



East Elevation-Marshall Street

December 2020

Building Sustainability Assessments

enquiries@buildingustainability.net.au

BSA Reference: 10791

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's Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If any 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 relevant documentation. Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the full works. If you do not want 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 sealing penetrations has been calculated.

Thermal Performance Specifications			
External Wall Construction	Insulation	Colour (Solar Absorbance)	Detail
Brick Veneer	R2.5	Any	
Internal Wall Construction	Insulation		Detail
Plasterboard on studs	none		
Plasterboard on studs & AAC (party walls)	none		
Ceiling Construction	Insulation		Detail
Plasterboard	R2.0 to ceilings adjacent to roof and decks above		
Roof Construction	Insulation	Colour (Solar Absorbance)	Detail
Concrete	none	Any	
Floor Construction	Insulation	Covering	Detail
Concrete	none	As drawn (if not noted default values used)	
Windows	Glass and frame type	U SHGC	Area sq m
Generic	Single clear Aluminium	As drawn	
Skylights	Glass and frame type	U SHGC	Area sq m

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.

External Window Cover

Detail

Fixed shading - Eaves

Width includes guttering, offset is distance above windows

Width: as drawn Offset: as drawn

Fixed shading - Other

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 3.2 or Vol 2 Part 3.12.1
- Thermal breaks in accordance with Section 3.1.3(d) & 3.1.3(e) or Part 3.12.1.3(d) & 3.12.1.4(d)
- Compensating for loss of ceiling insulation in accordance with Section 3.1.3(d) or Part 3.12.1.3(d)
- Floor insulation in accordance with Section 3.1.3(d) & 3.1.3(e) or Part 3.12.1.3(d) or 3.12.1.4(d)
- Building sealing in accordance with Section 3.1.3 or Part 3.12.1.3 to 3.12.1.4

Arch & Co.

Architecture . Interiors . Innovation

Member Australian Institute of Architects

Nominated Architect:

Dany Chalabi

ARB NSW # 10451

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w: www.archandco.net.au

173 Bellevue Parade

Carlton, NSW 2218

AMENDMENTS:

issue	description	date

NOTES:

WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN BUILDING STANDARDS AND STATUTORY AUTHORITIES & LOCAL GOVERNMENT REQUIREMENT. BUILDER TO ENSURE COMPLIANCE WITH ALL WORK COVER REQUIREMENTS. CHECK ALL TIMBER, STEEL AND CONCRETE WORK WITH A STRUCTURAL ENGINEER AND HAVE ALL STRUCTURAL STEEL WORK AND CONCRETE WORK DESIGNED BY A STRUCTURAL ENGINEER WHEN A PROPRIETARY PRODUCTS ARE REFERRED TO. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL DISCREPANCY AND OMISSIONS TO BE REPORTED TO ARCHITECT. INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.

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PROJECT DETAILS:

PROPOSED RESIDENTIAL FLAT BUILDING AT 23-27 MARSHALL STREET, BANKSTOWN, NSW 2200 LOTS 8, 9 & 10 IN D.P. I2384

DRAWING No: S4.55-501

SCALE: 1:100@A1

REVISION: 1

DATE: 03-12-2020

JOB No: 06220

DRAWN: DC CHECKED:

Client: Dilcara Constructions Pty Ltd

DRAWING TITLE: EAST ELEVATION

S4.55 APPLICATION DRAWING



West Elevation

December 2020	BSA Reference: 10791
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingustainability.net.au	www.buildingsustainability.net.au
Important Note for Development Applicants	
The following specification was used to achieve the thermal performance values indicated on the Assessment Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If early one specification option is detailed for a building element, that specification must apply to all instances of that element for the whole project. Furthermore, specifications are detailed, the location and extent of the alternate specification must be detailed below and/or clearly indicated on relevant documentation. Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the full works. If you do not want 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 sealing penetrations has been allowed.	
Thermal Performance Specifications	
External Wall Construction	Insulation Color (Solar Absorbance) Detail
Brick Veneer	R2.5 Any
Internal Wall Construction	Insulation Detail
Plasterboard on studs	none
Plasterboard on studs & AAC (party walls)	none
Ceiling Construction	Insulation Detail
Plasterboard	R2.0 to ceilings adjacent to roof and decks above
Roof Construction	Insulation Color (Solar Absorbance) Detail
Concrete	none Any
Floor Construction	Insulation Covering Detail
Concrete	none As drawn (if not noted default values used)
Windows	Glass and frame type U SHGC Area sq m Detail
Generic: Single clear Aluminium	As drawn
Skylights	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.	
External Window Cover	Detail
Fixed shading - Eaves	Width includes guttering, offset is distance above windows
Width: as drawn Offset: as drawn	nominal only, refer to plan for detail
Fixed shading - Other	Verandahs, Pergolas (type and description)
Shaded areas and shade devices as drawn	
For construction in NSW the BCA V6.1 or 2 must be complied with, in particular the following:	
- Thermal construction in accordance with V6.1 Section 3.2 or V6.2 Part 3.12.1.1	
- Thermal breaks in accordance with Section 3.12.1.1.3(a) & 3.12.1.1.3(b) or Part 3.12.1.1.3(c) & 3.12.1.1.3(d)	
- Compensating for loss of ceiling insulation in accordance with Section 3.12.1.1.3(e) or Part 3.12.1.1.3(f)	
- Floor insulation in accordance with Section 3.12.1.1.3(g) & (h) or Part 3.12.1.1.3(i)(ii) or (i) & (j)	
- Building sealing in accordance with Section 3.12.1.1.3.1.1 to 3.12.1.1.3.1.3.6	

AMENDMENTS:		
issue	description	date

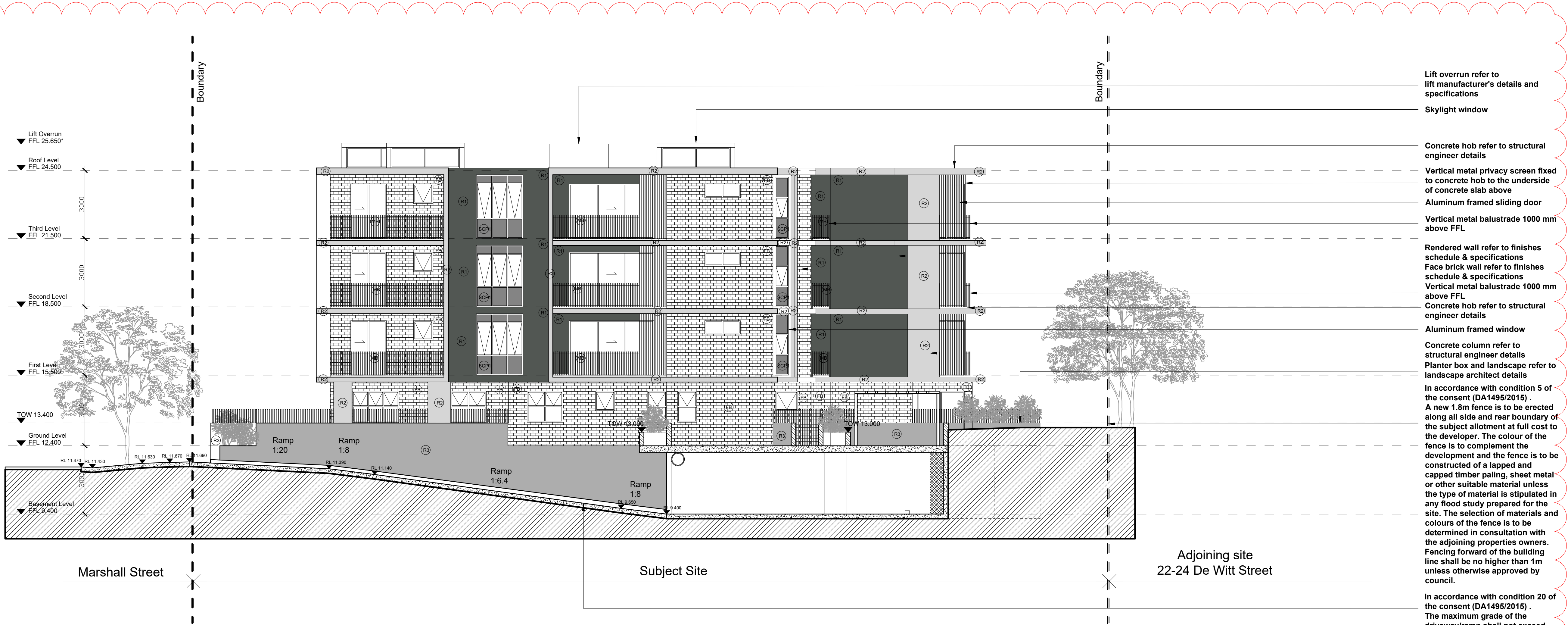
NOTES:	
WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN BUILDING STANDARDS AND STATUTORY AUTHORITIES & LOCAL GOVERNMENT REQUIREMENT. BUILDER TO ENSURE COMPLIANCE WITH ALL WORK COVER REQUIREMENTS. CHECK ALL TIMBER, STEEL AND CONCRETE WORK WITH A STRUCTURAL ENGINEER AND HAVE ALL STRUCTURAL STEEL WORK AND CONCRETE WORK DESIGNED BY A STRUCTURAL ENGINEER WHEN A PROPRIETARY PRODUCTS ARE REFERRED TO. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL DISCREPANCY AND OMISSIONS TO BE REPORTED TO ARCHITECT. INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.	

