

08/01/2026

Sterling Projects Pty Ltd
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Graham Keeping
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BASIX & NatHERS summary report
Re: mixed-use development at 810 Pacific Highway, Gordon NSW 2065

Hi Graham Keeping,

Credwell have been engaged to provide a NatHERS thermal comfort specification & BASIX certificate for this development against NCC2022 Volume One. This summary report captures the outcomes of BASIX and NatHERS. This summary is assessed against the Rev SK250904 Set of plans dated 17/12/2025 (in addition to email directive to remove local window fins).

Project Description

This BASIX Summary report has been prepared by Credwell on behalf of Ecove Group Pty Ltd to accompany a State Significant Development Application (SSDA) (SSD-101444458) for a mixed-use development at 810 Pacific Highway, Gordon. The site is described as Lot 12 DP631351 and has a total area of 2,357m² and is located within the Gordon town centre, immediately north of the Gordon Centre and south of the Ku-ring-gai Council Chambers. The proposal delivers approximately 180 new dwellings (including affordable housing apartments), together with a full-line supermarket in a highly accessible location, contributing to both State and Council housing objectives while revitalising Gordon Town Centre.

The proposal is declared State Significant Development (SSD) pursuant to Schedule 1, section 26A of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). SSD-101444458 seeks approval for an amending DA which proposes to amend DA-0610-17, except for the demolition, excavation, shoring and piling works, which are to proceed under the existing approval.

Background

Development consent (DA-0610/17) was issued on 12 December 2018 by the Sydney North Planning Panel for the demolition of existing buildings and the construction of a mixed-use development on the subject site. The approved scheme provided for:

- 56 apartments in a shop-top housing format, comprising a mix of one, two and three-bedroom dwellings.
- An Aldi supermarket and a small retail tenancy at ground floor level, supported by storage, loading and back-of-house facilities at the lower ground level.
- Three basement levels containing 142 car parking spaces for residents, visitors, and retail customers.
- Associated landscaping, signage, earthworks and tree removal, including the relocation of a Canary Island Date Palm.

The consent was issued as a Deferred Commencement Approval, subject to the satisfaction of several preconditions. The consent was subsequently modified on three occasions:

- MOD0222/20 (21 September 2021)
- MOD0194/21 (18 November 2021)
- MOD0061/25 (13 November 2025)

These modifications collectively removed the deferred commencement condition, amended the development description, and incorporated an amended construction traffic management plan into the approved documentation. MOD0061/25 approved the increased depth of excavation, realigned basement walls in the northeast corner and modified conditions relating to the issue of construction certificates to allow preliminary basement excavation to occur independently.

This SSDA will amend the existing Development Consent and associated modifications. Notwithstanding, preliminary works are proposed to proceed under the current consent to meet Aldi's contractual requirement to be established and operating on the site by 2028.

Document Purpose and Structure

The report aims to respond to items pertaining to residential BASIX which apply to all residential dwelling types and are part of the development application process in NSW, and provides supporting evidence for ESD aspects of the Secretary's Environmental Assessment Requirements (SEARs) issued for this project. In particular, the report addresses:

NCC 2022 COMPLIANCE

Building compliance is required to comply as applicable with the 'New South Wales Additions' in the NCC 2022 Energy Efficiency
Concrete slab on ground with an in-slab or in-screed heating or cooling system must have insulation installed in accordance with Part NSWJ3D10
Building fabric in accordance with J3D5, J3D6 and J3D10
Thermal construction is to be built in accordance with Part J4D3
Any roof lights, windows, doors, and exhaust fans are sealed in accordance with Part J5D2 to J5D8
Any new air-conditioning system is installed in accordance with Part J6D3
Any new mechanical ventilation system is installed in accordance with Part J6D4
Any new miscellaneous exhaust system is installed in accordance with Part J6D5
Any new heated hot water system is installed in accordance with Part J8D2
Any new energy monitoring equipment is installed in accordance with Part J9D3
Electrical Distribution boards dedicated to EV Charging are to be installed in accordance with Part J9D4
Switchboards of a building dedicated to PV systems and battery systems are to be installed in accordance with Part J9D5

