DA Report	Appendix D - Drawings, Assessor's Certificates and Thermal Specification
APPENDIX D - DR	AWINGS, ASSESSOR'S CERTIFICATES AND THERMAL SPECIFICATION

ADV080790B.0.2 JDK090817 - DA ESD Report.doc 18/08/2009 Form Revision: I 04/06

# **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.



ASSESSUI							
Name:	Martin Carlin	Company: B	Build Sustai	nable Pty Ltd	ABSA #:	20848	
Address:	Studio 1, Level 1, 2-12 Fo	Studio 1, Level 1, 2-12 Foveaux St, Surry Hills NSW 2010					
Phone:	0434 284441		Email:	martin@bsustai	nable.com.au		
Declaration	of interest: None						
Client							
Name:	Joshua Kates	Compan	y Lincoln	e Scott			
Address:							
Phone:	Fax :		Email:	joshua.kates@l	incolnescott.co	m	
Project							
Address:	33 Cross St, Double Bay	NSW 2028					
Applicant:	Ashington		LGA:	Woollahra Muni	cipal Council		
Assessmen	Assessment						
Date: 1	1 Aug. 09 File ref: 090	)2 \$	Software:	BERS	Version:	4.1	

#### Documentation

Assessor

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:**

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

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



assessor stamp

ABSA Asse	Assessor Certificate Assessor# 20848		0848	Certificate #	31362018 Is	ssued: 11 Aug. 09		
	Thermal performance specifications F						Page 1 of 2	
Unit	Certificate	Floor ar	Floor area (M²) Predict. loads (MJ/M²/		oads (MJ/M²/y)		Ovality to:	
number(s)	number	Cond.	Uncond.	Heat	Cool (Sens & Lat)	Concessions	Qualify for ventilation bonus	
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	

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ABSA Asses	ssor Certificat	te Asses	sor # 20848		Certificate #	31362018	Issued: 11 Aug.09
		Thermal po	erformance sp	ecification	ıs		Page 2 of 2
Unit	Certificate	Floor	area (M²)	Predict. lo	pads (MJ/M <sup>2</sup> /y)		Qualify for
number(s)	number	Cond.	Uncond.	Heat	Cool (Sens & Lat)	Concessions	ventilation bonus
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



#### Assessor # 20848 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 M²	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 <sup>2</sup>	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 100n	nm	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 Th	roughout	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, Ventilati	on 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



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	Asses	sor# 208	48 Ce	ertificate # 313	862018		Is	sued: 1	1 Aug. 09
			Therma	I Performance	Specifica	tions			
	These are the Specifications upon which the Certified Assessment is based. It details included in these Specifications uses from other drawings or writern specifications, these Specifications shall take propositions. If only one specification option is delated for a justified element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a build element, the bootion and setted or datemate specifications must be detailed below and of or classified middled or networks.					d for a building illed for a buildi			
			Glass	Frame	U value	SHGC	Area M		
			Single Clear Low E	Aluminium	6.46	0.76	285.5		tail on plans
			D/G	Aluminium	4.1	0.68	604.7		tail on plans
			D/G Low E	Aluminium	3.56	0.63	431.1		stall on plans
		roduct ID	Glass	Frame	U value	SHGC	Area M	Detail	
	N/A								
OPERABLE SECTION IN TERRACOTTA FACADE SCREEN	Any U and SHGC v	values specifi	ed on Certificates Issue	d after 1 May 2007	are according	to NFRC	100. All s	ralues prio	r to this date an
			e used if their U value i				10% highe	r ar lawer.	
	AAC Block 100mm		Insulation	Calaur – soi		Detail			
	AAC Block 100mm		Externally Insulat	ed Light SA<0.	9/5	Through	ut		
FIXED TERRACOTTA FACADE SCREEN									
OPERABLE SECTION OF	Internal walls Co	onstruction	Insulation	Detail					
TERRACOTTA FACADE SCREEN	AAC Block 100mm		None	Throughout					
N.S	-								
E		onstruction	Insulation	Covering		Detail			
2000 Broun boone num	Concrete		None None	Carpet Ceramic Tile		As per p			
C . 8	Concrete		None	Cork 10mm	9	As per pl			
8 8		onstruction	Insulation	Detail .		we her hi	alla		
g	Plasterboard	10000000	None	As per plans					
J.	Plasterboard		R2.5	As per plans					
78									
	Roof Co	onstruction	Insulation	Colour – soi	ar abs.	Detail			
WINING WINDOW ABOVE FIXED	Metal Deck		Foil	Dark SA > 0	.7				
LAZING									
	Window cover	Internal (cu	atalant	-	dernal (awnir	b-#			
	Holland Blinds Thro		rimney		uvres As pe		10, 010/		
		ugi loui			mber Battens				
EXED GLAZING WITH TRANSON									
	Fixed shading Ea	ves (width - i	nc. autters, h't above w					otion)	
EXED TERRACOTTA FACADE	Fixed shading Ea		inc. gutters, h't above w tail on plans (Drwg DAC	indows) Ve	erandahs, Pe	rgolas (typ	e, descrip		
EXED TERRACOTTA FACADE	Fixed shading Ea		nc. gutters, h't above w tail on plans (Drwg DAC	indows) Ve	erandahs, Pe		e, descrip		
TIXED TERRACOTTA FACADE		As per de	tail on plans (Drwg DAC	indows) Vi (4-50) Ba	erandahs, Pe alcony A	rgolas (typ s per deta	e, descrip		
RIXED TEPRACOTTA FACADE SCREEN	Overshadowing	As per de		indows) V4 (4-50) Bs	erandahs, Pe alcony A wershadowing	rgolas (typ s per deta	e, descrip		
RIXED TEPRACOTTA FACADE SCREEN		As per de	tail on plans (Drwg DAC	indows) V4 (4-50) Bs	erandahs, Pe alcony A	rgolas (typ s per deta	e, descrip		
RIXED TEPRACOTTA FACADE SCREEN	Overshadowing None	As per de	tail on plans (Drwg DAc	indows) V4 (4-50) Bs	erandahs, Pe alcony A wershadowing	rgolas (typ s per deta	e, descrip		
FIXED TEPRACOTTA FACADE SCREEN	Overshadowing None Orientation, Expos	As per de  Overshad  sure, Ventila	tail on plans (Drwg DAC fowing structures tion and Infiltration	indows) V4 (4-50) Bs	erandahs, Pe alcony A wershadowing	rgolas (typ s per deta	e, descrip		ABSA Accases
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DED TERRACOTTAFACADE  20  LOWER PANELS TYPICALL TRANSLUCENT: REFER	Overshadowing None Orientation, Expos Orientation of nomin Terrain category: Roof ventilation: Cross wentlation: Subloor: Living area open to	As per de  Overshad  Sure, Ventila nal north:	tail on plans (Drwg DAC fowing structures tion and Infiltration 5-30 degrees Suburban Unvertilated None Elevated-1m Some areas	indows) V4 (4-50) Bs	erandahs, Pe alcony A wershadowing	rgolas (typ s per deta	e, descrip		ABSA Assesso
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33 CROSS STREET, DOUBLE BAY

