



BASIX Compliance Report

SSD-83076206

402-420 Pacific Highway, Crows Nest, NSW, 2065

Project No.	P02207
Revision	04
Issued	8 th July 2026
Client	Prosper Atrium Pty Ltd

ISSUE AND REVISION RECORD

Table 1 : Revision Record

Revision	Date	Comments	Engineer	Reviewer
01	04.08.2025	Preliminary Issue	SE/NA	AK
02	01.10.2025	Draft DA Issue	SE/NA	AK
03	16.10.2025	Final SSDA Issue	AS	NA
04	08.07.2026	Updated SSDA Issue	CM	NA/SE

The building's energy and water performance are computed using the online BASIX tool and an energy model developed for thermal comfort and provides only an estimation and potential performance of the building.

This cannot be used alone to determine performance in actual practice as they are based on the idealised version of the building which does not and cannot fully consider all the complexities of the building's maintenance and operation.

Engineering Lab NSW Pty Ltd

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

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Navid Aghdaei | Residential National Lead



E-LAB Consulting

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We recognise the Traditional Custodians of the land on which the proposed development will be constructed. We respect their enduring cultural and spiritual connections to the land and waters, and celebrate their knowledge, kinship, and values. We acknowledge that these connections to the land and waters have existed for millennia and will continue into the future. We respect the Elders who have gone before, together with those of today for their guidance on our shared journey. We recognise that we are, and always will be, on Aboriginal land.



1 EXECUTIVE SUMMARY

This BASIX compliance report has been prepared by E-LAB Consulting as part of the Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a mixed use residential development at 402-420 Pacific Highway, Crows Nest (the site).

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-83076206) on 29 April 2025.

The site is located adjacent to Crows Nest Metro Station and is within the Crows Nest Transit Oriented Development (TOD) Accelerated Precinct which has been identified by the NSW Government to support housing delivery. The Crows Nest TOD Precinct has been subject of recent amendments to the planning controls which came into effect in November 2024.

The site comprises 2,127.7 sqm of land at 402-420 Pacific Highway, Crows Nest (SP54033) within North Sydney LGA.

The SSD application seeks approval for demolition of existing structures and construction of a 39-storey mixed use residential building.

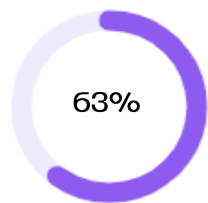
This report concludes that the proposed mixed use residential development appropriately considers BASIX subject to the implementation of the following mitigation measures.

E-LAB have assessed the development and confirm that based on the design of the residential portion of the 402-420 Pacific Highway, Crows Nest development and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX. The information and performance required to achieve this is contained within this report.



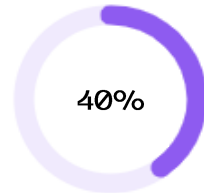
Figure 1: Project Render (source: Urban Digest, 2026.)

⚡ ENERGY SCORE



vs NSW benchmark • min 63%

💧 WATER SCORE



vs NSW benchmark • min 40%

☀️ THERMAL COMFORT

Pass

avg 7.5★ NatHERS

min 6.0★ NatHERS

🏗️ MATERIAL INDEX

-36

• no target set yet



2 INTRODUCTION

2.1 PURPOSE

This BASIX Compliance Report has been prepared by E-LAB Consulting to accompany the submission for Prosper Atrium Pty Ltd as part of the Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a mixed use residential development at 402-420 Pacific Highway, Crows Nest (the site).

The SSD application seeks consent for the following:

- Demolition of all existing structures on the site, excavation and site preparation works
- Construction of a 39 story mixed use residential building comprising
 - a four storey podium, 35 storey tower and rooftop servicing
 - 3,900 sqm of retail and commercial floor space
 - 273 dwellings including affordable dwellings
- On site car parking and loading within six basement and one ground levels accessed from Oxley Street
- Associated landscaping and public domain works
- Infrastructure servicing.

The report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-83076206) on 29 April 2025 as detailed in the table below.

Table 2: SEARs Requirements

SEARs Item	Description if issue and assessment requirements	Section Reference
Section 15 – Ecologically Sustainable Development (ESD)	Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development	BASIX Certificate – Section 5 – BASIX ENERGY Section 6 – 6BASIX Thermal Comfort Section 7 – BASIX Water



3 DEVELOPMENT OVERVIEW

3.1 SITE OVERVIEW

The site is located adjacent to Crows Nest Metro Station and is within the Crows Nest Transit Oriented Development (TOD) Accelerated Precinct which has been identified by the NSW Government to support housing delivery. The Crows Nest TOD Precinct has been subject of recent amendments to the planning controls which came into effect in November 2024.

The site comprises 2,127.7sqm of land at 402-420 Pacific Highway, Crows Nest (SP54033) within North Sydney LGA.

The site is currently developed with a four storey mixed use residential building. Vehicular access to existing basement car parking is from Oxley Street via the adjacent landholding with an easement granting right of carriageway.

The uses surrounding the site comprise:

- Crows Nest Metro Station to the east which has approval for over-station development up to 22 storeys of mixed use residential and is subject of a current SSD application for up to 27 storeys
- An existing car wash facility and four storey commercial building to the north which is subject of a proposal for a 52 storey mixed use residential development being considered through the Housing Delivery Authority pathway as SSD with a concurrent rezoning
- A three storey commercial building to the north west with potential for up to 16 storeys of commercial under the Crows Nest TOD controls
- Three to five story mixed use and commercial buildings fronting Pacific Highway located to the south of the site which are subject of a separate SSD application for a 39 storey mixed use residential development
- Three storey multi-dwelling housing to the west with potential for up to 12 storeys of residential under the Crows Nest TOD controls.



Figure 2: Subject site (Source: Mecone Mosaic)

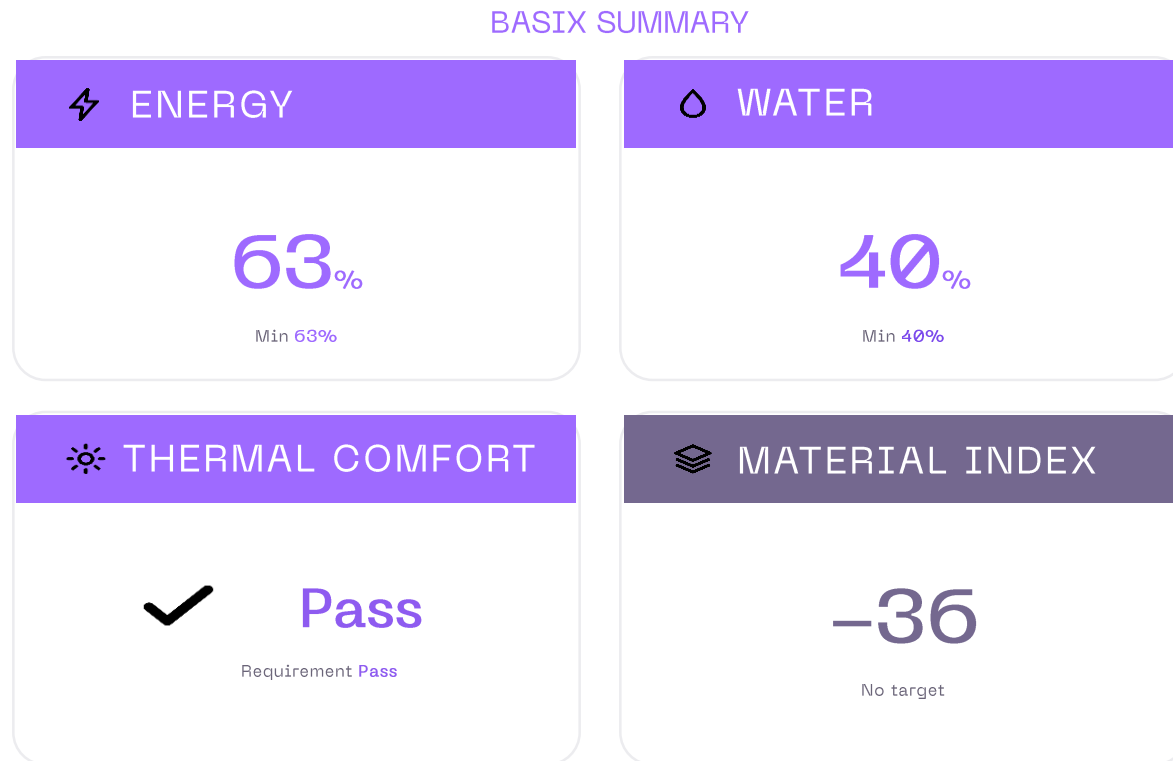
4 BASIX SUMMARY

4.1 OVERVIEW

BASIX compliance represents the minimum sustainability performance requirement in the state of NSW and serves as the primary pathway for demonstrating compliance with Section J of the National Construction Code (NCC) for residential development.

E-LAB Consulting has completed detailed assessment across all BASIX assessment categories—Water, Thermal Comfort, and Energy—for the proposed Crows Nest Mixed Use Development located at – 402-420 Pacific Highway, Crows Nest, NSW, 2065.

The BASIX outcomes achieved, based on the assumptions outlined within this report and the information provided to date, are summarised as follows:



4.2 BASIX CERTIFICATION DETAILS

Table 3: Project Summary

Category	Entry
Project Name	402-420 Pacific Highway, Crows Nest
Local Government Area	NORTH SYDNEY
Plan Type	Deposited Plan (DP)
Plan No.	SP54033
No. of Residential Buildings	1
Total Number of Units & Townhouses	273
Project Type	Residential Flat Buildings
BASIX Certificate Number	1817300M_03

4.3 DOCUMENT DETAIL

The assessment has been prepared based on the architectural information provided by the project team, as summarised in Table 4: Architectural information used for the assessment.

Table 4: Architectural information used for the assessment

Revision Number	Revision Date	Document Description
B	01.07.2026	For RTS

4.4 ENERGY MODELLING SOFTWARE

Simulation method in BASIX has been used to show the thermal comfort compliance. For energy simulations, FirstRate5 (Version 5.5.5) has been used which is approved under Thermal comfort protocol of BASIX since March 2023. This method does not guarantee or warrantee the performance in practical world as it only considers a simplified and idealistic building



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SECTION FIVE

BASIX ENERGY

The minimum design standards required to comply with the BASIX Energy target of a 58%-63% improvement against the NSW benchmark.



5 BASIX ENERGY

The following minimum standards will be required to comply with the BASIX targets for the project.

Table 5: BASIX Energy Requirements

Design Element	Compliance Criteria
Domestic hot water systems	Centralised Electric Heat Pump- Air Sourced with R1.0 (38mm) insulation in both internal and external piping and with a $3.0 < COP \leq 3.5$.
Cooking	Electric cooktop & electric oven
Mechanical heating and cooling	Cooling: 1 Phase Air Conditioning system (ducted) with an EER 3.0 -3.5 to living rooms and bedrooms. Heating: 1 Phase Air Conditioning system (ducted) with an EER 3.0 -3.5 to living rooms and bedrooms.
Apartment ventilation	Bathroom: individual fan, ducted to façade or roof – Manual on/off Laundry: individual fan, open to façade or roof – Manual on/off Kitchen range hood: Individual fan, open to façade or roof – Manual on/off
Apartment artificial lighting	LED throughout with dedicated fittings
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: Minimum 4.0 Star Energy Rated (To all apartments) Clothes Dryers: Minimum 2.0 Star Energy Rated (To all apartments)
Appliances in Common Areas (minimum Energy Star rating)	Clothes Washers: No common laundry facilities Clothes Dryers: No common clothes dryer facilities
Photovoltaic Array	NA
Building Management System (BMS)	Yes
Vertical transport	All Lifts: gearless traction with VVVF motor and regenerative drive ≥ 1001 kg



HP

CENTRAL HEAT PUMP HOT WATER SYSTEM



NO PV Required

ROOFTOP SOLAR PV ARRAY



100%

ALL-ELECTRIC SERVICES



but <= 1500kg)

Swimming Pool	No Swimming Pool
Suna and Steam Room	No Sauna or Steam Room

Table 6: Common Area Ventilation and Artificial lighting

Common Area Name	Area	Ventilation System Type	Ventilation Efficiency Measure	Primary Type of artificial lighting	Lighting efficiency measure
Basement_Carpark	7775.63	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion
Shared_Basement_CarPark	1246.68	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion
Loading Dock	455.93	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion
Basement_Comms	3.42	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off
Basement_Comms/Switch Room	54.73	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Comms	21.03	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off
Basement_Elec	16.07	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Basement_Switch Room	34.42	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Bulky Waste Room	29.21	ventilation (supply + exhaust)	n/a	light-emitting diode	motion sensors
FOGO Waste Room	26.76	ventilation (supply + exhaust)	n/a	light-emitting diode	motion sensors
Resi Waste	102.52	ventilation (supply + exhaust)	n/a	light-emitting diode	motion sensors
Resi Waste Discharge	53.75	ventilation (supply + exhaust)	n/a	light-emitting diode	motion sensors



Temp Waste	30.51	ventilation (supply + exhaust)	n/a	light-emitting diode	motion sensors
Dining	62.06	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion
Gym	57.98	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching
Kitchen	23.08	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion
Multi Purpose	46.26	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion
Basement_Substation	38.75	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Substation	39.3	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Basement_Cold Water Pump	42.1	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Basement_Fan Room	110.83	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Basement_Fire Pump Room	34.31	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Basement_Fire Tank Room	123.89	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Basement_Gas Meter Room	4.09	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Basement_Services	13.32	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Basement_Storm Water Tank	8.94	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
FCR	22.54	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Hot Water Plant	32.41	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Low Height Plant Room	84	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Rain Water Tank	21.71	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off



Services	108.98	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Air Lock	6.4	no mechanical ventilation	n/a	light-emitting diode	zoned switching with motion
Basement_Fire Stair	204.79	no mechanical ventilation	n/a	light-emitting diode	zoned switching with motion
Basement_Storage	735.69	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion
Fire Stair	841.15	no mechanical ventilation	n/a	light-emitting diode	zoned switching with motion
Shared_Basement_Fire Stair	47.1	no mechanical ventilation	n/a	light-emitting diode	zoned switching with motion
Shared_Fire Stair	137.62	no mechanical ventilation	n/a	light-emitting diode	zoned switching with motion
WC	8.22	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors
Resi Lobby	78.97	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion
Mail	22.11	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion
Basement_Corridor	28.07	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion
Corridor	2289.02	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion
All Lifts				Light-emitting diode	Connected to lift call button



06

SECTION SIX

BASIX THERMAL COMFORT

The minimum design standards required for the development to comply with the BASIX Thermal Comfort target are outlined below. The development is required to achieve a minimum BASIX requirement for each individual Class 2 dwelling across the whole development.