NatHERS Thermal Comfort Specification

Building Elements	Description	Thermal Specification
WALLS	Dwelling walls to Corridor/Lift/Stairs zones	R2.00
	Dwelling* walls to External air	R2.70 + R0.2 Thermal Break tape to all South & West walls and all external walls of Unit 2305, 2403, 2503 & 2601
	*Unit 2503 & 2403 Dwelling walls to External air	R3.00 + R0.2 Thermal Break tape to all external walls
	Internal walls within Dwellings	Unit 2403 & 2503: R1.50 insulation to bathroom & ensuite
FLOORS	Dwelling floors to external/unconditioned areas below	R3.50
CEILINGS/ROOFS	Dwelling roof to balcony & non-dwelling enclosed zones areas above	R3.00
	Dwelling roof to external air above	R4.00 above ceiling + R0.90 to roof slab <u>UNIT 2503</u> R5.00 above ceiling + R0.90 to roof slab
Glazing to Dwellings	Sliding glazing	<u>UNIT 2503 & UNIT 2701-Rumpus</u> U-Value 2.67 SHGC 0.55 (+5%) <u>All Others</u> U-Value 3.17 SHGC 0.59 (+5%)
	Fixed glazing to North & East aspect**	U-Value 4.38 SHGC 0.57 (+5%)
	**Fixed glazing to South & west aspect + All of UNIT 2701-2702	U-Value 3.28 SHGC 0.58 (+5%)
	Awning/Casement glazing to North & East aspect ***	U-Value 4.25 SHGC 0.57 (+5%)
	***Awning/Casement glazing to South & West aspect + All of UNIT 2701-2702	U-Value 3.23 SHGC 0.58 (+5%)
FEATURES	UNITS: 2503, 2403 & 2304 (bedrooms & living), 2504 (west bedrooms), 2305 (all bedrooms)	1200mm Ceiling Fans

BASIX Water Features

WATER Score 49/40 - Pass			
Common Area Landscape	Common area lawn area	Common area garden area	Indigenous/low water use species
	0 m2	368 m2	0 m2
Private Landscape	Private area lawn + garden		Indigenous/low water use species
	0 m2		0 m2
Fixtures (Dwelling)	Showerheads	Toilets	Kitchen/Bathroom Taps
	4 star (> 4.5 but <= 6 L/min)	4 star	5 star
Fixtures (Common WC/EoT)	Showerheads	Toilets	Taps
	4 star (>6 but <= 7.5/min)	4 star	5 star
Appliances	Dishwasher (4-star / 6)	Clothes Washer (3-star / 5)	
Fire Sprinklers System (1 & 2)	Fire sprinkler test water stored within a closed system		
Rainwater Tank	Central	Individual	Connection
	NA	NA	NA/toilets/laundry
Pool	Volume	Pool cover	On timer/Shaded
	NA	NA	NA
Spa	Volume	Outdoor spa cover	Shaded
	NA	NA	NA

BASIX Energy Features

ENERGY Score 65/63 - Pass			
Hot Water System	Central hot water system (Electric heatpump - air sourced , R1.0 piping insulation) 3.0<COP<=3.5		
Ventilation System & Control	Bathroom	individual fan, ducted to façade or roof + Manual On/Off Switch	
	Laundry	individual fan, ducted to façade or roof + Manual On/Off Switch	
	Kitchen	individual fan, ducted to façade or roof + Manual On/Off Switch	
Heating & Cooling System Bedroom	Individual (1-phase airconditioning/ EER 3.5 - 4.0)		
Heating & Cooling System Living	Individual (1-phase airconditioning/ EER 3.5 - 4.0)		
AC Zoned	air conditioning day-night zoned between bedrooms and living areas: YES		
Lighting	Dedicated LED + Fluorescent light throughout		
Appliances	Electric cooktop & electric oven		
	Dishwasher (4-star / 4.5)	Washing machine (NA)	Dryer (6-star / 10)
Clothes Drying Line	None		
Well Ventilated Fridge Space	NA		
Lifts outdoor	1x Gearless traction with VVVF motor (LIFT CAPACITY <1001 kg)		
Lifts	3x Gearless traction with VVVF motor (LIFT CAPACITY <1001 kg)		
BMS (Common Area)	Yes		
Photovoltaic System to central system	10.00 peak kw		

