

NatHERS and BASIX Assessment Report

Redfern Place

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1 Introduction

This report accompanies a detailed State Significant Development Application that seeks approval for a mixed-use development at 600-660 Elizabeth Street, Redfern (Redfern Place). The development proposes four buildings comprising community facilities, commercial/office, affordable/social/specialist disability housing apartments and new public links and landscaping.

The project site comprises Lot 1 in DP 1249145. It has an area of approximately 10,850m². Part of the site currently accommodates the existing Police Citizens Youth Club (PCYC) (to be demolished and replaced). The remaining portion of the site is vacant with remnant vegetation.

The SSDA seeks approval for redevelopment of the site, including:

- Demolition of existing buildings.
- Tree removal.
- Bulk earthworks including excavation.
- Construction of a community facility building known as Building S1.
- Construction of two residential flat buildings (known as Buildings S2 and S3) up to 14 and 10 storeys respectively, for social and affordable housing.
- Construction of a five-storey mixed use building (known as Building S4) comprising commercial uses on the ground level and social and specialist disability housing above.
- Construction of one basement level below Buildings S2, S3 and part of S4 with vehicle access from Kettle Street.
- Site-wide landscaping and public domain works including north-south and east-west pedestrian through-site link.

For a detailed project description refer to the Environmental Impact Statement prepared by Ethos Urban.

The BASIX online tool was used to confirm compliance against Energy, Water and Thermal Comfort Targets, based on NSW benchmark levels on a per capita basis. The BASIX Assessment is divided into three sections: Water, Thermal Comfort and Energy, each independently measuring the efficiency of the development.

BASIX requires a minimum target of 40% for the water section, a pass or fail for the thermal comfort section, and a minimum required target of 62% for the energy section.

The BASIX inputs for this project were based on the Architectural Drawings issued as part of the DA submission. The full list of drawings referenced is listed in Appendix A. Thermal Performance Upgrades and results are listed in Appendix B. The BASIX and NatHERS certificates are appended to this report in Appendix C and D respectively.

1.1 Thermal Comfort

Thermal Comfort targets are set by the Department of Planning in the form of heating and cooling caps. The buildings thermal physics are measured using HERO V4 Thermal Comfort Simulation Software. 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).

Each unit has individual heating and cooling caps applied. Accompanying these individual caps are average heating and cooling caps applied to the whole development. The average caps are lower, or harder to comply with than the individual unit caps.

1.1 Water

The proposed Development has achieved the BASIX Water Target of 40%.

The water usage of the development is calculated based on the number and efficiency of permanent fixtures and appliances such as taps, showerheads and toilet, the dish washer and clothes washing machine.

The size of the rainwater tank and number of connections may have a significant impact on the water score as does the area of gardens and lawns whether or not low water plant species are incorporated.

1.2 Energy

The proposed development has achieved the Energy target of 62% to pass this section.

The energy usage of the development is calculated based on the efficiency of fixed appliances that will be used. This includes the air-conditioning system, hot water system, lighting, exhaust fans, cook top, oven, and clothes drying facilities.

Note: Changes to the design documentation specified above can affect the results of this BASIX assessment. As a result, the report and any results outlined should be subject to a review given any design development changes.

2 Thermal Comfort Assessment

The Thermal Comfort Assessment has been carried out in accordance with the 'BASIX Thermal Performance Protocol' (Department of Planning and Environment, 1 October 2023) and the latest NatHERS Tech Note.

HERO v4 thermal comfort simulation software has been used to demonstrate compliance against the thermal comfort targets (maximum loads) for individual dwellings set for the project's Climate Zone (refer to **Table 2.1 Thermal Comfort Targets**).

Table 2.1 Thermal Comfort Targets

Climate Zone	Max. Heating Load (MJ/m2)	Max. Cooling Load (Mj/m2)
Individual Dwellings	32.9	20.4
Average All Dwellings	29.7	21.2

Note: The maximum average loads for the project must still be met in addition to meeting the maximum loads for each individual dwelling.

The results for each individual dwelling were used as inputs to the BASIX online tool to confirm the project average for all dwellings (Refer to **Table 2.2 Thermal Comfort Results**)

Table 2.2 Thermal Comfort Results

	Heating Load (MJ/m2)	Cooling Load (MJ/m2)
Individual Dwellings Maximum	28.6	20.4
Average All Dwellings	8.7	10.6
Average Star Rating	8.2	

The construction details outlined in **Table 2.3** were adopted as inputs to the simulation software for calculating the thermal loads for each dwelling.

Table 2.3 Inclusions Summary

Type	Construction	Additional Thermal Properties
Glazing Doors/Windows	Total System performance (glazing + framing)	Openings as drawn
Sliding doors	U-Value ≤ 3.04 W/m ² .K, SHGC of 0.47 (0.45/0.49)	Windows to be weather-stripped as per AS2047
Awning windows	U-Value ≤ 3.42 W/m ² .K, SHGC of 0.45 (0.43/0.47)	
Fixed	U-Value ≤ 2.71 W/m ² .K, SHGC of 0.41 (0.39/0.43)	
Glazing UPGRADE	Total System performance (glazing + framing)	As per thermal comfort upgrades table
Sliding doors	U-Value ≤ 3.04 W/m ² .K, SHGC of 0.35 (0.33/0.37)	Windows to be weather-stripped as per AS2047
External Walls	Brick veneer with non-reflective sarking Precast concrete, plasterboard internally FC cladding to bay windows on S3	R2.0 insulation (insulation only value)
Internal Walls to Dwellings	Plasterboard on studs	No thermal insulation required to walls within apartments.
Internal Walls to Corridors	Plasterboard on studs to corridors Concrete with plasterboard internally to lift core and basement	R2.0 insulation (insulation only value) required to walls between apartments and corridors/core R1.13 insulation (insulation only value) to walls adjacent to stairs and lifts
Internal Walls to Neighbours	Lightweight parti wall system	R2.0 insulation (insulation only value) required to walls between neighbouring apartments
Floors	Concrete slab on ground Suspended concrete slab	No insulation required to slab on ground R2.0 soffit insulation where above carpark or open below No insulation when above a neighbour Carpet to bedrooms and tiles elsewhere
Roof and Ceilings	Suspended concrete slab with dropped plasterboard ceiling Metal roof with reflective foil to bay windows	No insulation where neighbouring units are above R3.0 insulation (insulation only value) where concrete roof is above R2.0 insulation to bay window ceiling

Type	Construction	Additional Thermal Properties
Ceiling Upgrade		UPGRADE: R4.0 insulation (insulation only value) where roof is above as per thermal comfort upgrades table
Ceiling Penetrations	Ceiling fans (min 1200mm diameter)	Ceiling fans as noted on the thermal comfort upgrades table
Roof	Concrete roof, no insulation (insulation to ceiling as above) Metal roof with reflective foil to bay windows	Insulation to be installed at ceiling level R2.0 insulation to bay window ceiling
Other	<ul style="list-style-type: none"> - LED downlights will be modelled at a rate of 1 per 5sqm of ceiling area (for areas => 10sqm), using the default dimensions and clearance from the software. - Exhaust fans assumed to be installed in all kitchens, bathrooms and laundries. - Default dimensions and clearance will be used. - Ceiling penetrations to be sealed. 	

Note: Several assumptions regarding the material and detail have been made given the stage of the development and may be amended (if required) when more information becomes available.

3 BASIX Water Compliance Requirements

The development will achieve the BASIX water target of 40% for the development, provided the following water commitments detailed below are implemented.

3.1 Common Areas and Central Systems

Table 3.1.1 Water Commitments - Common Areas and Central Systems

Common Area and Central Systems	Commitments
Alternative water supply	10,000L rainwater tank, to collect runoff from min 2,910sqm of roof area, connected to common area landscaping
Pool and Spa	There is no common pool or spa
Fixtures for Common Areas	Toilets: 4-star WELS rated Kitchen taps: 6-star WELS rated Bathroom taps: 6-star WELS rated
Fire Sprinkler System	Fire Sprinkler test water contained in a closed system for each building and combined carpark

3.2 Individual Dwellings

Table 3.2.1 Water Commitments - Private Dwellings

Private Dwellings	Commitments
Fixtures for apartments	Showerheads: 4-star WELS (>6 but <= 7.5 L/min) Toilets: 4-star WELS rated Kitchen taps: 6-star WELS rated Bathroom taps: 6-star WELS rated

4 BASIX Energy Compliance Requirements

The development will achieve the BASIX energy target of 62%, provided the following energy commitments detailed below are installed.

4.1 Common Areas and Central Systems

Table 4.1.1 Energy Commitments - Central Systems

Central Systems	Commitment
Hot Water System	Centralised electric heat pump (air sourced) hot water system with dedicated R0.75 (~32mm) internal piping insulation
Alternative Energy Supply	240kW of PV installed to the roof of S1 and S4
Lifts	Gearless traction with VVVF motor

Table 4.1.2 Energy Commitments - Common Area Ventilation

Area	Ventilation type	Control
Undercover car park area(s) - Ventilation supply and exhaust	Ventilation (supply + exhaust)	CO monitors + VSD fan
Switch room(s)	Ventilation supply only	Interlocked to light
Garbage room(s)	Ventilation exhaust only	n/a
Community room(s)	Air-conditioning system	Time clock or BMS controlled
Plant or service room(s)	Ventilation supply only	Interlocked to light
Other internal common area(s)	Ventilation supply only	Interlocked to light
Ground floor lobby type(s)	No mechanical ventilation	n/a
Hallway/lobby type(s)	No mechanical ventilation	n/a

Table 4.1.3 Energy Commitments - Common Area Lighting

Area	Primary lighting system type	Efficiency measure	BMS controlled?
Undercover car park area(s) - Ventilation supply and exhaust	LED	Zoned switching & motion sensor	No
Lift car	LED	Connected to lift call button	No
Lift motor room(s)	LED	Manual on/off switch	No
Switch room(s)	LED	Manual on/off switch	No
Garbage room(s)	LED	Manual on/off switch	No
Community room(s)	LED	Time clock & motion sensors	No
Plant or service room(s)	LED	Manual on/off switch	No
Other internal common area(s)	LED	Manual on/off switch	No
Ground floor lobby type(s)	LED	Daylight & motion sensor	No
Hallway/lobby type(s)	LED	Daylight & motion sensor	No

4.2 Individual Dwellings

Table 4.2.1 Energy Commitments - Dwellings

Dwellings	Commitment
Apartment Ventilation System	Apartment Rangehood: Individual fan, ducted to roof or façade, on/off manual switch Bathroom Exhaust: Individual fan, ducted to roof or façade, interlocked to light Laundry Exhaust: Individual fan, ducted to roof or façade, on/off manual switch
Heating and Cooling Systems	Heating: 1-phase non-ducted air conditioning to living rooms and bedrooms EER 3.0 – 3.5 Cooling: 1-phase non-ducted air conditioning to living rooms and bedrooms EER 3.0 – 3.5
Lighting	Dedicated LED fittings
Appliances	Induction cooktop & electric oven

Appendices

Appendix A Drawing Register

Appendix B Thermal Performance Upgrades Table

Appendix C BASIX Certificate

Appendix D NatHERS Summary Certificate

Appendix A Drawing Register

DRAWING NUMBER	LAYOUT NAME	REVISION
S2.A00.01	Cover Page S2	A
S2.A02.01	GA Plan - Ground	A
S2.A02.02	GA Plan - Level 1	A
S2.A02.03	GA Plan - Level 2	A
S2.A02.04	GA Plan - Level 3	A
S2.A02.05	GA Plan - Level 4	A
S2.A02.06	GA Plan - Level 5	A
S2.A02.07	GA Plan - Level 6	A
S2.A02.08	GA Plan - Level 7	A
S2.A02.09	GA Plan - Level 8	A
S2.A02.10	GA Plan - Level 9	A
S2.A02.11	GA Plan - Level 10	A
S2.A02.12	GA Plan - Level 11	A
S2.A02.13	GA Plan - Level 12	A
S2.A02.14	GA Plan - Level 13	A
S2.A02.16	GA Plan - Roof	A
S2.A06.01	Elevation - East	A
S2.A06.02	Elevation - North	A
S2.A06.03	Elevation - West	A
S2.A06.04	Elevation - South	A
S2.A06.11	Section A	A
S2.A06.12	Section B	A
S2.A06.13	Section C	A
S3.A00.01	Cover Sheet S3	A
S3.A02.00	Plan - Ground Floor	A
S3.A02.01	Plan - Level 1-3	A
S3.A02.04	Plan - Level 4	A
S3.A02.05	Plan - Level 5-6	A
S3.A02.07	Plan - Level 7-9	A
S3.A02.10	Plan - Roof	A
S3.A06.01	Elevations	A
S3.A06.02	Sections	A
S3.A06.03	Sections	A
S4.A00.01	Cover Sheet - S4	A

DRAWING NUMBER	LAYOUT NAME	REVISION
S4.A02.00	Plan Ground Floor	A
S4.A02.01	Plan - Level 1	A
S4.A02.02	Plan - Level 2-3	A
S4.A02.04	Plan - Level 4	A
S4.A02.05	Plan - Roof	A
S4.A06.01	Elevations	A
S4.A06.02	Elevations	A
S4.A06.01	Sections	A

Appendix B Thermal Performance Upgrades Table



Certificate # HR-9GTPW3-01, HR-722MC0-01, HR-GHOEKX-01

Accreditation # ABSA101518

Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
Building S2							
101	1	28.6	0.0	12.2	6.5	8.2	1400mm dia ceiling fan to kitchen/dining
102	1	55.6	0.0	6.9	16.5	7.7	
103	2	76.4	0.0	5.6	10.6	8.4	
104	2	77.3	0.0	4.3	11.5	8.5	
105	2	77.3	0.0	4.7	11.6	8.4	
106	2	76.2	0.0	10.5	12.9	7.7	
107	1	67.2	0.0	9.7	8.0	8.3	
108	1	37.1	0.0	3.8	13.6	8.4	1400mm dia ceiling fan to kitchen/dining
109	1	45.3	5.6	18.1	17.2	6.3	
110	2	70.0	0.0	22.1	4.3	7.4	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
111	1	50.2	0.0	1.0	10.8	9.0	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
112	2	69.9	0.0	5.0	11.0	8.5	Glazing upgrade to sliding door
113	3	91.4	0.0	12.9	8.7	7.9	
114	2	66.0	5.6	0.6	10.2	9.2	
115	1	53.5	0.0	0.2	11.9	8.9	
201	1	27.2	5.5	0.3	14.7	8.6	1400mm dia ceiling fan to kitchen/dining
202	2	63.0	6.6	0.3	10.6	9.2	
203	1	56.4	0.0	8.8	10.7	8.2	
204	2	76.1	0.0	5.9	13.7	8.1	
205	2	79.3	0.0	2.6	11.5	8.7	
206	2	76.4	0.0	3.3	10.9	8.7	
207	2	77.3	0.0	2.1	11.7	8.8	
208	2	77.3	0.0	2.4	11.7	8.7	
209	2	76.2	0.0	9.4	8.0	8.4	
210	1	67.2	0.0	9.1	8.1	8.4	
211	1	37.1	0.0	3.7	13.6	8.4	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
212	1	45.3	5.6	17.7	11.2	7.1	Glazing upgrade to sliding door; 1500mm dia ceiling fan to kitchen/dining
213	2	70.0	0.0	16.9	7.1	7.6	Glazing upgrade to sliding door



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Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
214	1	50.2	0.0	1.4	9.5	9.2	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
215	2	69.9	0.0	5.2	8.5	8.8	Glazing upgrade to sliding door
216	3	91.4	0.0	12.6	7.1	8.1	
217	2	66.0	5.6	0.7	8.3	9.5	
218	1	53.5	0.0	0.5	12.7	8.8	
301	1	27.2	5.5	0.3	14.1	8.7	1400mm dia ceiling fan to kitchen/dining
302	2	62.4	7.8	1.4	9.0	9.3	
303	1	57.2	0.0	7.8	9.9	8.3	
304	2	75.9	0.0	5.2	11.4	8.4	
305	2	77.3	0.0	3.8	10.7	8.7	
306	2	76.4	0.0	4.3	9.8	8.7	
307	2	77.3	0.0	3.9	10.0	8.8	
308	2	77.3	0.0	3.9	10.1	8.7	
309	2	76.2	0.0	10.8	7.0	8.3	
310	1	67.2	0.0	13.5	7.7	7.9	
311	1	37.1	0.0	4.8	11.0	8.5	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
312	1	51.2	0.0	10.6	12.2	7.8	Glazing upgrade to sliding door
313	2	70.0	0.0	17.2	4.5	7.9	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
314	1	50.2	0.0	1.1	14.8	8.5	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
315	2	69.9	0.0	5.1	9.2	8.7	Glazing upgrade to sliding door
316	3	91.4	0.0	9.6	8.3	8.3	
317	2	66.0	5.6	1.1	8.4	9.4	
318	1	53.5	0.0	0.8	11.3	8.9	
401	1	27.2	5.5	0.3	13.9	8.7	1400mm dia ceiling fan to kitchen/dining
402	2	62.4	7.8	1.3	8.4	9.4	
403	1	57.2	0.0	8.3	10.0	8.3	
404	2	75.9	0.0	5.5	11.2	8.4	
405	2	77.3	0.0	4.1	10.6	8.7	
406	2	76.4	0.0	4.5	9.8	8.7	



Certificate # HR-9GTPW3-01, HR-722MC0-01, HR-GHOEKX-01

Accreditation # ABSA101518

Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
407	2	77.3	0.0	4.2	9.9	8.7	
408	2	77.3	0.0	4.2	9.9	8.7	
409	2	76.2	0.0	10.8	6.7	8.4	
410	1	67.2	0.0	14.2	5.0	8.2	1400mm dia ceiling fan to kitchen/dining
411	1	37.1	0.0	4.8	11.0	8.5	1400mm dia ceiling fan to kitchen/dining
412	1	51.2	0.0	10.9	12.3	7.7	
413	2	70.0	0.0	15.5	4.7	8.1	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
414	1	50.2	0.0	0.8	15.4	8.4	Glazing upgrade to sliding door; 1500mm dia ceiling fan to kitchen/dining
415	2	69.9	0.0	4.5	9.7	8.7	Glazing upgrade to sliding door
416	3	91.4	0.0	7.9	9.0	8.4	
417	2	66.0	5.6	1.1	10.9	8.9	
418	1	53.5	0.0	0.9	11.7	8.9	
501	1	27.2	5.5	0.3	13.5	8.8	1400mm dia ceiling fan to kitchen/dining
502	2	62.4	7.8	1.4	8.3	9.4	
503	1	57.2	0.0	8.7	10.0	8.2	
504	2	75.9	0.0	5.7	10.9	8.4	
505	2	77.3	0.0	4.4	10.4	8.7	
506	2	76.4	0.0	4.9	9.4	8.7	
507	2	77.3	0.0	4.5	10.0	8.7	
508	2	77.3	0.0	4.4	10.0	8.7	
509	2	76.2	0.0	11.2	6.7	8.3	
510	1	67.2	0.0	14.5	5.2	8.1	1400mm dia ceiling fan to kitchen/dining
511	1	37.1	0.0	4.9	11.0	8.5	1400mm dia ceiling fan to kitchen/dining
512	1	51.2	0.0	11.3	12.0	7.7	
513	2	70.0	0.0	18.8	4.0	7.8	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining; 1400mm dia ceiling fan to bedroom
514	1	50.2	0.0	1.3	14.2	8.6	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining; 1400mm dia ceiling fan to bedroom
515	2	69.9	0.0	6.2	9.4	8.6	Glazing upgrade to sliding door



Certificate # HR-9GTPW3-01, HR-722MC0-01, HR-GHOEKX-01

Accreditation # ABSA101518

Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
516	3	91.4	0.0	9.7	7.5	8.4	
517	2	66.0	5.6	1.1	11.5	8.9	
518	1	53.5	0.0	0.9	11.3	8.9	
601	1	27.2	5.5	0.5	12.6	8.9	1400mm dia ceiling fan to kitchen/dining
602	2	62.4	7.8	1.8	7.3	9.4	
603	1	57.2	0.0	10.6	9.8	8.1	
604	2	75.9	0.0	7.1	9.8	8.4	
605	2	77.3	0.0	5.7	9.8	8.6	
606	2	76.4	0.0	6.1	8.8	8.6	
607	2	77.3	0.0	5.8	9.1	8.6	
608	2	77.3	0.0	5.8	9.2	8.6	
609	2	76.2	0.0	12.7	5.9	8.2	
610	1	67.2	0.0	16.7	5.1	7.9	
611	1	37.1	0.0	5.6	9.7	8.6	1400mm dia ceiling fan to kitchen/dining
612	1	51.2	0.0	11.7	11.9	7.7	
613	2	70.0	0.0	15.9	4.7	8.0	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
614	1	50.2	0.0	1.8	14.4	8.4	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
615	2	69.9	0.0	7.4	8.4	8.5	Glazing upgrade to sliding door
616	3	91.4	0.0	11.8	7.3	8.2	
617	2	66.0	5.6	1.4	10.2	9.1	
618	1	53.5	0.0	1.4	10.2	9.1	
701	1	27.2	5.5	0.9	12.6	8.8	1400mm dia ceiling fan to kitchen/dining
702	2	62.4	7.8	1.5	8.2	9.4	
703	1	57.2	0.0	11.4	10.0	7.9	
704	2	75.9	0.0	7.4	9.7	8.4	
705	2	77.3	0.0	5.9	9.9	8.5	
706	2	76.4	0.0	6.4	8.6	8.6	
707	2	77.3	0.0	6.1	9.0	8.6	
708	2	77.3	0.0	6.1	9.0	8.6	
709	2	76.2	0.0	13.0	5.9	8.2	

Certificate # HR-9GTPW3-01, HR-722MC0-01, HR-GHOEKX-01

Accreditation # ABSA101518

Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
710	1	67.2	0.0	17.1	7.4	7.6	
711	1	37.1	0.0	5.5	9.5	8.6	1400mm dia ceiling fan to kitchen/dining
712	1	51.2	0.0	12.1	11.8	7.6	
713	2	70.0	0.0	16.3	4.7	8.0	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
714	1	50.2	0.0	1.7	13.1	8.7	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
715	2	69.9	0.0	7.6	8.4	8.4	Glazing upgrade to sliding door
716	3	91.4	0.0	13.9	7.3	7.9	
717	2	66.0	5.6	1.4	10.2	9.1	
718	1	53.5	0.0	1.8	9.5	9.1	
801	1	27.2	5.5	1.2	12.4	8.8	1400mm dia ceiling fan to kitchen/dining
802	2	62.4	7.8	1.9	7.3	9.4	
803	1	57.2	0.0	11.6	10.0	7.9	
804	2	75.9	0.0	7.6	9.5	8.4	
805	2	77.3	0.0	6.1	9.3	8.6	
806	2	76.4	0.0	6.6	8.7	8.6	
807	2	77.3	0.0	6.3	8.7	8.6	
808	2	77.3	0.0	6.3	8.6	8.6	
809	2	76.2	0.0	13.2	5.9	8.2	
810	1	67.2	0.0	17.0	7.3	7.6	
811	1	37.1	0.0	5.6	11.4	8.4	1200mm dia ceiling fan to kitchen/dining
812	1	51.2	0.0	11.7	11.7	7.7	
813	2	70.0	0.0	19.1	4.2	7.7	Glazing upgrade to sliding door; 1400mm dia ceiling fan to kitchen/dining
814	1	50.2	0.0	1.9	13.9	8.5	Glazing upgrade to sliding door
815	2	69.9	0.0	7.5	8.3	8.5	Glazing upgrade to sliding door
816	3	91.4	0.0	13.8	7.1	8.0	
817	2	66.0	5.6	1.4	10.1	9.1	
818	1	53.5	0.0	1.9	9.6	9.1	
901	1	27.2	5.5	5.3	16.4	7.9	1400mm dia ceiling fan to kitchen/dining
902	2	62.4	7.8	5.4	9.5	8.6	
903	1	57.2	0.0	14.4	10.5	7.5	

Certificate # HR-9GTPW3-01, HR-722MC0-01, HR-GHOEKX-01

Accreditation # ABSA101518

Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
904	2	75.9	0.0	12.5	10.7	7.7	
905	2	77.3	0.0	14.4	11.9	7.4	
906	2	76.4	0.0	16.4	11.0	7.3	
907	2	77.3	0.0	15.4	11.8	7.3	
908	2	77.3	0.0	15.4	11.8	7.3	
909	2	76.2	0.0	22.2	8.8	6.9	
910	1	67.2	0.0	25.2	9.4	6.4	
911	1	37.1	0.0	13.4	12.4	7.4	1400mm dia ceiling fan to kitchen/dining
912	1	51.2	0.0	19.4	9.8	7.1	
913	2	70.0	0.0	27.8	7.5	6.3	Glazing upgrade to sliding door; 1500mm dia ceiling fan to kitchen/dining
914	1	50.2	0.0	7.6	15.9	7.7	Glazing upgrade to sliding door; 1500mm dia ceiling fan to kitchen/dining; 1400mm dia ceiling fan to bedroom
915	2	69.9	0.0	15.5	11.2	7.3	Glazing upgrade to sliding door
916	3	91.4	0.0	25.4	9.9	6.3	1400mm dia ceiling fan to bedroom
917	2	66.0	5.6	6.8	12.6	8.2	
918	1	53.5	0.0	8.3	14.6	7.8	
1101	2	62.2	7.8	3.0	5.9	9.5	
1102	1	47.7	0.0	9.8	11.0	8.0	
1103	1	47.7	0.0	10.4	12.4	7.8	
1104	1	46.0	8.1	18.0	10.3	7.2	
1105	1	41.7	8.1	16.2	10.8	7.3	1400mm dia ceiling fan to kitchen/dining
1106	1	46.7	0.0	7.8	13.2	7.9	1200mm dia ceiling fan to kitchen/dining
1107	1	35.6	6.1	6.1	15.3	7.9	
1201	2	62.2	7.8	2.1	6.3	9.6	
1202	1	47.7	0.0	7.3	12.4	8.1	
1203	1	47.7	0.0	7.8	13.0	8.0	
1204	1	46.0	8.1	10.4	11.5	7.9	
1205	1	41.7	8.1	10.8	11.9	7.8	1400mm dia ceiling fan to kitchen/dining
1206	1	46.7	0.0	3.0	15.0	8.3	1200mm dia ceiling fan to kitchen/dining
1207	1	35.6	6.1	2.3	12.4	8.7	

Certificate # HR-9GTPW3-01, HR-722MC0-01, HR-GHOEKX-01

Accreditation # ABSA101518

Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
1301	2	62.2	7.8	6.1	8.4	8.7	Ceiling insulation upgrade
1302	1	47.7	0.0	17.2	13.6	6.9	Ceiling insulation upgrade
1303	1	47.7	0.0	16.6	15.8	6.7	Ceiling insulation upgrade
1304	1	46.0	8.1	15.2	13.4	7.1	Ceiling insulation upgrade
1305	1	41.7	8.1	21.9	12.9	6.4	Ceiling insulation upgrade; 1400mm dia ceiling fan to kitchen/dining
1306	1	46.7	0.0	12.0	17.1	7.1	Ceiling insulation upgrade; 1400mm dia ceiling fan to kitchen/dining; 1400mm dia ceiling fan to bedroom
1307	1	35.6	6.1	6.5	15.4	7.9	Ceiling insulation upgrade
G01	2	84.1	0.0	9.1	16.9	7.4	1400mm dia ceiling fan to kitchen/dining; 1400mm dia ceiling fan to living; 1300mm dia ceiling fan to bedroom
G02	1	63.8	6.9	11.3	18.6	7.0	1400mm dia ceiling fan to kitchen/dining; 1400mm dia ceiling fan to living; 1300mm dia ceiling fan to bedroom
G03	1	50.2	0.0	1.4	13.7	8.6	1400mm dia ceiling fan to kitchen/dining; 1300mm dia ceiling fan to bedroom
G04	1	55.4	0.0	9.7	17.9	7.2	
G05	1	67.2	0.0	17.2	7.8	7.5	
G06	1	37.1	0.0	9.0	11.9	8.0	1400mm dia ceiling fan to kitchen/dining
G07	1	45.3	5.6	20.8	11.1	6.8	1400mm dia ceiling fan to kitchen/dining
G08	1	50.0	5.8	27.7	7.9	6.3	1400mm dia ceiling fan to kitchen/dining
G09	1	50.2	0.0	9.5	11.3	8.0	1400mm dia ceiling fan to kitchen/dining
G10	2	69.9	0.0	19.2	11.4	6.9	
G11	1	28.6	0.0	19.7	12.2	6.8	1200mm dia ceiling fan to kitchen/dining
G12	1	28.6	0.0	19.7	12.1	6.8	1200mm dia ceiling fan to kitchen/dining
G13	1	33.0	0.0	22.8	10.5	6.6	1200mm dia ceiling fan to kitchen/dining
G14	1	28.6	0.0	18.6	12.0	6.9	1200mm dia ceiling fan to kitchen/dining
G15	3	91.4	0.0	20.3	8.2	7.2	
G16	2	66.0	5.6	1.9	8.2	9.3	
G17	1	32.7	5.5	1.6	19.8	7.9	
Building S3							
101	2	73.7	0.0	5.6	6.9	8.9	



Certificate # HR-9GTPW3-01, HR-722MC0-01, HR-GHOEKX-01

Accreditation # ABSA101518

Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
102	2	74.1	0.0	7.9	6.3	8.7	
103	1	34.4	0.0	8.6	11.8	8.1	
104	1	52.5	0.0	10.3	7.2	8.4	
105	2	76.1	0.0	7.4	9.5	8.4	
106	1	63.6	0.0	6.5	7.6	8.8	
107	1	50.9	0.0	5.2	12.1	8.4	
108	1	50.9	0.0	5.4	12.3	8.3	
109	1	50.9	0.0	5.5	11.5	8.4	
110	1	50.9	0.0	4.9	12.5	8.4	
111	1	60.8	0.0	2.5	7.9	9.3	
112	1	51.0	0.0	4.8	9.4	8.7	
113	2	76.8	0.0	2.6	13.6	8.4	
114	2	77.6	0.0	6.8	9.1	8.5	
115	1	33.7	0.0	2.8	16.1	8.2	1200mm dia ceiling fan to kitchen/dining
116	2	72.4	0.0	11.5	8.8	8.1	
201	2	73.7	0.0	6.8	4.8	9.1	
202	2	74.1	0.0	6.9	6.3	8.9	
203	1	34.4	0.0	8.7	11.6	8.1	
204	1	52.5	0.0	10.7	6.8	8.3	
205	2	76.1	0.0	7.7	9.2	8.4	
206	1	63.6	0.0	6.7	7.4	8.7	
207	1	50.9	0.0	5.2	12.4	8.3	
208	1	50.9	0.0	5.7	11.7	8.4	
209	1	50.9	0.0	6.1	11.0	8.4	
210	1	50.9	0.0	4.8	12.2	8.4	
211	1	60.8	0.0	2.8	7.8	9.2	
212	1	51.0	0.0	5.1	8.7	8.8	
213	2	76.8	0.0	2.7	13.0	8.5	
214	2	77.6	0.0	6.9	9.3	8.4	
215	1	33.7	0.0	3.3	14.2	8.3	1200mm dia ceiling fan to kitchen/dining
216	2	72.4	0.0	2.2	12.3	8.7	1200mm dia ceiling fan to kitchen/dining
301	2	73.7	0.0	11.8	6.9	8.2	



Certificate # HR-9GTPW3-01, HR-722MC0-01, HR-GHOEKX-01

Accreditation # ABSA101518

Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
302	2	74.1	0.0	14.1	17.3	6.8	
303	1	34.4	0.0	19.5	15.1	6.4	
304	1	52.5	0.0	21.0	9.5	6.9	
305	2	76.1	0.0	15.9	12.4	7.2	
306	1	63.6	0.0	16.4	9.9	7.4	
307	1	50.9	0.0	5.6	11.2	8.4	
308	1	50.9	0.0	6.2	11.8	8.3	
309	1	50.9	0.0	6.5	11.1	8.3	
310	1	50.9	0.0	5.4	11.8	8.4	
311	1	60.8	0.0	3.2	7.7	9.2	
312	1	51.0	0.0	5.6	8.4	8.7	
313	2	76.8	0.0	3.2	12.4	8.6	
314	2	77.6	0.0	7.4	9.8	8.4	
315	1	33.7	0.0	2.4	19.0	7.9	1200mm dia ceiling fan to kitchen/dining
316	2	72.3	0.0	2.0	11.4	8.8	1200mm dia ceiling fan to kitchen/dining
401	3	91.6	0.0	22.6	6.4	7.1	
402	2	68.4	0.0	12.1	8.2	8.1	
403	1	50.9	0.0	8.3	11.2	8.1	
404	1	60.8	0.0	5.3	6.0	9.1	
405	1	51.0	0.0	7.8	7.5	8.6	
406	2	76.8	0.0	7.7	5.4	8.9	
407	2	77.6	0.0	12.6	5.1	8.3	
408	1	33.7	0.0	2.9	16.1	8.2	1200mm dia ceiling fan to kitchen/dining
409	2	72.3	0.0	5.0	6.5	9.1	
501	3	91.6	0.0	14.7	6.8	7.9	
502	2	67.4	0.0	12.1	8.7	8.0	
503	1	50.9	0.0	10.6	10.7	7.9	
504	1	60.8	0.0	5.9	6.1	9.0	
505	1	51.0	0.0	8.9	6.6	8.6	
506	2	76.8	0.0	8.0	5.1	8.9	
507	2	77.6	0.0	12.9	5.0	8.3	
508	1	33.7	0.0	3.2	15.7	8.2	1200mm dia ceiling fan to kitchen/dining



Certificate # HR-9GTPW3-01, HR-722MC0-01, HR-GHOEKX-01

Accreditation # ABSA101518

Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
509	2	72.3	0.0	5.7	6.3	9.0	
601	3	91.6	0.0	26.0	8.4	6.4	
602	2	67.4	0.0	23.9	11.0	6.4	
603	1	50.9	0.0	23.0	13.0	6.2	
604	1	60.8	0.0	7.5	5.9	8.8	
605	1	51.0	0.0	10.8	6.0	8.4	
606	2	76.8	0.0	8.3	5.4	8.8	
607	2	77.6	0.0	13.1	5.1	8.3	
608	1	33.7	0.0	4.0	14.3	8.3	1200mm dia ceiling fan to kitchen/dining
609	2	72.3	0.0	7.3	5.9	8.8	
701	1	60.8	0.0	15.4	5.8	7.9	
702	1	51.0	0.0	11.1	6.1	8.4	
703	2	76.8	0.0	8.5	5.4	8.8	
704	2	77.6	0.0	13.0	5.4	8.3	
705	1	33.7	0.0	4.1	14.9	8.2	1200mm dia ceiling fan to kitchen/dining
706	2	72.3	0.0	7.5	5.9	8.8	
801	1	60.8	0.0	15.3	6.0	7.9	
802	1	51.0	0.0	11.0	6.4	8.4	
803	2	76.8	0.0	6.4	5.5	9.0	
804	2	77.6	0.0	7.9	5.5	8.8	
805	1	33.7	0.0	4.3	14.1	8.3	1200mm dia ceiling fan to kitchen/dining
806	2	72.3	0.0	7.7	5.9	8.8	
901	1	60.8	0.0	18.5	8.4	7.3	
902	1	51.0	0.0	13.3	8.1	7.9	
903	2	76.8	0.0	12.6	7.1	8.1	
904	2	77.6	0.0	17.6	7.8	7.4	
905	1	33.7	0.0	13.9	20.4	6.4	1200mm dia ceiling fan to kitchen/dining
906	2	72.3	0.0	16.1	7.6	7.7	
G01	2	69.8	0.0	12.7	8.3	8.0	
G02	2	75.3	0.0	21.9	12.3	6.4	
G03	1	52.5	0.0	14.5	7.8	7.8	
G04	2	76.1	0.0	6.8	10.1	8.4	

Certificate # HR-9GTPW3-01, HR-722MC0-01, HR-GHOEKX-01

Accreditation # ABSA101518

Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
G05	1	63.6	0.0	5.8	7.9	8.8	
G06	1	50.9	0.0	14.7	12.9	7.2	
G07	1	50.9	0.0	15.0	12.2	7.3	
G08	1	50.9	0.0	15.1	11.4	7.3	
G09	1	50.9	0.0	14.5	13.5	7.2	
G10	1	60.8	0.0	4.0	7.1	9.1	
G11	1	51.0	0.0	5.8	8.9	8.7	
G12	2	76.8	0.0	3.4	13.9	8.4	
G13	2	77.6	0.0	12.3	5.8	8.3	
G14	1	33.7	0.0	13.9	10.2	7.6	1200mm dia ceiling fan to kitchen/dining
G15	1	62.9	0.0	28.6	7.2	6.3	
Building S4							
101	2	67.1	0.0	16.6	10.4	7.3	
102	1	56.6	0.0	9.8	6.2	8.5	
103	2	76.7	0.0	9.6	9.5	8.2	
104	1	38.1	0.0	1.5	17.9	8.2	
105	1	50.9	0.0	3.2	15.0	8.3	
106	1	50.8	0.0	3.4	15.4	8.2	
107	1	50.9	0.0	3.3	14.6	8.3	
108	1	50.8	0.0	3.6	15.1	8.2	
109	1	50.9	0.0	3.5	14.9	8.3	
110	1	50.8	0.0	3.1	15.4	8.3	
111	1	39.4	0.0	1.5	18.4	8.1	
112	2	86.1	0.0	10.2	9.7	8.1	
113	1	56.5	0.0	8.6	6.4	8.6	
114	2	67.1	0.0	14.6	7.1	7.9	
201	2	67.1	0.0	14.4	11.3	7.4	
202	1	56.6	0.0	6.2	5.8	8.9	
203	2	76.7	0.0	8.0	9.2	8.4	
204	1	38.1	0.0	1.7	17.9	8.1	
205	1	50.9	0.0	3.5	14.7	8.3	
206	1	50.8	0.0	3.1	15.0	8.3	

Certificate # HR-9GTPW3-01, HR-722MC0-01, HR-GHOEKX-01

Accreditation # ABSA101518

Thermal performance specifications

Unit Number	Number of Bedrooms	Floor area (m ²)		Predicted loads (MJ/m ² /y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
207	1	50.9	0.0	3.8	14.4	8.3	
208	1	50.8	0.0	3.6	15.4	8.2	
209	1	50.9	0.0	4.1	14.9	8.2	
210	1	50.8	0.0	3.7	15.4	8.2	
211	1	39.4	0.0	1.3	18.6	8.1	
212	2	86.1	0.0	6.0	10.1	8.4	
213	1	56.5	0.0	6.7	6.3	8.9	
214	2	67.1	0.0	15.1	6.3	7.9	
301	2	67.1	0.0	20.6	18.6	5.9	
302	1	56.6	0.0	15.0	8.6	7.7	
303	2	76.7	0.0	15.7	13.7	7.1	
304	1	38.1	0.0	2.0	19.0	7.9	
305	1	50.9	0.0	4.6	15.8	8.1	
306	1	50.8	0.0	4.1	16.1	8.1	
307	1	50.9	0.0	4.0	16.6	8.0	
308	1	50.8	0.0	4.6	15.8	8.1	
309	1	50.9	0.0	4.6	15.7	8.1	
310	1	50.8	0.0	4.6	16.3	8.0	
311	1	39.4	0.0	1.9	19.8	7.9	
312	2	86.1	0.0	5.1	10.8	8.5	
313	1	56.5	0.0	0.9	6.1	9.8	
314	2	67.1	0.0	9.6	7.2	8.4	
401	3	95.1	0.0	19.1	18.3	6.1	
402	2	76.9	0.0	16.1	15.0	6.9	
403	2	69.4	0.0	14.1	19.7	6.5	1400mm dia ceiling fan to kitchen/dining; 1200mm dia ceiling fan to bedrooms
404	1	48.0	0.0	17.6	16.4	6.4	
405	1	48.1	0.0	15.7	17.1	6.7	1400mm dia ceiling fan to kitchen/dining; 1200mm dia ceiling fan to bedroom
406	1	34.6	0.0	12.0	19.8	6.8	1500mm dia ceiling fan to kitchen/dining
407	3	88.5	0.0	8.5	10.2	8.2	
408	3	87.7	0.0	11.9	8.1	8.1	

Appendix C BASIX Certificate

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1753701M

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.basix.nsw.gov.au

Secretary

Date of issue: Monday, 01 July 2024

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.



Project summary		
Project name	Redfern Place S2 S3 S4	
Street address	600-614 ELIZABETH STREET REDFERN 2016	
Local Government Area	SYDNEY	
Plan type and plan number	Deposited Plan 1249145	
Lot No.	1	
Section no.	-	
No. of residential flat buildings	3	
Residential flat buildings: no. of dwellings	355	
Multi-dwelling housing: no. of dwellings	0	
No. of single dwelling houses	0	
Project score		
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 77	Target 61
Materials	✓ -100	Target n/a

Certificate Prepared by
Name / Company Name: Atelier Ten
ABN (if applicable):

Description of project

Project address

Project name	Redfern Place S2 S3 S4
Street address	600-614 ELIZABETH STREET REDFERN 2016
Local Government Area	SYDNEY
Plan type and plan number	Deposited Plan 1249145
Lot No.	1
Section no.	-

Project type

No. of residential flat buildings	3
Residential flat buildings: no. of dwellings	355
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details

Site area (m ²)	10850
Roof area (m ²)	2910
Non-residential floor area (m ²)	930
Residential car spaces	81
Non-residential car spaces	5

Common area landscape

Common area lawn (m ²)	0
Common area garden (m ²)	2190
Area of indigenous or low water use species (m ²)	0

Assessor details and thermal loads

Assessor number	101518
Certificate number	HR-9GTPW3-01
Climate zone	56

Project score

Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 77	Target 61
Materials	✔ -100	Target n/a

Description of project

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

Residential flat buildings - S3, 108 dwellings, 10 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)
101	2	73.7	0	0	0
105	2	76.1	0	0	0
109	1	50.9	0	0	0
113	2	76.8	0	0	0
201	2	73.7	0	0	0
205	2	76.1	0	0	0
209	1	50.9	0	0	0
213	2	76.8	0	0	0
301	2	73.7	0	0	0
305	2	76.1	0	0	0
309	1	50.9	0	0	0
313	2	76.8	0	0	0
401	3	91.6	0	0	0
405	1	51	0	0	0
409	2	72.3	0	0	0
504	1	60.8	0	0	0
508	1	33.7	0	0	0
603	1	50.9	0	0	0
607	2	77.6	0	0	0
702	1	51	0	0	0
706	2	72.3	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)
102	2	74.1	0	0	0
106	1	63.6	0	0	0
110	1	50.9	0	0	0
114	2	77.6	0	0	0
202	2	74.1	0	0	0
206	1	63.6	0	0	0
210	1	50.9	0	0	0
214	2	77.6	0	0	0
302	2	74.2	0	0	0
306	1	63.6	0	0	0
310	1	50.9	0	0	0
314	2	77.6	0	0	0
402	2	68.4	0	0	0
406	2	76.8	0	0	0
501	3	91.6	0	0	0
505	1	51	0	0	0
509	2	72.3	0	0	0
604	1	60.8	0	0	0
608	1	33.7	0	0	0
703	2	76.8	0	0	0
801	1	60.8	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)
103	1	34.4	0	0	0
107	1	50.9	0	0	0
111	1	60.8	0	0	0
115	1	33.7	0	0	0
203	1	34.4	0	0	0
207	1	50.9	0	0	0
211	1	60.8	0	0	0
215	1	33.7	0	0	0
303	1	34.4	0	0	0
307	1	50.9	0	0	0
311	1	60.8	0	0	0
315	1	33.7	0	0	0
403	1	50.9	0	0	0
407	2	77.6	0	0	0
502	2	67.4	0	0	0
506	2	76.8	0	0	0
601	3	91.6	0	0	0
605	1	51	0	0	0
609	2	72.3	0	0	0
704	2	77.6	0	0	0
802	1	51	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)
104	1	52.5	0	0	0
108	1	50.9	0	0	0
112	1	51	0	0	0
116	2	72.4	0	0	0
204	1	52.5	0	0	0
208	1	50.9	0	0	0
212	1	51	0	0	0
216	2	72.4	0	0	0
304	1	52.5	0	0	0
308	1	50.9	0	0	0
312	1	51	0	0	0
316	2	72.3	0	0	0
404	1	60.8	0	0	0
408	1	33.7	0	0	0
503	2	50.9	0	0	0
507	2	77.6	0	0	0
602	2	67.4	0	0	0
606	2	76.8	0	0	0
701	1	60.8	0	0	0
705	1	33.7	0	0	0
803	2	76.8	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)
804	2	77.6	0	0	0
902	1	51	0	0	0
906	2	72.3	0	0	0
G04	2	76.1	0	0	0
G08	1	50.9	0	0	0
G12	2	76.8	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)
805	1	33.7	0	0	0
903	2	76.8	0	0	0
G01	2	69.8	0	0	0
G05	1	63.6	0	0	0
G09	1	50.9	0	0	0
G13	2	77.6	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)
806	2	72.3	0	0	0
904	2	77.6	0	0	0
G02	2	75.3	0	0	0
G06	1	50.9	0	0	0
G10	1	60.8	0	0	0
G14	1	33.7	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)
901	1	60.8	0	0	0
905	1	33.7	0	0	0
G03	1	52.5	0	0	0
G07	1	50.9	0	0	0
G11	1	51	0	0	0
G15	1	62.9	0	0	0

Residential flat buildings - S4, 50 dwellings, 5 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)
101	2	67.1	0	0	0
105	1	50.9	0	0	0
109	1	50.9	0	0	0
113	1	56.5	0	0	0
203	2	76.7	0	0	0
207	1	50.9	0	0	0
211	1	39.4	0	0	0
301	2	67.1	0	0	0
305	1	50.9	0	0	0
309	1	50.9	0	0	0
313	1	56.5	0	0	0
403	2	69.4	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)
102	1	56.6	0	0	0
106	1	50.8	0	0	0
110	1	50.8	0	0	0
114	2	67.1	0	0	0
204	1	38.1	0	0	0
208	1	50.8	0	0	0
212	2	86.1	0	0	0
302	1	56.6	0	0	0
306	1	50.8	0	0	0
310	1	50.8	0	0	0
314	2	67.1	0	0	0
404	1	48	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)
103	2	76.7	0	0	0
107	1	50.9	0	0	0
111	1	39.4	0	0	0
201	2	67.1	0	0	0
205	1	50.9	0	0	0
209	1	50.9	0	0	0
213	1	56.5	0	0	0
303	2	76.7	0	0	0
307	1	50.9	0	0	0
311	1	39.4	0	0	0
401	3	95.1	0	0	0
405	1	48.1	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)
104	1	38.1	0	0	0
108	1	50.8	0	0	0
112	2	86.1	0	0	0
202	1	56.6	0	0	0
206	1	50.8	0	0	0
210	1	50.8	0	0	0
214	2	67.1	0	0	0
304	1	38.1	0	0	0
308	1	50.8	0	0	0
312	2	86.1	0	0	0
402	2	76.9	0	0	0
406	1	34.6	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)
407	3	88.5	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)
408	3	87.7	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)
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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)
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Residential flat buildings - S2, 197 dwellings, 15 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)
101	1	28.6	0	0	0
105	2	77.3	0	0	0
109	1	45.3	5.6	0	0
1103	1	47.7	0	0	0
1107	1	35.6	6.1	0	0
114	2	66	5.6	0	0
1203	1	47.7	0	0	0
1207	1	35.6	6.1	0	0
1304	1	46	8.1	0	0
201	1	27.2	5.5	0	0
205	2	79.3	0	0	0
209	2	76.2	0	0	0
213	2	70	0	0	0
217	2	66	5.6	0	0
303	1	57.2	0	0	0
307	2	77.3	0	0	0
311	1	37.1	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)
102	1	55.6	0	0	0
106	2	76.2	0	0	0
110	2	70	0	0	0
1104	1	46	8.1	0	0
111	1	50.2	0	0	0
115	1	53.5	0	0	0
1204	1	46	8.1	0	0
1301	2	62.2	7.8	0	0
1305	1	41.7	8.1	0	0
202	2	63	6.6	0	0
206	2	76.4	0	0	0
210	1	67.2	0	0	0
214	1	50.2	0	0	0
218	1	53.5	0	0	0
304	2	75.9	0	0	0
308	2	77.3	0	0	0
312	1	51.2	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)
103	2	76.4	0	0	0
107	1	67.2	0	0	0
1101	2	62.2	7.8	0	0
1105	1	41.7	8.1	0	0
112	2	69.9	0	0	0
1201	2	62.2	7.8	0	0
1205	1	41.7	8.1	0	0
1302	1	47.7	0	0	0
1306	1	46.7	0	0	0
203	1	56.4	0	0	0
207	2	77.3	0	0	0
211	1	37.1	0	0	0
215	2	69.9	0	0	0
301	1	27.2	5.5	0	0
305	2	77.3	0	0	0
309	2	76.2	0	0	0
313	2	70	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)
104	2	77.3	0	0	0
108	1	37.1	0	0	0
1102	1	47.7	0	0	0
1106	1	46.7	0	0	0
113	3	91.4	0	0	0
1202	1	47.7	0	0	0
1206	1	46.7	0	0	0
1303	1	47.7	0	0	0
1307	1	35.6	6.1	0	0
204	2	76.1	0	0	0
208	2	77.3	0	0	0
212	1	45.3	5.6	0	0
216	3	91.4	0	0	0
302	2	62.4	7.8	0	0
306	2	76.4	0	0	0
310	1	67.2	0	0	0
314	1	50.2	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)
315	2	69.9	0	0	0
401	1	27.2	5.5	0	0
405	2	77.3	0	0	0
409	2	76.2	0	0	0
413	2	70	0	0	0
417	2	66	5.6	0	0
503	1	57.2	0	0	0
507	2	77.3	0	0	0
511	1	37.1	0	0	0
515	2	69.9	0	0	0
601	1	27.2	5.5	0	0
605	2	77.3	0	0	0
609	2	76.2	0	0	0
613	2	70	0	0	0
617	2	66	5.6	0	0
703	1	57.2	0	0	0
707	2	77.3	0	0	0
711	1	37.1	0	0	0
715	2	69.9	0	0	0
801	1	27.2	5.5	0	0
805	2	77.3	0	0	0
809	2	76.2	0	0	0
813	2	70	0	0	0
817	2	66	5.6	0	0
903	1	57.2	0	0	0
907	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)
316	3	91.4	0	0	0
402	2	62.4	7.8	0	0
406	2	76.4	0	0	0
410	1	67.2	0	0	0
414	1	50.2	0	0	0
418	1	53.5	0	0	0
504	2	75.9	0	0	0
508	2	77.3	0	0	0
512	1	51.2	0	0	0
516	3	91.4	0	0	0
602	2	62.4	7.8	0	0
606	2	76.4	0	0	0
610	1	67.2	0	0	0
614	1	50.2	0	0	0
618	1	53.5	0	0	0
704	2	75.9	0	0	0
708	2	77.3	0	0	0
712	1	51.2	0	0	0
716	3	91.4	0	0	0
802	2	62.4	7.8	0	0
806	2	76.4	0	0	0
810	1	67.2	0	0	0
814	1	50.2	0	0	0
818	1	53.5	0	0	0
904	2	75.9	0	0	0
908	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)
317	2	66	5.6	0	0
403	1	57.2	0	0	0
407	2	77.3	0	0	0
411	1	37.1	0	0	0
415	2	69.9	0	0	0
501	1	27.2	5.5	0	0
505	2	77.3	0	0	0
509	2	76.2	0	0	0
513	2	70	0	0	0
517	2	66	5.6	0	0
603	1	57.2	0	0	0
607	2	77.3	0	0	0
611	1	37.1	0	0	0
615	2	69.9	0	0	0
701	1	27.2	5.5	0	0
705	2	77.3	0	0	0
709	2	76.2	0	0	0
713	2	70	0	0	0
717	2	66	5.6	0	0
803	1	57.2	0	0	0
807	2	77.3	0	0	0
811	1	37.1	0	0	0
815	2	69.9	0	0	0
901	1	27.2	5.5	0	0
905	2	77.3	0	0	0
909	2	76.2	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)
318	1	53.5	0	0	0
404	2	75.9	0	0	0
408	2	77.3	0	0	0
412	1	51.2	0	0	0
416	3	91.4	0	0	0
502	2	62.4	7.8	0	0
506	2	76.4	0	0	0
510	1	67.2	0	0	0
514	1	50.2	0	0	0
518	1	53.5	0	0	0
604	2	75.9	0	0	0
608	2	77.3	0	0	0
612	1	51.2	0	0	0
616	3	91.4	0	0	0
702	2	62.4	7.8	0	0
706	2	76.4	0	0	0
710	1	67.2	0	0	0
714	1	50.2	0	0	0
718	1	53.5	0	0	0
804	2	75.9	0	0	0
808	2	77.3	0	0	0
812	1	51.2	0	0	0
816	3	91.4	0	0	0
902	2	62.4	7.8	0	0
906	2	76.4	0	0	0
910	1	67.2	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)
911	1	37.1	0	0	0
915	2	69.9	0	0	0
G01	2	84.1	0	0	0
G05	1	67.2	0	0	0
G09	1	50.2	0	0	0
G13	1	33	0	0	0
G17	1	32.7	5.5	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)
912	1	51.2	0	0	0
916	3	91.4	0	0	0
G02	1	63.8	6.9	0	0
G06	1	37.1	0	0	0
G10	2	69.9	0	0	0
G14	1	28.6	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)
913	2	70	0	0	0
917	2	66	5.6	0	0
G03	1	50.2	0	0	0
G07	1	45.3	5.6	0	0
G11	1	28.6	0	0	0
G15	3	91.4	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)
914	1	50.2	0	0	0
918	1	53.5	0	0	0
G04	1	55.4	0	0	0
G08	1	50	5.8	0	0
G12	1	28.6	0	0	0
G16	2	66	5.6	0	0

Description of project

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

Common areas of the development (non-building specific)

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Undercover car park area (No. 1)	2854	Lift motor room (No. 1)	6	Lift motor room (No. 2)	6
Lift motor room (No. 3)	6	Lift motor room (No. 4)	6	Switch room (No. 1)	39
Garbage room (No. 1)	65	Plant or service room (No. 1)	114	Other internal common area (No. 1)	524
Ground floor lobby type (No. 1)	283	Hallway/lobby type (No. 1)	2816		

Common areas of unit building - S2

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Lift bank (No. 1)	-	Lift bank (No. 2)	-	Lift bank (No. 3)	-
Lift bank (No. 4)	-	Community room (No. 1)	133		

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - S3

(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 Residential flat buildings - S4

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

3. Commitments for Residential flat buildings - S2

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(a) Buildings 'Other'

(i) Materials

(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 - S3

(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 garage, frame: suspended concrete slab	1091	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	6594	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete panel/ plasterboard, frame: light steel frame	8223	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	6532	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	24547	30% cement substitute

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	795	-	fibreglass batts or roll

Glazing types**Frame types**

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	3074	-	3074	-	-	-	-

(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: <ul style="list-style-type: none"> (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	not specified	-	-	-	-	-	-	-

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. 2)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

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

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	not specified	not specified	no	yes

(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)
101	5.6	6.9	12.500
102	7.9	6.3	14.200
103	8.6	11.8	20.400
104	10.3	7.2	17.500

Dwelling no.	Thermal loads		
	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)
105	7.4	9.5	16.900
106	6.5	7.6	14.100
107	5.2	12.1	17.300
108	5.4	12.3	17.700
109	5.5	11.5	17.000
110	4.9	12.5	17.400
111	2.5	7.9	10.400
112	4.8	9.4	14.200
113	2.6	13.6	16.200
114	6.8	9.1	15.900
115	2.8	16.1	18.900
116	11.5	8.8	20.300
201	6.8	4.8	11.600
202	6.9	6.3	13.200
203	8.7	11.6	20.300
204	10.7	6.8	17.500
205	7.7	9.2	16.900
206	6.7	7.4	14.100
207	5.2	12.4	17.600
208	5.7	11.7	17.400
209	6.1	11	17.100
210	4.8	12.2	17.000
211	2.8	7.8	10.600
212	5.1	8.7	13.800
213	2.7	13	15.700
214	6.9	9.3	16.200
215	3.3	14.2	17.500
216	2.2	12.3	14.500
301	11.8	6.9	18.700
302	14.1	17.3	31.400
303	19.5	15.1	34.600

Dwelling no.	Thermal loads		
	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)
304	21	9.5	30.500
305	15.9	12.4	28.300
306	16.4	9.9	26.300
307	5.6	11.2	16.800
308	6.2	11.8	18.000
309	6.5	11.1	17.600
310	5.4	11.8	17.200
311	3.2	7.7	10.900
312	5.6	8.4	14.000
313	3.2	12.4	15.600
314	7.4	9.8	17.200
315	2.4	19	21.400
316	2	11.4	13.400
401	22.6	6.4	29.000
402	12.1	8.2	20.300
403	8.3	11.2	19.500
404	5.3	6	11.300
405	7.8	7.5	15.300
406	7.7	5.4	13.100
407	12.6	5.1	17.700
408	2.9	16.1	19.000
409	5	6.5	11.500
501	14.7	6.8	21.500
502	12.1	8.7	20.800
503	10.6	10.7	21.300
504	5.9	6.1	12.000
505	8.9	6.6	15.500
506	8	5.1	13.100
507	12.9	5	17.900
508	3.2	15.7	18.900
509	5.7	6.3	12.000

Dwelling no.	Thermal loads		
	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)
601	26	8.4	34.400
602	23.9	11	34.900
603	23	7.5	30.500
605	10.8	6	16.800
606	8.3	5.4	13.700
607	13.1	5.1	18.200
608	4	14.3	18.300
609	7.3	5.9	13.200
701	15.4	5.8	21.200
702	11.1	6.1	17.200
703	8.5	5.4	13.900
704	13	5.4	18.400
705	4.1	14.9	19.000
801	15.3	6	21.300
802	11	6.4	17.400
803	6.4	5.5	11.900
804	7.9	5.5	13.400
805	4.3	14.1	18.400
806	7.7	5.9	13.600
901	18.5	8.4	26.900
902	13.3	8.1	21.400
903	12.6	7.1	19.700
904	17.6	7.8	25.400
905	13.9	20.4	34.300
906	16.1	7.6	23.700
G01	12.7	8.3	21.000
G02	21.9	12.3	34.200
G03	14.5	7.8	22.300
G04	6.8	10.1	16.900
G05	5.8	7.9	13.700
G06	14.7	12.9	27.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
G07	15	12.2	27.200
G08	15.1	11.4	26.500
G09	14.5	13.5	28.000
G10	4	7.1	11.100
G11	5.8	8.9	14.700
G12	3.4	13.9	17.300
G13	12.3	5.8	18.100
G14	13.9	10.2	24.100
G15	28.6	7.2	35.800
All other dwellings	7.5	5.9	13.400

(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	no common facility	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
Lift bank (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 10 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 3 lift load capacity: <1001 kg
Central hot water system (No. 2)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R0.75 (~32 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

2. Commitments for Residential flat buildings - S4

(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 enclosed subfloor, frame: suspended concrete slab	33.8	fibreglass batts or roll	none
floors above habitable rooms, frame: suspended concrete slab	4253	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer, frame: light steel frame	4551	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	3615	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m ³)	Low emissions option
yes	15628	30% cement substitute

Ceiling and roof types

Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	760	-	fibreglass batts or roll

Glazing types

Frame types

Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
-	1701	-	1701	-	-	-	-

(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.	✔	✔	✔

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	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	not specified	-	-	-	-	-	-	-

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. 3)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

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

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	not specified	not specified	no	yes

(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)
101	16.6	10.4	27.000
102	9.8	6.2	16.000
103	9.6	9.5	19.100
104	1.5	17.9	19.400

Dwelling no.	Thermal loads		
	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)
105	3.2	15	18.200
106	3.4	15.4	18.800
107	3.3	14.6	17.900
108	3.6	15.1	18.700
109	3.5	14.9	18.400
110	3.1	15.4	18.500
111	1.5	18.4	19.900
112	10.2	9.7	19.900
113	8.6	6.4	15.000
114	14.6	7.1	21.700
201	14.4	11.3	25.700
202	6.2	5.8	12.000
203	8	9.2	17.200
204	1.7	17.9	19.600
205	3.5	14.7	18.200
206	3.1	15	18.100
207	3.8	14.4	18.200
208	3.6	15.4	19.000
209	4.1	14.9	19.000
210	3.7	15.4	19.100
211	1.3	18.6	19.900
212	6	10.1	16.100
213	6.7	6.3	13.000
214	15.1	6.3	21.400
301	20.6	18.6	39.200
302	15	8.6	23.600
303	15.7	13.7	29.400
304	2	19	21.000
306	4.1	16.1	20.200
307	4	16.6	20.600
309	4.6	15.7	20.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
310	4.6	16.3	20.900
311	1.9	19.8	21.700
312	5.1	10.8	15.900
313	0.9	6.1	7.000
314	9.6	7.2	16.800
401	19.1	18.3	37.400
402	16.1	15	31.100
403	14.1	19.7	33.800
404	17.6	16.4	34.000
405	15.7	17.1	32.800
406	12	19.8	31.800
407	8.5	10.2	18.700
408	11.9	8.1	20.000
All other dwellings	4.6	15.8	20.400

(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	no common facility	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.	✓	✓	✓

	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	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	no
Community room (No. 1)	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 10 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 2 lift load capacity: <1001 kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 15 number of levels from the bottom of the lift shaft to the top of the lift shaft: 16 number of lifts: 2 lift load capacity: <1001 kg
Lift bank (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 2 lift load capacity: <1001 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R0.75 (~32 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5
Central hot water system (No. 3)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R0.75 (~32 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

3. Commitments for Residential flat buildings - S2

(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 garage, frame: suspended concrete slab	1034	fibreglass batts or roll	-
suspended floor above open subfloor, frame: suspended concrete slab	300	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	13525	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	11647	-	-
External wall type 2	concrete panel/ plasterboard,frame:no frame	15578	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	12375	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m ³)	Low emissions option
yes	46923	30% cement substitute

Ceiling and roof types

Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1356	-	fibreglass batts or roll

Glazing types

Frame types

Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
-	5824	-	5824	-	-	-	-

(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	not specified	-	-	-	-	-	-	-

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

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

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

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

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

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	not specified	not specified	-	-

(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)
101	12.2	6.5	18.700
102	6.9	16.5	23.400
103	5.6	10.6	16.200
104	4.3	11.5	15.800

Dwelling no.	Thermal loads		
	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)
105	4.7	11.6	16.300
106	10.5	12.9	23.400
107	9.7	8	17.700
108	3.8	13.6	17.400
109	18.1	17.2	35.300
110	22.1	4.3	26.400
1101	3	5.9	8.900
1102	9.8	11	20.800
1103	10.4	12.4	22.800
1104	18	10.3	28.300
1105	16.2	10.8	27.000
1106	7.8	13.2	21.000
1107	6.1	15.3	21.400
111	1	10.8	11.800
112	5	11	16.000
113	12.9	8.7	21.600
114	0.6	10.2	10.800
115	0.2	11.9	12.100
1201	2.1	6.3	8.400
1202	7.3	12.4	19.700
1203	7.8	13	20.800
1204	10.4	11.5	21.900
1205	10.8	11.9	22.700
1206	3	15	18.000
1207	2.3	12.4	14.700
1301	6.1	8.4	14.500
1302	17.2	13.6	30.800
1303	16.6	15.8	32.400
1304	15.2	13.4	28.600
1305	21.9	12.9	34.800
1306	12	17.1	29.100

	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)
1307	6.5	15.4	21.900
201	0.3	14.7	15.000
202	0.3	10.6	10.900
203	8.8	10.7	19.500
204	5.9	13.7	19.600
205	2.6	11.5	14.100
206	3.3	10.9	14.200
207	2.1	11.7	13.800
208	2.4	11.7	14.100
209	9.4	8	17.400
210	9.1	8.1	17.200
211	3.7	13.6	17.300
212	17.7	11.2	28.900
213	16.9	7.1	24.000
214	1.4	9.5	10.900
215	5.2	8.5	13.700
216	12.6	7.1	19.700
217	0.7	8.3	9.000
218	0.5	12.7	13.200
301	0.3	14.1	14.400
302	1.4	9	10.400
303	7.8	9.9	17.700
304	5.2	11.4	16.600
305	3.8	10.7	14.500
306	4.3	9.8	14.100
307	3.9	10	13.900
308	3.9	10.1	14.000
309	10.8	7	17.800
310	13.5	7.7	21.200
312	10.6	12.2	22.800
313	17.2	4.5	21.700

	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)
314	1.1	14.8	15.900
315	5.1	9.2	14.300
316	9.6	8.3	17.900
317	1.1	8.4	9.500
318	0.8	11.3	12.100
401	0.3	13.9	14.200
402	1.3	8.4	9.700
403	8.3	10	18.300
404	5.5	11.2	16.700
405	4.1	10.6	14.700
406	4.5	9.8	14.300
409	10.8	6.7	17.500
410	14.2	5	19.200
412	10.9	12.3	23.200
413	15.5	4.7	20.200
414	0.8	15.4	16.200
415	4.5	9.7	14.200
416	7.9	9	16.900
417	1.1	10.9	12.000
418	0.9	11.7	12.600
501	0.3	13.5	13.800
502	1.4	8.3	9.700
503	8.7	10	18.700
504	5.7	10.9	16.600
505	4.4	10.4	14.800
506	4.9	9.4	14.300
507	4.5	10	14.500
508	4.4	10	14.400
509	11.2	6.7	17.900
510	14.5	5.2	19.700
511	4.9	11	15.900

Dwelling no.	Thermal loads		
	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)
512	11.3	12	23.300
513	18.8	4	22.800
514	1.3	14.2	15.500
515	6.2	9.4	15.600
516	9.7	7.5	17.200
517	1.1	11.5	12.600
518	0.9	11.3	12.200
601	0.5	12.6	13.100
602	1.8	7.3	9.100
603	10.6	9.8	20.400
604	7.1	9.8	16.900
605	5.7	9.8	15.500
606	6.1	8.8	14.900
607	5.8	9.1	14.900
608	5.8	9.2	15.000
609	12.7	5.9	18.600
610	16.7	5.1	21.800
611	5.6	9.7	15.300
612	11.7	11.9	23.600
613	15.9	4.7	20.600
614	1.8	14.4	16.200
615	7.4	8.4	15.800
616	11.8	7.3	19.100
701	0.9	12.6	13.500
702	1.5	8.2	9.700
703	11.4	10	21.400
704	7.4	9.7	17.100
705	5.9	9.9	15.800
706	6.4	8.6	15.000
709	13	5.9	18.900
710	17.1	7.4	24.500

Dwelling no.	Thermal loads		
	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)
711	5.5	9.5	15.000
712	12.1	11.8	23.900
713	16.3	4.7	21.000
714	1.7	13.1	14.800
715	7.6	8.4	16.000
716	13.9	7.3	21.200
718	1.8	9.5	11.300
801	1.2	12.4	13.600
802	1.9	7.3	9.200
803	11.6	10	21.600
804	7.6	9.5	17.100
805	6.1	9.3	15.400
806	6.6	8.7	15.300
807	6.3	8.7	15.000
808	6.3	8.6	14.900
809	13.2	5.9	19.100
810	17	7.3	24.300
811	5.6	11.4	17.000
812	11.7	11.7	23.400
813	19.1	4.2	23.300
814	1.9	13.9	15.800
815	7.5	8.3	15.800
816	13.8	7.1	20.900
817	1.4	10.1	11.500
818	1.9	9.6	11.500
901	5.3	16.4	21.700
902	5.4	9.5	14.900
903	14.4	10.5	24.900
904	12.5	10.7	23.200
905	14.4	11.9	26.300
906	16.4	11	27.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
909	22.2	8.8	31.000
910	25.2	9.4	34.600
911	13.4	12.4	25.800
912	19.4	9.8	29.200
913	27.8	7.5	35.300
914	7.6	15.9	23.500
915	15.5	11.2	26.700
916	25.4	9.9	35.300
917	6.8	12.6	19.400
918	8.3	14.6	22.900
G01	9.1	16.9	26.000
G02	11.3	18.6	29.900
G03	1.4	13.7	15.100
G04	9.7	17.9	27.600
G05	17.2	7.8	25.000
G06	9	11.9	20.900
G07	20.8	11.1	31.900
G08	27.7	7.9	35.600
G09	9.5	11.3	20.800
G10	19.2	11.4	30.600
G11	19.7	12.2	31.900
G12	19.7	12.1	31.800
G13	22.8	10.5	33.300
G14	18.6	12	30.600
G15	20.3	8.2	28.500
G16	1.9	8.2	10.100
G17	1.6	19.8	21.400
311, 411	4.8	11	15.800
407, 408	4.2	9.9	14.100
707, 708	6.1	9	15.100
907, 908	15.4	11.8	27.200

	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)
All other dwellings	1.4	10.2	11.600

(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	no common facility	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.	✓	✓	✓

	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	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	no
Community room (No. 1)	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 10 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 2 lift load capacity: <1001 kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 15 number of levels from the bottom of the lift shaft to the top of the lift shaft: 16 number of lifts: 2 lift load capacity: <1001 kg
Lift bank (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 2 lift load capacity: <1001 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R0.75 (~32 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5
Central hot water system (No. 3)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R0.75 (~32 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

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

(a) Buildings 'Other'

(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
garage floor, frame: concrete slab on ground	4354	-	30% cement substitute

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	off form concrete,frame:no frame	4659	30% cement substitute	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	single skin masonry, frame:no frame	1742	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	16109	30% cement substitute

Ceiling and roof types

Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	2354	-	-

Glazing types**Frame types**

Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
-	-	-	-	-	-	-	-

(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	no common facility	4 star	6 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 2910 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 2190 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	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.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Lift motor room (No. 1)	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	no
Lift motor room (No. 2)	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	no
Lift motor room (No. 3)	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	no
Lift motor room (No. 4)	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	no
Switch room (No. 1)	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	no
Garbage room (No. 1)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Plant or service room (No. 1)	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	no
Other internal common area (No. 1)	ventilation supply only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Ground floor lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	no
Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	no

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 240 peak kW
Other	Common area clothes drying line installed?: yes	-

Notes

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

Legend

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

Appendix D NatHERS Summary Certificate

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. #HR-9GTPW3-01

Generated on 19 Jun 2024 using Hero 4.0

Property

Address S2 600-660 Elizabeth Street, REDFERN,
NSW, 2016
Lot/DP
NatHERS climate zone 56 - Mascot AMO



Accredited assessor

Name Adam Clarke
Business name 10 Star Building Assessments
Email admin@10sba.com
Phone +61 481010999
Accreditation No. 101518
Assessor Accrediting Organisation ABSA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-9GTPW3-01>.

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.