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PROJECT DETAILS:	
PROPOSED RESIDENTIAL FLAT BUILDING AT 23-27 MARSHALL STREET, BANKSTOWN, NSW 2200 LOTS 8, 9 & 10 IN D.P 12384	

DRAWING No:	S4.55-502
SCALE:	1:100@A1
REVISION:	I
DATE:	03-12-2020
JOB No:	06220
DRAWN:	DC
CHECKED:	

Client: Dilcara Constructions Pty Ltd
DRAWING TITLE: WEST ELEVATION



North Elevation

December 2020

Building Sustainability Assessments

enquiries@buildingustainability.net.au

BSA Reference: 10791

Ph: (02) 4962 3439

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Important Note for Development Applicants

The following specification was used to achieve the thermal performance values indicated on the Assessor's Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If any 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 full works. If you do not want 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 sealing penetrations has been calculated.

Thermal Performance Specifications

External Wall Construction	Insulation	Color (Solar Absorbance)	Detail
Brick Veneer	R2.5	Any	
Internal Wall Construction	Insulation	Detail	
Plasterboard on studs	none		
Plasterboard on studs & AAC (party walls)	none		
Ceiling Construction	Insulation	Detail	
Plasterboard	R2.0 to ceilings adjacent to roof and decks above		
Roof Construction	Insulation	Color (Solar Absorbance)	Detail
Concrete	none	Any	
Floor Construction	Insulation	Covering	Detail
Concrete	none	As drawn (if not noted default values used)	
Windows	Glass and frame type	U SHGC Area sq m	Detail
Generic	Single clear Aluminium	As drawn	
Skylights	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.			
External Window Cover	Detail		
Fixed shading - Eaves	Width includes guttering, offset is distance above windows		
Width: as drawn	Offset: as drawn	nominal only, refer to plan for detail	
Fixed shading - Other	Verandahs, Pergolas (type and description)		
Shaded areas and shade devices as drawn			

For construction in NSW the BCA V6.1 or 7 must be complied with, in particular the following:

- Thermal construction in accordance with V6.1 Section 3.2 or V6.2 Part 3.12.1.1
- Thermal breaks in accordance with Section 3.12.1.1.3(a) & 3.12.1.1.3(b)
- Compensating for loss of ceiling insulation in accordance with Section 3.12.1.1.3(c) or Part 3.12.1.2(a)
- Floor insulation in accordance with Section 3.12.1.1.3(d) & (e) or Part 3.12.1.2(a)(ii) or (f) & (g)
- Building sealing in accordance with Section 3.12.1.1.3.1.2.1.1 to 3.12.1.1.3.1.2.1.3

AMENDMENTS:

issue	description	date

NOTES:

WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN BUILDING STANDARDS AND STATUTORY AUTHORITIES & LOCAL GOVERNMENT REQUIREMENT. BUILDER TO ENSURE COMPLIANCE WITH ALL WORK COVER REQUIREMENTS. CHECK ALL TIMBER, STEEL AND CONCRETE WORK WITH A STRUCTURAL ENGINEER AND HAVE ALL STRUCTURAL STEEL WORK AND CONCRETE WORK DESIGNED BY A STRUCTURAL ENGINEER WHEN A PROPRIETARY PRODUCTS ARE REFERRED TO. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL DISCREPANCY AND OMISSIONS TO BE REPORTED TO ARCHITECT. INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.

