

APPENDIX D - DRAWINGS, ASSESSOR'S CERTIFICATES AND THERMAL SPECIFICATION

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: Martin Carlin **Company:** Build Sustainable Pty Ltd **ABSA #:** 20848
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Declaration of interest: None

Client

Name: Joshua Kates **Company:** Lincolne Scott
Address: :
Phone: : **Fax:** : **Email:** joshua.kates@lincolnescott.com

Project

Address: 33 Cross St, Double Bay NSW 2028
Applicant: Ashington **LGA:** Woollahra Municipal Council

Assessment

Date: 11 Aug. 09 **File ref:** 0902 **Software:** BERS **Version:** 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:

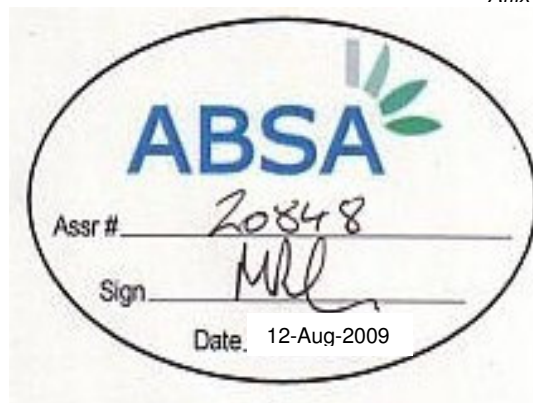
Affix

Thermal Performance Spec:

Attached, Affixed to drawings Page#: DA04-50

Drawings:

Podium North Typical Levels 1 & 2, DA04-50, Issued 3/8/09;
 Podium East Level 1-3, DA04-51, Issued 3/08/09
 North East Tower, DA04-52, Issued 3/8/09
 East Tower Level 4-9, DA04-53, Issued 3/8/09
 East Tower Penthouse DA04-54, Issued 3/8/09
 West Tower Level 5-9 DA04-55, Issued 11/8/09
 West Tower Penthouse DA04-56 Issued 11/8/09
 Glazing & Facade Drawings DA08-20 to DA08-29 Issued 3/8/09



assessor stamp

Building Specifications: Only specifications, detailed on the drawings above, have been referenced.

ABSA Assessor Certificate Assessor# 20848 Certificate # 31362018 Issued: 11 Aug. 09

Thermal performance specifications

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Unit number(s)	Certificate number	Floor area (M ²)		Predict. loads (MJ/M ² /y)		Concessions	Quality for ventilation bonus
		Cond.	Uncond.	Heat	Cool (Sens & Lat)		
101 & 201	31362018	103.7	16.4	23	32.5	None	N/A
102 & 202	34471841	60.7	4.2	11.6	29.6	None	N/A
103 & 203	41809100	56.9	3.3	18.3	31.6	None	N/A

Thermal performance specifications

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)		
104 & 204	46351073	120.5	20.4	26	32		
105-505	35280314	140.2	33	16.3	31.2	None	N/A
106-306	83871633	142.8	27.9	8.5	31.7	None	N/A
107-307	96426382	65.9	8.7	28	17	None	N/A
403-903	77771256	252.8	37.8	7.4	57.6	None	N/A
601-1201	26506110	163.6	25.5	18.9	41.2	None	N/A
602-1202	82639660	172.4	32.2	32.5	30.5	None	N/A
1003	57236536	281.3	69.1	12.5	39.5	None	N/A
1302	76284215	213.8	43.7	19.86	45.44	None	N/A
501	58857998	89.1	14.9	20.25	31.37	None	N/A
502	35479158	247.7	29.1	16.3	44.62	None	N/A



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 Clear Low E	Aluminium	6.46	0.76	285.5	As per detail on plans
		D/G	Aluminium	4.1	0.68	604.7	As per detail on plans
		D/G Low E	Aluminium	3.56	0.63	431.1	As per detail on plans

Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
N/A							

Any U and SHGC values specified on Certificates Issued after 1 May 2007 are according to NFRC 100. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour – solar abs.	Detail
AAC Block 100mm		Externally Insulated	Light SA<0.475	Throughout

Internal walls	Construction	Insulation	Detail
AAC Block 100mm		None	Throughout

Floors	Construction	Insulation	Covering	Detail
Concrete		None	Carpet	As per plans
Concrete		None	Ceramic Tile	As per plans
Concrete		None	Cork 10mm	As per plans

Ceilings	Construction	Insulation	Detail
Plasterboard		None	As per plans
Plasterboard		R2.5	As per plans

