

CONSTRUCTION CERTIFICATE

PROPOSED RESIDENTIAL DEVELOPMENT

132-138 KILLEATON STREET

ST IVES NSW 2075

Drawing List					
Sheet Number	Rev	Building	Sheet Name	Rev Date	By
A000			COVER SHEET		TWJ
A161-P2	C		PARKING LEVEL 2 - ARCH 250	24.10.11	AJH
A162-P1	C		PARKING LEVEL 1 - ARCH 250	21.10.11	AJH
A163-PD			PODIUM - ARCH 250		AJH
A171-B-P2	B		BLD B - PARKING 2 - ARCH 100	24.10.11	AJH
A172-D-P2	A		BLD D - PARKING 2 - ARCH 100	06.10.11	AJH
A181-A-P1	A		BLD A - PARKING 1 - ARCH 100	06.10.11	AJH
A182-B-P1	B		BLD B - PARKING 1 - ARCH 100	21.10.11	AJH
A183-C-P1	A		BLD C - PARKING 1 - ARCH 100	06.10.11	AJH
A184-D-P1	A		BLD D - PARKING 1 - ARCH 100	06.10.11	AJH
A185-E-P1	A		BLD E - PARKING 1 - ARCH 100	06.10.11	AJH
A186-F-P1	A		BLD F - PARKING 1 - ARCH 100	06.10.11	AJH
A191-A-PD			BLD A - PODIUM - ARCH 100		AJH
A192-B-PD			BLD B - PODIUM - ARCH 100		AJH
A193-C-PD			BLD C - PODIUM - ARCH 100		AJH
A194-D-PD			BLD D - PODIUM - ARCH 100		AJH
A195-E-PD			BLD E - PODIUM - ARCH 100		AJH
A196-F-PD			BLD F - PODIUM - ARCH 100		AJH

Drawing List					
Sheet Number	Rev	Building	Sheet Name	Rev Date	By
A201-A-GD		BUILDING A	GROUND - ARCH 100		
A202-A-L1		BUILDING A	LEVEL 1 - ARCH 100		
A203-A-L2		BUILDING A	LEVEL 2 - ARCH 100		
A204-A-L3		BUILDING A	LEVEL 3 - ARCH 100		
A205-A-L4		BUILDING A	LEVEL 4 - ARCH 100		
A205-A-L5		BUILDING A	LEVEL 5 - ARCH 100		
A210-A-SC		BUILDING A	SECTIONS		
A211-A-EL		BUILDING A	ELEVATIONS		
A271-C-GD		BUILDING C	GROUND - ARCH 100		JK
A272-C-L1		BUILDING C	LEVEL 1 - ARCH 100		JK
A273-C-L2		BUILDING C	LEVEL 2 - ARCH 100		JK
A274-C-L3		BUILDING C	LEVEL 3 - ARCH 100		JK
A275-C-L4		BUILDING C	LEVEL 4 - ARCH 100		JK
A276-C-L5		BUILDING C	LEVEL 5 - ARCH 100		JK
A280-C-SC		BUILDING C	SECTIONS		JK
A281-C-EL		BUILDING C	ELEVATIONS		JK
A301-D-GD		BUILDING D	GROUND - ARCH 100		AJH
A302-D-L1		BUILDING D	LEVEL 1 - ARCH 100		AJH
A303-D-L2		BUILDING D	LEVEL 2 - ARCH 100		AJH
A304-D-L3		BUILDING D	LEVEL 3 - ARCH 100		AJH
A305-D-L4		BUILDING D	LEVEL 4 - ARCH 100		AJH
A306-D-L5		BUILDING D	LEVEL 5 - ARCH 100		AJH
A310-D-SC		BUILDING D	SECTIONS		AJH
A311-D-EL		BUILDING D	ELEVATIONS - SHEET 1		AJH
A312-D-EL		BUILDING D	ELEVATIONS - SHEET 2		AJH
A321-E-GD	B	BUILDING E	GROUND - ARCH 100	27.10.11	GO
A322-E-L1	A	BUILDING E	LEVEL 1 - ARCH 100	12.10.11	GO
A323-E-L2	A	BUILDING E	LEVEL 2 - ARCH 100	12.10.11	GO
A324-E-L3	A	BUILDING E	LEVEL 3 - ARCH 100	12.10.11	GO
A325-E-L4	A	BUILDING E	LEVEL 4 - ARCH 100	12.10.11	GO
A326-E-L5	A	BUILDING E	LEVEL 5 - ARCH 100	12.10.11	GO
A330-E-EL	A	BUILDING E	ELEVATIONS - SHEET 1	12.10.11	GO
A331-E-SC	A	BUILDING E	ELEVATIONS - SHEET 2	12.10.11	GO
A332-E-SC	A	BUILDING E	SECTIONS	12.10.11	GO
A341-F-GD	A	BUILDING F	GROUND - ARCH 100	28.10.11	GO
A342-F-L1		BUILDING F	LEVEL 1 - ARCH 100		Author
A343-F-L2		BUILDING F	LEVEL 2 - ARCH 100		GO
A344-F-L3		BUILDING F	LEVEL 3 - ARCH 100		GO
A345-F-L4		BUILDING F	LEVEL 4 - ARCH 100		GO
A346-F-L5		BUILDING F	LEVEL 5 - ARCH 100		GO
A350-F-SC		BUILDING F	SECTIONS		GO
A355-F-EL		BUILDING F	ELEVATIONS		GO