6 BASIX THERMAL COMFORT

The following minimum standards are required to comply with the BASIX Thermal Comfort requirements for the project.

Table 7: Glazing's Doors and Windows

Glazing Specification – Used throughout for units

Fixed and Sliding Windows/Doors

Total System U-Value	≤ 3.10
Total System SHGC	0.49 ($\pm 5\%$)

Awning/Casement Windows/Doors

Total System U-Value	≤ 3.10
Total System SHGC	0.39 ($\pm 5\%$)

Operability- max value while meeting window safety device requirements defined in the BCA. Note-all glazing systems are whole of system including glazing and frame systems.



Table 8: Compliance Criteria

Design Element	Compliance Criteria
External Solid Walls	Added R2.5 bulk insulation for all apartment external walls. Minimum nominal 20mm unventilated non-reflective airgap or R0.2 thermal break required for the metal stud frame for thermal bridging controls. Medium or light colour
Walls to Non-Conditioned Zones	Added R1.5 bulk insulation for all internal walls between apartment unit and non-conditioned enclosed internal zones. No thermal break required for the metal stud frame for thermal bridging controls.
Exposed Roofs/Balconies (Over unconditioned spaces)	Added R4.0 soffit slab insulation to apartments with exposed concrete ceilings/roofs to outside & Added R5.0 soffit slab insulation to "High Risk "apartment with exposed concrete ceiling/roofs to outside. <u>Unit 37.02</u> Medium or light colour.
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non-conditioned spaces and open to outside	Added R2.5 soffit slab insulation to underside of suspended concrete slabs.
Floors Covering	Carpet in Bedrooms, Timber in Living/Dining Rooms and Kitchen. Tile in Bathrooms.
Insulation Penetrations & Ceiling fans	Exhaust fans have been modelled as "Sealed" and 1 per bathroom, 1 per laundry if available and 1 per kitchen. As a lighting plan/RCP is not yet available, downlights have been modelled as "Sealed" at a scale of 1 downlight/ 5m2. Ceiling fans are modelled as 1200 mm diameter in living and bedrooms of following units:



DGU

High Performance Facade



WWR <60%

Optimized Window to Wall Ratio



CF

Ceiling Fans for Air Movement



Level 5 to Level 7 – Units 03, 06
Level 8 to Level 14 – Units 03, 05
Level 15 to Level 35 – Units 04, 05
Sub Penthouse (Level 36) – Unit 03
Penthouse (Level 37) – Units 01, 04



07

SECTION SEVEN

BASIX WATER

The minimum design standards required to comply with the BASIX Water target of a 40% improvement against the NSW benchmark.



7 BASIX WATER

The following minimum standards are required to comply with the BASIX Water Targets for the project.

Table 9: BASIX Water Requirements

Design Element	Compliance Criteria
Fixtures	Showers: Minimum 4 Star (> 6.0 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated Bathroom Taps: Minimum 4 Star WELS Rated Kitchen Sink Taps: Minimum 4 Star WELS Rated
Fixtures within common areas	Showers: Minimum 4 Star (> 6.0 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 4 Star WELS Rated
Fittings/Appliances within units	Clothes Washer: Not Specified Dishwasher: Minimum 4.5 Star WELS Rated (To all apartments)
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility
Fire Sprinkler Water Test	All Fire sprinkler systems test water contained in a closed system so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.
Outdoor Swimming Pool	No Swimming Pool
Alternative Water	No Rain Water Tank Required
Common Landscape	Common lawn area: 359.5 m2 Common Garden area: 152.10 m2



RWT

No Tank Required



Roof Catchment

NA



Landscape

513.60 m² Common Landscape Area

8 RESULTS

E-LAB Consulting are engaged by Prosper Atrium Pty Ltd to provide BASIX compliance consultancy for the residential portion of the 402-420 Pacific Highway, Crows Nest NSW. The report has confirmed the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirms that based on the design of the residential portion of the 402-420 Pacific Highway, Crows Nest, NSW and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX.

This report has outlined the results of the BASIX assessment; and details of how each section is independently meeting minimum legislated BASIX benchmarks using various sustainability opportunities the development is considering for BASIX certification. The minimum compliance requirements are per the below:

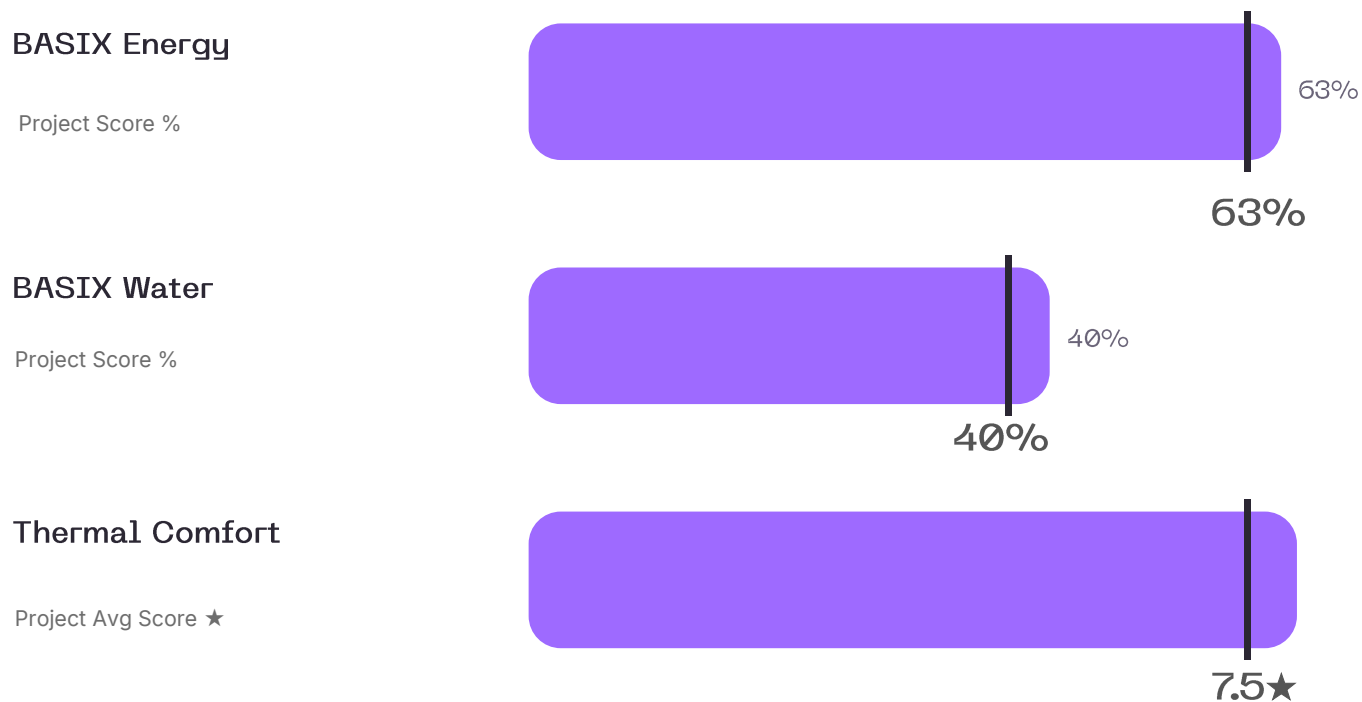


Figure 3: Minimum Basix Compliance

Note: Percentages stated for Energy and Water are the percentage improvement upon the NSW average dwelling's consumption



9 APPENDIX

A

BASIX Certification

The issued BASIX certificate for the development.

B

NatHERS Group Certification

The NatHERS group certificate supporting the thermal comfort assessment.

C

Insulation Markup

Marked-up architectural drawings indication the insulation



APPENDIX A – BASIX CERTIFICATION

Refer to next page

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1817300M_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

This certificate is a revision of certificate number 1817300M_02 submitted to the consent authority or certifier on 20 November 2025 with application SSD-83076206.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary

Date of issue: Wednesday, 08 July 2026

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate R8NADYBZIH.

Project summary

Project name	402-420 Pacific Highway, Crows Nest_03
Street address	402-420 PACIFIC HIGHWAY CROWS NEST 2065
Local Government Area	NORTH SYDNEY
Plan type and plan number	Strata Plan 54033
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	273
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Performance (Simulation method)	✓ Pass	Target Pass
Energy	✓ 63	Target 63
Materials	✓ -36	Target n/a

Certificate Prepared by

Name / Company Name: E-LAB Consulting

ABN (if applicable): 84647520634

Description of project

Project address	
Project name	402-420 Pacific Highway, Crows Nest_03
Street address	402-420 PACIFIC HIGHWAY CROWS NEST 2065
Local Government Area	NORTH SYDNEY
Plan type and plan number	Strata Plan 54033
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	273
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	2129
Roof area (m²)	1197
Non-residential floor area (m²)	3917.34
Residential car spaces	196
Non-residential car spaces	5