Roof	Construction	Insulation	Colour – solar abs.	Detail
Metal Deck		Foil	Dark SA > 0.7	

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Holland Blinds Throughout		Louvres As per plans Timber Battens As per plans

Fixed shading	Eaves (width - inc. gutters, h't above windows)	Verandahs, Pergolas (type, description)
	As per detail on plans (Drwg DA04-50)	Balcony As per detail on plans

Overshadowing	Overshadowing structures	Overshadowing trees
None		None

Orientation, Exposure, Ventilation and Infiltration

Orientation of nominal north:	5-30 degrees
Terrain category:	Suburban
Roof ventilation:	Unventilated
Cross ventilation:	None
Subfloor:	Elevated>1m
Living area open to entry:	Some areas
Doors separate living areas:	No
Stair open to heated areas:	Some Areas
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



Do not scale drawings. Verify all dimensions on site

Issue	Amendment	Date
1	ISSUE FOR INFORMATION	12/2/09
2	ISSUE FOR INFORMATION	12/2/09
3	ISSUE FOR INFORMATION	12/2/09
4	ISSUE FOR INFORMATION	12/2/09
5	ISSUE FOR INFORMATION	12/2/09
6	ISSUE FOR INFORMATION	12/2/09
7	ISSUE FOR INFORMATION	12/2/09
8	ISSUE FOR INFORMATION	12/2/09
9	ISSUE FOR INFORMATION	12/2/09
10	ISSUE FOR INFORMATION	12/2/09
11	ISSUE FOR INFORMATION	12/2/09
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18	ISSUE FOR INFORMATION	12/2/09
19	ISSUE FOR INFORMATION	12/2/09
20	ISSUE FOR INFORMATION	12/2/09

Assessor # 20648 Certificate # 31362018 Issued: 11 Aug 09

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 Clear Low E	D/G	Aluminium	Aluminium	6.46	0.76	255.5	As per detail on plans
			Aluminium	4.1	0.69	604.7	As per detail on plans
D/G Low E	Aluminium	Aluminium	3.56	0.63	431.1	As per detail on plans	
N/A	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail

Any U and SHGC values specified on Certificates issued after 1 May 2007 are according to NFRC 100. All values prior to this date are ANAC. Alternate products may be used if their U value is lower, and the SHGC value is less than 10% higher or lower.

External walls	Construction	Insulation	Colour - solar abs.	Detail
AAC Block 100mm	Externally Insulated	Light SA-0.475	Throughout	

Internal walls	Construction	Insulation	Detail
AAC Block 100mm	None	Throughout	

Floors	Construction	Insulation	Covering	Detail
Concrete	None	Carpet	As per plans	
Concrete	None	Ceramic Tiles	As per plans	
Concrete	None	Cork 10mm	As per plans	

Ceilings	Construction	Insulation	Detail
Plasterboard	None	As per plans	
Plasterboard	R2.5	As per plans	

Roof	Construction	Insulation	Colour - solar abs.	Detail
Metal Deck	Foil	Dark SA > 0.7		

Window cover	Internal (curtains)	External (awnings, shutters, etc)
Holland Blinds	Throughout	Louvers As per plans
		Timber Battens As per plans

Fixed shading	Eaves (width - inc gutters, if above windows)	Verandahs (Pergolas type, description)
	As per detail on plans (Draw DA04-50)	Galaxy As per detail on plans

Overshading	Overshading structures	Overshading trees
None		None

Orientation, Exposure, Ventilation and Infiltration	
Orientation of nominal north:	5-30 degrees
Terrain category:	Suburban
Roof ventilation:	Unventilated
Gross ventilation:	None
Subfloor:	Elevated-1m
Living area open to entry:	Some areas
Doors separate living areas:	No
Slair open to heated areas:	Some Areas
Seals to windows and doors:	Yes
Exhaust fans without dampers:	No
Ventilated subfloors:	No
Open fire, unhood gas heat:	No
Vented downlights:	No
Wall and ceiling vents:	No



