NatHERS Modelling Report

Block 8

Frasers Property

Prepared for
Fraser property

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Surface Design

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Document control

Revision	Date	Revision details	Author	Verifier	Approver
01	18/10/13	DRAFT outline issued for information	BD		
02	19/12/2013	Final Report issued for Planning Application	GM		

Contents

1. Introduction

1.1 Purpose of Report

This document has been prepared to summarise the NatHERS modelling commitments and methodology for Block 8, Central Park Chippendale, NSW project. This document has been prepared to summarise the building fabric used in the NatHERS assessment and thermal loads for each dwelling for Planning Submission.

The residential dwellings within the building are to achieve a maximum annual heating load of 50 MJ/m^2.year and 41 MJ/m^2.year cooling load, or 3.5 stars to pass the BASIX thermal performance requirements. A 7 star average rating proposal has been put forward to the Director General. This rating will be targeted during the design development phase through refinements to the dwellings.

The annual heating and cooling loads of each dwelling has been assessed with approved simulation software under the BASIX regulation by an ABSA accredited assessor.

The minimum constructions and glazing provisions that apply to the remodelled apartments undertaken by Surface Design Consulting in 2013 are detailed in the following Sections of this document.

1.2 Project Description

Block 8 is located at the south western corner of the Central Park site and is bound by Irving Street and proposed student housing to the north, Central Park Avenue and Chippendale Green to the east, O'Connor Street and existing commercial and industrial development to the south, and Abercrombie Street and existing residential and mixed use development to the west.

The current Block 8 proposal is consistent with the Central Park approved Concept Plan (as modified) and comprises the following:

- 13 storey mixed use building including residential and retail uses;
- 178 apartments;
- Terraces, balconies and/or loggias to all apartments;
- Residents' lounge;
- Ground floor retail tenancies;
- Basement car parking; and
- Public domain works.

Block 8 will provide a mix of much needed residential accommodation in an area well serviced by public transport, and in close proximity to the retail, work and education opportunities offered by the Sydney Central Business District and surrounds.

1.3 References

The following documents have been referenced in preparation of this report:

Reference	Title	Revision or Date
DA 000	Location Plan	E
DA 001	Site Plan	E
DA 100	Basement 3 floor plans	D
DA 101	Basement 2 Floor Plans	D
DA 102	Basement 1 Floor Plans	D
DA 103	Ground Floor Plan	E
DA 104	Level 1 Floor Plan	E
DA 105	Level 2 Floor Plan	E
DA 106	Level 3-7 Floor Plan Typical	D
DA 107	Level 8 Floor Plan	E
DA 108	Level 9 Floor Plan	E

DA 109	Level 10 Floor Plan	E
DA 110	Level 11 Floor Plan	E
DA 111	Level 12 Floor Plan	D
DA 112	Roof Plan	D
DA 300	North Elevation	D
DA 301	South Elevation	D
DA 302	East Elevation	D
DA 303	West Elevation (Abercrombie St)	D
DA 400	SECTION AA	D
DA401	SECTOPM BB	D
-	Director General Requirements document	25 September 2012
Surface Design	ABSA Certificate	2012

1.4 Definitions

The following definitions should be referenced as part of this report:

ABSA – Association of Building Sustainability Assessors

BASIX – Building Sustainability Index

BCA – Building Code of Australia

NatHERS – Nationwide House Energy Rating Scheme

SHGC – Solar Heat Gain Coefficient

2. NatHERS Assessment

2.1 Background

The annual heating and cooling loads of each residential dwelling were assessed with BERSPro, which is an approved 2nd Generation simulation software under the BASIX regulation. The simulation software forms part of the NatHERS scheme and is used to assess the potential of a residential development to have low heating and cooling energy requirements once operational. The NatHERS assessments were carried out by an ABSA accredited assessor.

2.1.1 Clarification from ABSA

ABSA have provided guidance on two key issues regarding the loggia spaces and dual key apartments for modelling purposes. The following has been advised by our ABSA accredited assessor

- ABSA has confirmed that the loggia is to be treated as an external space.
- The external façade forms the environmental line with performance glass
- The internal glazing line to be treated as an internal opening
- Dual key apartments are to be treated as one two-bedroom dwelling and are to have only one BASIX certificate

2.2 Modelling Details

The proposed constructions and glazing details modelled in the simulation software are detailed in Tables 1 and 2. References to drawings detailing the location of each glazing types can be found in the Appendix B. Architectural drawings show the location of each of the different wall types to each apartment which is reflected in the NatHERS models.

The schedule below has been prepared based on the various meeting held between Surface Design, Smart Design Studio and Frasers.

Wall types have been based on the information provided in Aconex ALC-GCOR-000009 on Acoustic performance. This covers wall types B, C, D. Wall type E has been based on Central Park Blocks 5 A and B.

No other drawings have been provide to confirm the walls type. Fire advice is required to confirm

Table 1: Wall, roof and floor Constructions that apply to the project with reference to project details and apartments (Fire requirements have not yet been advised).

Architectural Reference	Description	Location (Refer to Architectural drawings for full extents)	Minimum System R-Value	Acoustic Performance	Wall components and Proposed compliance method
External Perimeter Walls					
Wall Type A	External Wall 250mm Concrete Block with external cladding and external insulation Internal Finish -plasterboard	Refer Aconex SDSGCOR 000202 16/10/13	R=2.8 MIN (3.2 achieved with makeup)	N/A refer Aconex ALC-GCOR-000009	Aluminium Composite panel on top hat 50mm insulation (R2.0) 140mm concrete block 6mm Aircell reflective (R0.2) 13mm plasterboard on channel
Wall Type A-1	External Wall 250mm Concrete Block with external cladding and external insulation Internal Finish -tiles on cement board		R=2.8 MIN (3.2 achieved with makeup listed)	N/A refer Aconex ALC-GCOR-000009	Aluminium Composite panel on top hat 50mm insulation (R2.0) 140mm concrete block 6mm Aircell reflective (R0.2) 13mm cement board on channel 6mm tiles
Wall Type A-2	External Wall 250mm Concrete wall and internal insulation Internal Finish -plasterboard		R=2.8 MIN (3.2 achieved with makeup listed)	N/A refer Aconex ALC-GCOR-000009	Aluminium Composite panel on top hat 50mm insulation (R2.0) 180mm concrete wall 6mm Aircell reflective (R0.2) 13mm plasterboard on channel
Wall Type A-3	External Wall 250mm Concrete wall and internal insulation Internal Finish --tiles on cement board		R=2.8 MIN (3.2 achieved with makeup listed)	N/A refer Aconex ALC-GCOR-000009	Aluminium Composite panel on top hat 50mm insulation (R2.0) 180mm concrete wall 6mm Aircell reflective (R0.2)
Internal Wall Constructions					
Type B	Internal inter-tenancy Wall Construction - 250mm thick Finish- Plaster board both sides	Refer Aconex SDSGCOR 000202 16/10/13	NA	Rw+Ctr 50	2*13MM Plaster board * 75mm Hebel *(fire engineer to confirm) 61mm air 64mm Stud with insulation 2*13mm Plaster board
Type B1	Internal inter-tenancy Wall Construction - 250mm thick at structural Column		NA		2*13MM Plaster board 9mm air 180 thick concrete

