

Assessor Certificate

Multiple Dwellings

Certificate Version 6.1. Prior versions not valid after 1 March 2006

Issued in accordance with
BASIX Thermal Comfort Simulation Method.



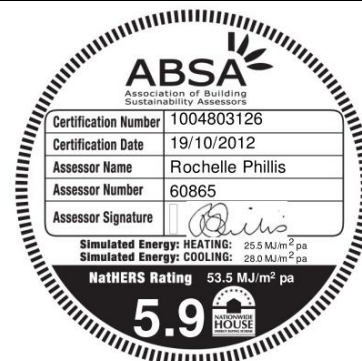
Assessor			
Name:	Rochelle Phillis	Company:	Cundall
Address:	Level 1, 48 Alfred St, Milsons Point 2061		
Phone:	02 8424 7000	Fax:	
		Email:	r.phillis@cundall.com.au
Declaration of interest:	Design advice		
Client			
Name:	Company: Stockland		
Address:	133 Castlereagh St, Sydney 2000		
Phone:	02 9035 2000	Fax:	02 8988 2000
		Email:	
Project			
Address:	Stockland Cardinal, 137 Victoria Street, Ashfield, NSW		
Applicant:	LGA: Ashfield		
Assessment			
Date:	19/10/2012	File ref:	-
		Software:	AccuRate
		Version:	V1.1.4.1
Documentation			

All details, upon which this assessment has been based, are included in the project documentation that has been stamped and signed by the Assessor issuing this certificate, as identified below:

Thermal Performance Spec:
DA2101

Drawings: (Title, Ref.#, Revision, Issue date, etc)
DA2101 – DA2108, DA2121 – DA2127, DA 3102 – DA3101

Building Specifications: (Title, Ref.#, Revision, Issue date, etc)



ABSA Assessor Certificate		Assessor # 60865		Certificate # 1004803126		Issued: 19/10/2012	
Thermal performance specifications						Page 1 of 1	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
1 0.01		91.6	0	43.9	15.1		
1 0.02		92.3	0	46.1	15		
1 0.03		95.4	0	38.5	32.7		
1 0.04		95.4	0	35.7	34.2		
1 0.05		60.7	0	29.4	29.6		
1 0.06		60.7	0	36.1	22.1		
1 0.07		60.7	0	29.4	29.6		
1 0.08		60.7	0	36.1	22.1		
1 0.09		91.6	0	17.9	17.4		
1 1.01		92.3	0	29.2	16.1		
1 1.02		92.3	0	31.5	16		
1 1.03		95.4	0	27.9	55.4		
1 1.04		95.4	0	13	20.6		
1 1.05		60.7	0	25.4	17.6		

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Thermal performance specifications						Page 2 of 2	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
1 1.06		60.7	0	22	22.4		
1 1.07		60.7	0	25.4	17.6		
1 1.08		60.7	0	22	22.4		
1 1.09		91.6	0	9.2	18.1		
1 1.10		91.6	0	34.2	20.7		
1 2.01		92.3	0	29.2	16.1		
1 2.02		92.3	0	31.5	16		
1 2.03		95.4	0	27.9	55.4		
1 2.04		95.4	0	13	20.6		
1 2.05		60.7	0	25.4	17.6		
1 2.06		60.7	0	22	22.4		
1 2.07		60.7	0	25.4	17.6		
1 2.08		60.7	0	22	22.4		
1 2.09		91.6	0	9.2	18.1		
1 2.10		91.6	0	34.2	20.7		
1 3.01		91.6	0	32.3	17.1		
1 3.02		91.6	0	34.9	16.9		
1 3.03		95.4	0	34.5	53.2		
1 3.04		95.4	0	12.2	24.2		
1 3.05		60.7	0	11.8	20.5		
1 3.06		60.7	0	9.8	21.1		
1 3.07		60.7	0	11.8	20.5		
1 3.08		60.7	0	9.8	21.1		
1 3.09		91.6	0	13.7	22.2		
1 3.10		91.6	0	36.9	21.5		
1 4.01		105.3	0	42.7	15.2		
1 4.02		103.2	0	35.8	49.3		
1 4.03		103.1	0	16	26.2		
1 4.04		103.1	0	16.8	26.4		
1 4.05		109.2	0	34.6	30		
2 00.01		101.2	0	10	16.1		
2 00.02		95.0	0	33.1	24.8		
2 0.01		62.2	0	41.8	19.5		
2 0.02		94.7	0	17.4	35.4		
2 0.03		94.7	0	17.1	43.2		
2 0.04		92.3	0	33.7	24.7		
2 0.05		92.3	0	33.7	24.7		
2 0.06		94.7	0	48.7	25.9		
2 0.07		79.8	0	33	33.7		
2 1.01		62.2	0	23.1	18.3		
2 1.02		94.7	0	17.4	35.4		
2 1.03		94.7	0	17.1	43.2		

