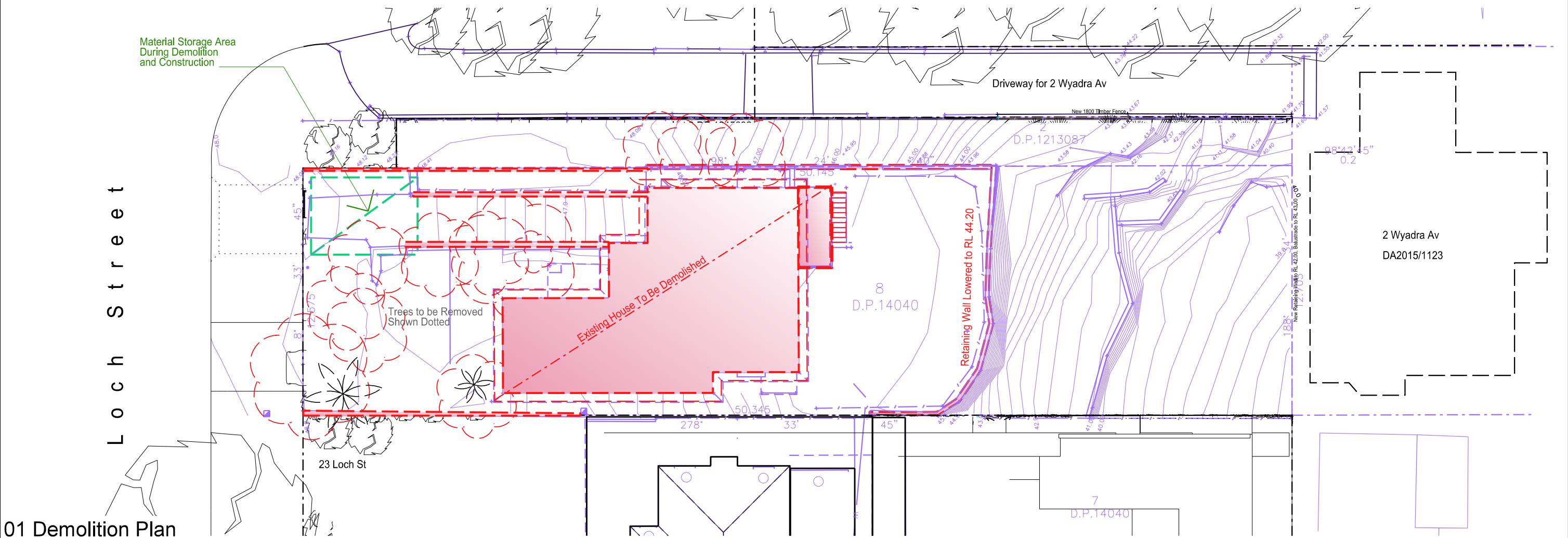
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