Common area landscape		
Common area lawn (m²)	359.5	
Common area garden (m²)	154.1	
Area of indigenous or low water use species (m²)	0	
Assessor details and thermal loads		
Assessor number	DMN/20/1972	
Certificate number	R8NADYBZIH	
Climate zone	56	
Project score		
Water	✔ 40	Target 40
Thermal Performance (Simulation method)	✔ Pass	Target Pass
Energy	✔ 63	Target 63
Materials	✔ -36	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 273 dwellings, 38 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
10.01	2	83	0	0	0
10.05	1	59	0	0	0
10.09	1	52	0	0	0
11.04	1	62	0	0	0
11.08	2	87	0	0	0
12.03	3	97	0	0	0
12.07	2	86	0	0	0
13.02	3	115	0	0	0
13.06	2	95	0	0	0
14.01	2	83	0	0	0
14.05	1	59	0	0	0
14.09	1	52	0	0	0
15.04	3	137	0	0	0
15.08	1	52	0	0	0
16.04	3	134	0	0	0
16.08	1	52	0	0	0
17.04	3	134	0	0	0
17.08	1	52	0	0	0
18.04	3	134	0	0	0
18.08	1	52	0	0	0
19.04	3	134	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
10.02	3	115	0	0	0
10.06	2	95	0	0	0
11.01	2	83	0	0	0
11.05	1	59	0	0	0
11.09	2	52	0	0	0
12.04	1	62	0	0	0
12.08	2	87	0	0	0
13.03	3	97	0	0	0
13.07	2	86	0	0	0
14.02	3	115	0	0	0
14.06	2	95	0	0	0
15.01	2	83	0	0	0
15.05	3	139	0	0	0
16.01	2	83	0	0	0
16.05	3	139	0	0	0
17.01	2	83	0	0	0
17.05	3	139	0	0	0
18.01	2	83	0	0	0
18.05	3	139	0	0	0
19.01	2	83	0	0	0
19.05	3	139	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
10.03	3	97	0	0	0
10.07	2	86	0	0	0
11.02	3	115	0	0	0
11.06	2	95	0	0	0
12.01	2	83	0	0	0
12.05	1	59	0	0	0
12.09	1	52	0	0	0
13.04	1	62	0	0	0
13.08	2	87	0	0	0
14.03	3	97	0	0	0
14.07	2	86	0	0	0
15.02	3	117	0	0	0
15.06	2	86	0	0	0
16.02	3	117	0	0	0
16.06	2	86	0	0	0
17.02	3	117	0	0	0
17.06	2	86	0	0	0
18.02	3	117	0	0	0
18.06	2	86	0	0	0
19.02	3	117	0	0	0
19.06	2	86	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
10.04	1	62	0	0	0
10.08	2	87	0	0	0
11.03	3	97	0	0	0
11.07	2	86	0	0	0
12.02	3	115	0	0	0
12.06	2	95	0	0	0
13.01	2	83	0	0	0
13.05	1	59	0	0	0
13.09	1	52	0	0	0
14.04	1	62	0	0	0
14.08	2	87	0	0	0
15.03	3	157	0	0	0
15.07	2	87	0	0	0
16.03	3	157	0	0	0
16.07	2	87	0	0	0
17.03	3	157	0	0	0
17.07	2	87	0	0	0
18.03	3	157	0	0	0
18.07	2	87	0	0	0
19.03	3	157	0	0	0
19.07	2	87	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
19.08	1	52	0	0	0
20.04	3	134	0	0	0
20.08	1	52	0	0	0
21.04	3	134	0	0	0
21.08	1	52	0	0	0
22.04	3	134	0	0	0
22.08	1	52	0	0	0
23.04	3	134	0	0	0
23.08	1	52	0	0	0
24.04	3	134	0	0	0
24.08	1	52	0	0	0
25.04	3	134	0	0	0
25.08	1	52	0	0	0
26.04	3	134	0	0	0
26.08	1	52	0	0	0
27.04	3	134	0	0	0
27.08	1	52	0	0	0
28.04	3	134	0	0	0
28.08	1	52	0	0	0
29.04	3	134	0	0	0
29.08	1	52	0	0	0
30.04	3	134	0	0	0
30.08	1	52	0	0	0
31.04	3	134	0	0	0
31.08	1	52	0	0	0
32.04	3	134	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
20.01	2	83	0	0	0
20.05	3	139	0	0	0
21.01	2	83	0	0	0
21.05	3	139	0	0	0
22.01	2	83	0	0	0
22.05	3	139	0	0	0
23.01	2	83	0	0	0
23.05	3	439	0	0	0
24.01	2	83	0	0	0
24.05	3	139	0	0	0
25.01	2	83	0	0	0
25.05	3	139	0	0	0
26.01	3	83	0	0	0
26.05	3	139	0	0	0
27.01	2	83	0	0	0
27.05	3	139	0	0	0
28.01	2	83	0	0	0
28.05	3	139	0	0	0
29.01	2	83	0	0	0
29.05	3	139	0	0	0
30.01	2	83	0	0	0
30.05	3	139	0	0	0
31.01	2	83	0	0	0
31.05	3	139	0	0	0
32.01	2	83	0	0	0
32.05	3	139	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
20.02	3	117	0	0	0
20.06	2	86	0	0	0
21.02	3	117	0	0	0
21.06	2	86	0	0	0
22.02	3	117	0	0	0
22.06	2	86	0	0	0
23.02	3	117	0	0	0
23.06	2	86	0	0	0
24.02	3	117	0	0	0
24.06	2	86	0	0	0
25.02	3	117	0	0	0
25.06	2	86	0	0	0
26.02	3	117	0	0	0
26.06	2	86	0	0	0
27.02	3	117	0	0	0
27.06	2	86	0	0	0
28.02	3	117	0	0	0
28.06	2	86	0	0	0
29.02	3	117	0	0	0
29.06	2	86	0	0	0
30.02	3	117	0	0	0
30.06	2	86	0	0	0
31.02	3	117	0	0	0
31.06	2	86	0	0	0
32.02	3	117	0	0	0
32.06	2	86	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
20.03	3	157	0	0	0
20.07	2	87	0	0	0
21.03	3	157	0	0	0
21.07	2	87	0	0	0
22.03	3	157	0	0	0
22.07	2	87	0	0	0
23.03	3	157	0	0	0
23.07	2	87	0	0	0
24.03	3	157	0	0	0
24.07	2	87	0	0	0
25.03	3	157	0	0	0
25.07	2	87	0	0	0
26.03	3	157	0	0	0
26.07	2	87	0	0	0
27.03	3	157	0	0	0
27.07	2	87	0	0	0
28.03	3	157	0	0	0
28.07	2	87	0	0	0
29.03	3	157	0	0	0
29.07	2	87	0	0	0
30.03	3	157	0	0	0
30.07	2	87	0	0	0
31.03	3	157	0	0	0
31.07	2	87	0	0	0
32.03	3	157	0	0	0
32.07	2	87	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
32.08	1	52	0	0	0
33.04	3	134	0	0	0
33.08	1	52	0	0	0
34.04	3	134	0	0	0
34.08	1	52	0	0	0
35.04	3	134	0	0	0
35.08	1	52	0	0	0
36.04	3	191	0	0	0
37.03	3	212	0	0	0
4.03	2	91	0	0	0
5.04	1	57	0	0	0
5.08	2	86	0	0	0
6.02	2	79	0	0	0
6.06	1	61	0	0	0
6.10	1	52	0	0	0
7.04	1	57	0	0	0
7.08	2	86	0	0	0
8.02	3	115	0	0	0
8.06	2	95	0	0	0
9.01	2	83	0	0	0
9.05	1	61	0	0	0
9.09	1	52	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
33.01	2	83	0	0	0
33.05	3	139	0	0	0
34.01	2	83	0	0	0
34.05	3	139	0	0	0
35.01	2	83	0	0	0
35.05	3	139	0	0	0
36.01	3	178	0	0	0
36.05	3	209	0	0	0
37.04	3	206	0	0	0
5.01	2	83	0	0	0
5.05	1	49	0	0	0
5.09	2	87	0	0	0
6.03	1	64	0	0	0
6.07	2	95	0	0	0
7.01	2	83	0	0	0
7.05	1	49	0	0	0
7.09	2	87	0	0	0
8.03	3	96	0	0	0
8.07	2	86	0	0	0
9.02	3	115	0	0	0
9.06	2	95	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
33.02	3	117	0	0	0
33.06	2	86	0	0	0
34.02	3	117	0	0	0
34.06	2	86	0	0	0
35.02	3	117	0	0	0
35.06	2	86	0	0	0
36.02	3	201	0	0	0
37.01	3	207	0	0	0
4.01	2	94	0	0	0
5.02	2	79	0	0	0
5.06	1	61	0	0	0
5.10	1	52	0	0	0
6.04	1	57	0	0	0
6.08	2	86	0	0	0
7.02	2	79	0	0	0
7.06	1	61	0	0	0
7.10	1	52	0	0	0
8.04	1	49	0	0	0
8.08	2	87	0	0	0
9.03	3	96	0	0	0
9.07	2	86	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
33.03	3	157	0	0	0
33.07	2	87	0	0	0
34.03	3	157	0	0	0
34.07	2	87	0	0	0
35.03	3	157	0	0	0
35.07	2	87	0	0	0
36.03	3	128	0	0	0
37.02	4+	242	0	0	0
4.02	2	85	0	0	0
5.03	1	64	0	0	0
5.07	2	95	0	0	0
6.01	2	83	0	0	0
6.05	1	49	0	0	0
6.09	2	87	0	0	0
7.03	1	64	0	0	0
7.07	2	95	0	0	0
8.01	2	83	0	0	0
8.05	1	61	0	0	0
8.09	1	52	0	0	0
9.04	1	49	0	0	0
9.08	2	87	0	0	0

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Lift bank (No. 1)	-	Lift bank (No. 2)	-	Gym	57.98
Basement_CarPark	7775.63	Shared_CarPark	1246.68	Loading Dock	455.93
Basement_Comms	3.42	Basement_Comms/Switch Room	54.73	Basement_Elec	16.07
Basement_Switch Room	34.42	Comms	21.03	Bulky Waste Room	29.21
FOGO Waste Room	26.76	Resi Waste	102.52	Resi Waste Discharge	53.75
Temp Waste	30.51	Dining	62.06	Kitchen	23.08
Multi Purpose	46.26	WC	8.22	Basement_Cold Water Pump	42.1
Basement_Fan Room	110.83	Basement_Fire Pump Room	34.31	Basement_Fire Tank Room	123.89
Basement_Gas Meter Room	4.09	Basement_Services	13.32	Basement_Storm Water Tank	8.94
Basement_Substation	38.75	FCR	22.54	Hot Water Plant	32.41
Low Height Plant Room	84	Rain Water Tank	21.71	Services	108.98
Substation	39.3	Air Lock	6.4	Basement_Fire Stair	204.79
Basement_Storage	735.69	Fire Stair	841.15	Mail	22.11
Shared_Basement_Fire Stair	47.1	Shared_Fire Stair	137.62	Resi Lobby	78.97
Basement_Corridor	28.07	Corridor	2289.02		

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	10721	-	none
floors above habitable rooms, frame: suspended concrete slab	29067.8	-	-
suspended floor above open subfloor, frame: suspended concrete slab	3759.17	fibreglass batts or roll	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad), frame: light steel frame	18534.56	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	44078.44	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
no	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1197	foil/sarking	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	9740.64	-	9740.64	0	0	0	0

