

Tara Shore Pty Ltd ATF John Taylor Family Trust

271-273 Alfred Street, North Sydney

Environmentally Sustainable Design (ESD) Report

Reference: 312844-ARP-ESD-REP-001

01 | 2 July 2026

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number **312844**

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Consultant Declaration

Project Name

Application number SSD-103541730
Address of subject land 271-273 Alfred Street, North Sydney
Lot / DP

- Lot 1 DP 532504
- SP6830

Applicant Details

Applicant name Tara Shore Pty Ltd ATF John Taylor Family Trust
Applicant address Suite 7, 273 Alfred Street, North Sydney

Report Details

Name of report this declaration relates Environmentally Sustainable Design (ESD) Report
Report reference no. 312844-ARP-ESD-REP-001
Report date 29 May 2026
Company name Arup Australia Pty Ltd (ABN 76 625 912 665)
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Declaration by Consultant

Name Mitch Colak
Registration no. 6024222
Organisation registered with Engineers Australia

Declaration The undersigned declares this Environmentally Sustainable Design Report:

- has been prepared in accordance with the following policy, guidelines, or legislative requirements:
 - National Construction Code 2022
 - Sustainable Buildings SEPP 2022
 - North Sydney DCP 2025
- contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the Environmentally Sustainable Design Report relates;
- does not contain information that is false or misleading;
- identifies and addresses the relevant Planning Secretary's environmental assessment requirements (SEARs) for the project;
- identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments to which the Environmentally Sustainable Design Report relates;
- contains a consolidated summary of the proposed or necessary mitigation measures

Signature Mitch Colak
Date 29 May 2026

Document Verification

Project title 271-273 Alfred Street, North Sydney
Document title Environmentally Sustainable Design Report
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1. Introduction

1.1 Background

This Environmentally Sustainable Design (ESD) Report has been prepared by Arup on behalf of Tara Shore Pty Ltd ATF John Taylor Family Trust (the Applicant) in support of a State Significant Development Application (SSDA) identified as SSD-103541730 which seeks approval for a 38-storey mixed-use housing development, located at 271-273 Alfred Street, North Sydney (the site).

The site is located within the North Sydney Local Government Area (LGA). The site comprises two allotments which are legally identified as Lot 1 DP 532504 (271 Alfred Street) and SP6830 (273 Alfred Street). It is rectangular in shape and has street frontages to Alfred Street to the west and Little Alfred Street to the east (both measuring approximately 23m). The existing building on the site is a three-storey commercial building. A site aerial is provided in **Figure 1** below.



Figure 1 Site Aerial [Source: Nearmap edited by Colliers Urban Planning]

The proposal was declared State Significant Development (SSD) in State Significant Declaration Order (No.15) 2025 (the Order), which specified that the development detailed in EOI No.279422, including a mixed-use development located at the site be declared as SSD. The Order enables SSD-103541730 to be undertaken via the Housing Delivery Authority (HDA) pathway, including a concurrent rezoning proposal to the North Sydney Local Environmental Plan 2013 (North Sydney LEP).

The proposal involves two components: the SSDA and the concurrent rezoning of the site.

The SSDA component seeks consent for:

- Demolition of the existing building on the site;
- Construction of a 38-storey mixed use development, comprising:
 - 9 levels of basement car parking, comprising plant and bicycle storage area;

- Commercial tenancies on Level 2;
- Residential uses on levels 3 and above, comprising 95 apartments.
- Landscaping and public domain works; and
- Extension and augmentation of services and infrastructure as required.
- Lot amalgamation and stratum subdivision of the site.

The rezoning component seeks consent to amend the North Sydney LEP, comprising:

- Rezone the land use zone of the site from E2 Commercial Centre to MU1 Mixed Use;
- Amend the maximum building height from 13m to RL 166.5m;
- Amend the maximum floor space ratio from 3.5:1 to 13.9:1; and
- Introduce a site-specific clause requiring 15% of residential Gross Floor Area (GFA) to be used as affordable housing; and managed by a CHP for a period of at least 15 years.

For a detailed project description refer to the Environmental Impact Statement and Rezoning Report prepared by Colliers Urban Planning.

1.2 Relevant SEARs to this report

This report has been prepared in response to the Secretary's Environmental Assessment Requirements (SEARs) dated 12 February 2026 for SSD-103541730. Specifically, this report has been prepared to respond to those SEARs outlined in **Table 1** below.

Table 1: Secretary's Environmental Assessment Requirements relevant to this Report

SEARs requirement	Report section
15. Ecologically Sustainable Development (ESD)	
Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development.	Sections 2 and 3
Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022.	Section 3 BASIX and Section J pathways in Apps A.1-A.3

1.3 Purpose of report

This report has been developed to provide an Environmentally Sustainable Design (ESD) Strategy for 271-273 Alfred St, North Sydney. It is a framework document that will ensure the principles of sustainability are integrated into the buildings.

In developing the Environmentally Sustainable Development Strategy, guidance has been taken from the EPA directive on Ecologically Sustainable Development (ESD). The following section provides a high level of summary of considerations that will be made in developing the planning proposal for the site.

2. Ecologically Sustainable Development

2.1 Definition

Ecologically sustainable development requirements to be addressed by this SSD report are derived from the definition documented in Section 193 of the Environmental Planning and Assessment Regulation 2021, under the Environmental Planning and Assessment Act 1979.

Namely, these are the principles of ecologically sustainable development:

1. The precautionary principle,
2. Inter-generational equality,
3. Conservation of biological diversity and ecological integrity, and
4. Improved valuation, pricing and incentive mechanisms.

2.2 Methodology

The principles of ecologically sustainable development have been used as an overarching guide to develop the ESD strategy for the project. The key elements of this development proposal in respect to Section 193 are resource consumption and carbon emissions. Specifically, the ESD strategy for the development addresses the following key area noted below. In preparing this strategy, guidance has been taken from the Sustainable Buildings SEPP, specifically the high-level topics related to non-residential development listed below.

- Sustainability rating
- Embodied emissions
- Net zero readiness
- Energy performance and offsets
- Water performance

For each of these areas, this report identifies initiatives and/or controls that are proposed to be incorporated or are under consideration. The initiatives are proposed to reduce the environmental impact of the future development.

2.3 Principles of ESD

2.3.1 The Precautionary Principle

The precautionary principle is defined as follows:

The precautionary principle is that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

(3) In applying the precautionary principle, public and private decisions should be guided by -

(a) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and

(b) an assessment of the risk-weighted consequences of various options.

271-273 Alfred Street response:

The site occupied by an existing building development with minimal vegetation, as such there is no threat of irreversible environmental damage to the existing conditions. The project is proposing to introduce planting to enhance biodiversity of the site.

2.3.2 Intergenerational Equity

The principle of intergenerational equity is defined as follows:

The principle of inter-generational equity is that the present generation should ensure the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations.

271-273 Alfred Street response:

The principle of intergenerational equity is carried out by minimising environmental impacts and promoting sustainable practices that benefit both current and future generations. This approach ensures responsible resource use while enhancing environmental health, diversity, and productivity. Key strategies include:

- High performance façade and highly energy-efficient building services: implementing systems that reduce energy consumption
- Reduced potable water usage: implementing high-efficiency fixtures and fittings to conserve water resources, ensuring availability for future generations.
- Minimising demolition and construction waste: adopting waste reduction measures and recycling practices to limit landfill contributions and preserve natural ecosystems.

Through these measures, the project will reduce resource consumption, mitigate negative environmental impacts, and create a built environment that supports health, diversity, and productivity for generations to come.

2.3.3 Conservation of biological diversity and ecological integrity

The principle of the conservation of biological diversity is defined as follows:

The principle of the conservation of biological diversity and ecological integrity is that the conservation of biological diversity and ecological integrity should be a fundamental consideration.

271-273 Alfred Street response:

The project is an already developed site with no green space. It will be ensured that the conservation of biological diversity and ecological integrity will be maintained equal to or greater than the current level. A BDAR waiver is sought and being considered by the Department. The public domain will feature new planting, maximise deep soil and canopy cover to increase ecological value of the site.

2.3.4 Improved valuation, pricing and incentive mechanisms

The principle of improved valuation, pricing and incentive mechanisms is defined as follows:

The principle of improved valuation, pricing and incentive mechanisms is that environmental factors should be included in the valuation of assets and services, such as -

(a) polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement, and

(b) the users of goods and services should pay prices based on the full life cycle of the costs of providing the goods and services, including the use of natural resources and assets and the ultimate disposal of waste, and

c) established environmental goals should be pursued in the most cost effective way by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

271-273 Alfred Street response:

The commitment to improving energy efficiency by optimising the building envelope through passive design principles is a life cycle investment from the building owner in the sustainable operations of the asset. Similarly, the high-performance façade and centralised mechanical ventilation strategy respond to the site's challenging acoustic environment and deliver a robust, considered operational solution for the end user.

3. ESD Strategy

The following sections describe the proposed minimum standards that will be integrated into future development enabled by this planning proposal. The structure of the strategy reflects the NSW Government's Sustainable Buildings SEPP 2022 and provides initiatives that the proponent has committed to.

3.1 Building ESD Performance Targets

3.1.1 BASIX and NatHERS

The project is required to comply with elevated energy, water and passive design targets introduced as part of the BASIX 4.0 framework and NSW Sustainable Buildings SEPP 2022.

Tabulated below are the NatHERS and BASIX targets that have been established for the project.

Table 2: Project BASIX and NatHERS targets

BASIX component	Compliance	Targeted
Energy	63 points	63 points
Water	40 points	40 points
NatHERS star rating	7.0 (average) 6.0 (minimum)	7.0 (average) 6.0 (minimum)

3.1.2 NCC 2022 Section J

Compliance with Section J Part J1P1 will be achieved through a combination of:

- BASIX certification as outlined above for class 2 sole occupancy units; and
- Section J Deemed-to-Satisfy (DTS) pathway for all other areas.

Appropriate building fabric performance requirements to achieve compliance and have been developed and integrated into the design. This is to be demonstrated through certified calculations prior to construction.

3.1.3 NABERS

Schedule 3 of the Sustainable Buildings SEPP sets out requirements for energy efficiency and water efficiency rating for non-residential developments. The proposed project has no rateable office, hotel or serviced apartments, and as such, no NABERS ratings are sought for this development.

3.2 Sustainable Design Initiatives

3.2.1 Passive design

The apartment layouts include extremely high-performance glazed curtain wall with operable glazing included to provide cross-ventilation where permissible acoustically to reduce reliance on mechanical cooling and enhances indoor air quality. Window-to-wall ratios have been carefully balanced to ensure good natural daylight while minimising unwanted heat gain or loss. High-performance glazing, with interstitial operable shading venetians to the East and West has been specified, with thermal and solar control properties benchmarked through preliminary NatHERS calculations for residential areas. Refer to the BASIX and NatHERS certification in Appendix A.1 for comprehensive results.

A preliminary NCC Part J4 building fabric assessment has for non-residential requirements and has been coordinated with the relevant design teams.

3.2.2 Energy and net-zero readiness

This includes details of what energy sources are used on site, what efforts have been made to provide efficiency in their use and how any residual fossil fuels may be removed from the site in the future to promote net-zero operational readiness in accordance with the Sustainable Buildings SEPP. We envision the development will include the following initiatives as part of the NatHERS and BASIX strategies:

- Include all electric building services for HVAC and domestic hot water production.
- High efficiency hot water system (COP > 3.0)
- Centralised high efficiency water-cooled VRF air conditioning systems provided to apartments
- Ceiling fans in all bedrooms
- Centralised fresh air intakes provided to apartments
- Maximise available roof area for onsite renewables.
- Use sealed LED lighting throughout the development with high efficiency fixtures.
- Regenerative drives to residential tower lifts.
- Efficient appliances with the following minimum energy ratings:
 - Induction cooktop and electric oven
 - 4-star energy rated dishwasher
 - 8-star energy rated clothes dryer
- Exceed NCC 2022 code minimums for EV charging.

3.2.3 Water

High efficiency fixtures and fittings, drought resistant landscaping and a closed-loop fire protection system will be used to reduce water use. Fixtures and fittings will meet the following minimum WELS ratings:

- 6-star taps
- 4-star showers with mid flow (>6L but <7.5L/min)
- 4-star WCs
- 4-star dishwasher

3.2.4 Embodied carbon

The project leverages an efficient vertical structure that minimises transfers through the tower to reduce material use. Low-carbon materials selection will be implemented as appropriate throughout the course of the design to reduce upfront carbon including:

- Concrete mix requirements – specifically Portland cement and natural aggregate replacement with industrial waste products (e.g. blast furnace slab);
- Carbon capture processes for in-situ and precast concrete;
- Steel reinforcement – recycled content and prefabrication; and
- Structural steel – recycled content and design for disassembly.

3.2.5 Materials & waste

To further reduce emissions associated with materials and waste, the project will explore the following initiatives:

- Best-practice waste stream separation and minimum 80% of all demolition and construction waste (by mass) to be reused or recycled
- Materials selection in detailed design informed by best-practice Circular Design frameworks such as BBP Circular Procurement Best Practice Guideline or Arup's Circular Buildings Toolkit.
- Provide for 100% responsibly sourced timber;
- Provide for responsibly sourced steel with EPDs;
- Minimise inclusions of PVC, and only best-practice PVC where unavoidable.

4. Conclusion

This report provides an Environmentally Sustainable Design (ESD) Strategy that can be used to guide future development of the site. In developing the report, the relevant statutory and advisory planning documents have been reviewed to inform ESD priorities.

Key opportunities identified for the site that will contribute to excellent ESD outcomes are outlined below:

- Balanced window to wall ratio that maximises natural daylight and reduces reliance on mechanical systems and artificial lighting
- Implementation of high-performance building fabric and glazing with operable shading devices to enhance thermal comfort and energy efficiency
- All-electric building services, including high-efficiency HVAC and domestic hot water systems
- Integration of on-site renewable energy generation and infrastructure to exceed minimum requirements for electric vehicle (EV) charging
- Use of high-efficiency water fixtures and drought-resistant landscaping to minimise potable water consumption
- Commitment to diverting at least 80% of demolition and construction waste from landfill through reuse and recycling

The State Significant Development Application (SSDA) has integrated the ESD requirements of the Sustainable Building SEPP and the North Sydney DCP (2025). Significant commitments have been made by the proponent in the development of this strategy that will ensure market leading sustainability outcomes for future development on the site.

A.1 NatHERS and BASIX Assessment

Refer attached over page.



Arup Proposed Residential Development

To be built at 271-273 Alfred Street, North Sydney NSW 2060

Issue	File Ref	Description	Author	Reviewer	Date
A	2602402	NatHERS and BASIX Assessment – Draft	MF/SC/RI	LP	29/05/2026
B	2602402	NatHERS and BASIX Assessment	MF/SC/RI	MF	01/07/2026



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Introduction

This NatHERS and BASIX certificate report has been prepared by Efficient Living Pty Ltd to accompany a Development Application (DA) for a proposed mixed-use development located at 271-273 Alfred Street, North Sydney NSW 2060.

Efficient Living has investigated the estimated thermal comfort, water and energy usage of the proposed development.

This report is based on the architectural drawings prepared by OCG received on 30/06/2026.

For further details refer to the individual NatHERS and BASIX Certificates and Efficient Living's inclusions summary respectively.

Efficient Living prepares all reports in accordance with the BASIX Thermal Comfort Protocol and is backed by professional indemnity insurance. This report takes into account our Client's instructions and preferred building inclusions.

Analysis

The project has NatHERS thermal ratings to meet NCC2022 requirements. Each unit has individual heating, cooling and total loads applied resulting in a minimum rating of 6.0 stars NatHERS. In addition, the building has average heating, cooling and total loads which results in the minimum compliance measure of 7.0 stars NatHERS.

Heating and cooling loads for the development have been determined using Hero v4.1 This calculates the expected level of energy required to heat and cool each dwelling per annum, expressed in megajoules per square metre of floor area (MJ/m²/year).

The BASIX Assessment is divided into four sections; Water, Thermal Comfort, Energy and Materials; each independently measuring the efficiency of the development.

BASIX requires a minimum target of 40% for the Water section, a minimum 7-star NatHERS building average for Thermal Comfort and a minimum required target of 60% for the Energy section. Materials data is required to be collected for embodied emissions calculations for the Department of Planning. No embodied emissions compliance measures are currently in place.

Inclusions summary

The inclusions as outlined in this report have been incorporated in each dwelling to allow them to reach their environmental sustainability targets.

As this development proposal is in the early stages, default modelling assumptions have been included where information and inclusions have not yet been determined. A NatHERS update will be required during the Construction Certificate phase to implement the final design and selected building inclusions.

NatHERS thermal inclusions

External Walls

External wall – 150mm Concrete and metal stud wall with R2.5 insulation (insulation only value)

External wall – Spandrel and metal stud wall with R2.5 insulation (insulation only value)

Any concrete columns within the external wall envelope are assumed to have the same R2.5 insulation

Thermal break applied as per NCC 2022 requirements.

External Colour

Default colour modelled

Inter-tenancy walls

Walls adjacent to neighbours – 75mm AAC panel, with a minimum R1.0 insulation (insulation only value)

Walls adjacent to hallways – 75mm AAC panel, with a minimum R1.0 insulation (insulation only value)

Walls adjacent to lift shafts and fire stairs – Minimum 150mm concrete with furring channel and plasterboard lining, with a minimum R1.0 insulation (insulation only value)

Walls within dwellings

Plasterboard on metal studs – no insulation

Floors

Floors with natural ventilated plant area below – 150mm Concrete with a minimum R1.0 subfloor insulation (insulation only value)

Floors with part open subfloor is below – 150mm Concrete with a minimum R1.0 subfloor insulation (insulation only value)

Floors between residential levels – 150mm Concrete between levels, no insulation required

Floor coverings

Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere

Roof and ceilings

Roof – Concrete roof, no insulation above

Ceiling where roof is over – Plasterboard ceiling with R4.0 insulation (insulation only value) ~~to soffit of concrete~~

Ceiling where balconies are over – Plasterboard ceiling with R1.5 insulation (insulation only value)

Ceiling where neighbouring units are above – Plasterboard ceiling, no insulation

External Colour

Default colour modelled

Glazing – doors and windows

Glazed windows and doors:

Base inclusion	Open Cavity Façade – U-value: 2.55 (equal to or lower than) and SHGC: 0.31 (±5%) Fixed glazing – U-value: 2.55 (equal to or lower than) and SHGC: 0.31 (±5%) Sliding doors – U-value: 2.25 (equal to or lower than) and SHGC: 0.38 (±5%) Awning – U-value: 3.80 (equal to or lower than) and SHGC: 0.29 (±5%)
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Given values are AFRC total window system values (glass and frame)

Note: BASIX Thermal Comfort Protocol Table 1 SHGC value of the unit should be within the range specified on the Assessor Certificate.

Window frame colour

Default colour modelled

Window restrictors

Window restrictors are modelled to all windows with a sill height under 1.7m and a fall height over 2m from the floor level of the room.

External Shading

Shading as per stamped documentation

Exterior drop-down blinds to open cavity façade which provide 80% shading

Ceiling Penetrations

Sealed LED downlights at a maximum of one every 5.0m². Once lighting plan has been developed NatHERS certificate can be updated to improve specification.

Ceiling Fans

1200mm ceiling fans to bedrooms.

BASIX Water inclusions

Score 41/40

Landscape - indigenous and low water use species

No BASIX requirement

Central rainwater storage

No BASIX requirement

Fire sprinkler test water

Two sprinkler systems nominated in BASIX: one for parking areas, one per residential building

All systems: Fire sprinkler test water must be contained in a closed loop system (tank required)

Fixtures within common areas

Showerheads: 4 star mid flow (>6L but ≤7.5L/min)

Toilets: 4 star

Taps: 6 star

Fixtures and appliances within units *(note: all fixtures and appliances noted are to be installed for OC, not tenant provided)*

Showerheads: 4 star mid flow (>6L but ≤7.5L/min)

Toilets: 4 star

Kitchen taps: 6 star

Bathroom vanity taps: 6 star

Clothes washers: not specified

Dishwashers: 4.0 stars

BASIX Energy inclusions

Score 64/63

Hot water system

Central electric heat pump – air sourced with unit efficiency of $3.5 < \text{COP} \leq 4.0$ and R0.45 (~20mm) insulation to ring main and supply risers

Central cooling and heating

Central heating and cooling to all units using VRV units with electric driven compressor and water-cooled condenser/water sourced evaporator

A minimum efficiency of COP 3.5 - 5.5 is required for cooling

A minimum efficiency of COP 3.5 - 5.5 is required for heating

Alternative energy

Photovoltaic system: rated electrical output (min.) 10 peak kW

Lift motors

Note: BASIX only allows lifts serving levels containing apartments to be entered. The project includes 2 lifts serving basement parking levels to Ground Floor, and 3 lifts serving Ground Floor to apartment levels and roof. For the purposes of the BASIX Energy assessment, one lift bank comprising 3 lifts has been included as serving all levels.

All lifts to have gearless traction with VVVF motor and regenerative drive with lift load capacity of ≥1,001kg to ≤1,500kg

Common areas – ventilation and lighting

Lighting control system / BMS : yes

Common Area	Ventilation	Lighting
Car park area (resi only)	Supply and exhaust air with a carbon monoxide monitor & VSD fan	LEDs with time clock and motion sensors
Car park area (shared and loading)	Supply and exhaust air with a carbon monoxide monitor & VSD fan	LEDs with time clock and motion sensors
Garbage rooms	Exhaust air only, running continuously	LEDs with motion sensors
Residential amenity	Air conditioning, time clock or BMS controlled	LEDs with time clock and motion sensors
Plant / service room (resi only)	No mechanical ventilation	LEDs with motion sensors
Plant / service room (shared)	Supply and exhaust air, thermostatically controlled	LEDs with manual on / off switch
Building manager (shared)	Air conditioning, time clock or BMS controlled	LEDs with manual on / off switch
Entry lobby and mail	Tempered supply air only, time clock or BMS controlled	LEDs running continuously
Hallways (resi only)	Supply air only, time clock or BMS controlled	LEDs with time clock and motion sensors
Hallways (shared/BOH)	Supply air only, time clock or BMS controlled	LEDs with motion sensors
Lifts		LEDs connected to lift call button

Other

Building Management System will be installed

Power Factor Correction will be installed

Dwelling ventilation

Bathroom: individual fan into central duct + VSD – interlocked to light, timer off

Kitchen range hood: individual fan, ducted to roof or façade – manual on / off switch

Laundry: individual fan, ducted to roof or façade – manual on / off switch

Dwelling artificial lighting

Minimum of 80% of all light fittings within each room are to have dedicated LED fixtures installed



efficient
LIVING

1 July 2026

Arup
271-273 Alfred Street, North Sydney

Dwelling appliances and other efficiency measures *(note: appliances noted are to be installed for OC, not tenant provided)*

Induction cooktop & electric oven

Dishwashers: 4.0 star

Clothes dryers: 8.0 star

NatHERS Certificate # HR-OPCYE5-02

Accreditation #HERA10033

Thermal Comfort Results

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heating	Cooling (Sens. & Lat.)		
401	2	94.2	0.0	8.8	14.6	7.8	
402	1	52.1	0.0	30.0	6.5	6.3	
403	1	52.1	0.0	29.8	6.9	6.3	
404	1	66.1	0.0	15.2	14.5	7.0	
405	2	77.3	0.0	13.9	15.5	7.1	
501	2	94.2	0.0	8.5	14.3	7.9	
502	1	52.1	0.0	7.8	7.9	8.8	
503	1	52.1	0.0	7.5	9.4	8.6	
504	1	66.1	0.0	14.8	17.1	6.8	
505	2	77.3	0.0	14.1	14.8	7.1	
601	2	94.2	0.0	8.8	14.1	7.9	
602	1	52.1	0.0	8.1	7.8	8.8	
603	1	52.1	0.0	7.8	9.5	8.6	
604	1	66.1	0.0	15.2	16.6	6.8	
605	2	77.3	0.0	18.9	16.9	6.4	
701	3	123.3	0.0	8.8	10.2	8.4	
702	2	86.2	0.0	15.4	7.4	7.9	
703	3	106.8	0.0	18.1	15.1	6.7	
801	3	123.3	0.0	9.0	10.1	8.4	
802	2	86.2	0.0	14.7	7.7	7.9	
803	3	106.8	0.0	16.3	11.9	7.2	
901	3	123.3	0.0	9.0	10.1	8.4	
902	2	86.2	0.0	14.9	7.6	7.9	
903	3	106.8	0.0	16.6	11.8	7.2	
1001	3	123.3	0.0	10.6	8.8	8.3	
1002	2	86.2	0.0	16.7	6.8	7.8	
1003	3	106.8	0.0	18.4	10.0	7.2	
1101	3	123.3	0.0	10.8	8.7	8.3	
1102	2	86.2	0.0	16.9	6.7	7.8	
1103	3	106.8	0.0	18.7	10.0	7.2	
1201	3	123.3	0.0	11.0	8.6	8.3	
1202	2	86.2	0.0	17.0	6.5	7.8	
1203	3	106.8	0.0	18.8	10.0	7.2	
1301	3	123.3	0.0	11.1	8.7	8.3	
1302	2	86.2	0.0	17.3	6.4	7.8	
1303	3	106.8	0.0	19.1	10.0	7.1	
1401	3	123.3	0.0	11.3	8.7	8.3	
1402	2	86.2	0.0	17.4	6.4	7.8	
1403	3	106.8	0.0	19.2	9.8	7.1	
1501	3	123.3	0.0	11.4	8.6	8.3	
1502	2	86.2	0.0	17.5	6.2	7.8	
1503	3	106.8	0.0	19.3	9.8	7.1	

NatHERS Certificate # HR-OPCYE5-02

Accreditation #HERA10033

Thermal Comfort Results

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heating	Cooling (Sens. & Lat.)		
1601	3	123.3	0.0	11.5	8.5	8.3	
1602	2	86.2	0.0	17.6	6.2	7.8	
1603	3	106.8	0.0	19.5	9.7	7.1	
1701	3	123.3	0.0	11.7	8.5	8.2	
1702	2	86.2	0.0	17.9	6.0	7.8	
1703	3	106.8	0.0	19.8	9.8	7.1	
1801	3	123.3	0.0	11.8	8.5	8.2	
1802	2	86.2	0.0	17.2	6.4	7.8	
1803	2	97.0	0.0	18.8	11.0	7.0	
1901	3	123.3	0.0	11.9	8.4	8.2	
1902	2	86.2	0.0	17.3	6.5	7.8	
1903	3	106.8	0.0	20.0	9.8	7.0	
2001	3	123.3	0.0	12.0	8.4	8.2	
2002	2	86.2	0.0	17.4	6.3	7.8	
2003	3	106.8	0.0	20.2	9.4	7.1	
2101	3	123.3	0.0	12.2	8.3	8.2	
2102	2	86.2	0.0	17.5	6.3	7.8	
2103	3	106.8	0.0	20.3	9.3	7.1	
2201	3	123.3	0.0	12.3	8.3	8.2	
2202	2	86.2	0.0	17.7	6.3	7.8	
2203	3	106.8	0.0	20.4	9.4	7.0	
2301	3	123.3	0.0	12.3	8.4	8.2	
2302	2	86.2	0.0	17.7	6.3	7.8	
2303	3	106.8	0.0	20.4	9.2	7.1	
2401	3	123.3	0.0	12.4	8.4	8.2	
2402	2	86.2	0.0	17.8	6.2	7.7	
2403	3	106.8	0.0	20.4	9.5	7.0	
2501	3	123.3	0.0	12.5	8.3	8.2	
2502	2	86.2	0.0	17.9	6.2	7.7	
2503	3	106.8	0.0	20.6	9.3	7.0	
2601	3	123.3	0.0	12.6	8.2	8.1	
2602	2	86.2	0.0	18.0	6.2	7.7	
2603	3	106.8	0.0	20.7	9.3	6.9	
2701	3	123.3	0.0	12.7	8.2	8.1	
2702	2	86.2	0.0	18.6	5.7	7.7	
2703	3	106.8	0.0	21.0	9.2	6.9	
2801	3	123.3	0.0	12.8	8.0	8.2	
2802	2	86.2	0.0	18.5	6.1	7.7	
2803	3	106.8	0.0	21.1	9.3	6.9	
2901	3	157.5	0.0	15.1	7.4	7.9	
2902	3	156.6	0.0	17.9	9.5	7.3	
3001	3	157.5	0.0	15.0	7.8	7.9	

Thermal Comfort Results

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heating	Cooling (Sens. & Lat.)		
3002	3	156.6	0.0	16.2	8.7	7.6	
3101	3	157.5	0.0	15.1	7.7	7.9	
3102	3	156.6	0.0	16.2	8.6	7.6	
3201	3	157.5	0.0	15.1	7.7	7.9	
3202	3	156.6	0.0	16.2	8.4	7.7	
3301	3	157.5	0.0	15.3	7.7	7.9	
3302	3	156.6	0.0	16.3	8.4	7.7	
3401	3	157.5	0.0	15.3	7.5	7.9	
3402	3	156.6	0.0	16.4	9.5	7.5	
3501	4	237.2	0.0	17.0	12.7	7.0	
3502	4	234.7	0.0	23.0	13.7	6.3	

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. #HR-0PCYE5-02

Generated on 01 Jul 2026 using Hero 4.1

Property

Address 271-273 Alfred Street, North Sydney, NSW, 2060
Lot/DP
NatHERS climate zone 17 - Sydney RO



Accredited assessor

Name Tracey Cools
Business name Efficient Living
Email tracey@efficientliving.com.au
Phone +61 400083525
Accreditation No. 10033
Assessor Accrediting Organisation HERA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-0PCYE5-02>.
When using either link, ensure you are visiting <http://www.hero-software.com.au>



National Construction Code (NCC) requirements

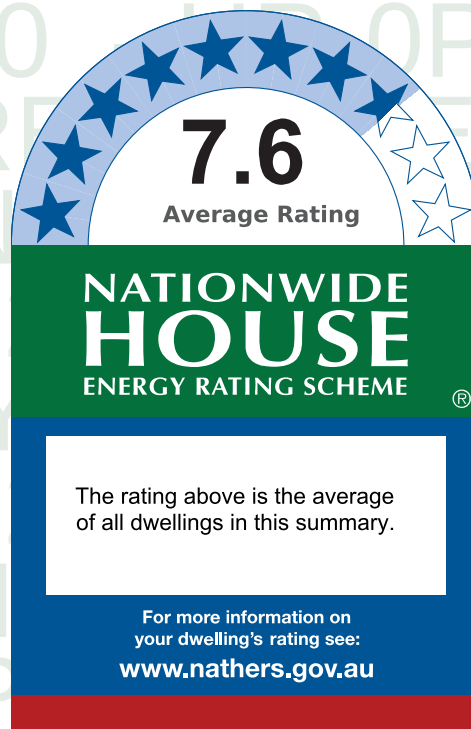
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two.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

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

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

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

Thermal performance Star rating



NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	15.8	9.1
Maximum load	30.0	17.1
Average limit	29.1	18.6
Maximum limit	36.9	20.4

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-SBG4FY-02	1001	10.6 (37)	8.8 (20)	19.4	8.3	n/a
HR-G2FWNQ-02	1002	16.7 (37)	6.8 (20)	23.4	7.8	n/a
HR-AX4DHQ-02	1003	18.4 (37)	10.0 (20)	28.5	7.2	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-AT74Q4-02	1101	10.8 (37)	8.7 (20)	19.5	8.3	n/a
HR-IZSLCI-02	1102	16.9 (37)	6.7 (20)	23.6	7.8	n/a
HR-D9MQWK-02	1103	18.7 (37)	10.0 (20)	28.7	7.2	n/a
HR-GVAM5K-02	1201	11.0 (37)	8.6 (20)	19.5	8.3	n/a
HR-T7D4TN-02	1202	17.0 (37)	6.5 (20)	23.5	7.8	n/a
HR-CUV2M5-02	1203	18.8 (37)	10.0 (20)	28.8	7.2	n/a
HR-IBVGV8-02	1301	11.1 (37)	8.7 (20)	19.8	8.3	n/a
HR-SFXKY6-02	1302	17.3 (37)	6.4 (20)	23.7	7.8	n/a
HR-2WVE0G-02	1303	19.1 (37)	10.0 (20)	29.1	7.1	n/a
HR-RJ5MAO-02	1401	11.3 (37)	8.7 (20)	19.9	8.3	n/a
HR-UEL6AJ-02	1402	17.4 (37)	6.4 (20)	23.8	7.8	n/a
HR-WRT2EM-02	1403	19.2 (37)	9.8 (20)	29.0	7.1	n/a
HR-44FO2W-02	1501	11.4 (37)	8.6 (20)	20.0	8.3	n/a
HR-X9WIP7-02	1502	17.5 (37)	6.2 (20)	23.7	7.8	n/a
HR-SS59RW-02	1503	19.3 (37)	9.8 (20)	29.1	7.1	n/a
HR-FTRVK6-02	1601	11.5 (37)	8.5 (20)	20.0	8.3	n/a
HR-8JCFVY-02	1602	17.6 (37)	6.2 (20)	23.8	7.8	n/a
HR-YTMGQD-02	1603	19.5 (37)	9.7 (20)	29.2	7.1	n/a
HR-XBNS1C-02	1701	11.7 (37)	8.5 (20)	20.2	8.2	n/a
HR-8C44RW-02	1702	17.9 (37)	6.0 (20)	23.9	7.8	n/a
HR-Y3EA0B-02	1703	19.8 (37)	9.8 (20)	29.6	7.1	n/a
HR-PQ9PFM-02	1801	11.8 (37)	8.5 (20)	20.3	8.2	n/a
HR-6IPTBC-02	1802	17.2 (37)	6.4 (20)	23.6	7.8	n/a
HR-NZHNCD-02	1803	18.8 (37)	11.0 (20)	29.8	7.0	n/a
HR-QEJ9YZ-02	1901	11.9 (37)	8.4 (20)	20.3	8.2	n/a
HR-GZU2VV-02	1902	17.3 (37)	6.5 (20)	23.8	7.8	n/a
HR-4G1ZTB-02	1903	20.0 (37)	9.8 (20)	29.8	7.0	n/a
HR-9UG3ME-02	2001	12.0 (37)	8.4 (20)	20.4	8.2	n/a
HR-R0LUHO-02	2002	17.4 (37)	6.3 (20)	23.8	7.8	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-E20WNA-02	2003	20.2 (37)	9.4 (20)	29.5	7.1	n/a
HR-BF8HFO-02	2101	12.2 (37)	8.3 (20)	20.5	8.2	n/a
HR-FW88OW-02	2102	17.5 (37)	6.3 (20)	23.9	7.8	n/a
HR-S8IXT9-02	2103	20.3 (37)	9.3 (20)	29.6	7.1	n/a
HR-7KK02K-02	2201	12.3 (37)	8.3 (20)	20.6	8.2	n/a
HR-YA12WW-02	2202	17.7 (37)	6.3 (20)	24.0	7.8	n/a
HR-41KOPK-02	2203	20.4 (37)	9.4 (20)	29.8	7.0	n/a
HR-96CO97-02	2301	12.3 (37)	8.4 (20)	20.7	8.2	n/a
HR-CZM5L2-02	2302	17.7 (37)	6.3 (20)	23.9	7.8	n/a
HR-1194CP-02	2303	20.4 (37)	9.2 (20)	29.6	7.1	n/a
HR-S3ZTRW-02	2401	12.4 (37)	8.4 (20)	20.8	8.2	n/a
HR-2A6Y41-02	2402	17.8 (37)	6.2 (20)	24.0	7.7	n/a
HR-FS46LF-02	2403	20.4 (37)	9.5 (20)	30.0	7.0	n/a
HR-24FZC2-02	2501	12.5 (37)	8.3 (20)	20.8	8.2	n/a
HR-U7TBJY-02	2502	17.9 (37)	6.2 (20)	24.1	7.7	n/a
HR-RLE58P-02	2503	20.6 (37)	9.3 (20)	29.9	7.0	n/a
HR-BYL3UJ-02	2601	12.6 (37)	8.2 (20)	20.8	8.1	n/a
HR-3SL6VR-02	2602	18.0 (37)	6.2 (20)	24.2	7.7	n/a
HR-YOF4N5-02	2603	20.7 (37)	9.3 (20)	30.1	6.9	n/a
HR-0UN3R9-02	2701	12.7 (37)	8.2 (20)	20.9	8.1	n/a
HR-GP1LNU-02	2702	18.6 (37)	5.7 (20)	24.3	7.7	n/a
HR-YVMHX9-02	2703	21.0 (37)	9.2 (20)	30.2	6.9	n/a
HR-NY51H5-02	2801	12.8 (37)	8.0 (20)	20.8	8.2	n/a
HR-2XQ5ZG-02	2802	18.5 (37)	6.1 (20)	24.6	7.7	n/a
HR-759UEL-02	2803	21.1 (37)	9.3 (20)	30.5	6.9	n/a
HR-88KXRA-02	2901	15.1 (37)	7.4 (20)	22.5	7.9	n/a
HR-NZ0Y0T-02	2902	17.9 (37)	9.5 (20)	27.4	7.3	n/a
HR-DJUWE4-02	3001	15.0 (37)	7.8 (20)	22.8	7.9	n/a
HR-CG2QI1-02	3002	16.2 (37)	8.7 (20)	24.9	7.6	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-183S4K-02	3101	15.1 (37)	7.7 (20)	22.9	7.9	n/a
HR-46D265-02	3102	16.2 (37)	8.6 (20)	24.9	7.6	n/a
HR-KXXE32-02	3201	15.1 (37)	7.7 (20)	22.8	7.9	n/a
HR-4PE8BC-02	3202	16.2 (37)	8.4 (20)	24.7	7.7	n/a
HR-1P5F2N-02	3301	15.3 (37)	7.7 (20)	23.0	7.9	n/a
HR-Y2O26X-02	3302	16.3 (37)	8.4 (20)	24.8	7.7	n/a
HR-8BGYV1-02	3401	15.3 (37)	7.5 (20)	22.8	7.9	n/a
HR-D9O4LL-02	3402	16.4 (37)	9.5 (20)	25.9	7.5	n/a
HR-F5YAT6-02	3501	17.0 (37)	12.7 (20)	29.7	7.0	n/a
HR-3S06ZY-02	3502	23.0 (37)	13.7 (20)	36.7	6.3	n/a
HR-DBFJFG-02	401	8.8 (37)	14.6 (20)	23.5	7.8	n/a
HR-JXMN4L-02	402	30.0 (37)	6.5 (20)	36.5	6.3	n/a
HR-H4E024-02	403	29.8 (37)	6.9 (20)	36.8	6.3	n/a
HR-EW1HL0-02	404	15.2 (37)	14.5 (20)	29.7	7.0	n/a
HR-N8BPSS-02	405	13.9 (37)	15.5 (20)	29.4	7.1	n/a
HR-QT2QPY-02	501	8.5 (37)	14.3 (20)	22.8	7.9	n/a
HR-TAZ94Y-02	502	7.8 (37)	7.9 (20)	15.7	8.8	n/a
HR-GNZXA9-02	503	7.5 (37)	9.4 (20)	16.8	8.6	n/a
HR-QRMFR6-02	504	14.8 (37)	17.1 (20)	31.9	6.8	n/a
HR-16BW02-02	505	14.1 (37)	14.8 (20)	29.0	7.1	n/a
HR-R75HTA-02	601	8.8 (37)	14.1 (20)	22.9	7.9	n/a
HR-YFG0KV-02	602	8.1 (37)	7.8 (20)	15.9	8.8	n/a
HR-0ER6YG-02	603	7.8 (37)	9.5 (20)	17.3	8.6	n/a
HR-MURAR9-02	604	15.2 (37)	16.6 (20)	31.8	6.8	n/a
HR-J8BHM9-02	605	18.9 (37)	16.9 (20)	35.8	6.4	n/a
HR-73UG3A-02	701	8.8 (37)	10.2 (20)	18.9	8.4	n/a
HR-GUEFN9-02	702	15.4 (37)	7.4 (20)	22.8	7.9	n/a
HR-EU1HTN-02	703	18.1 (37)	15.1 (20)	33.2	6.7	n/a
HR-9RX3I8-02	801	9.0 (37)	10.1 (20)	19.1	8.4	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-GMH5M0-02	802	14.7 (37)	7.7 (20)	22.4	7.9	n/a
HR-KW9Z6F-02	803	16.3 (37)	11.9 (20)	28.2	7.2	n/a
HR-9V2XY3-02	901	9.0 (37)	10.1 (20)	19.2	8.4	n/a
HR-IQHWIY-02	902	14.9 (37)	7.6 (20)	22.5	7.9	n/a
HR-PSMIU6-02	903	16.6 (37)	11.8 (20)	28.4	7.2	n/a
Averages	95x (Total)	15.8	9.1	24.9	7.6	n/a
Maximum Loads and Minimum Ratings		30.0	17.1	36.8	6.3	n/a

Explanatory notes

About the ratings

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

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. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the homes societal cost. 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.

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1854157M

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

Secretary

Date of issue: Wednesday, 01 July 2026

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



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-0PCYE5-02.