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-MYVPMS-01	1201	2.1 (34)	6.3 (21)	8.4	9.6	n/a
HR-GQJFVY-01	1202	7.3 (34)	12.4 (21)	19.7	8.1	n/a
HR-E3R75J-01	1203	7.8 (34)	13.0 (21)	20.8	8.0	n/a

Thermal performance Star rating



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	8.5	10.4
Maximum load	27.8	19.8
Average limit	28.1	20.0
Maximum limit	34.4	21.4

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/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-IISFT-01	1204	10.4 (34)	11.5 (21)	21.9	7.9	n/a
HR-U2XAKI-01	1206	3.0 (34)	15.0 (21)	18.0	8.3	n/a
HR-UOFMG6-01	1207	2.3 (34)	12.4 (21)	14.7	8.7	n/a
HR-Q8FKCS-01	401	0.3 (34)	13.9 (21)	14.2	8.7	n/a
HR-KMU8I5-01	402	1.3 (34)	8.4 (21)	9.7	9.4	n/a
HR-I25F7N-01	403	8.3 (34)	10.0 (21)	18.3	8.3	n/a
HR-YJW4EK-01	404	5.5 (34)	11.2 (21)	16.7	8.4	n/a
HR-0L5L4X-01	405	4.1 (34)	10.6 (21)	14.7	8.7	n/a
HR-9S51KT-01	406	4.5 (34)	9.8 (21)	14.3	8.7	n/a
HR-6KAX3I-01	407	4.2 (34)	9.9 (21)	14.2	8.7	n/a
HR-GQEW0R-01	408	4.2 (34)	9.9 (21)	14.1	8.7	n/a
HR-OSONLYL-01	409	10.8 (34)	6.7 (21)	17.5	8.4	n/a
HR-2SP30P-01	410	14.2 (34)	5.0 (21)	19.2	8.2	n/a
HR-E2JKJJ-01	411	4.8 (34)	11.0 (21)	15.9	8.5	n/a
HR-RMOFKQ-01	412	10.9 (34)	12.3 (21)	23.2	7.7	n/a
HR-S6UCCL-01	413	15.5 (34)	4.7 (21)	20.1	8.1	n/a
HR-AF53DT-01	414	0.8 (34)	15.4 (21)	16.2	8.4	n/a
HR-UC8FIE-01	415	4.5 (34)	9.7 (21)	14.2	8.7	n/a
HR-LCTUYG-01	416	7.9 (34)	9.0 (21)	16.9	8.4	n/a
HR-AXFWYC-01	417	1.1 (34)	10.9 (21)	12.0	8.9	n/a
HR-OL7C7V-01	418	0.9 (34)	11.7 (21)	12.5	8.9	n/a
HR-2TQQQI-01	512	11.3 (34)	12.0 (21)	23.3	7.7	n/a
HR-42FGRZ-01	712	12.1 (34)	11.8 (21)	23.8	7.6	n/a
HR-2KP2R6-01	912	19.4 (34)	9.8 (21)	29.2	7.1	n/a
HR-K2E3Y8-01	G01	9.1 (34)	16.9 (21)	26.0	7.4	n/a
HR-AN8WJV-01	G02	11.3 (34)	18.6 (21)	29.9	7.0	n/a
HR-MGPVX6-01	G03	1.4 (34)	13.7 (21)	15.2	8.6	n/a
HR-B1M5QO-01	G04	9.7 (34)	17.9 (21)	27.6	7.2	n/a
HR-Z679FG-01	G05	17.2 (34)	7.8 (21)	25.0	7.5	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-Z9S3AN-01	G06	9.0 (34)	11.9 (21)	20.9	8.0	n/a
HR-IKH3WM-01	G07	20.8 (34)	11.1 (21)	32.0	6.8	n/a
HR-4N82LV-01	G08	27.7 (34)	7.9 (21)	35.5	6.3	n/a
HR-SB22S5-01	G09	9.5 (34)	11.3 (21)	20.8	8.0	n/a
HR-ARYEMJ-01	G10	19.2 (34)	11.4 (21)	30.6	6.9	n/a
HR-56I6O0-01	G11	19.7 (34)	12.2 (21)	31.8	6.8	n/a
HR-65PSPK-01	G12	19.7 (34)	12.1 (21)	31.8	6.8	n/a
HR-A5FCI7-01	G13	22.8 (34)	10.5 (21)	33.3	6.6	n/a
HR-KBZWYL-01	G14	18.6 (34)	12.0 (21)	30.6	6.9	n/a
HR-7HR79G-01	G15	20.3 (34)	8.2 (21)	28.5	7.2	n/a
HR-9SE738-01	G16	1.9 (34)	8.2 (21)	10.0	9.3	n/a
HR-OYNHVU-01	G17	1.6 (34)	19.8 (21)	21.4	7.9	n/a
HR-QQ3TQZ-01	101	12.2 (34)	6.5 (21)	18.7	8.2	n/a
HR-N1K7RH-01	102	6.9 (34)	16.5 (21)	23.4	7.7	n/a
HR-IUPNOG-01	103	5.6 (34)	10.6 (21)	16.2	8.4	n/a
HR-64OQZ1-01	104	4.3 (34)	11.5 (21)	15.8	8.5	n/a
HR-3QO4C5-01	105	4.7 (34)	11.6 (21)	16.3	8.4	n/a
HR-I8CSA5-01	106	10.5 (34)	12.9 (21)	23.3	7.7	n/a
HR-H8YSAQ-01	107	9.7 (34)	8.0 (21)	17.7	8.3	n/a
HR-786U78-01	108	3.8 (34)	13.6 (21)	17.5	8.4	n/a
HR-4VLG04-01	109	18.1 (34)	17.2 (21)	35.3	6.3	n/a
HR-ZZBJZW-01	110	22.1 (34)	4.3 (21)	26.4	7.4	n/a
HR-5MWBJR-01	1101	3.0 (34)	5.9 (21)	8.9	9.5	n/a
HR-HPQSKA-01	1102	9.8 (34)	11.0 (21)	20.8	8.0	n/a
HR-JANK5K-01	1103	10.4 (34)	12.4 (21)	22.7	7.8	n/a
HR-Q2BAW2-01	1104	18.0 (34)	10.3 (21)	28.3	7.2	n/a
HR-OMW3UC-01	1105	16.2 (34)	10.8 (21)	27.0	7.3	n/a
HR-MXCH5W-01	1106	7.8 (34)	13.2 (21)	21.1	7.9	n/a
HR-MW5J9L-01	1107	6.1 (34)	15.3 (21)	21.4	7.9	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-RE7E5O-01	111	1.0 (34)	10.8 (21)	11.8	9.0	n/a
HR-B4SPVI-01	112	5.0 (34)	11.0 (21)	16.0	8.5	n/a
HR-B0FE3R-01	113	12.9 (34)	8.7 (21)	21.6	7.9	n/a
HR-DTDI0X-01	114	0.6 (34)	10.2 (21)	10.8	9.2	n/a
HR-F5BMXE-01	115	0.2 (34)	11.9 (21)	12.1	8.9	n/a
HR-EHYDHM-01	1205	10.8 (34)	11.9 (21)	22.8	7.8	n/a
HR-E6OQFV-01	1301	6.1 (34)	8.4 (21)	14.4	8.7	n/a
HR-JCJC5G-01	1302	17.2 (34)	13.6 (21)	30.9	6.9	n/a
HR-8AVFTW-01	1303	16.6 (34)	15.8 (21)	32.3	6.7	n/a
HR-H9VYEN-01	1304	15.2 (34)	13.4 (21)	28.6	7.1	n/a
HR-L8WEHD-01	1305	21.9 (34)	12.9 (21)	34.8	6.4	n/a
HR-S3ZTGG-01	1306	12.0 (34)	17.1 (21)	29.1	7.1	n/a
HR-601VB8-01	1307	6.5 (34)	15.4 (21)	21.9	7.9	n/a
HR-AVQURQ-01	201	0.3 (34)	14.7 (21)	15.0	8.6	n/a
HR-A2RT84-01	202	0.3 (34)	10.6 (21)	11.0	9.2	n/a
HR-KHYT3S-01	203	8.8 (34)	10.7 (21)	19.5	8.2	n/a
HR-PZZ6K8-01	204	5.9 (34)	13.7 (21)	19.6	8.1	n/a
HR-03FIBP-01	205	2.6 (34)	11.5 (21)	14.1	8.7	n/a
HR-XFEAHS-01	206	3.3 (34)	10.9 (21)	14.2	8.7	n/a
HR-YX33JI-01	207	2.1 (34)	11.7 (21)	13.7	8.8	n/a
HR-YZXLAS-01	208	2.4 (34)	11.7 (21)	14.1	8.7	n/a
HR-OU0G85-01	209	9.4 (34)	8.0 (21)	17.4	8.4	n/a
HR-E5DDPJ-01	210	9.1 (34)	8.1 (21)	17.2	8.4	n/a
HR-7LCOVA-01	211	3.7 (34)	13.6 (21)	17.3	8.4	n/a
HR-CS46KQ-01	212	17.7 (34)	11.2 (21)	28.9	7.1	n/a
HR-PH2F7H-01	213	16.9 (34)	7.1 (21)	24.0	7.6	n/a
HR-YXIHFP-01	214	1.4 (34)	9.5 (21)	10.9	9.2	n/a
HR-KJGIUV-01	215	5.2 (34)	8.5 (21)	13.7	8.8	n/a
HR-RXXH5Z-01	216	12.6 (34)	7.1 (21)	19.7	8.1	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-YYUAPB-01	217	0.7 (34)	8.3 (21)	9.0	9.5	n/a
HR-HWFUU8-01	218	0.5 (34)	12.7 (21)	13.2	8.8	n/a
HR-3UZ75K-01	301	0.3 (34)	14.1 (21)	14.4	8.7	n/a
HR-3TQGQL-01	302	1.4 (34)	9.0 (21)	10.4	9.3	n/a
HR-CDNXMK-01	303	7.8 (34)	9.9 (21)	17.7	8.3	n/a
HR-UUUPX6-01	304	5.2 (34)	11.4 (21)	16.6	8.4	n/a
HR-P2SMZ7-01	305	3.8 (34)	10.7 (21)	14.4	8.7	n/a
HR-DXW3ZV-01	306	4.3 (34)	9.8 (21)	14.1	8.7	n/a
HR-SM9YWA-01	307	3.9 (34)	10.0 (21)	13.9	8.8	n/a
HR-FEAWCS-01	308	3.9 (34)	10.1 (21)	14.0	8.7	n/a
HR-OKEQT3-01	309	10.8 (34)	7.0 (21)	17.7	8.3	n/a
HR-NENEV6-01	310	13.5 (34)	7.7 (21)	21.2	7.9	n/a
HR-7OPSJM-01	311	4.8 (34)	11.0 (21)	15.7	8.5	n/a
HR-A3Y9M9-01	312	10.6 (34)	12.2 (21)	22.8	7.8	n/a
HR-YI8DMD-01	313	17.2 (34)	4.5 (21)	21.7	7.9	n/a
HR-KH6P7J-01	314	1.1 (34)	14.8 (21)	15.9	8.5	n/a
HR-N2W6E0-01	315	5.1 (34)	9.2 (21)	14.3	8.7	n/a
HR-KZQEP4-01	316	9.6 (34)	8.3 (21)	17.9	8.3	n/a
HR-NJASGD-01	317	1.1 (34)	8.4 (21)	9.5	9.4	n/a
HR-9LFFVF-01	318	0.8 (34)	11.3 (21)	12.1	8.9	n/a
HR-6P9WXT-01	501	0.3 (34)	13.5 (21)	13.9	8.8	n/a
HR-JA84JM-01	502	1.4 (34)	8.3 (21)	9.7	9.4	n/a
HR-CL1KBE-01	503	8.7 (34)	10.0 (21)	18.6	8.2	n/a
HR-OJQSMS-01	504	5.7 (34)	10.9 (21)	16.6	8.4	n/a
HR-NVX9MN-01	505	4.4 (34)	10.4 (21)	14.8	8.7	n/a
HR-Q9XZKO-01	506	4.9 (34)	9.4 (21)	14.3	8.7	n/a
HR-SIPWFA-01	507	4.5 (34)	10.0 (21)	14.5	8.7	n/a
HR-SNX9E7-01	508	4.4 (34)	10.0 (21)	14.5	8.7	n/a
HR-T16NT0-01	509	11.2 (34)	6.7 (21)	17.8	8.3	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-SYKNFI-01	510	14.5 (34)	5.2 (21)	19.7	8.1	n/a
HR-H2UX5T-01	511	4.9 (34)	11.0 (21)	16.0	8.5	n/a
HR-09M4JK-01	513	18.8 (34)	4.0 (21)	22.7	7.8	n/a
HR-M6RVQ5-01	514	1.3 (34)	14.2 (21)	15.4	8.6	n/a
HR-GOM6FV-01	515	6.2 (34)	9.4 (21)	15.6	8.6	n/a
HR-M94583-01	516	9.7 (34)	7.5 (21)	17.1	8.4	n/a
HR-G4HH6P-01	517	1.1 (34)	11.5 (21)	12.7	8.9	n/a
HR-KZ7PL0-01	518	0.9 (34)	11.3 (21)	12.3	8.9	n/a
HR-DYOVUE-01	601	0.5 (34)	12.6 (21)	13.1	8.9	n/a
HR-SU5T8A-01	602	1.8 (34)	7.3 (21)	9.0	9.4	n/a
HR-MCPGR4-01	603	10.6 (34)	9.8 (21)	20.4	8.1	n/a
HR-Y7TA7W-01	604	7.1 (34)	9.8 (21)	16.9	8.4	n/a
HR-0OVJGT-01	605	5.7 (34)	9.8 (21)	15.5	8.6	n/a
HR-1IVSZV-01	606	6.1 (34)	8.8 (21)	14.9	8.6	n/a
HR-WZG4NV-01	607	5.8 (34)	9.1 (21)	14.9	8.6	n/a
HR-R2DSH3-01	608	5.8 (34)	9.2 (21)	15.0	8.6	n/a
HR-XDPQZJ-01	609	12.7 (34)	5.9 (21)	18.6	8.2	n/a
HR-MVAC5N-01	610	16.7 (34)	5.1 (21)	21.9	7.9	n/a
HR-OW5RRB-01	611	5.6 (34)	9.7 (21)	15.3	8.6	n/a
HR-O0NK16-01	612	11.7 (34)	11.9 (21)	23.6	7.7	n/a
HR-G1IJEF-01	613	15.9 (34)	4.7 (21)	20.6	8.0	n/a
HR-O9OML1-01	614	1.8 (34)	14.4 (21)	16.2	8.4	n/a
HR-J23ZCP-01	615	7.4 (34)	8.4 (21)	15.9	8.5	n/a
HR-8ZDW24-01	616	11.8 (34)	7.3 (21)	19.1	8.2	n/a
HR-MJ0MWJ-01	617	1.4 (34)	10.2 (21)	11.6	9.1	n/a
HR-6YUWTI-01	618	1.4 (34)	10.2 (21)	11.6	9.1	n/a
HR-4HJCM-01	701	0.9 (34)	12.6 (21)	13.5	8.8	n/a
HR-VWG5F3-01	702	1.5 (34)	8.2 (21)	9.7	9.4	n/a
HR-6N4FW2-01	703	11.4 (34)	10.0 (21)	21.4	7.9	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-UYX1OT-01	704	7.4 (34)	9.7 (21)	17.1	8.4	n/a
HR-RJ01H6-01	705	5.9 (34)	9.9 (21)	15.9	8.5	n/a
HR-ALZOKU-01	706	6.4 (34)	8.6 (21)	15.0	8.6	n/a
HR-77RMBM-01	707	6.1 (34)	9.0 (21)	15.1	8.6	n/a
HR-2PU67Y-01	708	6.1 (34)	9.0 (21)	15.1	8.6	n/a
HR-LCXNPC-01	709	13.0 (34)	5.9 (21)	18.9	8.2	n/a
HR-F8SLB0-01	710	17.1 (34)	7.4 (21)	24.5	7.6	n/a
HR-X3NYPO-01	711	5.5 (34)	9.5 (21)	15.1	8.6	n/a
HR-KJZ6JF-01	713	16.3 (34)	4.7 (21)	21.0	8.0	n/a
HR-005UPA-01	714	1.7 (34)	13.1 (21)	14.8	8.7	n/a
HR-PU3M6K-01	715	7.6 (34)	8.4 (21)	16.0	8.4	n/a
HR-OKH1K3-01	716	13.9 (34)	7.3 (21)	21.2	7.9	n/a
HR-GKHVWN-01	717	1.4 (34)	10.2 (21)	11.5	9.1	n/a
HR-K1V6IO-01	718	1.8 (34)	9.5 (21)	11.3	9.1	n/a
HR-RKQUP6-01	801	1.2 (34)	12.4 (21)	13.6	8.8	n/a
HR-Z4YGYL-01	802	1.9 (34)	7.3 (21)	9.2	9.4	n/a
HR-EQDW8O-01	803	11.6 (34)	10.0 (21)	21.6	7.9	n/a
HR-3114O3-01	804	7.6 (34)	9.5 (21)	17.1	8.4	n/a
HR-1P090H-01	805	6.1 (34)	9.3 (21)	15.4	8.6	n/a
HR-9ZST7O-01	806	6.6 (34)	8.7 (21)	15.3	8.6	n/a
HR-DE0ZVI-01	807	6.3 (34)	8.7 (21)	15.0	8.6	n/a
HR-T6XH20-01	808	6.3 (34)	8.6 (21)	14.9	8.6	n/a
HR-WWFQK5-01	809	13.2 (34)	5.9 (21)	19.1	8.2	n/a
HR-PNDDGU-01	810	17.0 (34)	7.3 (21)	24.3	7.6	n/a
HR-KJG7J5-01	811	5.6 (34)	11.4 (21)	17.0	8.4	n/a
HR-SS08K7-01	812	11.7 (34)	11.7 (21)	23.5	7.7	n/a
HR-95IXGK-01	813	19.1 (34)	4.2 (21)	23.3	7.7	n/a
HR-P4R2ST-01	814	1.9 (34)	13.9 (21)	15.8	8.5	n/a
HR-EZPM3X-01	815	7.5 (34)	8.3 (21)	15.8	8.5	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-XOXYKO-01	816	13.8 (34)	7.1 (21)	20.9	8.0	n/a
HR-9Y65TD-01	817	1.4 (34)	10.1 (21)	11.5	9.1	n/a
HR-O5AMFG-01	818	1.9 (34)	9.6 (21)	11.4	9.1	n/a
HR-LC9ERS-01	901	5.3 (34)	16.4 (21)	21.7	7.9	n/a
HR-TA0Z1C-01	902	5.4 (34)	9.5 (21)	15.0	8.6	n/a
HR-NH51IZ-01	903	14.4 (34)	10.5 (21)	24.9	7.5	n/a
HR-MXDO49-01	904	12.5 (34)	10.7 (21)	23.2	7.7	n/a
HR-QDTEWM-01	905	14.4 (34)	11.9 (21)	26.3	7.4	n/a
HR-547ZQ4-01	906	16.4 (34)	11.0 (21)	27.5	7.3	n/a
HR-UATG98-01	907	15.4 (34)	11.8 (21)	27.2	7.3	n/a
HR-07VTNY-01	908	15.4 (34)	11.8 (21)	27.1	7.3	n/a
HR-EAPKLB-01	909	22.2 (34)	8.8 (21)	31.0	6.9	n/a
HR-UM2DZW-01	910	25.2 (34)	9.4 (21)	34.6	6.4	n/a
HR-5AORUJ-01	911	13.4 (34)	12.4 (21)	25.8	7.4	n/a
HR-MPRYZD-01	913	27.8 (34)	7.5 (21)	35.3	6.3	n/a
HR-ERKBIZ-01	914	7.6 (34)	15.9 (21)	23.5	7.7	n/a
HR-AN7SP0-01	915	15.5 (34)	11.2 (21)	26.7	7.3	n/a
HR-ZGB0YF-01	916	25.4 (34)	9.9 (21)	35.3	6.3	n/a
HR-1TVGYA-01	917	6.8 (34)	12.6 (21)	19.4	8.2	n/a
HR-L3BKH1-01	918	8.3 (34)	14.6 (21)	22.9	7.8	n/a
Averages	197x (Total)	8.5	10.4	18.9	8.2	n/a
Maximum Loads and Minimum Ratings		27.8	19.8	35.5	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.

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. #HR-722MC0-01

Generated on 19 Jun 2024 using Hero 4.0

Property

Address S3 600-660 Elizabeth Street, REDFERN,
NSW, 2016
Lot/DP
NatHERS climate zone 56 - Mascot AMO



Accredited assessor

Name Adam Clarke
Business name 10 Star Building Assessments
Email admin@10sba.com
Phone +61 481010999
Accreditation No. 101518
Assessor Accrediting Organisation ABSA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-722MC0-01>.

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.

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-X5BFWE-01	001	12.7 (34)	8.3 (21)	20.9	8.0	n/a
HR-D15ACB-01	002	21.9 (34)	12.3 (21)	34.1	6.4	n/a
HR-N332CO-01	003	14.5 (34)	7.8 (21)	22.3	7.8	n/a

Thermal performance Star rating

8.2
Average Rating

NATIONWIDE HOUSE
ENERGY RATING SCHEME®

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	9.4	9.4
Maximum load	28.6	20.4
Average limit	28.1	20.0
Maximum limit	34.4	21.4

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/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-OJGUPG-01	004	6.8 (34)	10.1 (21)	16.8	8.4	n/a
HR-N0N04F-01	005	5.8 (34)	7.9 (21)	13.6	8.8	n/a
HR-WDQ8X3-01	006	14.7 (34)	12.9 (21)	27.6	7.2	n/a
HR-KG4R9Z-01	007	15.0 (34)	12.2 (21)	27.2	7.3	n/a
HR-81PMCA-01	008	15.1 (34)	11.4 (21)	26.5	7.3	n/a
HR-4TFVXR-01	009	14.5 (34)	13.5 (21)	28.0	7.2	n/a
HR-HHVPS9-01	010	4.0 (34)	7.1 (21)	11.1	9.1	n/a
HR-MDRI6S-01	011	5.8 (34)	8.9 (21)	14.7	8.7	n/a
HR-B4OXO5-01	012	3.4 (34)	13.9 (21)	17.3	8.4	n/a
HR-BL8YII-01	013	12.3 (34)	5.8 (21)	18.0	8.3	n/a
HR-VRFJZY-01	014	13.9 (34)	10.2 (21)	24.1	7.6	n/a
HR-3AOIHN-01	015	28.6 (34)	7.2 (21)	35.8	6.3	n/a
HR-45PQEK-01	101	5.6 (34)	6.9 (21)	12.5	8.9	n/a
HR-SQDSQT-01	102	7.9 (34)	6.3 (21)	14.2	8.7	n/a
HR-3YM8MN-01	103	8.6 (34)	11.8 (21)	20.4	8.1	n/a
HR-57V3XR-01	104	10.3 (34)	7.2 (21)	17.4	8.4	n/a
HR-H9K8GT-01	105	7.4 (34)	9.5 (21)	16.9	8.4	n/a
HR-RGALI4-01	106	6.5 (34)	7.6 (21)	14.0	8.8	n/a
HR-3X0HGS-01	107	5.2 (34)	12.1 (21)	17.4	8.4	n/a
HR-WCJGPC-01	108	5.4 (34)	12.3 (21)	17.7	8.3	n/a
HR-8HJ8NK-01	109	5.5 (34)	11.5 (21)	17.0	8.4	n/a
HR-WP6L2V-01	110	4.9 (34)	12.5 (21)	17.5	8.4	n/a
HR-9UAE75-01	111	2.5 (34)	7.9 (21)	10.4	9.3	n/a
HR-OLPVMF-01	112	4.8 (34)	9.4 (21)	14.2	8.7	n/a
HR-NOHG6C-01	113	2.6 (34)	13.6 (21)	16.2	8.4	n/a
HR-3SQN3S-01	114	6.8 (34)	9.1 (21)	15.9	8.5	n/a
HR-YJV4DH-01	115	2.8 (34)	16.1 (21)	18.9	8.2	n/a
HR-LBX47H-01	116	11.5 (34)	8.8 (21)	20.3	8.1	n/a
HR-BBTYYD-01	201	6.8 (34)	4.8 (21)	11.5	9.1	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-JY8RS8-01	202	6.9 (34)	6.3 (21)	13.2	8.9	n/a
HR-XCMY1Z-01	203	8.7 (34)	11.6 (21)	20.2	8.1	n/a
HR-UARFXG-01	204	10.7 (34)	6.8 (21)	17.5	8.3	n/a
HR-X41J84-01	205	7.7 (34)	9.2 (21)	16.9	8.4	n/a
HR-O3LZXO-01	206	6.7 (34)	7.4 (21)	14.2	8.7	n/a
HR-OA8XND-01	207	5.2 (34)	12.4 (21)	17.7	8.3	n/a
HR-0SF259-01	208	5.7 (34)	11.7 (21)	17.4	8.4	n/a
HR-FGLAKR-01	209	6.1 (34)	11.0 (21)	17.0	8.4	n/a
HR-F8WUJ0-01	210	4.8 (34)	12.2 (21)	17.1	8.4	n/a
HR-HOGY3G-01	211	2.8 (34)	7.8 (21)	10.6	9.2	n/a
HR-K2EHTN-01	212	5.1 (34)	8.7 (21)	13.8	8.8	n/a
HR-K7AHND-01	213	2.7 (34)	13.0 (21)	15.7	8.5	n/a
HR-36Q1XG-01	214	6.9 (34)	9.3 (21)	16.2	8.4	n/a
HR-C9O0YW-01	215	3.3 (34)	14.2 (21)	17.6	8.3	n/a
HR-6O6E8B-01	216	2.2 (34)	12.3 (21)	14.5	8.7	n/a
HR-JFKLIF-01	301	11.8 (34)	6.9 (21)	18.7	8.2	n/a
HR-DUNIAH-01	302	14.1 (34)	17.3 (21)	31.4	6.8	n/a
HR-059LK3-01	303	19.5 (34)	15.1 (21)	34.6	6.4	n/a
HR-IM63B9-01	304	21.0 (34)	9.5 (21)	30.5	6.9	n/a
HR-TCNHPC-01	305	15.9 (34)	12.4 (21)	28.3	7.2	n/a
HR-6LJXO6-01	306	16.4 (34)	9.9 (21)	26.3	7.4	n/a
HR-7Q6XU9-01	307	5.6 (34)	11.2 (21)	16.7	8.4	n/a
HR-QWGIUO-01	308	6.2 (34)	11.8 (21)	18.0	8.3	n/a
HR-ACWXNJ-01	309	6.5 (34)	11.1 (21)	17.5	8.3	n/a
HR-HAPGT2-01	310	5.4 (34)	11.8 (21)	17.2	8.4	n/a
HR-F6SIJP-01	311	3.2 (34)	7.7 (21)	10.9	9.2	n/a
HR-YJSOFZ-01	312	5.6 (34)	8.4 (21)	14.1	8.7	n/a
HR-ATGZ02-01	313	3.2 (34)	12.4 (21)	15.5	8.6	n/a
HR-0I6U3R-01	314	7.4 (34)	9.8 (21)	17.2	8.4	n/a

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HR-PPY9ZH-01	315	2.4 (34)	19.0 (21)	21.3	7.9	n/a
HR-HWQK6D-01	316	2.0 (34)	11.4 (21)	13.4	8.8	n/a
HR-BOA61G-01	401	22.6 (34)	6.4 (21)	29.0	7.1	n/a
HR-RT7C2T-01	402	12.1 (34)	8.2 (21)	20.2	8.1	n/a
HR-O2BSSQ-01	403	8.3 (34)	11.2 (21)	19.5	8.1	n/a
HR-NVZRNH-01	404	5.3 (34)	6.0 (21)	11.4	9.1	n/a
HR-IX5KIU-01	405	7.8 (34)	7.5 (21)	15.3	8.6	n/a
HR-7FZIRU-01	406	7.7 (34)	5.4 (21)	13.1	8.9	n/a
HR-3U14K2-01	407	12.6 (34)	5.1 (21)	17.7	8.3	n/a
HR-JHS18U-01	408	2.9 (34)	16.1 (21)	18.9	8.2	n/a
HR-TWQRY9-01	409	5.0 (34)	6.5 (21)	11.5	9.1	n/a
HR-VXLZRS-01	501	14.7 (34)	6.8 (21)	21.5	7.9	n/a
HR-3DVUF4-01	502	12.1 (34)	8.7 (21)	20.8	8.0	n/a
HR-RKUL95-01	503	10.6 (34)	10.7 (21)	21.3	7.9	n/a
HR-C7XSM2-01	504	5.9 (34)	6.1 (21)	11.9	9.0	n/a
HR-1WE9WC-01	505	8.9 (34)	6.6 (21)	15.5	8.6	n/a
HR-UBUGUQ-01	506	8.0 (34)	5.1 (21)	13.2	8.9	n/a
HR-TIBB3P-01	507	12.9 (34)	5.0 (21)	17.9	8.3	n/a
HR-4227E7-01	508	3.2 (34)	15.7 (21)	18.9	8.2	n/a
HR-UETVBK-01	509	5.7 (34)	6.3 (21)	12.0	9.0	n/a
HR-U3GU0S-01	601	26.0 (34)	8.4 (21)	34.4	6.4	n/a
HR-9Z4GTV-01	602	23.9 (34)	11.0 (21)	35.0	6.4	n/a
HR-UB1Y0Y-01	603	23.0 (34)	13.0 (21)	36.0	6.2	n/a
HR-QREEJS-01	604	7.5 (34)	5.9 (21)	13.4	8.8	n/a
HR-4QRX4W-01	605	10.8 (34)	6.0 (21)	16.8	8.4	n/a
HR-Y2P5HU-01	606	8.3 (34)	5.4 (21)	13.7	8.8	n/a
HR-MMDWSD-01	607	13.1 (34)	5.1 (21)	18.3	8.3	n/a
HR-IA7F34-01	608	4.0 (34)	14.3 (21)	18.3	8.3	n/a
HR-COM7R5-01	609	7.3 (34)	5.9 (21)	13.2	8.8	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-QMD6CW-01	701	15.4 (34)	5.8 (21)	21.1	7.9	n/a
HR-DNV4UB-01	702	11.1 (34)	6.1 (21)	17.2	8.4	n/a
HR-VMLVRF-01	703	8.5 (34)	5.4 (21)	14.0	8.8	n/a
HR-BZJD7U-01	704	13.0 (34)	5.4 (21)	18.5	8.3	n/a
HR-ML36ET-01	705	4.1 (34)	14.9 (21)	19.0	8.2	n/a
HR-CWO1QC-01	706	7.5 (34)	5.9 (21)	13.4	8.8	n/a
HR-0LWLVB-01	801	15.3 (34)	6.0 (21)	21.3	7.9	n/a
HR-2NDCSQ-01	802	11.0 (34)	6.4 (21)	17.4	8.4	n/a
HR-UVW0HT-01	803	6.4 (34)	5.5 (21)	11.8	9.0	n/a
HR-8ROG9A-01	804	7.9 (34)	5.5 (21)	13.4	8.8	n/a
HR-YV381K-01	805	4.3 (34)	14.1 (21)	18.4	8.3	n/a
HR-E6ZNHX-01	806	7.7 (34)	5.9 (21)	13.5	8.8	n/a
HR-NKXJG8-01	901	18.5 (34)	8.4 (21)	26.8	7.3	n/a
HR-XJV4KX-01	902	13.3 (34)	8.1 (21)	21.4	7.9	n/a
HR-UDIJ2J-01	903	12.6 (34)	7.1 (21)	19.7	8.1	n/a
HR-A42FBW-01	904	17.6 (34)	7.8 (21)	25.4	7.4	n/a
HR-VT2VK1-01	905	13.9 (34)	20.4 (21)	34.4	6.4	n/a
HR-RWI4D6-01	906	16.1 (34)	7.6 (21)	23.7	7.7	n/a
Averages	108x (Total)	9.4	9.4	18.9	8.2	n/a
Maximum Loads and Minimum Ratings		28.6	20.4	36.0	6.2	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 home's 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.

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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.

Nationwide House Energy Rating Scheme[®] Class 2 Summary

NatHERS[®] Certificate No. #HR-GH0EKX-01

Generated on 19 Jun 2024 using Hero 4.0

Property

Address S4 600-660 Elizabeth Street, REDFERN,
NSW, 2016
Lot/DP
NatHERS climate zone 56 - Mascot AMO



Accredited assessor

Name Adam Clarke
Business name 10 Star Building Assessments
Email admin@10sba.com
Phone +61 481010999
Accreditation No. 101518
Assessor Accrediting Organisation ABSA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-GH0EKX-01>.

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.

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-TYX31Q-01	101	16.6 (33)	10.4 (20)	27.0	7.3	n/a
HR-9HGK1K-01	102	9.8 (33)	6.2 (20)	16.0	8.5	n/a
HR-20R9EL-01	103	9.6 (33)	9.5 (20)	19.1	8.2	n/a

Thermal performance Star rating



NATIONWIDE HOUSE
ENERGY RATING SCHEME[®]

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	7.7	13.5
Maximum load	20.6	19.8
Average limit	29.7	21.2
Maximum limit	32.9	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/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-UY7YPM-01	104	1.5 (33)	17.9 (20)	19.4	8.2	n/a
HR-SDJO2G-01	105	3.2 (33)	15.0 (20)	18.2	8.3	n/a
HR-S9IHNV-01	106	3.4 (33)	15.4 (20)	18.8	8.2	n/a
HR-M3DOJ5-01	107	3.3 (33)	14.6 (20)	18.0	8.3	n/a
HR-1MCATF-01	108	3.6 (33)	15.1 (20)	18.8	8.2	n/a
HR-7ZGLXR-01	109	3.5 (33)	14.9 (20)	18.3	8.3	n/a
HR-DQMKGJ-01	110	3.1 (33)	15.4 (20)	18.5	8.3	n/a
HR-9N2O59-01	111	1.5 (33)	18.4 (20)	20.0	8.1	n/a
HR-E5PG6O-01	112	10.2 (33)	9.7 (20)	19.9	8.1	n/a
HR-4YT2T7-01	113	8.6 (33)	6.4 (20)	14.9	8.6	n/a
HR-8FC93K-01	114	14.6 (33)	7.1 (20)	21.6	7.9	n/a
HR-JFGNM5-01	201	14.4 (33)	11.3 (20)	25.7	7.4	n/a
HR-PNBPRX-01	202	6.2 (33)	5.8 (20)	12.1	8.9	n/a
HR-O4HI2R-01	203	8.0 (33)	9.2 (20)	17.2	8.4	n/a
HR-OUJROE-01	204	1.7 (33)	17.9 (20)	19.6	8.1	n/a
HR-ND7XZC-01	205	3.5 (33)	14.7 (20)	18.2	8.3	n/a
HR-BQG34Y-01	206	3.1 (33)	15.0 (20)	18.1	8.3	n/a
HR-LEP1C1-01	207	3.8 (33)	14.4 (20)	18.2	8.3	n/a
HR-IMZKNV-01	208	3.6 (33)	15.4 (20)	18.9	8.2	n/a
HR-VVXH6A-01	209	4.1 (33)	14.9 (20)	19.0	8.2	n/a
HR-7QBZZX-01	210	3.7 (33)	15.4 (20)	19.1	8.2	n/a
HR-COMTZN-01	211	1.3 (33)	18.6 (20)	19.9	8.1	n/a
HR-OH2HK1-01	212	6.0 (33)	10.1 (20)	16.1	8.4	n/a
HR-HT6E3Z-01	213	6.7 (33)	6.3 (20)	13.0	8.9	n/a
HR-8DED79-01	214	15.1 (33)	6.3 (20)	21.5	7.9	n/a
HR-POMCJL-01	301	20.6 (33)	18.6 (20)	39.2	5.9	n/a
HR-FVD6KX-01	302	15.0 (33)	8.6 (20)	23.6	7.7	n/a
HR-629XBH-01	303	15.7 (33)	13.7 (20)	29.5	7.1	n/a
HR-5W0HSM-01	304	2.0 (33)	19.0 (20)	21.1	7.9	n/a

Summary of all dwellings

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HR-CD8VYW-01	305	4.6 (33)	15.8 (20)	20.4	8.1	n/a
HR-ALMATN-01	306	4.1 (33)	16.1 (20)	20.2	8.1	n/a
HR-XXFCS5-01	307	4.0 (33)	16.6 (20)	20.6	8.0	n/a
HR-CWGGY8-01	308	4.6 (33)	15.8 (20)	20.3	8.1	n/a
HR-71R0XK-01	309	4.6 (33)	15.7 (20)	20.2	8.1	n/a
HR-9ECOIH-01	310	4.6 (33)	16.3 (20)	20.9	8.0	n/a
HR-SYEMMU-01	311	1.9 (33)	19.8 (20)	21.7	7.9	n/a
HR-6F32IM-01	312	5.1 (33)	10.8 (20)	15.9	8.5	n/a
HR-6XUIXZ-01	313	0.9 (33)	6.1 (20)	7.0	9.8	n/a
HR-1FBYC5-01	314	9.6 (33)	7.2 (20)	16.8	8.4	n/a
HR-3C18ZE-01	401	19.1 (33)	18.3 (20)	37.4	6.1	n/a
HR-JUQ652-01	402	16.1 (33)	15.0 (20)	31.2	6.9	n/a
HR-3ILLFH-01	403	14.1 (33)	19.7 (20)	33.8	6.5	n/a
HR-C0L3C5-01	404	17.6 (33)	16.4 (20)	34.0	6.4	n/a
HR-RSV61F-01	405	15.7 (33)	17.1 (20)	32.8	6.7	n/a
HR-Z5XFO5-01	406	12.0 (33)	19.8 (20)	31.8	6.8	n/a
HR-W9KG86-01	407	8.5 (33)	10.2 (20)	18.8	8.2	n/a
HR-1T0JXP-01	408	11.9 (33)	8.1 (20)	20.0	8.1	n/a
Averages	50x (Total)	7.7	13.5	21.2	7.9	n/a
Maximum Loads and Minimum Ratings		20.6	19.8	39.2	5.9	n/a

Explanatory notes

About the ratings

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S2 - Affordable

600-660 Elizabeth St, Redfern



NatHERS Thermal Comfort Inclusions

Floors
Concrete slab on ground no insulation
Suspended concrete floor with R2.0 insulation (insulation only value) to open and enclosed suspended areas
Concrete between levels, no insulation required where habitable rooms are above and below

External Walls
Brick veneer and precast concrete wall with R2.0 insulation (insulation only value)
Concrete walls to basement carpark
Note: No insulation is required to external basement carpark walls

External Colour:
Default medium (0.475 < SA < 0.7)

Walls between dwellings
Parti wall system, with R2.0 insulation (insulation only value) to walls to neighbours
Concrete walls with plasterboard lining to stairs and lifts with R1.13 insulation (insulation only value)

Walls within dwellings
Plasterboard on studs, no insulation required

Glazing Doors/Windows
Glazed windows and doors:
Group A – awning + bifold + casement windows + hinged glazed doors
U-value: 3.42 (equal to or lower than) SHGC: 0.45 (±5%)
Group B – sliding doors/windows
U-value: 3.04 (equal to or lower than) SHGC: 0.47 (±5%)
Group B – sliding doors/windows as indicated on the thermal comfort upgrades table
U-value: 3.04 (equal to or lower than) SHGC: 0.35 (±5%)
Group B – fixed glazing
U-value: 2.71 (equal to or lower than) SHGC: 0.41 (±5%)

Given values are AFRC total window system values (glass and frame)

Roof and Ceilings
Concrete roof, with waterproof membrane
Plasterboard ceiling with R3.0 insulation (insulation only value) where concrete roof terrace or green roof above on level 9
Plasterboard ceiling with R4.0 insulation (insulation only value) where concrete roof above on level 13
Plasterboard ceiling with R2.0 insulation to basement carpark ceiling where habitable rooms above.
External Colour
Medium (0.475 < SA < 0.7)

Ceiling Penetrations
Sealed LED downlights, one every 5.0m², modelled as 150mm diameter.
Sealed externally ducted exhaust fans, modelled as 250mm diameter, not to exceed NatHERS certificate
1500mm/1400mm diameter ceiling fans to bedrooms and living rooms as shown on plan

Floor coverings
Carpet with rubber underlay to bedrooms, tiles elsewhere

External Shading
Shading as per stamped drawings
Fixed shading modelled as 60% shading

Ventilation
All external doors have weather seals, all exhaust fans have dampers, and down lights proposed will have capped fittings

BASIX Water Commitments

Fixtures
Install showerheads minimum rating of 4 stars-mid flow (>6 and <= 7.5 Litres/min)
Install toilet flushing system with a minimum rating of 4 stars in each toilet
Install tap with minimum rating of 6 stars in the kitchen
Install taps with minimum rating of 6 stars in each bathroom

Alternative Water
Install rainwater tank, minimum 10,000L capacity collected from min. 3,800m² roof area across all buildings. Tank connected to – common area landscape irrigation

BASIX Energy Commitments
Hot water system
Centralised electric heat pump – air sourced; COP 3.0-3.5
R1.0 insulation to piping

Cooling System
1-phase non-ducted air conditioning to living areas and bedrooms: EER 3.0-3.5

Heating System
1-phase non-ducted air conditioning to living areas and bedrooms: EER 3.0-3.5

Ventilation
Kitchen – Individual fan, externally ducted to roof or façade, manual on/off switch
Bathrooms – Individual fan, externally ducted to roof or façade, interlocked to light
Laundry – Individual fan, externally ducted to roof or façade, manual on/off switch

Common Areas Ventilation
Undercover carpark – ventilation supply and exhaust, CO2 monitor and VSD fan
Lift motor rooms – ventilation supply only, interlocked to light
Switch rooms – ventilation supply only, interlocked to light
Garbage room – ventilation exhaust only
Plant rooms – ventilation supply only, interlocked to light
Community rooms – Air conditioning system, time clock or BMS controlled
Hallway, lobbies – Natural ventilation only
Ground floor lobby – No mechanical ventilation

Common Areas Lighting
Undercover carpark – LED lighting, zoned switching with motion sensor
Lift banks – LED lighting, connected to call button
Lift motor rooms – LED lighting, manual on/off
Switch rooms – LED lighting, manual on/off
Garbage room – LED lighting, manual on/off
Plant rooms – LED lighting, manual on/off
Community rooms – LED lighting, manual on/off
Hallway, lobbies – LED lighting, daylight sensor and motion sensor
Ground floor lobby – LED lighting, daylight sensor and motion sensor

Lifts
Gearless traction with VVVF motor

Other
Induction cooktop & electric oven
Outdoor clothes drying line

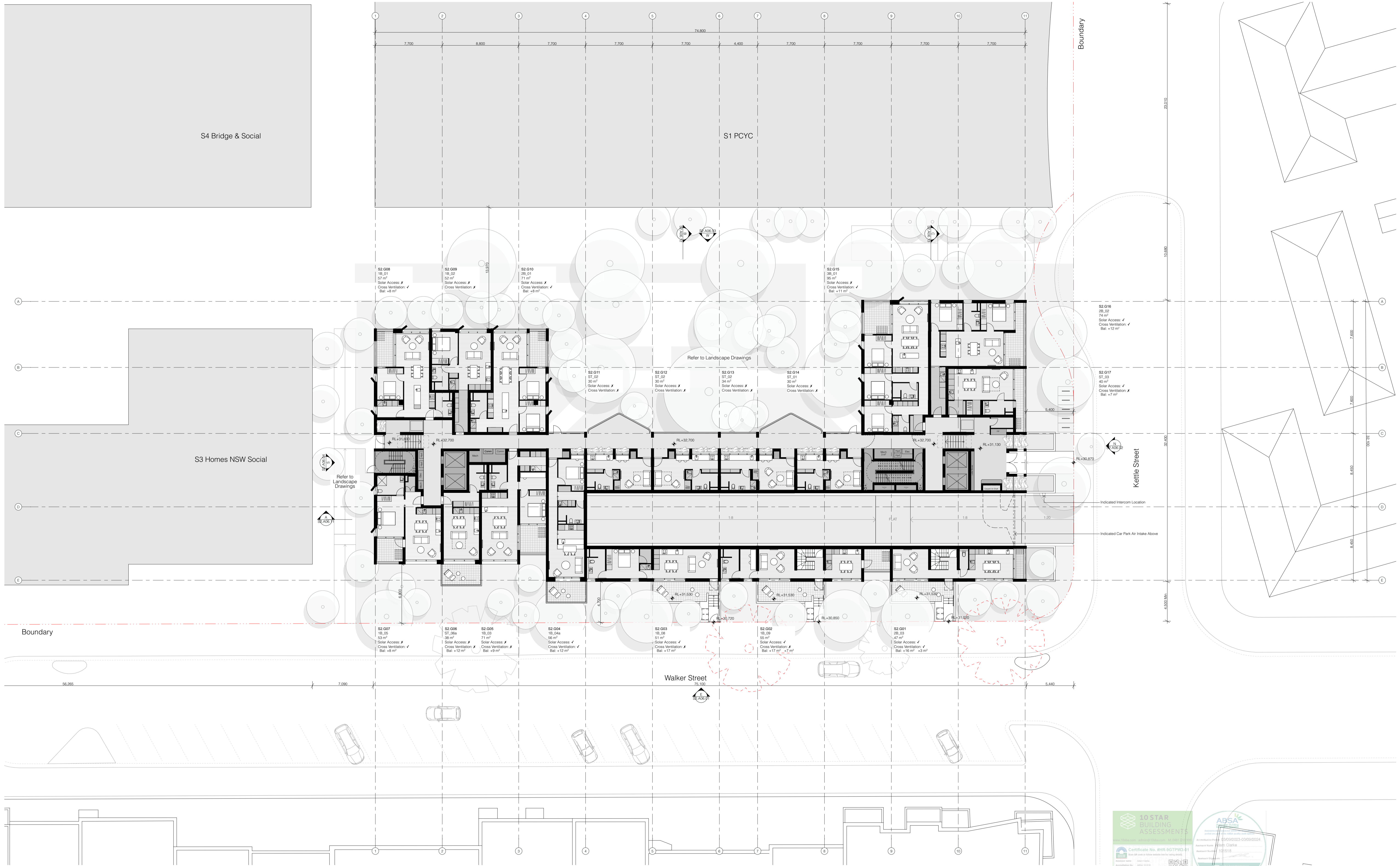
Alternative Energy
240 kW solar Photovoltaic system

Package	Drawing NO.	Layout Name	Scale	Revision	Package	Drawing NO.	Layout Name	Scale	Revision	Package	Drawing NO.	Layout Name	Scale	Revision	Package	Drawing NO.	Layout Name	Scale	Revision	
S2.A00 Project Information					S2.A02.11	Level 10		1:200	A	S2.A06.13	C		1:200	A	S2.A40.22	Solar Access			A	
	S2.A00.01	Cover Page		A	S2.A02.12	Level 11		1:200	A	S2.A14 SSSA Apartment Type					S2.A40.23	No Sun			A	
S2.A02 GA Plan					S2.A02.13	Level 12		1:200	A	S2.A14.11	Studio		1:50	A	S2.A40 External Finishes					
	S2.A02.01	Ground	1:200	A	S2.A02.14	Level 13		1:200	A	S2.A14.12	1 Bed 1/2		1:50	A		S2.A40.31	Materials			A
	S2.A02.02	Level 1	1:200	A	S2.A02.16	Roof		1:200	A	S2.A14.13	1 Bed 2/2		1:50	A						
	S2.A02.03	Level 2	1:200	A	S2.A06 Elevation					S2.A14.14	2 Bed		1:50	A						
	S2.A02.04	Level 3	1:200	A	S2.A06.01	East		1:200	A	S2.A14.15	3 Bed		1:50	A						
	S2.A02.05	Level 4	1:200	A	S2.A06.02	North		1:200	A	S2.A14.16	Adaptable		1:50	A						
	S2.A02.06	Level 5	1:200	A	S2.A06.03	West		1:200	A	S2.A40 Area Schedule					S2.A40.11	Apartment Mix			A	
	S2.A02.07	Level 6	1:200	A	S2.A06.04	South		1:200	A		S2.A40.12	GFA							A	
	S2.A02.08	Level 7	1:200	A	S2.A06 Section					S2.A40 Compliance										
	S2.A02.09	Level 8	1:200	A	S2.A06.11	A		1:200	A		S2.A40.21	Cross Ventilation							A	
	S2.A02.10	Level 9	1:200	A	S2.A06.12	B		1:200	A											



Project Title: Redfern Place 600-660 Elizabeth St, Redfern NSW 2106	Sheet drawn by: SILVESTERÆJJUJ Silvester Fuller Pty Ltd 12 Little Riley Street Surry Hills NSW 2010 Australia Penny Fuller NSW ARB 7899 Jad Silvester NSW ARB 8027 T +61 (0)2 9360 1122 mail@silvesterfuller.com www.silvesterfuller.com ABN 31 127 430 719 © Silvester Fuller 2024	Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTERÆJJUJ — S2 Lead Architect hayball — Precinct + S3 + S4 Lead Architect	Notes: In accepting and utilising this document the recipient agrees that Silvester Fuller Pty, Ltd, ACN 127 430 719, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Silvester Fuller resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Silvester Fuller. Under no circumstances shall transfer of this document be deemed a sale. Silvester Fuller makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.	Drawn By: RF Checked By: PF Date Printed: 19.06.2024 Scale: NTS	Rev: A Date: 19.06.2024 Description: Issued For SSSA	Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Drawing Title: Project Information - Cover Page	Project No.: 180 Drawing No.: S2.A00.01 Revision: A
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Project Title:

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Redfern NSW 2106

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DEVELOPMENT APPLICATION

Drawing Title:

GA Plan - Ground

Project No.

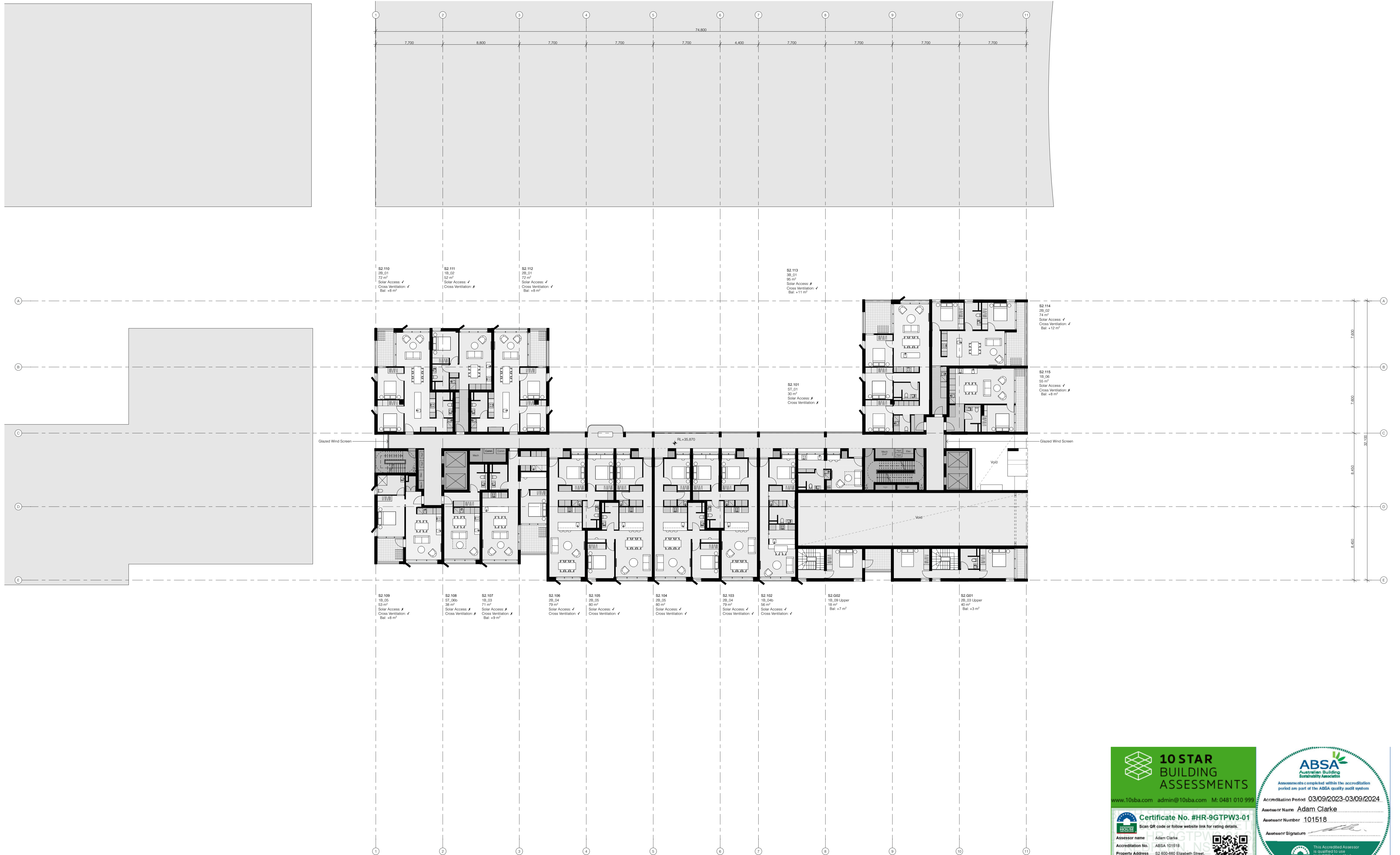
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Drawing No.

S2.A02.01

Revision

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Drawing Title:

GA Plan - Level 1

Project No.

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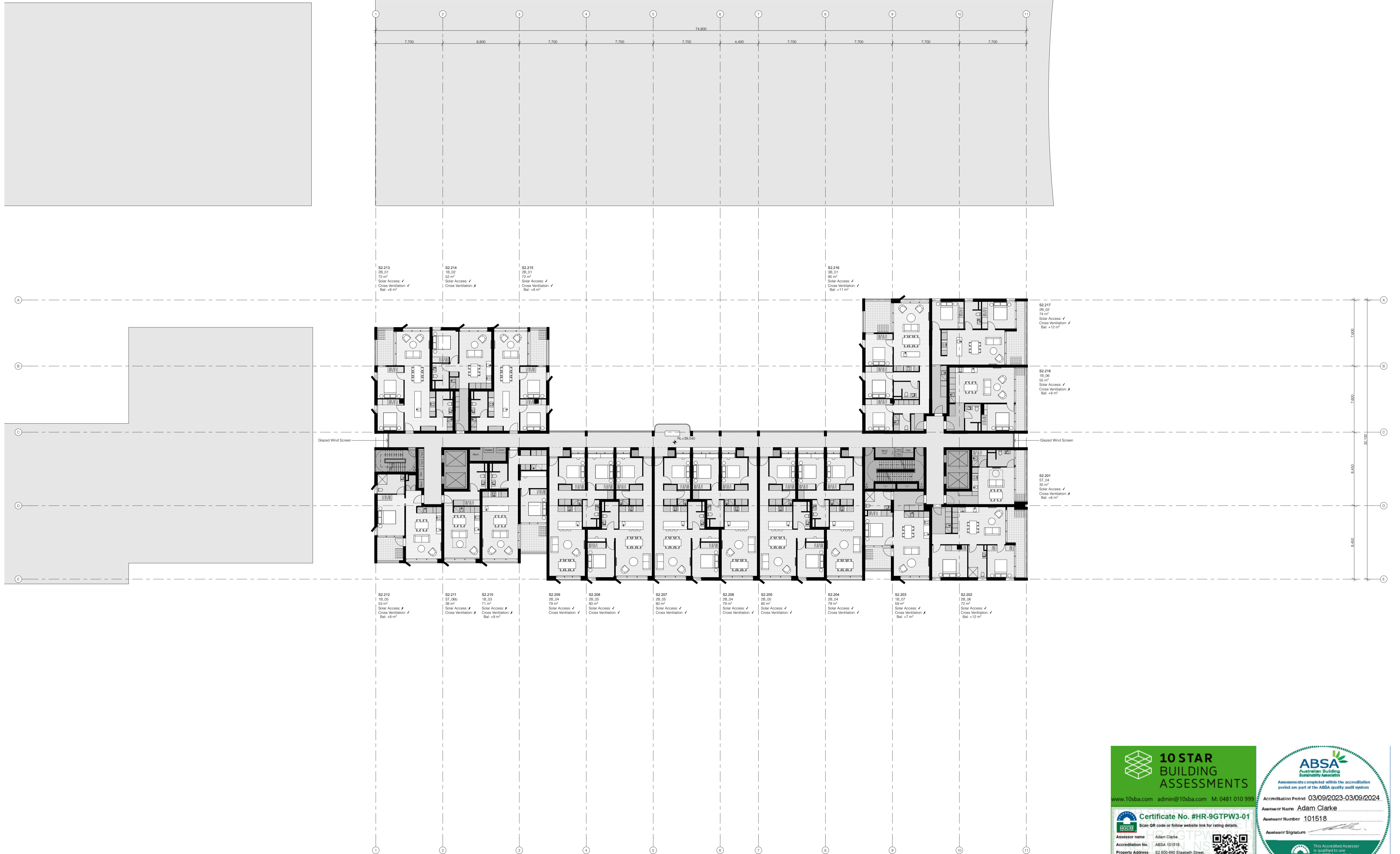
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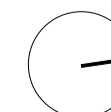
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GA Plan - Level 2

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180

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S2.A02.03

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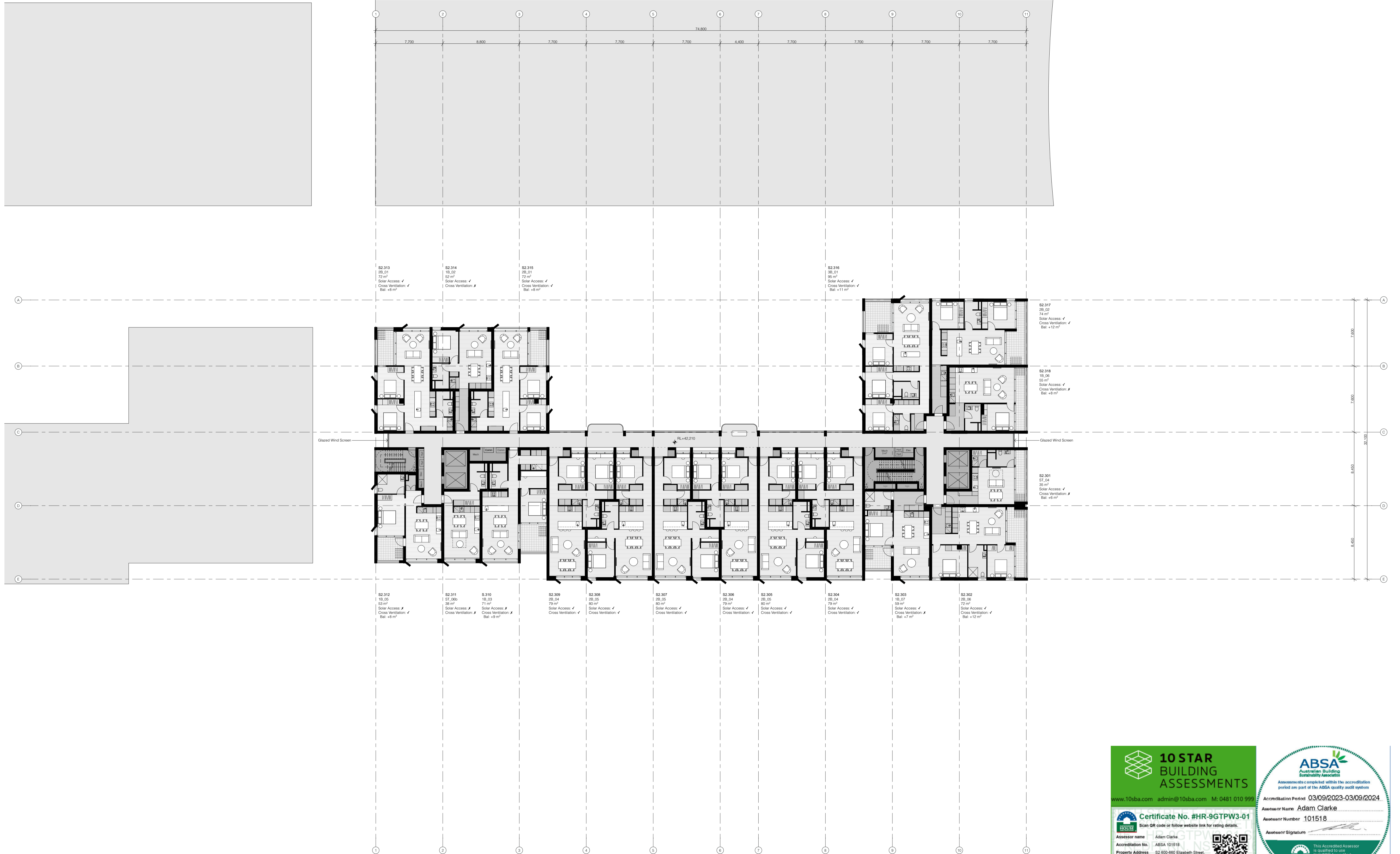
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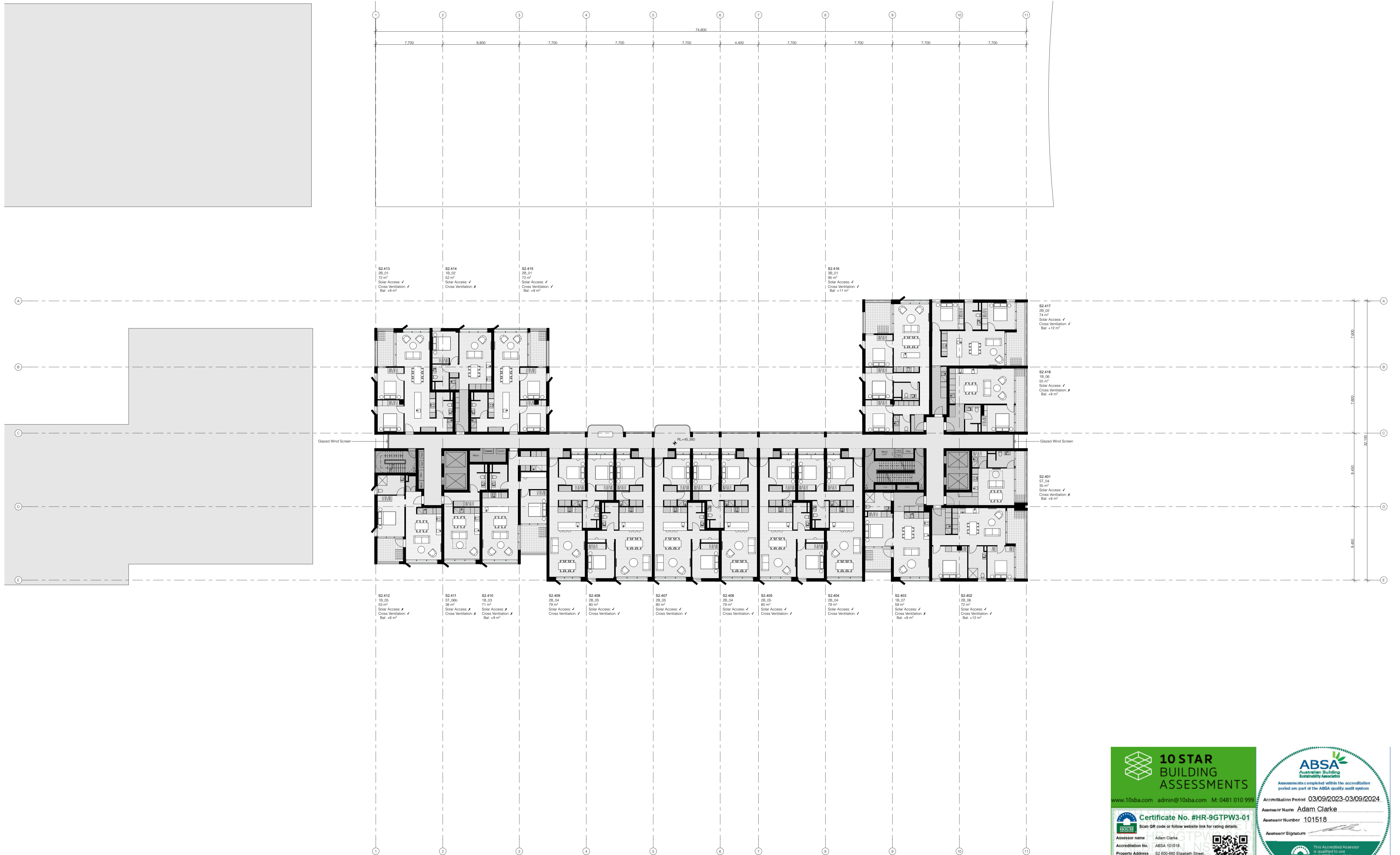
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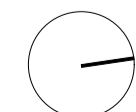
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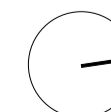
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ABSA
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Sustainability Association

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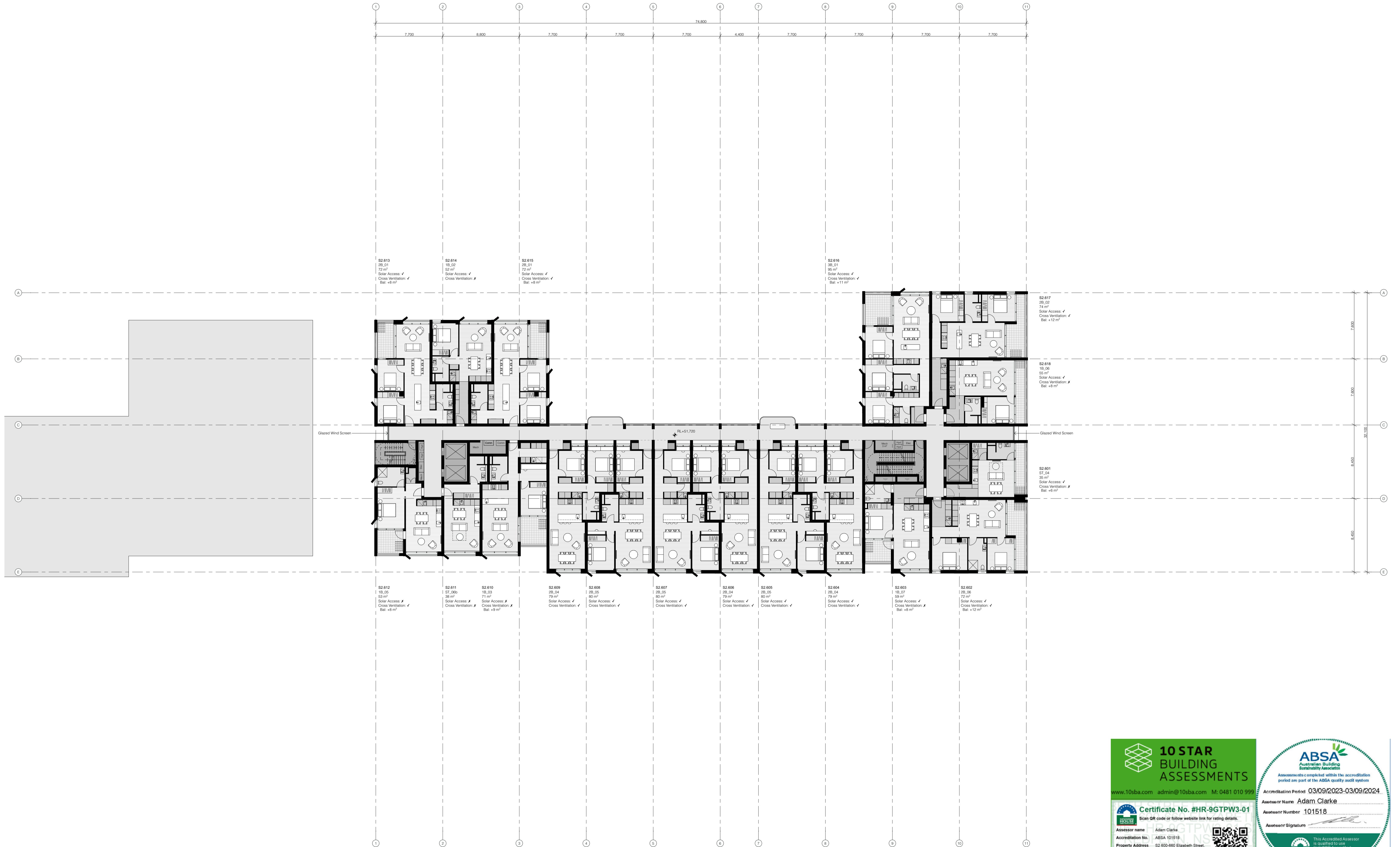
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Assessor Name Adam Clarke
Assessor Number 101518

Assessor Signature

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Assessor name: Adam Clarke
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 Property Address: S2.600-660 Elizabeth Street, REDFERN, NSW, 2018

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Assessor Name: Adam Clarke
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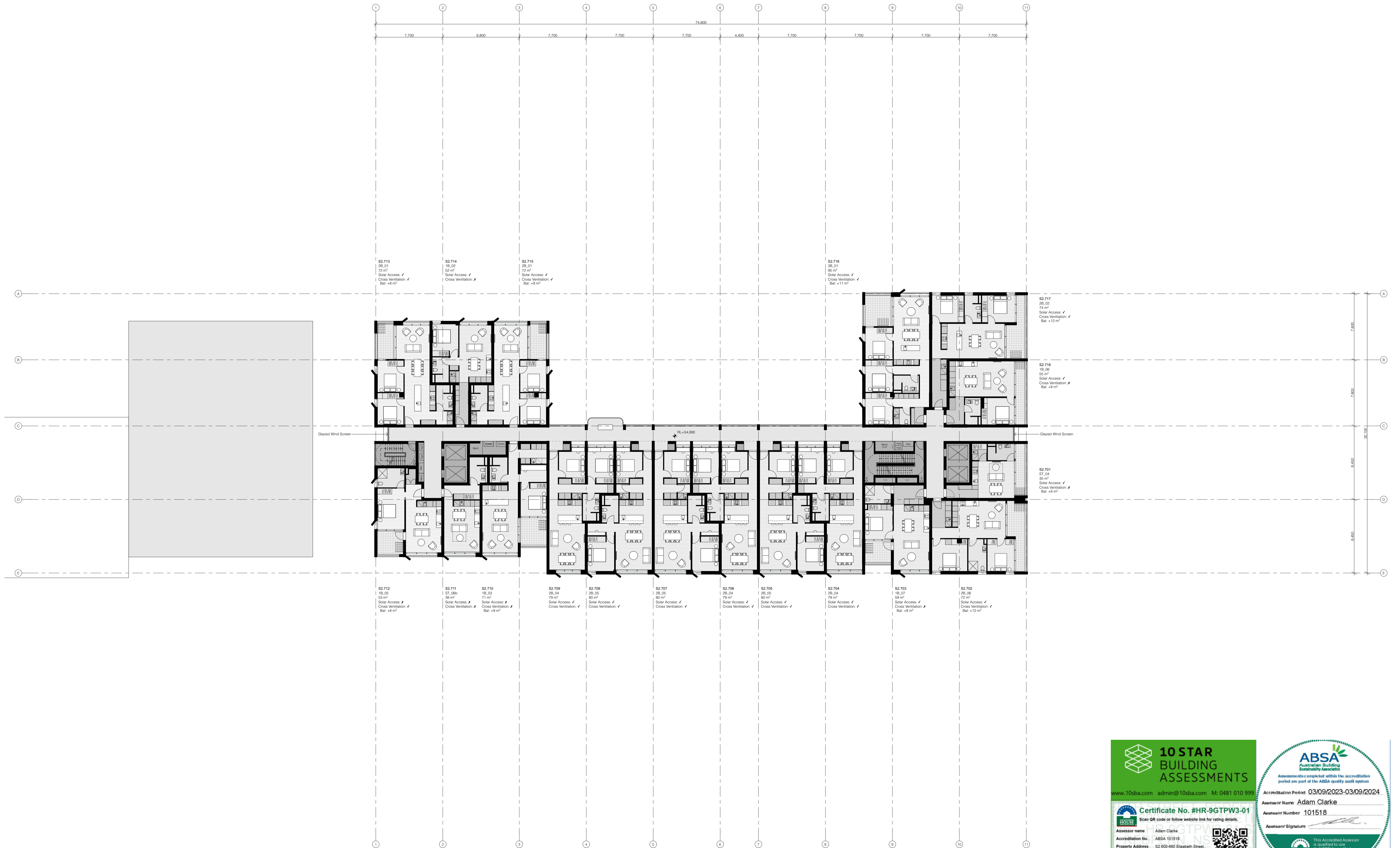
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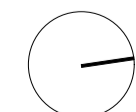
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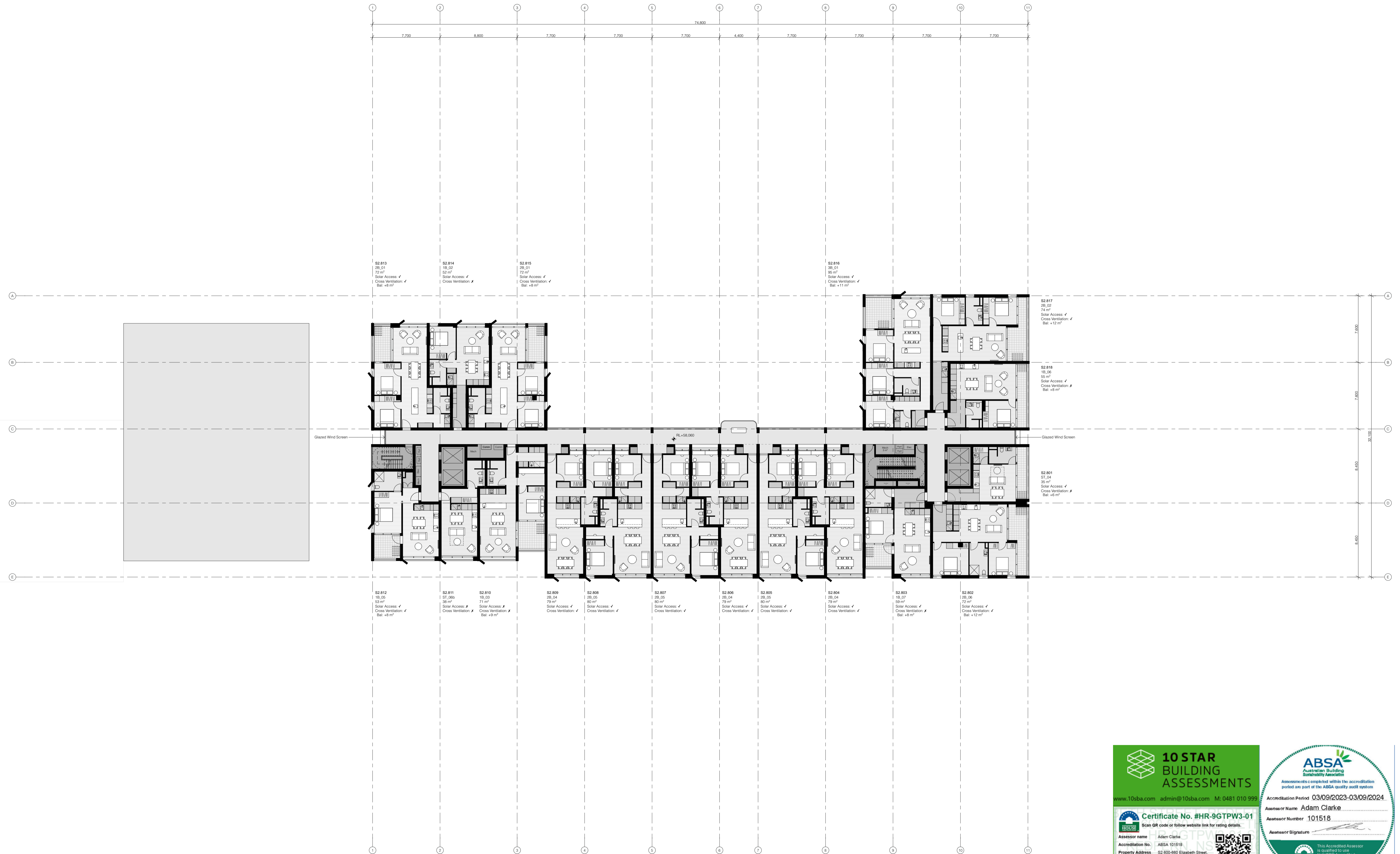
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Drawing Title: GA Plan - Level 7

Project No. 180
Drawing No. S2.A02.08
Revision A



Project Title: Redfern Place
 600-660 Elizabeth St,
 Redfern NSW 2106

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 Date Printed: 19.06.2024
 Scale: 1:200 @ A1

Rev A
 Date 19.06.2024
 Description Issued For SSDA

Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION
 Drawing Title: GA Plan - Level 8

Project No. 180
 Drawing No. S2.A02.09
 Revision A

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Assessor name: Adam Clarke
 Accreditation No.: ABSA 101518
 Property Address: S2, 600-660 Elizabeth Street, REDFERN, NSW, 2016
<http://www.here-software.com.au/pdf/HR-9GTPW3-01>

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

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
 Assessor Number: 101518
 Assessor Signature: _____