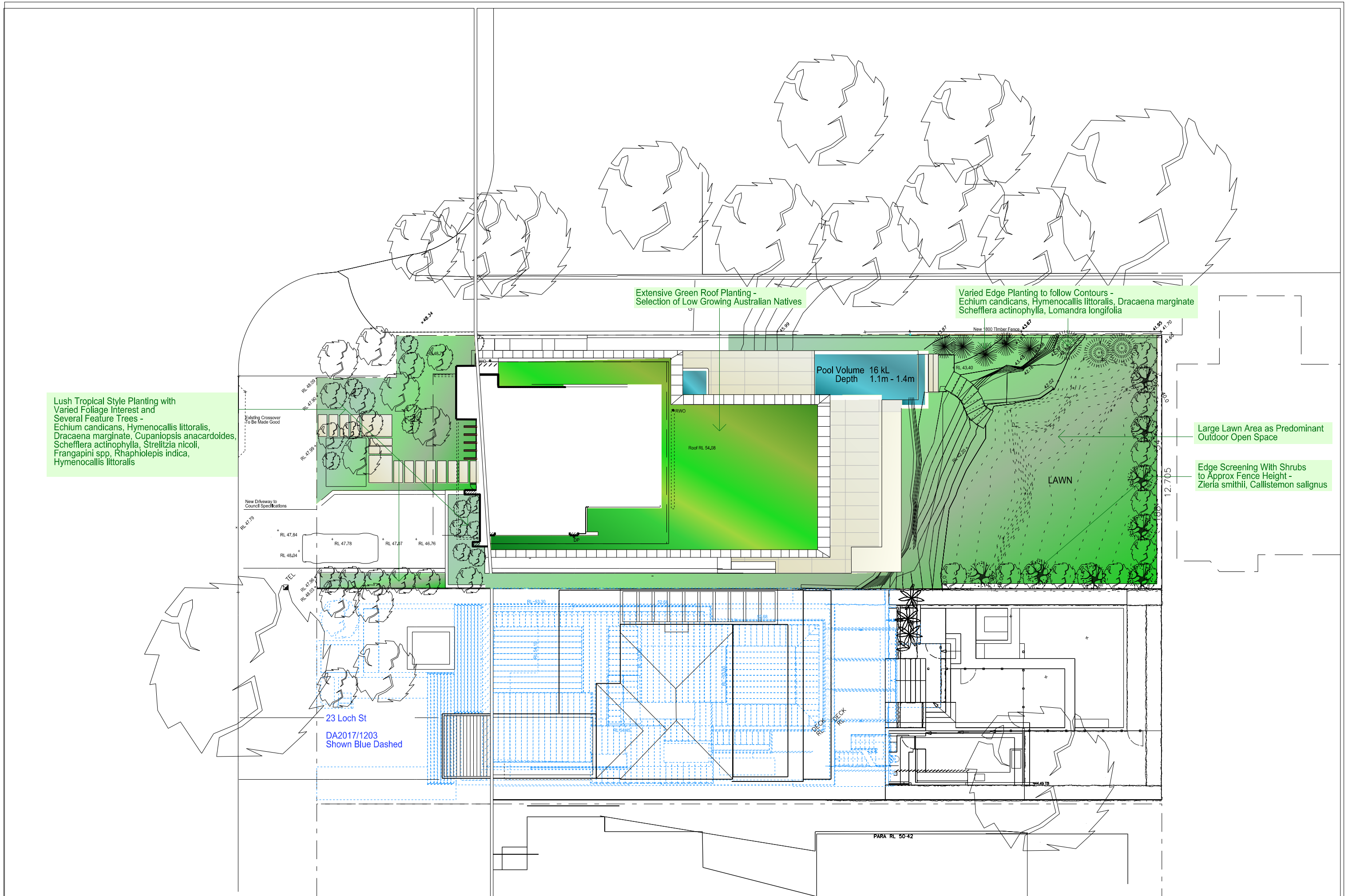