	Finish – plaster board both sides				9mm air 2*13mm Plaster board
Type B2	Internal inter-tenancy Wall Construction - 250mm thick Finish- Tiles on cement board and opposite plasterboard		NA	Rw+Ctr 50	2*13MM Plaster board * 75mm Hebel *(fire engineer to confirm) 61mm air 64mm Stud with insulation 13mm cement board with tiles
Type B3	Internal inter-tenancy Wall Construction - 250mm thick Finish- Tiles and cement board both sides		NA	Rw+Ctr 50	13mm cement board with tiles * 75mm Hebel *(fire engineer to confirm) 61mm air 64mm Stud with insulation 13mm cement board with tiles
Type C	Internal intra-tenancy Wall – internal partition(Construction - 100mm thick Nominal) Finish- Plaster board both sides	Refer Aconex SDSGCOR 000202 16/10/13	NA	N/A	13mm plaster board 64mm stud with insulation 13mm plasterboard (similar for wet area where finish to 6mm fibre cement in lieu of plasterboard)
Internal Wall Constructions to common areas					
Type E	Corridor Party wall Internal Common wall to hall / circulation spaces Construction - 250mm thick Finish- Plaster board both sides	Refer Aconex SDSGCOR 000202 16/10/13	R1.8 (calculated 2.2)	Rw 50	13mm plasterboard 75mm Hebel * (fire engineer to confirm) 100mm Air cavity 50mm insulation (R1.4) 13mm Plasterboard
Type E-1	Internal Common wall to hall Construction - 250mm thick Finish- Tile and cement board and opposite side Plasterboard		R1.8 (calculated 2.2)	Rw 50	13mm plasterboard 75mm Hebel * (fire engineer to confirm) 100mm Air cavity 50mm insulation (R1.4) 6mm fibre cement with tile
Type D	Internal Common wall to lift / stair / riser / plant / services room Construction - 250mm thick Finish- Plaster board	Refer Aconex SDSGCOR 000202 16/10/13	R=1.8 MIN (calculated value 2.2)	Rw Ctr 50 (per sketch)	2*13mm Plaster board 64mm Stud with 50mm insulation 20mm air 200mm structural concrete
Type D-1	Internal Common wall to lift / stair / riser / plant / services room Construction - 250mm thick Finish- Tile and cement board		R=1.8 MIN (calculated value 2.2)	Rw Ctr 50 (per sketch)	12mm fibre cement with tiles 64mm Stud with 50mm insulation 20mm air 200mm structural concrete

Floor and Roof Construction					
Typical Floor	200mm Concrete slab with timber flooring	Standard Floor agreed at meeting	NA	TBC	Timber floor Underlay / screed 200mm thick concrete
Typical Floor – wet areas	200mm Concrete slab with tiled finishes to wet areas and loggia	Standard Floor agreed at meeting	NA	TBC	Underlay / screed 200mm thick concrete
Floor Constructions	Exposed slabs & slabs above Car park		R3.0	TBC	Finishes to floor above 200mm thick concrete Insulation R2.8
Roof Construction					
Roof Constructions	Roof to communal deck or paved roof over		R3.0		Insulation

Table 2: Glazing system performance that applies to the project with reference to project details and apartments. (refer mark up of typical floor plans 8/11/13)

Architectural Reference	Description	Location (Refer to Architectural drawings for full extent)	% operable	System U-value	SHGC
External Glazing					
Type A	3 full height panel sliding door systems with high performance low E DGU 2 slider and 1 fixed with open hand rail	To external line of loggia	60%	3.1	0.31
Type A-1	4 full height panel sliding door systems with high performance low E DGU 2 slider and 1 fixed with open hand rail	To external line of loggia	60%	3.1	0.31
Type B	3 full height panel sliding door systems with high performance low E DGU 2 slider and 1 fixed with open hand rail Sliders limited opening to 125mm *	To external line of bedrooms	50%	3.1	0.31
Type B-2	1 full height panel sliding door systems with high performance low E DGU 1 slider with open hand rail Sliders limited opening to 125mm *	To external line of bedrooms	50%	3.1	0.31
Type C	Awning window and fixed lower panel with high performance low E DGU Awning above 1.7m	To external line of bedrooms	30%	4	0.31
Type D	Awning window and fixed lower panel with high performance low E DGU Awning above 1.7m	To external line to corridor	To meet Mechanical requirements	4	0.31
Internal Glazing					
Type E	2 panel sliding door system with clear laminate	To internal line of loggia	50%	4.7	0.62
Type F	3 panel sliding door system with clear laminate	To internal line of loggia	60%	4.7	0.62
Type E and F alternate option	2 panel sliding door system with clear laminate	To internal line of loggia	50%	3.1	0.47
Type G	4 panel bifolding door with clear laminated glass	To internal line of loggia	90%	4.7	0.62

In all cases the U-value shall be met or exceeded by the Facade Contractors and the final glass Solar Heat Gain Coefficient shall be within plus / minus 10% of the value noted above to comply with ABSA provisions.

Assumptions

In addition, the following modelling assumptions were made:

- All external walls were modelled with a 50% Solar Absorptance.
- We have assumed that the corridors are conditioned spaces

Sunshades

The external vertical louvres have been assessed and a percentage shading coefficient has been determined for each unit. These coefficients have been incorporated into the BERSPro modelling.

2.3 Results

A summary of assessment result for each dwelling can be found in Table 3.

Where dwellings have failed to meet thermal load targets, additional treatments are required to pass the BASIX thermal performance requirements. This is typically in the form of reduced glazing areas, detailed in Table 4.

Table 3: BERSPro Thermal Loads

Unit No.	Represented Units	Additional Treatments Required	Heating Load (MJ/m^2.yr)	Cooling Load (MJ/m^2.yr)	Pass/Fail
001		North bedroom window to be moved to ensuite	19.1	17.5	Pass
002		None	15.5	22.4	Pass
003		None	13.6	33.1	Pass
004		None	18.6	13.9	Pass
005		None	16.0	13.3	Pass
006		None	17.0	13.3	Pass
007		None	17.6	18.2	Pass
008		None	20.3	15.9	Pass
101		None	23.9	17.2	Pass
102		None	26.0	17.8	Pass
103		None	28.1	20.5	Pass
104		None	24.5	18.2	Pass
105		None	11.1	21.8	Pass
106		None	15.8	35.2	Pass
107		None	14.1	33.9	Pass
108		None	23.0	15.1	Pass
109		None	31.8	27.7	Pass
110		None	18.5	28.7	Pass
111		None	19.4	22.6	Pass
112		None	17.2	24.4	Pass
113		None	15.9	25.1	Pass

