Woodside Residence DM Pty Ltd

1-3 Reid Street & 2-4 Woodside Ave Lindfield

BASIX Assessment Report

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Subject	1-3 Reid Street & 2-4 Woodside Ave Lindfield – BASIX Assessment Report

1. SITE APPRECIATION

The proposed development is located at 1-3 Reid Street & 2-4 Woodside Ave Lindfield and consists of:

- 2 levels of Basement car parking
- Total of 89 Units over 9 levels

2. BASIX WATER SECTION

The proposed development will meet the mandatory BASIX water target of 40% as long as the water commitments detailed in Table 1 are installed. For details of the requirements necessary to achieve this target, please refer to the BASIX Certificate No. 1790218M_02.

Table 1: BASIX Water Commitments

Common Areas and Central Systems	
Area of Indigenous or low water species	• Please refer to Appendix B

Rainwater collection	• Minimum 10,000L rainwater tank
	• Roof collection area – minimum 500m^2
	• Rainwater to be used for:
	  • Common areas landscape irrigation
	  • 1 Car Wash Bay
	  • Landscape Irrigation for Units G01 to G07 & G09

Common Areas Facility	• No Common Area WCs
Fire Sprinkler	• For the Whole Buildings • No commitment is required for the test water to be diverted to a closed system
Common Area Pool & Spa	• No Pool & Spa
Private Dwellings	
Fixtures for units	• 4-star (Water Rating) showerheads with a flow rate > 4.5L/min & ≤ 6.0L/min • 4-star (Water Rating) toilets • 6-star (Water Rating) kitchen taps • 6-star (Water Rating) bathroom taps • 4-star (Water Rating) dishwashers • **4-star (Water Rating) Washing Machines for Units 701 to 707 and 801 to 805 only**

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3. BASIX THERMAL COMFORT SECTION

The thermal performance of the development has been evaluated using BERS Pro 2nd Generation software. The BERS Pro computer simulation of residential developments forms part of the Nationwide House Energy Rating Scheme, and is used to assess the potential of a residential development to have low heating and cooling energy requirements once operational.

3.1 MODELLING ASSUMPTIONS

The "base-case" building fabric and glazing and associated thermal performance specifications are described in Table 2 below as these assumptions are based on the nominated preferred construction materials indicated by the architect.

Note: Table 2 must be read in conjunction with Table 3. Table 3 outlines additional thermal enhancements / treatments to meet the mandatory thermal load targets to achieve compliance.

Table 2: Base Case Assumptions on Construction and Fabric

Element	*Material*	*Detail*
External walls	Concrete, lined with brick cladding & textured finished, lined	**Insulation: R2.5 Bulk Insulation + R0.2 Thermal Break Insulation**
		Light colour: absorptance< 0.475
		Studs: Metal
	Metal cladding, lined	**Insulation: R2.5 Bulk Insulation + R0.2 Thermal Break Insulation**
		Dark colour: Absorptance> 0.70
		Studs: Metal
Internal walls	Plasterboard	
Party walls	Concrete block, lined	**Insulation: R0.2 Thermal Break Insulation**
		Common corridors
	Concrete block, lined	**Insulation: R0.2 Thermal Break Insulation**
		Neighbour
	Concrete Block	**Insulation: R0.2 Thermal Break Insulation**
		Lift Core
Windows	**Type 1**	Total Window System Properties **U-value 4.3 & SHGC 0.53 for sliding doors & fixed windows** **And** Total Window System Properties **U-value 4.3 & SHGC 0.47 for Awning windows**
	Type 2	Total Window System Properties **U-value 3.1 & SHGC 0.49 for sliding doors & fixed windows** **And** Total Window System Properties **U-value 3.1 & SHGC 0.39 for Awning windows**
	Type 3	Total Window System Properties **U-value 2.9 & SHGC 0.51 for sliding doors & fixed windows** **And** Total Window System Properties **U-value 2.9 & SHGC 0.44 for Awning windows**
	Note: Only a ±5% SHGC tolerance to the value stated above & U-value can be NO greater than or equal to the value stated above[1]	

[1] As per BASIX Thermal Performance Protocol 4.14.2

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Element	*Material*	*Detail*
	Window Operability	Balcony windows: **as per plans & elevations** Bedroom windows: **10% (BCA D3D29) as per plans & elevations** All other non-balcony windows: **as per plans & elevations**
	Vertical shading device	**As per plans & elevations**
	Horizontal shading device	**As per plans & elevations**
Skylight	**None**	**None**
Roof	Concrete	**Insulation: None**
		Light colour
Ceilings	Plasterboard	**Insulation: See Table 3**
		Cavity: Unventilated Cavity
Floors	Concrete	**Insulation: See Table 3**
		Tiles: Wet areas only
		Timber: Elsewhere
Common corridors naturally ventilated		Yes
Recessed downlights assessed		No lighting plan provided. Project will be updated once lighting plan is available.
Exhaust fans (kitchens, bathrooms, laundry)		**All assumed to be sealed**

3.2 BERS PRO RESULTS (THERMAL COMFORT)

The simulated heating and cooling loads per dwelling are summarized in Table 3 below. Where the dwellings have failed to meet the thermal load targets additional thermal enhancements / treatments are provided. This is typically in the form of bulk insulation. These additional thermal treatments are required to pass the BASIX Thermal performance requirements.

Table 3: BERS Pro Thermal Loads

Unit No.	*Additional Treatments Required*	*Heating Load (MJ/m².yr)*	*Cooling Load (MJ/m².yr)*	*Stars*	*Pass/Fail*
G01	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	8.0	6.1	8.7	PASS
G02	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	12.4	10.9	7.7	PASS
G03	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	18.7	10.6	7.1	PASS
G04	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	19.0	10.7	7.0	PASS
G05	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.2	8.4	8.8	PASS
G06	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall	2.7	13.4	8.4	PASS

Unit No.	Additional Treatments Required	Heating Load ($MJ/m^2.yr$)	Cooling Load ($MJ/m^2.yr$)	Stars	Pass/Fail
	system R-value Rt2.66) - Type 1 windows				
G07	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	10.9	17.1	7.2	PASS
G08	- R2.5 Floor Insulation (total floor system R-value Rt2.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	25.7	11.2	6.1	PASS
G09	- R2.5 Floor Insulation (total floor system R-value Rt2.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	25.0	10.9	6.3	PASS
G10	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	16.5	17.2	6.5	PASS
G11	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	10.6	7.7	8.3	PASS
1.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.4	8.2	8.8	PASS
1.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	9.0	11.7	8.0	PASS
1.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	17.2	11.3	7.2	PASS
1.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	10.9	11.5	7.8	PASS
1.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.6	9.9	9.1	PASS
1.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.5	10.4	9.0	PASS
1.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.7	9.6	9.1	PASS
1.08	- R1.5 Floor Insulation to exposed areas only (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms	29.7	7.9	6.1	PASS

Unit No.	Additional Treatments Required	Heating Load ($MJ/m^2.yr$)	Cooling Load ($MJ/m^2.yr$)	Stars	Pass/Fail
	- 1200mm ceiling fans to living area				
1.09	- R1.5 Floor Insulation to exposed areas only (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	20.7	17.2	6.0	PASS
1.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R1.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt2.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	18.6	18.9	6.1	PASS
1.11	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	14.2	16.8	6.9	PASS
1.12	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	10.0	10.1	8.1	PASS
2.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	4.8	7.8	8.9	PASS
2.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	9.5	11.8	7.9	PASS
2.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	15.7	11.3	7.3	PASS
2.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	11.2	11.3	7.8	PASS
2.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.8	9.8	9.1	PASS
2.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.7	10.0	9.1	PASS
2.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.8	9.8	9.1	PASS
2.08	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	15.7	14.4	6.9	PASS
2.09	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	17.6	16.2	6.5	PASS
2.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66)	19.2	18.7	6.0	PASS

Unit No.	Additional Treatments Required	Heating Load ($MJ/m^2.yr$)	Cooling Load ($MJ/m^2.yr$)	Stars	Pass/Fail
	- R1.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt2.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area				
2.11	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	14.7	16.3	6.9	PASS
2.12	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	18.3	6.8	7.4	PASS
3.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	20.2	9.1	7.1	PASS
3.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	12.0	11.4	7.7	PASS
3.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	16.7	11.0	7.2	PASS
3.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	11.9	11.4	7.7	PASS
3.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	2.8	11.9	8.7	PASS
3.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	2.2	11.1	8.8	PASS
3.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	2.5	9.3	9.0	PASS
3.08	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	13.6	14.1	7.2	PASS
3.09	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	18.6	16.5	6.4	PASS
3.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	19.4	18.2	6.0	PASS
3.11	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	15.6	15.7	6.8	PASS
3.12	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	6.0	6.6	8.9	PASS
4.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	9.2	20.0	7.1	PASS

Unit No.	Additional Treatments Required	Heating Load ($MJ/m^2.yr$)	Cooling Load ($MJ/m^2.yr$)	Stars	Pass/Fail
4.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	20.5	10.6	6.9	PASS
4.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	15.2	10.9	7.4	PASS
4.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.0	14.6	8.1	PASS
4.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	4.7	9.3	8.8	PASS
4.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	17.4	14.0	6.8	PASS
4.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	22.0	14.0	6.2	PASS
4.08	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	21.0	15.1	6.2	PASS
4.09	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	18.9	11.9	6.9	PASS
4.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	7.8	6.3	8.7	PASS
5.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	9.6	20.3	7.0	PASS
5.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	21.2	10.2	6.8	PASS
5.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	15.8	10.5	7.4	PASS
5.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.2	14.6	8.1	PASS
5.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.0	9.5	8.7	PASS
5.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	18.2	13.9	6.7	PASS
5.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	22.7	13.6	6.2	PASS
5.08	- R2.5 External Wall Insulation (total external wall	21.6	14.4	6.3	PASS

Unit No.	Additional Treatments Required	Heating Load ($MJ/m^2.yr$)	Cooling Load ($MJ/m^2.yr$)	Stars	Pass/Fail
	system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area				
5.09	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	19.6	11.6	6.9	PASS
5.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	8.4	6.3	8.7	PASS
6.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	10.7	19.6	6.9	PASS
6.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	21.7	10.5	6.7	PASS
6.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	16.1	10.2	7.4	PASS
6.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.4	14.5	8.1	PASS
6.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	6.5	10.1	8.4	PASS
6.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - R3.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.16)	9.6	21.2	6.9	PASS
6.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	23.6	14.3	6.0	PASS
6.08	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	22.1	14.8	6.2	PASS
6.09	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	23.7	12.2	6.3	PASS
6.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	14.0	6.7	8.0	PASS
7.01	- R2.5 External Wall Insulation (total external wall	10.4	19.5	7.0	PASS

Unit No.	Additional Treatments Required	Heating Load ($MJ/m^2.yr$)	Cooling Load ($MJ/m^2.yr$)	Stars	Pass/Fail
	system R-value Rt2.66) - Type 1 windows				
7.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 2 windows	24.8	8.9	6.5	PASS
7.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 1 windows	23.6	10.6	6.4	PASS
7.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	6.3	14.7	8.0	PASS
7.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	16.8	11.9	7.1	PASS
7.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area - West Dining room glazed door to have a maximum glazed area of 8.4m2 - West Living room glazed door to have a maximum glazed area of 8.4m2 - South Dining room fixed window to have a maximum glazed area of 0.9m2	23.2	14.8	6.0	PASS
7.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	16.3	13.0	7.1	PASS
8.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 1 windows	12.5	19.9	6.7	PASS
8.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 1 windows	17.8	16.9	6.4	PASS
8.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 1 windows	23.1	12.9	6.3	PASS
8.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.5 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 3 windows - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16)	25.3	12.3	6.1	PASS

Unit No.	Additional Treatments Required	Heating Load ($MJ/m^2.yr$)	Cooling Load ($MJ/m^2.yr$)	Stars	Pass/Fail
	- 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area - West Dining room glazed door to have a maximum glazed area of 8.4m2 - West Living room glazed door to have a maximum glazed area of 8.4m2 - South Dining room fixed window to have a maximum glazed area of 0.9m2 - South Bedroom 1 windows to have a maximum glazed area of 3.99m2 - South Bedroom 2 windows to have a maximum glazed area of 3.99m2				
8.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 1 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	26.6	10.0	6.2	PASS

4. BASIX ENERGY SECTION

The proposed development will meet the mandatory BASIX Energy target of 60% as long as the energy commitments detailed in Table 4 are installed.