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PROJECT DETAILS:

PROPOSED RESIDENTIAL FLAT BUILDING AT 23-27 MARSHALL STREET, BANKSTOWN, NSW 2200 LOTS 8, 9 & 10 IN D.P 12384

DRAWING No: S4.55-503

SCALE: 1:100@A1

REVISION: 1

DATE: 03-12-2020

JOB No: 06220

DRAWN: DC

CHECKED:

Client: Dilcara Constructions Pty Ltd

DRAWING TITLE: NORTH ELEVATION

Arch & Co.

Architecture . Interiors . Innovation

Member Australian Institute of Architects

Nominated Architect: Dany Chalabi

ARB NSW # 10451

m: 0411 845 945

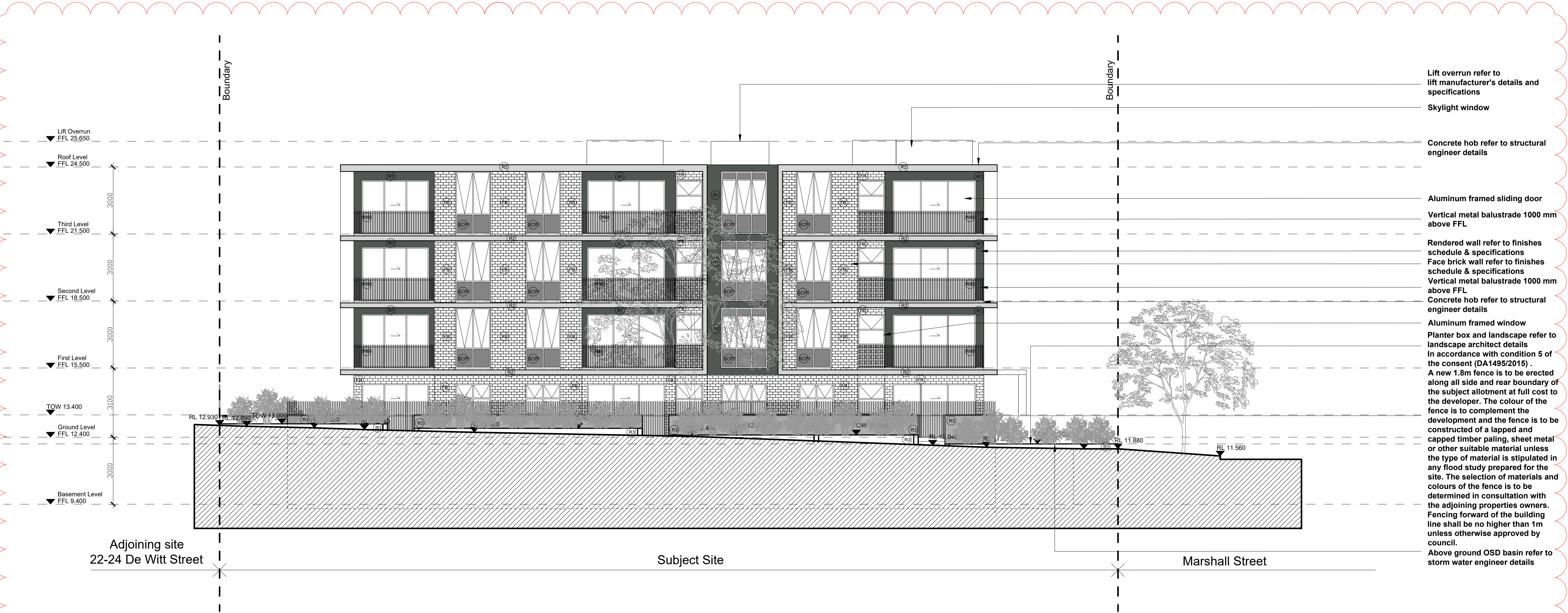
e: info@archandco.net.au

w: www.archandco.net.au

173 Bellevue Parade

Carlton, NSW 2218

S4.55 APPLICATION DRAWING



South Elevation-De Witt Street

December 2020

BSA Reference: 10791

Building Sustainability Assessments

enquiries@buildingustainability.net.au

Ph: (02) 4962 3439

www.buildingsustainability.net.au

Important Note for Development Applications

The following specification was used to achieve the thermal performance values indicated on the Assessor's Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If any 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 relevant documentation. Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the full works. If you do not want 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 sealing penetrations has been calculated.

Thermal Performance Specifications

External Wall Construction	Insulation	Color (Solar Absorbance)	Detail
Brick Veneer	R2.5	Any	
Internal Wall Construction	Insulation	Detail	
Plasterboard on studs	none		
Plasterboard on studs & AAC (party walls)	none		
Ceiling Construction	Insulation	Detail	
Plasterboard	R2.0 to ceilings adjacent to roof and decks above		
Roof Construction	Insulation	Color (Solar Absorbance)	Detail
Concrete	none	Any	
Floor Construction	Insulation	Covering	Detail
Concrete	none	As drawn (if not noted default values used)	
Windows	Glass and frame type	U SHGC Area sq m	Detail
Generic	Single clear Aluminium	As drawn	
Skylights	Glass and frame type	U SHGC Area sq m	Detail
U and SHGC values are according to MFRC. 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.			
