

UPDATED ARCHIDOC WEBSITE

Please take a look at our updated website at www.archidoc.com.au. We have added some new services in Sustainability that can help our professional clients and home owner clients achieve better outcomes. Please refer to the new services below in this news letter.

The updated website also provides a greater understanding of our currently offered services in BASIX and House Energy Ratings, BCA Section J assessments, Solar access, Shadows and Building Documentation

ARCHIDOC ORIENTATION TEST

How important is good orientation of living areas to a house designs star rating? Try our Orientation Test at www.archidoc.com.au and see that there can be a 1.5 star difference in getting the orientation right for your site. A difference of 1.5 stars could mean substantial energy savings in heating and cooling to maintain comfort levels.

ARCHIDOC STAR RATING CALCULATOR

On the Orientation Test page click on the link to the Archidoc Star Calculator. You can then test the effect on the Star Rating of a dwelling by optimising orientation of living areas, shading, insulation and high performance glazing.

ARCHIDOC QUICK SUSTAINABILITY REVIEW SERVICE

It makes sense to incorporate sustainability into the design of a house or multi-unit development from the outset of the design process.

Our new Quick Sustainability Review can help our professional and non-professional Clients set parameters for your particular site enabling you to make design decisions based on good sustainable outcomes.

Applications include:

- When buying a site for development.
- Assessing a pre-purchase evaluation of an existing house.
- Evaluating the suitability of a project house or one-off design for a site.

See our website for more details www.archidoc.com.au

SECTION J DEEMED TO SATISFY REPORTS

Since our last news letter last June we have provided a number of Section J Deemed to Satisfy reports including a new Class 3 boarding house, and various sized alterations and additions to a Class 9b schools, and Class 9c nursing homes. Our clients have benefitted from our Pre-DA assessment of the building fabric and glazing requirements. Knowing what is required early in the approval process has avoided redesigning later to meet the minimum BCA requirements at CC stage.

Our Section J Deemed to Satisfy reports have been accepted as easy to read and relevant to the development.

JV3 VERIFICATION MODELLING

The BCA J2 Deemed to Satisfy glazing performance requirements can be at times difficult meet; particularly in Class 3 or Class 9c buildings. There is an alternative solution in the BCA Section J called JV3 Verification using a reference building. We can use our modelling software to test compliance against the Deemed to Satisfy Reference building and then show an alternative solution that can utilise site conditions, more accurately assess the energy efficiency of each part of the building and add additional insulation where effective to reduce the DTS glazing requirements. Call us to discuss how this process works.

MODELLING BUILDINGS FOR GREENSTAR ASSESSMENTS

We have successfully used our software to model and simulate the energy use of development for a Greenstar application. The development was an addition to an existing school building. We assisted the Greenstar assessor by modelling the proposed building using our Design Builder software and simulate the predicted energy use and Greenhouse Gas Emissions of the development. Please contact us to help you with your Greenstar Assessment.

BASIX CERTIFICATION FEES

The Department of Planning have rolled out their BASIX Certification Fee to release each new BASIX Certificate. The charges now apply to all new single and multi-unit dwellings and all alterations and additions BASIX Certificates. For details on their charges, please see https://www.basix.nsw.gov.au/docs/payment/BASIX_Fee_FactSheet1.pdf

We include the BASIX Certification fee as a separate item in our quotes so you know the total costs up front. When comparing our quotes with other consultants please ensure that the additional Dept of Planning fees are taken into account. Also please note that the BASIX Certification fees are GST exempt.

CONTRACT DRAFTING / DOCUMENTATION

We can help you with your short term architectural drafting work. We can work on an hourly rate or on a short term – full time/part-time contract. Please call us to discuss your documentation requirements

WE HAVE MOVED OUR OFFICE TO WAHROONGA

Please note our new contact details

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|-----------------------|--|
| Office address (new): | 26 Jordan Road, Wahroonga, NSW, 2076 |
| Postal address: | PO Box 105, Thornleigh, NSW, 2120 |
| Phone number: | (02) 9481 7033 |
| Website: | www.archidoc.com.au |
| Email address: | ratings@archidoc.com.au |
| Fax: | We prefer emails but if you would like to send a fax please phone us first to arrange a transmission |