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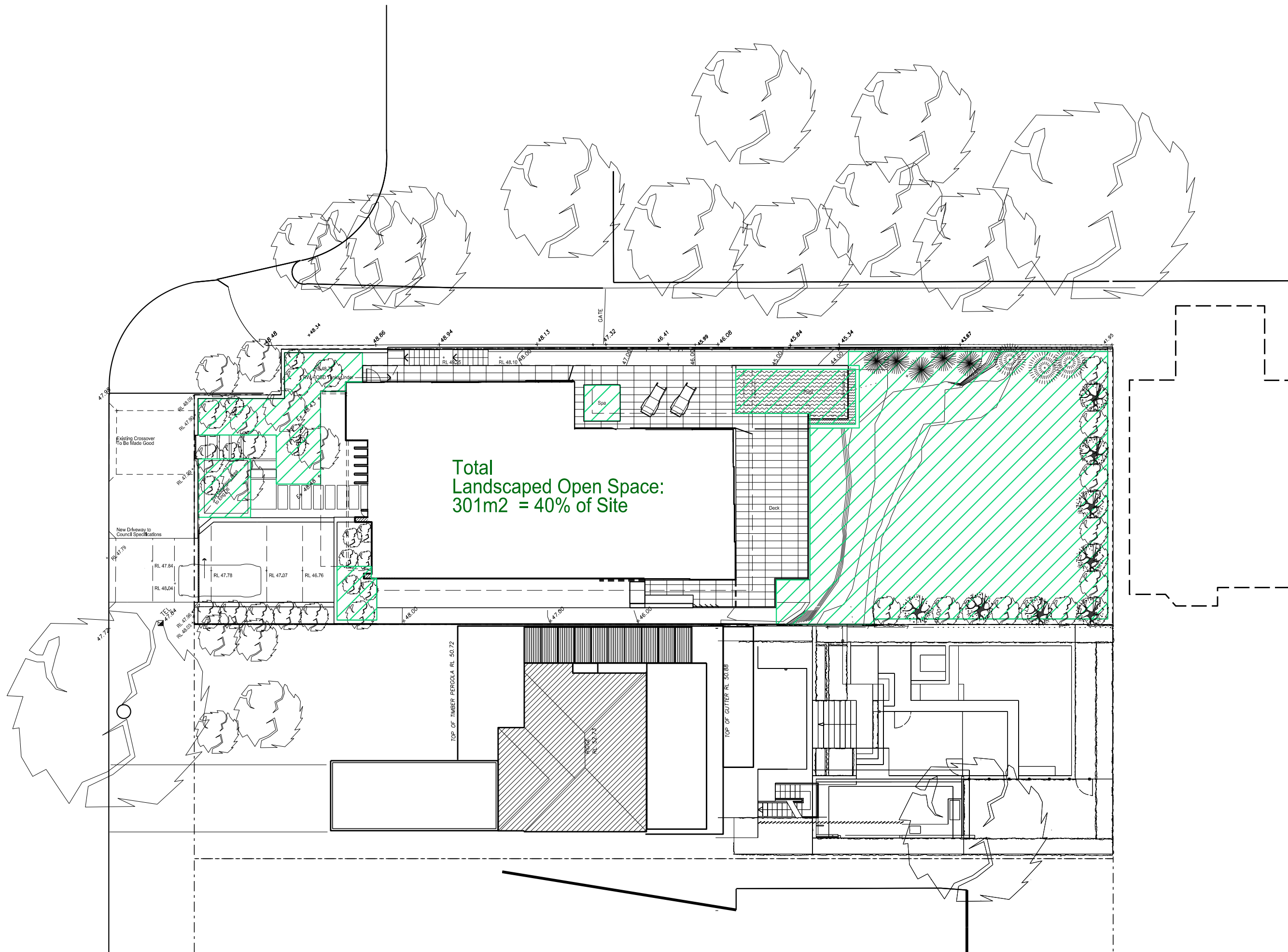