Table 4: BASIX Energy Commitments

Component		Commitment
Common Areas and Central Systems	Hot Water System	• Centralised Gas Fired Boiler with internal piping insulation of minimum R0.6 (~25mm)
	Lifts	• All lifts to use Gearless traction with VVVF motor servicing all levels with Lift Load capacity of between 1,001kg and 1,500kg
	Common Area Laundry	• None
	Alternative Energy Supply	• **PV System is Not Required**
	Ventilation	• Car park: Ventilation (supply & exhaust) with a CO monitor & VSD fan • Switch Room: Ventilation (supply only), thermostatically controlled • Garbage Rooms: Ventilation (exhaust only), continuous • Plant/Service Rooms: Ventilation (exhaust only), thermostatically controlled • Hallways & lobbies: No mechanical ventilation
	Lighting	• Car park: LED lighting with time clocks and motion sensors • Lift Cars: LED lighting, connected to lift call button • Switch Room: LED lighting with manual on/off switch • Garbage Rooms: LED lighting with motion sensors • Plant/Service Room: LED lighting with manual on/off switch • Hallways & lobbies: LED lighting with motion sensors + time clock
Pri	Hot Water System	• Centralised HWS above

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Component		Commitment
	Ventilation	• Kitchen Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch • Bathroom Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch • Laundry Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch
	Heating & Cooling	• **Heating:** Living & Beds to have individual 1-phase air-conditioning (Non Ducted) with EER/COP 3.5-4.0 • **Cooling:** Living & Beds to have individual 1 phase air-conditioning (Non Ducted) with EER 3.0-3.5
	Lighting	• Dwellings must be primarily lit (minimum 80% of light fittings) by compact fluorescent, fluorescent and LED lamps.
	Appliances	• Gas cook top and electric oven • Install 3.5-star (Energy Rating) Dishwashers • Install 1.5-star (Energy Rating) Dryers
	Other	• None

5. CONCLUSION

The proposed development has been assessed to optimise its thermal performance (passive and fabric design) using the Nationwide House Energy Rating scheme (NatHERS) and also been assessed in terms of its ability to conserve water and minimise energy consumption through BASIX Tool.

With the commitment recommendations contained within this report the proposed development is able to meet BASIX requirements and is BASIX compliant.

For further details, please refer to the BASIX Certificate No. 1790218M_02 provided.

APPENDIX A - ARCHITECTURAL DRAWINGS

The building sustainability performance assessment carried out in this report was based on the following architectural drawings supplied by the PBD Architects received on 9th February 2026.

Drawing List

DA000	Cover Page	DA801	ADG Plan Ground Building B
DA001	Project Information	DA802	ADG Plan Level 1 Building A
DA002	Demolition Plan	DA803	ADG Plan Level 1 Building B
DA003	Site Analysis	DA804	ADG Plan Level 2-3 Building A
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DA005	Apartment Schedule	DA806	ADG Plan Level 4-6 Building A
DA100	Basement 2	DA807	ADG Plan Level 4-6 Building B
DA101	Basement 1	DA808	ADG Plan Level 7 Building A
DA102	Ground Floor Plan	DA809	ADG Plan Level 7 Building B
DA103	Level 1	DA810	ADG Plan Level 8 Building A
DA104	Typical Level 2 - 3	DA811	ADG Plan Level 8 Building B
DA105	Level 4	DA910	Building Setback Diagram
DA106	Typical Level 5 - 6	DA920	Fence Diagram
DA107	Level 7		
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DA200	North and South Elevation		
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DA607	Solar Access Diagram (Council Future Context) Sheet 1		
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DA610	Shadow Diagram - June 21st - 9AM		
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DA614	Shadow Diagram - June 21st - 01PM		
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DA700	Silver Level - Livable Units		
DA800	ADG Plan Ground Building A		

Commercial in Confidence

APPENDIX B – LANDSCAPING AREAS

BASIX for Multi Dwellings - Landscape Checklist

WATER - Central systems and common areas

Common area landscape

Please fill out mandatory fields marked in a *

Number of Unit-Buildings	89 units
Building Name(s)	Woodside Ave
Common area of lawn (m²) *	Ground - 307.5m2 Level 8 - 0m2
Common area of garden (excluding lawn) (m²) *	745m2
Common area of indigenous/low water use species (m²) *	0m2

WATER - dwellings

Private area landscape

For *each dwelling*, gather the following information:

How many units have private garden & lawn. Please list these separately below: 10

Unit No.	Total area of Private garden (m²)	Total area of Private lawn (m²)	indigenous/low water use species
G.01	35.4	10.6	0m2
G.02	43.9	18.5	0m2
G.03	66.1	41.4	0m2
G.04	68.5	43.3	0m2
G.05	24.1	12.8	0m2
G.06	18.8	10.6	0m2
G.07	35.62	18.76	0m2
G.09	50.6	23.06	0m2

BASIX Landscape

Commercial in Confidence

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. 0011832780

Generated on 09 Feb 2026 using BERS Pro v5.2.6 (3.23)

Property

Address	1-3 Reid St & 2-4 Woodside Ave, LINDFIELD , NSW , 2070
Lot/DP	Lot 98 DP 6608
NatHERS Climate Zone	56 Mascot (Sydney Airport)

Accredited assessor

Name	Adriana Segovia
Business name	ESD Synergy Pty Ltd
Email	adrianas@esdsynergy.com
Phone	0413591688
Accreditation No.	20754
Assessor Accrediting Organisation	ABSA

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=ysrbaCTGw . When using either link, ensure you are visiting hstar.com.au

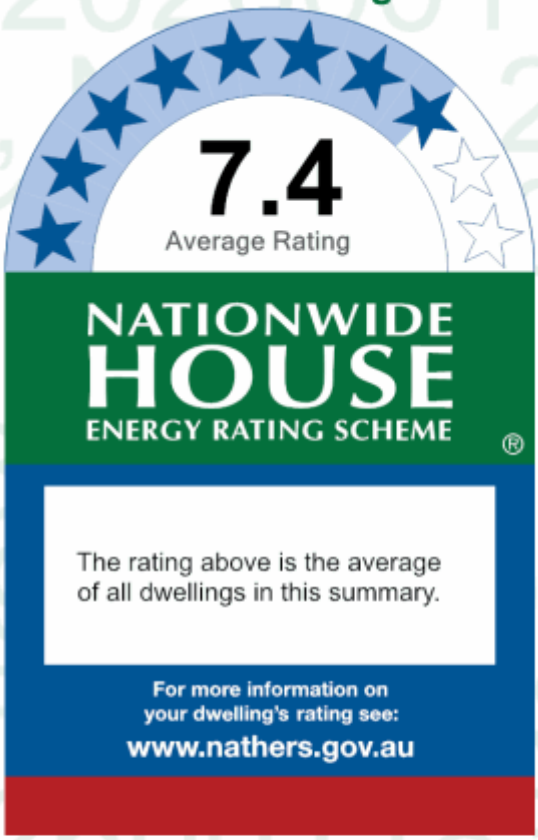
National Construction Code (NCC) requirements

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.

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.

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	13.9	12.5
Maximum block 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

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
0011831690	101	5.4 (N/A)	8.2 (N/A)	13.6	8.8	0
0011831716	102	9.0 (N/A)	11.7 (N/A)	20.7	8	0

Summary of all dwellings (continued)

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
0011831948-01	103	17.2 (N/A)	11.3 (N/A)	28.5	7.2	0
0011832698	104	10.9 (N/A)	11.5 (N/A)	22.4	7.8	0
0011832664-01	105	1.6 (N/A)	9.9 (N/A)	11.6	9.1	0
0011832631-01	106	1.5 (N/A)	10.4 (N/A)	12.0	9	0
0011832607-01	107	1.7 (N/A)	9.6 (N/A)	11.3	9.1	0
0011832573	108	29.7 (N/A)	7.9 (N/A)	37.6	6.1	0
0011832540	109	20.7 (N/A)	17.2 (N/A)	37.9	6	0
0011832516	110	18.6 (N/A)	18.9 (N/A)	37.6	6.1	0
0011831674-01	111	14.2 (N/A)	16.8 (N/A)	31.0	6.9	0
0011831708-01	112	10.0 (N/A)	10.1 (N/A)	20.1	8.1	0
0011831682	201	4.8 (N/A)	7.8 (N/A)	12.5	8.9	0
0011831724	202	9.5 (N/A)	11.8 (N/A)	21.3	7.9	0
0011832482	203	15.7 (N/A)	11.3 (N/A)	26.9	7.3	0
0011832458	204	11.2 (N/A)	11.3 (N/A)	22.6	7.8	0
0011832425-01	205	1.8 (N/A)	9.8 (N/A)	11.6	9.1	0
0011832391-01	206	1.7 (N/A)	10.0 (N/A)	11.7	9.1	0
0011832367-01	207	1.8 (N/A)	9.8 (N/A)	11.6	9.1	0
0011832334	208	15.7 (N/A)	14.4 (N/A)	30.1	6.9	0
0011832300	209	17.6 (N/A)	16.2 (N/A)	33.7	6.5	0
0011832276	210	19.2 (N/A)	18.7 (N/A)	37.8	6	0
0011831740-01	211	14.7 (N/A)	16.3 (N/A)	31.0	6.9	0
0011831781-01	212	18.3 (N/A)	6.8 (N/A)	25.1	7.4	0
0011831807	301	20.2 (N/A)	9.1 (N/A)	29.3	7.1	0
0011831823	302	12.0 (N/A)	11.4 (N/A)	23.4	7.7	0
0011832243	303	16.7 (N/A)	11.0 (N/A)	27.7	7.2	0
0011832219	304	11.9 (N/A)	11.4 (N/A)	23.3	7.7	0
0011832185-01	305	2.8 (N/A)	11.9 (N/A)	14.7	8.7	0
0011832151-01	306	2.2 (N/A)	11.1 (N/A)	13.3	8.8	0
0011832144-01	307	2.5 (N/A)	9.3 (N/A)	11.8	9	0
0011832730	308	13.6 (N/A)	14.1 (N/A)	27.8	7.2	0
0011832714	309	18.6 (N/A)	16.5 (N/A)	35.1	6.4	0
0011832680	310	19.4 (N/A)	18.2 (N/A)	37.7	6	0
0011831757-01	311	15.6 (N/A)	15.7 (N/A)	31.3	6.8	0
0011831773-01	312	6.0 (N/A)	6.6 (N/A)	12.6	8.9	0