Unit No.	Represented Units	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Pass/Fail
114		None	32.0	21.1	Pass
115		None	18.3	32.6	Pass
201		None	18.4	18.7	Pass
202		None	20.2	19.2	Pass
203		None	22.5	22.4	Pass
204		None	18.6	19.8	Pass
205		None	23.5	18.1	Pass
206		None	15.2	25.7	Pass
207		None	12.7	28.0	Pass
208		None	14.7	26.1	Pass
209		None	10.8	26.3	Pass
210		None	16.7	25.8	Pass
211		None	16.6	19.9	Pass
212		None	17.1	21.2	Pass
213		None	18.6	21.0	Pass
214		None	29.8	25.0	Pass
215		None	18.8	28.5	Pass
216		None	19.7	22.5	Pass
217		None	17.5	24.3	Pass
218		None	17.1	25.3	Pass
219		None	26.8	22.3	Pass
220		None	16.0	24.2	Pass
301		None	18.7	18.6	Pass
302		None	20.4	19.3	Pass
303		None	22.8	22.3	Pass
304		None	18.8	19.6	Pass
305		None	18.7	13.8	Pass
306		None	15.4	25.6	Pass
307		None	13.0	27.5	Pass
308		None	10.2	23.2	Pass
309		None	10.5	18.8	Pass
310		None	15.7	17.8	Pass
311		None	14.1	18.6	Pass
312		None	18.0	19.4	Pass
313		None	14.5	15.0	Pass
314		None	30.2	24.5	Pass
315		None	19.1	28.7	Pass
316		None	19.9	22.0	Pass

Unit No.	Represented Units	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Pass/Fail
317		None	17.9	24.0	Pass
318		None	17.4	25.2	Pass
319		None	27.0	22.3	Pass
320		None	16.3	23.4	Pass
401		None	18.9	18.5	Pass
402		None	20.5	19.0	Pass
403		None	23.0	22.2	Pass
404		None	19.1	19.5	Pass
405		None	18.9	13.7	Pass
406		None	15.7	25.8	Pass
407		None	13.3	27.0	Pass
408		None	10.4	22.6	Pass
409		None	10.6	18.7	Pass
410		None	15.9	17.6	Pass
411		None	14.3	18.5	Pass
412		None	18.0	19.3	Pass
413		None	14.8	14.8	Pass
414		None	30.6	24.5	Pass
415		None	19.2	28.6	Pass
416		None	20.2	22.0	Pass
417		None	18.1	24.0	Pass
418		None	17.8	24.9	Pass
419		None	27.3	22.3	Pass
420		None	16.5	23.1	Pass
501		None	19.2	18.4	Pass
502		None	20.7	19.2	Pass
503		None	23.2	22.0	Pass
504		None	19.4	19.7	Pass
505		None	19.1	13.7	Pass
506		None	15.8	25.1	Pass
507		None	13.5	26.8	Pass
508		None	10.6	22.4	Pass
509		None	10.8	18.6	Pass
510		None	16.2	17.7	Pass
511		None	14.5	18.6	Pass
512		None	18.2	19.4	Pass
513		None	15.1	14.7	Pass
514		None	31.0	24.2	Pass

Unit No.	Represented Units	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Pass/Fail
515		None	19.4	28.6	Pass
516		None	20.5	21.5	Pass
517		None	18.5	24.3	Pass
518		None	18.1	24.9	Pass
519		None	27.7	22.3	Pass
520		None	16.8	22.9	Pass
601		None	19.3	18.5	Pass
602		None	20.9	19.4	Pass
603		None	23.4	22.1	Pass
604		None	19.6	19.4	Pass
605		None	19.3	13.5	Pass
606		None	16.0	25.3	Pass
607		None	13.7	26.3	Pass
608		None	10.7	22.5	Pass
609		None	10.9	17.6	Pass
610		None	16.4	17.6	Pass
611		None	14.7	18.6	Pass
612		None	18.4	19.3	Pass
613		None	15.2	14.7	Pass
614		None	31.3	24.1	Pass
615		None	19.6	28.6	Pass
616		None	20.7	21.4	Pass
617		None	18.7	24.0	Pass
618		None	18.3	24.7	Pass
619		None	27.9	22.2	Pass
620		None	17.0	22.7	Pass
701		None	19.4	18.3	Pass
702		None	21.0	19.2	Pass
703		None	23.6	22.2	Pass
704		None	19.7	19.4	Pass
705		None	19.4	13.3	Pass
706		None	16.1	25.2	Pass
707		None	13.8	26.3	Pass
708		None	16.5	24.6	Pass
709		None	16.9	19.9	Pass
710		None	17.4	18.4	Pass
711		None	15.8	19.8	Pass
712		None	18.5	20.5	Pass

Unit No.	Represented Units	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Pass/Fail
713		None	17.9	16.2	Pass
714		None	35.6	23.8	Pass
715		None	18.9	28.9	Pass
716		None	23.5	23.4	Pass
717		None	18.8	24.0	Pass
718		None	18.5	24.7	Pass
719		None	29.3	22.9	Pass
720		None	19.1	24.1	Pass
801		None	19.7	18.3	Pass
802		None	21.2	19.5	Pass
803		None	23.7	22.2	Pass
804		None	20.0	19.5	Pass
805		None	29.9	30.7	Pass
806		None	16.8	24.6	Pass
807		Reduced glazing	7.4	40.5	Pass
808		None	11.2	15.6	Pass
809	810	None	11.1	15.1	Pass
811		None	16.0	35.4	Pass
812		None	29.0	18.3	Pass
813		Reduced glazing	11.6	37.6	Pass
901		None	19.9	18.1	Pass
902		None	21.3	19.3	Pass
903		None	23.8	22.3	Pass
904		None	20.2	19.6	Pass
905		Reduced glazing	2.6	40.7	Pass
906		None	18.7	34.2	Pass
907		None	35.6	22.0	Pass
908		Reduced glazing	13.0	40.1	Pass
1001		None	8.1	12.9	Pass
1002		None	8.2	12.5	Pass
1003		None	9.3	39.9	Pass
1004		None	22.5	32.4	Pass
1005		None	33.2	24.7	Pass
1006		Reduced glazing	16.3	38.2	Pass
1007		Reduced glazing	18.0	39.3	Pass
1101		None	5.9	14.7	Pass
1102		None	5.9	13.4	Pass
1103		Reduced glazing	12.8	39.9	Pass

Unit No.	Represented Units	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Pass/Fail
1104		Reduced glazing	33.8	40.2	Pass
1105		Reduced glazing	22.6	40.7	Pass
1201		None	15.0	37.9	Pass
1202		None	9.0	39.1	Pass

Reduced Glazing

The changes made to dwellings where reduced glazing is required to pass BASIX thermal performance requirements is given in Table 4 below.

Table 4: Reduced glazing

Unit No.	Orientation	Location	Original glazing area (m²)	Reduced area (m²)
807	E	Ground Bedroom	13.8	10.8
813	W	Living	19.2	16.2
905	E	Living	19.2	13.5
		South Bedroom	7.8	5.7
908	W	Living	19.2	16.2
1006	S	Living	23.8	17.0
1007	W	Living	22.7	21.6
1103	E	Living	14.3	13.5
1104	S	Living	17.0	14.9
1105	W	Living	22.7	21.6

3. Summary / Conclusion

As detailed in Table 3 the modelled apartments within the building are predicted to achieve thermal loads sufficient to comply with BASIX thermal performance requirements. The average total load achieved in this development is 41.36 MJ/m^2.year, corresponding to a star rating of 5.5 stars.

