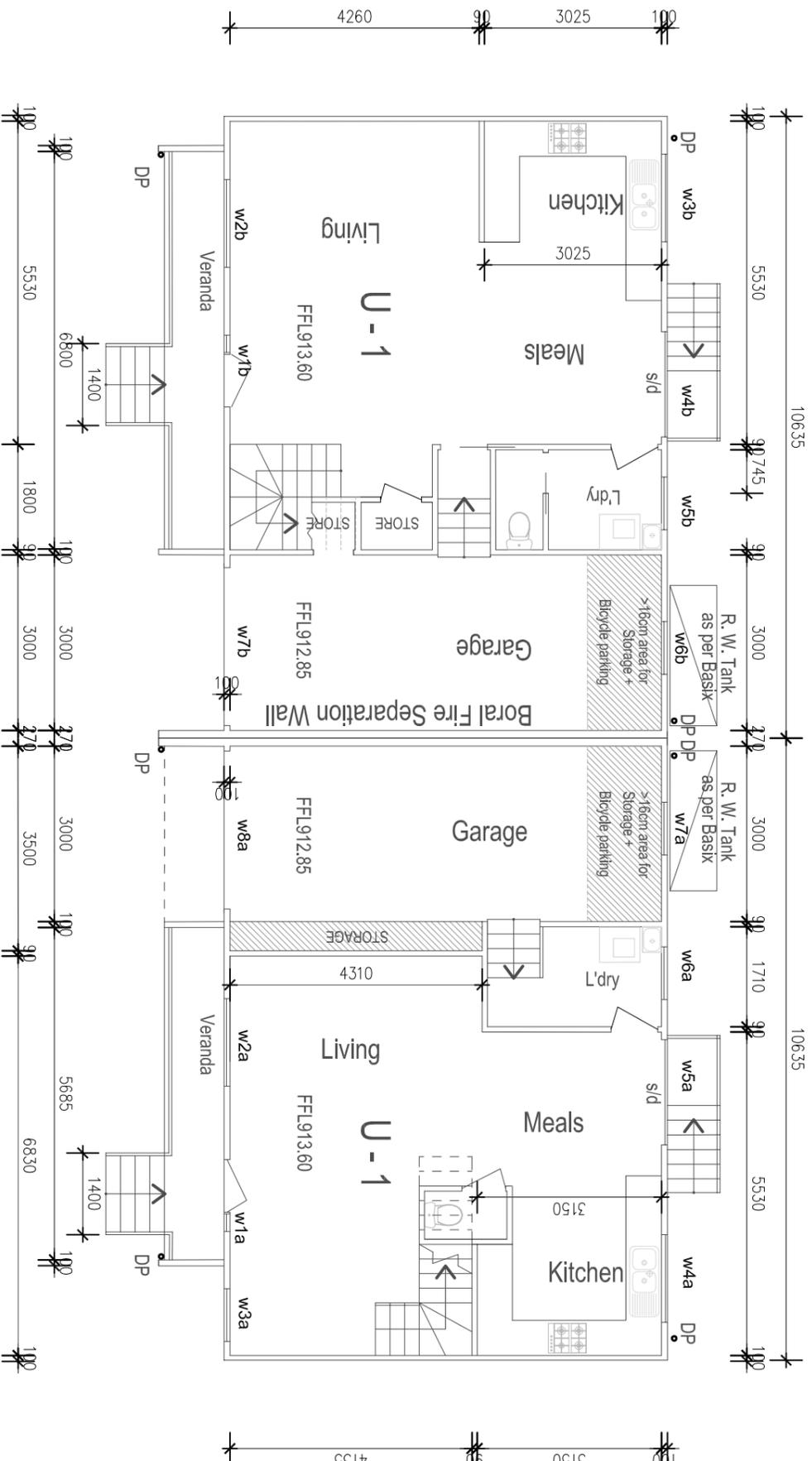


NATHERS Specs Summary:

- Floor slabs: - Ground floor: Timber (suspended, enclosed), R2.5 floor insulation.
- First floor: Timber, R2.5 floor insulation to areas over outside air.
- Exterior walls: - Lightweight walls - with foil - R2.5 batts in cavity to plasterboard lining.
- External walls: - Lightweight walls - with foil - R2.5 batts in cavity to plasterboard lining.
- Garage door: Metal with R1.0 insulation.
- Modelled with default medium colour finishes.
- Glazing: - Single clear glass, with aluminium framing
- Modelled to garage glazing - Type A (U-Value: 6.7, SHGC: 0.57)
- Type B (U-Value: 6.7, SHGC: 0.70)
- A1 Double glazing: - Modelled to all remaining glazing.
- Type A (U-Value: 4.80, SHGC: 0.51)
- Type B (U-Value: 4.80, SHGC: 0.59)
- U-Value & SHGC are combined glass and frame figures.
- Frame and glass types are a guide only.
- SHGC is a guide only.
- SHGC to be within +/- 3%.
- Ceiling: - R4.0 ceiling insulation ceilings to metal roofs.
- Rated with sealed downlights & sealed wet area ceiling fans.
- Metal roof with "Arcton 60" glasswool/fool under (or similar R1.3 rated product), modelled with medium colour finishes.
- Roof: - Metal roof with "Arcton 60" glasswool/fool under (or similar R1.3 rated product), modelled with medium colour finishes.



U1 & U2 Ground Floor Plan

WINDOW SCHEDULE

UNITS 1 & 2 - GROUND FLOOR		
W. No.	Size (height x width)	Description - Type
w1a: b	2100 x 300	Door Side Panel
w2a: b	1800 x 1500	Sliding
w3a	1800 x 1000	Sliding
w4a: 3b	1000 x 1500	Sliding
w5a: 4b	2100 x 1800	Sliding
w6a: 5b	900 x 900	Sliding
w7a: 6b	900 x 900	Sliding
w8a: 7b	600 x 2700	Fixed Panel



BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

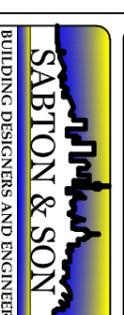
PROJECT
PROPOSED TWO STOREY
FOUR TOWN HOUSE
DEVELOPMENT

A	ISSUED FOR DA APPLICATION	JAN 2025
B	SINGLE DRAWING FOR UNITS 1 & 2	MAR 2025

ADDRESS
81 MARTINI PARADE,
LITHGOW NSW

CLIENT
M. PARTTRAGE

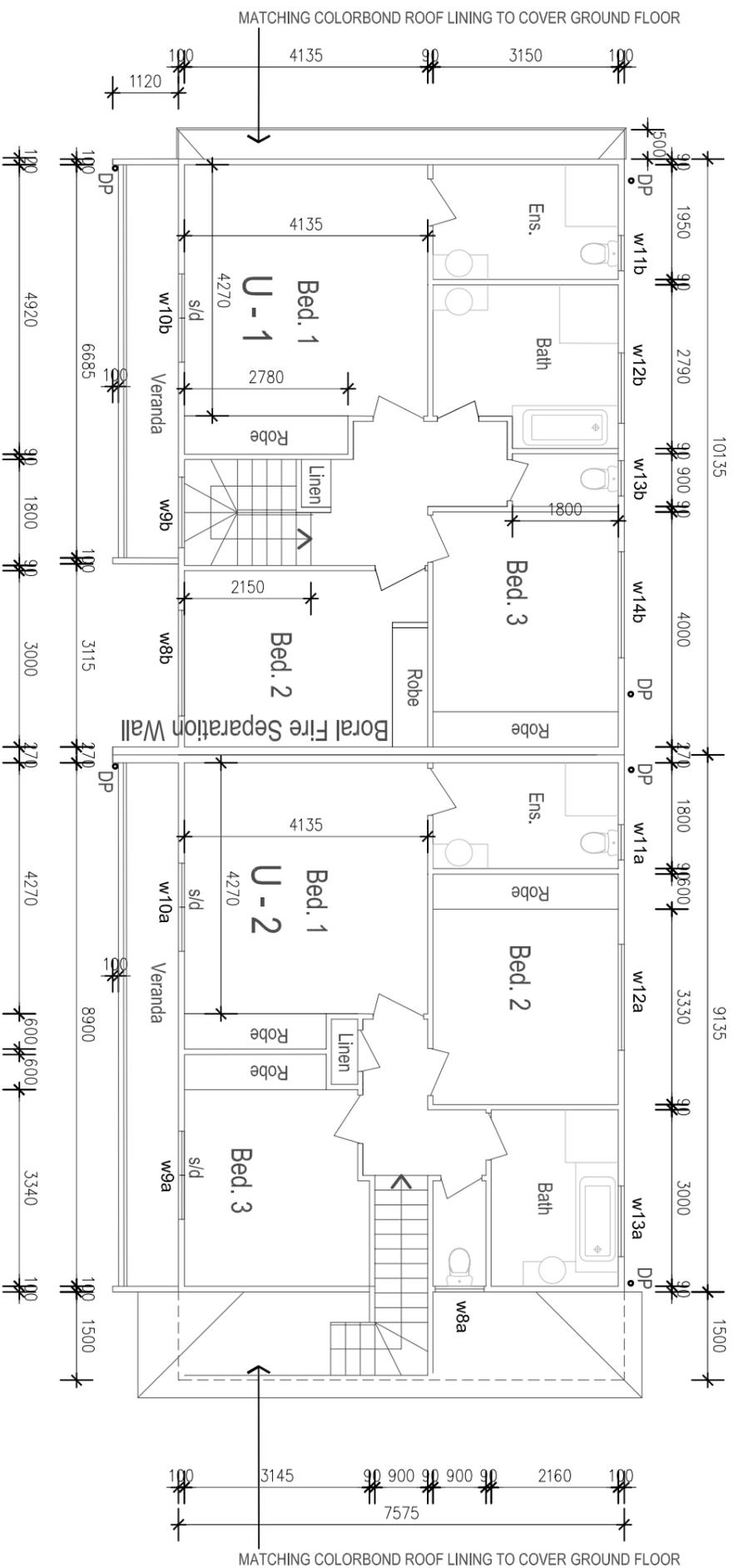
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AJ	1:100	2025-03-03
DRAWING No:	ISSUE	
PR024_021, Page 2a	B	