0011831799	401	9.2 (N/A)	20.0 (N/A)	29.2	7.1	0
0011832656	402	20.5 (N/A)	10.6 (N/A)	31.1	6.9	0
0011832623	403	15.2 (N/A)	10.9 (N/A)	26.1	7.4	0
0011832599-01	404	5.0 (N/A)	14.6 (N/A)	19.6	8.1	0
0011832565-01	405	4.7 (N/A)	9.3 (N/A)	13.9	8.8	0
0011832532	406	17.4 (N/A)	14.0 (N/A)	31.4	6.8	0
0011832490	407	22.0 (N/A)	14.0 (N/A)	36.1	6.2	0
0011832466-01	408	21.0 (N/A)	15.1 (N/A)	36.1	6.2	0
0011831815-01	409	18.9 (N/A)	11.9 (N/A)	30.8	6.9	0
0011831732-01	410	7.8 (N/A)	6.3 (N/A)	14.2	8.7	0
0011831765	501	9.6 (N/A)	20.3 (N/A)	29.9	7	0
0011832433	502	21.2 (N/A)	10.2 (N/A)	31.4	6.8	0
0011832417	503	15.8 (N/A)	10.5 (N/A)	26.2	7.4	0
0011832375-01	504	5.2 (N/A)	14.6 (N/A)	19.7	8.1	0
0011832342-01	505	5.0 (N/A)	9.5 (N/A)	14.5	8.7	0
0011832318	506	18.2 (N/A)	13.9 (N/A)	32.1	6.7	0
0011832284	507	22.7 (N/A)	13.6 (N/A)	36.3	6.2	0
0011832250-01	508	21.6 (N/A)	14.4 (N/A)	36.0	6.3	0
0011831849-01	509	19.6 (N/A)	11.6 (N/A)	31.2	6.9	0
0011831864-01	510	8.4 (N/A)	6.3 (N/A)	14.7	8.7	0
0011831898	601	10.7 (N/A)	19.6 (N/A)	30.4	6.9	0
0011832227	602	21.7 (N/A)	10.5 (N/A)	32.2	6.7	0
0011832193	603	16.1 (N/A)	10.2 (N/A)	26.3	7.4	0
0011832169-01	604	5.4 (N/A)	14.5 (N/A)	19.9	8.1	0
0011832136-01	605	6.5 (N/A)	10.1 (N/A)	16.6	8.4	0
0011832722	606	9.6 (N/A)	21.2 (N/A)	30.8	6.9	0
0011832706	607	23.6 (N/A)	14.3 (N/A)	37.9	6	0
0011832672-01	608	22.1 (N/A)	14.8 (N/A)	36.8	6.2	0
0011831914-01	609	23.7 (N/A)	12.2 (N/A)	36.0	6.3	0
0011831831-01	610	14.0 (N/A)	6.7 (N/A)	20.7	8	0
0011831872	701	10.4 (N/A)	19.5 (N/A)	29.9	7	0
0011832649	702	24.8 (N/A)	8.9 (N/A)	33.7	6.5	0
0011832615	703	23.6 (N/A)	10.6 (N/A)	34.2	6.4	0
0011832581-01	704	6.3 (N/A)	14.7 (N/A)	21.0	8	0
0011832557	705	16.8 (N/A)	11.9 (N/A)	28.7	7.1	0
0011832524-01	706	23.2 (N/A)	14.8 (N/A)	38.0	6	0
0011831906-01	707	16.3 (N/A)	13.0 (N/A)	29.3	7.1	0
0011831922	801	12.5 (N/A)	19.9 (N/A)	32.5	6.7	0

0011831856-01	802	17.8 (N/A)	16.9 (N/A)	34.7	6.4	0
0011832508	803	23.1 (N/A)	12.9 (N/A)	36.0	6.3	0
0011832474-01	804	25.3 (N/A)	12.3 (N/A)	37.6	6.1	0
0011831880-01	805	26.6 (N/A)	10.0 (N/A)	36.6	6.2	0
0011832441	G01	8.0 (N/A)	6.1 (N/A)	14.1	8.7	0
0011832409	G02	12.4 (N/A)	10.9 (N/A)	23.3	7.7	0
0011832383	G03	18.7 (N/A)	10.6 (N/A)	29.3	7.1	0
0011832359	G04	19.0 (N/A)	10.7 (N/A)	29.6	7	0
0011832326	G05	5.2 (N/A)	8.4 (N/A)	13.6	8.8	0
0011832292-01	G06	2.7 (N/A)	13.4 (N/A)	16.2	8.4	0
0011832268-01	G07	10.9 (N/A)	17.1 (N/A)	28.1	7.2	0
0011832235	G08	25.7 (N/A)	11.2 (N/A)	36.9	6.1	0
0011832201	G09	25.0 (N/A)	10.9 (N/A)	35.9	6.3	0
0011832177-01	G10	16.5 (N/A)	17.2 (N/A)	33.7	6.5	0
0011832128-01	G11	10.6 (N/A)	7.7 (N/A)	18.3	8.3	0

Explanatory notes

About this ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. Individual unit ratings are listed in the ‘Summary of all dwellings’ section of this Certificate.
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 societal cost. 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.
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.

Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070

For Insulation, window properties and other recommendations to meet the NatHERS component of BASIX, please see the **BASIX Thermal Performance Commitments** on page 23.

For all BASIX Water & Energy requirements, please see the **BASIX Water & Energy Commitments** on page 27.

Certificate No. 0011832780

Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070

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Version 2025.0

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DA416	Reid St 2 (Future)		
DA417	Woodside Ave 1 (Existing)		
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DA620	Solar Access Diagram (No Aff. Bonus) Sheet 1		
DA621	Solar Access Diagram (No Aff. Bonus) Sheet 2		

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

Issue	Date	Description
01	1/04/2025	ISSUE FOR SSDA SUBMISSION
02	21/11/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7158

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Cover Page

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	5/02/2026
SCALE:	DRAWING NO:	ISSUE:
	DA000	02
PROJECT NO: 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 30/03/2025 - 30/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754

PROJECT INFORMATION 1 - 3 REID STREET & 2 - 4 WOOSIDE AVE				
Information	**Ku-Ring-Gai LEP**	**TOD**	**SEPP Housing 2021 30% Additional Uplift**	**Proposed**
Zoning	R2			
Allowable FSR	0.3:1	2.5:1	3.25:1	3.25:1
Height Control	9.5 m	22 m	28.6 m	30.35 m
1 Reid Street	974.2 sqm			
3 Reid Street	951 sqm			
2 Woodside Avenue	795.1 sqm			
4 Woodside Avenue	923.9 sqm			
4 Woodside Avenue	208.6 sqm			
Site Area	3,852.8 sqm			
Permissible GFA	1,155.84sqm	9,632 sqm	12,521.6 sqm	12,521.2 sqm
Affordable Housing		**2% of Prop. GFA**	**15% of Prop. GFA**	**17% of Prop. GFA**
		250.4 **(m²)**	1,878.2 **(m²)**	2,128.6 **(m²)**
Proposed (Approx.)		312.9 **(m²)**	1,892.4 **(m²)**	2,205.3 **(m²)**

UNIT MIX					
Level	**1 Bed**	**2 Bed**	**3 Bed**	**4 Bed**	**Total**
Ground Floor	4	1	6	-	11
Level 1	2	4	6	-	12
Level 2	-	6	6	-	12
Level 3	-	6	6	-	12
Level 4	-	2	8	-	10
Level 5	-	2	8	-	10
Level 6	-	2	8	-	10
Level 7	-	-	5	2	7
Level 8	-	-	3	2	5
Total	**6**	**23**	**56**	**4**	**89**
Percentage	**7 %**	**26 %**	**63 %**	**4 %**	**100 %**

AFFORDABLE COMPONENT ALLOCATION UNIT MIX						
	2% (TOD)			**15% (IN-FILL AFFORDABLE)**		
Level	**1 Bed**	**2 Bed**	**3 Bed**	**1 Bed**	**2 Bed**	**3 Bed**
Ground Floor	-	-	-	-	-	-
Level 1	1	1	1	-	-	2
Level 2	-	-	-	-	6	6
Level 3	-	-	-	-	-	-
	-	-	-	-	-	-
	-	-	-	-	-	-
Total Unit	**3**			**14**		
Proposal	**312.9 m² (2.5%)**			**1,892.4 m² (15.1%)**		

CARPARKING (SEPP HOUSING 2021 - CHAPTER 5 - TOD)				
(2%)	**RATE (per unit)**	**No. of Units**	**Required (Min.)**	**Proposed**
1 Bed (aff. component)	0.4	1	0.4	-
2 Bed (aff. component)	0.5	1	0.5	1
3 Bed or more (aff. component)	1	1	1	1
Total		**3**	**1.9**	**2**

CARPARKING (SEPP HOUSING 2021 - CHAPTER 2 - CL. 19)				
(15%)	**RATE (per unit)**	**No. of Units**	**Required (Min.)**	**Proposed**
1 Bed (aff. component)	0.4	-	-	-
2 Bed (aff. component)	0.5	6	3	3
3 Bed or more (aff. component)	1	8	8	8
Total		**14**	**11**	**11**
Total (aff. component)			**12.9**	**13**
(Non-aff. component)	**RATE (per unit)**	**No. of Units**	**Required (Min.)**	**Proposed**
1 Bed (non-aff. component)	0.5	5	2.5	-
2 Bed (non-aff. component)	1	16	16	-
3 Bed or more (non-aff. component)	1.5	51	76.5	-
Total (non-aff. component)		72	**95**	**95**
Total residential parking			**107.9**	**108**

OTHER REQUIREMENTS			
	DCP / ADG /SEPP Requirement	**Required**	**Proposed**
Solar Access (ADG)	70% of total number of apartments	63	63 70%
Nil. Solar (ADG)	15% of total number of apartments	14	0 0%
Cross Ventilation (ADG)	60% of total number of apartments	54	59 66%
Landscape Area (SEPP)	30% of total site area is to be provided as landscaped area	1,155.8 sqm	1,440.0 sqm 37%
Deep Soil Area (SEPP)	15% of total site area is to be provided as deepsoil area with min. dimension of 3m	577.9 sqm	951.3 sqm 24%
Deep soil Area (ADG)	7% of total site area is to be provided as deepsoil area witn min. dimension of 6m for site > 1,500sqm	269.7 sqm	485.5 sqm 12%
Communal Open Space (ADG)	25% of total site area to be communal open space	963.2 sqm 25%	1074.59 sqm 27.8%
Livable Housing (ADG)	20% of all apartments to be Silver Level	18	19

OTHER PARKINGS REQUIREMENT (ADG / TfNSW / DCP)				
	Requirement		**Required (Min.)**	**Proposed**
Visitor Parking (DCP)	1 per 6 Apartments		15	15
Car Share (DCP)	1 per 90 Apartments		1	1
Total parking spaces			**124**	**124**
Resident Bicycle (DCP)	1 per Apartment		89	89
Visitor Bicycle (DCP)	1 per 10 Apartments		8.9	10
Motorbike Parking	6 (consistent with neighbouring council)			6

WASTE GENERATION & MANAGEMENT (tbc)				
	Rate	**Litres / Week**	**Required Bins / Week**	**Proposed Bins/ Week**
Garbage	120 L/Unit/Week	10,680	10	10 x 1,100L
Recycling (carboard,paper)	60 L/Unit/Week	5,340	22.25	23 x 240L
Recycling (containers)	60 L/Unit/Week	5,340	22.25	23 x 240L
Total			**54.5**	**56**