Appendix A

ABSA Certificate

www.absa.net.au

ABSA
Association of Building Sustainability Assessors

NatHERS Rated 5.6 STARS*

*www.nathers.gov.au

NATIONWIDE HOUSE ENERGY RATING SCHEME

BUILDING ENERGY EFFICIENCY CERTIFICATE

1006028045
CERTIFICATION NUMBER

Surface Design Consulting Pty Ltd
ISSUED TO

19/12/2013
DATE

Adriana Segovia
ASSESSOR NAME

2 Central Park Avenue
ADDRESS

17
CLIMATE ZONE

20754
ASSESSOR NUMBER

Site Lot 1

BERS Professional - v4.2.110811/A (BERS Professional)
SOFTWARE

Individual Contractor
COMPANY

Chippendale

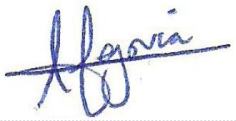
18.5 MJ/m^2 pa
SIMULATED ENERGY CONSUMPTION - HEATING

NSW

22.8 MJ/m^2 pa
SIMULATED ENERGY CONSUMPTION - COOLING

2008

41.4 MJ/m^2 pa
TOTAL SIMULATED ENERGY CONSUMPTION



ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Association of Building Sustainability Assessors to provide NatHERS house energy ratings.

This house energy rating has been based on information provided at the time of rating. Modifications made to the design or onsite substitution of materials may effect the rating. |

Appendix B

ABSA Stamped Drawings

LEGEND

NEW WALL

CENTRAL PARK BOUNDARY

BLOCK 8 BOUNDARY

EASEMENT BOUNDARY

MODIFIED CONCEPT PLAN ENVELOPE

DRAWING LIST

ABBREVIATION

ACC	Accesible
ALSC	Aluminium screen
ALV	Aluminium louvre
ALPAN	Aluminium panel
BBQ	Barbecue
BOL	Bollard
COMM	Communication
CONC	Concrete
CORR	Corridor
ELECT	Electrical
EX	Existing
FFL	Finished Floor Level
FHR	Fire Hose Reel
FS	Fire services
FLR	Floor
GBAL	Glass balustrade
GBP	Glazed back panel
G	Glazing
HYD	Hydraulic
MV	Metal balustrade
MS	Metal vent
N	New
NTS	Not To Scale
PF	Paint finish
RM	Room
SMC	Shared car parking
SPF	Spandrel panel
S	Study
TER	Terrace
TOW	Top of wall
WC	Water Closet

NOTES

1 All dimensions to be verified on site.
2 Report any discrepancies or omissions to SDS prior to construction.
3 Refer to architect for ambiguous details or when clarification is required.
4 All drawings to be read in conjunction with specification.
5 All drawings to be read in conjunction with consultants' drawings.
6 All structure to structural engineer's details.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
P1	FOR INFORMATION	21.08.13
P2	FOR INFORMATION	01.10.13
P3	FOR COORDINATION	01.11.13
P4	PRE-DA MEETING	06.11.13
P5	FOR COORDINATION	08.11.13
P6	FOR CLIENT SIGN-OFF	04.12.13
A	FOR DA LODGEMENT	06.12.13
B	FOR CLIENT SSDA SIGNOFF	13.12.13
C	FOR CLIENT SSDA SIGNOFF	17.12.13

ABSA Association of Building Sustainability Assessors
Class 2 Building Project Certification

Certification Number	1006028045
Certification Date	19/12/2013
Assessor Name	Adriana Segovia
Assessor Number	20754
Assessor Signature	

Averaged Simulated Energy: HEATING: 18.5 MJ/m2 pa
Averaged Simulated Energy: COOLING: 22.8 MJ/m2 pa
Rated with Downlights: No
Averaged NatHERS Rating 41.4 MJ/m2 pa
5.6 NATIONWIDE HOUSE ENERGY

smart design studio
632 BOURKE STREET
SURRY HILLS NSW 2010
TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

DO NOT SCALE DRAWINGS
0 | 10000 | 25000 | 50000

CLIENT: CENTRAL PARK JV No. 2
SCALE: 1:1000 @ A1, 1:2000 @ A3
PROJECT: 1260 CENTRAL PARK 8
DRAWN: HL
APP'D: WS
DWG TITLE: LOCATION PLAN
DWG NO: DA:000
REV: C

LEGEND

NEW WALL

CENTRAL PARK BOUNDARY

BLOCK 8 BOUNDARY

EASEMENT BOUNDARY

MODIFIED CONCEPT PLAN ENVELOPE

NEW TREE

NOTES

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3 Refer to architect for ambiguous details or when clarification is required.
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5 All drawings to be read in conjunction with consultants' drawings.
6 All structure to structural engineer's details.

P R E L I M I N A R Y
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
P1	FOR INFORMATION	25.09.13
P2	PRE DA MEETING	31.10.13
P3	FOR COORDINATION	01.11.13
P4	PRE DA MEETING	06.11.13
P5	FOR CLIENT SIGN-OFF	06.11.13
A	FOR DA LODGEMENT	06.12.13
B	FOR CLIENT SSDA SIGNOFF	13.12.13
C	FOR SSDA	13.12.13

ABSA Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1006028045
Certification Date	19/12/2013
Assessor Name	Adriana Segovia
Assessor Number	20754
Assessor Signature	

Averaged Simulated Energy: HEATING: 18.5 MJ/m2 pa
Averaged Simulated Energy: COOLING: 22.8 MJ/m2 pa
Rated with Downlights: No
Averaged NatHERS Rating 41.4 MJ/m2 pa
5.6 NATIONWIDE HOUSE ENERGY RATING

3 STOREY
2 STOREY
4 STOREY
BLACKFRIARS ST
4 STOREY
SUTHERLAND LN
ABERCROMBIE ST
BLOCK 4A
STUDENT DWELLING
16 STOREY
IRVING ST
BLOCK 8
BLOCK 4B
THE BREWERY YARD
CENTRAL PARK AV
(FORMERLY CARLTON ST)
CHIPPENDALE
GREEN
O'CONNOR ST
APPROVED DA = 4 STOREY
2-3 STOREY
3 STOREY
3 STOREY
2 STOREY
2 STOREY
S3
S4
SA
SB

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NOM ARCH WILLIAM SMART 6381

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CLIENT: CENTRAL PARK JV No. 2
SCALE: 1:250 @ A1, 1:500 @ A3
PROJECT: 1260 CENTRAL PARK 8
DRAWN: NQ
APP'D: WS
DWG TITLE: SITE PLAN
DWG NO: DA:001
REV: C

LEGEND

NEW WALL

CENTRAL PARK BOUNDARY

BLOCK 8 BOUNDARY

EASEMENT BOUNDARY

MODIFIED CONCEPT PLAN ENVELOPE

NEW TREE

EXISTING TREE

SHC SHARED CAR PARKING

M MOTORBIKE

ACCESSIBLE PARKING

STORAGE /BIKE

ACCESS WAY

WHEELCHAIR SPACE CIRCULATION

NOTES

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PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
P1	FOR INFORMATION	30.08.13
P2	FOR INFORMATION	04.09.13
P3	FOR INFORMATION	09.09.13
P4	FOR INFORMATION	12.09.13
P5	FOR INFORMATION	24.09.13
P6	FOR INFORMATION	01.10.13
P7	FOR INFORMATION	15.10.13
P8	FOR INFORMATION	22.10.13
P9	PRE DA MEETING	28.10.13
P10	FOR COORDINATION	01.11.13
P11	FOR INFORMATION	05.11.13
P12	PRE DA MEETING	06.11.13
P13	FOR INFORMATION	07.11.13
P14	FOR COORDINATION	08.11.13
P15	FOR COORDINATION	21.11.13
P16	FOR REVIEW	25.11.13
P17	FOR COORDINATION	26.11.13
P18	FOR SURVEYOR REVIEW	02.12.13
P19	FOR CLIENT SIGN-OFF	04.12.13
A	FOR DA LODGEMENT	06.12.13
B	FOR RESPONSE TO DA RFI	13.12.13
C	FOR DA	19.12.13