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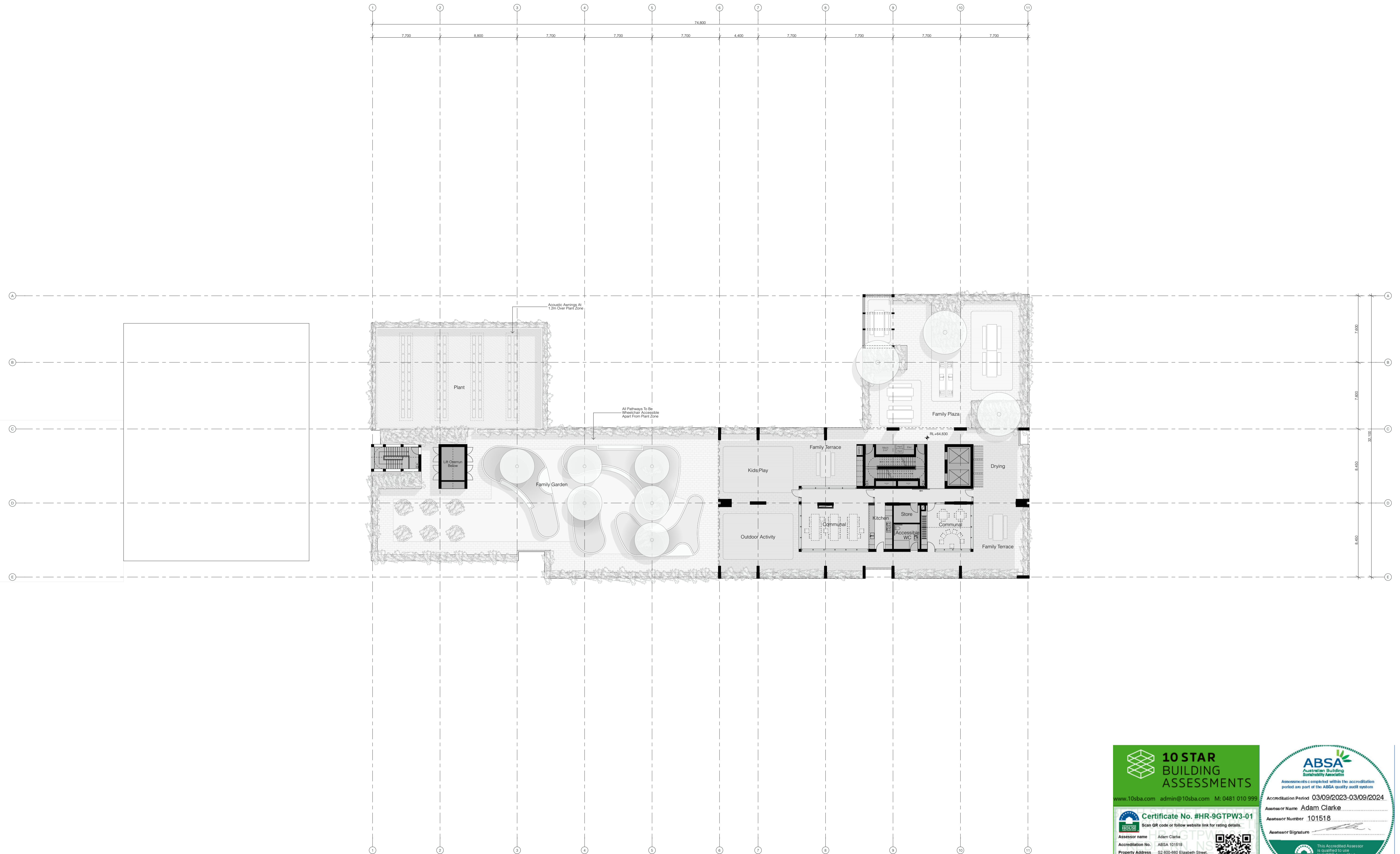
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Project Title: Redfern Place 600-660 Elizabeth St, Redfern NSW 2106	Sheet drawn by: SILVESTER FULLER Sylvester Fuller Pty Ltd 12 Little Riley Street Surry Hills NSW 2010 Australia www.sylvesterfuller.com Penny Fuller NSW ARB 7899 Jad Sylvester NSW ARB 8027	Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTER FULLER — S2 Lead Architect hayball — Precinct + S3 + S4 Lead Architect	Notes: In accepting and utilising this document the recipient agrees that Sylvester Fuller Pty, Ltd, ACN 127 430 719, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Sylvester Fuller resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Sylvester Fuller. Under no circumstances shall transfer of this document be deemed a sale. Sylvester Fuller makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.	Drawn By: RF Checked By: PF Date Printed: 19.06.2024 Scale: 1:200 @ A1	Rev A Date 19.06.2024 Description Issued For SSDA	Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Drawing Title: GA Plan - Level 9	Project No. 180 Revision A Drawing No. S2.A02.10
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Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

Sheet drawn by:

SILVESTER FULLER

Silvester Fuller Pty Ltd
12 Little Riley Street
Surry Hills NSW 2010 Australia
www.silvesterfuller.com
T +61 (0)2 9360 1122
mail@silvesterfuller.com
Penny Fuller NSW ARB 7889
Jad Silvester NSW ARB 8027
ABN 31 127 430 719
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Project Architectural Team:

Architecture AND — S1 Lead Architect
SILVESTER FULLER — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

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Checked By
Date Printed
Scale

RF
PF
19.06.2024
1:200 @ A1

Rev

Date
19.06.2024

Description
Issued For SSSA

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:

GA Plan - Level 10

Project No. Revision

180 A

Drawing No. S2.A02.11

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Accreditation No.: ABSA 101518
Property Address: S2, 600-660 Elizabeth Street, REDFERN, NSW, 2016
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Accreditation Period: 03/09/2023-03/09/2024

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Assessor Signature: _____

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Assessment Period: 03/09/2023-03/09/2024

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BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

Project Title: Redfern Place 600-660 Elizabeth St, Redfern NSW 2106	Sheet drawn by: SILVESTER FULLER Silvester Fuller Pty Ltd 12 Little Riley Street Surry Hills NSW 2010 Australia www.silvesterfuller.com T +61 (0)2 9360 1122 mail@silvesterfuller.com Penny Fuller NSW ARB 7889 Jad Silvester NSW ARB 8027 ABN 31 127 430 719 © Silvester Fuller 2024	Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTER FULLER — S2 Lead Architect hayball — Precinct + S3 + S4 Lead Architect	Notes: In accepting and utilising this document the recipient agrees that Silvester Fuller Pty, Ltd, ACN 127 430 719, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Silvester Fuller resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Silvester Fuller. Under no circumstances shall transfer of this document be deemed a sale. Silvester Fuller makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.	Drawn By: RF Checked By: PF Date Printed: 19.06.2024 Scale: 1:200 @ A1	Rev Date Description A 19.06.2024 Issued For SSDA	Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Drawing Title: GA Plan - Level 11	Project No. Revision 180 A Drawing No. S2.A02.12
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Accreditation No.: ABSA 101518
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Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
Assessor Number: 101518

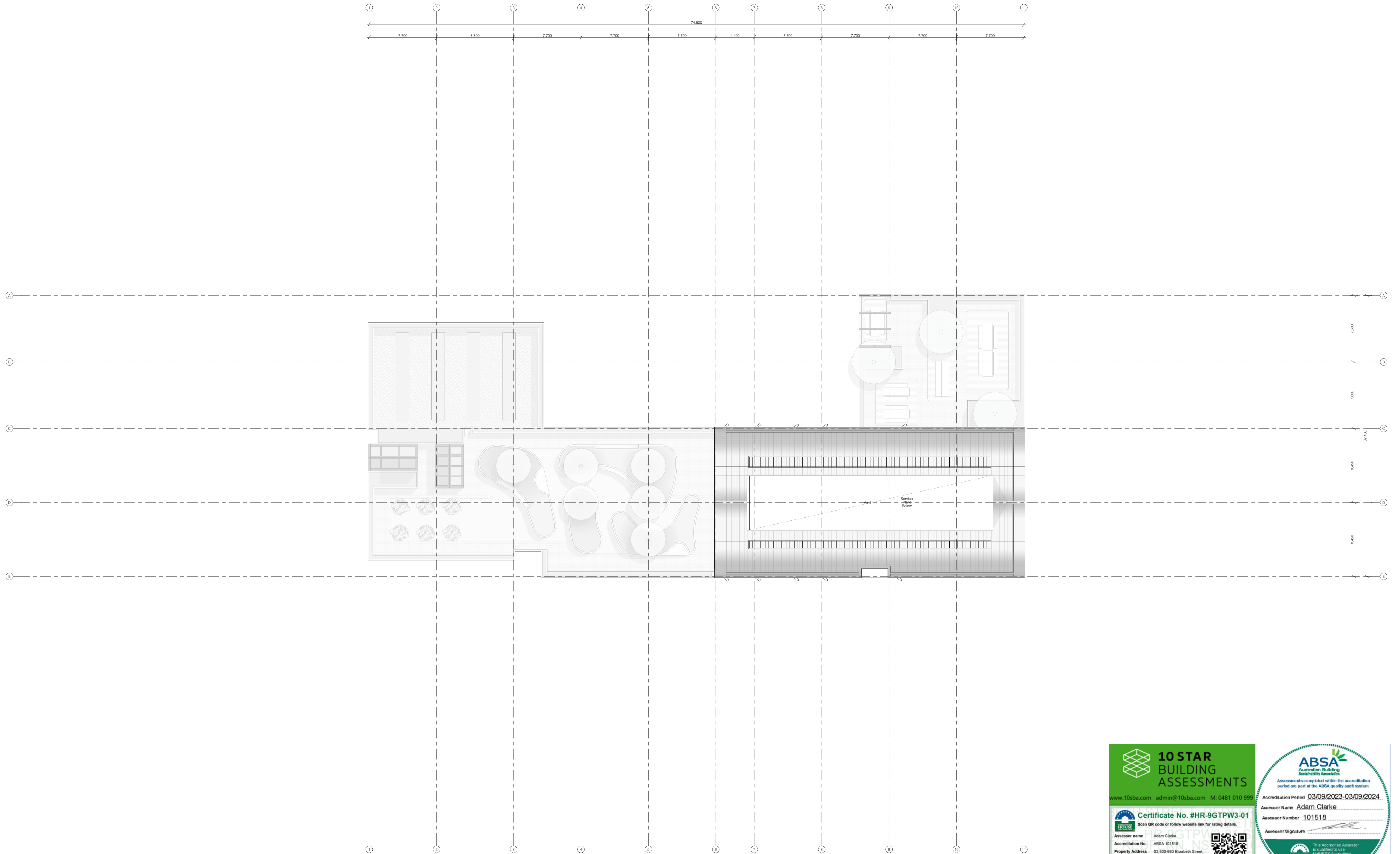
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Assessor name: Adam Clarke
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Assessor Number: 101518

Assessor Signature:

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Project Title: Redfern Place 600-660 Elizabeth St, Redfern NSW 2106	Sheet drawn by: SILVESTER FULLER <small>Silvester Fuller Pty Ltd 12 Little Riley Street Surry Hills NSW 2010 Australia www.silvesterfuller.com T +61 (0)2 9360 1122 mail@silvesterfuller.com Penny Fuller NSW ARB 7889 Jad Silvester NSW ARB 8027 ABN 31 127 430 719 © Silvester Fuller 2024</small>	Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTER FULLER — S2 Lead Architect — Precinct + S3 + S4 Lead Architect	Notes: <small>In accepting and utilising this document the recipient agrees that Silvester Fuller Pty, Ltd, ACN 127 430 719, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Silvester Fuller resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Silvester Fuller. Under no circumstances shall transfer of this document be deemed a sale. Silvester Fuller makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.</small>	Drawn By: RF Checked By: PF Date Printed: 19.06.2024 Scale: 1:200 @ A1	Rev Date Description A 19.06.2024 Issued For SSDA	Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Drawing Title: GA Plan - Roof	Project No. Revision 180 A Drawing No. S2.A02.16
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- Material Key**
- 01 Brickwork - Warm Coloured
 - 02 Pre-cast Concrete - Warm Coloured Concrete
 - 03 Pre-cast Concrete - Terracotta Coloured Concrete
 - 04 Metal Work / Glazing Frame - Mid Bronze Colour
 - 05 Metal Work - Light Bronze Colour
 - 06 Metal Work / Glazing Frame - Dark Copper Colour
 - 07 Paving - Warm Coloured to match Brickwork
 - 08 Paving - Terracotta Coloured Paving
 - 09 Planter - Terracotta Coloured Modular Planter

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Certificate No. #HR-9GTPW3-01

Assessor name: Adam Clarke
 Accreditation No.: ABSA 101518
 Property Address: S2 600-660 Elizabeth Street, REDFERN, NSW, 2108
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ABSA
Australian Building Sustainability Association

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Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
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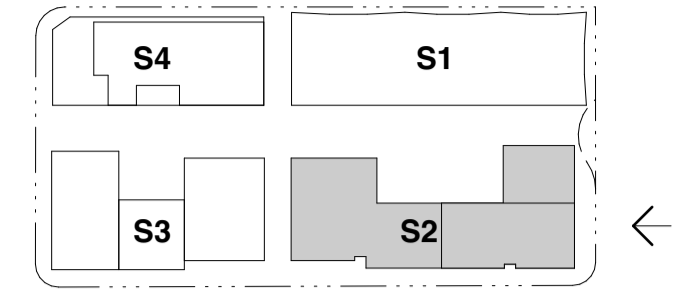
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Project Title: Redfern Place 600-660 Elizabeth St, Redfern NSW 2106	Sheet drawn by: SILVESTER FULLER Silvester Fuller Pty Ltd 12 Little Riley Street Surry Hills NSW 2010 Australia Penryn Fuller NSW ARB 7899 Jad Silvester NSW ARB 8027 T +61 (0)2 9360 1122 mail@silvesterfuller.com www.silvesterfuller.com ABN 31 127 430 719 © Silvester Fuller 2024	Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTER FULLER — S2 Lead Architect hayball — Precinct + S3 + S4 Lead Architect	Notes: In accepting and utilising this document the recipient agrees that Silvester Fuller Pty, Ltd, ACN 127 430 719, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Silvester Fuller resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Silvester Fuller. Under no circumstances shall transfer of this document be deemed a sale. Silvester Fuller makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.	Drawn By: RF Checked By: PF Date Printed: 19.06.2024 Scale: 1:200 @ A1	Rev A Date 19.06.2024 Description Issued For SSDA	Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Drawing Title: Elevation - East	Project No. 180 Drawing No. S2.A06.01 Revision A
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- Material Key**
- 01 Brickwork - Warm Coloured
 - 02 Pre-cast Concrete - Warm Coloured Concrete
 - 03 Pre-cast Concrete - Terracotta Coloured Concrete
 - 04 Metal Work / Glazing Frame - Mid Bronze Colour
 - 05 Metal Work - Light Bronze Colour
 - 06 Metal Work / Glazing Frame - Dark Copper Colour
 - 07 Paving - Warm Coloured to match Brickwork
 - 08 Paving - Terracotta Coloured Paving
 - 09 Planter - Terracotta Coloured Modular Planter

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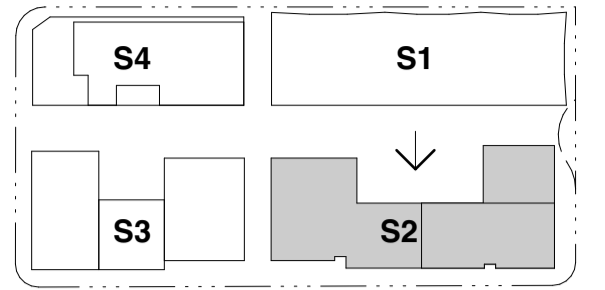
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- Material Key**
- 01 Brickwork - Warm Coloured
 - 02 Pre-cast Concrete - Warm Coloured Concrete
 - 03 Pre-cast Concrete - Terracotta Coloured Concrete
 - 04 Metal Work / Glazing Frame - Mid Bronze Colour
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 - 07 Paving - Warm Coloured to match Brickwork
 - 08 Paving - Terracotta Coloured Paving
 - 09 Planter - Terracotta Coloured Modular Planter

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Certificate No. #HR-9GTPW3-01

Assessor name: Adam Clarke
 Accreditation No.: ABSA 101518
 Property Address: S2 600-660 Elizabeth Street, REDFERN, NSW, 2106
<http://www.hero-software.com.au/pdf/HR-9GTPW3-01>

Assessment completed within the accreditation period as part of the ABSA quality audit system.

Accreditation Period: 03/09/2023-03/09/2024

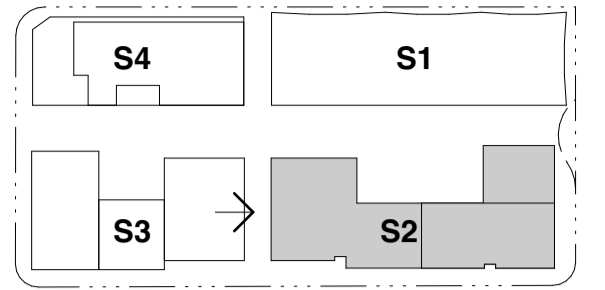
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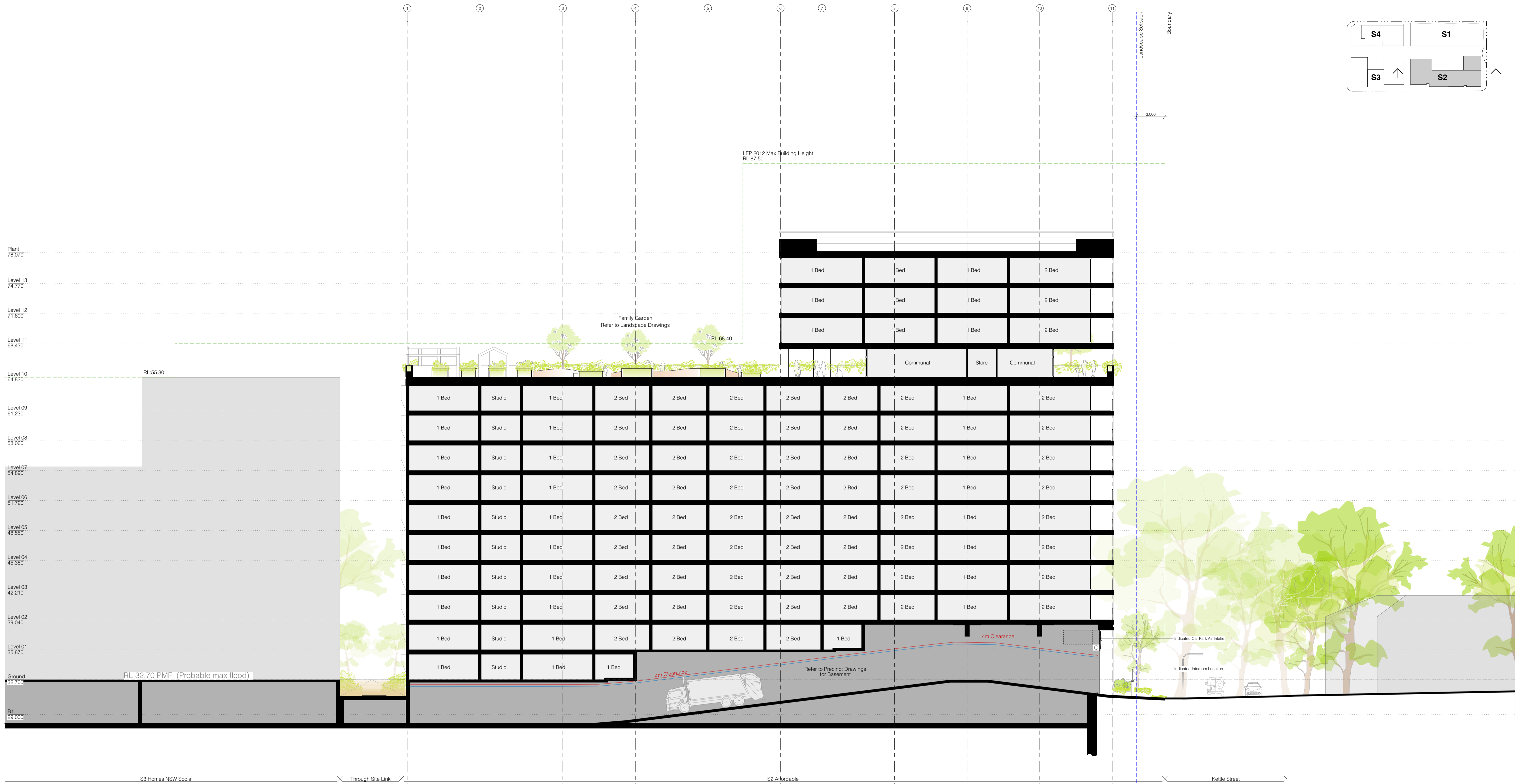
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Certificate No. #HR-9GTPW3-01
Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke
Accreditation No.: ABSA 101518
Property Address: S2 600-660 Elizabeth Street, REDFERN, NSW, 2116
<http://www.hero-software.com.au/pdf/HR-9GTPW3-01>

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

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
Assessor Number: 101518

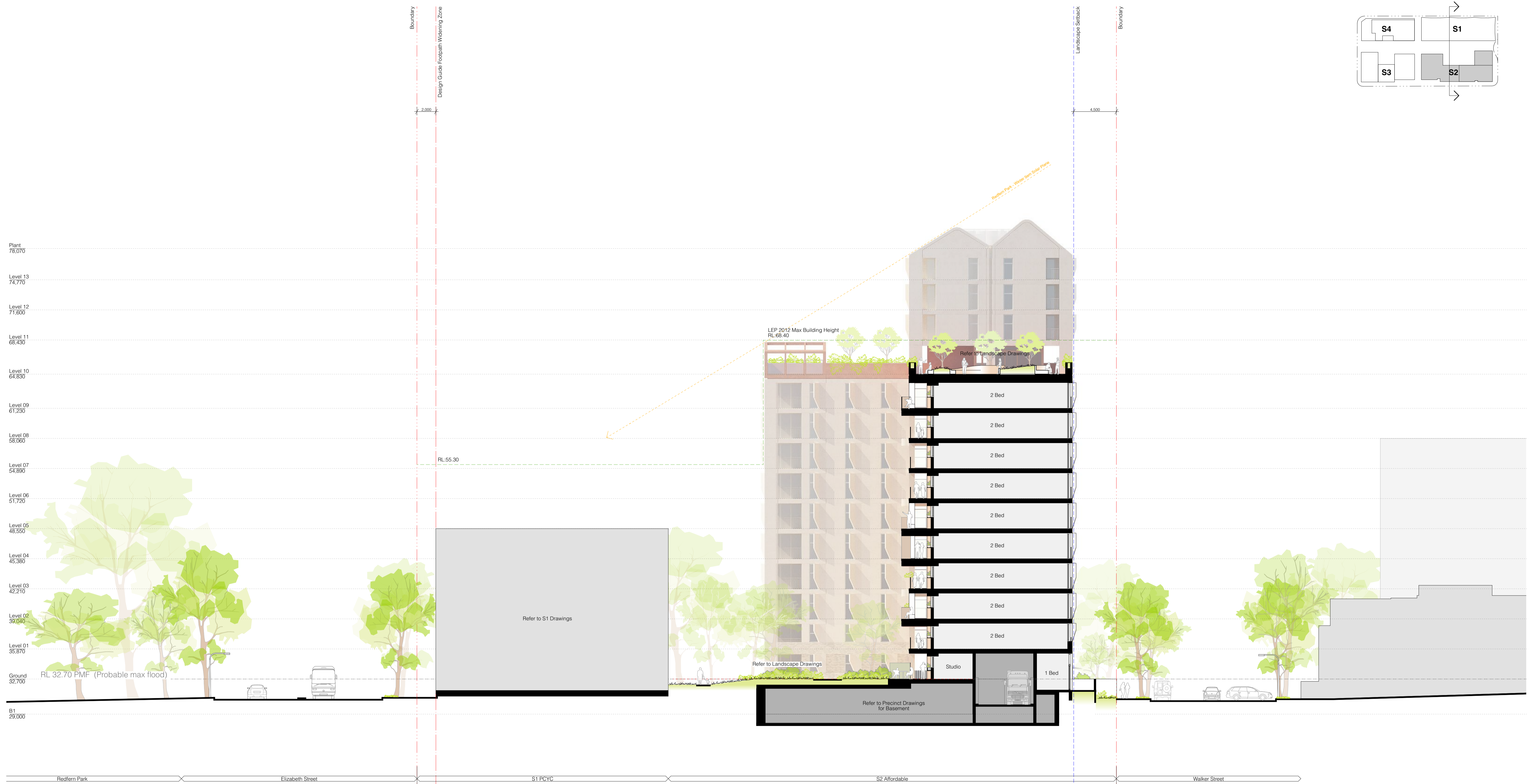
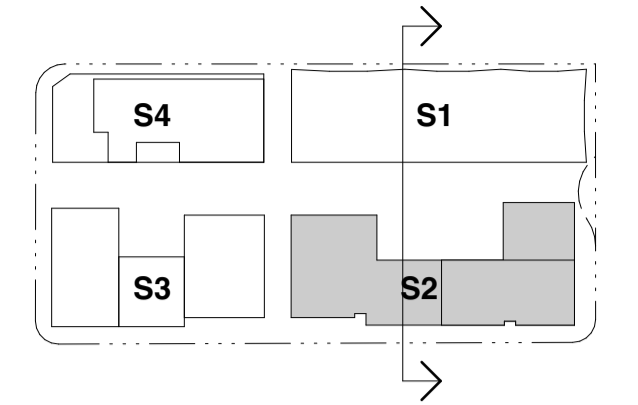
Assessor Signature: *[Signature]*

This Accredited Assessor is qualified to use NABERS Accredited Software and has agreed to follow the ABSA Code of Practice.

BASIX ASSESSOR, NABERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

Project Title: Redfern Place 600-660 Elizabeth St, Redfern NSW 2106	Sheet drawn by: SILVESTER FULLER <small>Silvester Fuller Pty Ltd 12 Little Riley Street Surry Hills NSW 2010 Australia www.silvesterfuller.com T +61 (0)2 9360 1122 mail@silvesterfuller.com Penny Fuller NSW ARB 7899 Jad Silvester NSW ARB 8027 ABN 31 127 430 719 © Silvester Fuller 2024</small>	Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTER FULLER — S2 Lead Architect hayball — Precinct + S3 + S4 Lead Architect	Notes: <small>In accepting and utilising this document the recipient agrees that Silvester Fuller Pty. Ltd. ACN 127 430 719, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Silvester Fuller resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Silvester Fuller. Under no circumstances shall transfer of this document be deemed a sale. Silvester Fuller makes no warranties of fitness for any purpose. The Builder/Contractor shall verify all dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.</small>	Drawn By: RF Checked By: PF Date Printed: 19.06.2024 Scale: 1:200 @ A1	Rev Date Description A 19.06.2024 Issued For SSDA	Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Drawing Title: Section - A	Project No. 180 Drawing No. S2.A06.11	Revision A
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Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



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Certificate No. #HR-9GTPW3-01
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Assessor name: Adam Clarke
Accreditation No.: ABSA 101518
Property Address: S2 600-660 Elizabeth Street, REDFERN, NSW, 2106
http://www.hero-software.com.au/pdf/HR-9GTPW3-01

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

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
Assessor Number: 101518

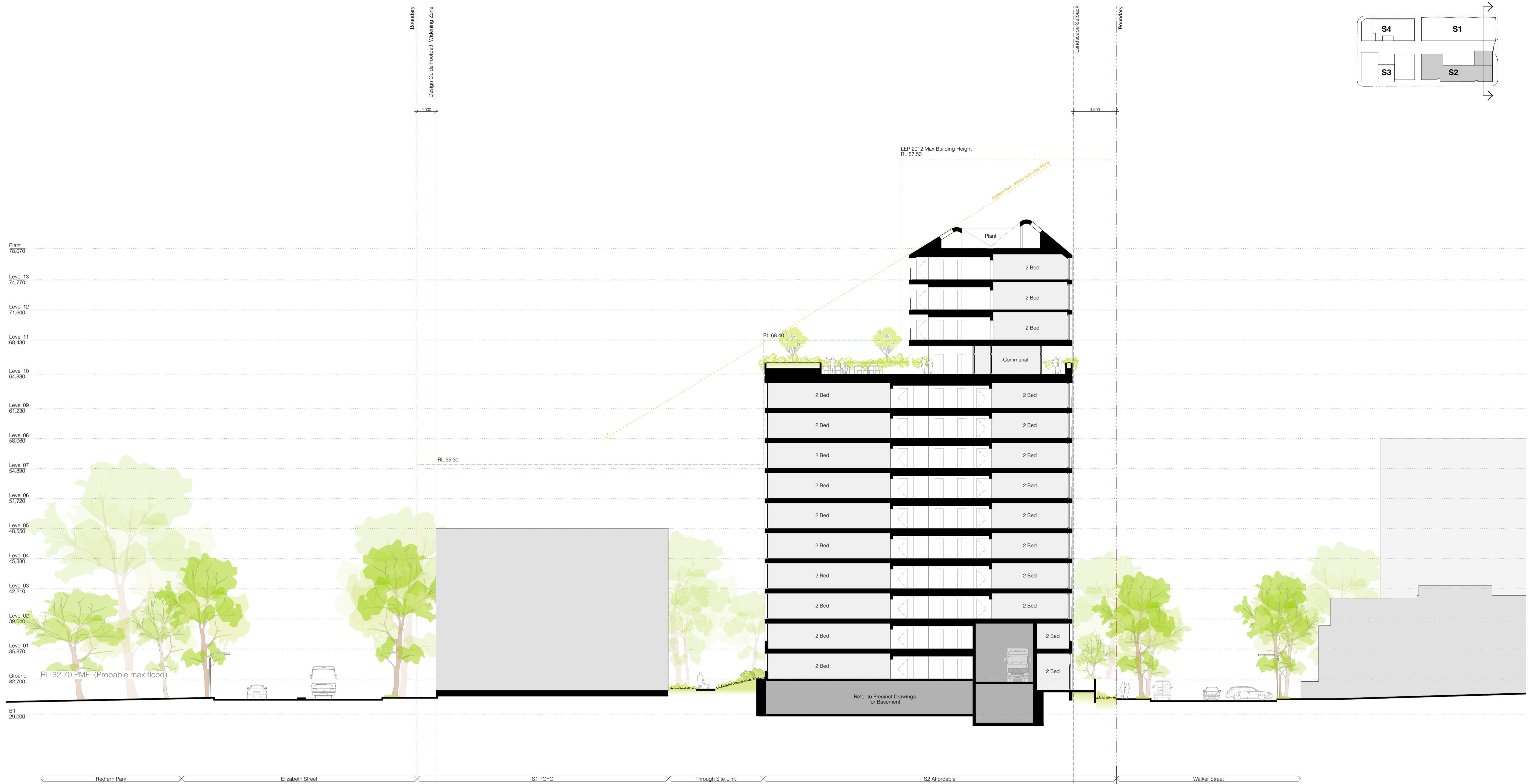
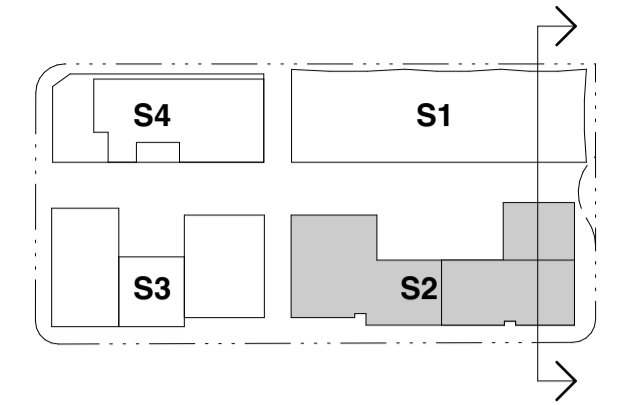
Assessor Signature:

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BASIX ASSESSOR, NABERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

Project Title: Redfern Place 600-660 Elizabeth St, Redfern NSW 2106	Sheet drawn by: SILVESTER FULLER Silvester Fuller Pty Ltd 12 Little Riley Street Surry Hills NSW 2010 Australia www.silvesterfuller.com T +61 (0)2 9360 1122 mail@silvesterfuller.com Penny Fuller NSW ARB 7899 Jad Silvester NSW ARB 8027 ABN 31 127 430 719 © Silvester Fuller 2024	Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTER FULLER — S2 Lead Architect hayball — Precinct + S3 + S4 Lead Architect	Notes: In accepting and utilising this document the recipient agrees that Silvester Fuller Pty, Ltd, ACN 127 430 719, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Silvester Fuller resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Silvester Fuller. Under no circumstances shall transfer of this document be deemed a sale. Silvester Fuller makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.	Drawn By: RF Checked By: PF Date Printed: 19.06.2024 Scale: 1:200 @ A1	Rev Date Description A 19.06.2024 Issued For SSDA	Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Drawing Title: Section - B	Project No. Revision 180 A Drawing No. S2.A06.12
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Assessor name: Adam Clarke
Accreditation No.: ABSA 101518
Property Address: S2 600-660 Elizabeth Street, REDFERN, NSW, 2106
http://www.hero-software.com.au/pdf/HR-9GTPW3-01

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

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
Assessor Number: 101518
Assessor Signature:

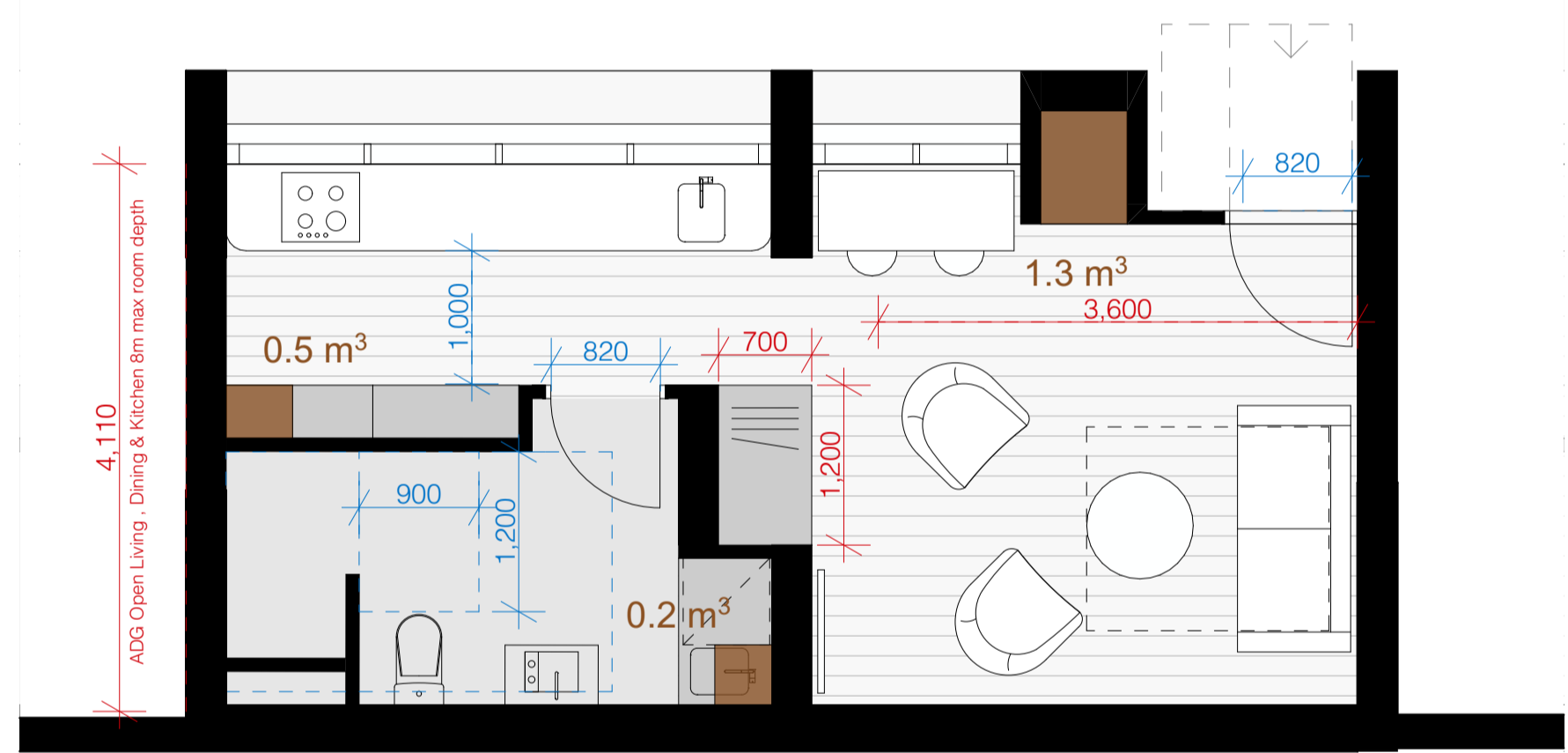
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Project Title: Redfern Place 600-660 Elizabeth St, Redfern NSW 2106	Sheet drawn by: SILVESTER FULLER Silvester Fuller Pty Ltd 12 Little Riley Street Surry Hills NSW 2010 Australia www.silvesterfuller.com T +61 (0)2 9360 1122 mail@silvesterfuller.com Penny Fuller NSW ARB 7899 Jad Silvester NSW ARB 8027 ABN 31 127 430 719 © Silvester Fuller 2024	Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTER FULLER — S2 Lead Architect hayball — Precinct + S3 + S4 Lead Architect	Notes: In accepting and utilising this document the recipient agrees that Silvester Fuller Pty, Ltd, ACN 127 430 719, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Silvester Fuller resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Silvester Fuller. Under no circumstances shall transfer of this document be deemed a sale. Silvester Fuller makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.	Drawn By: RF Checked By: PF Date Printed: 19.06.2024 Scale: 1:200 @ A1	Rev Date Description A 19.06.2024 Issued For SSDA	Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Drawing Title: Section - C	Project No. 180 Revision A Drawing No. S2.A06.13
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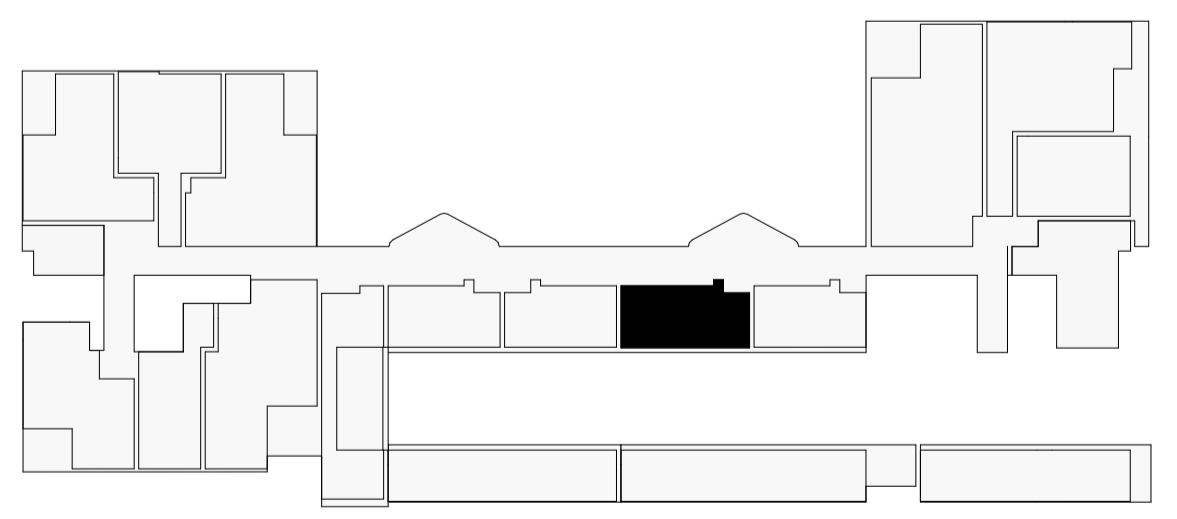
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

Certificate No. #HR-9GTPW3-01
 Scan QR code or follow website link for rating details.
 Assessor name Adam Clarke
 Accreditation No. ABSA 101518
 Property Address S2 600-660 Elizabeth Street, REDFERN, NSW, 2016
 http://www.hero-software.com.au/pdf/HR-9GTPW3-01

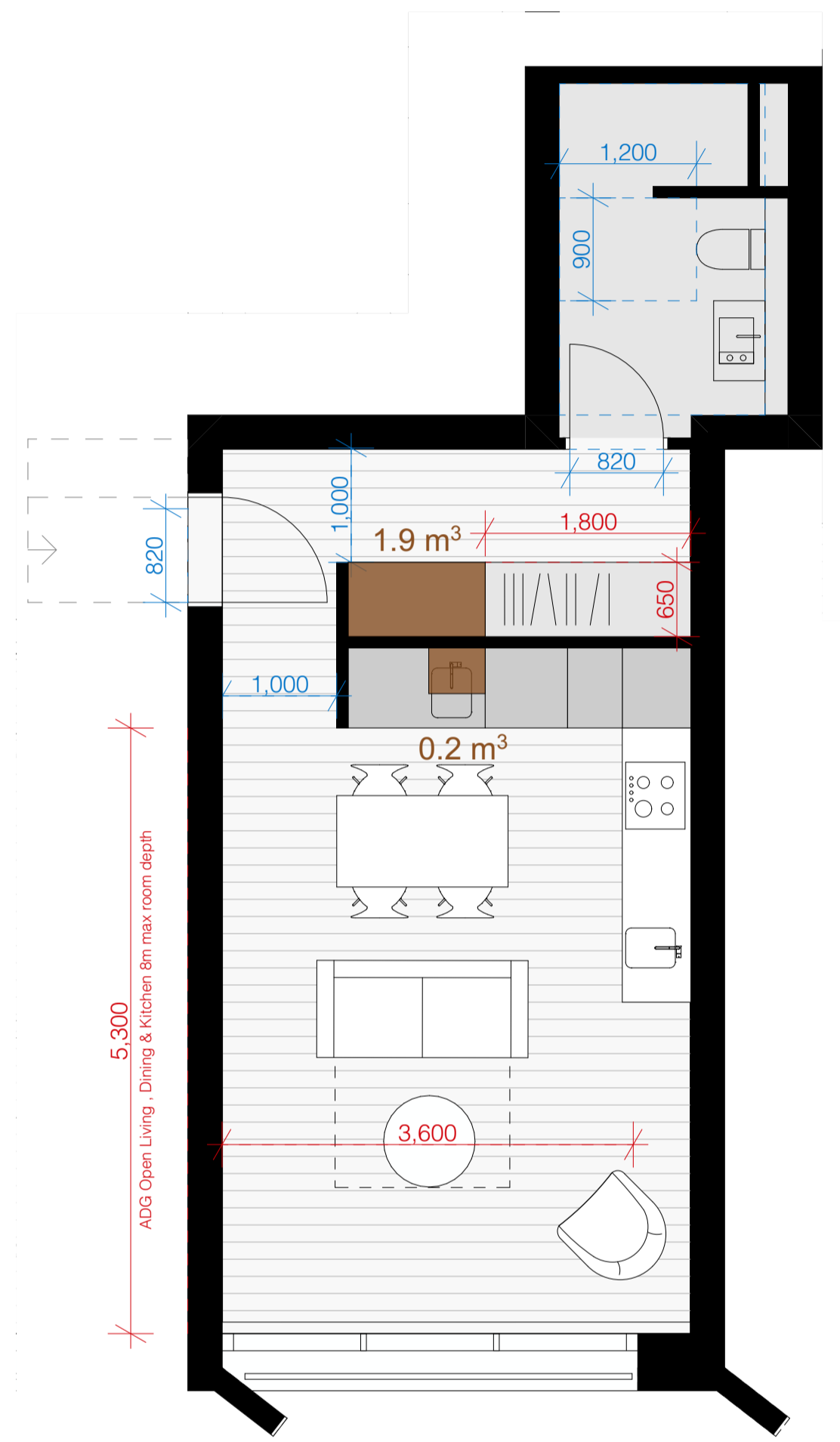


1 S2-ST_02
1:50

Studio
 ADG + LHA Silver
 34m²
 Apartment Internal Storage: 2 m³
 SEPP 65 Required Storage: 4 m³
 Storage Above Required: YES
 50% required storage achieved within the Apt: YES
 100 % required storage achieved within the Apt: -

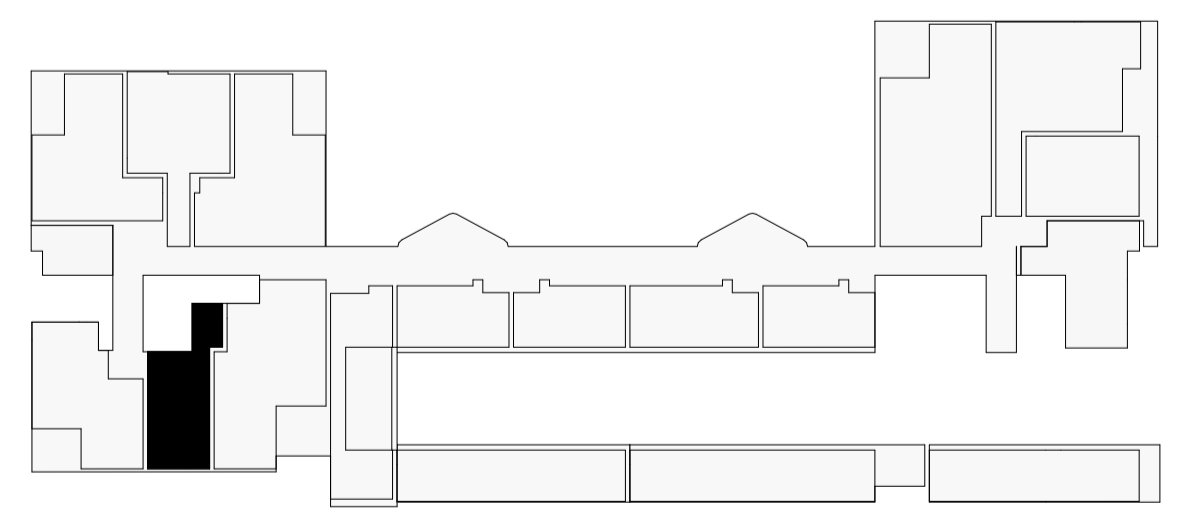


Apartment Type - Location Plan - Lv 01 - 02

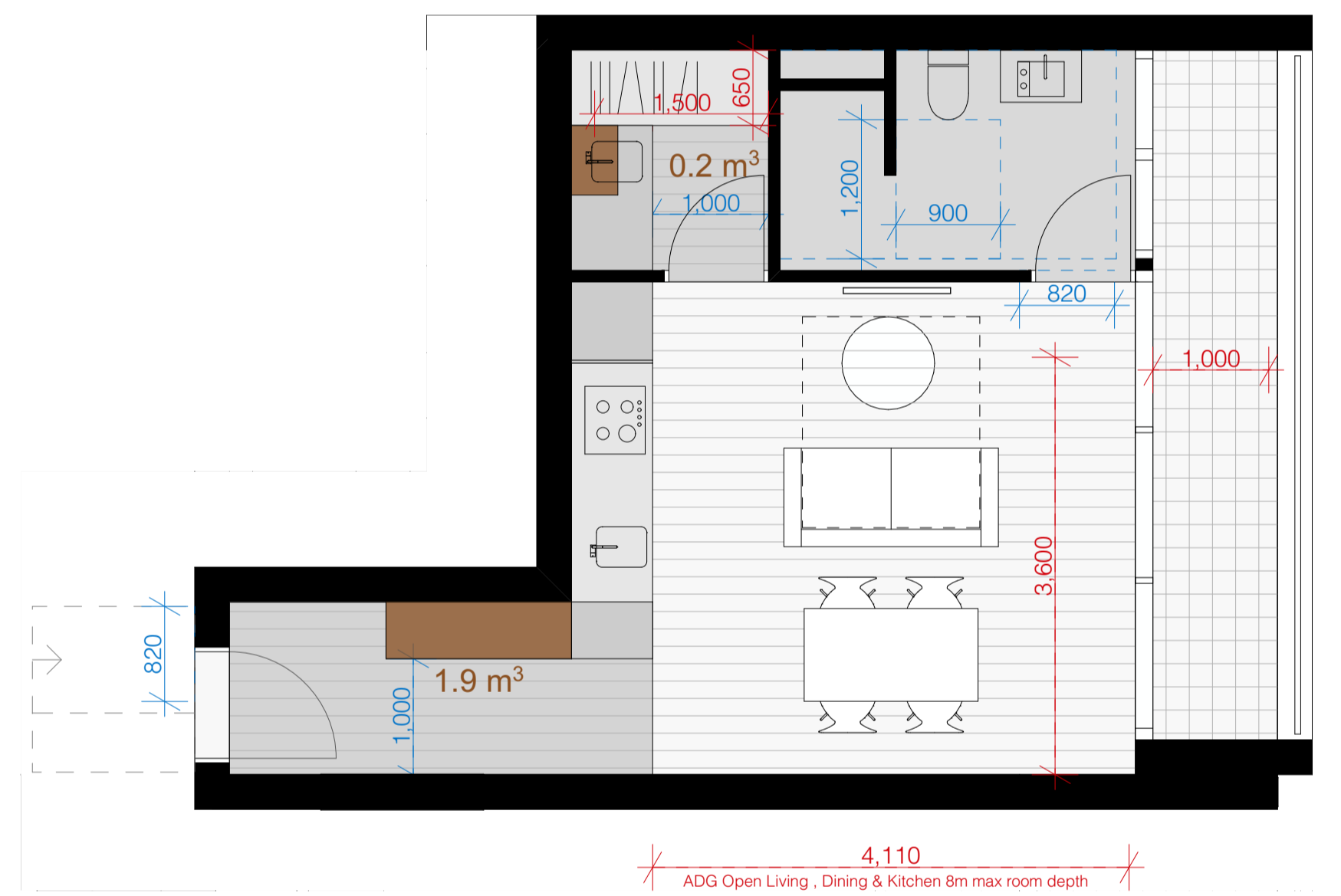


2 S2-ST_06b
1:50

Studio
 ADG + LHA Silver
 38m²
 Apartment Internal Storage: 2 m³
 SEPP 65 Required Storage: 4 m³
 Storage Above Required: YES
 50% required storage achieved within the Apt: YES
 100 % required storage achieved within the Apt: -

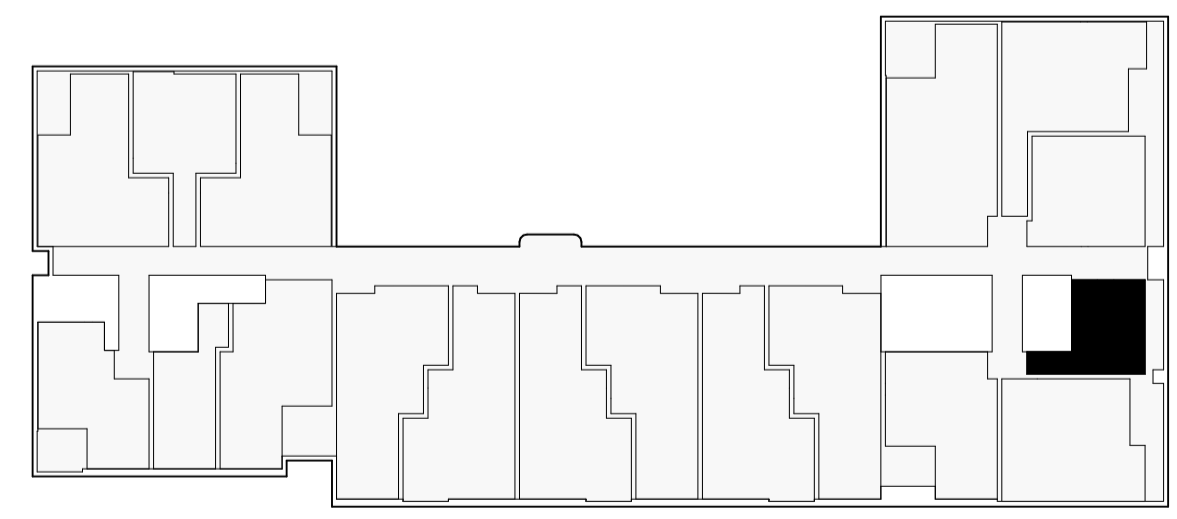


Apartment Type - Location Plan - Lv GL - 09



3 S2-ST_04
1:50

Studio
 ADG + LHA Silver
 35m² + 6m²
 Apartment Internal Storage: 2 m³
 SEPP 65 Required Storage: 4 m³
 Storage Above Required: YES
 50% required storage achieved within the Apt: YES
 100 % required storage achieved within the Apt: -



Apartment Type - Location Plan - Lv 02 - 09

LHA Compliance
 ADG Compliance
 ADG Storage

Project Title:
 Redfern Place
 600-660 Elizabeth St,
 Redfern NSW 2106

Sheet drawn by:
SILVESTER FULLER
 Silvester Fuller Pty Ltd
 12 Little Riley Street
 Surry Hills NSW 2010 Australia
 T +61 (0)2 9360 1122
 mail@silvesterfuller.com
 www.silvesterfuller.com
 Penry Fuller NSW ARB 7899
 Jad Silvester NSW ARB 8027
 ABN 31 127 430 719
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Project Architectural Team:
 Architecture AND — S1 Lead Architect
SILVESTER FULLER — S2 Lead Architect
 — Precinct + S3 + S4 Lead Architect

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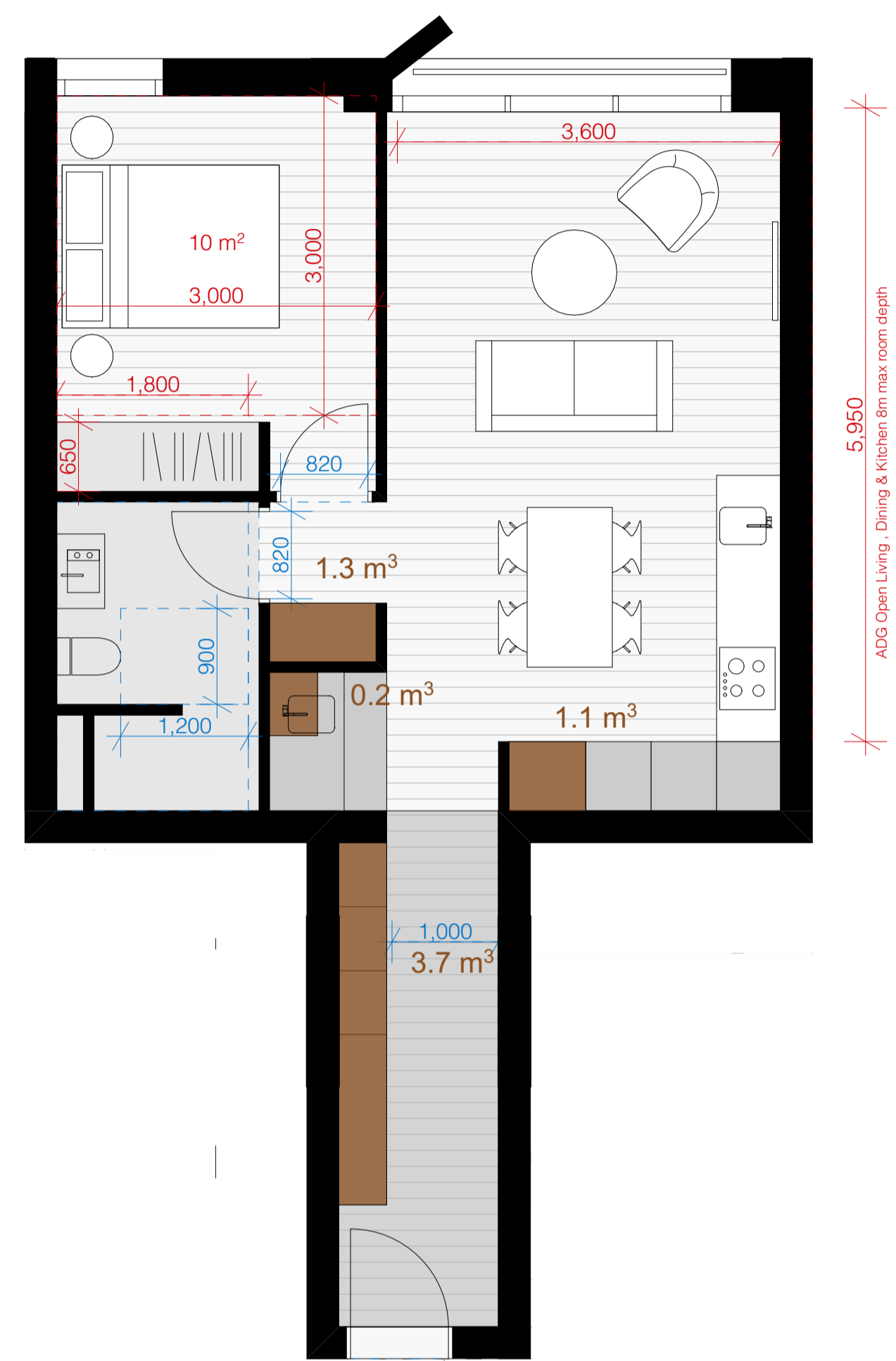
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Checked By PF
Date Printed 19.06.2024
Scale 1:50 @ A1

Rev	Date	Description
A	19.06.2024	Issued For SSDA

Status:
 STATE SIGNIFICANT
 DEVELOPMENT APPLICATION
Drawing Title:
 SSDA Apartment Type - Studio

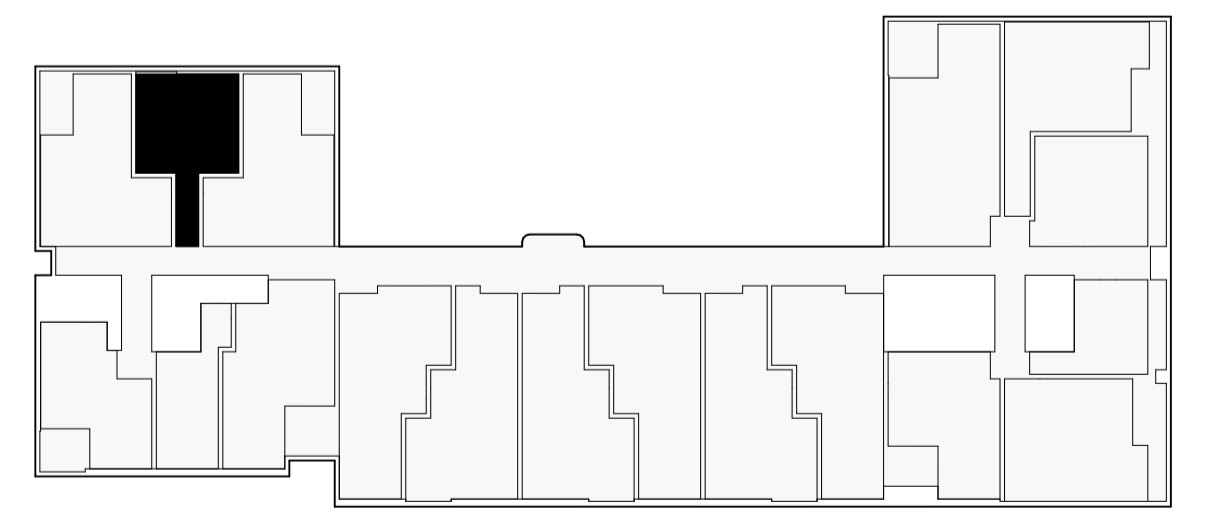
Project No. 180
Revision A
Drawing No. S2.A14.11

Certificate No. #HR-9GTPW3-01
 Scan QR code or follow website link for rating details.
 Assessor name Adam Clarke
 Accreditation No. ABSA 101518
 Property Address S2 600-660 Elizabeth Street, REDFERN, NSW, 2016
 http://www.hero-software.com.au/pdf/HR-9GTPW3-01



S2 1B_02
1:50

1 Bed
ADG + LHA Silver
 52m²
 Apartment Internal Storage: 6 m³
 SEPP 65 Required Storage: 6 m³
 Storage Above Required:
 50% required storage achieved within the Apt: YES
 100% required storage achieved within the Apt: YES

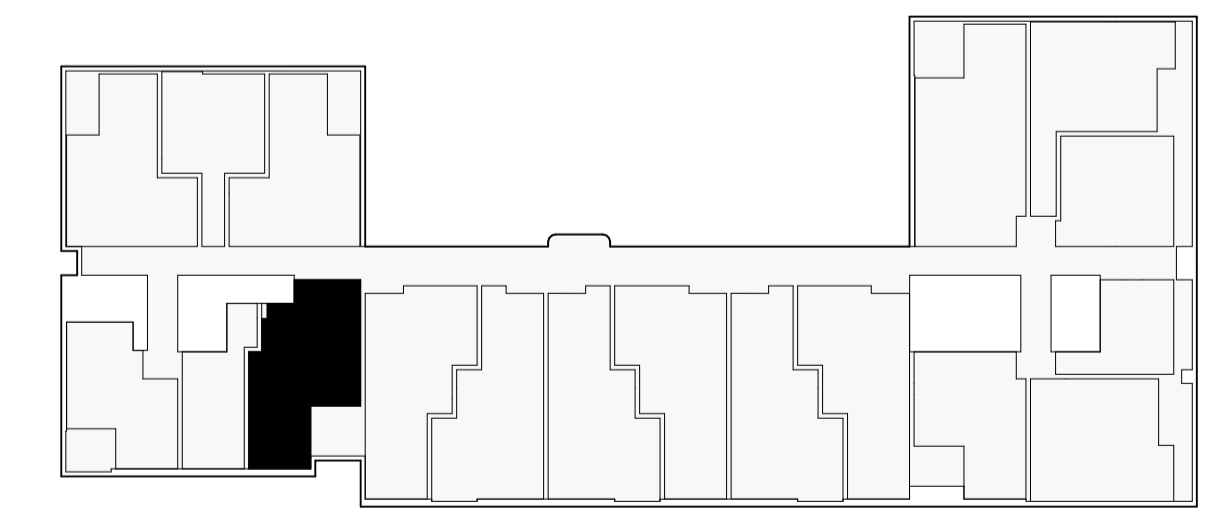


Apartment Type - Location Plan - Lv GL - 09



S2 1B_03
1:50

1 Bed
ADG + LHA Silver
 71m² + 9m²
 Apartment Internal Storage: 6 m³
 SEPP 65 Required Storage: 6 m³
 Storage Above Required:
 50% required storage achieved within the Apt: YES
 100% required storage achieved within the Apt: YES



Apartment Type - Location Plan - Lv GL - 09

□ LHA Compliance
 □ ADG Compliance
 ■ ADG Storage

Project Title:
 Redfern Place
 600-660 Elizabeth St,
 Redfern NSW 2106

Sheet drawn by: **SILVESTER FULLER**
 Silvester Fuller Pty Ltd
 12 Little Riley Street
 Surry Hills NSW 2010 Australia
 T +61 (0)2 9360 1122
 mail@silvesterfuller.com
 www.silvesterfuller.com
 Penny Fuller NSW ARB 7899
 Jad Silvester NSW ARB 8027
 ABN 31 127 430 719
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Project Architectural Team:
 Architecture AND — S1 Lead Architect
SILVESTER FULLER — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

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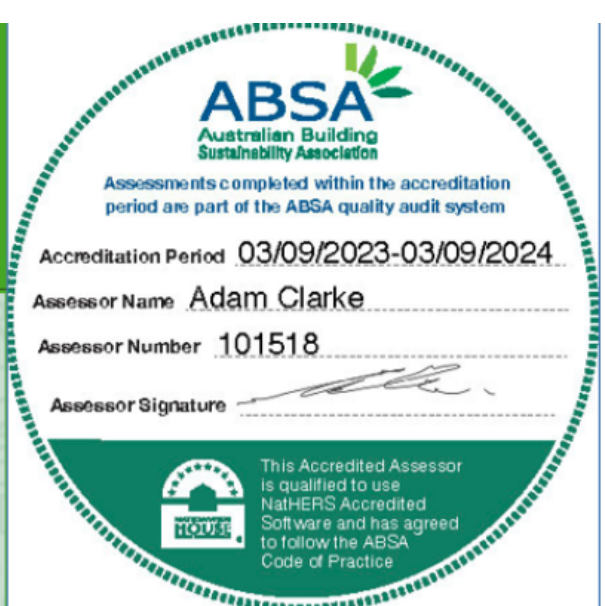
Rev	Date	Description
A	19.06.2024	Issued For SSSA

Status:
 STATE SIGNIFICANT DEVELOPMENT APPLICATION
 Drawing Title:
 SSSA Apartment Type - 1 Bed 1/2

Project No. **180**
 Drawing No. **S2.A14.12**
 Revision **A**

Certificate No. #HR-9GTPW3-01
 Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke
 Accreditation No.: ABSA 101518
 Property Address: S2 600-660 Elizabeth Street, REDFERN, NSW, 2016
 http://www.hero-software.com.au/pdf/HR-9GTPW3-01

ABSA
 Australian Building Sustainability Association

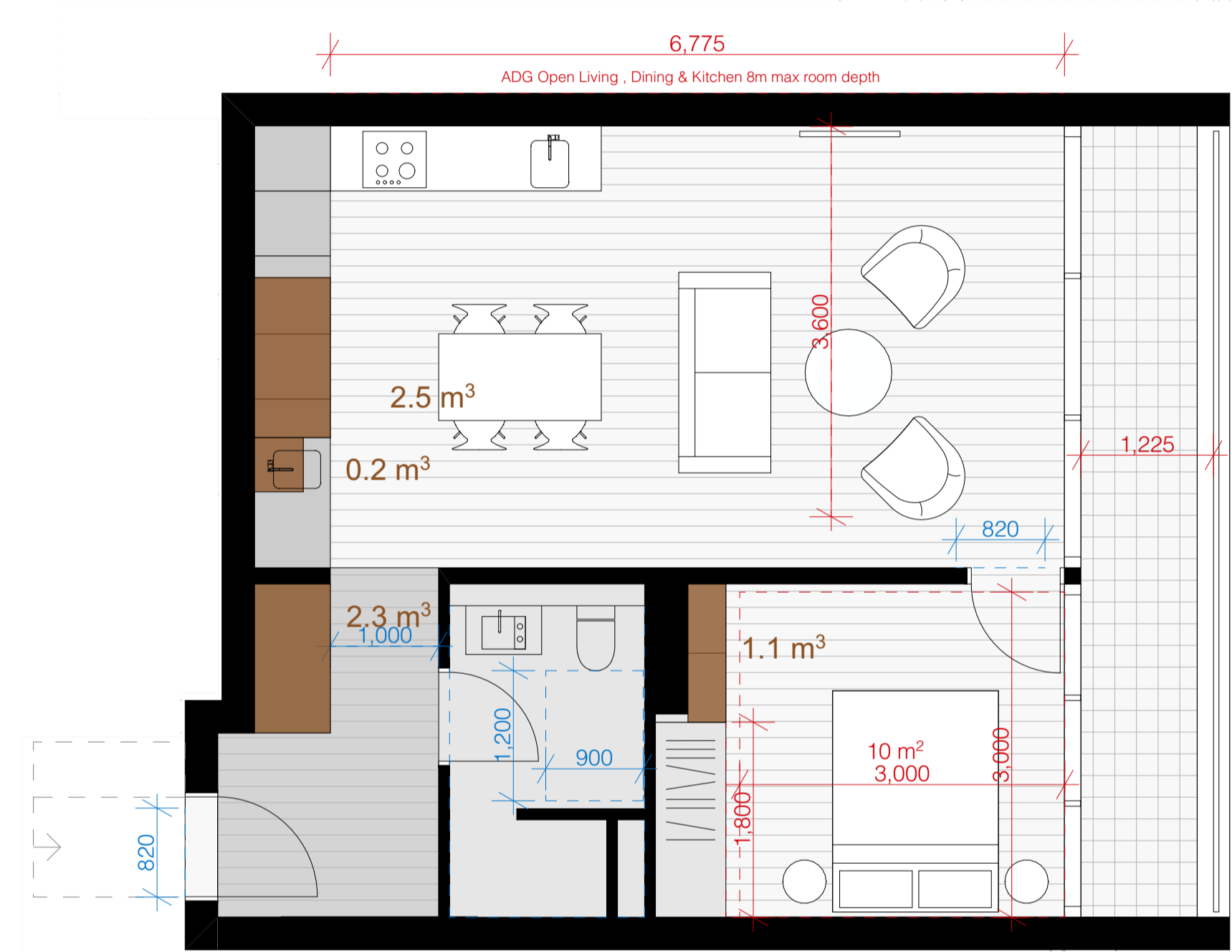
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Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
 Assessor Number: 101518

Assessor Signature: *[Signature]*

This Accredited Assessor is qualified to use HERO50 Accredited Software and has agreed to follow the ABSA Code of Practice.