GENERAL NOTES:
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Issue	Date	Description
01	1/04/2025	ISSUE FOR SSDA SUBMISSION
02	20/10/2025	ISSUE FOR RTS
03	7/11/2025	ISSUE FOR RTS
04	21/11/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOURVES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEs	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7758

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Project Information

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	5/02/2026
SCALE:	DRAWING NO.	ISSUE:
	DA001	**04**
PROJECT NO.		
2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

ABSA
Accreditation Period 30/03/2025 - 30/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754

REID STREET

WOODSIDE AVENUE

LINDFIELD AVENUE

SITE BOUNDARY (79.035 m)

SITE BOUNDARY (44.975 m)

SITE BOUNDARY (79 m)

SITE BOUNDARY (27.825m)

SITE BOUNDARY (19.5 m)

(15.5 m)

ONE & TWO STOREY BRICK RESIDENCE TILE ROOF NO.08 HIGHGATE ROAD 100 DP 6608

SINGLE STOREY BRICK RESIDENCE TILE ROOF NO.06 HIGHGATE ROAD 101 DP 6608

SINGLE STOREY RENDRED RESIDENCE TILE ROOF NO.04 HIGHGATE ROAD 102 DP 6608

SINGLE STOREY SANDSTONE TILE FACE BUILDING NO.02 HIGHGATE ROAD 103 DP 6608

SINGLE STOREY GARAGE

CAR PORT

EX. CROSSOVER TO BE REMOVED AND REINSTATED TO KERB AND GUTTER (AS PER KMC REQUIREMENT)

DRIVEWAY TO BE DEMOLISHED

CARPORT TO BE DEMOLISHED

INGROUND POOL TO BE DEMOLISHED

SINGLE STOREY BRICK RESIDENCE TILE ROOF NO.03

SHED TO BE DEMOLISHED

BRICK GARAGE TO BE DEMOLISHED

HOME STUDIO TO BE DEMOLISHED

SINGLE STOREY BRICK RESIDENCE TILE ROOF NO.01

TIMBER DECK TO BE DEMOLISHED

BRICK WALL TO BE RETAINED

SINGLE STOREY RENDERED GARAGE METAL ROOF NO.04

SINGLE STOREY RENDERED GRANNY FLAT METAL ROOF NO.04

SINGLE STOREY RENDERED RESIDENCE TILE ROOF NO.04

BRICK SHED TO BE DEMOLISHED

GAZEBO TO BE DEMOLISHED

POND TO BE DEMOLISHED

1 & 2 STOREY COLORBOND & BRICK RESIDENCE TILE & METAL ROOF NO.02

EX. SPEED HUMP TO BE LOCATE DETAILS TO TRAFFIC ENG

EX. CROSSOVER TO BE REMOVED AND REINSTATED DETAILS TO TRAFFIC ENG REPORT

EX. CROSSOVER TO BE REMOVED AND REINSTATED TO KERB AND GUTTER (AS PER KMC REQUIREMENT)

T21 T22 T23 T24 T25 T26 T29 T30 T34 T35 T36 T38 T41 T42 T43 T44 T45 T47 T48 T49 T50 T51 T52 T53 T54 T55 T56

LEGEND:

TO BE DEMOLISHED

TREES TO BE DEMOLISHED (TO ARBORIST'S DETAIL)

TREES TO BE RETAINED (TO ARBORIST'S DETAIL)

GENERAL NOTES:

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Issue	Date	Description
01	4/1/2025	ISSUE FOR SSDA SUBMISSION
02	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

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AW	AWNING (TO FUTURE DETAIL)
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FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0

1 2 3 4 5 Meters

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7758

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Demolition Plan

DRAWING BY: CN	CHECKED BY: FH	DATE: 12/4/2025
SCALE: 1:100@A0	DRAWING NO. DA002	ISSUE: 02
PROJECT NO. 2421		

Certificate No. 0011832780

Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070

hstar.com.au/QR/Generate?p=ysrbaCTGw

Version 2025.0

VIEW FROM CORNER OF HIGHGATE ROAD AND WOODSIDE AVENUE

VIEW FROM WOODSIDE AVENUE

VIEW FROM REID STREET

VIEW FROM CORNER OF REID STREET & LINDFIELD AVENUE

VIEW FROM CORNER OF LINDFIELD AVENUE

GENERAL NOTES:

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Issue	Date	Description
01	4/1/2025	ISSUE FOR SSDA SUBMISSION
02	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

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MB	METAL CLADDING
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PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0

1 2 3 4 5 Meters

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Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7758

PROJECT:

Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070

Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 37076

CLIENT:

CPDM

DRAWING TITLE:

Site Analysis

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	12/4/2025
SCALE:	DRAWING NO.	ISSUE:
	DA003	02
PROJECT NO. 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754

HIGHGATE ROAD

NO. 28 HAVILAH ROAD
6 STOREY
RESIDENTIAL FLAT BUILDING

WOODSIDE AVENUE

NO.10
REID STREET

NO.8
REID STREET

NO.6
REID STREET

NO.4
REID STREET

NO.2
REID STREET

REID STREET

ONE & TWO
STOREY
BRICK RESIDENCE
TILE ROOF
NO.08 HIGHGATE
ROAD
100
DP 6608

SINGLE STOREY
BRICK RESIDENCE
TILE ROOF
NO.06 HIGHGATE
ROAD
101
DP 6608

SINGLE STOREY
RENDRED
RESIDENCE
TILE ROOF
NO.04 HIGHGATE
ROAD
102
DP 6608

SINGLE STOREY
SANDSTONE TILE
FACE BUILDING
NO.02 HIGHGATE
ROAD
103
DP 6608

PROPOSED
SPEED HUMP
LOCATION (TO
TRAFFIC ENG.
REPORT &
FUTURE
DETAILS)

NO.3
WOODSIDE AVE

NO.1
WOODSIDE AVE

NO.59 LINDFIELD
2 STOREY
RESIDENTIAL
BUILDING

ROUND
ABOUT

SITE BOUNDARY (79.035 m)

EXISTING
SPEED
HUMP TO BE
RELOCATED

VEHICULAR
ENTRY & EXIT

UNIT
ENTRANCE

ENTRANCE TO
BUILDING A

UNIT
ENTRANCE

PROPOSED NINE STOREYS
RESIDENTIAL FLAT BUILDING

ENTRANCE TO
BUILDING B

UNIT
ENTRANCE

SITE BOUNDARY (79 m)

SITE BOUNDARY (44.575 m)

SITE BOUNDARY (19.5 m)

PROPOSED PUBLIC DOMAIN WORKS BY CIVIL ENG.

UNIT
ENTRANCE

UNIT
ENTRANCE

LINDFIELD AVENUE

TRAIN LINE

GENERAL NOTES:

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Issue	Date	Description
		[illegible] SUBMISSION
01		
02	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
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FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7768

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1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Site Plan