ABSA Association of Building Sustainability Assessors

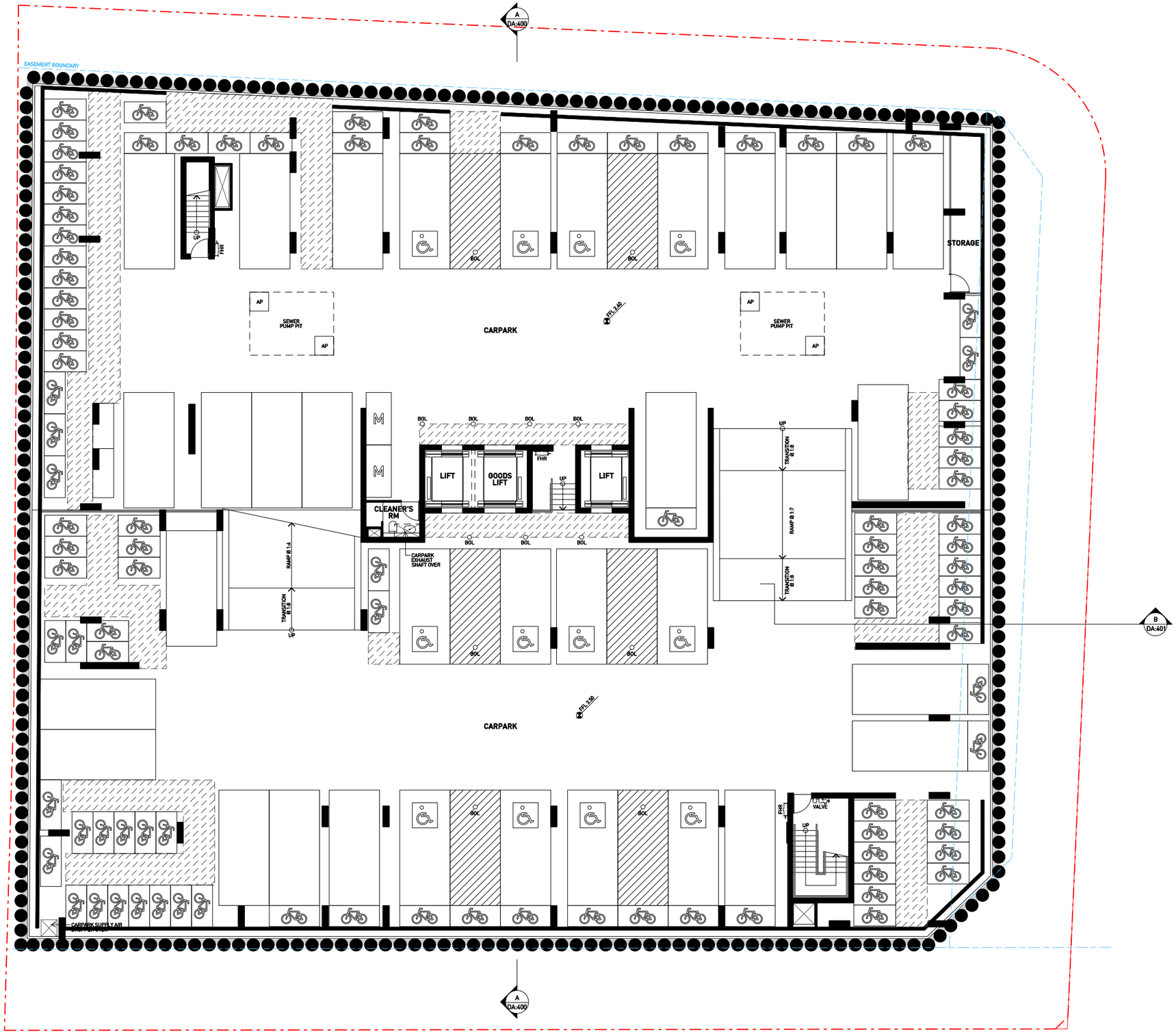
Class 2 Building Project Certification

Certification Number	1006028045
Certification Date	19/12/2013
Assessor Name	Adriana Segovia
Assessor Number	20754
Assessor Signature	

Averaged Simulated Energy: HEATING: 18.5 MJ/m2 pa
Averaged Simulated Energy: COOLING: 22.8 MJ/m2 pa
Rated with Downlights: No

Averaged NatHERS Rating 41.4 MJ/m2 pa

5.6 NATIONWIDE HOUSE ENERGY RATING



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TEL. +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

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DO NOT SCALE DRAWINGS

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CLIENT: CENTRAL PARK JV No. 2

SCALE: 1:100 @ A1, 1:200 @ A3

PROJECT: 1260 CENTRAL PARK 8

DRAWN: HL APP'D: WS

DWG TITLE: BASEMENT 3 FLOOR PLAN

DWG NO: DA:100 REV: C

LEGEND

NEW WALL

CENTRAL PARK BOUNDARY

BLOCK 8 BOUNDARY

EASEMENT BOUNDARY

MODIFIED CONCEPT PLAN ENVELOPE

NEW TREE

EXISTING TREE

SHC SHARED CAR PARKING

M MOTORBIKE

ACCESSIBLE PARKING

STORAGE /BIKE

ACCESS WAY

WHEELCHAIR SPACE CIRCULATION

NOTES

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P9	FOR COORDINATION	01.11.13
P10	FOR INFORMATION	05.11.13
P11	PRE DA MEETING	06.11.13
P12	FOR INFORMATION	08.11.13
P13	FOR COORDINATION	20.11.13
P14	FOR INFORMATION	22.11.13
P15	FOR INFORMATION	29.11.13
P16	FOR COORDINATION	02.12.13
P17	FOR SURVEYOR REVIEW	09.12.13
P18	FOR CLIENT SIGN-OFF	10.12.13
P19	FOR DA EOD/EOT	12.12.13
A	FOR CLIENT SSDA SIGNOFF	13.12.13
B	FOR SSDA	13.12.13
C		