02 Excavation Plan



01 Demolition Plan





0 2 4 10 20 m

For Development Application



No	Revision	Title	Area
R.01	d1	Calculation Plan	
		Scale	1:200 on A3
		Date	April 2019
		Drawn	ro

Drawing

No
Revision
Title
Area
Calculation Plan

Scale
Date
Drawn

Project

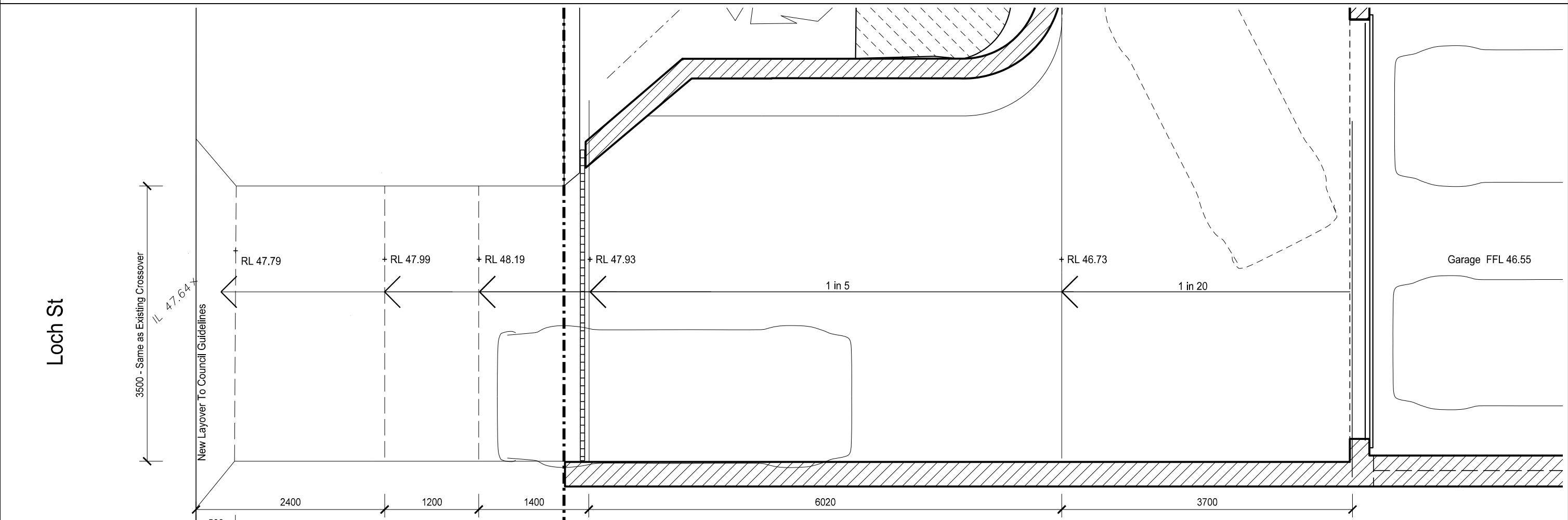
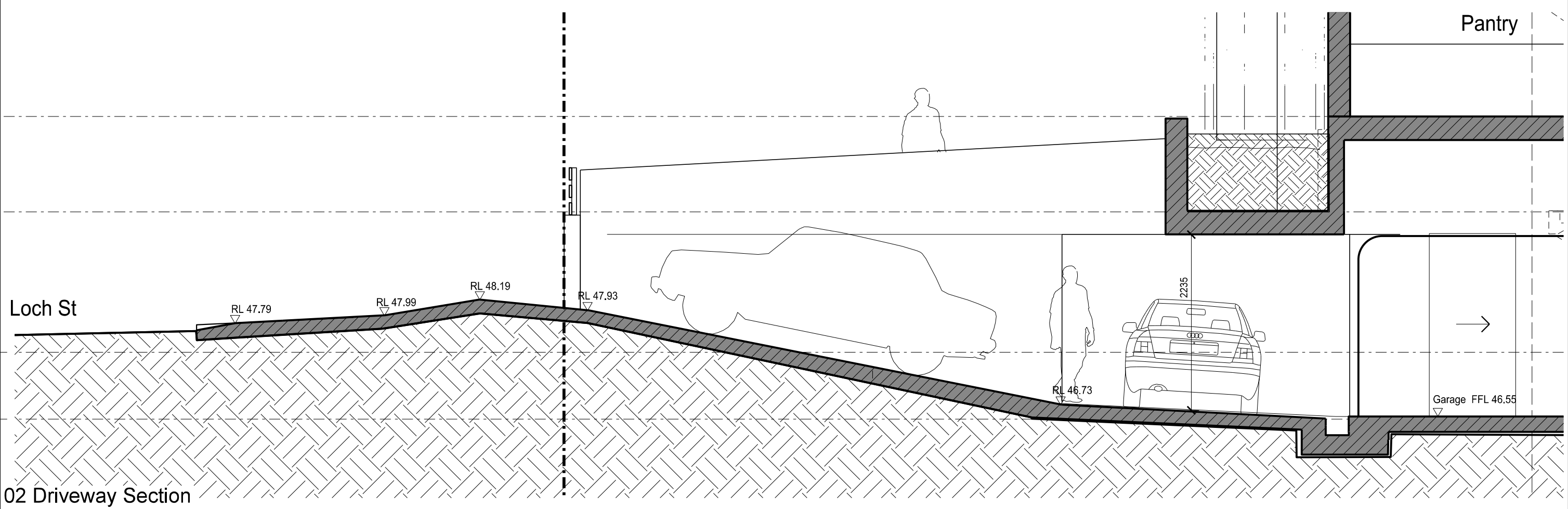
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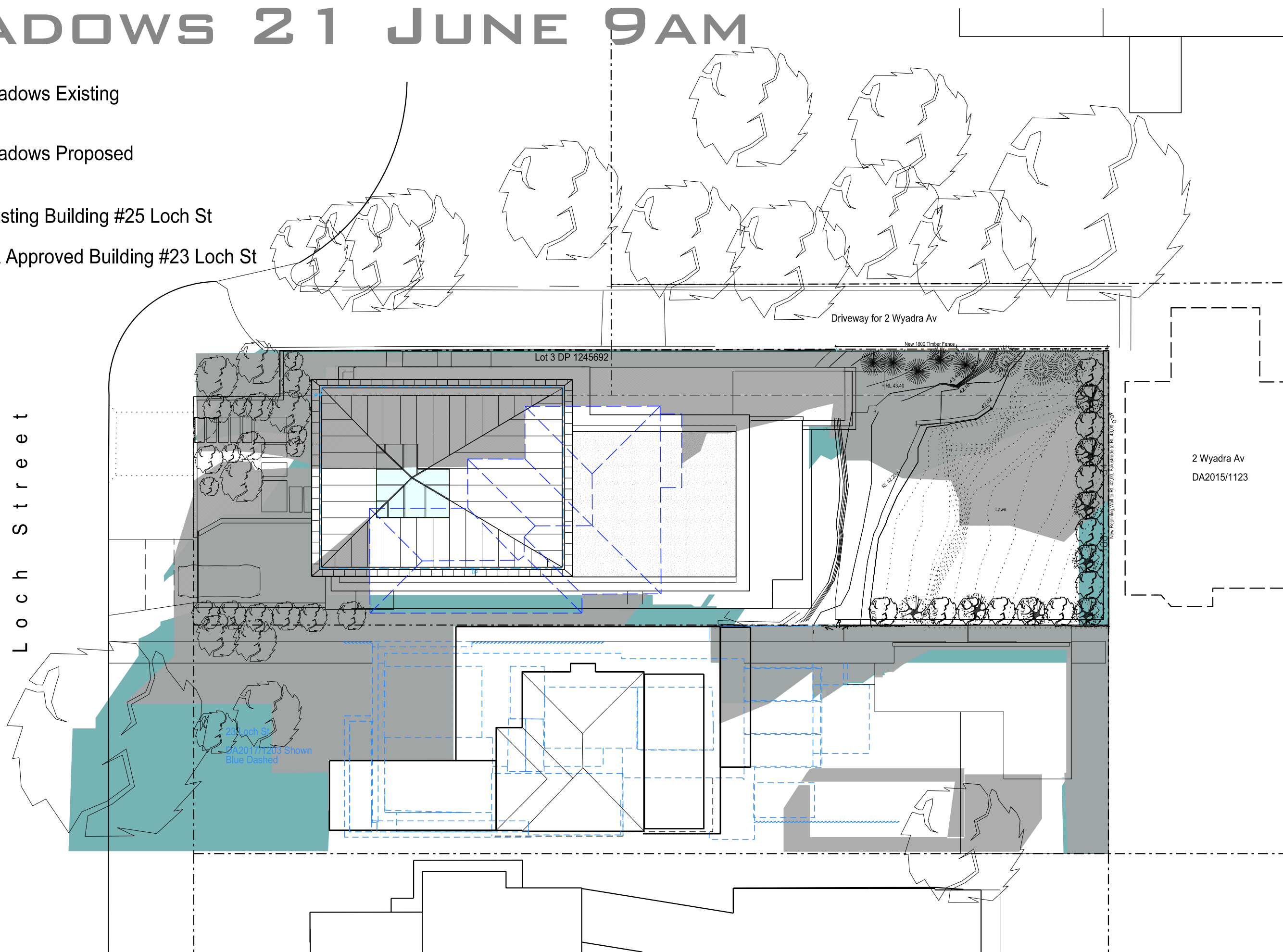
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SHADOWS 21 JUNE 9AM

