

ABSA

Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number

1005401169

Certification Date

05/06/2013

Assessor Name

Clinton Craggs

Assessor Number

61205

Assessor Signature

Averaged Simulated Energy: HEATING: 19.6 MJ/m2 pa

Averaged Simulated Energy: COOLING: 34.6 MJ/m2 pa

Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m2 pa

5.9

LINEA APARTMENTS

Assessor #61205 Certificate # 1005401169 Issued: 05/06/2013

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

Building Element	Construction	Thermal Properties
Construction & shading	As per plans (60% free area for external shading screens)	-
External Wall	150mm concrete, cavity + insulation, plasterboard internal finish	R2 Insulation
Internal Walls	Party walls: 90mm concrete block with plasterboard finish; and Apartment walls: Plasterboard on studs	-
Exposed roof areas	200mm concrete, cavity + insulation, plasterboard internal finish	R2.5 Insulation
Floor	100mm concrete, carpet/ceramic tiles	-
Ceiling	100mm concrete, plasterboard	-
Window	Aluminium frame, performance laminate glass	U-Value 4.92 SHGC 0.49

ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

2/2-4 GIFFNOCK AV.
MACQUARIE PARK
NSW 2113

e. info@holdmark.com.au www.holdmark.com.au

P: (02) 9889 5540
F: (02) 9888 5829

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-01/2
FOR APPROVAL



PROPOSED SITE PLAN



ABSA
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

HOLDMARK

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

e. info@holdmark.com.au www.holdmark.com.au

P: (02) 9889 5540
F: (02) 9888 5829

GROUND LEVEL RESIDENTIAL ENTRY LOWER

0 5 10 20m
1 : 200 @ A3
05/06/13

PA-100-02/2
FOR APPROVAL

ABSA
Association of Building Sustainability Assessors

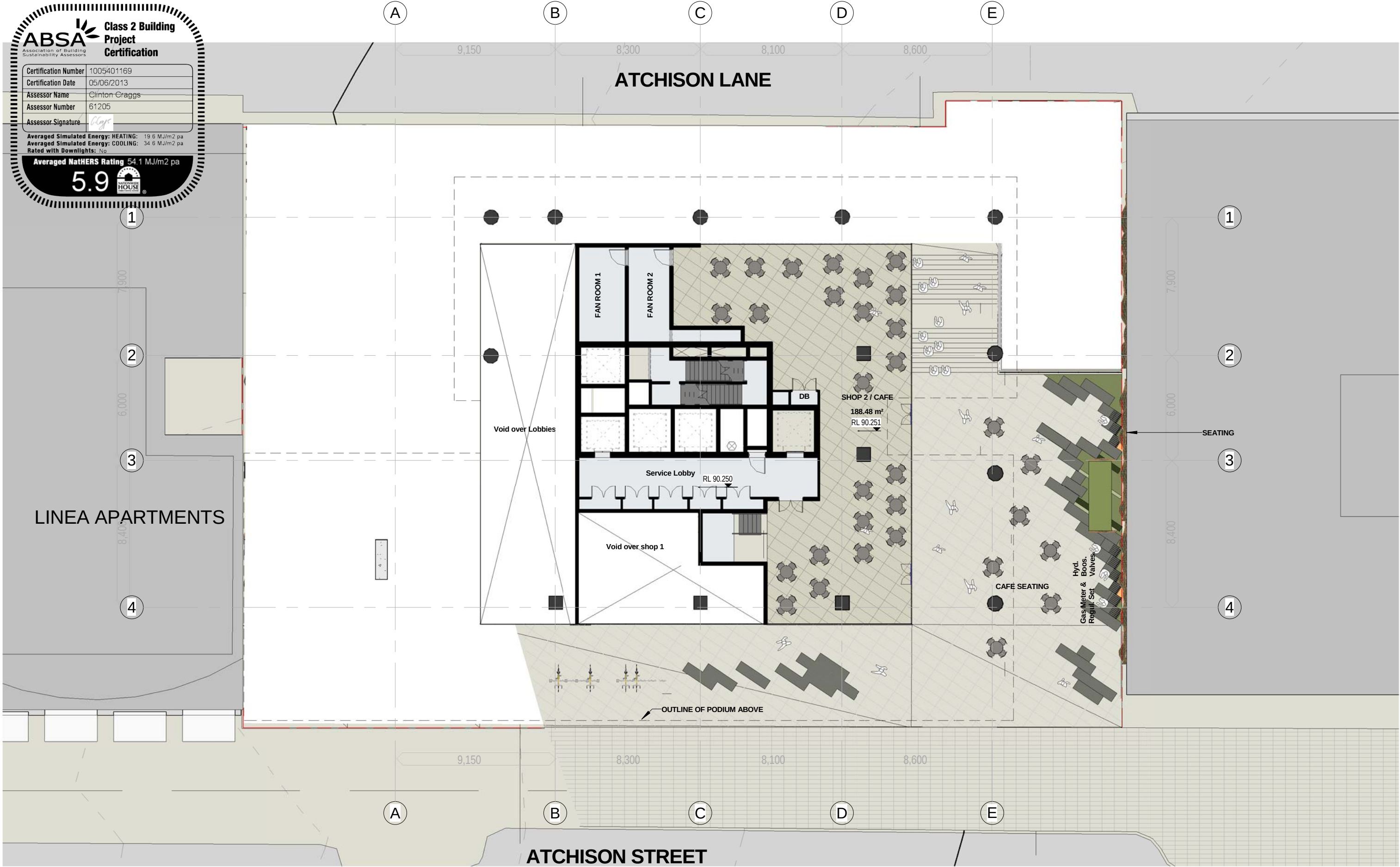
Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

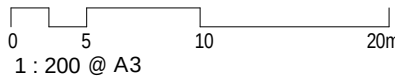
e. info@holdmark.com.au www.holdmark.com.au

Section 75W

6-16 Atchison Street, St. Leonards
Date: 28/05/13
Job No. 10323

GROUND LEVEL UPPER

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-100-03/2
FOR APPROVAL

ABSA
Association of Building
Sustainability Assessors

**Class 2 Building
Project
Certification**

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
 Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
 Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa
5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

e. info@holdmark.com.au www.holdmark.com.au

LEVEL 1 SERVICED APARTMENTS

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 5 10 20m
1 : 200 @ A3

05/06/13

PA-100-04/2
FOR APPROVAL

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

e. info@holdmark.com.au www.holdmark.com.au

P: (02) 9889 5540
F: (02) 9888 5829

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

LEVEL 2 SERVICED APARTMENTS



PA-100-5/2
FOR APPROVAL

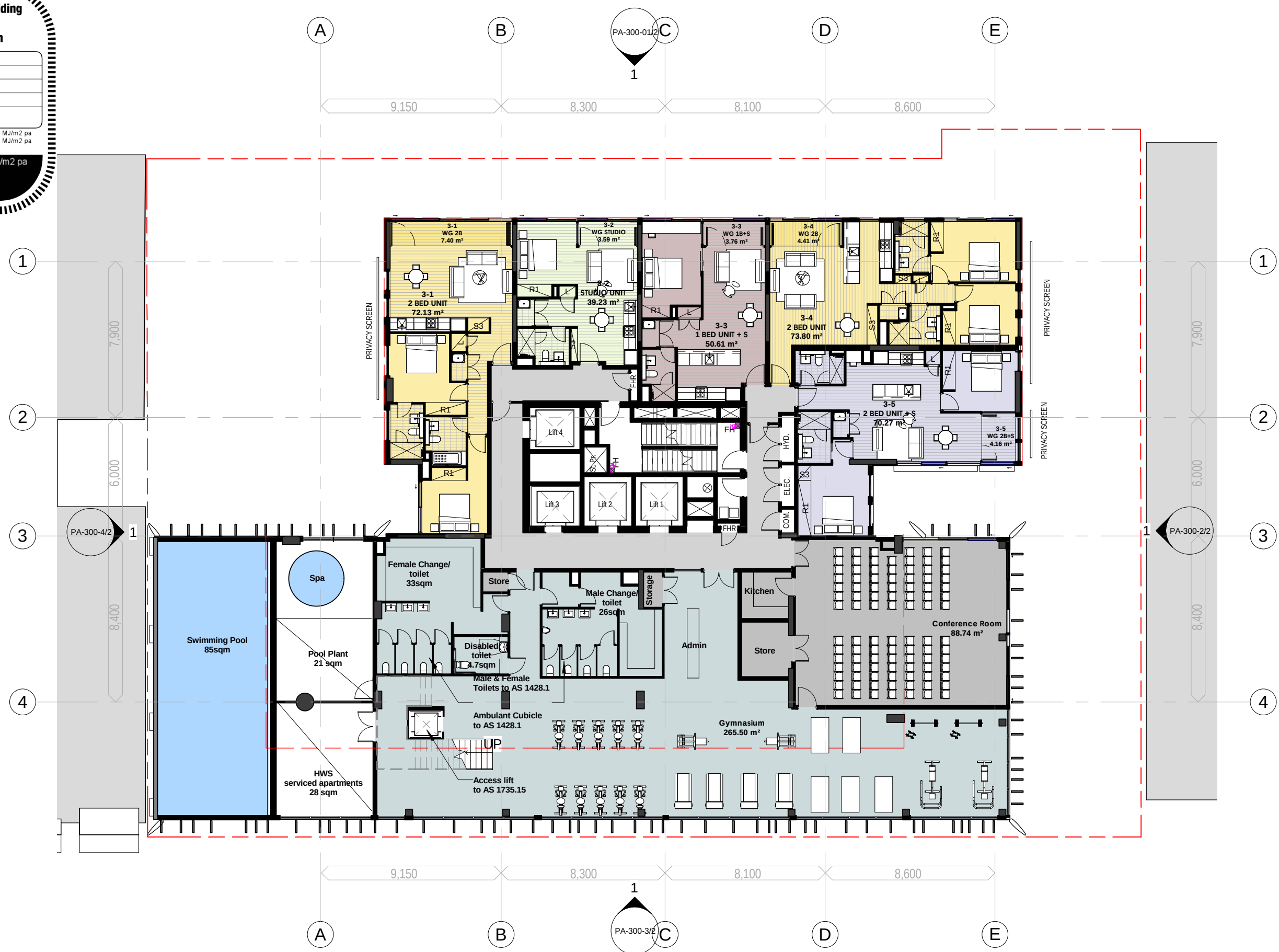
Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>CLC</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

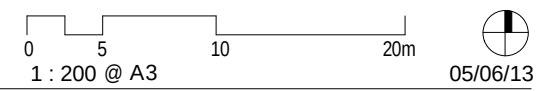
HOLDMARK

ground floor 11-17 buckingham st
 surry hills sydney australia 2010
 t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
 NOM.ARCH.
 DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

2/2-4 GIFFNOCK AV,
 MACQUARIE PARK
 NSW 2113
 P: (02) 9889 5540
 F: (02) 9888 5829
 e. info@holdmark.com.au www.holdmark.com.au

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

LEVEL 3



PA-100-6/2
 FOR APPROVAL

ABSASustainabilityAssessors

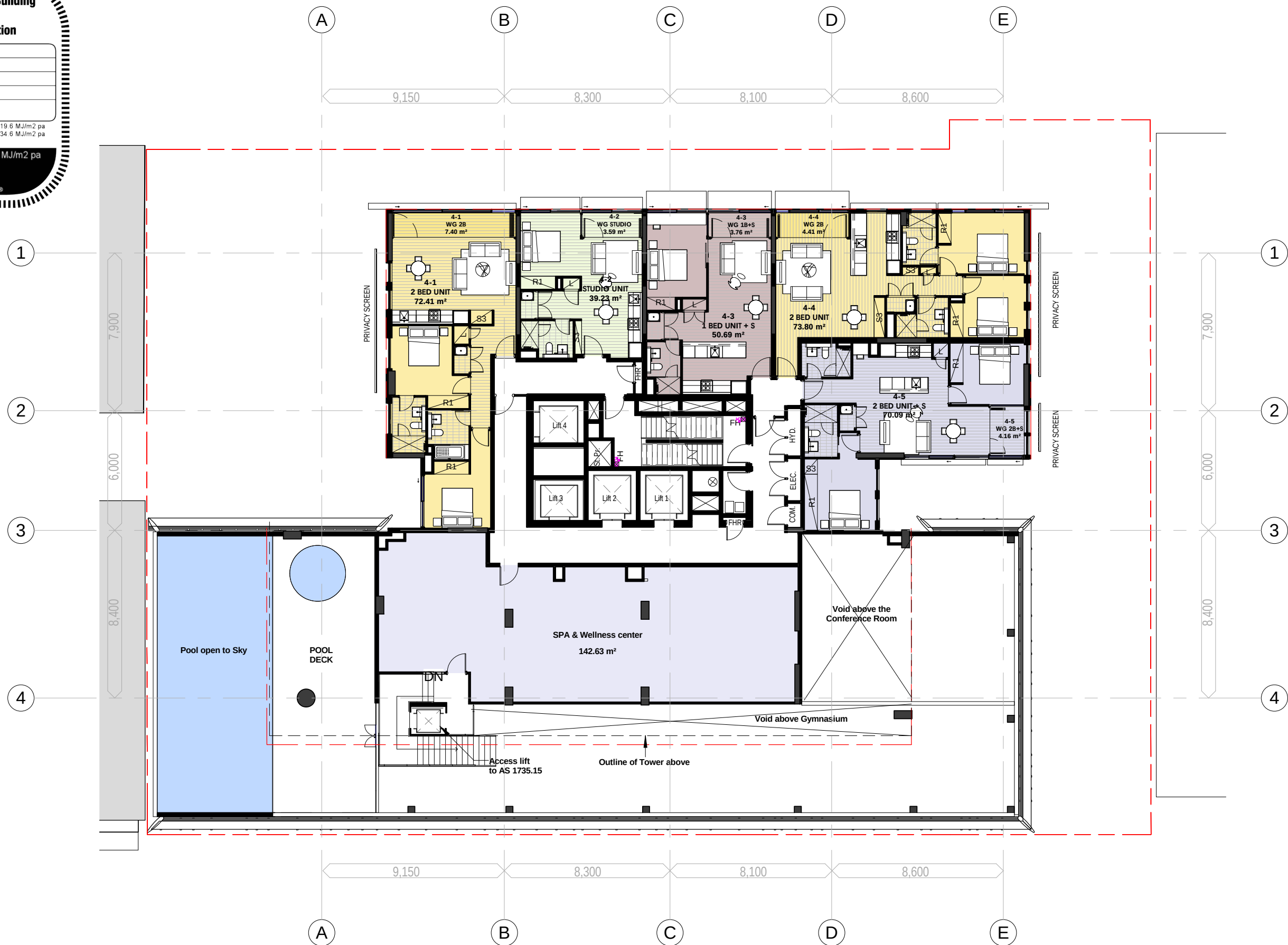
Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>CCraggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