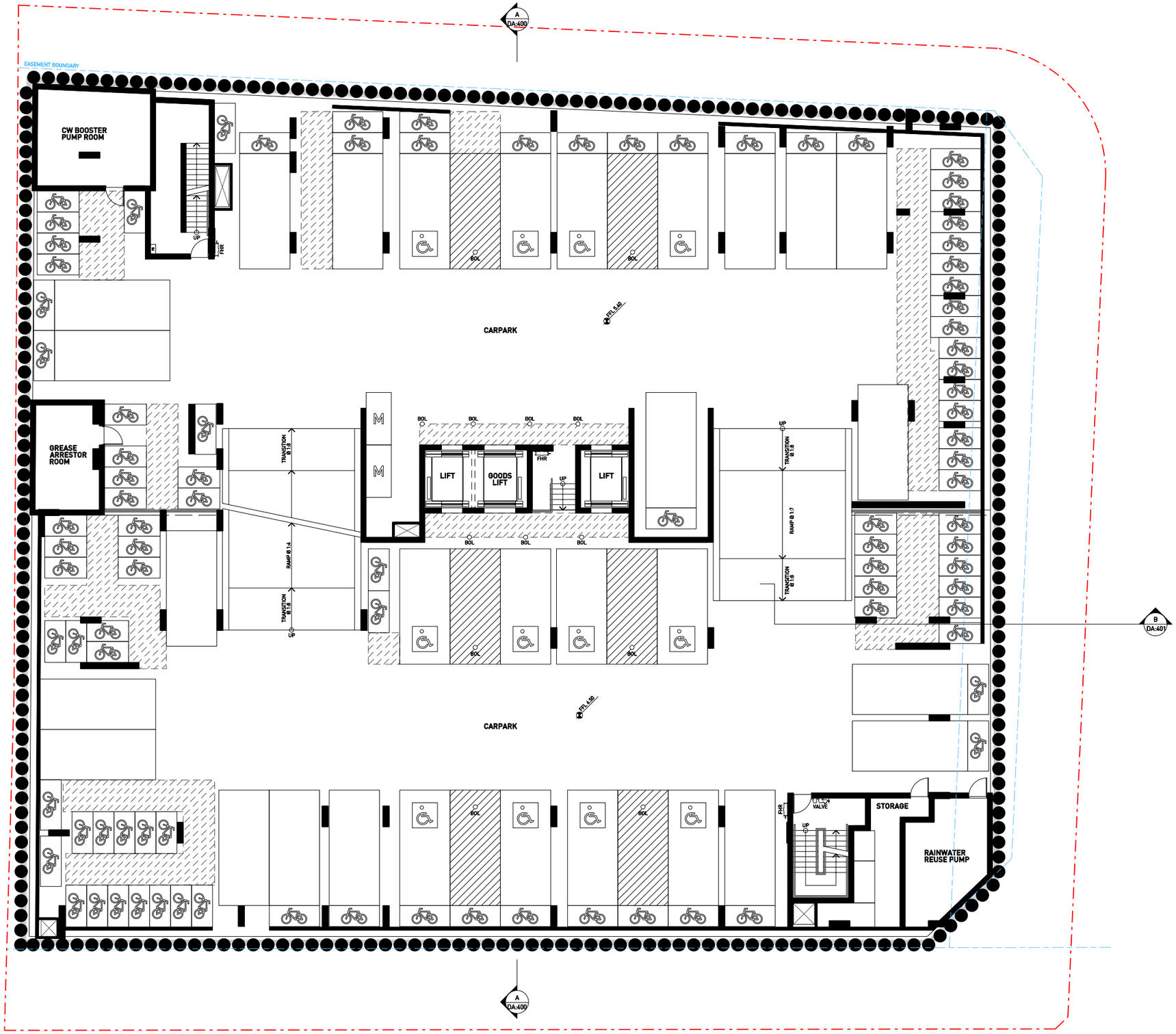
ABSA Assessor Certified Class 2 Building Project Certification

Certification Number	1006028045
Certification Date	19/12/2013
Assessor Name	Adriana Segovia
Assessor Number	20754
Assessor Signature	

Averaged Simulated Energy: HEATING: 18.5 MJ/m2 pa
Averaged Simulated Energy: COOLING: 22.8 MJ/m2 pa
Rated with Downlights: No

Averaged NatHERS Rating 41.4 MJ/m2 pa

5.6 NATIONWIDE HOUSE ENERGY RATING



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NOM ARCH WILLIAM SMART 6381

DO NOT SCALE DRAWINGS

0 1000 2500 5000

CLIENT: CENTRAL PARK JV No. 2
SCALE: 1:100 @ A1, 1:200 @ A3
PROJECT: 1260 CENTRAL PARK 8
DRAWN: HL
APP'D: WS
DWG TITLE: BASEMENT 2 FLOOR PLAN
DWG NO: DA:101
REV: C

LEGEND

NEW WALL

CENTRAL PARK BOUNDARY

BLOCK 8 BOUNDARY

EASEMENT BOUNDARY

MODIFIED CONCEPT PLAN ENVELOPE

NEW TREE

EXISTING TREE

SHC — SHARED CAR PARKING

M — MOTORBIKE

ACCESSIBLE PARKING

STORAGE /BIKE

ACCESS WAY

WHEELCHAIR SPACE CIRCULATION

NOTES

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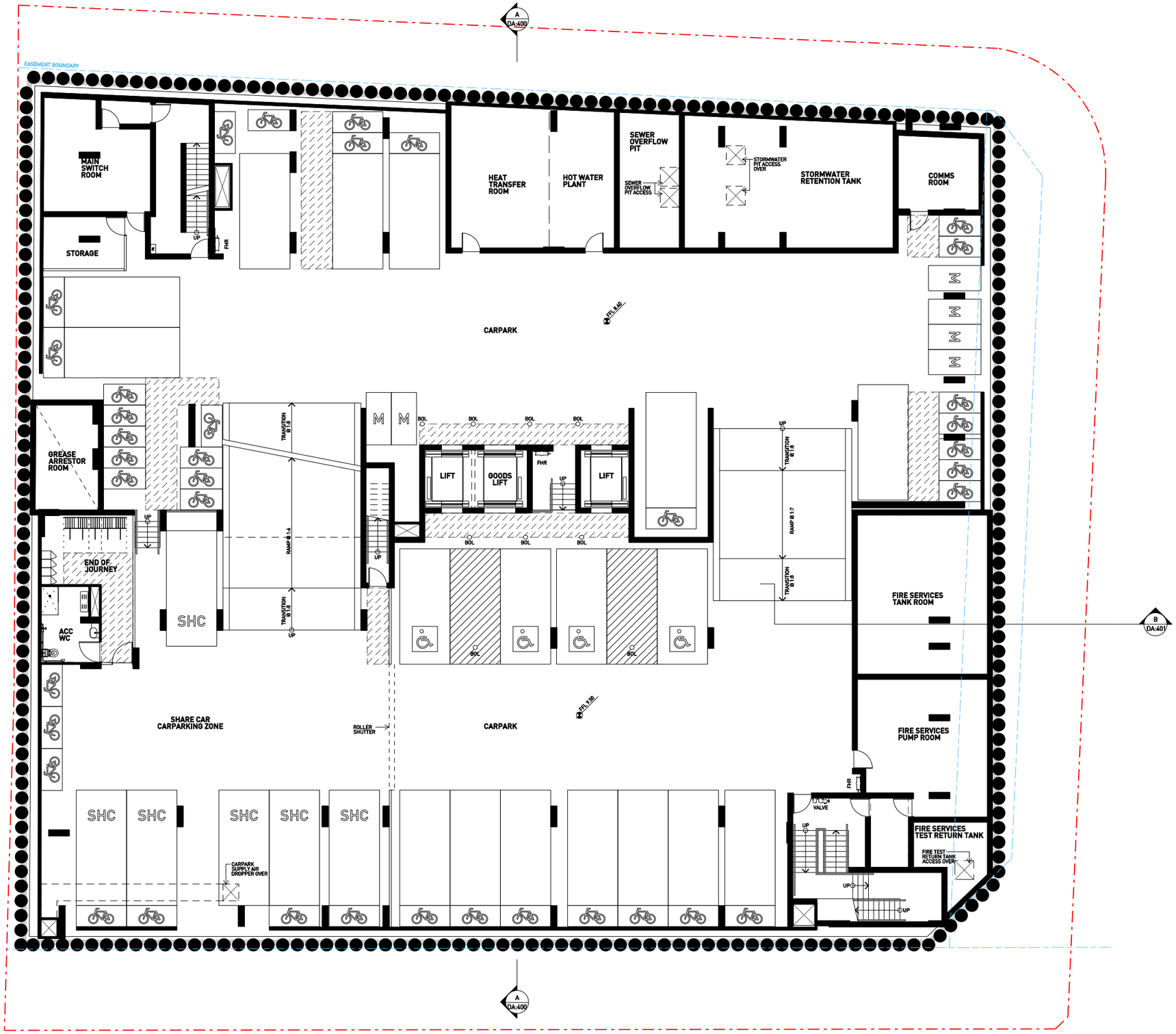
P10	FOR INFORMATION	22.10.13
P11	PRE DA MEETING	28.10.13
P12	FOR COORDINATION	01.11.13
P13	FOR INFORMATION	05.11.13
P14	PRE DA MEETING	06.11.13
P15	FOR INFORMATION	07.11.13
P16	FOR COORDINATION	08.11.13
P17	FOR COORDINATION & REVIEW	22.11.13
P18	FOR REVIEW	25.11.13
P19	FOR COORDINATION	28.11.13
P20	FOR SURVEYOR REVIEW	02.12.13
P21	FOR CLIENT SIGN-OFF	04.12.13
A	FOR DA LODGEMENT	06.12.13
B	FOR CLIENT SSDA SIGNOFF	13.12.13
C	FOR SSDA	13.12.13