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Thermal performance specifications						Page 2 of 2	
Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
2 1.04		92.3	0	20	25.8		
2 1.05		92.3	0	20	25.8		
2 1.06		94.7	0	29.3	20.7		
2 1.07		79.8	0	17.6	45.7		
2 2.01		62.2	0	23.1	18.3		
2 2.02		94.7	0	24	39.4		
2 2.03		94.7	0	24.1	43.8		
2 2.04		92.3	0	20	25.8		
2 2.05		92.3	0	20	25.8		
2 2.06		94.7	0	29.3	20.7		
2 2.07		79.8	0	17.6	45.7		
2 3.01		115.2	0	15.6	31.3		
2 3.02		92.3	0	30.9	56		
2 3.03		92.3	0	28.8	30		
2 3.04		94.5	0	48	31.6		
2 3.05		79.7	0	24.1	52.8		
3 0.01		107.5	0	41.7	13.8		
3 0.02		95.1	0	39.9	23.2		
3 0.03		95.1	0	46.8	25.4		
3 0.04		92.3	0	28.1	26.8		
3 0.05		92.3	0	28.1	26.8		
3 0.06		94.6	0	46.9	25.2		
3 0.07		90.9	0	51.6	29.2		
3 1.01		107.5	0	25	15.8		
3 1.02		95.1	0	26.8	29.5		
3 1.03		95.1	0	23	30.2		
3 1.04		92.3	0	20	25.3		
3 1.05		92.3	0	20	25.3		
3 1.06		94.6	0	27.4	24.8		
3 1.07		90.9	0	38.4	38.1		
3 2.01		107.5	0	25.2	20.5		
3 2.02		95.1	0	21.3	36		
3 2.03		95.1	0	19.1	30.5		
3 2.04		92.3	0	22.6	27		
3 2.05		92.3	0	22.6	27		
3 2.06		94.6	0	34.4	30.3		
3 2.07		90.9	0	43.5	47.2		
3 3.01		109.7	0	42.1	44.4		
3 3.02		103.2	0	18.7	21.9		
3 3.03		78.0	0	18.6	16.8		
3 3.04		99.2	0	30.5	26		
3 4.01		109.7	0	50.5	58		

ABSA Assessor Certificate		Assessor # 60865		Certificate # 1004803126		Issued: 19/10/2012	
Thermal performance specifications						Page 2 of 2	
Unit number(s)	Certificate number	Floor area (M²)		Predict. loads (MJ/M²/y)		Concessions	Qualify for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
3 4.02		103.2	0	26.8	39.5		
3 4.03		78.0	0	17.6	42.5		
3 4.04		99.2	0	28.7	54.3		
4 0.01		75.8	0	38.8	29.8		
4 0.02		95.8	0	31.9	36.9		
4 0.03		90.8	0	31.1	15.7		
4 0.04		90.8	0	30.3	15.9		
4 1.01		75.8	0	26.2	31.9		
4 1.02		95.8	0	14.9	31.1		
4 1.03		90.8	0	3.8	21.4		
4 1.04		90.8	0	3.8	21.4		
4 1.05		90.8	0	3.8	21.4		
4 1.06		94.7	0	32.4	27.9		
4 1.07		90.8	0	19.3	25.5		
4 1.08		90.8	0	19.3	25.5		
4 1.09		96.0	0	20.9	34.8		
4 1.10		86.2	0	29.1	38.7		
4 2.01		75.8	0	26.2	31.9		
4 2.02		95.8	0	14.9	31.1		
4 2.03		90.8	0	3.8	21.4		
4 2.04		90.8	0	3.8	21.4		
4 2.05		90.8	0	3.8	21.4		
4 2.06		94.7	0	30.7	30.5		
4 2.07		90.8	0	19.3	25.5		
4 2.08		90.8	0	19.3	25.5		
4 2.09		96.0	0	20.9	34.8		
4 2.10		86.2	0	29.1	38.7		
4 3.01		75.8	0	31.3	34.3		
4 3.02		95.8	0	16.1	29.7		
4 3.03		90.8	0	6.1	21.9		
4 3.04		90.8	0	6.1	21.9		
4 3.05		90.8	0	6.1	21.9		
4 3.06		94.7	0	24.3	30.4		
4 3.07		90.8	0	20.7	25.3		
4 3.08		90.8	0	20.7	25.3		
4 3.09		96.0	0	27.4	37.6		
4 3.10		86.2	0	31.5	41.3		
4 4.01		105.8	0	31.4	24.3		
4 4.02		103.1	0	17.9	25.1		
4 4.03		103.1	0	17.9	25.1		
4 4.04		118.6	0	33	38.8		
4 4.05		118.0	0	39.5	30.9		
4 4.06		79.2	0	32	34.8		

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Thermal Performance Specifications

These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications 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 project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents

Windows	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
		Single	Aluminium	6.27	0.72		

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
nil							

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External walls	Construction	Insulation	Colour – solar abs.	Detail
Block		R1.5	Medium	As per plans

Internal walls	Construction	Insulation	Detail
Plasterboard		Nil	Internal Walls
AAC		Nil	Party Walls

Floors	Construction	Insulation	Covering	Detail
Concrete		Nil	Carpet / Tiles	Above conditioned spaces
Concrete		R1.0	Carpet / Tiles	Above car parks / outdoor air

Ceilings	Construction	Insulation	Detail
Plasterboard		Nil	As per plans

Roof	Construction	Insulation	Colour – solar abs.	Detail
Concrete		R3.0		As per plans

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Not specified		

Fixed shading	Eaves (width - inc. gutters, h't above windows)	Verandahs, Pergolas (type, description)
	As per plans	Balconies and overhangs – As per plans

Overshadowing	Overshadowing structures	Overshadowing trees
	Neighbouring buildings	

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	15
Terrain category:	Suburban
Roof ventilation:	Na
Cross ventilation:	Standard
Subfloor:	Enclosed
Living area open to entry:	Yes
Doors separate living areas:	No
Stair open to heated areas:	No
Seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated skylights:	No
Open fire, unflued gas heat:	No
Vented downlights:	No
Wall and ceiling vents:	No

ABSA Assessor stamp

