



GRIFFITH ST  
 69 GRIFFITHS STREET BALGOWLAH, NSW,  
 2093  
 CLIENT: ROBERT & REBECCA NORTHAM

NO.	DRAWING TITLE	DATE	REVISION
DA0000	COVER PAGE	26.08.2025	DA1
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NatHERS Thermal Performance Specifications (BASIX Thermal Comfort) 69 Griffiths Street, Balgowlah					
These are the specifications upon which the NatHERS assessment is based. Please refer to the NatHERS certificate(s) for full details. If details included in these specifications vary from other drawings or written specifications, these specifications 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 project.					
Windows	Style	U value	SHGC	Glazing Type	Frame Type
Fixed		2.5	0.36	DG Clear	Aluminium
Sliding Door		2.5	0.38	DG Clear	Aluminium
Sliding		2.5	0.37	DG Clear	Aluminium
Bi-fold		2.4	0.32	DG Clear	Aluminium
Louvre		5.0	0.32	SG Clear	Aluminium
The U-value and SHGC are the total system performance figures that must be met to achieve compliance.					
Skylights	Glass	Frame	U value	SHGC	Detail
Double glazed, low E			2.6	0.24	Skylights over living room to be 25% operable
External walls	Construction	Added Insulation	Detail		
Brick veneer, steel framing		R 2.5	Ground floor and level 1		
Concrete block		None	Basement level		
Internal walls	Construction	Added Insulation	Detail		
Plasterboard on studs		None	Internally walls generally		
Plasterboard on studs		R 2.5	Internal walls shared with garage, basement storerooms, plant room & first floor bathroom		
Brick plastered		None	Party walls		
Concrete block		R 2.5	Lift walls – R 2.5 required for basement level only		
Floors	Construction	Added Insulation	Detail		
Concrete slab on ground		None	Floors for garage, basement storerooms and plant room		
Concrete slab on ground		R 2.0	Floors for basement hall and living room		
Concrete		R 2.0	Additionally, R 1.0 slab edge insulation for living room		
			Suspended slab over garage, basement storerooms and plant room		
Ceilings	Construction	Added Insulation	Detail		
Plasterboard		(See roof detail)			
Roof	Construction	Added Insulation	Detail		
Concrete		R 1.5	Ground level ceilings below roof		
Metal sheeting		R 6.0	First floor ceilings (reduced to R 2.5 below box gutters)		
Other Requirements					
<b>Building Sealing</b> All vents, exhaust fans and downlights to be sealed to prevent air-infiltration					
<b>Floor coverings</b> Basement: tiles Ground floor: timber First floor: carpet Tiles for wet area					
<b>Ceiling Fans</b> 1200mm ceiling fans to be provided for both dwellings:- <ul style="list-style-type: none"><li>• Living / dining area – 2 fans</li><li>• Family room and bedrooms – 1 fan per each</li></ul>					



Certificate No. #HR-C5OKD3-01

Scan QR code or follow website link for rating details.

Assessor name

Rob Mallindine

Accreditation No.

