



Assessor # 20907		Certificate # 87462317		Issued: 29-Mar-10	
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 <sup>2</sup> Detail
		Single: Clear	Aluminium	6.35	0.77 As per detail on plans
		Single: Low-E	Aluminium	5.32	0.47 As per detail on plans
		Double Glazed: Clear	Aluminium	4.59	0.69 As per detail on plans
		Double Glazed: Low-E	Aluminium	2.84	0.4 As per detail on plans
Skylights	Product ID	Glass	Frame	U value	SHGC Area M <sup>2</sup> Detail
		None			
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	
	Concrete Block 190mm	R1.50	Medium-SA	0.475-0.7 As per detail on plans	
Internal walls	Construction	Insulation	Detail		
	Plasterboard on Studs	None	As per detail on plans (within units)		
	Masonry plastered	None	As per detail on plans (between units)		
Floors	Construction	Insulation	Covering	Detail	
	Concrete	None	Carpet	As per detail on plans	
	Concrete	None	Ceramic Tile	As per detail on plans	
Ceilings	Construction	Insulation	Detail		
	Plasterboard	R3.5	As per detail on plans		
	Plasterboard	R2.5	As per detail on plans (below roof)		
Roof	Construction	Insulation	Colour – solar abs.	Detail	
	Metal Roof	R1.0 (foil backed blanket)	Medium-SA	0.475-0.7 As per detail on plans	
Window cover	Internal (curtains)		External (awnings, shutters, etc)		
	None		None		
Fixed shading	Eaves (width - inc. gutters, h/t above windows)		Verandahs, Pergolas (type, description)		
Varies	Varies	As per plans		Varies (As per plans)	
Overshadowing	Overshadowing structures		Overshadowing trees		
	As per plans		None		
Orientation, Exposure, Ventilation and Infiltration					
Orientation of nominal north:		45		ABSA Assessor stamp	
Terrain category:		Suburban			
Roof ventilation:		Unventilated			
Cross ventilation:		Standard			
Subfloor:		N/A			
Living area open to entry:		Yes			
Doors separate living areas:		No			
Stair open to heated areas:		No			
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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Check all dimensions and site conditions prior to commencement of any work. The purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Legend

Materials

CP-01	Textured Granosite sandbased render - white
CP-02	Sandblasted pre-cast concrete panels- green pigment added to mix
CP-03	Sandblasted pre-cast concrete panels- pink pigment added to mix
CP-04	Sandblasted pre-cast concrete panels- yellow pigment added to mix
CP-05	Sandblasted pre-cast concrete panels- blue pigment added to mix
CP-06	Sandblasted pre-cast concrete panels- orange pigment added to mix
GL-01	Glass - clear to BASIX spec below
GL-02	Glass - colourbacked
GC-01	Glass canopy - clear glass with stainless steel fittings on powdercoated steel frame
BH-01	Balustrade - clear glass
BH-02	Balustrade - sandblasted glass
RD-01	Rollerdoor - anodised aluminium
LV-01	Louvre - clear glass on anodised aluminium frame
LV-02	Louvre - anodised aluminium

1. BASIX Thermal Comfort Comment
2. All external walls to have R1.5 insulation
3. Plasterboard lining to all internal walls within the units.
4. All walls between units to be plastered masonry
5. All roof and exposed ceilings to have metal deck, R1.0 insulation (oil backed blanket, unventilated 90mm or space R2.5 insulation and plasterboard (downwards).
6. Concrete slabs to floor of kitchen, bathroom, ensuite, study, hallway and laundry.
7. Carpet to the floor of bedrooms.
8. All bedroom external windows to have single clear glazing (Systemed 35, SHGC=0.77)
9. Units 3,04, 3,05, 3,06, 4,01, 5,01, 6,01 and 7,01 to have double clear glazing (Systemed 55, SHGC=0.69), Unit 1,19 to have double Low-E glazing (Systemed 54, SHGC=0.4), Units 4,08, 5,08 and 6,08 to have single Low-E glazing. All other units to have single clear glazing (Systemed 35, SHGC=0.77).

3	26/03/10	PPR Submission	3	KP
Rev.	Date	Description	Initial	Checked

61 Hall Street, Bondi

Location Plan



Status	DESIGN DEVELOPMENT
Scale	1/400 @ A2
Drawn	bh
Project no.	10788
Date	
Plot file	S:\10788-10788\10788_TODG_HALLSTREET\01_MAIN\CAD\PLOTS\PPR\A1.101.DWG
Drawing no.	Revision,
A1.101	3

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