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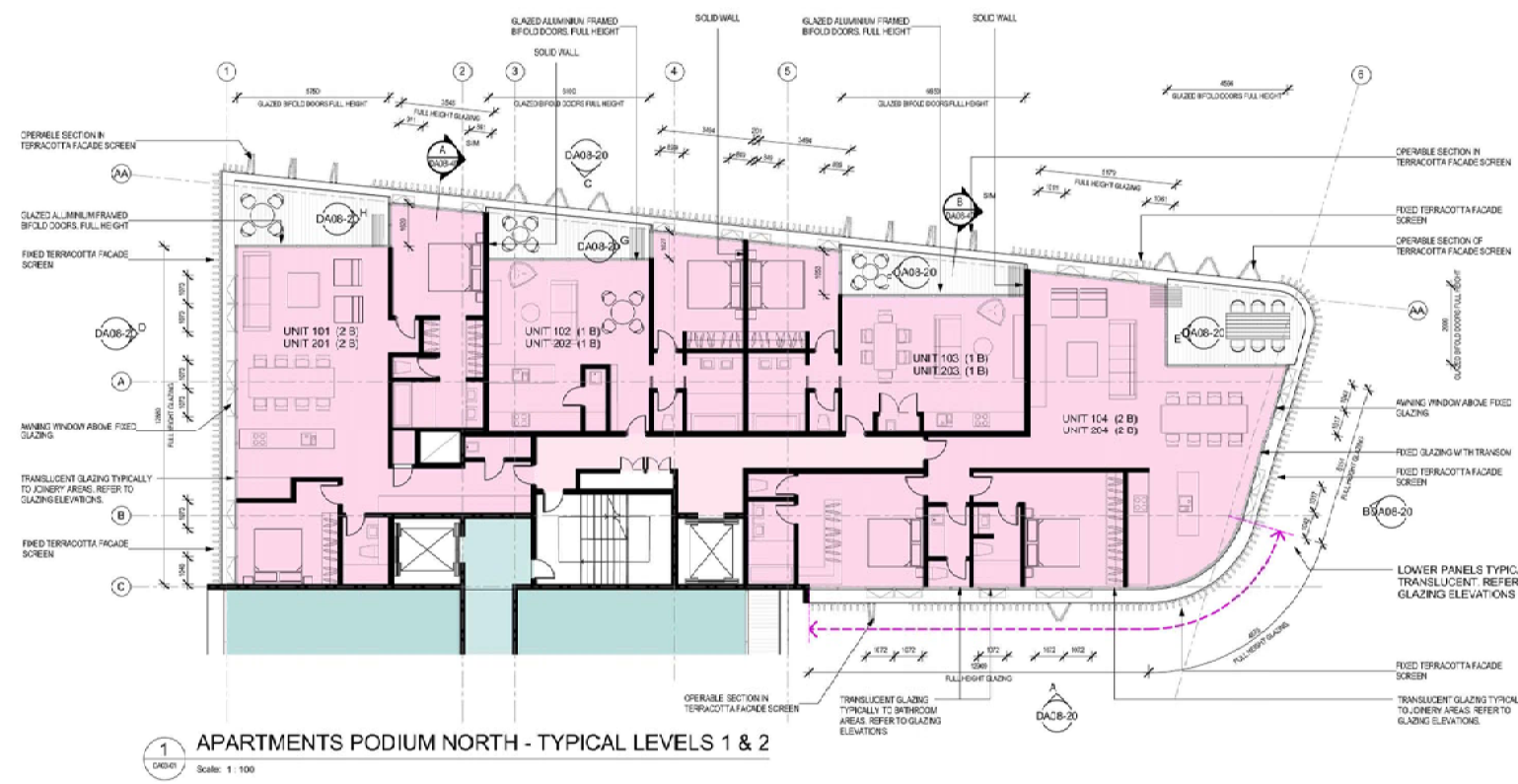
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 sydney@architectus.com.au
 ABN 1 308 481 488

project 33 CROSS STREET, DOUBLE BAY

drawing APARTMENT TYPES - PODIUM NORTH (TYPICAL LEVELS 1 TO 2)

scale at A1 1:100 drawing no. DA04-50
 sheet TF
 checked CC
 project 070665

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Door Types	Internal doors - solid core timber doors
Floor Coverings	Carpet, Ceramic & Cork
Window Specifications	Aluminium framed windows - single glazed (unless otherwise indicated)
1302, 501, 601-1202, 105-505	Double Glazing Throughout
502	Double Glazing to North Bedroom & Kitchen/Living
1003, 403-903	Double Glazing Low E Throughout
104 & 204	Double Glazing Throughout with D/G Low E to Kitchen Living
103 & 203	Double Glazing to North Bedroom
101 & 201	Double Glazing to Kitchen/Living
Insulation	Hebel External walls are externally insulated.
Walls	External & Internal Walls - Hebel