Drawing List					
Sheet Number	Rev	Building	Sheet Name	Rev Date	By
A400			COVER - CONC PROFILES		TWJ
A461-D-GD		BUILDING D	GROUND - CONC PROFILE		TWJ
A462-D-L1		BUILDING D	LEVEL 1 - CONC PROFILE		TWJ
A463-D-L2		BUILDING D	LEVEL 2 - CONC PROFILE		TWJ
A464-D-L3		BUILDING D	LEVEL 3 - CONC PROFILE		TWJ
A465-D-L4		BUILDING D	LEVEL 4 - CONC PROFILE		TWJ
A466-D-L5		BUILDING D	LEVEL 5 - CONC PROFILE		TWJ
A467-D-L6		BUILDING D	LEVEL 6 - CONC PROFILE		TWJ

Assessor # 20101 Certificate # 94911747 Issued: 09/11/11					
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
Generic	Single Grey	Aluminium	6.60	0.53	- Throughput, except To units 409, 410, 424, 425, 523
Generic	Single Grey Low-E	Aluminium	4.66	0.44	- 532, 373, 442, 447, 448, 564, 565
Skylights	Product ID	Glass	Frame	U-value	SHGC Area M² 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 AS/NZS. 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	
Precast Concrete - plasterboard lined	None	Not specified	Throughput, except		
Precast Concrete - plasterboard lined	Full back plasterboard	Not specified	To units 409, 410, 424, 425, 523, 532, 373, 442, 447, 448, 449, 469		
Internal walls	Construction	Insulation	Detail		
Plasterboard on studs	None	None	To inter-tenancy walls		
			All walls within units		
Floors	Construction	Insulation	Covering	Detail	
Concrete slab floors throughout	None	None	Carpet to bedrooms & living areas as per plans		
			Tiles to wet areas & Some living areas as per plans (hatched)		
Ceilings	Construction	Insulation	Detail		
Plasterboard with concrete slab	none	Where neighbouring units or bedrooms are above			
Plasterboard with concrete slab	R2.0	To top floor units & where balcony / terrace above			
Roof	Construction	Insulation	Colour - solar abs.	Detail	
Concrete slab	None	Light	As per plans		
Window cover	Internal (curtains)	External (awnings, shutters, etc)			
Not specified	Adjustable vertical blinds - Attached to edge of balconies - As per plans	Fixed horizontal & vertical louvre shutters - As per plans			
	Adjustable aluminum shutter blinds - As per plans				
	Sliding shutter screens - As per plans				
Fixed shading	Eaves (with - inc gutters, 1/3 above windows)	Verandahs (Pergolas (type, description)			
Varying - eaves widths and overhangs, as per plans	100% covered balconies - As per plans				
	Batten pergolas - As per plans				
Overshadowing	Overshadowing structures	Overshadowing trees			
N/A	N/A	N/A			
Orientation, Exposure, Ventilation and Infiltration					
Orientation of nominal roof, 0 degrees	Star open to heated areas:	No			
Terran category, Suburban	Seals to windows and doors:	Yes			
Roof ventilation:	Exhaust fans without dampers:	No			
Cross ventilation:	Ventilated skylights:	No			
Subfloor:	Enclosed - Carpark	Open fire, unlit gas heat:	No		
Living area open to	Yes - Conditioned comfort	Ventil downlights:	No		
Doors separate from	No	Wall and ceiling vents:	No		

