

## **APPENDIX A – DESIGN STATEMENTS**

29<sup>th</sup> January 2009

Advanced Environmental  
Level 1  
41 McLaren St  
NORTH SYDNEY NSW 2060

Dear Sir

**33 Cross Street, Double Bay  
Proposed mixed use development**

Architecture  
Urban Design  
Planning  
Interior Architecture

Pursuant to the provisions of **Section J of the Building Code of Australia**, I hereby certify that the above design will be in accordance with the following sections:

- Section J1 - Building Fabric
- Section J2 – Glazing

Glazing selections will be in accordance with the glazing performance requirements specified in the BASIX report prepared by Advanced Environmental

- Section J3 – Building Sealing
- Section J4 – Air Movement
- Section J8 – Access for maintenance

Architectus Sydney Pty Ltd  
ABN 11 098 489 448  
41 McLaren Street  
North Sydney  
NSW 2060 Australia  
T 61 2 9929 0522  
F 61 2 9959 5765  
sydney@architectus.com.au  
www.architectus.com.au

I am an appropriately qualified and competent person in this area and as such can certify that the design and performance of the design systems will comply with the above.

I possess Indemnity Insurance to the satisfaction of the building owner or my principal.

**Full Name of Designer:** Raymond Geoffrey Brown  
**Qualifications:** B. Arch (Hons 1) Registered Architect NSW 6359  
**Address of Designer:** Level 3 341 George St, Sydney  
**Business Telephone No:** 02 8252 8400 Fax No: 02 8252 8600  
**Name of Employer:** Architectus Sydney Pty Ltd

Auckland  
Brisbane  
Christchurch  
Melbourne  
Shanghai  
Sydney

Signature:.....

## Mechanical Design Certificate

To **Ashington Ltd**

Attention **Nick Wyeth**

Date **30/1/2009**

Address

Facsimile

Project No **SYD0811800**

Project **33 Cross Street , Double Bay**

No of Pages **1**

Copies

The Mechanical Ventilation and Air Conditioning systems for the building works described below have been designed in accordance with:

- General BCA 2008 (DTS Sections J5 & J8)
- Mechanical Air Handling Systems AS/NZS 1668.1 - 1998 , AS 1668.2 - 1991 & BCA 2008 Clause E2.2
- Mechanical Ventilation Systems AS1668.2 – 1991 & BCA 2008 Clauses F4.5, F4.11, F4.12
- Mechanical Plant AS 3666.1 – 2002 & BCA 2008 Clause F4.5

It shall be noted that the project has yet to be given planning permission and works to date are restricted to the submission of conceptual design sketches and models with associated reports highlighting future services concepts. The design has not commenced and and and works to date are not detailed for tender documentation.

The regulations and clauses listed above are adhered to where applicable at this stage and shall form the basis of our full design once DA approval has been received.

### Building Description and Location

The project involves the construction of a new podium and tower mixed use development with both retail and hotel at ground/first floor levels. The proposed towers shall contain high specification residential development with dedicated access at ground floor. The development shall also contain a two storey sub-basement car park. The project is located in Double Bay on the outskirts of the Sydney CBD.

Owner

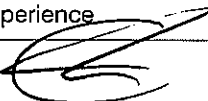
Ashington Ltd

### Details of Person Signing

Position in Company Director

Qualifications and Experience MSc, BSc (Hons), 12 years industry experience

Name Gus Nainu



Signature

Date 30/1/09

This document shall in no way relieve the Builder and or Contractors of any legal responsibility or obligations with respect to the manufacture, installation, operation and respective certifications.

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## Electrical Inspection Statement

To **Ashington Ltd**

Attention **Nick Wyeth**

Date **30/01/2009**

Address

Facsimile

Project No **SYD0811800**

Project **33 Cross Street , Double Bay**

No of Pages **1**

Copies

The Electrical systems for the building works described below have been designed in accordance with:

- General **BCA 2008 (DTS Sections J6 & J8)**
- General electrical wiring & installation **AS/NZS 3000 - 2007**

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Owner

**Ashington Ltd**

### Details of Person Signing

Position in Company **Director**

Qualifications and Experience **MSc, BSc (Hons), 12 years industry experience**

Name **Gus Nainu**



Signature

Date **30/1/09.**

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## Hydraulic Design Statement

To	<b>Ashington Ltd</b>		
Attention	<b>Nick Wyeth</b>	Date	<b>30/1/2009</b>
Address		Facsimile	
		Project No	<b>SYD0811800</b>
Project	<b>33 Cross Street , Double Bay</b>	No of Pages	<b>1</b>
Copies			

The Hydraulic systems for the building works described below shall be designed in accordance with::

- General BCA 2008 (DTS Sections J7 & J8)
- Water Supply AS/NZS 3500.1 – 2003
- Plumbing and Drainage AS/NZS 3500.2 – 2003
- Gas supply AS 5601/AG601
- Stormwater Drainage AS/NZS 3500.3 – 2003 & BCA 2008 Clause F1.1
- Heated Water Services AS 3500.4 – 2003 & BCA 2008 Clause J7.2
- Fire Hydrant System AS 2419.1 – 2005 -Amdt 1/ 2005 & BCA 2008 Clause E1.3
- Fire Hose Reel System AS 2441 – 2005 & BCA 2008 Clause E1.4

It shall be noted that the project has yet to be given planning permission and works to date are restricted to the submission of conceptual design sketches and models with associated reports highlighting future services concepts. The design has not commenced and and and works to date are not detailed for tender documentation.

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### Documents

### Owner

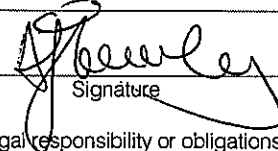
Ashington Ltd

**Details of Person Signing**

Position in Company                      Director

Qualifications and Experience            Master of Design Science (Building Services) 20 years industry experience

Name    Andrew Cowley

  
Signature

Date 30/1/2009

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