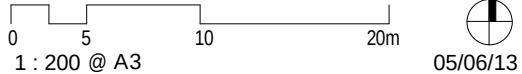
ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
www.marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113
P: (02) 9889 5540
F: (02) 9888 5829
e. info@holdmark.com.au www.holdmark.com.au

LEVEL4



Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-7/2
FOR APPROVAL

05/06/13

ABSAS
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

e. info@holdmark.com.au www.holdmark.com.au

LEVEL 5



Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-8/2
FOR APPROVAL

05/06/13

ABSAS
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
 Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
 Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113
P: (02) 9889 5540
F: (02) 9888 5829

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

e. info@holdmark.com.au www.holdmark.com.au

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-100-10/2
FOR APPROVAL

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	

Averaged Simulated Energy: HEATING: 19.6 MJ/m2 pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m2 pa
Rated with Downlights: No
Averaged NatHERS Rating 54.1 MJ/m2 pa

5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
 surry hills sydney australia 2010 www.marks.net.au
 t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
 NOM.ARCH.
 DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

2/2-4 GIFFNOCK AV,
 MACQUARIE PARK
 NSW 2113
 P: (02) 9889 5540
 F: (02) 9888 5829
 e. info@holdmark.com.au www.holdmark.com.au

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-100-11/2
 FOR APPROVAL

ABSA
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
 Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
 Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa
5.9



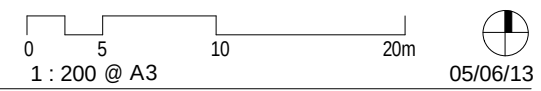
ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au
www.marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113
P: (02) 9889 5540
F: (02) 9888 5829
e. info@holdmark.com.au www.holdmark.com.au

LEVEL 9



Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-12/2
FOR APPROVAL

ABSA
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
 Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
 Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

LEVEL 10

0 5 10 20m
1 : 200 @ A3



05/06/13

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-13/2
FOR APPROVAL

ABSA
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
 Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
 Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa
5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

e. info@holdmark.com.au www.holdmark.com.au

LEVEL 11



Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-14/2
FOR APPROVAL

ABSA

Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number

1005401169

Certification Date

05/06/2013

Assessor Name

Clinton Craggs

Assessor Number

61205

Assessor Signature

Averaged Simulated Energy: HEATING:

19.6 MJ/m2 pa

Averaged Simulated Energy: COOLING:

34.6 MJ/m2 pa

Rated with Downlights:

No

Averaged NatHERS Rating

54.1 MJ/m2 pa

5.9

12-1 WG 2B+S 7.43 m²

12-1 2 BED UNIT + S 75.47 m²

12-2 WG 1B+S 3.55 m²

12-2 1 BED UNIT + S 50.76 m²

12-3 WG 1B+S 3.76 m²

12-3 1 BED UNIT + S 50.71 m²

12-4 WG 2B 4.41 m²

12-4 2 BED UNIT 73.92 m²

12-5 1 BED UNIT + S 51.48 m²

12-5 WG 1B+S 4.16 m²

12-6 2 BED UNIT 70.82 m²

12-6 WG 2B 6.21 m²

12-7 1 BED UNIT + S 52.39 m²

12-7 ADAPTABLE 5

12-7 WG 1B+S 5.02 m²

12-8 1 BED UNIT + S 51.97 m²

12-8 WG 1B+S 4.29 m²

12-9 2 BED UNIT 75.28 m²

12-9 WG 2B 4.20 m²

12-10 1 BED UNIT 50.49 m²

12-10 BAL 1B 3.70 m²

12-11 1 BED UNIT 50.49 m²

12-11 BAL 1B 3.70 m²

12-12 1 BED UNIT 50.49 m²

12-12 BAL 1B 3.70 m²

12-13 1 BED UNIT 50.49 m²

12-13 BAL 1B 3.70 m²

12-14 1 BED UNIT 50.49 m²

12-14 BAL 1B 3.70 m²

12-15 1 BED UNIT 50.49 m²

12-15 BAL 1B 3.70 m²

12-16 1 BED UNIT 50.49 m²

12-16 BAL 1B 3.70 m²

12-17 1 BED UNIT 50.49 m²

12-17 BAL 1B 3.70 m²

12-18 1 BED UNIT 50.49 m²

12-18 BAL 1B 3.70 m²

12-19 1 BED UNIT 50.49 m²

12-19 BAL 1B 3.70 m²

12-20 1 BED UNIT 50.49 m²

12-20 BAL 1B 3.70 m²

12-21 1 BED UNIT 50.49 m²

12-21 BAL 1B 3.70 m²

12-22 1 BED UNIT 50.49 m²

12-22 BAL 1B 3.70 m²

12-23 1 BED UNIT 50.49 m²

12-23 BAL 1B 3.70 m²

12-24 1 BED UNIT 50.49 m²

12-24 BAL 1B 3.70 m²

12-25 1 BED UNIT 50.49 m²

12-25 BAL 1B 3.70 m²

12-26 1 BED UNIT 50.49 m²

12-26 BAL 1B 3.70 m²

12-27 1 BED UNIT 50.49 m²

12-27 BAL 1B 3.70 m²

12-28 1 BED UNIT 50.49 m²

12-28 BAL 1B 3.70 m²

12-29 1 BED UNIT 50.49 m²

12-29 BAL 1B 3.70 m²

12-30 1 BED UNIT 50.49 m²

12-30 BAL 1B 3.70 m²

12-31 1 BED UNIT 50.49 m²

12-31 BAL 1B 3.70 m²

12-32 1 BED UNIT 50.49 m²

12-32 BAL 1B 3.70 m²

12-33 1 BED UNIT 50.49 m²

12-33 BAL 1B 3.70 m²

12-34 1 BED UNIT 50.49 m²

12-34 BAL 1B 3.70 m²

12-35 1 BED UNIT 50.49 m²

12-35 BAL 1B 3.70 m²

12-36 1 BED UNIT 50.49 m²

12-36 BAL 1B 3.70 m²

12-37 1 BED UNIT 50.49 m²

12-37 BAL 1B 3.70 m²

12-38 1 BED UNIT 50.49 m²

12-38 BAL 1B 3.70 m²

12-39 1 BED UNIT 50.49 m²

12-39 BAL 1B 3.70 m²

12-40 1 BED UNIT 50.49 m²

12-40 BAL 1B 3.70 m²

12-41 1 BED UNIT 50.49 m²

12-41 BAL 1B 3.70 m²

12-42 1 BED UNIT 50.49 m²

12-42 BAL 1B 3.70 m²

12-43 1 BED UNIT 50.49 m²

12-43 BAL 1B 3.70 m²

12-44 1 BED UNIT 50.49 m²

12-44 BAL 1B 3.70 m²

12-45 1 BED UNIT 50.49 m²

12-45 BAL 1B 3.70 m²

12-46 1 BED UNIT 50.49 m²

12-46 BAL 1B 3.70 m²

12-47 1 BED UNIT 50.49 m²

12-47 BAL 1B 3.70 m²

12-48 1 BED UNIT 50.49 m²

12-48 BAL 1B 3.70 m²

12-49 1 BED UNIT 50.49 m²

12-49 BAL 1B 3.70 m²

12-50 1 BED UNIT 50.49 m²

12-50 BAL 1B 3.70 m²

12-51 1 BED UNIT 50.49 m²

12-51 BAL 1B 3.70 m²

12-52 1 BED UNIT 50.49 m²

12-52 BAL 1B 3.70 m²

12-53 1 BED UNIT 50.49 m²

12-53 BAL 1B 3.70 m²

12-54 1 BED UNIT 50.49 m²

12-54 BAL 1B 3.70 m²

12-55 1 BED UNIT 50.49 m²

12-55 BAL 1B 3.70 m²

12-56 1 BED UNIT 50.49 m²

12-56 BAL 1B 3.70 m²

12-57 1 BED UNIT 50.49 m²

12-57 BAL 1B 3.70 m²

12-58 1 BED UNIT 50.49 m²

12-58 BAL 1B 3.70 m²

12-59 1 BED UNIT 50.49 m²

12-59 BAL 1B 3.70 m²

12-60 1 BED UNIT 50.49 m²

12-60 BAL 1B 3.70 m²

12-61 1 BED UNIT 50.49 m²

12-61 BAL 1B 3.70 m²

12-62 1 BED UNIT 50.49 m²

12-62 BAL 1B 3.70 m²

12-63 1 BED UNIT 50.49 m²

12-63 BAL 1B 3.70 m²

12-64 1 BED UNIT 50.49 m²

12-64 BAL 1B 3.70 m²

12-65 1 BED UNIT 50.49 m²

12-65 BAL 1B 3.70 m²

12-66 1 BED UNIT 50.49 m²

12-66 BAL 1B 3.70 m²

12-67 1 BED UNIT 50.49 m²

12-67 BAL 1B 3.70 m²

12-68 1 BED UNIT 50.49 m²

12-68 BAL 1B 3.70 m²

12-69 1 BED UNIT 50.49 m²

12-69 BAL 1B 3.70 m²

12-70 1 BED UNIT 50.49 m²

12-70 BAL 1B 3.70 m²

12-71 1 BED UNIT 50.49 m²

12-71 BAL 1B 3.70 m²

12-72 1 BED UNIT 50.49 m²

12-72 BAL 1B 3.70 m²

12-73 1 BED UNIT 50.49 m²

12-73 BAL 1B 3.70 m²

12-74 1 BED UNIT 50.49 m²

12-74 BAL 1B 3.70 m²

12-75 1 BED UNIT 50.49 m²

12-75 BAL 1B 3.70 m²

12-76 1 BED UNIT 50.49 m²

12-76 BAL 1B 3.70 m²

12-77 1 BED UNIT 50.49 m²

12-77 BAL 1B 3.70 m²

12-78 1 BED UNIT 50.49 m²

12-78 BAL 1B 3.70 m²

12-79 1 BED UNIT 50.49 m²

12-79 BAL 1B 3.70 m²

12-80 1 BED UNIT 50.49 m²

12-80 BAL 1B 3.70 m²

12-81 1 BED UNIT 50.49 m²

12-81 BAL 1B 3.70 m²

12-82 1 BED UNIT 50.49 m²

12-82 BAL 1B 3.70 m²

12-83 1 BED UNIT 50.49 m²

12-83 BAL 1B 3.70 m²

12-84 1 BED UNIT 50.49 m²

12-84 BAL 1B 3.70 m²

12-85 1 BED UNIT 50.49 m²

12-85 BAL 1B 3.70 m²

12-86 1 BED UNIT 50.49 m²

12-86 BAL 1B 3.70 m²

12-87 1 BED UNIT 50.49 m²

12-87 BAL 1B 3.70 m²

12-88 1 BED UNIT 50.49 m²

12-88 BAL 1B 3.70 m²

12-89 1 BED UNIT 50.49 m²

12-89 BAL 1B 3.70 m²

12-90 1 BED UNIT 50.49 m²

12-90 BAL 1B 3.70 m²

12-91 1 BED UNIT 50.49 m²

12-91 BAL 1B 3.70 m²

12-92 1 BED UNIT 50.49 m²

12-92 BAL 1B 3.70 m²

12-93 1 BED UNIT 50.49 m²

12-93 BAL 1B 3.70 m²

12-94 1 BED UNIT 50.49 m²

12-94 BAL 1B 3.70 m²

12-95 1 BED UNIT 50.49 m²

12-95 BAL 1B 3.70 m²

12-96 1 BED UNIT 50.49 m²

12-96 BAL 1B 3.70 m²

12-97 1 BED UNIT 50.49 m²

12-97 BAL 1B 3.70 m²

12-98 1 BED UNIT 50.49 m²

12-98 BAL 1B 3.70 m²

12-99 1 BED UNIT 50.49 m²

12-99 BAL 1B 3.70 m²

12-100 1 BED UNIT 50.49 m²

12-100 BAL 1B 3.70 m²

ROBERTSON + MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

HOLDMARK

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

e. info@holdmark.com.au www.holdmark.com.au

P: (02) 9889 5540
F: (02) 9888 5829

LEVEL 12

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-15/2
FOR APPROVAL

ABSAS
Association of Building Sustainability Assessors

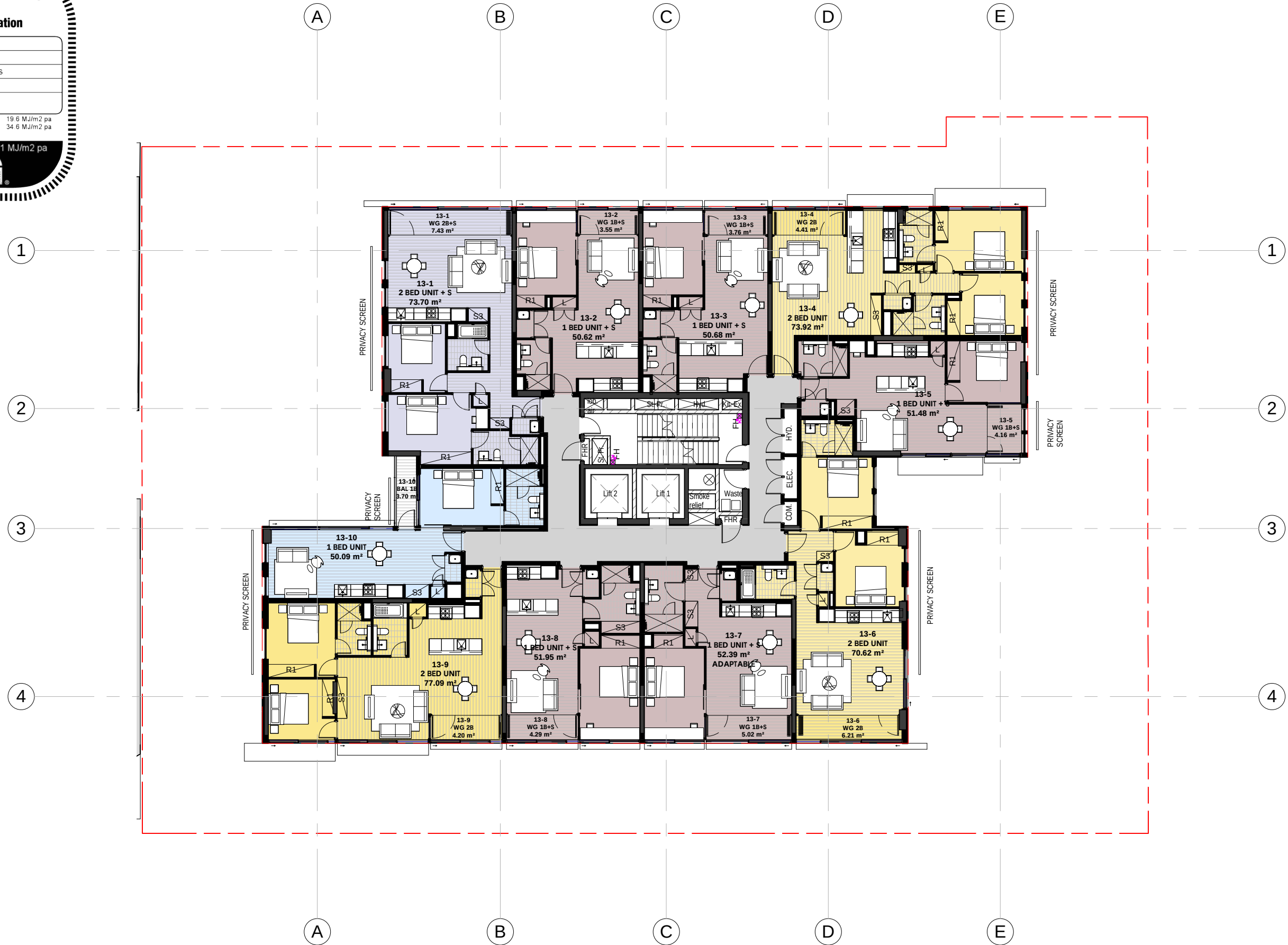
Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

LEVEL 13

0 5 10 20m
1 : 200 @ A3

05/06/13

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-16/2
FOR APPROVAL

ABSAS
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ABSA

Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number

1005401169

Certification Date

05/06/2013

Assessor Name

Clinton Craggs

Assessor Number

61205

Assessor Signature

Averaged Simulated Energy: HEATING:

19.6 MJ/m2 pa

Averaged Simulated Energy: COOLING:

34.6 MJ/m2 pa

Rated with Downlights:

No

Averaged NatHERS Rating

54.1 MJ/m2 pa

5.9

The floor plan for Level 15 is a rectangular building layout divided into two main wings. The top wing contains units 15-1 through 15-5, and the bottom wing contains units 15-6 through 15-10. Each unit is color-coded: 15-1 and 15-4 are purple, 15-2 and 15-3 are brown, 15-5 is yellow, 15-6 and 15-9 are yellow, 15-7 is brown, 15-8 is brown, and 15-10 is blue. Units are labeled with their type and area, e.g., '15-1 2 BED UNIT + S 73.77 m²'. Common areas include a central staircase (Lift 1, Lift 2), a waste room, a smoke relief area, and a communal area (COM. ELEC.). The plan is overlaid with a structural grid: horizontal lines A, B, C, D, E and vertical lines 1, 2, 3, 4. Dimensions are provided for the grid intervals: 9,150, 8,300, 8,100, and 8,600 horizontally; and 7,900, 6,000, and 8,400 vertically. Privacy screens are indicated along the perimeter walls.

ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

LEVEL 15

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

Scale bar: 0, 5, 10, 20m
1 : 200 @ A3
North arrow pointing up, with date 05/06/13.

PA-100-18/2
FOR APPROVAL



Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9




ROBERTSON + MARKS

 **HOLDMARK**

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

LEVEL 16



Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-19/2
FOR APPROVAL



05/06/13

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa

Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa

Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

LEVEL 17



Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-20/2
FOR APPROVAL

ABSA
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
 Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
 Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa
5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

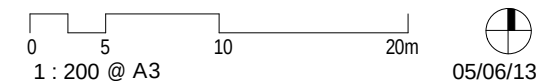
2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

e. info@holdmark.com.au www.holdmark.com.au

LEVEL 18



Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-21/2
FOR APPROVAL



ABSA

Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number

1005401169

Certification Date

05/06/2013

Assessor Name

Clinton Craggs

Assessor Number

61205

Assessor Signature

Averaged Simulated Energy: HEATING:

19.6 MJ/m2 pa

Averaged Simulated Energy: COOLING:

34.6 MJ/m2 pa

Rated with Downlights:

No

Averaged NatHERS Rating

54.1 MJ/m2 pa

5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

e. info@holdmark.com.au www.holdmark.com.au

LEVEL 20



Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-23/2
FOR APPROVAL

ABSA
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>CLC</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



Shaded apartments to be assessed under seperate submission.

ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

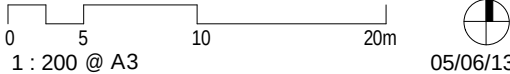
NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

e. info@holdmark.com.au www.holdmark.com.au

P: (02) 9889 5540
F: (02) 9888 5829

LEVEL 23

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-100-26/2
FOR APPROVAL

05/06/13

ABSAS
Association of Building Sustainability Assessors

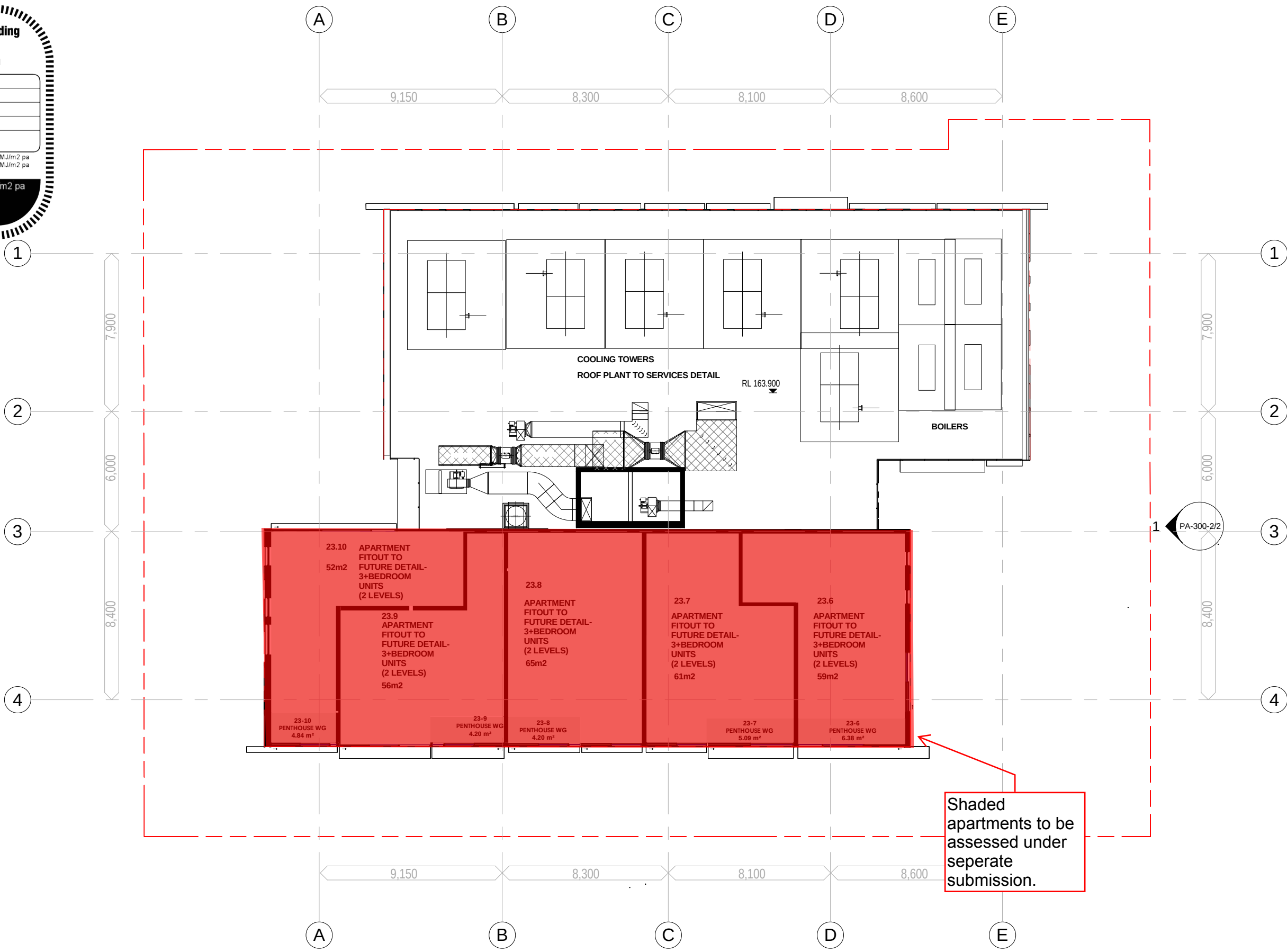
Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>CCraggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ABSAS
Association of Building Sustainability Assessors

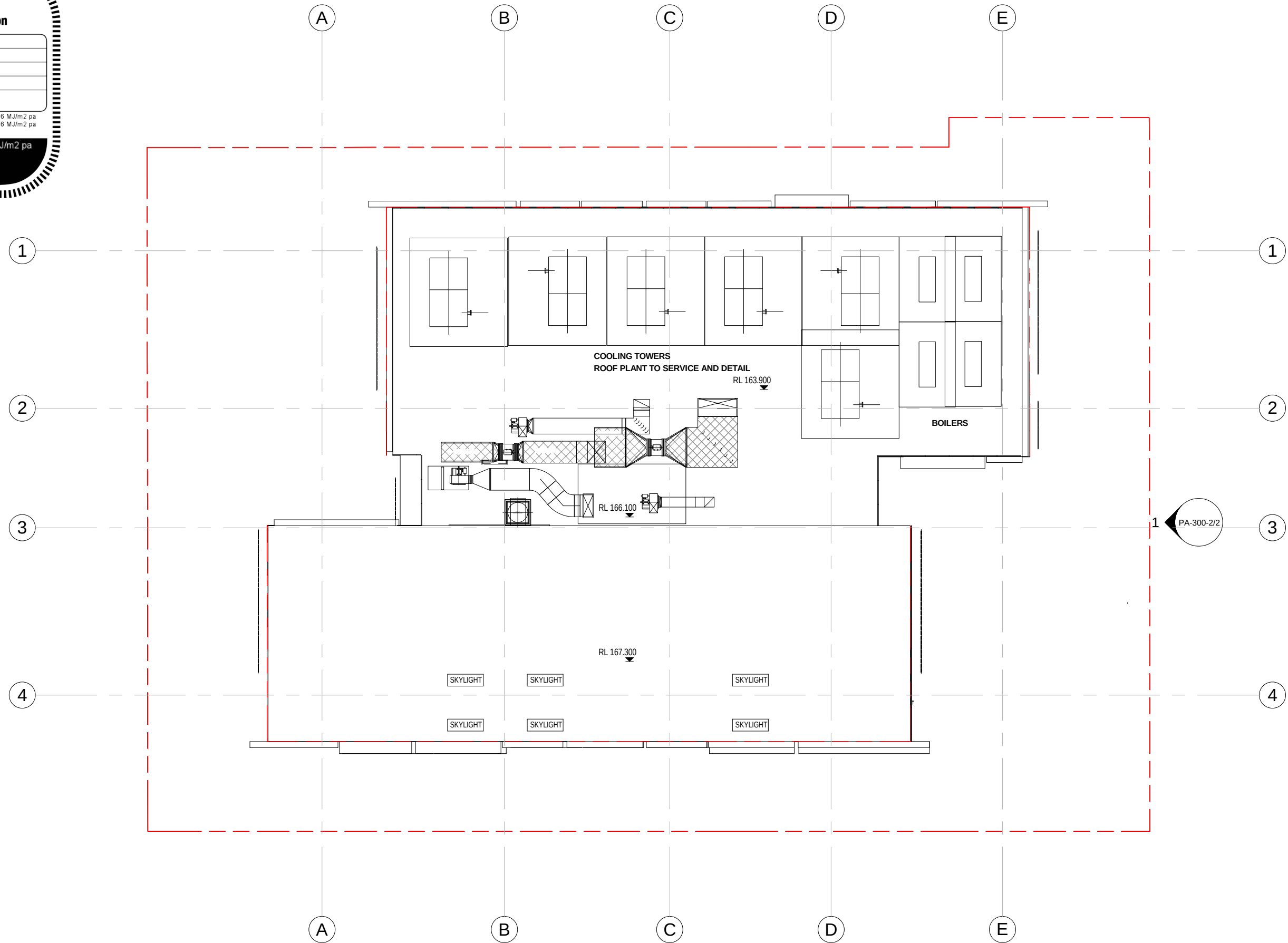
Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>CCraggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

