

Gracewood Village Stage 3

2-8 Free Settlers Drive Kellyville NSW 2155

Section 75W Modification



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Glazing Doors/windows	Aluminium framed single glazing: U-Value: 6.70 (equal to or lower than) SHGC: 0.70 (±10%) Aluminium framed clear performance glazing as per assessor certificate: U-Value: 4.30 (equal to or lower than) SHGC: 0.53 (±10%) Given values are AFRC, total window system values (glass and frame)
Roof	Metal roof with a foil backed blanket (Minimum R1.2up and R1.2down) Default colour modelled
Ceiling	Plasterboard ceiling with a minimum R2.5 insulation (insulation only value), where roof is over Plasterboard ceiling, no insulation where neighbouring units are above Note: All ceiling penetrations have been modelled in accordance with NatHERS protocols, all downlights are assumed sealed LED down lights.
External wall	Brick veneer with a minimum R2.0 insulation (insulation only value) Lightweight metal cladding with a minimum R2.0 insulation (insulation only value) Lightweight cladding with a minimum R2.0 insulation (insulation only value) Default colour modelled
Inter tenancy walls	Plasterboard on studs with an R1.7 insulation Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required
Walls with-in dwellings	Plasterboard on studs – no insulation
Floors	Concrete, no insulation where garage below Concrete, with a minimum R1.8 insulation (insulation only value) required to units 2.15 & 3.15 where open sub-floor is below Concrete between levels no insulation required
Floor coverings	Carpet to bedrooms, tiles to wet areas and timber elsewhere
Fixtures within units	Showerheads: Mid flow (>6L but <=7.5 L/min) Toilets: 4.0 star Kitchen taps: 5.0 star Bathroom vanity taps: 5.0 star
Appliances within units	Dishwashers: 3.0 star
Central rainwater storage	2,000L collecting from 50m² roof area Connect to irrigation of landscaping
Hot water system	Individual gas instantaneous 6.0 stars
Appliances & other efficiency measures within units	Gas cooktop & electric oven Dishwashers: 4.0 star Clothes dryers: 2.0 star Well ventilated fridge space Indoor clothes drying lines
Heating & cooling within units	All units to have individual, single phase, reverse cycle air conditioning to living areas and at least 1 bedroom. A minimum efficiency of 2.5 stars is required for cooling; and A minimum efficiency of 3.0 stars is required for heating Day/Night zoning is also required
Artificial lighting within units	At least 80% of all light fittings with-in each room are to have dedicated LED globes



Certificate no.: 0002295470
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDV/12/1473
Certificate date: 15 December 2017
Dwelling Address: Free Settlers Drive
Kellyville, NSW 2155
www.nathers.gov.au



Arborist/Bushfire
Travers Bushfire & Ecology
M_0408 25 280
mshetherid@traverseecology.com.au

Fire Engineering
Affinity Fire Engineering
P_02 9194 0590
todwyer@affinity-eng.com

BASIX
Efficient Living
P_02 9970 6181
haylea@efficientliving.com.au

Landscape Architect
Taylor Brammer
P_02 8484 7000
lbrammer@taylorbrammer.com.au

BCA
BM+G
P_02 9211 7777
paul@bmplusg.com.au

Structural Engineering
Wood & Griev Engineers
P_02 9521 3088
francis.toledo.silva@wge.com.au

Civil
Wood & Griev Engineers
P_02 9521 3088
Jacky.Lee@wge.com.au

Town Planner
DFP Planning
P_02 9411 5660
erobertshaw@dfplanning.com.au

Combined Services Engineer
Jones Nicholson
P_02 9521 3088
Darren.L@jonesnicholson.com.au

Traffic
TTPA
P_02 9411 5660
ross@ttpa.com.au

DDA
MGAC
P_02 9692 9322
anthony@mgac.com.au

Waste
Leigh Design
P_03 8516 5393
leo@leighdesign.com.au

Rev.	Date	By	Ckd	Description
A - Prelim	14/12/2017	PP	IL/MR	Issue for Development Application - Preliminary
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DKO Architecture (NSW) Pty Ltd
119 Redfern Street
Redfern, NSW 2016
T +61 2 8346 4500
info@DKO.com.au
www.DKO.com.au
ABN: 81956706590

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NSW: Nominated Architects
Knox de Reijger 2767 | David Randerson 8542



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		Scale	@ A1,
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