DRAWING BY:	CHECKED BY:	DATE:
GN	FH	1/4/2025
SCALE: 1:200@A0	DRAWING NO: DA004	ISSUE: 02
PROJECT NO: 2421		

RESIDENTIAL																		
Level	Unit No.	Mix		Livable	Internal Area (m^2)	Bedroom (ADG compliant)	Balcony (ADG compliant)	Living Room (ADG compliant)	Cross-through depth (ADG compliant)	Affordable Housing	Storage				Solar (min. 2hrs)	No Solar Access	Cross Ventilation
											Storage within unit (m^3)	Min. Basement Storage (m^3)	Total Storage Provided (m^3)	ADG Compliant			
GROUND	G.01	3	BED	✓	115	✓	✓	✓			8.9	5.8	**14.7**	✓	✓		✓
	G.02	2	BED		89	✓	✓	✓			2.9	8.7	**11.6**	✓	✓		
	G.03	3	BED	✓	151	✓	✓	✓	✓		8.5	4.6	**13.1**	✓			✓
	G.04	3	BED	✓	149	✓	✓	✓	✓		7.5	7.7	**15.2**	✓			✓
	G.05	1	BED		72	✓	✓	✓			5.2	6.4	**11.6**	✓			
	G.06	1	BED		61	✓	✓	✓			3.2	7.7	**10.9**	✓			
	G.07	1	BED		72	✓	✓	x			14	0.0	**14.0**	✓			
	G.08	3	BED		137	✓	✓	✓			5.2	8.7	**13.9**	✓			✓
	G.09	3	BED		119	✓	✓	✓			12.9	0.0	**12.9**	✓			✓
	G.10	3	BED		121	✓	✓	✓			11.6	8.7	**20.3**	✓	✓		✓
	G.11	1	BED		71	✓	✓	✓			2.8	7.7	**10.5**	✓	✓		
LEVEL 1	101	3	BED		115	✓	✓	✓		✓	8.9	4.6	**13.5**	✓	✓		✓
	102	2	BED		85	✓	✓	✓		✓	2.9	8.7	**11.6**	✓	✓		
	103	3	BED		151	✓	✓	✓	✓	✓	8.5	6.1	**14.6**	✓			✓
	104	3	BED		154	✓	✓	✓	✓		10.4	0.0	**10.4**	✓			✓
	105	2	BED		103	✓	✓	✓			6.2	8.1	**14.3**	✓			
	106	2	BED	✓	96	✓	✓	✓			3.9	7.8	**11.7**	✓			
	107	2	BED	✓	93	✓	✓	✓			3.9	7.8	**11.7**	✓	✓		
	108	1	BED		78	✓	✓	✓			3.8	7.7	**11.5**	✓			✓
	109	3	BED	✓	137	✓	✓	✓			5.2	8.7	**13.9**	✓			✓
	110	3	BED		119	✓	✓	✓			12.9	0.0	**12.9**	✓			✓
	111	3	BED		121	✓	✓	✓		✓	11.6	5.4	**17.0**	✓	✓		✓
	112	1	BED	✓	71	✓	✓	✓		✓	2.8	7.8	**10.6**	✓	✓		✓
LEVEL 2	201	3	BED		115	✓	✓	✓		✓	8.9	4.6	**13.5**	✓	✓		✓
	202	2	BED	✓	85	✓	✓	✓		✓	2.9	8.1	**11.0**	✓	✓		
	203	3	BED		151	✓	✓	✓	✓	✓	8.5	6.1	**14.6**	✓			✓
	204	3	BED	✓	154	✓	✓	✓	✓	✓	10.4	5.1	**15.5**	✓	✓		✓
	205	2	BED	✓	103	✓	✓	✓		✓	6.2	6.4	**12.6**	✓	✓		
	206	2	BED	✓	96	✓	✓	✓		✓	3.9	7.8	**11.7**	✓	✓		
	207	2	BED		93	✓	✓	✓		✓	3.9	7.3	**11.2**	✓	✓		
	208	2	BED		100	✓	✓	✓		✓	5.9	7.7	**13.6**	✓			✓
	209	3	BED	✓	137	✓	✓	✓		✓	5.2	8.7	**13.9**	✓			✓
	210	3	BED		119	✓	✓	✓		✓	12.9	0.0	**12.9**	✓			✓
	211	3	BED		121	✓	✓	✓		✓	11.6	6.8	**18.4**	✓	✓		✓
	212	2	BED	✓	95	✓	✓	✓		✓	6.2	6.5	**12.7**	✓	✓		
LEVEL 3	301	3	BED		115	✓	✓	✓			8.9	4.6	**13.5**	✓	✓		✓
	302	2	BED	✓	85	✓	✓	✓			2.9	9.2	**12.1**	✓	✓		
	303	3	BED		151	✓	✓	✓	✓		8.5	8.1	**16.6**	✓	✓		✓
	304	3	BED	✓	154	✓	✓	✓	✓		10.4	6.2	**16.6**	✓	✓		✓
	305	2	BED	✓	103	✓	✓	✓			6.2	6.5	**12.7**	✓	✓		
	306	2	BED	✓	96	✓	✓	✓			3.9	7.8	**11.7**	✓	✓		
	307	2	BED		93	✓	✓	✓			3.9	7.8	**11.7**	✓	✓		
	308	2	BED		100	✓	✓	✓			5.9	4.5	**10.4**	✓			✓
	309	3	BED		137	✓	✓	✓			5.2	8.5	**13.7**	✓			✓
	310	3	BED		119	✓	✓	✓			12.9	0.0	**12.9**	✓			✓
	311	3	BED		121	✓	✓	✓			11.6	3.7	**15.3**	✓	✓		✓
	312	2	BED	✓	95	✓	✓	✓			6.2	6.4	**12.6**	✓	✓		
LEVEL 4	401	3	BED		132	✓	✓	✓			7.2	7.7	**14.9**	✓	✓		✓
	402	3	BED	✓	151	✓	✓	✓			8.5	7.7	**16.2**	✓	✓		✓
	403	3	BED		154	✓	✓	✓	✓		10.4	4.8	**15.2**	✓	✓		✓
	404	3	BED	✓	133	✓	✓	✓	✓		15.8	0.0	**15.8**	✓	✓		
	405	3	BED	✓	124	✓	✓	✓			5.8	7.8	**13.6**	✓	✓		
	406	2	BED	✓	100	✓	✓	✓			5.9	7.1	**13.0**	✓	✓		✓
	407	3	BED		137	✓	✓	✓			5.2	8.5	**13.7**	✓			✓
	408	3	BED		119	✓	✓	✓			12.9	0.0	**12.9**	✓			✓
	409	3	BED		121	✓	✓	✓			11.6	3.7	**15.3**	✓	✓		✓
	410	2	BED		95	✓	✓	✓			6.2	7.2	**13.4**	✓	✓		
LEVEL 5	501	3	BED		132	✓	✓	✓			7.2	10.9	**18.1**	✓	✓		✓
	502	3	BED		151	✓	✓	✓			8.5	6.4	**14.9**	✓	✓		✓
	503	3	BED		154	✓	✓	✓	✓		10.4	6.0	**16.4**	✓	✓		✓
	504	3	BED		133	✓	✓	✓	✓		15.8	0.0	**15.8**	✓	✓		
	505	3	BED	✓	124	✓	✓	✓			5.8	5.7	**11.5**	✓	✓		
	506	2	BED		100	✓	✓	✓			5.9	7.4	**13.3**	✓	✓		✓
	507	3	BED		137	✓	✓	✓			5.2	7.1	**12.3**	✓			✓
	508	3	BED		119	✓	✓	✓			12.9	0.0	**12.9**	✓			✓
	509	3	BED		121	✓	✓	✓			11.6	0.0	**11.6**	✓	✓		✓
	510	2	BED		95	✓	✓	✓			6.2	6.5	**12.7**	✓	✓		
LEVEL 6	601	3	BED		132	✓	✓	✓			7.2	11.1	**18.3**	✓	✓		✓
	602	3	BED		151	✓	✓	✓			8.5	4.2	**12.7**	✓	✓		✓
	603	3	BED		154	✓	✓	✓	✓		10.4	0	**10.4**	✓	✓		✓
	604	3	BED		133	✓	✓	✓	✓		15.8	0.0	**15.8**	✓	✓		
	605	3	BED		124	✓	✓	✓			5.8	7.3	**13.1**	✓	✓		
	606	2	BED		100	✓	✓	✓			5.9	7.3	**13.2**	✓	✓		✓
	607	3	BED		137	✓	✓	✓			5.2	8.1	**13.3**	✓			✓
	608	3	BED		119	✓	✓	✓			12.9	0.0	**12.9**	✓	✓		✓
	609	3	BED		121	✓	✓	✓			11.6	0.0	**11.6**	✓	✓		✓
	610	2	BED		95	✓	✓	✓			6.2	6.5	**12.7**	✓	✓		
LEVEL 7	701	3	BED		132	✓	✓	✓			7.2	7.3	**14.5**	✓	✓		✓
	702	3	BED		151	✓	✓	✓			8.5	9.0	**17.5**	✓	✓		✓
	703	3	BED		154	✓	✓	✓	✓		10.4	4.5	**14.9**	✓	✓		✓
	704	3	BED		133	✓	✓	✓	✓		15.8	0.0	**15.8**	✓	✓		
	705	4	BED		182	✓	✓	✓			10.7	8.4	**19.1**	✓	✓		✓
	706	3	BED		119	✓	✓	✓			12.9	0.0	**12.9**	✓	✓		✓
	707	4	BED		150	✓	✓	✓			3.8	9.3	**13.1**	✓	✓		✓
LEVEL 8	801	3	BED		132	✓	✓	✓			7.2	6.0	**13.2**	✓	✓		✓
	802	3	BED		133	✓	✓	✓			15.8	10.5	**26.3**	✓	✓		
	803	4	BED		182	✓	✓	✓			10.7	8.7	**19.4**	✓	✓		✓
	804	3	BED		119	✓	✓	✓			12.9	5.8	**18.7**	✓	✓		✓
	805	4	BED		144	✓	✓	✓			3.8	9.3	**13.1**	✓	✓		✓
TOTAL		**89**		**23**	**9656**	✓	✓	✓	✓					**63**	**0**		**59**
				26%										**71.00%**	**0%**		**66%**

Certificate No. 0011832780

Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070

hstar.com.au/QR/Generate?p=ysrbaCTGw

Version 2025.0

ABSA Accredited Assessor

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2025 - 31/03/2026

Assessor Name Adriana Segovia

Assessor Number 20754

This Accredited Assessor is a member of the ABSA Accredited Assessors and has agreed to adhere to the ABSA Code of Practice

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY. NOT FOR CONSTRUCTION - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENIED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
01	11/7/2025	ISSUE FOR RTS
02	11/21/2025	FINAL ISSUE FOR RTS

Scale Bar 1 : 100 @ A0

1 2 3 4 5 Meters

N

CLIENT:
CPDM

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Bulevac NSW 7768

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070

DRAWING TITLE:
Apartment Schedule

DRAWING BY: CN	CHECKED BY: FH	DATE: 12/4/2025
SCALE: 1:0.33@A0	DRAWING NO: **DA005**	ISSUE: **02**
PROJECT NO: 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754

NO. 08 HIGHGATE ROAD
100
DP 6608

NO. 06 HIGHGATE ROAD
101
DP 6608

NO. 04 HIGHGATE ROAD
102
DP 6608

NO. 02 HIGHGATE ROAD
103
DP 6608

LEGEND:
- SITE BOUNDARY
- EXTEND OF BASEMENT BELOW
- EXISTING TREES TO BE RETAINED
- AWNING ABOVE
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:
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Issue	Date	Description
01	4/1/2025	ISSUE FOR SSDA SUBMISSION
02	10/20/2025	ISSUE FOR RTS
03	11/7/2025	ISSUE FOR RTS
04	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOURVES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7158

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Basement 2

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	12/4/2025
SCALE: 1:100 @ A0	DRAWING NO: **DA100**	ISSUE: **04**
PROJECT NO: 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
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Version 2025.0

ABSA
Accreditation Number
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754
This is to certify that the assessor listed above is accredited by ABSA to conduct Software and Data Agency Assessments to the Code of Practice

NO. 08 HIGHGATE ROAD
100
DP 6608

NO. 06 HIGHGATE ROAD
101
DP 6608

NO. 04 HIGHGATE ROAD
102
DP 6608

NO. 02 HIGHGATE ROAD
103
DP 6608

LEGEND:

- SITE BOUNDARY
- EXTEND OF BASEMENT BELOW
- EXISTING TREES TO BE RETAINED
- AWNING ABOVE
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:

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Issue	Date	Description
01	1/04/2025	ISSUE FOR SSDA SUBMISSION
02	20/10/2025	ISSUE FOR RTS
03	7/11/2025	ISSUE FOR RTS
04	21/11/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7758

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Basement 1

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	19/12/2025
SCALE: 1:100 @ A0	DRAWING NO: DA101	ISSUE: 04
PROJECT NO: 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
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Version 2025.0

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754

SITE BOUNDARY (79.035 m)
SITE BOUNDARY (449.975 m²)
SITE BOUNDARY (19.5 m)
SITE BOUNDARY (79 m)
DEEP SOIL LANDSCAPING/COMMUNAL OPEN SPACE
PERMEABLE PAVERS (TO LANDSCAPE DETAILS)
BUILDING SEPARATION
OPEN STYLE / FLOOD COMPATIBLE FENCING WITH MIN. 200mm GAP AT BASE OF BOUNDARY FENCE
OPEN STYLE / FLOOD COMPATIBLE FENCING WITH MIN. 100mm GAP AT BASE OF FENCE
SUB-STATION KIOSK
OSD & RWT BELOW (TO CIVIL ENG. DETAILS)
WOODSIDE AVENUE
EX. SPEED HUMP ON SURVEY (TO BE RELOCATED AND REINSTATE - TO TRAFFIC ENG. REPORT AND DETAILS)
EX. RL 87.770
RL 87.770
REID STREET
FLOOD DEFLECTION WALL (TO CIVIL ENG. DETAILS)
6.000 STREET SETBACK
6.000 SETBACK
BUILDING A - GROUND
RL 90.80
BUILDING B - GROUND
RL 88.400
RL 91.90
RL 90.80
RL 88.400
G.01 3BED 114.54 m²
G.02 2BED 101 m²
G.03 3BED 151.92 m²
G.04 3BED 149.89 m²
G.05 1BED 71.7 m²
G.06 1BED 58.5 m²
G.07 1BED 58.5 m²
G.08 3BED 138.23 m²
G.09 3BED 119.25 m²
G.10 3BED 120.81 m²
G.11 1BED 70.7 m²
STAIR 1
STAIR 2
STAIR 3
STAIR 4
STAIR 5
STAIR 7
LIFT A
LIFT B
LIFT C
LIFT D
MSR 21.16 m²
HYD.
HYDRANT & SPRINKLER BOOSTER
COLD WATER METER
MAIL BOX
PROPOSED FLOOD DEFLECTION WALL
COMMUNAL GARDEN AREA
PROPOSED PUBLIC DOMAIN WORKS BY CIVIL ENG.
LINDFIELD AVENUE

LEGEND:
- SITE BOUNDARY
- EXTEND OF BASEMENT BELOW
- EXTENT OF PREVIOUS BUILDING
- EXISTING TREES TO BE RETAINED
- AWNING ABOVE
- PS PRIVATE SCREENING
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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Issue	Date	Description
01	1/04/2025	ISSUE FOR SSDA SUBMISSION
02	20/10/2025	ISSUE FOR RTS
03	7/11/2025	ISSUE FOR RTS
04	21/11/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MS	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

ARG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEx	METAL FENCING
PS	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

pbd architects
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E - info@pbdarchitects.com.au
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Bulevicz NSW 7768

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076
CLIENT:
CPDM

DRAWING TITLE:
Ground Floor Plan

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	5/02/2026
SCALE: 1:100 @ A0	DRAWING NO: DA102	ISSUE: 04
PROJECT NO: 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
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Version 2025.0