HOLDMARK

2/2-4 GIFFNOCK AV.
MACQUARIE PARK
NSW 2113

e. info@holdmark.com.au www.holdmark.com.au

P: (02) 9889 5540
F: (02) 9888 5829

ROOF PLAN



Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-28/2
FOR APPROVAL

ABSAS
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: COOLING: 54.6 MJ/m2 pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m2 pa

5.9

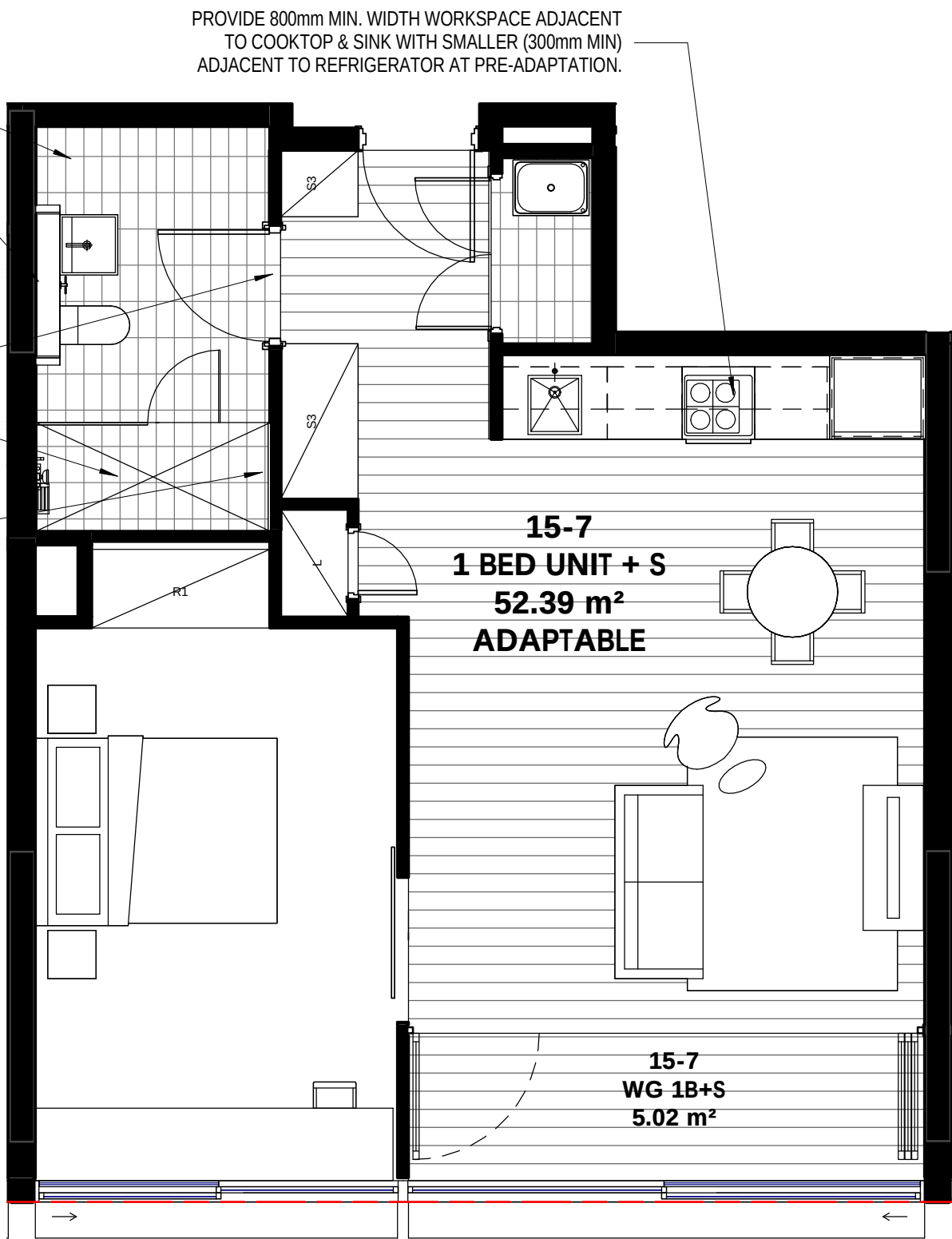
REMOVAL IN FUTURE.

PROVIDE 800mm MIN. WIDTH WORKSPACE ADJACENT TO COOKTOP & SINK WITH SMALLER (300mm MIN) ADJACENT TO REFRIGERATOR AT PRE-ADAPTATION.

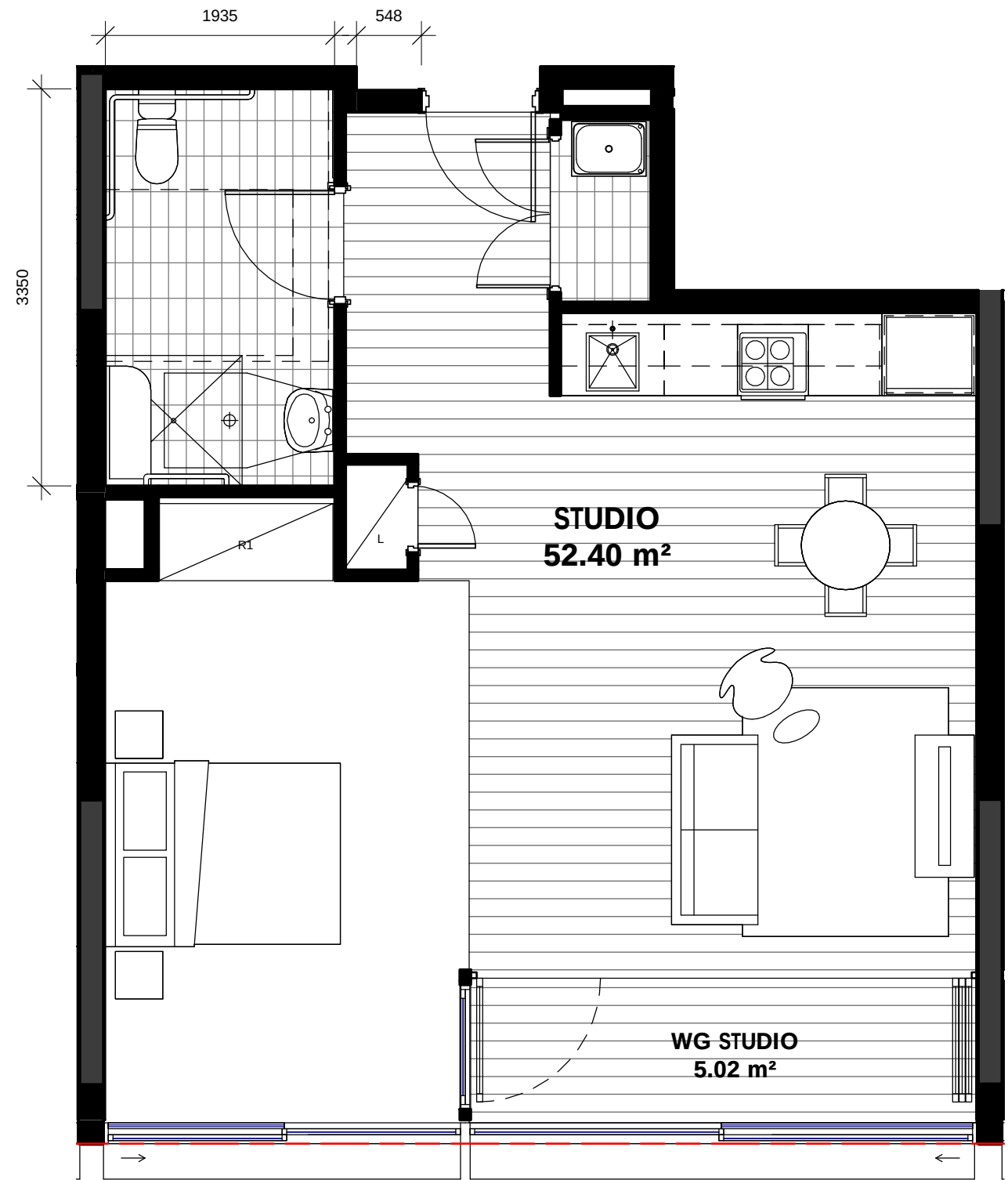
850mm MIN CLEAR WIDTH AT PRE-ADAPTATION WITH PROVISION FOR DOOR CIRCULATION, COMPLIANT WITH AS1428.1 2009 AT POST-ADAPTATION

SHOWER FLOOR WASTE TO BE INSTALLED FROM THE OUTSET TO SUIT POST-ADAPTATION TO ALLEVIATE NEED TO RE-TILE BATHROOM FLOOR

PROVIDE PLUMBING FOR THE POST ADAPTABLE WASH BASIN IN STUD WALL



PRE-ADAPTABLE UNIT:



POST-ADAPTABLE UNIT:

ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

2/2-4 GIFFNOCK AV.
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

ADAPTABLE UNIT

0 5 10 20m
1 : 50 @ A3
05/06/13

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-100-29/2
FOR APPROVAL

PROVIDE 800mm MIN CLEAR WIDTH WORKSPACE ADJACENT TO COOKTOP AND SINK WITH SMALLER (300mm MIN) ADJACENT TO REFRIGERATOR AT PRE-ADAPTATION

Class 2 Building Project

ABSA Certification

12954/13

Certification Date 05/06/2013

Assessor Name Clinton Crooks

Assessor Number 61205

Assessor Signature

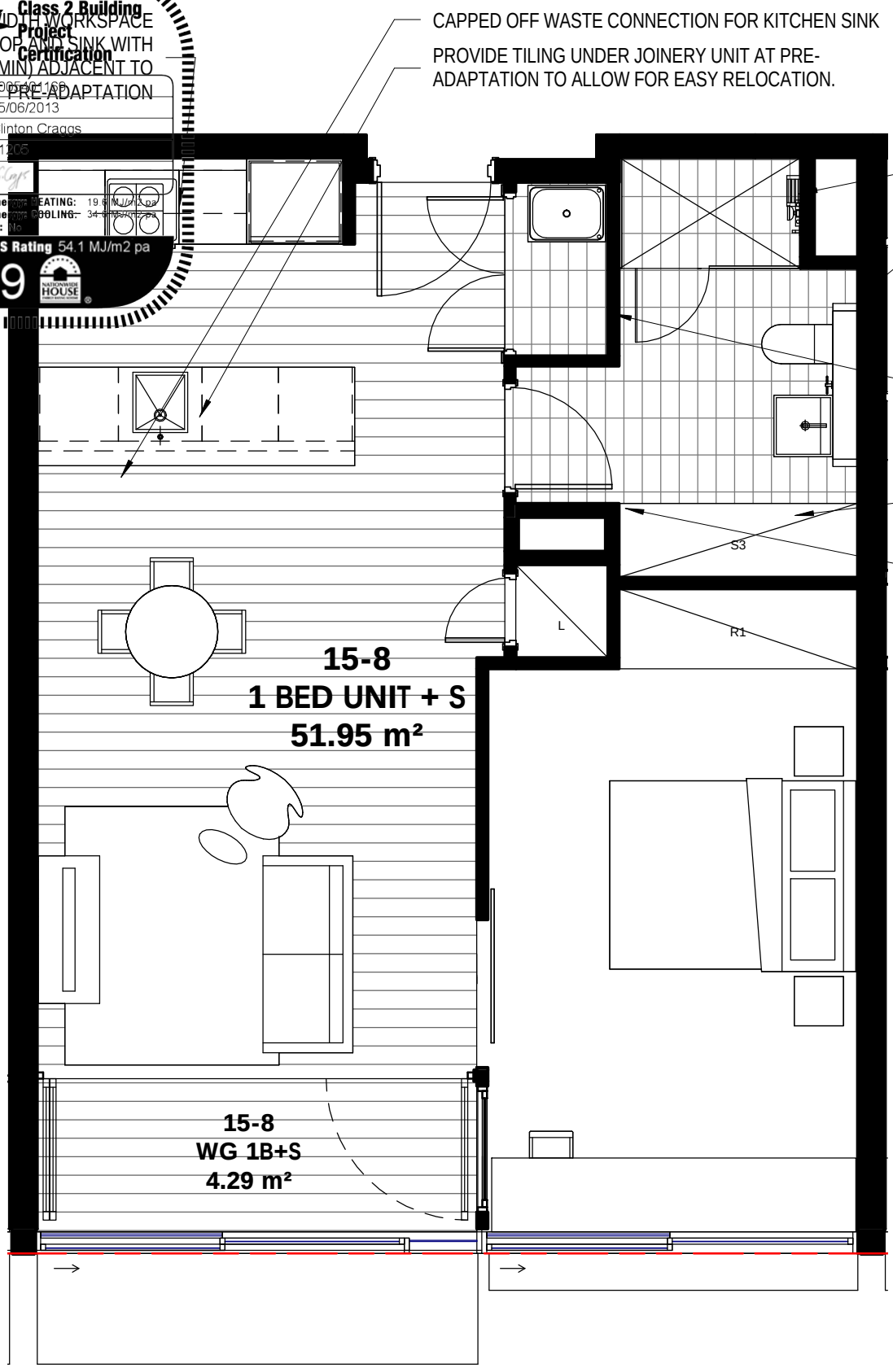
Averaged Simulated Envelope Heat Loss: HEATING: 19.6 MJ/m² pa COOLING: 34.4 MJ/m² pa