Project summary

Project name	271-273 Alfred Street, North Sydney
Street address	271 ALFRED STREET NORTH NORTH SYDNEY 2060
Local Government Area	NORTH SYDNEY
Plan type and plan number	Deposited Plan 532504
Lot No.	1
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	95
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 41	Target 40
Thermal Performance (Simulation method)	✓ Pass	Target Pass
Energy	✓ 64	Target 63
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: Efficient Living Pty Ltd

ABN (if applicable): 82116346082

Description of project

Project address	
Project name	271-273 Alfred Street, North Sydney
Street address	271 ALFRED STREET NORTH NORTH SYDNEY 2060
Local Government Area	NORTH SYDNEY
Plan type and plan number	Deposited Plan 532504
Lot No.	1
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	95
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	1043
Roof area (m²)	417
Non-residential floor area (m²)	340
Residential car spaces	134
Non-residential car spaces	4

Common area landscape		
Common area lawn (m²)	0	
Common area garden (m²)	51	
Area of indigenous or low water use species (m²)	0	
Assessor details and thermal loads		
Assessor number	HERA10033	
Certificate number	HR-0PCYE5-02	
Climate zone	17	
Project score		
Water	✓ 41	Target 40
Thermal Performance (Simulation method)	✓ Pass	Target Pass
Energy	✓ 64	Target 63
Materials	✓ -100	Target n/a

Description of project

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

Residential flat buildings - Building1, 95 dwellings, 37 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1001	3	123.3	0	0	0
1102	2	86.2	0	0	0
1203	3	106.8	0	0	0
1401	3	123.3	0	0	0
1502	2	86.2	0	0	0
1603	3	106.8	0	0	0
1801	3	123.3	0	0	0
1902	2	86.2	0	0	0
2003	3	106.8	0	0	0
2201	3	123.3	0	0	0
2302	2	86.2	0	0	0
2403	3	106.8	0	0	0
2601	3	123.3	0	0	0
2702	2	86.2	0	0	0
2803	3	106.8	0	0	0
3002	3	156.6	0	0	0
3202	3	156.6	0	0	0
3402	3	156.6	0	0	0
402	1	52.1	0	0	0
501	2	94.2	0	0	0
505	2	77.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1002	2	86.2	0	0	0
1103	3	106.8	0	0	0
1301	3	123.3	0	0	0
1402	2	86.2	0	0	0
1503	3	106.8	0	0	0
1701	3	123.3	0	0	0
1802	2	86.2	0	0	0
1903	3	106.8	0	0	0
2101	3	123.3	0	0	0
2202	2	86.2	0	0	0
2303	3	106.8	0	0	0
2501	3	123.3	0	0	0
2602	2	86.2	0	0	0
2703	3	106.8	0	0	0
2901	3	157.5	0	0	0
3101	3	157.5	0	0	0
3301	3	157.5	0	0	0
3501	4+	237.2	0	0	0
403	1	52.1	0	0	0
502	1	52.1	0	0	0
601	2	94.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1003	3	106.8	0	0	0
1201	3	123.3	0	0	0
1302	2	86.2	0	0	0
1403	3	106.8	0	0	0
1601	3	123.3	0	0	0
1702	2	86.2	0	0	0
1803	2	97	0	0	0
2001	3	123.3	0	0	0
2102	2	86.2	0	0	0
2203	3	106.8	0	0	0
2401	3	123.3	0	0	0
2502	2	86.2	0	0	0
2603	3	106.8	0	0	0
2801	3	123.3	0	0	0
2902	3	156.6	0	0	0
3102	3	156.6	0	0	0
3302	3	156.6	0	0	0
3502	4+	234.7	0	0	0
404	1	66.1	0	0	0
503	1	52.1	0	0	0
602	1	52.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1101	3	123.3	0	0	0
1202	2	86.2	0	0	0
1303	3	106.8	0	0	0
1501	3	123.3	0	0	0
1602	2	86.2	0	0	0
1703	3	106.8	0	0	0
1901	3	123.3	0	0	0
2002	2	86.2	0	0	0
2103	3	106.8	0	0	0
2301	3	123.3	0	0	0
2402	2	86.2	0	0	0
2503	3	106.8	0	0	0
2701	3	123.3	0	0	0
2802	2	86.2	0	0	0
3001	3	157.5	0	0	0
3201	3	157.5	0	0	0
3401	3	157.5	0	0	0
401	2	94.2	0	0	0
405	2	77.3	0	0	0
504	1	66.1	0	0	0
603	1	52.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
604	1	66.1	0	0	0
703	3	106.8	0	0	0
901	3	123.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
605	2	77.3	0	0	0
801	3	123.3	0	0	0
902	2	86.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
701	3	123.3	0	0	0
802	2	86.2	0	0	0
903	3	106.8	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
702	2	86.2	0	0	0
803	3	106.8	0	0	0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Lift bank (No. 1)	-	Car park area (resi only)	7225	Car park area (shared and loading)	126
Garbage rooms	175	Residential amenity	235	Plant or service room (resi only)	203
Plant or service room (shared)	535	Building manager (shared)	8	Entry lobby and mail	95
Hallways (resi only)	1265	Hallways (shared / BOH)	118		

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above open subfloor, frame: suspended concrete slab	114.7	-	-
floors above habitable rooms, frame: suspended concrete slab	10229.1	-	-
garage floor, frame: concrete slab on ground	836	-	-
garage floor, frame: suspended concrete slab	6389	-	-
suspended floor above enclosed subfloor, frame: suspended concrete slab	2768	-	-
suspended floor above open subfloor, frame: suspended concrete slab	1706	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	off form concrete,frame:light steel frame	6565.2	none	-
External wall type 2	framed (metal clad),frame:light steel frame	816.7	-	-
External wall type 3	off form concrete,frame:no frame	6232	none	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	6520.2	-
Internal wall type 2	75 mm AAC panel, frame:light steel frame	3999.7	-
Internal wall type 3	plasterboard, frame:light steel frame	5832	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	417	-	-

Glazing types

Frame types

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	4644	-	4644	-	-	-	-

(b) Dwellings

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

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

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan into central duct + VSD	interlocked to light with timer off	individual fan, ducted to façade	manual switch on/off	individual fan, ducted to façade	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1)	Central heating system (No. 1)	0	-

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	4 star	8.0 star	no	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1001	10.6	8.8	19.400
1002	16.7	6.8	23.500
1003	18.4	10	28.400
1101	10.8	8.7	19.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1102	16.9	6.7	23.600
1103	18.7	10	28.700
1201	11	8.6	19.600
1202	17	6.5	23.500
1203	18.8	10	28.800
1301	11.1	8.7	19.800
1302	17.3	6.4	23.700
1303	19.1	10	29.100
1401	11.3	8.7	20.000
1402	17.4	6.4	23.800
1403	19.2	9.8	29.000
1501	11.4	8.6	20.000
1502	17.5	6.2	23.700
1503	19.3	9.8	29.100
1601	11.5	8.5	20.000
1602	17.6	6.2	23.800
1603	19.5	9.7	29.200
1701	11.7	8.5	20.200
1702	17.9	6	23.900
1703	19.8	9.8	29.600
1801	11.8	8.5	20.300
1802	17.2	6.4	23.600
1803	18.8	11	29.800
1901	11.9	8.4	20.300
1902	17.3	6.5	23.800
1903	20	9.8	29.800
2001	12	8.4	20.400
2002	17.4	6.3	23.700
2003	20.2	9.4	29.600
2101	12.2	8.3	20.500
2102	17.5	6.3	23.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
2103	20.3	9.3	29.600
2201	12.3	8.3	20.600
2203	20.4	9.4	29.800
2301	12.3	8.4	20.700
2303	20.4	9.2	29.600
2401	12.4	8.4	20.800
2402	17.8	6.2	24.000
2403	20.4	9.5	29.900
2501	12.5	8.3	20.800
2502	17.9	6.2	24.100
2503	20.6	9.3	29.900
2601	12.6	8.2	20.800
2602	18	6.2	24.200
2603	20.7	9.3	30.000
2701	12.7	8.2	20.900
2702	18.6	5.7	24.300
2703	21	9.2	30.200
2801	12.8	8	20.800
2802	18.5	6.1	24.600
2803	21.1	9.3	30.400
2901	15.1	7.4	22.500
2902	17.9	9.5	27.400
3001	15	7.8	22.800
3002	16.2	8.7	24.900
3102	16.2	8.6	24.800
3202	16.2	8.4	24.600
3301	15.3	7.7	23.000
3302	16.3	8.4	24.700
3401	15.3	7.5	22.800
3402	16.4	9.5	25.900
3501	17	12.7	29.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
3502	23	13.7	36.700
401	8.8	14.6	23.400
402	30	6.5	36.500
403	29.8	6.9	36.700
404	15.2	14.5	29.700
405	13.9	15.5	29.400
501	8.5	14.3	22.800
502	7.8	7.9	15.700
503	7.5	9.4	16.900
504	14.8	17.1	31.900
505	14.1	14.8	28.900
601	8.8	14.1	22.900
602	8.1	7.8	15.900
603	7.8	9.5	17.300
604	15.2	16.6	31.800
605	18.9	16.9	35.800
701	8.8	10.2	19.000
702	15.4	7.4	22.800
703	18.1	15.1	33.200
802	14.7	7.7	22.400
803	16.3	11.9	28.200
902	14.9	7.6	22.500
903	16.6	11.8	28.400
2202, 2302	17.7	6.3	24.000
3101, 3201	15.1	7.7	22.800
All other dwellings	9	10.1	19.100

(c) Common areas and central systems/facilities

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

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

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

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Car park area (resi only)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Car park area (shared and loading)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Garbage rooms	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Residential amenity	air conditioning system	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	yes
Plant or service room (resi only)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Plant or service room (shared)	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Building manager (shared)	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	yes
Entry lobby and mail	tempered supply air only	time clock or BMS controlled	light-emitting diode	none	yes
Hallways (resi only)	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	yes
Hallways (shared / BOH)	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 33 number of levels from the bottom of the lift shaft to the top of the lift shaft: 46 number of lifts: 3 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.45 (~20 mm); (b) Piping internal to building: R0.45 (~20 mm) (c) Unit Efficiency: 3.5 < COP <= 4.0

Central energy systems	Type	Specification
Central cooling system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: water cooled condenser Unit efficiency (min): medium – COP 3.5 – 5.5
Central heating system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor + water sourced evaporator Unit efficiency medium – COP 3.5 – 5.5

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

(b) Common areas and central systems/facilities

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

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

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 10 peak kW
Other	Building management system installed?: yes Active power factor correction installed?: yes	-

Notes

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

Legend

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

A.2 NCC 2022 Part J Preliminary Pathway

Refer attached over page.

271-273 Alfred St

NCC Section J Pathway

NCC Section J Pathway

Wall-glazing performance targets

The proposed development at 271-273 Alfred St is to comply with the minimum envelope thermal performance requirements of NCC 2022 Section J. The development is in NCC climate zone 5 and subject to the Part J4 DTS performance targets as tabulated below under Method 2.

We note that:

- NCC Part J compliance for the building fabric of class 2 sole occupancy spaces (apartments) is addressed via NatHERS modelling.
 - Refer to NatHERS and BASIX Compliance Report.
- NCC 2022 Part J4 DTS performance is used to establish performance for the podium spaces (retail, office, and gym) for the DA design.

Element

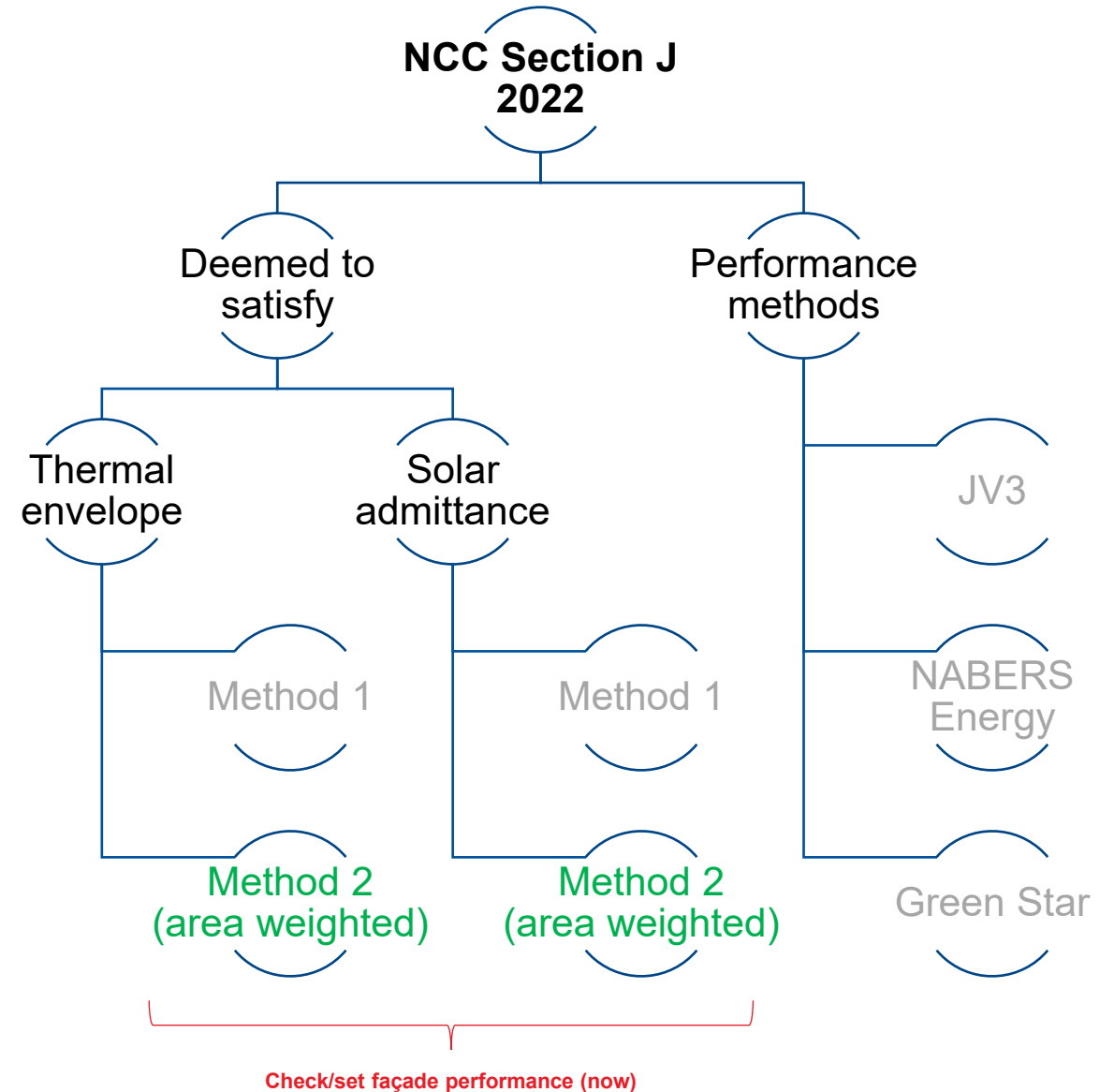
Innovation (class 5), remaining podium spaces

Solar envelope
(Method 2)

SA < 0.13

Thermal envelope
(Method 2)

U-value < 2.0 W/m².K
(walls + glazing)



NCC Section J Pathway

Fabric performance summary

This document intends to provide initial guidance on the thermal envelope requirements for the podium space via an assessment of the development application design per NCC Deemed-to-Satisfy (DtS) approach Part J4 (building fabric).

Note to achieve compliance with Section J, a whole-of building-approach to the solar and thermal envelope is required including consideration of window to wall ratios, insulation levels, shading and glazing specification.

Initial fabric performance requirements for applicable areas are summarised in the table to the right

Element	NCC 2022 min performance	Proposed performance
Podium glazing	$U < 3.5$; $SHGC < 0.33$	$U < 3.5$; $SHGC < 0.33$
Walls	R1.2 min	R1.4 min
Floors (above non-conditioned)	R2.0 min	R2.0 min
Roof	R3.7 min	R3.7 min; $SA < 0.45$

A.3 NatHERS Stamped Plans

Refer attached over page.

Tara Shore

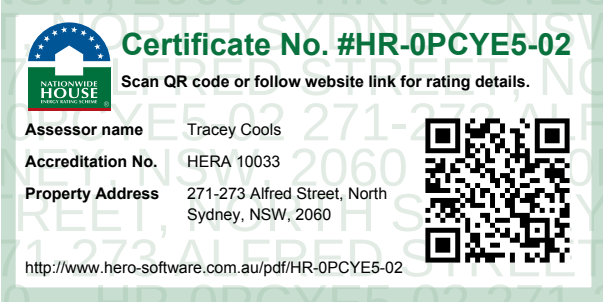
271-273 Alfred Street, North Sydney

State Significant Development Application | Architectural Drawings



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REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	
OCG	JL	AC	

OCG

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PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A00 - GENERAL
COVER SHEET

PROJECT NO: 90064	SCALE AT A1:
DRAWING NO: DA00.001	REV: A

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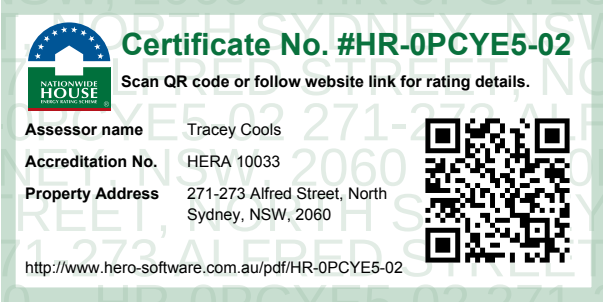
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PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A00 - GENERAL
DRAWING INDEX

PROJECT NO:
90064

SCALE AT A1:

DRAWING NO:
DA00.002

REV:
A

Design Specification - BUILDING FABRIC
External Walls
External wall - 150mm Concrete and metal stud wall with R2.5 insulation (insulation only value).
External wall - Spandrel and metal stud wall with R2.5 insulation (insulation only value).
Any concrete columns within the external wall envelope are assumed to have the same R2.5 insulation.
Thermal break applied as per NCC 2022 requirements.
Intertenancy Walls
Walls adjacent to neighbours - 75mm AAC panel, with a minimum R1.0 insulation (insulation only value).
Walls adjacent to hallways - 75mm AAC panel, with a minimum R1.0 insulation (insulation only value).
Walls adjacent to lift shafts and fire stairs - Minimum 150mm concrete with furring channel and plasterboard lining, with a minimum R1.0 insulation (insulation only value).
Floors
Floors with natural ventilated plant area below - 150mm Concrete with a minimum R1.0 subfloor insulation (insulation only value).
Floors with part open subfloor is below - 150mm Concrete with a minimum R1.0 subfloor insulation (insulation only value).
Floors between residential levels - 150mm Concrete between levels no insulation required
Roof
Roof - Concrete roof, no insulation above
Ceiling where roof is over - Plasterboard ceiling with R4.0 insulation (insulation only value).
Ceiling where balconies are over - Plasterboard ceiling with R1.5 insulation (insulation only value).
Ceiling where neighbouring units are above - Plasterboard ceiling, no insulation.
Windows and Glazed Doors (Fixed and/or Operable)
Base inclusion:
Open Cavity Facade
U-value: 2.55 (equal to or lower than) and SHGC: 0.31 (±5%)
Fixed Glazing
U-value: 2.55 (equal to or lower than) and SHGC: 0.31 (±5%)
Sliding Doors
U-value: 2.25 (equal to or lower than) and SHGC: 0.38 (±5%)
Awning
U-value: 3.80 (equal to or lower than) and SHGC: 0.29 (±5%)

Design Specification - WATER
Central Water Commitments
Common Landscape: Minimum 100% indigenous or low water use species
Fire Sprinkler Systems: Closed loop test systems
Dwelling Fixtures and Fittings
Fixtures with the following WELS ratings have been included in the BASIX assessment.
Fixtures within common areas:
4 Star minimum rated Showerheads (>6 but ≤7.5L/min)
4 Star minimum rated Toilets
6 Star minimum rated Taps
Fixtures and appliances within units:
4 Star minimum rated Showerheads (>6 but ≤7.5L/min)
4 Star minimum rated Toilets
6 Star minimum rated Kitchen Taps
Clothes washer: not specified
4 Star minimum rated Dishwashers

Design Specification - ENERGY
Lighting control system / BMS: Yes
Common Areas - Ventilation
Car park area (residential only) - Supply and exhaust air with a carbon monoxide monitor & VSD fan
Car park area (shared and loading) - Supply and exhaust air with a carbon monoxide monitor & VSD fan
Garbage rooms - Exhaust air only, running continuously
Residential amenity - Air conditioning, time clock or BMS controlled
Plant / service room (residential only) - No mechanical ventilation
Plant / service room (shared) - Supply and exhaust air, thermostatically controlled
Entry lobby and mail - Tempered supply air only, time clock or BMS controlled
Hallways (residential only) - Supply air only, time clock or BMS controlled
Hallways (shared / BOH) - Supply air only, time clock or BMS controlled

Design Specification - ENERGY
Common Areas - Lighting
Car park area (residential only) - LEDs with time clock and motion sensors
Car park area (shared and loading) - LEDs with time clock and motion sensors
Garbage rooms - LEDs with motion sensors
Residential amenity - LEDs with time clock and motion sensors
Plant / service room (residential only) - LEDs with motion sensors
Plant / service room (shared) - LEDs with manual on / off switch
Entry lobby and mail - LEDs running continuously
Hallways (residential only) - LEDs with time clock and motion sensors
Hallways (shared / BOH) - LEDs with motion sensors
Lifts - LEDs connected to lift call button

Vertical Transportation
All lifts are gearless traction lifts with VVVF motor and regenerative drive. Lift load capacity is under >1001 but ≤1500.
Hot Water System
A centralised electric heat pump - air sourced hot water system, has been specified for the BASIX certificate.
Solar Photovoltaics
The minimum provision will be 10kWp.

Dwelling Energy Commitments
Appliances with the following Energy Star ratings have been included in the BASIX Assessment.
Electric induction cook top
Electric oven
4 Star (energy) minimum rated Dishwashers
8 Star (energy) minimum rated HP Dryers
Dwelling Mechanical Ventilation Systems
Bathroom and laundry fans into central ducts + VSD
Kitchen exhausts to be ducted to the facade with manual switch

Dwelling Heating and Cooling Systems
Central heating and cooling to all units using VRV units with electric driven compressor and water cooled condenser / water sourced evaporator.
A minimum efficiency of COP 3.5 - 5.5 is required for cooling.
A minimum efficiency of COP 3.5 - 5.5 is required for heating.

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NSW Nominated Architect Andrew Cortese 6652
E info@cortesegilder.com

CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

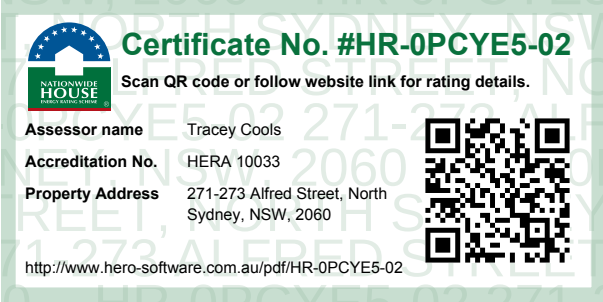
DRAWING TITLE:
A00 - GENERAL
BASIX COMMITMENTS

PROJECT NO: 90064	SCALE AT A:
DRAWING NO: DA00.003	REV: A



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SCALE: 1:1500			

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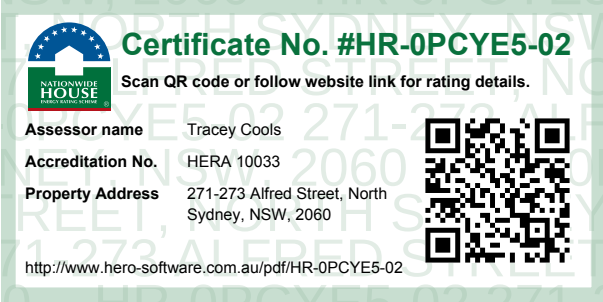
DRAWING TITLE:
A01 - SITE
LOCATION PLAN

PROJECT NO: 90064	SCALE AT A1: 1 : 1500
DRAWING NO: DA01.101	REV: A



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DRN	CHK	APP		
OCG	JL	AC		
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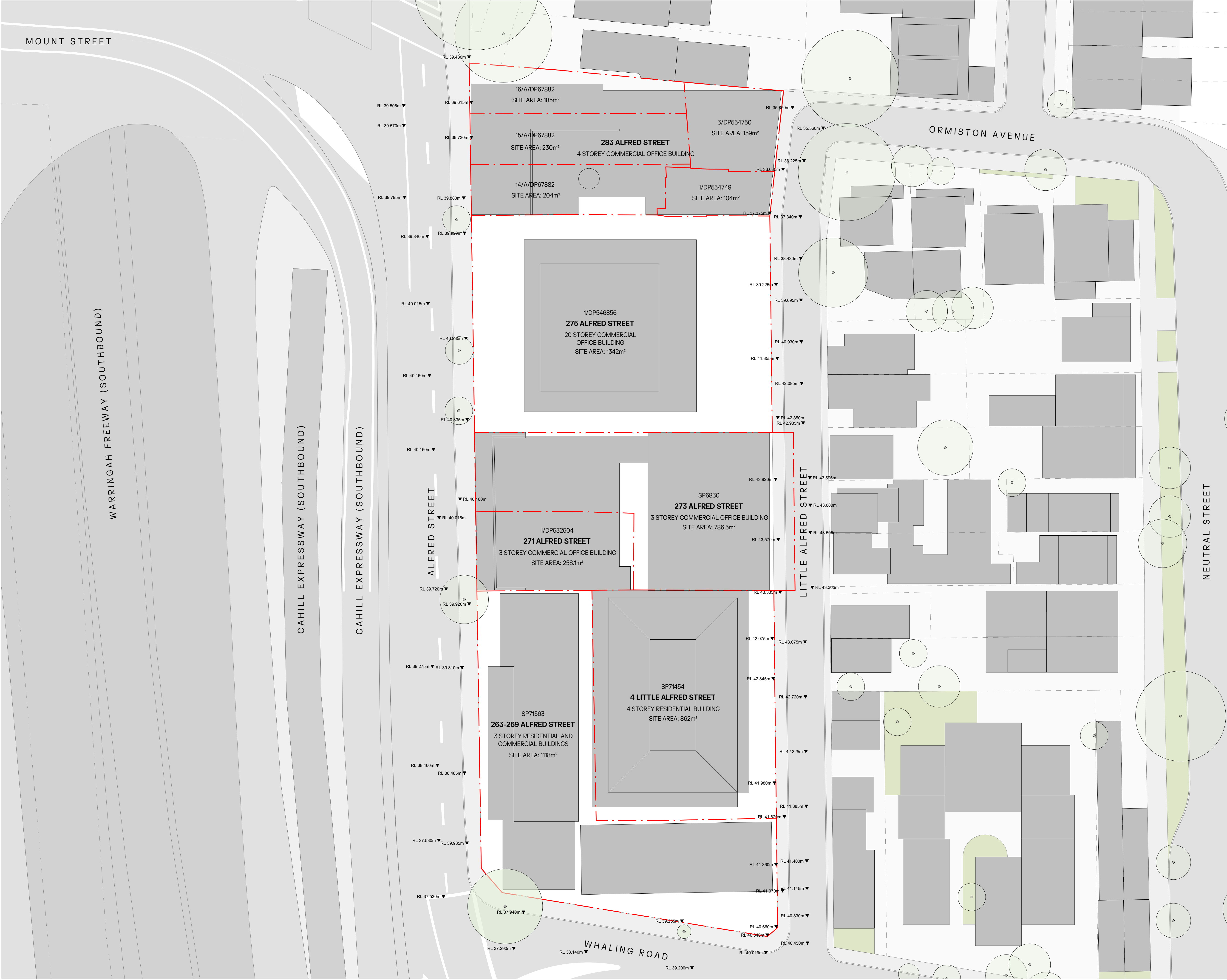
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North Sydney NSW 2060

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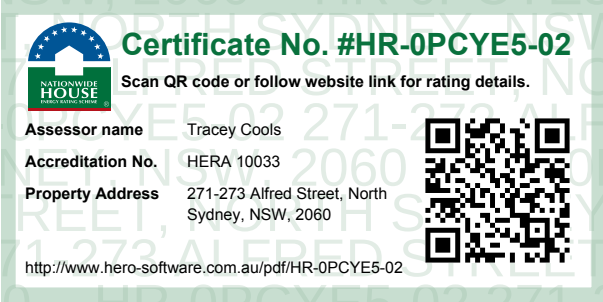
DRAWING TITLE:
A01 - SITE
LOCATION PLAN

PROJECT NO:	90064	SCALE AT A1:	1: 500
DRAWING NO:	DA01.102	REV:	A



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SCALE BAR:		NORTH:	
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SCALE: 1:250			

OCG

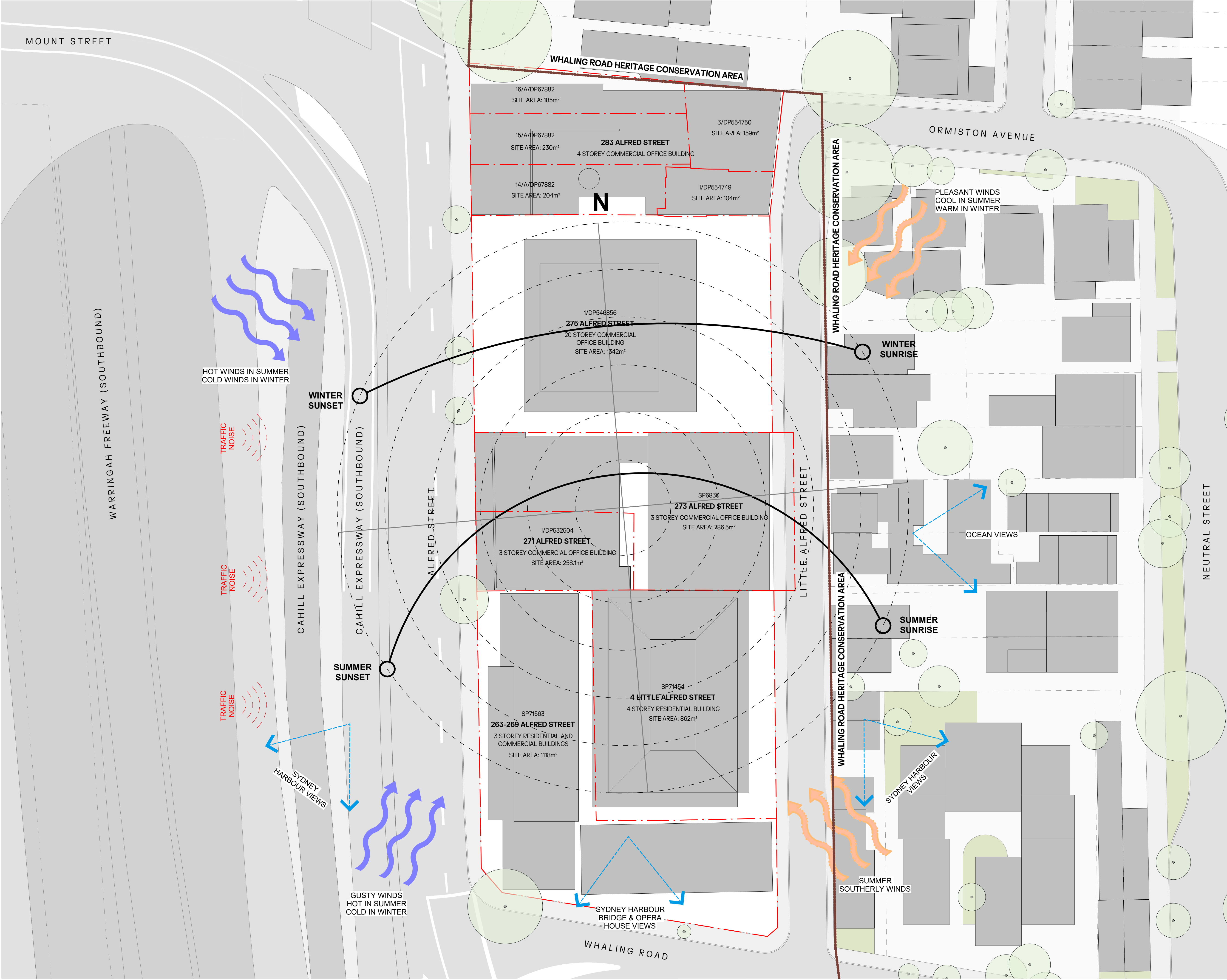
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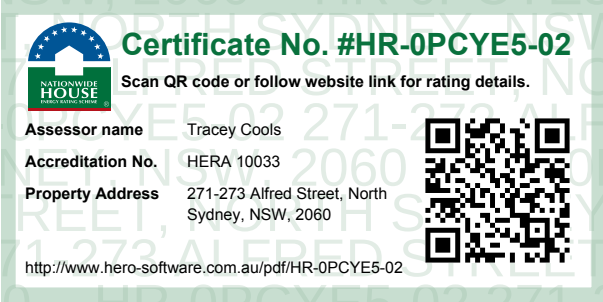
DRAWING TITLE:
A01 - SITE
EXISTING SITE PLAN

PROJECT NO: 90064	SCALE AT A1: 1: 250
DRAWING NO: DA01.103	REV: A



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North Sydney NSW 2060

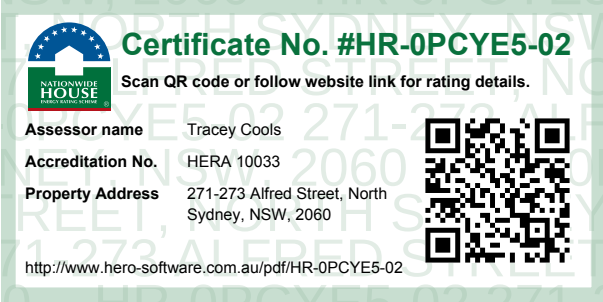
DRAWING TITLE:
A01 - SITE
SITE ANALYSIS PLAN

PROJECT NO: 90064		SCALE AT A1: 1: 250	
DRAWING NO: DA01.104		REV: A	



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SCALE: 1:250			

OCG

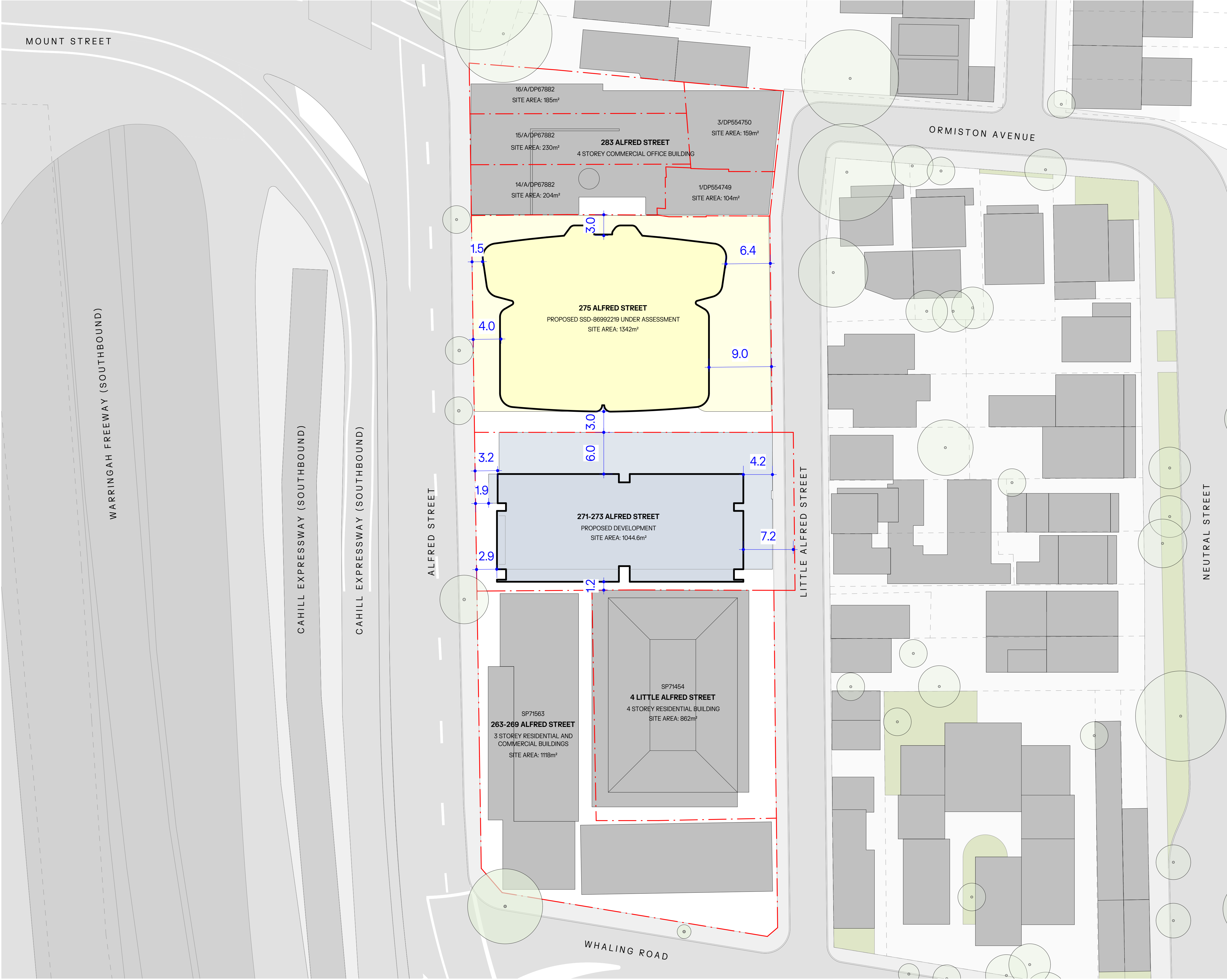
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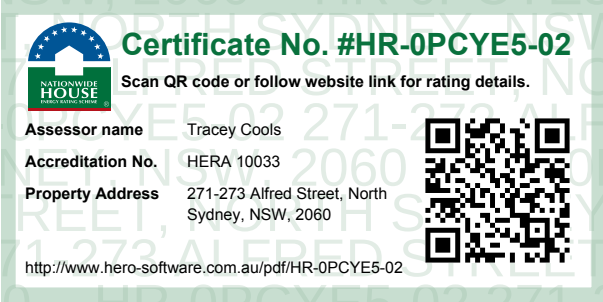
DRAWING TITLE:
A01 - SITE
DEMOLITION PLAN

PROJECT NO: 90064	SCALE AT A1: 1: 250
DRAWING NO: DA01.105	REV: A



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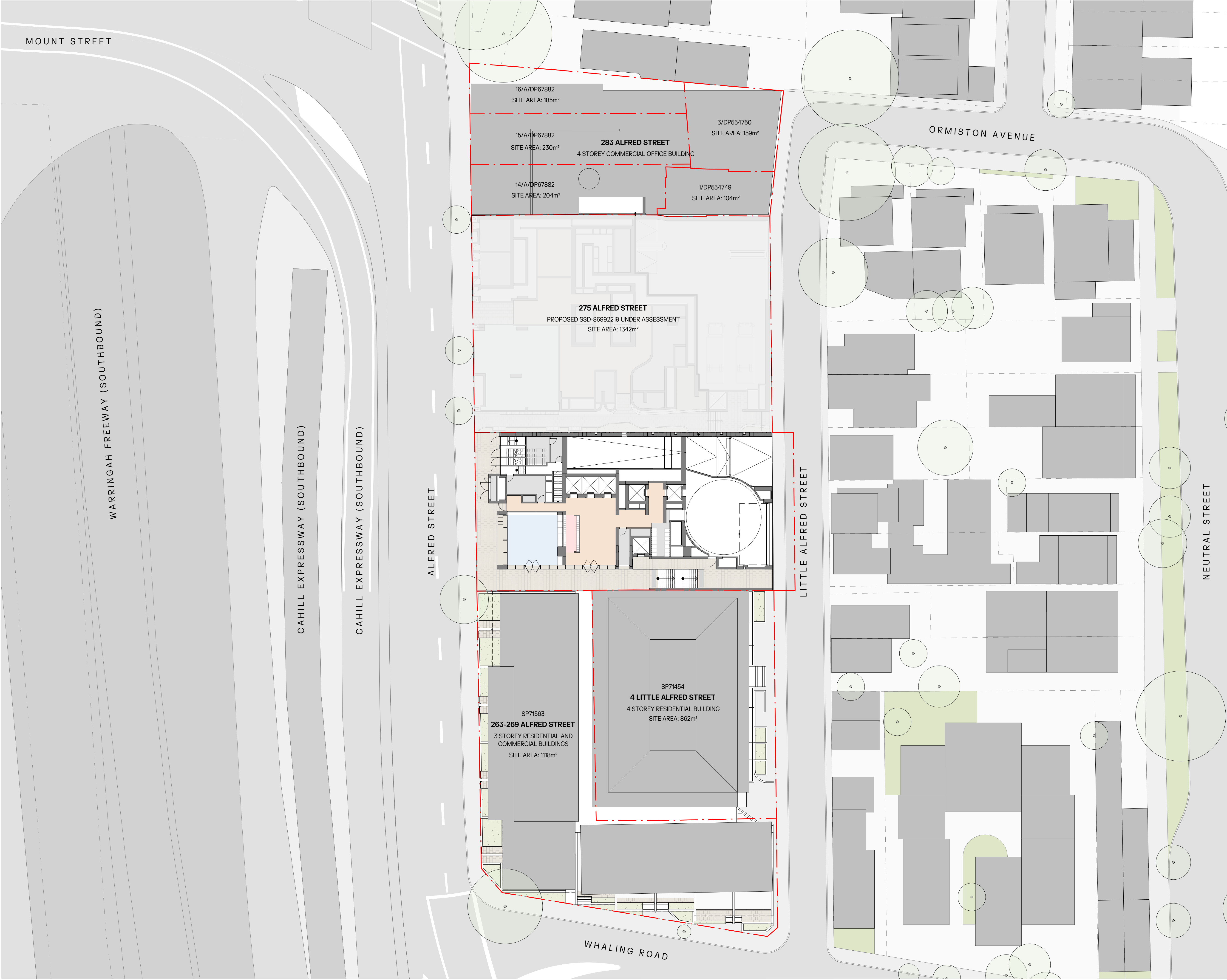
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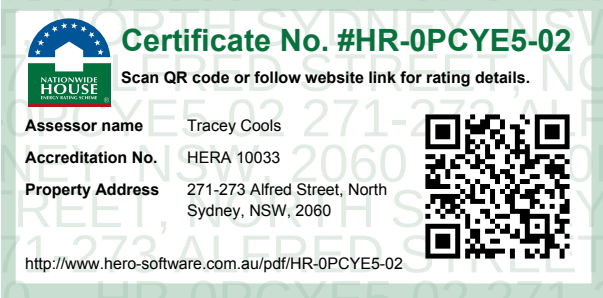
DRAWING TITLE:
A01 - SITE
SITE PLAN

PROJECT NO: 90064		SCALE AT A1: 1: 250	
DRAWING NO: DA01.106		REV: A	



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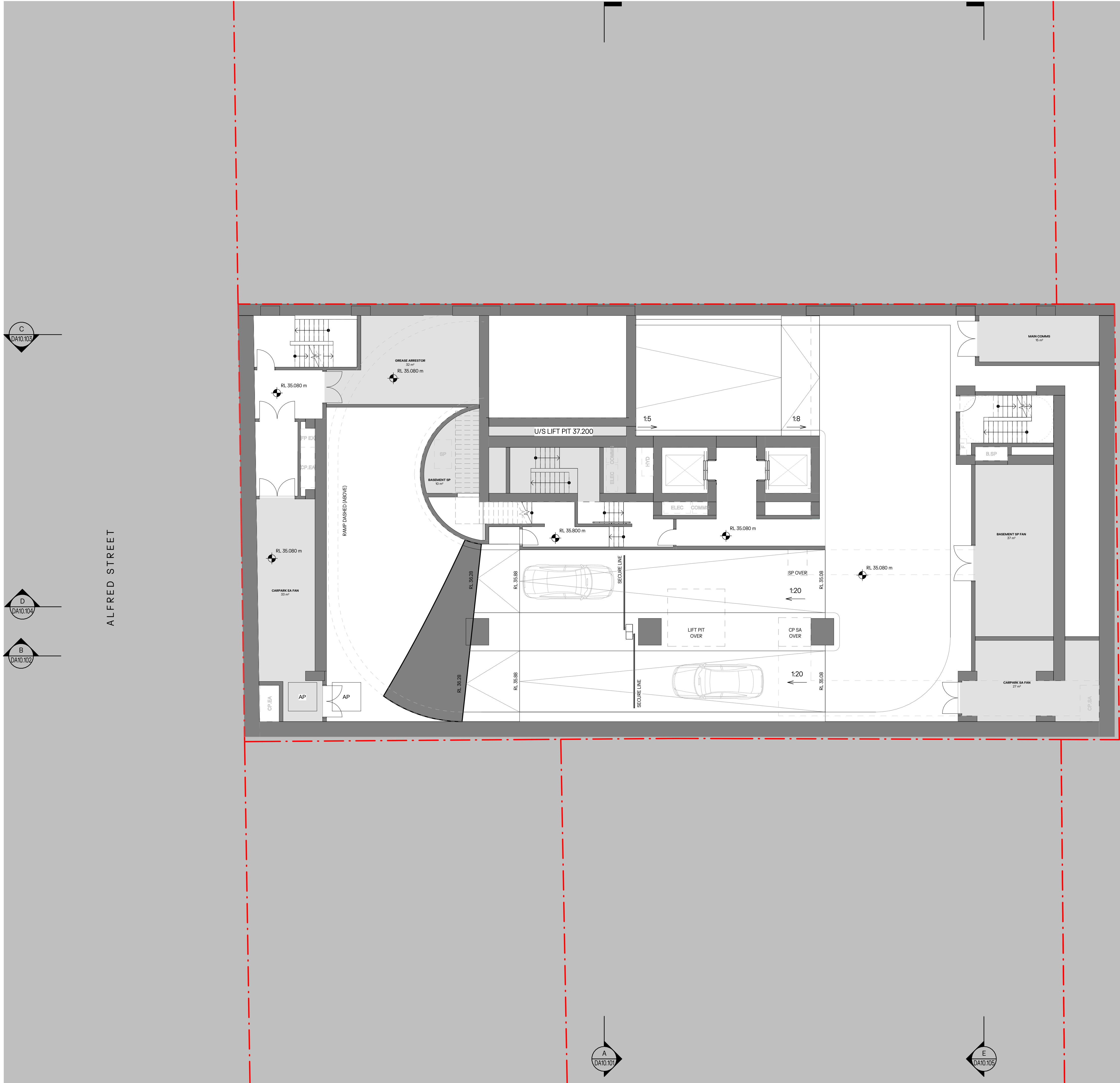
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CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A01 - SITE
SITE PLAN - GROUND PLANE

PROJECT NO: 90064		SCALE AT A1: 1: 250	
DRAWING NO: DA01.107		REV: A	



Parking Schedule	
Type	Count
B02	
F.PAR-01 - Standard, 2.4x5.4m	7
F.PAR-02 - Accessible, 2.4x5.4m	1

B03	
F.PAR-01 - Standard, 2.4x5.4m	7
F.PAR-01 - Wash, 2.4x5.4m	1
F.PAR-02 - Accessible, 2.4x5.4m	6
F.PAR-03 - Small, 2.3x5.4m	2

B04	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B05	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B06	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B07	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B08	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B09	
F.PAR-01 - Standard, 2.4x5.4m	16
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2
Grand total: 134	

Motorbike Parking	
Type	Count

B03	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B04	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B05	
F.PAR-04 - Motorbike, 1.2x2.5m	1

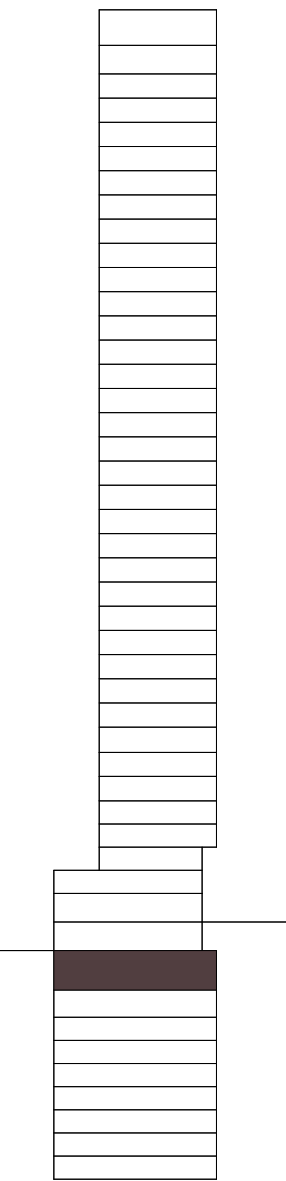
B06	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B07	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B08	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B09	
F.PAR-04 - Motorbike, 1.2x2.5m	1
Grand total: 7	