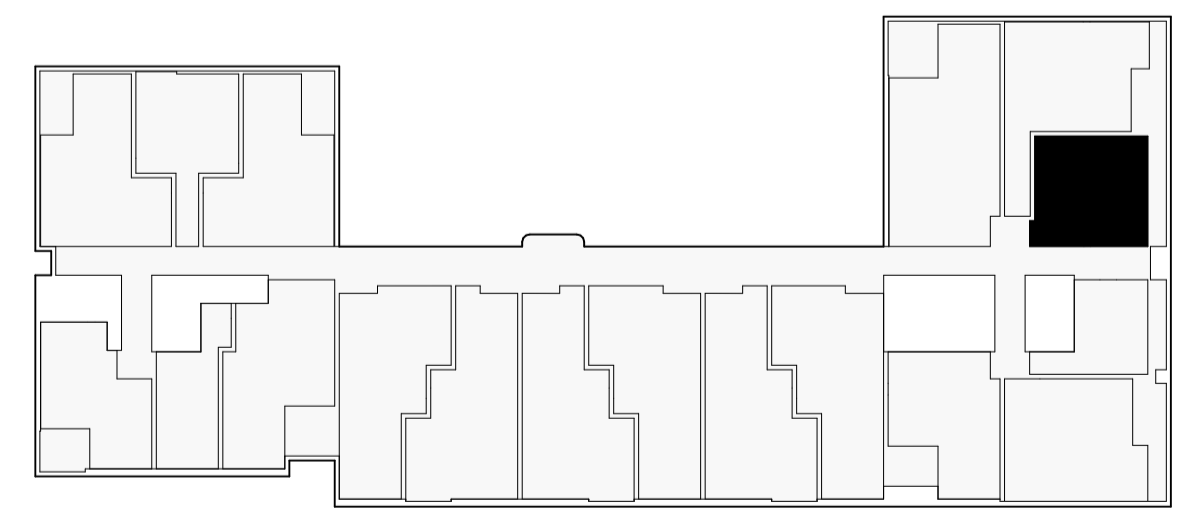


S2_1B_06
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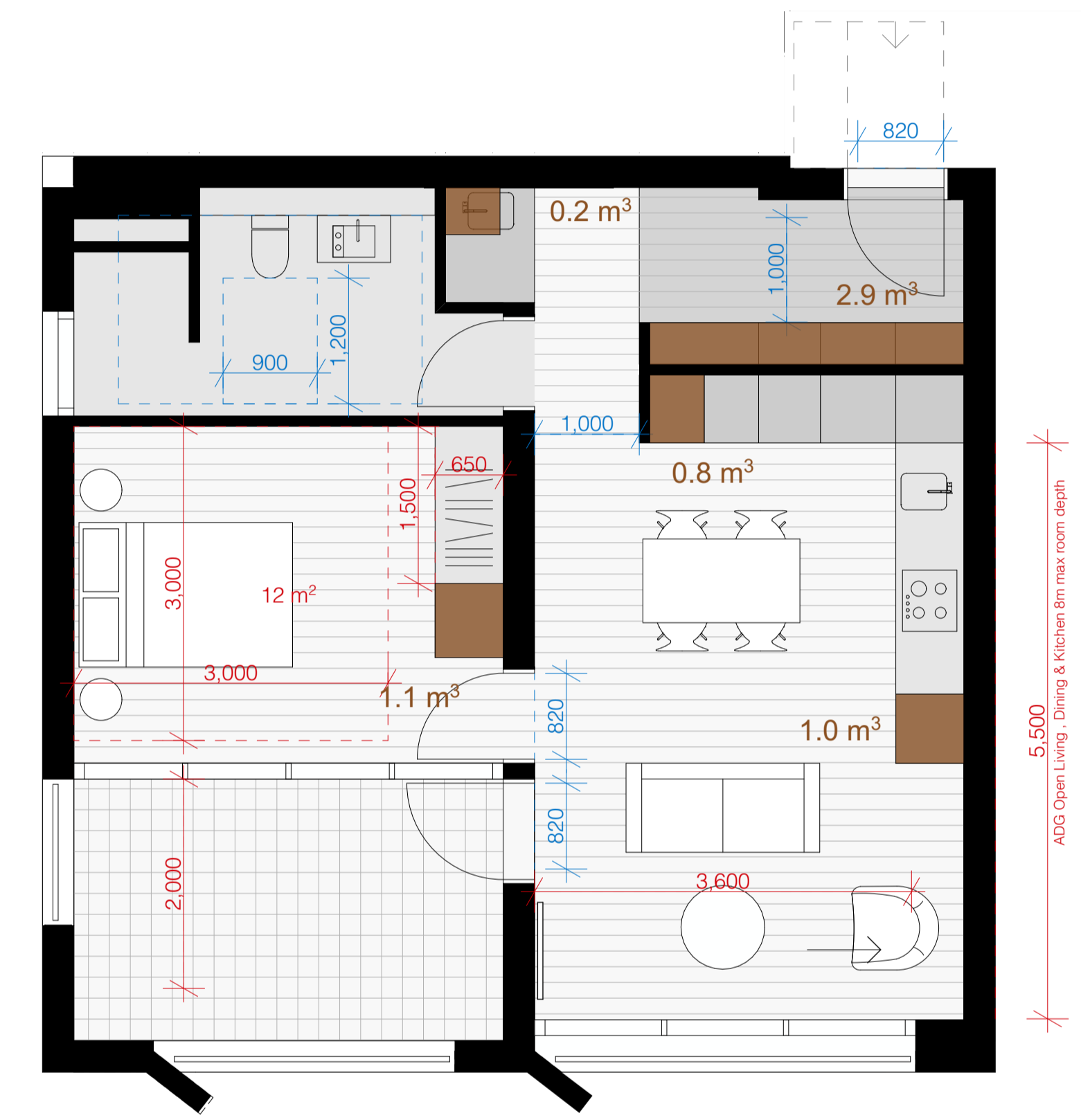
1 Bed
 ADG + LHA Silver
 55m² + 8m²

Apartment Internal Storage: 6 m³
 SEPP 65 Required Storage: 6 m³

Storage Above Required:
 50% required storage achieved within the Apt: YES
 100% required storage achieved within the Apt: YES



Apartment Type - Location Plan - Lv 01 - 09

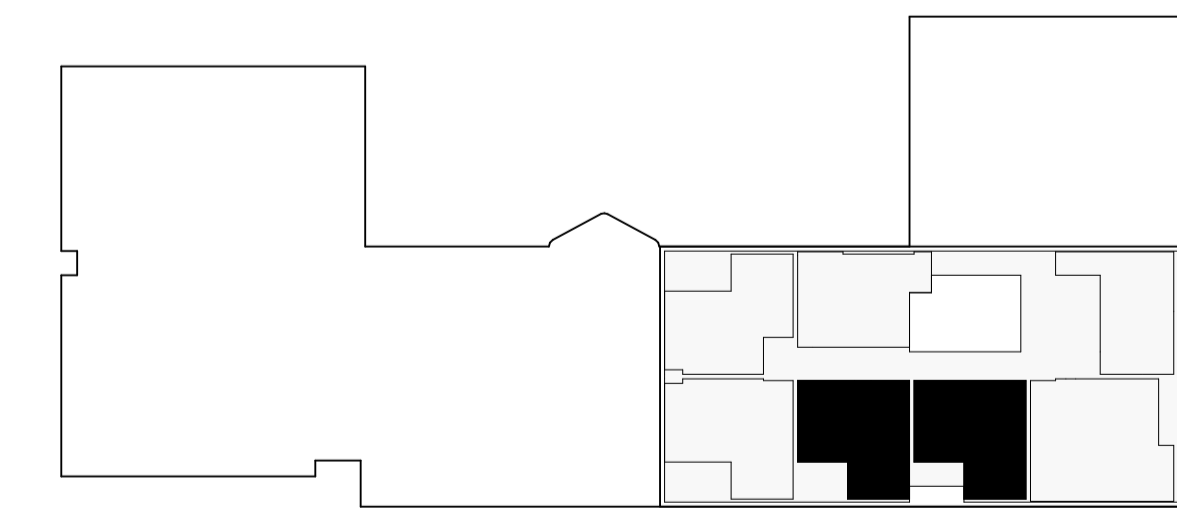


S2_1B_12
 1:50

1 Bed
 ADG + LHA Silver
 56m² + 10m²

Apartment Internal Storage: 6 m³
 SEPP 65 Required Storage: 6 m³

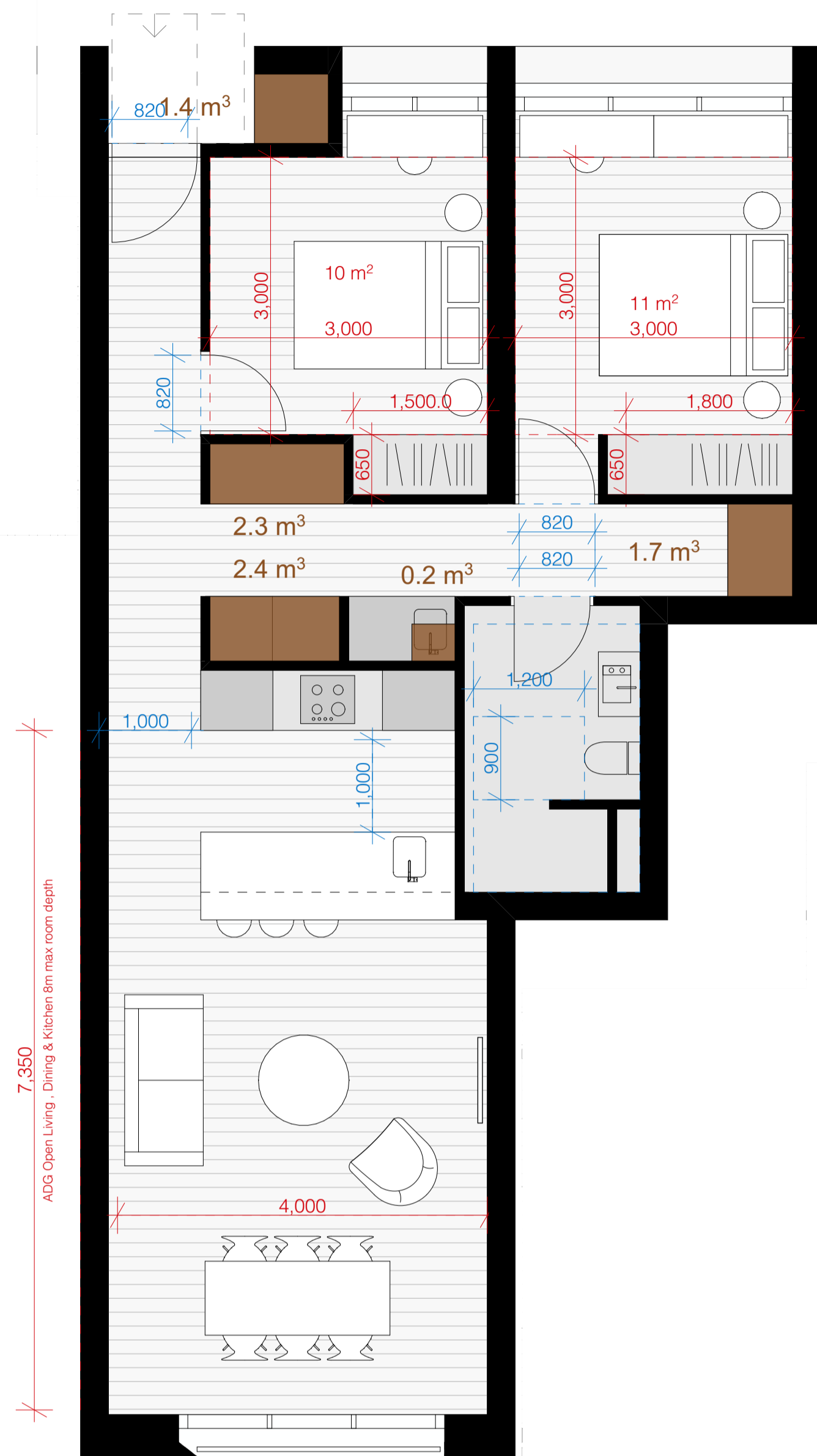
Storage Above Required:
 50% required storage achieved within the Apt: YES
 100% required storage achieved within the Apt: YES



Apartment Type - Location Plan - Lv 11 - 13

□ LHA Compliance
 □ ADG Compliance
 ■ ADG Storage

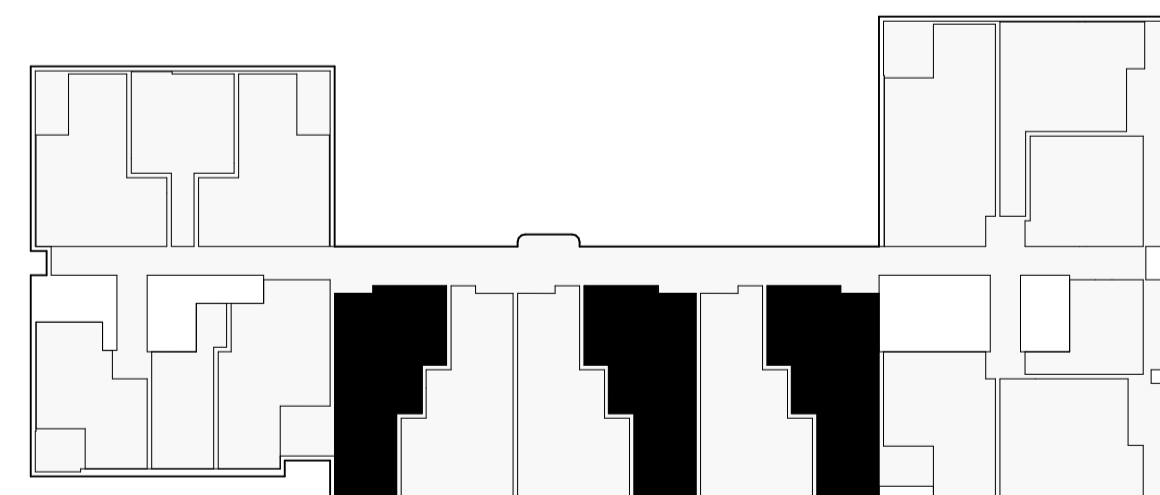
<p>Project Title: Redfern Place 600-660 Elizabeth St, Redfern NSW 2106</p>	<p>Sheet drawn by: SILVESTERÆJJUJ Silvester Fuller Pty Ltd 12 Little Riley Street Surry Hills NSW 2010 Australia Penny Fuller NSW ARB 7899 Jad Silvester NSW ARB 8027</p> <p>T +61 (0)2 9360 1122 mail@silvesterfuller.com www.silvesterfuller.com ABN 31 127 430 719 © Silvester Fuller 2024</p>	<p>Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTERÆJJUJ — S2 Lead Architect hayball — Precinct + S3 + S4 Lead Architect</p>	<p>Notes: In accepting and utilising this document the recipient agrees that Silvester Fuller Pty, Ltd, ACN 127 430 719, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Silvester Fuller resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Silvester Fuller. Under no circumstances shall transfer of this document be deemed a sale. Silvester Fuller makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.</p>	<p>Drawn By: RF Checked By: PF Date Printed: 19.06.2024 Scale: 1:50 @ A1</p>	<p>Rev A Date: 19.06.2024 Description: Issued For SSDA</p>	<p>Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Drawing Title: SSDA Apartment Type - 1 Bed 2/2</p>	<p>Project No.: 180 Drawing No.: S2.A14.13 Revision: A</p>
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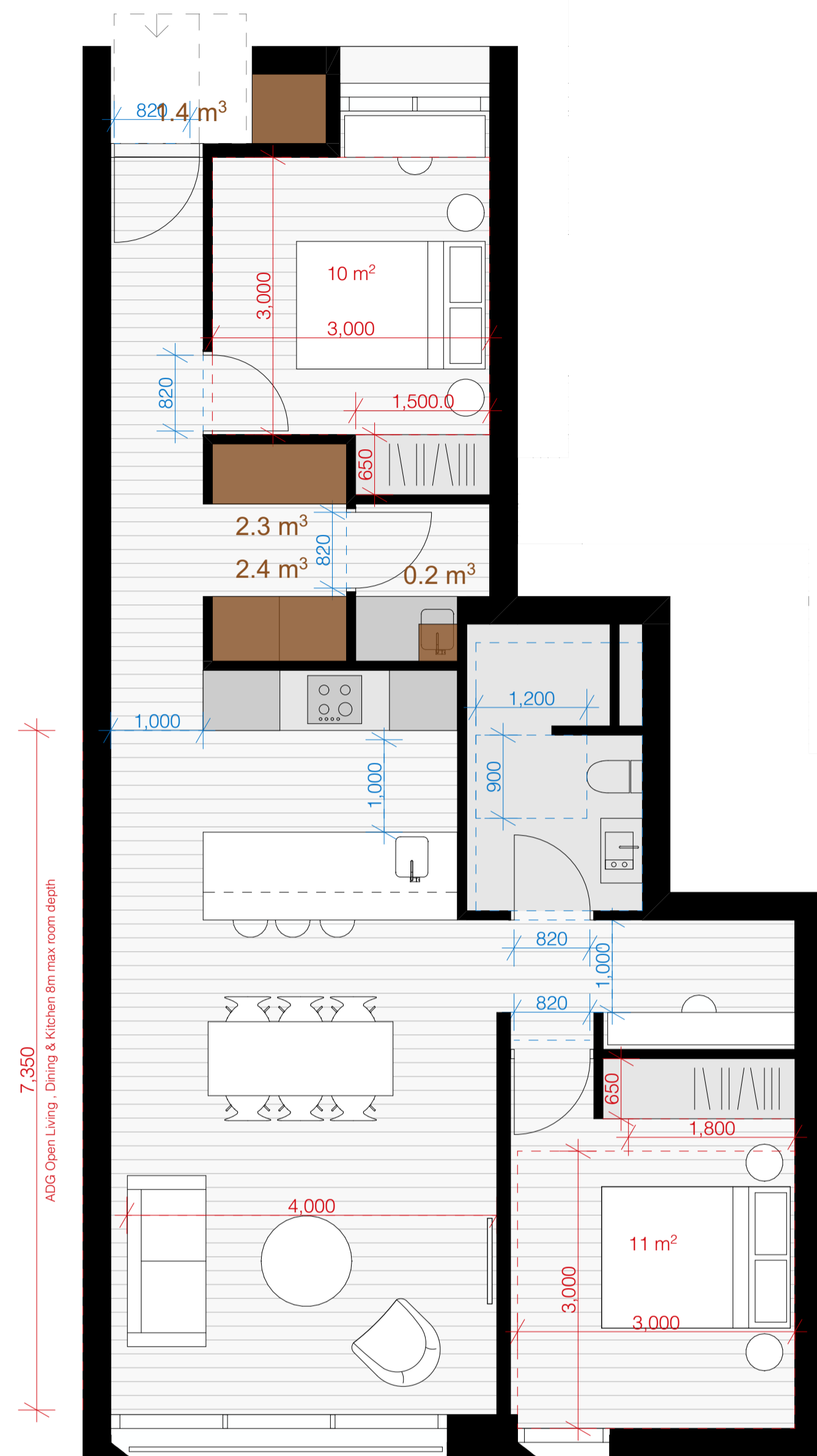
1 S2_2B_04
1:50

2 Bed
ADG + LHA Silver
79m²

Apartment Internal Storage:	8 m³
SEPP 65 Required Storage:	8 m³
Storage Above Required:	YES
50% required storage achieved within the Apt:	YES
100 % required storage achieved within the Apt:	YES



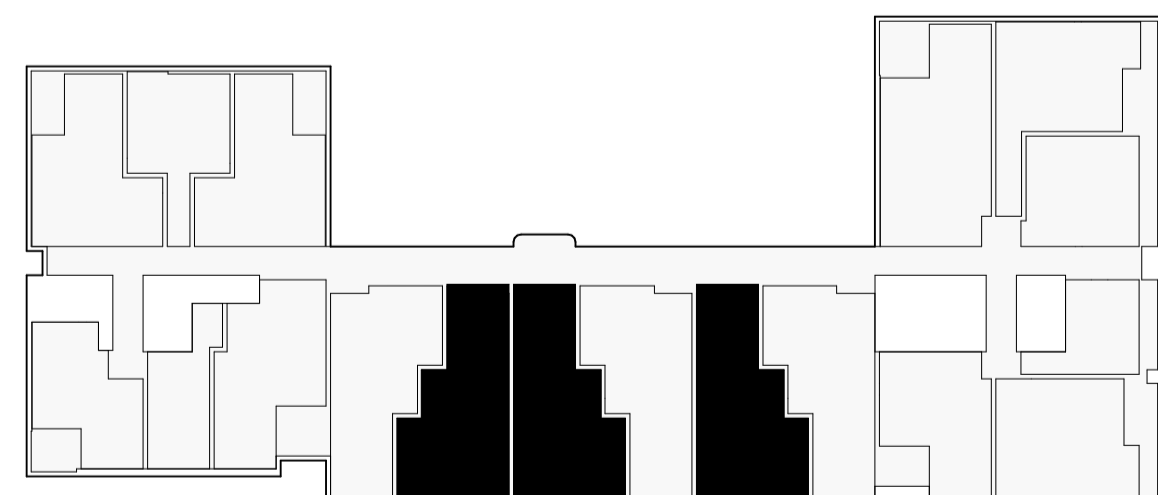
Apartment Type - Location Plan - Lv 01 - 09



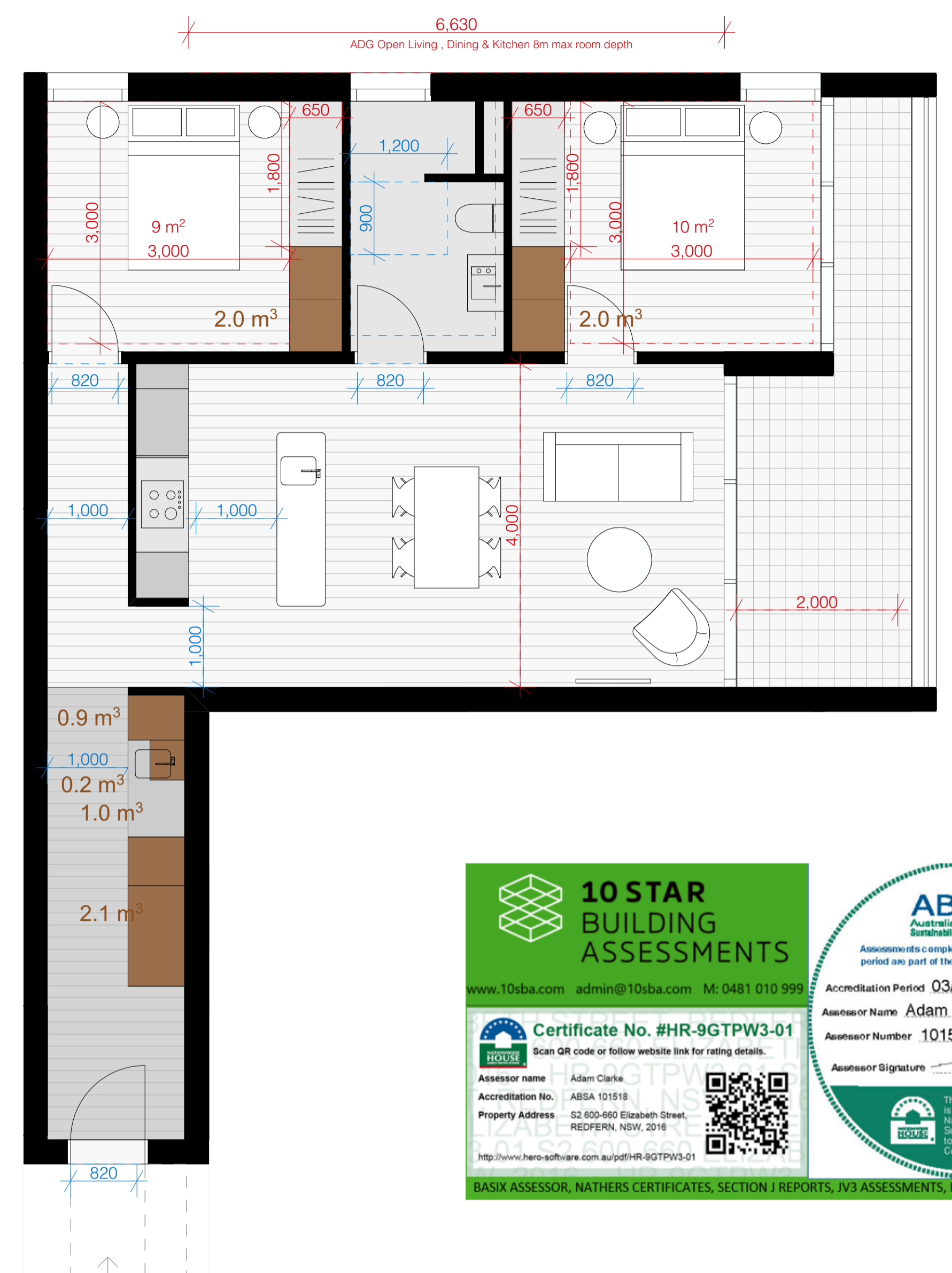
2 S2_2B_05
1:50

2 Bed
ADG + LHA Silver
80m²

Apartment Internal Storage:	6 m³
SEPP 65 Required Storage:	8 m³
Storage Above Required:	YES
50% required storage achieved within the Apt:	YES
100 % required storage achieved within the Apt:	YES



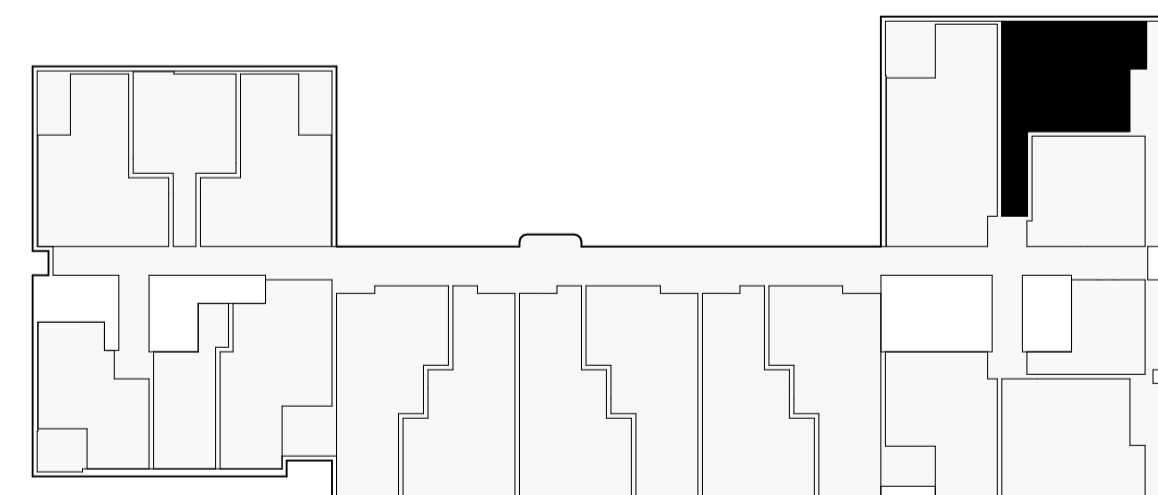
Apartment Type - Location Plan - Lv 01 - 09



3 S2_2B_02
1:50

2 Bed
ADG + LHA Silver
74m² + 12m²

Apartment Internal Storage:	8 m³
SEPP 65 Required Storage:	8 m³
Storage Above Required:	YES
50% required storage achieved within the Apt:	YES
100 % required storage achieved within the Apt:	YES



Apartment Type - Location Plan - Lv GL - 09

10 STAR BUILDING ASSESSMENTS

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Certificate No. #HR-9GTPW3-01

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Assessor name: Adam Clarke
Accreditation No: ABSA 101518
Property Address: S2 600-660 Elizabeth Street, REDFERN, NSW, 2016
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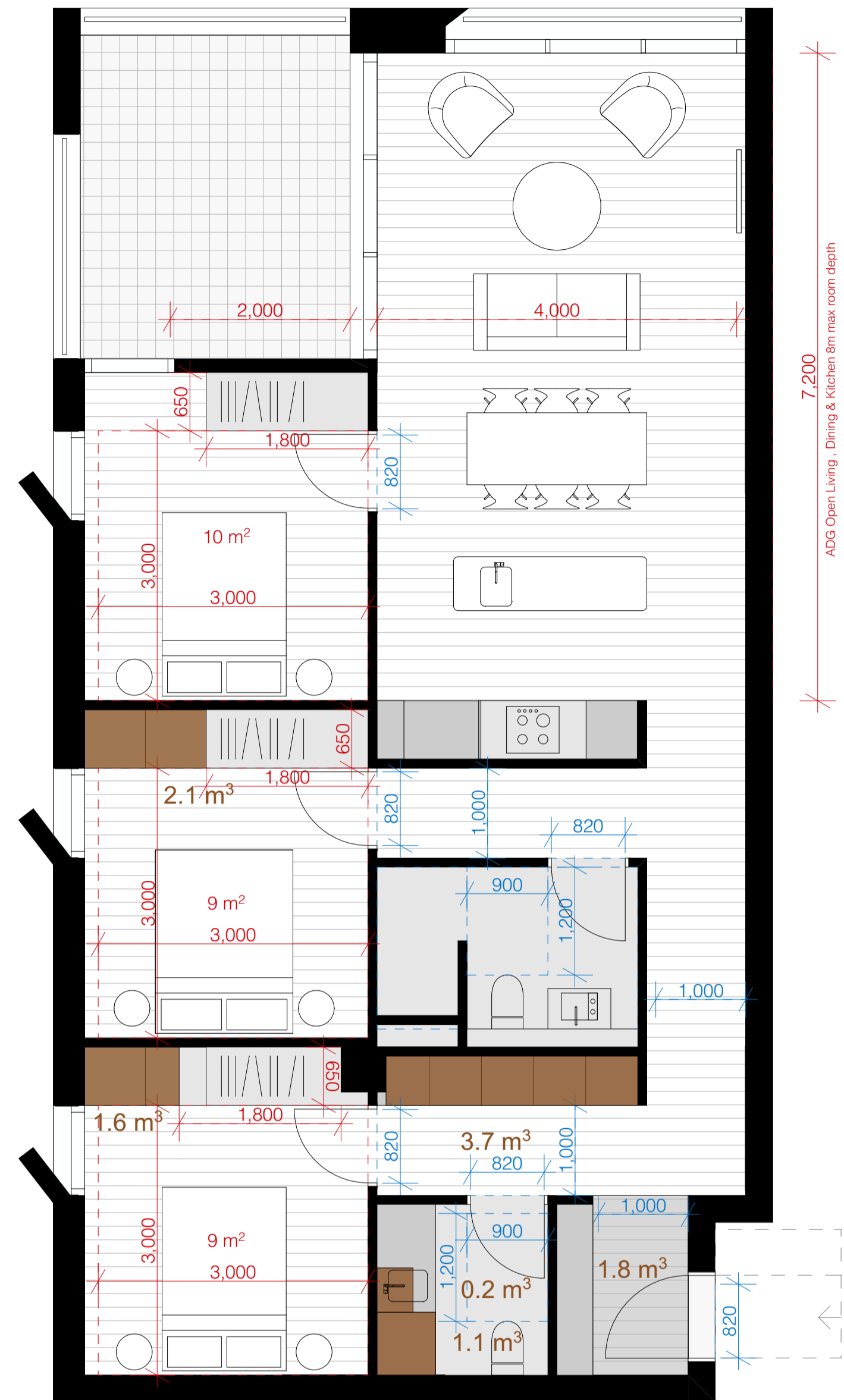
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BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JN3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

□ LHA Compliance
□ ADG Compliance
■ ADG Storage

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Rev	Date	Description												
A	19.06.2024	Issued For SSDA												

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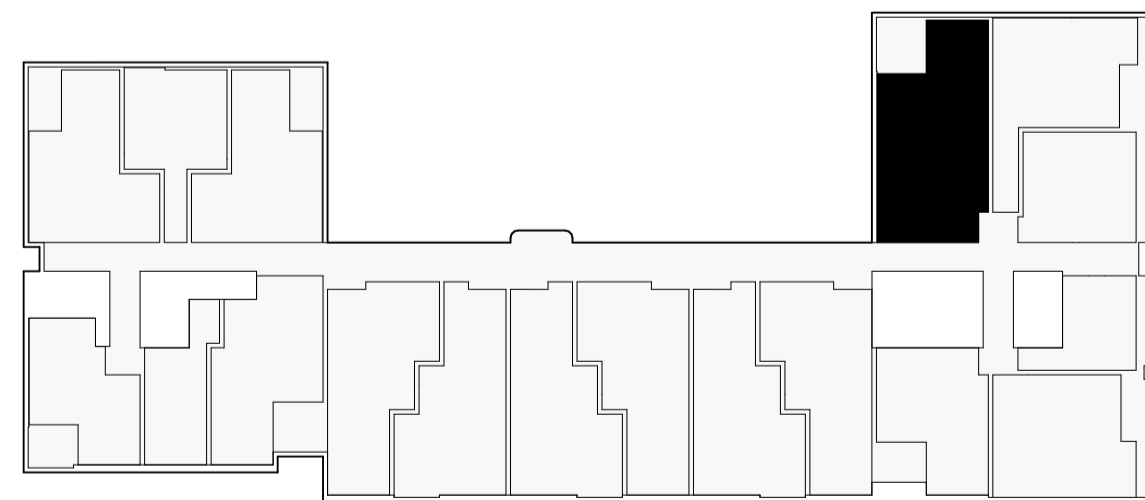
7,200
ADS Open Living, Dining & Kitchen @ max. room depth

S2_3B_01
1:50

2 Bed
ADG + LHA Silver
96m² + 11m²

Apartment Internal Storage: 10 m³
SEPP 65 Required Storage: 10 m³

Storage Above Required: YES
50% required storage achieved within the Apt: YES
100% required storage achieved within the Apt: YES



Apartment Type - Location Plan - Lv GL - 09

LHA Compliance
ADG Compliance
ADG Storage

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Certificate No. #HR-9GTPW3-01
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Assessor name: Adam Clarke
Accreditation No.: ABSA 101518
Property Address: S2 800-860 Elizabeth Street, REDFERN, NSW, 2106
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Assessor Name: Adam Clarke
Assessor Number: 101518

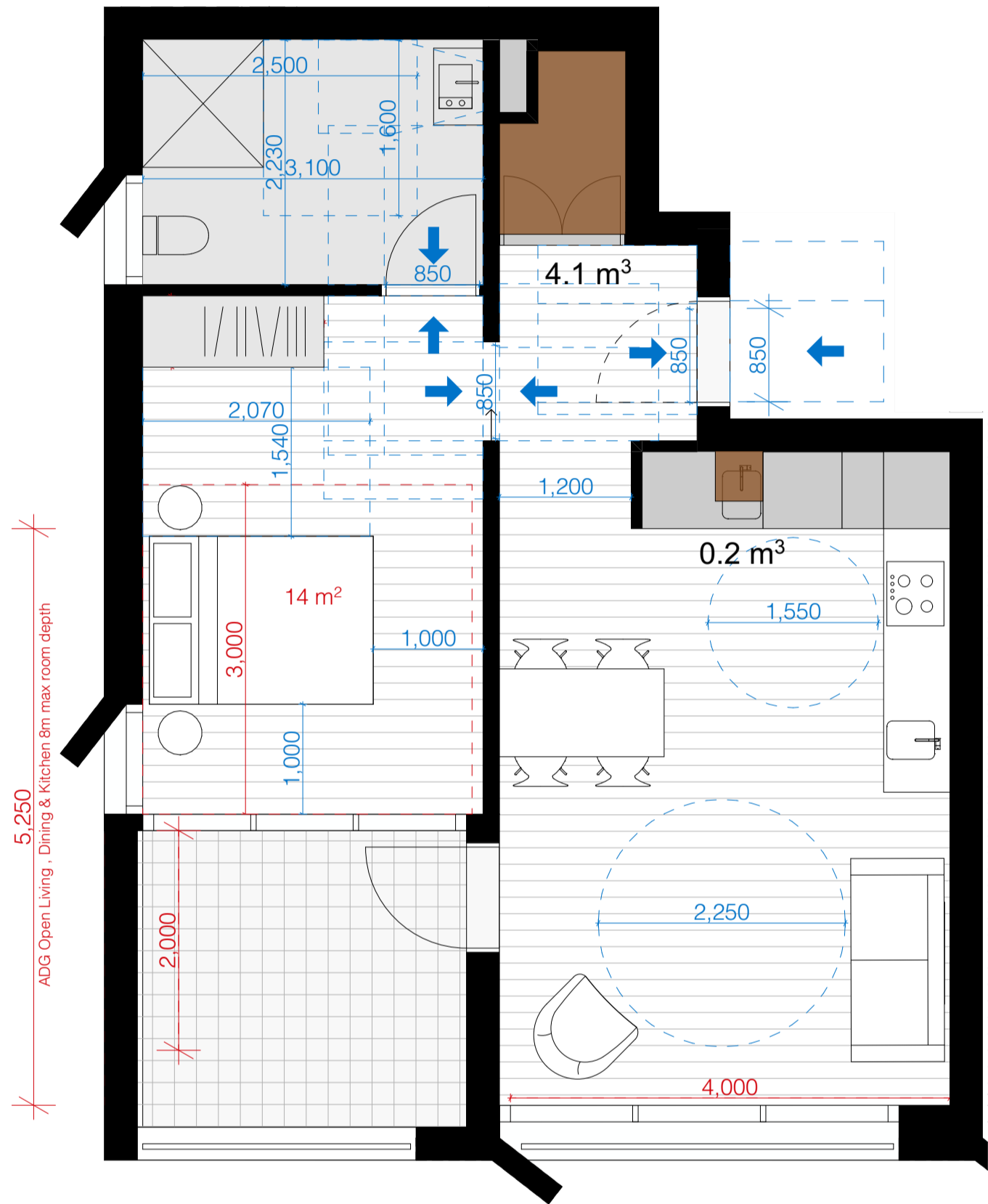
Assessor Signature: _____

This Accredited Assessor is qualified to use NATHERS Accredited Software and has agreed to follow the ABSA Code of Practice

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

Project Title: Redfern Place 600-660 Elizabeth St, Redfern NSW 2106	Sheet drawn by: SILVESTER FULLER Silvester Fuller Pty Ltd 12 Little Riley Street Surry Hills NSW 2010 Australia www.silvesterfuller.com T +61 (0)2 9360 1122 mail@silvesterfuller.com www.silvesterfuller.com Penny Fuller NSW ARB 7899 Jad Silvester NSW ARB 8027 ABN 31 127 430 719 © Silvester Fuller 2024	Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTER FULLER — S2 Lead Architect hayball — Precinct + S3 + S4 Lead Architect	Notes: In accepting and utilising this document the recipient agrees that Silvester Fuller Pty, Ltd, ACN 127 430 719, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Silvester Fuller resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Silvester Fuller. Under no circumstances shall transfer of this document be deemed a sale. Silvester Fuller makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.	Drawn By: RF Checked By: PF Date Printed: 19.06.2024 Scale: 1:50 @ A1	Rev A Date 19.06.2024 Description Issued For SSDA	Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Drawing Title: SSDA Apartment Type - 3 Bed	Project No. 180 Revision A Drawing No. S2.A14.15
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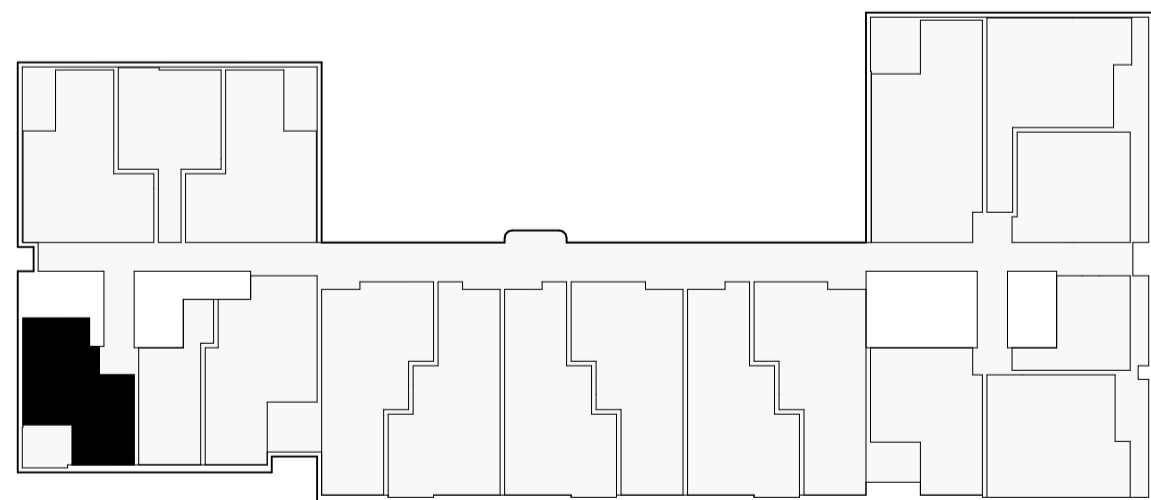
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



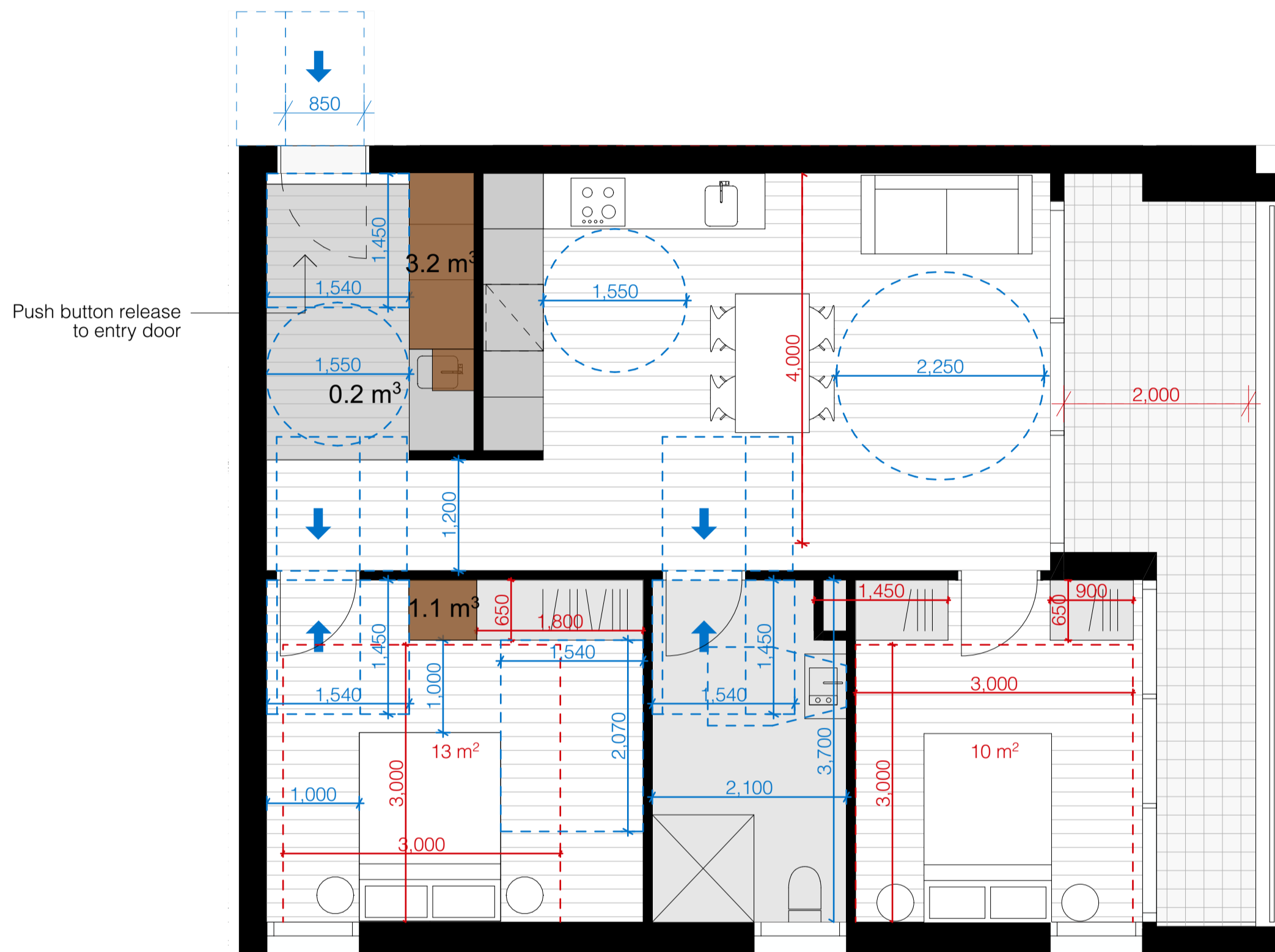
S2 18_05
1:50

1 Bed ADG + Adaptable
59m² + 7m²

Apartment Internal Storage: 4 m³
 SEPP 65 Required Storage: 6 m³
 Storage Above Required: YES
 50% required storage achieved within the Apt: YES
 100% required storage achieved within the Apt: -



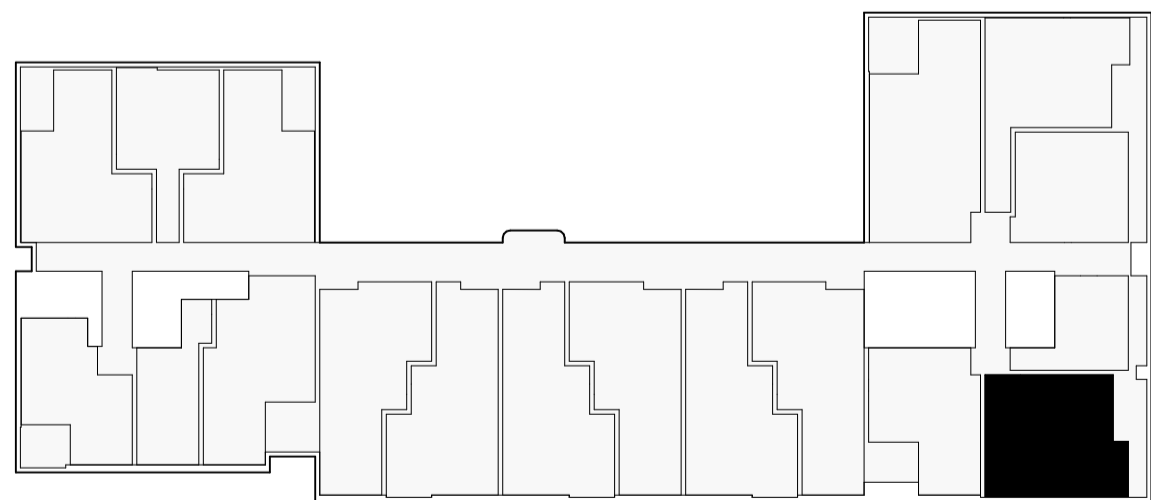
Apartment Type - Location Plan - Lv GL - 09



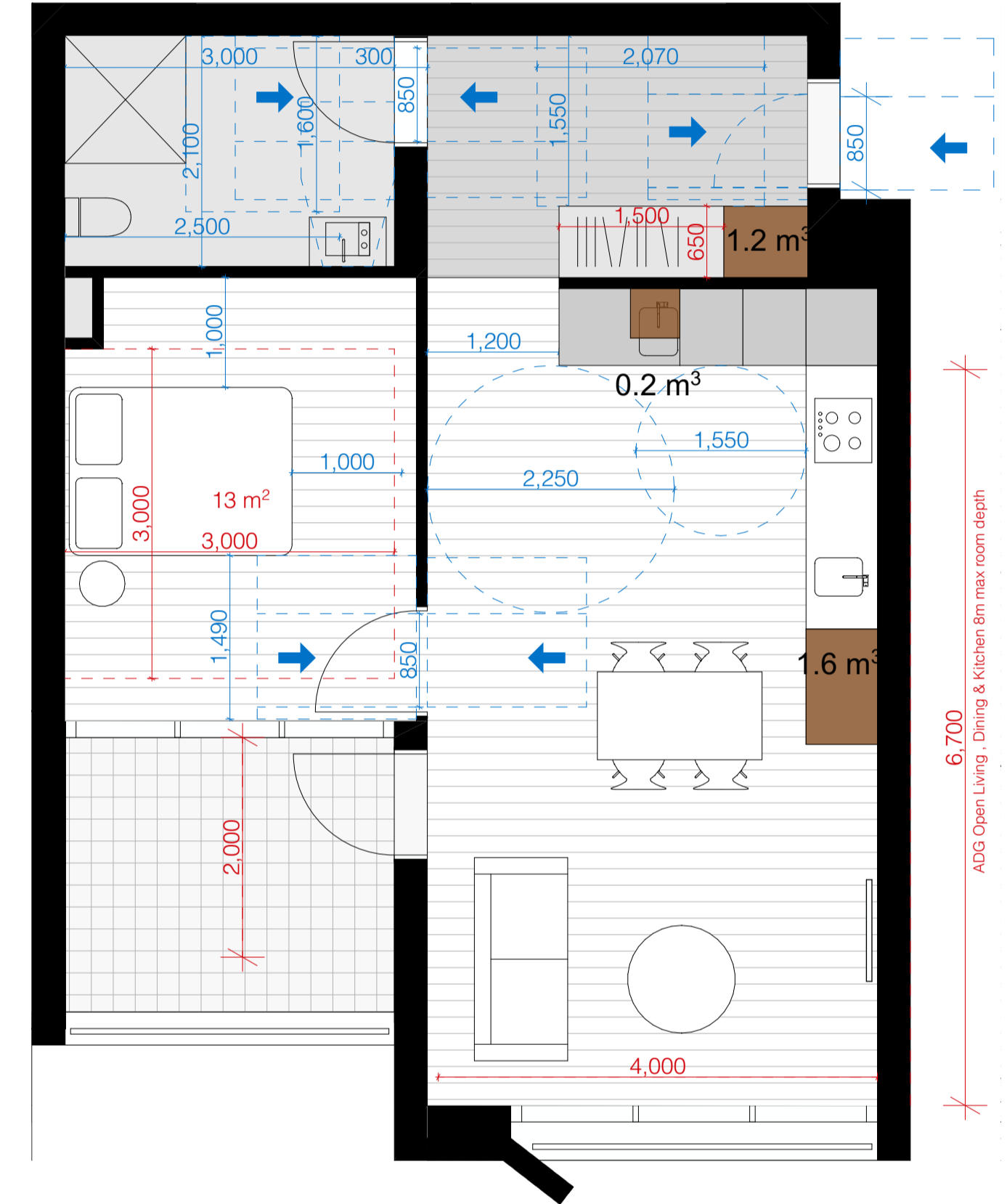
S2 28_06
1:50

2 Bed ADG + Adaptable
72m² + 7m²

Apartment Internal Storage: 4 m³
 SEPP 65 Required Storage: 8 m³
 Storage Above Required: YES
 50% required storage achieved within the Apt: YES
 100% required storage achieved within the Apt: -



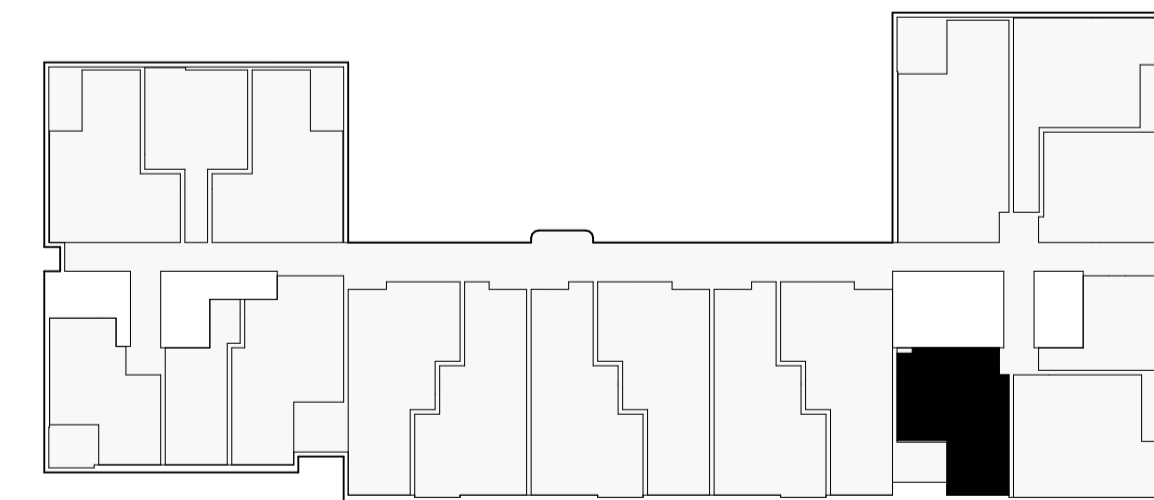
Apartment Type - Location Plan - Lv 02 - 09



S2 18_07
1:50

1 Bed ADG + Adaptable
59m² + 8m²

Apartment Internal Storage: 3 m³
 SEPP 65 Required Storage: 6 m³
 Storage Above Required: YES
 50% required storage achieved within the Apt: YES
 100% required storage achieved within the Apt: -



Apartment Type - Location Plan - Lv 02 - 09

Adaptable Compliance
 ADG Compliance
 ADG Storage

Project Title:

Redfern Place
 600-660 Elizabeth St,
 Redfern NSW 2106

Sheet drawn by:

SILVESTER FULLER

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 www.silvesterfuller.com
 ABN 31 127 430 719
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Project Architectural Team:

Architecture AND — S1 Lead Architect
 SILVESTER FULLER — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

Notes:

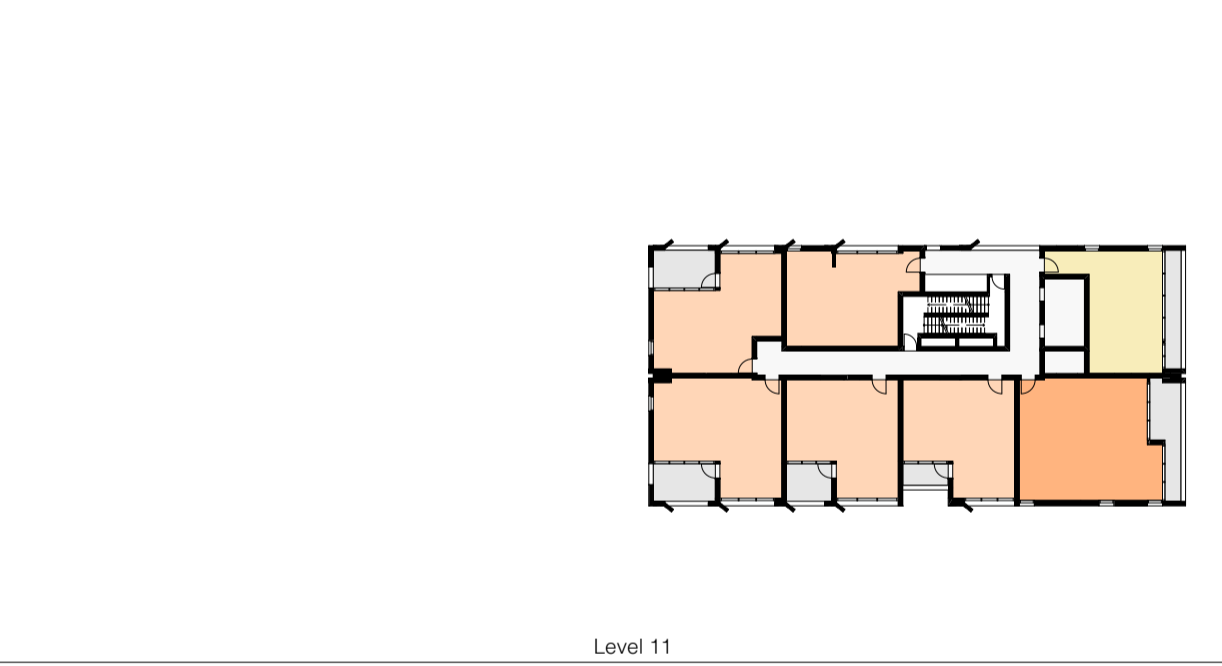
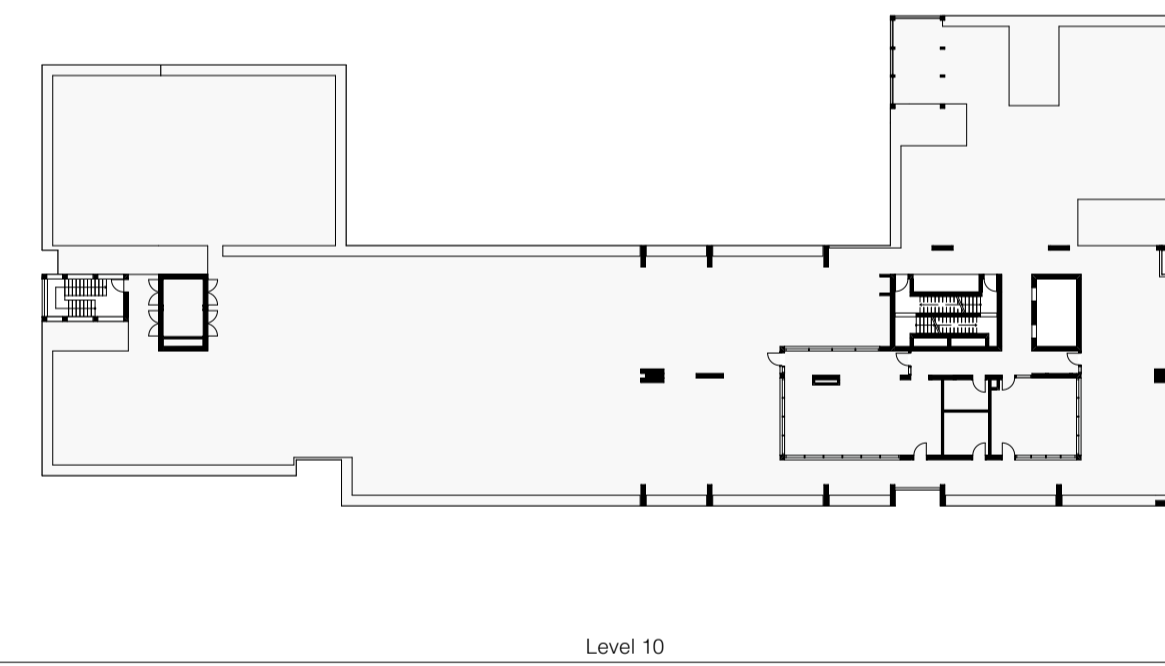
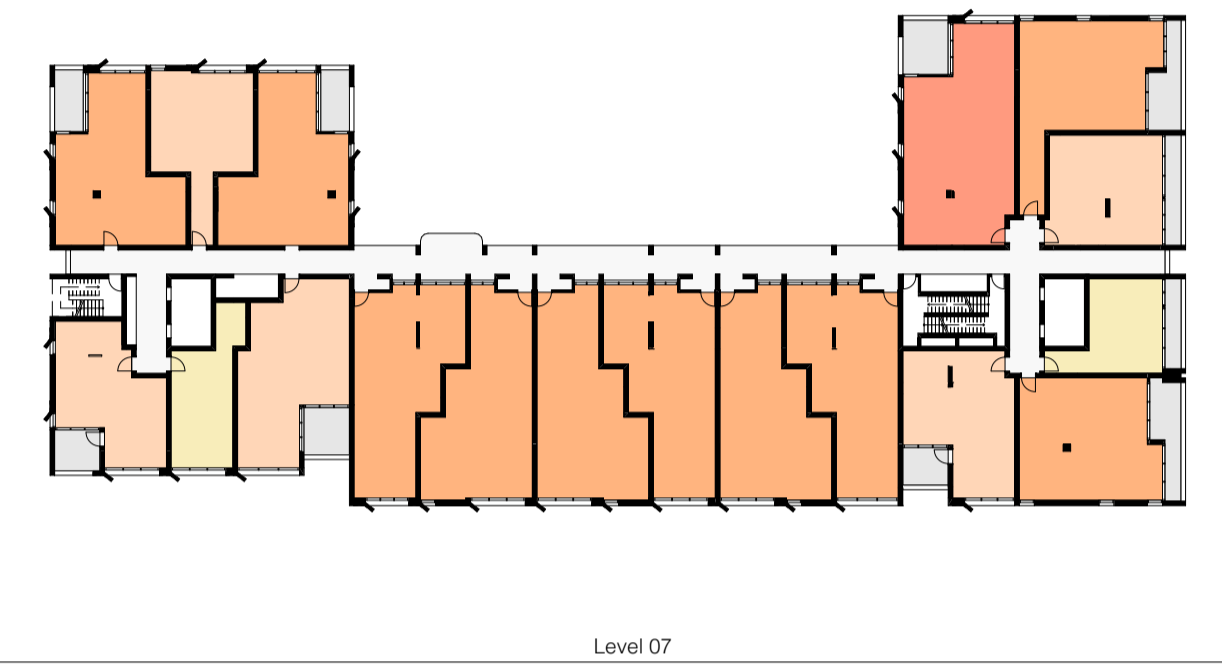
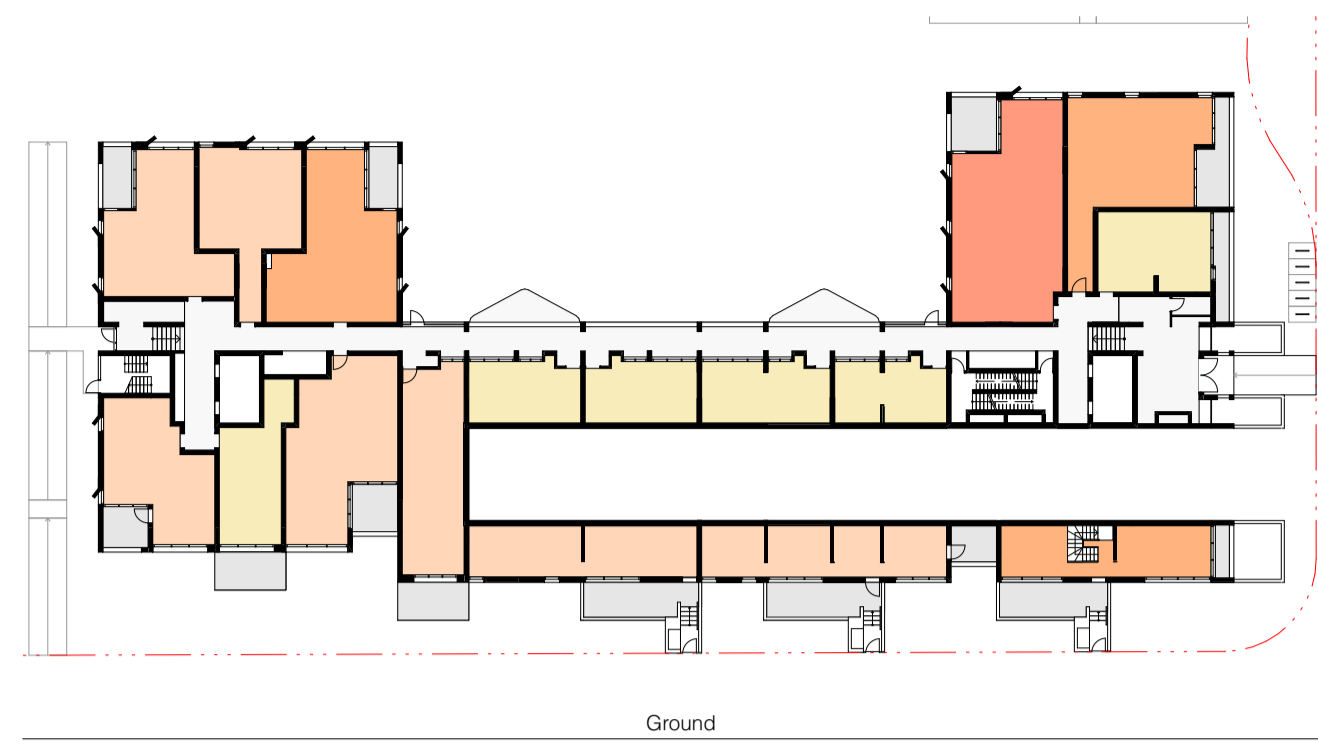
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Drawn By: RF
 Checked By: PF
 Date Printed: 19.06.2024
 Scale: 1:50 @ A1

Rev A
 Date 19.06.2024
 Description Issued For SSDA

Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION
 Drawing Title: SSDA Apartment Type - Adaptable

Project No. 180
 Drawing No. S2.A14.16
 Revision A



10 STAR BUILDING ASSESSMENTS

www.10sba.com admin@10sba.com M: 0481 010 999

Certificate No. #HR-9GTPW3-01
Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke
Accreditation No.: ABSA 101518
Property Address: S2 600-660 Elizabeth Street, REDFERN, NSW, 2106
http://www.hero-software.com.au/pdf/HR-9GTPW3-01

ABSA
Australian Building Sustainability Association

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

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
Assessor Number: 101518

Assessor Signature:

This Accredited Assessor is qualified to use NATHERS Accredited Certifiers and has agreed to follow the ABSA Code of Practice

Apartment Mix

Type	Quantity
1 Bed	67
2 Bed	93
3 Bed	10
Studio	27
Total	197

- Studio
- 1 Bed
- 2 Bed
- 2 Bed

Project Title: Redfern Place
600-660 Elizabeth St, Redfern NSW 2106

Sheet drawn by: **SILVESTER FULLER**
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Penny Fuller NSW ARB 7899
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SILVESTER FULLER — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