Averaged Simulated Envelope Heat Loss: RATED WITH DOWNLIGHTS: No

Averaged NatHERS Rating 54.1 MJ/m² pa

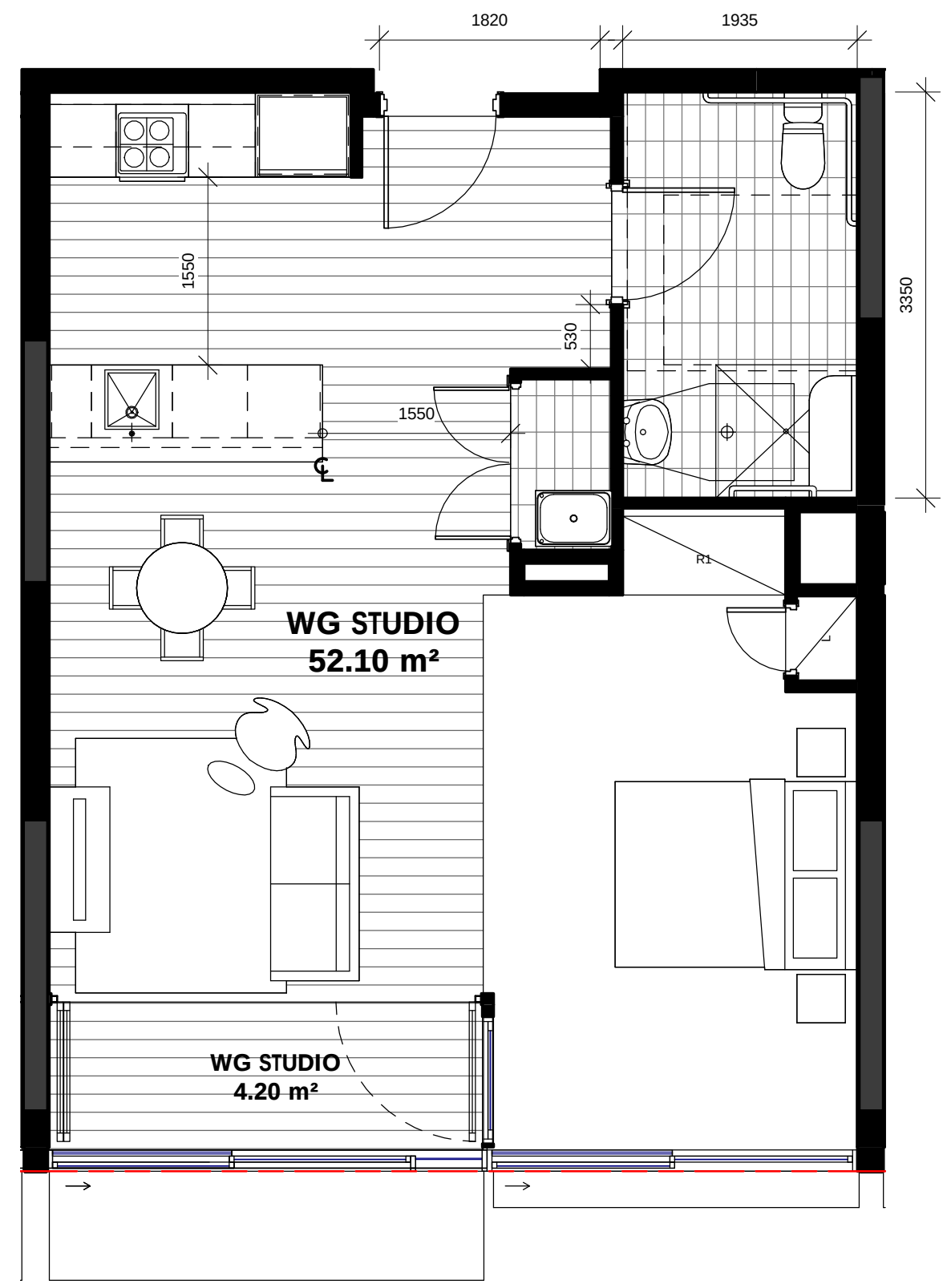
5.9

HOUSE

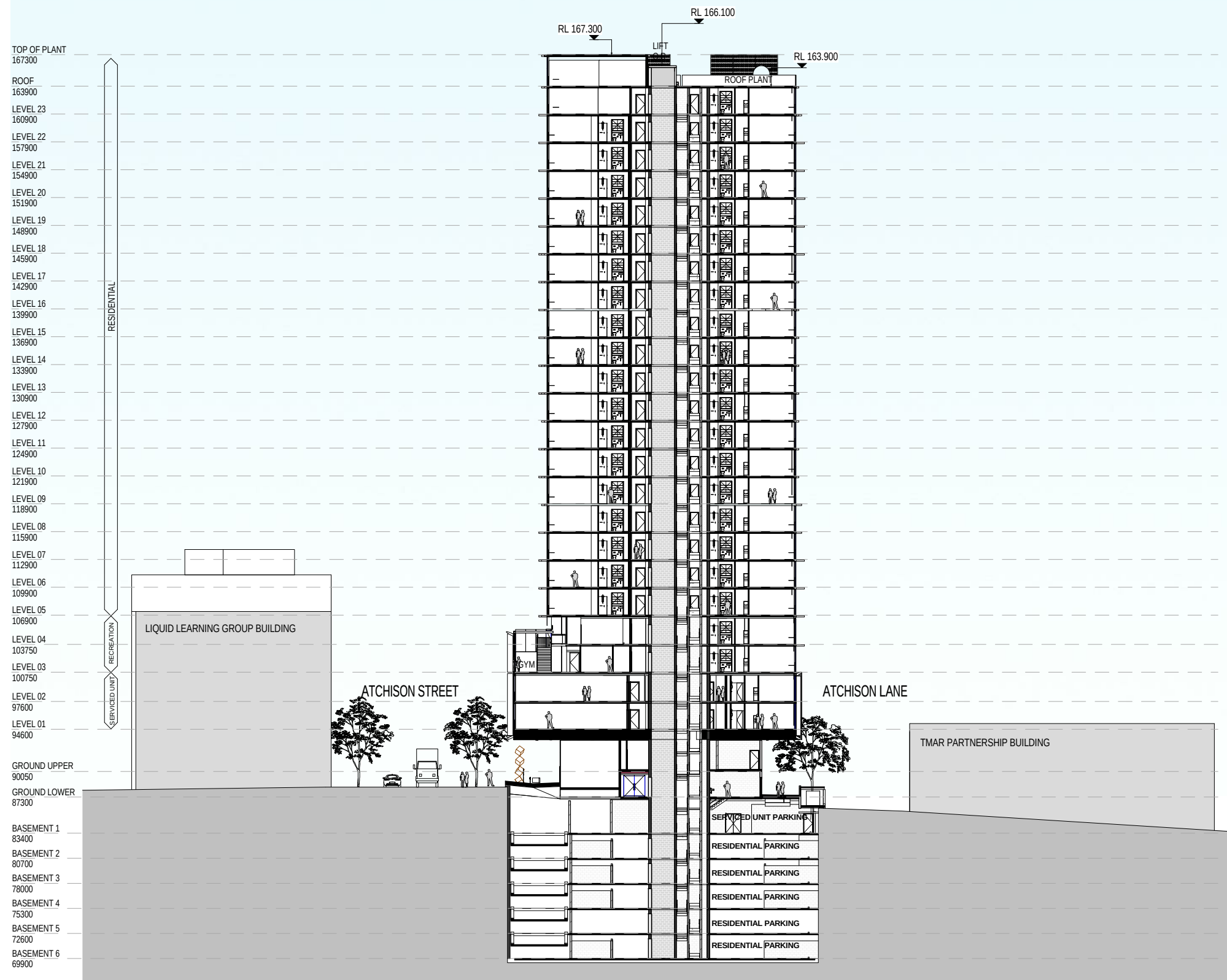


PRE-ADAPTABLE UNIT:

- CAPPED OFF WASTE CONNECTION FOR KITCHEN SINK
- PROVIDE TILING UNDER JOINERY UNIT AT PRE-ADAPTATION TO ALLOW FOR EASY RELOCATION.
- CAPPED OFF SEWER CONNECTION FOR TOILET PAN
- PROVIDE CONTINUOUS WATERPROOFING & TILING BEHIND BATHROOM JOINERY UNIT AT PRE-ADAPTATION TO ALLOW FOR EASY REMOVAL IN FUTURE
- 850mm MIN CLEAR WIDTH AT PRE-ADAPTATION WITH PROVISION FOR DOOR CIRCULATION, COMPLIANT WITH AS1428.1 2009 AT POST-ADAPTATION
- SHOWER FLOOR WASTE TO BE INSTALLED FROM THE OUTSET TO SUIT POST-ADAPTATION TO ALLEVIATE NEED TO RE-TILE BATHROOM FLOOR.
- PROVIDE PLUMBING FOR THE POST ADAPTABLE WASH BASIN IN STUD WALL



POST-ADAPTABLE UNIT:





Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>CCraggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating: 54.1 MJ/m² pa