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

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projectno	070068		A

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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 Giazing Throughout		
502	Double Glazing to North Bedroom & Kitchen/Living		
1003; 403-903	Double Giazing Low E Throughout		
104 8204	Double Giazing Throughout with D/G Low E to Kitchen Living		
103 & 203	Double Giazing to North Bedroom		
101 & 201	Double Glazing to Kitchen/Living		
Insulation	Hebel External walls are externally insulated.		
Walls	External & Internal Walls - Hebel		

APARTMENTS PODIUM NORTH - TYPICAL LEVELS 1 & 2

SOLID WALL

4

SOLID WALL

DA08-20

□A08-20G

OPERABLE SECTION IN TERRACOTTA FACADE SCREEN

GLAZED ALUMNIUMFRAVIED BIFOLD DOORS, FULL HEIGHT

(AA)

DA08-20

(A)

©--

G/63-61 Scale: 1:100

TRANSLICENT GLAZING TYPICALLY TO JOINERY AREAS, REFER TO GLAZING ELEVATIONS.

FIXED TERRACOTTA FACADE, SCREEN

DA08-20

UNIT 101 (2.8) UNIT 201 (2.8)

The second

GLAZED ALUMINUM FRAMED BIFOLD DOORS, FULL HEIGHT

y 1172 y 1072 y

TRANSLUCENT GLAZING
TYPICALLY TO BATHROOM
AREAS, REFER TO GLAZING
ELEVATIONS

SOLIC WALL

UNIT 104 (2 B) UNIT 204 (2 B)

DA08-20

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Do not scale drawings. Verify all dimensions on site

issue	amendment	date
	ISSUE FOR INFORMATION	12.01.09
A	ISSUE FOR NATHERS ASSESSMENT	03,06,09

Date 12-Aug-09



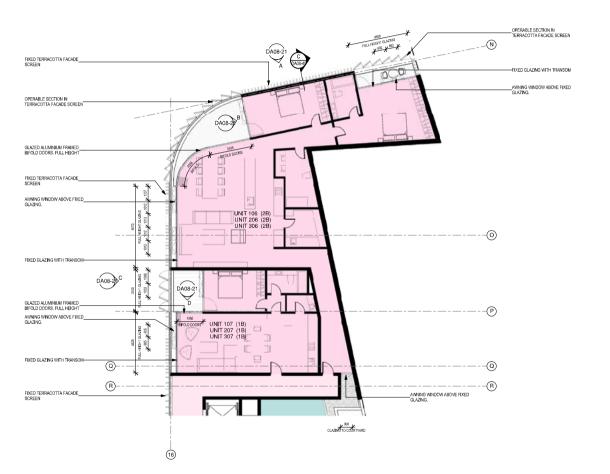
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33 CROSS STREET, DOUBLE BAY

APARTMENT TYPES - PODIUM EAST (TYPICAL LEVELS 1 TO 3)

scale at A1	1:100	drawing no.	
drawn	TF		DA04-51
checked	co	issue	
project no	070068		Α

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## APARTMENTS PODIUM EAST - TYPICAL LEVELS 1 TO 3