Class 2 Building Project Certification

ABSA — Association of Building Sustainability Assessors

Certification Number	1006028045
Certification Date	19/12/2013
Assessor Name	Adriana Segovia
Assessor Number	20754
Assessor Signature	

Averaged Simulated Energy: HEATING: 18.5 MJ/m2 pa
Averaged Simulated Energy: COOLING: 22.8 MJ/m2 pa
Rated with Downlights: No
Averaged NatHERS Rating 41.4 MJ/m2 pa
5.6 — NATIONWIDE HOUSE ENERGY RATING

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NOM ARCH WILLIAM SMART 6381

DO NOT SCALE DRAWINGS
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CLIENT: CENTRAL PARK JV No. 2
SCALE: 1:100 @ A1, 1:200 @ A3
PROJECT: 1260 CENTRAL PARK 8
DRAWN: HL
APP'D: WS
DWG TITLE: BASEMENT 1 FLOOR PLAN
DWG NO: DA:102
REV: C

LEGEND

NEW WALL

CENTRAL PARK BOUNDARY

BLOCK 8 BOUNDARY

EASEMENT BOUNDARY

MODIFIED CONCEPT PLAN ENVELOPE

NEW TREE

EXISTING TREE

SHC SHARED CAR PARKING

NOTES

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P7	FOR INFORMATION	05.09.13
P8	FOR INFORMATION	09.09.13
P9	FOR INFORMATION	17.09.13
P10	FOR INFORMATION	24.09.13
P11	FOR INFORMATION	25.09.13
P12	FOR INFORMATION	27.09.13
P13	FOR INFORMATION	01.10.13
P14	FOR INFORMATION	15.10.13
P15	FOR INFORMATION	22.10.13
P16	FOR INFORMATION	24.10.13
P17	PRE DA MEETING	30.10.13
P18	FOR COORDINATION	01.11.13
P19	FOR INFORMATION	05.11.13
P20	PRE DA MEETING	06.11.13
P21	FOR INFORMATION	07.11.13
P22	FOR COORDINATION	08.11.13
P23	FOR REVIEW	15.11.13
P24	FOR REVIEW	19.11.13
P25	FOR COORDINATION & REVIEW	22.11.13
P26	FOR REVIEW	25.11.13
P27	FOR REVIEW	27.11.13
P28	FOR COORDINATION	28.11.13
P29	FOR SURVEYOR REVIEW	02.12.13
P30	FOR CLIENT SIGN-OFF	04.12.13
A	FOR DA LODGEMENT	06.12.13
B	FOR CLIENT SSDA SIGNOFF	12.12.13
C	FOR SSDA	13.12.13

ABSA Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1006028045
Certification Date	19/12/2013
Assessor Name	Adriana Segovia
Assessor Number	20754
Assessor Signature	

Averaged Simulated Energy: HEATING: 18.5 MJ/m2 pa
Averaged Simulated Energy: COOLING: 22.8 MJ/m2 pa
Rated with Downlights: No

Averaged NatHERS Rating 41.4 MJ/m2 pa

5.6 NATIONWIDE HOUSE ENERGY RATING

IRVING STREET

ABERCROMBIE STREET

CENTRAL PARK AVENUE (FORMERLY CARLTON STREET)

O'CONNOR STREET

PEDESTRIAN CROSSING

PUBLIC DOMAIN

EASEMENT BOUNDARY

MCP ENVELOPE

OVERHANG

RETAIL

CARPARK ENTRY

RAMP @ 1:10

GARAGE DOOR OVER

TRANSITION @ 1:8

RAMP @ 1:4

METER

GAS

HYD

FHR

LOADING DOCK

LOADING BAY

MAIN GARBAGE ROOM

EGRESS ABOVE SHOWN DOTTED

FIRE CONTROL CENTRE

FRNSW BOOSTER FACILITY

SEWER OVERFLOW PIT ACCESS

STORM WATER ACCESS

ELECT

COMM

GARBAGE ROOM

LIFT

GOODS LIFT

MAIL ROOM

LOBBY

VALVE

UP

VOID OVER

RESIDENTIAL AMENITY LOUNGE/GYM

BIKE

RESI ENTRY

SHC

2 BED L00.01

2 BED L00.02

2 BED L00.03

1 BED + S L00.08

2 BED 2 FLR + S L00.07

1 BED 2 FLR+S L00.06

1 BED 2 FLR+S L00.05

1 BED 2 FLR + S L00.04

A DA:400

B DA:401

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DO NOT SCALE DRAWINGS

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CLIENT: CENTRAL PARK JV No. 2

SCALE: 1:100 @ A1, 1:200 @ A3

PROJECT: 1260 CENTRAL PARK 8

DRAWN: HL APP'D: WS

DWG TITLE: GROUND FLOOR PLAN

DWG NO: DA:103 REV: C

LEGEND

NEW WALL

CENTRAL PARK BOUNDARY

BLOCK 8 BOUNDARY

EASEMENT BOUNDARY

MODIFIED CONCEPT PLAN ENVELOPE

NEW TREE

EXISTING TREE

NOTES

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ISSUE	REASON	DATE
P1	FOR INFORMATION	21.08.13
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P5	FOR INFORMATION	09.09.13
P6	FOR INFORMATION	12.09.13
P7	FOR INFORMATION	24.09.13
P8	FOR INFORMATION	01.10.13
P9	FOR INFORMATION	15.10.13
P10	FOR INFORMATION	22.10.13
P11	FOR INFORMATION	24.10.13
P12	PRE DA MEETING	28.10.13
P13	FOR COORDINATION	01.11.13
P14	FOR INFORMATION	05.11.13
P15	PRE DA MEETING	06.11.13
P16	FOR INFORMATION	07.11.13
P17	FOR COORDINATION	08.11.13
P18	FOR REVIEW	15.11.13
P19	FOR REVIEW	19.11.13
P20	FOR COORDINATION & REVIEW	22.11.13
P21	FOR REVIEW	25.11.13
P22	FOR REVIEW	27.11.13
P23	FOR COORDINATION	28.11.13
P24	FOR SURVEYOR REVIEW	02.12.13
P26	FOR CLIENT SIGN-OFF	04.12.13
A	FOR DA LODGEMENT	06.12.13
B	FOR CLIENT SSDA SIGNOFF	13.12.13
C	FOR SSDA	13.12.13