5.9



- TOP OF PLANT

167300
- ROOF

163900
- LEVEL 23

160900
- LEVEL 22

157900
- LEVEL 21

154900
- LEVEL 20

151900
- LEVEL 19

148900
- LEVEL 18

145900
- LEVEL 17

142900
- LEVEL 16

139900
- LEVEL 15

136900
- LEVEL 14

133900
- LEVEL 13

130900
- LEVEL 12

127900
- LEVEL 11

124900
- LEVEL 10

121900
- LEVEL 09

118900
- LEVEL 08

115900
- LEVEL 07

112900
- LEVEL 06

109900
- LEVEL 05

106900
- LEVEL 04

103750
- LEVEL 03

100750
- LEVEL 02

97600
- LEVEL 01

94600
- UPPER GROUND

90250
- LOWER GROUND

87300
- BASEMENT 01

83400
- BASEMENT 02

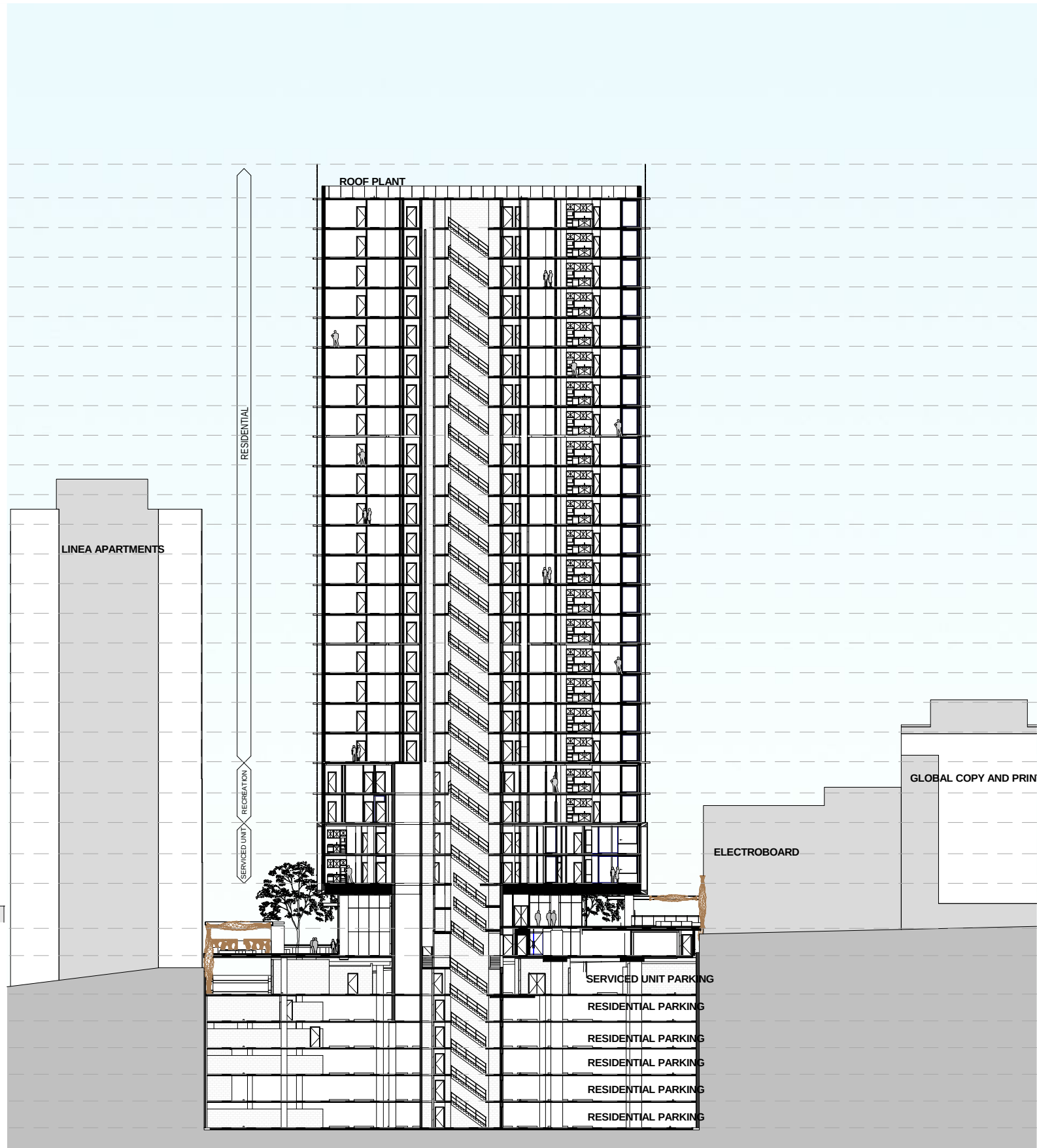
80700
- BASEMENT 03

78000
- BASEMENT 04

75300
- BASEMENT 05

72600
- BASEMENT 06

69900



ROBERTSON + MARKS

 **HOLDMARK**

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

e. info@holdmark.com.au www.holdmark.com.au

P: (02) 9889 5540
F: (02) 9888 5829

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

EAST WEST SECTION

0 5 10 20m
1 : 500 @ A3



05/06/13

PA-200-02/2
FOR APPROVAL

ABSAS
Association of Building Sustainability Assessors

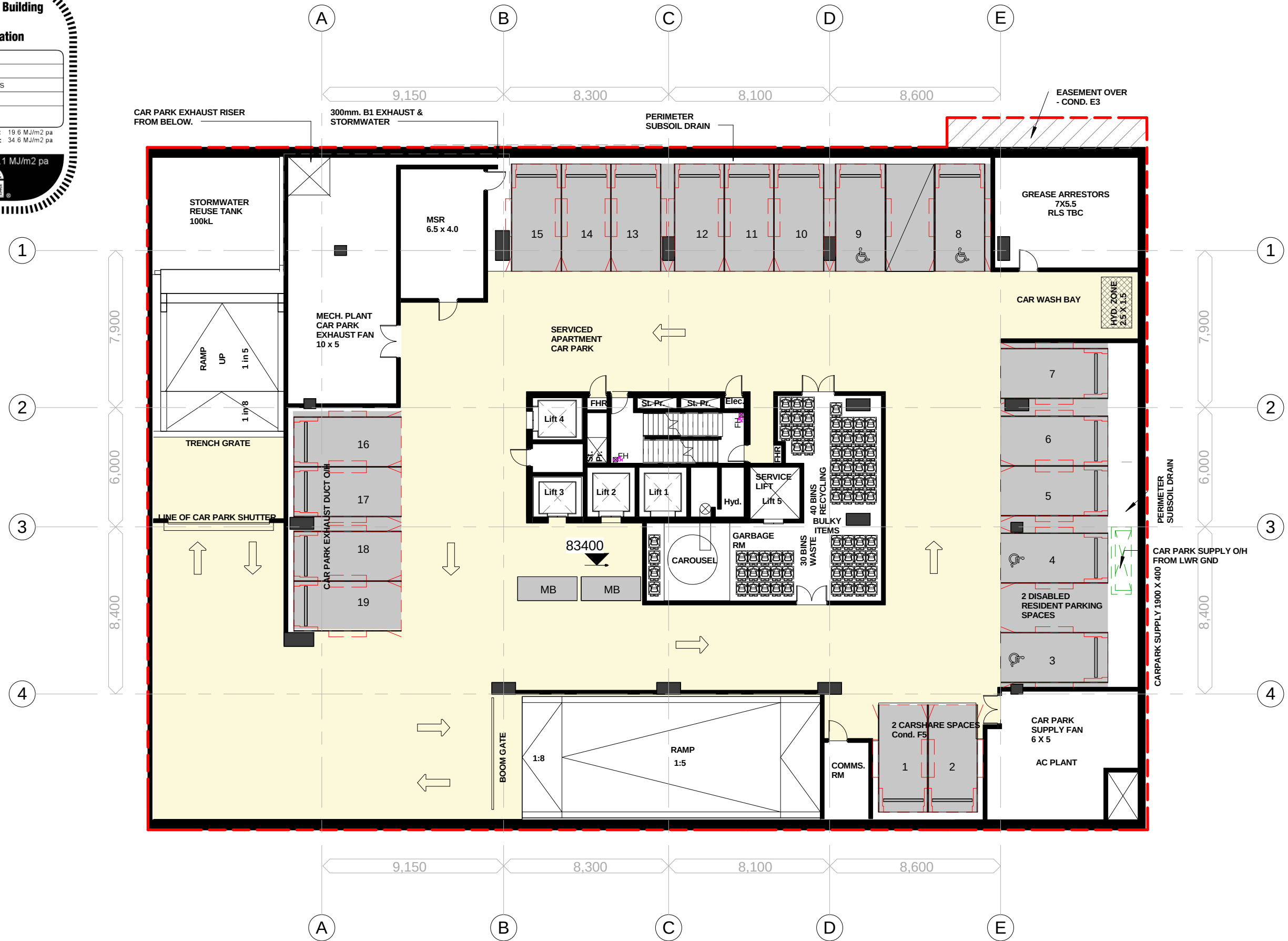
Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

BASEMENT LEVEL 1

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 5 10 20m
1 : 200 @ A3
05/06/13

PA-200-15/2
FOR APPROVAL

ABSAS
Association of Building Sustainability Assessors

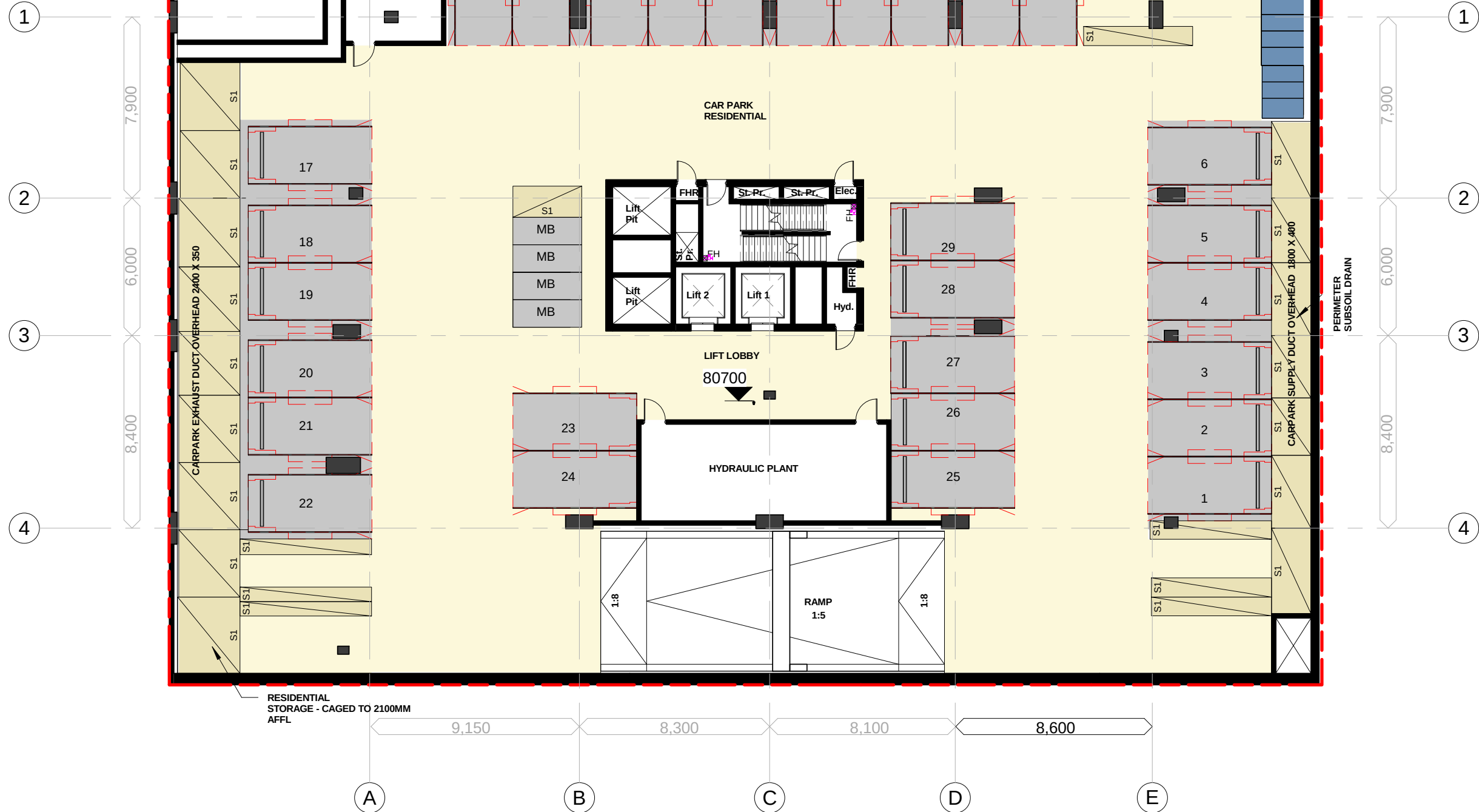
Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

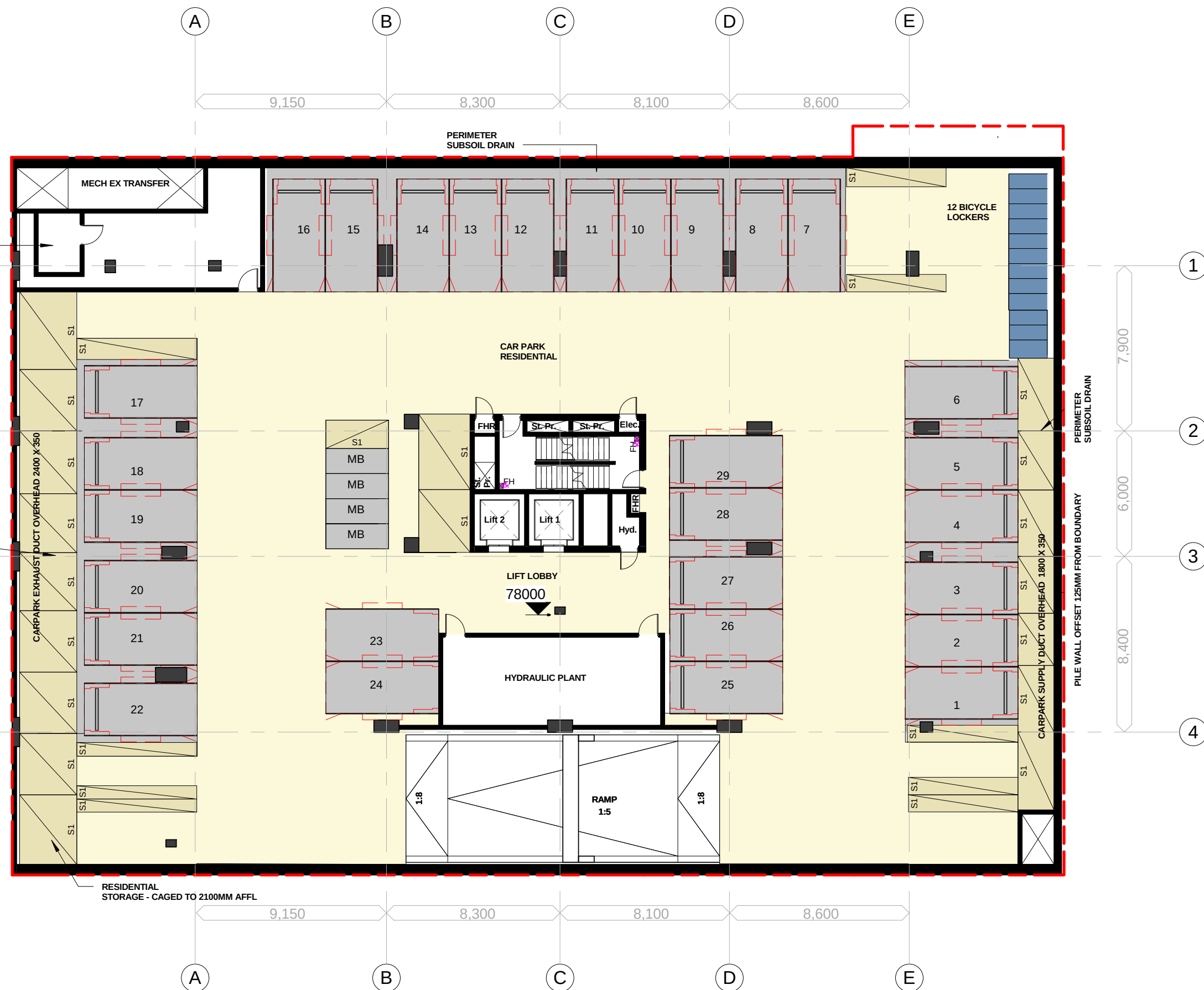
BASEMENT LEVEL 2

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-200-16/2
FOR APPROVAL

④



R O B E R T S O N + M A R K S



ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

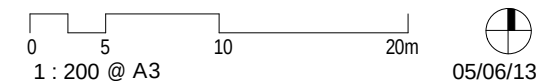
2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