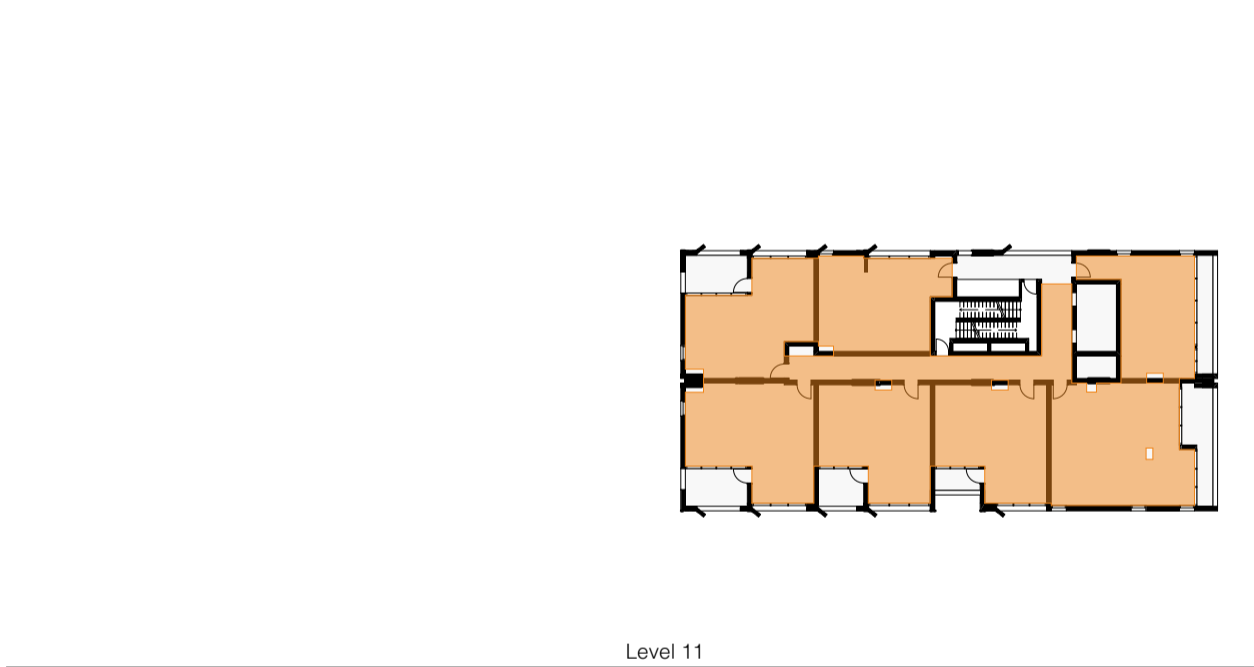
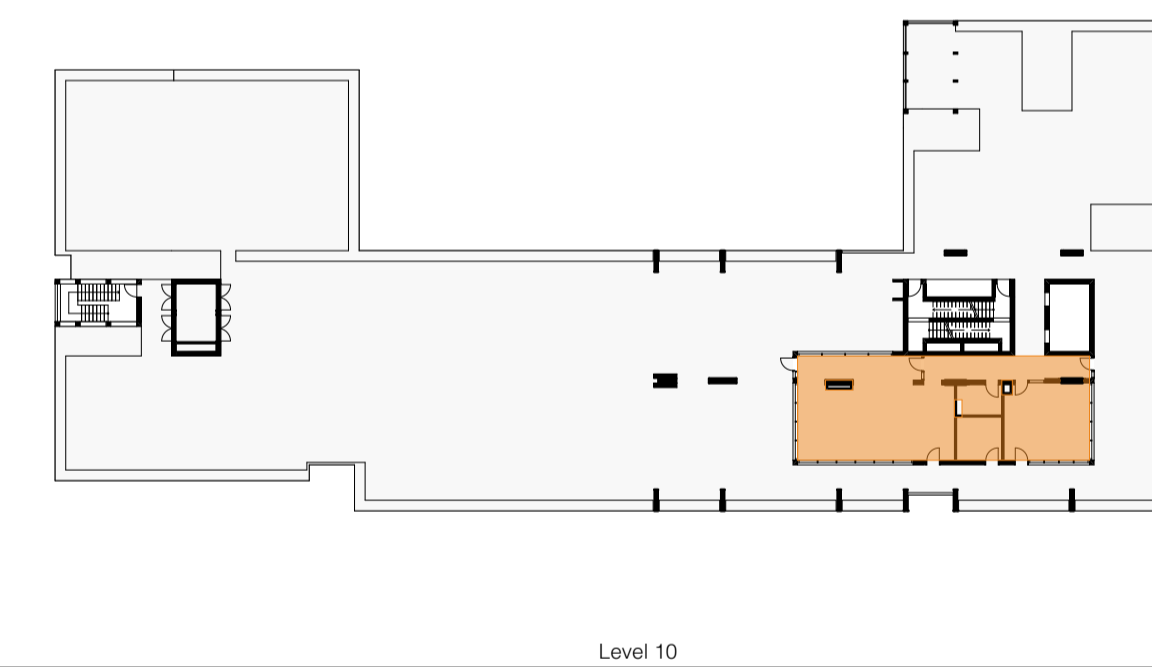
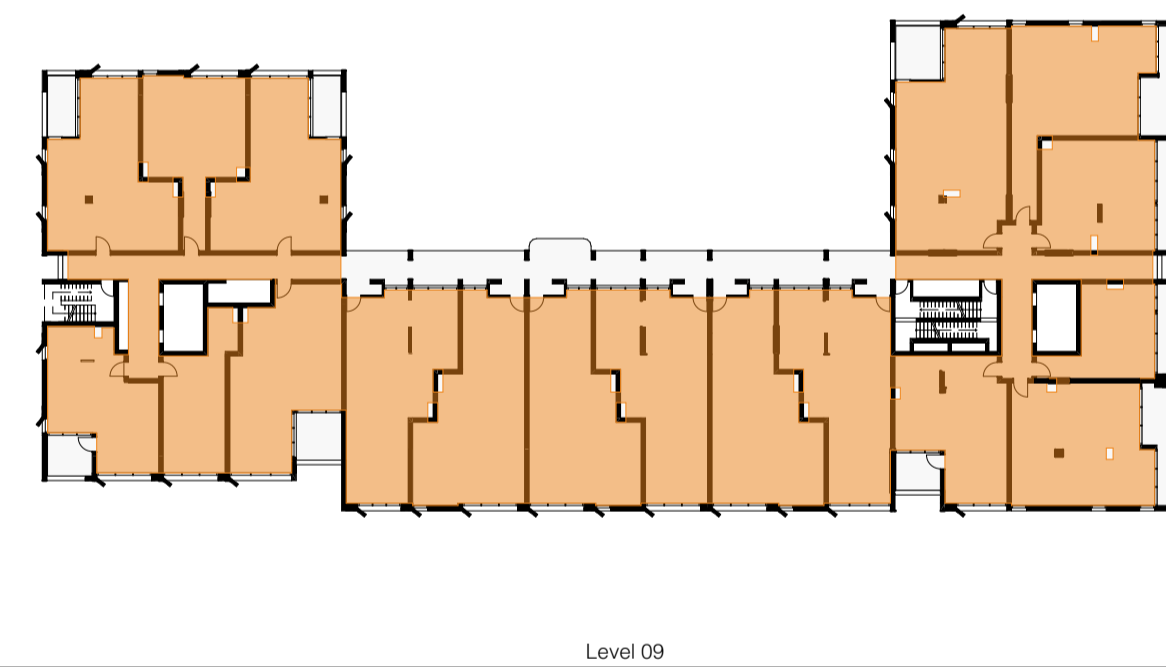
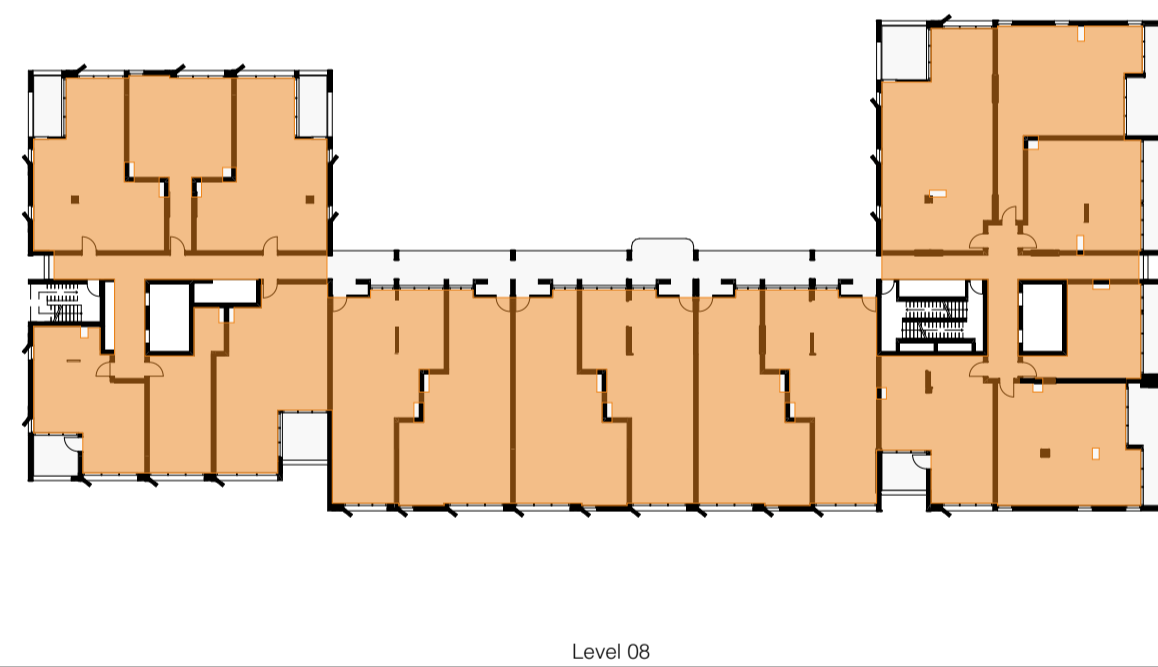
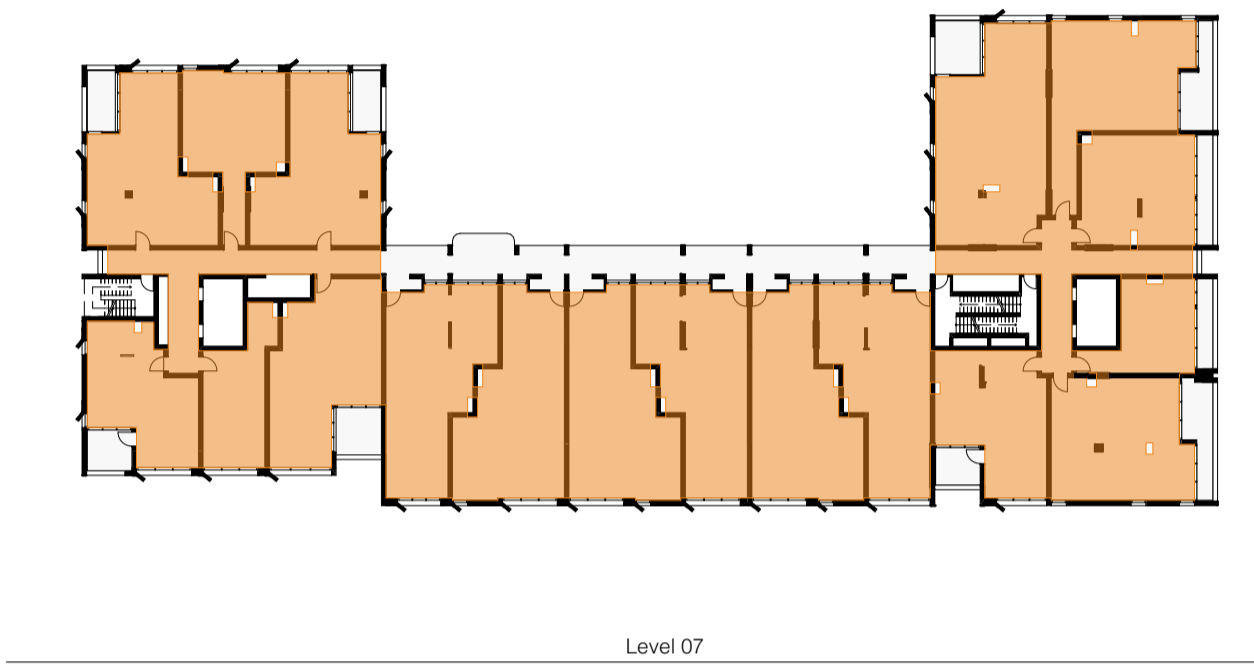
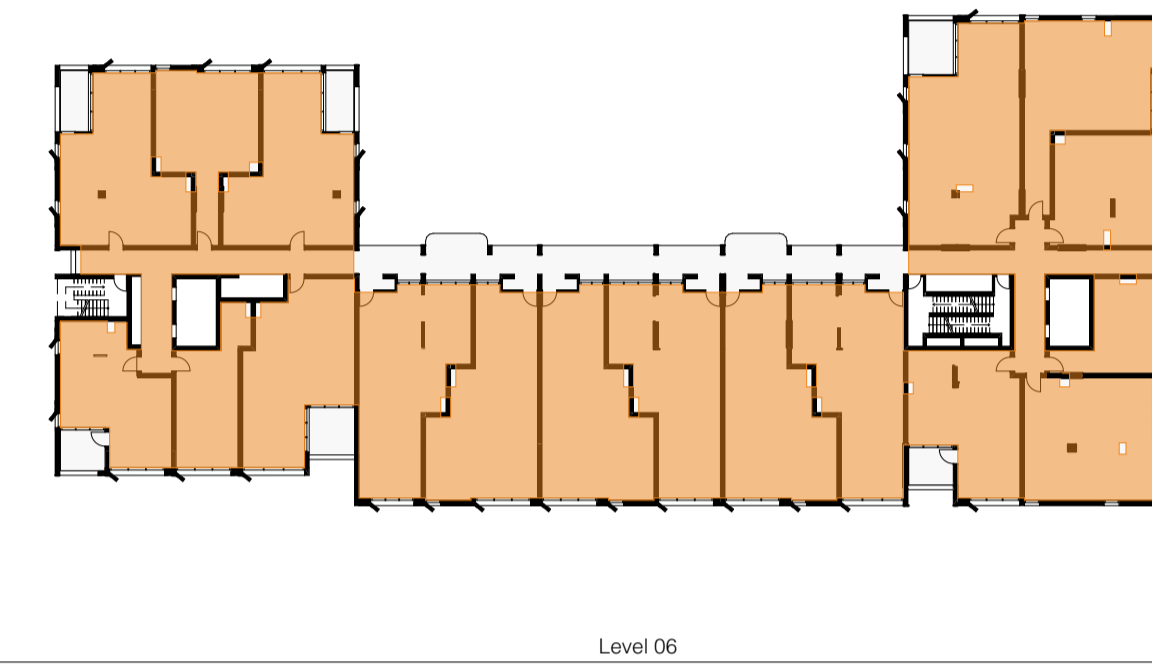
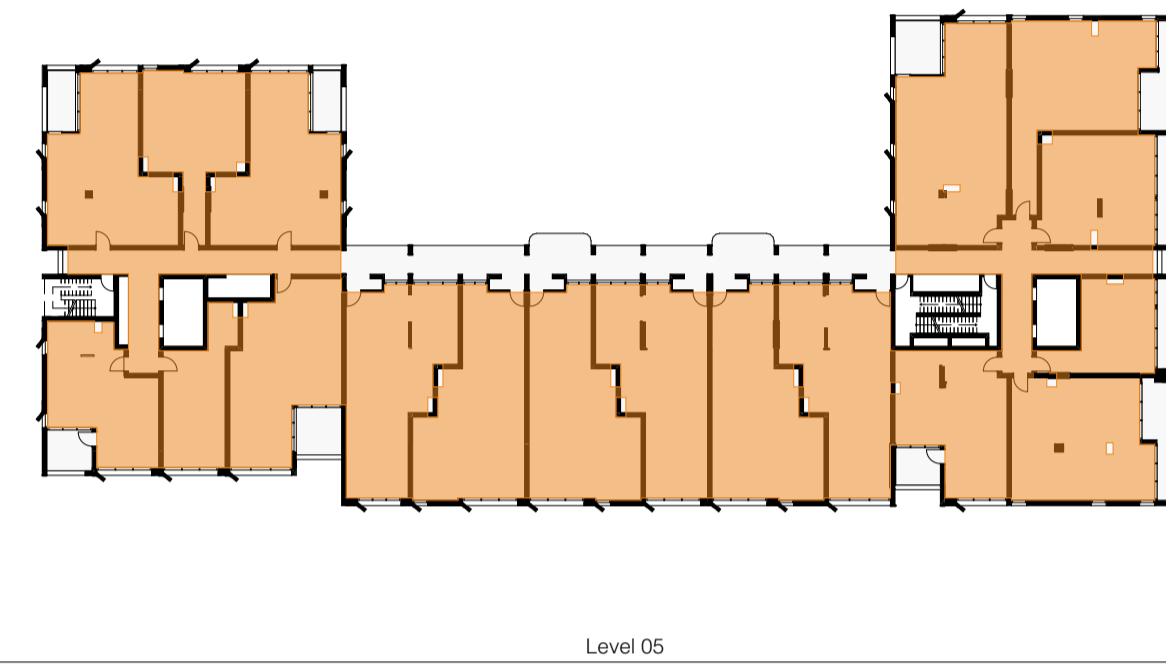
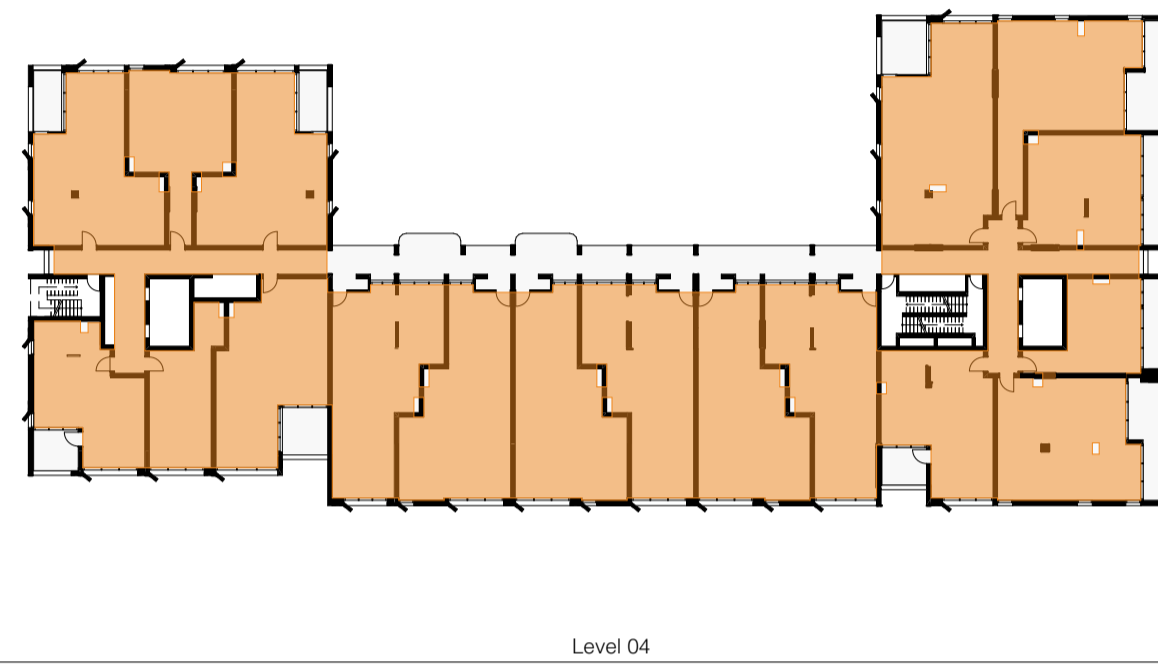
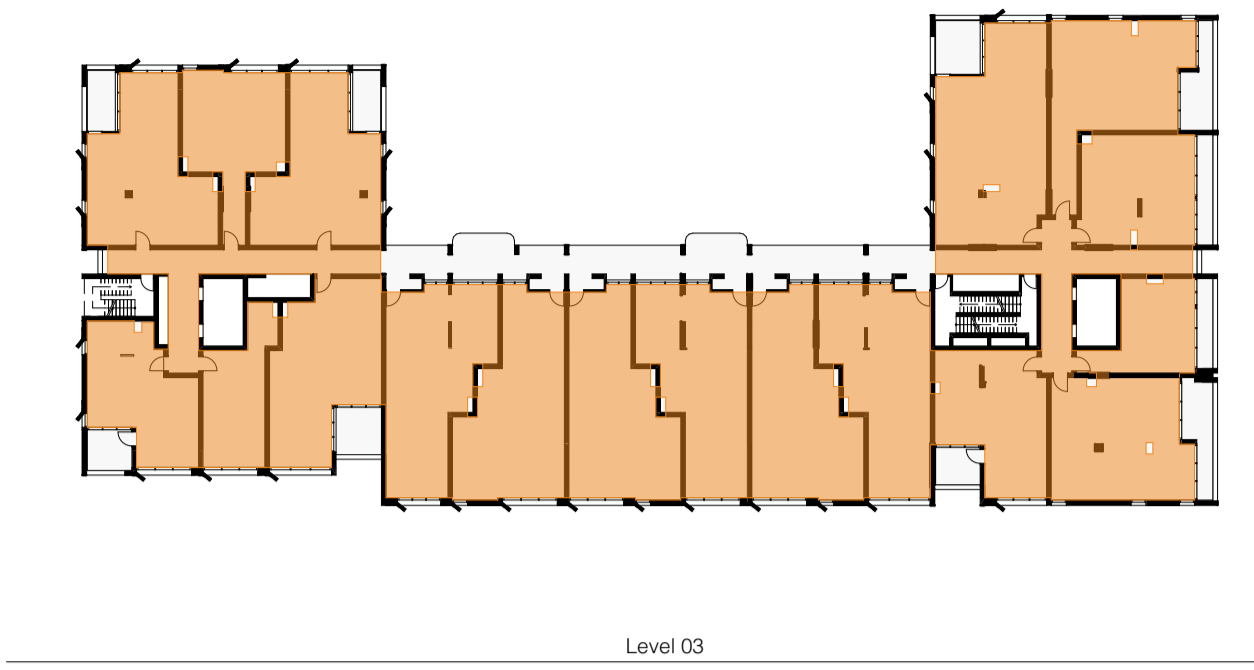
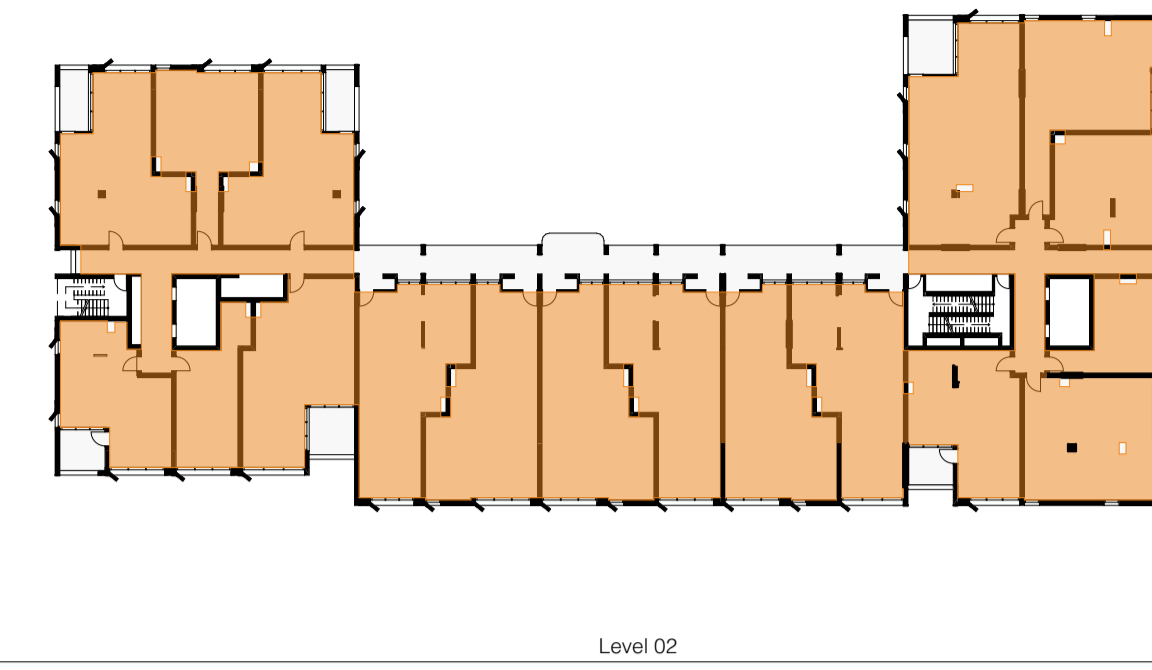
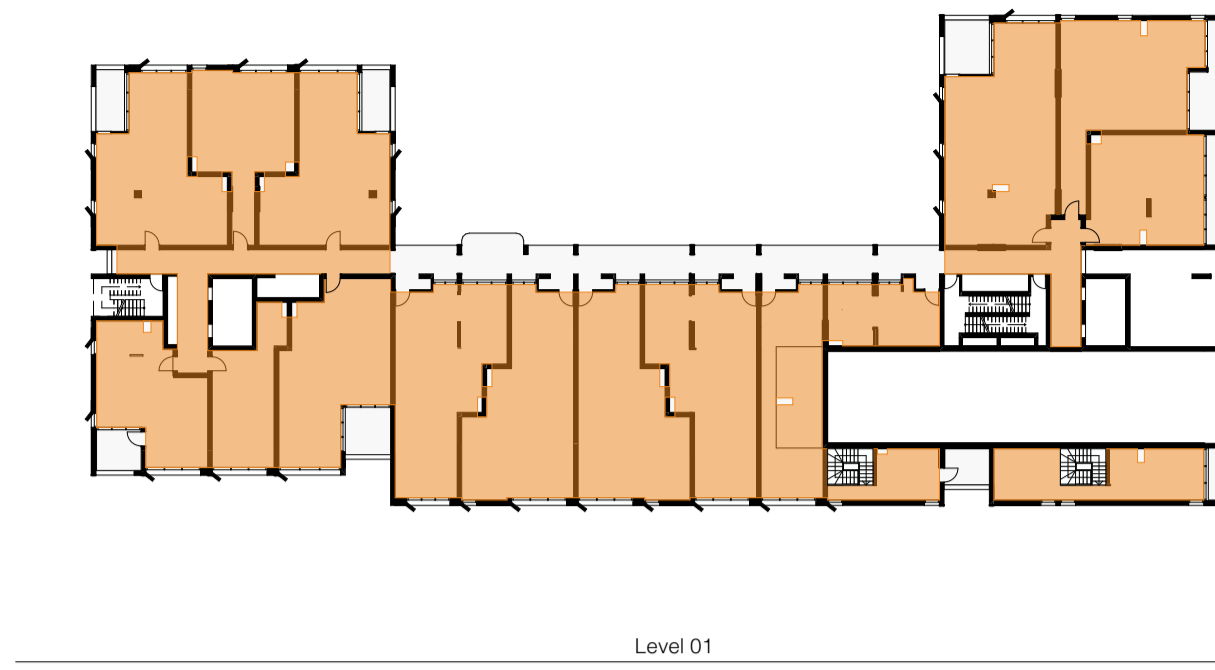
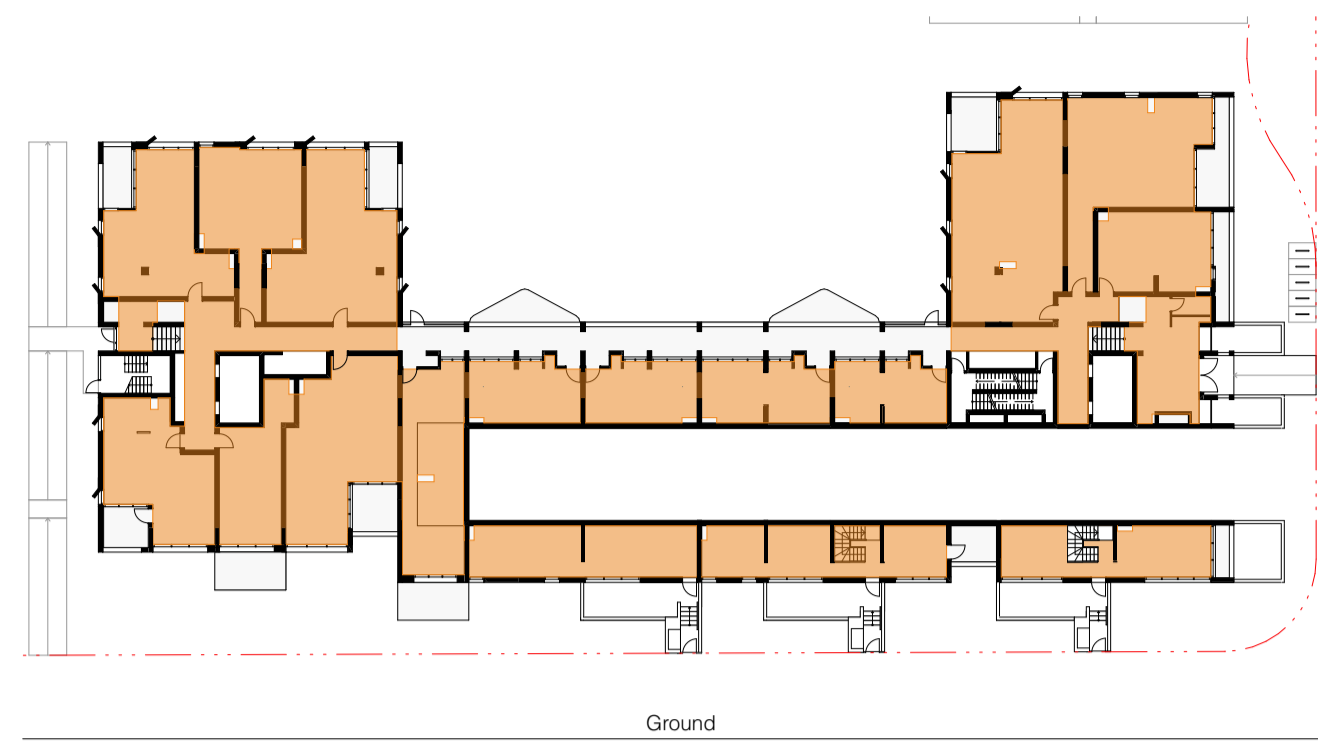
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Checked By: PF
Date Printed: 19.06.2024
Scale: NTS

Rev A Date 19.06.2024 Description Issued For SSDA

Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION
Drawing Title: Area Schedule - Apartment Mix

Project No. 180
Drawing No. S2.A40.11
Revision A



● Gross Floor Area

Gross Floor Area Calculation Rules

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor,

- and includes:
 - (a) the area of a mezzanine, and
 - (b) habitable rooms in a basement or an attic, and
 - (c) any shop, auditorium, cinema, and the like, in a basement or attic,

- but excludes:
 - (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and

- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

* Community facility - NON-FSR GFA; GFA not counted

GFA Residential	
Level	Area
Level 13	427
Level 12	427
Level 11	427
Level 10	131
Level 09	1,369
Level 08	1,369
Level 07	1,369
Level 06	1,369
Level 05	1,369
Level 04	1,369
Level 03	1,369
Level 02	1,369
Level 01	1,159
Ground	1,034
Total	14,559 m²

NOTE: GFA to be refined following final services structure and facade coordination.

www.10sba.com admin@10sba.com M: 0481 010 999

Certificate No. #HR-9GTPW3-01

Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke
 Accreditation No.: ABSA 101518
 Property Address: 62 600-680 Elizabeth Street, REDFERN, NSW, 2016

Assessment completed within the accreditation period as part of the ABSA quality audit system

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
 Assessor Number: 101518

Assessor Signature: [Signature]

This Accredited Assessor is qualified to use HERO-9GTPW3-01 Software and has agreed to follow the ABSA Code of Practice.

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, J13 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

Project Title: Redfern Place
 600-660 Elizabeth St, Redfern NSW 2106

Sheet drawn by: **SILVESTER FULLER**
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 Surry Hills NSW 2010 Australia
 T +61 (0)2 9360 1122
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Penny Fuller NSW ARB 7889
 Jad Silvester NSW ARB 8027
 ABN 31 127 430 719
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Project Architectural Team:

Architecture AND — S1 Lead Architect
 SILVESTER FULLER — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

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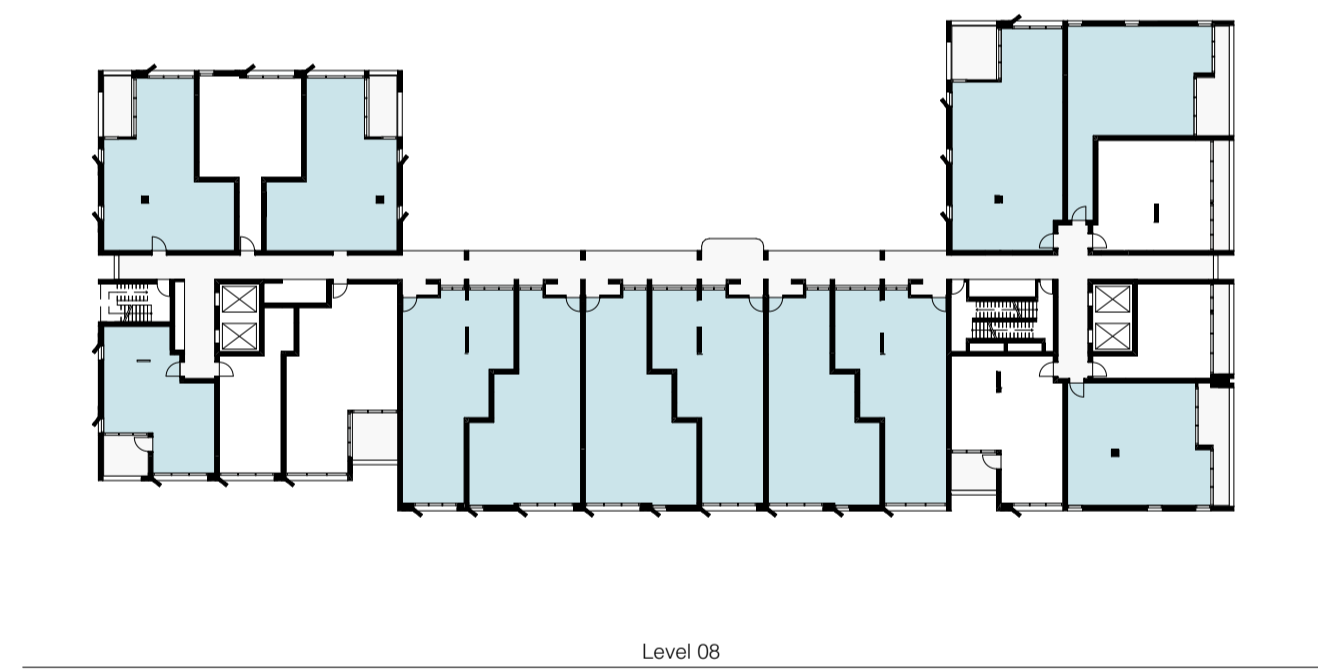
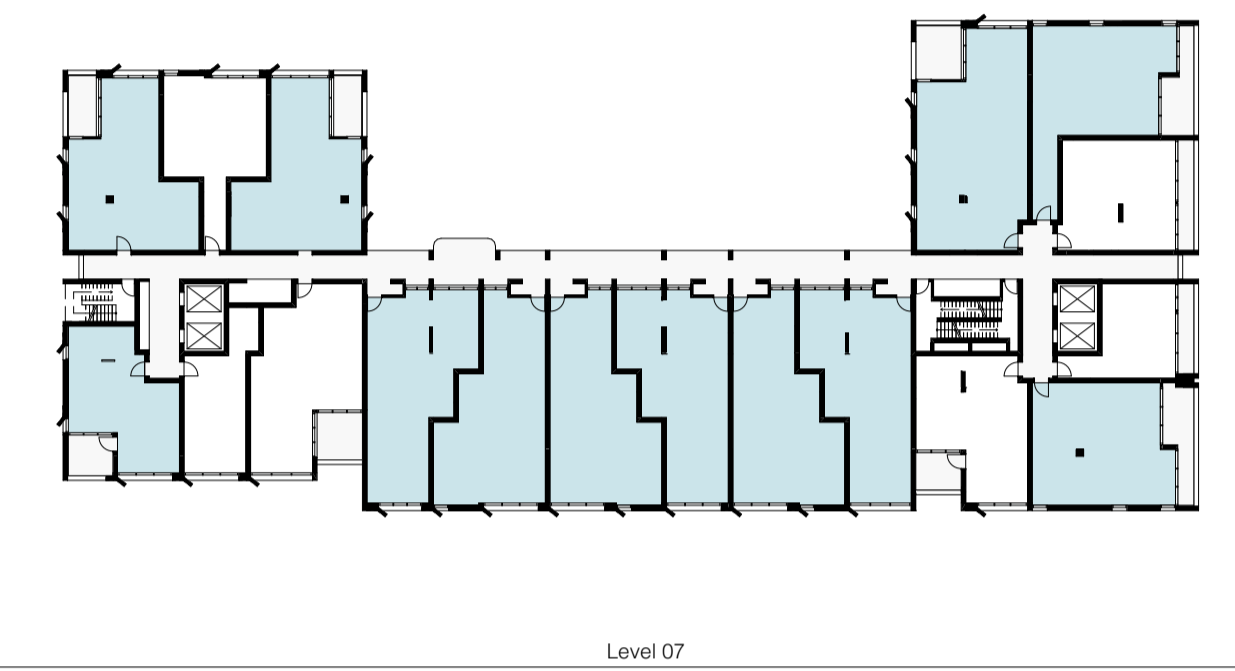
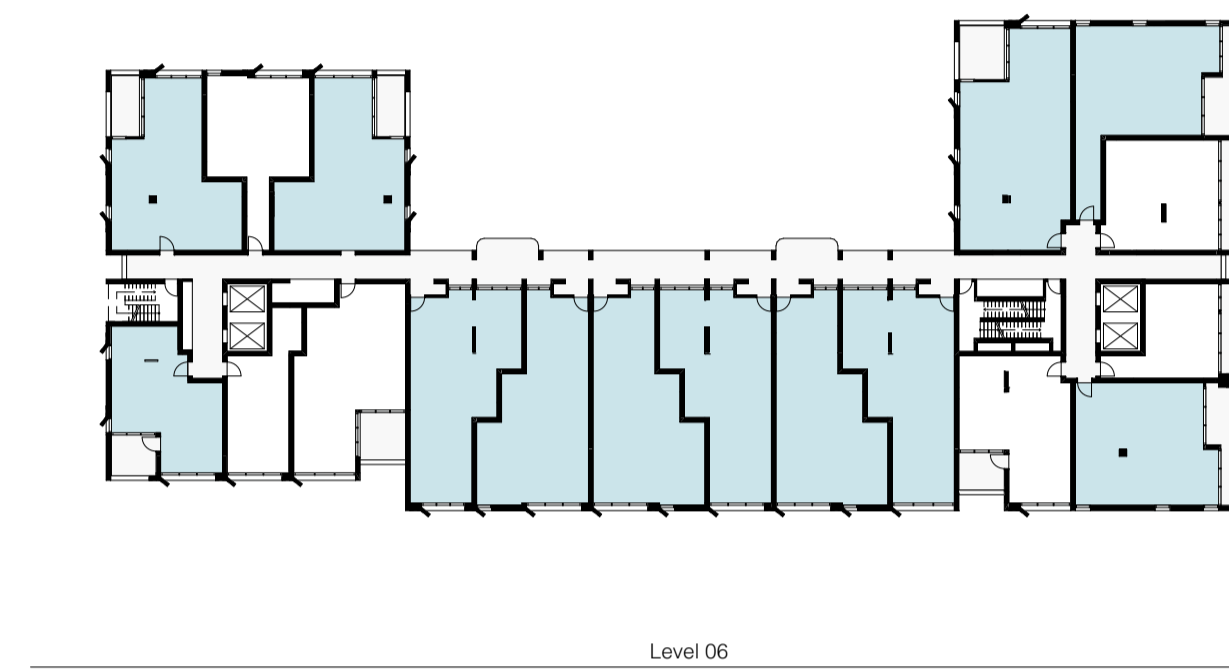
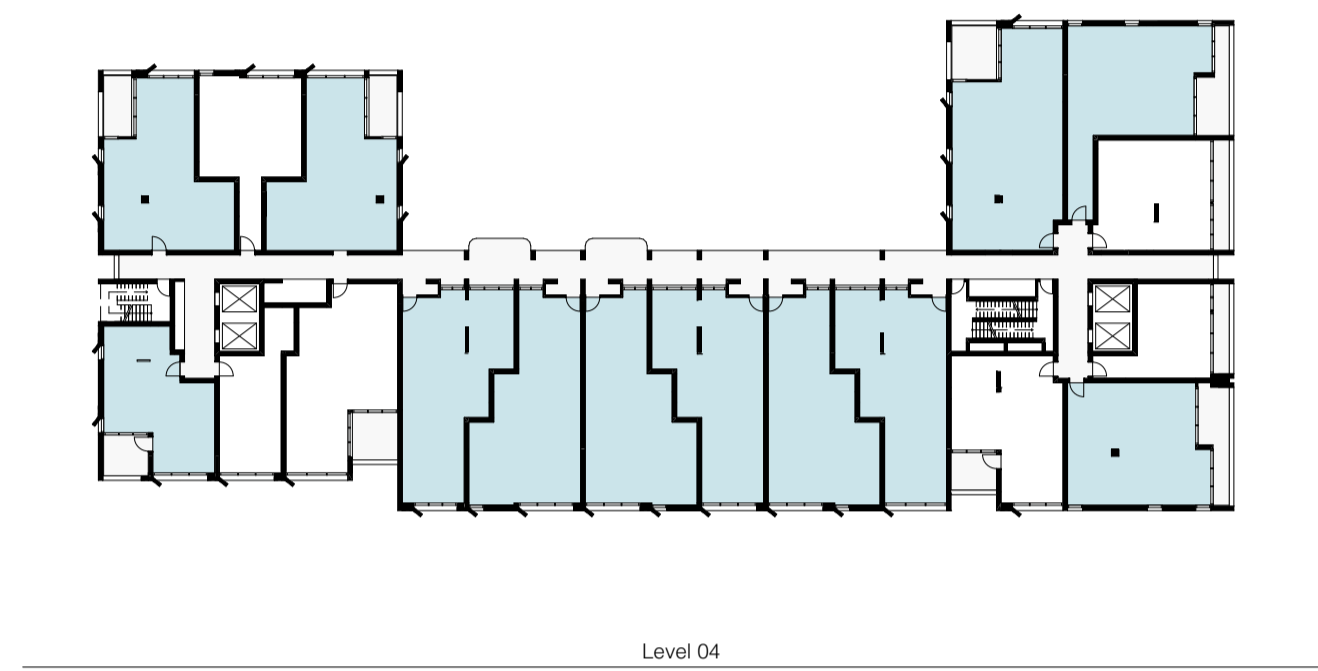
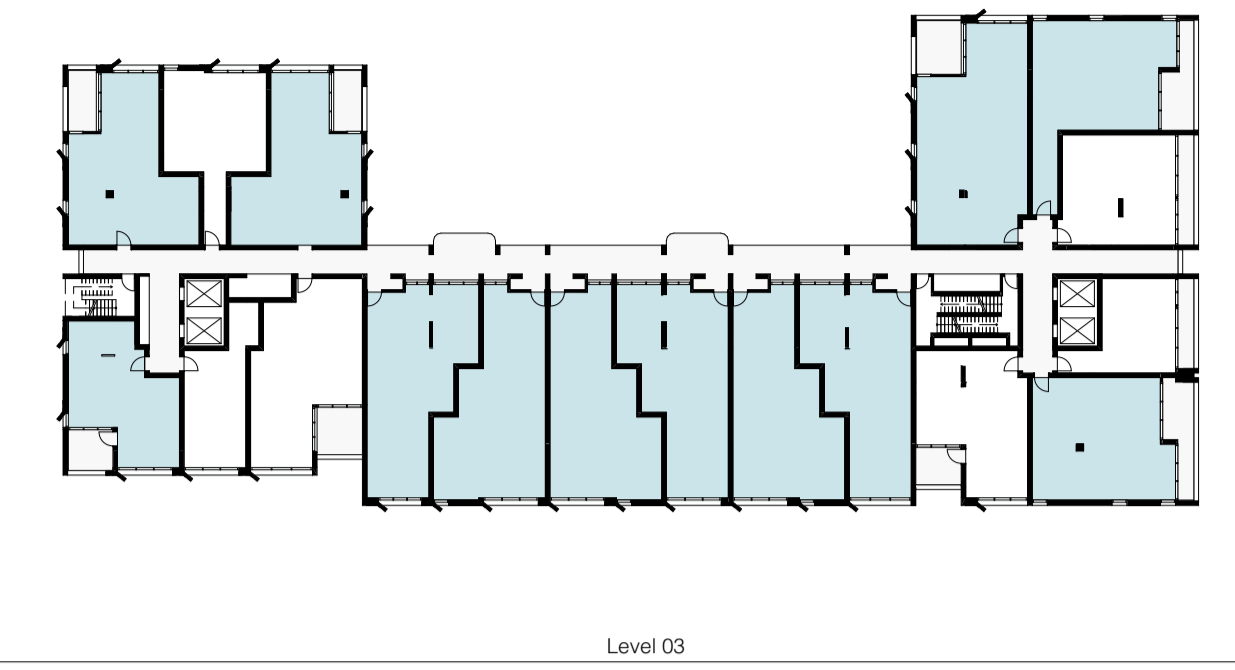
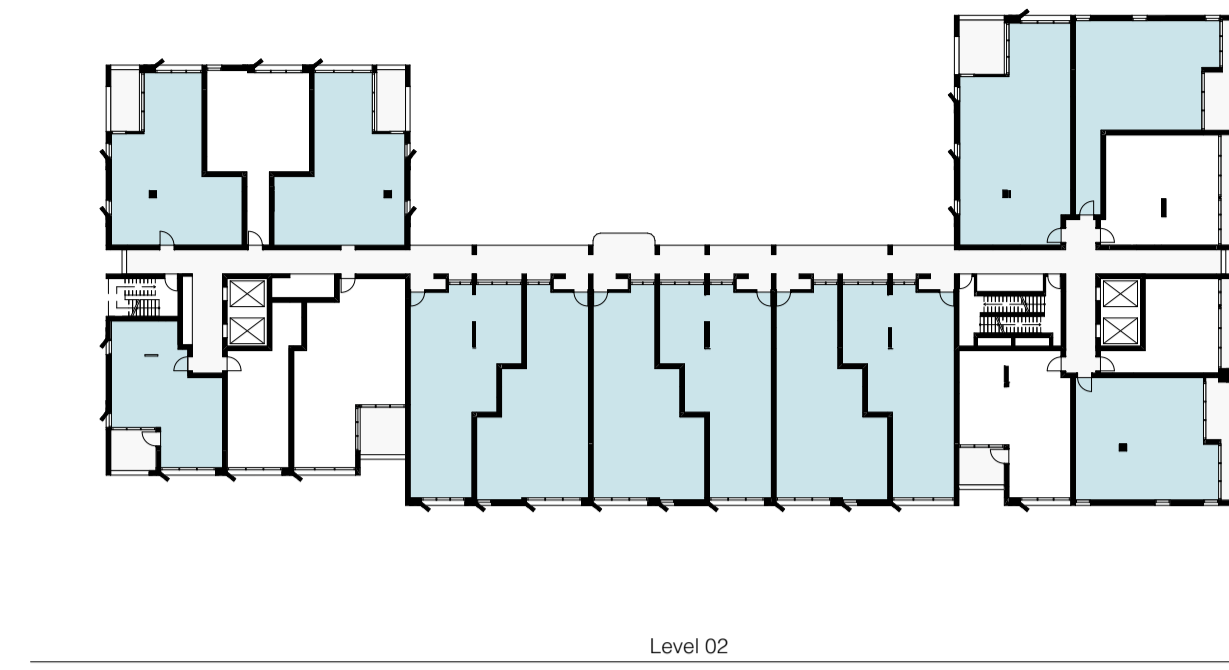
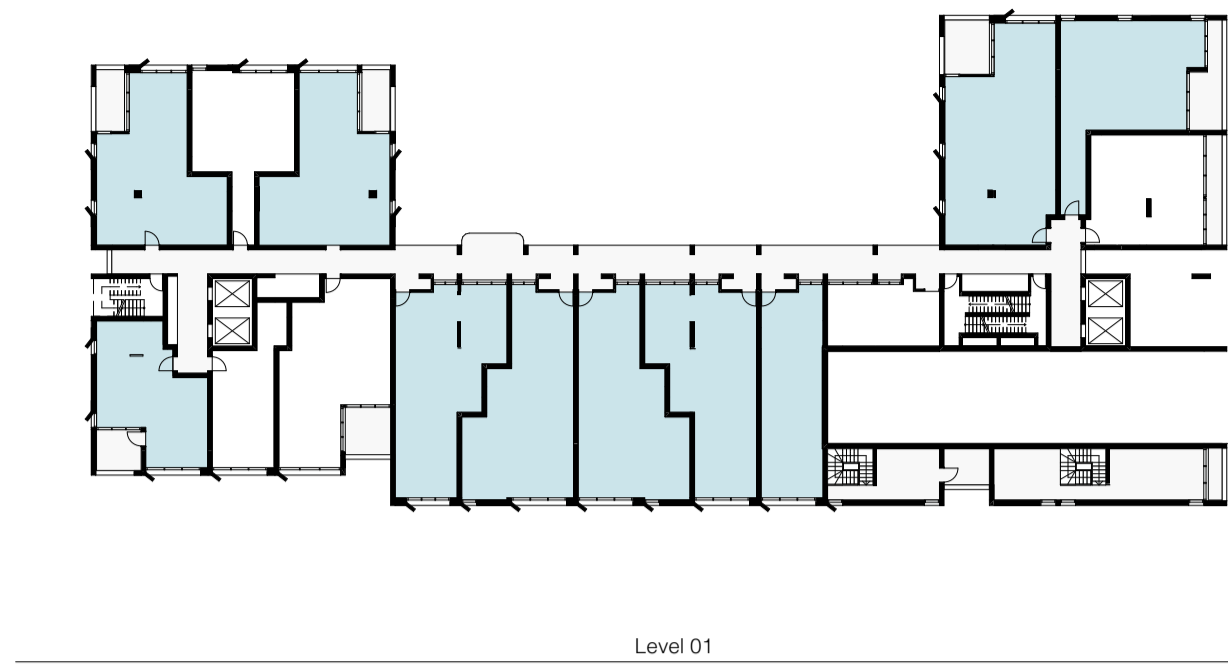
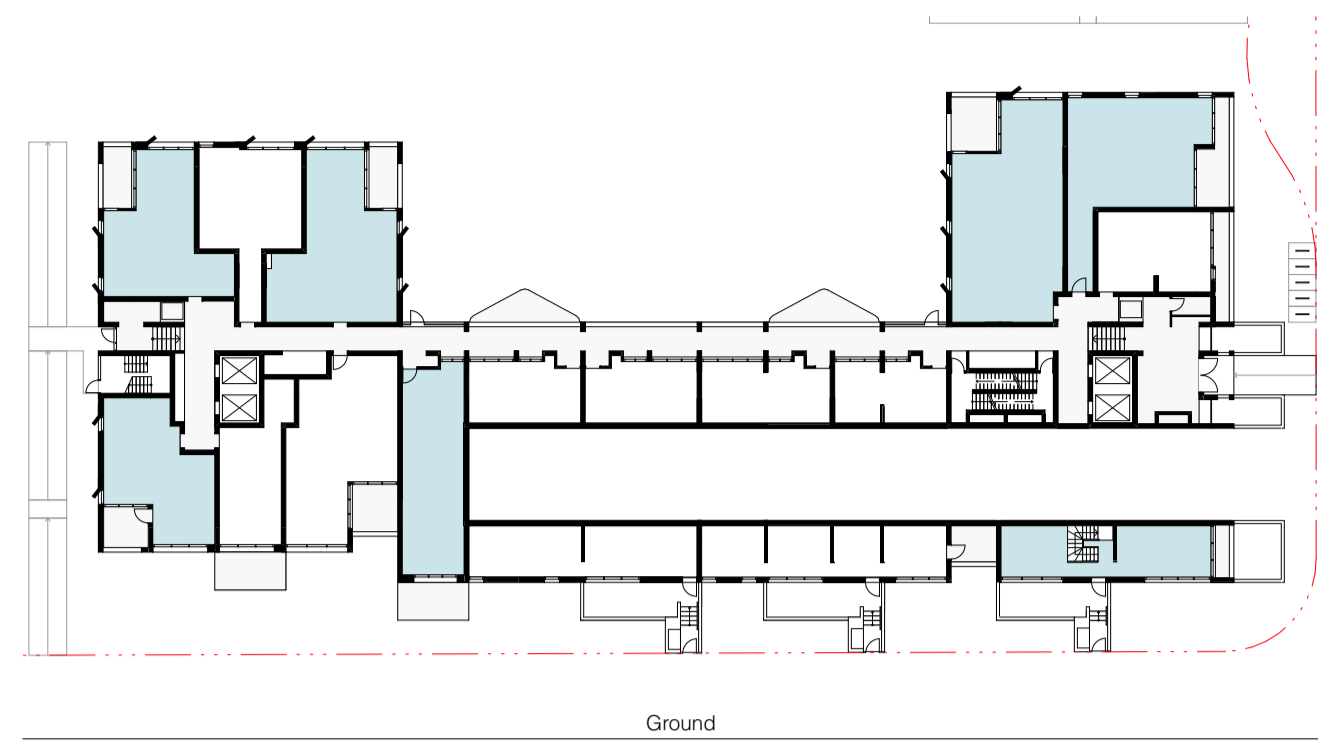
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 Date Printed: 19.06.2024
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Rev A
 Date: 19.06.2024
 Description: Issued For SSDA

Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION
 Drawing Title: Area Schedule - GFA

Project No. 180
 Drawing No. S2.A40.12
 Revision A

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Certificate No. #HR-9GTPW3-01
Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke
Accreditation No.: ABSA 101518
Property Address: 62-600-660 Elizabeth Street, REDFERN, NSW, 2106

Assessment completed within the accreditation period as part of the ABSA quality audit system

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
Assessor Number: 101518

Assessor Signature: *[Signature]*

This Accredited Assessor is qualified to issue NABERS Accredited Software and has agreed to follow the ABSA Code of Practice

BASIX ASSESSOR, NABERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

● Cross Ventilation

Level	Quantity
Ground	7
Level 01	10
Level 02	12
Level 03	12
Level 04	12
Level 05	12
Level 06	12
Level 07	12
Level 08	12
Total	101
Total Apt < 9 Storey	158
X Vent %	64% (Target >60%)

Project Title: Redfern Place
600-660 Elizabeth St, Redfern NSW 2106

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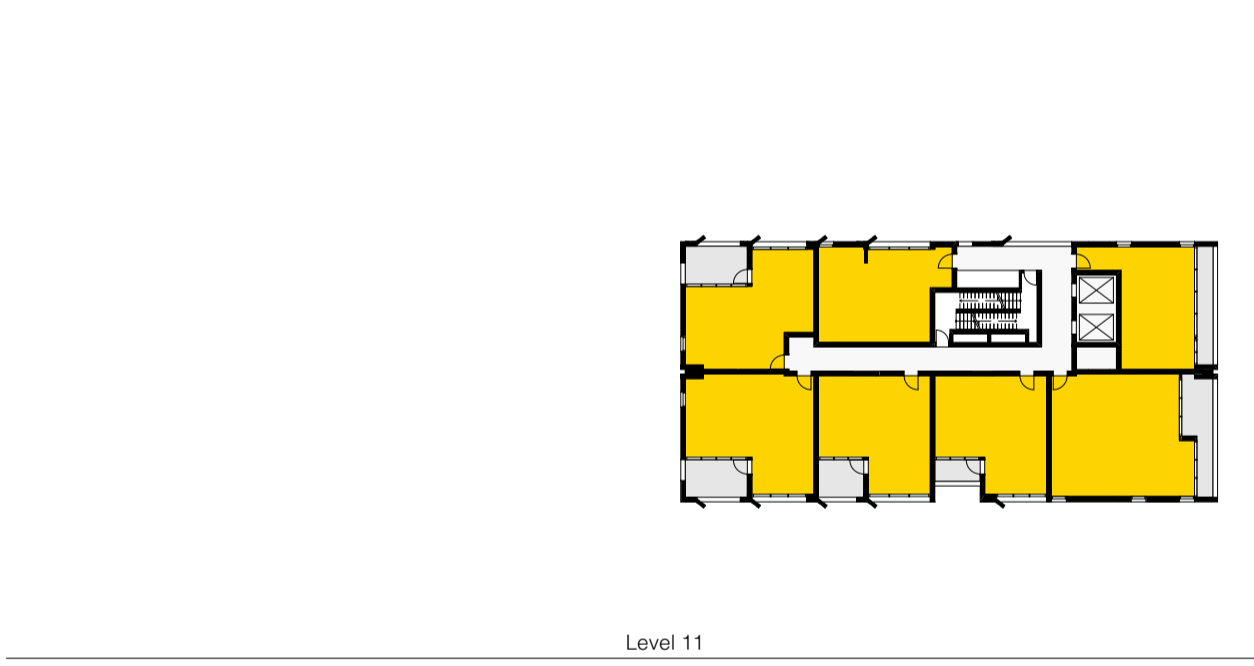
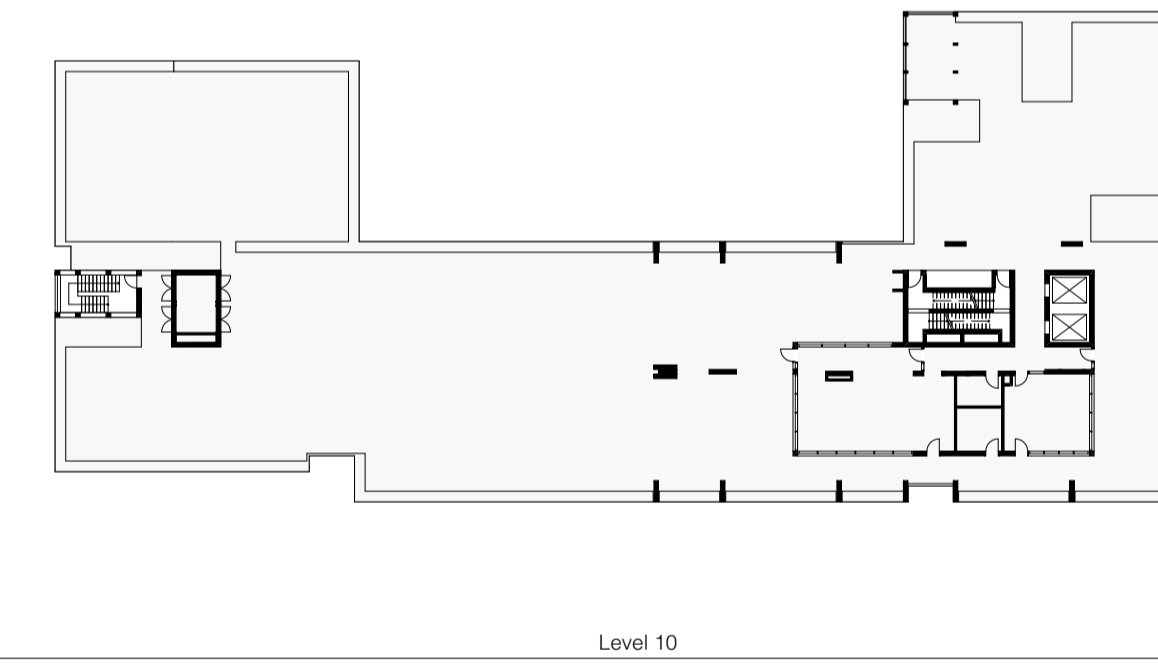
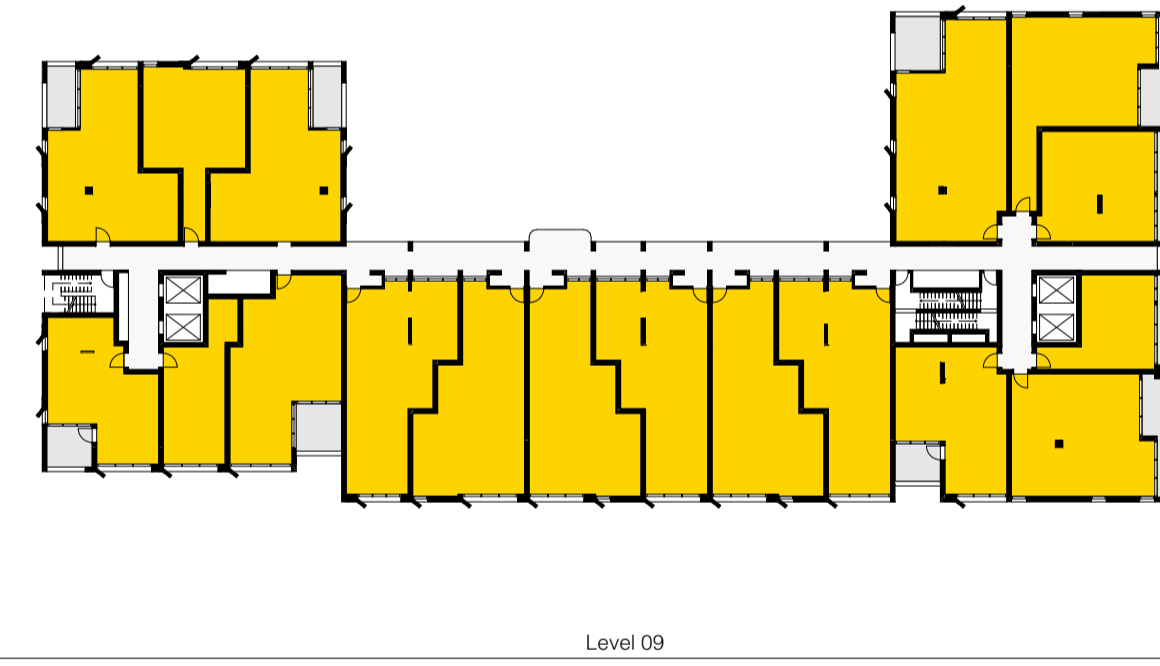
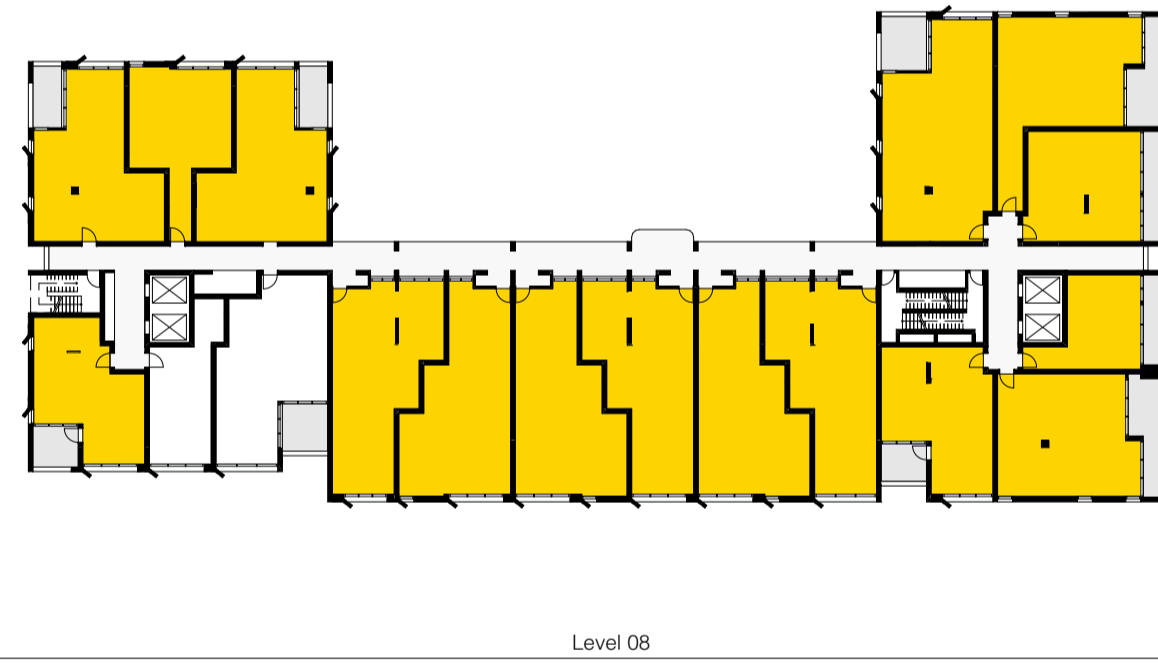
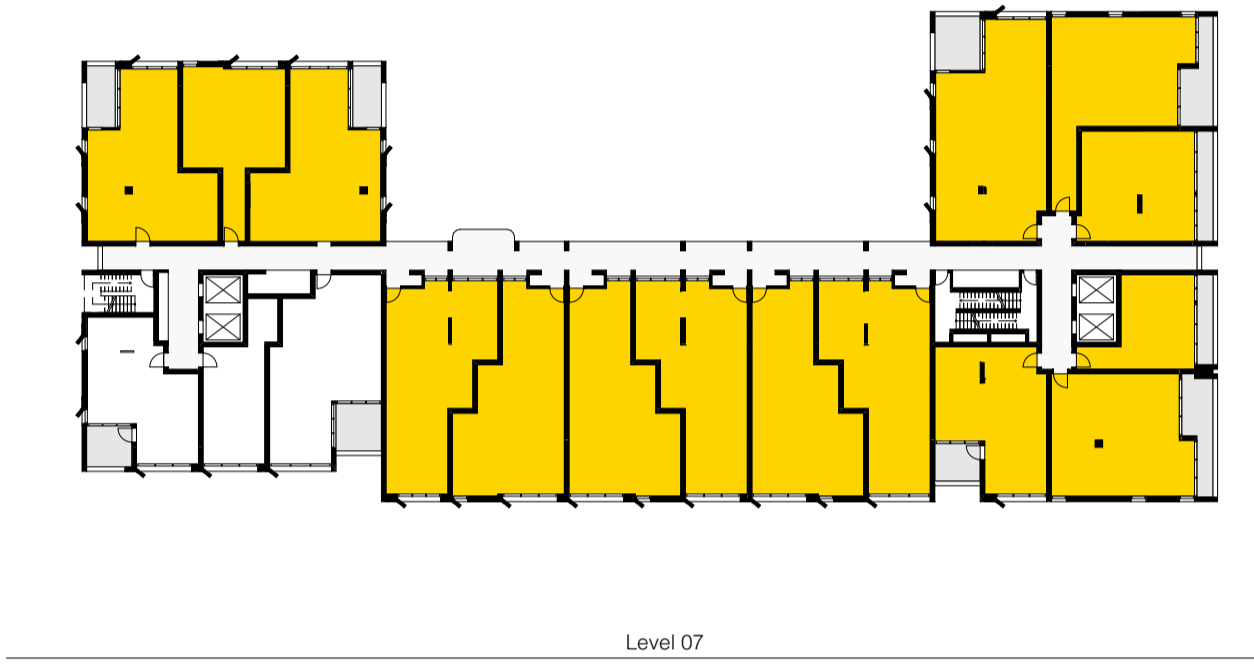
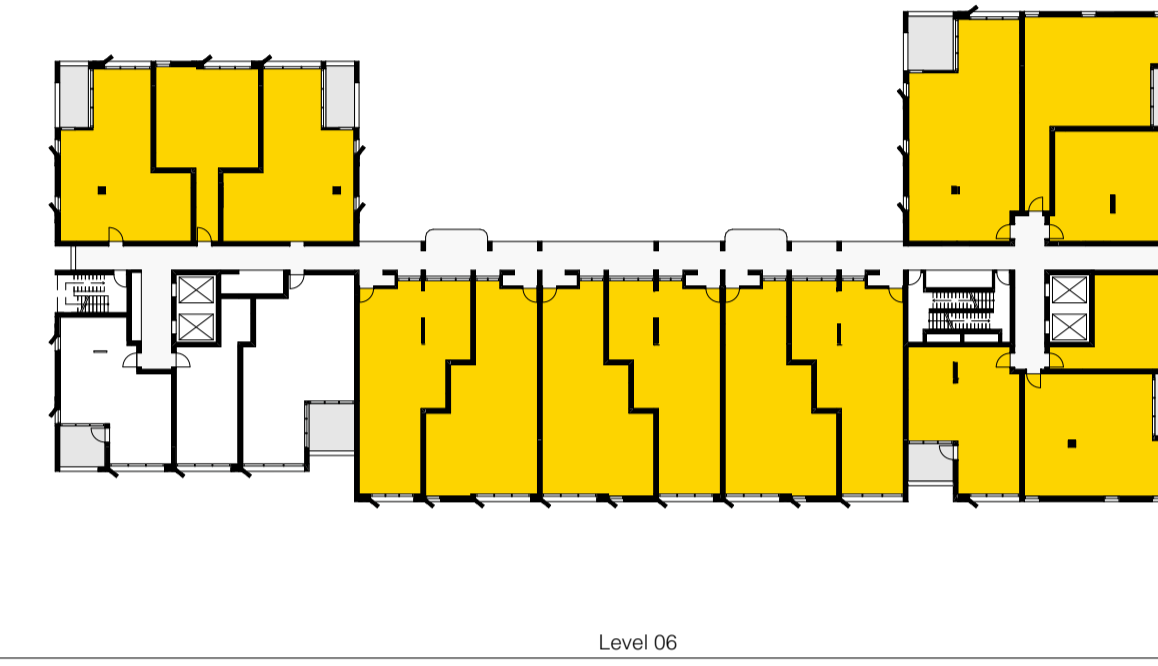
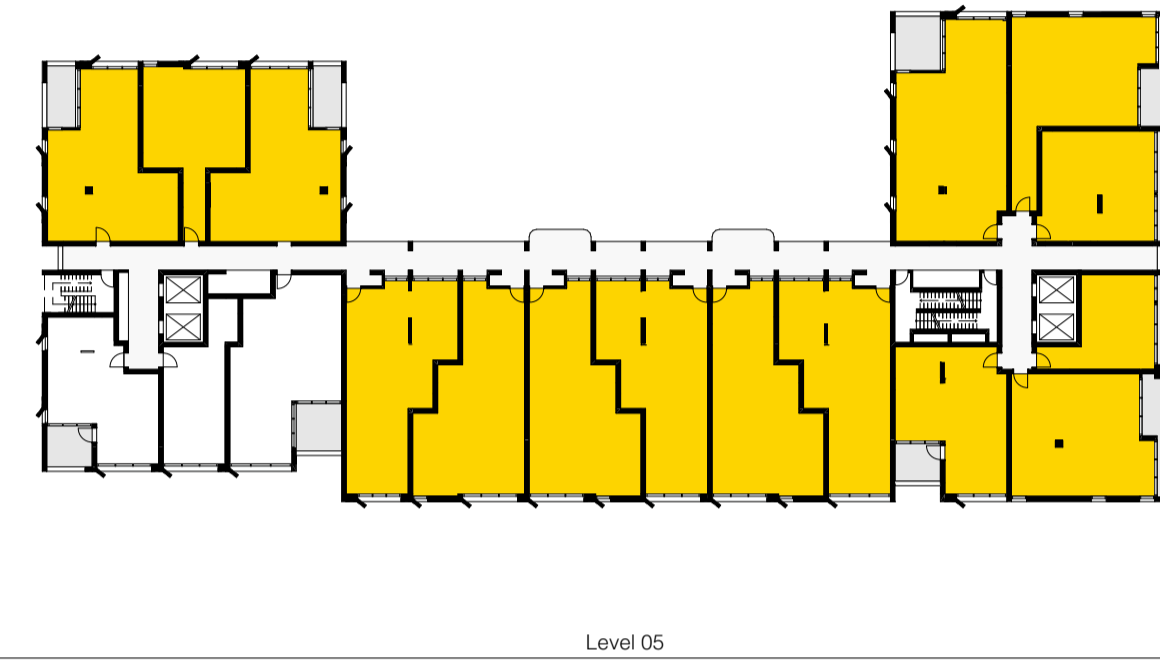
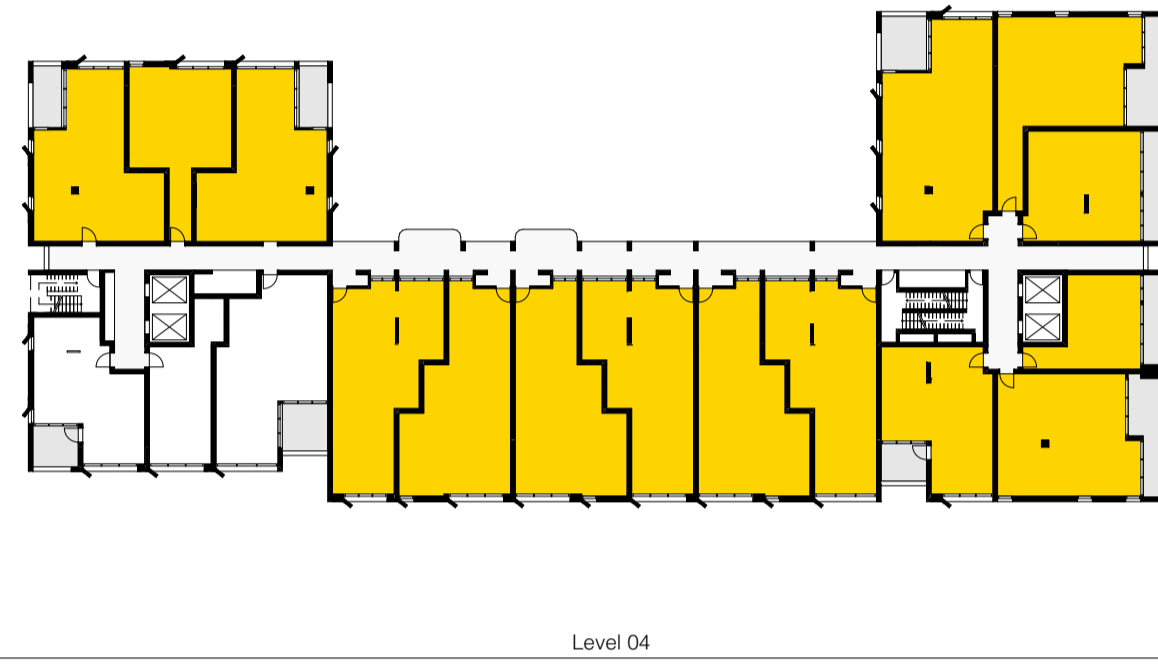
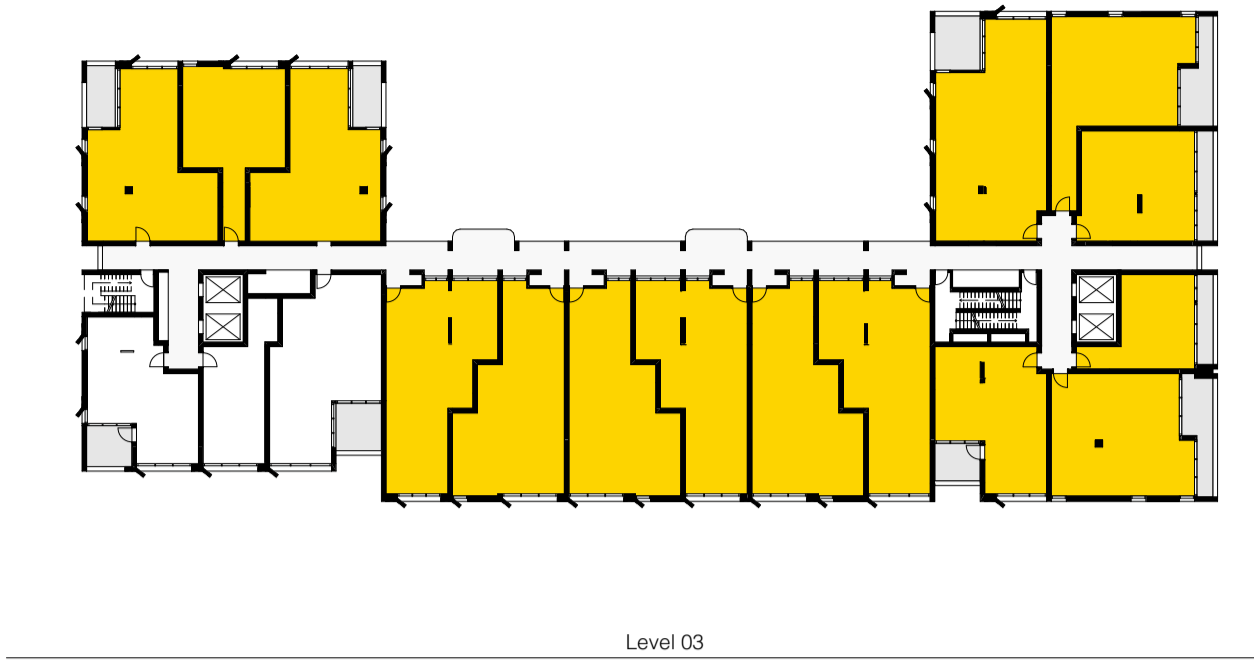
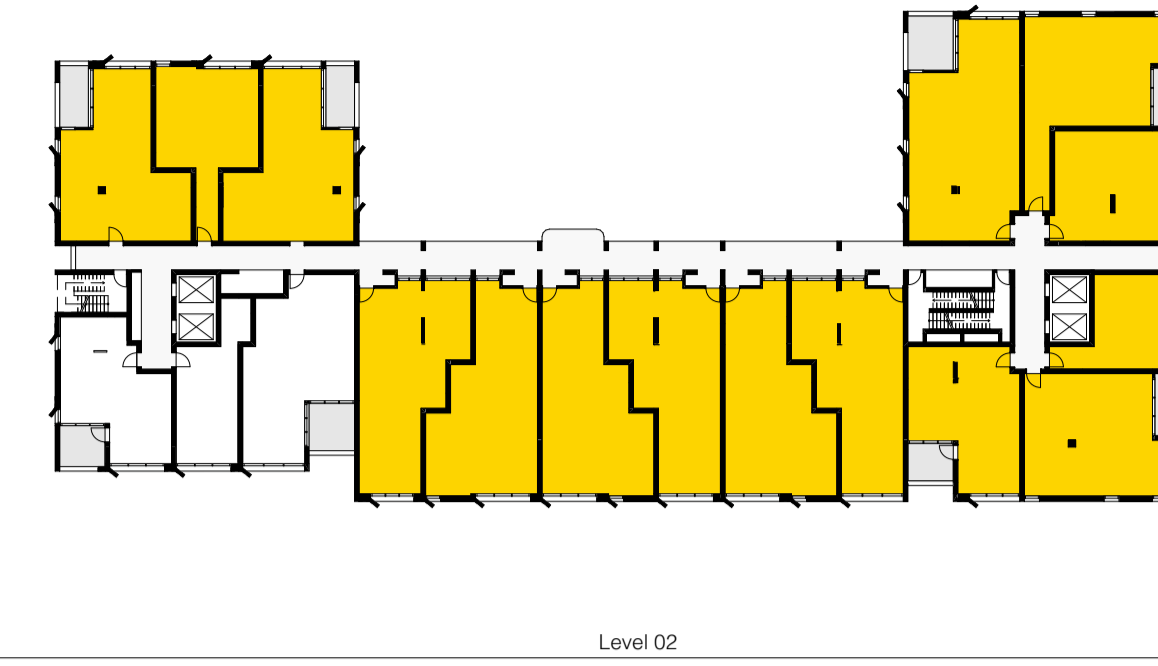
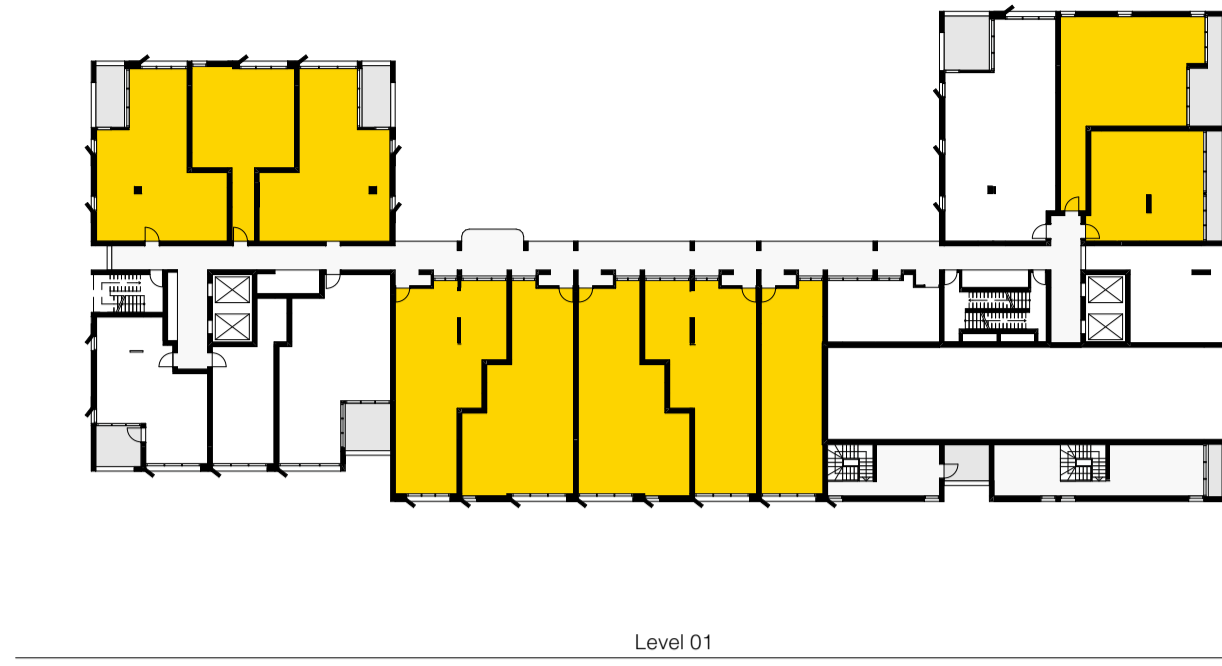
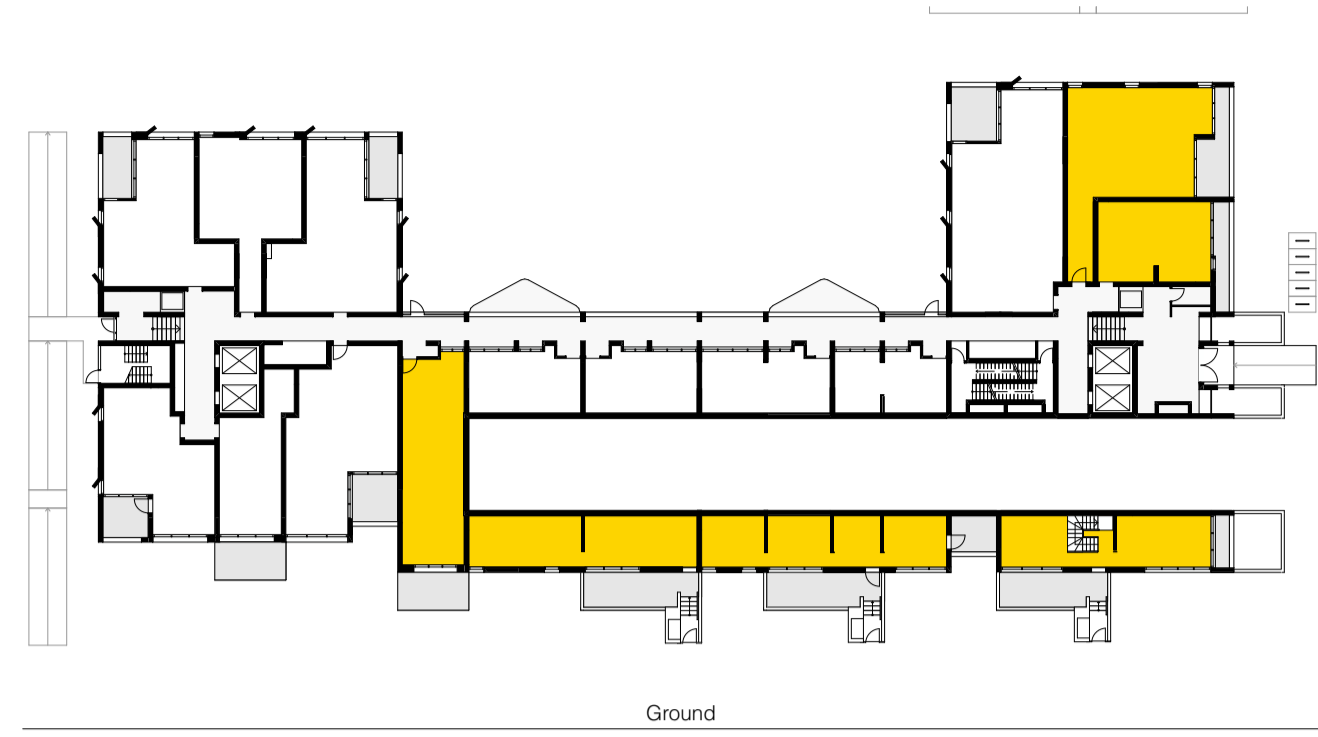
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 Checked By: PF
 Date Printed: 19.06.2024
 Scale: NTS

Rev A
 Date: 19.06.2024
 Description: Issued For SSDA

Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION
 Drawing Title: Compliance - Cross Ventilation

Project No. 180
 Drawing No. S2.A40.21
 Revision A

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



● Solar Access

Level	Quantity
Ground	6
Level 01	10
Level 02	15
Level 03	15
Level 04	15
Level 05	15
Level 06	15
Level 07	15
Level 08	16
Level 09	18
Level 11	7
Level 12	7
Level 13	7
Total	161
Total Apt	197
Solar Access %	81.7%

(Target >70%)

Project Title:

Redfern Place
 600-660 Elizabeth St,
 Redfern NSW 2106

Sheet drawn by:

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 Jad Silvester NSW ARB 8027
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Drawn By
 Checked By
 Date Printed
 Scale

RF
 PF
 19.06.2024
 NTS

Rev

Date
 19.06.2024

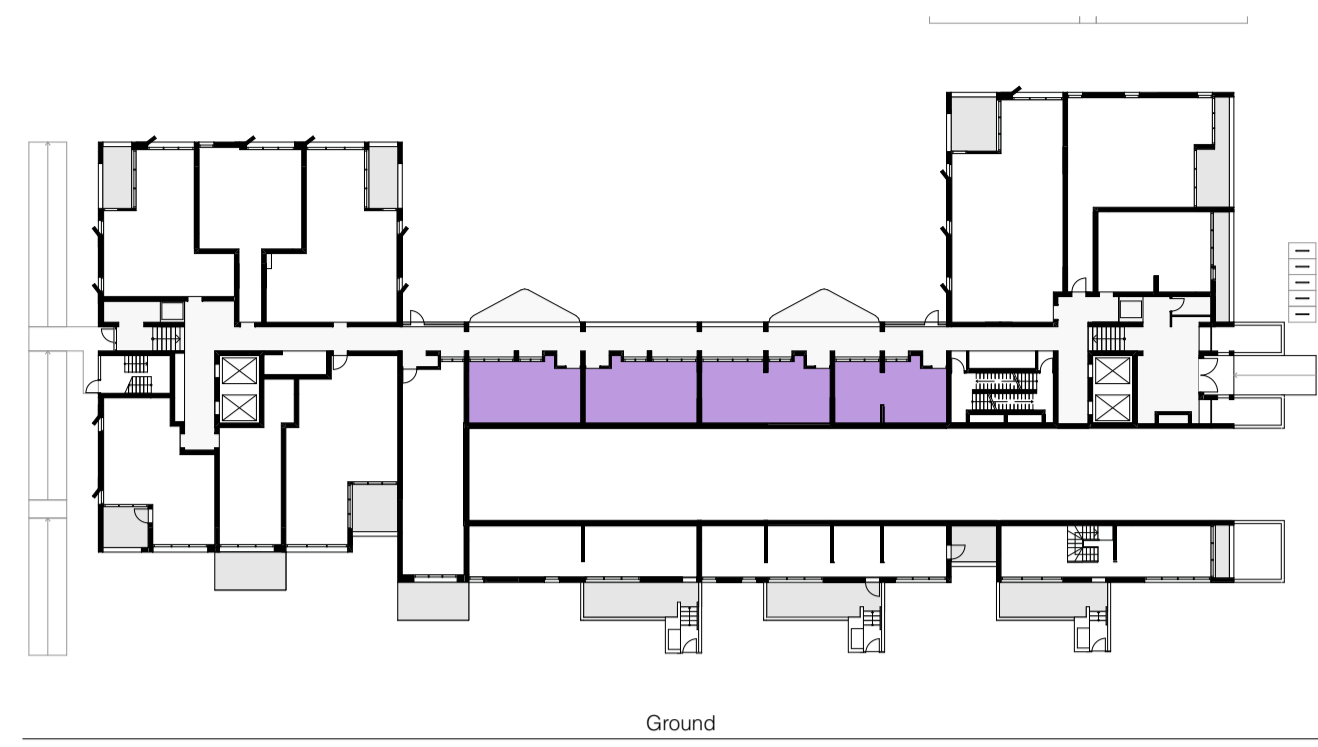
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 DEVELOPMENT APPLICATION