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	4 star	4 star	-	not specified	4.5 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	manual switch on/off	individual fan, open to façade	manual switch on/off	individual fan, open to façade	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	4 star	2 star	no	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
10.01	4.20	8.5	12.700
10.02	10.2	18	28.200
10.03	21.3	13	34.300
10.04	23.5	10.8	34.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
10.05	20.6	17.2	37.800
11.01	4.3	8.2	12.500
11.02	10.3	17.8	28.100
11.03	21.5	12.8	34.300
11.04	22.1	10.8	32.900
11.05	18.1	17.3	35.400
11.07	4.6	12.2	16.800
11.08	3	16	19.000
11.09	2.9	13.2	16.100
12.01	4.4	8.2	12.600
12.02	10.4	17.3	27.700
12.03	21.7	12.6	34.300
12.04	22.4	10.7	33.100
12.05	16.8	17.2	34.000
12.06	17.7	14.9	32.600
12.07	4.7	11.9	16.600
12.08	3.4	15.1	18.500
12.09	3	13	16.000
13.01	4.5	8.2	12.700
13.02	10.5	17.4	27.900
13.03	21.9	12.5	34.400
13.04	22.6	10.7	33.300
13.05	16.5	16.9	33.400
13.06	17.6	15.1	32.700
13.07	4.7	12.2	16.900
13.08	3.1	15.6	18.700
13.09	3	13.1	16.100
14.01	3.7	8.6	12.300
14.02	11.7	19.1	30.800
14.03	25.7	10.4	36.100
14.04	29.5	6.3	35.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
14.05	21.5	11.7	33.200
14.06	23.9	7.3	31.200
14.07	4.10	12.3	16.400
14.08	3.1	16.5	19.600
14.09	2.5	13.5	16.000
15.01	4.6	8.1	12.700
15.02	10.9	17	27.900
15.03	22.2	12.2	34.400
15.04	25.6	7.9	33.500
15.05	25.4	12.5	37.900
15.06	3.5	12.1	15.600
15.08	3.1	13	16.100
16.01	4.7	8.4	13.100
16.02	10.9	16.9	27.800
16.03	20.4	12.5	32.900
16.04	23.4	8.1	31.500
16.05	22.9	12.8	35.700
16.06	2.7	12.2	14.900
16.08	3.2	12.9	16.100
17.01	4.8	8.2	13.000
17.02	11	17.3	28.300
17.03	20.5	12.6	33.100
17.04	23.6	7.8	31.400
17.05	23	12.7	35.700
17.06	2.3	12.1	14.400
17.07	2.8	15.5	18.300
17.08	3.2	12.8	16.000
18.01	4.8	8.1	12.900
18.02	11.1	16.8	27.900
18.03	20.6	12.4	33.000
18.04	23.7	7.9	31.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
18.05	23.1	12.6	35.700
18.08	3.3	12.7	16.000
19.01	4.9	8.1	13.000
19.02	11.2	16.7	27.900
19.03	20.8	13	33.800
19.04	23.9	7.9	31.800
19.05	23.2	12.7	35.900
19.08	3.3	12.8	16.100
20.01	5	8	13.000
20.02	11.3	16.5	27.800
20.03	20.9	12.9	33.800
20.04	24	7.9	31.900
20.05	23.4	12.8	36.200
20.06	1.9	12.1	14.000
20.07	2.7	15.8	18.500
20.08	3.4	12.7	16.100
21.01	5	8.1	13.100
21.02	11.4	16.2	27.600
21.03	21	12.9	33.900
21.04	24.1	7.9	32.000
21.05	23.5	13	36.500
21.06	1.8	12.1	13.900
21.08	3.5	12.7	16.200
22.01	5.1	8	13.100
22.02	11.5	16.3	27.800
22.03	21.2	12.9	34.100
22.04	24.3	7.8	32.100
22.05	23.6	12.9	36.500
22.08	3.5	12.6	16.100
23.01	5.2	8.2	13.400
23.02	11.6	16.8	28.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
23.03	21.2	12.7	33.900
23.04	24.4	7.9	32.300
23.05	23.7	12.9	36.600
23.06	1.9	12.3	14.200
23.07	3.1	15.4	18.500
23.08	3.6	12.6	16.200
24.01	5.2	8.3	13.500
24.02	11.6	16.9	28.500
24.03	21.3	12.7	34.000
24.04	24.4	8	32.400
24.05	23.7	12.7	36.400
24.08	3.6	12.3	15.900
25.02	11.7	17.1	28.800
25.03	21.4	12.6	34.000
25.04	24.6	7.8	32.400
25.05	23.9	12	35.900
25.08	3.6	12.4	16.000
26.02	11.7	17	28.700
26.04	24.7	7.9	32.600
26.05	24.0	12	36.000
26.06	2	12.2	14.200
27.01	4.3	7.7	12.000
27.02	11.5	12.8	24.300
27.03	21.6	12.3	33.900
27.04	24.7	8	32.700
27.05	24	12.2	36.200
27.06	2.1	9	11.100
27.07	2.3	11.1	13.400
28.01	5.4	8	13.400
28.02	12	10.5	22.500
28.04	24.8	7.7	32.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
28.05	22.1	12.3	34.400
28.06	2.3	7.3	9.600
28.07	2.4	10.4	12.800
28.08	3.7	12.5	16.200
29.01	5.5	8.2	13.700
29.02	12	16.9	28.900
29.03	21.8	12.7	34.500
29.04	25	7.7	32.700
29.05	22.2	12.4	34.600
29.07	2.8	15	17.800
30.02	12.1	16.8	28.900
30.03	21.9	12.3	34.200
30.04	25.1	7.8	32.900
30.05	22.4	12.5	34.900
30.07	3.1	15	18.100
31.02	12.1	16.7	28.800
31.04	25.1	7.6	32.700
31.05	22.4	12.6	35.000
31.06	2	12.1	14.100
31.07	2.8	15.2	18.000
32.01	5.5	8	13.500
32.02	12.2	16.8	29.000
32.03	22.1	12.5	34.600
32.04	25.2	7.7	32.900
32.06	2.1	12.1	14.200
32.07	3.5	14.5	18.000
32.08	3.9	12.5	16.400
33.01	5.5	7.9	13.400
33.02	12.2	17	29.200
33.04	25.2	7.8	33.000
33.06	6.3	12.6	18.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
33.07	2.9	14.8	17.700
33.08	3.9	12.4	16.300
34.01	5.6	8.2	13.800
34.02	12.3	17	29.300
34.03	22.20	12.2	34.400
34.04	25.3	7.8	33.100
34.05	22.7	12.7	35.400
34.06	2.2	12	14.200
34.07	2.9	15	17.900
35.01	5.7	8.2	13.900
35.02	13	16.9	29.900
35.03	22.6	12.5	35.100
35.04	25.5	7.7	33.200
35.05	22.8	12.7	35.500
35.06	2.2	12.0	14.200
35.07	3.1	15.2	18.300
36.01	6.3	20.4	26.700
36.02	26.1	10.4	36.500
36.03	23.5	14.2	37.700
36.04	12.6	17.6	30.200
36.05	3.9	20.5	24.400
37.01	13.1	20.2	33.300
37.02	25.3	12.7	38.000
37.03	22.9	10	32.900
37.04	9.2	19.6	28.800
4.01	0.9	20.6	21.500
4.02	9.7	16.7	26.400
4.03	4.5	20.1	24.600
5.01	2.9	9	11.900
5.02	12.4	16.6	29.000
5.03	28.7	8.7	37.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
5.04	30.4	6.1	36.500
5.05	23.2	8.3	31.500
5.06	30.8	6.7	37.500
5.07	23.9	9.4	33.300
5.08	9.4	8.1	17.500
5.09	2.4	17.5	19.900
5.10	2.1	14.4	16.500
6.01	3.1	9.2	12.300
6.02	12.5	17.6	30.100
6.03	27.8	10.1	37.900
6.04	28	6.3	34.300
6.05	22.7	8	30.700
6.06	28.7	6.5	35.200
6.07	19.3	9.9	29.200
6.08	3.3	13.3	16.600
6.09	2.1	18.5	20.600
6.10	2.2	14.4	16.600
7.01	3.2	8.8	12.000
7.02	12.9	17.6	30.500
7.03	27.5	9.6	37.100
7.04	29.3	6.7	36.000
7.05	23.2	8.1	31.300
7.06	29.2	7.3	36.500
7.07	19.7	9.9	29.600
7.08	3.5	13.4	16.900
7.09	2.1	18.4	20.500
7.10	2.3	14.5	16.800
8.01	4	8.6	12.600
8.02	10.1	18.8	28.900
8.03	25.9	11.6	37.500
8.04	26	8	34.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
8.05	28.5	5.9	34.400
8.06	21.2	9.4	30.600
8.07	4.4	12	16.400
8.09	2.8	13.4	16.200
9.01	4.2	8.4	12.600
9.02	10.1	18.3	28.400
9.03	25.5	11.6	37.100
9.04	26.3	8.1	34.400
9.05	29.4	6.2	35.600
9.06	21.8	9.3	31.100
10.06, 11.06	17.5	15	32.500
10.07, 9.07	4.5	12	16.500
10.08, 9.08	2.9	15.7	18.600
10.09, 9.09	2.9	13.5	16.400
15.07, 16.07	2.8	15.7	18.500
18.07, 25.07	2.8	15.8	18.600
19.07, 22.07	2.7	15.9	18.600
21.07, 26.07	2.8	15.9	18.700
24.07, 8.08	2.8	16	18.800
25.01, 26.01	5.3	8.4	13.700
26.03, 28.03	21.6	12.5	34.100
29.06, 30.06	2	12	14.000
30.01, 31.01	5.5	8.1	13.600
30.08, 35.08	4	12.5	16.500
31.03, 33.03	22	12.4	34.400
31.08, 34.08	4	12.4	16.400
32.05, 33.05	22.5	12.7	35.200
26.08, 27.08, 29.08	3.7	12.7	16.400
All other dwellings	1.9	12.2	14.100

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes
Gym	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	yes
Basement_CarPark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Shared_CarPark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Loading Dock	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Basement_Comms	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Basement_Comms/Switch Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Basement_Elec	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Basement_Switch Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Comms	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Bulky Waste Room	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	yes
FOGO Waste Room	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	yes
Resi Waste	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	yes
Resi Waste Discharge	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	yes

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Temp Waste	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	yes
Dining	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Kitchen	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Multi Purpose	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
WC	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Basement_Cold Water Pump	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Basement_Fan Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Basement_Fire Pump Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Basement_Fire Tank Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Basement_Gas Meter Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Basement_Services	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Basement_Storm Water Tank	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Basement_Substation	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
FCR	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Hot Water Plant	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Low Height Plant Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Rain Water Tank	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Services	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Substation	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Air Lock	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Basement_Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Basement_Storage	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Mail	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Shared_Basement_Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Shared_Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Resi Lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Basement_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 34 number of levels from the bottom of the lift shaft to the top of the lift shaft: 45 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 34 number of levels from the bottom of the lift shaft to the top of the lift shaft: 45 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

2. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 0 peak kW
Other	Building management system installed?: yes	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

APPENDIX B – NATHERS GROUP CERTIFICATION

Refer to next page.

Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. R8NADYBZIH

Generated on 1 Jul 2026 using FirstRate5 v5.5.5a

Property

Address 402-420 Pacific Highway,
Crow's Nest, NSW, 2065

Lot/DP

NatHERS Climate Zone Mascot (Sydney Airport)



Accredited assessor

Name Chris Mann
Business name E-LAB Consulting
Email Chris.Mann@e-lab.com.au
Phone 0447343451
Accreditation No. DMN/20/1972
Assessor Accrediting Organisation
Design Matters National

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=R8NADYBZIH&GrpCert=1>
When using either link, ensure you are visiting www.fr5.com.au.



National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

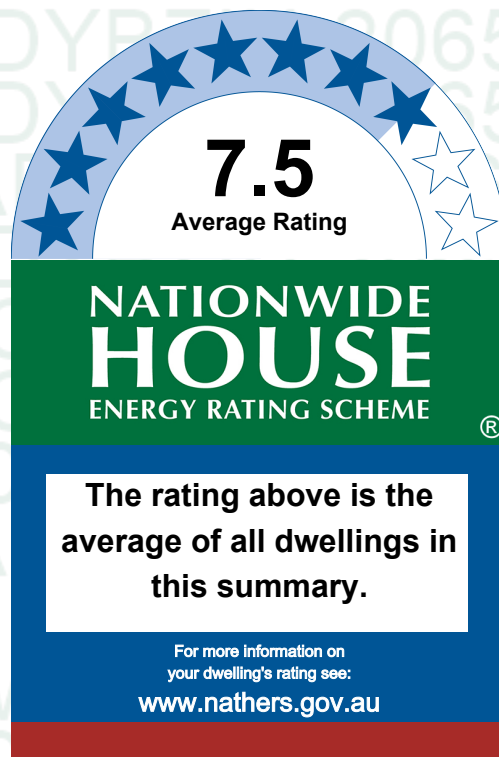
The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
JTAUFUJUG-01	10.01	4.2 (N/A)	8.5 (N/A)	12.7	8.9	NA
OWT4TBUBES-01	10.02	10.2 (N/A)	18.0 (N/A)	28.2	7.2	NA

Thermal performance Star rating



NCC heating and cooling maximum loads MJ/m²/p.a.

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	12.5	12.4
Maximum allowable limit	N/A	N/A

Whole of Home performance rating

No Whole of Home performance rating conducted for this summary certificate or not completed for all dwellings