sabtonandson@gmail.com
Mob: 0408 663 223
Tel: (612) 4567 2002

NATHERS Specs Summary:

- Floor slabs: - Ground floor: Timber (suspended, enclosed), R2.5 floor insulation.
 - First floor: Timber, R2.5 floor insulation to areas over outside air.
 - Exterior walls: - Lightweight walls - with foil - R2.5 batts in cavity to plasterboard lining.
 - External cladding: - R2.5 batts in cavity to plasterboard lining.
 - Garage door: Metal with R1.0 insulation.
 - Modelled with default medium colour finishes.
 - Glazing: - Single clear glass, with aluminium framing
 - Modelled to garage glazing: - Type A (U-Value: 6.7, SHGC: 0.57)
 - Type B (U-Value: 6.7, SHGC: 0.70)
 - Type A (U-Value: 6.7, SHGC: 0.57)
 - Type B (U-Value: 6.7, SHGC: 0.70)
 - Modelled to all remaining glazing.
 - Double glazing: - Type A (U-Value: 4.80, SHGC: 0.51)
 - Type B (U-Value: 4.80, SHGC: 0.59)
 - U-Value & SHGC are combined glass and frame figures.
 - Frame and glass types are a guide only.
 - U-Value & SHGC are combined glass and frame figures.
 - SHGC to be within +/- 3%.
 - R4.0 ceiling insulation ceilings to metal roofs.
 - Rated with sealed downlights & sealed wet area ceiling fans.
 - Metal roof with "Anticon 60" glasswool/foam under (or similar R1.3 rated product, modelled with medium colour finishes).
- Please refer to NATHERS individual certificates for further details.



U1 & U2 First Floor Plan

WINDOW SCHEDULE

UNITS 1 & 2 - FIRST FLOOR		
W. No.	Size (height x width)	Description - Type
w8a	600 x 600	Sliding
w8b	1200 x 1800	Sliding
w9a	2100 x 1800	Sliding Door
w9b	2100 x 1000	Fixed Panel
w10a: b	2100 x 1800	Sliding Door
w11a: b	750 x 600	Sliding (Frosted)
w12a	1200 x 1800	Sliding (Frosted)
w12b	600 x 1200	Sliding (Frosted)
w13a	600 x 1200	Sliding (Frosted)
w13b	600 x 600	Sliding (Frosted)
w14b	1200 x 1800	Sliding