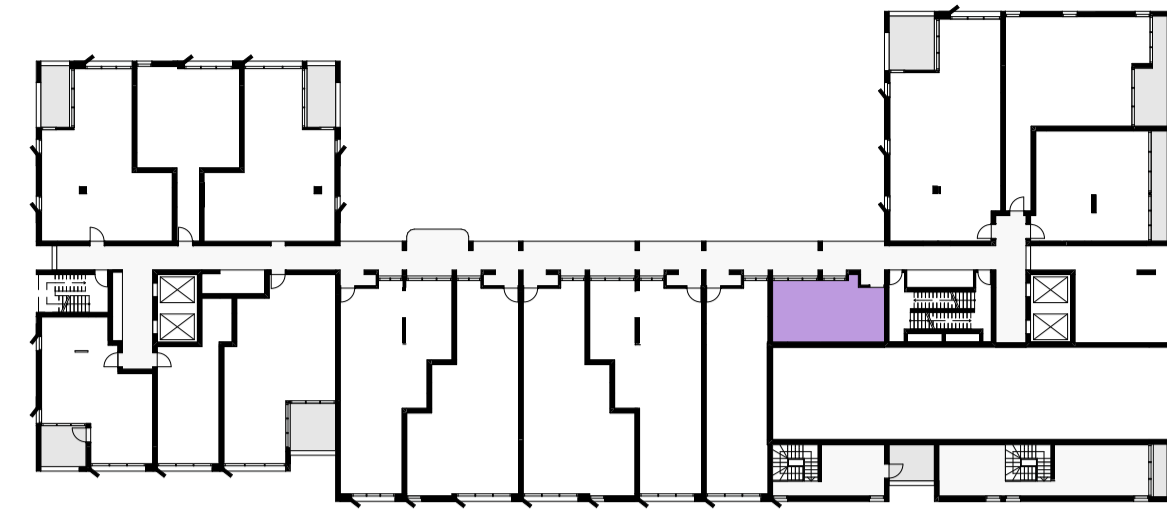
Drawing Title:
 Compliance - Solar Access

Project No. Revision

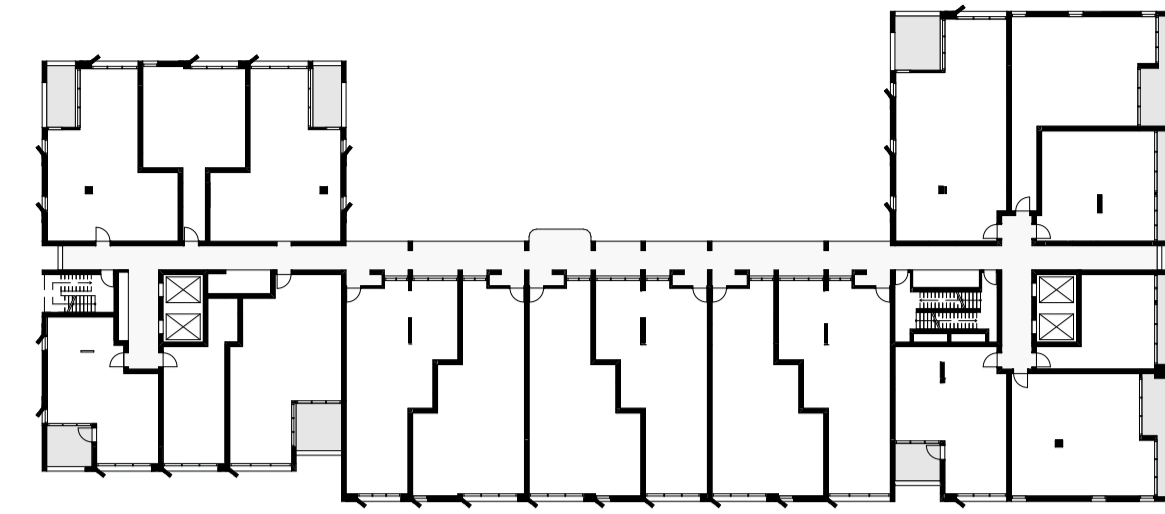
180 **A**
 Drawing No.
S2.A40.22



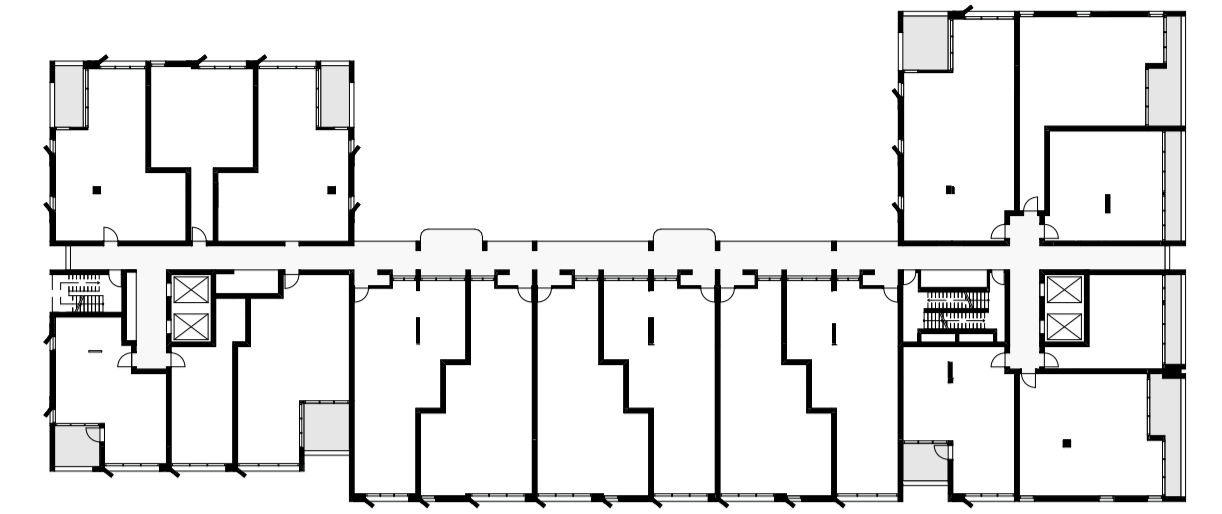
Ground



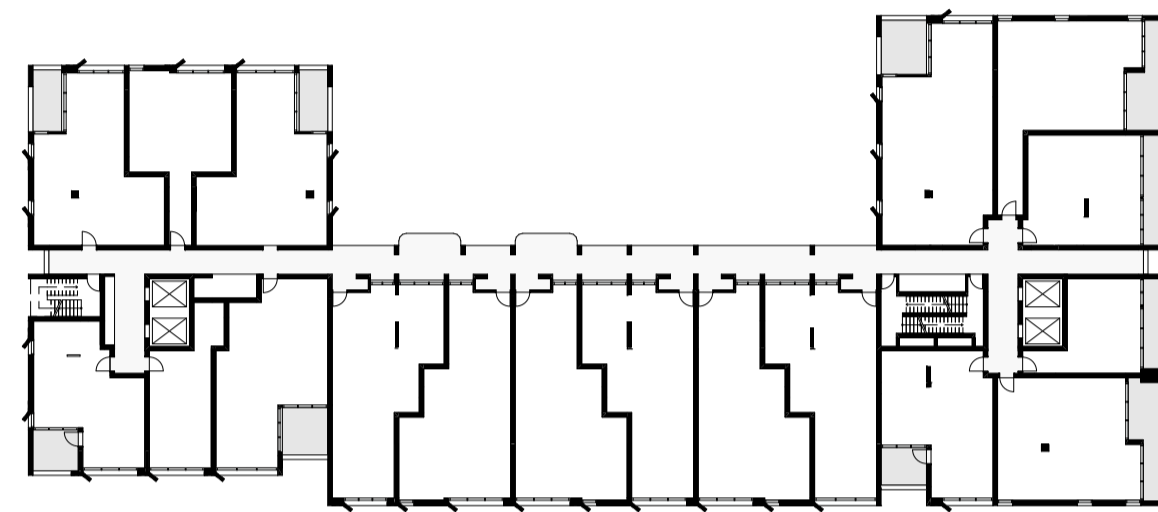
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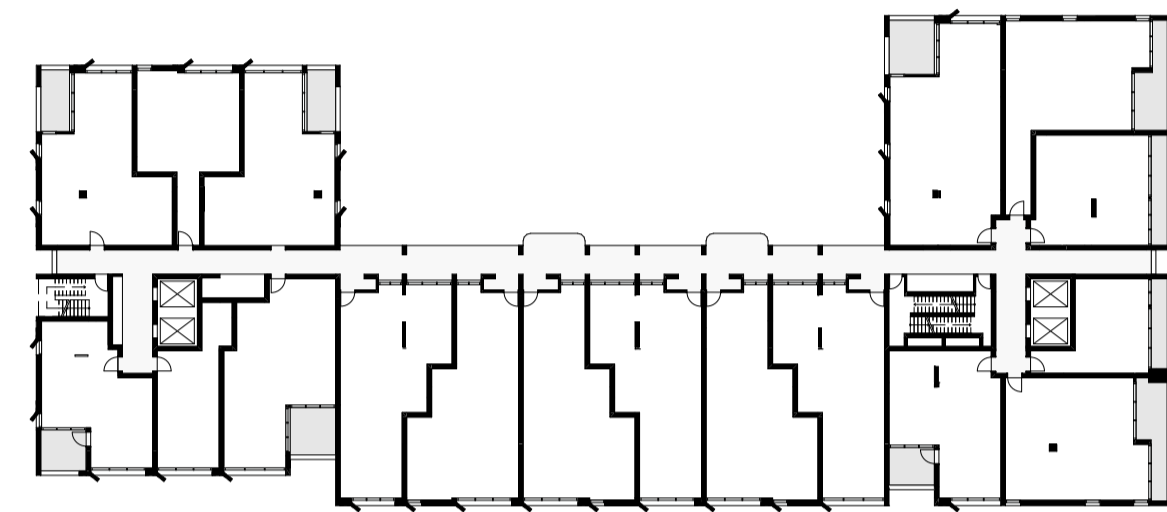
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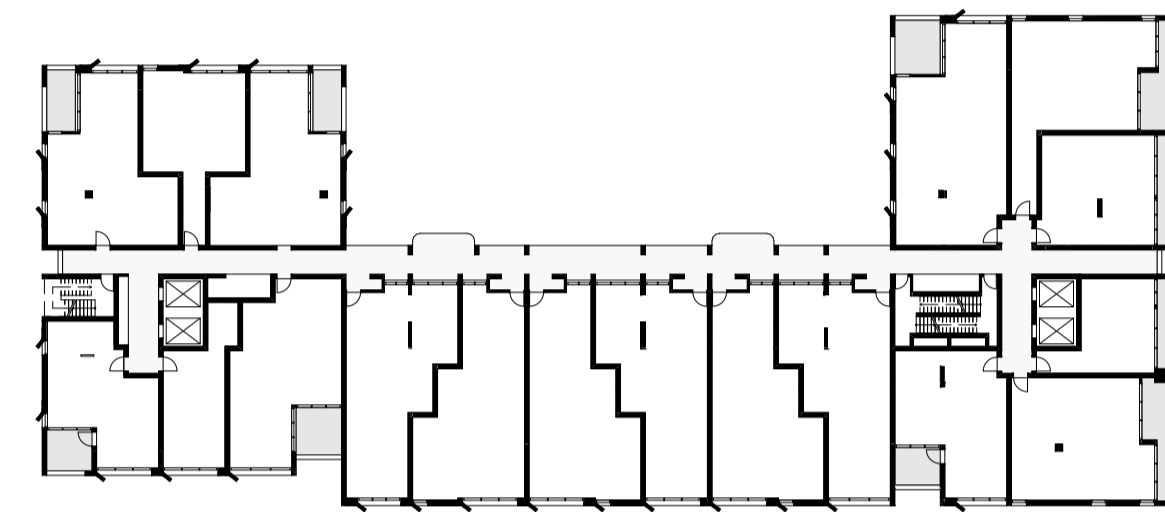
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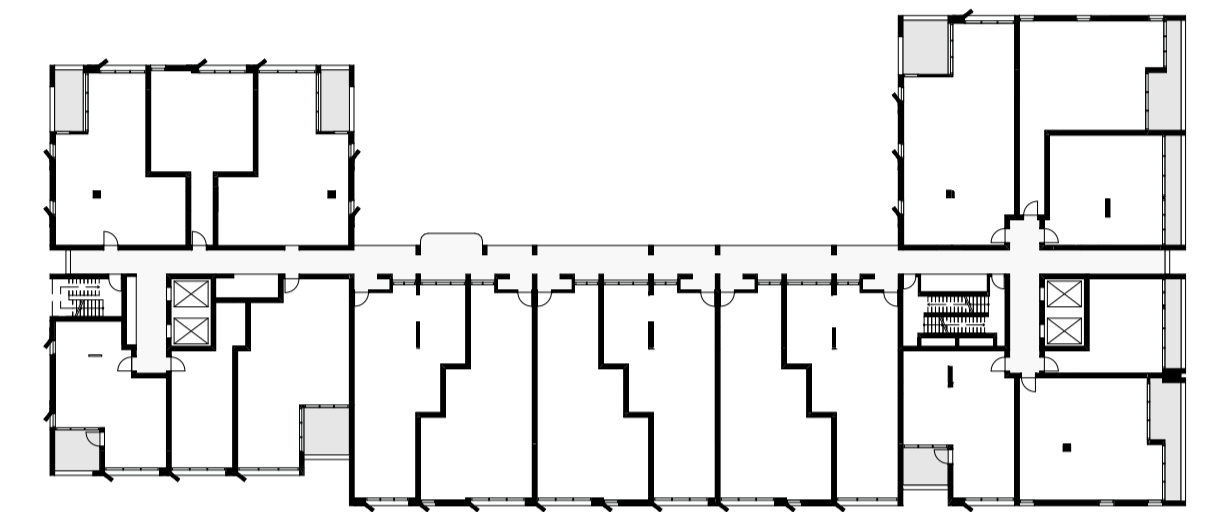
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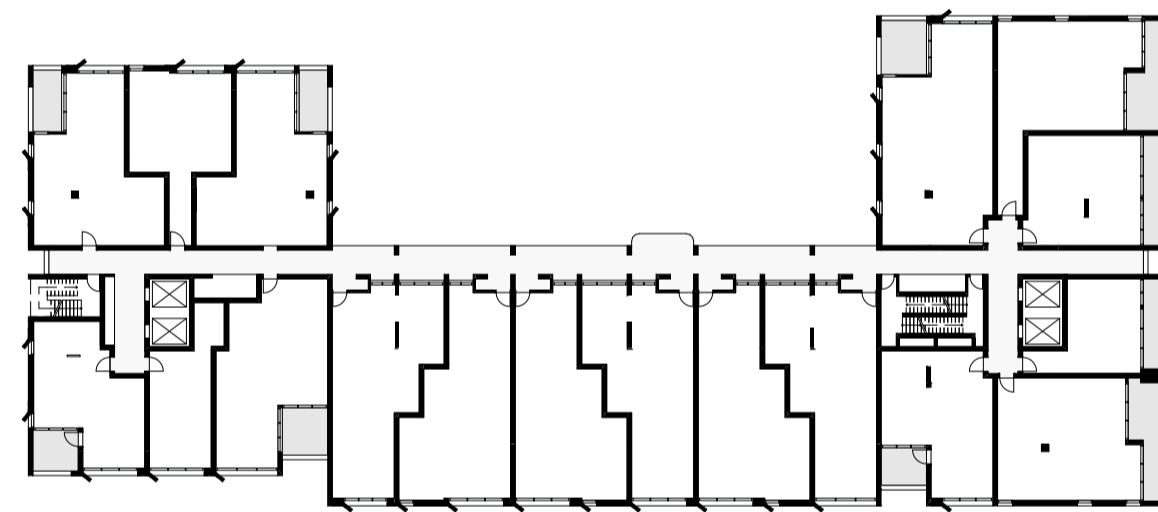
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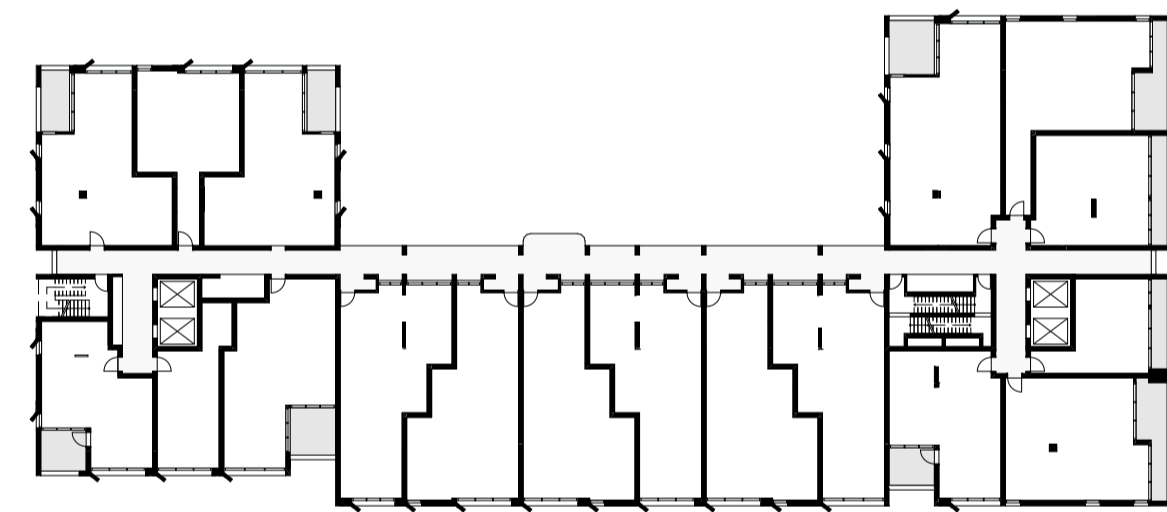
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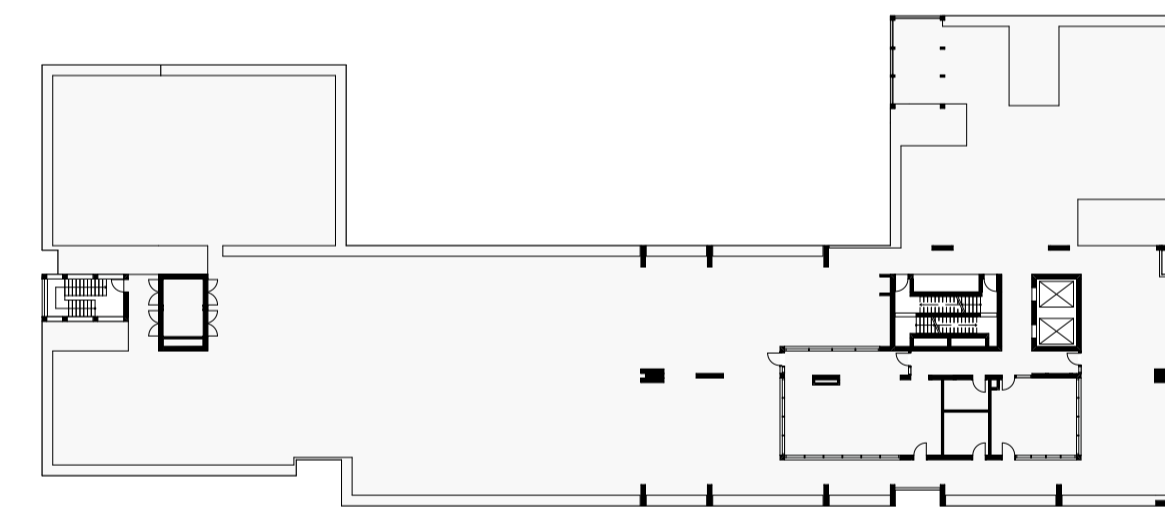
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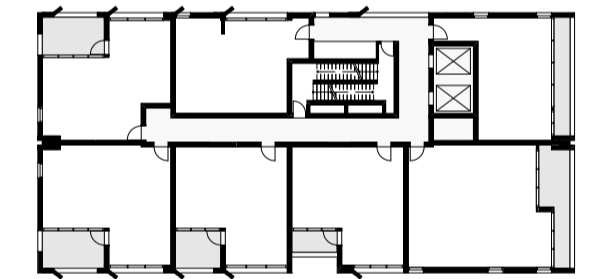
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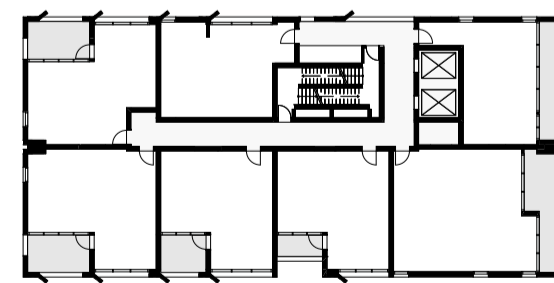
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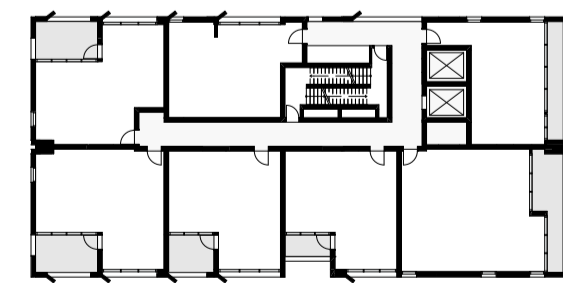
Level 10



Level 11



Level 12



Level 13



APT No Sun by zone	
Level	Quantity
Ground	4
Level 01	1
	5
Total Apt	197
No Sun %	3% (Target <15%)

Project Title:

Redfern Place
600-660 Elizabeth St,
Redfern NSW 2106

Sheet drawn by:

SILVESTER FULLER

Silvester Fuller Pty Ltd
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Surry Hills NSW 2010 Australia
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mail@silvesterfuller.com
Penny Fuller NSW ARB 7889
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ABN 31 127 430 719
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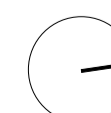
Project Architectural Team:

Architecture AND — S1 Lead Architect
SILVESTER FULLER — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

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Scale NTS



Rev A Date 19.06.2024 Description Issued For SSDA

Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION
Drawing Title: Compliance - No Sun

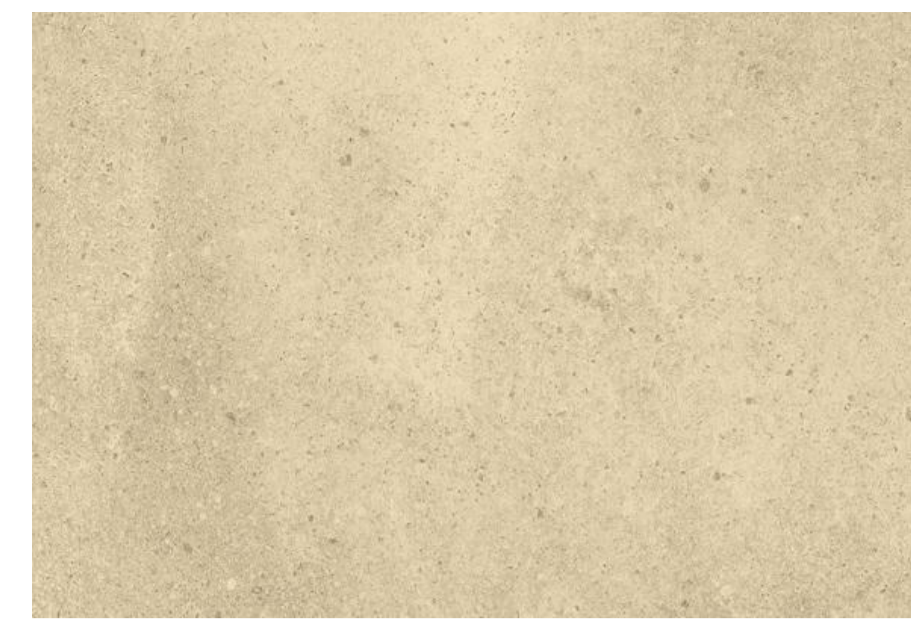
Project No. 180
Drawing No. S2.A40.23
Revision A



Walker Street Rendered View



01. Brickwork
Warm coloured brickwork



02. Pre-Cast Concrete
Warm coloured concrete



03. Pre-Cast Concrete
Terracotta coloured concrete



04. Metal Work / Glazing Frame
Mid bronze coloured powdercoat metal work



05. Metal Work
Light bronze coloured powdercoat metal work



06. Metal Work / Glazing Frame
Terracotta coloured powdercoat metal work



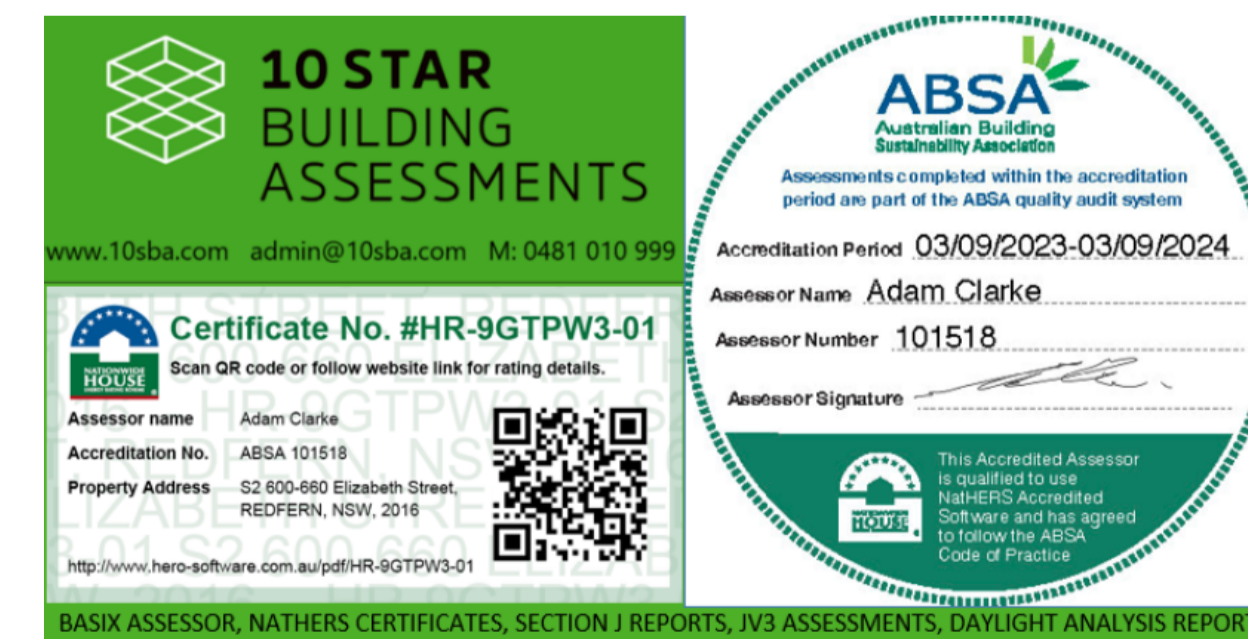
07. Paving
Warm coloured paving to match brickwork



08. Paving
Terracotta coloured paving

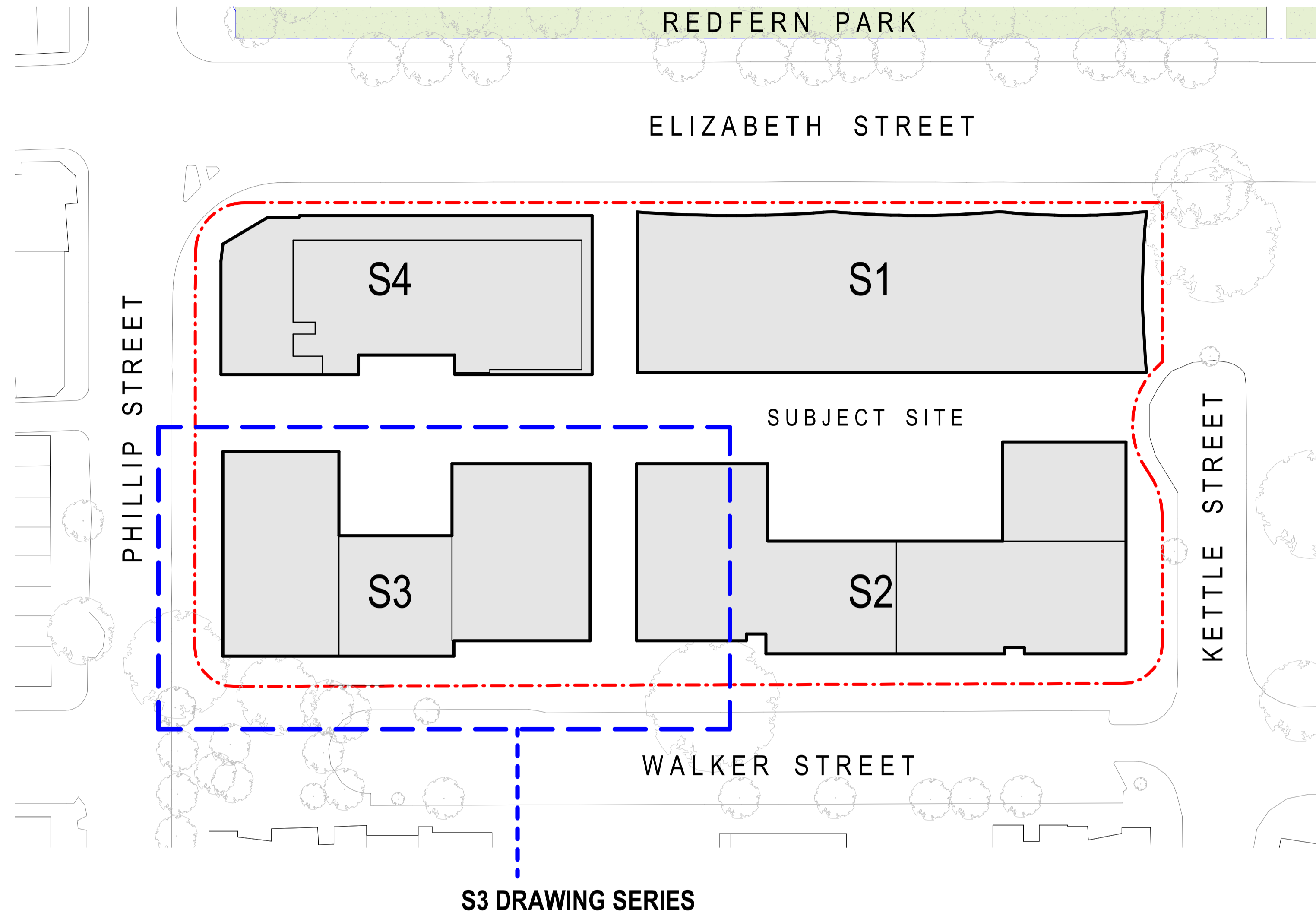


09. Planter
Terracotta coloured modular planter



<p>Project Title: Redfern Place 600-660 Elizabeth St, Redfern NSW 2106</p>	<p>Sheet drawn by: SILVESTER FULLER Silvester Fuller Pty Ltd 12 Little Riley Street Surry Hills NSW 2010 Australia www.silvesterfuller.com T +61 (0)2 9360 1122 mail@silvesterfuller.com Penny Fuller NSW ARB 7899 Jad Silvester NSW ARB 8027 ABN 31 127 430 719 © Silvester Fuller 2024</p>	<p>Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTER FULLER — S2 Lead Architect hayball — Precinct + S3 + S4 Lead Architect</p>	<p>Notes: In accepting and utilising this document the recipient agrees that Silvester Fuller Pty, Ltd, ACN 127 430 719, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Silvester Fuller resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Silvester Fuller. Under no circumstances shall transfer of this document be deemed a sale. Silvester Fuller makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings.</p>	<p>Drawn By: RF Checked By: PF Date Printed: 19.06.2024 Scale: NTS</p>	<p>Rev Date Description A 19.06.2024 Issued For SSDA</p>	<p>Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Drawing Title: External Finishes - Materials</p>	<p>Project No. 180 Revision A Drawing No. S2.A40.31</p>
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600-660 ELIZABETH STREET, REDFERN

Series S3 - S3 Building

NO	SHEET NAME
S3.A00.01	COVER SHEET
S3.A02.00	S3 PLAN - GROUND FLOOR
S3.A02.01	S3 PLAN - LEVEL 1-3
S3.A02.04	S3 PLAN - LEVEL 4
S3.A02.05	S3 PLAN - LEVEL 5-6
S3.A02.07	S3 PLAN - LEVEL 7-9
S3.A02.10	S3 PLAN - ROOF
S3.A06.01	BUILDING ELEVATIONS
S3.A06.02	BUILDING SECTIONS
S3.A06.03	BUILDING SECTIONS
S3.A09.01	DA APARTMENT TYPES - ADG+SILVER
S3.A09.02	DA APARTMENT TYPES - ADG+GOLD+ADP
S3.A40.20	ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM
S3.A40.21	ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM - NOISE UNAFFECTED
S3.A40.30	AREA SCHEDULE - S3 GFA

S3 - NatHERS Thermal Comfort Inclusions:

Floors:

- Concrete slab on ground no insulation
- Suspended concrete floor with R2.0 insulation (insulation only value) to open and enclosed suspended areas
- Concrete between levels, no insulation required where habitable rooms are above and below
- Suspended timber with R2.0 insulation (insulation only value) to bay windows

External Walls:

- Precast concrete wall with R2.0 insulation (insulation only value)
- FC cladding with R2.0 insulation (insulation only value) to bay windows
- Concrete walls to basement carpark
- Note: No insulation is required to external basement carpark walls

External Colour:

- Default medium (0.475 < SA < 0.7)

Walls between dwellings:

- Part wall system, with R2.0 insulation (insulation only value) to walls to neighbours
- Concrete walls with plasterboard lining to stairs and lifts with R1.13 insulation (insulation only value)

Walls within dwellings:

- Plasterboard on studs, no insulation required

Glazing Doors/Windows:

Glazed windows and doors:

- **Group A** – awning + bifold + casement windows + hinged glazed doors
U-value: 3.42 (equal to or lower than) SHGC: 0.45 (±5%)
- **Group B** – sliding doors/windows
U-value: 3.04 (equal to or lower than) SHGC: 0.47 (±5%)
- **Group B** – fixed glazing
U-value: 2.71 (equal to or lower than) SHGC: 0.41 (±5%)

Given values are AFRC total window system values (glass and frame)

Roof and Ceilings:

- Concrete roof, with waterproof membrane
- Metal roof with reflective foil and R2.0 insulation (insulation only value) to bay windows
- Plasterboard ceiling with R3.0 insulation (insulation only value) where concrete roof or balcony above
- R2.0 insulation (insulation only value) to basement carpark ceiling where habitable rooms above.

External Colour

- Medium (0.475 < SA < 0.7)

Ceiling Penetrations:

- Sealed LED downlights, one every 5.0m², modelled as 150mm diameter.
- Sealed externally ducted exhaust fans, modelled as 250mm diameter, not to exceed NatHERS certificate
- 1200mm diameter ceiling fans to kitchen/ living rooms as shown on plan

Floor coverings:

- Carpet with rubber underlay to bedrooms, tiles elsewhere

External Shading:

- Shading as per stamped drawings
- Fixed shading modelled as 60% shading

Ventilation:

- All external doors have weather seals, all exhaust fans to have dampers, and down lights proposed will have capped fittings

S3 - BASIX Water Commitments:

Fixtures:

- Install showerheads minimum rating of 4 stars-mid flow (>6 and <= 7.5 Litres/min)
- Install toilet flushing system with a minimum rating of 4 stars in each toilet
- Install tap with minimum rating of 6 stars in the kitchen
- Install taps with minimum rating of 6 stars in each bathroom

Alternative Water:

- Install rainwater tank, minimum 10,000L capacity collected from min. 3,800m² roof area across all buildings. Tank connected to – common area landscape irrigation

S3 - BASIX Energy Commitments:

Hot water system:

- Centralized electric heat pump – air sourced; COP 3.0-3.5
- R1.0 insulation to piping

Cooling System:

- 1-phase non-ducted air conditioning to living areas and bedrooms: EER 3.0-3.5

Heating System:

- 1-phase non-ducted air conditioning to living areas and bedrooms: EER 3.0-3.5

Ventilation:

- Kitchen – Individual fan, externally ducted to roof or façade, manual on/off switch
- Bathrooms – Individual fan, externally ducted to roof or façade, interlocked to light
- Laundry – Individual fan, externally ducted to roof or façade, manual on/off switch

Common Areas Ventilation:

- Undercover carpark – ventilation supply and exhaust, CO2 monitor and VSD fan
- Lift motor rooms – ventilation supply only, interlocked to light
- Switch rooms – ventilation supply only, interlocked to light
- Garbage room – ventilation exhaust only
- Plant rooms – ventilation supply only, interlocked to light
- Community rooms – Air conditioning system, time clock or BMS controlled
- Hallway, lobbies – Ventilation (supply only), continuous
- Ground floor lobby – no mechanical ventilation

Common Areas Lighting:

- Undercover carpark – LED lighting, zoned switching with motion sensor
- Lift banks – LED lighting, connected to call button
- Lift motor rooms – LED lighting, manual on/off
- Switch rooms – LED lighting, manual on/off
- Garbage room – LED lighting, manual on/off
- Plant rooms – LED lighting, manual on/off
- Community rooms – LED lighting, manual on/off
- Hallway, lobbies – LED lighting, daylight sensor and motion sensor
- Ground floor lobby – LED lighting, daylight sensor and motion sensor

Lifts:

- Gearless traction with VVVF motor

Other:

- Induction cooktop & electric oven
- Outdoor clothes drying line

Alternative Energy:

- 240 kW solar Photovoltaic system





WALKER STREET

Project Title: 600-660 Elizabeth Street, Redfern (Redfern Place)

Sheet drawn by: hayball logo and contact information for Melbourne, Sydney, Brisbane, and Canberra offices.

Project Architectural Team: Architecture AND - S1 Lead Architect, SILVESTERÆJJUJ - S2 Lead Architect, hayball - Precinct + S3 + S4 Lead Architect

Notes:

Drawn By: JC, Checked By: DT, Date Printed: 19/06/2024 6:11:01 PM, Scale: 1:100@A1

Revision table with columns: Rev, Date, Description. Row 1: A, 19/06/2024, SSDA

Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION, Drawing Title: S3 PLAN - GROUND FLOOR

Project No. 2610, Revision A, Drawing No. S3.A02.00

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31320

4610

1200 3020

56270

7090

WALKER STREET

Project Title:
600-660 Elizabeth Street,
Redfern (Redfern Place)

Sheet drawn by: **hayball**

Melbourne Level 1, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9600 3644	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 5, 290 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	Canberra Level 1, 31 Alara Street, Canberra ACT 2601 T +61 2 9660 9329
---	--	---	--

ABN: 84006384261 NSW Nominated Architects: David Torzoff 6028

Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTER&JULY — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

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 Checked By: DT
 Date Printed: 19/06/2024 5:56:09 PM
 Scale: 1: 100@A1

Rev	Date	Description
A	19/06/2024	SSDA

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
 Drawing Title:
S3 PLAN - LEVEL 1-3

Project No. **2610**
 Drawing No. **S3.A02.01**
 Revision **A**

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10 STAR BUILDING ASSESSMENTS
 www.10star.com.au admin@10star.com.au M: 0481 010 998

Certificate No. #HR-722MC0-01
 Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke
 Accreditation No.: ABQA 101818
 Property Address: S3 600-660 Elizabeth Street, REDFERN, NSW, 2016
 http://www.herb-software.com.au/pdf/HR-722MC0-01

ABSA
 Australian Building Sustainability Association

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

Accreditation Period: 03/09/2023-03/09/2024
 Assessor Name: Adam Clarke
 Assessor Number: 101518
 Assessor Signature: *[Signature]*

The Accredited Assessor is qualified to use HERB2 Accredited Software and has agreed to follow the ABSA Code of Practice.

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS



31320

4610

1200 3020

56270

7090

Project Title:
 600-660 Elizabeth Street,
 Redfern (Redfern Place)

Sheet drawn by: **hayball**

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---	--	---	---

ABN: 84006384261 NSW Nominated Architects: David Torzoff #028

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 SILVESTERÆJJUJ — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

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A	19/06/2024	SSDA

Status:
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 DEVELOPMENT APPLICATION
 Drawing Title:
 S3 PLAN - LEVEL 4

Project No. **2610**
 Drawing No. **S3.A02.04**

Revision **A**

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BASIX ASSESSOR, MATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS



Project Title:
 600-660 Elizabeth Street,
 Redfern (Redfern Place)

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ABN: 84006384261 NSW Nominated Architects: David Torralba 6028

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 SILVESTERÆJJUJ — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

Notes:

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Status:
 STATE SIGNIFICANT
 DEVELOPMENT APPLICATION
 Drawing Title:
 S3 PLAN - LEVEL 5-G

Project No. **2610**
 Drawing No. **S3.A02.05**

Revision **A**

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 Accreditation No.: ASQA 101518
 Property Address: S3 600-660 Elizabeth Street, REDFERN, NSW, 2016
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Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
 Assessor Number: 101518
 Assessor Signature:

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Project Title:
 600-660 Elizabeth Street,
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ABN: 84006384261 NSW Nominated Architects: David Torzoff #028

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 SILVESTERÆJJUJ — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

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A	19/06/2024	SSDA

Status:
 STATE SIGNIFICANT
 DEVELOPMENT APPLICATION
 Drawing Title:
 S3 PLAN - LEVEL 7-9

Project No. **2610**
 Drawing No. **S3.A02.07**

Revision **A**

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 Accreditation No.: ASQA 101818
 Property Address: 63 600-660 Elizabeth Street, REDFERN, NSW, 2016
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Accreditation Period: 03/09/2023-03/09/2024
 Assessor Name: Adam Clarke
 Assessor Number: 101518
 Assessor Signature:

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 Assessor Name: Adam Clarke
 Assessor Number: 101518
 Assessor Signature:

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Project Title:
**600-660 Elizabeth Street,
 Redfern (Redfern Place)**

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ABN: 84006384261 NSW Nominated Architects: David Torzoff #028

Project Architectural Team:
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SILVESTER&JULY — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

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Rev	Date	Description
A	19/06/2024	SSDA

Status:
**STATE SIGNIFICANT
 DEVELOPMENT APPLICATION**
 Drawing Title:
S3 PLAN - ROOF

Project No. **2610**
 Drawing No. **S3.A02.10**

Revision **A**

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S3 EAST ELEVATION



SOUTH ELEVATION










COURTYARD S3 WEST ELEVATION



S3_NORTH ELEVATION

MATERIAL LEGEND

<p>S3-CON-01 CONCRETE LIGHT GREY</p> 	<p>S3-CON-02 TEXTURED CONCRETE WITH VERTICAL RIB PROFILE</p> 	<p>S3-CON-03 STAINED CONCRETE</p> 	<p>S3-CON-04 TEXTURED STAINED CONCRETE WITH VERTICAL RIB PROFILE</p> 	<p>S3-AL-01 POWDERCOATED ALUMINIUM WINDOW FRAMES - GOLD COLOUR</p> 	<p>S3-AL-02 POWDERCOATED ALUMINIUM WINDOW FRAMES & SHROUDS - GOLD COLOUR</p> 	<p>S3-AL-03 POWDERCOATED ALUMINIUM SLAB EDGES - GOLD COLOUR</p> 	<p>S3-AL-04 ALUMINIUM ACOUSTIC PANELS</p> 	<p>S3-MT-01 METAL FIN SCREEN / BALUSTRADE ELECTRO POWDER COAT - GOLD COLOUR</p> 	<p>S3-FC-01 LIGHTWEIGHT FIBRE CEMENT BOARD - GOLD COLOUR</p> 	<p>S3-BR-01 RECYCLED BRICK (REFER TO LANDSCAPE)</p> 	<p>S3-GL-01 CLEAR GLAZING</p> 
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10 STAR BUILDING ASSESSMENTS

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Certificate No. #HR-722MC0-01

Assessor name: Adam Clarke
Accreditation No.: AB5A 101518
Property Address: S3 600-660 Elizabeth Street, REDFERN, NSW, 2016
http://www.hero-software.com.au/pdf/HR-722MC0-01

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, J

Project Title:
600-660 Elizabeth Street,
Redfern (Redfern Place)

Sheet drawn by: **hayball**

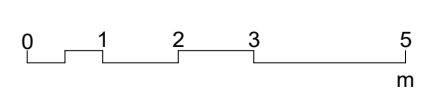
<p>Melbourne Level 1 220 Flinders Lane Melbourne VIC 3000 T +61 3 9600 3644</p>	<p>Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329</p>	<p>Brisbane Level 5, 290 Queen Street, Brisbane Qld 4000 T +61 7 3211 8821</p>	<p>Canberra Level 1, 31 Alinga Street, Canberra ACT 2601 T +61 2 9660 9329</p>
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ABN: 64006394291 NSW Nominated Architects: David Tordoff 6028

Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTER&JULY — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

Drawn By: JC
Checked By: DT
Date Printed: 19/06/2024 6:31:12 PM
Scale: 1 : 250@ A1



Rev	Date	Description
A	19/06/2024	SSDA

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:
BUILDING ELEVATIONS

Project No. **2610**
Drawing No. **S3.A06.01**

Revision **A**

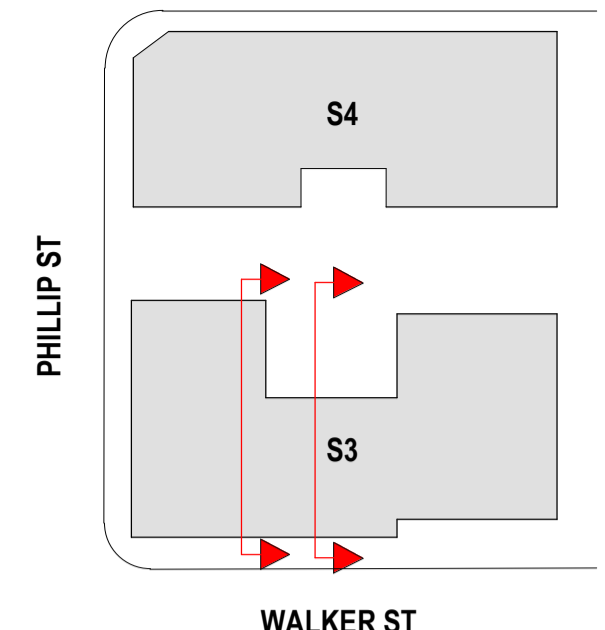
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

10 STAR BUILDING ASSESSMENTS
 www.10star.com.au admin@10star.com.au M: 0481 010 999

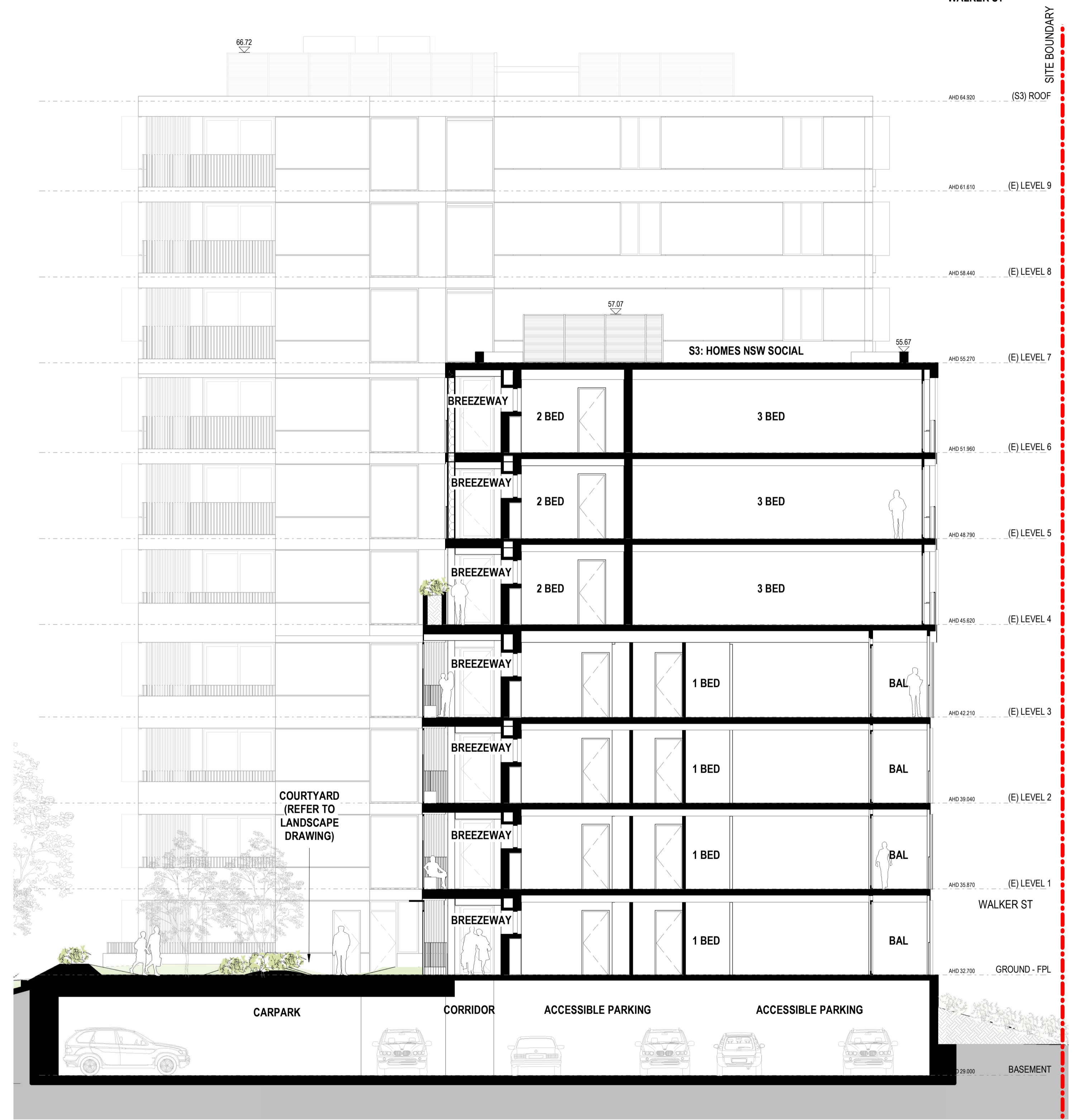
ABSAS
 Australian Building Sustainability Association
 Assessments completed within the accreditation period are part of the ABSA quality audit system
 Accreditation Period 03/09/2023-03/09/2024
 Assessor Name Adam Clarke
 Assessor Number 101518
 Assessor Signature

Certificate No. #HR-722MC0-01
 Scan QR code or follow website link for rating details.
 Assessor name Adam Clarke
 Accreditation No. ABSA 101518
 Property Address 63-65 Elizabeth Street REDFERN, NSW, 2016
 http://www.10star.com.au/report/HR-722MC0-01

BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, JV3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS



S3 CROSS SECTION 1



S3 CROSS SECTION 2

Project Title: 600-660 Elizabeth Street, Redfern (Redfern Place)

Sheet drawn by: **hayball**

Project Architectural Team:
 Architecture AND — S1 Lead Architect
 SILVESTERÆJJUJ — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

Notes:

Drawn By: Author
 Checked By: Checker
 Date Printed: 19/06/2024 6:04:47 PM
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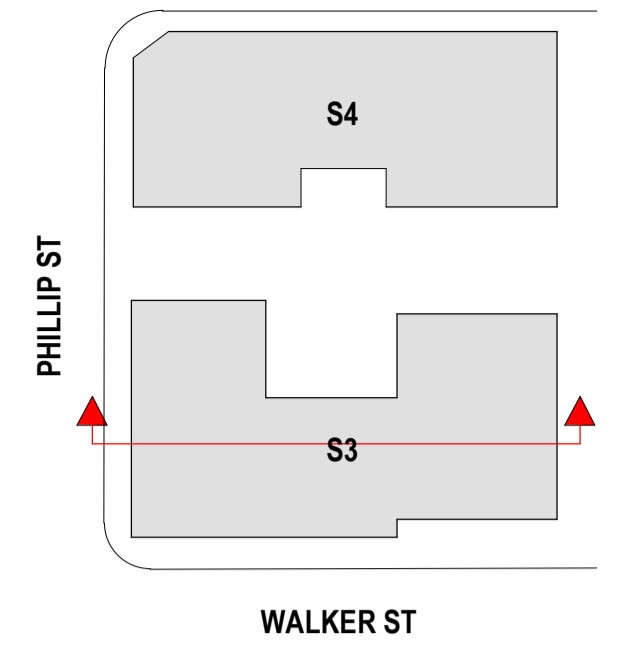
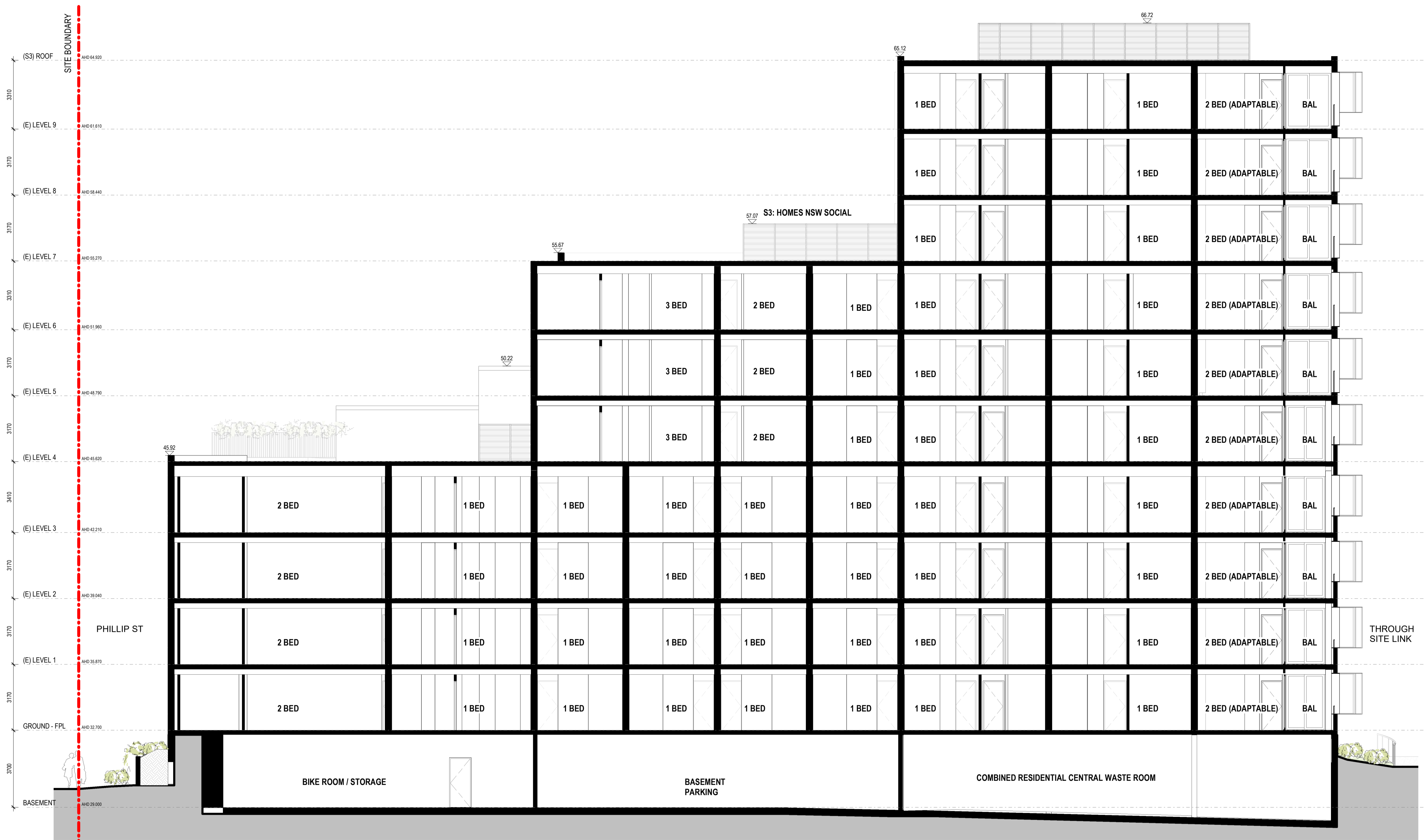
Rev	Date	Description
A	19/06/2024	SSDA

Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION
 Building Title: BUILDING SECTIONS

Project No. 2610
 Drawing No. S3.A06.02
 Revision A

ABN: 84006384261 NSW Nominated Architects: David Torzoff 6028

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



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Certificate No. #HR-722MC0-01

Assessor name: Adam Clarke
 Accreditation No.: ABSA 101518
 Property Address: 53 600-680 Elizabeth Street, REDFERN, NSW, 2016
 http://www.10star.com.au/pdf/HR-722MC0-01

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
 Assessor Number: 101518

Assessor Signature: _____

This Accredited Assessor is qualified to provide NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice.

Project Title:
600-660 Elizabeth Street,
Redfern (Redfern Place)

Sheet drawn by: **hayball**

Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9609 3644	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 5, 290 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	Canberra Level 1, 31 Alinga Street, Canberra ACT 2601 T +61 2 9660 9329
--	--	---	---

ABN: 84006384261 NSW Nominated Architects: David Torzoff 6028

Project Architectural Team:

Architecture AND — S1 Lead Architect
 SILVESTERÆJJUJ — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

Notes:

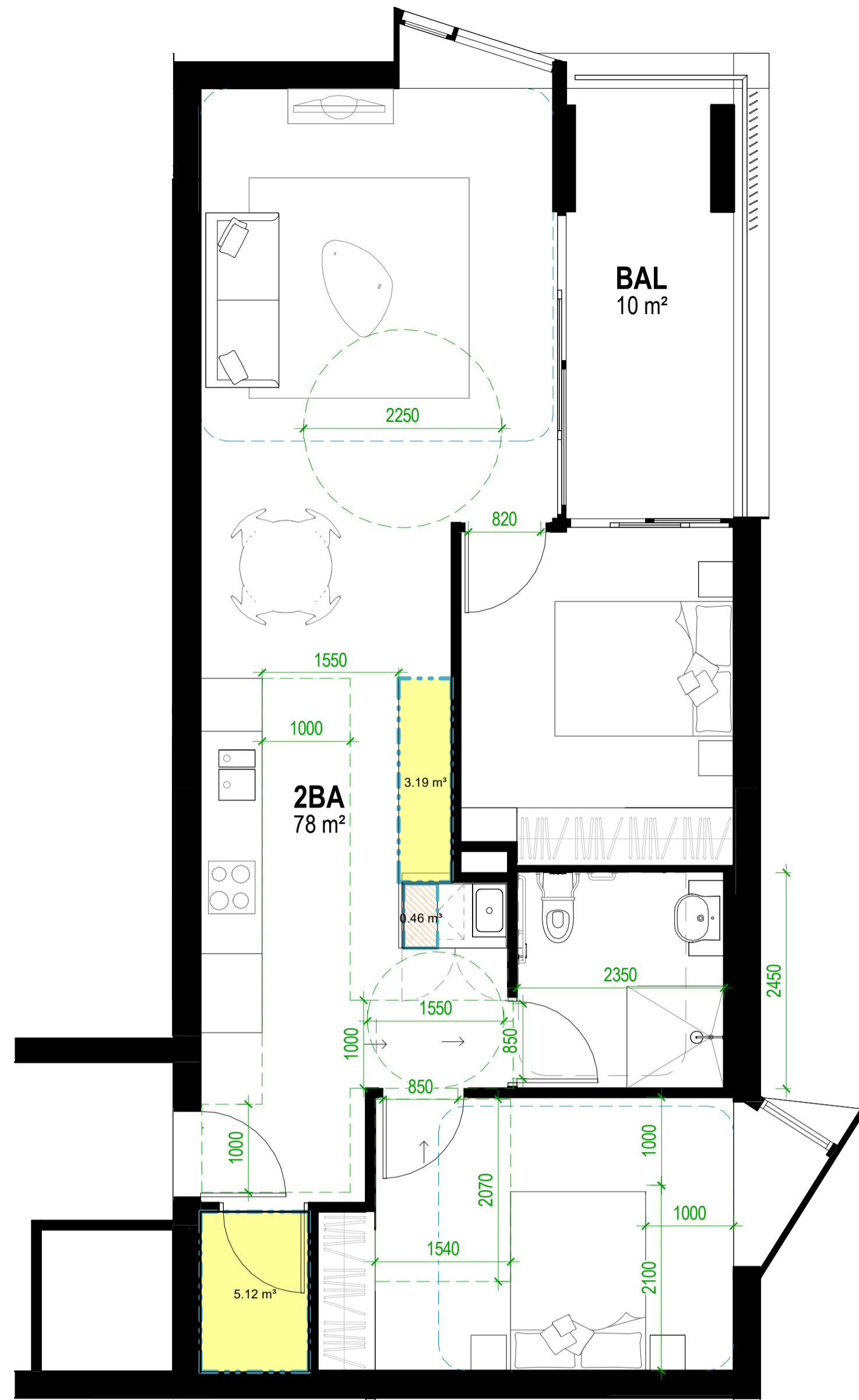
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Rev	Date	Description
A	19/06/2024	SSDA

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
 Drawing Title:
BUILDING SECTIONS

Project No. 2610
 Drawing No. S3.A06.03
 Revision A

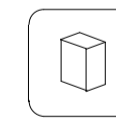
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



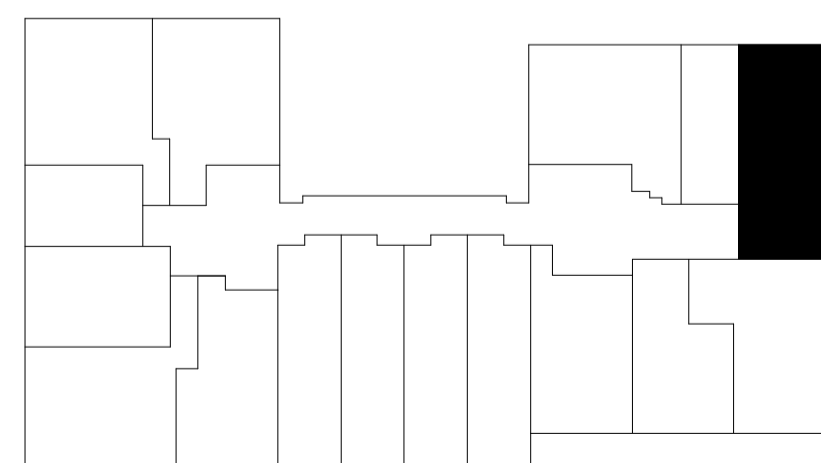
S3.2BA.01(G)



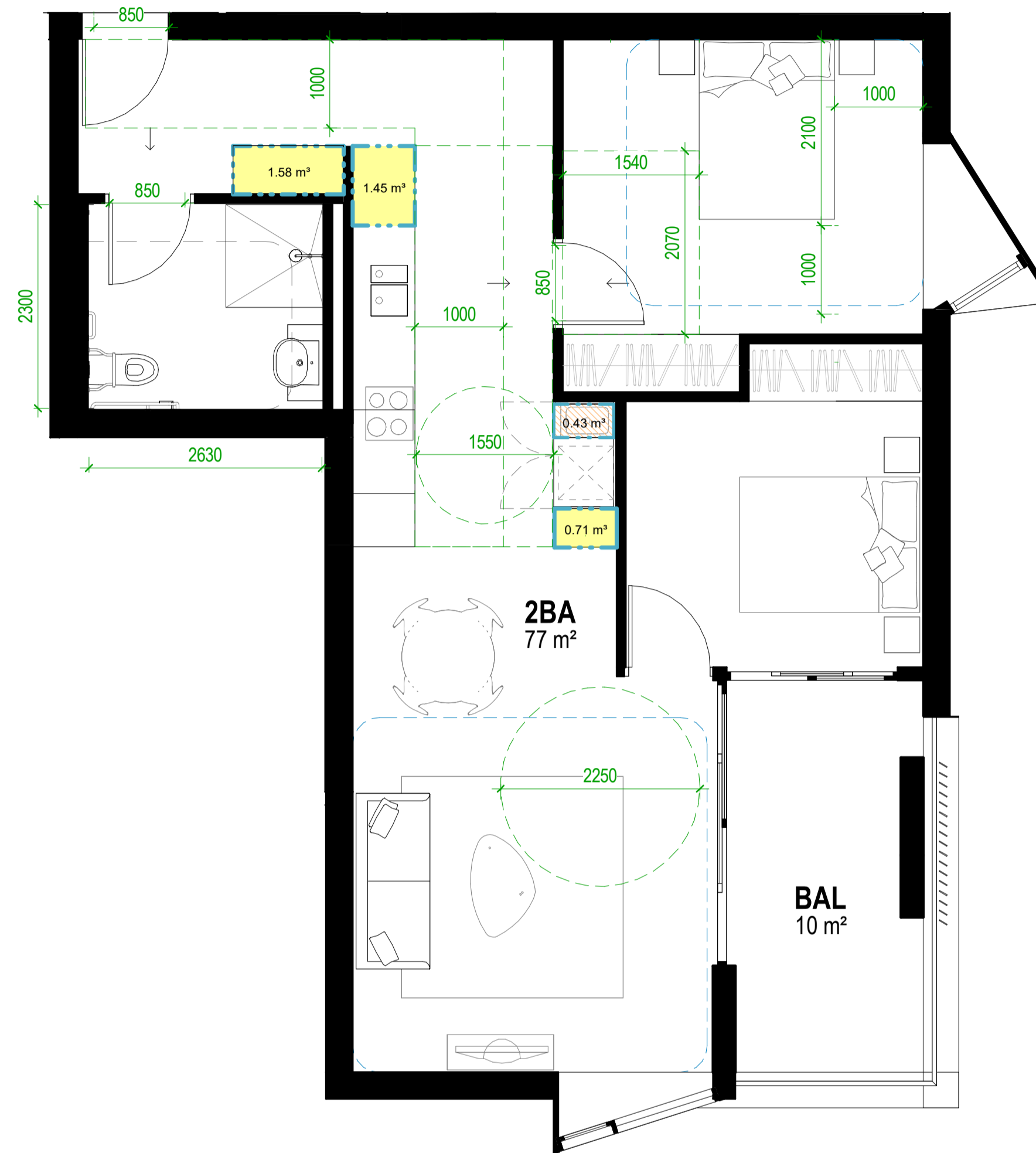
2 BED
ADG+LHA GOLD+ADAPTABLE



SEPP 65 REQUIRED STORAGE	8m3
STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES



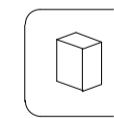
APARTMENT TYPE LOCATION KEY PLAN - S3 LEVELS 1-3



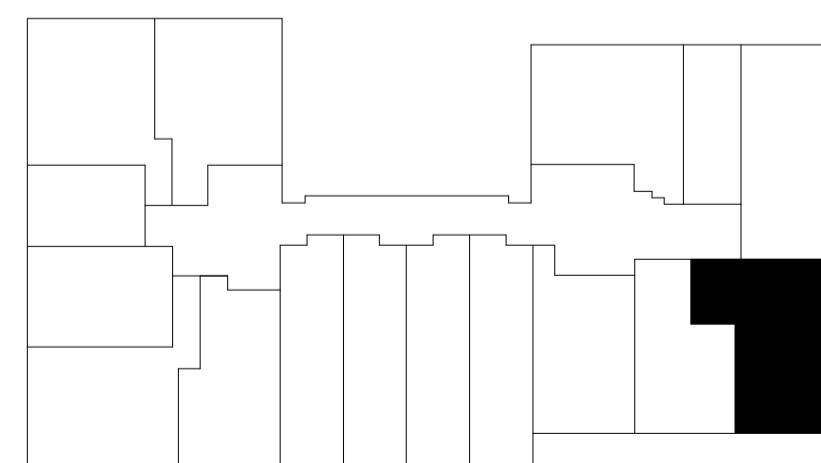
S3.2BA.02(G)



2 BED
ADG+LHA GOLD+ADAPTABLE



SEPP 65 REQUIRED STORAGE	8m3
STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES



APARTMENT TYPE LOCATION KEY PLAN - S3 LEVELS 1-3

APARTMENT TYPE	STORAGE WITHIN APT
S3.2BA.01	8.77 m³
S3.2BA.02	4.16 m³

Adaptable Compliance

Project Title:
 600-660 Elizabeth Street,
 Redfern (Redfern Place)

Sheet drawn by: **hayball**

Melbourne Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9609 3644	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 5, 250 Queen Street, Brisbane Qld 4000 T +61 7 3211 8621	Canberra Level 1, 31 Alinga Street, Canberra ACT 2601 T +61 2 9660 9329
---	---	--	--

ABN: 84000384261 NSW Nominated Architects: David Torzoff #028

Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTERÆJJUJ — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

Drawn By: [Name]
 Checked By: [Name]
 Date Printed: 19/06/2024 6:05:25 PM
 Scale: 1 : 50@ A1

Rev	Date	Description
A	19/06/2024	SSDA

Status:
STATE SIGNIFICANT DEVELOPMENT APPLICATION
 Drawing Title:
DA APARTMENT TYPES - ADG+GOLD+ADP

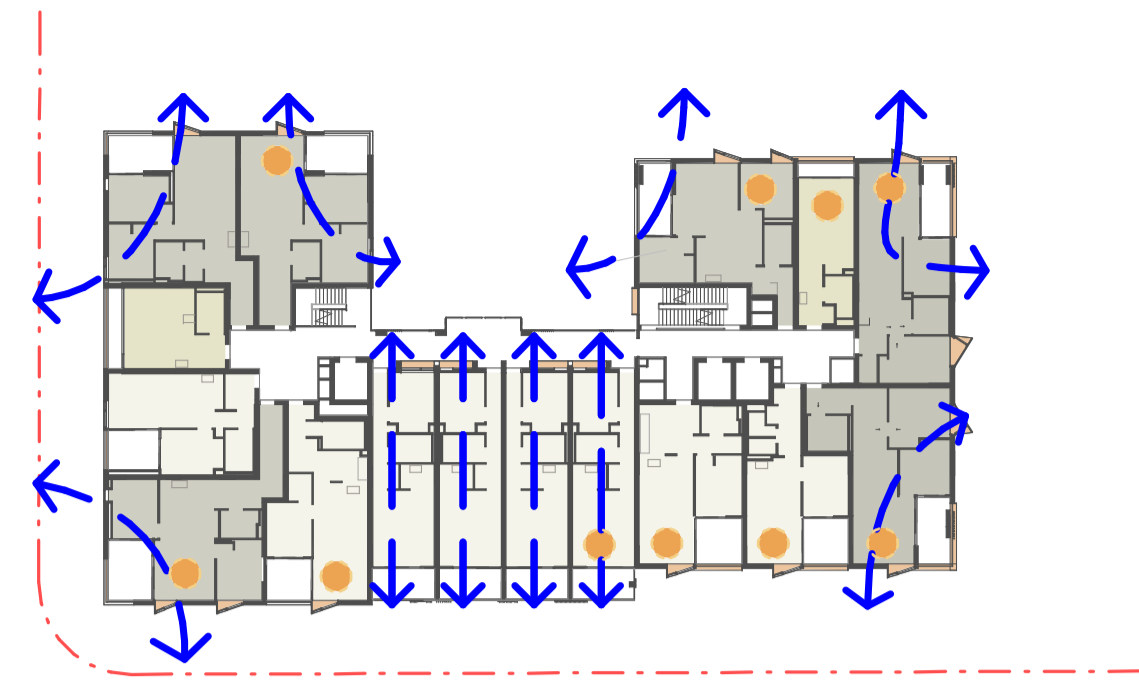
Project No. **2610**
 Drawing No. **S3.A09.02**
 Revision **A**