The rating above is the lowest of all dwellings in this summary



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
XHIP9TNA7X-01	10.03	21.3 (N/A)	13.0 (N/A)	34.3	6.4	NA
NR58JLZ195-01	10.04	23.5 (N/A)	10.8 (N/A)	34.3	6.4	NA
F2BMMXSG4U-01	10.05	20.6 (N/A)	17.2 (N/A)	37.8	6	NA
IGA8TCKUUW-01	10.06	17.5 (N/A)	15.0 (N/A)	32.5	6.7	NA
GGL7261UVI-01	10.07	4.5 (N/A)	12.0 (N/A)	16.5	8.4	NA
L3BIN4G6DL-01	10.08	2.9 (N/A)	15.7 (N/A)	18.6	8.2	NA
AHFMOGQ6OG-01	10.09	2.9 (N/A)	13.5 (N/A)	16.4	8.4	NA
AEHNZ8QETP-01	11.01	4.3 (N/A)	8.2 (N/A)	12.5	8.9	NA
67VWIPE2VY-01	11.02	10.3 (N/A)	17.8 (N/A)	28.1	7.2	NA
6ORIV8B9SW-01	11.03	21.5 (N/A)	12.8 (N/A)	34.3	6.4	NA
Q5FPHHVYSO-01	11.04	22.1 (N/A)	10.8 (N/A)	32.9	6.6	NA
NBNXPCVSD9-01	11.05	18.1 (N/A)	17.3 (N/A)	35.4	6.3	NA
CYK0JWX820-01	11.06	17.5 (N/A)	15.0 (N/A)	32.5	6.7	NA
7RV69A1GPB-01	11.07	4.6 (N/A)	12.2 (N/A)	16.8	8.4	NA
BG1B2K1QZD	11.08	3.0 (N/A)	16.0 (N/A)	19.0	8.2	NA
9N4GDVDVBL	11.09	2.9 (N/A)	13.2 (N/A)	16.1	8.4	NA
3QJGK4A42S-01	12.01	4.4 (N/A)	8.2 (N/A)	12.6	8.9	NA
MS5ST1UPFU-01	12.02	10.4 (N/A)	17.3 (N/A)	27.7	7.2	NA
TX62R6PQXO-01	12.03	21.7 (N/A)	12.6 (N/A)	34.3	6.4	NA
KPDGCGWOEPP-01	12.04	22.4 (N/A)	10.7 (N/A)	33.1	6.6	NA
W2GJNOWDNH-01	12.05	16.8 (N/A)	17.2 (N/A)	34.0	6.5	NA
QMB4RGTRZO-01	12.06	17.7 (N/A)	14.9 (N/A)	32.6	6.7	NA
OTHNI7P3L7-01	12.07	4.7 (N/A)	11.9 (N/A)	16.6	8.4	NA
NQ9081RXOC-01	12.08	3.4 (N/A)	15.1 (N/A)	18.5	8.3	NA
6Y7GI1BQMI	12.09	3.0 (N/A)	13.0 (N/A)	16.0	8.5	NA
JMDP88OIUA-01	13.01	4.5 (N/A)	8.2 (N/A)	12.7	8.9	NA
C7OBADV2BQ-01	13.02	10.5 (N/A)	17.4 (N/A)	27.9	7.2	NA
931P4AMK60-01	13.03	21.9 (N/A)	12.5 (N/A)	34.4	6.4	NA
Z6CWECP1PJ-01	13.04	22.6 (N/A)	10.7 (N/A)	33.3	6.6	NA
SGIL5PB8Z5-01	13.05	16.5 (N/A)	16.9 (N/A)	33.4	6.6	NA
GYV7CQUXU8-01	13.06	17.6 (N/A)	15.1 (N/A)	32.7	6.7	NA
VDL3LF4267-01	13.07	4.7 (N/A)	12.2 (N/A)	16.9	8.4	NA
X3M183UQUP-01	13.08	3.1 (N/A)	15.6 (N/A)	18.7	8.2	NA
VWA5V5QXF0	13.09	3.0 (N/A)	13.1 (N/A)	16.1	8.4	NA
8NVBTAKETY-01	14.01	3.7 (N/A)	8.6 (N/A)	12.3	8.9	NA
R1GRXO4O9Z-01	14.02	11.7 (N/A)	19.1 (N/A)	30.8	6.9	NA
UJC2HMM49J-01	14.03	25.7 (N/A)	10.4 (N/A)	36.1	6.2	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
5EDF9HSKKL-01	14.04	29.5 (N/A)	6.3 (N/A)	35.8	6.3	NA
40IIP5W5DT-01	14.05	21.5 (N/A)	11.7 (N/A)	33.2	6.6	NA
8FQ44ZL23G-01	14.06	23.9 (N/A)	7.3 (N/A)	31.2	6.9	NA
XQFJ3NYARQ-01	14.07	4.1 (N/A)	12.3 (N/A)	16.4	8.4	NA
W9KAEFWUL0-01	14.08	3.1 (N/A)	16.5 (N/A)	19.6	8.1	NA
MMOBFKTOBI	14.09	2.5 (N/A)	13.5 (N/A)	16.0	8.5	NA
8YVIVQ9ISF-01	15.01	4.6 (N/A)	8.1 (N/A)	12.7	8.9	NA
XK2X35TEEO-01	15.02	10.9 (N/A)	17.0 (N/A)	27.9	7.2	NA
QKBP1I7L8N-01	15.03	22.2 (N/A)	12.2 (N/A)	34.4	6.4	NA
JTPYBBTBMJ-01	15.04	25.6 (N/A)	7.9 (N/A)	33.5	6.6	NA
54O1UTSYID-01	15.05	25.4 (N/A)	12.5 (N/A)	37.9	6	NA
J1FKFXG9N-01	15.06	3.5 (N/A)	12.1 (N/A)	15.6	8.6	NA
TYJF6L1G3Y-01	15.07	2.8 (N/A)	15.7 (N/A)	18.5	8.3	NA
744THW6K4Z-01	15.08	3.1 (N/A)	13.0 (N/A)	16.1	8.4	NA
ZIC4EROESN-01	16.01	4.7 (N/A)	8.4 (N/A)	13.1	8.9	NA
ONB80HUI5J-01	16.02	10.9 (N/A)	16.9 (N/A)	27.8	7.2	NA
1L5UFP7WDT-01	16.03	20.4 (N/A)	12.5 (N/A)	32.9	6.6	NA
1MLKXKVPBO-01	16.04	23.4 (N/A)	8.1 (N/A)	31.5	6.8	NA
7XYPJU252A-01	16.05	22.9 (N/A)	12.8 (N/A)	35.7	6.3	NA
BXPU7ONSZY-01	16.06	2.7 (N/A)	12.2 (N/A)	14.9	8.7	NA
U1A8VBB1LP-01	16.07	2.8 (N/A)	15.7 (N/A)	18.5	8.3	NA
VFHQMEXPKU-01	16.08	3.2 (N/A)	12.9 (N/A)	16.1	8.5	NA
WB3DSE70NJ-01	17.01	4.8 (N/A)	8.2 (N/A)	13.0	8.9	NA
7DZM4FWZ4I-01	17.02	11.0 (N/A)	17.3 (N/A)	28.3	7.2	NA
TBUNO5Q8I2-01	17.03	20.5 (N/A)	12.6 (N/A)	33.1	6.6	NA
07HFBS87QR-01	17.04	23.6 (N/A)	7.8 (N/A)	31.4	6.8	NA
DKNBRSQ4WH-01	17.05	23.0 (N/A)	12.7 (N/A)	35.7	6.3	NA
S8VCAVRPYX-01	17.06	2.3 (N/A)	12.1 (N/A)	14.4	8.7	NA
Y9SUTA5UKL-01	17.07	2.8 (N/A)	15.5 (N/A)	18.3	8.3	NA
HYJNEIXS55-01	17.08	3.2 (N/A)	12.8 (N/A)	16.0	8.5	NA
OVLBK2MFEQ-01	18.01	4.8 (N/A)	8.1 (N/A)	12.9	8.9	NA
ASI22E23SR-01	18.02	11.1 (N/A)	16.8 (N/A)	27.9	7.2	NA
X5UKA3YH82-01	18.03	20.6 (N/A)	12.4 (N/A)	33.0	6.6	NA
89U2IDYRK0-01	18.04	23.7 (N/A)	7.9 (N/A)	31.6	6.8	NA
Y0Q4LYQUUA-01	18.05	23.1 (N/A)	12.6 (N/A)	35.7	6.3	NA
Q49OISAAAR-01	18.06	1.9 (N/A)	12.2 (N/A)	14.1	8.7	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
DEHLSA8PUZ-01	18.07	2.8 (N/A)	15.8 (N/A)	18.6	8.3	NA
PKT137P09L-01	18.08	3.3 (N/A)	12.7 (N/A)	16.0	8.5	NA
MIW7LE9FUZ-01	19.01	4.9 (N/A)	8.1 (N/A)	13.0	8.9	NA
CXQ2XTTELK-01	19.02	11.2 (N/A)	16.7 (N/A)	27.9	7.2	NA
0A65UFKHVL-01	19.03	20.8 (N/A)	13.0 (N/A)	33.8	6.5	NA
SMGPC351H2-01	19.04	23.9 (N/A)	7.9 (N/A)	31.8	6.8	NA
DKBZE5RJ9O-01	19.05	23.2 (N/A)	12.7 (N/A)	35.9	6.3	NA
B254X240EJ-01	19.06	1.9 (N/A)	12.2 (N/A)	14.1	8.7	NA
OKOZVML1NG-01	19.07	2.7 (N/A)	15.9 (N/A)	18.6	8.2	NA
0NT8UE88NW-01	19.08	3.3 (N/A)	12.8 (N/A)	16.1	8.4	NA
LUDL725LD1-01	20.01	5.0 (N/A)	8.0 (N/A)	13.0	8.9	NA
TZ63VJIW4-01	20.02	11.3 (N/A)	16.5 (N/A)	27.8	7.2	NA
GCBMHEFRPY-01	20.03	20.9 (N/A)	12.9 (N/A)	33.8	6.5	NA
HJUU4IYIL3-01	20.04	24.0 (N/A)	7.9 (N/A)	31.9	6.8	NA
6KX6JLNLMA-01	20.05	23.4 (N/A)	12.8 (N/A)	36.2	6.2	NA
YS3MWJS0E2-01	20.06	1.9 (N/A)	12.1 (N/A)	14.0	8.8	NA
WO6PTJFL8M-01	20.07	2.7 (N/A)	15.8 (N/A)	18.5	8.2	NA
UAKO85OFC5-01	20.08	3.4 (N/A)	12.7 (N/A)	16.1	8.4	NA
14FP9ZPH8V-01	21.01	5.0 (N/A)	8.1 (N/A)	13.1	8.9	NA
Z7ETGSOIMA-01	21.02	11.4 (N/A)	16.2 (N/A)	27.6	7.2	NA
FBM9PYHPO0-01	21.03	21.0 (N/A)	12.9 (N/A)	33.9	6.5	NA
4NXIB2JQQ4-01	21.04	24.1 (N/A)	7.9 (N/A)	32.0	6.8	NA
38MNXW61HP-01	21.05	23.5 (N/A)	13.0 (N/A)	36.5	6.2	NA
RG2C0ZRFAC-01	21.06	1.8 (N/A)	12.1 (N/A)	13.9	8.8	NA
RA2I1MJ5RO-01	21.07	2.8 (N/A)	15.9 (N/A)	18.7	8.2	NA
J82SGHZ9M3-01	21.08	3.5 (N/A)	12.7 (N/A)	16.2	8.4	NA
2QH9IYVVSL-01	22.01	5.1 (N/A)	8.0 (N/A)	13.1	8.9	NA
MAJ3FTOK6S-01	22.02	11.5 (N/A)	16.3 (N/A)	27.8	7.2	NA
AS3GSB33AC-01	22.03	21.2 (N/A)	12.9 (N/A)	34.1	6.4	NA
0YNGEGSWFO-01	22.04	24.3 (N/A)	7.8 (N/A)	32.1	6.8	NA
AVNAR1GO3Z-01	22.05	23.6 (N/A)	12.9 (N/A)	36.5	6.2	NA
JKZ9L2JJWK-01	22.06	1.9 (N/A)	12.2 (N/A)	14.1	8.7	NA
9MDTUXWDY9-01	22.07	2.7 (N/A)	15.9 (N/A)	18.6	8.2	NA
B1ERRPE2Z1-01	22.08	3.5 (N/A)	12.6 (N/A)	16.1	8.4	NA
5OAK2Q9O4M-01	23.01	5.2 (N/A)	8.2 (N/A)	13.4	8.8	NA
6IA4OXR4Q3-01	23.02	11.6 (N/A)	16.8 (N/A)	28.4	7.2	NA



Summary of all dwellings

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FCZ3XSGHR6-01	23.03	21.2 (N/A)	12.7 (N/A)	33.9	6.5	NA
XRT5PUM20E-01	23.04	24.4 (N/A)	7.9 (N/A)	32.3	6.7	NA
XIJMD21KC3-01	23.05	23.7 (N/A)	12.9 (N/A)	36.6	6.2	NA
7JM5W2ZG XK-01	23.06	1.9 (N/A)	12.3 (N/A)	14.2	8.7	NA
K268YOYFP4-01	23.07	3.1 (N/A)	15.4 (N/A)	18.5	8.3	NA
15EX8OEXJW-01	23.08	3.6 (N/A)	12.6 (N/A)	16.2	8.4	NA
DW5ISIFAZZ-01	24.01	5.2 (N/A)	8.3 (N/A)	13.5	8.8	NA
KA528ESYRL-01	24.02	11.6 (N/A)	16.9 (N/A)	28.5	7.2	NA
JE7TXYO6P-01	24.03	21.3 (N/A)	12.7 (N/A)	34.0	6.5	NA
MW09V0DD83-01	24.04	24.4 (N/A)	8.0 (N/A)	32.4	6.7	NA
ZQSODQXQAO-01	24.05	23.7 (N/A)	12.7 (N/A)	36.4	6.2	NA
PE2BETHJVY-01	24.06	1.9 (N/A)	12.2 (N/A)	14.1	8.7	NA
O7V0A2WTQG-01	24.07	2.8 (N/A)	16.0 (N/A)	18.8	8.2	NA
JO4LAQHOJI-01	24.08	3.6 (N/A)	12.3 (N/A)	15.9	8.5	NA
WF5MY9902P-01	25.01	5.3 (N/A)	8.4 (N/A)	13.7	8.8	NA
GS2FZPS9L0-01	25.02	11.7 (N/A)	17.1 (N/A)	28.8	7.1	NA
QRV4EOL9BB-01	25.03	21.4 (N/A)	12.6 (N/A)	34.0	6.5	NA
R9OCVZYY92-01	25.04	24.6 (N/A)	7.8 (N/A)	32.4	6.7	NA
ET8K5GVD92-01	25.05	23.9 (N/A)	12.0 (N/A)	35.9	6.3	NA
ZW9JC9HLI4-01	25.06	1.9 (N/A)	12.2 (N/A)	14.1	8.7	NA
DVYHAHBD7Y-01	25.07	2.8 (N/A)	15.8 (N/A)	18.6	8.2	NA
8J4FVOBRIV-01	25.08	3.6 (N/A)	12.4 (N/A)	16.0	8.4	NA
8DOUI3YF1X-01	26.01	5.3 (N/A)	8.4 (N/A)	13.7	8.8	NA
FT5LIXA5IR-01	26.02	11.7 (N/A)	17.0 (N/A)	28.7	7.1	NA
06ZVHCCNS-01	26.03	21.6 (N/A)	12.5 (N/A)	34.1	6.5	NA
227KDW7TLV-01	26.04	24.7 (N/A)	7.9 (N/A)	32.6	6.7	NA
U7SZEPU2WU-01	26.05	24.0 (N/A)	12.0 (N/A)	36.0	6.2	NA
FS12U40M2Q-01	26.06	2.0 (N/A)	12.2 (N/A)	14.2	8.7	NA
CE619FUL47-01	26.07	2.8 (N/A)	15.9 (N/A)	18.7	8.2	NA
BJE7J7ECH2-01	26.08	3.7 (N/A)	12.7 (N/A)	16.4	8.4	NA
5GFP44LKYY-01	27.01	4.3 (N/A)	7.7 (N/A)	12.0	8.9	NA
9MR1TOYJ9J-01	27.02	11.5 (N/A)	12.8 (N/A)	24.3	7.6	NA
VSYA1EA5EZ-01	27.03	21.6 (N/A)	12.3 (N/A)	33.9	6.5	NA
GBLOOC0CKO-01	27.04	24.7 (N/A)	8.0 (N/A)	32.7	6.7	NA
N2EJAFCEMP-01	27.05	24.0 (N/A)	12.2 (N/A)	36.2	6.2	NA
5IORCN6BNI-01	27.06	2.1 (N/A)	9.0 (N/A)	11.1	9.2	NA



