

ISSUE	AMENDMENT	DATE
D	AMENDMENTS FOR COUNCIL	03/10/2014
C	ISSUED FOR DA	26/05/2014
B	ISSUED FOR CONSULTANTS	15/04/2014
A	ISSUED FOR REVISED PRE DA	27/09/2013

Residential Development  
 at  
 67-71 Archbold Road  
 Roseville 2069  
 for  
 Mr & Mrs Goldspink



LEVEL 2 19-23 BRIDGE STREET  
 PYMBLE NSW 2073 AUSTRALIA  
 T: (02)9440 2455 F: (02)9440 2466  
 E: info@gelder.com.au  
 484 46 000 978 007

**SITE ANALYSIS PLAN**

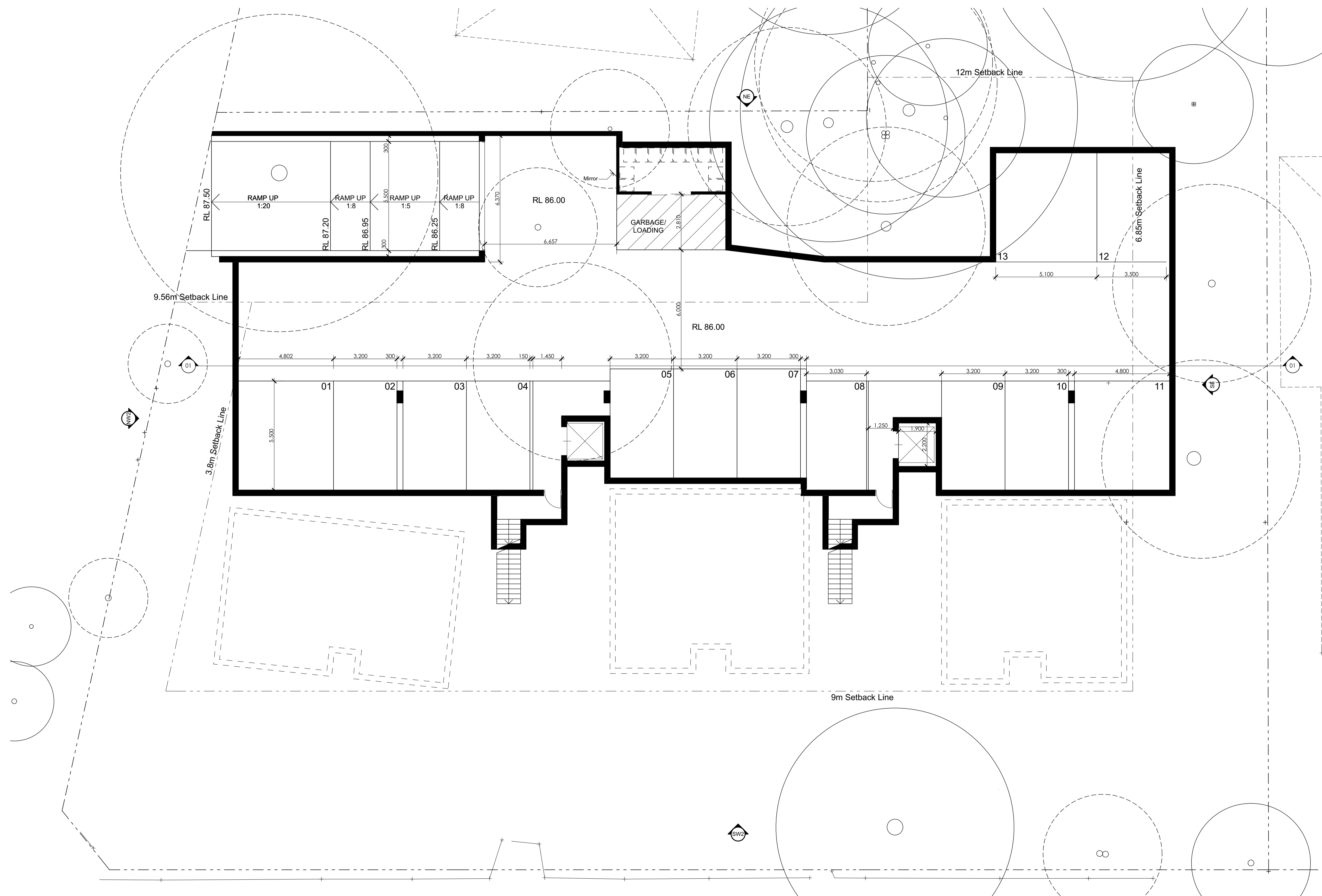
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Date:	Project No:	AMEND
FEB. 2012	1444	D
Scale:	Drawing No:	
1:100	DA01	
Date Plotted:		
21/01/2014		

TOTAL SITE AREA: 2456.8 sqm

A R C H B O L D R O A D

May 2014	BSA Reference: 9089
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 agree 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.	
<b>Thermal Performance Specifications</b>	
<b>External Wall Construction</b>	Insulation Colour (Solar Absorptance) Detail
Cavity Brick	none Any
<b>Internal Wall Construction</b>	Insulation Detail
Plasterboard on studs & Brick	none
<b>Ceiling Construction</b>	Insulation Detail
Plasterboard	R0.5 to ceilings adjacent to roof and decks above
<b>Roof Construction</b>	Insulation Colour (Solar Absorptance) Detail
Metal	Foil + R1.0 blanket Any
Concrete	none Any
<b>Floor Construction</b>	Insulation Covering Detail
Concrete	none As drawn (if not noted default values used)
<b>Windows</b>	Glass and frame type U SHGC Area sq m Detail
Generic	Single clear Aluminium As drawn
<b>Skylights</b>	Glass and frame type U SHGC Area sq m Detail
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.	
<b>External Window Cover</b>	Detail
<b>Fixed shading - Eaves</b>	Width includes guttering, offset is distance above windows
Width: as drawn Offset: as drawn	Nominal only, refer to plan for detail
<b>Fixed shading - Other</b>	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(c) & 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(e) - Floor insulation in accordance with Section J1.6(c) & (d) or Part 3.12.1.5(a)(ii) or (c) & (d) - Building sealing in accordance with Section J2.3 or Part 3.12.3.1 to 3.12.3.6.	



E	AMENDMENTS FOR COUNCIL	18/11/2015
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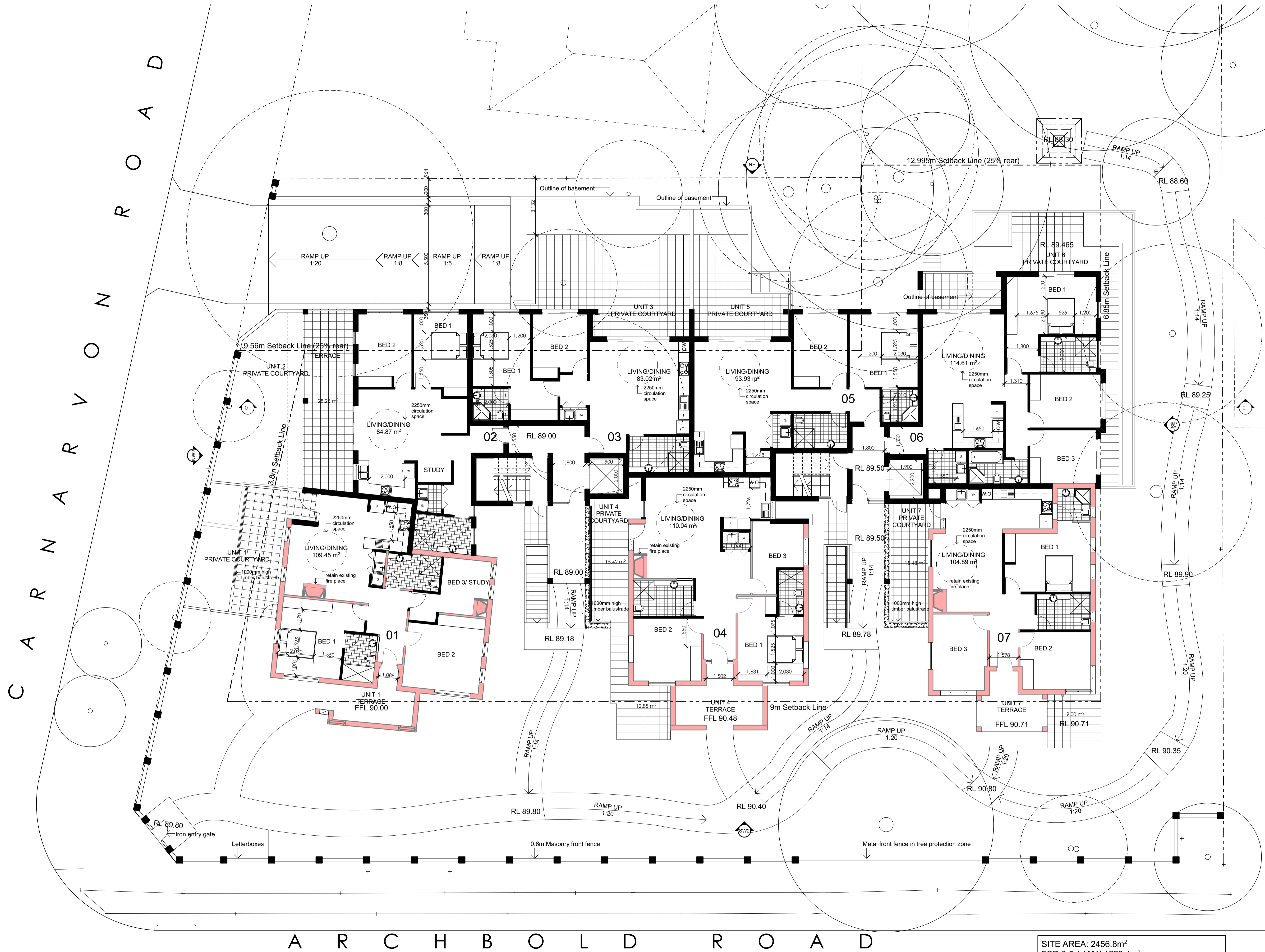


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**BASEMENT PLAN**

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Date:	Project No:	AMEND
FEB. 2012	1444	E
Scale:	Drawing No:	
1:100	DA02	
Date Plotted:		
21/01/2016		



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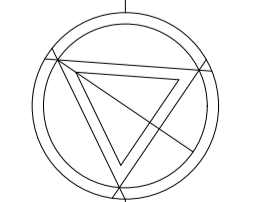
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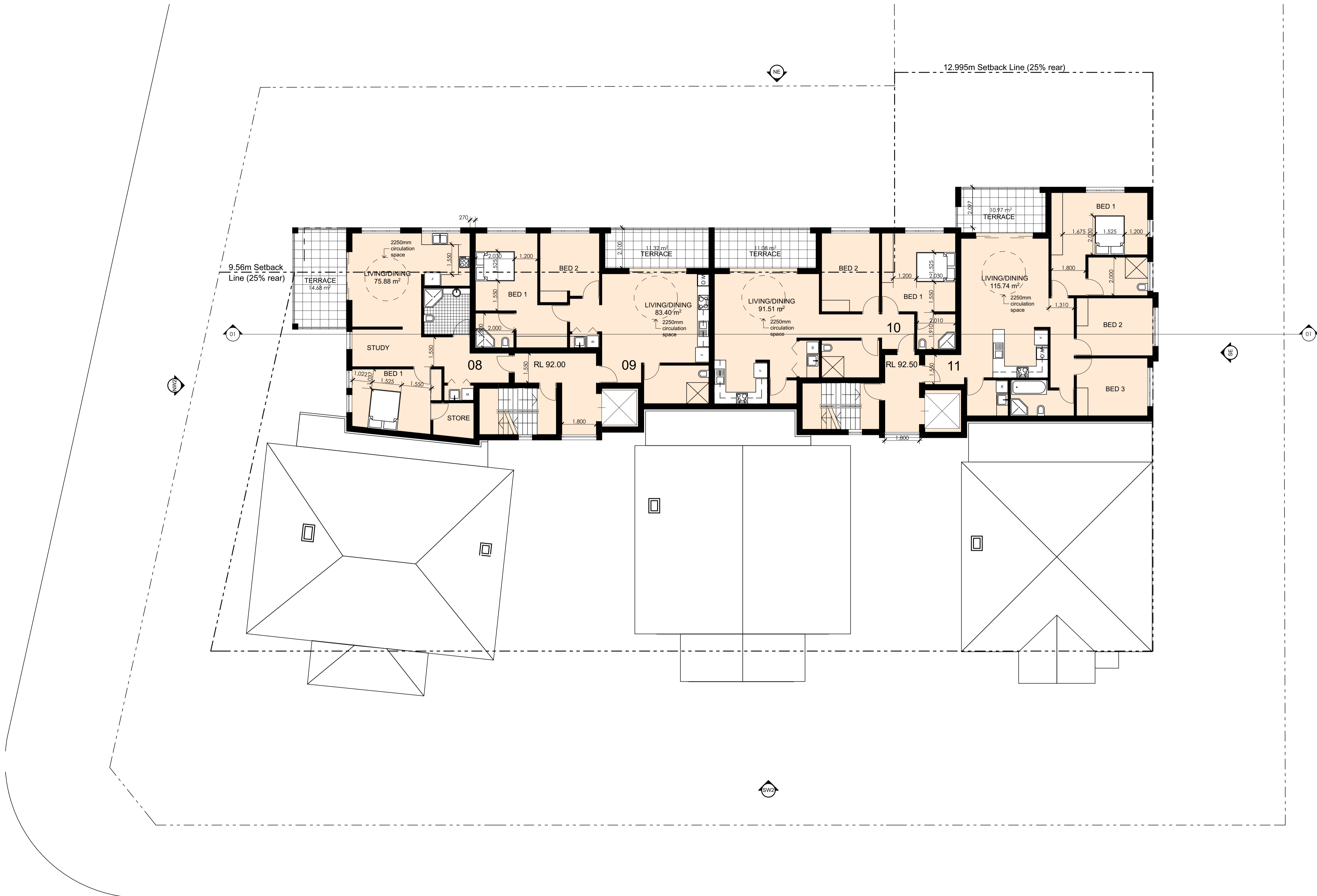
GROUND FLOOR PLAN

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Scale:	1:100	Drawing No:	DA03		
Date Plotted:	21/01/2014				

SITE AREA: 2456.8m<sup>2</sup>  
FSR 0.5:1 MAX. 1228.4m<sup>2</sup>  
PROPOSED TOTAL FLOOR AREA: 1162.62m<sup>2</sup>  
LANDSCAPE AREA min.30%: 737.04m<sup>2</sup>  
PROPOSED LANDSCAPE AREA: 1194.13m<sup>2</sup>  
DEEP SOIL min.15%: 368.52m<sup>2</sup>  
PROPOSED DEEP SOIL AREA: 647.06m<sup>2</sup>





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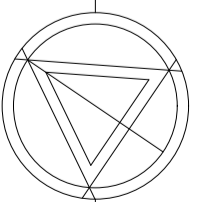
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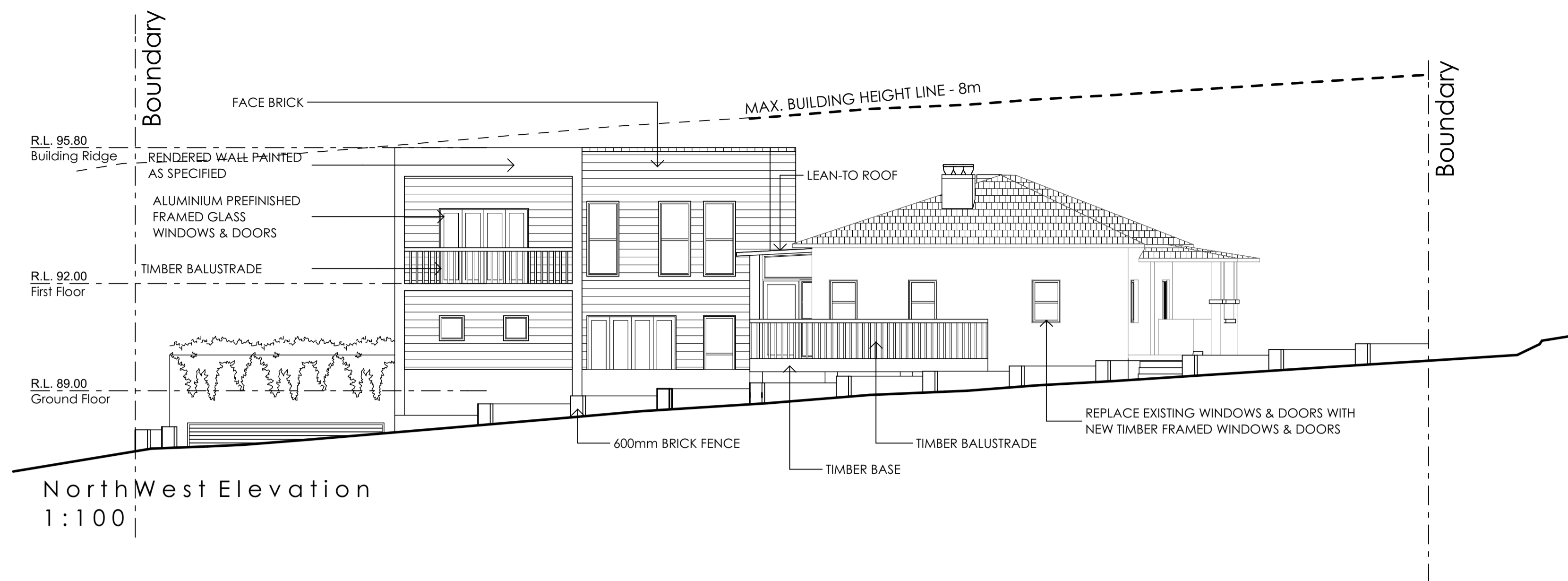
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FIRST FLOOR PLAN

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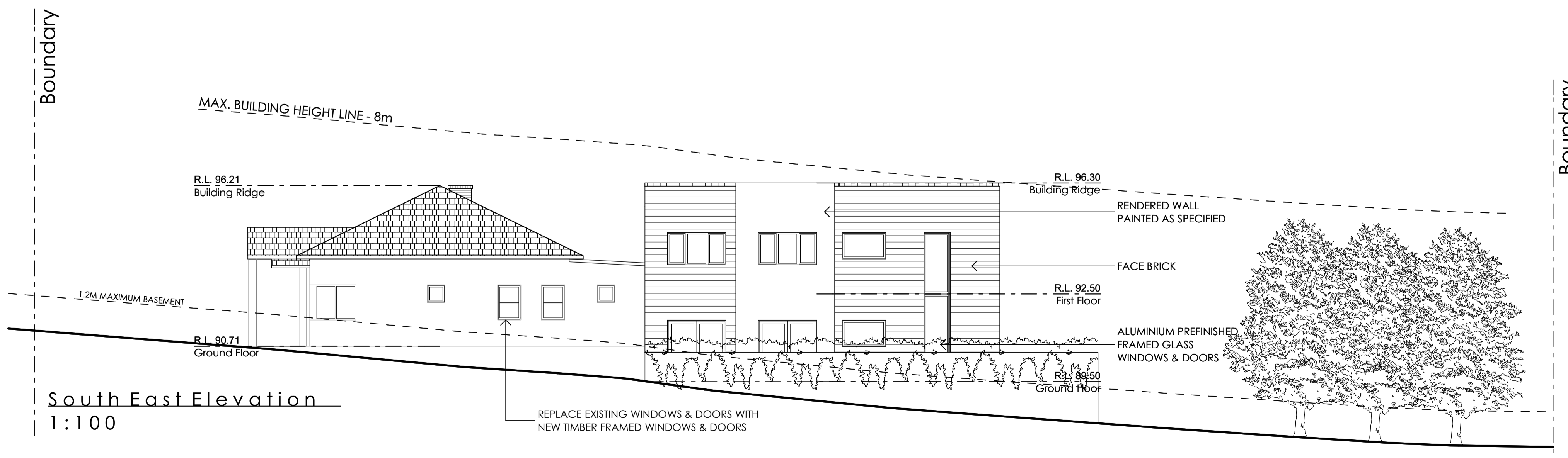
Date:	FEB. 2012	Project No:	1444	AMEND:	D
Scale:	1:100	Drawing No:	DA04		
Date Plotted:	21/01/2014				



North West Elevation  
1:100



North East Elevation  
1:100



South East Elevation  
1:100

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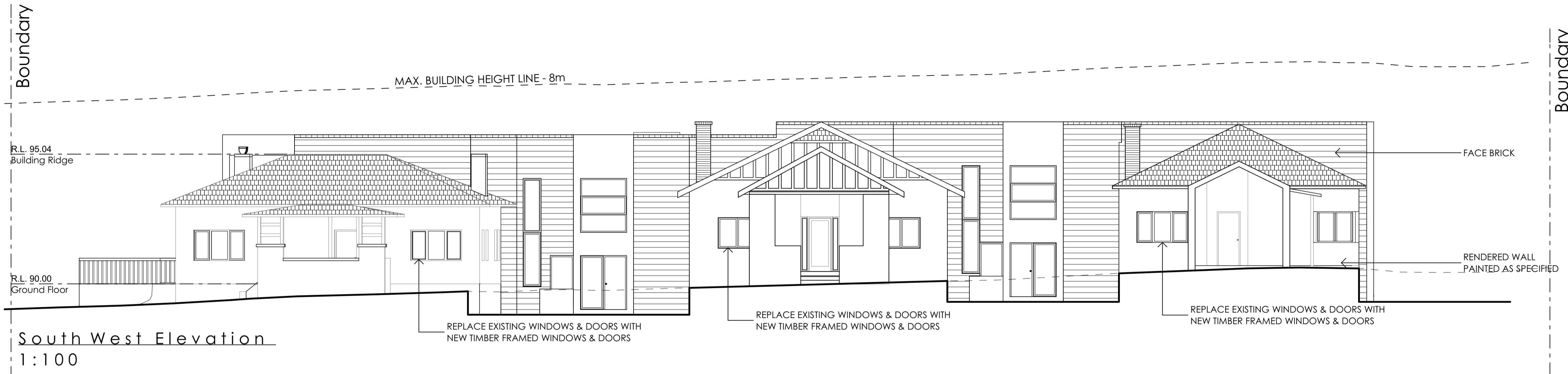


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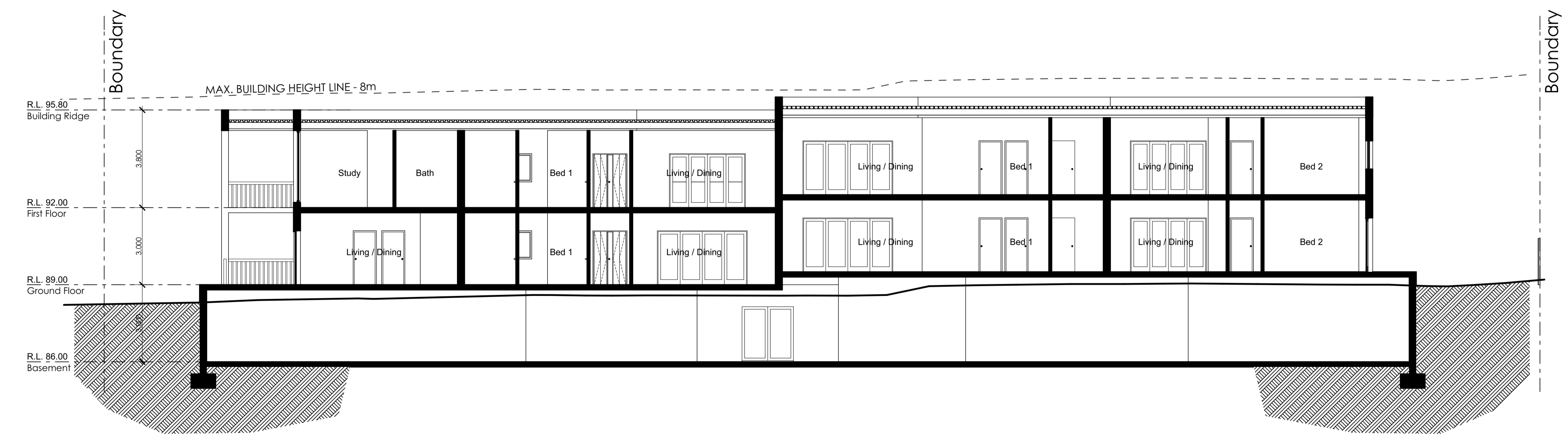
ELEVATIONS

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South West Elevation  
1:100



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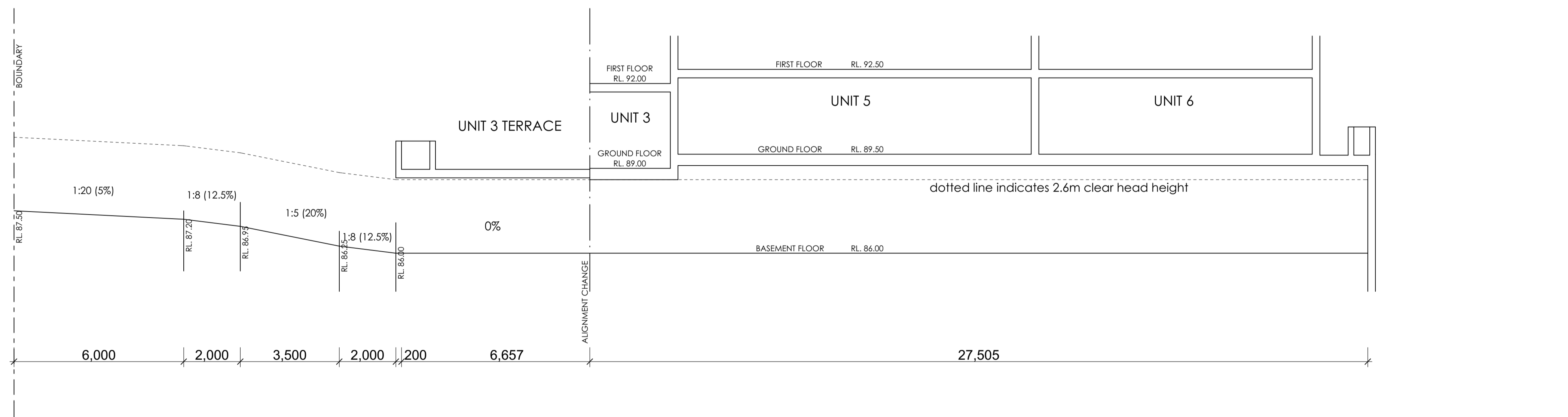
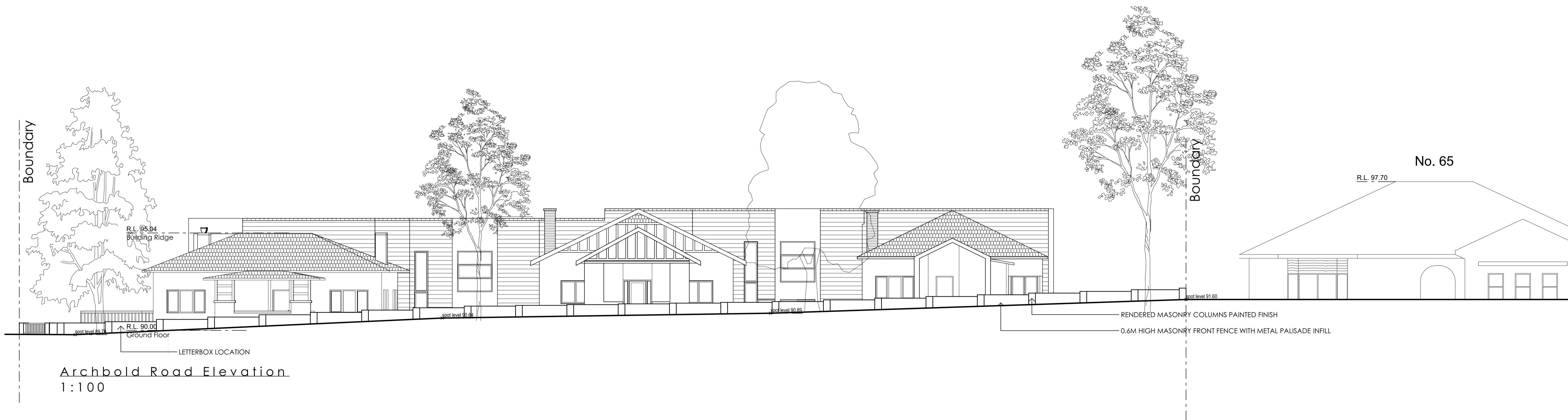
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ELEVATION & SECTION

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Scale:	1:100	Drawing No:	DA06		D
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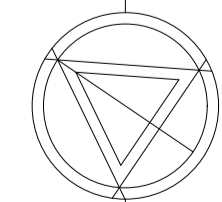
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architecture  
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DRIVEWAY SECTION & FENCE  
DETAIL

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Date: FEB. 2012	Project No: 1444	AMEND: D
Scale: 1:100	Drawing No: DA12	
Date Plotted: 21/01/2014		