ABSA
Asr # 20101 Cert # 94911747
Sign _____
Date 09/11/11

SCHEDULE OF UNITS PER BLOCK																											
LEVELS	BUILDING A				BUILDING B				BUILDING C				BUILDING D				BUILDING E					BUILDING F				TOTAL UNITS - ALL BUILDINGS	
	1BED	2BED	3BED	SUB TOTAL UNITS	1BED	2BED	3BED	SUB TOTAL UNITS	STUDIO	1BED	2BED	3BED	SUB TOTAL UNITS	1BED	2BED	3BED	SUB TOTAL UNITS	2BED	2BED MAIS	3BED	3BED MAIS	SUB TOTAL UNITS	1BED	2BED	3BED		SUB TOTAL UNITS
GROUND LEVEL	1	10	1	12	2	11	1	14	1	2	6		9	1	15		16	4	8		1	13	2	5		7	
LEVEL 1	1	11	1	13	2	11	1	14		3	6		9		15	1	16	1			1	1	2	5		7	
LEVEL 2	1	11	1	13	2	11	1	14		3	6		9		15	1	16	4	8		1	13	2	5		7	
LEVEL 3	1	11	1	13	2	11	1	14			3	1	4		15	1	16	1				1		1	2	3	
LEVEL 4		2	4	6	3	9		12							10	2	12	3			1		4				
LEVEL 5						3	1	4							5		5										
TOTAL	4	45	8	57	11	56	5	72	1	8	21	1	31	1	75	5	81	13	16	1	2	32	6	16	2	34	257

PARKING QUANTITIES		BICYCLE PARKS	
Type	Spaces	Count	Parkable Bikes
B - PARKING 2		45	90
Residential	48	45	90
Residential (Disabled)	10		
Visitor	69		
D - PARKING 2			
Residential	26		
Residential (Disabled)	1		
	27		
A - PARKING 1			
Residential	220		
Residential (Disabled)	20		
Visitor	35		
Visitor (Disabled)	2		
Wash Bay	2		
	279		
Grand total: 375	375		

DEVELOPERS COMMITMENT TO BASIX - Stage 1 & 2			
Glazing	Doors / windows: Single glazed grey tint: U: 6.600 SHGC: 0.53 throughout except Single glazed brw+ grey tint: U: 4.46 SHGC: 0.44 to units 409, 410, 424, 425, 523, 532, 373, 442, 447, 448, 564, 565.	Heating and Cooling	All units to have individual single phase reverse cycle air conditioning. All 1 bedroom units: 2.0 star - Cooling and 2.5 star - Heating (zoned) (new) All 2 bedroom units: 2.0 star - Cooling and 2.5 star - Heating (zoned) (new) All 3 bedroom units: 2.0 star - Cooling and 3.0 star - Heating (zoned) (new)
Roof / ceiling insulation	Roof: Light coloured, concrete slab roof Plasterboard ceiling with R2.0 insulation to top floor units and those with exposed balcony over.	Ventilation with-in dwellings	Kitchen range hood to be recirculating with a manual on / off switch All bathrooms and laundries to have individual fans ducted to outside or roof with a manual on / timer off switch
Wall / floor insulation	External Wall: Pre-cast concrete - plasterboard lined, no insulation throughout except Full backed plasterboard to units 409, 410, 209, 301, 309, 409, 410, 424, 425, 523, 532, 373, 442, 447, 448, 449, 469. Internal walls within units: Plasterboard on studs - no insulation inter-tenancy walls: Hebal - no insulation Floors: Concrete - no insulation	Lighting	Fluorescent lighting throughout communal areas. No requirement for floor lighting within units.
Landscaped areas	Total lawn area: 2065m² Total garden area: 7146m² Indigenous / Low water Garden: 0m²	Appliances	Gas cook top and electric oven Well vented fridge spaces Clothes dryers with 3.0 star energy efficiency Dish washers with 3.0 star water efficiency and 3.0 star energy efficiency At least 70% of all occupants are expected to provide clothes washing machines with water efficiency of 2 stars or greater.
Tapware	All units and communal areas to have 3 star showers & 4 star tapware & toilets	Common area Ventilation	Car park to have supply and exhaust air with carbon monoxide monitors & VSD fans. Gym to have air conditioning operated with a time clock. The garbage rooms to have exhaust fans running constantly. Plant rooms to have exhaust fans interlocked to lights. Unit entries and hallways to have natural ventilation only.
Rain tank volume	20,000L rain tank capacity shared over Stage 1 & 2.	Common area lighting	All car park area lighting to have zoned switching and motion sensors. All lift lighting systems are to be connected to a wall switch button. Entries and hallways to have zoned switching with motion sensors. Lighting to all other areas to have manual on / off switches.
Harvested roof areas	Un-trafficable areas of the main roof from all buildings are to be plumbed into the rain tank	Lift motor	All lifts to have gearless traction with VVVF motor.
Rain tank connections	All private and communal area gardens and lawns as well as 2 car washing bays on the site.		
Hot water units	Central gas fired boiler with R0.6 (25mm) insulation to all piping. The spa must have a cover. Pool, sauna and spa to have gas heating. 900L pool. 6.5 kL Spa.		