NO. 08 HIGHGATE ROAD
100
DP 6608

NO. 06 HIGHGATE ROAD
101
DP 6608

NO. 04 HIGHGATE ROAD
102
DP 6608

NO. 02 HIGHGATE ROAD
103
DP 6608

SITE BOUNDARY (79.035 m)

6,000 BUILDING SEPERATION

SITE BOUNDARY (27.825m)

WOODSIDE AVENUE

6,000STREET SETBACK

REID STREET

6,000 STREET SETBACK

BUILDING A - LEVEL 1
RL 93.95
60.48 m²

BUILDING B - LEVEL 1
RL 91.550
67.24 m²

L1.01 3BED AFF. COMP 15% 114.54 m²
L1.02 2BED AFF. COMP 15% 85.2 m²
L1.03 3BED AFF. COMP 15% 102.8 m²
L1.04 3BED AFF. COMP 15% 125.71 m²
L1.05 2BED 102.8 m²
L1.06 2BED 96.1 m²
L1.07 2BED 92.5 m²
L1.08 1BED 78.3 m²
L1.09 3BED 136.51 m²
L1.10 3BED 119.26 m²
L1.11 3BED AFF. COMP 15% 121.08 m²
L1.12 1BED AFF. COMP 15% 79.8 m²

SITE BOUNDARY (44.975 m)

SITE BOUNDARY (79 m)

SITE BOUNDARY (19.5 m)

(5.5 m)

LINDFIELD AVENUE

LEGEND:
- SITE BOUNDARY
- EXTEND OF BASEMENT BELOW
- EXISTING TREES TO BE RETAINED
- AWNING ABOVE
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY- NOT FOR CONSTRUCTIONS - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

Issue	Date	Description
01	4/1/2025	ISSUE FOR SSDA SUBMISSION
02	10/20/2025	ISSUE FOR RTS
03	11/7/2025	ISSUE FOR RTS
04	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Level 1

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	12/4/2025
SCALE: 1:100 @ A0	DRAWING NO: DA103	ISSUE: 04
PROJECT NO: 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

NO. 08 HIGHGATE ROAD
100
DP 6608

NO. 06 HIGHGATE ROAD
101
DP 6608

NO. 04 HIGHGATE ROAD
102
DP 6608

NO. 02 HIGHGATE ROAD
103
DP 6608

SITE BOUNDARY (79.035 m)

SITE BOUNDARY (27.825m)

WOODSIDE AVENUE

6,000 BUILDING SEPERATION

6,000 STREET SETBACK

REID STREET

6,000 STREET SETBACK

6,000 STREET SETBACK

SITE BOUNDARY (44.975 m)

SITE BOUNDARY (79 m)

SITE BOUNDARY (19.5 m)

(5.5 m)

LINDFIELD AVENUE

BUILDING A - LEVEL 2
RL 97.10

BUILDING B - LEVEL 2
RL 94.700

L2.01
3BED
AFF. COMP 15%
114.54 m²

L2.02
2BED
AFF. COMP (15%)
85.2 m²

L2.03
3BED

L2.04
3BED
AFF. COMP 15%
104.29 m²

L2.05
2BED
AFF. COMP (15%)
102.9 m²

L2.06
2BED
AFF. COMP (15%)
96.1 m²

L2.07
2BED
AFF. COMP (15%)
92.3 m²

L2.08
2BED
AFF. COMP (15%)
98.9 m²

L2.09
3BED
AFF. COMP 15%
138.52 m²

L2.10
3BED
AFF. COMP 15%
119.28 m²

L2.11
3BED
AFF. COMP 15%
119.28 m²

L2.12
2BED
AFF. COMP (15%)
95.1 m²

LEGEND:

- SITE BOUNDARY
- EXTEND OF BASEMENT BELOW
- EXISTING TREES TO BE RETAINED
- AWNING ABOVE
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SURVEILANE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

Issue	Date	Description
01	4/1/2025	ISSUE FOR SSDA SUBMISSION
02	10/20/2025	ISSUE FOR RTS
03	11/7/2025	ISSUE FOR RTS
04	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0

1 2 3 4 5 Meters

pbd architects
P - 02 9698 8140
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W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Typical Level 2 - 3

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	12/4/2025
SCALE: 1:100 @ A0	DRAWING NO: DA104	ISSUE: 04
PROJECT NO: 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

LEGEND:

- SITE BOUNDARY
- EXTEND OF BASEMENT BELOW
- EXISTING TREES TO BE RETAINED
- AWNING ABOVE
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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Issue	Date	Description
01	4/1/2025	ISSUE FOR SSDA SUBMISSION
02	10/20/2025	ISSUE FOR RTS
03	11/7/2025	ISSUE FOR RTS
04	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOURVES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 029 560
Nominated Architect: Paul Bulevic NSW 7768

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Level 4

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	12/4/2025
SCALE: 1:100, 166.67@A0	DRAWING NO: DA105	ISSUE: 04
PROJECT NO: 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

ABSA
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754

NO. 08 HIGHGATE ROAD
100
DP 6608

NO. 06 HIGHGATE ROAD
101
DP 6608

NO. 04 HIGHGATE ROAD
102
DP 6608

NO. 02 HIGHGATE ROAD
103
DP 6608

SITE BOUNDARY (79.035 m)

SITE BOUNDARY (27.825m)

WOODSIDE AVENUE

REID STREET

SITE BOUNDARY (44.975 m)

SITE BOUNDARY (79 m)

SITE BOUNDARY (19.5 m)

LINDFIELD AVENUE

9.000
BUILDING SEPERATION

9.000
STREET SETBACK

6.000
STREET SETBACK

6.000
STREET SETBACK

(5.5 m)

BUILDING A - LEVEL 5
RL 106.55

BUILDING B - LEVEL 5
RL 104.150

L5.01
3BED
132.27 m²

L5.02
3BE
151.58 m²

L5.03
3BED
153.69 m²

L5.04
3BED
133.1 m²

L5.05
3BED
123.5 m²

L5.06
2BED
98.8 m²

L5.07
3BED
136.46 m²

L5.08
3BED
118.25 m²

L5.09
3BED
120.51 m²

L5.10
2BED
90.7 m²

LEGEND:
- SITE BOUNDARY
- EXTEND OF BASEMENT BELOW
- EXISTING TREES TO BE RETAINED
- AWNING ABOVE
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS.
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Issue	Date	Description
01	4/1/2025	ISSUE FOR SSDA SUBMISSION
02	10/20/2025	ISSUE FOR RTS
03	11/7/2025	ISSUE FOR RTS
04	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCS+	METAL FENCING
PSx	PRIVACY SCREEN
PT+	PAINT FINISH TYPE+
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7768

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Typical Level 5 - 6

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	12/4/2025
SCALE: 1:100 @ A0	DRAWING NO: DA106	ISSUE: 04
PROJECT NO: 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754

NO. 08 HIGHGATE ROAD
100
DP 6608

NO. 06 HIGHGATE ROAD
101
DP 6608

NO. 04 HIGHGATE ROAD
102
DP 6608

NO. 02 HIGHGATE ROAD
103
DP 6608

SITE BOUNDARY (79.035 m)

SITE BOUNDARY (27.825m)

WOODSIDE AVENUE

9.000
BUILDING SEPERATION

9.000
STREET SETBACK

REID STREET

L7.01
3BED
132.01 m²

L7.02
3BED
153.69 m²

L7.03
3BED
153.69 m²

L7.04
3BED
133.1 m²

L7.05
4BED
182.36 m²

L7.06
3BED
119.27 m²

L7.07
4BED
150.30 m²

BUILDING A - LEVEL 7
RL 112.85

BUILDING B - LEVEL 7
RL 110.450

NON - TRAFFICABLE ROOF

NON - TRAFFICABLE ROOF

SITE BOUNDARY (44.975 m)

SITE BOUNDARY (79 m)

SITE BOUNDARY (19.5 m)

(5.5 m)

6.000
STREET SETBACK

LINDFIELD AVENUE

LEGEND:
- SITE BOUNDARY
- EXTEND OF BASEMENT BELOW
- EXISTING TREES TO BE RETAINED
- AWNING ABOVE
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS ARE PRELIMINARIES OF DA ONLY. ZERO TOE CONSTRUCTIONS - FURTHER CONSULTANT/ AUTHORITY COORDINATION REQUIRED AS DESIRED AT CC STAGE WHEN MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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Issue	Date	Description
01	4/1/2025	ISSUE FOR SSDA SUBMISSION
02	10/20/2025	ISSUE FOR RTS
03	11/7/2025	ISSUE FOR RTS
04	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOURVES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

pbd architects
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Level 7

DRAWING BY: CN	CHECKED BY: FH	DATE: 12/4/2025	
SCALE: 1:100 @ A0	DRAWING NO: DA107	ISSUE: 04	
PROJECT NO: 2421			

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

NO. 08 HIGHGATE ROAD
100
DP 6608

NO. 06 HIGHGATE ROAD
101
DP 6608

NO. 04 HIGHGATE ROAD
102
DP 6608

NO. 02 HIGHGATE ROAD
103
DP 6608

SITE BOUNDARY (79.035 m)

9.000
BUILDING SEPERATION

SITE BOUNDARY (27.825m)

WOODSIDE AVENUE

REID STREET

9.000
STREET SETBACK

9.000
STREET SETBACK

9.000
STREET SETBACK

L8.01
3BED
131.99 m²

L8.02
3BED
133.07 m²

L8.03
4BED
182.38 m²

L8.04
[illegible]

L8.05
4BED
144.44 m²

BUILDING A - LEVEL 8
RL 116.00

BUILDING B - LEVEL 8
RL 113.600

COMMUNAL
OPEN SPACE
116.00

COMMUNAL
OPEN SPACE
113.600

NON-TRAFFICABLE ROOF

NON-TRAFFICABLE ROOF

CP. EXH
REF PIPE
LIFT A
LIFT B
SP RELIEF
SP
SERVICE
HYD.
STAIR 1
W.I.R
LIFT C
LIFT D
LIFT E
LIFT F
STAIR 2

SITE BOUNDARY (44.975 m)

SITE BOUNDARY (79 m)

SITE BOUNDARY (19.5 m)

(15.5 m)

LINDFIELD AVENUE

LEGEND:
- SITE BOUNDARY
- EXTEND OF BASEMENT BELOW
- EXISTING TREES TO BE RETAINED
- AWNING ABOVE
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DIMENSIONS TAKE PRECEDENCES OF DA DWG AND SITE CONSTRUCTIONS - FURTHER CONSULTANT/ AUTHORITY COORDINATION DRAWINGS REQUIRED AT CC STAGE WHEN MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
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Issue	Date	Description
01	1/04/2025	ISSUE FOR SSDA SUBMISSION
02	20/10/2025	ISSUE FOR RTS
03	7/11/2025	ISSUE FOR RTS
04	21/11/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOURVES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Level 8

DRAWING BY: CN	CHECKED BY: FH	DATE: 6/02/2026	
SCALE: 1:100 @ A0	DRAWING NO: DA108	ISSUE: 04	
PROJECT NO: 2421			

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

NO. 08 HIGHGATE ROAD
100
DP 6608

NO. 06 HIGHGATE ROAD
101
DP 6608

NO. 04 HIGHGATE ROAD
102
DP 6608

NO. 02 HIGHGATE ROAD
103
DP 6608

SITE BOUNDARY (79.035 m)

SITE BOUNDARY (27.825m)