DMN/12/1475

Property Address

69 Griffiths Street, Balgowlah,  
NSW, 2093

http://www.hero-software.com.au/pdf/HR-C5OKD3-01



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LEGEND

CLIENT

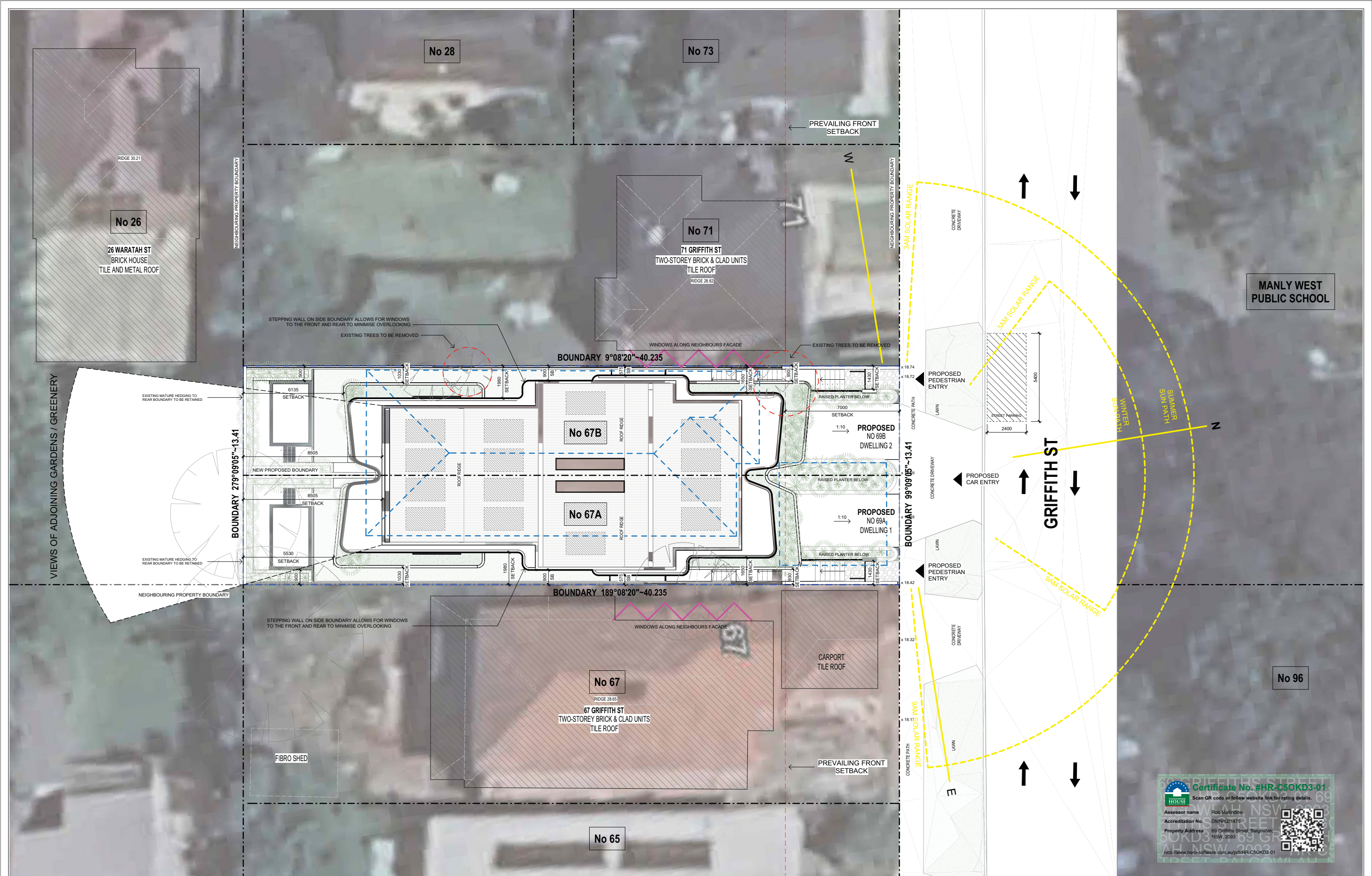


2/40 East Esplanade  
 Manly, NSW 2095 Australia  
 Phone: 02 8385 9759  
 Nominated Architect:  
 Bridie Gough 8280

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DRAWING TITLE	PROJECT		
COVER PAGE	SCALE	STATUS	NUMBER
	REVISION		
	@A1	DA	DA0000
			DA1





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Accreditation No. DMN/12/1475  
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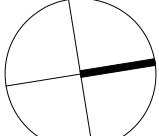
- LEGEND
- ENTRANCE
  - POTENTIAL PRIVACY IMPACT
  - EXISTING BUILDING
  - VIEWS
  - TREES TO BE REMOVED
  - SUN PATH

CLIENT



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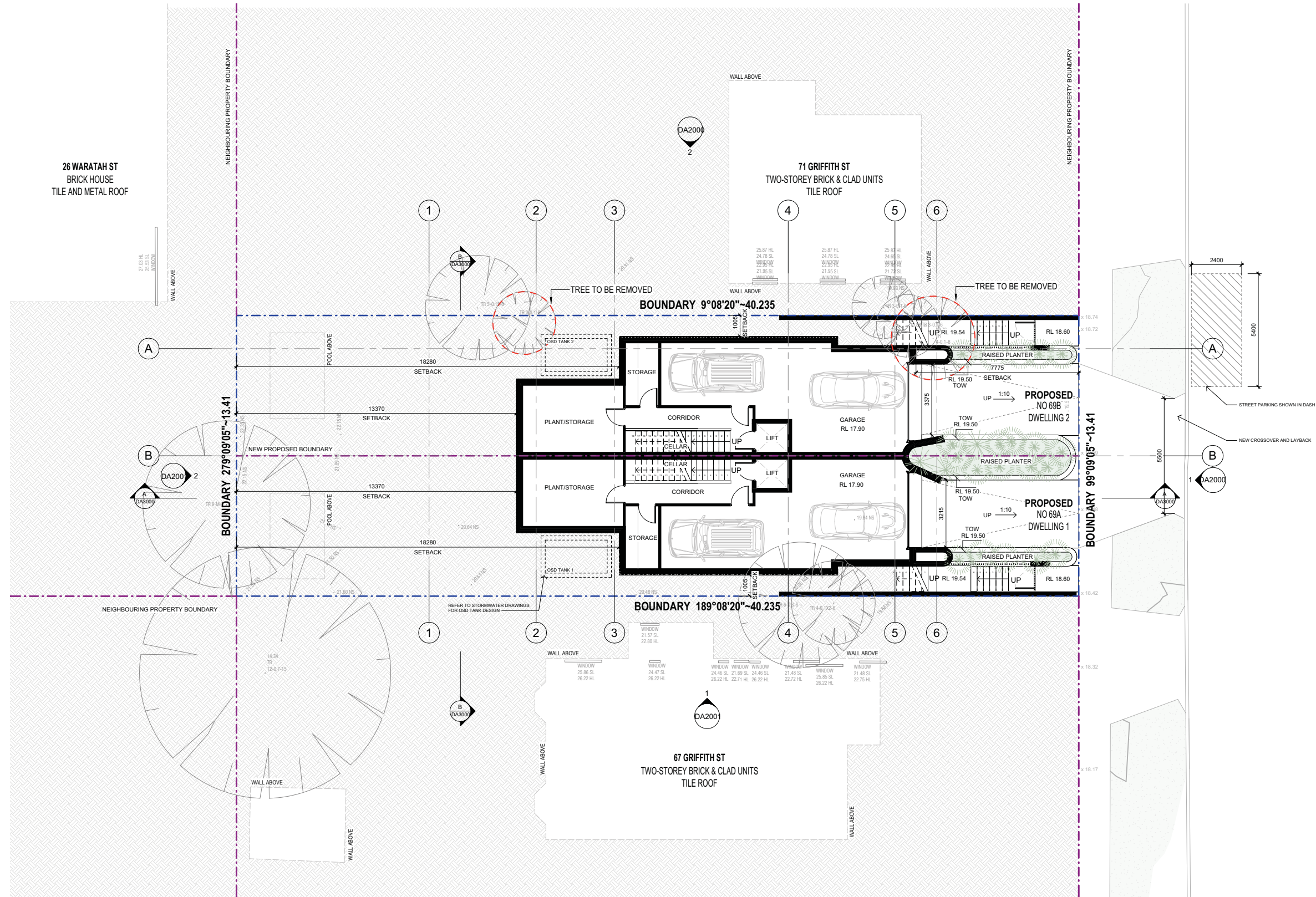
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DRAWING TITLE  
SITE ANALYSIS

SCALE	STATUS	NUMBER	REVISION
1 : 100@A1	DA	DA0050	DA1





1 DA1001 - BASEMENT 1  
1:100

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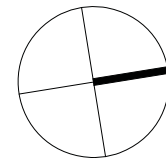
LEGEND