Inclusions approved by: _____ Signed: _____

Drawing List					
Sheet Number	Rev	Building	Sheet Name	Rev Date	By
A481-E-GD		BUILDING E	CONCRETE PROFILE		JK
A482-E-L1		BUILDING E	CONCRETE PROFILE		JK
A483-E-L2		BUILDING E	CONCRETE PROFILE		JK
A484-E-L3		BUILDING E	CONCRETE PROFILE		JK
A485-E-L4		BUILDING E	CONCRETE PROFILE		JK
A486-E-L5		BUILDING E	CONCRETE PROFILE		JK
A500	A		COVER - WINDOWS	13.10.11	TWJ
A501-A-GD		BUILDING A	GROUND - WINDOWS		
A502-A-L1		BUILDING A	LEVEL 1 - WINDOWS		
A503-A-L2		BUILDING A	LEVEL 2 - WINDOWS		
A504-A-L3		BUILDING A	LEVEL 3 - WINDOWS		
A505-A-L4		BUILDING A	LEVEL 4 - WINDOWS		
A506-A-L5		BUILDING A	LEVEL 5 - WINDOWS		
A541-C-GD	A	BUILDING C	GROUND - WINDOWS	12.10.11	JK
A542-C-L1	A	BUILDING C	LEVEL 1 - WINDOWS	12.10.11	JK
A543-C-L2	A	BUILDING C	LEVEL 2 - WINDOWS	12.10.11	JK
A544-C-L3	A	BUILDING C	LEVEL 3 - WINDOWS	12.10.11	JK
A561-D-GD	A	BUILDING D	GROUND - WINDOWS	12.10.11	JK
A562-D-L1	A	BUILDING D	LEVEL 1 - WINDOWS	12.10.11	JK
A563-D-L2	A	BUILDING D	LEVEL 2 - WINDOWS	12.10.11	JK
A564-D-L3	A	BUILDING D	LEVEL 3 - WINDOWS	12.10.11	JK
A565-D-L4	A	BUILDING D	LEVEL 4 - WINDOWS	12.10.11	JK
A566-D-L5	A	BUILDING D	LEVEL 5 - WINDOWS	12.10.11	JK
A581-E-GD	A	BUILDING E	GROUND - WINDOW	11.10.11	JK
A582-E-L1	A	BUILDING E	LEVEL 1 - WINDOW	11.10.11	JK
A583-E-L2	A	BUILDING E	LEVEL 2 - WINDOW	11.10.11	JK
A584-E-L3	A	BUILDING E	LEVEL 3 - WINDOW	11.10.11	JK
A585-E-L4	A	BUILDING E	LEVEL 4 - WINDOW	11.10.11	JK
A586-E-L5	A	BUILDING E	LEVEL 5 - WINDOW	11.10.11	JK
A591-F-GD	A	BUILDING F	GROUND - WINDOW	11.10.11	JK
A592-F-L1	A	BUILDING F	LEVEL 1 - WINDOW	11.10.11	JK
A593-F-L2	A	BUILDING F	LEVEL 2 - WINDOW	11.10.11	JK
A594-F-L3	A	BUILDING F	LEVEL 3 - WINDOW	11.10.11	JK
A596	A		PARKING LEVEL 1-WINDOWS	13.10.11	GO
A597	A		PARKING LEVEL 2 - WINDOWS	13.10.11	GO