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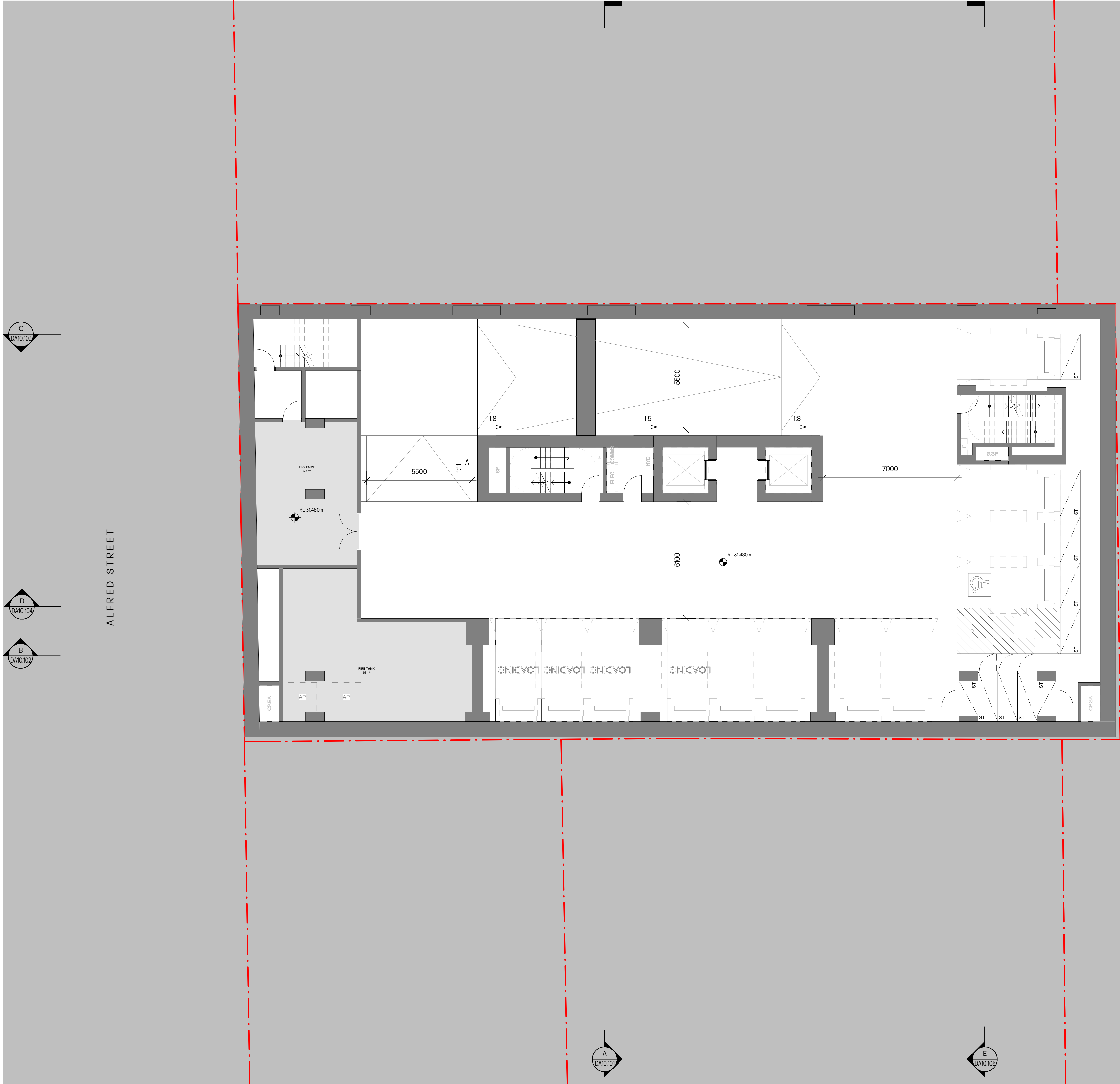
CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
BASEMENT 1

PROJECT NO: 90064
SCALE AT A1: 1:100

DRAWING NO: DA03.001
REV: A



Parking Schedule	
Type	Count
B02	
F.PAR-01 - Standard, 2.4x5.4m	7
F.PAR-02 - Accessible, 2.4x5.4m	1

B03	
F.PAR-01 - Standard, 2.4x5.4m	7
F.PAR-01 - Wash, 2.4x5.4m	1
F.PAR-02 - Accessible, 2.4x5.4m	6
F.PAR-03 - Small, 2.3x5.4m	2

B04	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B05	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B06	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B07	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B08	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B09	
F.PAR-01 - Standard, 2.4x5.4m	16
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2
Grand total: 134	

Motorbike Parking	
Type	Count

B03	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B04	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B05	
F.PAR-04 - Motorbike, 1.2x2.5m	1

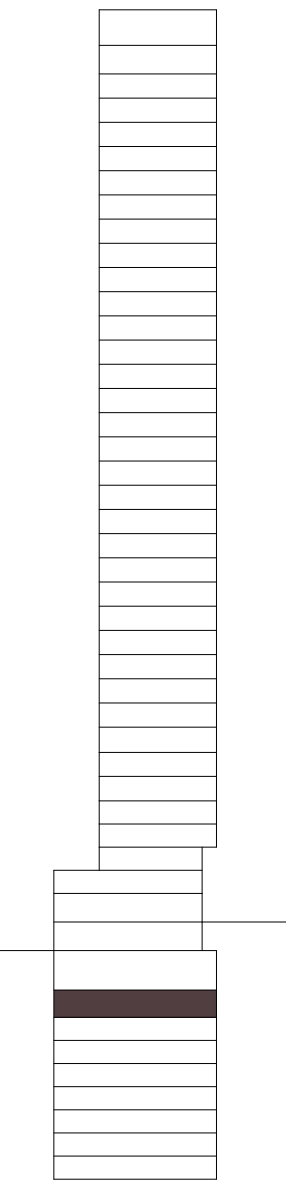
B06	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B07	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B08	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B09	
F.PAR-04 - Motorbike, 1.2x2.5m	1
Grand total: 7	

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NSW Nominated Architect Andrew Cortese 6652
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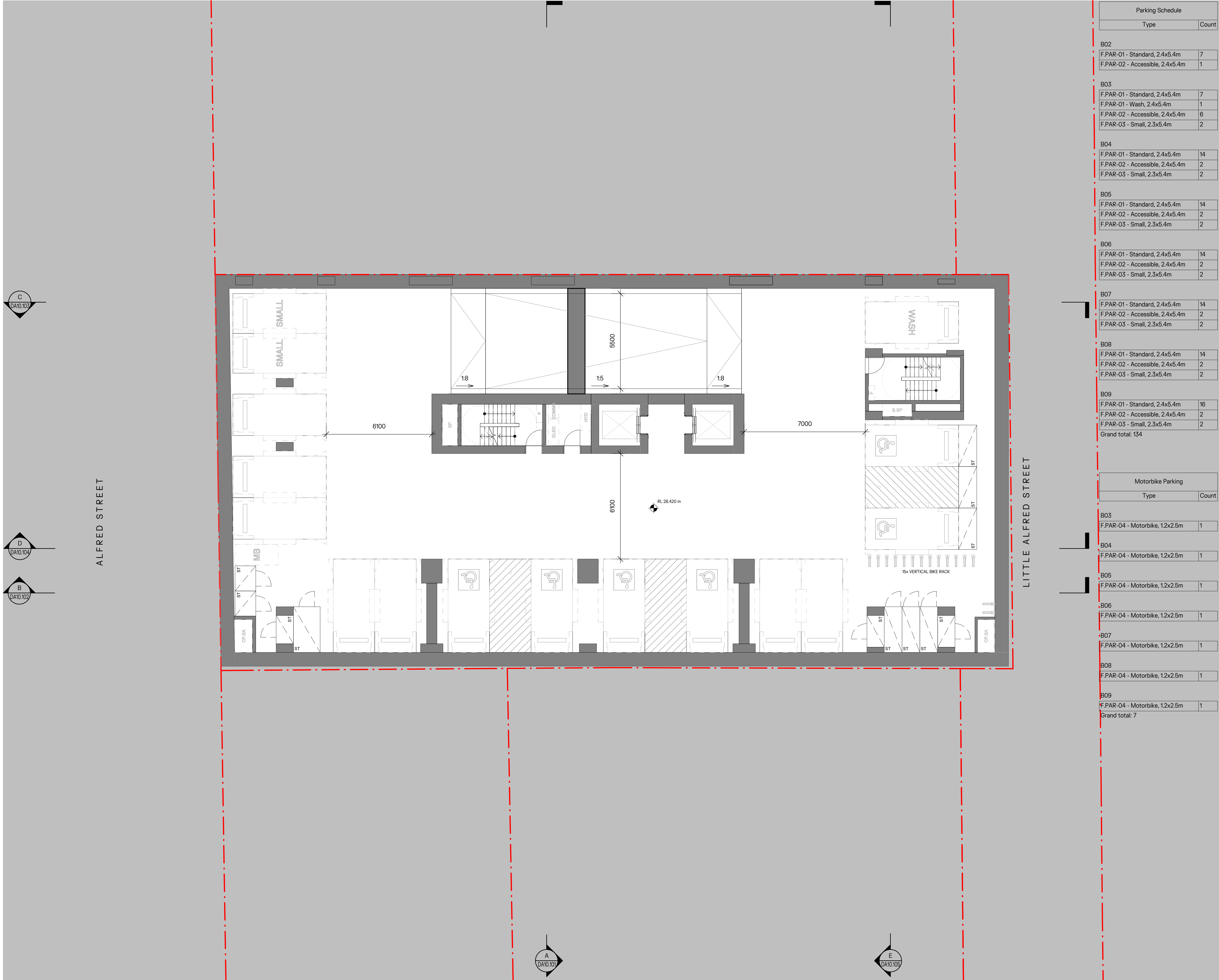
CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
BASEMENT 2

PROJECT NO: 90064 **SCALE AT A1:** 1:100

DRAWING NO: DA03.002 **REV:** A



Parking Schedule	
Type	Count
B02	
F.PAR-01 - Standard, 2.4x5.4m	7
F.PAR-02 - Accessible, 2.4x5.4m	1

B03	
F.PAR-01 - Standard, 2.4x5.4m	7
F.PAR-01 - Wash, 2.4x5.4m	1
F.PAR-02 - Accessible, 2.4x5.4m	6
F.PAR-03 - Small, 2.3x5.4m	2

B04	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B05	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B06	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B07	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B08	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B09	
F.PAR-01 - Standard, 2.4x5.4m	16
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2
Grand total: 134	

Motorbike Parking	
Type	Count

B03	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B04	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B05	
F.PAR-04 - Motorbike, 1.2x2.5m	1

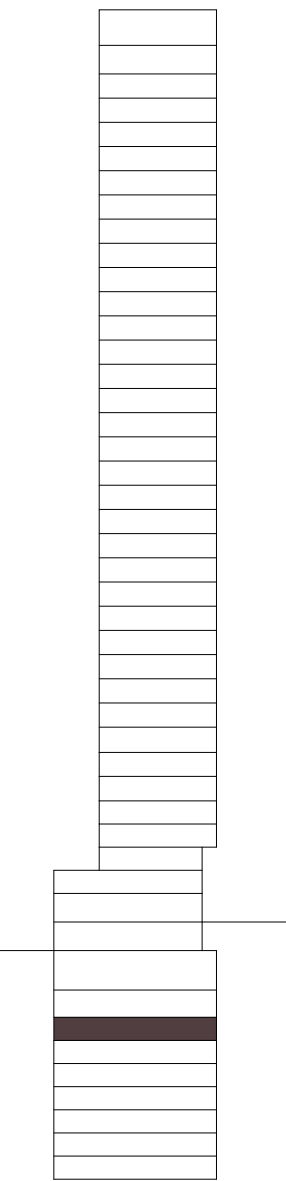
B06	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B07	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B08	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B09	
F.PAR-04 - Motorbike, 1.2x2.5m	1
Grand total: 7	

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OCG	JL	AC	

SCALE BAR:

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SCALE: 1:100

NORTH:

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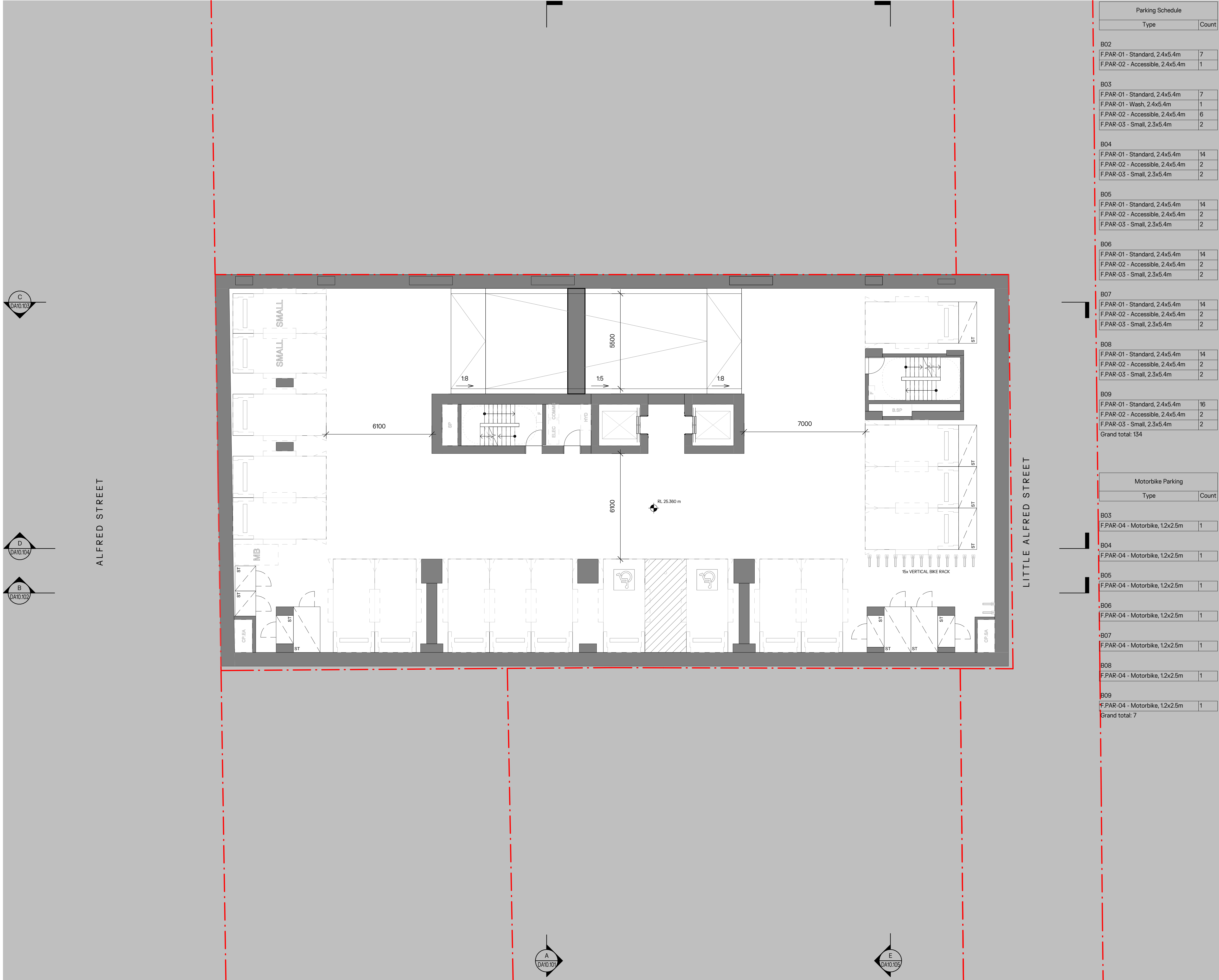
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CLIENT:
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North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
BASEMENT 3

PROJECT NO: 90064	SCALE AT A1: 1:100
DRAWING NO: DA03.003	REV: A



Parking Schedule	
Type	Count
B02	
F.PAR-01 - Standard, 2.4x5.4m	7
F.PAR-02 - Accessible, 2.4x5.4m	1

B03	
F.PAR-01 - Standard, 2.4x5.4m	7
F.PAR-01 - Wash, 2.4x5.4m	1
F.PAR-02 - Accessible, 2.4x5.4m	6
F.PAR-03 - Small, 2.3x5.4m	2

B04	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B05	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B06	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B07	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B08	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B09	
F.PAR-01 - Standard, 2.4x5.4m	16
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2
Grand total: 134	

Motorbike Parking	
Type	Count

B03	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B04	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B05	
F.PAR-04 - Motorbike, 1.2x2.5m	1

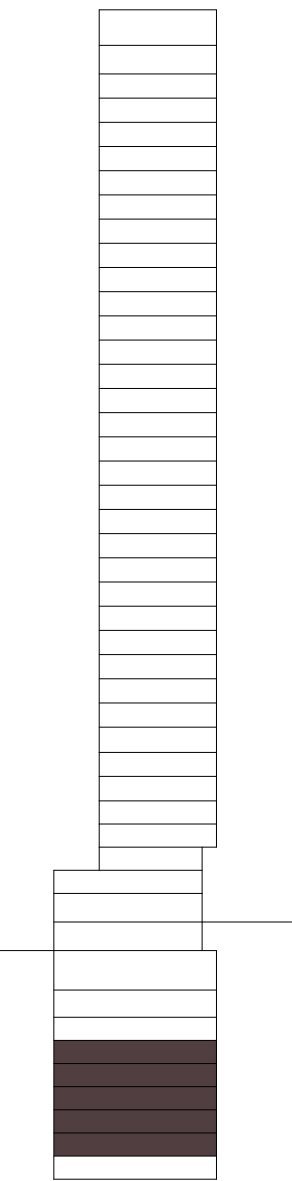
B06	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B07	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B08	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B09	
F.PAR-04 - Motorbike, 1.2x2.5m	1
Grand total: 7	

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Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
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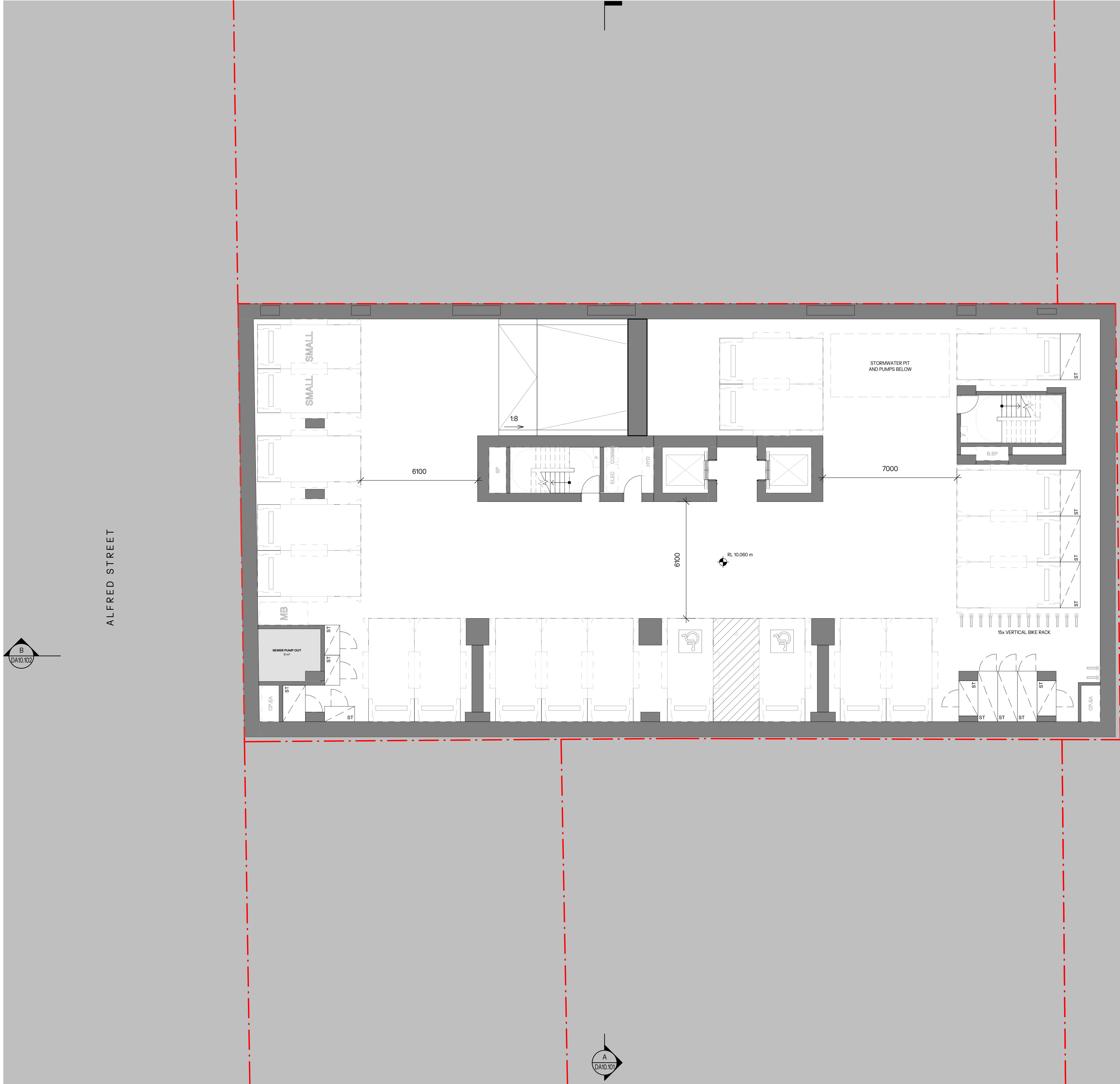
CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
BASEMENT 4 - BASEMENT 8

PROJECT NO: 90064
SCALE AT A1: 1:100

DRAWING NO: DA03.004
REV: A



Parking Schedule	
Type	Count
B02	
F.PAR-01 - Standard, 2.4x5.4m	7
F.PAR-02 - Accessible, 2.4x5.4m	1

B03	
F.PAR-01 - Standard, 2.4x5.4m	7
F.PAR-01 - Wash, 2.4x5.4m	1
F.PAR-02 - Accessible, 2.4x5.4m	6
F.PAR-03 - Small, 2.3x5.4m	2

B04	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B05	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B06	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B07	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B08	
F.PAR-01 - Standard, 2.4x5.4m	14
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2

B09	
F.PAR-01 - Standard, 2.4x5.4m	16
F.PAR-02 - Accessible, 2.4x5.4m	2
F.PAR-03 - Small, 2.3x5.4m	2
Grand total: 134	

Motorbike Parking	
Type	Count

B03	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B04	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B05	
F.PAR-04 - Motorbike, 1.2x2.5m	1

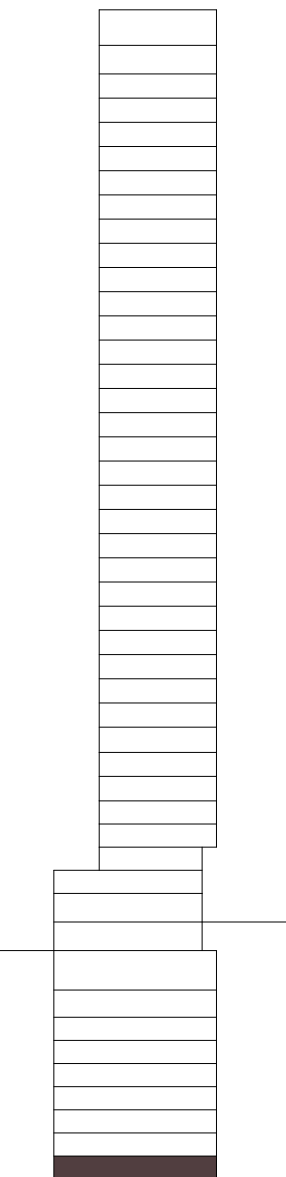
B06	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B07	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B08	
F.PAR-04 - Motorbike, 1.2x2.5m	1

B09	
F.PAR-04 - Motorbike, 1.2x2.5m	1
Grand total: 7	

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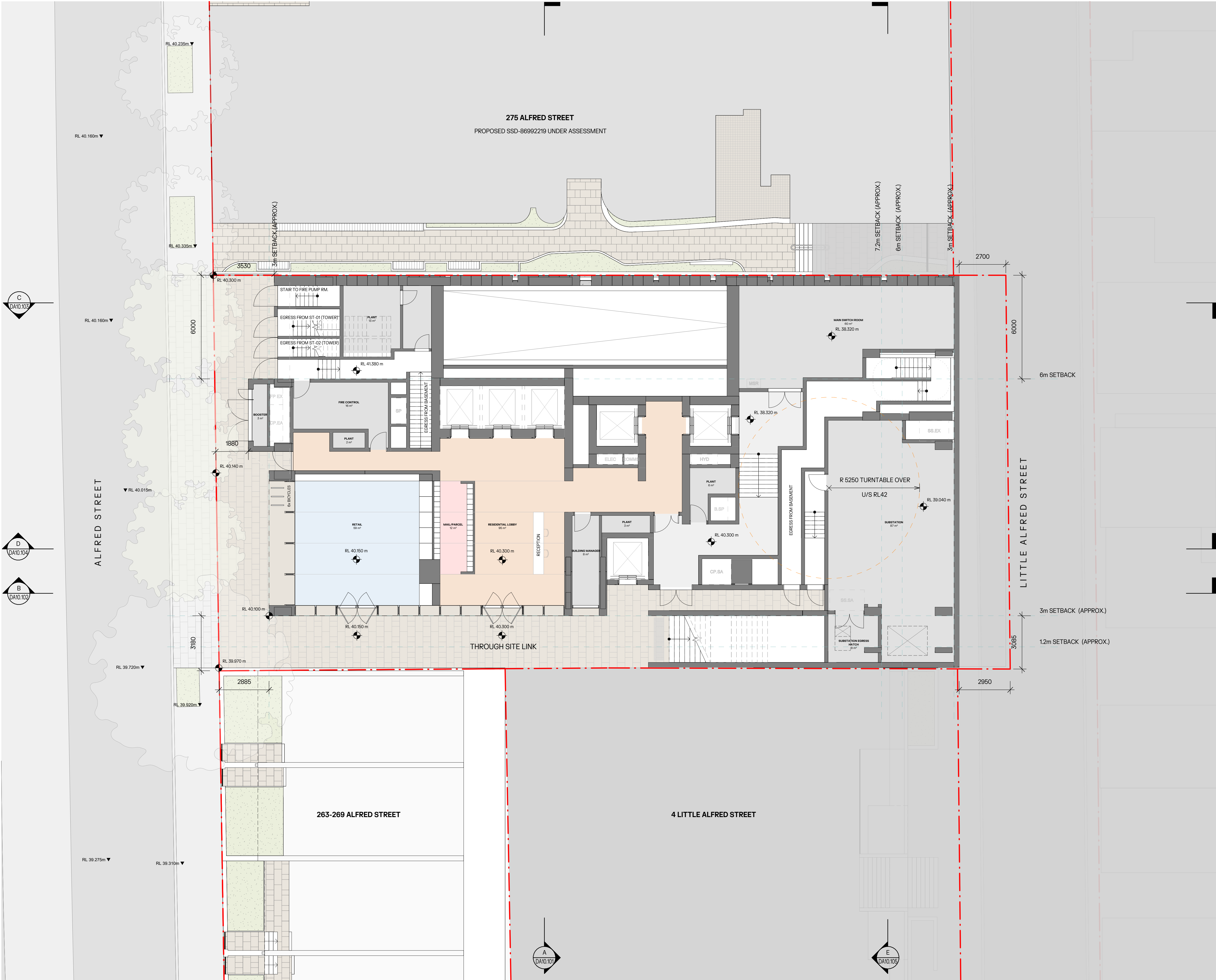
CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
BASEMENT 9

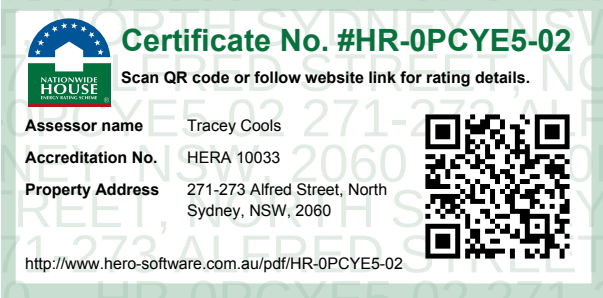
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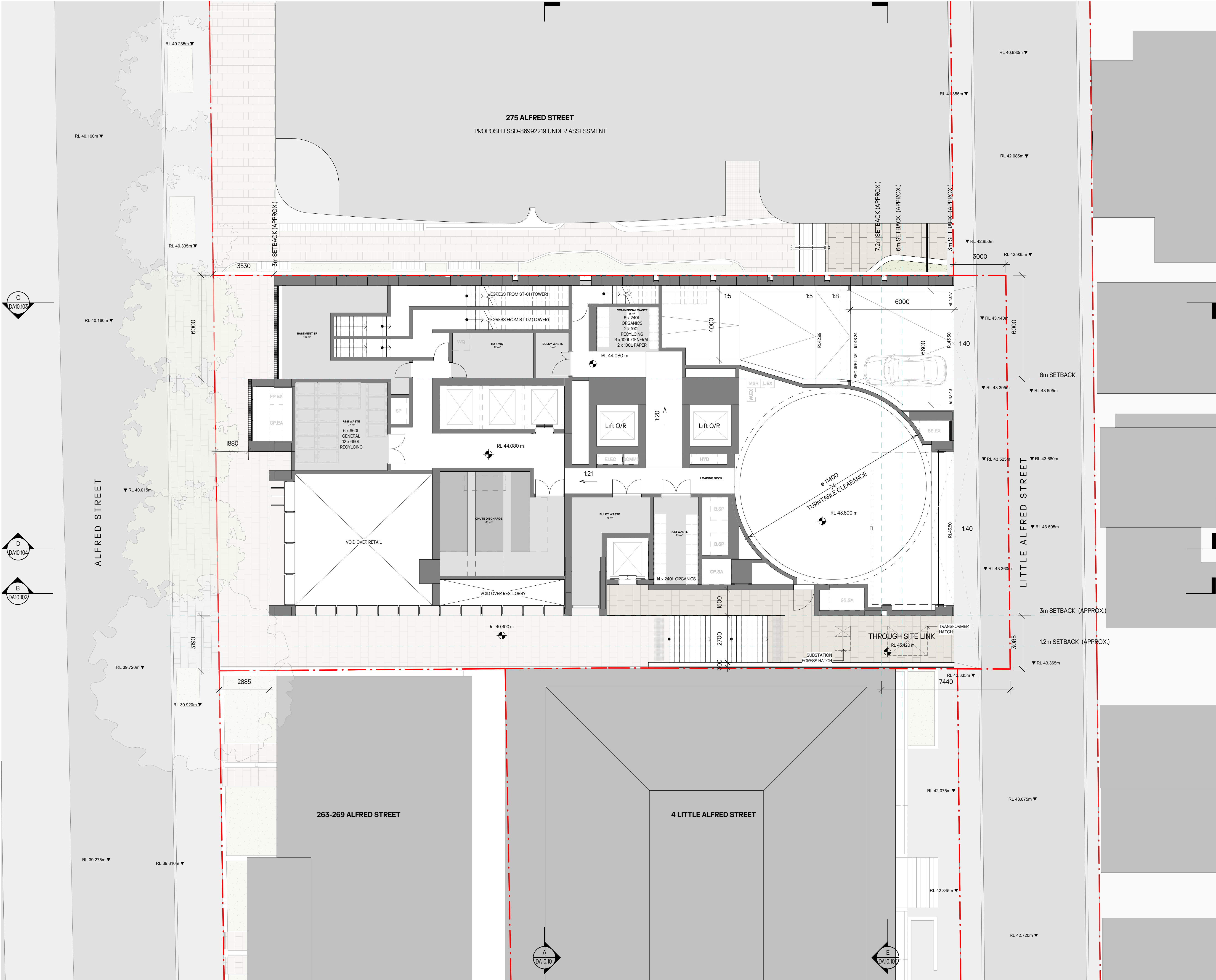
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North Sydney NSW 2060

PROJECT:
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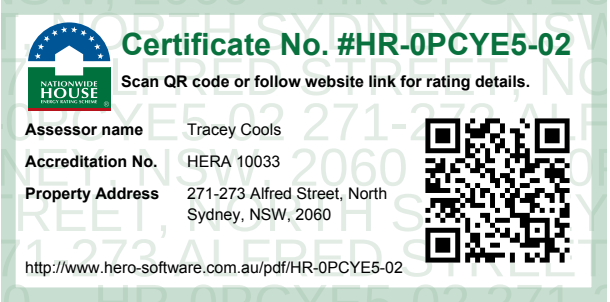
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A03 - GENERAL ARRANGEMENT PLANS
GROUND FLOOR

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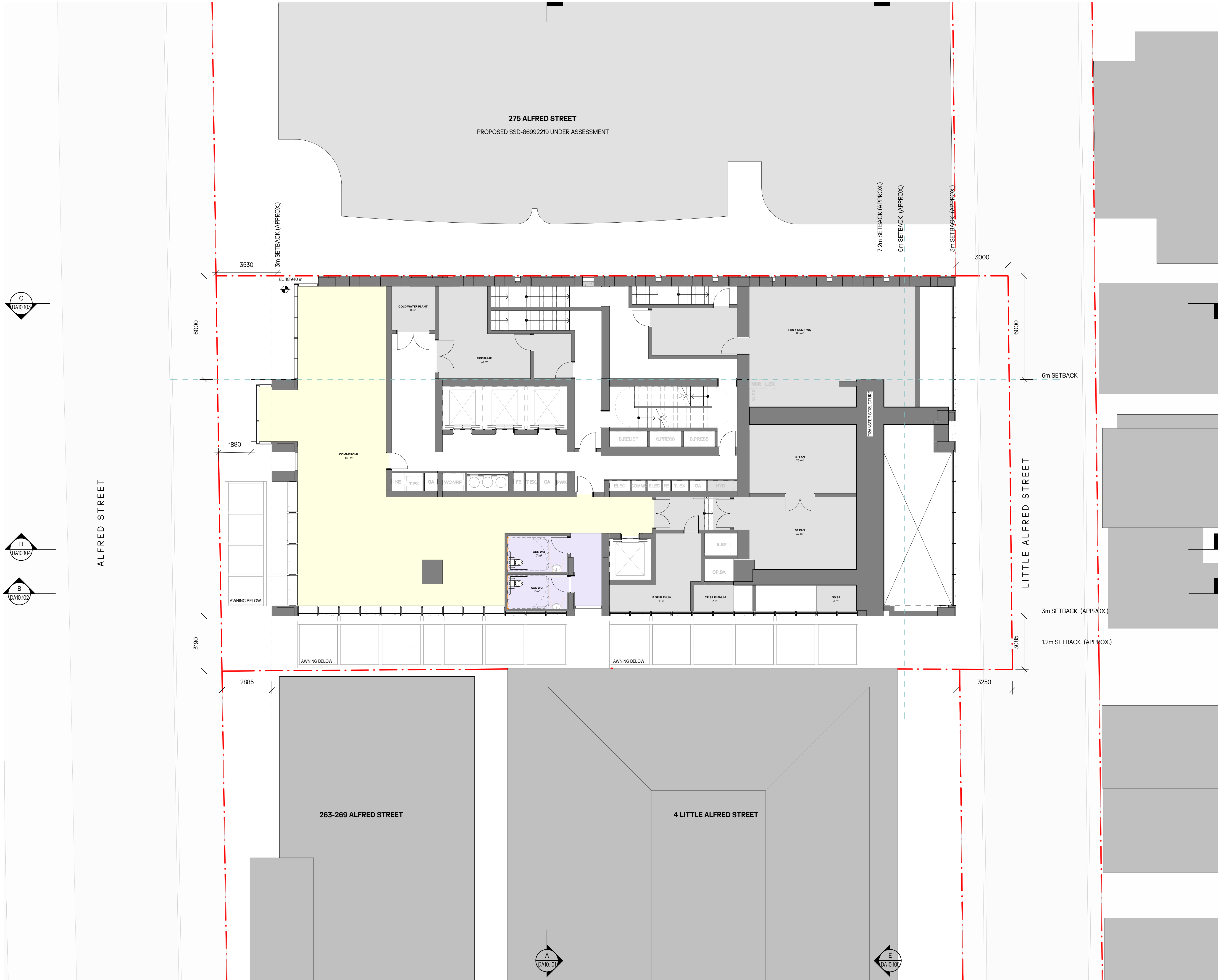
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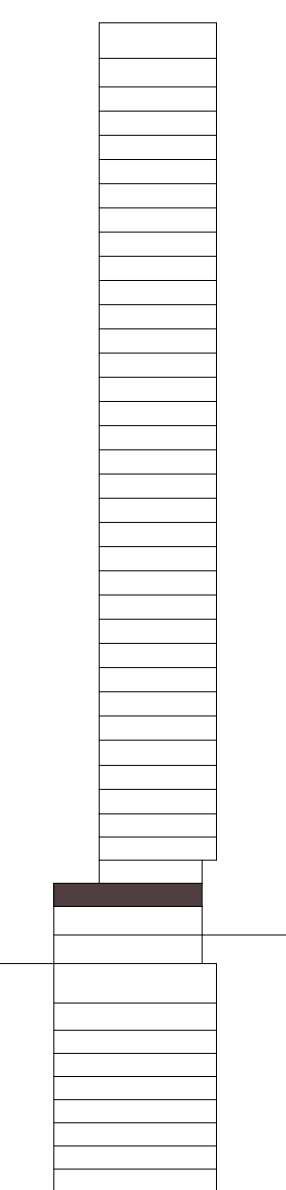
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A03 - GENERAL ARRANGEMENT PLANS
LEVEL 1

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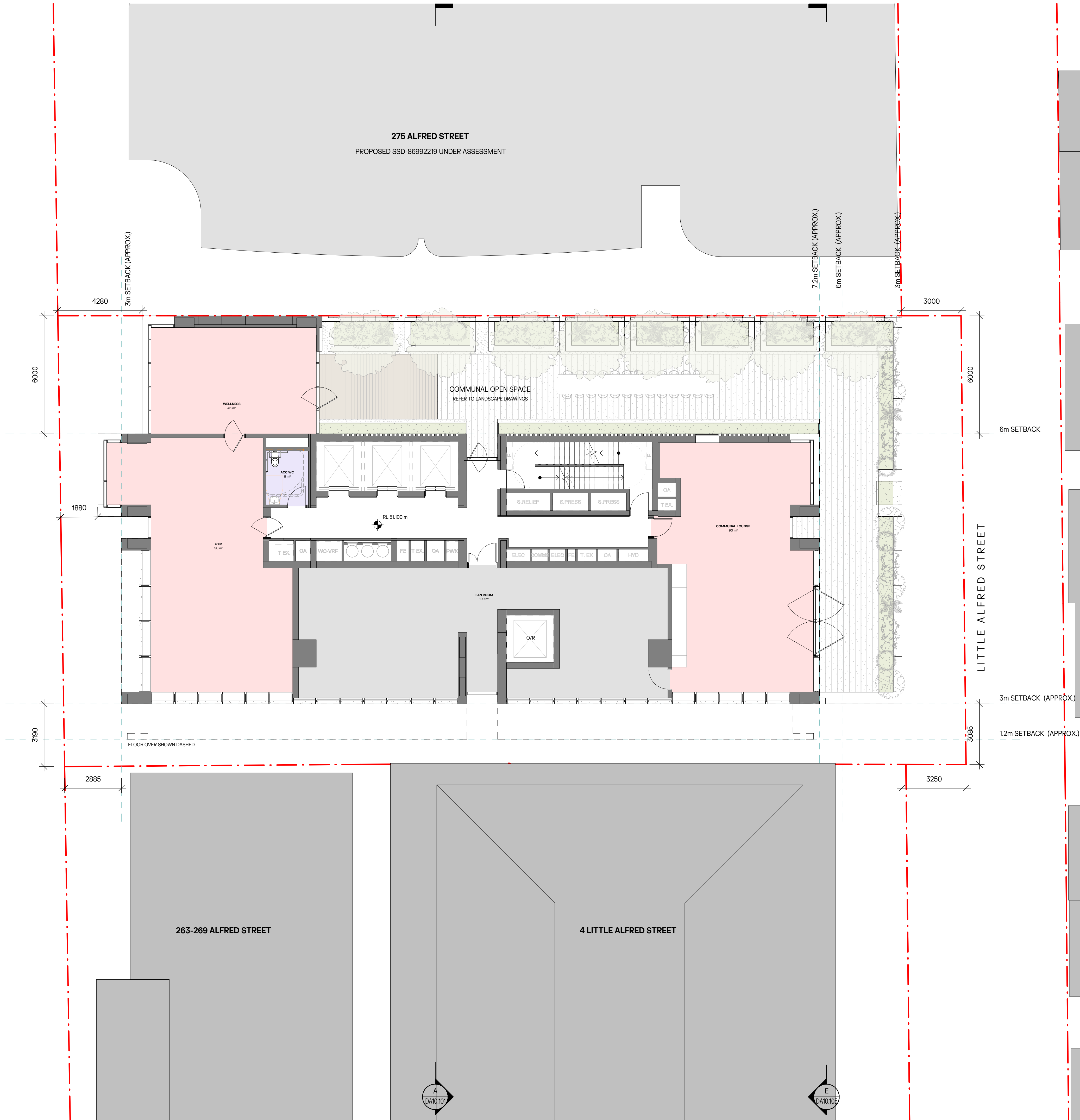
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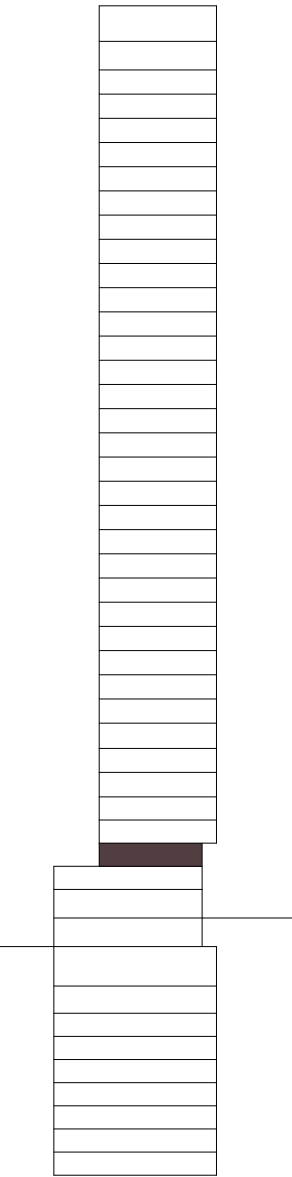
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DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
LEVEL 2

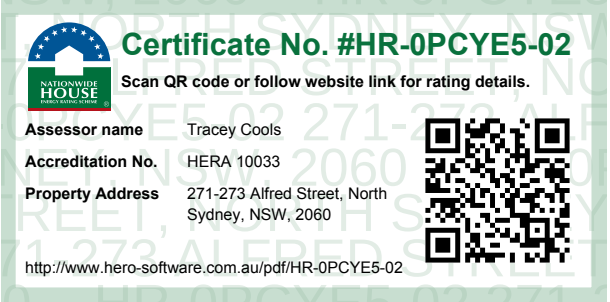
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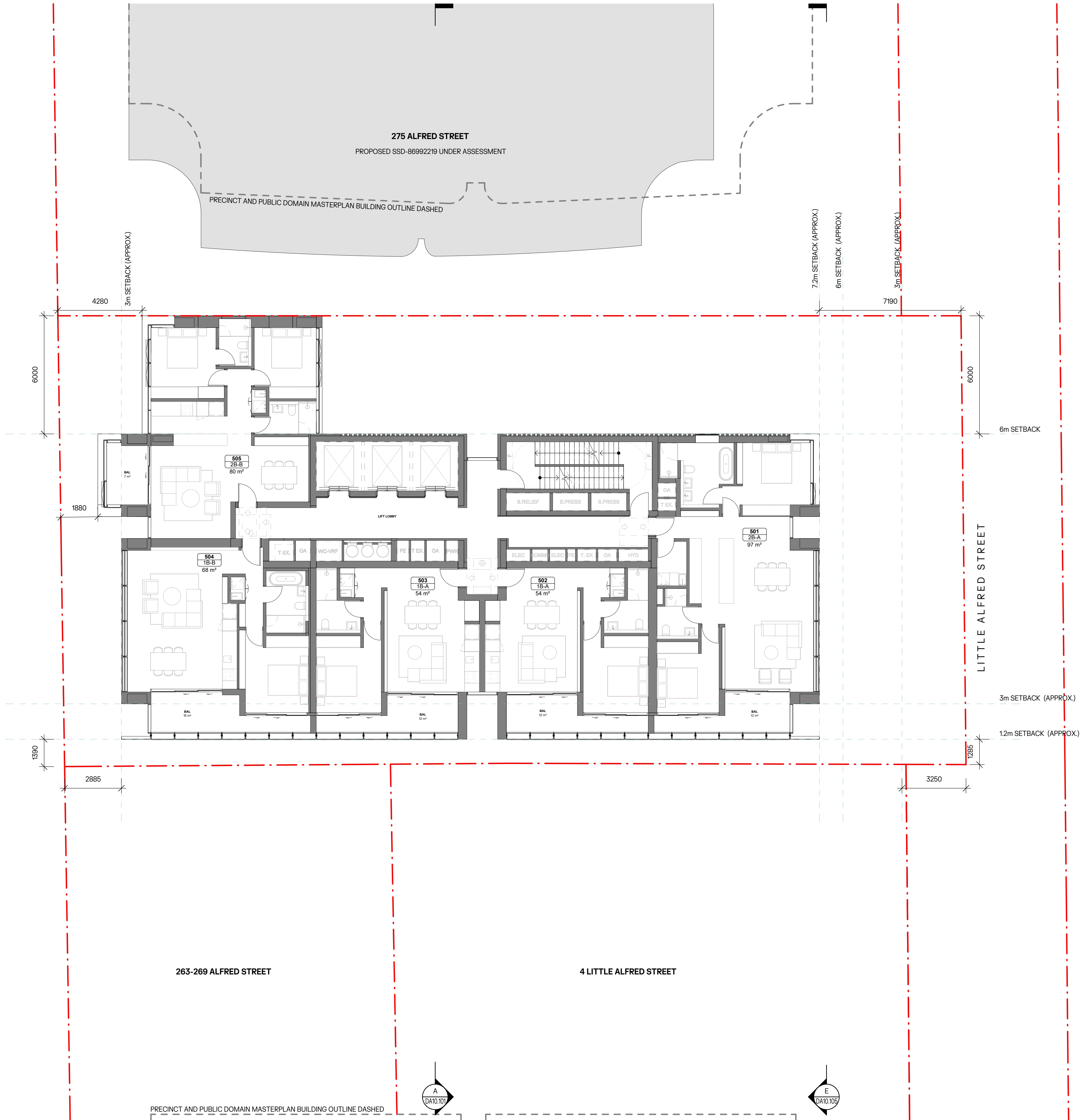
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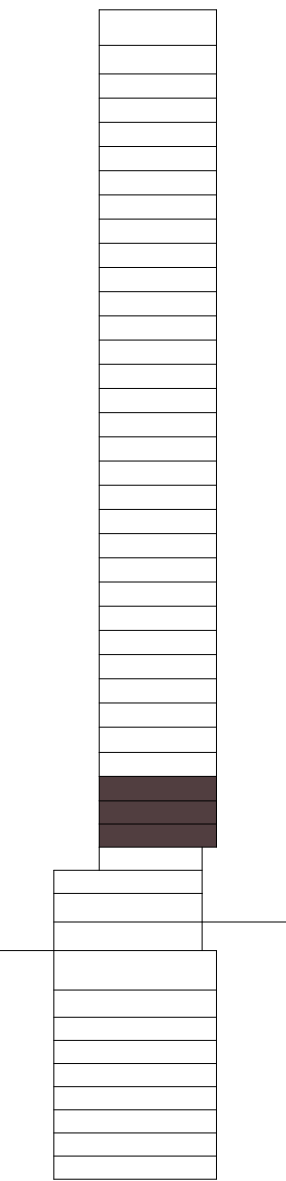
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North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
LEVEL 3