S3-SOLAR+CV - GROUND



S3-SOLAR+CV - LEVEL 1

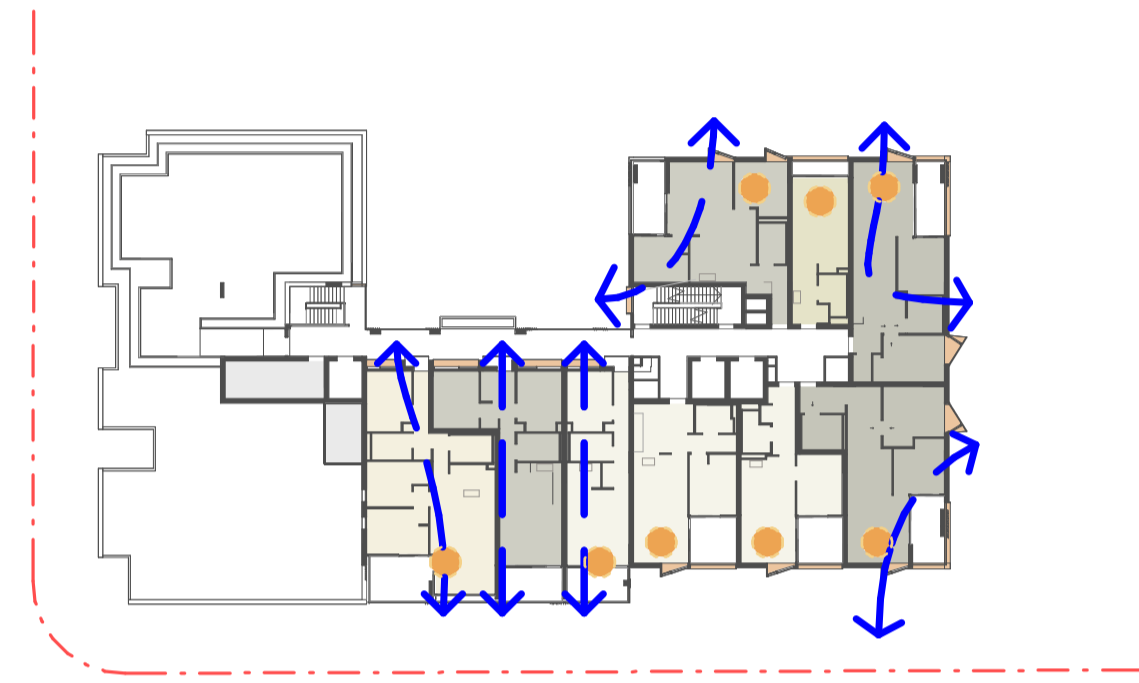


S3-SOLAR+CV - LEVEL 2

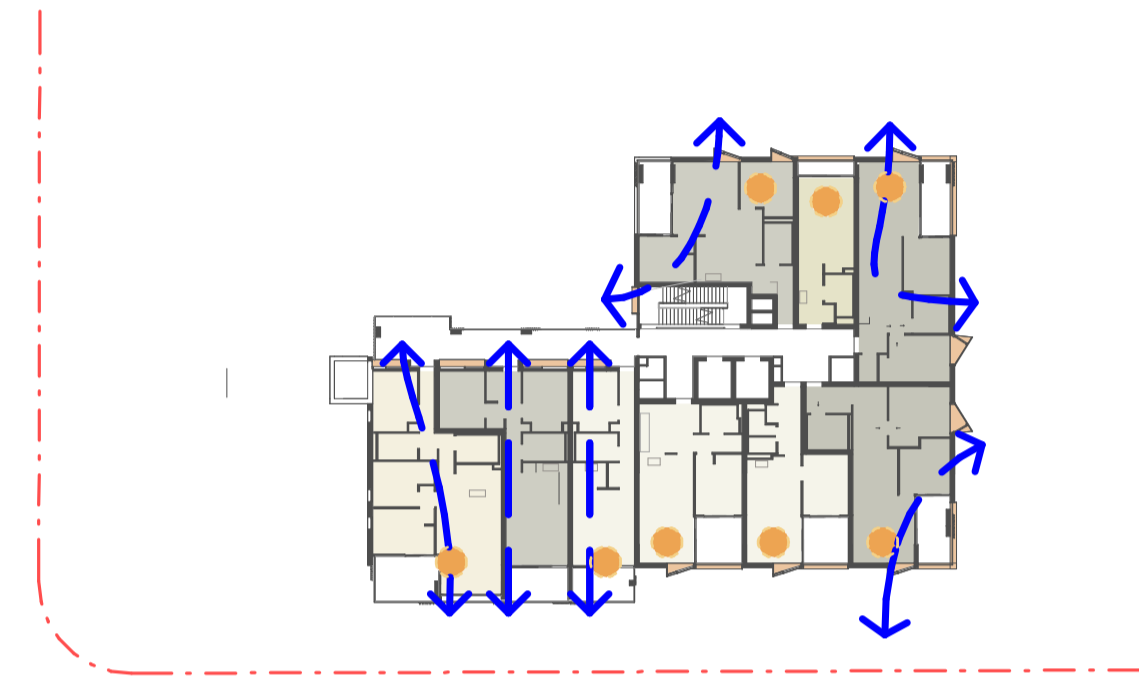


S3-SOLAR+CV - LEVEL 3

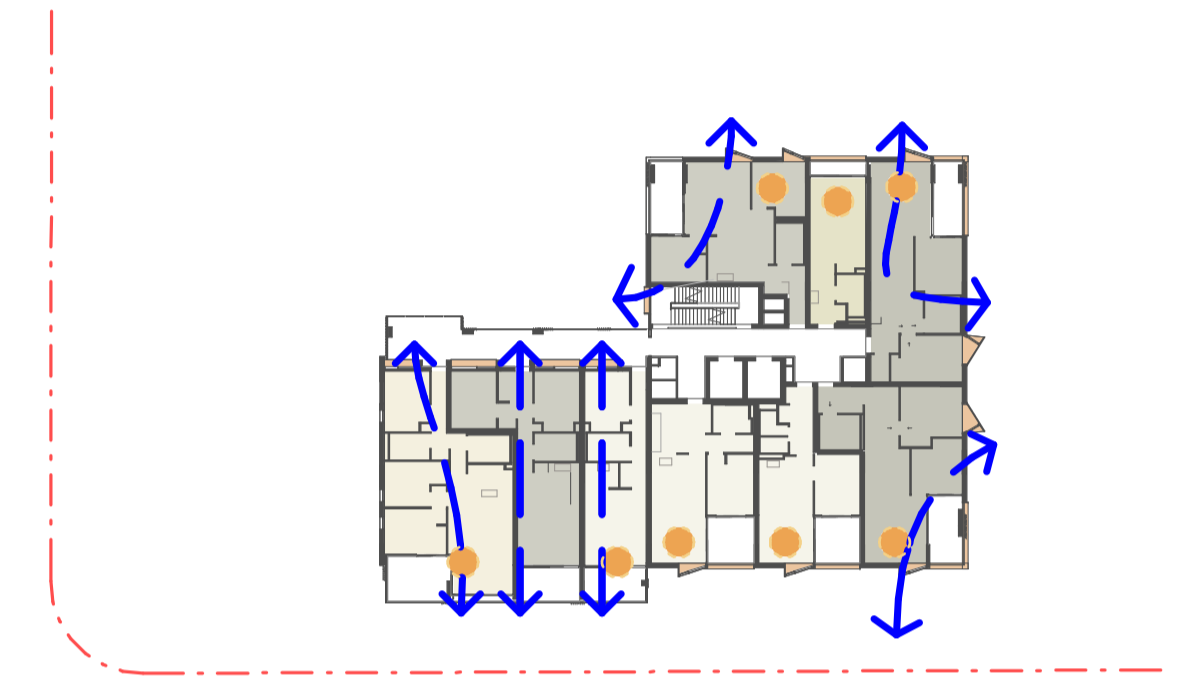
● DWELLINGS RECEIVING AT LEAST 2 HOURS OF DIRECT SUNLIGHT (BETWEEN 9AM AND 3PM AT MID WINTER)
 ↔ DWELLINGS WITH NATURAL CROSS VENTILATION



S3-SOLAR+CV - LEVEL 4

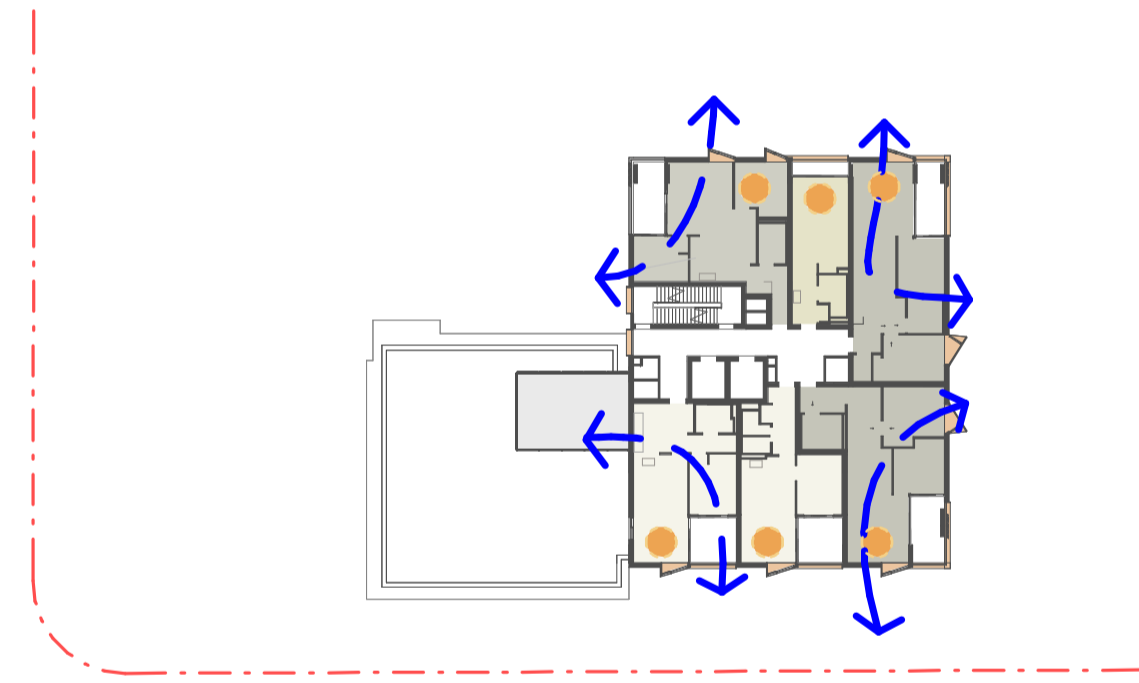


S3-SOLAR+CV - LEVEL 5

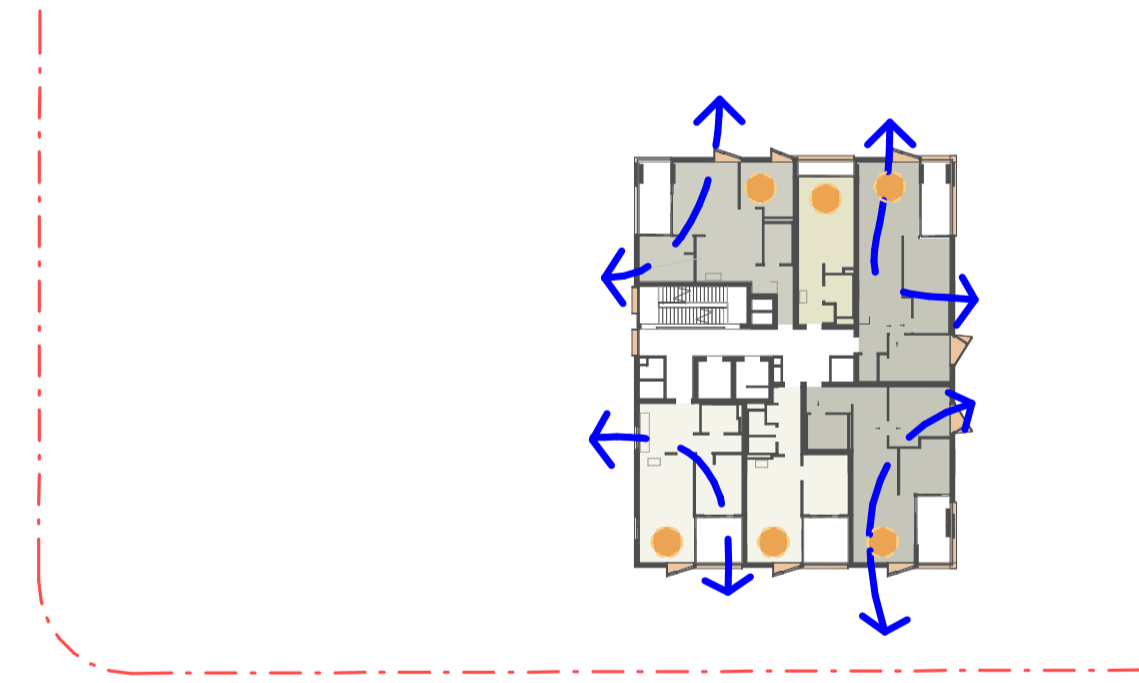


S3-SOLAR+CV - LEVEL 6

S3 AMENITY	TOTAL DWELLINGS	SOLAR	NIL SOLAR	X-VENT
G	15	6	1	10
1	16	8	2	10
2	16	10	2	10
3	16	11		10
4	9	8		6
5	9	8		6
6	9	8		6
7	6	6		4
8	6	6		4
9	6	6		
TOTAL	108	77	5	66
		71%	5%	65%



S3-SOLAR+CV - LEVEL 7



S3-SOLAR+CV - LEVEL 8



S3-SOLAR+CV - LEVEL 9

www.10sba.com admin@10sba.com M. 0481 010 999

Certificate No. #HR-722MC0-01

Assessor name: Adam Clarke
 Accreditation No.: ABSA 101518
 Property Address: 63-600 Elizabeth Street, REDFERN, NSW, 2016
<http://www.heip-software.com.au/g01HR-722MC0-01>

ABSA
 Australian Building Sustainability Association

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

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke
 Assessor Number: 101518

Assessor Signature: _____

This Accredited Assessor is qualified to give NABERS Accredited Certificates and has agreed to follow the ABSA Code of Practice

Project Title:
 600-660 Elizabeth Street,
 Redfern (Redfern Place)

Sheet drawn by: **hayball**

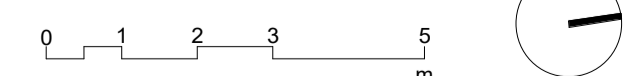
Melbourne Level 5, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9609 3644	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 5, 250 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821	Canberra Level 1, 31 Alinga Street, Canberra ACT 2601 T +61 2 9660 9329
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ABN: 84006384261 NSW Nominated Architects: David Torzoff #028

Project Architectural Team:
 Architecture AND — S1 Lead Architect
 SILVESTER R J J U J — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

Notes:

Drawn By: JC
 Checked By: DT
 Date Printed: 19/06/2024 6:05:44 PM
 Scale: 1 : 500@ A1



Rev	Date	Description
A	19/06/2024	SSDA

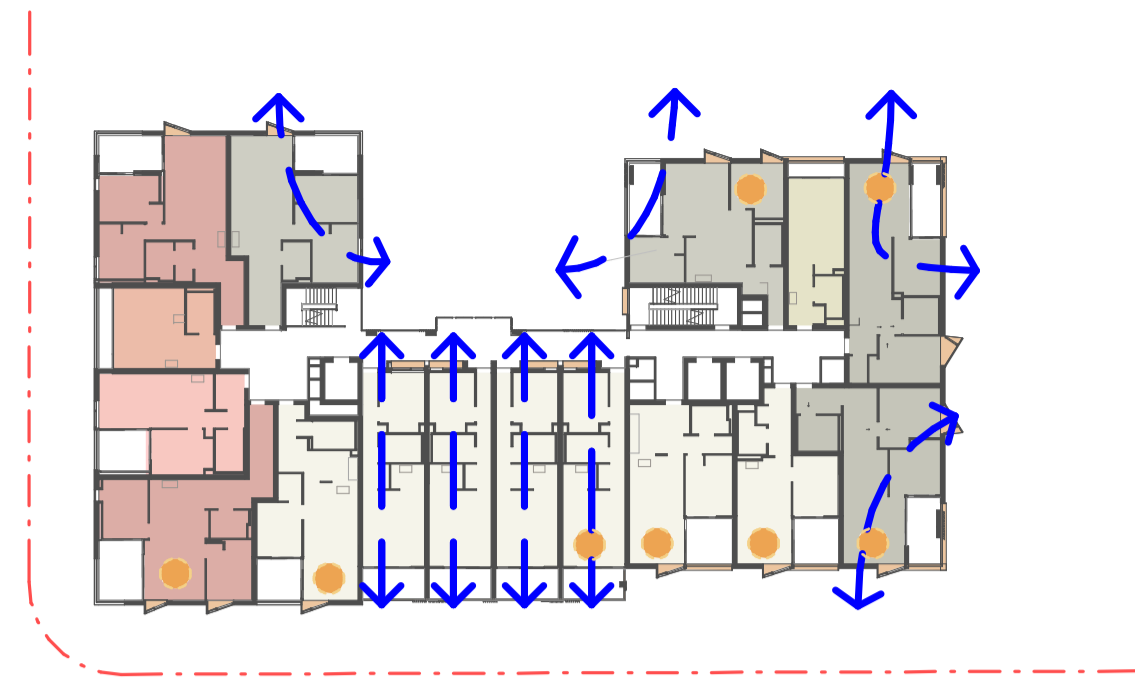
Status:
 STATE SIGNIFICANT
 DEVELOPMENT APPLICATION
 Drawing Title:
 ADG COMPLIANCE (X VENT + SOLAR)
 DIAGRAM

Project No. **2610**
 Drawing No. **S3.A40.20**
 Revision **A**

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



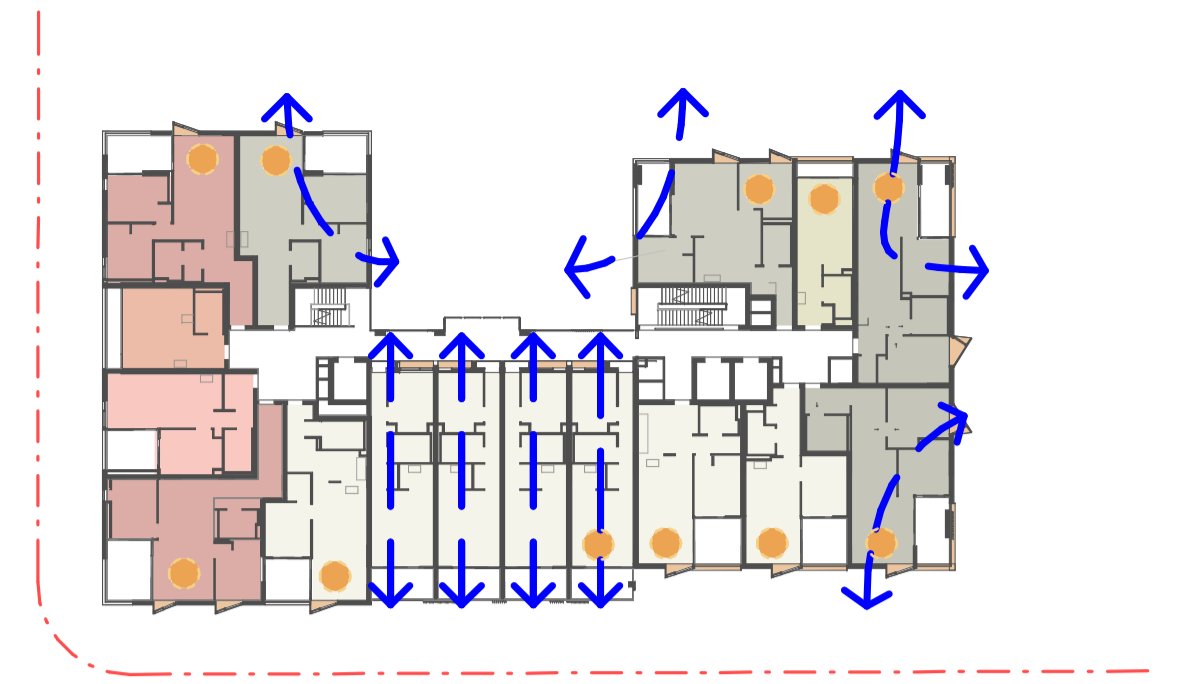
S3-SOLAR+CV - GROUND



S3-SOLAR+CV - LEVEL 1

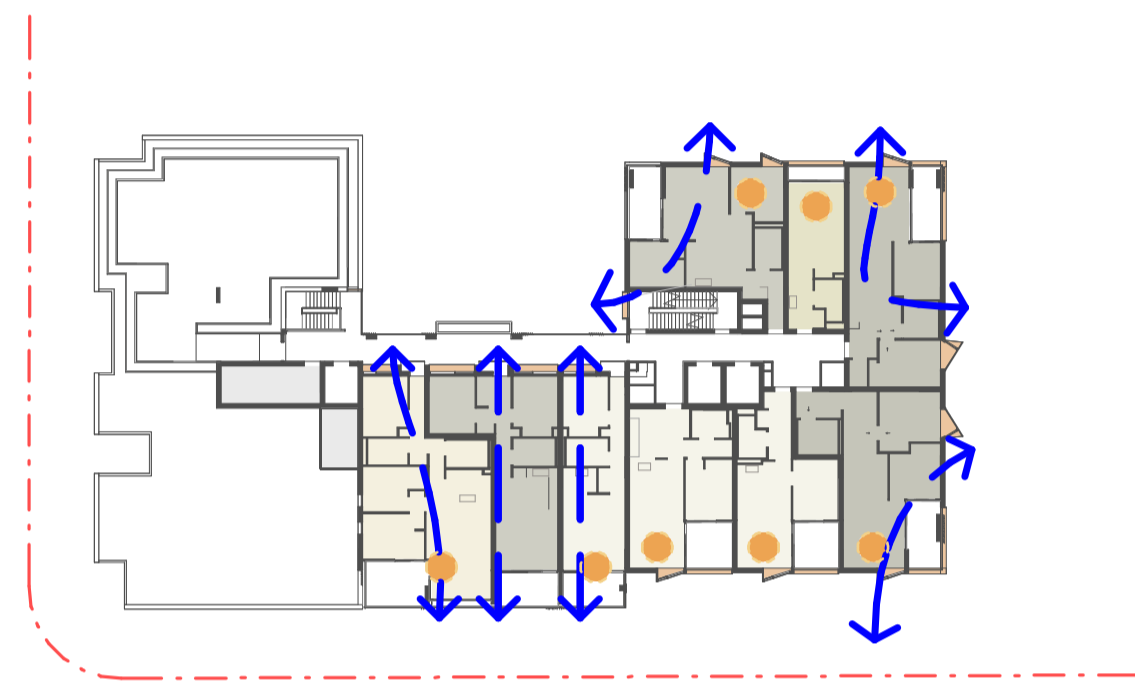


S3-SOLAR+CV - LEVEL 2

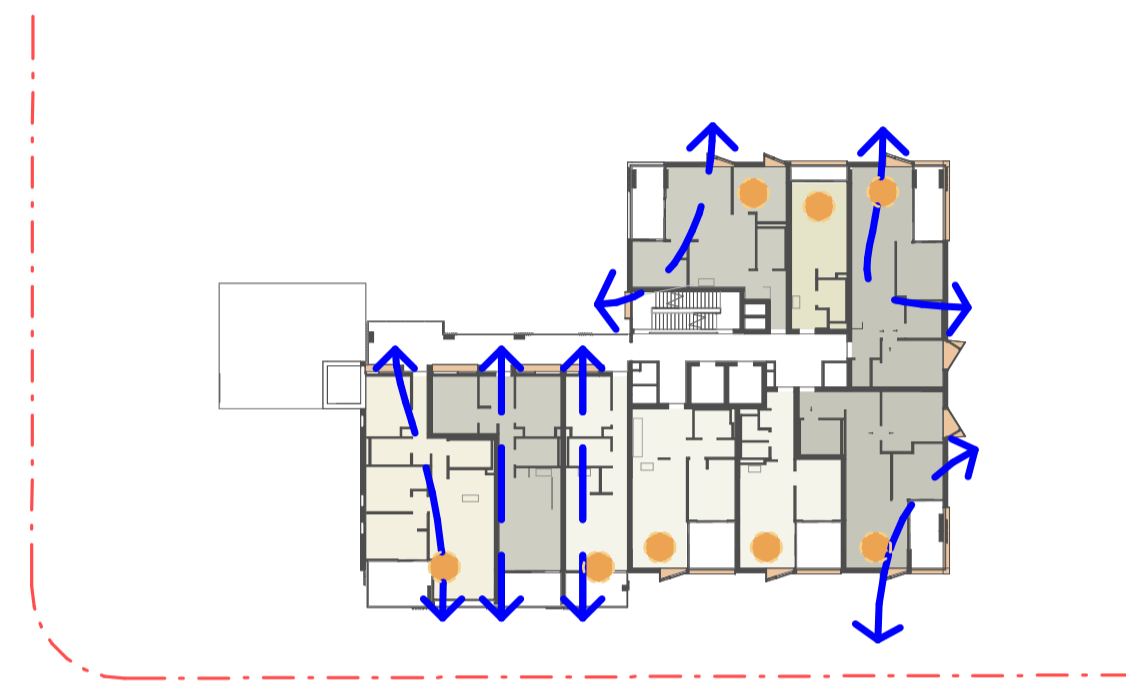


S3-SOLAR+CV - LEVEL 3

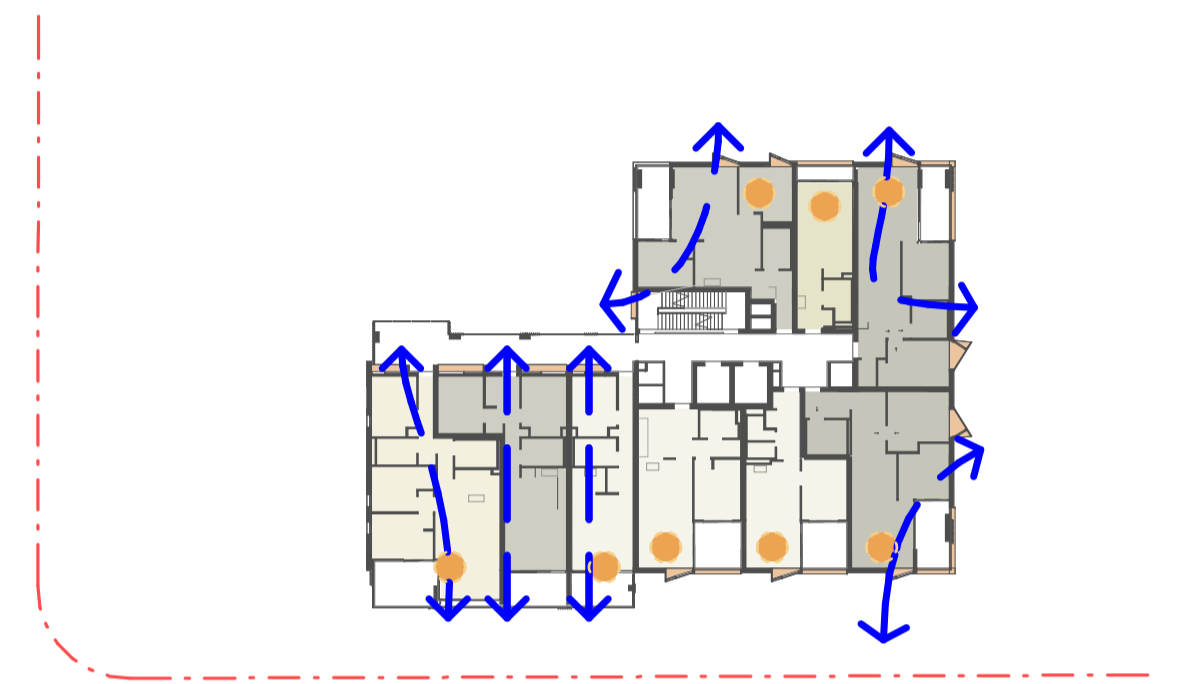
- NOISE-AFFECTED DWELLINGS
- DWELLINGS RECEIVING AT LEAST 2 HOURS OF DIRECT SUNLIGHT (BETWEEN 9AM AND 3PM AT MID WINTER)
- ↔ DWELLINGS WITH NATURAL CROSS VENTILATION



S3-SOLAR+CV - LEVEL 4

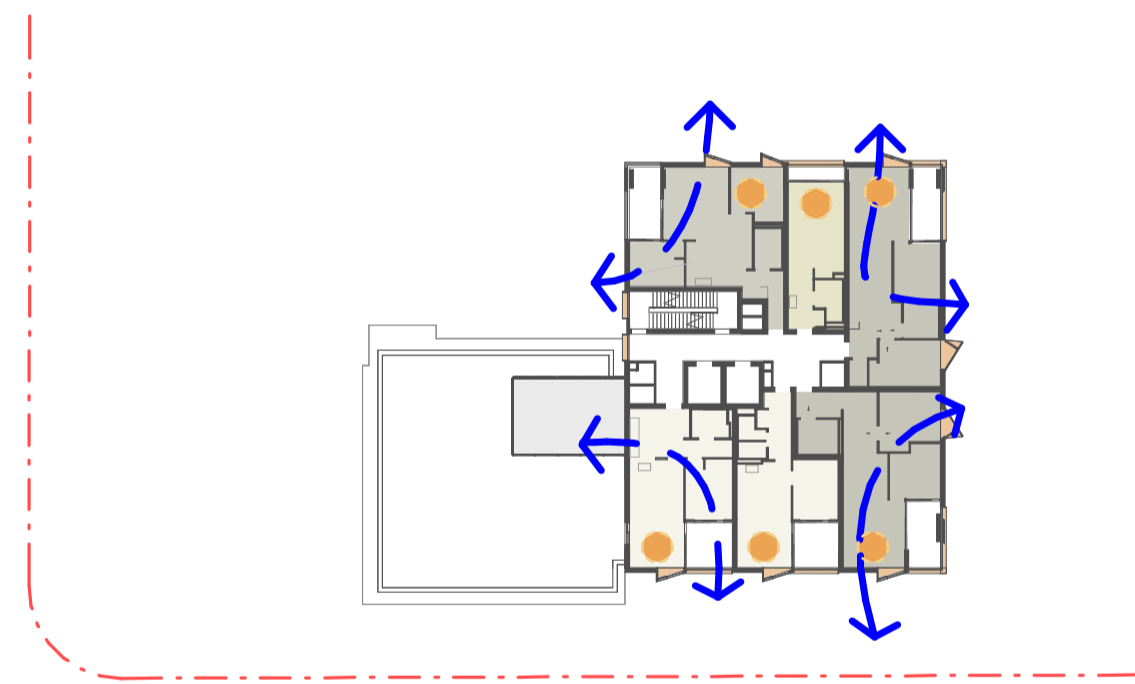


S3-SOLAR+CV - LEVEL 5

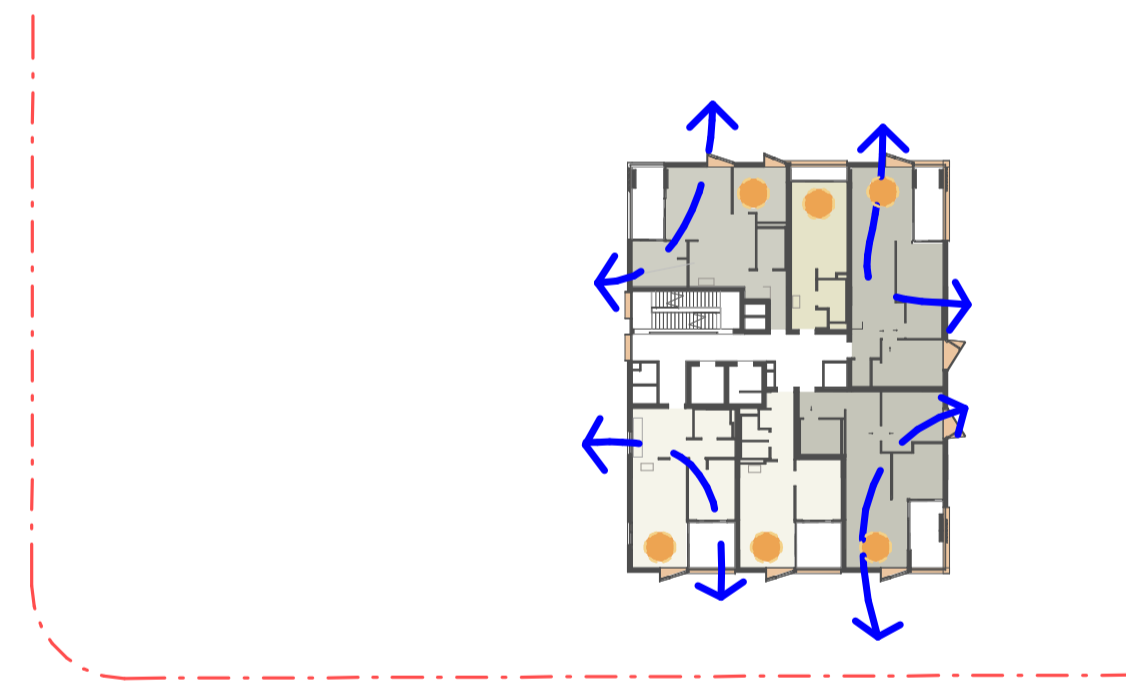


S3-SOLAR+CV - LEVEL 6

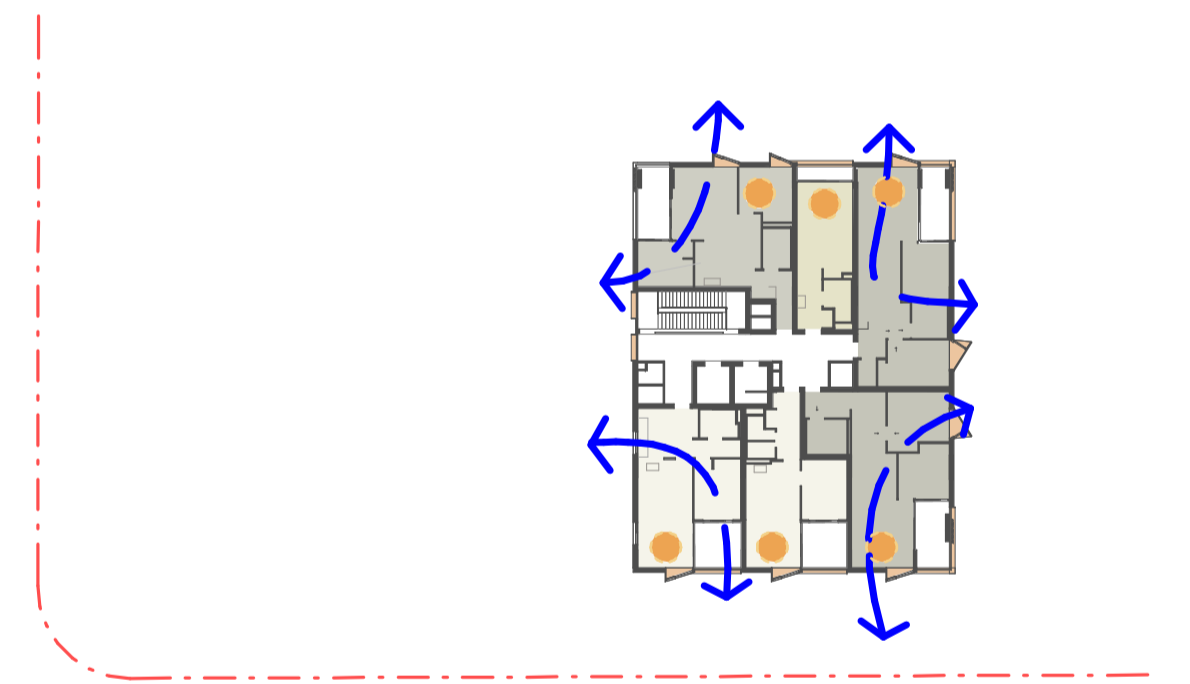
S3 AMENITY	TOTAL DWELLINGS	SOLAR	NIL SOLAR	TOTAL DWELLINGS (REMOVING NOISE IMPACTED APARTMENTS)	PROPOSED X-VENT (REMOVING NOISE IMPACTED APARTMENTS)
G	15	6	1	12	8
1	16	8	2	12	8
2	16	10	2	12	8
3	16	11		12	8
4	9	8		9	6
5	9	8		9	6
6	9	8		9	6
7	6	6		6	4
8	6	6		6	4
9	6	6		6	
TOTAL	108	77	5	87	58
		71%	5%		67%



S3-SOLAR+CV - LEVEL 7



S3-SOLAR+CV - LEVEL 8



S3-SOLAR+CV - LEVEL 9

10 STAR BUILDING ASSESSMENTS

www.10star.com admin@10star.com M: 0481 010 999

Certificate No. #HR-722MC0-01

Assessor name: Adam Clarke
 Accreditation No.: ABSA 101518
 Property Address: S3 600-660 Elizabeth Street, Redfern NSW, 2015

ABSA
Australian Building Sustainability Association

Accreditation Period: 03/09/2023-03/09/2024
 Assessor Name: Adam Clarke
 Assessor Number: 101518

Scan QR code or follow website link for rating details.

Project Title:
600-660 Elizabeth Street,
Redfern (Redfern Place)

Sheet drawn by: **hayball**

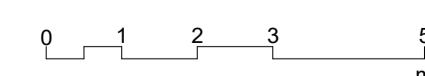
Melbourne Level 5, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9609 3644	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 5, 250 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821	Canberra Level 1, 31 Alinga Street, Canberra ACT 2601 T +61 2 9660 9329
---	--	---	---

ABN: 84006384261 NSW Nominated Architects: David Torralba #028

Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTER&JULY — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

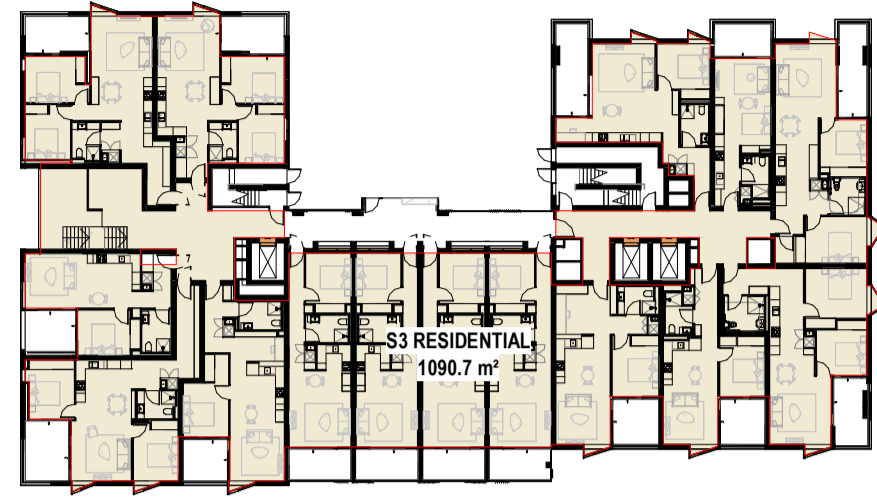
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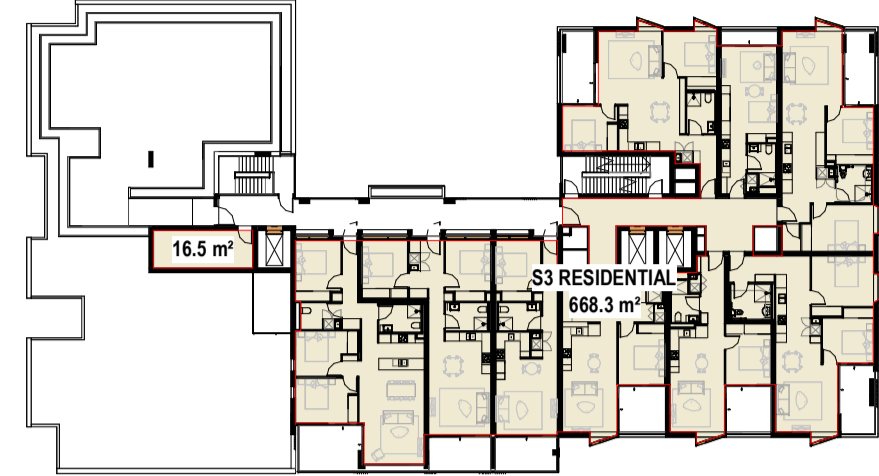
Rev	Date	Description
A	19/06/2024	SSDA

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
 Drawing Title:
ADG COMPLIANCE (X VENT + SOLAR)
DIAGRAM - NOISE UNAFFECTED

Project No. **2610**
 Drawing No. **S3.A40.21**
 Revision **A**



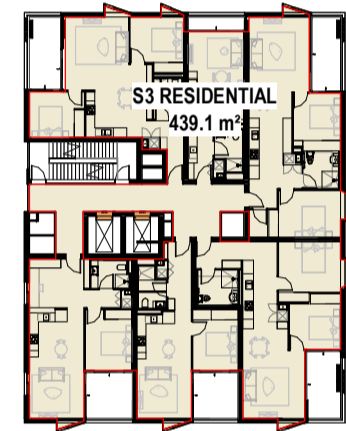
GFA - S3 - GROUND



GFA - S3 - LEVEL 04-6



GFA - S3 - LEVEL 01-3



GFA - S3 - LEVEL 07-9

GFA SUMMARY

LEVEL	GFA
	S3
GROUND - GFA (FSR)	1090.7
GROUND - GFA (NON - FSR)*	0
LEVEL 1	1103.0
LEVEL 2	1103.0
LEVEL 3	1103.0
LEVEL 4	684.8
LEVEL 5	668.3
LEVEL 6	668.3
LEVEL 7	439.1
LEVEL 8	439.1
LEVEL 9	439.1
TOTAL GFA (EXCL. TOILET RISERS 53.4 m²)	7685.0

Gross Floor Area Calculation Rules

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor,

and includes—

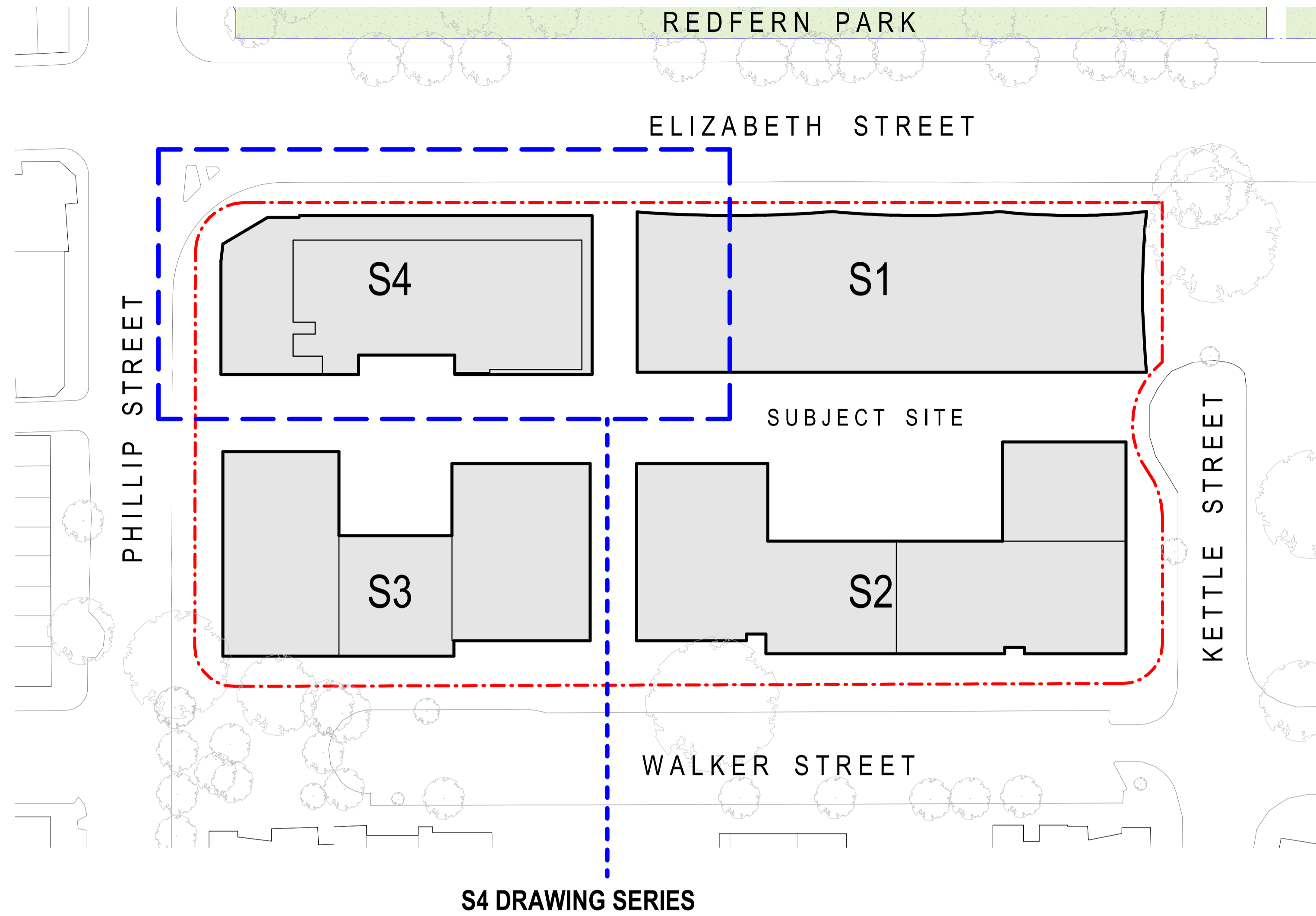
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

* Community facility - NON-FSR GFA; GFA not counted

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



600-660 ELIZABETH STREET, REDFERN

Series S4 - S4 Building

NO	SHEET NAME
S4.A00.01	COVER SHEET
S4.A02.00	S4 PLAN - GROUND FLOOR
S4.A02.01	S4 PLAN - LEVEL 1
S4.A02.02	S4 PLAN - LEVEL 2-3
S4.A02.04	S4 PLAN - LEVEL 4
S4.A02.05	S4 PLAN - ROOF
S4.A06.01	BUILDING ELEVATIONS
S4.A06.01A	BUILDING ELEVATIONS_CLEAN
S4.A06.02	BUILDING SECTIONS
S4.A09.01	DA APARTMENT TYPES - ADG+SILVER
S4.A09.02	DA APARTMENT TYPES - ADG+GOLD+ADP+SDA
S4.A40.20	ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM
S4.A40.21	ADG COMPLIANCE (X VENT + SOLAR) DIAGRAM - NOISE UNAFFECTED
S4.A40.30	AREA SCHEDULE - S4 GFA

S4 - NatHERS Thermal Comfort Inclusions

- Floors:**
- Suspended concrete floor with R2.0 insulation (insulation only value) to external open areas
 - Suspended concrete floor with R1.0 insulation (insulation only value) to S4101 floor adjacent to lobby area
 - Concrete between levels, no insulation required where habitable rooms are above and below

- External Walls:**
- Brick veneer with R2.50 insulation (insulation only value)
 - Precast concrete walls with R2.0 insulation (insulation only value)
 - Concrete walls to basement carpark
 - Note: No insulation is required to external basement carpark walls
- External Colour:
- Default medium (0.475 < SA < 0.7)

- Walls between dwellings:**
- Part wall system, with R2.0 insulation (insulation only value) to walls to neighbours
 - Concrete walls with plasterboard lining to stairs and lifts with R1.13 insulation (insulation only value)

- Walls within dwellings:**
- Plasterboard on studs, no insulation required

- Glazing Doors/Windows:**
- Glazed windows and doors:
- Group A** – awning + bifold + casement windows
U-value: 3.51 (equal to or lower than) SHGC: 0.45 (±5%)
 - Group A** – hinged glazed doors
U-value: 4.81 (equal to or lower than) SHGC: 0.40 (±5%)
 - Group B** – sliding doors/windows
U-value: 3.79 (equal to or lower than) SHGC: 0.47 (±5%)
 - Group B** – fixed glazing
U-value: 4.89 (equal to or lower than) SHGC: 0.41 (±5%)
- Given values are AFRC total window system values (glass and frame)

- Roof and Ceilings:**
- Concrete roof, with waterproof membrane
 - Plasterboard ceiling with R3.0 insulation (insulation only value) where concrete roof or balcony above
- External Colour:
- Medium (0.475 < SA < 0.7)

- Ceiling Penetrations:**
- Sealed LED downlights, one every 5.0m², modelled as 150mm diameter.
 - Sealed externally ducted exhaust fans, modelled as 250mm diameter, not to exceed NatHERS certificate
 - 1400mm/1500mm diameter ceiling fans to kitchen/ living rooms and bedrooms as shown on plan

- Floor coverings:**
- Carpet with rubber underlay to bedrooms, tiles elsewhere

- External Shading:**
- Shading as per stamped drawings
 - Fixed shading modelled as 60% shading

- Ventilation:**
- All external doors have weather seals, all exhaust fans to have dampers, and down lights proposed will have capped fittings

S4 - BASIX Water Commitments:

- Fixtures:**
- Install showerheads minimum rating of 4 stars-mid flow (>6 and <= 7.5 Litres/min)
 - Install toilet flushing system with a minimum rating of 4 stars in each toilet
 - Install tap with minimum rating of 6 stars in the kitchen
 - Install taps with minimum rating of 6 stars in each bathroom

- Alternative Water:**
- Install rainwater tank, minimum 10,000L capacity collected from min. 3,800m² roof area across all buildings. Tank connected to – common area landscape irrigation

S4 - BASIX Energy Commitments:

- Hot water system:**
- Centralized electric heat pump – air sourced; COP 3.0 -3.5
 - R1.0 insulation to piping

- Cooling System:**
- 1-phase non-ducted air conditioning to living areas and bedrooms: EER 3.0-3.5

- Heating System:**
- 1-phase non-ducted air conditioning to living areas and bedrooms: EER 3.0-3.5

- Ventilation:**
- Kitchen – Individual fan, externally ducted to roof or façade, manual on/off switch
 - Bathrooms – Individual fan, externally ducted to roof or façade, interlocked to light
 - Laundry – Individual fan, externally ducted to roof or façade, manual on/off switch

- Common Areas Ventilation:**
- Undercover carpark – ventilation supply and exhaust, CO2 monitor and VSD fan
 - Lift motor rooms – ventilation supply only, interlocked to light
 - Switch rooms – ventilation supply only, interlocked to light
 - Garbage room – ventilation exhaust only
 - Plant rooms – ventilation supply only, interlocked to light
 - Community rooms – Air conditioning system, time clock or BMS controlled
 - Hallway, lobbies – Ventilation (supply only), continuous
 - Ground floor lobby – no mechanical ventilation

- Common Areas Lighting:**
- Undercover carpark – LED lighting, zoned switching with motion sensor
 - Lift banks – LED lighting, connected to call button
 - Lift motor rooms – LED lighting, manual on/off
 - Switch rooms – LED lighting, manual on/off
 - Garbage room – LED lighting, manual on/off
 - Plant rooms – LED lighting, manual on/off
 - Community rooms – LED lighting, manual on/off
 - Hallway, lobbies – LED lighting, daylight sensor and motion sensor
 - Ground floor lobby – LED lighting, daylight sensor and motion sensor

- Lifts:**
- Gearless traction with VVVF motor

- Other:**
- Induction cooktop & electric oven
 - Outdoor clothes drying line

- Alternative Energy:**
- 240 kW solar Photovoltaic system

10 STAR BUILDING ASSESSMENTS

www.10sba.com admin@10sba.com M: 0481 010 999

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

Accreditation Period: 03/09/2023-03/09/2024

Assessor Name: Adam Clarke

Assessor Number: 101518

Assessor Signature: *[Signature]*

Certificate No. #HR-GH0EKX-01

Scan QR code or follow website link for rating details.

Assessor name: Adam Clarke

Accreditation No.: ABSA 101518

Property Address: S4 600-660 Elizabeth Street, REDFERN NSW, 2016

http://www.hero-software.com.au/pdf/HR-GH0EKX-01

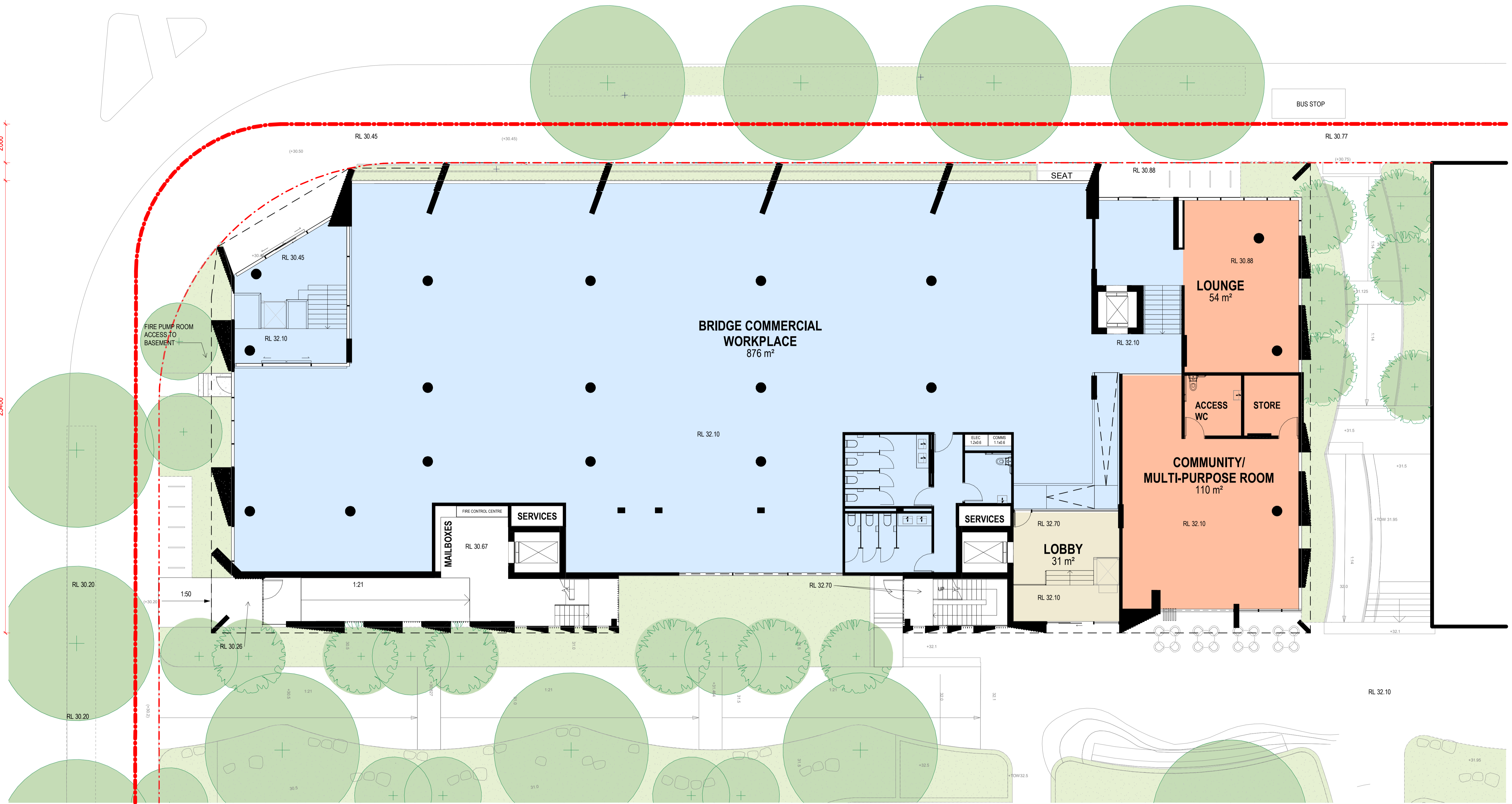
BASIX ASSESSOR, NATHERS CERTIFICATES, SECTION J REPORTS, Jv3 ASSESSMENTS, DAYLIGHT ANALYSIS REPORTS

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

1200 3740 55840 6290

ELIZABETH STREET

PHILLIP STREET



10 STAR BUILDING ASSESSMENTS

Certificate No. #HR-GHOEKX-01

Assessor Name: Adam Clarke

Assessment Number: 101518

ABSA

Accreditation No. 03/09/2023-03/09/2024

Assessor Name: Adam Clarke

Assessment Number: 101518

Project Title:
600-660 Elizabeth Street,
Redfern (Redfern Place)

Sheet drawn by: **hayball**

Melbourne Level 1, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9600 3644	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 5, 290 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	Canberra Level 1, 31 Aloria Street, Canberra ACT 2601 T +61 2 9660 9329
---	--	---	---

ABN: 84006384261 NSW Nominated Architects: David Torzoff 8028

Project Architectural Team:

Architecture AND — S1 Lead Architect

SILVESTER R J J U J — S2 Lead Architect

hayball — Precinct + S3 + S4 Lead Architect

Notes:

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Checked By: DT
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Rev	Date	Description
A	19/06/2024	SSDA

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:
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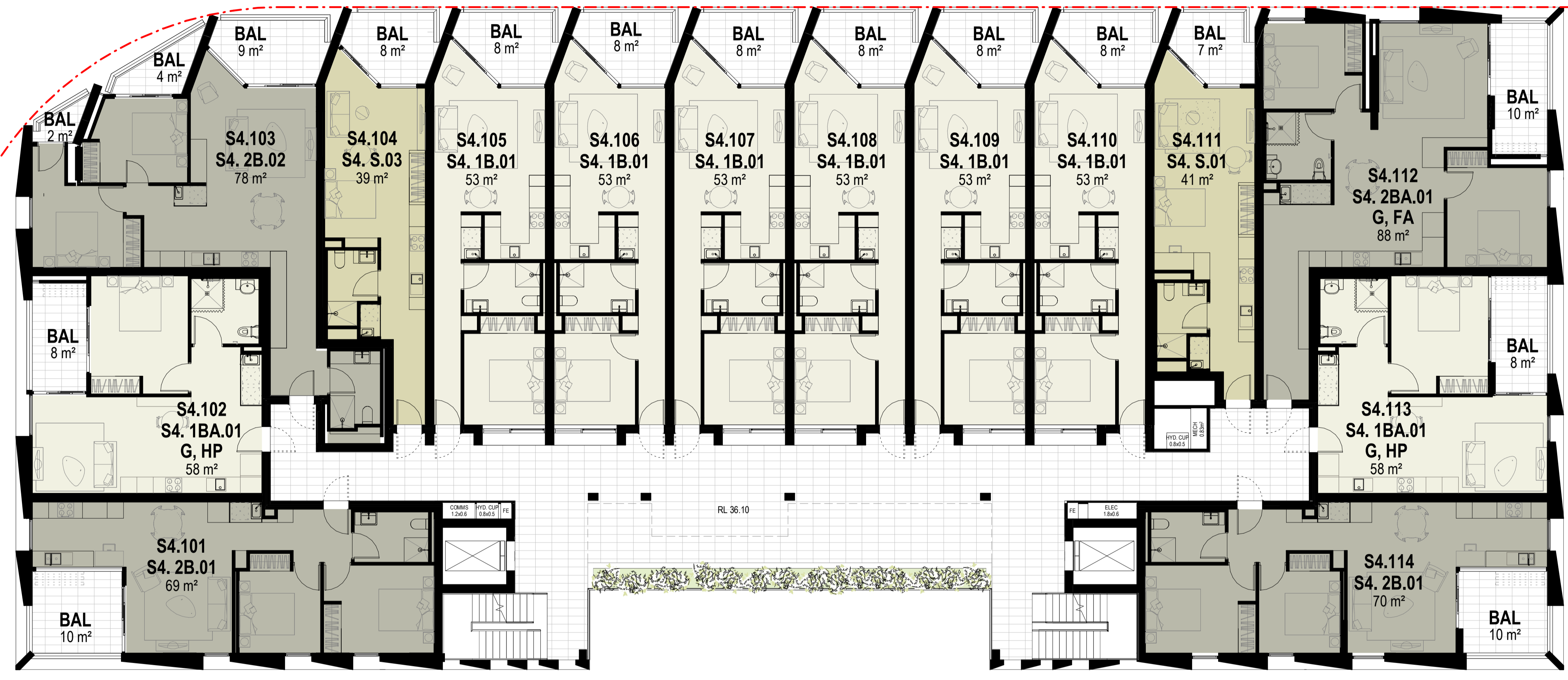
Project No. **2610**
Drawing No. **S4.A02.00**

Revision **A**

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

1200 3740 55840 6290
 ELIZABETH STREET

920 2000 23400
 PHILLIP STREET



Project Title:
 600-660 Elizabeth Street,
 Redfern (Redfern Place)

Sheet drawn by: **hayball**

Melbourne Level 1, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9600 3644	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 5, 250 Queen Street, Brisbane QLD 4000 T +61 7 3211 9821	Canberra Level 1, 31 Alinga Street, Canberra ACT 2601 T +61 2 9660 9329
---	--	---	---

ABN: 84006384261 NSW Nominated Architects: David Torzoff 6028

Project Architectural Team:
 Architecture AND — S1 Lead Architect
 SILVESTERÆJJUJ — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

Notes:

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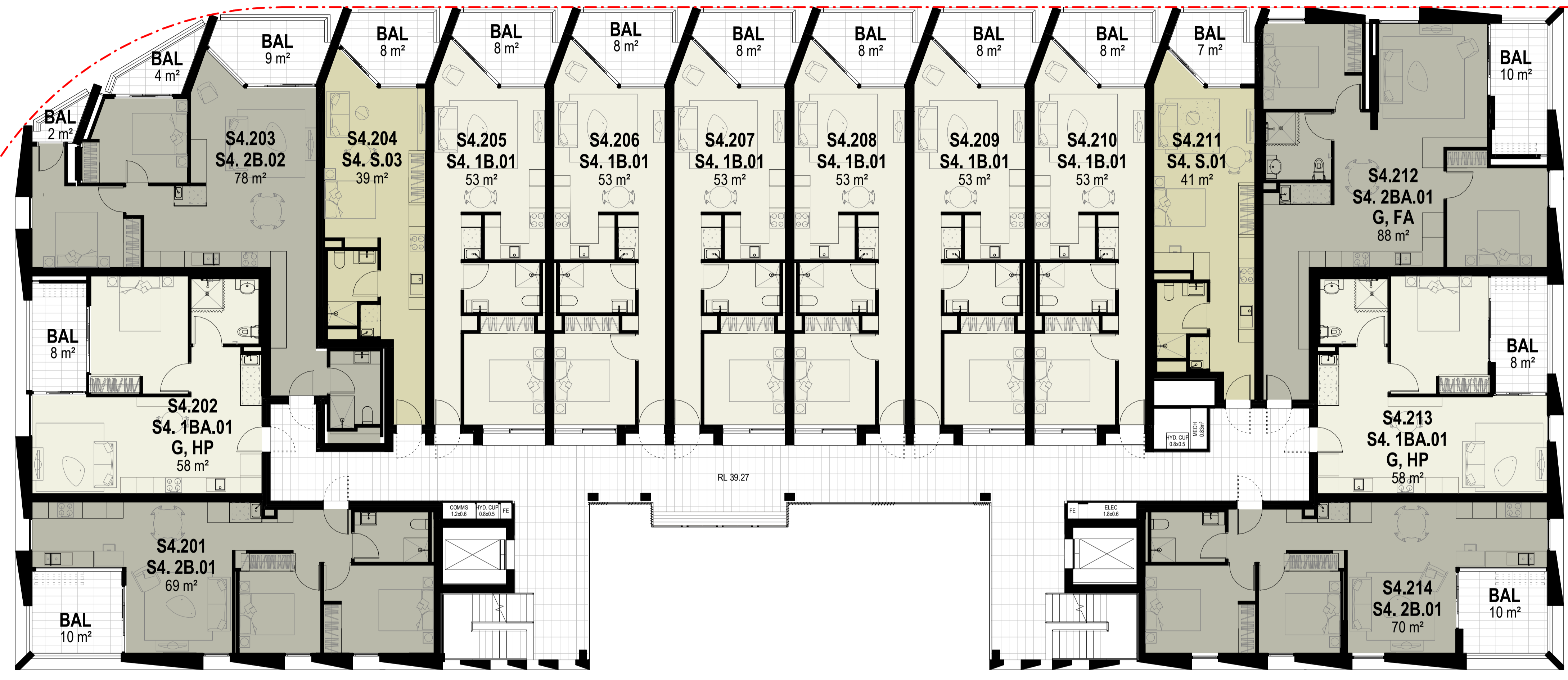
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 STATE SIGNIFICANT
 DEVELOPMENT APPLICATION
 Drawing Title:
 S4 PLAN - LEVEL 1

Project No. **2610**
 Drawing No. **S4.A02.01**
 Revision **A**

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

1200 3740 55840 6290
 ELIZABETH STREET

920 2000 23400
 PHILLIP STREET



10 STAR BUILDING ASSESSMENTS

Certificate No. #HR-GH0EKX-01

Assessor Name: Adam Clarke
 Assessment No: 101518

ABSA

Assessment Period: 03/09/2023-03/09/2024
 Assessor Name: Adam Clarke
 Assessment Number: 101518

Project Title:
 600-660 Elizabeth Street,
 Redfern (Redfern Place)

Sheet drawn by: **hayball**

Melbourne Level 1, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9600 3644	Sydney Ground Floor, 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 5, 290 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	Canberra Level 1, 31 Aloria Street, Canberra ACT 2601 T +61 2 9660 9329
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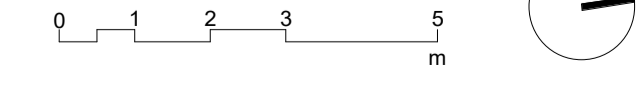
ABN: 84006384261 NSW Nominated Architects: David Torralba 6028

Project Architectural Team:

Architecture AND — S1 Lead Architect
 SILVESTERÆJJUJ — S2 Lead Architect
 hayball — Precinct + S3 + S4 Lead Architect

Notes:

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Rev	Date	Description
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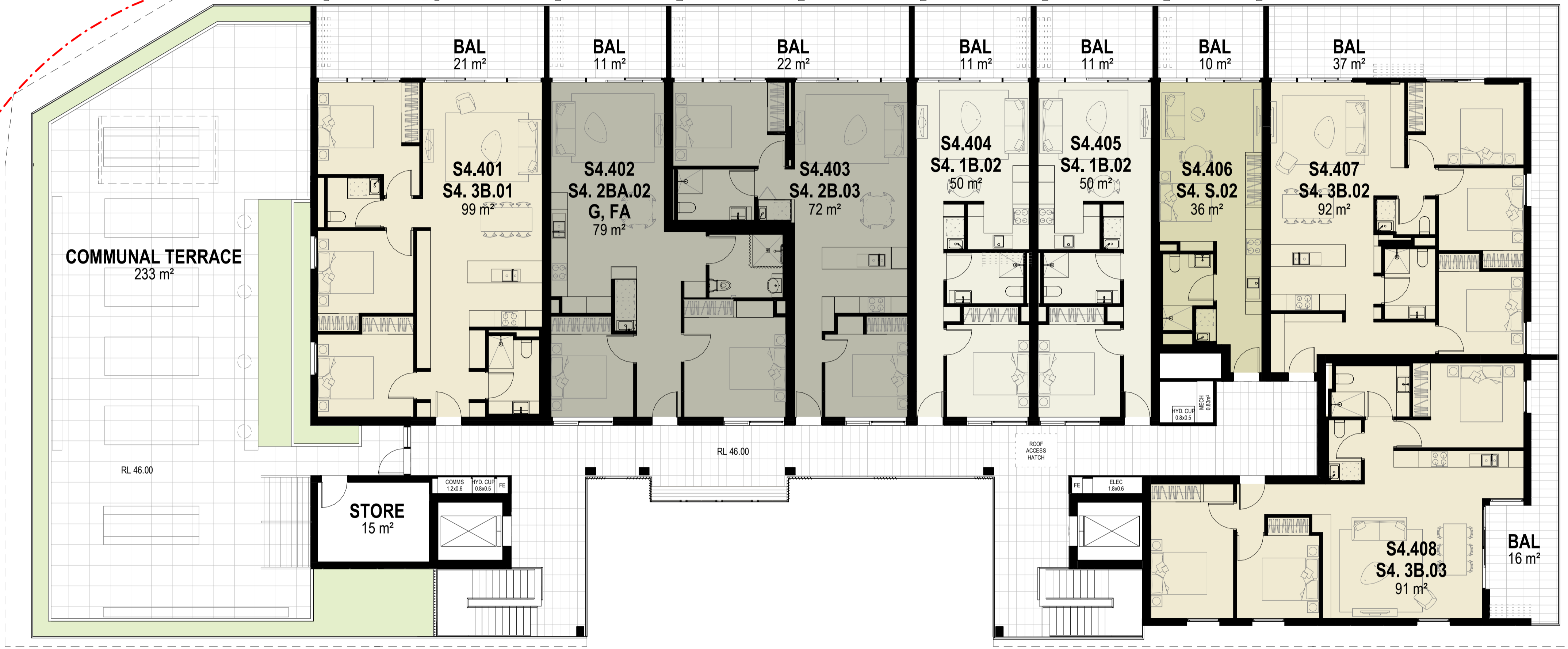
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 Drawing Title:
 S4 PLAN - LEVEL 2-3

Project No. **2610**
 Drawing No. **S4.A02.02**
 Revision **A**

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

1200 3740 55840 6290
 ELIZABETH STREET

920 2000 23400
 PHILLIP STREET



10 STAR BUILDING ASSESSMENTS

Certificate No. #HR-GH0EKX-01

Assessor Name: Adam Clarke
 Assessor No: 101518

ABSA
 Building Assessment
 Accreditation Period: 03/09/2023-03/09/2024
 Assessor Name: Adam Clarke
 Assessor Number: 101518

Project Title:
 600-660 Elizabeth Street,
 Redfern (Redfern Place)

Sheet drawn by: **hayball**

Melbourne Level 1, 250 Flinders Lane Melbourne VIC 3000 T +61 3 9600 3644	Sydney Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329	Brisbane Level 5, 290 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821	Canberra Level 1, 31 Alinga Street, Canberra ACT 2601 T +61 2 9660 9329
---	--	---	---

ABN: 84006384261 NSW Nominated Architects: David Torzoff 6028

Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTER&JUJ — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

Drawn By: JC
 Checked By: DT
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Rev	Date	Description
A	19/06/2024	SSDA

Status:
 STATE SIGNIFICANT
 DEVELOPMENT APPLICATION
 Drawing Title:
 S4 PLAN - LEVEL 4

Project No. **2610**
 Drawing No. **S4.A02.04**
 Revision **A**

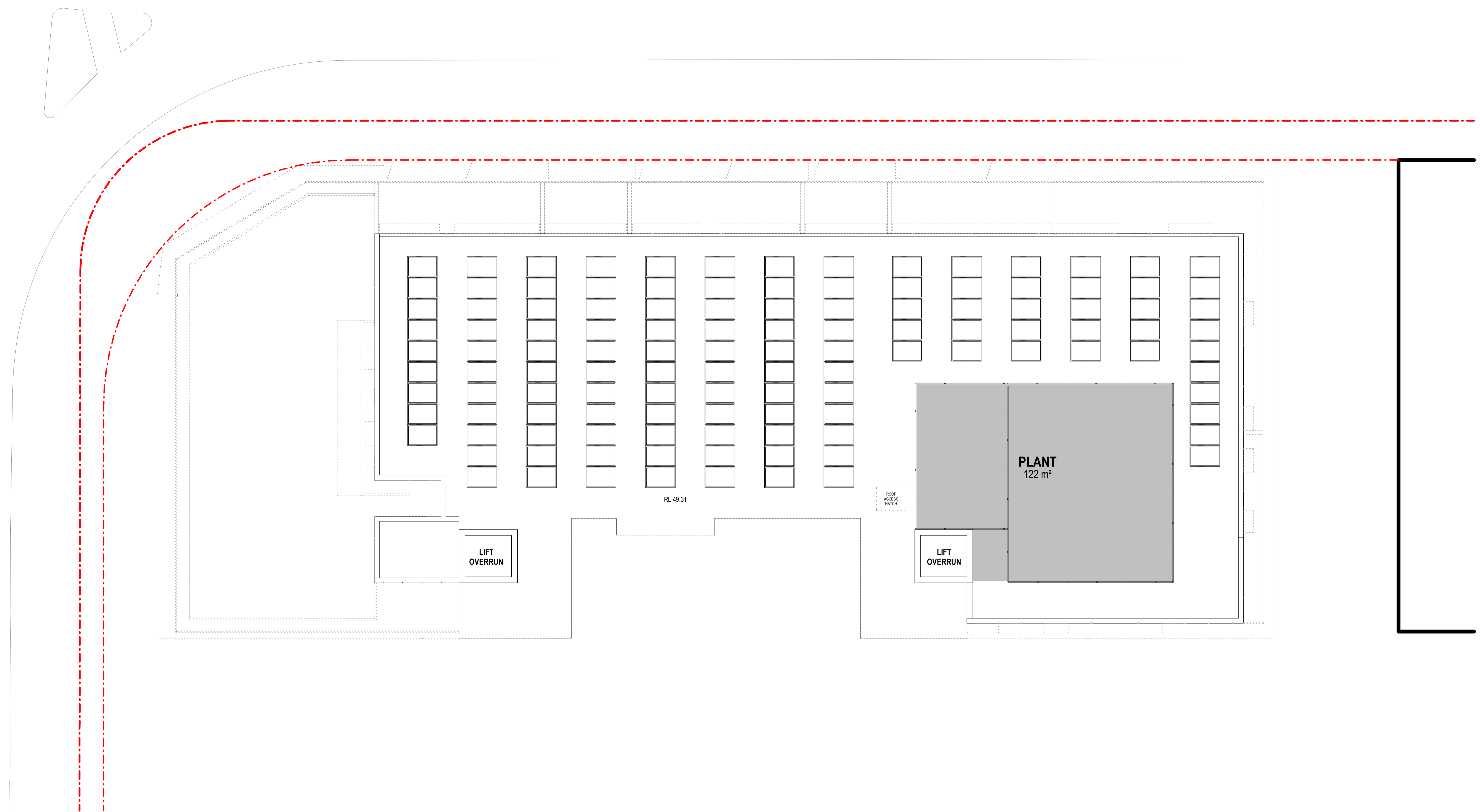
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

1200 3740 55840 6290

ELIZABETH STREET

PHILLIP STREET

920 23400



Project Title:
600-660 Elizabeth Street,
Redfern (Redfern Place)

Sheet drawn by: **hayball**

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---	--	--	--

ABN: 84006384261 NSW Nominated Architects: David Toroff #028

Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTER RÆJLJUV — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