Summary of all dwellings

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9O858UYQKT-01	27.07	2.3 (N/A)	11.1 (N/A)	13.4	8.8	NA
TT58TH0K90-01	27.08	3.7 (N/A)	12.7 (N/A)	16.4	8.4	NA
DFI66RNCRV-01	28.01	5.4 (N/A)	8.0 (N/A)	13.4	8.8	NA
N9GNXYMB0V-01	28.02	12.0 (N/A)	10.5 (N/A)	22.5	7.8	NA
4X2NUEM0XJ-01	28.03	21.6 (N/A)	12.5 (N/A)	34.1	6.4	NA
95QQFZ78AK-01	28.04	24.8 (N/A)	7.7 (N/A)	32.5	6.7	NA
214NTQDTIP-01	28.05	22.1 (N/A)	12.3 (N/A)	34.4	6.4	NA
HN0ME7BEGP-01	28.06	2.3 (N/A)	7.3 (N/A)	9.6	9.4	NA
WNZUVRTYH6-01	28.07	2.4 (N/A)	10.4 (N/A)	12.8	8.9	NA
P8M3MD72J5-01	28.08	3.7 (N/A)	12.5 (N/A)	16.2	8.4	NA
OM6JQ31TVV-01	29.01	5.5 (N/A)	8.2 (N/A)	13.7	8.8	NA
T1PM845J61-01	29.02	12.0 (N/A)	16.9 (N/A)	28.9	7.1	NA
MOGXZOICLV-01	29.03	21.8 (N/A)	12.7 (N/A)	34.5	6.4	NA
8RX35J3JEG-01	29.04	25.0 (N/A)	7.7 (N/A)	32.7	6.7	NA
W27L989PSU-01	29.05	22.2 (N/A)	12.4 (N/A)	34.6	6.4	NA
U88FA4KHF7-01	29.06	2.0 (N/A)	12.0 (N/A)	14.0	8.8	NA
JO1TACG0EK-01	29.07	2.8 (N/A)	15.0 (N/A)	17.8	8.3	NA
QOZG5N07EZ-01	29.08	3.7 (N/A)	12.7 (N/A)	16.4	8.4	NA
KPS5GGGPF7-01	30.01	5.5 (N/A)	8.1 (N/A)	13.6	8.8	NA
YTC5S4F01L-01	30.02	12.1 (N/A)	16.8 (N/A)	28.9	7.1	NA
M1A0JSDHA9-01	30.03	21.9 (N/A)	12.3 (N/A)	34.2	6.4	NA
QG7099ZE93-01	30.04	25.1 (N/A)	7.8 (N/A)	32.9	6.6	NA
QOXNPEYPCY-01	30.05	22.4 (N/A)	12.5 (N/A)	34.9	6.4	NA
55HQCSO2WY-01	30.06	2.0 (N/A)	12.0 (N/A)	14.0	8.8	NA
C9OFRRWM5S-01	30.07	3.1 (N/A)	15.0 (N/A)	18.1	8.3	NA
FA0857EXKE-01	30.08	4.0 (N/A)	12.5 (N/A)	16.5	8.4	NA
3YFMEV8QYQ-01	31.01	5.5 (N/A)	8.1 (N/A)	13.6	8.8	NA
V7SK0Q9S68-01	31.02	12.1 (N/A)	16.7 (N/A)	28.8	7.1	NA
UPB8UL3I8G-01	31.03	22.0 (N/A)	12.4 (N/A)	34.4	6.4	NA
SMTTS4EJVE-01	31.04	25.1 (N/A)	7.6 (N/A)	32.7	6.7	NA
N1RR5O4CA5-01	31.05	22.4 (N/A)	12.6 (N/A)	35.0	6.4	NA
SFYP7ISPIO-01	31.06	2.0 (N/A)	12.1 (N/A)	14.1	8.7	NA
8W0MWREW3J-01	31.07	2.8 (N/A)	15.2 (N/A)	18.0	8.3	NA
LYEMF63MZ5-01	31.08	4.0 (N/A)	12.4 (N/A)	16.4	8.4	NA
G87BRS40E9-01	32.01	5.5 (N/A)	8.0 (N/A)	13.5	8.8	NA
VZM82HI6NM-01	32.02	12.2 (N/A)	16.8 (N/A)	29.0	7.1	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
AW01QVJQL5-01	32.03	22.1 (N/A)	12.5 (N/A)	34.6	6.4	NA
QXS9INQB3Z-01	32.04	25.2 (N/A)	7.7 (N/A)	32.9	6.6	NA
NSQAQPHMQR-01	32.05	22.5 (N/A)	12.7 (N/A)	35.2	6.4	NA
IFJD3TIGU6-01	32.06	2.1 (N/A)	12.1 (N/A)	14.2	8.7	NA
IOPJT8HN0O-01	32.07	3.5 (N/A)	14.5 (N/A)	18.0	8.3	NA
1GDY9RGZLB-01	32.08	3.9 (N/A)	12.5 (N/A)	16.4	8.4	NA
N793WLN0FZ-01	33.01	5.5 (N/A)	7.9 (N/A)	13.4	8.8	NA
FKR7Q8CHQS-01	33.02	12.2 (N/A)	17.0 (N/A)	29.2	7.1	NA
H3VC0CCVEL-01	33.03	22.0 (N/A)	12.4 (N/A)	34.4	6.4	NA
MS4TSKPWWI-01	33.04	25.2 (N/A)	7.8 (N/A)	33.0	6.6	NA
U2HAIRYFHA-01	33.05	22.5 (N/A)	12.7 (N/A)	35.2	6.4	NA
P9J33UL7DT-01	33.06	6.3 (N/A)	12.6 (N/A)	18.9	8.2	NA
I2K3MXP8OG-01	33.07	2.9 (N/A)	14.8 (N/A)	17.7	8.3	NA
TQUH7PVV3I-01	33.08	3.9 (N/A)	12.4 (N/A)	16.3	8.4	NA
N6OD6MIBZ8-01	34.01	5.6 (N/A)	8.2 (N/A)	13.8	8.8	NA
8RSD91SOXV-01	34.02	12.3 (N/A)	17.0 (N/A)	29.3	7.1	NA
C01AQ9PB5O-01	34.03	22.2 (N/A)	12.2 (N/A)	34.4	6.4	NA
ONIQIC7QHG-01	34.04	25.3 (N/A)	7.8 (N/A)	33.1	6.6	NA
6H7IGXFNX7-01	34.05	22.7 (N/A)	12.7 (N/A)	35.4	6.3	NA
7HGLAHNY7X-01	34.06	2.2 (N/A)	12.0 (N/A)	14.2	8.7	NA
NLRXGYSK2O-01	34.07	2.9 (N/A)	15.0 (N/A)	17.9	8.3	NA
6ROPE3TXFR-01	34.08	4.0 (N/A)	12.4 (N/A)	16.4	8.4	NA
B83YR036XS-01	35.01	5.7 (N/A)	8.2 (N/A)	13.9	8.8	NA
GAT9DHG6QA-01	35.02	13.0 (N/A)	16.9 (N/A)	29.9	7	NA
YJTU3VZJBR-01	35.03	22.6 (N/A)	12.5 (N/A)	35.1	6.4	NA
F4UI68NR4J-01	35.04	25.5 (N/A)	7.7 (N/A)	33.2	6.6	NA
NRAPQM2RU8-01	35.05	22.8 (N/A)	12.7 (N/A)	35.5	6.3	NA
RZ5UC3PBPM-01	35.06	2.2 (N/A)	12.0 (N/A)	14.2	8.7	NA
E8FJLM1VFJ-01	35.07	3.1 (N/A)	15.2 (N/A)	18.3	8.3	NA
MYBGF1BF4O-01	35.08	4.0 (N/A)	12.5 (N/A)	16.5	8.4	NA
JII0O3JDME-01	36.01	6.3 (N/A)	20.4 (N/A)	26.7	7.3	NA
2QA52AFZ7K-01	36.02	26.1 (N/A)	10.4 (N/A)	36.5	6.2	NA
2ABS72YYOL-01	36.03	23.5 (N/A)	14.2 (N/A)	37.7	6	NA
2KGBCNY1WV-01	36.04	12.6 (N/A)	17.6 (N/A)	30.2	6.9	NA
CU1QS5YFNE-01	36.05	3.9 (N/A)	20.5 (N/A)	24.4	7.6	NA
VLIUVIH03V-01	37.01	13.1 (N/A)	20.2 (N/A)	33.3	6.6	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
EUZAMSK82O-01	37.02	25.3 (N/A)	12.7 (N/A)	38.0	6	NA
MODLHIIUAB-01	37.03	22.9 (N/A)	10.0 (N/A)	32.9	6.6	NA
ETLJZRCWQ3-01	37.04	9.2 (N/A)	19.6 (N/A)	28.8	7.1	NA
6QO50PK3I6	4.01	0.9 (N/A)	20.6 (N/A)	21.5	7.9	NA
SKRVPW5GCI	4.02	9.7 (N/A)	16.7 (N/A)	26.4	7.4	NA
98AV9TLTX0	4.03	4.5 (N/A)	20.1 (N/A)	24.6	7.6	NA
VHQO9TBNZP	5.01	2.9 (N/A)	9.0 (N/A)	11.9	9	NA
652A7TJ6V6	5.02	12.4 (N/A)	16.6 (N/A)	29.0	7.1	NA
FQ0OX2SVVP-01	5.03	28.7 (N/A)	8.7 (N/A)	37.4	6.1	NA
7IR2LJYDCH	5.04	30.4 (N/A)	6.1 (N/A)	36.5	6.2	NA
BXLFONSKSL	5.05	23.2 (N/A)	8.3 (N/A)	31.5	6.8	NA
AQU4A797DO	5.06	30.8 (N/A)	6.7 (N/A)	37.5	6.1	NA
6NU22K6LN7	5.07	23.9 (N/A)	9.4 (N/A)	33.3	6.6	NA
PGK9CWD75O	5.08	9.4 (N/A)	8.1 (N/A)	17.5	8.3	NA
AYUFXZ32GV	5.09	2.4 (N/A)	17.5 (N/A)	19.9	8.1	NA
CNLV8ZDV0F	5.10	2.1 (N/A)	14.4 (N/A)	16.5	8.4	NA
1Z5Z091NNO-01	6.01	3.1 (N/A)	9.2 (N/A)	12.3	8.9	NA
56VNJERNJE-01	6.02	12.5 (N/A)	17.6 (N/A)	30.1	7	NA
QVQ420XGWJ-01	6.03	27.8 (N/A)	10.1 (N/A)	37.9	6	NA
WFT11AWNST-01	6.04	28.0 (N/A)	6.3 (N/A)	34.3	6.4	NA
ROEI8OII0L-01	6.05	22.7 (N/A)	8.0 (N/A)	30.7	6.9	NA
Z8T47ZN4WI-01	6.06	28.7 (N/A)	6.5 (N/A)	35.2	6.4	NA
SD4ZJ92OV7-01	6.07	19.3 (N/A)	9.9 (N/A)	29.2	7.1	NA
WG1A1IAL2N-01	6.08	3.3 (N/A)	13.3 (N/A)	16.6	8.4	NA
2NXH4678ES-01	6.09	2.1 (N/A)	18.5 (N/A)	20.6	8	NA
II9HZWG6ET	6.10	2.2 (N/A)	14.4 (N/A)	16.6	8.4	NA
RJ4GDOUP99-01	7.01	3.2 (N/A)	8.8 (N/A)	12.0	8.9	NA
V4W2ZTHTDZ-01	7.02	12.9 (N/A)	17.6 (N/A)	30.5	6.9	NA
ZCBJQEQU5M-02	7.03	27.5 (N/A)	9.6 (N/A)	37.1	6.1	NA
B3JCQMLU7N-01	7.04	29.3 (N/A)	6.7 (N/A)	36.0	6.3	NA
XVL31704RK-01	7.05	23.2 (N/A)	8.1 (N/A)	31.3	6.9	NA
ZO5P3PIV09-01	7.06	29.2 (N/A)	7.3 (N/A)	36.5	6.2	NA
87TW72UTMN-01	7.07	19.7 (N/A)	9.9 (N/A)	29.6	7	NA
IXVZBD0HST-01	7.08	3.5 (N/A)	13.4 (N/A)	16.9	8.4	NA
NVFWX84JB-01	7.09	2.1 (N/A)	18.4 (N/A)	20.5	8.1	NA
RWXEJRNSEX	7.10	2.3 (N/A)	14.5 (N/A)	16.8	8.4	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
D048P0CY68-01	8.01	4.0 (N/A)	8.6 (N/A)	12.6	8.9	NA
MGSECC2FN0-01	8.02	10.1 (N/A)	18.8 (N/A)	28.9	7.1	NA
YACGVM28AK-01	8.03	25.9 (N/A)	11.6 (N/A)	37.5	6.1	NA
40KLJR2XKL-01	8.04	26.0 (N/A)	8.0 (N/A)	34.0	6.5	NA
ABLTGGDASU-01	8.05	28.5 (N/A)	5.9 (N/A)	34.4	6.4	NA
52RSMCXMC-01	8.06	21.2 (N/A)	9.4 (N/A)	30.6	6.9	NA
8DYWEW6H5U-01	8.07	4.4 (N/A)	12.0 (N/A)	16.4	8.4	NA
JE5BZXZTAO-01	8.08	2.8 (N/A)	16.0 (N/A)	18.8	8.2	NA
J1QPOBJ18G-01	8.09	2.8 (N/A)	13.4 (N/A)	16.2	8.4	NA
4FLHN7MZOT-01	9.01	4.2 (N/A)	8.4 (N/A)	12.6	8.9	NA
K5F8K07P3Y-01	9.02	10.1 (N/A)	18.3 (N/A)	28.4	7.2	NA
NFIYZE3XY2-01	9.03	25.5 (N/A)	11.6 (N/A)	37.1	6.1	NA
LAERENVSEX-01	9.04	26.3 (N/A)	8.1 (N/A)	34.4	6.4	NA
E38K30SMOG-01	9.05	29.4 (N/A)	6.2 (N/A)	35.6	6.3	NA
JDRLGFXQIG-01	9.06	21.8 (N/A)	9.3 (N/A)	31.1	6.9	NA
7J0BNN9F3P-01	9.07	4.5 (N/A)	12.0 (N/A)	16.5	8.4	NA
VFET8TH859-01	9.08	2.9 (N/A)	15.7 (N/A)	18.6	8.2	NA
0Y6U6BY7WE-01	9.09	2.9 (N/A)	13.5 (N/A)	16.4	8.4	NA