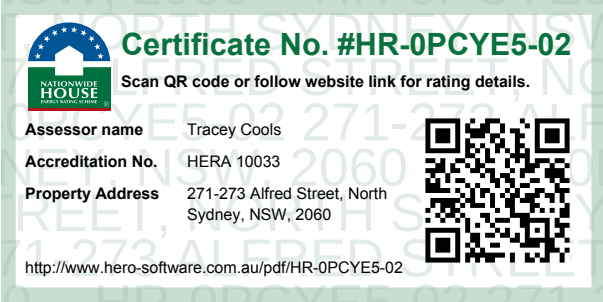
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DRAWING NO: DA03.103		REV: A	



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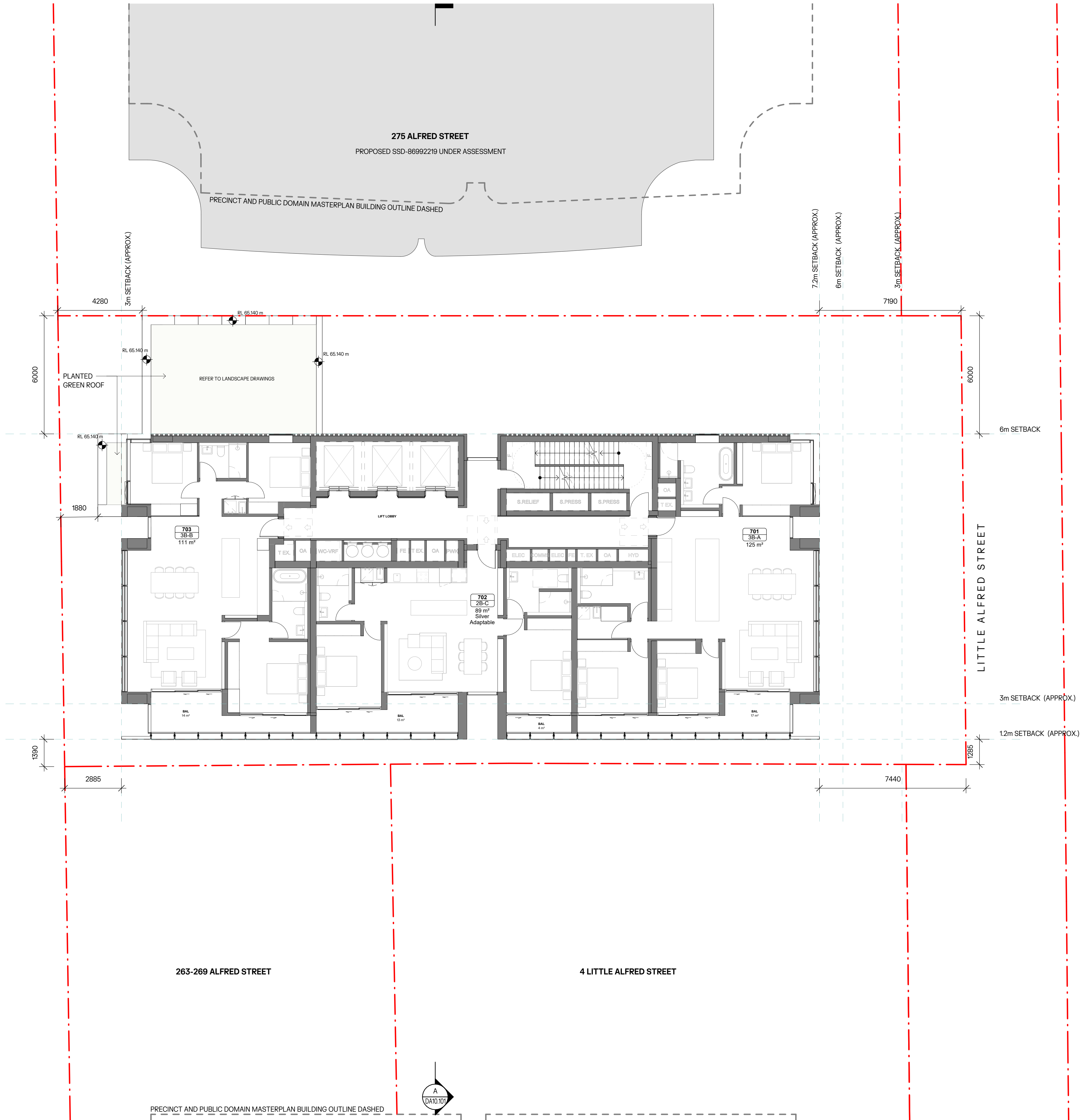
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ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
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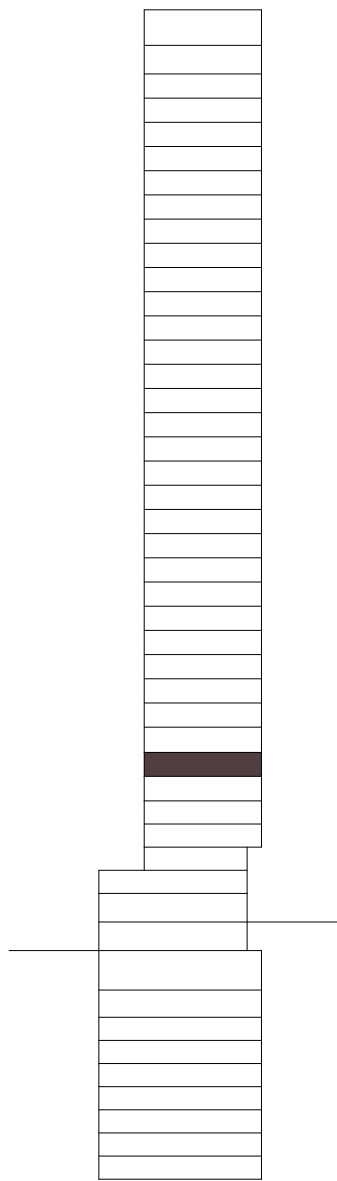
PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
LEVEL 4 - LEVEL 6 (RESIDENTIAL -
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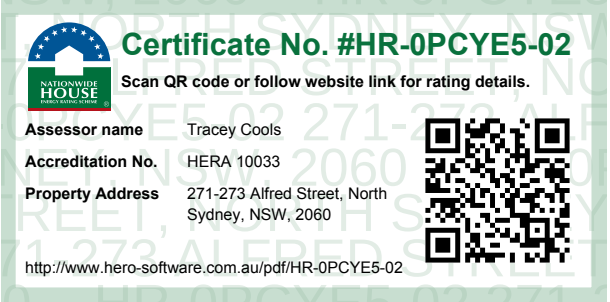
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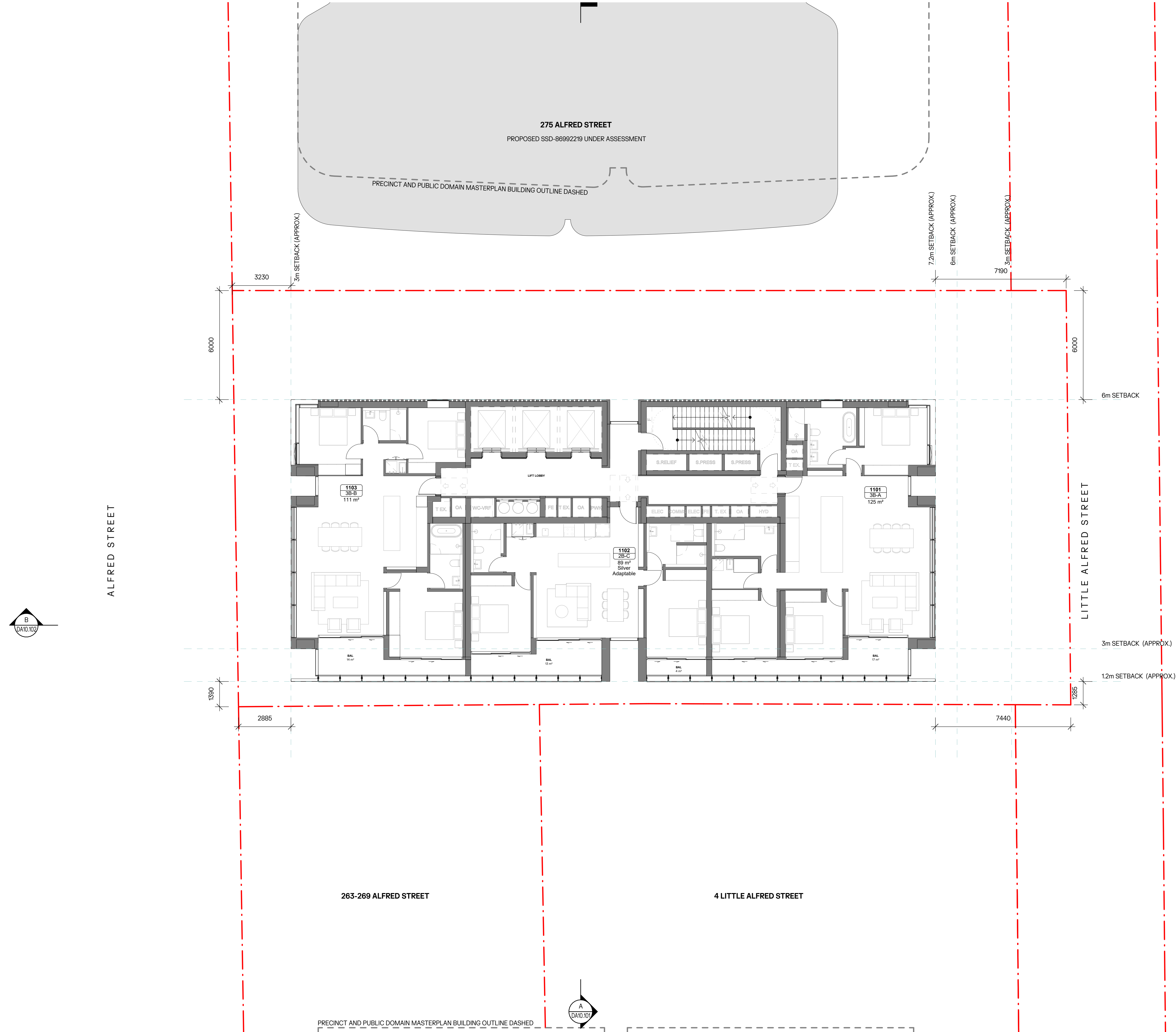
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NSW Nominated Architect Andrew Cortese 6652
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North Sydney NSW 2060

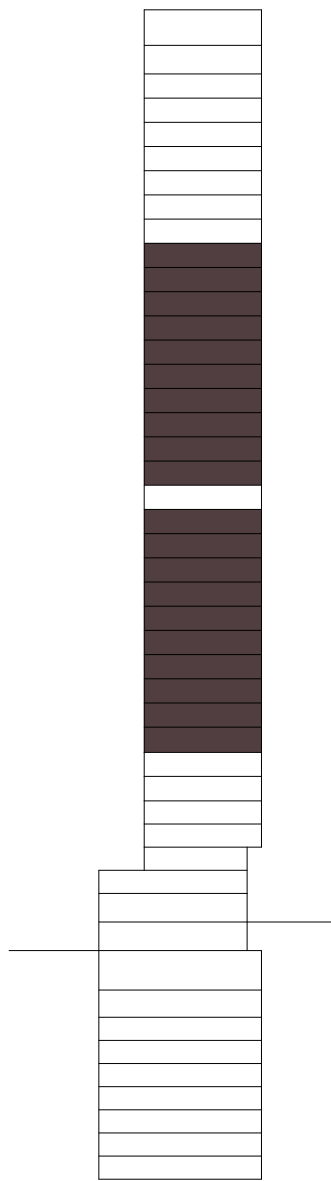
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271-273 Alfred Street
North Sydney NSW 2060

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A03 - GENERAL ARRANGEMENT PLANS
LEVEL 7 (RESIDENTIAL - TYPICAL
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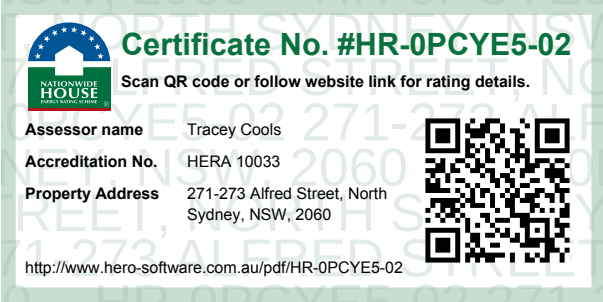
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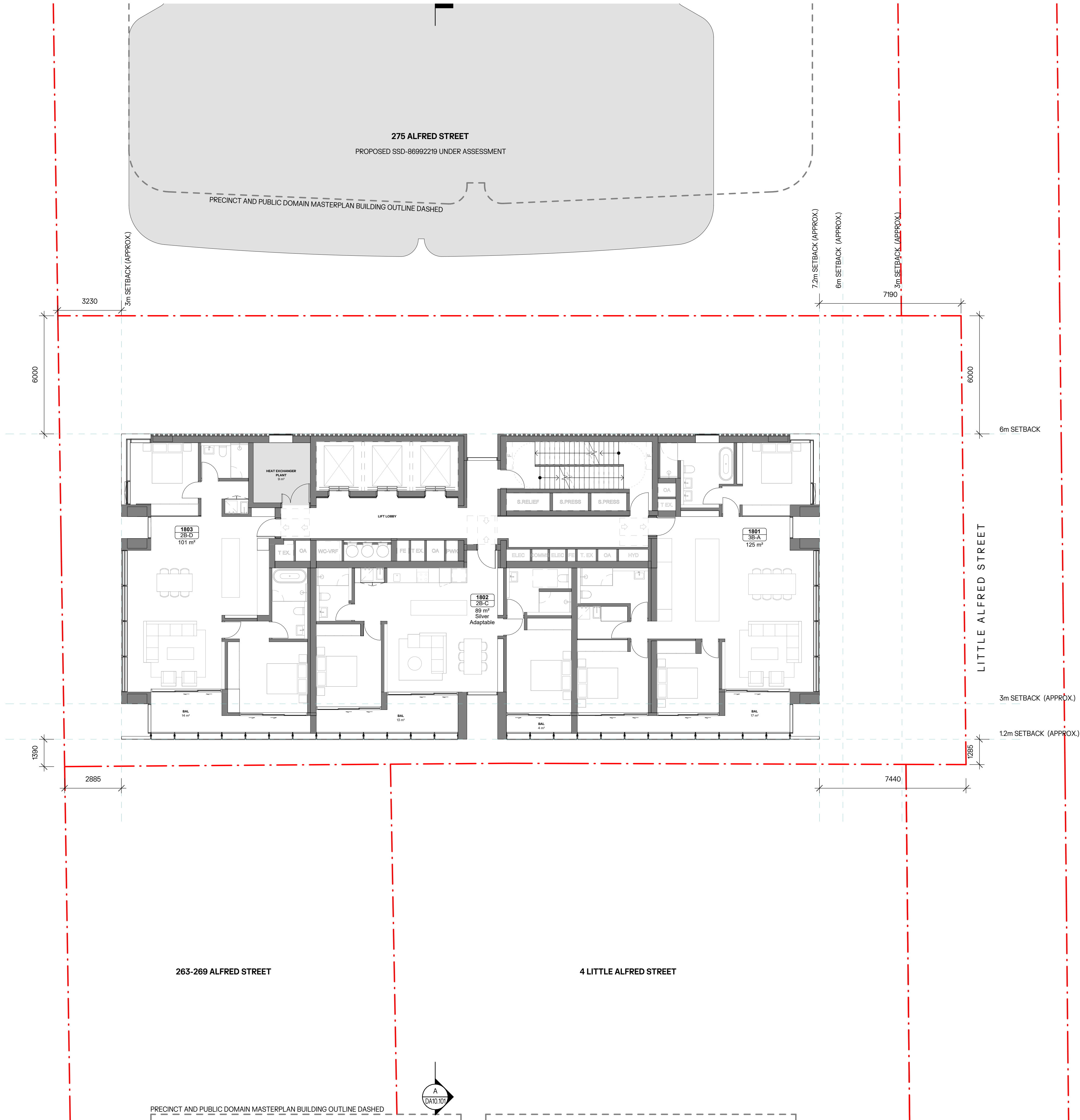
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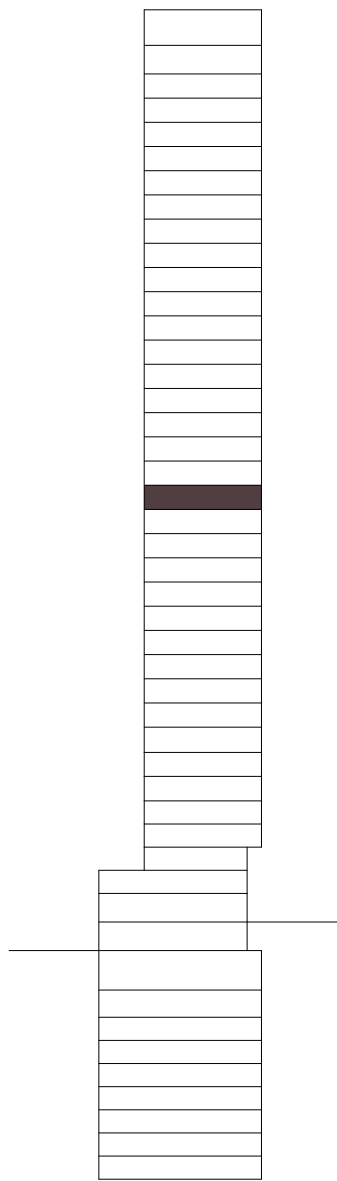
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271-273 Alfred Street
North Sydney NSW 2060

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LEVEL 8-17, 19-28 (RESIDENTIAL -
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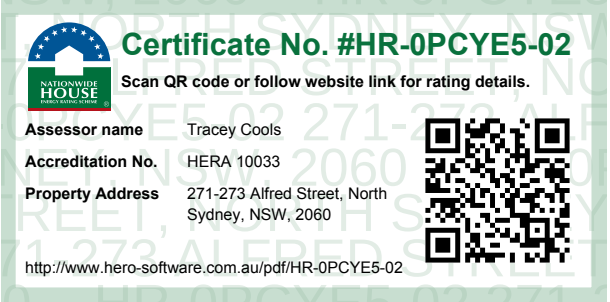
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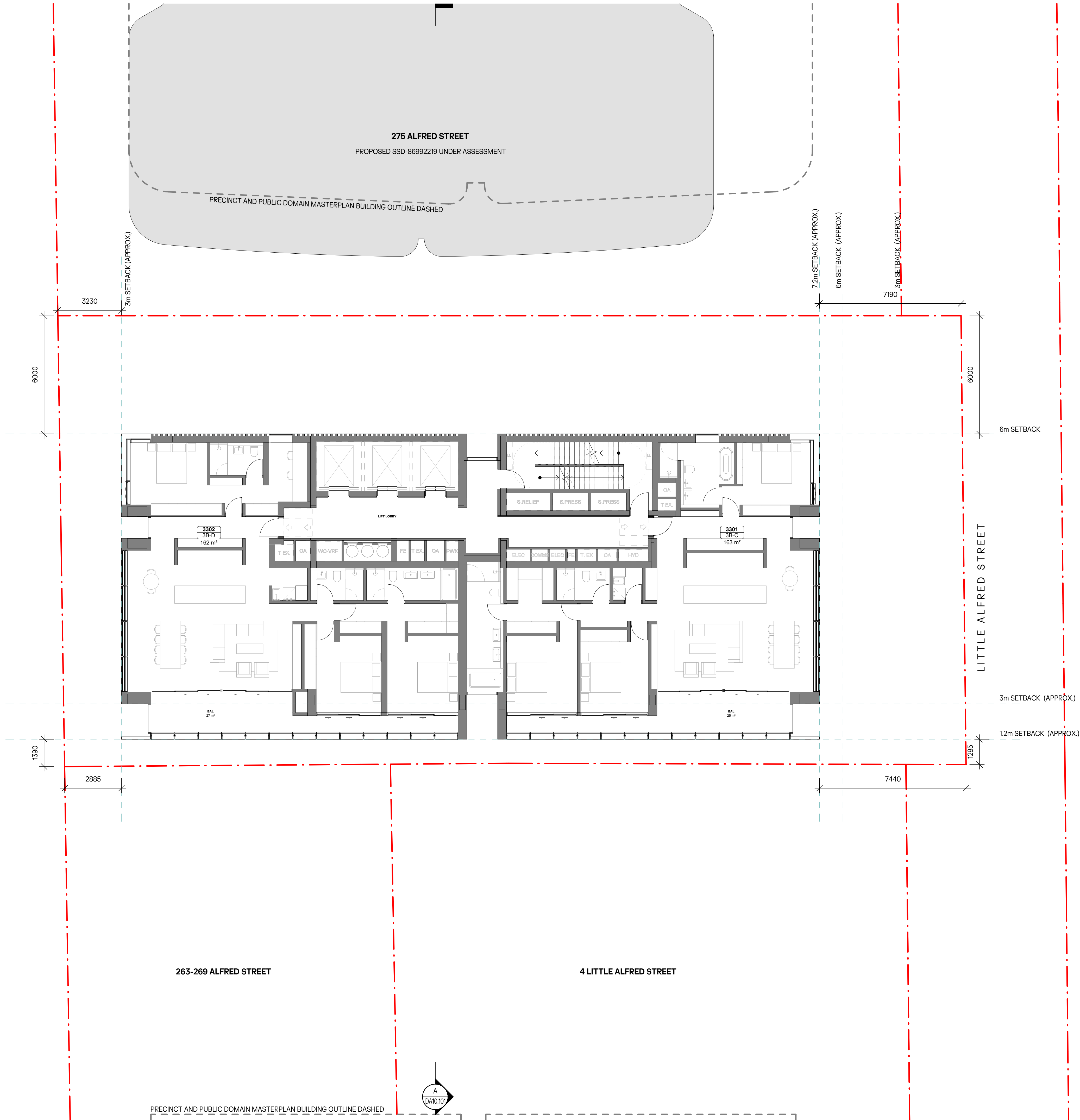
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ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
E info@cortese-gilder.com

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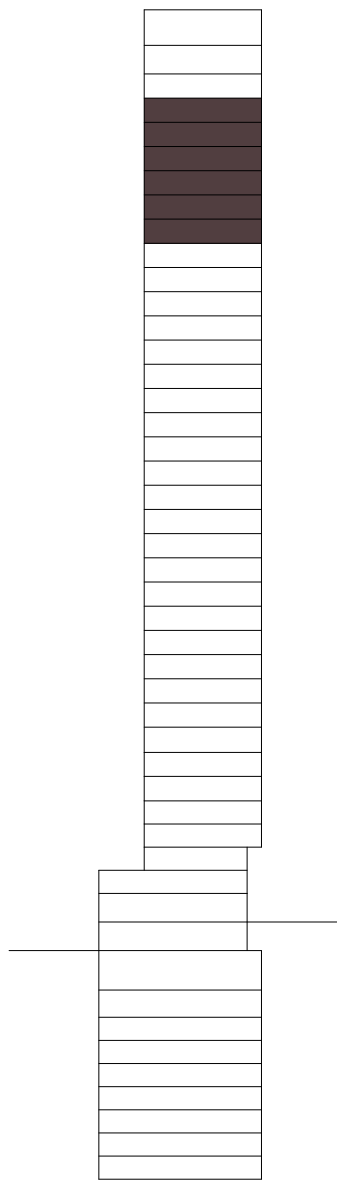
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271-273 Alfred Street
North Sydney NSW 2060

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LEVEL 18 (RESIDENTIAL - PLANT)

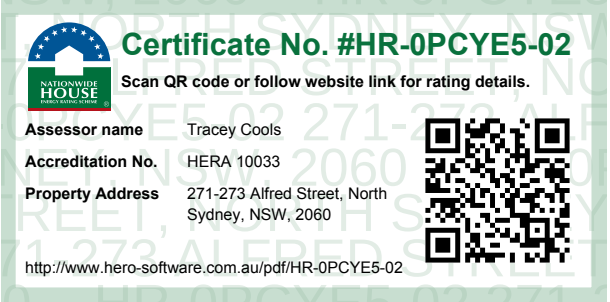
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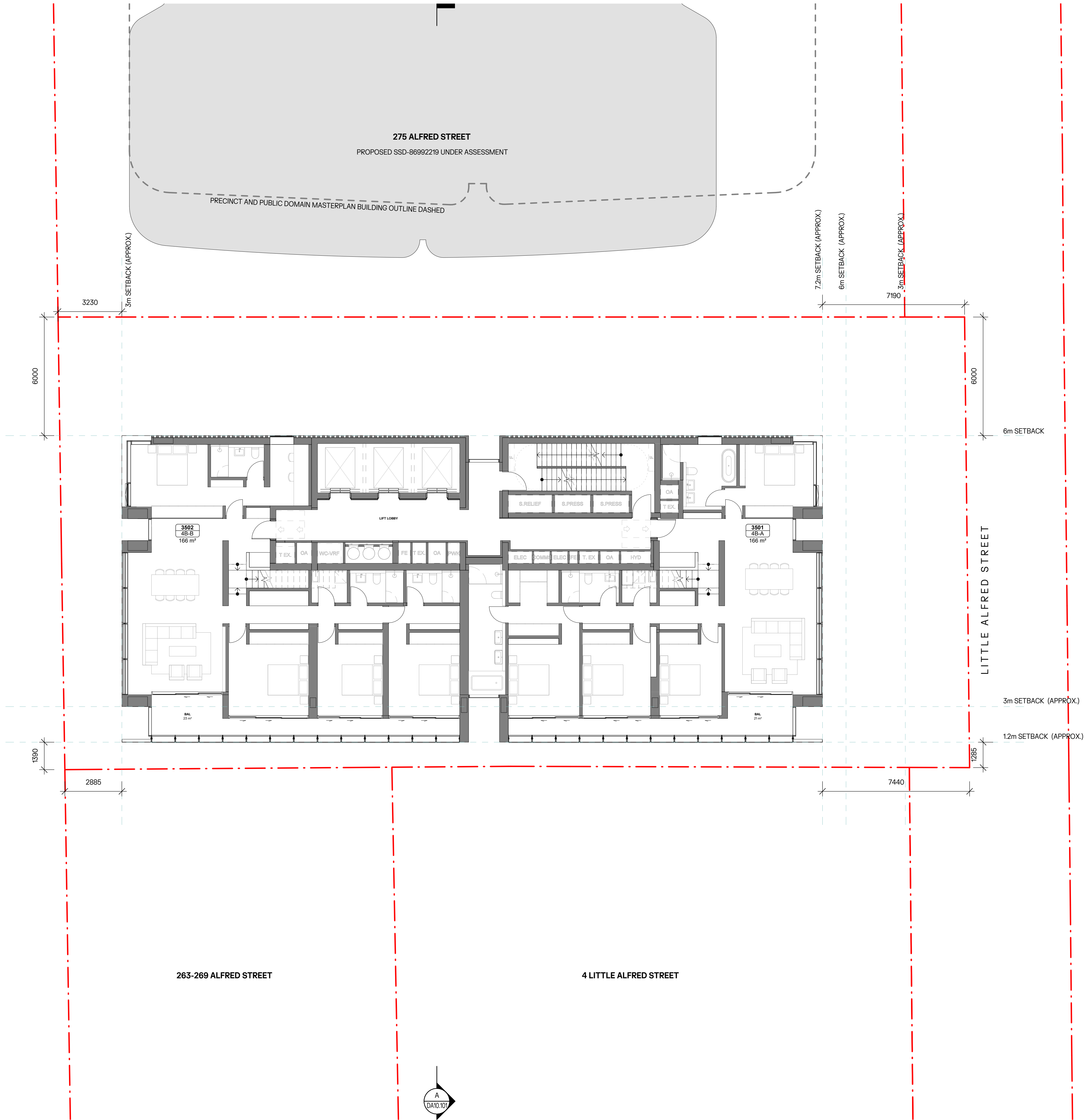
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273 Alfred Street
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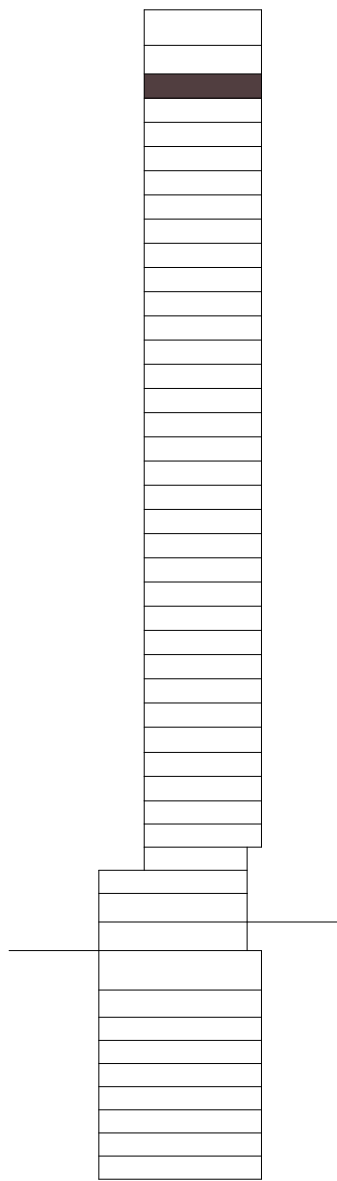
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North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
LEVEL 29-34 (RESIDENTIAL -
TYPICAL HIGH)

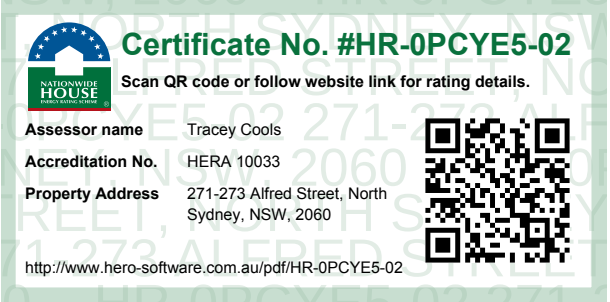
PROJECT NO: 90064	SCALE AT A1: 1:100
DRAWING NO: DA03.129	REV: A



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REV	DESCRIPTION			DATE	BY		
DRN	CHK			APP			
OCG	JL			AC			
SCALE BAR:				NORTH:			
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SCALE: 1:100				0 1000 2000 5000			

OCG

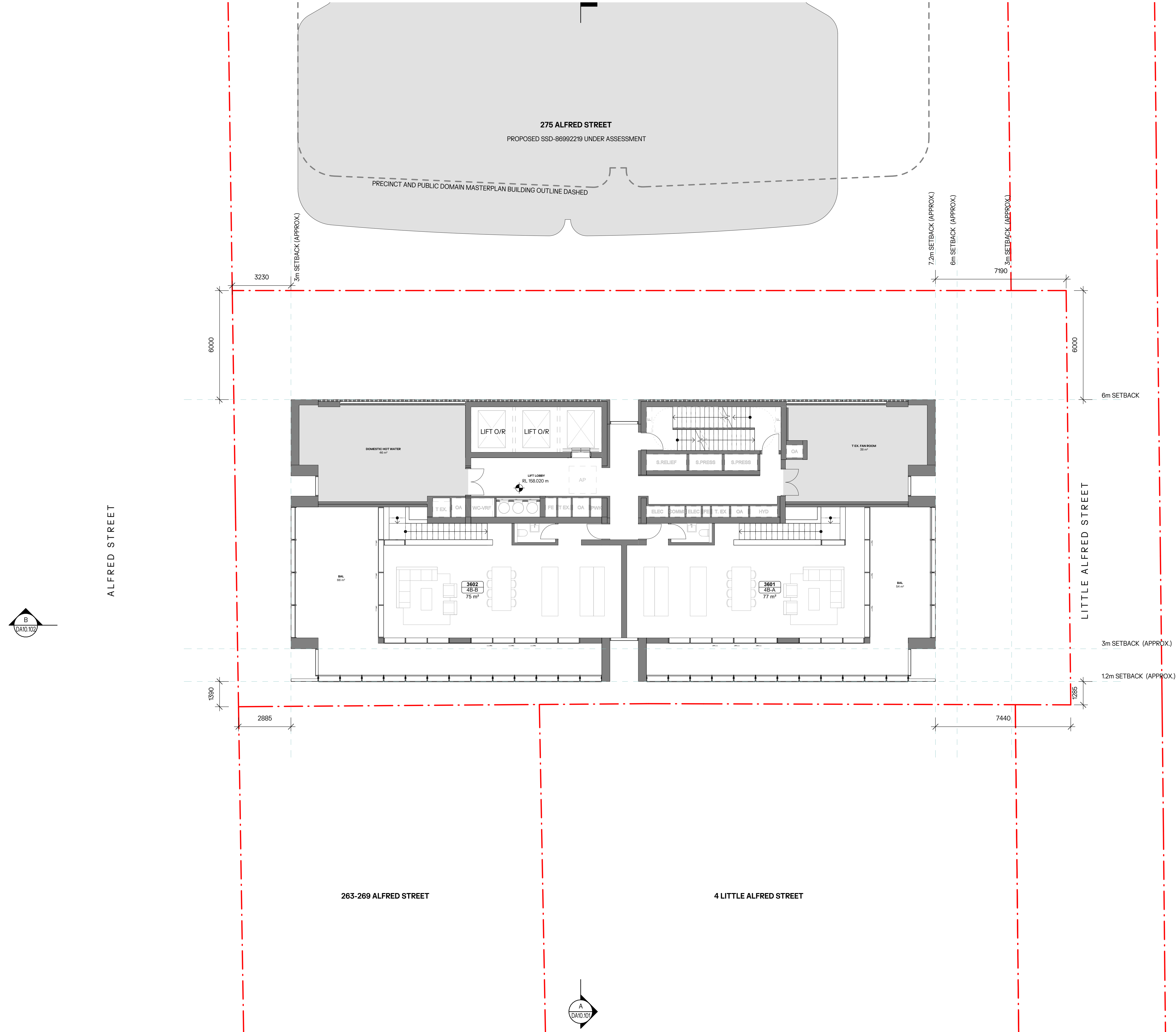
Office of Cortese & Gilder
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
E info@corteseegilder.com

CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

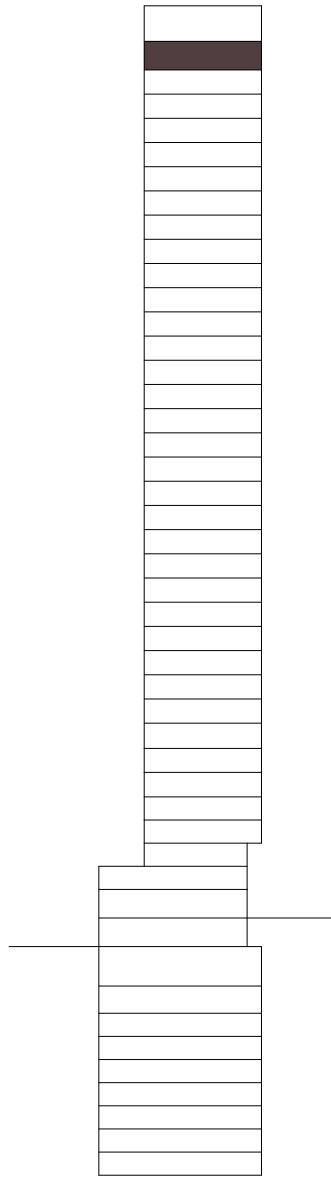
PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
LEVEL 35 (RESIDENTIAL SKY)

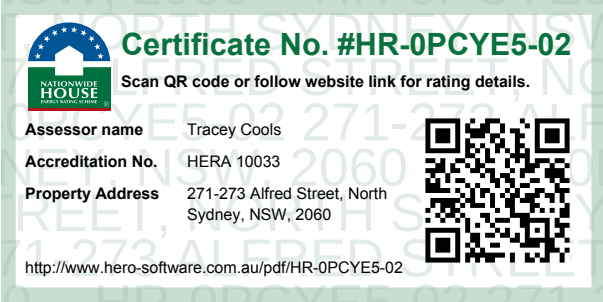
PROJECT NO: 90064		SCALE AT A1: 1:100	
DRAWING NO: DA03.135		REV: A	



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DRN	CHK			APP			
OCG	JL			AC			
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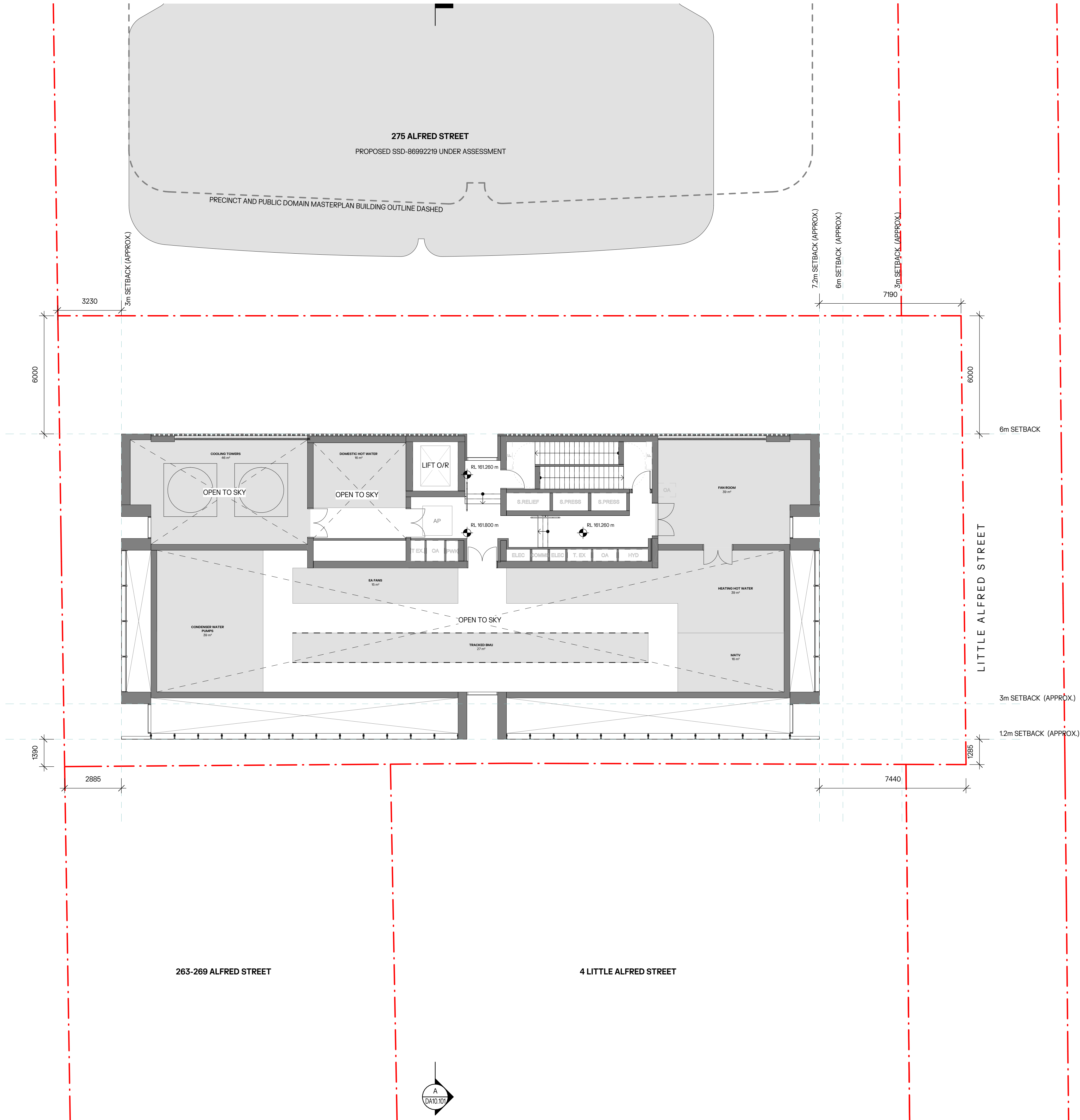
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ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
E info@cortese glider.com

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North Sydney NSW 2060

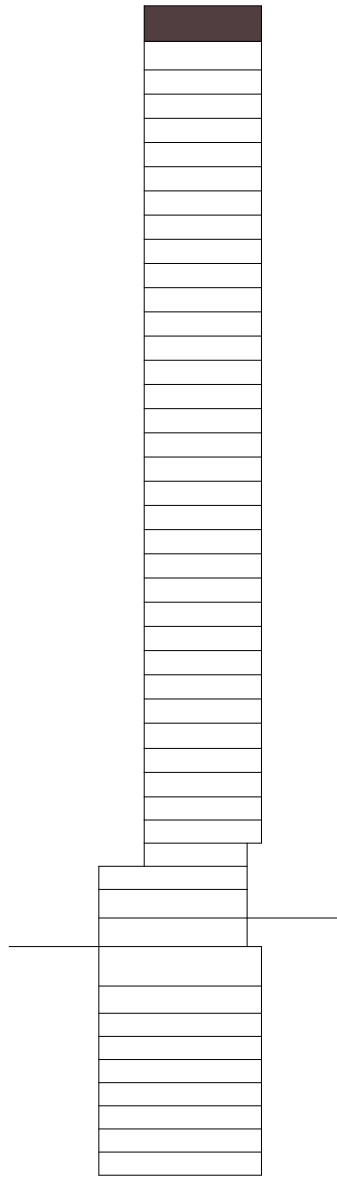
PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
LEVEL 36 (RESIDENTIAL SKY)

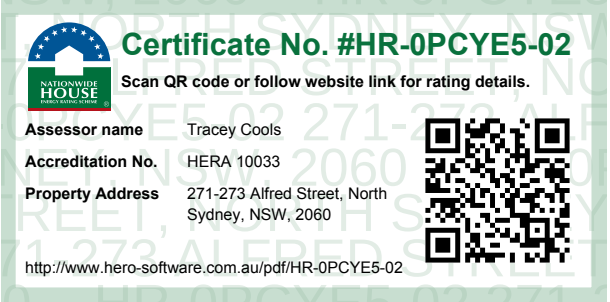
PROJECT NO: 90064		SCALE AT A1: 1:100	
DRAWING NO: DA03.136		REV: A	



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REV	DESCRIPTION			DATE	BY		
DRN	CHK			APP			
OCG	JL			AC			
SCALE BAR:				NORTH:			
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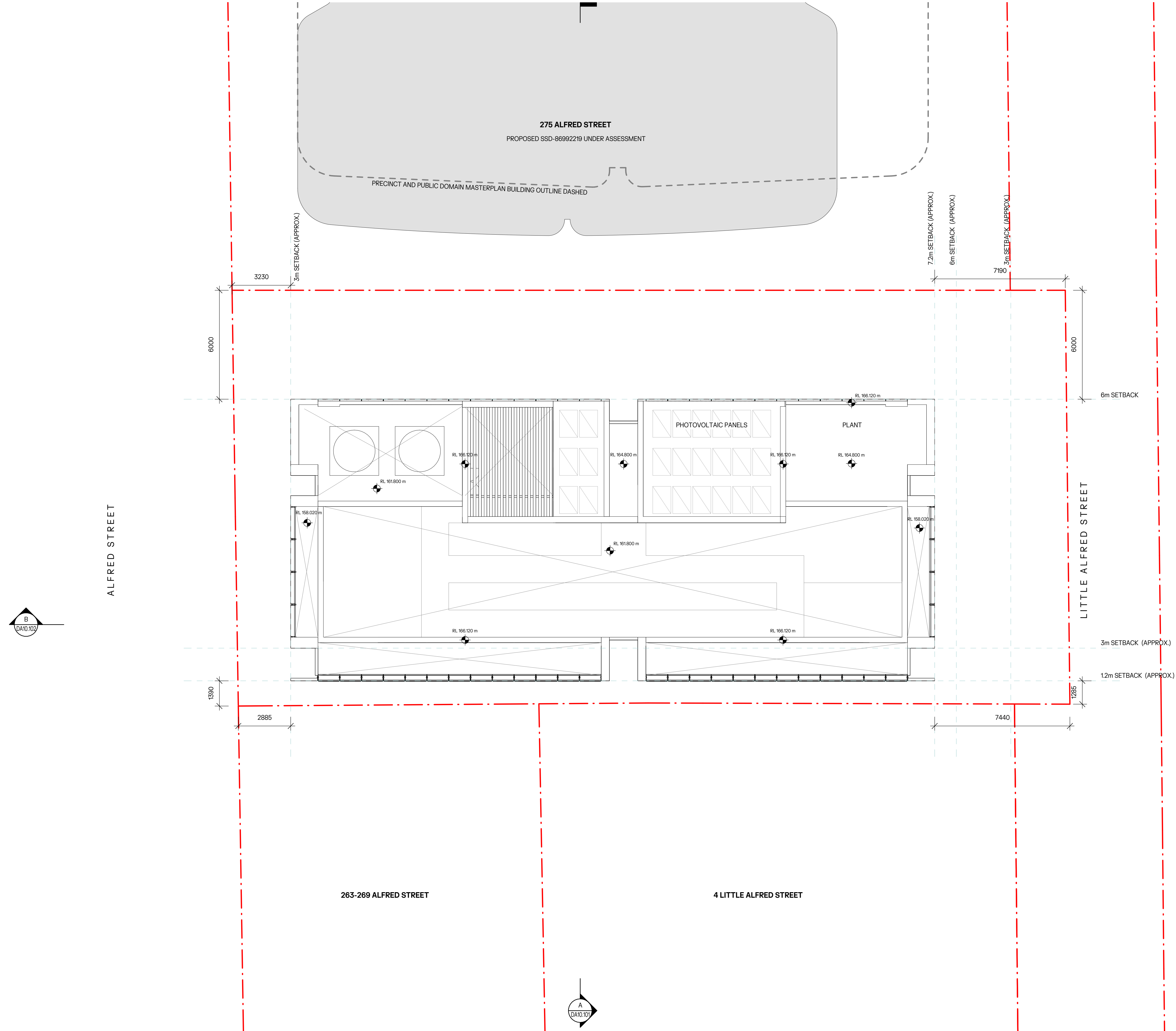
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ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
E info@corteseegilder.com