Common areas: Ventilation & Lighting

Common areas mechanical ventilation & measures		
Common area name	Select the ventilation system type *	Select the efficiency measure *
Gym area (Health and wellness L1)	no mechanical ventilation ▾	n/a
Basement Carpark (B6-B1)	ventilation (supply + exhaust) ▾	carbon monoxide monitor + VSD fan ▾
Loading Dock (LD)	ventilation exhaust only ▾	carbon monoxide monitor + VSD fan ▾
Electrical/Comms/BMS	ventilation exhaust only ▾	thermostatically controlled ▾
Service/Switch	ventilation exhaust only ▾	thermostatically controlled ▾
Bin Rooms (COMMERCIAL)	ventilation exhaust only ▾	n/a
Garbage room	ventilation exhaust only ▾	n/a
Community rooms (Communal)	air conditioning system ▾	time clock or BMS controlled ▾
Community room (mail + library)	air conditioning system ▾	time clock or BMS controlled ▾
Mech/Pump	no mechanical ventilation ▾	n/a
ACC/WC/End of Trip	ventilation exhaust only ▾	none i.e.. continuous ▾
Fire Stairs	no mechanical ventilation ▾	n/a
Building manager office	air conditioning system ▾	none i.e.. continuous ▾
Ground floor lobby	air conditioning system ▾	time clock or BMS controlled ▾
Hallway/lobby type (L2-Top)	ventilation supply only ▾	time clock or BMS controlled ▾

Common areas lighting systems & measures
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Common area name	Primary lighting system type *	Efficiency measure *	Lighting control system / BMS
Lift bank (No. 1)	light-emitting diode	connected to lift call button	☐ Yes ☒ No
Lift bank (No. 2)	light-emitting diode	connected to lift call button	☐ Yes ☒ No
Lift bank (No. 3)	light-emitting diode	connected to lift call button	☐ Yes ☒ No
Lift bank (No. 4)	light-emitting diode	connected to lift call button	☐ Yes ☐ No
Gym area (Health and wellness L1)	light-emitting diode	daylight sensors	☐ Yes ☒ No
Basement Carpark (B6-B1)	fluorescent	zoned switching with motion	☐ Yes ☒ No
Loading Dock (LD)	fluorescent	time clock and motion sensor	☒ Yes ☐ No
Electrical/Comms/BMS	fluorescent	motion sensors	☐ Yes ☒ No
Service/Switch	fluorescent	motion sensors	☐ Yes ☒ No
Bin Rooms (COMMERCIAL)	fluorescent	motion sensors	☐ Yes ☒ No
Garbage room	fluorescent	motion sensors	☐ Yes ☒ No
Community rooms (Communal)	light-emitting diode	manual on / manual off	☐ Yes ☒ No
Community room (mail + library)	light-emitting diode	time clocks	☒ Yes ☐ No
Mech/Pump	fluorescent	motion sensors	☐ Yes ☒ No
ACC/WC/End of Trip	light-emitting diode	motion sensors	☐ Yes ☒ No
Fire Stairs	fluorescent	motion sensors	☐ Yes ☒ No
Building manager office	light-emitting diode	manual on / manual off	☐ Yes ☒ No
Ground floor lobby	light-emitting diode	time clock and motion sensor	☒ Yes ☐ No
Hallway/lobby type (L2-Top)	light-emitting diode	time clock and motion sensor	☒ Yes ☐ No

-End of Basix Summary-