Explanatory notes

About this report

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate. ([accessible via link](#)).

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and energy value*. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the home's energy value*.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate ([accessible via link](#)).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor

APPENDIX C – INSULATION MARKUP

Refer to next page.

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjcstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B UNIT TYPE
89m² INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B= Work in Progress RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 03 Floor Plan - Commercial 1:100 @ A1

Project Code First Issued
GBPH Work in Progress

Sheet No. Rev
2003 B - WIP

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjstudio

0 1 2 5m



General notes

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Legend

- SITE BOUNDARY
- SETBACKS
- X RL 88.000 EXISTING RL PER SITE SURVEY
- L01, 02, 03... LIFT 01, 02, 03...
- FS1, 2, 3... FIRE STAIR 01, 02, 03...
- FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE INTERNAL NSA
- FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...
- 1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...
- ACC. ACCESSIBLE
- CP INT CARPARK INTAKE AIR
- CPEX CARPARK EXHAUST AIR
- E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD
- FCR FIRE CONTROL ROOM
- F FIRE SERVICES RISER
- FEX FIRE EXTINGUISHER FIRE PANEL
- FCR FIRE CONTROL ROOM
- GB GARBAGE CHUTE
- GE GARBAGE EXHAUST
- H HYDRAULIC CUPBOARD
- KE KITCHEN EXHAUST
- POS PRIVATE OPEN SPACE
- RE RECYCLING BIN
- RWT RAINWATER TANK
- SP STAIR PRESSURIZATION
- BOH BACK OF HOUSE
- TOD TRANSPORT ORIENTED DEVELOPMENT
- ADAPTABLE UNIT

B	Work in Progress	RN
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Rev	Date	Description	By	Chk
-----	------	-------------	----	-----

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 04 Floor Plan - Communal 1:100 @ A1

Project Code GBPH First Issued Work in Progress

Sheet No. 2004 Rev B - WIP

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

X RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 05 Floor Plan - Tower Typical 1:100 @ A1
Low 1

Project Code First Issued
GBPH Work in Progress

Sheet No. Rev
2005 B - WIP

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

X RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B UNIT TYPE
89m² INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B+ WIP Work in Progress RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 06 Floor Plan - Tower Typical 1:100 @ A1
Low 1

Project Code First Issued
GBPH Work in Progress

Sheet No. Rev
2005 B - WIP

AVERAGE WEIGHTED SETBACK

1.5 m

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

X RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B UNIT TYPE
89m² INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

Work in Progress

B= Work in Progress RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest

Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale

Level 07 Floor Plan - Tower Typical 1:100 @ A1
Low 1

Project Code First Issued

GBPH Work in Progress

Sheet No. Rev

2005 B - WIP

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

X RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE
INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B- Work in Progress RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 08 Floor Plan - Tower 1:100 @ A1
Typical Low 2

Project Code First Issued
GBPH Work in Progress

Sheet No. Rev
2008 B - WIP

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE
INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B- Work in Progress RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 09 Floor Plan - Tower 1:100 @ A1
Typical Low 2

Project Code First Issued
GBPH Work in Progress

Sheet No. Rev
2008 B - WIP

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B - Work in Progress B - WIP Change RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 10 Floor Plan - Tower Typical 1:100 @ A1
Mid

Project Code First Issued
GBPH Work in Progress

Sheet No. Rev
2010 B - WIP

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjcstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B - Work in Progress B - WIP Change RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level11-13 Floor Plan - Tower Typical 1:100 @ A1
Mid

Project Code First Issued
GBPH Work in Progress

Sheet No. Rev
2010 B - WIP

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B - Work in Progress B - WIP Change RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 14 Floor Plan - Tower Typical 1:100 @ A1
Mid

Project Code First Issued
GBPH Work in Progress

Sheet No. Rev
2010 B - WIP

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



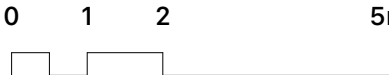
402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

POSITION
IANGE AS
MARKUP

COLUMN NO LONGER TRANSFERS
AS PER LATERAL CONSULTING MARKUP



fjstudio



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

- SITE BOUNDARY
- SETBACKS
- x RL 88.000 EXISTING RL PER SITE SURVEY
- L01, 02, 03... LIFT 01, 02, 03...
- FS1, 2, 3... FIRE STAIR 01, 02, 03...
- FLOOR LEVEL UNIT NUMBER
8.03 UNIT TYPE
2B UNIT TYPE
89m² INTERNAL NSA
- FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...
- 1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...
- ACC. ACCESSIBLE
- CP INT CARPARK INTAKE AIR
- CPEX CARPARK EXHAUST AIR
- E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD
- FCR FIRE CONTROL ROOM
- F FIRE SERVICES RISER
- FEX FIRE EXTINGUISHER FIRE PANEL
- FCR FIRE CONTROL ROOM
- GB GARBAGE CHUTE
- GE GARBAGE EXHAUST
- H HYDRAULIC CUPBOARD
- KE KITCHEN EXHAUST
- POS PRIVATE OPEN SPACE
- RE RECYCLING BIN
- RWT RAINWATER TANK
- SP STAIR PRESSURIZATION
- BOH BACK OF HOUSE
- TOD TRANSPORT ORIENTED DEVELOPMENT
- ADAPTABLE UNIT

B - Work in Progress
WIP
B - WIP Change
RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 15 Floor Plan - Tower Typical 1:100 @ A1
High

Project Code First Issued
GBPH Work in Progress

Sheet No. Rev
2015 B - WIP

Insulation Mark-ups

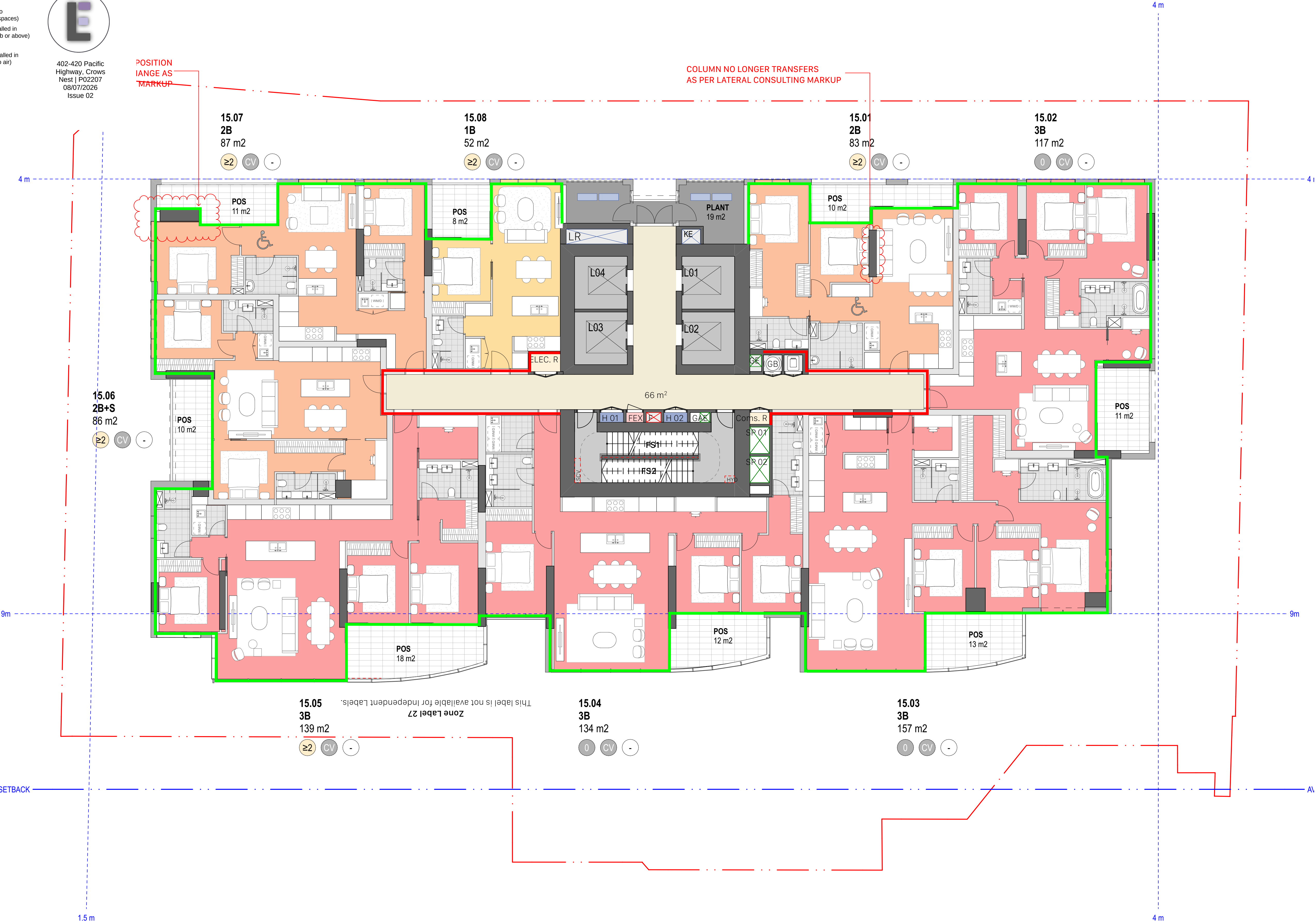
- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



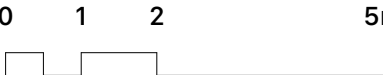
402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

POSITION
IANGE AS
MARKUP

COLUMN NO LONGER TRANSFERS
AS PER LATERAL CONSULTING MARKUP



fjstudio



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE
INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B - Work in Progress WIP B - WIP Change RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 16-34 Floor Plan - Tower Typical 1:100 @ A1
High