CLIENT:
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273 Alfred Street
North Sydney NSW 2060

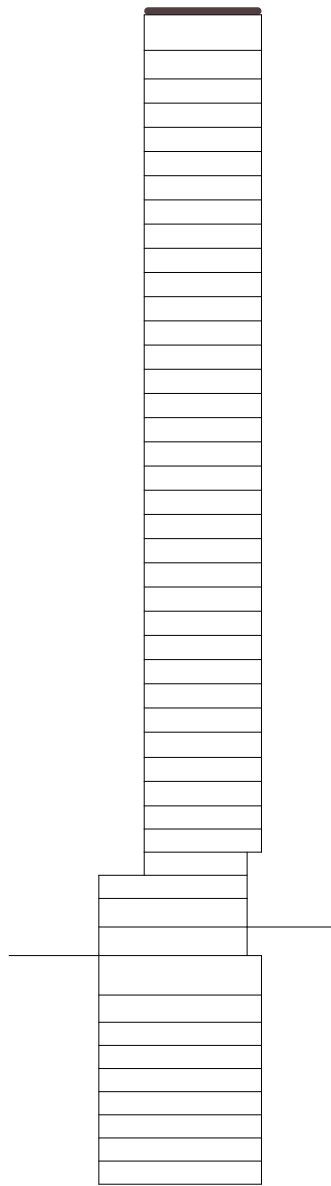
PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
LEVEL 37

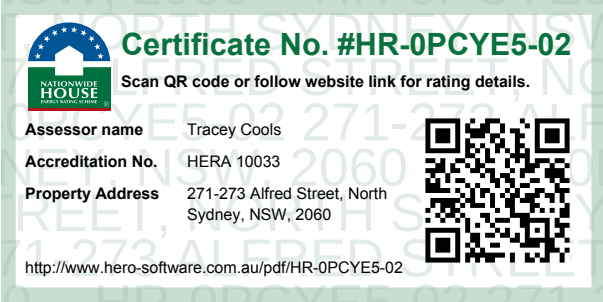
PROJECT NO: 90064		SCALE AT A1: 1:100	
DRAWING NO: DA03.137		REV: A	



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OCG	JL	AC			
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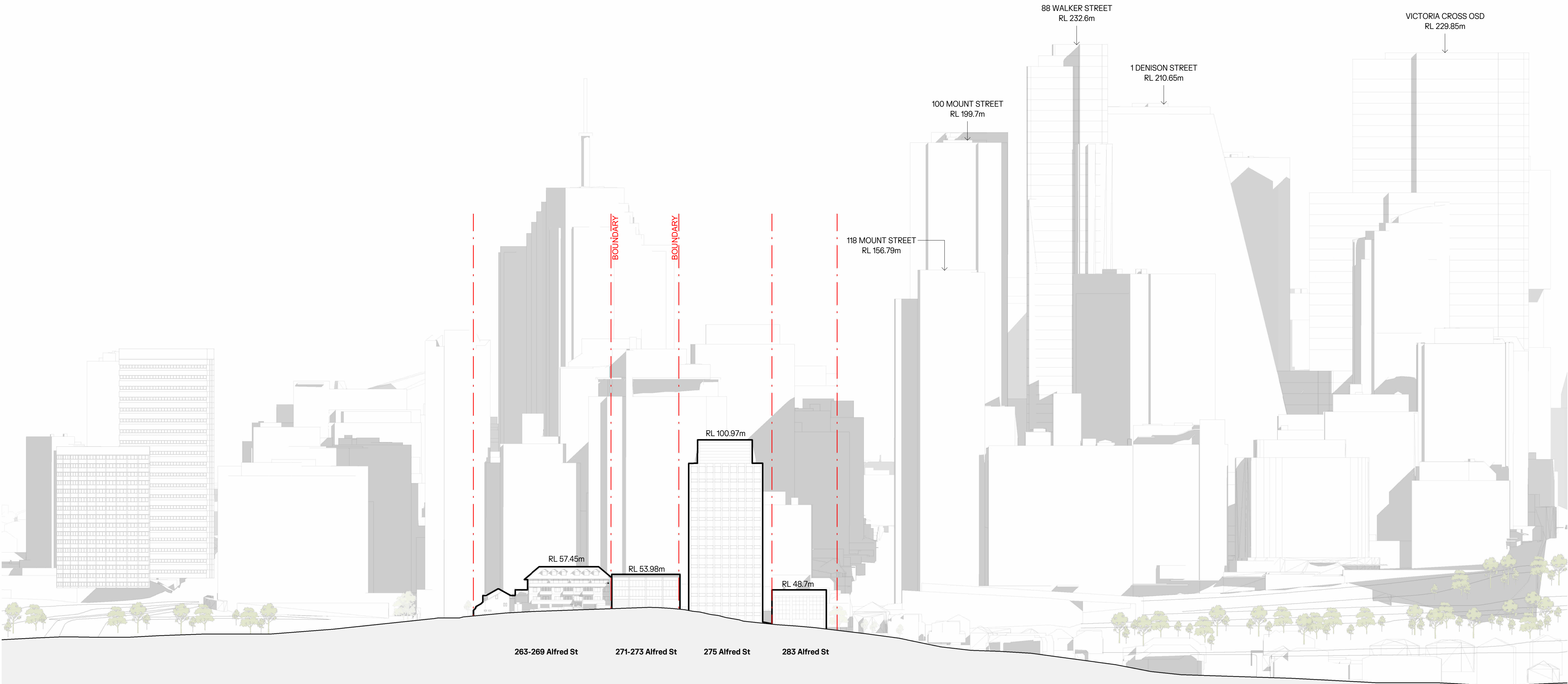
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NSW Nominated Architect Andrew Cortese 6652
E info@cortese-gilder.com

CLIENT:
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273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A03 - GENERAL ARRANGEMENT PLANS
ROOF

PROJECT NO: 90064		SCALE AT A1: 1:100	
DRAWING NO: DA03.138		REV: A	



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OCG	JL		AC	

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SCALE: 1:750

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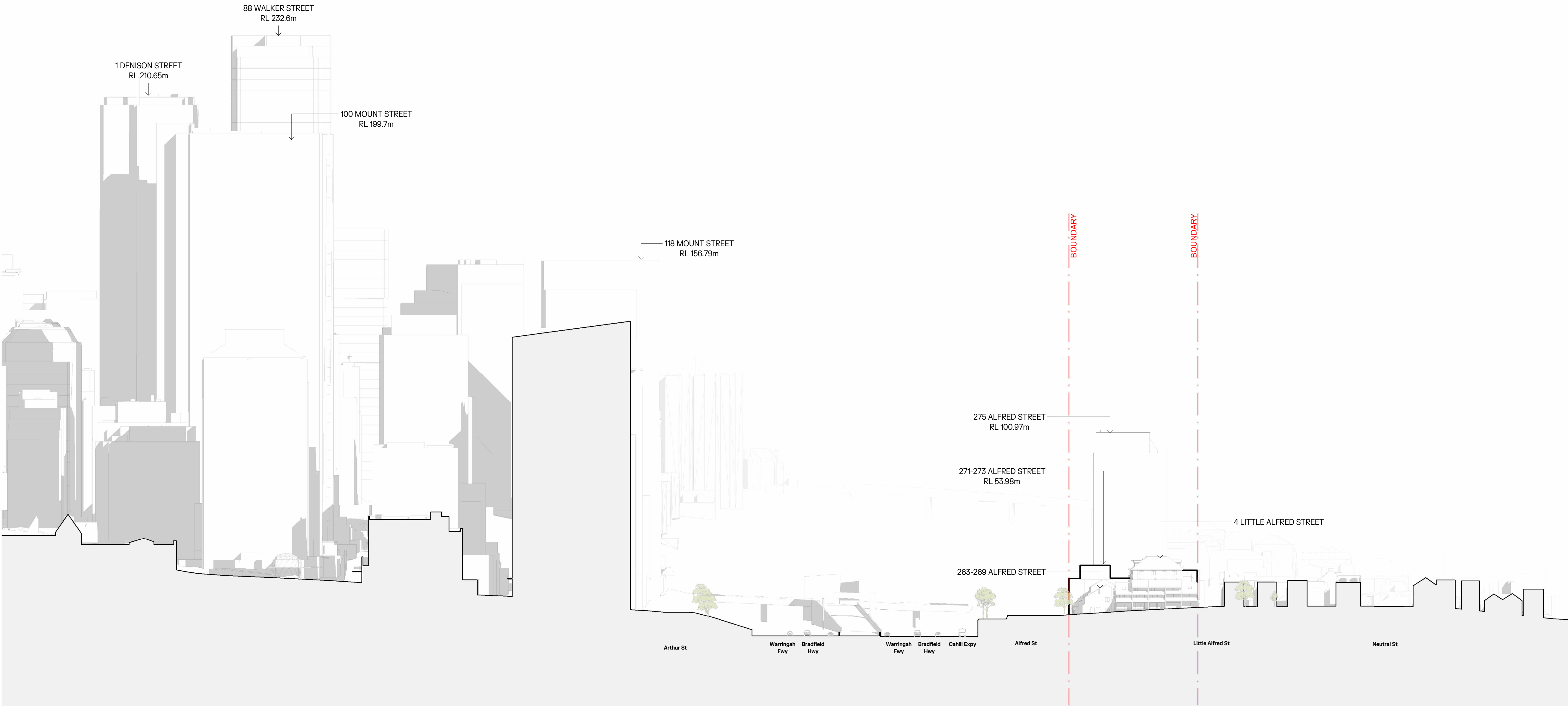
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E info@corteseandgilder.com

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North Sydney NSW 2060

PROJECT:
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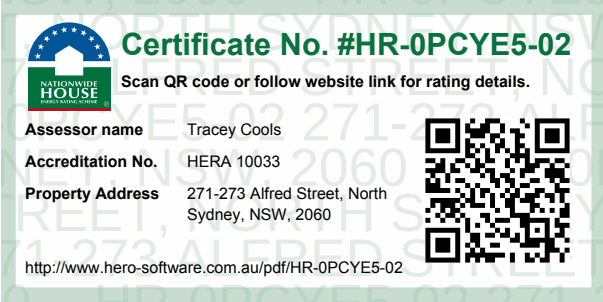
DRAWING TITLE:
A09 - ELEVATIONS
EXISTING EAST STREET ELEVATION

PROJECT NO: 90064	SCALE AT A1: 1: 750
DRAWING NO: DA09.001	REV: A



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SCALE: 1:750

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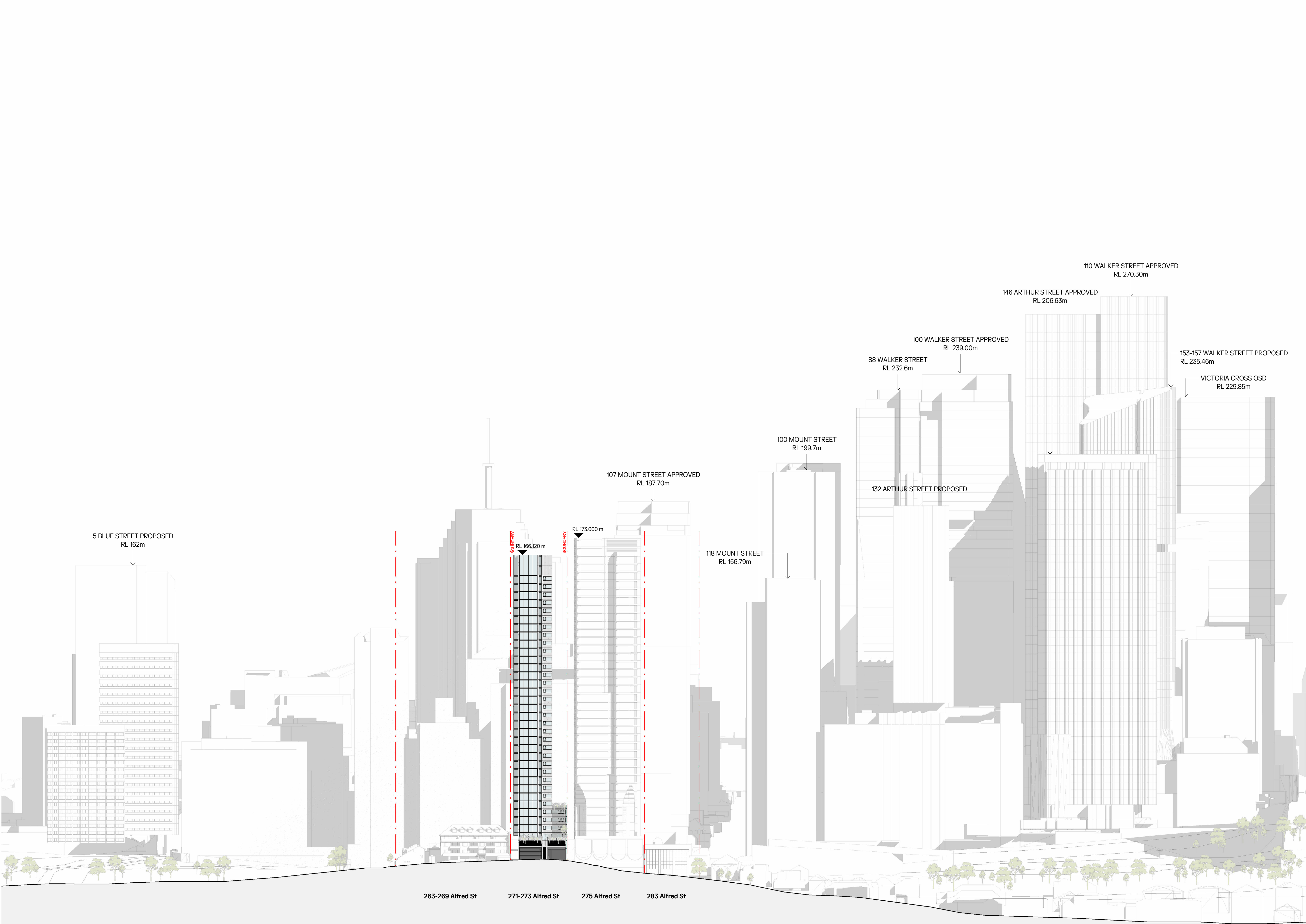
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PROJECT:
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North Sydney NSW 2060

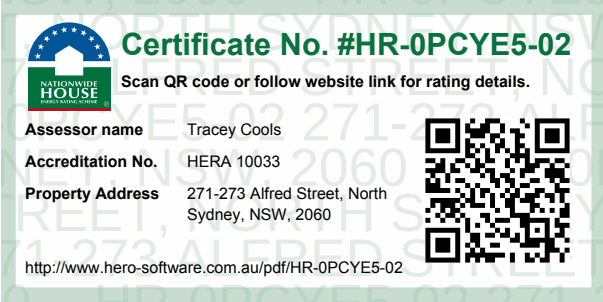
DRAWING TITLE:
A09 - ELEVATIONS
EXISTING SOUTH STREET
ELEVATION

PROJECT NO: 90064	SCALE AT A1: 1: 750
DRAWING NO: DA09.002	REV: A



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0 7500 15000 37500
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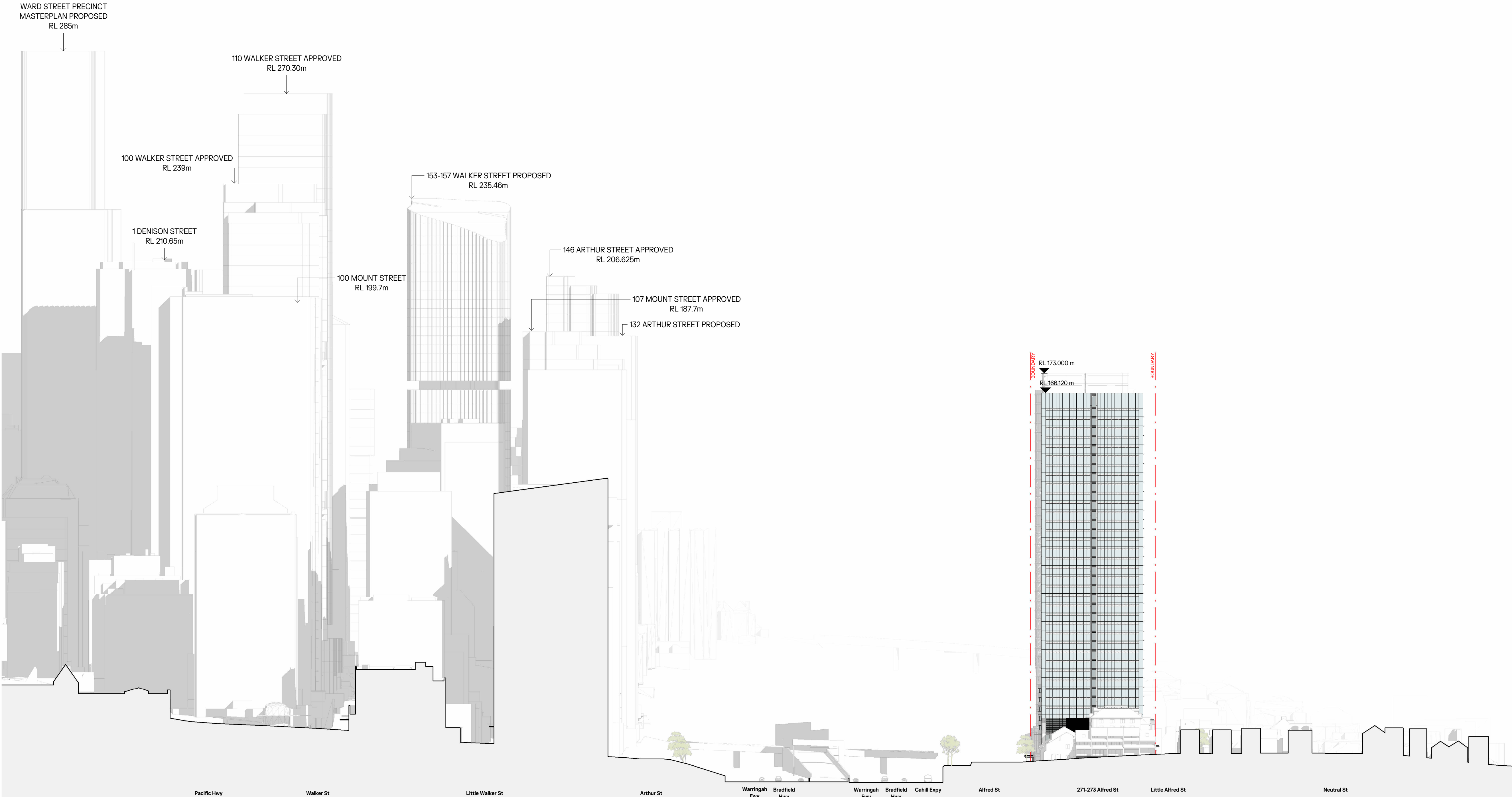
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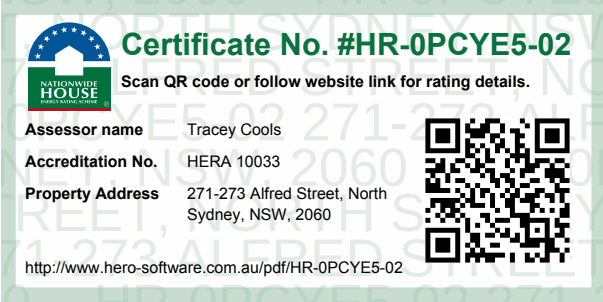
DRAWING TITLE:
A09 - ELEVATIONS
EAST STREET ELEVATION

PROJECT NO: 90064	SCALE AT A1: 1: 750
DRAWING NO: DA09.101	REV: A



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NSW Nominated Architect Andrew Cortese 6652
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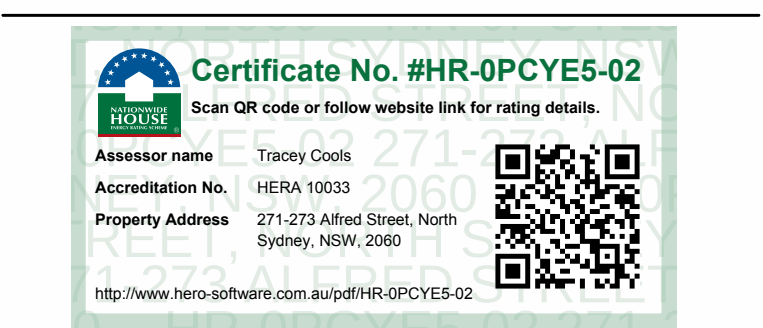
CLIENT:
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North Sydney NSW 2060

DRAWING TITLE:
A09 - ELEVATIONS
SOUTH STREET ELEVATION

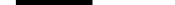
PROJECT NO: 90064	SCALE AT A1: 1: 750
DRAWING NO: DA09.102	REV: A

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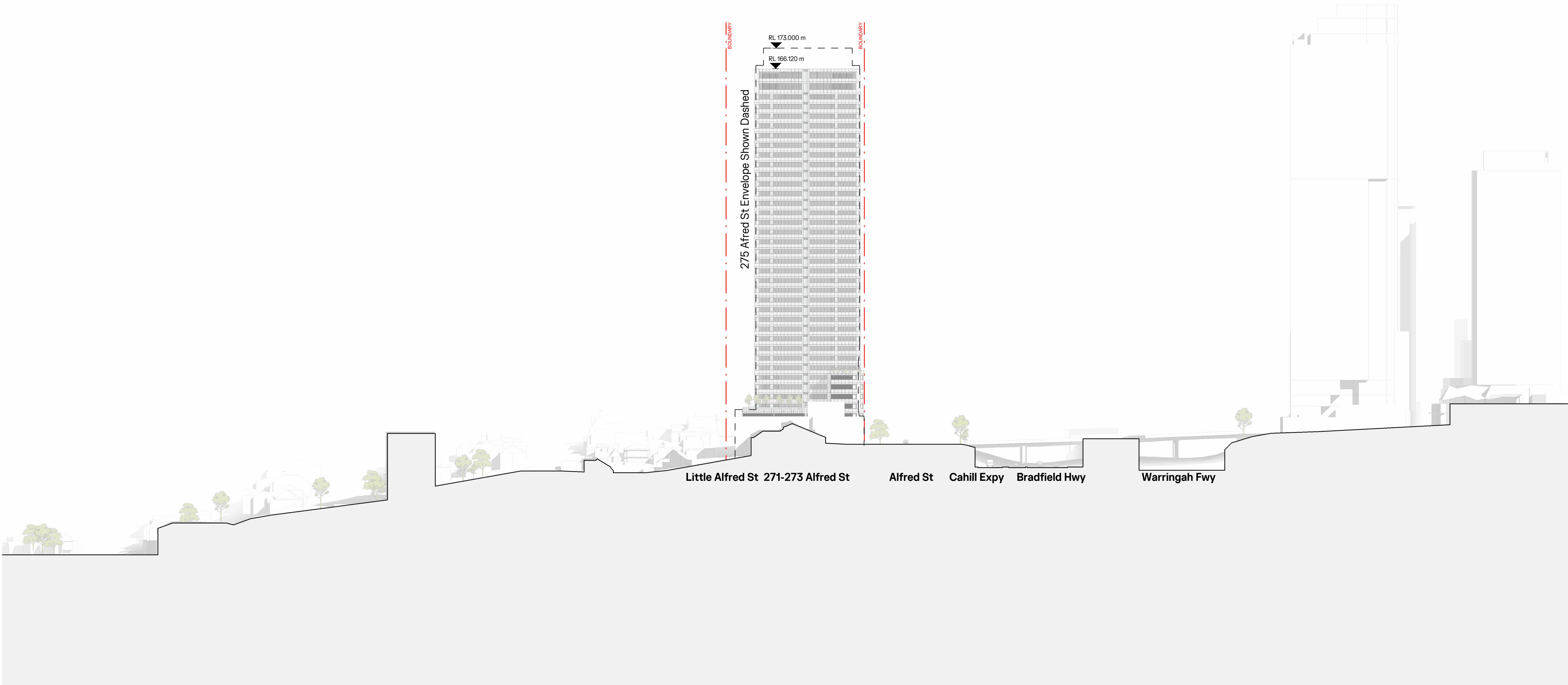
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273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A09 - ELEVATIONS
WEST STREET ELEVATION

PROJECT NO:	SCALE AT A1:
90064	1 : 750
DRAWING NO:	REV:
DA09.103	A



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OCG	JL		AC	

SCALE BAR:

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SCALE: 1:750

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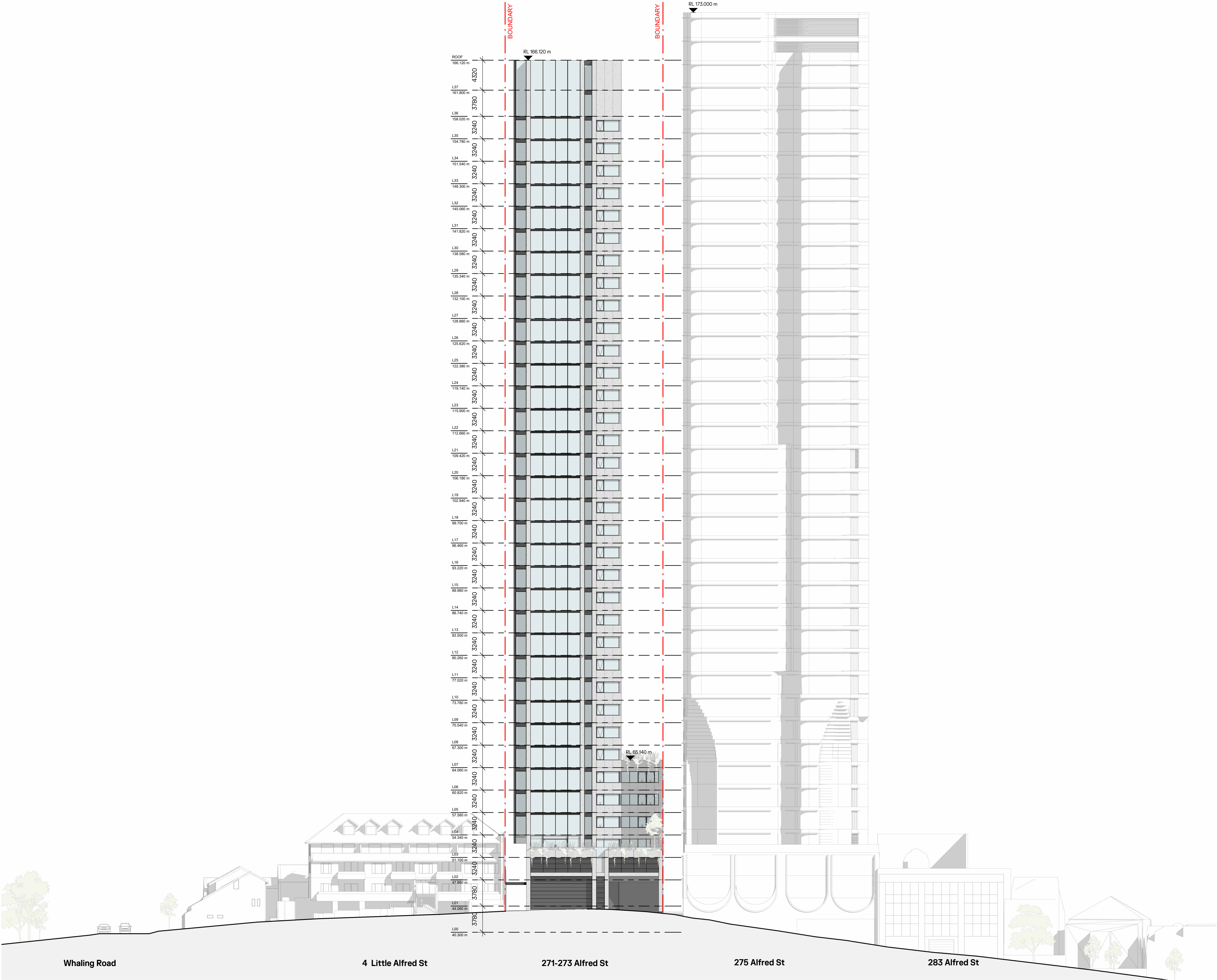
Office of Cortese & Gilder
Cortese Associates Pty Ltd
ABN 25 677 415 002
NSW Nominated Architect Andrew Cortese 6652
E info@cortese-gilder.com

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273 Alfred Street
North Sydney NSW 2060

PROJECT:
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North Sydney NSW 2060

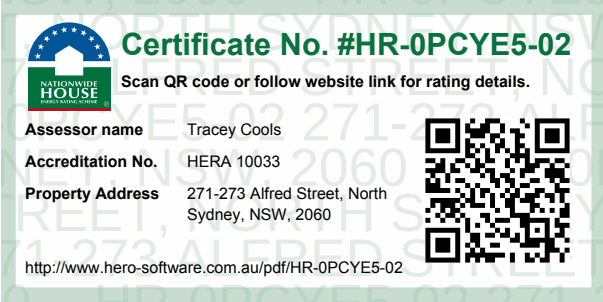
DRAWING TITLE:
A09 - ELEVATIONS
NORTH STREET ELEVATION

PROJECT NO: 90064		SCALE AT A1: 1: 750	
DRAWING NO: DA09.104		REV: A	



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DRN	CHK		APP	
OCG	JL		AC	

SCALE BAR:
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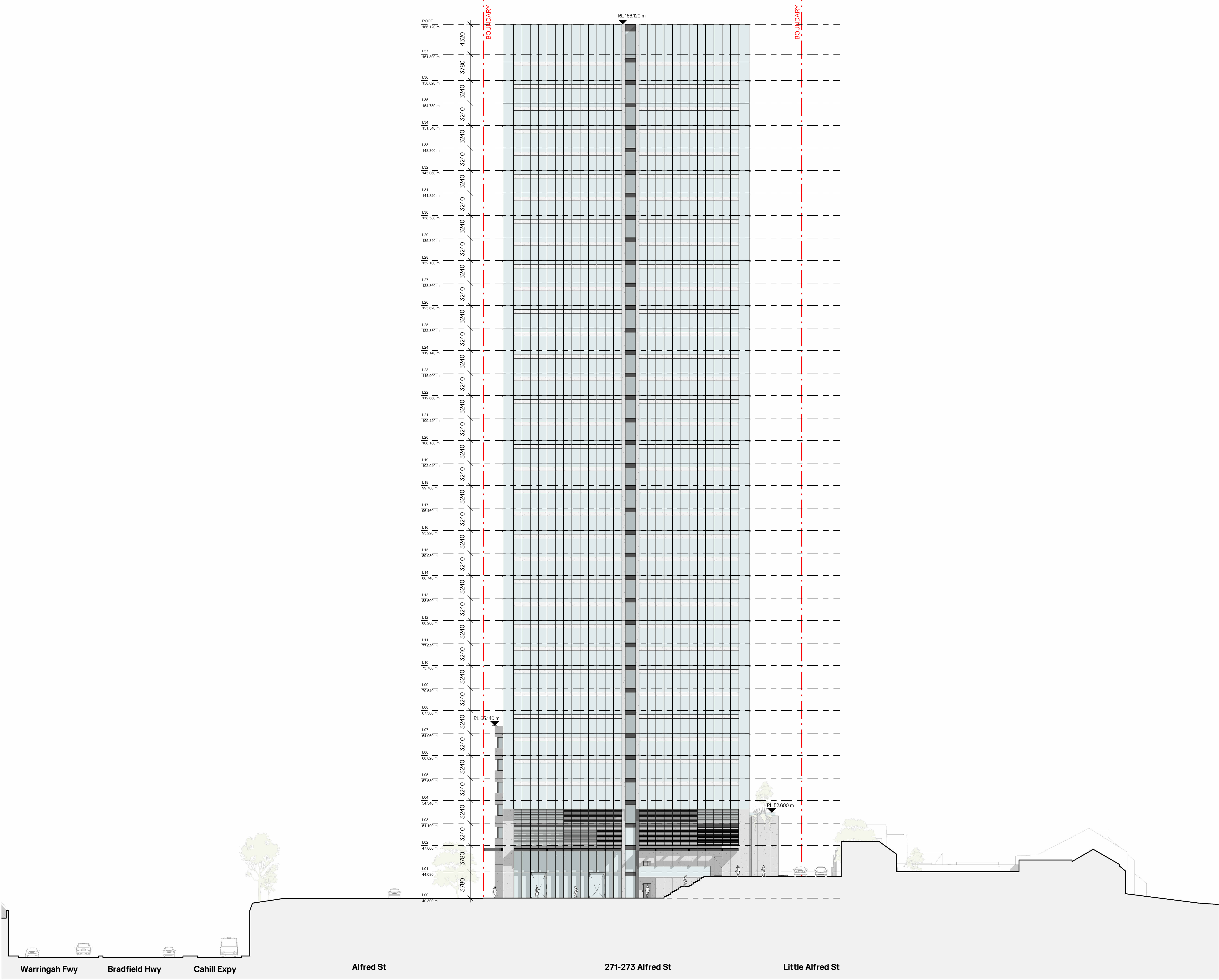
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NSW Nominated Architect Andrew Cortese 6652
E info@corteseandgilder.com

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North Sydney NSW 2060

PROJECT:
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North Sydney NSW 2060

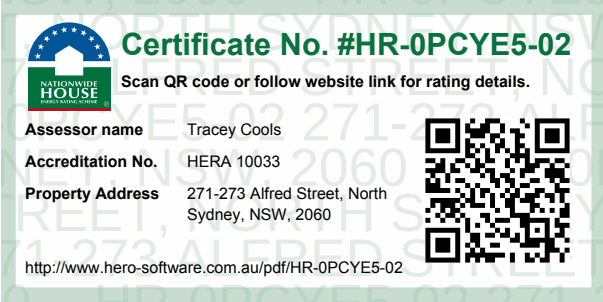
DRAWING TITLE:
A09 - ELEVATIONS
EAST ELEVATION

PROJECT NO: 90064	SCALE AT A1: 1: 250
DRAWING NO: DA09.201	REV: A



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SCALE BAR:

0 2500 5000 12500

SCALE: 1:250

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NSW Nominated Architect Andrew Cortese 6652
E info@cortese glider.com

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273 Alfred Street
North Sydney NSW 2060

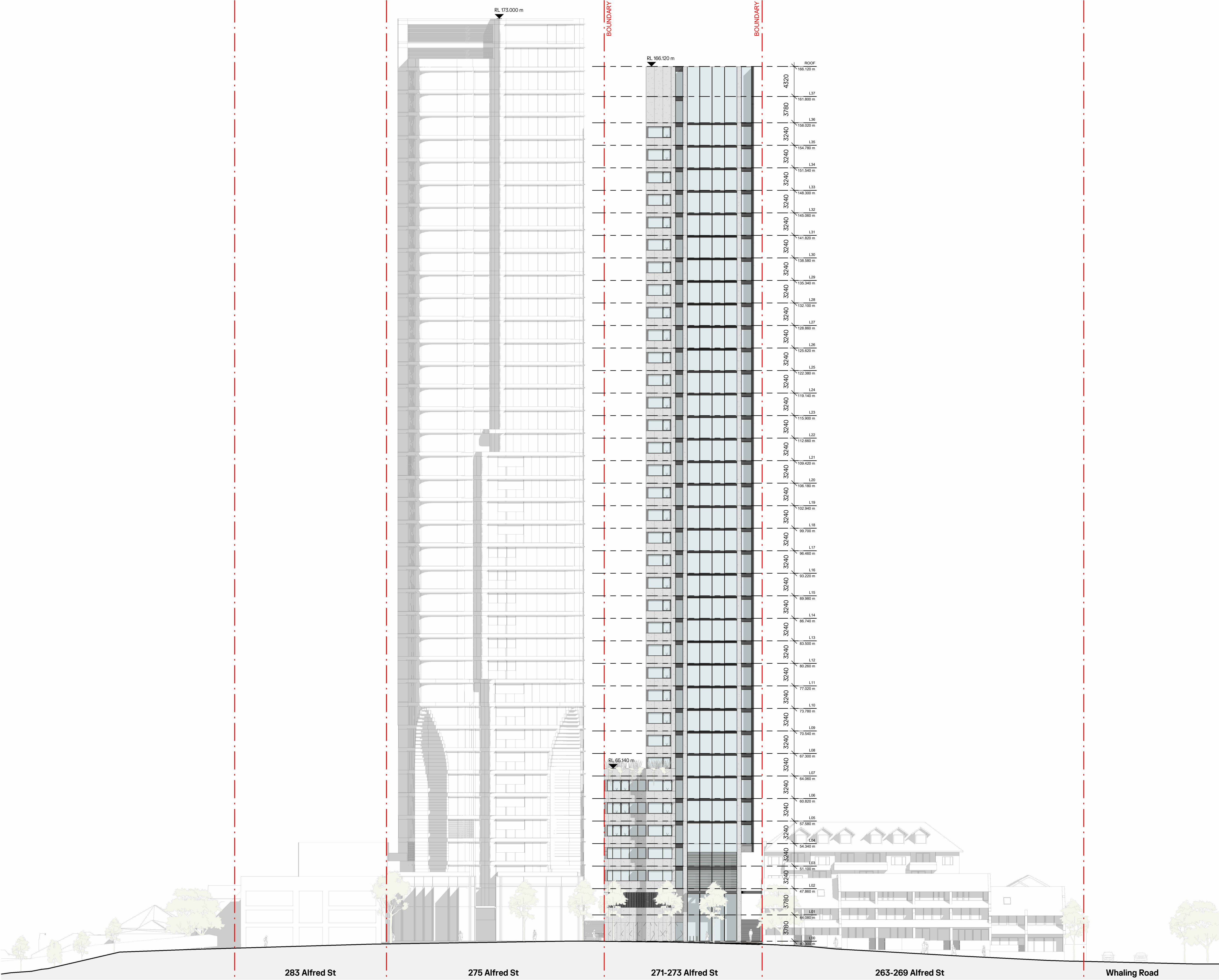
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271-273 Alfred Street
North Sydney NSW 2060

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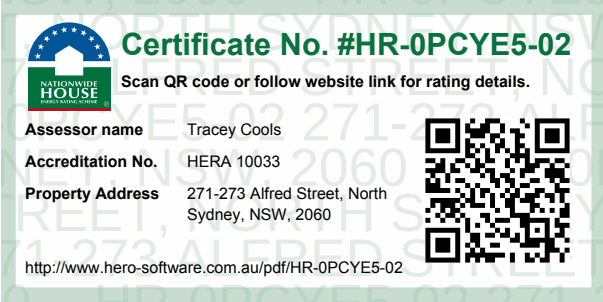
A09 - ELEVATIONS
SOUTH ELEVATION

PROJECT NO: 90064	SCALE AT A1: 1: 250
DRAWING NO: DA09.202	REV: A



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REV	DESCRIPTION	DATE	BY
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OCG	JL	AC	

SCALE BAR:

0 2500 5000 12500

SCALE: 1:250

OCG

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North Sydney NSW 2060

PROJECT:

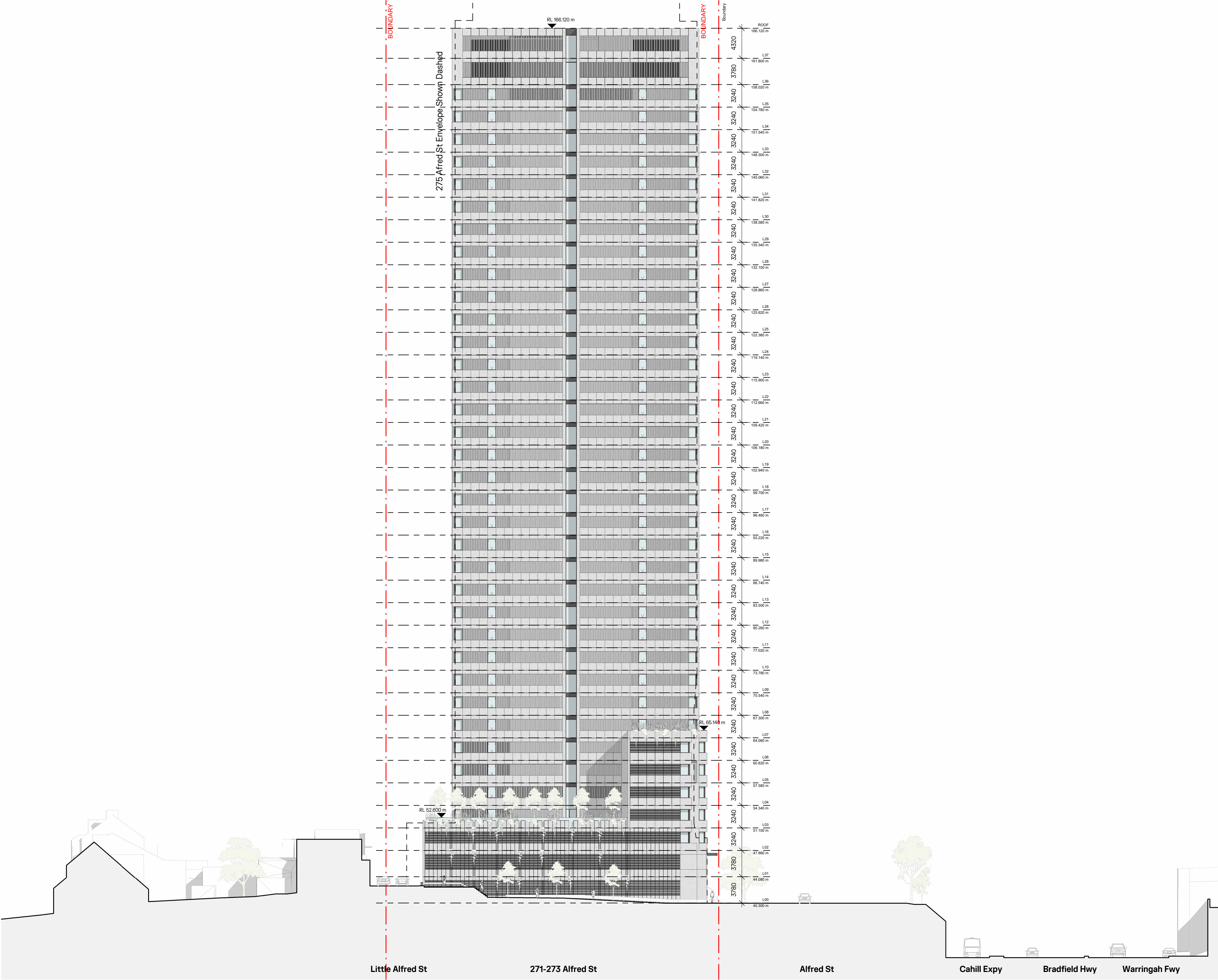
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:

A09 - ELEVATIONS
WEST ELEVATION

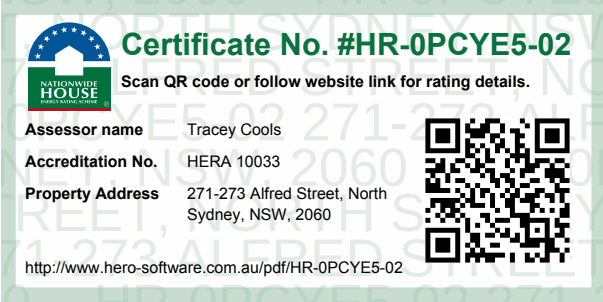
PROJECT NO: 90064 **SCALE AT A1:** 1:250

DRAWING NO: DA09.203 **REV:** A



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0 2500 5000 12500
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NSW Nominated Architect Andrew Cortese 6652
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North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A09 - ELEVATIONS
NORTH ELEVATION

PROJECT NO: 90064
SCALE AT A1: 1: 250

DRAWING NO: DA09.204
REV: A

- | | |
|--|--|
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(Exfoliated - Moruya Granite)</p> |
| <p>ELG 502</p>  | <p>GRC Cladding
(Exfoliated Bone White Stone)</p> |
| <p>PNT 301-401</p>  | <p>External Grade Matt Powdercoat
(Metallic Grey - RAL 9007)</p> |
| <p>GLS 101-107</p>  | <p>Low Iron Vision Glass</p> |
| <p>PAV 101</p>  | <p>Stone Paving
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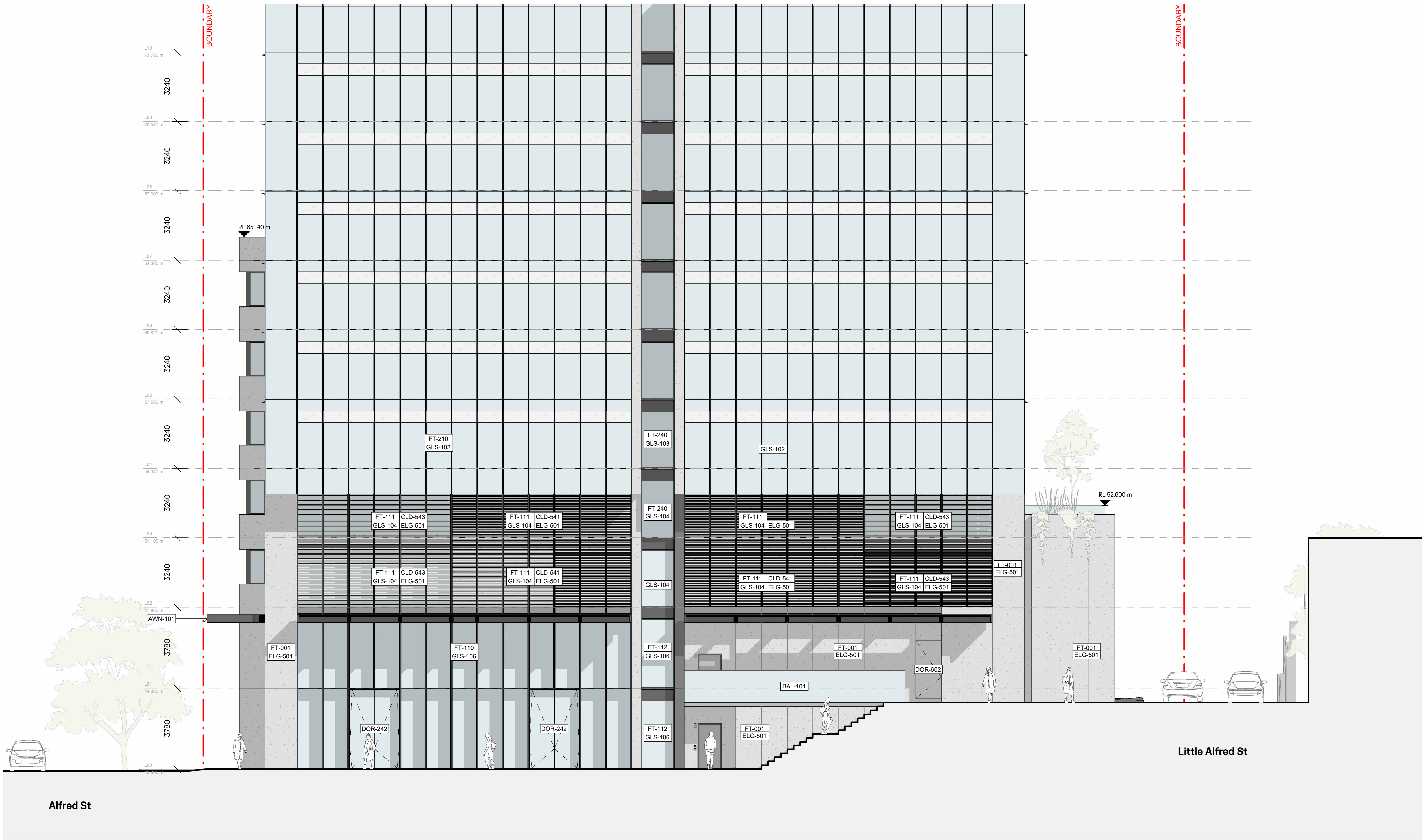
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North Sydney NSW 2060

PROJECT NO: 90064 SCALE AT A1: As indicated

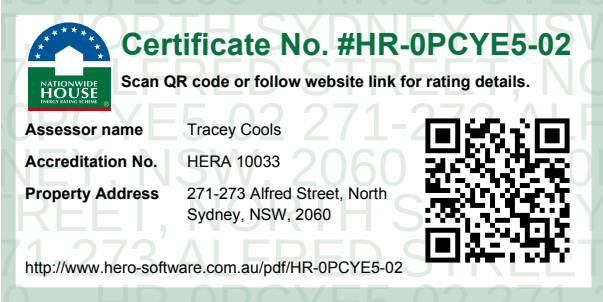
DRAWING NO: DA09.301 REV: A



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LEGEND:		
ELG 501		GRC Cladding (Exfoliated - Moruya Granite)
ELG 502		GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401		External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107		Low Iron Vision Glass
PAV 101		Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



REV	ISSUED FOR SSDA	DATE	BY
A	OCG	29.06.26	JL
DRN	CHK	APP	
OCG	JL	AC	

SCALE BAR:
0 2500 5000 12500
SCALE: 1:250

OCG

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NSW Nominated Architect Andrew Cortese 6652
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CLIENT:
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273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A09 - ELEVATIONS
PODIUM SOUTH ELEVATION

PROJECT NO: 90064	SCALE AT A1: As indicated
DRAWING NO: DA09.302	REV: A

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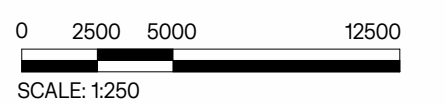


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REV	DESCRIPTION	DATE	BY
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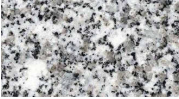
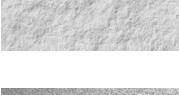
PROJECT:

271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:

A09 - ELEVATIONS
PODIUM WEST ELEVATION

PROJECT NO: 90064	SCALE AT A1: As indicated
DRAWING NO: DA09.303	REV: A

- | | |
|--|--|
| <p>LEGEND:</p> <p>ELG 501</p>  | <p>GRC Cladding
(Exfoliated - Moruya Granite)</p> |
| <p>ELG 502</p>  | <p>GRC Cladding
(Exfoliated Bone White Stone)</p> |
| <p>PNT 301-401</p>  | <p>External Grade Matt Powdercoat
(Metallic Grey - RAL 9007)</p> |
| <p>GLS 101-107</p>  | <p>Low Iron Vision Glass</p> |
| <p>PAV 101</p>  | <p>Stone Paving
(Exfoliated - Bruce Rock Juparana Granite)</p> |

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Scan QR code or follow website link for rating details.