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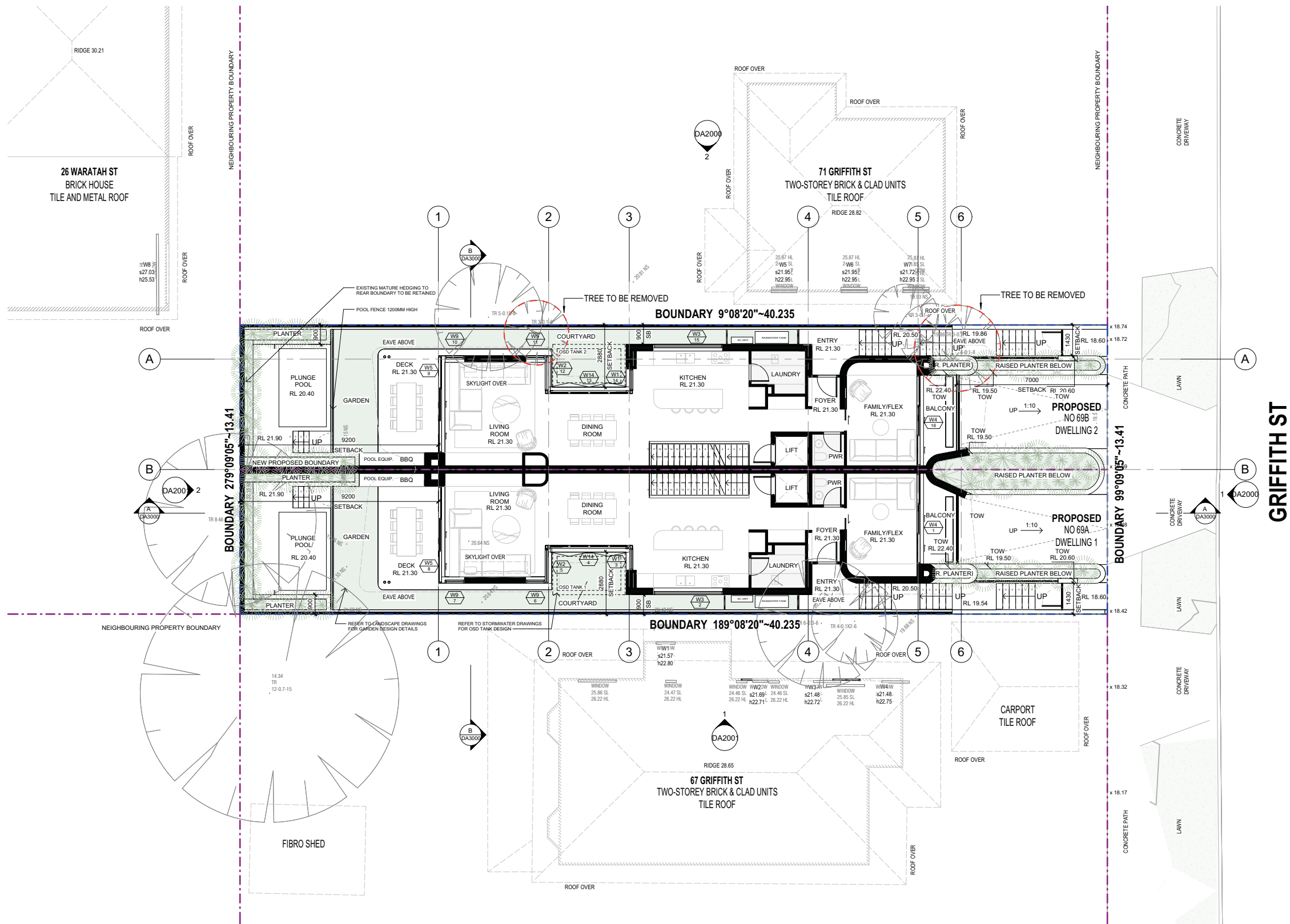


DRAWING TITLE  
BASEMENT 1 FLOOR PLAN

PROJECT

SCALE	STATUS	NUMBER	REVISION
1:100@A1	DA	DA1001	DA1

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1 DA1002 - GROUND FLOOR  
1:100

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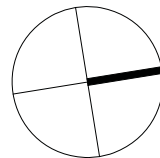
LEGEND

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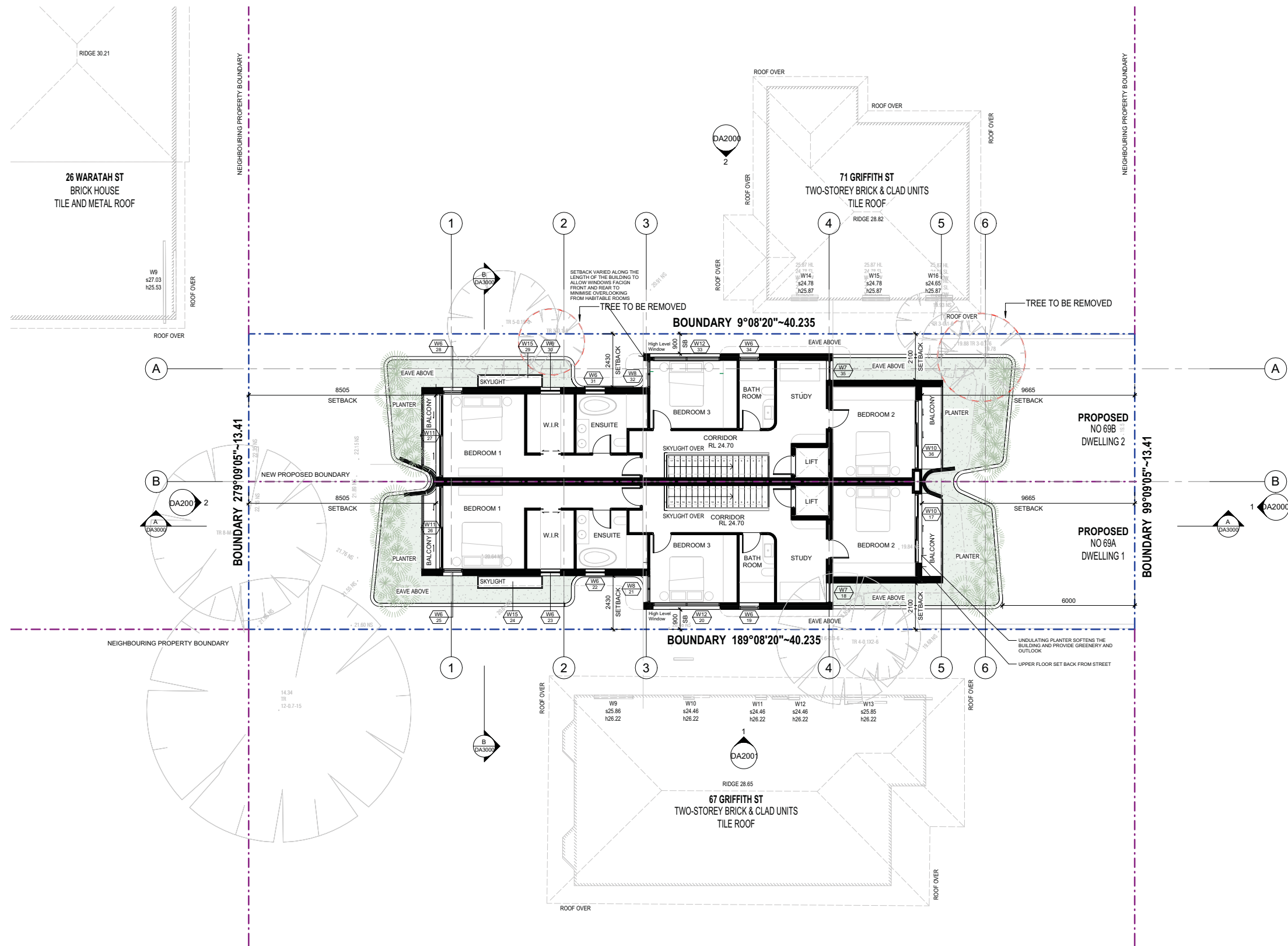


DRAWING TITLE  
GROUND FLOOR PLAN

PROJECT

SCALE	STATUS	NUMBER	REVISION
1:100@A1	DA	DA1002	DA1





1 DA1003 - FIRST FLOOR  
1:100

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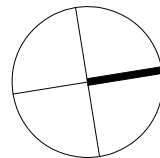
LEGEND

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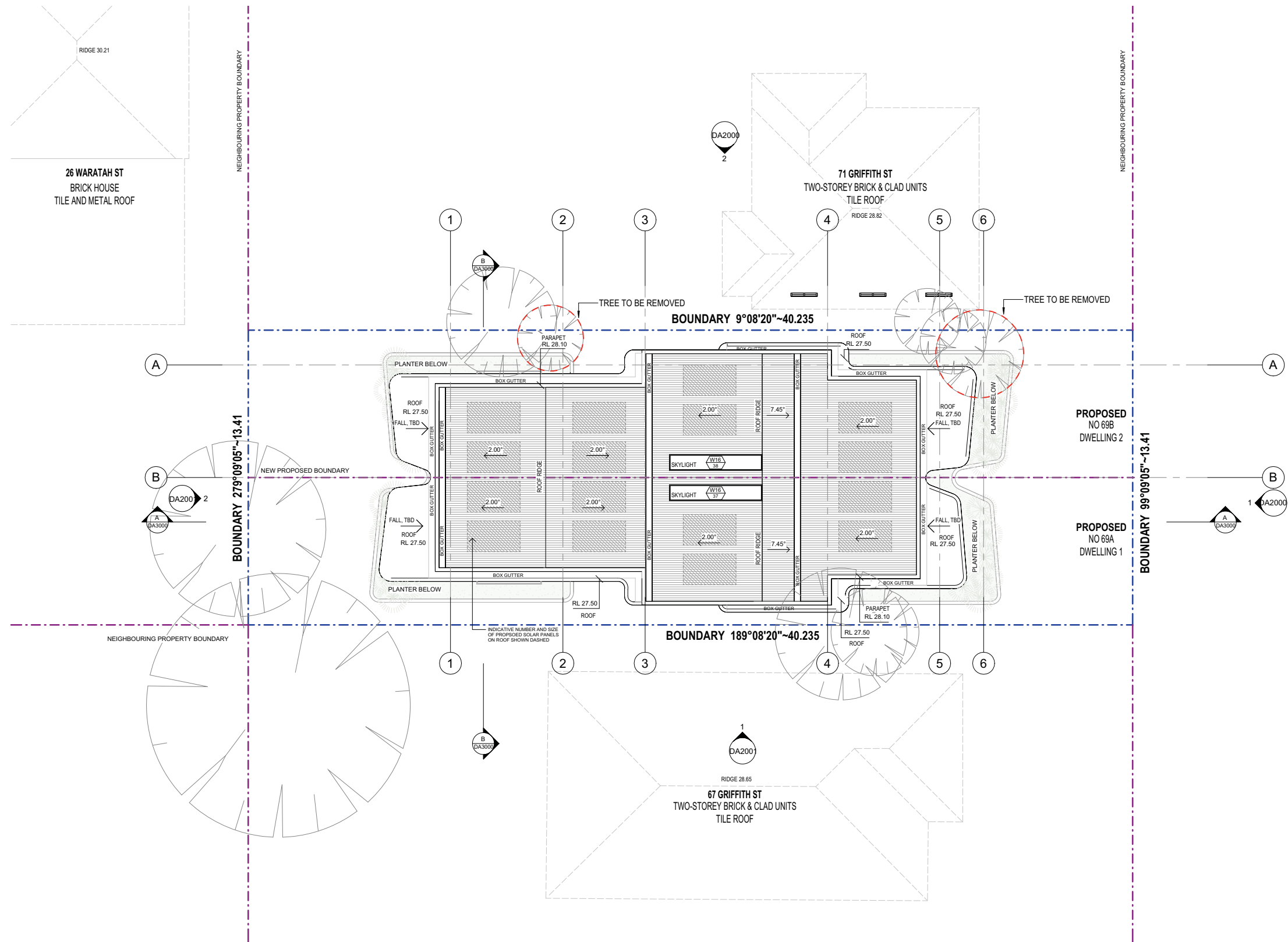
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DRAWING TITLE  
FIRST FLOOR PLAN

PROJECT

SCALE	STATUS	NUMBER	REVISION
1 : 100@A1	DA	DA1003	DA1



1 DA1004 - ROOF PLAN  
1:100

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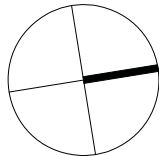
LEGEND

CLIENT



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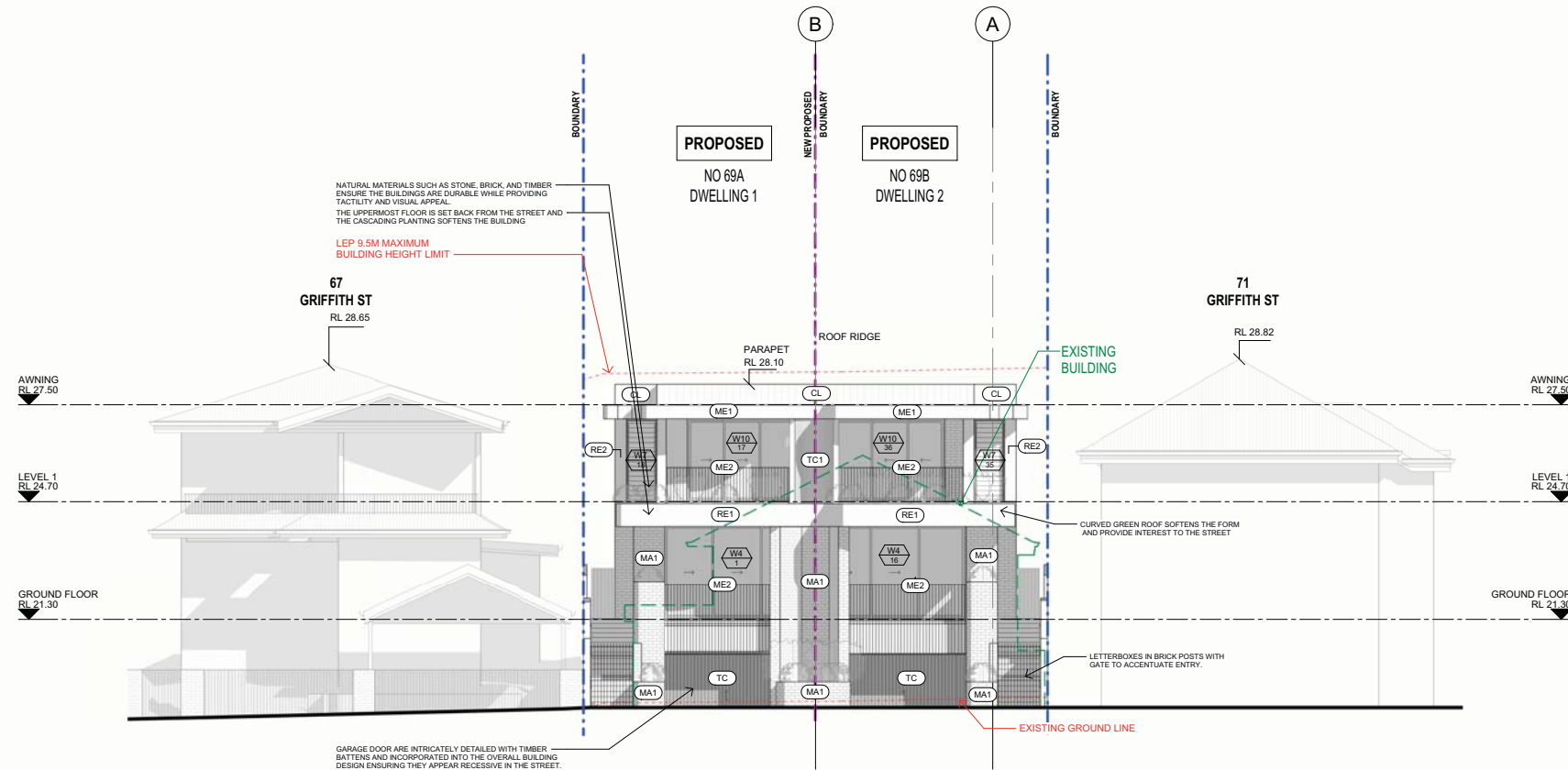
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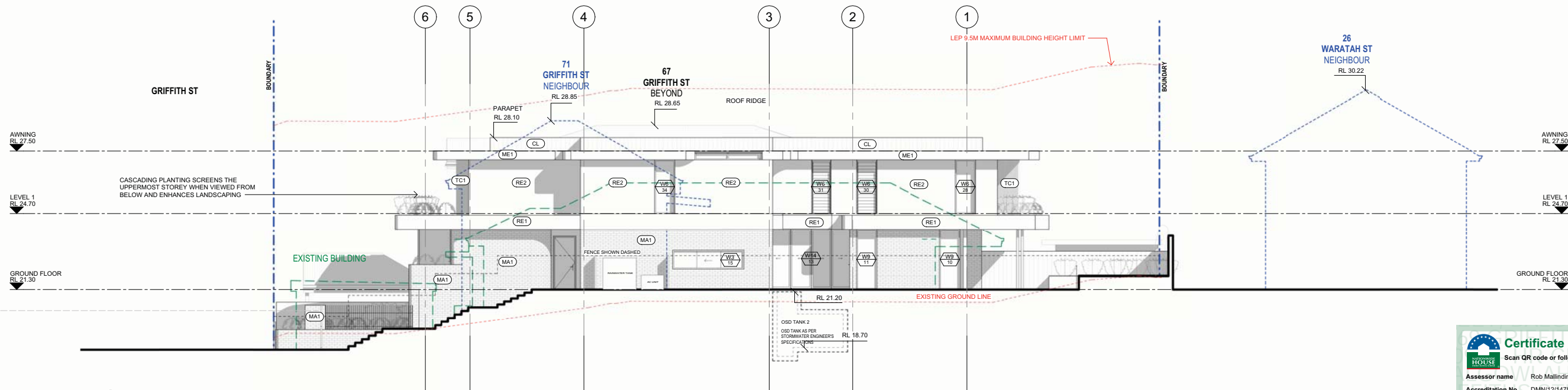
DRAWING TITLE  
ROOF FLOOR PLAN

SCALE: 1:100@A1 STATUS: DA NUMBER: DA1004 REVISION: DA1

1 NORTHEAST ELEVATION  
1:100



2 NORTHWEST ELEVATION  
1:100



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DA1	26.08.2025	ISSUE FOR DA	FB/DN

LEGEND
(MA1) MASONRY FEATURE WALLS
(RE1) BALCONY FASCIAS
(RE2) OFF WHITE RENDER
(CL) WEATHERBOARD CLADDING
(TC1) TIMBER CLADDING
(GL) GLASS

CLIENT



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NSW, 2093

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DRAWING TITLE  
ELEVATION

SCALE

STATUS

NUMBER

PROJECT

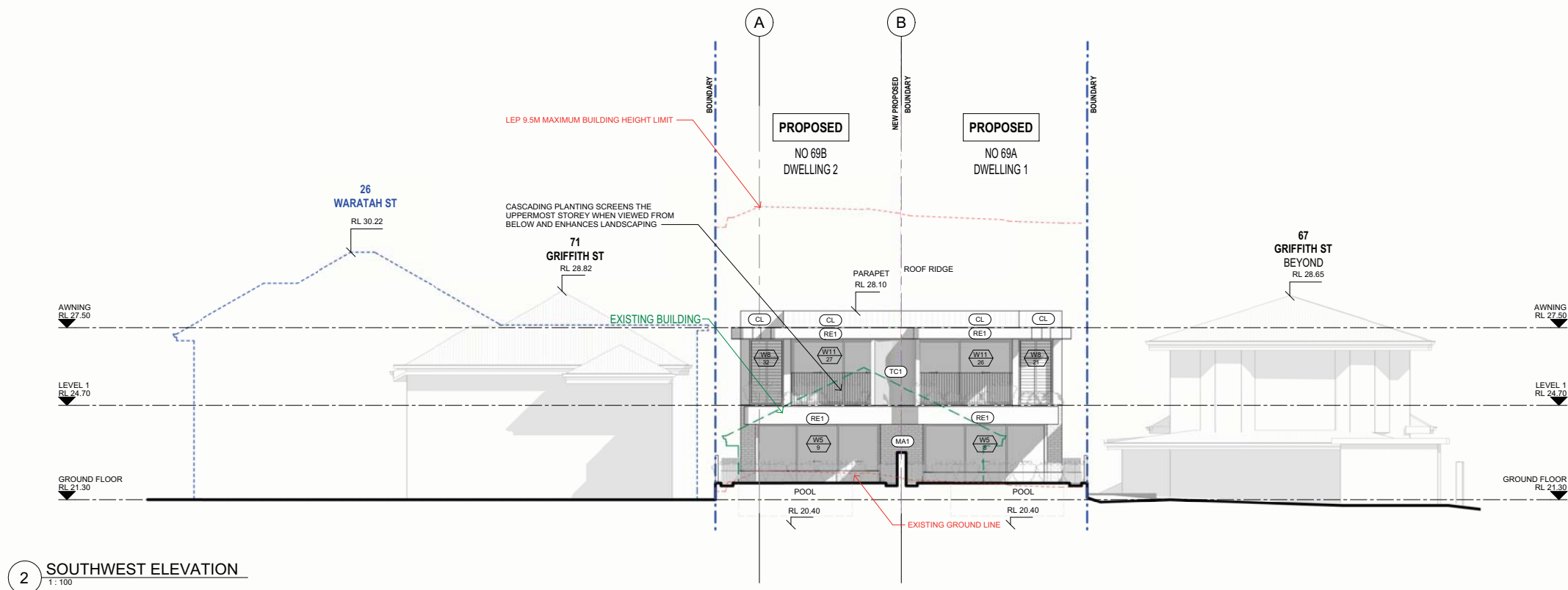
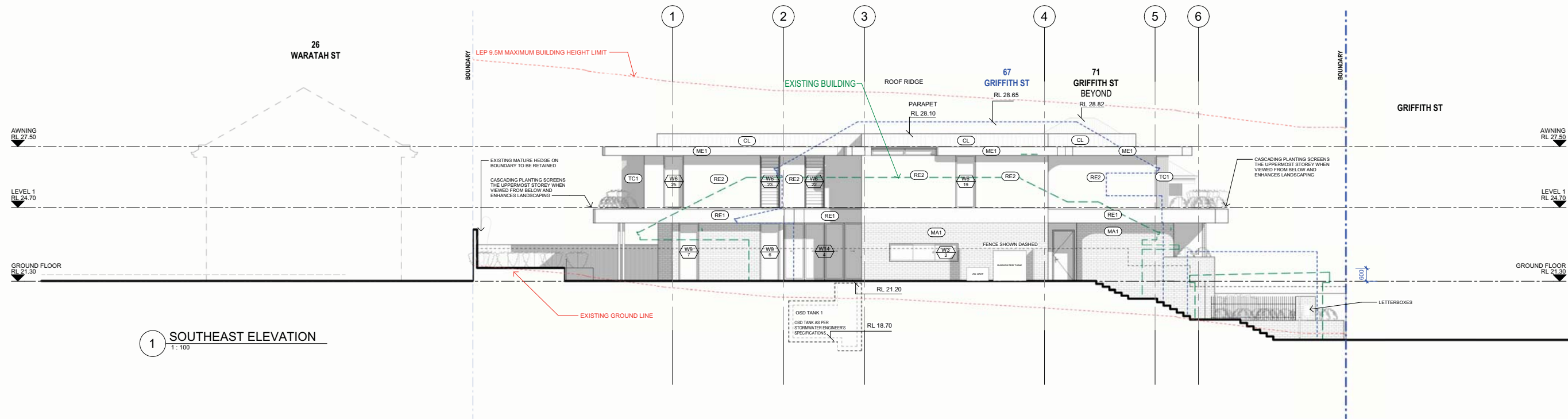
REVISION

1 : 100@A1

DA

DA2000

DA1



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LEGEND

(MA1) MASONRY FEATURE WALLS

(RE1) BALCONY FASCIAS

(RE2) OFF WHITE RENDER

(CL) WEATHERBOARD CLADDING

(TC1) TIMBER CLADDING

(GL) GLASS

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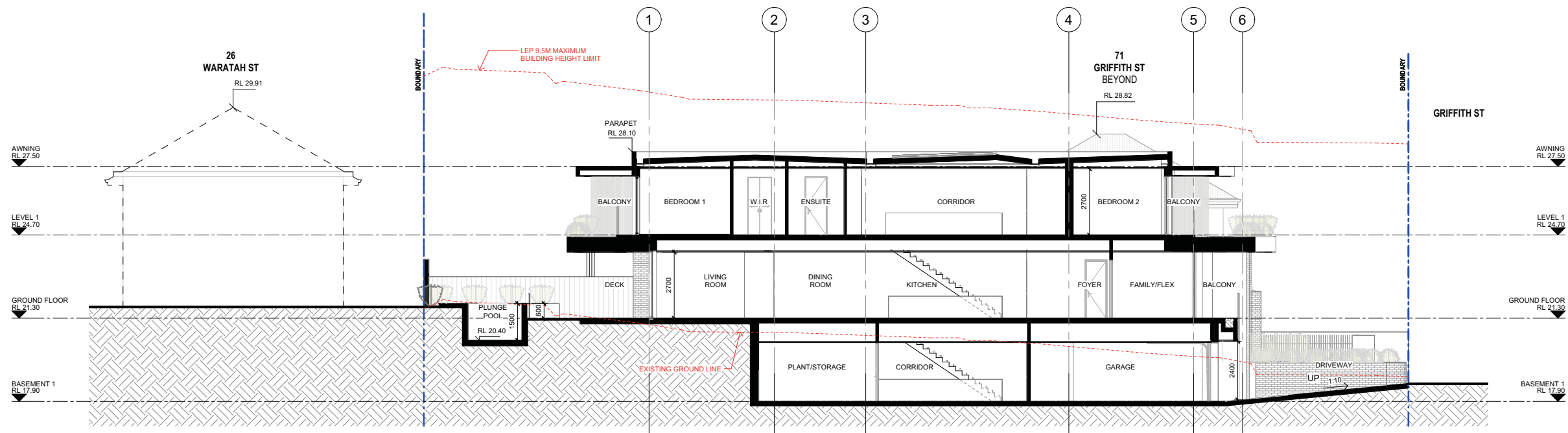
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DRAWING TITLE  
ELEVATION

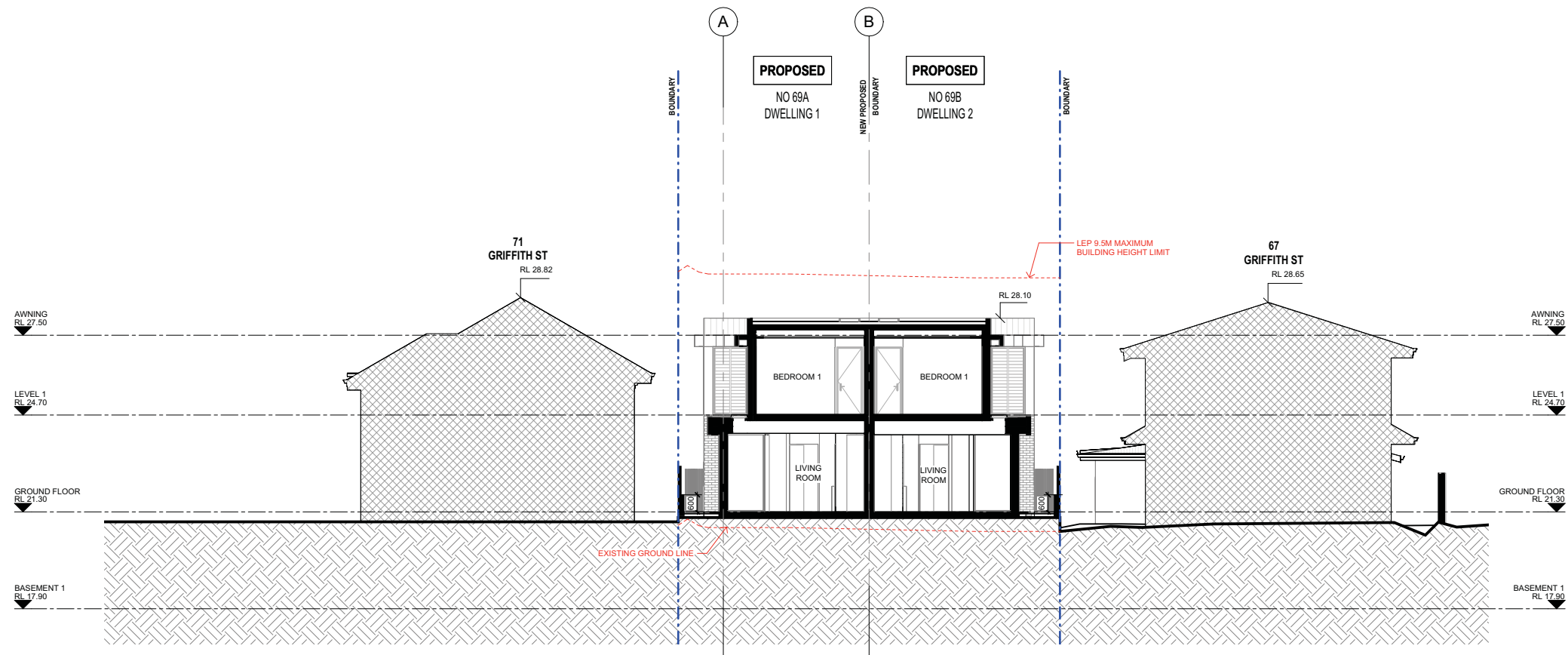
PROJECT

SCALE	STATUS	NUMBER	REVISION
1 : 100@A1	DA	DA2001	DA1





A SECTION A  
1:100



B SECTION B  
1:100



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DRAWING TITLE  
SECTION A & B

PROJECT

SCALE	STATUS	NUMBER	REVISION
1 : 100@A1	DA	DA3000	DA1

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DRAWING TITLE		PROJECT	
WINDOW SCHEDULE			
SCALE	STATUS	NUMBER	REVISION
@A1	DA	DA4001	DA1

No.	Type	Width	Height	Sill Height	Count	Comments
GROUND FLOOR						
1	W4	4190	2750	0	1	
2	W3	3200	850	900	1	
3	W1	1000	2750	0	1	VENTILATION LOUVRES
4	W14	3770	2750	0	1	
5	W2	1600	2750	0	1	
6	W9	900	2700	0	1	
7	W9	900	2700	0	1	
8	W5	4485	2750	0	1	
9	W5	4485	2750	0	1	
10	W9	900	2700	0	1	
11	W9	900	2700	0	1	
12	W2	1600	2750	0	1	
13	W14	3770	2750	0	1	
14	W1	1000	2750	0	1	VENTILATION LOUVRES
15	W3	3200	850	900	1	
16	W4	4190	2750	0	1	