ABSA Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1006028045
Certification Date	19/12/2013
Assessor Name	Adriana Segovia
Assessor Number	20754
Assessor Signature	

Averaged Simulated Energy: HEATING: 18.5 MJ/m2 pa
Averaged Simulated Energy: COOLING: 22.8 MJ/m2 pa
Rated with Downlights: No

Averaged NatHERS Rating 41.4 MJ/m2 pa

5.6 STAR RATING HOUSE

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SURRY HILLS NSW 2010
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NOM ARCH WILLIAM SMART 6381

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DO NOT SCALE DRAWINGS

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CLIENT: CENTRAL PARK JV No. 2
SCALE: 1:100 @ A1, 1:200 @ A3
PROJECT: 1260 CENTRAL PARK 8
DRAWN: HL
APP'D: WS
DWG TITLE: LEVEL 1 FLOOR PLAN
DWG NO: DA:104
REV: C

LEGEND

NEW WALL

CENTRAL PARK BOUNDARY

BLOCK 8 BOUNDARY

EASEMENT BOUNDARY

MODIFIED CONCEPT PLAN ENVELOPE

NEW TREE

EXISTING TREE

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NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
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C	FOR SSDA	13.12.13

ABSA Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1006028045
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Assessor Name	Adriana Segovia
Assessor Number	20754
Assessor Signature	

Averaged Simulated Energy: HEATING: 18.5 MJ/m2 pa
Averaged Simulated Energy: COOLING: 22.8 MJ/m2 pa
Rated with Downlights: No

Averaged NatHERS Rating 41.4 MJ/m2 pa

5.6 NATIONWIDE HOUSE ENERGY RATING SCHEME

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NOM ARCH WILLIAM SMART 6381

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DO NOT SCALE DRAWINGS

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CLIENT: CENTRAL PARK JV No. 2
SCALE: 1:100 @ A1, 1:200 @ A3
PROJECT: 1260 CENTRAL PARK 8
DRAWN: HL
APP'D: WS
DWG TITLE: LEVEL 2 FLOOR PLAN
DWG NO: DA:105
REV: C

LEGEND

NEW WALL

CENTRAL PARK BOUNDARY

BLOCK 8 BOUNDARY

EASEMENT BOUNDARY

MODIFIED CONCEPT PLAN ENVELOPE

NEW TREE

EXISTING TREE

NOTES

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P23	FOR COORDINATION & REVIEW	22.11.13
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P25	FOR REVIEW	27.11.13
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A	FOR DA LODGEMENT	06.12.13
B	FOR CLIENT SSDA SIGNOFF	13.12.13
C	FOR SSDA	13.12.13

ABSA Association of Building Sustainability Assessors

Class 2 Building Project Certification

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Certification Date	19/12/2013
Assessor Name	Adriana Segovia
Assessor Number	20754
Assessor Signature	

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Averaged Simulated Energy: COOLING: 22.8 MJ/m2 pa
Rated with Downlights: No

Averaged NatHERS Rating 41.4 MJ/m2 pa

5.6 NATIONWIDE HOUSE ENERGY

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TEL +61 2 8332 4333
NOM ARCH WILLIAM SMART 6381

DO NOT SCALE DRAWINGS

0 1000 2500 5000

CLIENT: CENTRAL PARK JV No. 2
SCALE: 1:100 @ A1, 1:200 @ A3
PROJECT: 1260 CENTRAL PARK 8
DRAWN: HL
APP'D: WS
DWG TITLE: LEVEL 3-7 FLOOR PLAN - TYPICAL
DWG NO: DA:106
REV: C

LEGEND

NEW WALL

CENTRAL PARK BOUNDARY

BLOCK 8 BOUNDARY

EASEMENT BOUNDARY

MODIFIED CONCEPT PLAN ENVELOPE

NEW TREE

EXISTING TREE

NOTES

1 All dimensions to be verified on site.
2 Report any discrepancies or omissions to SDS prior to construction.
3 Refer to architect for ambiguous details or when clarification is required.
4 All drawings to be read in conjunction with specification.
5 All drawings to be read in conjunction with consultants' drawings.
6 All structure to structural engineer's details.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REASON	DATE
P1	FOR INFORMATION	21.09.13
P2	FOR INFORMATION	24.09.13
P3	FOR INFORMATION	27.09.13
P4	FOR INFORMATION	01.10.13
P5	FOR INFORMATION	15.10.13
P6	FOR INFORMATION	18.10.13
P7	FOR INFORMATION	22.10.13
P8	FOR INFORMATION	24.10.13
P9	PRE DA MEETING	28.10.13
P10	FOR COORDINATION	01.11.13
P11	FOR INFORMATION	05.11.13
P12	PRE DA MEETING	06.11.13
P13	FOR INFORMATION	07.11.13
P14	FOR COORDINATION	08.11.13
P15	FOR REVIEW	15.11.13
P16	FOR REVIEW	19.11.13
P17	FOR REVIEW	20.11.13
P18	FOR COORDINATION & REVIEW	22.11.13
P19	FOR REVIEW	25.11.13
P20	FOR REVIEW	27.11.13
P21	FOR REVIEW	27.11.13
P22	FOR COORDINATION	28.11.13
P23	FOR SURVEYOR REVIEW	02.12.13
P24	FOR CLIENT SIGN-OFF	04.12.13
A	FOR DA LODGEMENT	06.12.13
B	FOR CLIENT SSDA SIGNOFF	13.12.13
C	FOR SSDA	13.12.13

ABSA Association of Building Sustainability Assessors

Class 2 Building Project Certification

Certification Number	1006028045
Certification Date	19/12/2013
Assessor Name	Adriana Segovia
Assessor Number	20754
Assessor Signature	

Averaged Simulated Energy: HEATING: 18.5 MJ/m2 pa
Averaged Simulated Energy: COOLING: 22.8 MJ/m2 pa
Rated with Downlights: No

Averaged NatHERS Rating 41.4 MJ/m2 pa

5.6 NATIONWIDE HOUSE ENERGY RATING SCHEME

smart design studio
632 BOURKE STREET
SURRY HILLS NSW 2010
TEL +61 2 9332 4333
NOM ARCH WILLIAM SMART 6381

DO NOT SCALE DRAWINGS

0 | 1000 | 2500 | 5000

CLIENT: CENTRAL PARK JV No. 2

PROJECT: 1260 CENTRAL PARK 8

DWG TITLE: LEVEL 8 FLOOR PLAN

SCALE: 1:100 @ A1, 1:200 @ A3

DRAWN: AC

APP'D: WS

DWG NO: DA:107

REV: C