Assessor name	Tracye Cools
Accreditation No.	HERRA 100033
Property Address	271-273 Alfred Street, North Sydney, NSW, 2060

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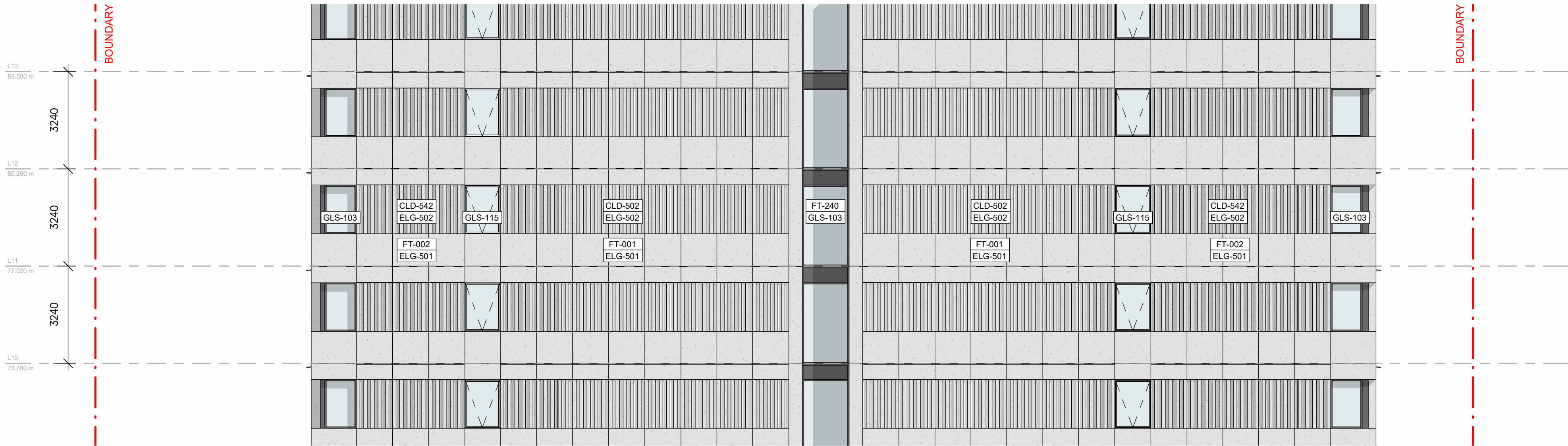
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PROJECT NO:	SCALE AT A1:
90064	As indicated
DRAWING NO:	REV:
DA09.304	A

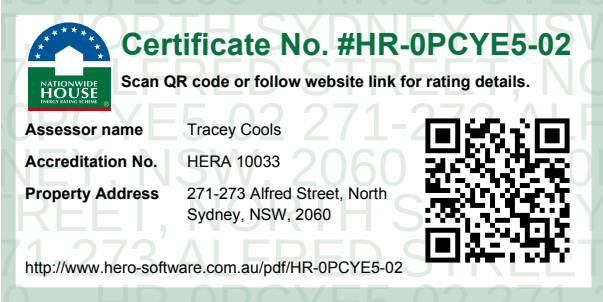
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LEGEND:

ELG 501		GRC Cladding (Exfoliated - Moruya Granite)
ELG 502		GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401		External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107		Low Iron Vision Glass
PAV 101		Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



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PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A09 - ELEVATIONS
TOWER ELEVATIONS

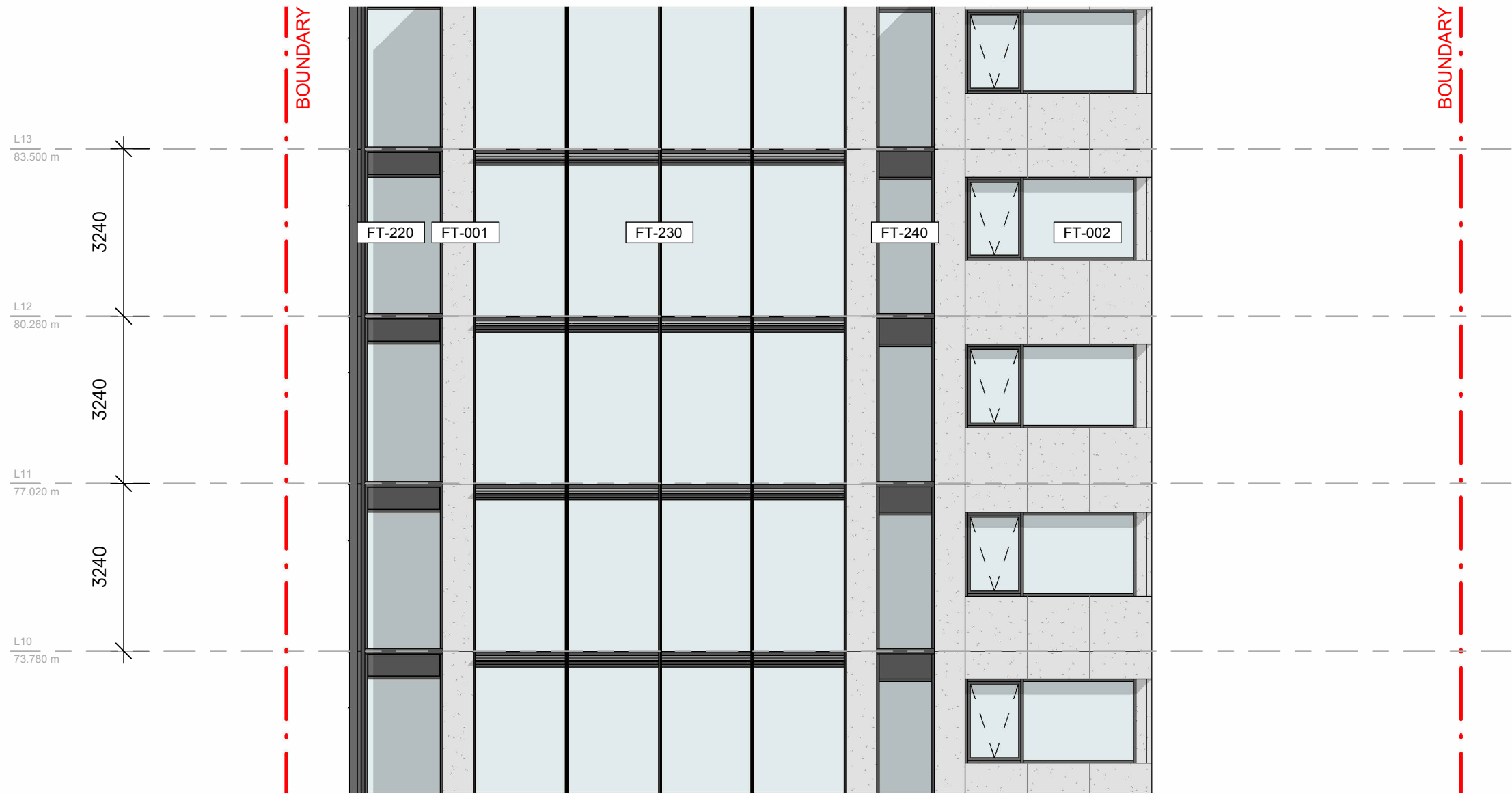
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90064

SCALE AT A1:
As indicated

DRAWING NO:
DA09.305

REV:
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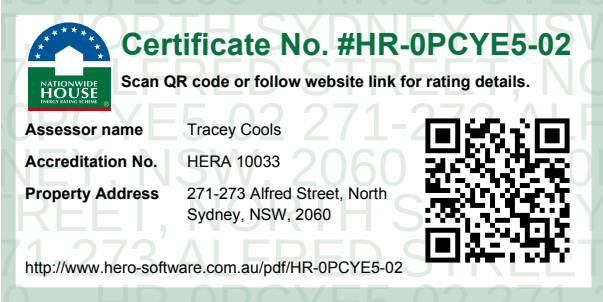
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LEGEND:

ELG 501		GRC Cladding (Exfoliated - Moruya Granite)
ELG 502		GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401		External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107		Low Iron Vision Glass
PAV 101		Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



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REV	DESCRIPTION	DATE	BY
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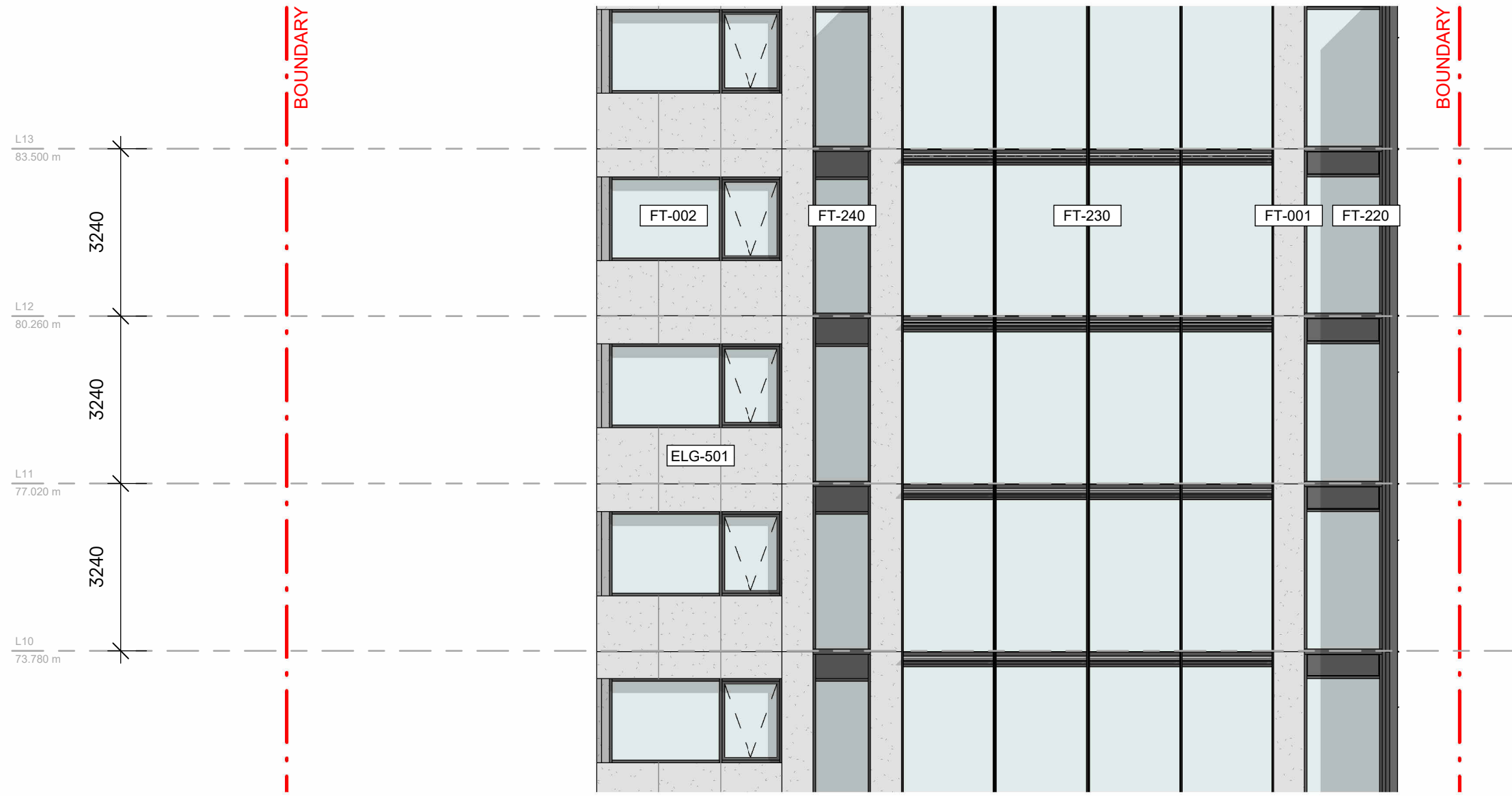
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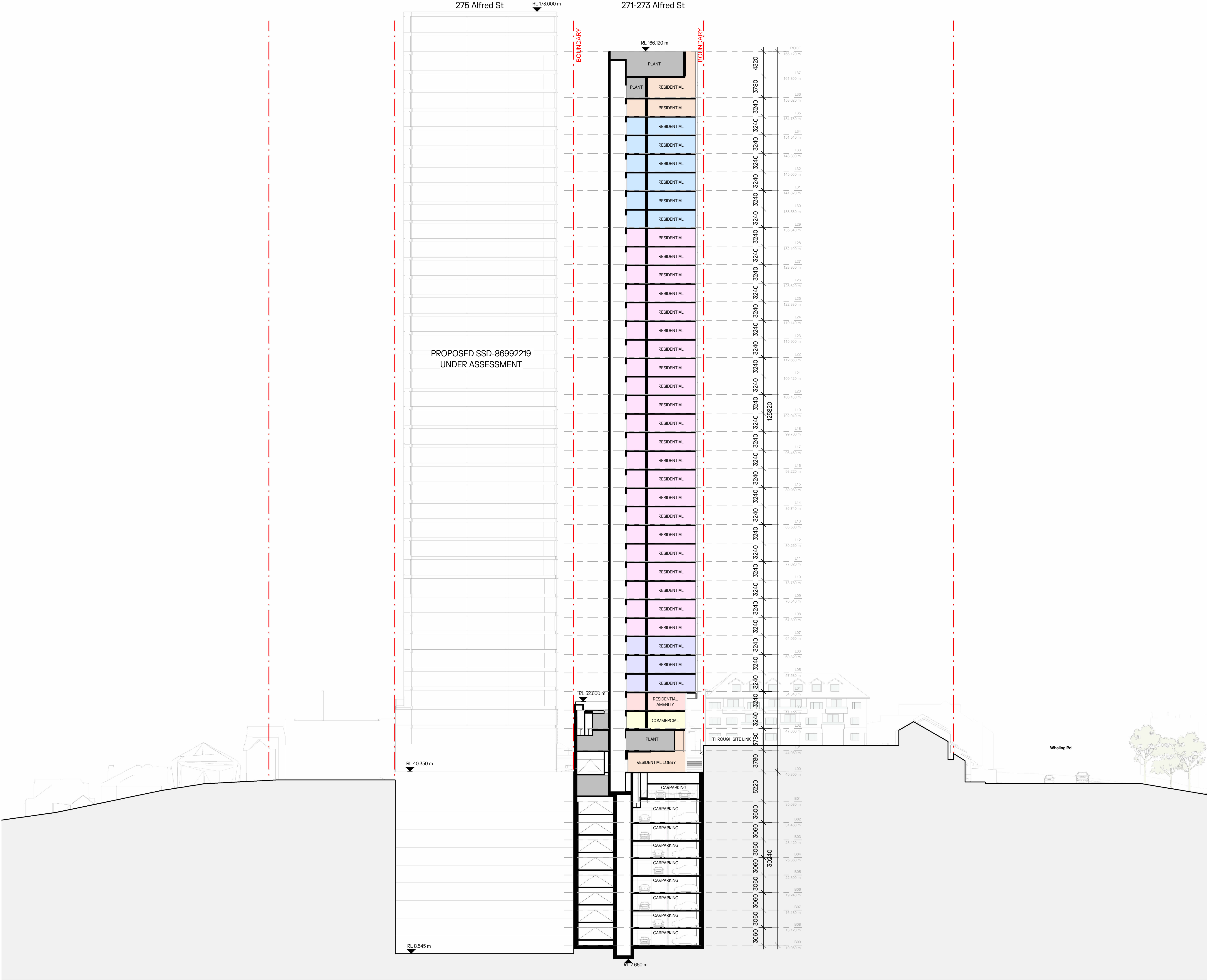
CLIENT:
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North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A09 - ELEVATIONS
TOWER ELEVATIONS

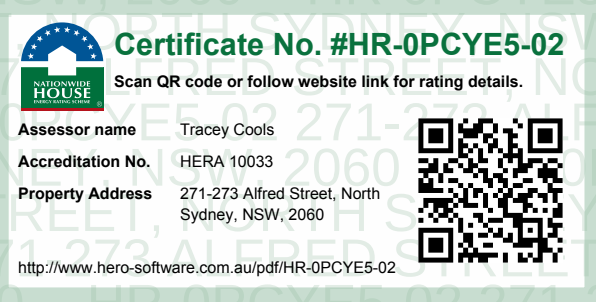
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DRAWING NO: DA09.306	REV: A





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North Sydney NSW 2060

PROJECT:

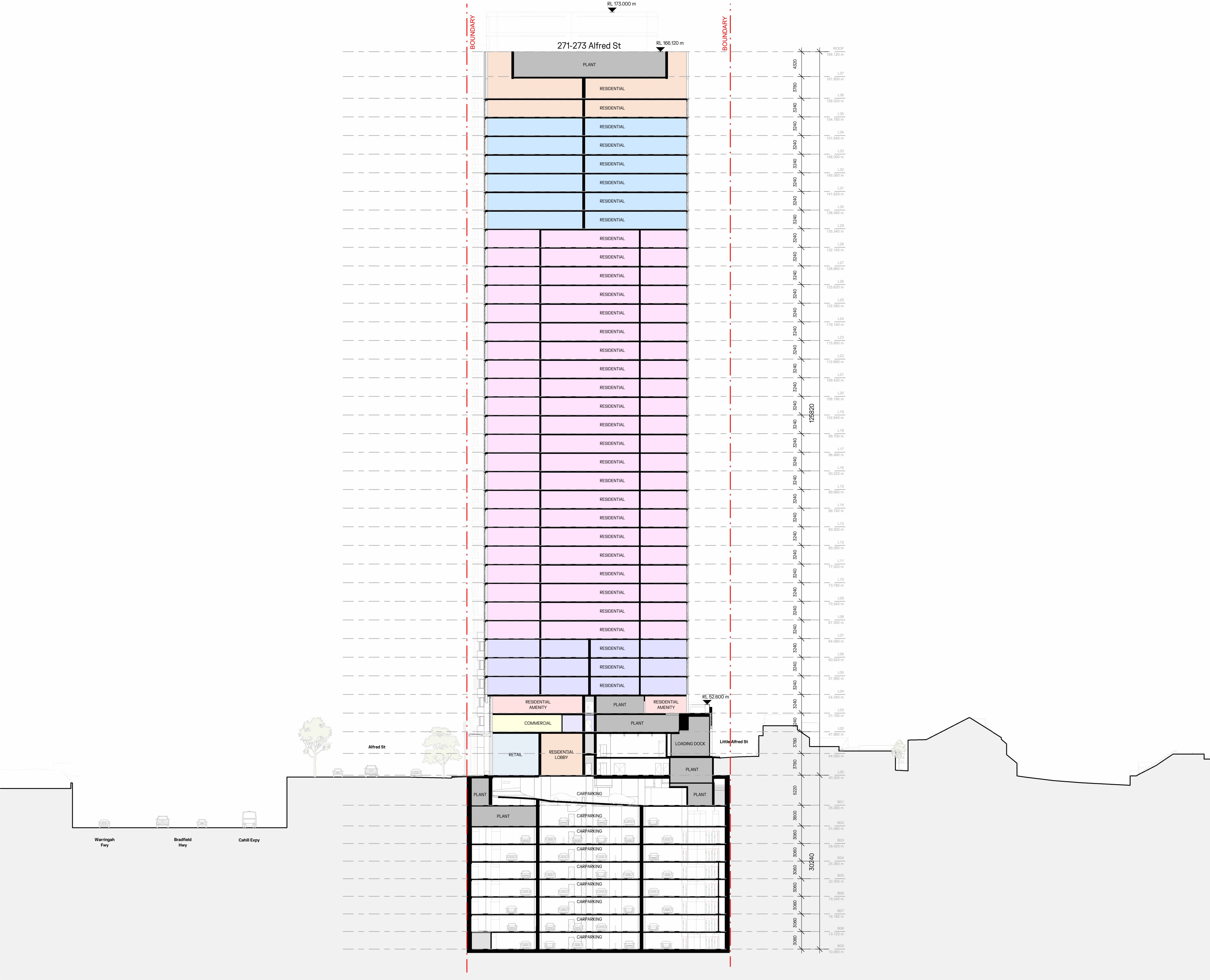
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:

A10 - SECTIONS
BUILDING SECTION A

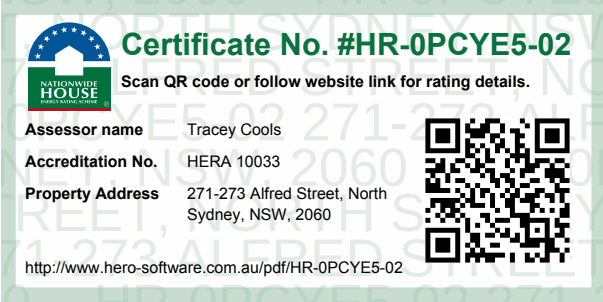
PROJECT NO: 90064 **SCALE AT A1:** 1:300

DRAWING NO: DA10.101 **REV:** A



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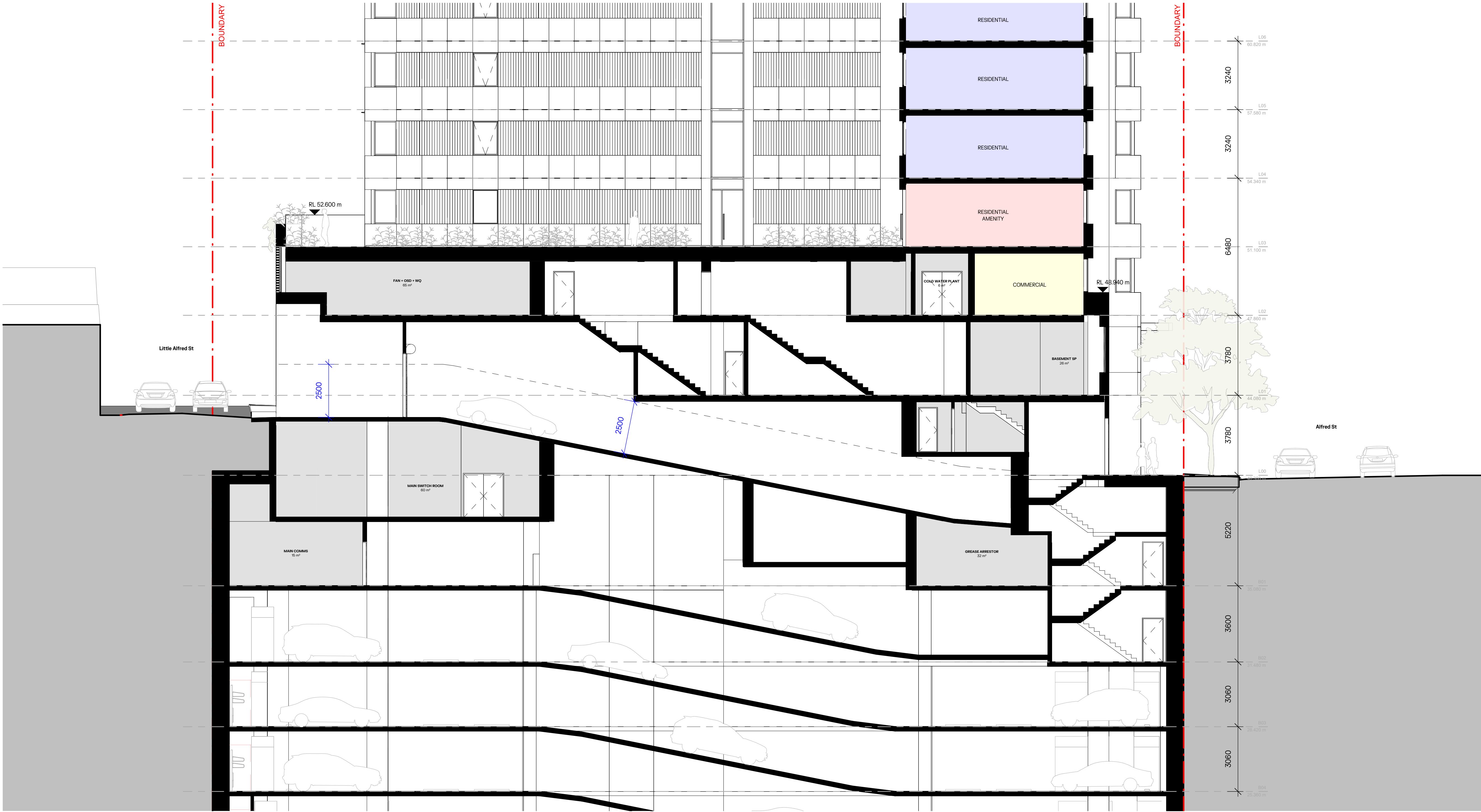
PROJECT:
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DRAWING TITLE:
A10 - SECTIONS
BUILDING SECTION B

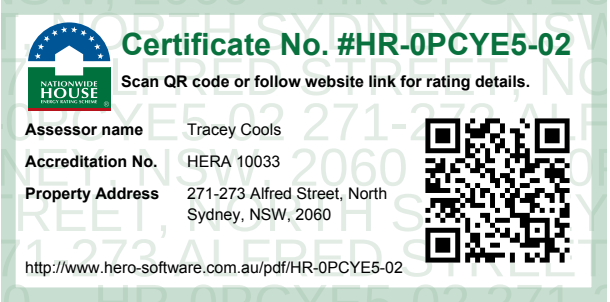
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SCALE AT A1: 1:300

DRAWING NO: DA10.102
REV: A

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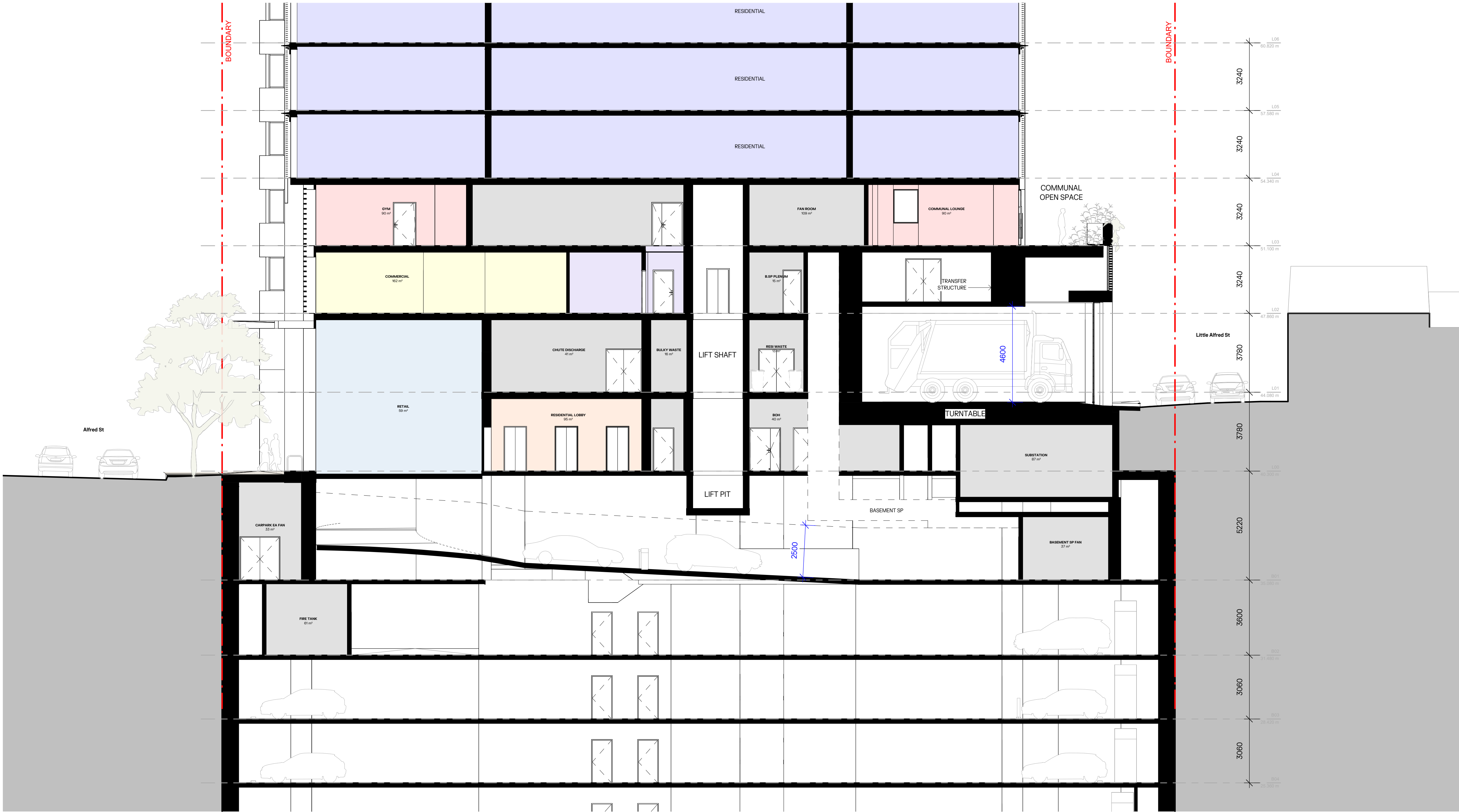
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PROJECT:
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DRAWING TITLE:
A10 - SECTIONS
BUILDING SECTION C

PROJECT NO: 90064	SCALE AT A1: 1:100
DRAWING NO: DA10.103	REV: A



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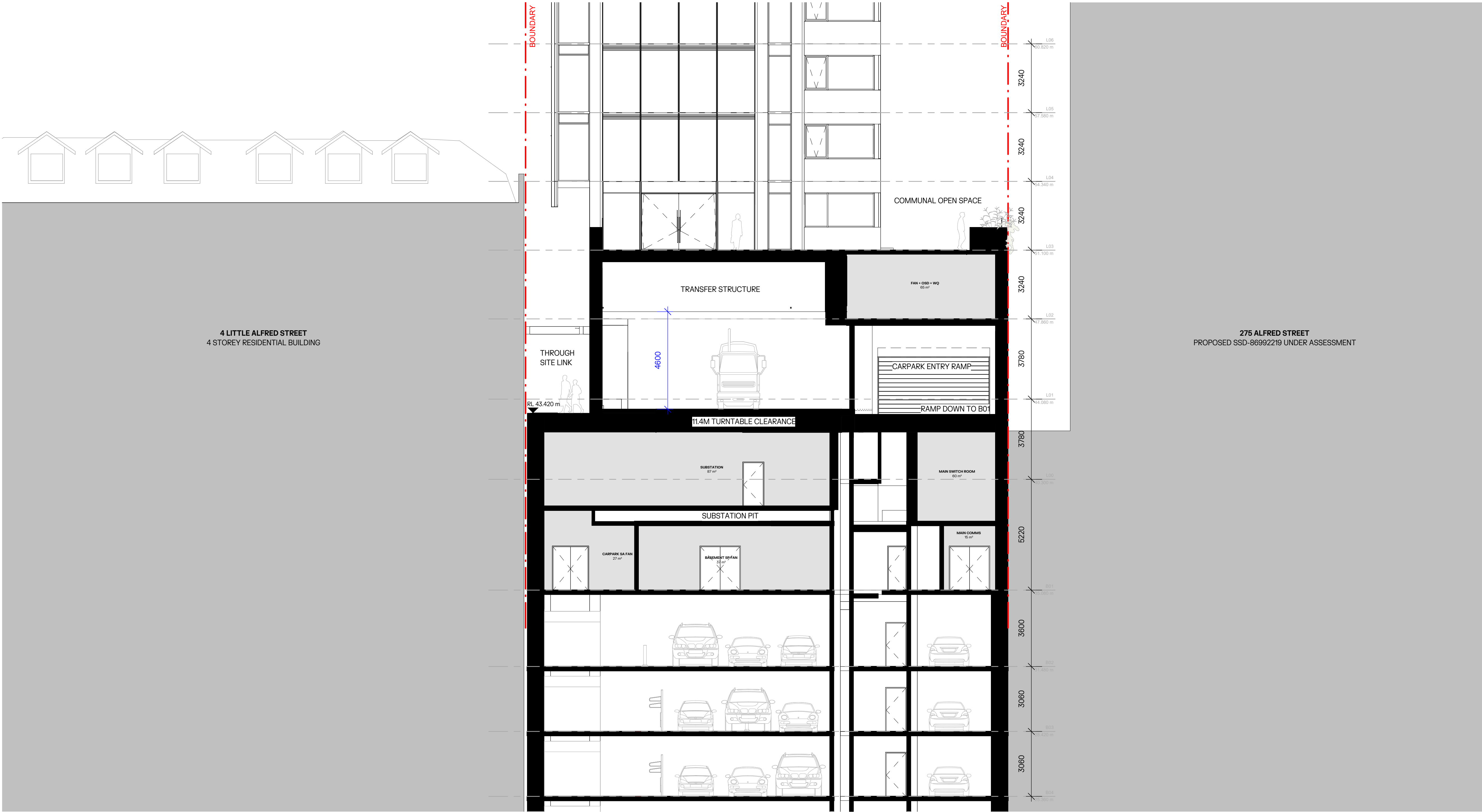
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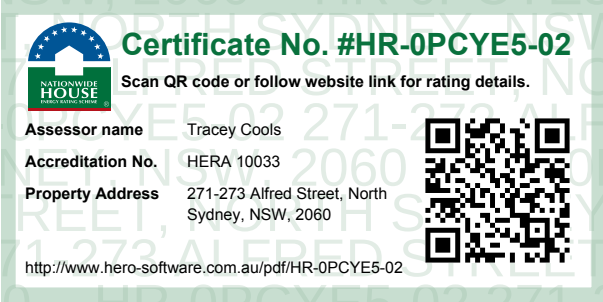
A10 - SECTIONS
BUILDING SECTION D

PROJECT NO: 90064	SCALE AT A1: 1:100
DRAWING NO: DA10.104	REV: A



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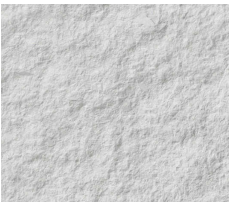
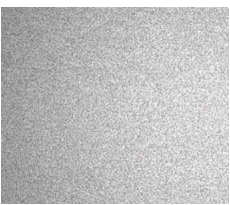
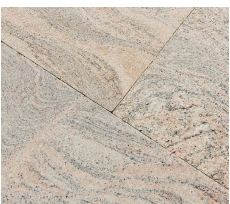
DRAWING TITLE:
A10 - SECTIONS
BUILDING SECTION E