BASEMENT LEVEL 3

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



PA-200-17/2
FOR APPROVAL

ABSASustainability
Association of Building Sustainability Assessors

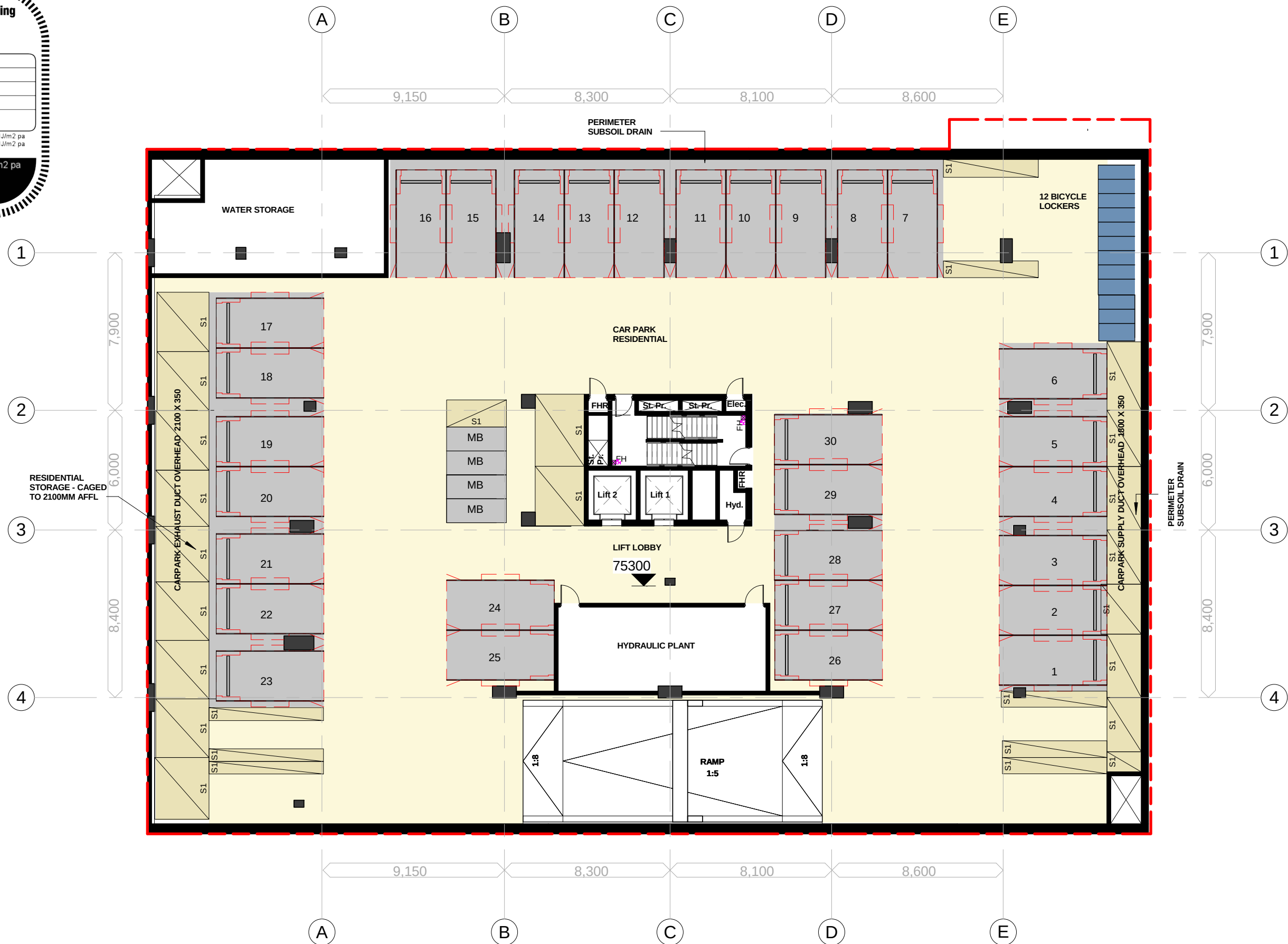
Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>CCraggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9



ROBERTSON + MARKS



ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

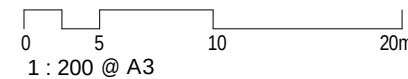
2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

BASEMENT LEVEL 4

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



05/06/13

PA-200-18/2
FOR APPROVAL

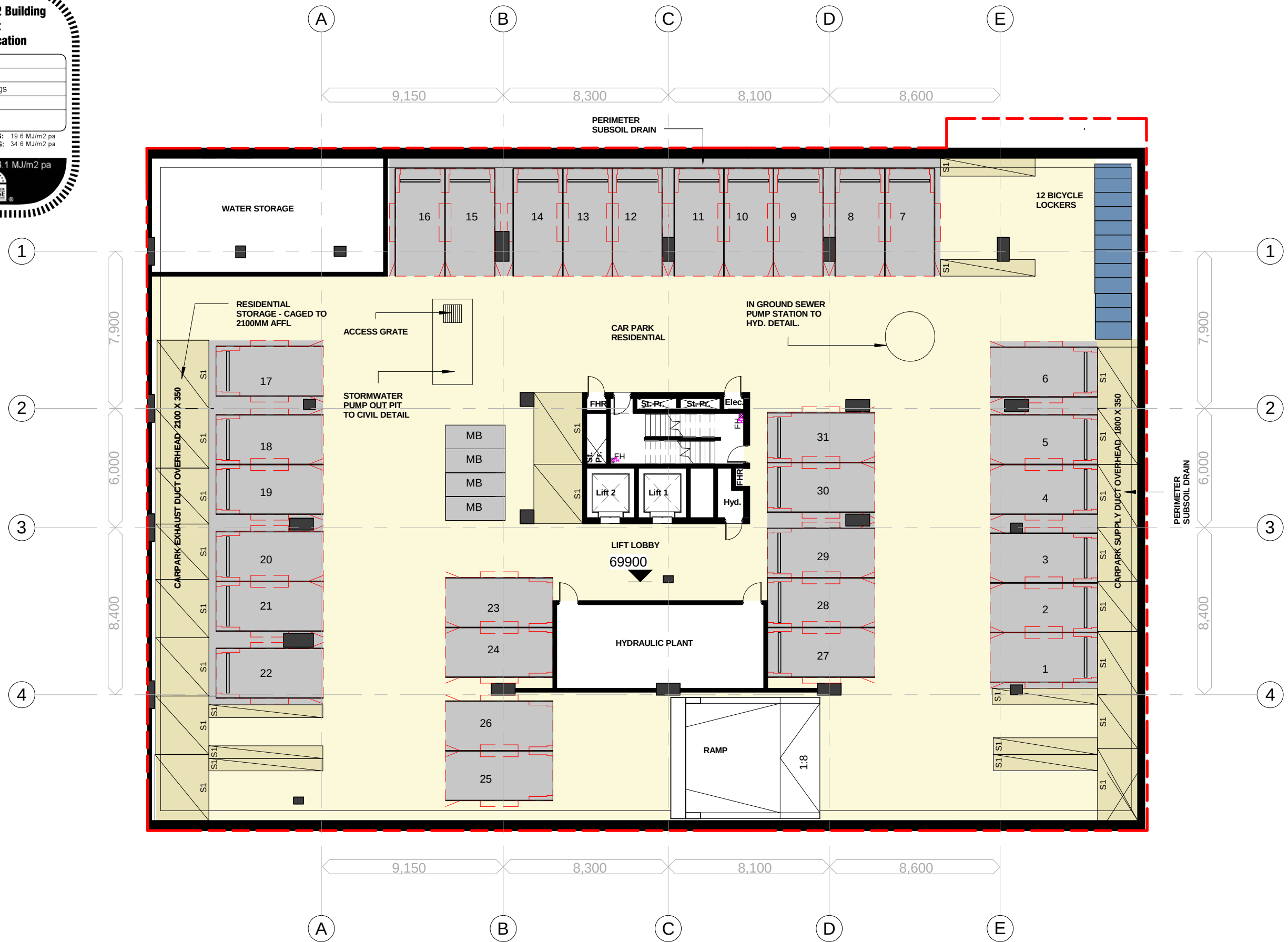
ABSA
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
 Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
 Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa
5.9



ABSA
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	100006
Assessor Signature	

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
 Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
 Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9

LEVEL 04
103750

LEVEL 03
100750

LEVEL 02
97600

LEVEL 01
94600

GROUND UPPER
90050

GROUND LOWER
87300

BASEMENT 1
83400

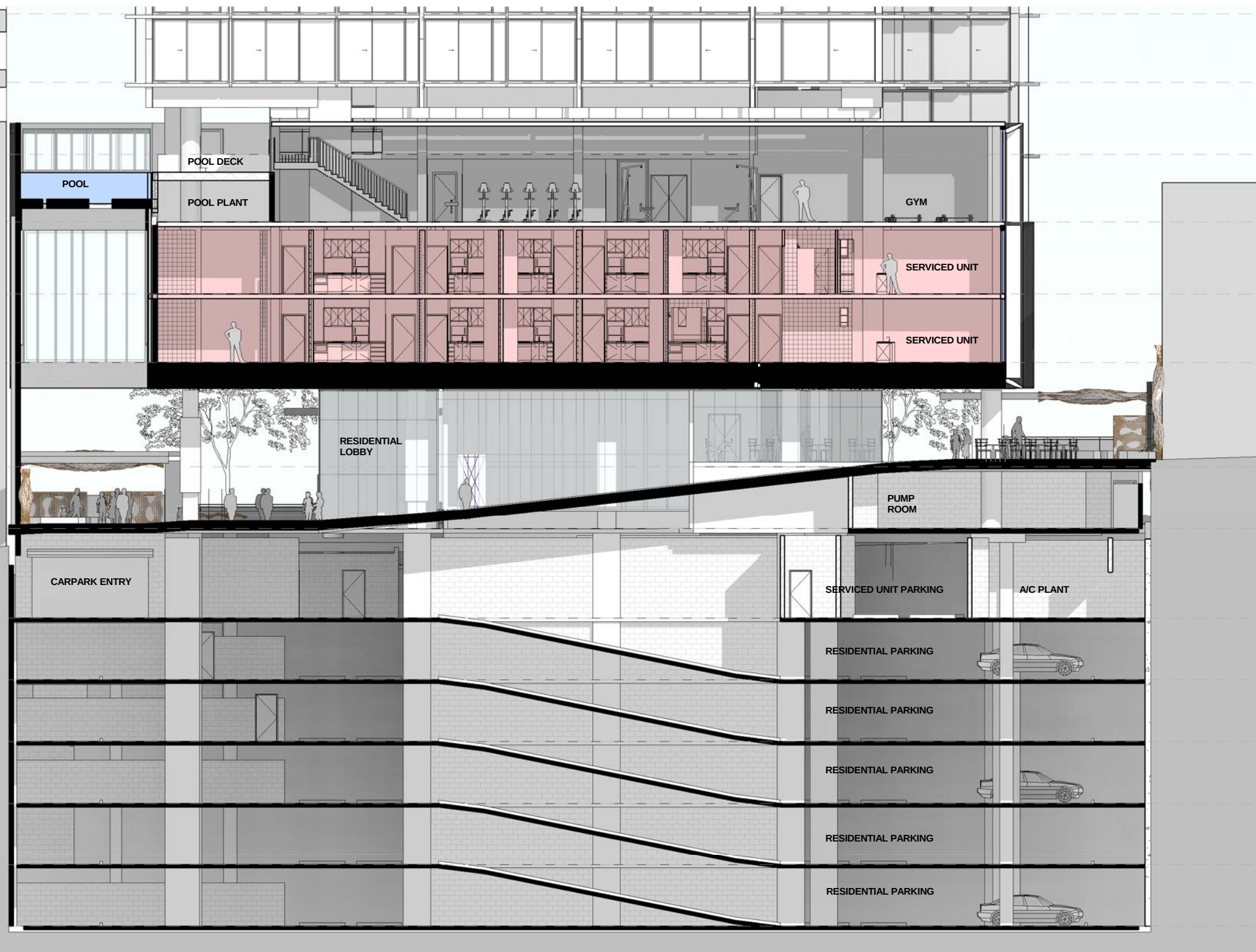
BASEMENT 2
80700

BASEMENT 3
78000

BASEMENT 4
75300

BASEMENT 5
72600

BASEMENT 6
69900



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
 surry hills sydney australia 2010
 t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV.
 MACQUARIE PARK
 NSW 2113