Project Code GBPH First Issued
Work in Progress

Sheet No. 2015 Rev
B - WIP

Insulation Mark-ups

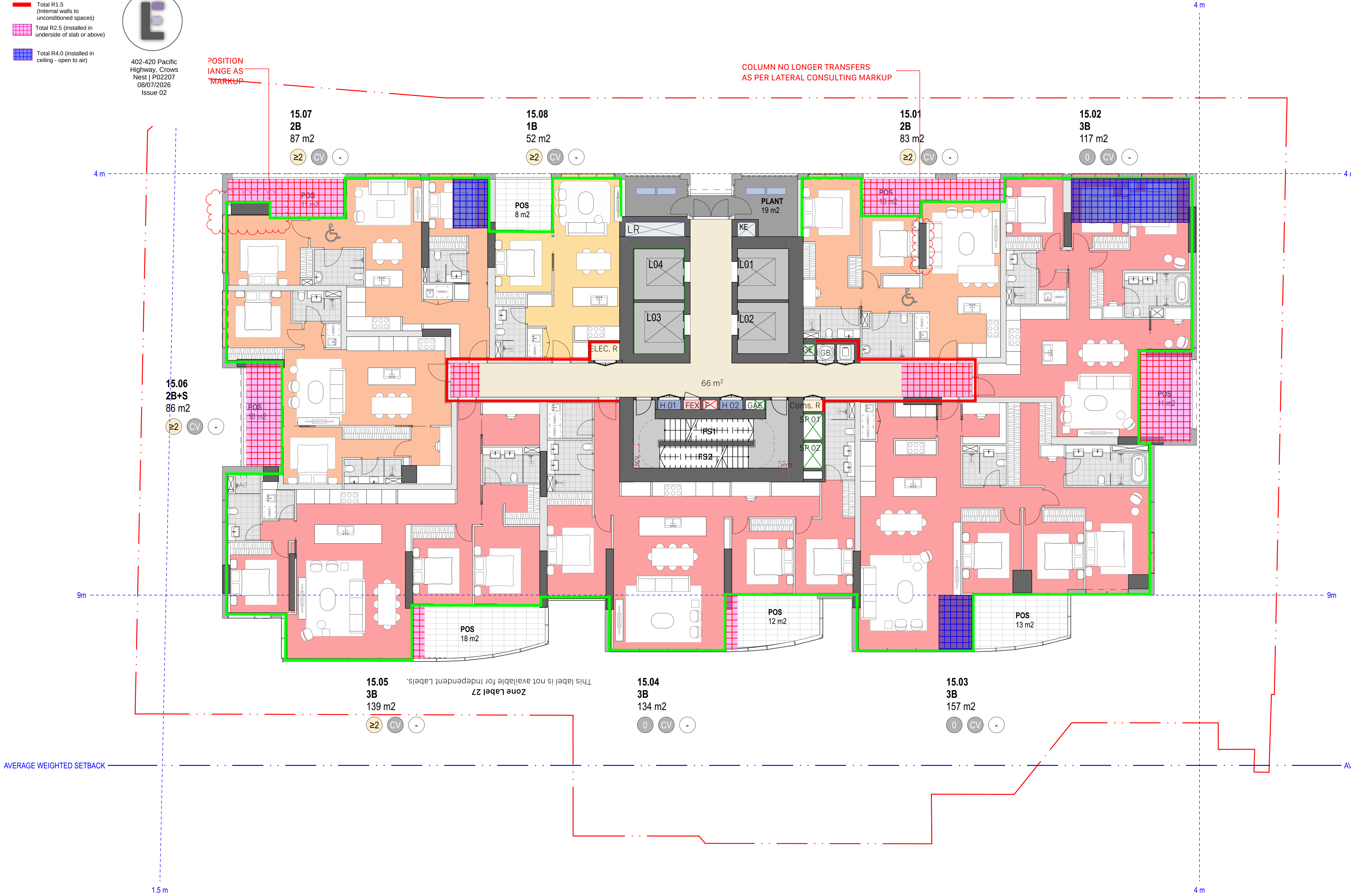
- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



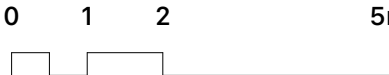
402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

POSITION
IANGE AS
MARKUP

COLUMN NO LONGER TRANSFERS
AS PER LATERAL CONSULTING MARKUP



fjstudio



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

- SITE BOUNDARY
- SETBACKS
- x RL 88.000 EXISTING RL PER SITE SURVEY
- L01, 02, 03... LIFT 01, 02, 03...
- FS1, 2, 3... FIRE STAIR 01, 02, 03...
- FLOOR LEVEL UNIT NUMBER
8.03 UNIT TYPE
2B UNIT TYPE
89m² INTERNAL NSA
- FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...
- 1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...
- ACC. ACCESSIBLE
- CP INT CARPARK INTAKE AIR
- CPEX CARPARK EXHAUST AIR
- E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD
- FCR FIRE CONTROL ROOM
- F FIRE SERVICES RISER
- FEX FIRE EXTINGUISHER FIRE PANEL
- FCR FIRE CONTROL ROOM
- GB GARBAGE CHUTE
- GE GARBAGE EXHAUST
- H HYDRAULIC CUPBOARD
- KE KITCHEN EXHAUST
- POS PRIVATE OPEN SPACE
- RE RECYCLING BIN
- RWT RAINWATER TANK
- SP STAIR PRESSURIZATION
- BOH BACK OF HOUSE
- TOD TRANSPORT ORIENTED DEVELOPMENT
- ADAPTABLE UNIT

Rev	Date	Description	By	Chk
1	08/07/2026	Issue 02	RFJ	EC

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 35 Floor Plan - Tower Typical 1:100 @ A1
High

Project Code GBPH First Issued Work in Progress

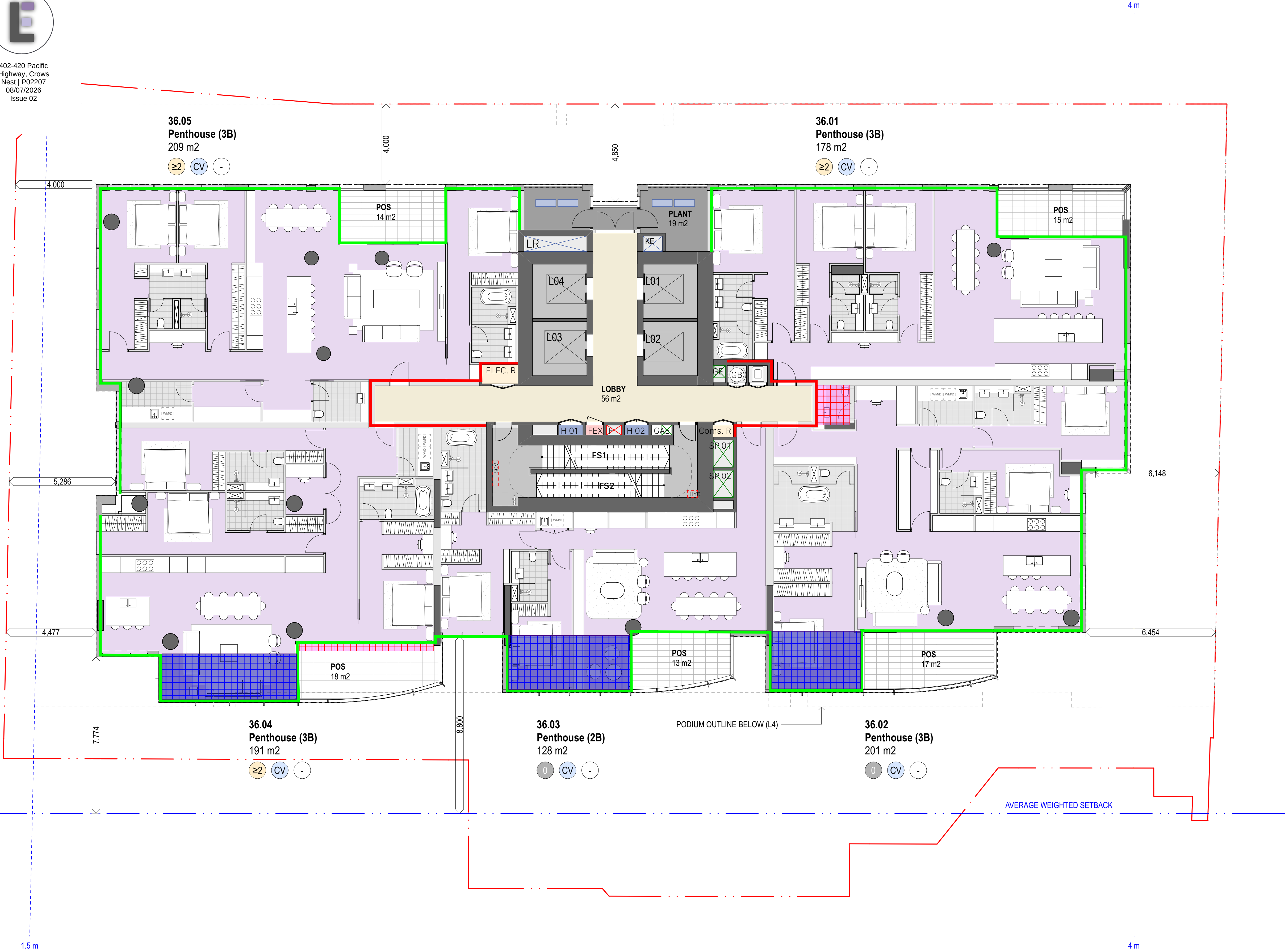
Sheet No. 2015 Rev B - WIP

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02



fjstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B 1/7/2026 For RTS JRS
A 28/9/2025 For SSDA SLG

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 36 Floor Plan - Sub-Penthouse 1:100 @ A1

Project Code First Issued
GBPH 23/6/2026

Sheet No. Rev
2036 B

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B = Work in Progress RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 37 Floor Plan - Penthouse 1:100 @ A1

Project Code First Issued
GBPH Work in Progress

Sheet No. Rev
2037 B - WIP

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
 - Total R1.5 (Internal walls to unconditioned spaces)
 - Total R2.5 (installed in underside of slab or above)
 - Total R4.0 (installed in ceiling - open to air)



402-420 Pacific Highway, Crows Nest | P02207
08/07/2026
Issue 02

fjstudio

0 1 2 5m



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

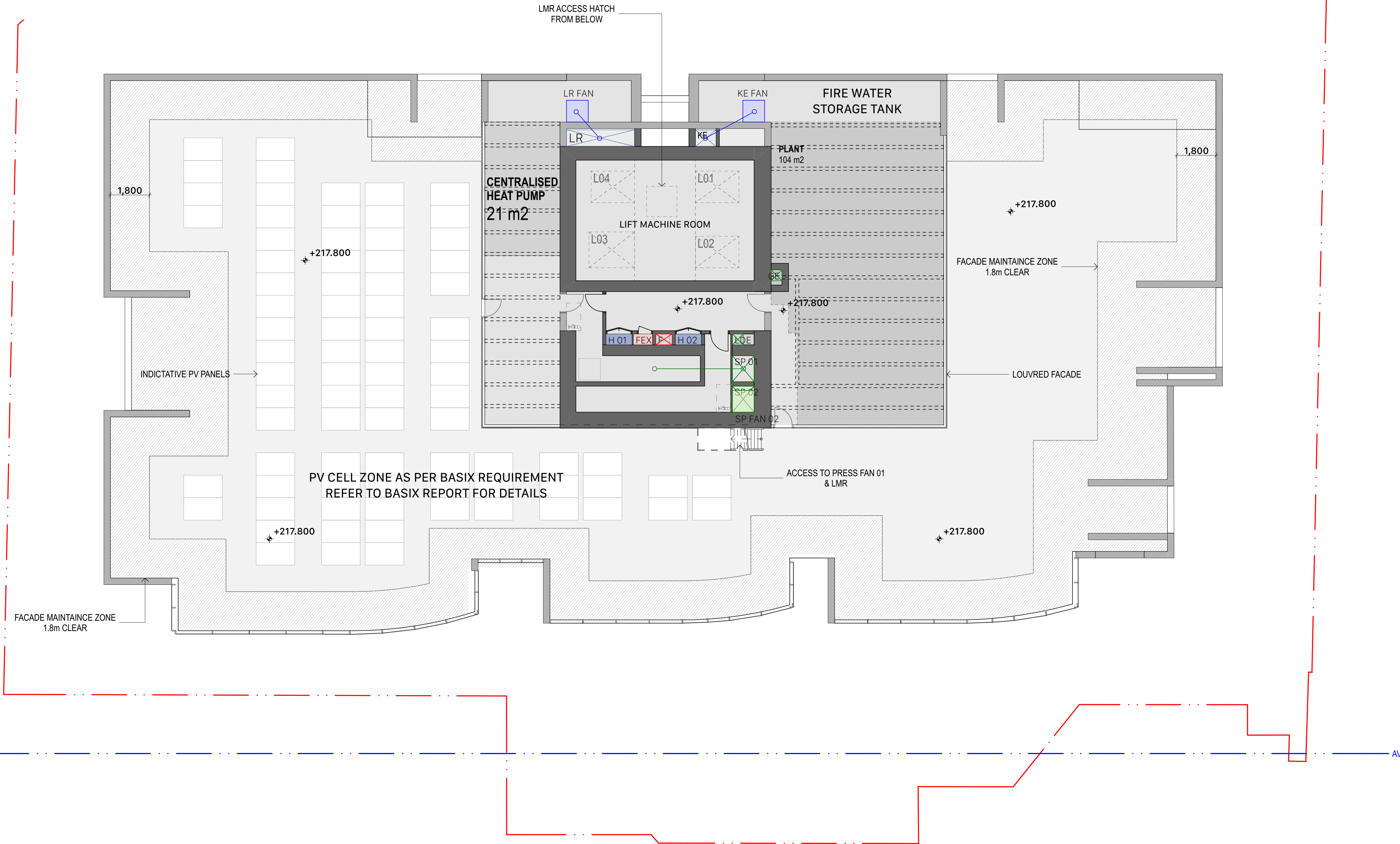
RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED DEVELOPMENT

ADAPTABLE UNIT



Work in Progress

B= Work in Progress RN

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 38 Floor Plan - Penthouse/Plant 1:100 @ A1

Project Code First Issued
GBPH Work in Progress

Sheet No. Rev
2038 B - WIP



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