PROJECT
PROPOSED TWO STOREY
FOUR TOWN HOUSE
DEVELOPMENT

A	ISSUED FOR DA APPLICATION	JAN 2025
B	SINGLE DRAWING FOR UNITS 1 & 2	MAR 2025

ADDRESS
81 MARTINI Parade,
LITHGOW NSW
CLIENT
M. PARTTRAGE

DRAWN	SCALE	DATE
AJ	1:100	2025_03_03
DRAWING No:	ISSUE	
PR024_021, Page 2b	B	

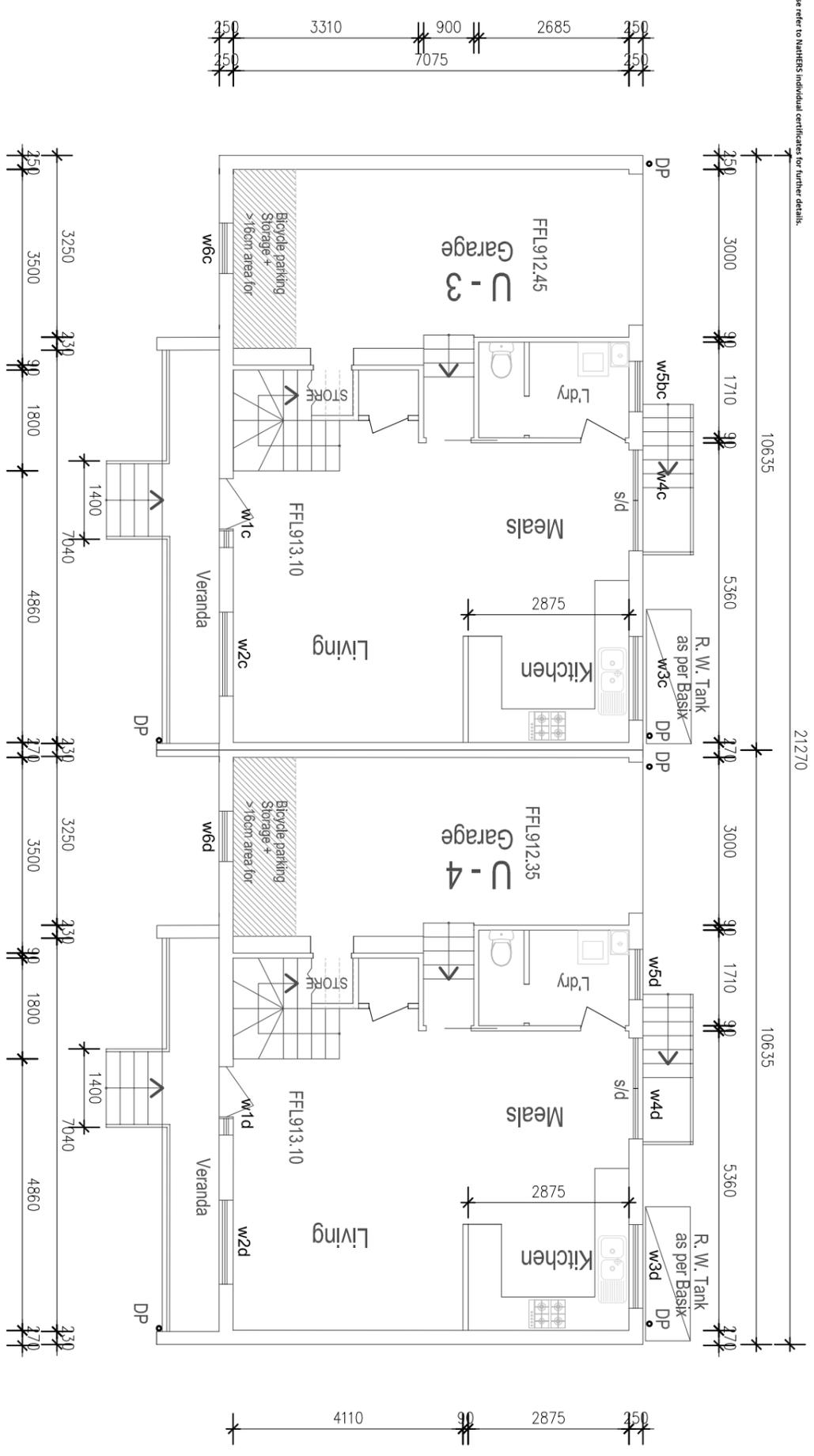


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Tel: (612) 4567 2002

NATHERS Specs Summary:

- Floor slabs:
 - Ground floor: Timber (suspended, enclosed), R2.5 floor insulation.
 - First floor: Timber, R2.5 floor insulation to areas over outside air.
 - Exterior walls:
 - Lightweight walls - with foil - R2.5 batts in cavity to plasterboard lining.
 - External cladding - suspended R2.5 batts in cavity to plasterboard lining.
 - Garage door: Metal with R1.0 insulation.
 - Modelled with default medium colour finishes.
 - Glazing:
 - Single clear glass, with aluminium framing
 - Type A (U-Value: 6.7, SHGC: 0.57)
 - Type B (U-Value: 6.7, SHGC: 0.70)
 - Modelled to all remaining glazing.
 - A1 Double glazed:
 - Type A (U-Value: 4.80, SHGC: 0.51)
 - Type B (U-Value: 4.80, SHGC: 0.59)
 - Ceilings:
 - R4.0 ceiling insulation ceilings to metal roofs.
 - Rated with sealed downlights & sealed wet area ceiling fans.
 - Roof:
 - Metal roof with "Anticon 60" glasswool/foam under (or similar R1.3 rated product, modelled with medium colour finishes).
- Please refer to NATHERS individual certificates for further details.

U-Value & SHGC are combined Glass and Frame figures.
 Frame and glass types are a guide only.
 • SHGC is the ratio of solar radiation admitted through glazing compared to total incident solar radiation.
 • SHGC to be within 4-9%.



U3 & U4 Ground Floor Plan

WINDOW SCHEDULE		
UNITS 1 & 2 - GROUND FLOOR		
W. No.	Size (height x width)	Description - Type
w1c; d	2100 x 300	Door Side Panel
w2c; d	1800 x 1500	Sliding
w3c; d	1000 x 1500	Sliding
w4c; d	2100 x 1800	Sliding
w5c; d	900 x 900	Sliding
w6c; d	900 x 900	Fixed Glass Panel



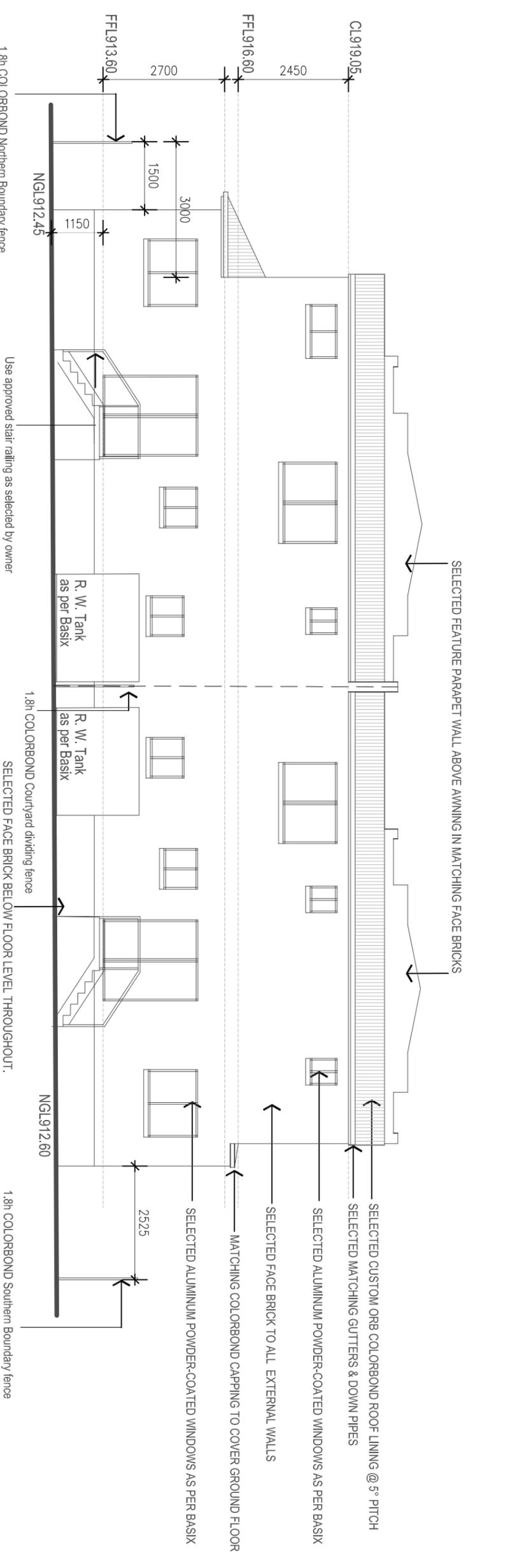
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