PROJECT NO: 90064	SCALE AT A1: 1:100
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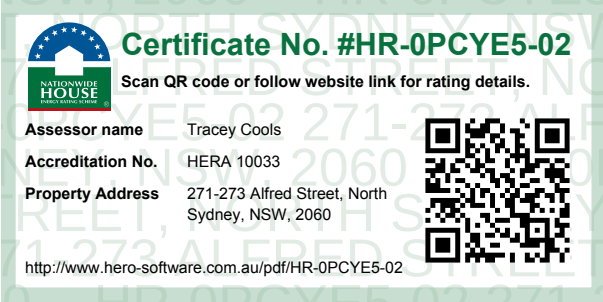
Tags	Description
AMW-521	Façade Architectural Steelwork Exposed/ Finish: Steel Protective Coating in Powdercoat Colour (PNT-301) to match Curtain Wall (FT-110).
AWN-101	Glazed Awning with Metal Cladding over Structural Steel Surround frame. Glass GLS-107 / Metal Finish: Steel Protective Coating/ Matt Powdercoat (PNT-301) to match Curtain Wall (FT-110).
BAL-101	Frameless Glass Balustrade of Glass GLS-105. Metal top rail in Finish and Powdercoat Colour (PNT-401) to match Curtain Wall (FT-110).
CLD-501	GRC Façade panel (Wall/ Soffit/ Sill) as rainscreen on framing / waterproofed substrate / GRC finish: ELG-501
CLD-502	GRC Vertical Square Edge Corrugated Façade panel (Wall) as rainscreen on framing. GRC finish ELG-502/ into Façade System FT-001 as Tower Core cladding. To match in appearance, corrugation depth, finish and colour GRC Baguettes CLD-542 / ELG-502
CLD-503	CLD-501/ELG-501 as GRC Horizontal Square Edge Corrugated Façade panel (Wall)
CLD-504	CLD-501/ELG-501 as GRC Perforated Façade panel (Wall/ Soffit) with Acoustic Insulation (Non Combustible) behind lining within cavity space / Insulation covered by Scrim Fabric Colour Black.
CLD-541	GRC Façade Baguette Louvre system with internal metal frame, recessed end fixings in steel protective coating finish/ 60 x 60 mm at 120mm centres and 50% open/ into Façade System FT-001, FT-002 and FT-111 flush with the main GRC facade in location of plant room or wet areas/ GRC finish: ELG-501
CLD-542	GRC Façade Baguette Louvre system with internal metal frame, recessed end fixings in steel protective coating finish/ 60 x 60mm Baguette at 120mm centres in Vertical orientation / into Façade System FT-002 in alignment with windows / GRC finish: ELG-502
CLD-543	GRC Façade Baguette Louvre system with internal metal frame, recessed end fixings in steel protective coating finish/ 60 x 60mm Baguette at 240mm centres/ Located in front of Glass in Façade System FT-111 / GRC finish: ELG-501
CON-101	Cement/Concrete Finish, Light Grey Colour
DOR-203	Metal Door Frame / Metal Frame Leaf (Thermally Broken Frames) / Glass Sliding Door. Frame Finish and Colour (PNT-401) to match Curtain Wall (FT-110) with Glass GLS-108
DOR-242	Frameless Glass Auto Door - Floor Operator - Pivot into Window Wall / Glass GLS-106
DOR-262	Framed Glass Auto Door (Thermally Broken Frame) - Floor Operator - Pivot Door - into Curtain Wall / with side lite. Finish and Colour to match Curtain Wall (FT-110). Glass GLS-104
DOR-501	Podium Car Park Entry Door - Lev 1 East Facade. Roller Shutter - Automatic / Metal, door set back minimum 6m from main GRC facade with AMW-521 Structural Steel Frame. Finish and Powdercoat Colour (PNT-301) to match Curtain Wall (FT-110).
DOR-511	Podium Loading Dock Door - Lev 1 East Facade. Panel Lift Sectional Door - Automatic/ Metal. Door set back 600mm from main GRC facade with AMW-521 Structural Steel Reveal and Soffit. Finish and Powdercoat Colour (PNT-301) to match Curtain Wall (FT-110).
DOR-602	Podium Façade Doors - Gnd and Lev 1. Pivot Door - Concealed Metal Door Frame and Concealed Door Leaf Frame with GRC Panel Facing (ELG-501) to Match adjacent Façade setout and finish. Includes GRC clad recess for the door furniture and Metal Letter signage.
ELG-501	GRC - Cementitious finish with exposed granite aggregate 14mm/ similar to lighter shades of NSW Moruya Granite/ Panel to be grit blasted after casting for exfoliated appearance. Panel Colour - Light Grey with exposed aggregate
ELG-502	GRC - Cementitious Finish of exposed aggregate with Feldspar, quartz, mica exposed / Panel to be grit blasted after casting for exfoliated appearance. Panel Colour - Cotton White/ Bone White with exposed aggregate
FT-001	Solid Wall Cladding to Columns, Walls and Recesses <i>East, West, North and South Facades</i> FT-001 and FT-002 are similar in appearance, both use GRC cladding CLD-501/ELG-501 on framing with matching joint patterns and panel setout. FT-001 applies this as a direct cladding system; FT-002 as a rainscreen attachment to a unitised curtain wall. - Scope of Cladding - Includes columns on balconies, balcony soffits and slab cover, including internal faces of facade columns and internal bulkheads. Balcony soffits are finished as Perforated Panel CLD-504/ELG-501. - Includes facade recesses (wall, soffit and sill) to podium walls, Level 3 planter boxes, external covered areas of the carpark entry (wall and soffit) to the carpark security door, and ground and Level 1 external corridors (wall and soffit). - North Wall : Tower Core - GRC cladding with Flat Panel CLD-501/ELG-501 and Vertical Square Edge Corrugated Panel CLD-502/ELG-502. The corrugated panel is aligned to mimic the baguettes CLD-542/ELG-502 used in FT-002. - Plantroom Baguettes - GRC Baguettes CLD-541/ELG-501, flush to the main GRC facade, 50% open. Supported off recessed stick-built aluminium frames. Baguette orientation as shown on drawings. Mechanical Louvre Wall LVR-202 behind, finished Black. - Finishes and Hardware - Metal frame and trim: PNT-401; Podium loading dock door: DOR-511; Carpark entry security door: DOR-501; Doors in solid wall facades: DOR-602
FT-002	Solid Wall Cladding within Unitised Curtain Wall <i>East, West, North and South Facades</i> FT-001 and FT-002 are similar in appearance, both use GRC cladding CLD-501/ELG-501 with matching joint patterns and panel setout. FT-002 applies this as a GRC rainscreen (front, top, bottom and sides as one unit) fixed to a unitised curtain wall; FT-001 applies cladding directly to framing. - Curtain Wall System - Curtain wall frame 210mm depth with GRC rainscreen projecting 240mm = 450mm overall depth (excluding curtain wall fixings). GRC rainscreen CLD-501/ELG-501 forms a continuous recessed band aligned to strip windows. Curtain wall includes: Strip windows of fixed and awning sashes, set to the rear of the curtain wall frame. Glass: GLS-103; Insert awning window, located forward/flush to the main GRC facade. Glass: GLS-103. - Baguettes - Apartment Level - GRC Baguettes CLD-542/ELG-502, flush to the main GRC facade, in vertical orientation, within the rainscreen recess band. Apartment mechanical services air grille located in the soffit behind the baguettes. - Baguettes – Rooftop Plantroom - GRC Baguettes CLD-542/ELG-502, flush to the main GRC facade, 50% open, in vertical orientation. Mechanical Louvre LVR-202 behind, finished in Black. - Baguettes – Podium Plantroom - GRC Baguettes CLD-541/ELG-501, flush to the main GRC facade, 50% open. Baguette orientation as shown on design drawings. Mechanical Louvre LVR-202 behind, finished in Black. - Podium North Wall - GRC rainscreen with Flat Panel CLD-501/ELG-501 and Horizontal Square Edge Corrugated Panel CLD-503/ELG-501, with recesses and planter boxes as shown on design drawings. - Finishes and Hardware - Curtain wall frame: PNT-401; Doors in solid wall facades: DOR-602 - Note – Fire Drencher Requirement - Below Level 9, where the facade is located within 3m of the site boundary, drencher protection is required. Drenchers in finished aluminium PNT-401 / steel PNT-301, or in a colour matching the adjacent background.
FT-110	Podium Glass Window Wall - Lobby/ Retail - Gnd and Lev 1 South and West Facades. Stick-built podium glazing system with aluminium carrier frame supported from exposed secondary steel. Window Sill, Head, Mullion and intermediate Horizontal Projection for overall frame depth of 600mm. Structurally glazed panels of vision glass GLS-106 with auto doors DOR-242. Metal Finish and colour: Aluminium PNT-401 / Steel PNT-301.
FT-111	Podium Glass Window Wall - Commercial/ Amenities - Level 2 and 3 West and South Facades. Frame to match FT-110 with vision glass GLS-104 or spandrel or mechanical louvre set to rear of frame. GRC baguettes set flush to front of frame in horizontal orientation in frequency as shown on design drawings. In Habitable Room locations CLD-543/ELG-501 and in Plantroom and Wet Area location GRC Baguettes CLD-541/ELG-501 at 50% open with spandrel or Mechanical Louvre LVR-202 behind in colour Black.
FT-112	Tower Glass Curtain Wall FT-240 - at Podium Levels South, East and West Facade. Tower Curtain Wall with DGU of vision glass: GLS-104 for Level 2 and 3, with Auto doors DOR-262 and GLS-106 for Gnd and Level 1, with Auto doors DOR-242. Glass Shadow Box at spandrel locations (typically plant rooms and wet areas).
FT-113	Tower Glass Curtain Wall FT-230 at Podium Level 3 East Façade/ Amenities. Tower Curtain Wall FT-230 with DGU of vision glass GLS-104 with auto doors DOR-262.
FT-210	Tower Balcony Glass Curtain Wall - South Façade Wall. Curtain Wall of 300mm frame depth with Steel strongback, unitised aluminium frame and structurally glazed with DGU Vision Glass GLS-102. Curtain Wall with Handrail Behind (Powdercoat Finish, PNT-401). Curtain Wall with Side Wings and Bottom Apron (Bottom Apron part of Level 4 unit). Frame and Balustrade Finish and Colour: PNT-401. GRC column cladding and Soffit Cladding to Balcony - GRC cladding CLD-501/ELG-501. Balcony Apartment/ Glass Panel Sliding Door DOR-203/ Metal Door Frame with Glass GLS-105.
FT-220	Tower Recessed Balcony Glass Curtain Wall - East and West Facades. Curtain Wall of 210mm deep frame, unitised aluminium frame and structurally glazed with DGU Vision Glass GLS-102. Curtain Wall with Handrail Behind. Frame and Balustrade Finish and Colour: PNT-401. GRC column cladding and Soffit Cladding to Balcony - GRC cladding CLD-501/ELG-501.
FT-230	Tower Glass Open Cavity Façade (OCF) Curtain Wall - East and West Facade. OCF frame with 160mm Nosing projection (PNT-401) with glass GLS-101. OCF frame = 300mm (not including Curtain wall fixings or Nosing projection). OCF inner glass Lite (with E-coating) with full height/ Tilt and turn side hung sash, openable, inward swing for ventilation and cleaning. Automated Venetian blind, 80mm metal blades in open cavity (PNT-401). OCF outer glass Lite with reflective coating. Curtain Wall with Bottom Apron West Elevation (Bottom Apron houses OCF outer glass wall only). Frame Finish and Colour: PNT-401. Internal Column cladding and Soffit Cladding to rear of this glass wall - GRC cladding CLD-501/ELG-501.
FT-240	Tower Recessed Glass Curtain Wall - East, West, North and South Facade. Curtain Wall of 210mm deep frame, unitised thermally broken aluminium frame with DGU structurally glazed with vision glass GLS-103. Glass Shadow Box High Lite at spandrel locations. Frame Finish and Colour: PNT-401. Internal Column cladding and Soffit Cladding to rear of this glass wall - GRC cladding CLD-501/ELG-501.
FT-310	FT-210 at rooftop as a double height frame with internal steel frame and steel top prop in finish and colour PNT-301. Intermediate Glass horizontal joint as frameless glass joint (GLS-102).
FT-330	FT-230 at rooftop as a double height frame with internal steel frame and steel top prop in finish and colour PNT-301. Glass as per GLS-102 with Intermediate Glass horizontal joint as frameless glass joint.
FT-340	FT-240 at rooftop as a double height frame with internal steel frame and steel top prop in finish and colour PNT-301. Intermediate Glass horizontal joint as frameless glass joint (GLS-103).
GLS-101	Tower OCF glass (Lite / Cavity / Lite). INNER Glass Lite (DGU, Vision Glass of low iron, high visible light with the outer glass pane with E-Coating on #4. Reference Project - One Sydney Harbour / Silver Grey E-Coating). OUTER Glass Lite (SGU, Vision Glass of Low Iron, Clear, High Visible Light. Reflectivity 20% with reflective coating on #2. Reference Project - One Sydney Harbour / Reflective Coating).
GLS-102	Tower Balcony Glass - DGU, Vision glass of low iron, clear, Laminated safety glass with OUTER glass to match outer glass of GLS-101.
GLS-103	Apartment Windows Glass - DGU Vision Glass, with OUTER glass pane with coating as per GLS-101 outer glass lite on #2 and E-coating as per GLS-101 Inner glass lite on #4.
GLS-104	Commercial/ Amenities Glass - DGU Vision Glass as per GLS-103.
GLS-105	External Balustrade Glass - Vision glass of Low Iron, Clear, Laminated Safety Glass.
GLS-106	Lobby/ Retail Glass (Glass wall and doors) - Vision Glass of Low Iron, Clear, Laminated Safety Glass.
GLS-107	Awning Glass - Vision Glass, Low Iron, Clear with Fritted; coating as per GLS-103.
GLS-108	Apartment Balcony Door Glass - DGU Vision Glass as per GLS-101 INNER Glass Wall, both panes Laminated Safety Glass.
GLS-115	Translucent glass as per GLS-103.
LVR-201	Mechanical Louvre Wall/ Expressed Frame in Matt Powdercoat finish (PNT-401) in Colour Black.
PNT-301	Steel Protective Coating - AS/NZS 2312:1 PUR 5. Finish coat Matt Polyurethane. - in Colour to match PNT-401.
PNT-401	External Grade Matt Powdercoat to AS 3715/ AAMA 2603 in Colour Metallic Grey similar to colour RAL 9007.
PAV-101	Stone Paving, Bruce Rock Juparana Granite WA, in large format in exfoliated finish

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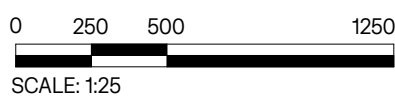
ELG 501		GRC Cladding (Exfoliated - Moruya Granite)
ELG 502		GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401		External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107		Low Iron Vision Glass
PAV 101		Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



A	ISSUED FOR SSDA	29.06.26	JL
REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	
OCG	JL	AC	

SCALE BAR:



OCG

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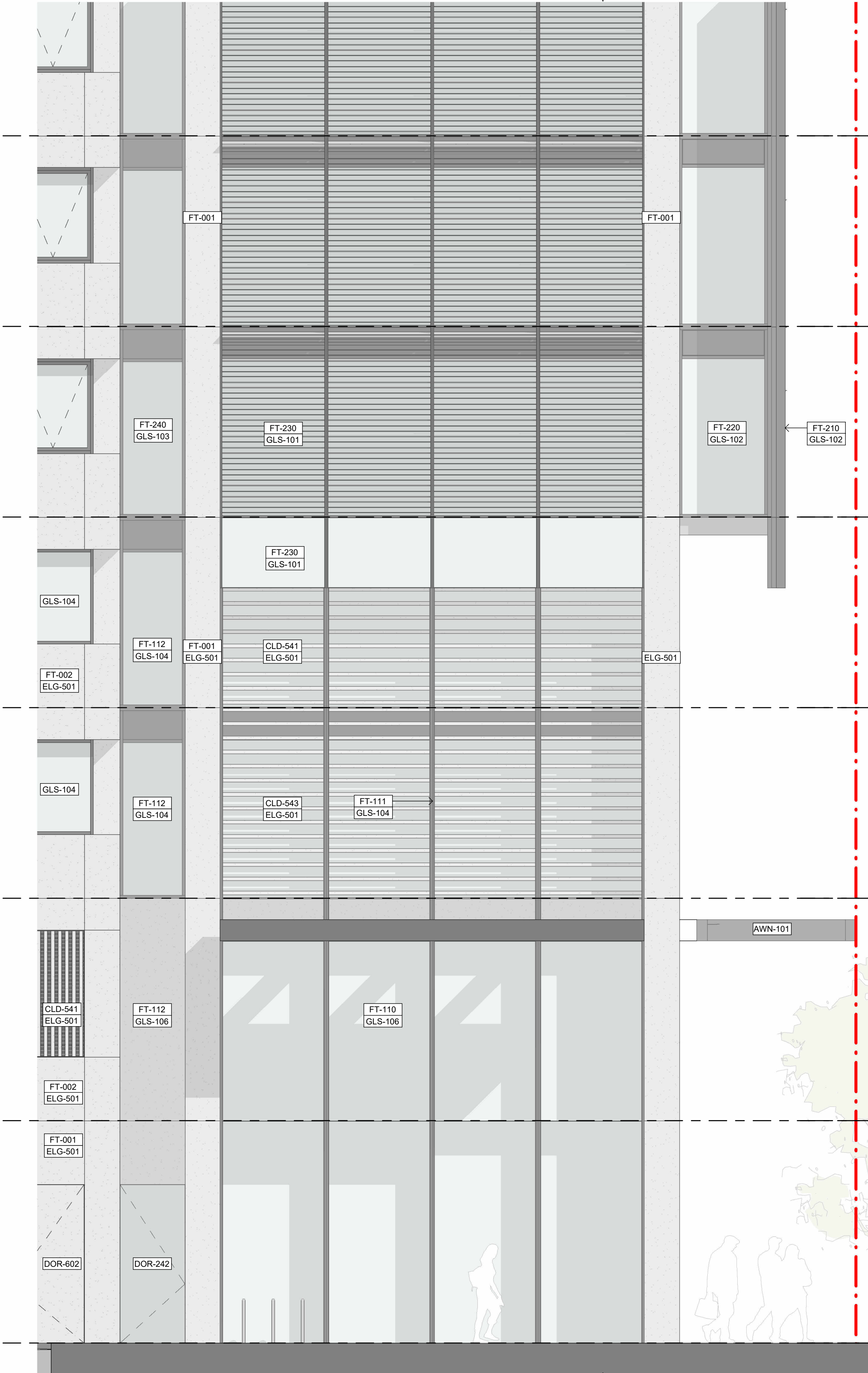
PROJECT:

271-273 Alfred Street
North Sydney NSW 2060

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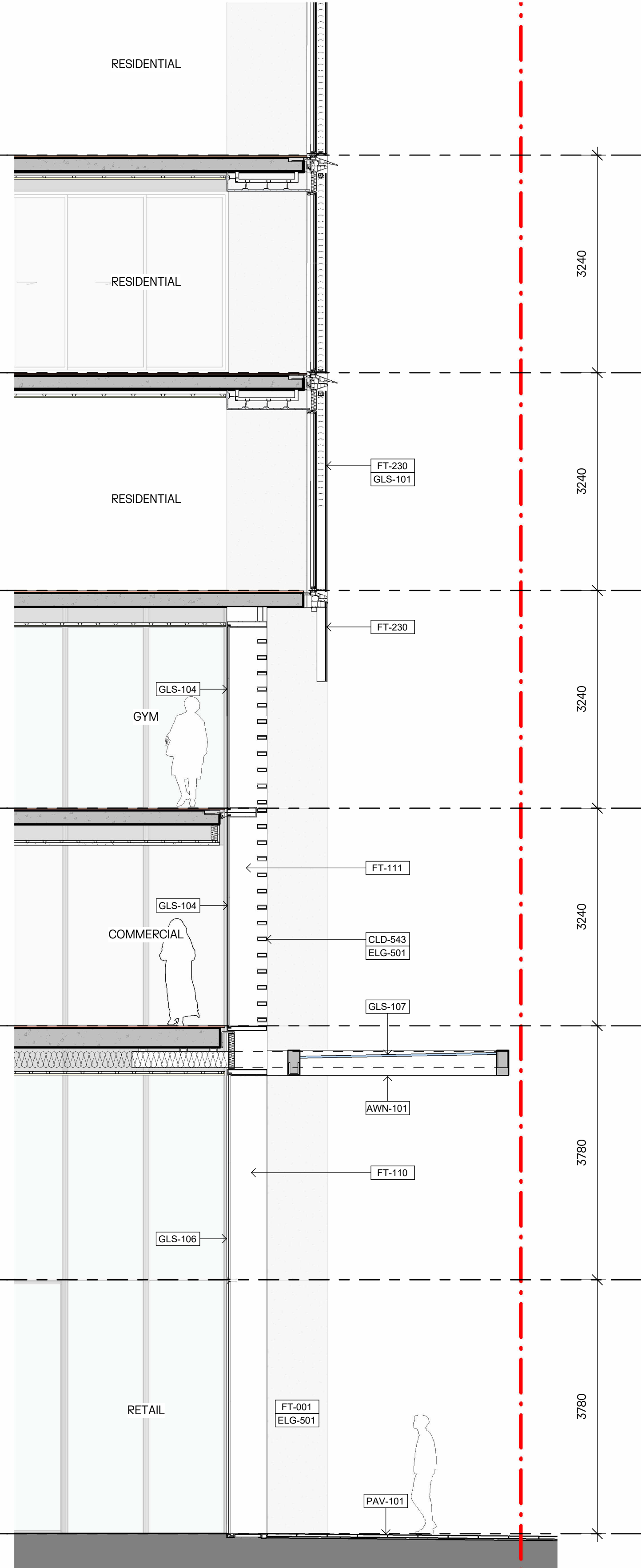
A11 - FACADES
FACADE AND MATERIAL SCHEDULE

PROJECT NO: 90064	SCALE AT A1: 1 : 25
DRAWING NO: DA11.100	REV: A



1 | FACADE 01 - PODIUM WEST ELEVATION - FT-110 / FT-111 / AWN-101

SCALE: 1:50



2 | FACADE 01 - PODIUM WEST SECTION - FT-110 / FT-111 / AWN-101

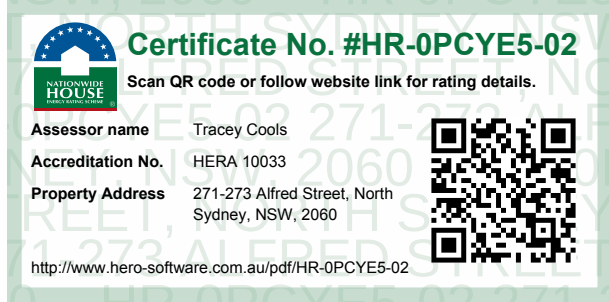
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FACADE TYPE LEGEND	
AWN-101	Glazed awning; metal cladding (PNT-401); structural steel frame; glass GLS-107; colour to match Curtain Wall (FT-110)
CLD-541	GRC baguette louvre 60×60 @ 120mm; 50% open; in FT-001, FT-002 and FT-111; GRC finish ELG-501
CLD-543	GRC baguette louvre 60×60 @ 240mm; in front of glass in FT-111; GRC finish ELG-501
DOR-242	Frameless glass auto pivot door; floor operator; into Window Wall; glass GLS-106
DOR-602	GRC-clad concealed pivot door; podium Gnd-L1; GRC panel (ELG-502) to match adjacent façade finish
ELG-501	GRC exfoliated granite aggregate 14mm; grit blasted; colour Light Grey; ref. NSW Moruya Granite
FT-001	Solid GRC wall cladding – columns, walls, recesses; CLD-501/ELG-501; metal trim finish and colour PNT-401; inc. DOR-511, DOR-501, DOR-602
FT-002	Solid GRC rainscreen within unitted curtain wall ELG-501; 210mm frame + 240mm GRC = 450mm depth; glass GLS-103; curtain wall frame finish and colour PNT-401; inc. DOR-602
FT-110	Podium stick-built glass window wall; lobby / retail; Gnd-L1 South and West; glass GLS-106; auto doors DOR-242; frame finish and colour PNT-401
FT-111	Podium glass window wall; commercial / amenities; L2-L3; frame finish and colour PNT-401; glass GLS-104; GRC baguettes CLD-543/ELG-501 habitable, CLD-541/ELG-501 plantroom; LVR-202 Black behind
FT-112	Podium recessed curtain wall (FT-240 at podium levels); glass GLS-104 L2-L3 / GLS-106 Gnd-L1; auto doors DOR-262 / DOR-242
FT-210	Tower balcony curtain wall; south façade; 300mm frame; glass GLS-102; frame and balustrade finish and colour PNT-401; GRC CLD-501/ELG-501; door DOR-203/GLS-105
FT-220	Tower recessed balcony curtain wall; east / west; 210mm frame; glass GLS-102; frame and balustrade finish and colour PNT-401; GRC CLD-501/ELG-501
FT-230	Tower OCF curtain wall; east / west; glass GLS-101; 300mm frame + 160mm beak; frame finish and colour PNT-401; GRC CLD-501/ELG-501 internal
FT-240	Tower recessed curtain wall; thermally broken; glass GLS-103; frame finish and colour PNT-401; GRC CLD-501/ELG-501 internal
GLS-101	OCF glass – inner DGU low iron E-coat #4 silver grey / outer SGU low iron reflective #2 20%; ref. One Sydney Harbour
GLS-102	Balcony DGU; low iron clear laminated; outer glass to match GLS-101 outer
GLS-103	Apartment window DGU; outer reflective coating #2 as GLS-101; E-coat #4 as GLS-101 inner
GLS-104	Commercial / amenities DGU; as GLS-103
GLS-106	Lobby / retail – low iron clear laminated safety glass
GLS-107	Awning glass – low iron clear with fritted; coating as per GLS-103
PAV-101	Stone Paving, Bruce Rock Juparana Granite WA, in large format in exfoliated finish

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LEGEND:		
ELG 501		GRC Cladding (Exfoliated - Moruya Granite)
ELG 502		GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401		External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107		Low Iron Vision Glass
PAV 101		Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	
OCG	JL	AC	

SCALE BAR:

0 500 1000 2500

SCALE: 1:50

OCG

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PROJECT:
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North Sydney NSW 2060

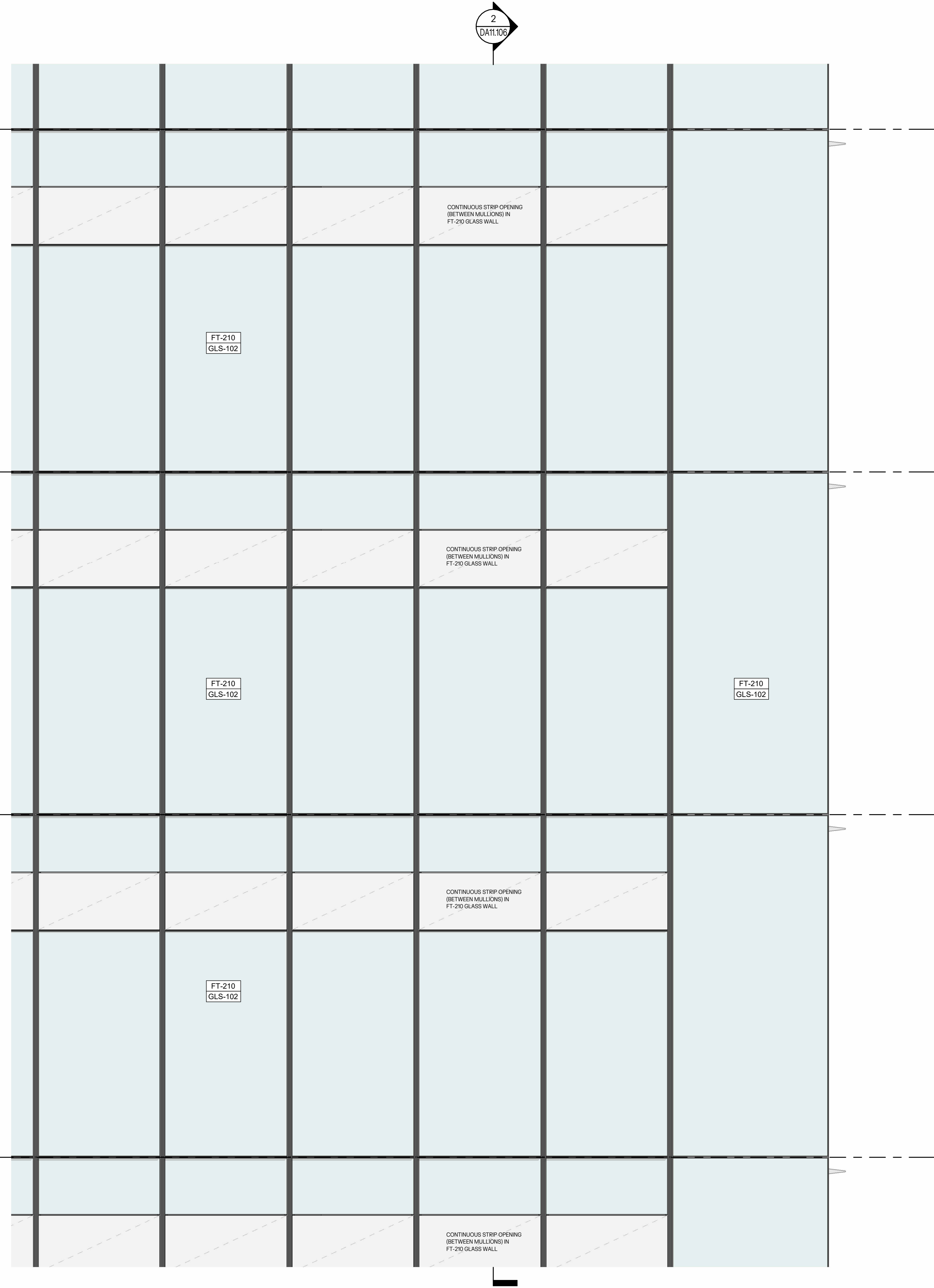
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A11 - FACADES
FACADE 01 - PODIUM WEST
FT-001 / FT-110 / FT-111 / AWN-101

PROJECT NO:
90064

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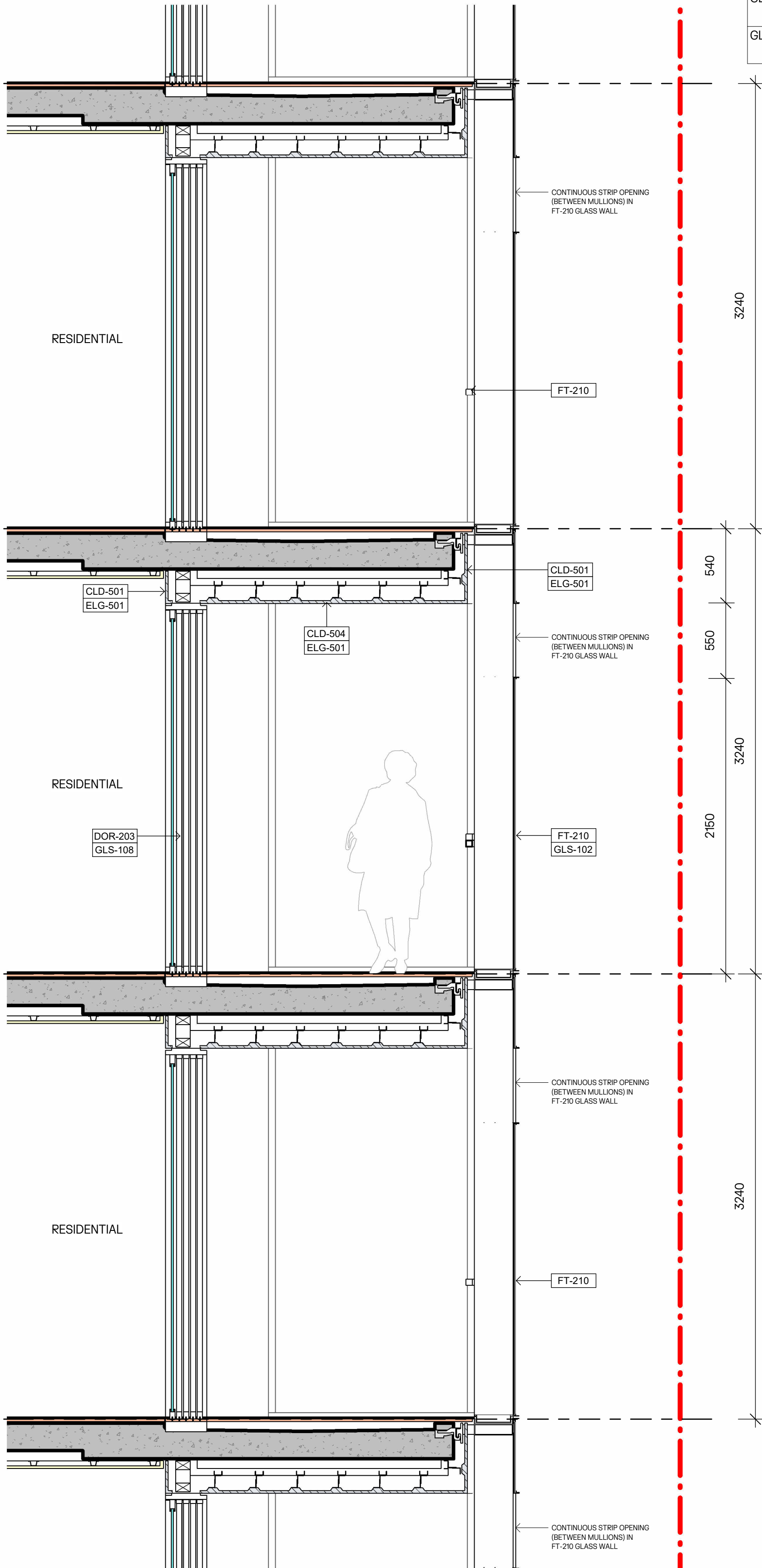
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DA11.101

REV:
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1 | FACADE 06 - TOWER SOUTH ELEVATION - FT-210

SCALE: 1 : 25



2 | FACADE 06 - TOWER SOUTH SECTION - FT-210

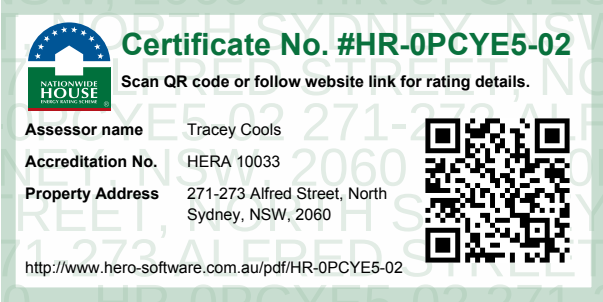
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FACADE TYPE LEGEND		
CLD-501	GRC façade panel – wall / soffit / sill; rainscreen on framing; GRC finish ELG-501	
CLD-504	GRC perforated panel – wall / soffit; as CLD-501/ELG-501; acoustic insulation behind; scrim fabric colour Black	
DOR-203	Metal frame glass sliding door; frame colour (PNT-401) to match Curtain Wall (FT-110); glass GLS-108	
ELG-501	GRC exfoliated granite aggregate 14mm; grit blasted; colour Light Grey; ref. NSW Moruya Granite	
FT-210	Tower balcony curtain wall; south façade; 300mm frame; glass GLS-102; frame and balustrade finish and colour PNT-401; GRC CLD-501/ELG-501; door DOR-203/GLS-105	
GLS-102	Balcony DGU; low iron clear laminated; outer glass to match GLS-101 outer	
GLS-108	Balcony door DGU; as GLS-101 inner glass wall; both panes laminated safety glass	

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LEGEND:		
ELG 501		GRC Cladding (Exfoliated - Moruya Granite)
ELG 502		GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401		External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107		Low Iron Vision Glass
PAV 101		Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

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SCALE BAR:

0 250 500 1250

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North Sydney NSW 2060

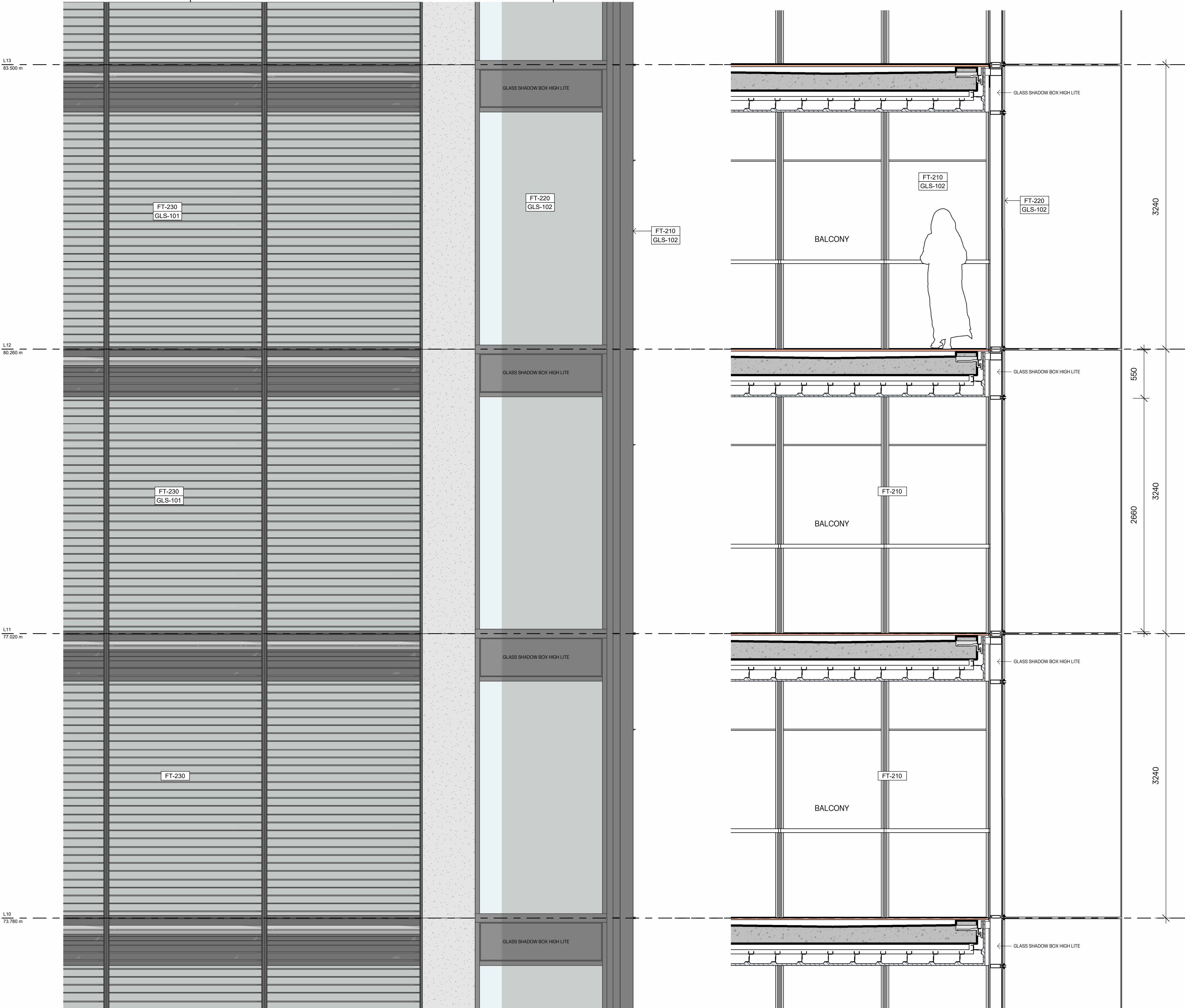
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A11 - FACADES
FACADE 06 - TOWER SOUTH
FT-210

PROJECT NO:
90064

SCALE AT A1:
1 : 25

DRAWING NO:
DA11.106

REV:
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1 | FACADE 07 - TOWER WEST ELEVATION - FT-220

SCALE: 1:25

2 | FACADE 07 - TOWER WEST SECTION - FT-220

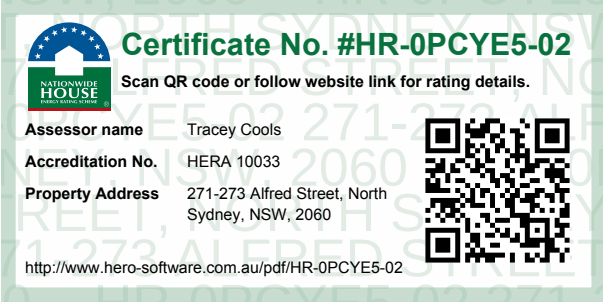
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FACADE TYPE LEGEND	
FT-210	Tower balcony curtain wall; south façade; 300mm frame; glass GLS-102; frame and balustrade finish and colour PNT-401; GRC CLD-501/ELG-501; door DOR-203/GLS-105
FT-220	Tower recessed balcony curtain wall; east / west; 210mm frame; glass GLS-102; frame and balustrade finish and colour PNT-401; GRC CLD-501/ELG-501
FT-230	Tower OCF curtain wall; east / west; glass GLS-101; 300mm frame + 160mm beak; frame finish and colour PNT-401; GRC CLD-501/ELG-501 internal
GLS-101	OCF glass – inner DGU low iron E-coat #4 silver grey / outer SGU low iron reflective #2 20%; ref. One Sydney Harbour
GLS-102	Balcony DGU; low iron clear laminated; outer glass to match GLS-101 outer

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LEGEND:		
ELG 501		GRC Cladding (Exfoliated - Moruya Granite)
ELG 502		GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401		External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107		Low Iron Vision Glass
PAV 101		Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



A	ISSUED FOR SSDA	29.06.26	JL
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SCALE BAR:
0 250 500 1250
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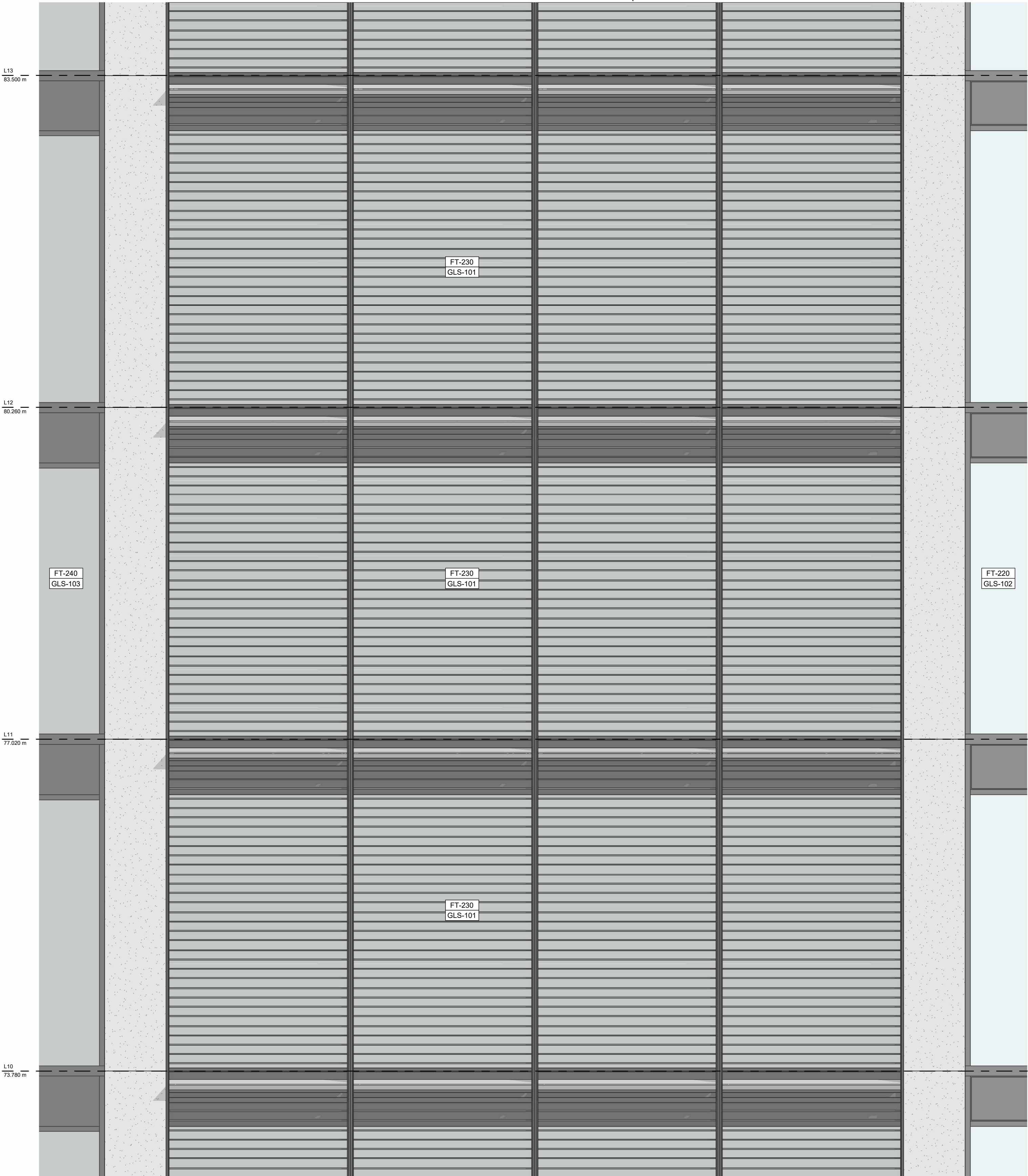
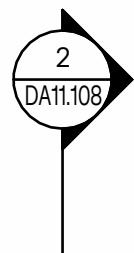
CLIENT:
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North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A11 - FACADES
FACADE 07 - TOWER WEST FT-220

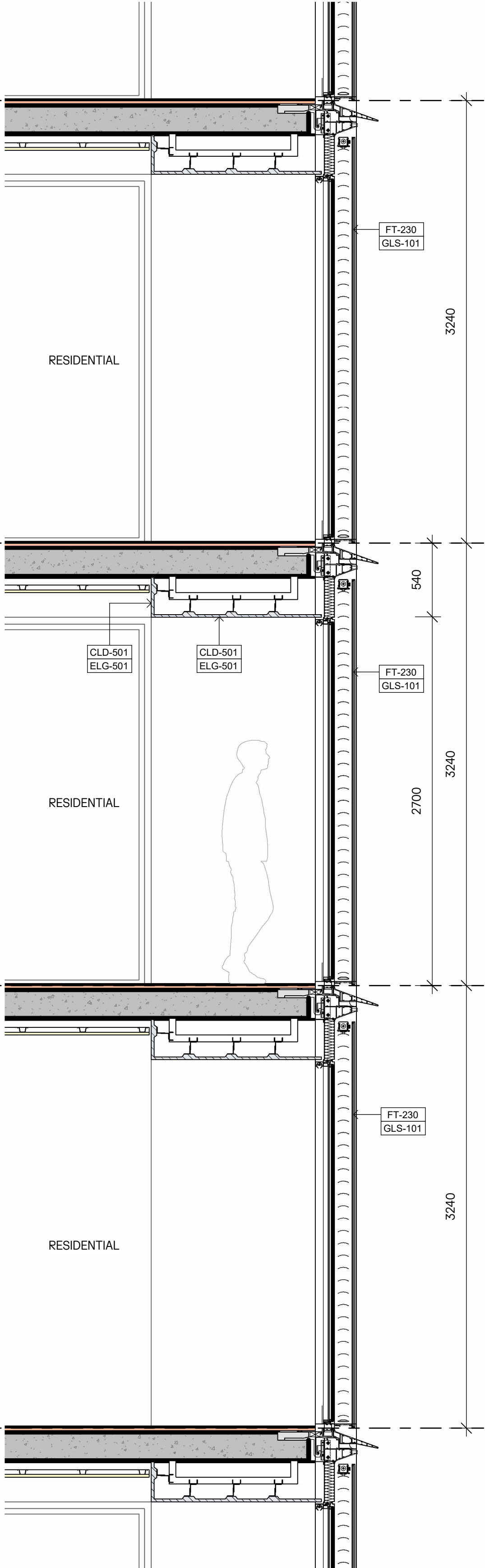
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DRAWING NO: DA11.107 **REV:** A



1 | FACADE 08 - TOWER WEST ELEVATION - FT-230

SCALE: 1: 25



2 | FACADE 08 - TOWER WEST SECTION - FT-230

SCALE: 1: 25

FACADE TYPE LEGEND		
CLD-501	GRC façade panel – wall / soffit / sill; rainscreen on framing; GRC finish ELG-501	
ELG-501	GRC exfoliated granite aggregate 14mm; grit blasted; colour Light Grey; ref. NSW Moruya Granite	
FT-220	Tower recessed balcony curtain wall; east / west; 210mm frame; glass GLS-102; frame and balustrade finish and colour PNT-401; GRC CLD-501/ELG-501	
FT-230	Tower OCF curtain wall; east / west; glass GLS-101; 300mm frame + 160mm beak; frame finish and colour PNT-401; GRC CLD-501/ELG-501 internal	
FT-240	Tower recessed curtain wall; thermally broken; glass GLS-103; frame finish and colour PNT-401; GRC CLD-501/ELG-501 internal	
GLS-101	OCF glass – inner DGU low iron E-coat #4 silver grey / outer SGU low iron reflective #2 20%; ref. One Sydney Harbour	
GLS-102	Balcony DGU; low iron clear laminated; outer glass to match GLS-101 outer	
GLS-103	Apartment window DGU; outer reflective coating #2 as GLS-101; E-coat #4 as GLS-101 inner	

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LEGEND:

ELG 501

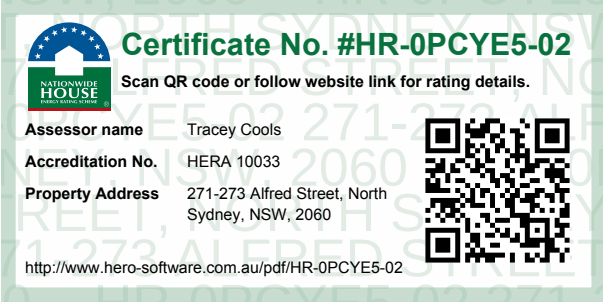
ELG 502

PNT 301-401

GLS 101-107

PAV 101

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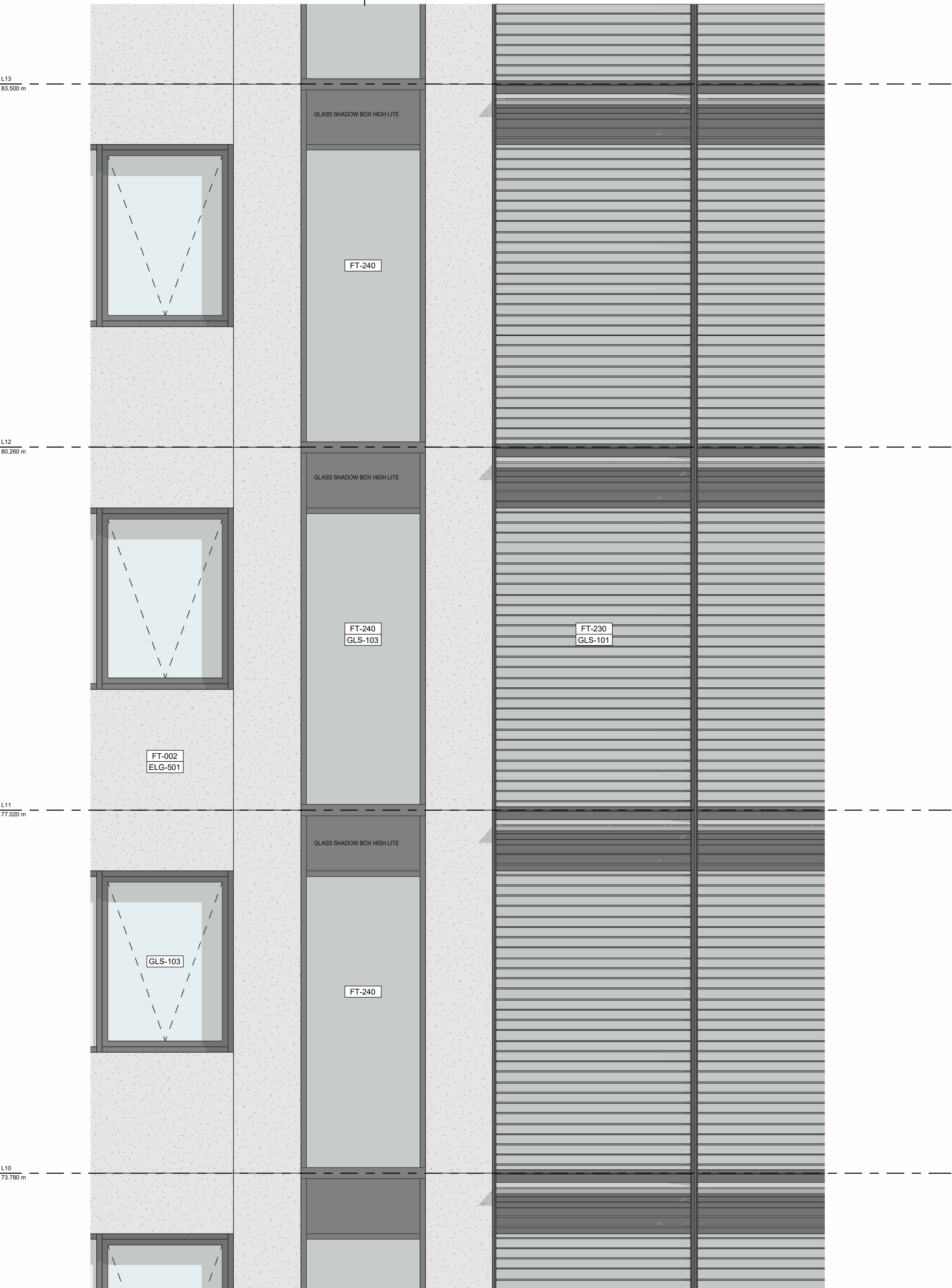
PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A11 - FACADES
FACADE 08 - TOWER WEST FT-230

PROJECT NO: 90064 **SCALE AT A1:** 1 : 25

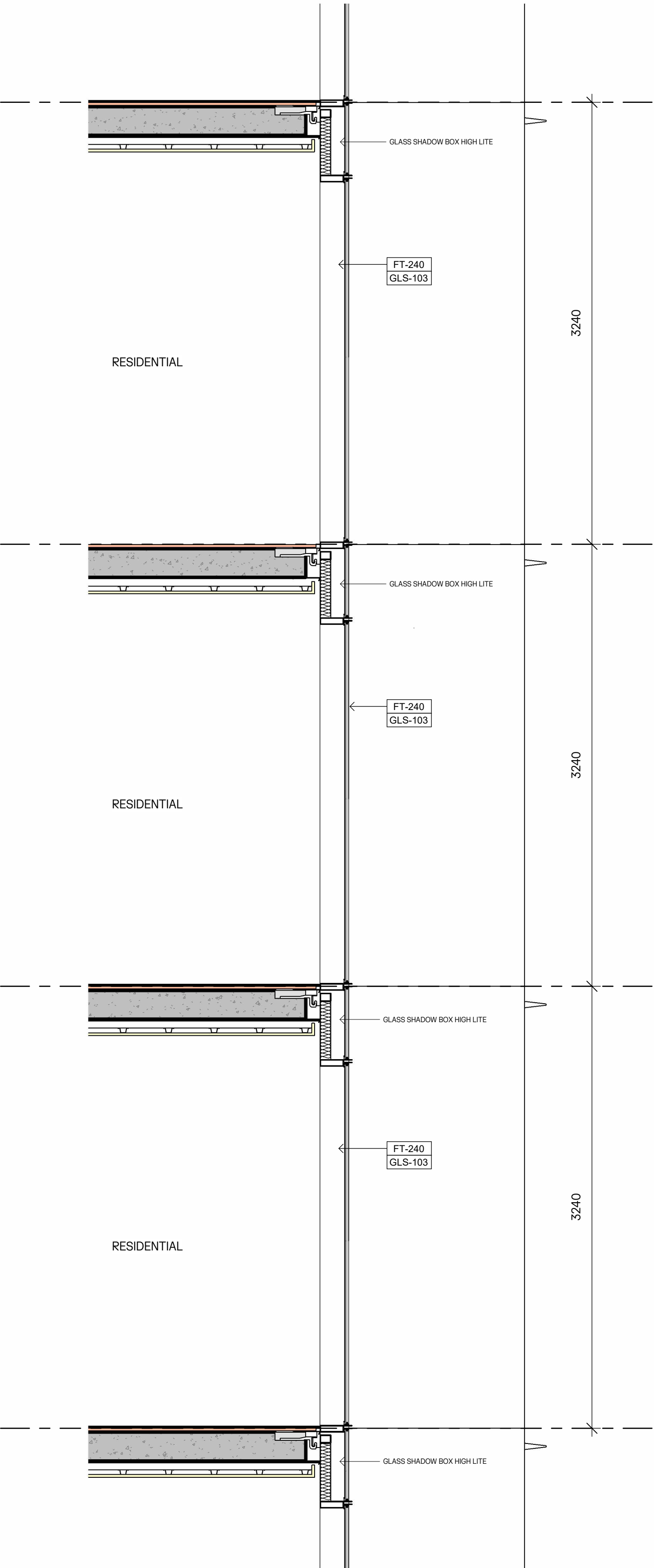
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2
DA11.109



1 | FACADE 09 - TOWER WEST ELEVATION - FT-240

SCALE: 1:25



2 | FACADE 09 - TOWER WEST SECTION - FT-240

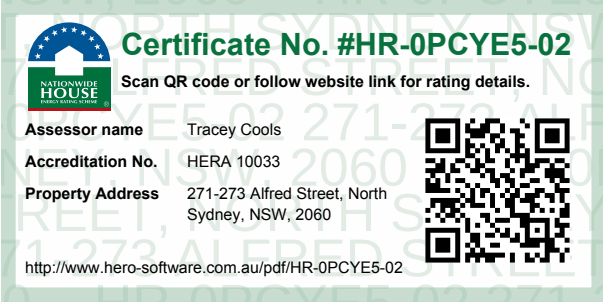
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FACADE TYPE LEGEND	
ELG-501	GRC exfoliated granite aggregate 14mm; grit blasted; colour Light Grey; ref. NSW Moruya Granite
FT-002	Solid GRC rainscreen within unitised curtain wall ELG-501; 210mm frame + 240mm GRC = 450mm depth; glass GLS-103; curtain wall frame finish and colour PNT-401; inc. DOR-602
FT-230	Tower OCF curtain wall; east / west; glass GLS-101; 300mm frame + 160mm beak; frame finish and colour PNT-401; GRC CLD-501/ELG-501 internal
FT-240	Tower recessed curtain wall; thermally broken; glass GLS-103; frame finish and colour PNT-401; GRC CLD-501/ELG-501 internal
GLS-101	OCF glass — inner DGU low iron E-coat #4 silver grey / outer SGU low iron reflective #2 20%; ref. One Sydney Harbour
GLS-103	Apartment window DGU; outer reflective coating #2 as GLS-101; E-coat #4 as GLS-101 inner

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LEGEND:		
ELG 501		GRC Cladding (Exfoliated - Moruya Granite)
ELG 502		GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401		External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107		Low Iron Vision Glass
PAV 101		Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



REV	DESCRIPTION	DATE	BY
A	ISSUED FOR SSDA	29.06.26	JL
DRN	CHK	APP	
OCG	JL	AC	

SCALE BAR:

0 250 500 1250

SCALE: 1:25

OCG

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NSW Nominated Architect Andrew Cortese 6652
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CLIENT:

Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:

271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:

A11 - FACADES
FACADE 09 - TOWER WEST FT-240

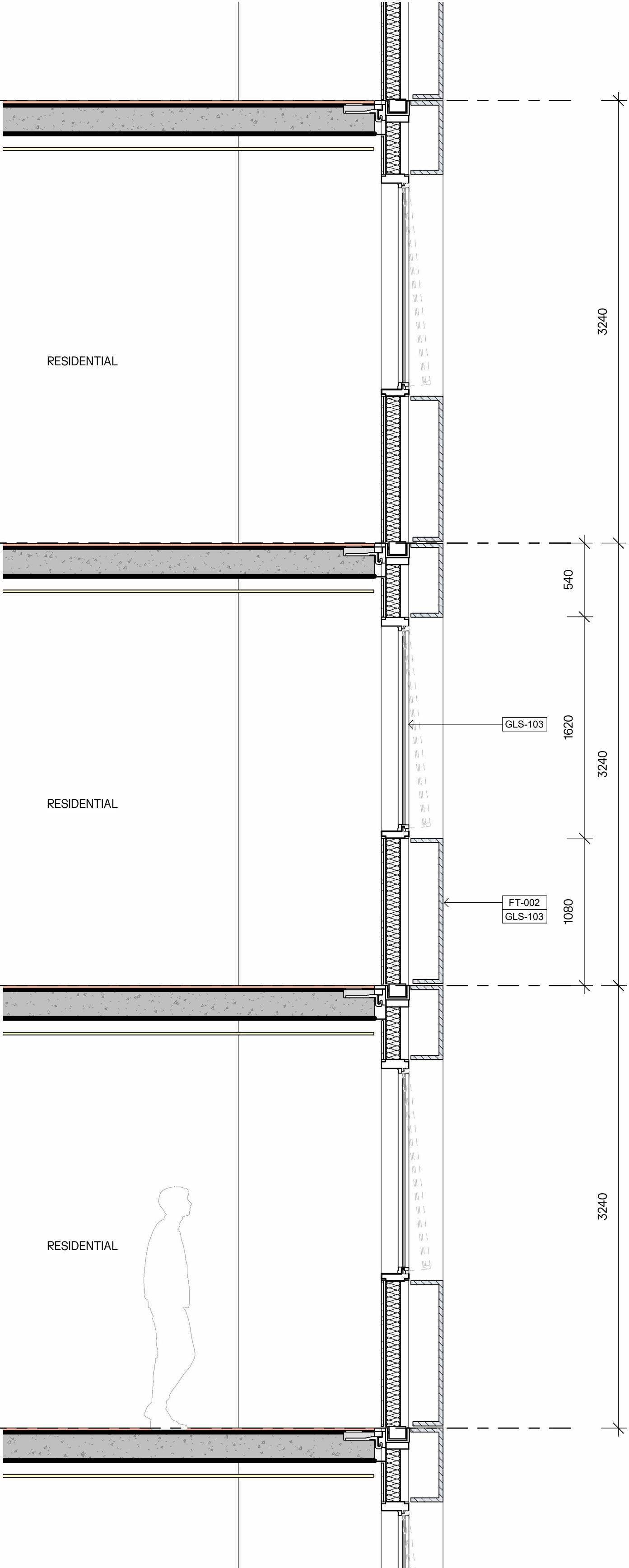
PROJECT NO: 90064 **SCALE AT A1:** 1:25

DRAWING NO: DA11.109 **REV:** A



1 | FACADE 10 - TOWER WEST ELEVATION - FT-002

SCALE: 1:25



2 | FACADE 10 - TOWER WEST SECTION - FT-002

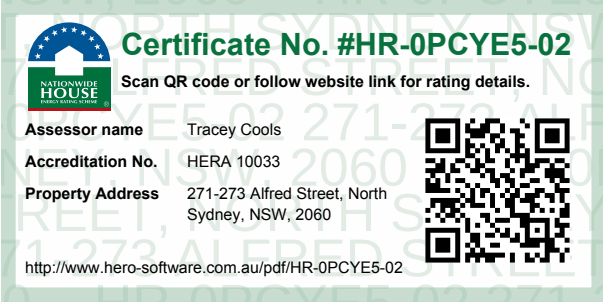
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FACADE TYPE LEGEND	
ELG-501	GRC exfoliated granite aggregate 14mm; grit blasted; colour Light Grey; ref. NSW Moruya Granite
FT-002	Solid GRC rainscreen within unitised curtain wall ELG-501; 210mm frame + 240mm GRC = 450mm depth; glass GLS-103; curtain wall frame finish and colour PNT-401; inc. DOR-602
FT-230	Tower OCF curtain wall; east / west; glass GLS-101; 300mm frame + 160mm beak; frame finish and colour PNT-401; GRC CLD-501/ELG-501 internal
FT-240	Tower recessed curtain wall; thermally broken; glass GLS-103; frame finish and colour PNT-401; GRC CLD-501/ELG-501 internal
GLS-101	OCF glass – inner DGU low iron E-coat #4 silver grey / outer SGU low iron reflective #2 20%; ref. One Sydney Harbour
GLS-103	Apartment window DGU; outer reflective coating #2 as GLS-101; E-coat #4 as GLS-101 Inner

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LEGEND:	
ELG 501	GRC Cladding (Exfoliated - Moruya Granite)
ELG 502	GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401	External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107	Low Iron Vision Glass
PAV 101	Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



A	ISSUED FOR SSDA	29.06.26	JL
REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	
OCG	JL	AC	

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0 250 500 1250
SCALE: 1:25

OCG

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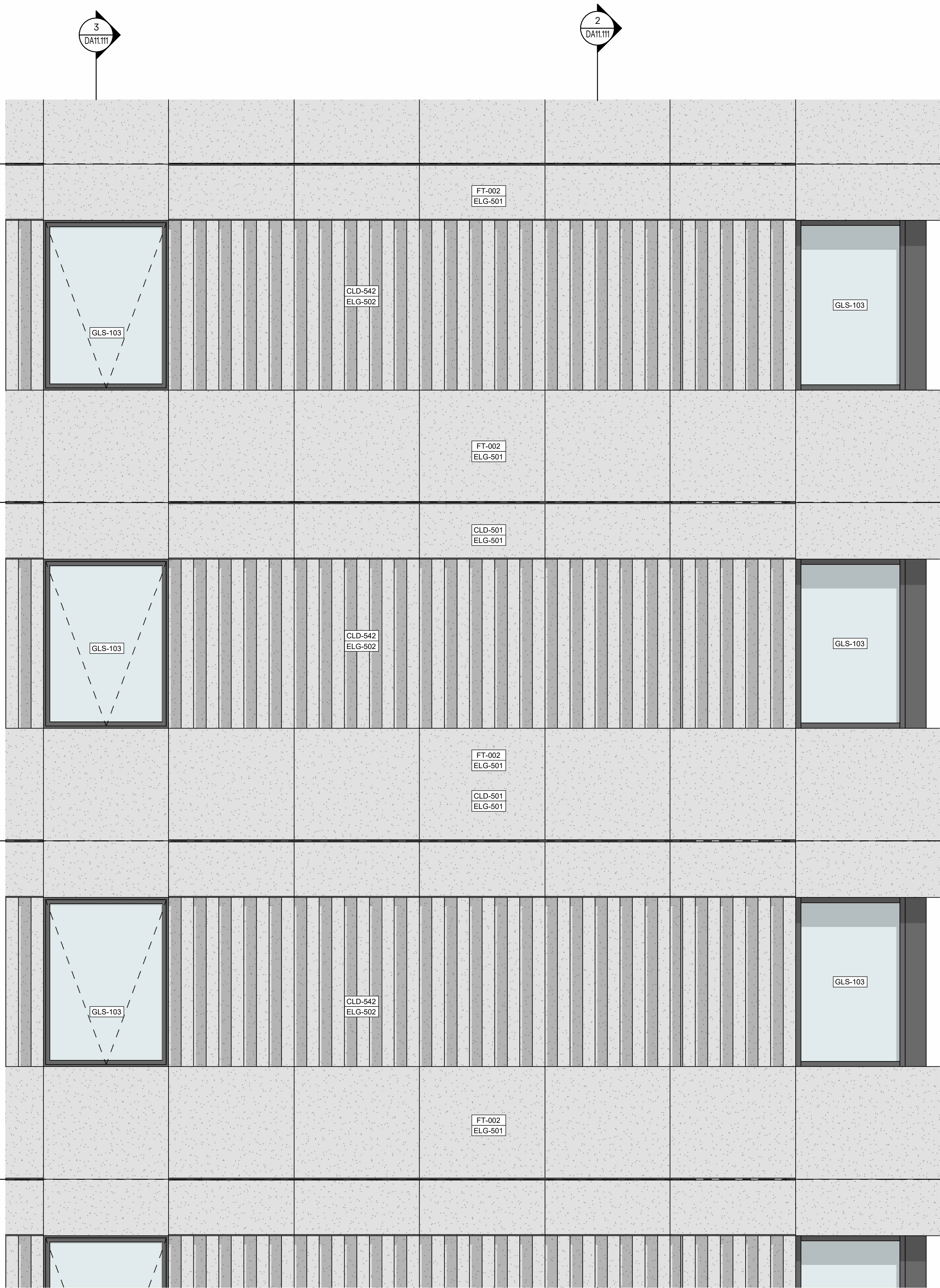
CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A11 - FACADES
FACADE 10 - TOWER WEST FT-002

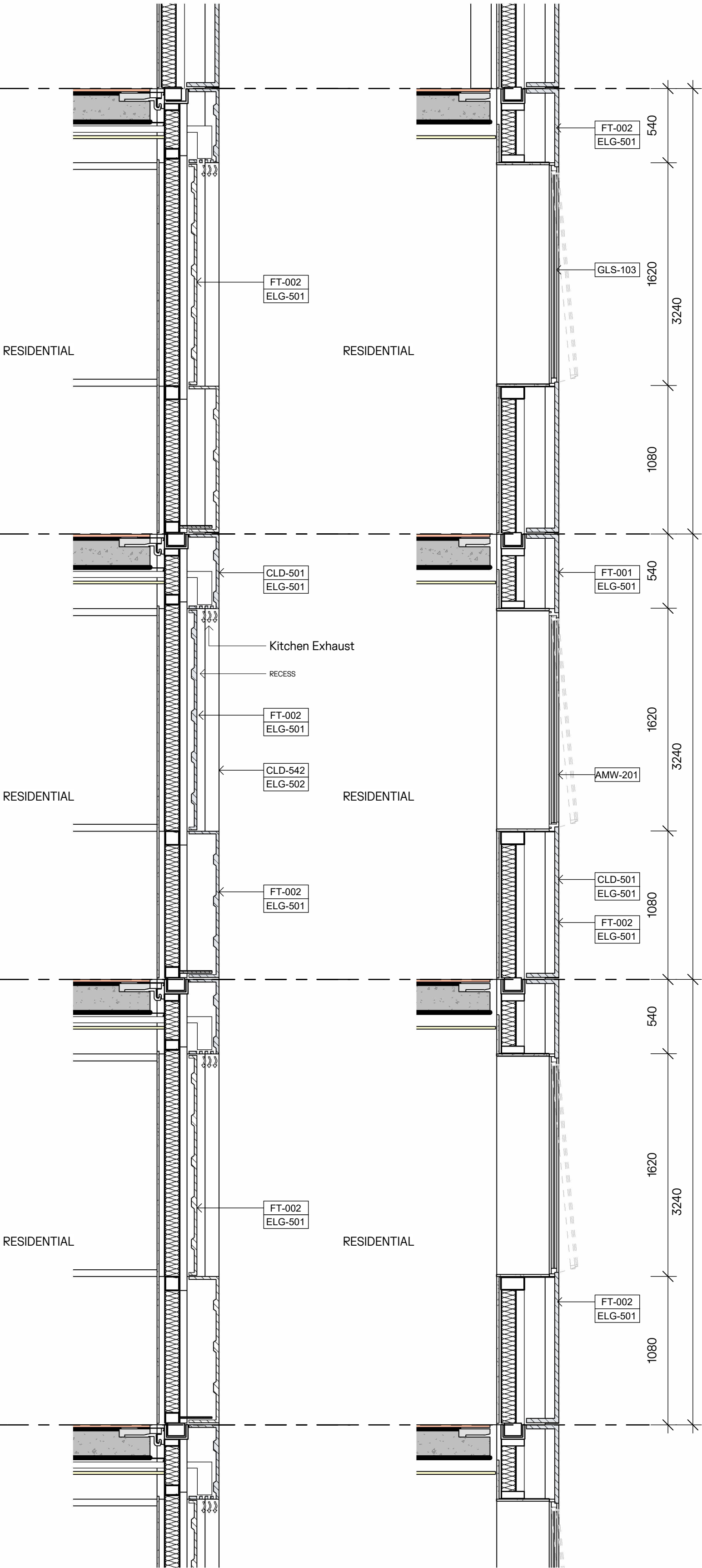
PROJECT NO: 90064
SCALE AT A1: 1:25

DRAWING NO: DA11.110
REV: A



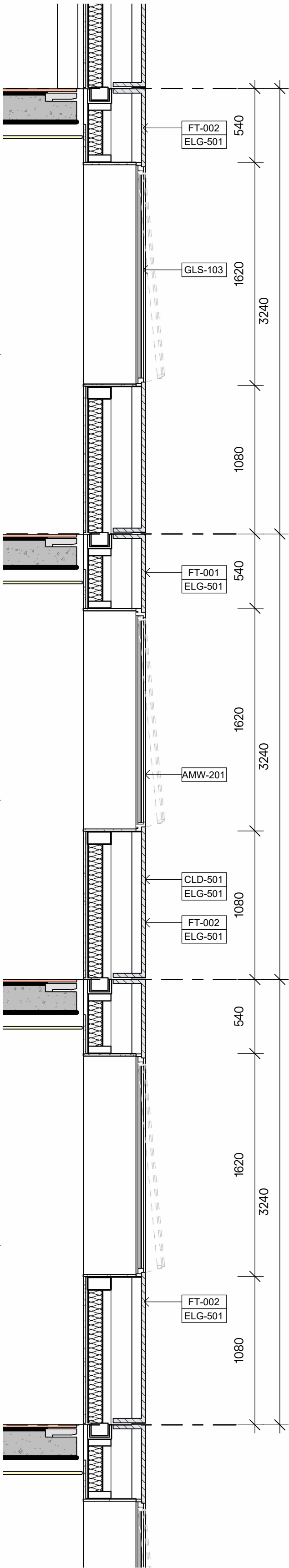
1 | FACADE 11 - TOWER NORTH ELEVATION - FT-002

SCALE: 1:25



2 | FACADE 11A - TOWER WEST SECTION - FT-002

SCALE: 1:25



3 | FACADE 11B - TOWER WEST SECTION - FT-002

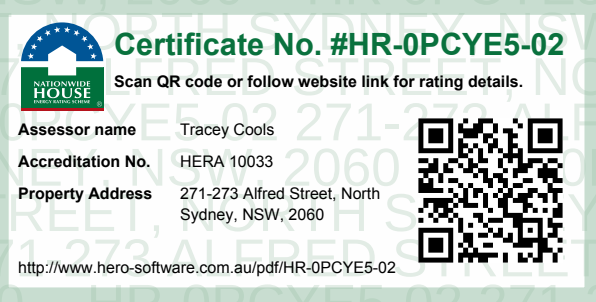
SCALE: 1:25

FACADE TYPE LEGEND	
AMW-201	Bollard Rectangular , Pedestrian Entry for Mounting of Access Control (Card Reader and Intercom) - Powdercoat Finish
CLD-501	GRC façade panel — wall / soffit / sill; rainscreen on framing; GRC finish ELG-501
CLD-542	GRC baguette louvre 60×60 @ 120mm vertical; in FT-002; GRC finish ELG-502
ELG-501	GRC exfoliated granite aggregate 14mm; grit blasted; colour Light Grey; ref. NSW Moruya Granite
ELG-502	GRC exfoliated feldspar / quartz / mica; grit blasted; colour Cotton White / Bone White
FT-001	Solid GRC wall cladding — columns, walls, recesses; CLD-501/ELG-501; metal trim finish and colour PNT-401; inc. DOR-511, DOR-501, DOR-602
FT-002	Solid GRC rainscreen within unitised curtain wall ELG-501; 210mm frame + 240mm GRC = 450mm depth; glass GLS-103; curtain wall frame finish and colour PNT-401; inc. DOR-602
GLS-103	Apartment window DGU; outer reflective coating #2 as GLS-101; E-coat #4 as GLS-101 inner

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LEGEND:		
ELG 501		GRC Cladding (Exfoliated - Moruya Granite)
ELG 502		GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401		External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107		Low Iron Vision Glass
PAV 101		Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



A		ISSUED FOR SSDA		29.06.26		JL	
REV	DESCRIPTION	DATE	BY	DRN	CHK	APP	
OCG	JL	AC					

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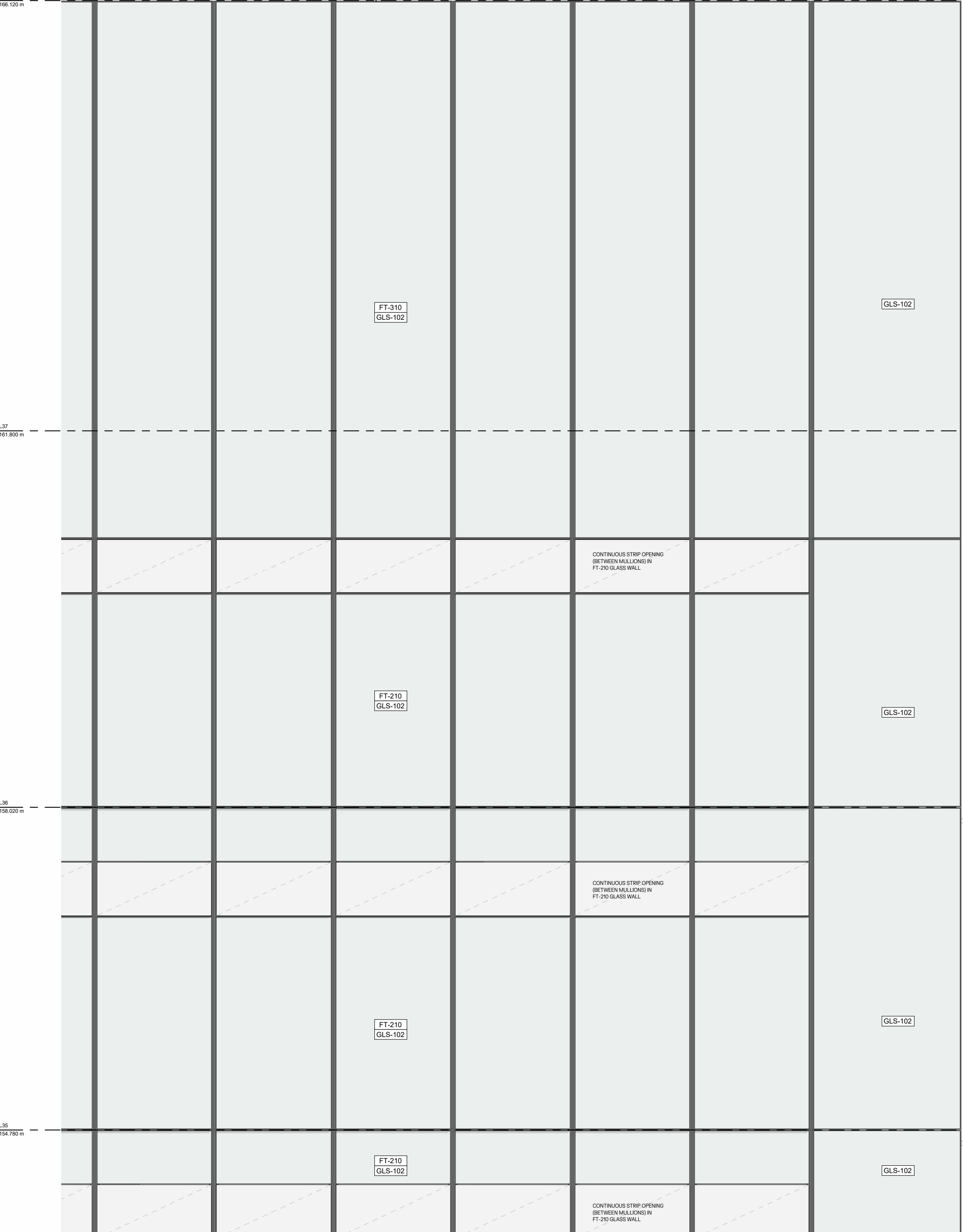
CLIENT:
Tara Shore Pty Ltd
273 Alfred Street
North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A11 - FACADES
FACADE 11 - TOWER NORTH
FT-002

PROJECT NO: 90064
SCALE AT A1: 1:25

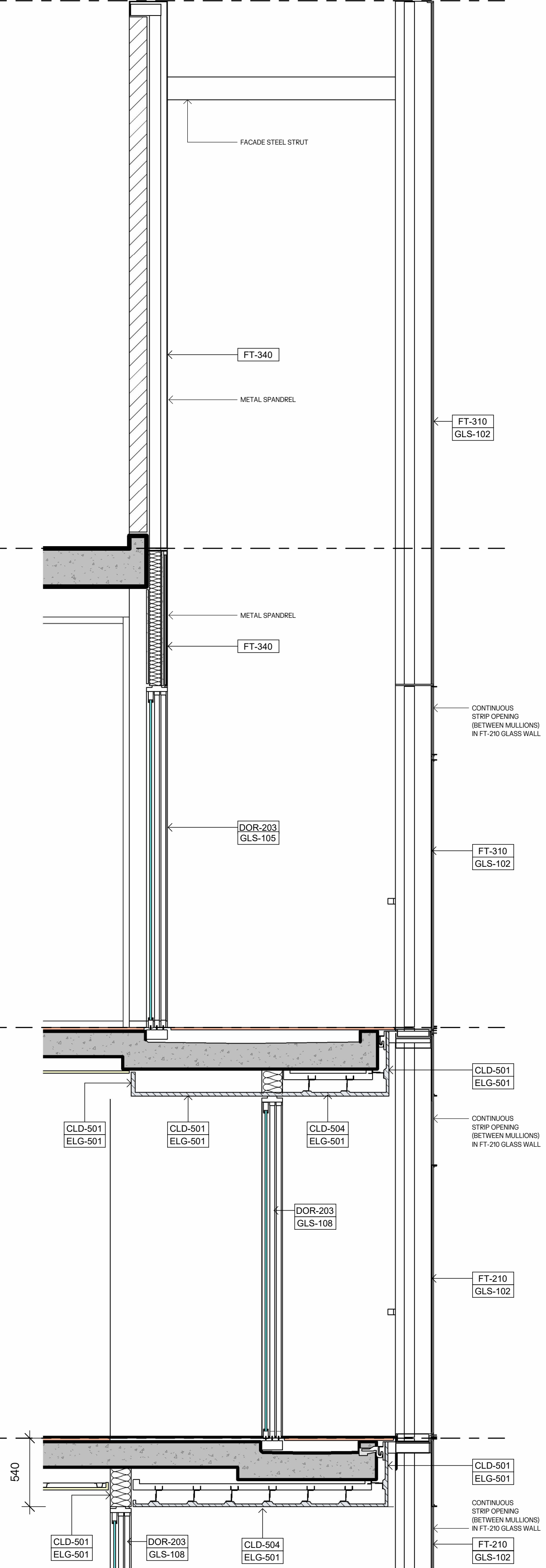
DRAWING NO: DA11.111
REV: A



1 | FACADE 12 - ROOFTOP SOUTH ELEVATION - FT-210 / FT-310

SCALE: 1:25

FACADE TYPE LEGEND		
CLD-501	GRC façade panel – wall / soffit / sill; rainscreen on framing; GRC finish ELG-501	
CLD-504	GRC perforated panel – wall / soffit; as CLD-501/ELG-501; acoustic insulation behind; scrim fabric colour Black	
DOR-203	Metal frame glass sliding door; frame colour (PNT-401) to match Curtain Wall (FT-110); glass GLS-108	
ELG-501	GRC exfoliated granite aggregate 14mm; grit blasted; colour Light Grey; ref. NSW Moruya Granite	
FT-210	Tower balcony curtain wall; south façade; 300mm frame; glass GLS-102; frame and balustrade finish and colour PNT-401; GRC CLD-501/ELG-501; door DOR-203/GLS-105	
FT-310	FT-210 rooftop double-height frame; glass GLS-102; internal steel frame and top prop in finish and colour PNT-301; frameless glass joint	
FT-340	FT-240 rooftop double-height frame; glass GLS-103; internal steel frame and top prop in finish and colour PNT-301; frameless glass joint	
GLS-102	Balcony DGU; low iron clear laminated; outer glass to match GLS-101 outer	
GLS-105	External balustrade – low iron clear laminated safety glass	
GLS-108	Balcony door DGU; as GLS-101 inner glass wall; both panes laminated safety glass	



2 | FACADE 12 - ROOFTOP SOUTH SECTION - FT-210 / FT-310

SCALE: 1:25

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LEGEND:

ELG 501

GRC Cladding
(Exfoliated - Moruya Granite)

ELG 502

GRC Cladding
(Exfoliated Bone White Stone)

PNT 301-401

External Grade Matt Powdercoat
(Metallic Grey - RAL 9007)

GLS 101-107

Low Iron Vision Glass

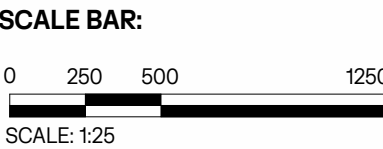
PAV 101

Stone Paving
(Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



ISSUED FOR SSDA		DATE	BY
REV	DESCRIPTION		
DRN	CHK	APP	
OCG	JL	AC	



OCG

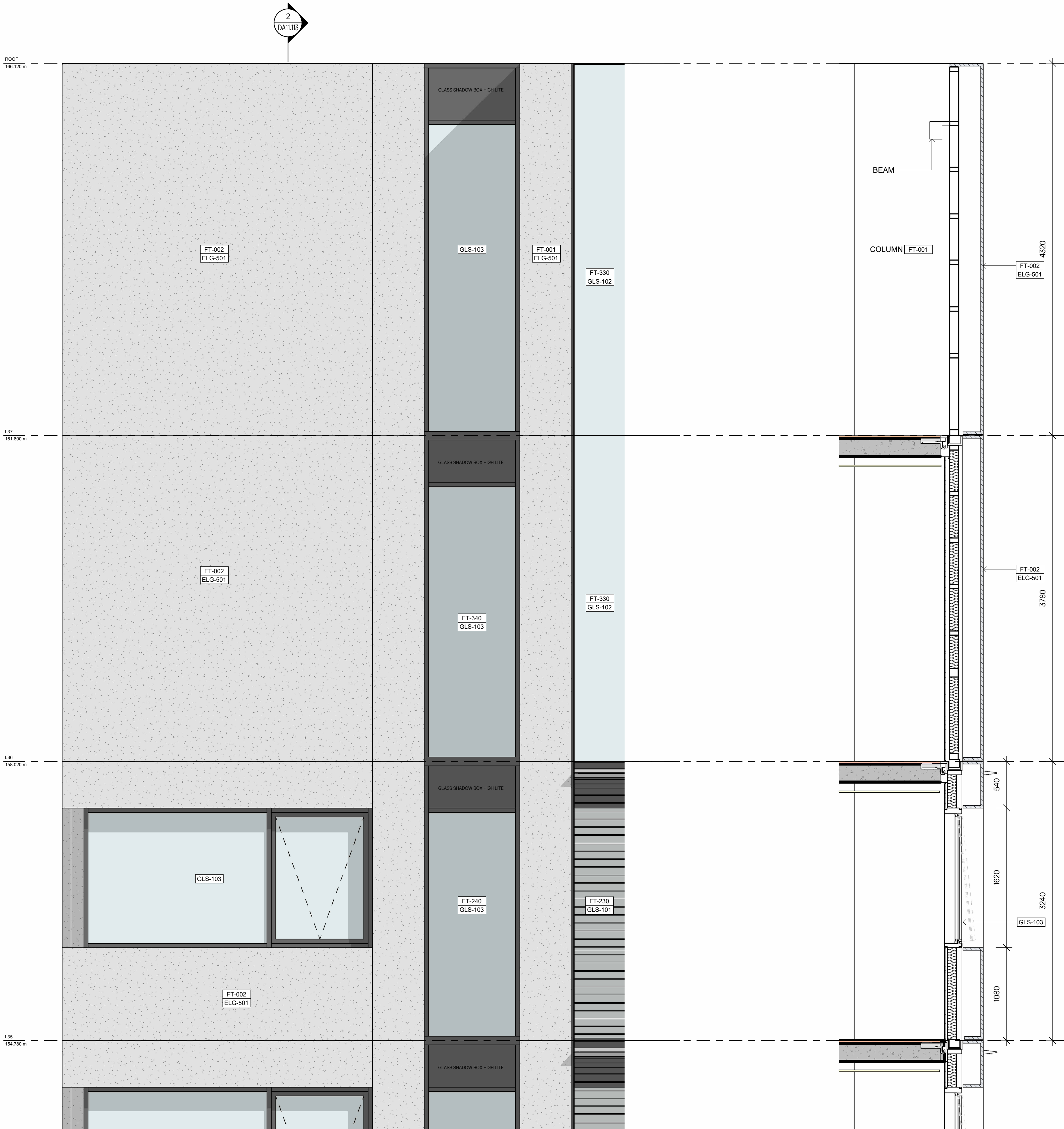
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E info@corteseegilder.com

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DRAWING TITLE:
A11 - FACADES
FACADE 12 - ROOFTOP SOUTH
FT-210 / FT-310

PROJECT NO: 90064	SCALE AT A1: 1:25
DRAWING NO: DA11.112	REV: A



1 | FACADE 13 - ROOFTOP WEST ELEVATION - FT-002 / FT-330 / FT -340

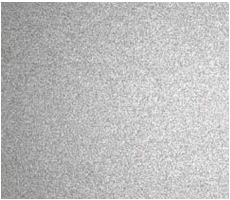
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2 | FACADE 13 - ROOF WEST SECTION - FT-002

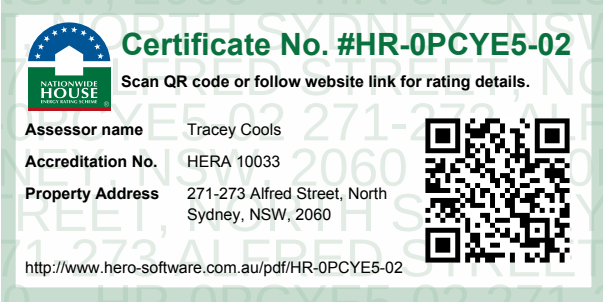
SCALE: 1 : 25

FACADE TYPE LEGEND	
ELG-501	GRC exfoliated granite aggregate 14mm; grit blasted; colour Light Grey; ref. NSW Moruya Granite
FT-001	Solid GRC wall cladding — columns, walls, recesses; CLD-501/ELG-501; metal trim finish and colour PNT-401; inc. DOR-511, DOR-501, DOR-602
FT-002	Solid GRC rainscreen within unitised curtain wall ELG-501; 210mm frame + 240mm GRC = 450mm depth; glass GLS-103; curtain wall frame finish and colour PNT-401; inc. DOR-602
FT-230	Tower OCF curtain wall; east / west; glass GLS-101; 300mm frame + 160mm beak; frame finish and colour PNT-401; GRC CLD-501/ELG-501 internal
FT-240	Tower recessed curtain wall; thermally broken; glass GLS-103; frame finish and colour PNT-401; GRC CLD-501/ELG-501 internal
FT-330	FT-230 rooftop double-height frame; glass GLS-102; internal steel frame and top prop in finish and colour PNT-301; frameless glass joint
FT-340	FT-240 rooftop double-height frame; glass GLS-103; internal steel frame and top prop in finish and colour PNT-301; frameless glass joint
GLS-101	OCF glass — inner DGU low iron E-coat #4 silver grey / outer SGU low iron reflective #2 20%; ref. One Sydney Harbour
GLS-102	Balcony DGU; low iron clear laminated; outer glass to match GLS-101 outer
GLS-103	Apartment window DGU; outer reflective coating #2 as GLS-101; E-coat #4 as GLS-101 inner

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LEGEND:		
ELG 501		GRC Cladding (Exfoliated - Moruya Granite)
ELG 502		GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401		External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107		Low Iron Vision Glass
PAV 101		Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



A	ISSUED FOR SSDA	29.06.26	JL
REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	
OCG	JL	AC	

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North Sydney NSW 2060

PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A11 - FACADES
FACADE 13 - ROOFTOP WEST
FT-002

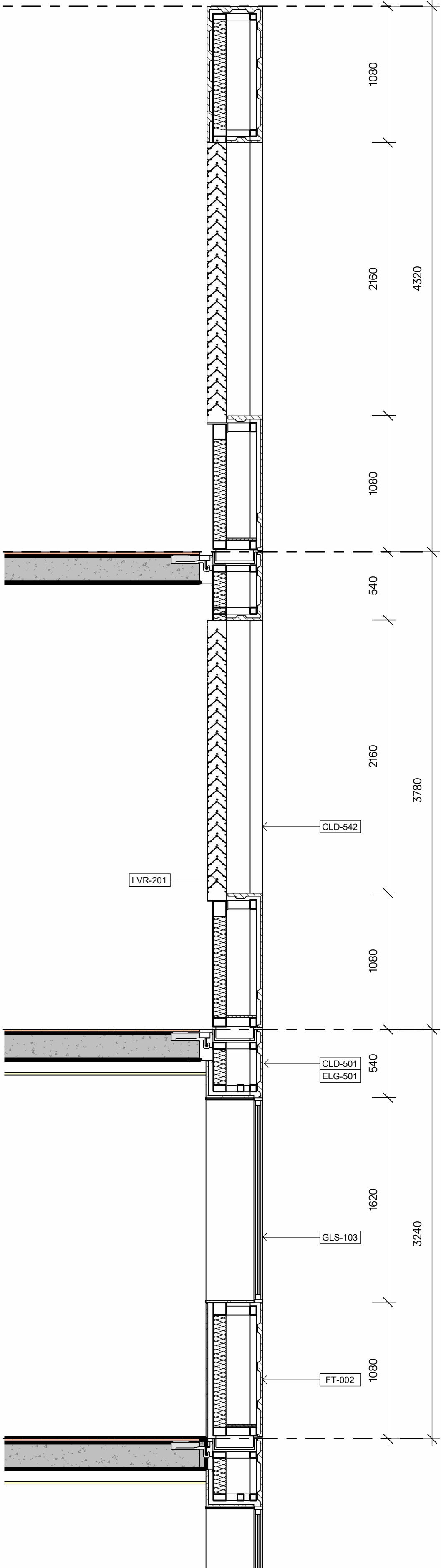
PROJECT NO: 90064 **SCALE AT A1:** 1 : 25

DRAWING NO: DA11.113 **REV:** A



1 | FACADE 14 - ROOFTOP NORTH ELEVATION - FT-002

SCALE: 1: 25



2 | FACADE 14 - ROOFTOP NORTH SECTION - FT-002

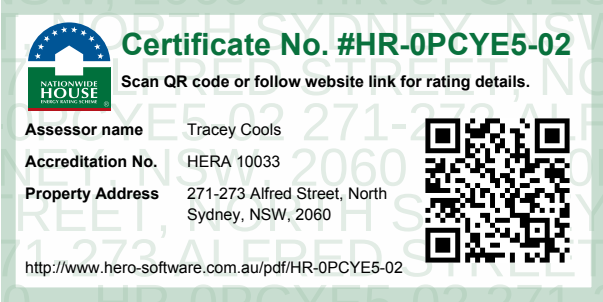
SCALE: 1: 25

FACADE TYPE LEGEND		
CLD-501	GRC façade panel – wall / soffit / sill; rainscreen on framing; GRC finish ELG-501	
CLD-541	GRC baguette louvre 60×60 @ 120mm; 50% open; in FT-001, FT-002 and FT-111; GRC finish ELG-501	
CLD-542	GRC baguette louvre 60×60 @ 120mm vertical; in FT-002; GRC finish ELG-502	
ELG-501	GRC exfoliated granite aggregate 14mm; grit blasted; colour Light Grey; ref. NSW Moruya Granite	
ELG-502	GRC exfoliated feldspar / quartz / mica; grit blasted; colour Cotton White / Bone White	
FT-001	Solid GRC wall cladding – columns, walls, recesses; CLD-501/ELG-501; metal trim finish and colour PNT-401; inc. DOR-511, DOR-501, DOR-602	
FT-002	Solid GRC rainscreen within unitised curtain wall ELG-501; 210mm frame + 240mm GRC = 450mm depth; glass GLS-103; curtain wall frame finish and colour PNT-401; inc. DOR-602	
GLS-103	Apartment window DGU; outer reflective coating #2 as GLS-101; E-coat #4 as GLS-101 inner	
LVR-201	Mechanical louvre wall; expressed frame; matt powdercoat (PNT-401); colour Black	

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LEGEND:		
ELG 501		GRC Cladding (Exfoliated - Moruya Granite)
ELG 502		GRC Cladding (Exfoliated Bone White Stone)
PNT 301-401		External Grade Matt Powdercoat (Metallic Grey - RAL 9007)
GLS 101-107		Low Iron Vision Glass
PAV 101		Stone Paving (Exfoliated - Bruce Rock Juparana Granite)

FOR INFORMATION



REV	DESCRIPTION	DATE	BY
DRN	CHK	APP	
OCG	JL	AC	

SCALE BAR:

0 250 500 1250

SCALE: 1:25

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PROJECT:
271-273 Alfred Street
North Sydney NSW 2060

DRAWING TITLE:
A11 - FACADES
FACADE 14 - ROOFTOP NORTH
FT-002

PROJECT NO: 90064 **SCALE AT A1:** 1: 25

DRAWING NO: DA11.114 **REV:** A