



Along Argyle Street looking across to western presentation of new building



Aerial view over Picton Avenue looking northerly



Elevated view of Building presentation at intersection

Basix Certificate No. 823836M_02		
Shop-top Housing - Picton Avenue, Picton NSW		Issued: Wednesday, 31 May 2017
This certificate applies to all Multi-dwelling houses #1 - #5 Inclusive - All located on the first floor level.		
Energy; LPG - Gas Instantaneous 4 Star. Each Bathroom, Kitchen & laundry - individual exhaust fan ducted to facade or roof, with manual on/off operational control. Dwellings 3 & 4 - Cooling & heating - 1-phase air-conditioning 2 Star(new rating) Dwellings 1, 2 & 5 - Cooling & heating - 1-phase air-conditioning 2 Star(new rating)	Fixtures & systems; All shower-heads >4.5bul-6 ltr/min. 3 star rating; All Toilet flushing systems min. 4 star rating; All Kitchen & bathroom taps 6 star rating;	
An Alternative Water supply system Is NOT required for this project.	Insulation requirements; First floor dwellings floor R1.0; Ceilings of first floor - R2.5; All roof - Metal Medium Solar Absorbance. External walls - R1.5; All walls adjacent to a commercial are - R1.5 (Light solar absorbance nominated).	
Artificial Lighting; Dwellings 3 & 4 - 2 Bedrooms, 1 Living, Kitchen, All bathrooms, Each laundry & hallways to have dedicated fluorescent or LED artificial lighting. Dwellings 1, 2 & 5 - 2 Bedrooms, 1 Living, Kitchen, All bathrooms, Each laundry & hallways to have dedicated fluorescent or LED artificial lighting, natural lighting provided to Kitchen and 2 bathrooms. All dwellings - Gas cooktops and electric ovens.	Windows and glazed doors; ALL windows to all dwellings to be Aluminium frame single glazed clear with a total U value 6.70 and a SHGC of 0.74.	

5.2

Average star rating

NATIONWIDE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.:

Assessor Name:

Accreditation no.:

Certificate date:

Dwelling Address:

0001529190

Manuel Basiri

VIC/BDAY/12/1462

30 May 2017

Picton Avenue

Picton, NSW

2571

www.nathers.gov.au

The "Assessor Certificate"



Materials & Finishes Abbreviations:									
Bal.	Balustrade	CSR	Corrugated Steel Roofing	FRL	Fire Rating (BCA Specific)	SRT	Self Roofing Tiles		
BB(p)	Barge Board (Prefinished)	CT	Ceramic Tiles	FS	Foil Sarking (Insulation)	SSc	Sand Screed		
BI	Bulk Insulation (Batts)	CV(p)	Corrugated Clad. vertical	Hr.	Handrail	SS	Stainless Steel		
BJG	Butt Jointed Glazing	DNG	Doors non-glazing	LGP	Local Granite facing	TB	Timber Battens		
CF#1	Colorbond Finish #1	MC	Formed Metal Capping	MC	Formed Metal Capping	TP	Textured Paint Finish		
CF#2	Colorbond Finish #2	DP	Downpipe/Colorbond	PF#1	Paint Finish #1	VB	Vapour Barrier		
CF#3	Colorbond Finish #3	DT	Door Threshold	PF#2	Paint Finish #2				
CF#4	Colorbond Finish #4	FGI	Fixed glazing	PF#3	Paint Finish #3	WNG	Windows/nom. glazing		
CH(p)	Corr. Clad. horizontal	FMC	Formed Metal Capping	RF	Roof fascia board	WS	Sill for window opening		

Planning Consultants

PRECISE PLANNING

0.5 1 3 A1 Sheet @ 1:100 8

Development Data:

310517 - Issued to Precise Planning;
170517 - Issued for Basix + BCA input;
170508 - AS4299 amended details issued;
170503 - AS4299 details issued;
Amendments:

Drawing Title:

Roof & Site Plan 1:200 @ A1

Project:

Shoptop Housing, On-site
Carparking & Landscaping

Property:

Lot.2 DP 1098293
Picton Ave, PICTON NSW

Owner:

Mr. Colin Neville Swadling

Jefferson Robinson Architect
Office Postal:
P.O. Box 515, Cronulla NSW 2230
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Issue:

Wednesday, 31 May 2017

DA1 SHS

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