

Nicholas D'Ambrosio

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Ref: 1008806 - Building 11 Central
Park - Loggias Statement [B]

Date: 14/09/2017

Dear Nicholas,

**RE: Central Park Block 11, O'Connor Street, Chippendale, NSW
Loggias**

Cundall were requested to form a statement for the loggias of Central Park Block 11, O'Connor Street, Chippendale, NSW being modelled for BASIX as balconies using NatHERS Accredited Software.

Cundall confirm the eight (8) apartment loggias on the northern elevation of Central Park Block 11 require amendment to balconies in order to meet the relevant energy requirements under BASIX, using NatHERS Accredited Software.

The history of the amendment is as follows;

- Architectural drawings issued for SSDA Approval indicated 'General' or 'Winter Garden' areas for 8 apartments.
- BASIX Certificate issued for SSDA modelled 'General' or 'Winter Garden' areas as balconies, in lieu of loggias, according to the *Nationwide House Energy Rating Scheme (NatHERS) Principles for Ratings in Regulation Mode Technical Note 1 Version 1.2 – 2014*; "Glazed verandahs, loggias, wintergardens, porticos or balconies are not internal zones. They are external areas which are treated as balconies which are partially or fully enclosed by glass."
- The SSD consent was issued with the discrepancy between the BASIX Certificate and the architectural drawings.
- The architectural drawings are subsequently submitted for approval under SSDA MOD3 to resolve the discrepancy. Compliance with BASIX with loggias revised to balconies remains valid under the existing BASIX Certificate approved in the SSDA.
- Providing balconies to the 8 apartments is considered to be the preferred outcome from an energy usage perspective and decreases the need for overly stringent glazing requirements under BASIX. Both outcomes assist in enhancing occupant comfort and amenity.

If the loggias were intended to be used as a conditioned space or habitable room, then this area should have been modelled as a 'day-time' conditioned zone according to the *Nationwide House Energy Rating Scheme (NatHERS) Principles for Ratings in Regulation Mode Technical Note 1 Version 1.2 – 2014*. This would have changed the building's envelope, for the purposes of Section J, and resulted in more stringent glazing BASIX requirements.

I trust that the above provides a clear summary for the loggias of Central Park Block 11 development at Chippendale, however should you have any queries please do not hesitate to contact me.

Yours sincerely
For and on behalf of
Cundall

A handwritten signature in black ink, appearing to read 'V Norris', with a stylized flourish at the end.

Victoria Norris

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