P: (02) 9889 5540
 F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

PODIUM ATCHISON STREET

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

0 5 10 20m
 1 : 200 @ A3

 05/06/13

PA-210-01/2
 FOR APPROVAL



ABSA
Association of Building
Sustainability Assessors

**Class 2 Building
Project
Certification**

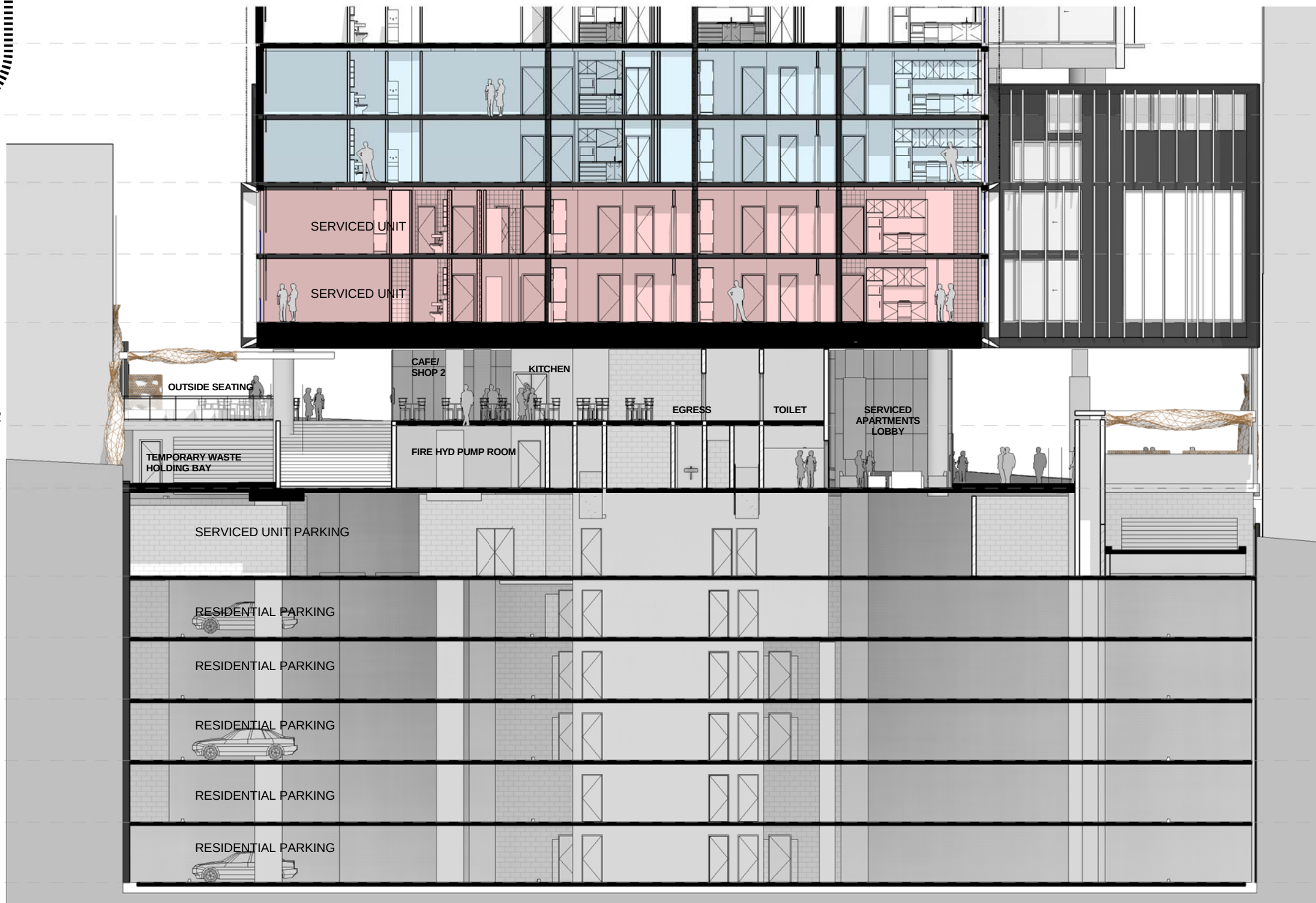
Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m2 pa
 Averaged Simulated Energy: COOLING: 13.0 MJ/m2 pa
 Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m2 pa

5.9 

- LEVEL 05
103750
- LEVEL 03
100750
- LEVEL 02
97600
- LEVEL 01
94600
- GROUND UPPER
90050
- GROUND LOWER
87300
- BASEMENT 1
83400
- BASEMENT 21
80700
- BASEMENT 3
78000
- BASEMENT 4
75300
- BASEMENT 5
72600
- BASEMENT 6
69900



ROBERTSON + MARKS

ground floor 11-17 buckingham st
 surry hills sydney australia 2010
 t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
 DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

 **HOLDMARK**

2/2-4 GIFFNOCK AV.
 MACQUARIE PARK
 NSW 2113

e. info@holdmark.com.au www.holdmark.com.au

P: (02) 9889 5540
 F: (02) 9888 5829

PODIUM ATCHSION LANE EW

0 5 10 20m
 1 : 200 @ A3

 05/06/13

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-210-02/2
 FOR APPROVAL

ABSA
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
 Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
 Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9

LEVEL 06
109900

LEVEL 05
109900

LEVEL 04
103750

LEVEL 03
100750

LEVEL 02
97600

LEVEL 01
94600

GROUND UPPER
90050

GROUND LOWER
87300

BASEMENT 1
83400

BASEMENT 2
80700

BASEMENT 3
78000

BASEMENT 4
75300

BASEMENT 5
72600

BASEMENT 6
69900



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
 surry hills sydney australia 2010 www.marks.net.au
 t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
 MACQUARIE PARK
 NSW 2113

P: (02) 9889 5540
 F: (02) 9888 5829

NOM.ARCH.
 DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

e. info@holdmark.com.au www.holdmark.com.au

PUBLIC DOMAIN CAFE NS

0 5 10 20m
 1 : 200 @ A3

 05/06/13

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-210-3/2
 FOR APPROVAL



LEVEL 03
100750

LEVEL 02
97600

LEVEL 01
94600

UPPER GROUND
90050

LOWER GROUND
87300

BASEMENT 1
83400

BASEMENT 2
80700

BASEMENT 3
78000

BASEMENT 4
75300

BASEMENT 5
72600

BASEMENT 6
69900



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

PUBLIC DOMAIN CAR PARK NS

0 5 10 20m
1 : 200 @ A3
05/06/13

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-210-4/2
FOR APPROVAL



Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>CCraggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m2 pa

Averaged Simulated Energy: COOLING: 34.6 MJ/m2 pa

Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m2 pa

5.9



- LEVEL 05

106900
- LEVEL 04

103750
- LEVEL 03

100750
- LEVEL 02

97600
- LEVEL 01

94600
- GROUND UPPER

90050
- GROUND LOWER

87300
- BASEMENT 1

83400



ROBERTSON + MARKS

 **HOLDMARK**

ground floor 11-17 buckingham st
surry hills sydney australia 2010 www.marks.net.au
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

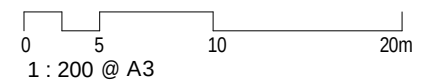
2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

e. info@holdmark.com.au www.holdmark.com.au

P: (02) 9889 5540
F: (02) 9888 5829

PUBLIC DOMAIN ATCHISON STREET ELEVATION

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards



05/06/13

PA-210-5/2
FOR APPROVAL

ABSAs
Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>CCraggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa
 Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa
 Rated with Downlights: No
 Averaged NatHERS Rating 54.1 MJ/m² pa

5.9

LEVEL 05
106900

LEVEL 04
103750

LEVEL 03
100750

LEVEL 02
97600

LEVEL 01
94600

GROUND UPPER
90050

GROUND LOWER
87300

BASEMENT 1
83400



ROBERTSON + MARKS



ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

e. info@holdmark.com.au www.holdmark.com.au

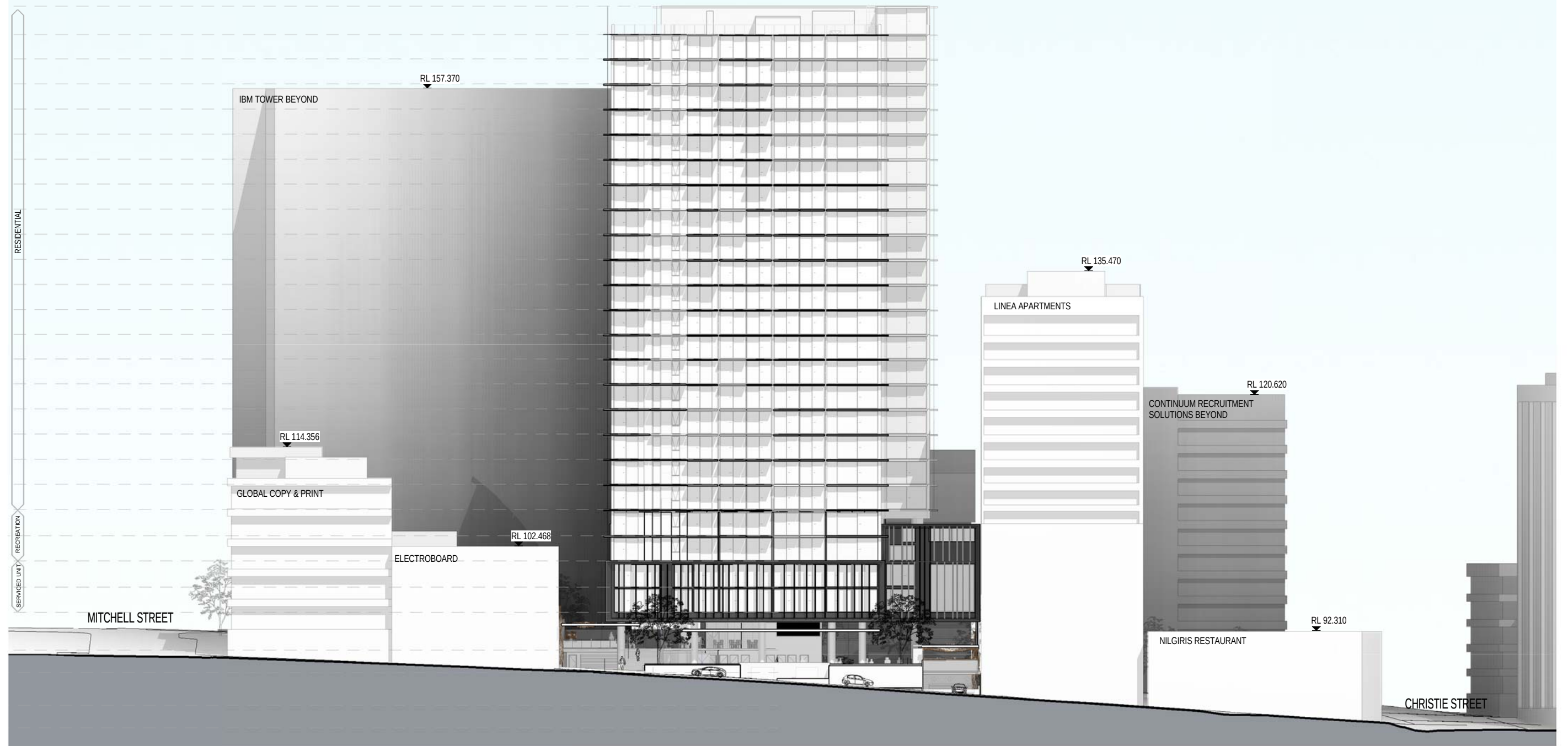
PUBLIC DOMAIN ATCHISON LANE ELEVATION

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

1 : 200 @ A3

05/06/13

PA-210-6/2
FOR APPROVAL



ABSA

Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa

Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa

Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9

ROBERTSON + MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

HOLDMARK

2/2-4 GIFFNOCK AV,
MACQUARIE PARK
NSW 2113

e. info@holdmark.com.au www.holdmark.com.au

P: (02) 9889 5540
F: (02) 9888 5829

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

EAST ELEVATION

PA-300-2/2
FOR APPROVAL

ABSAA

Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	

Averaged Simulated Energy: HEATING: 19.6 MJ/m2 pa

Averaged Simulated Energy: COOLING: 34.6 MJ/m2 pa

Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m2 pa

5.9

- TOP OF PLANT
167300
- ROOF
163900
- LEVEL 23
160900
- LEVEL 22
157900
- LEVEL 21
154900
- LEVEL 20
151900
- LEVEL 19
148900
- LEVEL 18
145900
- LEVEL 17
142900
- LEVEL 16
139900
- LEVEL 15
136900
- LEVEL 14
133900
- LEVEL 13
130900
- LEVEL 12
127900
- LEVEL 11
124900
- LEVEL 10
121900
- LEVEL 09
118900
- LEVEL 08
115900
- LEVEL 07
112900
- LEVEL 06
109900
- LEVEL 05
106900
- LEVEL 04
103750
- LEVEL 03
100750
- LEVEL 02
97600
- LEVEL 01
94600
- GROUND UPPER
90050
- GROUND LOWER
87300
- BASEMENT 1
83400



ROBERTSON + MARKS

HOLDMARK

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

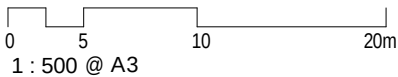
2/2-4 GIFFNOCK AV.
MACQUARIE PARK
NSW 2113

P: (02) 9889 5540
F: (02) 9888 5829

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

e. info@holdmark.com.au www.holdmark.com.au

SOUTH ELEVATION



05/06/13

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

PA-300-3/2
FOR APPROVAL

ABSAA

Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1005401169
Certification Date	05/06/2013
Assessor Name	Clinton Craggs
Assessor Number	61205
Assessor Signature	<i>Clinton Craggs</i>

Averaged Simulated Energy: HEATING: 19.6 MJ/m² pa

Averaged Simulated Energy: COOLING: 34.6 MJ/m² pa

Rated with Downlights: No

Averaged NatHERS Rating 54.1 MJ/m² pa

5.9

TOP OF PLANT
167300

ROOF
163900

LEVEL 23
160900

LEVEL 22
157900

LEVEL 21
154900

LEVEL 20
151900

LEVEL 19
148900

LEVEL 18
145900

LEVEL 17
142900

LEVEL 16
139900

LEVEL 15
136900

LEVEL 14
133900

LEVEL 13
130900

LEVEL 12
127900

LEVEL 11
124900

LEVEL 10
121900

LEVEL 09
118900

LEVEL 08
115900

LEVEL 07
112900

LEVEL 06
109900

LEVEL 05
106900

LEVEL 04
103750

LEVEL 03
100750

LEVEL 02
97600

LEVEL 01
94600

GROUND UPPER
90050

GROUND LOWER
87300

BASEMENT 1
83400

BASEMENT 2
80700

ROBERTSON + MARKS

ground floor 11-17 buckingham st
surry hills sydney australia 2010
t 61 2 9319 4388 f 61 2 9319 7338 e mail@marks.net.au

NOM.ARCH.
DAVID MAYES 3190 JOHN RYAN 3181 BRIAN MANN 5975 ANDREW SCARVELIS

2/2-4 GIFFNOCK AV.
MACQUARIE PARK
NSW 2113

e. info@holdmark.com.au www.holdmark.com.au

P: (02) 9889 5540
F: (02) 9888 5829

Proposed Mixed Use Redevelopment - 6-16 Atchison St, St Leonards

WEST ELEVATION

05/06/13

PA-300-4/2
FOR APPROVAL