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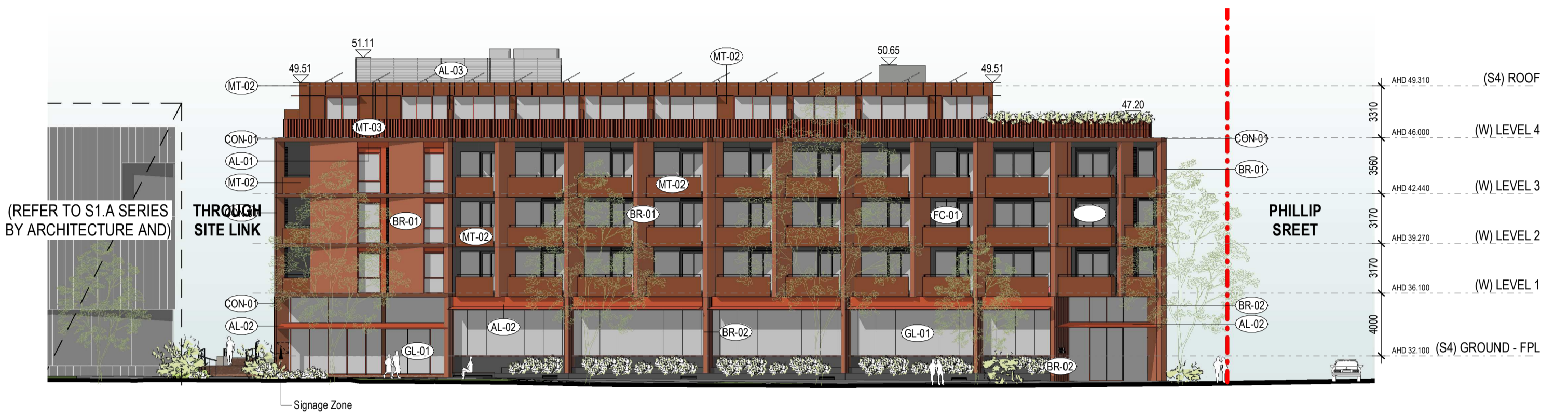
Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:
S4 PLAN - ROOF

Project No. **2610**
Revision **A**
Drawing No. **S4.A02.05**

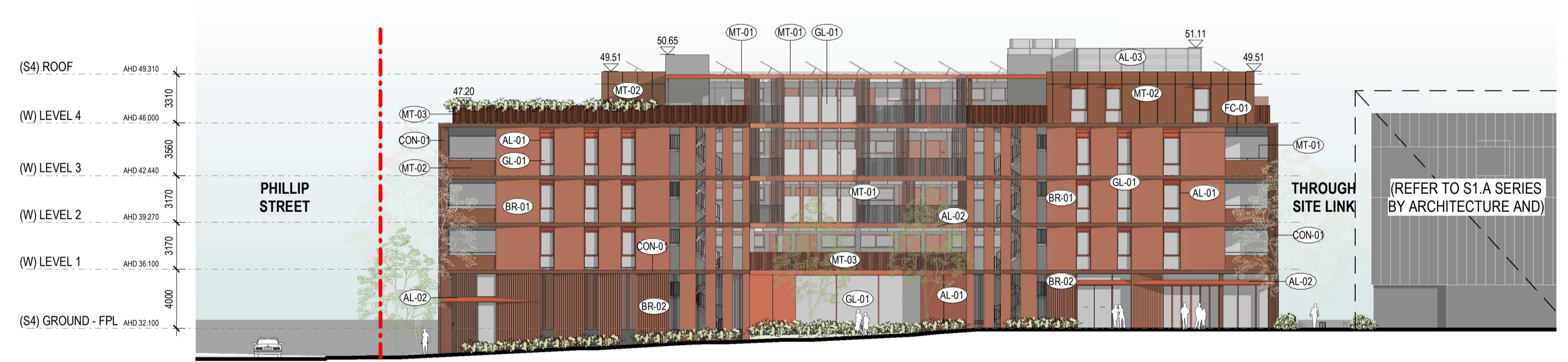
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



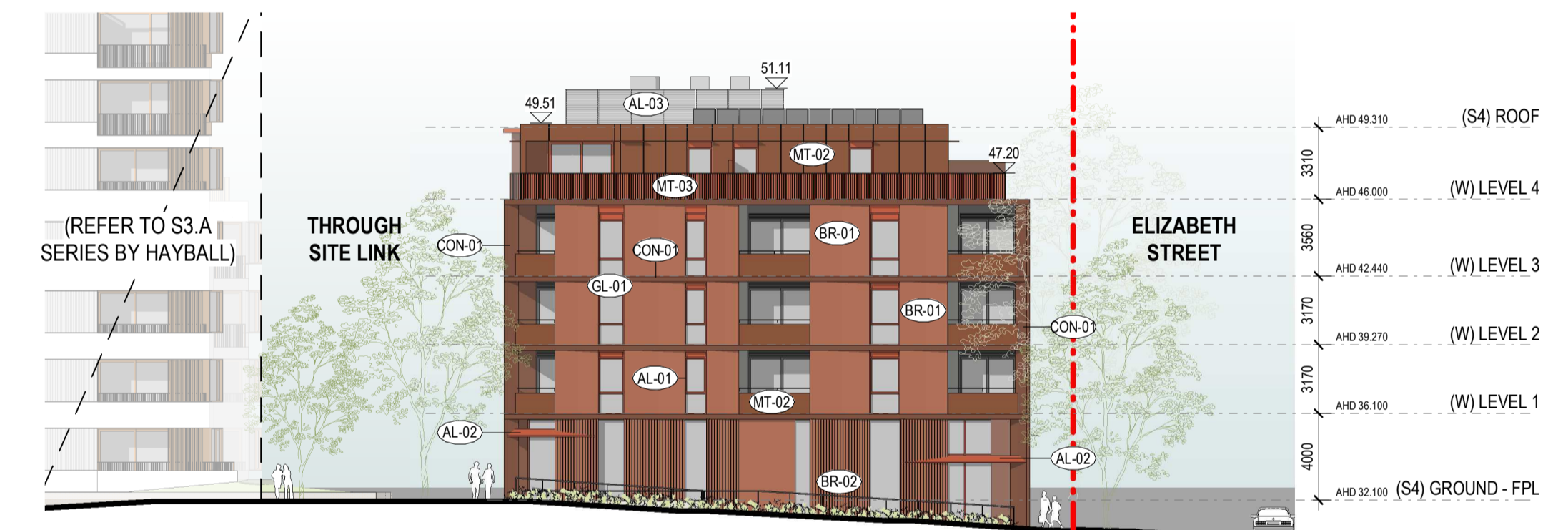
SOUTH ELEVATION



S4 WEST ELEVATION

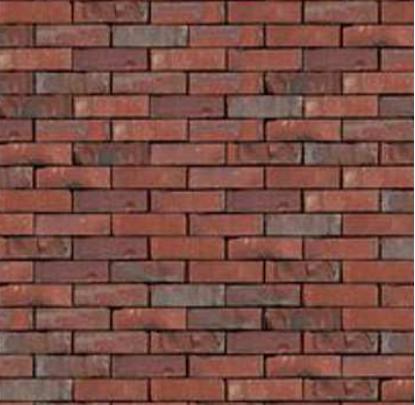

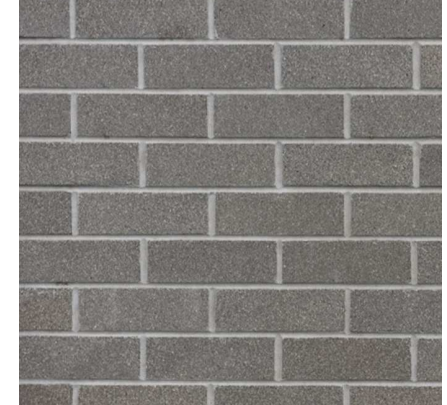




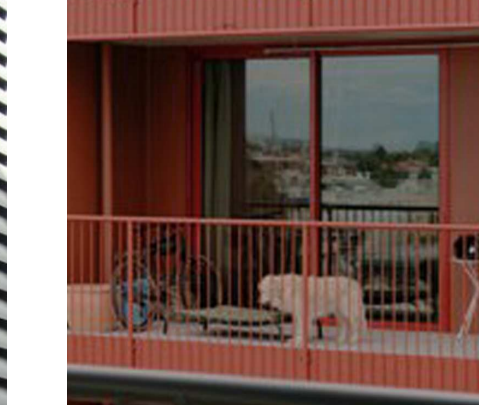






COURTYARD S4 EAST ELEVATION

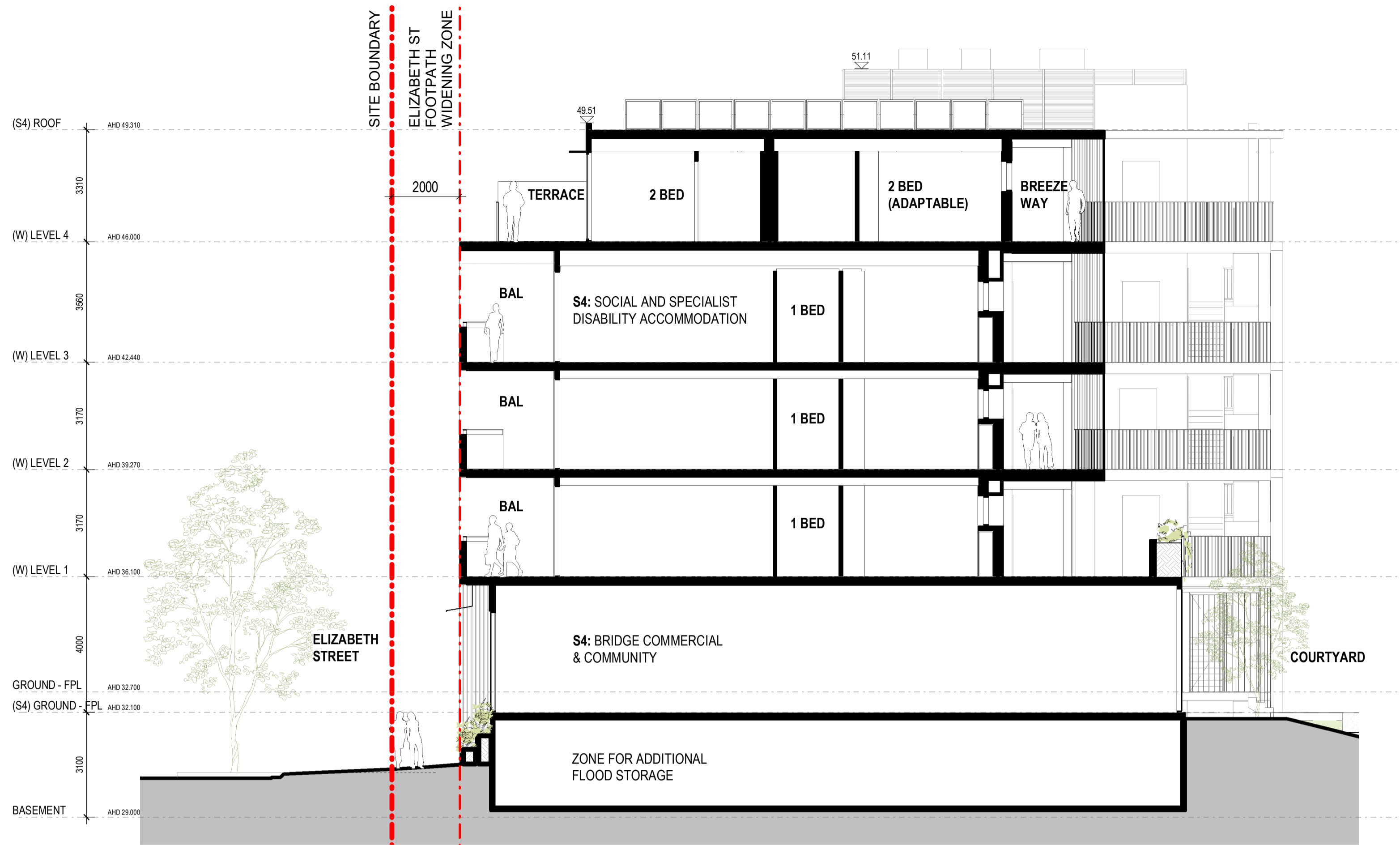


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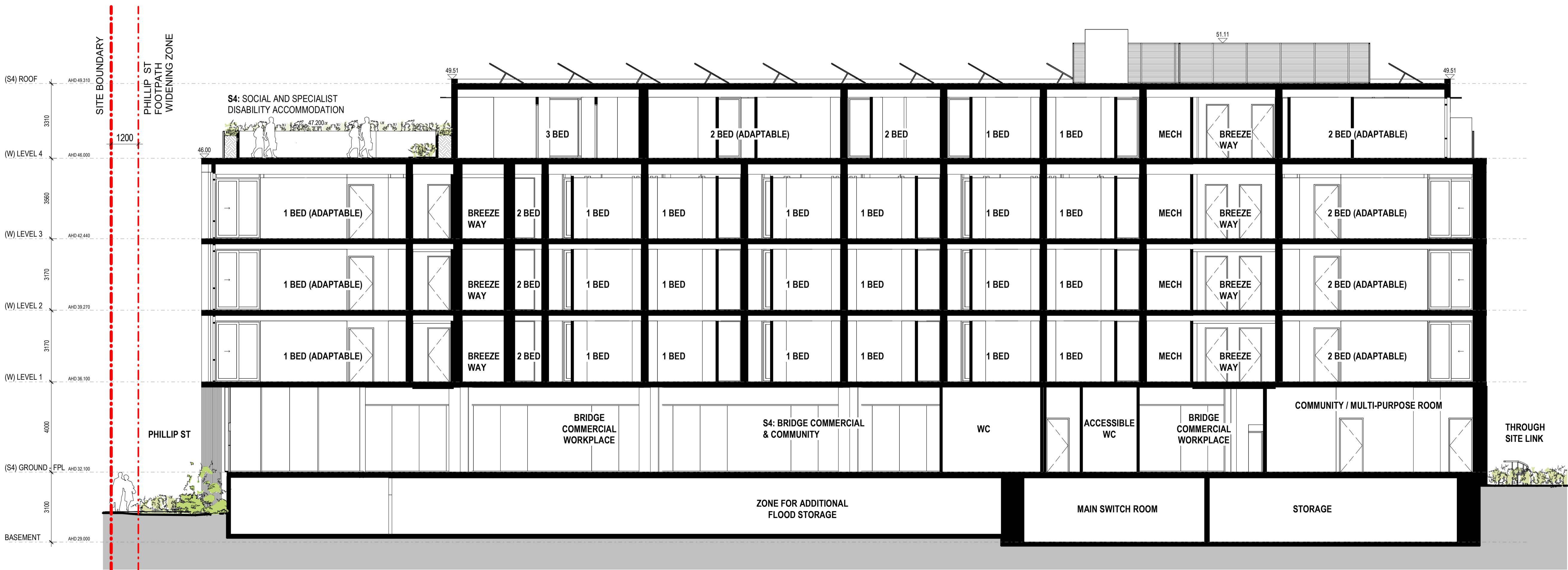
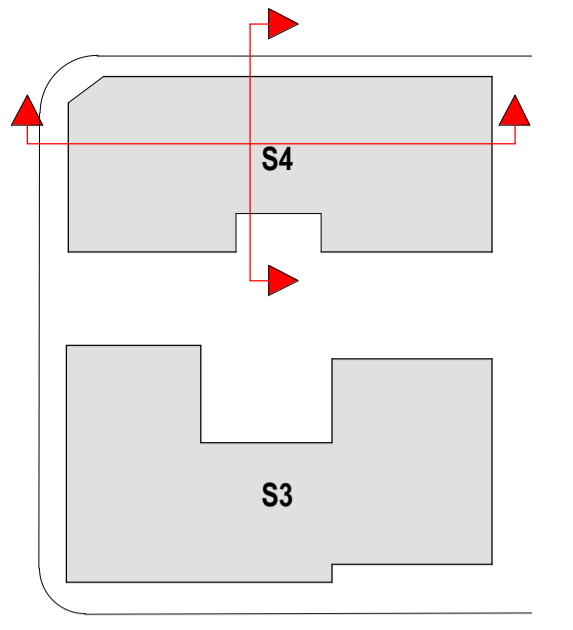
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Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



S4 CROSS SECTION



S4 LONG SECTION

10 STAR BUILDING ASSESSMENTS

Certificate No. #HR-GH0EX-01

Issue 08/2023 or follow website link for rating details.

Property Address: 600-660 Elizabeth Street, Melbourne VIC 3000

ABN: 84000384261 NSW Nominated Architects: David Torralba 6028

ABSA

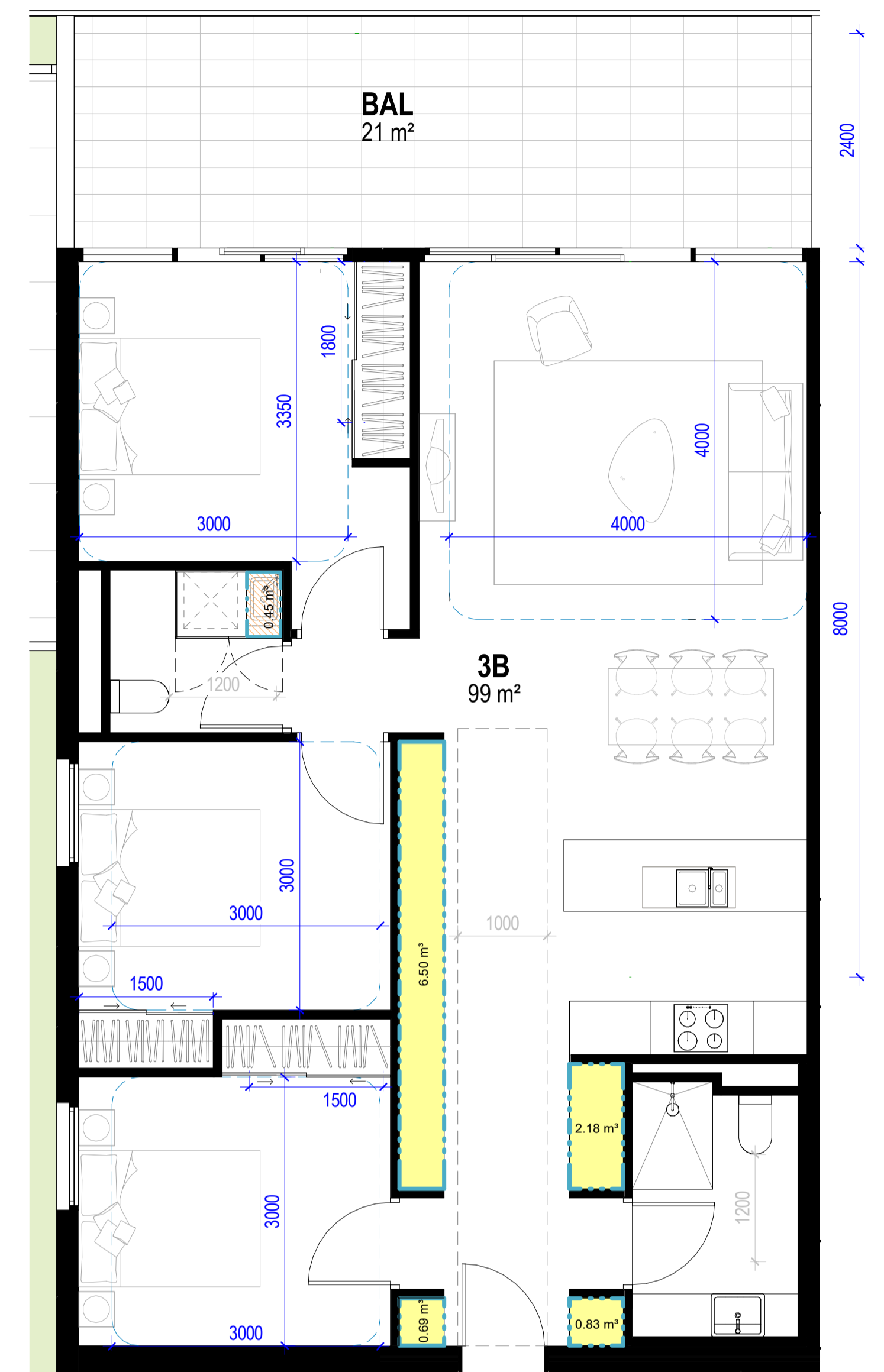
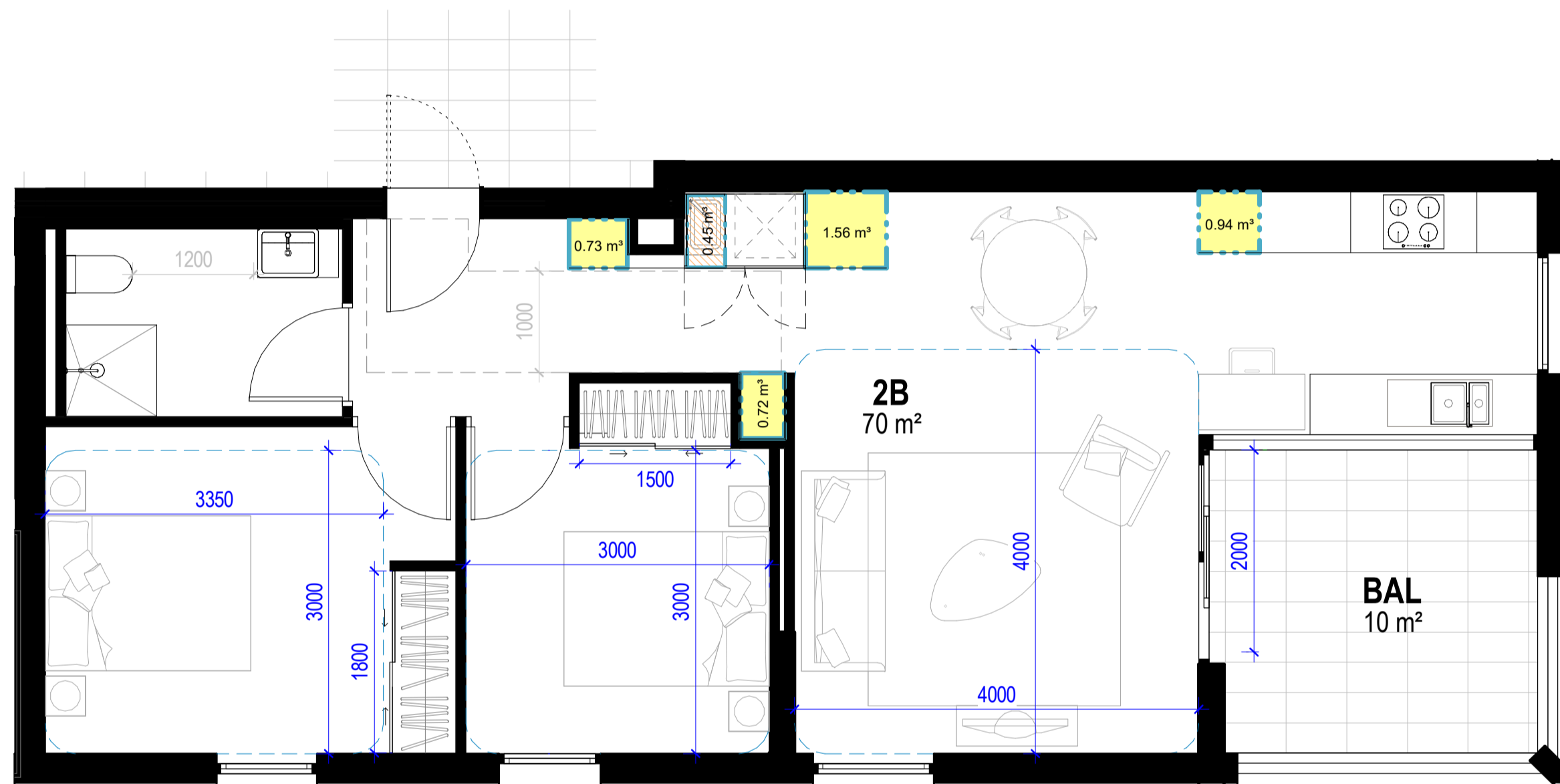
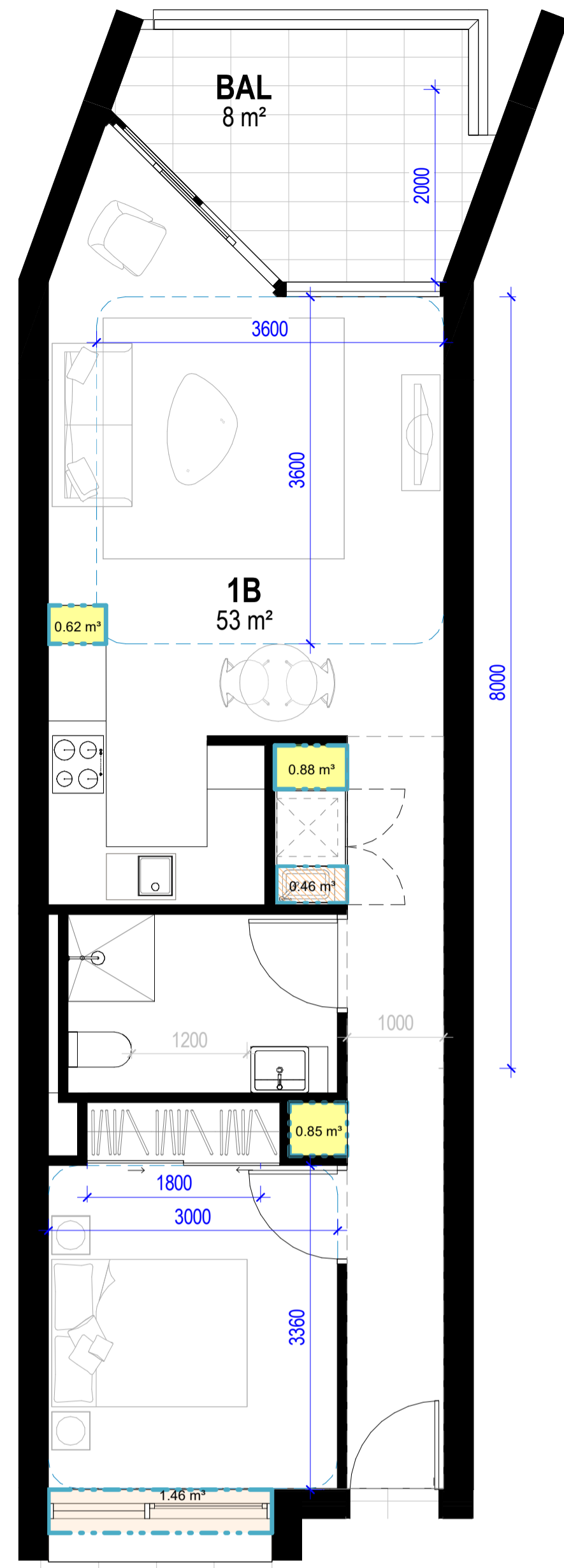
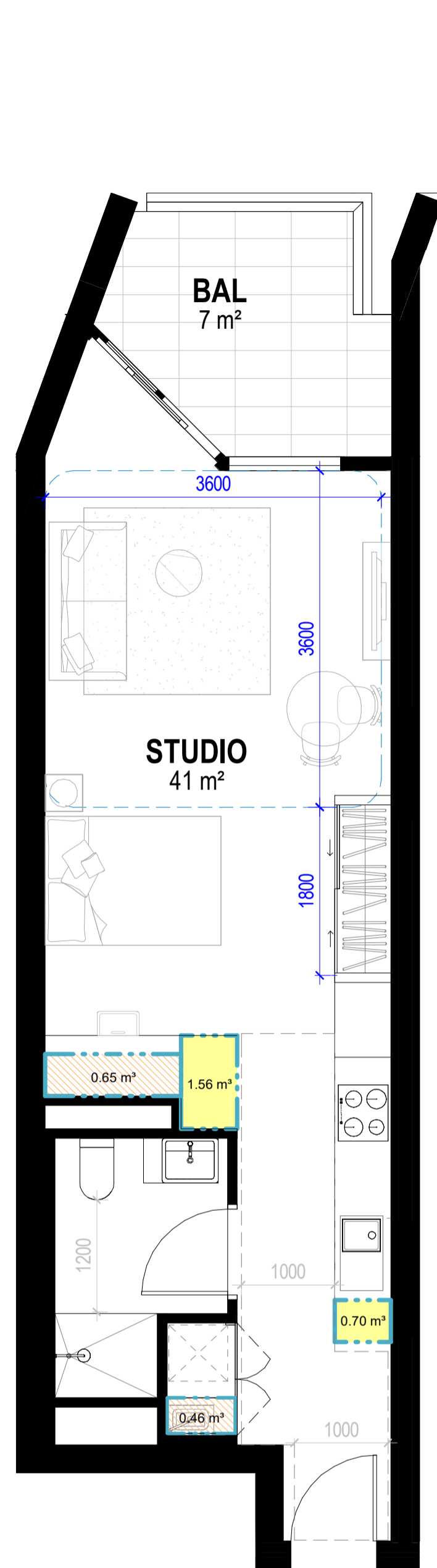
Accreditation Period: 03/09/2023-03/09/2024

Assessment Name: Adam Clarke

Assessment Number: 101518

Project Title: 600-660 Elizabeth Street, Redfern (Redfern Place)	Sheet drawn by: 	Project Architectural Team: Architecture AND — S1 Lead Architect SILVESTERÆJJUJ — S2 Lead Architect — Precinct + S3 + S4 Lead Architect	Notes:	Drawn By: Checked By: Date Printed: Scale:	Author: Checker: Date: Scale:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>19/06/2024</td> <td>SSDA</td> </tr> </tbody> </table>	Rev	Date	Description	A	19/06/2024	SSDA	Status: STATE SIGNIFICANT DEVELOPMENT APPLICATION Building Title: BUILDING SECTIONS	Project No. 2610 Drawing No. S4.A06.02	Revision A
Rev	Date	Description													
A	19/06/2024	SSDA													

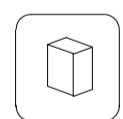
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



S4.S.01



STUDIO
ADG+LHA SILVER

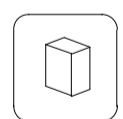


SEPP 65 REQUIRED STORAGE	4m3
STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES

S4.1B.01



1 BED
ADG+LHA SILVER

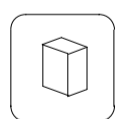


SEPP 65 REQUIRED STORAGE	6m3
STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES

S4.2B.01



2 BED
ADG+LHA SILVER

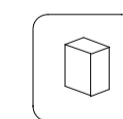


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MIN. 50% LOCATED WITHIN THE APARTMENT	YES

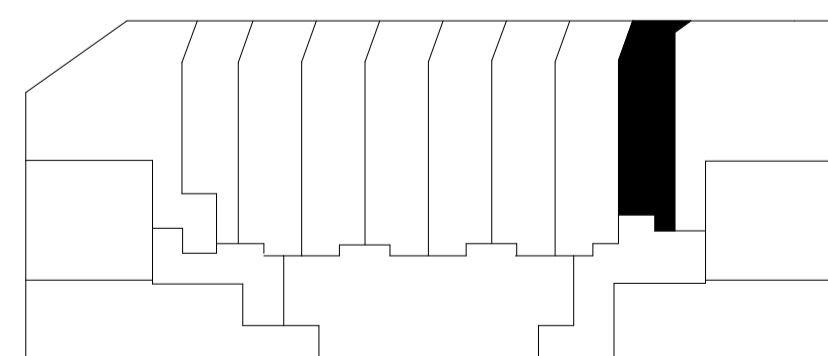
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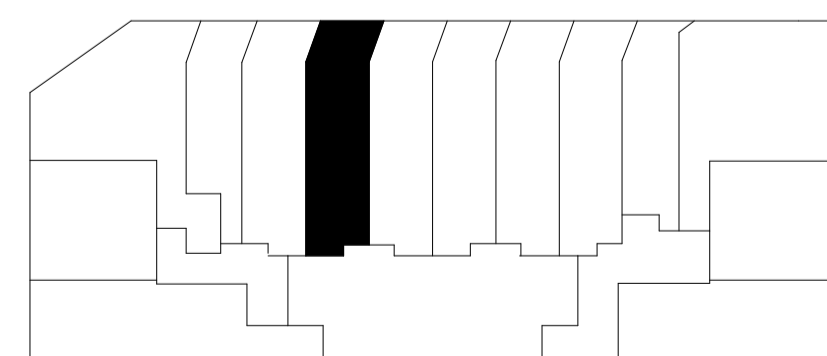
3 BED
ADG+SILVER



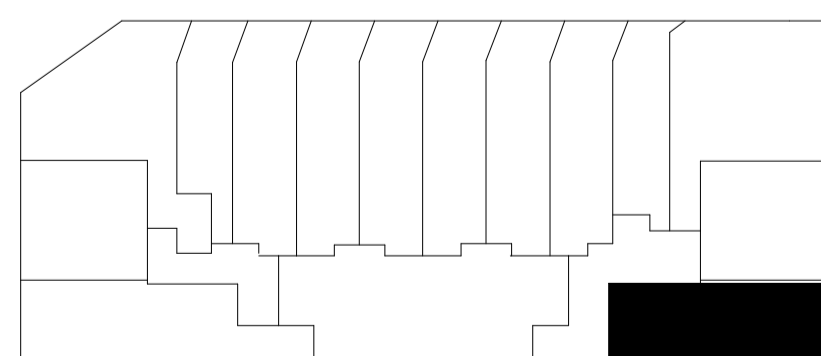
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MIN. 50% LOCATED WITHIN THE APARTMENT	YES



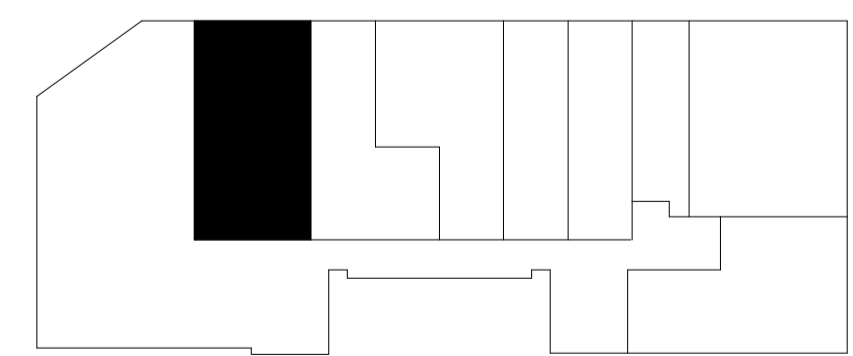
APARTMENT TYPE LOACTION KEY PLAN - S4 LEVELS 1-3



APARTMENT TYPE LOACTION KEY PLAN - S4 LEVELS 1-3



APARTMENT TYPE LOACTION KEY PLAN - S4 LEVELS 1-3



APARTMENT TYPE LOACTION KEY PLAN - S4 LEVEL 4

APARTMENT TYPE	STORAGE WITHIN APT
S4.1B.01	4.28 m³
S4.2B.01	4.39 m³
S4.3B.01	10.65 m³
S4.S.01	3.37 m³

LHA Silver Compliance
 ADG Compliance

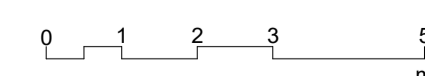
Project Title:
600-660 Elizabeth Street,
Redfern (Redfern Place)

Sheet drawn by:
hayball
Melbourne Sydney Brisbane Canberra
Level 1, 250 Flinders Lane Melbourne VIC 3000
Level 1, 11-17 Buckingham Street Surry Hills NSW 2010
Level 5, 250 Queen Street, Brisbane QLD 4000
Level 1, 31 Alaria Street, Canberra ACT 2601

Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTER&JUI — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

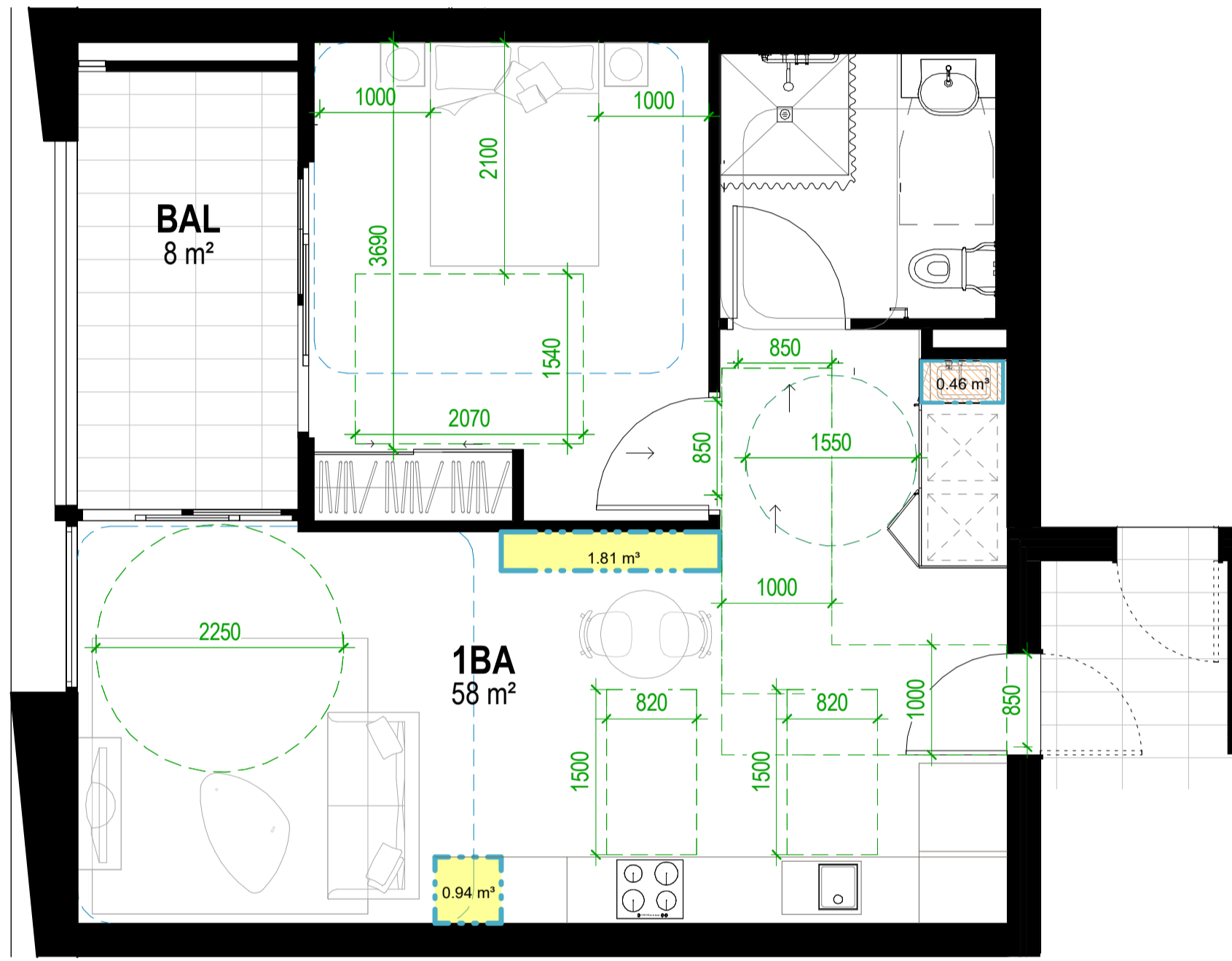
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Rev	Date	Description
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Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:
DA APARTMENT TYPES - ADG+SILVER

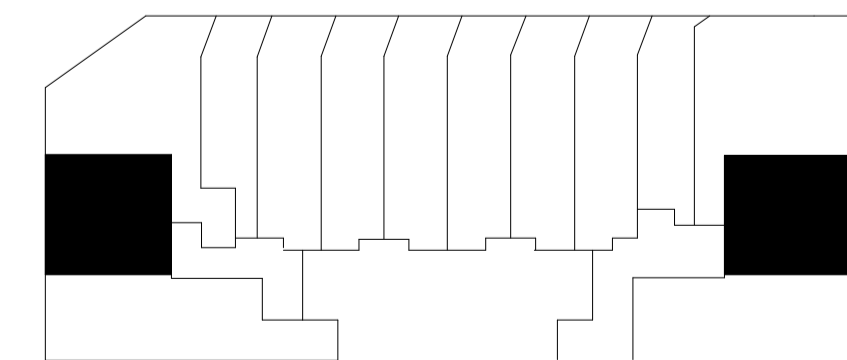
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Revision A
Drawing No. S4.A09.01



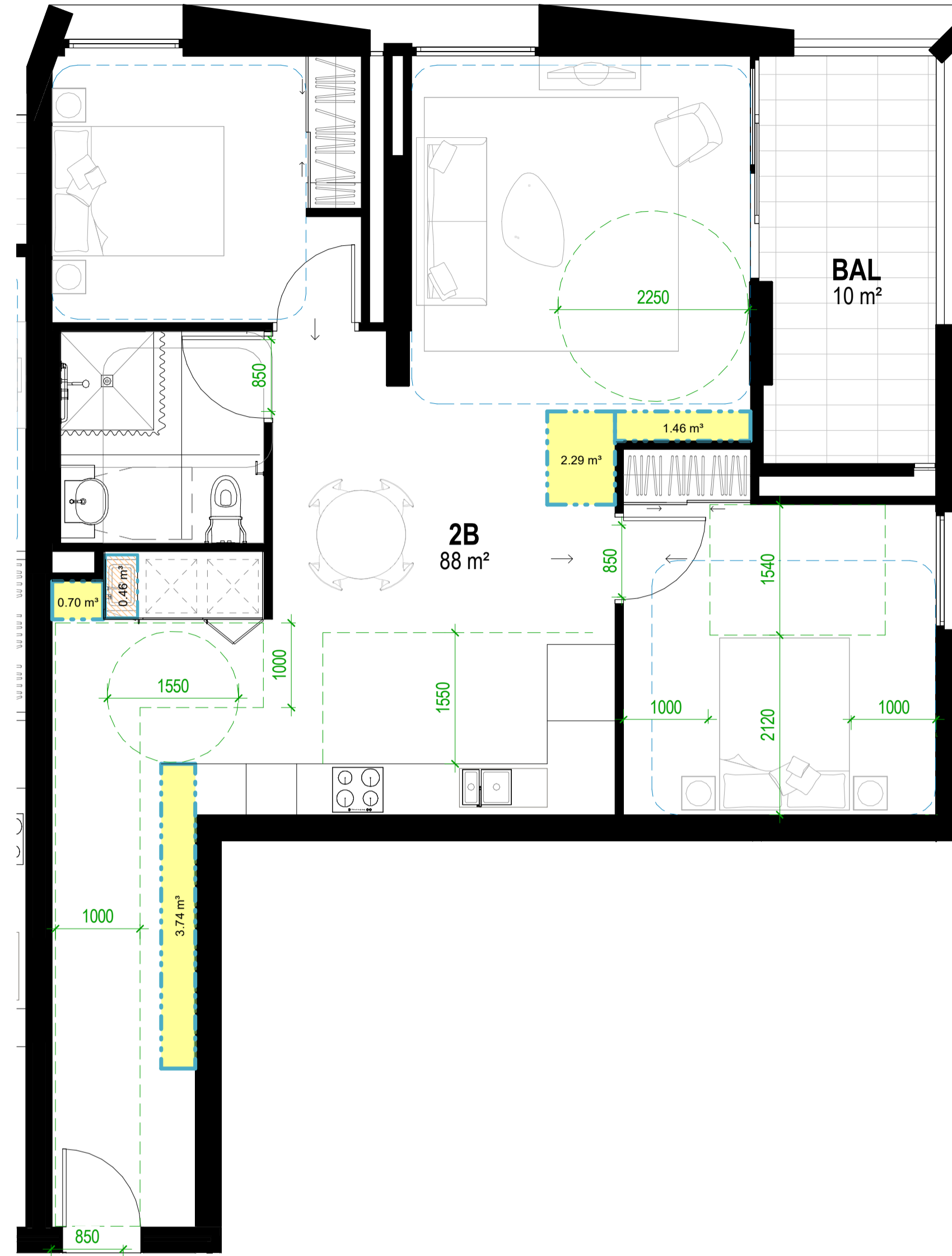
S4.1BA.01 (G,HP)

1 BED
 ADG+LHA GOLD+ADAPTABLE+SDA-HP

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STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES



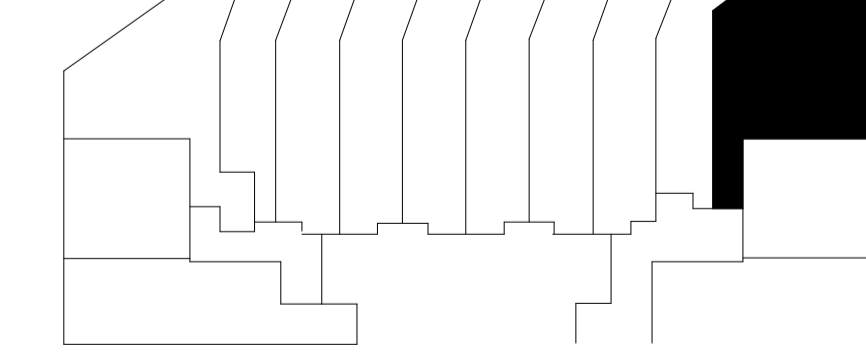
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S4.2BA.01 (G,FA)

2 BED
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SEPP 65 REQUIRED STORAGE	8m3
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MIN. 50% LOCATED WITHIN THE APARTMENT	YES



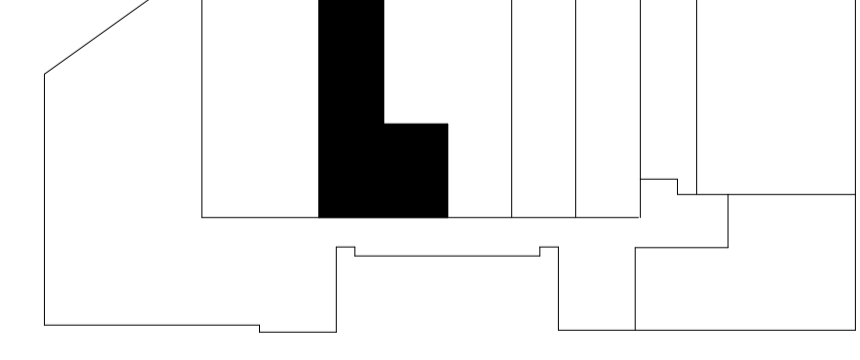
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S4.2BA.02 (G,FA)

2 BED
 ADG+LHA GOLD+ADAPTABLE+SDA-FA

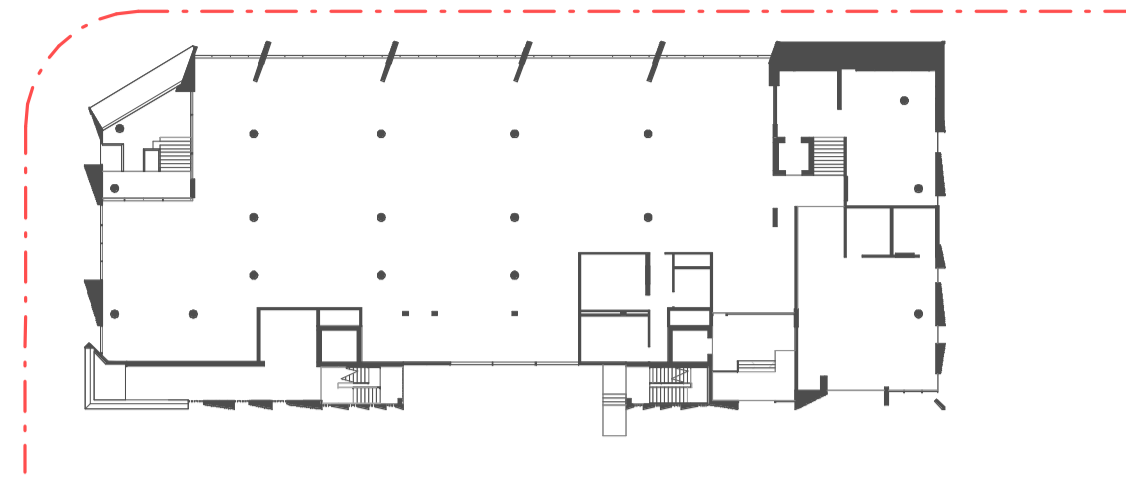
SEPP 65 REQUIRED STORAGE	8m3
STORAGE ABOVE REQUIRED	YES
MIN. 50% LOCATED WITHIN THE APARTMENT	YES



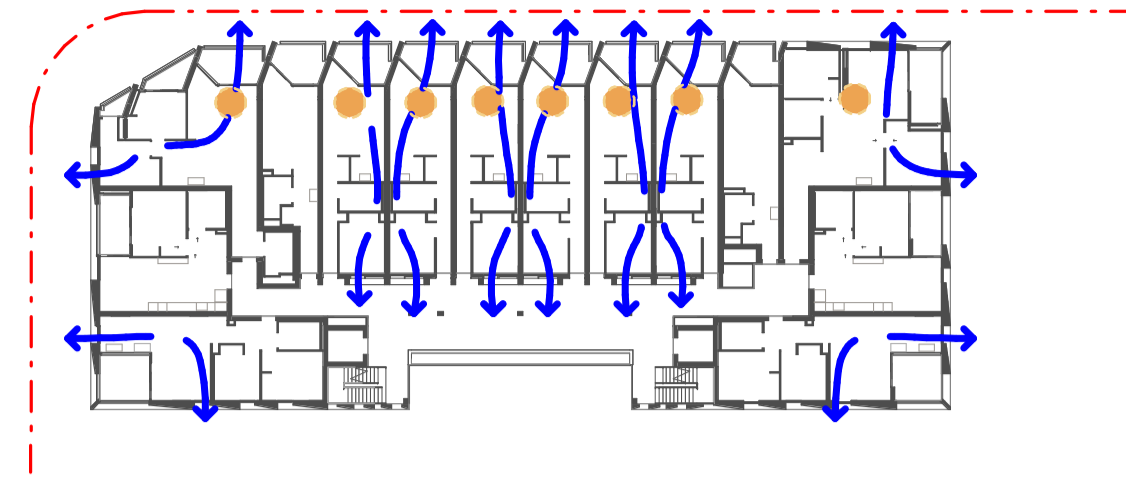
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APARTMENT TYPE	STORAGE WITHIN APT
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S4.2BA.01	8.66 m³
S4.2BA.02	4.62 m³

Adaptable Compliance



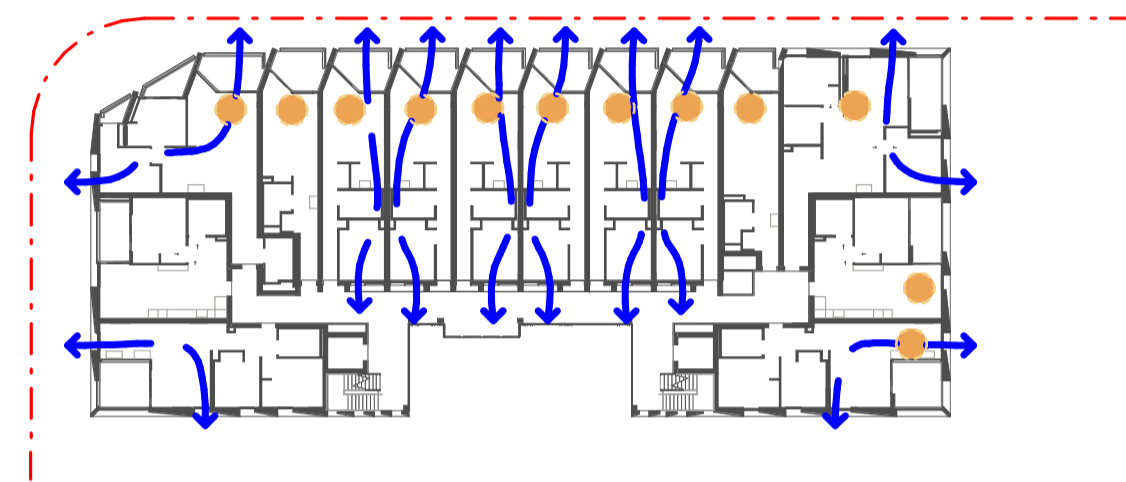
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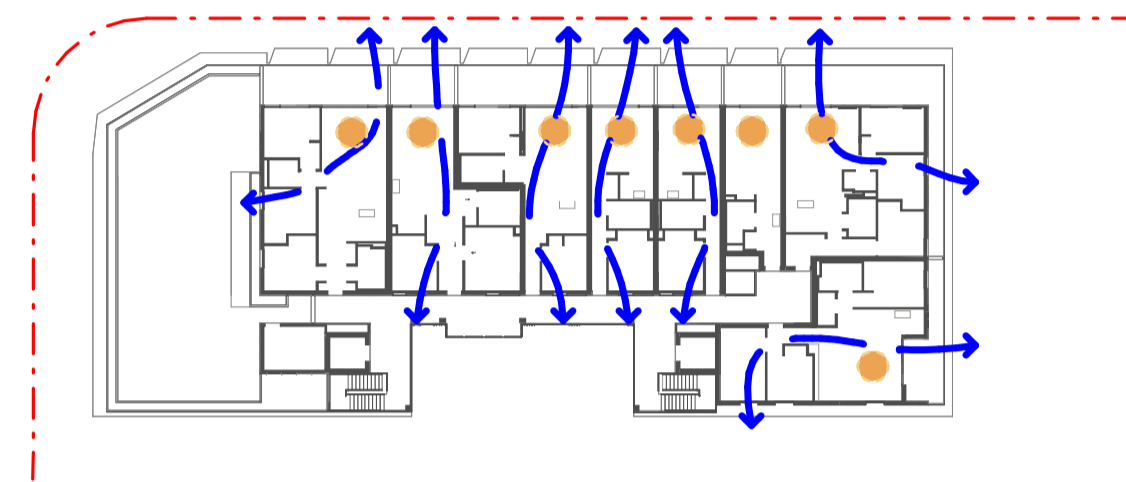
S4-SOLAR+CV - LEVEL 1



S4-SOLAR+CV - LEVEL 2



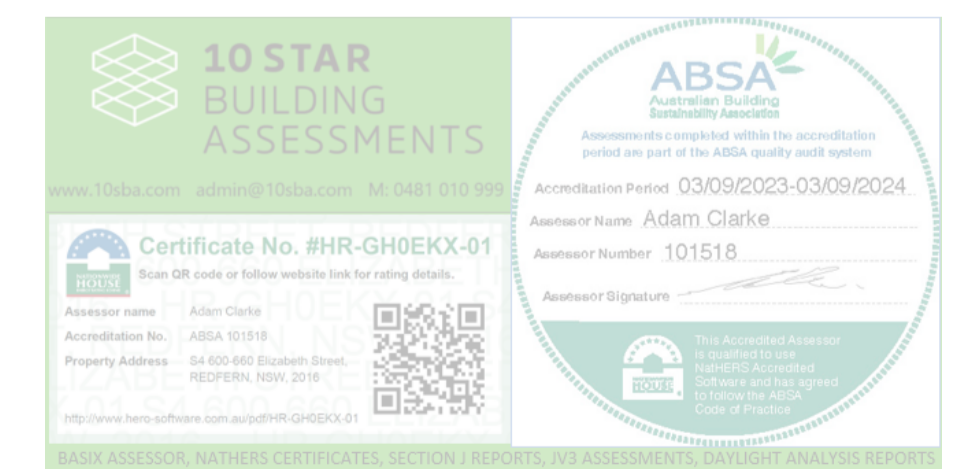
S4-SOLAR+CV - LEVEL 3



S4-SOLAR+CV - LEVEL 4

S4 AMENITY	TOTAL DWELLINGS	SOLAR	NIL SOLAR	X-VENT
1	14	8	1	10
2	14	8	1	10
3	14	12	1	10
4	8	8		7
TOTAL	50	36	3	37
		72%	8%	74%

- DWELLINGS RECEIVING AT LEAST 2 HOURS OF DIRECT SUNLIGHT (BETWEEN 9AM AND 3PM AT MID WINTER)
- ↔ DWELLINGS WITH NATURAL CROSS VENTILATION



Project Title:
600-660 Elizabeth Street,
Redfern (Redfern Place)

Sheet drawn by: **hayball**

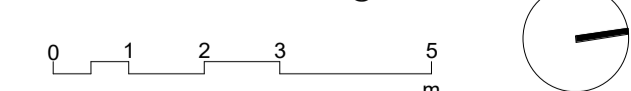
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ABN: 84006384261 NSW Nominated Architects: David Torzoff #028

Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTER&JULY — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

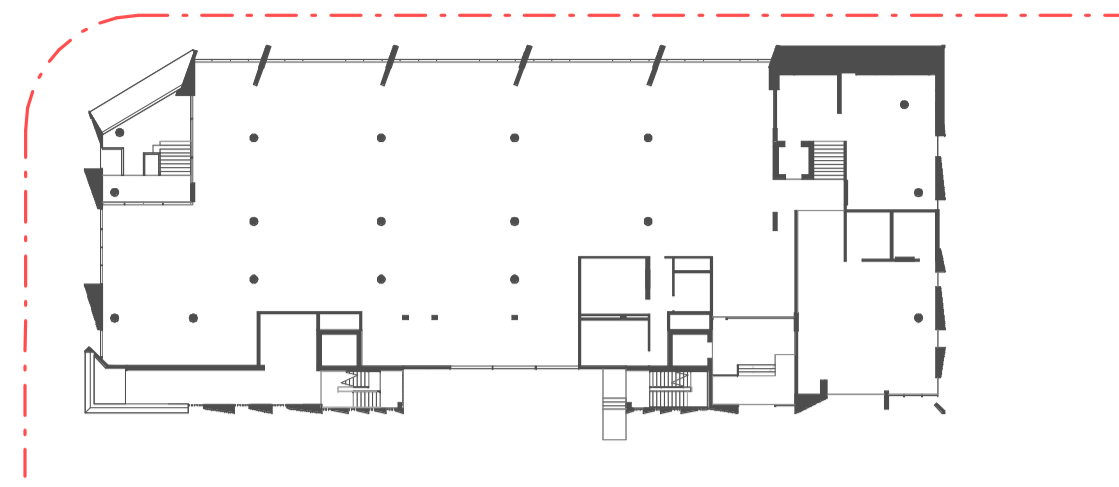
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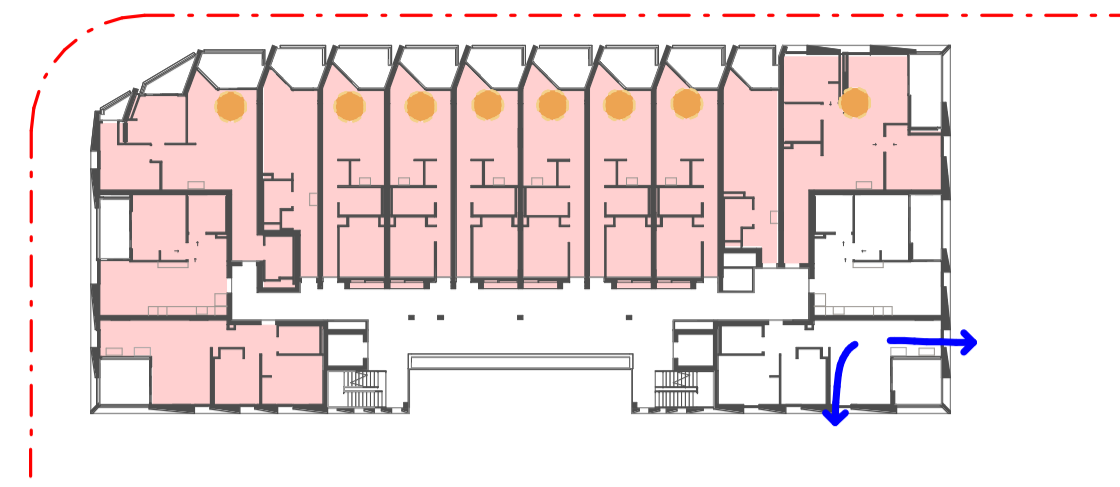
Rev	Date	Description
A	19/06/2024	SSDA

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
 Drawing Title:
ADG COMPLIANCE (X VENT + SOLAR)
DIAGRAM

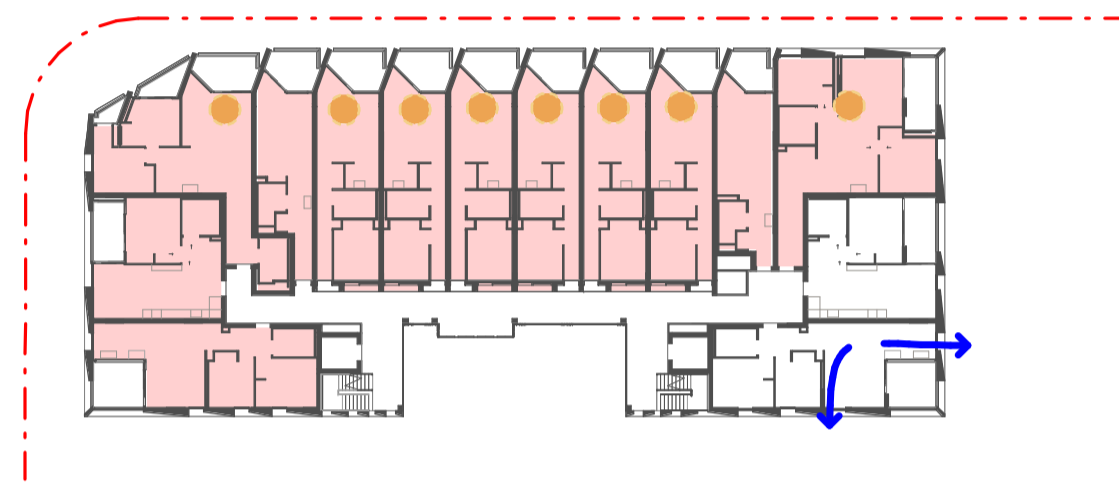
Project No. **2610**
 Drawing No. **S4.A40.20**
 Revision **A**



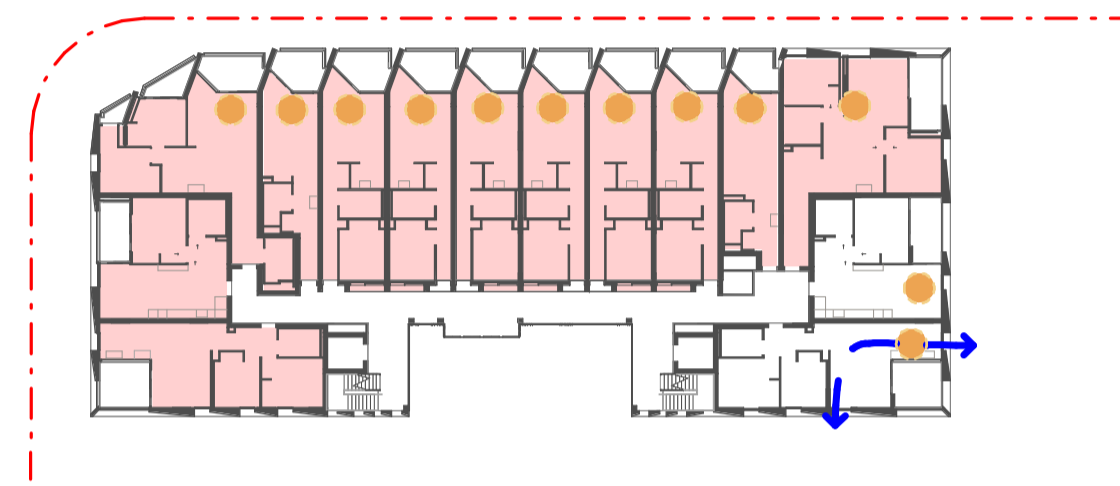
S4-SOLAR+CV - GROUND



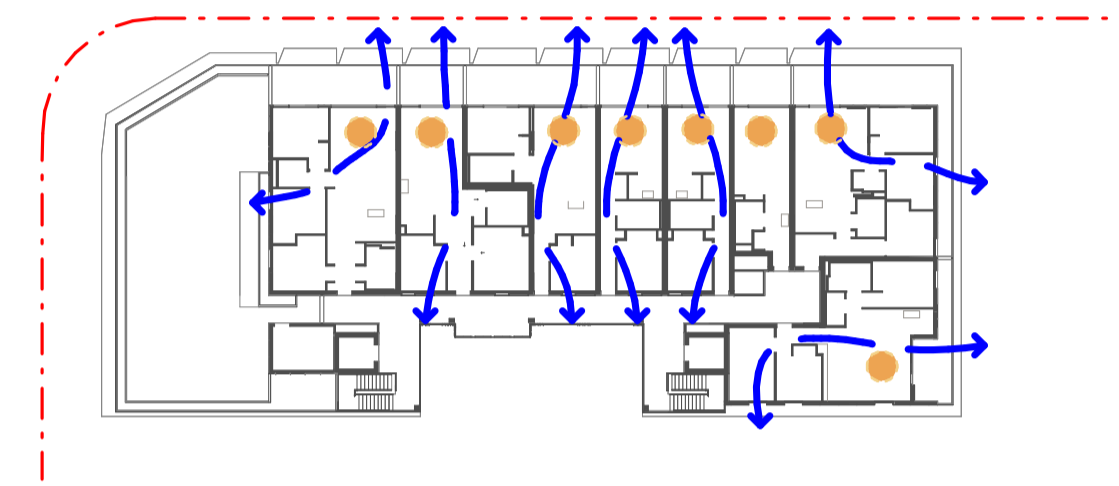
S4-SOLAR+CV - LEVEL 1



S4-SOLAR+CV - LEVEL 2



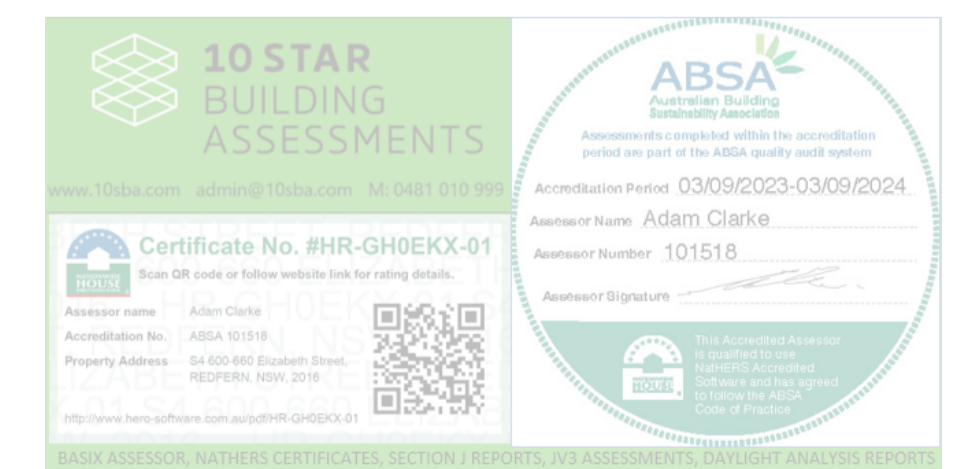
S4-SOLAR+CV - LEVEL 3



S4-SOLAR+CV - LEVEL 4

S3 AMENITY	TOTAL DWELLINGS	SOLAR	NIL SOLAR	TOTAL DWELLINGS (REMOVING NOISE IMPACTED APARTMENTS)	PROPOSED X-VENT (REMOVING NOISE IMPACTED APARTMENTS)
1	14	8	1	2	1
2	14	8	1	2	1
3	14	12	1	2	1
4	8	8		8	7
TOTAL	50	36	3	14	10
		72%	6%		71%

- NOISE-AFFECTED DWELLINGS
- DWELLINGS RECEIVING AT LEAST 2 HOURS OF DIRECT SUNLIGHT (BETWEEN 9AM AND 3PM AT MID WINTER)
- ↔ DWELLINGS WITH NATURAL CROSS VENTILATION



Project Title:
600-660 Elizabeth Street,
Redfern (Redfern Place)

Sheet drawn by: **hayball**

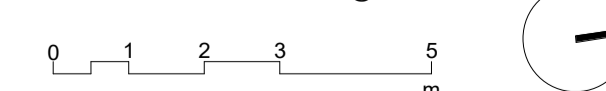
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ABN: 84006384261 NSW Nominated Architects: David Torzoff #028

Project Architectural Team:
Architecture AND — S1 Lead Architect
SILVESTERÆJJU7 — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

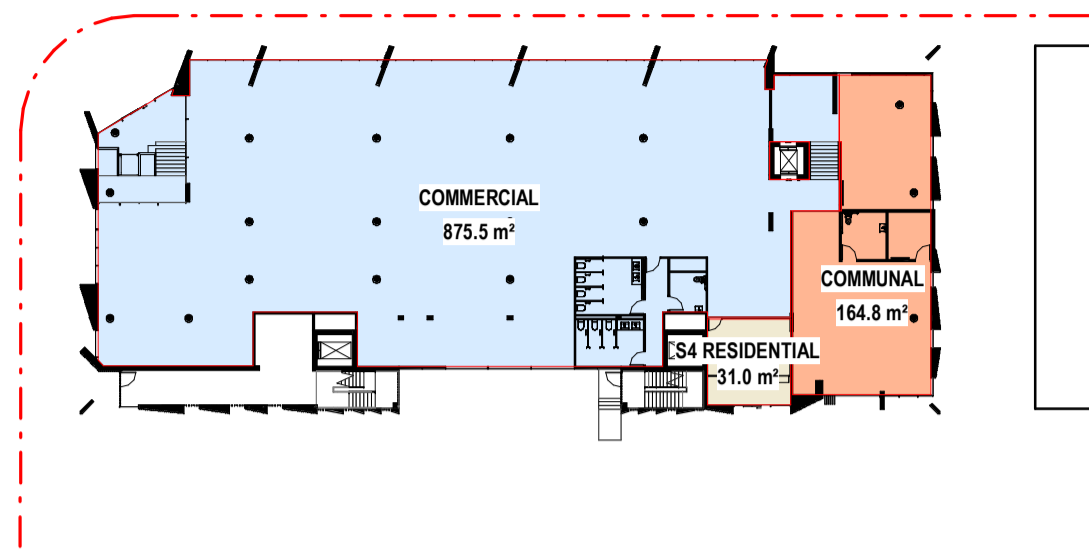
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Rev	Date	Description
A	19/06/2024	SSDA

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:
ADG COMPLIANCE (X VENT + SOLAR)
DIAGRAM - NOISE UNAFFECTED

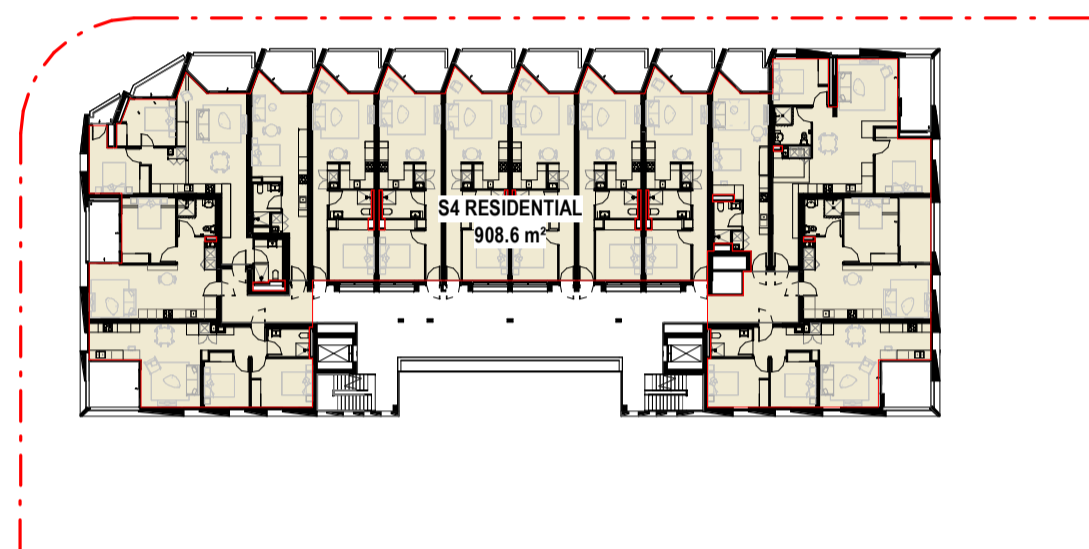
Project No. **2610**
Revision **A**
Drawing No. **S4.A40.21**



GFA - S4 - GROUND



GFA - S4 - LEVEL 04



GFA - S4 - LEVEL 01-3

GFA SUMMARY

LEVEL	GFA
	S4
GROUND - GFA (FSR)	875.5 + 31.0
GROUND - GFA (NON - FSR)*	(164.8)
LEVEL 1	908.6
LEVEL 2	908.6
LEVEL 3	908.6
LEVEL 4	620.7
LEVEL 5	/
LEVEL 6	/
LEVEL 7	/
LEVEL 8	/
LEVEL 9	/
TOTAL GFA	4253.0m²

Gross Floor Area Calculation Rules

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor,

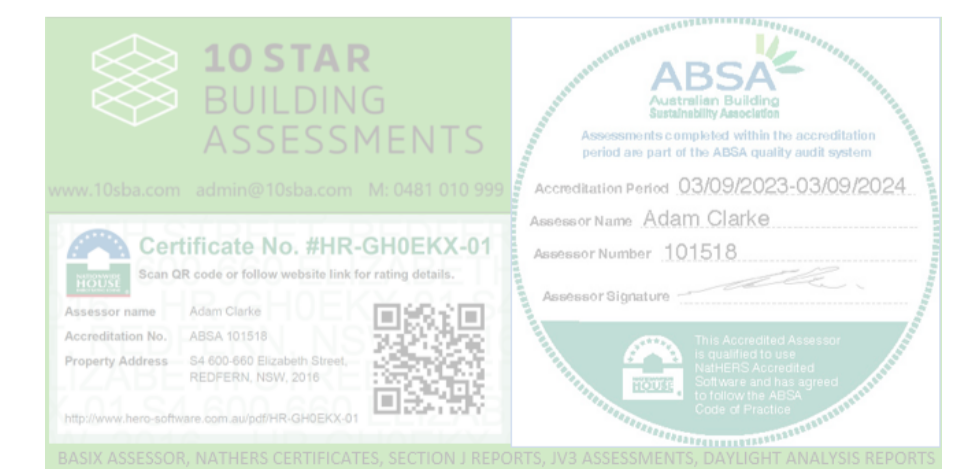
and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes—

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

* Community facility - NON-FSR GFA; GFA not counted



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600-660 Elizabeth Street,
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Sheet drawn by:

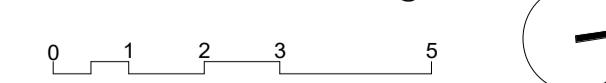


Project Architectural Team:

Architecture AND — S1 Lead Architect
SILVESTERÆJJUJ — S2 Lead Architect
hayball — Precinct + S3 + S4 Lead Architect

Notes:

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A	19/06/2024	SSDA

Status:
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
Drawing Title:
AREA SCHEDULE - S4 GFA

Project No. 2610
Drawing No. S4.A40.30
Revision A