-  Shadows Existing
-  Shadows Proposed
-  Existing Building #25 Loch St
-  DA Approved Building #23 Loch St

Loch Street



0 2 4 10 20 m

For Development Application



No	Revision	Title	Shadow Diagram 21st June 9am
S.09 d1	Scale	1:200 on A3	
	Date	April 2019	
	Drawn	ro	

Drawing

No
Revision
Title
Scale
Date
Drawn

Shadow Diagram 21st June 9am
1:200 on A3
April 2019
ro

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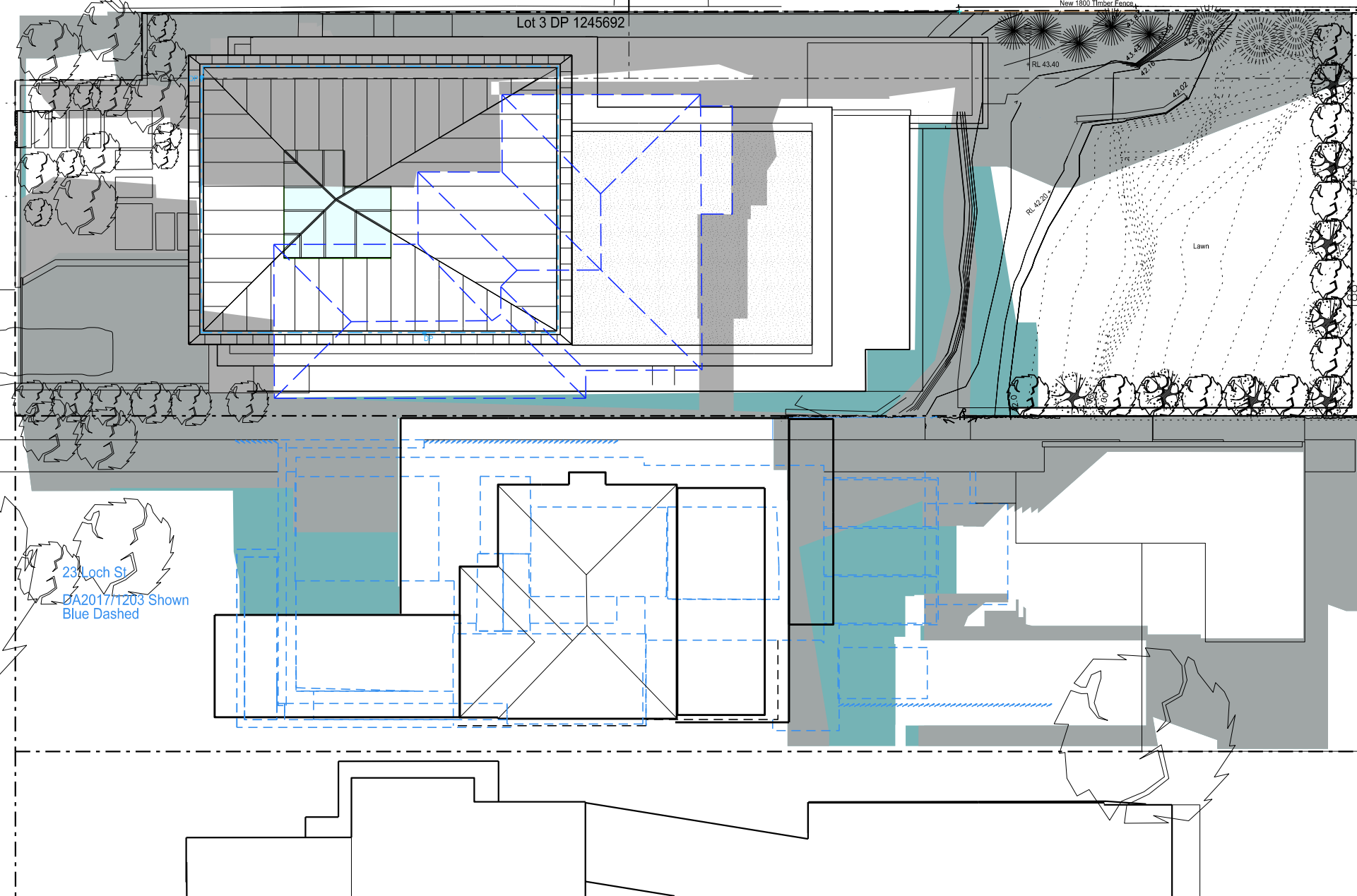
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SHADOWS 21 JUNE 12PM

-  Shadows Existing
-  Shadows Proposed
-  Existing Building #25 Loch St
-  DA Approved Building #23 Loch St

Loch Street



2 Wyadra Av
DA2015/1123

0 2 4 10 20 m

For Development Application



No	Revision	Title
S.12 d1		Shadow Diagram 21st June 12pm
		Scale 1:200 on A3
		Date April 2019
		Drawn ro

S.12 d1

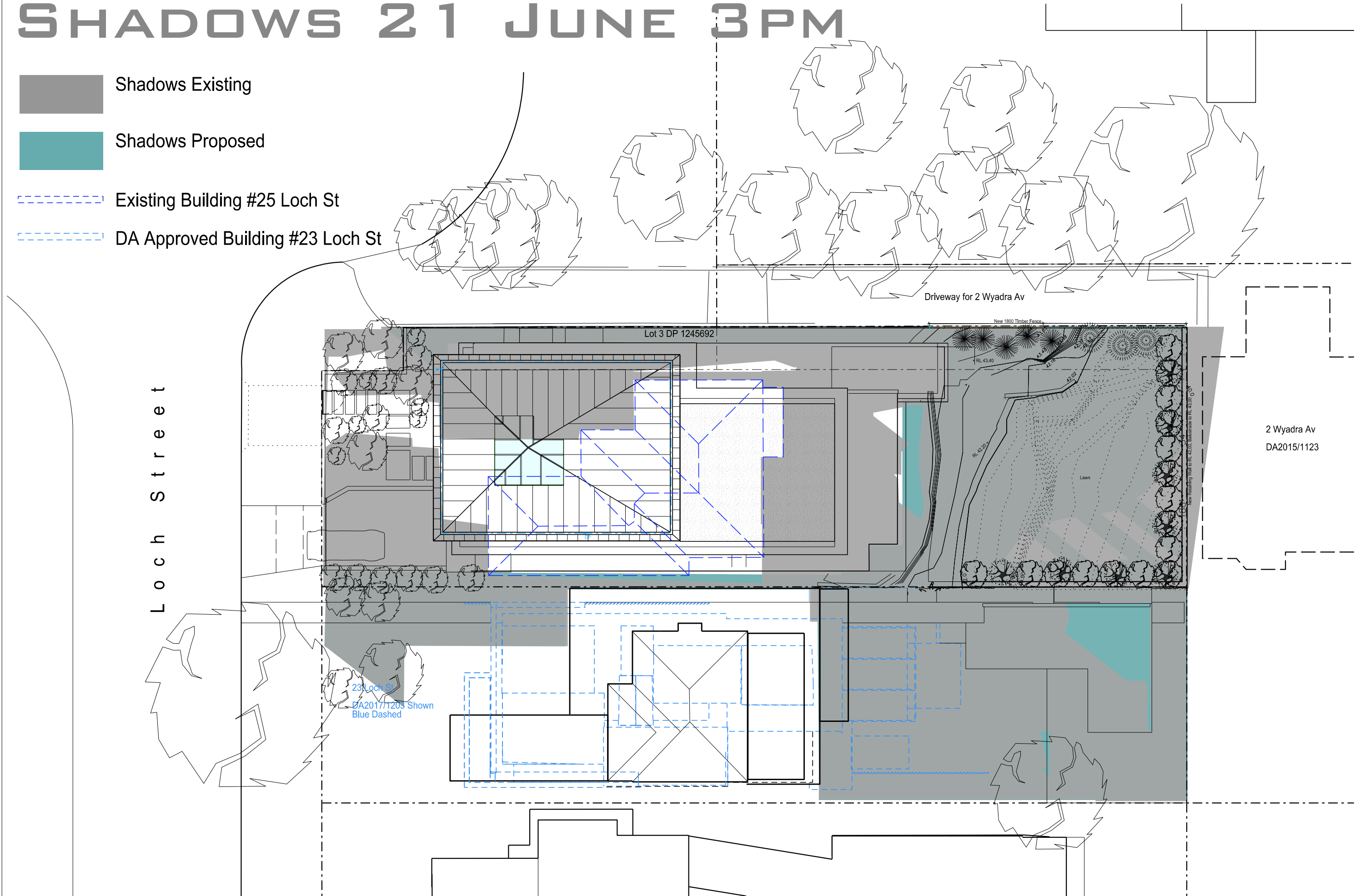
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SHADOWS 21 JUNE 3PM

-  Shadows Existing
-  Shadows Proposed
-  Existing Building #25 Loch St
-  DA Approved Building #23 Loch St



0 2 4 10 20 m

For Development Application



No	Revision	Title	Shadow Diagram 21st June 3pm
S.15 d1	Scale	1:200 on A3	
	Date	April 2019	
	Drawn	ro	

Drawing

No
Revision
Title
Scale
Date
Drawn

Shadow Diagram 21st June 3pm
1:200 on A3
April 2019
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