GROUND FLOOR: 16

LEVEL 1						
17	W10	3125	2400	0	1	
18	W7	1000	2435	0	1	
19	W6	900	2400	0	1	
20	W12	3030	400	2400	1	
21	W8	1220	2400	0	1	VENTILATION LOUVRES
22	W6	1000	2435	0	1	VENTILATION LOUVRES
23	W6	1000	2435	0	1	VENTILATION LOUVRES
24	W15	2925	550		1	
25	W6	900	2400	0	1	
26	W11	3750	2400	0	1	
27	W11	3750	2400	0	1	
28	W6	900	2400	0	1	
29	W15	2925	550		1	
30	W6	1000	2435	0	1	VENTILATION LOUVRES
31	W6	1000	2435	0	1	VENTILATION LOUVRES
32	W8	1220	2400	0	1	
33	W12	3030	400	2400	1	
34	W6	900	2400	0	1	
35	W7	1000	2435	0	1	VENTILATION LOUVRES
36	W10	3125	2400	0	1	

LEVEL 1: 20

AWNING						
37	W16	4200	700		1	
38	W16	4200	700		1	

AWNING: 2

Grand total: 38



Certificate No. #HR-C5OKD3-01

Scan QR code or follow website link for rating details.

Assessor name

Rob Mallindine

Accreditation No.

DMN/12/1475

Property Address

69 Griffiths Street, Balgowlah,  
NSW, 2093

http://www.hero-software.com.au/pdf/HR-C5OKD3-01





**TC1 - TIMBER OR TIMBER LOOK**

VERTICAL ORIENTATION CLADDING

IE VERTICALLY ORIENTED PREFINISHED TIMBER-LOOK ALUMINIUM CLADDING WITH DURABLE, LOW-MAINTENANCE BOARDS TO FUTURE SPECS

TIMBER LOOK COLOUR, MATT FINISH



**CL - WEATHERBOARD CLADDING**

VERTICAL ORIENTATION CLADDING

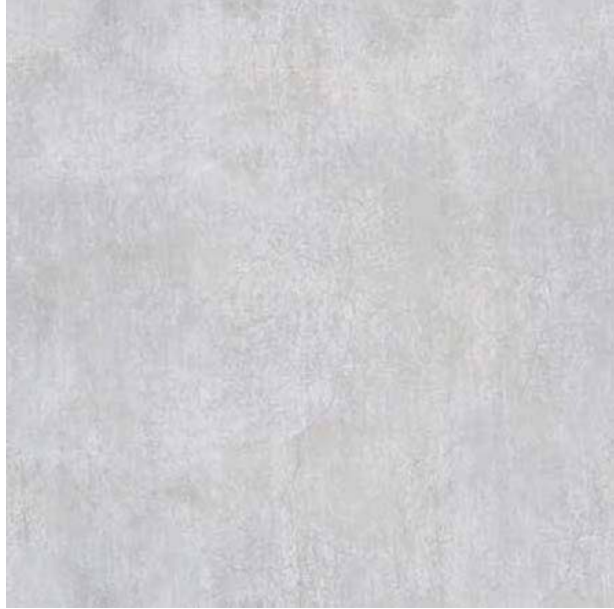
WHITE COLOUR



**(MA1) - MASONRY FEATURE WALLS**

SLIMLINE MASONRY FINISH

SAND TONE COLOUR WITH SLIGHT VARIATION, I.E. KRAUSE GHOST GREY EMPEROR FORMAT OR SIMILAR



**(RE1) - BALCONY FASCIAS**

IE SEALED MICRO-CEMENT RENDER FINISH WITH SOFT CONCRETE LOOK SUITABLE FOR EXTERNAL USE, COLOUR TO MATCH DESIGN INTENT

EXPOSED CEMENT COLOUR, MATT FINISH



**(MF1) - METAL FINISH**

POWDERCOAT OR PAINT TO WINDOW FRAMES, BALUSTRADES, STEEL COLUMNS, AND OTHER METAL ELEMENTS

CHARCOAL COLOUR, LOW SHEEN

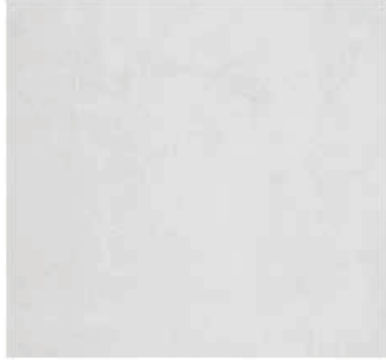
I.E. DULUX DURATECH MONUMENT OR SIMILAR



**(XT1) - TIMBER LOOK FINISH**

TO BALCONY SOFFITS

TIMBER-LOOK ALUMINIUM CLADDING TO FUTURE SPECS, NATURAL SPOTTED GUM LOOK



**(RE2) - OFF WHITE RENDER**

TO VARIOUS EXTERNAL ELEMENTS I.E. RETAINING WALLS

OFF WHITE COLOUR



**(RF1) - METAL ROOFING**

METAL ROOFING SHALEGREY COLOUR



IMPORTANT NOTES:  
DO NOT SCALE FROM DRAWINGS. USE FIGURED DIMENSIONS ONLY. ENSURE THAT THE DRAWINGS USED CARRY THE LATEST REVISION NO. READ IN CONJUNCTION WITH CONSULTANT ENGINEERS DRAWINGS - REFER CONTRACT DRAWING LIST.  
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.  
- ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.  
- LARGER SCALE DRAWINGS AND WRITTEN DIMENSIONS TAKE PRECEDENCE.  
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REVISION	DATE	DESCRIPTION	BY
DA1	26.08.2025	ISSUE FOR DA	FB/DN

LEGEND

CLIENT



2/40 East Esplanade  
Manly, NSW 2095 Australia  
Phone: 02 8385 9759  
  
Nominated Architect:  
Bridie Gough 8280

GRIFFITH ST  
  
69 GRIFFITHS STREET BALGOWLAH,  
NSW, 2093  
ROBERT & REBECCA NORTHAM

DRAWING TITLE		PROJECT		
EXTERNAL FINISHES SCHEDULE				
SCALE	STATUS	NUMBER	REVISION	
@A1	DA	DA5000	DA1	