PROJECT	
PROPOSED TWO STOREY MEDIUM DENSITY FIVE TOWN HOUSE DEVELOPMENT	
ISSUED FOR DA APPLICATION	OCT. 2016

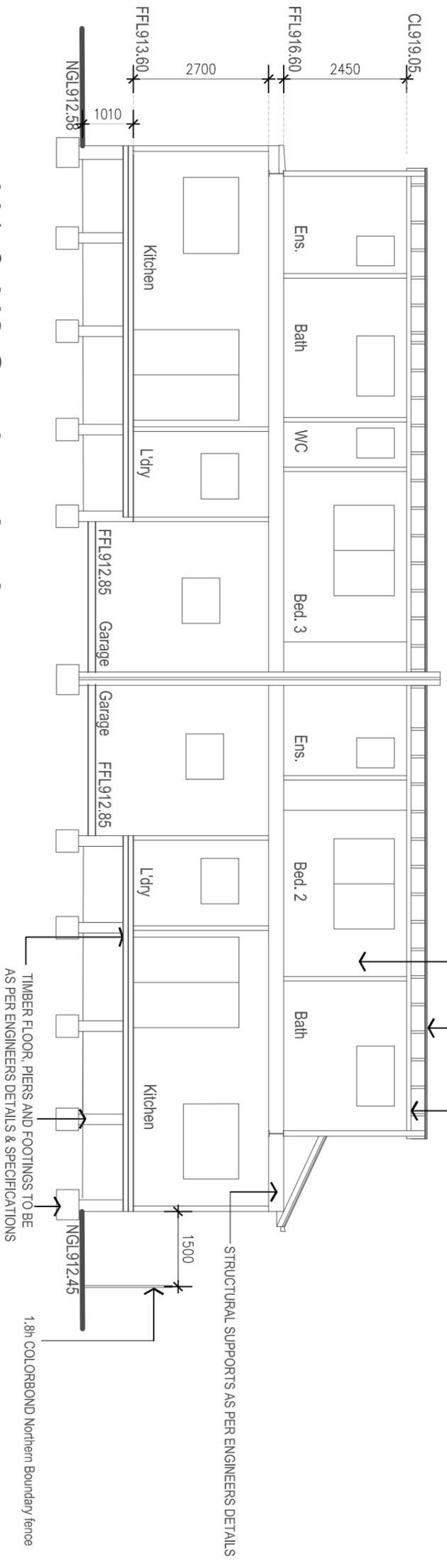
ADDRESS	
81 MARTINI Parade, LITHGOW NSW	
CLIENT	
M. PARTTRAGE	
DRAWN	SCALE
AJ	1:100
DRAWING No:	DATE
PR024_021, Page 5a	2024_10_26
ISSUE	ISSUE
A	A

SABTON & SON
 BUILDING DESIGNERS AND ENGINEERS

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 Mob: 0408 663 223
 Tel: (612) 4567 2002



U1 & U2 Rear - West Elevation



U1 & U2 Section A - A

Certificate No. #HR-448BK0-05

Scan QR code or follow website link for rating details.

REGISTERED

Assessor name: John Bourlos

Accreditation No.: DM/N/16/1793

Property Address: 81 Martini Pde, Lithgow, NSW, 2790

http://www.fairgo-software.com.au/pdf/HR-448BK0-05



PROJECT		PROPOSED TWO STOREY FOUR TOWN HOUSE DEVELOPMENT	
CLIENT	M. PARTTRAGE	DATE	2025-03-03
DRAWN	AJ	SCALE	1:100
DRAWING No.	PR024_021	ISSUE	B
ISSUED FOR AN APPLICATION		DATE	JAN 2025

ADDRESS		81 MARTINI PARADE,	
CLIENT		LITHGOW NSW	
M. PARTTRAGE			
DRAWN	AJ	SCALE	1:100
DRAWING No.	PR024_021	ISSUE	B
ISSUED FOR AN APPLICATION		DATE	2025-03-03

SABTON & SON

BUILDING DESIGNERS AND ENGINEERS

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Tel: (612) 4567 2002