WOODSIDE AVENUE

REID STREET

BUILDING A
ROOF
RL 119.15

ACU
CP. EXH
REF. PIPE
LIFT OVERRUN
120.20
SP RELIEF
SP
AH
PARAPET
119.30
TOP
117.150

BUILDING B
ROOF
RL 118.75

SP
RELIEF
FIT
FIRE EXH
LIFT OVERRUN
117.80
TOP
117.050
PARAPET
116.90

COMMUNAL OPEN SPACE BELOW

SITE BOUNDARY (44.975 m)

SITE BOUNDARY (79 m)

SITE BOUNDARY (19.5 m)

(5.5 m)

LINDFIELD AVENUE

LEGEND:
- SITE BOUNDARY
- EXTEND OF BASEMENT BELOW
- EXISTING TREES TO BE RETAINED
- AWNING ABOVE
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT CC/IFC CONSTRUCTION) - FURTHER CONSULTANCY/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT CC DESIGN AND PLANNING LAYOUTS
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- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT/NPUT WILL BE REQUIRED

Issue	Date	Description
01	4/1/2025	ISSUE FOR SSDA SUBMISSION
02	10/20/2025	ISSUE FOR RTS
03	11/7/2025	ISSUE FOR RTS
04	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN: 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7158

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

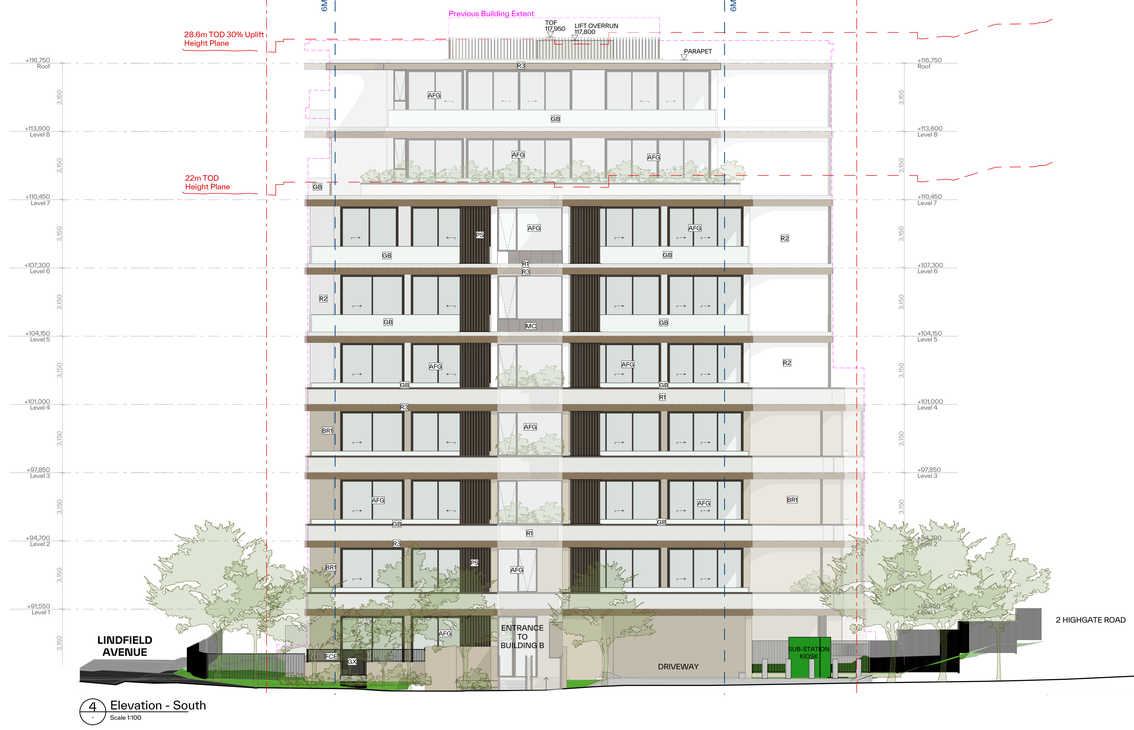
CLIENT:
CPDM

DRAWING TITLE:
Roof Plan

DRAWING BY: CN	CHECKED BY: FH	DATE: 12/4/2025	
SCALE: 1:100 @ A0	DRAWING NO: DA109	ISSUE: 04	
PROJECT NO: 2421			

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

1 Elevation - North
Scale 1:100



4 Elevation - South
Scale 1:100

LEGEND:
- SITE BOUNDARY
- SETBACKS
- HEIGHT PLANE
- NGL

GENERAL NOTES:

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03	11/7/2025	ISSUE FOR RTS
04	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/ALS STANDARDS
MB	METAL CLADDING
FCS	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architects:
Paul Bulevic NSW 7768

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1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
North and South Elevation

DRAWING BY: GN	CHECKED BY: FH
DATE: 12/4/2025	
SCALE: 1100, 1166.67@A0	DRAWING NO: DA200
ISSUE: 04	
PROJECT NO: 2421	

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754

LEGEND:
- SITE BOUNDARY
- SETBACKS
- HEIGHT PLANE
- NGL

GENERAL NOTES:
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02	20/10/2025	ISSUE FOR RTS
03	7/11/2025	ISSUE FOR RTS
04	21/11/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
PCK	METAL FENCING
PSC	PRIVACY SCREEN
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7768

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
East Elevation

DRAWING BY: CN	CHECKED BY: FH	DATE: 6/02/2026	
SCALE: 1100,166.67@A0	DRAWING NO: DA201	ISSUE: 04	
PROJECT NO: 2421			

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

LEGEND:

- SITE BOUNDARY
- SETBACKS
- HEIGHT PLANE
- NGL

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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Issue	Date	Description
01	1/04/2025	ISSUE FOR SSDA SUBMISSION
02	20/10/2025	ISSUE FOR RTS
03	7/11/2025	ISSUE FOR RTS
04	21/11/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM SLUTTCAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
PCK	METAL FENCING
PSc	PRIVACY SCREEN
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7768

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
West Elevation

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	9/12/2025
SCALE: 1100, 166.67@A0	DRAWING NO: DA202	ISSUE: 04
PROJECT NO: 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

ABSA
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Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754

LEGEND:
- SITE BOUNDARY
- SETBACKS
- HEIGHT PLANE
- NGL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:
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02	10/20/2025	ISSUE FOR RTS
03	11/7/2025	ISSUE FOR RTS
04	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
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GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

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LV	ALUMINIUM ELLIPTICAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
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MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7158

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Section A

DRAWING BY: CN	CHECKED BY: FH	DATE: 12/4/2025
SCALE: 1:100, 166.67@A0	DRAWING NO: DA300	ISSUE: 04
PROJECT NO: 2421		

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

LEGEND:

- SITE BOUNDARY
- SETBACKS
- HEIGHT PLANE
- NGL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- 4 BED UNIT

GENERAL NOTES:

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01	1/04/2025	ISSUE FOR SSDA SUBMISSION
02	20/10/2025	ISSUE FOR RTS
03	7/11/2025	ISSUE FOR RTS
04	21/11/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVRES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS GLASS BALUSTRADE (TO BCA/AUS STANDARDS
MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7158

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Section B

DRAWING BY: CN	CHECKED BY: FH	DATE: 9/12/2025	
SCALE: 1100, 166.67@A0	DRAWING NO: DA301	ISSUE: 04	
PROJECT NO: 2421			

BR1 BRICK
FINISH: NUBRICK - ARTISAN AVALANCHE OR SIMILAR
WITH STRETCHER BOND FORMAT

MC METAL CLADDING
FINISH: MONDOCLAD - WALNUT BROWN OR SIMILAR

SF TIMBER LOOK ALUMINIUM SOFFIT PANEL
FINISH : KNOTWOOD CEILINGS (NORWEGIAN BEECH) OR SIMILAR

AFG ALUMINIUM FRAMED GLAZING
FINISH : DULUX ELECTRO ANODISED RANGE - DARK BRONZE KINETIC OR SIMILAR

GB FRAMELESS GLASS BALUSTRADE
WITH ALUM. RAILING
FINISH: GLASS
RAILING FINISH : DULUX ELECTRO ANODISED RANGE - DARK BRONZE KINETIC OR SIMILAR

R1 RENDERED TEXTURED WALL
DULUX SPANISH CREAM HALF OR SIMILAR

R2 RENDERED WALL
FINISH : DULUX GRAND PIANO QUARTER OR SIMILAR

R3 RENDERED TEXTURED WALL
DULUX PUDDLE OR SIMILAR

R4 REDERED SMOOTH WALL
DULUX HAROLD OR SIMILAR

PS PRIVACY SCREENS
FINISH : DULUX ELECTRO ANODISED RANGE - AGED BRASS KINETIC OR SIMILAR

ST BOUNDARY WALL
FINISH : GATHER CO. (CASTELLA - STRAIGHT EDGE) OR SIMILAR

FCE METAL FENCE
FINISH : DULUX ELECTRO ANODISED RANGE - MEDIUM BRONZE KINETIC OR SIMILAR

Gx FENCE GATE
FINISH : DULUX ELECTRO ANODISED RANGE - MEDIUM BRONZE KINETIC OR SIMILAR

Certificate No. 0011832780
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 1-3 Reid St & 2-4 Woodside Ave,LINDFIELD NSW,2070
hstar.com.au/QR/Generate?p=ysrbaCTGw
Version 2025.0

ABSA
Assessment conducted under the accreditation period and part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754
This Accredited Assessor is committed to the highest standards of integrity, fairness and fully upheld the ABSA Code of Ethics

GENERAL NOTES:

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01	4/1/2025	ISSUE FOR SSDA SUBMISSION
02	11/21/2025	FINAL ISSUE FOR RTS

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	HIRE HOSE REEL
FS	FIRE STAIR
GC	GARBAGE CHUTE
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX
ST	STORAGE
HWU	HOT WATER UNIT
SP	STAIR PRESSURISATION

MATERIAL LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOURVES
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
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MB	METAL CLADDING
FCEx	METAL FENCING
PSx	PRIVACY SCREEN
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RW	RENDERED FINISH/SELECTED PAINT FINISH

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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Level 2, 52 Albion Street, Surry Hills NSW 2010
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Nominated Architect: Paul Bulevic NSW 7768

PROJECT:
Proposed Residential Flat Building
1-3 Reid Street & 2-4 Woodside Avenue Lindfield NSW 2070
Lot 98, Lot 99, Lot 104 DP 6608; Lot 10 DP 794252; Lot X DP 377076

CLIENT:
CPDM

DRAWING TITLE:
Finishes Schedule

DRAWING BY:	CHECKED BY:	DATE:
CN	FH	12/4/2025
SCALE: @A0	DRAWING NO: DA400	ISSUE: 02
PROJECT NO: 2421		

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Assessor name Adriana Segovia
Accreditation No. 20754
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BASIX THERMAL PERFORMANCE COMMITMENTS

Note: Table 1 must be read in conjunction with Table 2. Table 2 outlines additional thermal enhancements / treatments to meet the mandatory thermal load targets to achieve compliance.