External Window Cover	Detail		
Fixed shading - Eaves	Width includes guttering, offset is distance above windows		
Width: as drawn	Offset: as drawn	nominal only, refer to plan for detail	
Fixed shading - Other	Verandahs, Pergolas (type and description)		
Shaded areas and shade devices as drawn			

For construction in NSW the BCA V6.1 or 2 must be complied with, in particular the following:

- Thermal construction in accordance with V6.1 Section 3.2 or V6.2 Part 3.12.1.1
- Thermal breaks in accordance with Section 3.12.1.1.1 & 3.12.1.1.2
- Compensating for loss of ceiling insulation in accordance with Section 3.12.1.1.3 or Part 3.12.1.1.4
- Floor insulation in accordance with Section 3.12.1.1.5 & (d) or Part 3.12.1.1.5(a)(ii) or (c) & (d)
- Building sealing in accordance with Section 3.12.1.1.6 or 3.12.1.6

Arch & Co.

Architecture . Interiors . Innovation

Member Australian Institute of Architects

Nominated Architect:

Dany Chalabi

ARB NSW # 10451

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173 Bellevue Parade

Carlton, NSW 2218

AMENDMENTS:		
issue	description	date

NOTES:

WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, RELEVANT AUSTRALIAN BUILDING STANDARDS AND STATUTORY AUTHORITIES & LOCAL GOVERNMENT REQUIREMENT. BUILDER TO ENSURE COMPLIANCE WITH ALL WORK COVER REQUIREMENTS. CHECK ALL TIMBER, STEEL AND CONCRETE WORK WITH A STRUCTURAL ENGINEER AND HAVE ALL STRUCTURAL STEEL WORK AND CONCRETE WORK DESIGNED BY A STRUCTURAL ENGINEER WHEN A PROPRIETARY PRODUCTS ARE REFERRED TO. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL DISCREPANCY AND OMISSIONS TO BE REPORTED TO ARCHITECT. INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.

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PROJECT DETAILS:

PROPOSED RESIDENTIAL FLAT BUILDING AT 23-27 MARSHALL STREET, BANKSTOWN, NSW 2200 LOTS 8, 9 & 10 IN D.P 12384

DRAWING No:	S4.55-504	Client: Dilcara Constructions Pty Ltd
SCALE:	1:100@A1	
REVISION:	I	
DATE:	03-12-2020	
JOB No:	06220	
DRAWN:	DC	CHECKED:

DRAWING TITLE:
SOUTH ELEVATION

S4.55 APPLICATION DRAWING