Table 1: Base Case Assumptions on Construction and Fabric

Element	*Material*	*Detail*
External walls	Concrete, lined with brick cladding & textured finished, lined	**Insulation: R2.5 Bulk Insulation + R0.2 Thermal Break Insulation**
		Light colour: absorptance< 0.475
		Studs: Metal
	Metal cladding, lined	**Insulation: R2.5 Bulk Insulation + R0.2 Thermal Break Insulation**
		Dark colour: Absorptance> 0.70
		Studs: Metal
Internal walls	Plasterboard	
Party walls	Concrete block, lined	**Insulation: R0.2 Thermal Break Insulation**
		Common corridors
	Concrete block, lined	**Insulation: R0.2 Thermal Break Insulation**
		Neighbour
	Concrete Block	**Insulation: R0.2 Thermal Break Insulation**
		Lift Core
Windows	**Type 1**	Total Window System Properties **U-value 4.3 & SHGC 0.53 for sliding doors & fixed windows** **And** Total Window System Properties **U-value 4.3 & SHGC 0.47 for Awning windows**
	Type 2	Total Window System Properties **U-value 3.1 & SHGC 0.49 for sliding doors & fixed windows** **And** Total Window System Properties **U-value 3.1 & SHGC 0.39 for Awning windows**
	Type 3	Total Window System Properties **U-value 2.9 & SHGC 0.51 for sliding doors & fixed windows** **And** Total Window System Properties **U-value 2.9 & SHGC 0.44 for Awning windows**
	Note: Only a ±5% SHGC tolerance to the value stated above & U-value can be NO greater than or equal to the value stated above[1]	
	Window Operability	Balcony windows: **as per plans & elevations** Bedroom windows: **10% (BCA D3D29) as per plans & elevations** All other non-balcony windows: **as per plans & elevations**
	Vertical shading device	**As per plans & elevations**
	Horizontal shading device	**As per plans & elevations**
Skylight	**None**	**None**
Roof	Concrete	**Insulation: None**
		Light colour
Ceilings	Plasterboard	**Insulation: See Table 3**
		Cavity: Unventilated Cavity
Floors	Concrete	**Insulation: See Table 3**
		Tiles: Wet areas only
		Timber: Elsewhere
Common corridors naturally ventilated		Yes
Recessed downlights assessed		No lighting plan provided. Project will be updated once lighting plan is available.
Exhaust fans (kitchens, bathrooms, laundry)		**All assumed to be sealed**

Table 2: BERS Pro Thermal Loads

Unit No.	*Additional Treatments Required*	*Heating Load (MJ/m².yr)*	*Cooling Load (MJ/m².yr)*	*Stars*	*Pass/Fail*
G01	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	8.0	6.1	8.7	PASS
G02	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	12.4	10.9	7.7	PASS
G03	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	18.7	10.6	7.1	PASS
G04	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	19.0	10.7	7.0	PASS
G05	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.2	8.4	8.8	PASS
G06	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	2.7	13.4	8.4	PASS
G07	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	10.9	17.1	7.2	PASS
G08	- R2.5 Floor Insulation (total floor system R-value Rt2.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	25.7	11.2	6.1	PASS
G09	- R2.5 Floor Insulation (total floor system R-value Rt2.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	25.0	10.9	6.3	PASS
G10	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	16.5	17.2	6.5	PASS
G11	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	10.6	7.7	8.3	PASS
1.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.4	8.2	8.8	PASS
1.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	9.0	11.7	8.0	PASS
1.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	17.2	11.3	7.2	PASS
1.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	10.9	11.5	7.8	PASS
1.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.6	9.9	9.1	PASS

[1] As per BASIX Thermal Performance Protocol 4.14.2

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Unit No.	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Stars	Pass/Fail
1.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.5	10.4	9.0	PASS
1.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.7	9.6	9.1	PASS
1.08	- R1.5 Floor Insulation to exposed areas only (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	29.7	7.9	6.1	PASS
1.09	- R1.5 Floor Insulation to exposed areas only (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	20.7	17.2	6.0	PASS
1.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R1.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt2.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	18.6	18.9	6.1	PASS
1.11	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	14.2	16.8	6.9	PASS
1.12	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	10.0	10.1	8.1	PASS
2.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	4.8	7.8	8.9	PASS
2.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	9.5	11.8	7.9	PASS
2.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	15.7	11.3	7.3	PASS
2.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	11.2	11.3	7.8	PASS
2.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.8	9.8	9.1	PASS
2.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.7	10.0	9.1	PASS
2.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	1.8	9.8	9.1	PASS
2.08	- R1.5 Floor Insulation (total floor system R-value Rt1.61) - R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	15.7	14.4	6.9	PASS
2.09	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	17.6	16.2	6.5	PASS
2.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66)	19.2	18.7	6.0	PASS

Unit No.	Additional Treatments Required	Heating Load (MJ/m².yr)			
	- R1.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt2.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area				
2.11	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	14.7	16.3	6.9	PASS
2.12	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	18.3	6.8	7.4	PASS
3.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	20.2	9.1	7.1	PASS
3.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	12.0	11.4	7.7	PASS
3.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	16.7	11.0	7.2	PASS
3.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	11.9	11.4	7.7	PASS
3.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	2.8	11.9	8.7	PASS
3.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	2.2	11.1	8.8	PASS
3.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	2.5	9.3	9.0	PASS
3.08	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	13.6	14.1	7.2	PASS
3.09	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	18.6	16.5	6.4	PASS
3.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	19.4	18.2	6.0	PASS
3.11	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	15.6	15.7	6.8	PASS
3.12	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	6.0	6.6	8.9	PASS
4.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	9.2	20.0	7.1	PASS
4.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	20.5	10.6	6.9	PASS
4.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	15.2	10.9	7.4	PASS
4.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.0	14.6	8.1	PASS

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Unit No.	Additional Treatments Required	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Stars	Pass/Fail
4.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	4.7	9.3	8.8	PASS
4.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	17.4	14.0	6.8	PASS
4.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	22.0	14.0	6.2	PASS
4.08	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	21.0	15.1	6.2	PASS
4.09	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows	18.9	11.9	6.9	PASS
4.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	7.8	6.3	8.7	PASS
5.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	9.6	20.3	7.0	PASS
5.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	21.2	10.2	6.8	PASS
5.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	15.8	10.5	7.4	PASS
5.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.2	14.6	8.1	PASS
5.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.0	9.5	8.7	PASS
5.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	18.2	13.9	6.7	PASS
5.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	22.7	13.6	6.2	PASS
5.08	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	21.6	14.4	6.3	PASS
5.09	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	19.6	11.6	6.9	PASS
5.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	8.4	6.3	8.7	PASS
6.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	10.7	19.6	6.9	PASS
6.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	21.7	10.5	6.7	PASS
6.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	16.1			
6.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	5.4	14.5	8.1	PASS
6.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	6.5	10.1	8.4	PASS
6.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - R3.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.16)	9.6	21.2	6.9	PASS
6.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 2 windows - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	23.6	14.3	6.0	PASS
6.08	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	22.1	14.8	6.2	PASS
6.09	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	23.7	12.2	6.3	PASS
6.10	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	14.0	6.7	8.0	PASS
7.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	10.4	19.5	7.0	PASS
7.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 2 windows	24.8	8.9	6.5	PASS
7.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 1 windows	23.6	10.6	6.4	PASS
7.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	6.3	14.7	8.0	PASS
7.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	16.8	11.9	7.1	PASS
7.06	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.0 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 2 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area - West Dining room glazed door to have a maximum glazed area of 8.4m2 - West Living room glazed door to have a maximum glazed area of 8.4m2	23.2	14.8	6.0	PASS

Unit No.	*Additional Treatments Required*	*Heating Load (MJ/m².yr)*	*Cooling Load (MJ/m².yr)*	*Stars*	*Pass/Fail*
	- South Dining room fixed window to have a maximum glazed area of 0.9m2				
7.07	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - Type 1 windows	16.3	13.0	7.1	PASS
8.01	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 1 windows	12.5	19.9	6.7	PASS
8.02	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 1 windows	17.8	16.9	6.4	PASS
8.03	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 1 windows	23.1	12.9	6.3	PASS
8.04	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R2.5 Internal Wall Insulation between common corridor and unit (total internal wall system R-value Rt3.53) - Type 3 windows - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area - West Dining room glazed door to have a maximum glazed area of 8.4m2 - West Living room glazed door to have a maximum glazed area of 8.4m2 - South Dining room fixed window to have a maximum glazed area of 0.9m2 - South Bedroom 1 windows to have a maximum glazed area of 3.99m2 - South Bedroom 2 windows to have a maximum glazed area of 3.99m2	25.3	12.3	6.1	PASS
8.05	- R2.5 External Wall Insulation (total external wall system R-value Rt2.66) - R5.0 Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt5.16) - Type 1 windows - 900mm ceiling fans to bedrooms - 1200mm ceiling fans to living area	26.6	10.0	6.2	PASS

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BASIX WATER & ENERGY COMMITMENTS

Note: Table 1 & Table 2 outlines recommendations to meet the mandatory BASIX Water & Energy targets to achieve compliance.

Table 3: BASIX Water Commitments

Common Areas and Central Systems	
Area of Indigenous or low water species	• Please refer to Appendix B

Rainwater collection	• Minimum 10,000L rainwater tank
	• Roof collection area – minimum 500m^2
	• Rainwater to be used for:
	  • Common areas landscape irrigation
	  • 1 Car Wash Bay
	  • Landscape Irrigation for Units G01 to G07 & G09

Common Areas Facility	• No Common Area WCs
Fire Sprinkler	• For the Whole Buildings • No commitment is required for the test water to be diverted to a closed system
Common Area Pool & Spa	• No Pool & Spa
Private Dwellings	
Fixtures for units	• 4-star (Water Rating) showerheads with a flow rate > 4.5L/min & ≤ 6.0L/min • 4-star (Water Rating) toilets • 6-star (Water Rating) kitchen taps • 6-star (Water Rating) bathroom taps • 4-star (Water Rating) dishwashers • **4-star (Water Rating) Washing Machines for Units 701 to 707 and 801 to 805 only**

Component		***Commitment***
	Heating & Cooling	• **Heating:** Living & Beds to have individual 1-phase air-conditioning (Non Ducted) with EER/COP 3.5-4.0 • **Cooling:** Living & Beds to have individual 1 phase air-conditioning (Non Ducted) with EER 3.0-3.5
	Lighting	• Dwellings must be primarily lit (minimum 80% of light fittings) by compact fluorescent, fluorescent and LED lamps.
	Appliances	• Gas cook top and electric oven • Install 3.5-star (Energy Rating) Dishwashers • Install 1.5-star (Energy Rating) Dryers
	Other	• None

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Table 4: BASIX Energy Commitments

Component		***Commitment***
Common Areas and Central Systems	Hot Water System	• Centralised Gas Fired Boiler with internal piping insulation of minimum R0.6 (~25mm)
	Lifts	• All lifts to use Gearless traction with VVVF motor servicing all levels with Lift Load capacity of between 1,001kg and 1,500kg
	Common Area Laundry	• None
	Alternative Energy Supply	• **PV System is Not Required**
	Ventilation	• Car park: Ventilation (supply & exhaust) with a CO monitor & VSD fan • Switch Room: Ventilation (supply only), thermostatically controlled • Garbage Rooms: Ventilation (exhaust only), continuous • Plant/Service Rooms: Ventilation (exhaust only), thermostatically controlled • Hallways & lobbies: No mechanical ventilation
	Lighting	• Car park: LED lighting with time clocks and motion sensors • Lift Cars: LED lighting, connected to lift call button • Switch Room: LED lighting with manual on/off switch • Garbage Rooms: LED lighting with motion sensors • Plant/Service Room: LED lighting with manual on/off switch • Hallways & lobbies: LED lighting with motion sensors + time clock
Private Dwellings	Hot Water System	• Centralised HWS above
	Ventilation	• Kitchen Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch • Bathroom Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch • Laundry Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch