

Energy Rating

Certificate Number 16540024

single-dwelling rating

5.3 stars

multi-unit development (attach listing of ratings)

If selected, data specified is the average across the entire development

heating 24.6 MJ/m²

cooling 23.6 MJ/m²

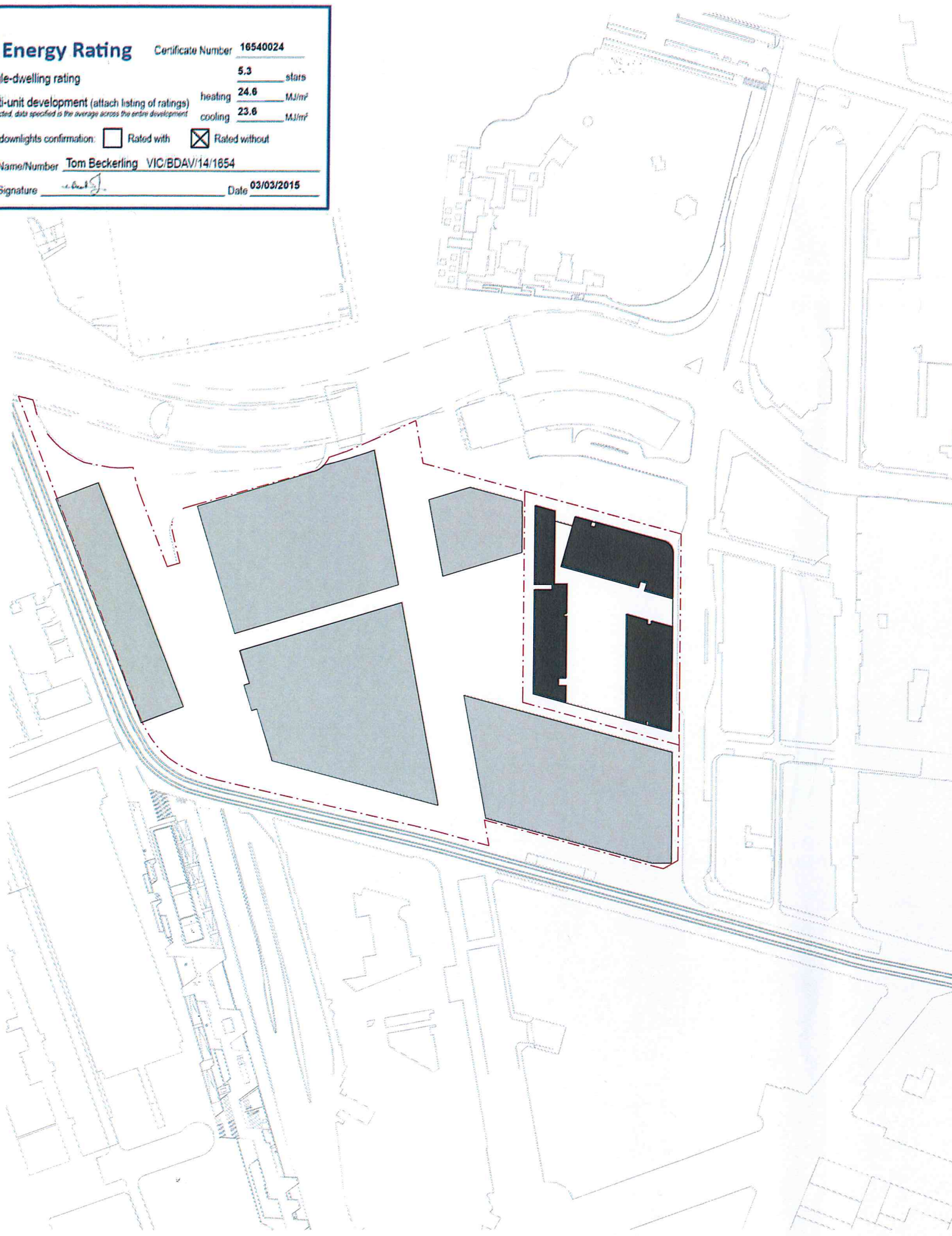
Rated with

Rated without

Recessed downlights confirmation:

Assessor Name/Number Tom Beckerling VIC/BDAV/14/1854

Assessor Signature  Date 03/03/2015



GENERAL

Drawing Number	Drawing Title	Revision
DHL_AD000001	DRAWING LIST AND CONTEXT PLAN	E
DHL_AD000100	SITE PLAN	F
DHL_AD000200	DEMOLITION PLAN	A

GENERAL ARRANGEMENT PLANS

Drawing Number	Drawing Title	Revision
DHL_AD020100	FLOOR PLAN GROUND	H
DHL_AD020200	FLOOR PLAN NE2 MEZZ	F
DHL_AD030100	FLOOR PLAN LEVEL 01	H
DHL_AD030200	FLOOR PLAN LEVEL 02 - 04	H
DHL_AD030300	FLOOR PLAN LEVEL 05	H
DHL_AD030400	FLOOR PLAN LEVEL 06 - PODIUM	H
DHL_AD030500	FLOOR PLAN LEVEL 07	H
DHL_AD030600	FLOOR PLAN LEVEL 08 - 18	H
DHL_AD030700	FLOOR PLAN LEVEL 19	H
DHL_AD030800	FLOOR PLAN LEVEL 20 - 37	H
DHL_AD030900	FLOOR PLAN LEVEL 38 - 40	G
DHL_AD031000	FLOOR PLAN LEVEL 41 - ROOF	G

DETAIL PLANS

Drawing Number	Drawing Title	Revision
DHL_AD031100	NE1 FLOOR PLAN LEVEL 01	J
DHL_AD031200	NE1 FLOOR PLAN LEVEL 02 - 05	J
DHL_AD031300	NE1 FLOOR PLAN LEVEL 06 - PODIUM	I
DHL_AD031400	NE1 FLOOR PLAN LEVEL 07 - 17	I
DHL_AD031500	NE1 FLOOR PLAN LEVEL 18 - PENTHOUSE	I
DHL_AD031600	NE1 FLOOR PLAN LEVEL 19 - PLANT / ROOF	G
DHL_AD031700	NE2 FLOOR PLAN LEVEL 01 - 05	H
DHL_AD031800	NE2 FLOOR PLAN LEVEL 06 - PENTHOUSE LOWER LEVEL	G
DHL_AD031900	NE2 FLOOR PLAN LEVEL 07 - PENTHOUSE UPPER LEVEL	G
DHL_AD032000	NE2 FLOOR PLAN LEVEL 08 - PLANT	G
DHL_AD032100	NE3 FLOOR PLAN LEVEL 01	H
DHL_AD032200	NE3 FLOOR PLAN LEVEL 02 - 05	H
DHL_AD032300	NE3 FLOOR PLAN LEVEL 06 - PODIUM	H
DHL_AD032400	NE3 FLOOR PLAN LEVEL 07 - 37	H
DHL_AD032500	NE3 FLOOR PLAN LEVEL 38 - 40 - PENTHOUSE OPTION	G
DHL_AD032600	NE3 FLOOR PLAN LEVEL 41 - PLANT	G

ELEVATIONS

Drawing Number	Drawing Title	Revision
DHL_AD041000	SOUTH ELEVATION	H
DHL_AD041100	ELEVATION SOUTH NE3	H
DHL_AD042000	WEST ELEVATION	H
DHL_AD043000	NORTH ELEVATION	H
DHL_AD044000	EAST ELEVATION	H
DHL_AD044100	ELEVATION EAST NE2	H
DHL_AD050100	SECTION AA	H
DHL_AD050200	SECTION BB	H

ACCESSIBLE APARTMENTS

Drawing Number	Drawing Title	Revision
DHL_AD070001	NE1 ADAPTABLE APARTMENT LAYOUT	C
DHL_AD070002	NE2 ADAPTABLE APARTMENT LAYOUT	C

BASIX COMMITMENT

Building Element	Construction	Detail/ Properties
Windows	Single Low-e clear glazing with aluminium frames	- U Value = 5.0 W/m².K; SHGC = 0.54 - Operable areas of windows are as per drawings with the free area of operable portions limited to 10%. Operable areas of doors to balconies have been assumed to be 45% of the total glazed area. Glazing is assumed to extend from floor to ceiling and cover the entire length of facade.
	Double glazed Low-e clear glazing with aluminium frames	- U Value1 = 3.5 W/m².K; SHGC = 0.60; - Operable areas of windows are as per drawings with the free area of operable portions limited to 10%. Operable areas of doors to balconies have been assumed to be 45% of the total glazed area. Glazing is assumed to extend from floor to ceiling and cover the entire length of facade. - Used in NE1 podium apartments above plant room areas and NE3 level 6 apartments directly above the carpark.
	High performance glazing with aluminium frames	- U Value1 = 3.5 W/m².K; SHGC = 0.37; - Operable areas of windows are as per drawings with the free area of operable portions limited to 10%. Operable areas of doors to balconies have been assumed to be 45% of the total glazed area. Glazing is assumed to extend from floor to ceiling and cover the entire length of facade. - Used for NE3 penthouse apartments and NE3 northwest corner tower apartments
	High performance glazing with aluminium frames	- U Value1 = 3.7 W/m².K; SHGC = 0.20; - Operable areas of windows are as per drawings with the free area of operable portions limited to 10%. Operable areas of doors to balconies have been assumed to be 45% of the total glazed area. Glazing is assumed to extend from floor to ceiling and cover the entire length of facade. - Used for NE1 penthouse apartments and NE3 northwest corner tower apartments
External Shading		- Balcony overhangs as per drawings. External shading from neighbouring buildings included.
External walls	Internally insulated insitu concrete panel (200mm)	- R 1.5 added internal insulation - Medium colour
Internal walls - within units	Plasterboard on studs	
Internal walls - within units	Uninsulated insitu concrete panel (75mm)	
Internal walls - separating units from corridors and BOH areas	Insulated insitu concrete panel (75mm)	- R1.0 added internal insulation
Floors	Concrete	- Tiles in bathroom and laundry areas; timber to living and kitchen areas and carpet covering to bedrooms. - R1.0 insulation in flooring to apartment above lobby areas and NE1 and NE3 apartments directly above carpark spaces.
Ceilings	Plasterboard	- Suspended plasterboard ceiling - Floor to ceiling height assume to be 2.7m; bathroom and laundry height assumed to be 2.4m
Roof	Concrete	- Light colour with solar absorptance of approximately 0.30. - R3.0 insulation

DARLING SQ.

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1:2000 @ A3

DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

DRAWING LIST AND CONTEXT
PLAN

DHL_AD000001

DATE: 24/02/15 REV E

REV.	AMENDMENTS	DATE
A	Issued for DA	24.10.14
B	Revised for DA	29.10.14
C	Revised for DA	31.10.14
D	RTS Submission	04.02.15
E	RTS Submission - Study Update	24.02.15

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. 55D 6626

granted on the 16/04/2015

Signed A. Wabman

Sheet No. 1 of 64


Energy Rating

Certificate Number **16540024**

☐ single-dwelling rating

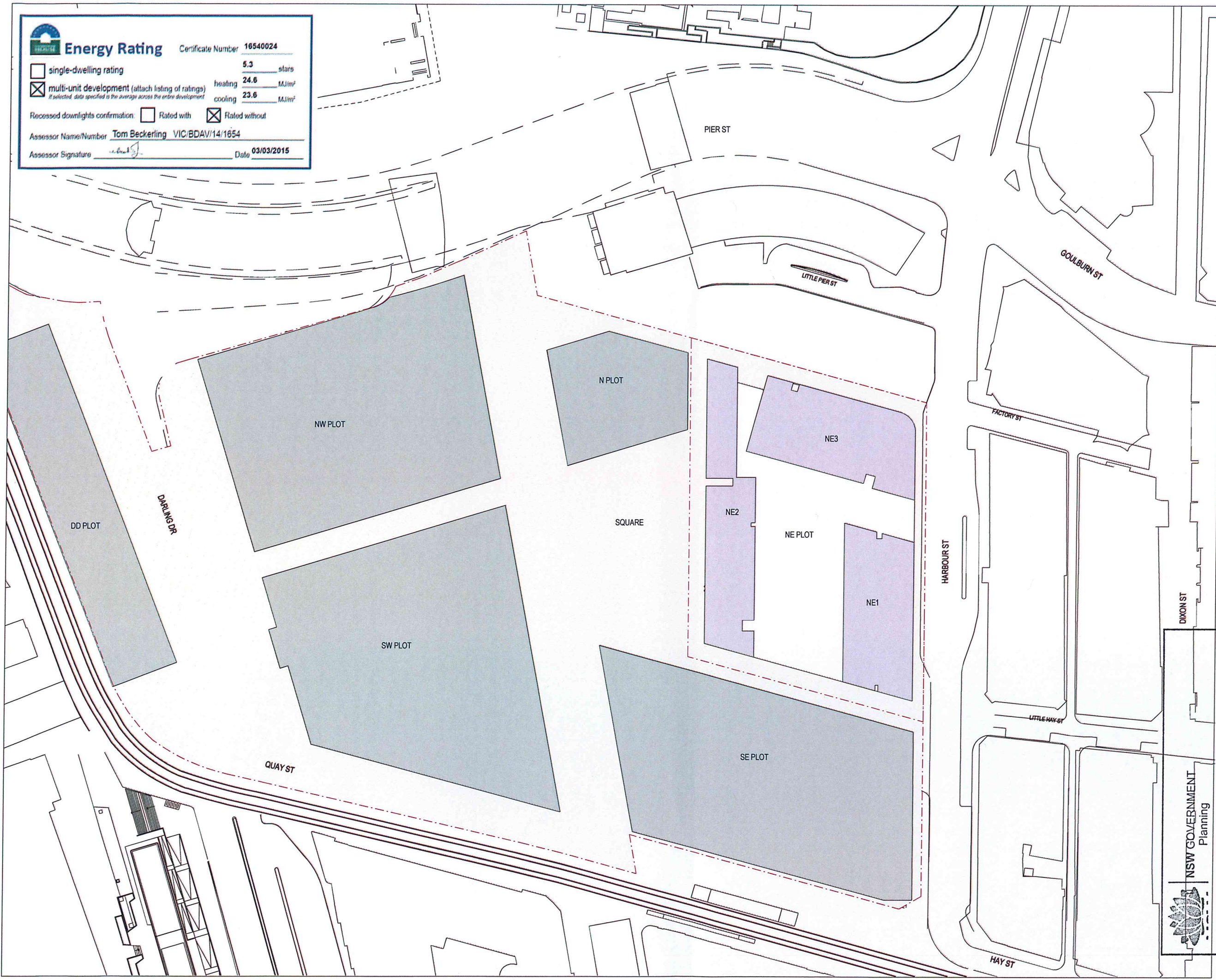
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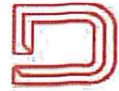
☒ multi-unit development (attach listing of ratings)
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cooling **23.6** MJ/m²

Recessed downlights confirmation:
☐ Rated with
☒ Rated without

Assessor Name/Number **Tom Beckerling VIC/BDV/14/1654**
Assessor Signature  Date **03/03/2015**




DARLING SQ.



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DARLING SQUARE NE PLOT
Lend Lease Development

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SITE PLAN

DHL_AD000100

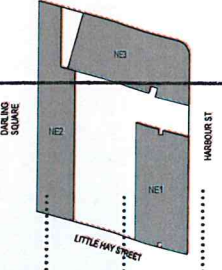
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REV F

REV.	REVISION SCHEDULE AMENDMENTS	DATE
A	Preliminary DA	22.09.14
B	Draft DA	29.09.14
C	Draft DA Update	03.10.14
D	Draft DA Update	07.10.14
E	Draft DA Review	15.10.14
F	Issued for DA	24.10.14


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Planning

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Approved Application No. **SSD 6626**
granted on the **16/04/2015**
Signed **A. Wabun**
Sheet No. **2** of **64**




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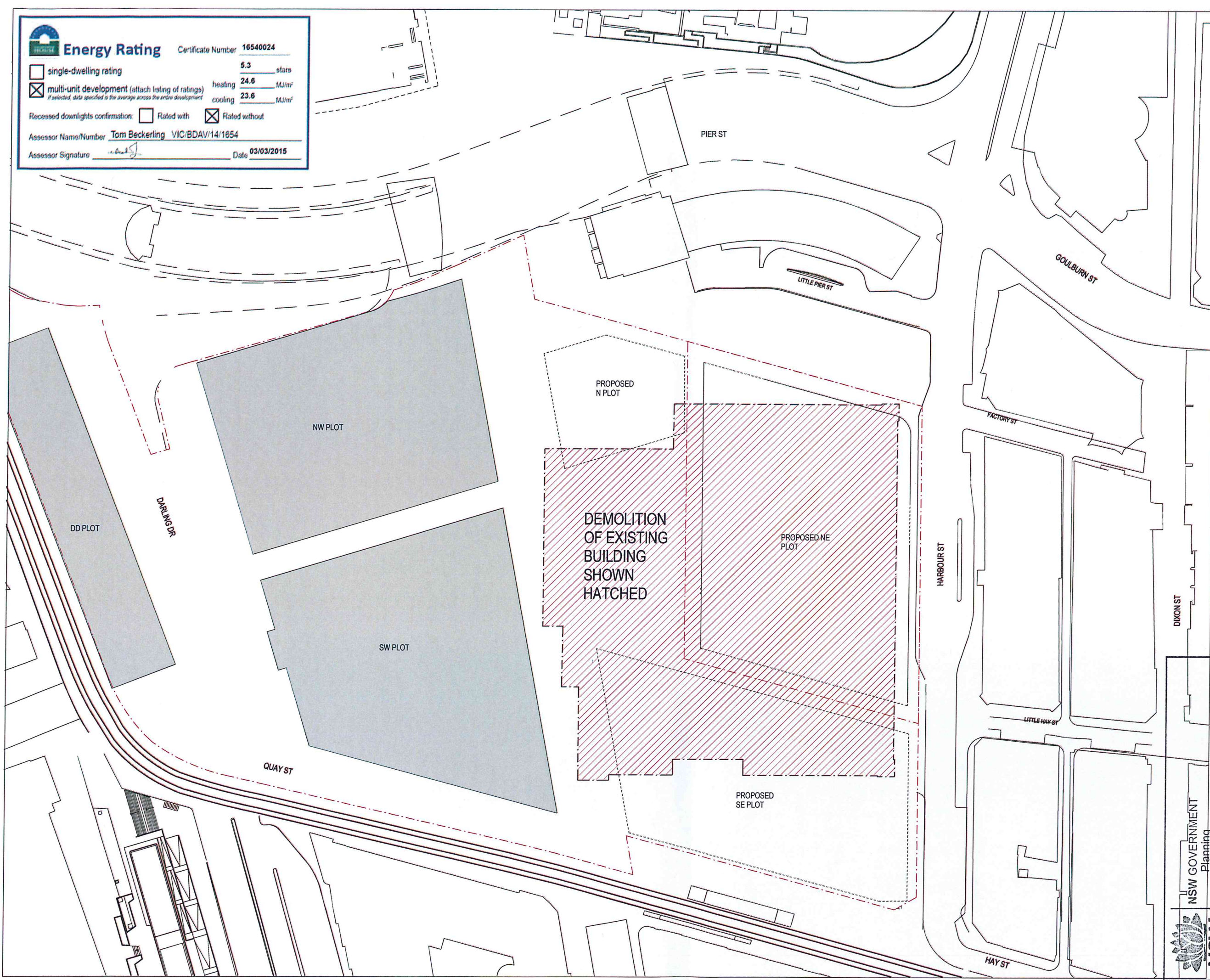
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1:1000 @ A3

DARLING SQUARE NE PLOT
Lend Lease Development

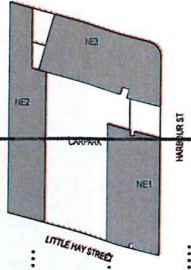
Development Application

DEMOLITION PLAN

DHL_AD000200

DATE: 24/10/2014 REV A

REV.	AMENDMENTS	DATE
A	Issued for DA	24/10/14




NSW GOVERNMENT Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No **SSP 6626**

granted on the **16/04/2015**

Signed **AWahen**

Sheet No **3** of **64**



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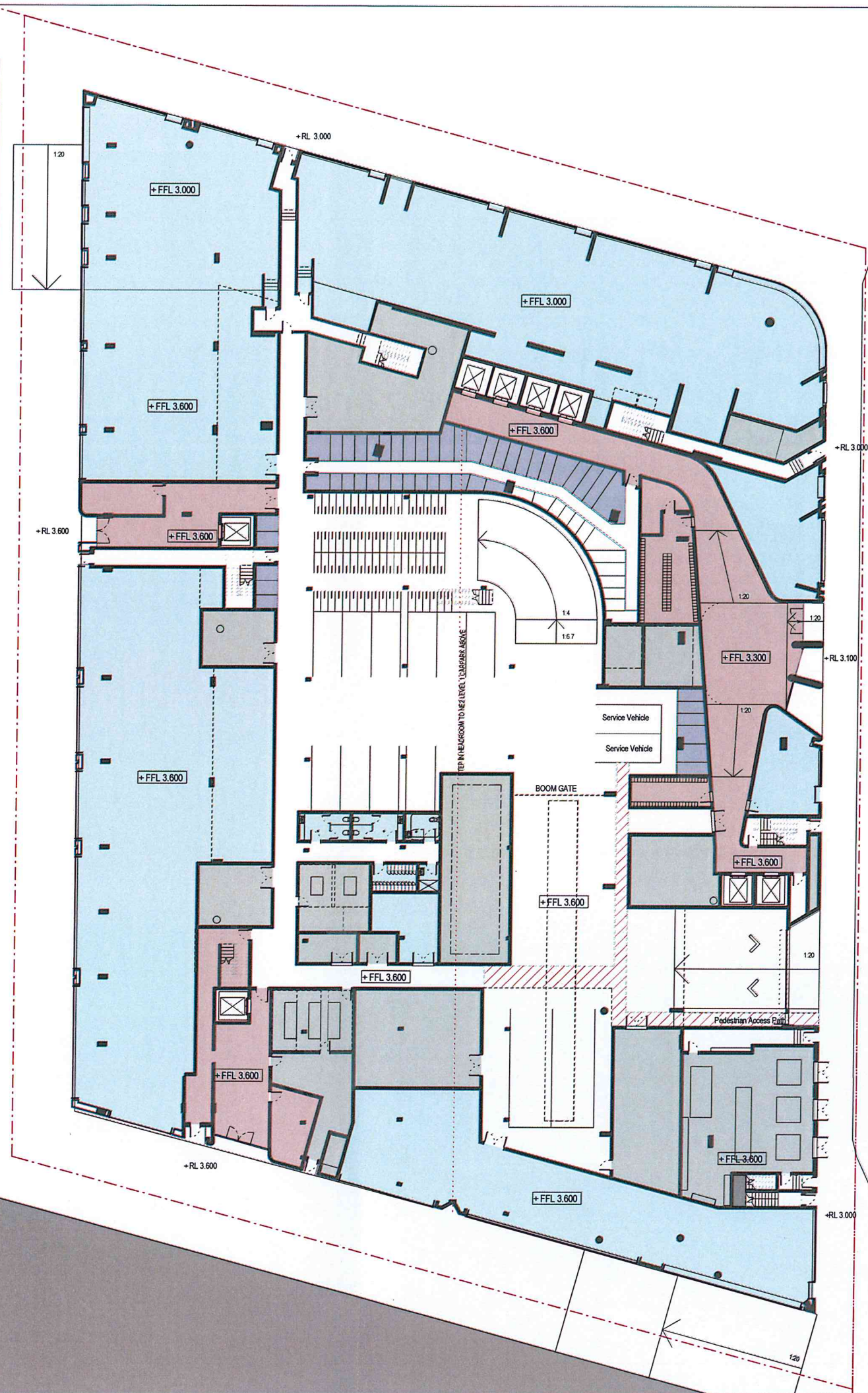
Assessor Name/Number Tom Beckerling VIC/BDV/14/1654

Assessor Signature  Date 03/03/2015

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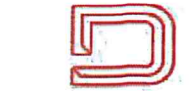
Approved Application No. S5D 6626

granted on the 16/04/2015

Signed  Alan

Sheet No. 4 of 4

- LEGEND
- APPROVED STAGE 2 ENV.
 - 1 BEDROOM
 - 1 BEDROOM + STUDY
 - 2 BEDROOM
 - 2 BEDROOM, 1 BATH
 - 3 BEDROOM
 - 4 BEDROOM
 - FOYER
 - RETAIL
 - RESIDENTIAL STORAGE
 - SERVICE
 - SOFT LANDSCAPING



DARLING SQ.



Lend Lease

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1:400 @ A3



DARLING SQUARE NE PLOT

Lend Lease Development

Development Application

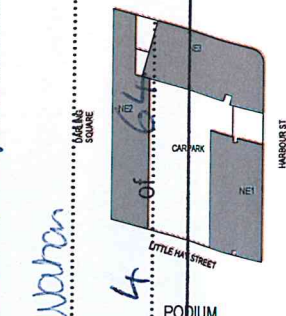
FLOOR PLAN GROUND

DHL_AD020100

DATE: 04/02/15

REV H

REV.	AMENDMENTS	DATE
C	Draft DA Update	03.10.14
D	Draft DA Update	07.10.14
E	Draft DA Review	15.10.14
F	Revised for DA	24.10.14
G	Revised for DA	29.10.14
H	RFS Submission	04.02.15





Energy Rating

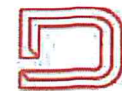
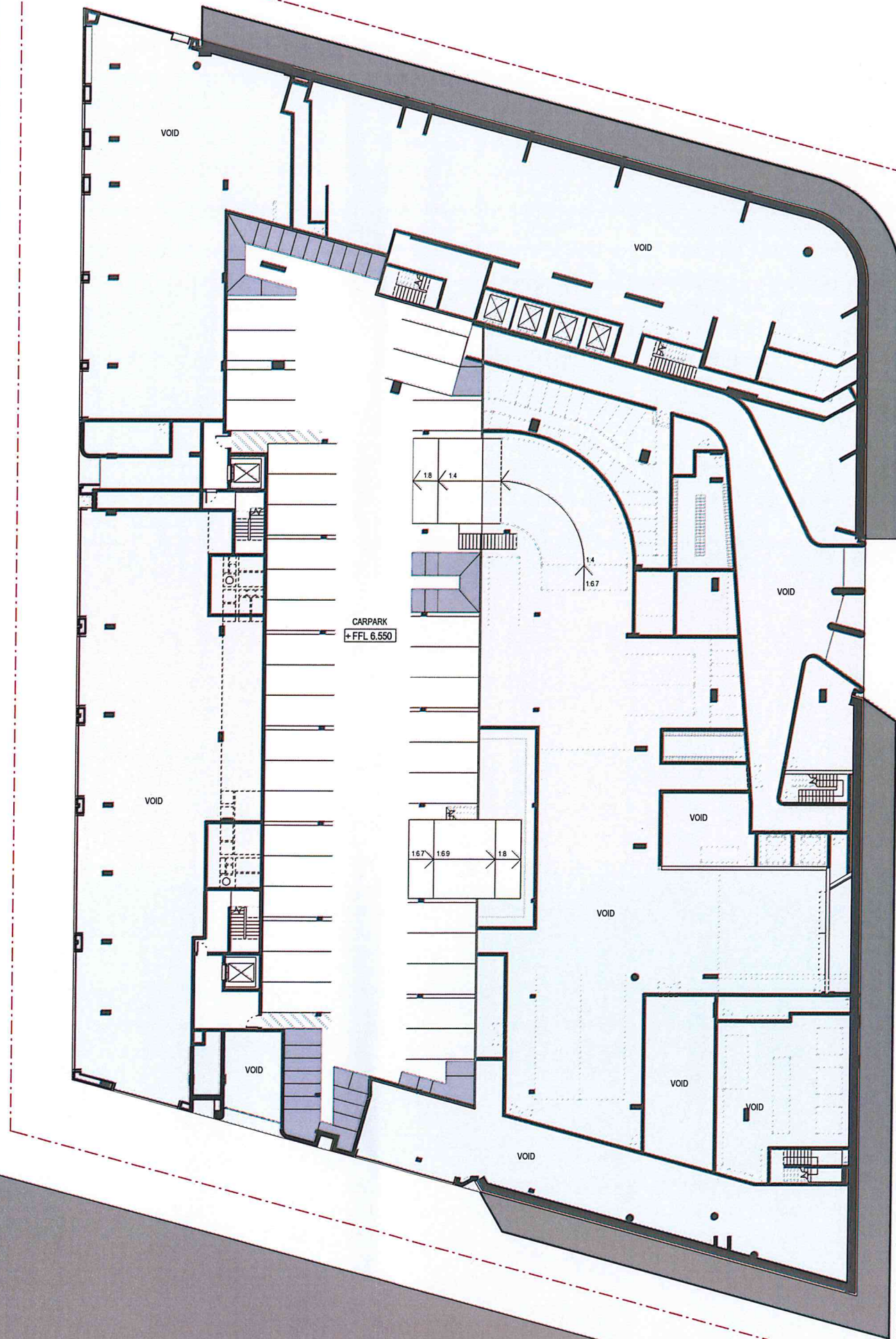
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Assessor Signature Date 03/03/2015



DARLING SQ.

Lend Lease

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1:400 @ A3



DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

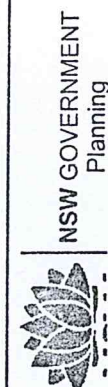
FLOOR PLAN NE2 MEZZ

DHL_AD020200

DATE:
24/10/2014

REV
F

REVISION SCHEDULE		
REV.	AMENDMENTS	DATE
A	Preliminary DA	22.09.14
B	Draft DA	29.09.14
C	Draft DA Update	03.10.14
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E	Draft DA Review	15.10.14
F	Issued for DA	24.10.14



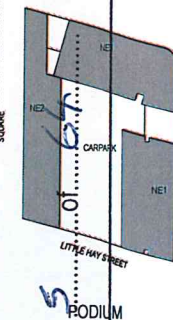
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 6626

granted on the 16th of 10/2014

Signed *A. Wahan*

Sheet No. 5 of 6



- LEGEND
- APPROVED STAGE 2 ENV.
 - 1 BEDROOM
 - 1 BEDROOM + STUDY
 - 2 BEDROOM
 - 2 BEDROOM, 1 BATH
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Energy Rating

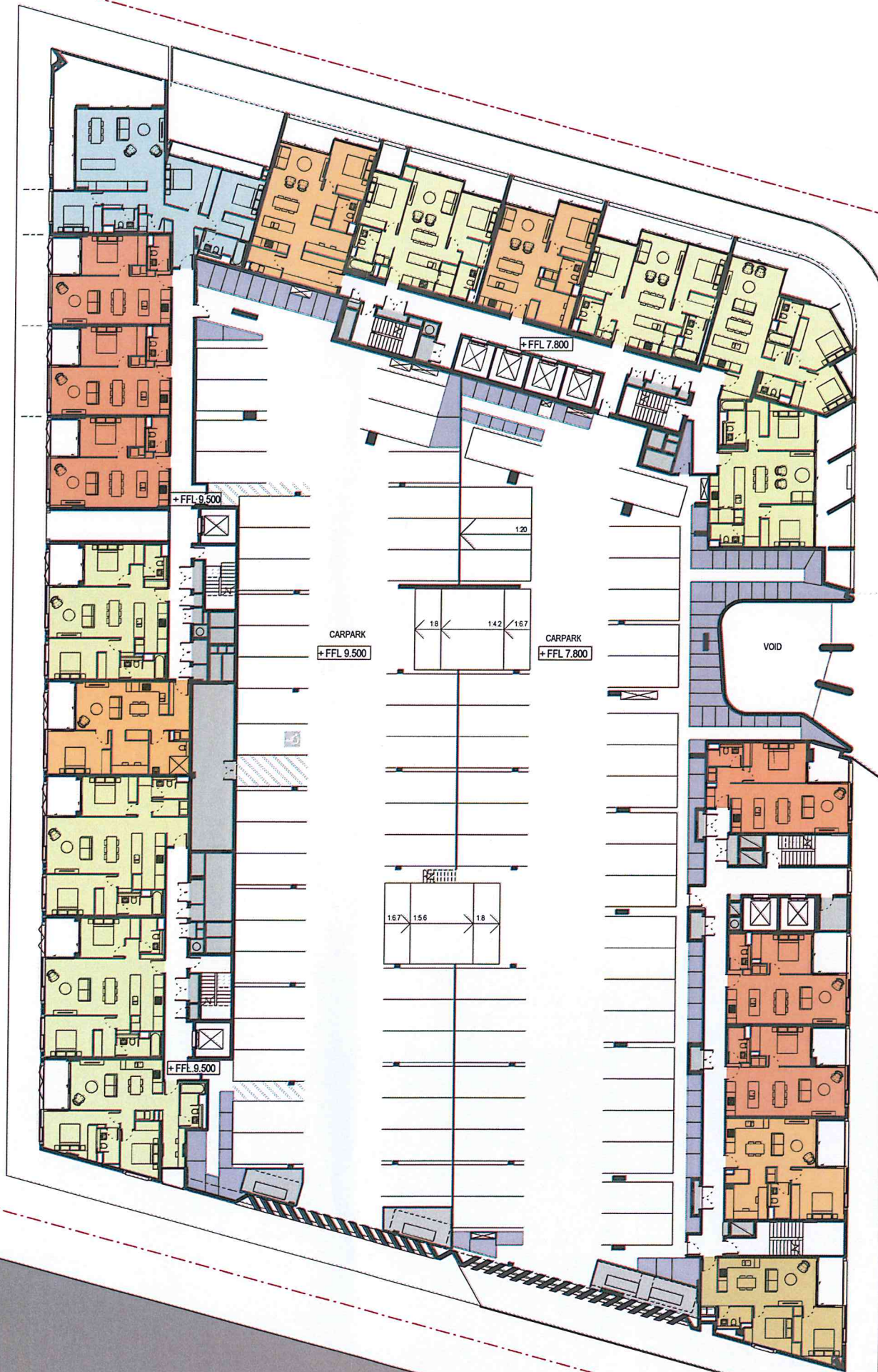
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Lend Lease

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1:400 @ A3



DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

FLOOR PLAN LEVEL 01

DHL_AD030100

DATE:
24/02/15

REV
H

REVISION SCHEDULE		
REV.	AMENDMENTS	DATE
C	Draft DA Update	03/10/14
D	Draft DA Update	07/10/14
E	Draft DA Review	15/10/14
F	Issued for DA	24/10/14
G	RTS Submission	04/02/15
H	RTS Submission - Study Update	24/02/15



NSW GOVERNMENT
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Approved Application No. SSD 6626

granted on the 16/04/2015

Signed

Sheet No. 6 of 64

- LEGEND
- APPROVED STAGE 2 ENV.
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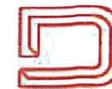
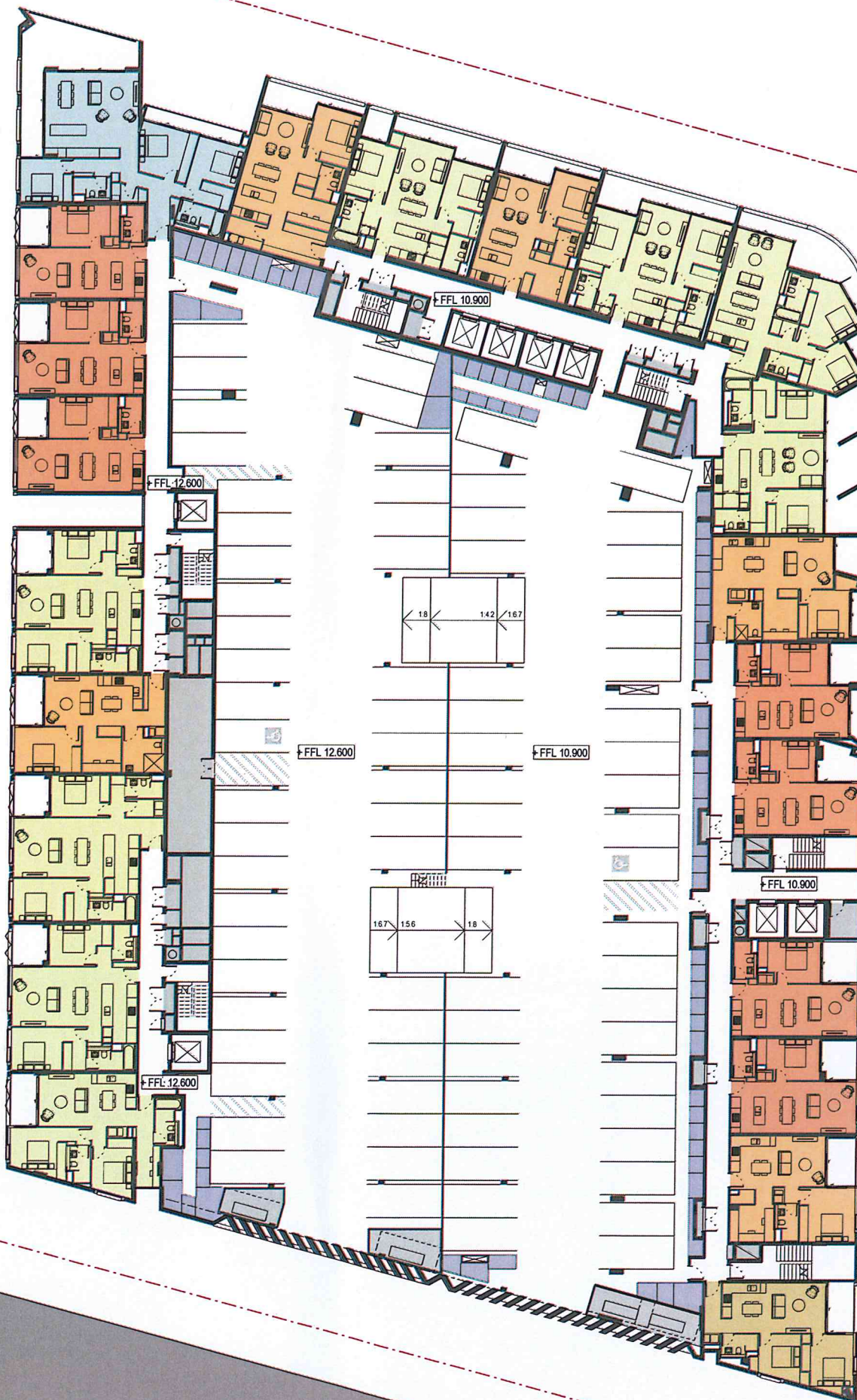
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1:400 @ A3



DARLING SQUARE NE PLOT
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Development Application

FLOOR PLAN LEVEL 02 - 04

DHL_AD030200

DATE:
24/02/15

REV
H

REVISION SCHEDULE		
REV.	AMENDMENTS	DATE
C	Draft DA Update	03/10/14
D	Draft DA Update	07/10/14
E	Draft DA Review	15/10/14
F	Issued for DA	21/10/14
G	RTS Submission	04/02/15
H	RTS Submission - Study Update	24/02/15



NSW GOVERNMENT
Planning

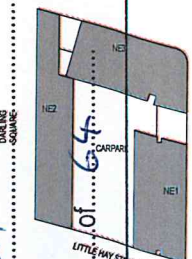
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Signed:

Sheet No. 7 of 64



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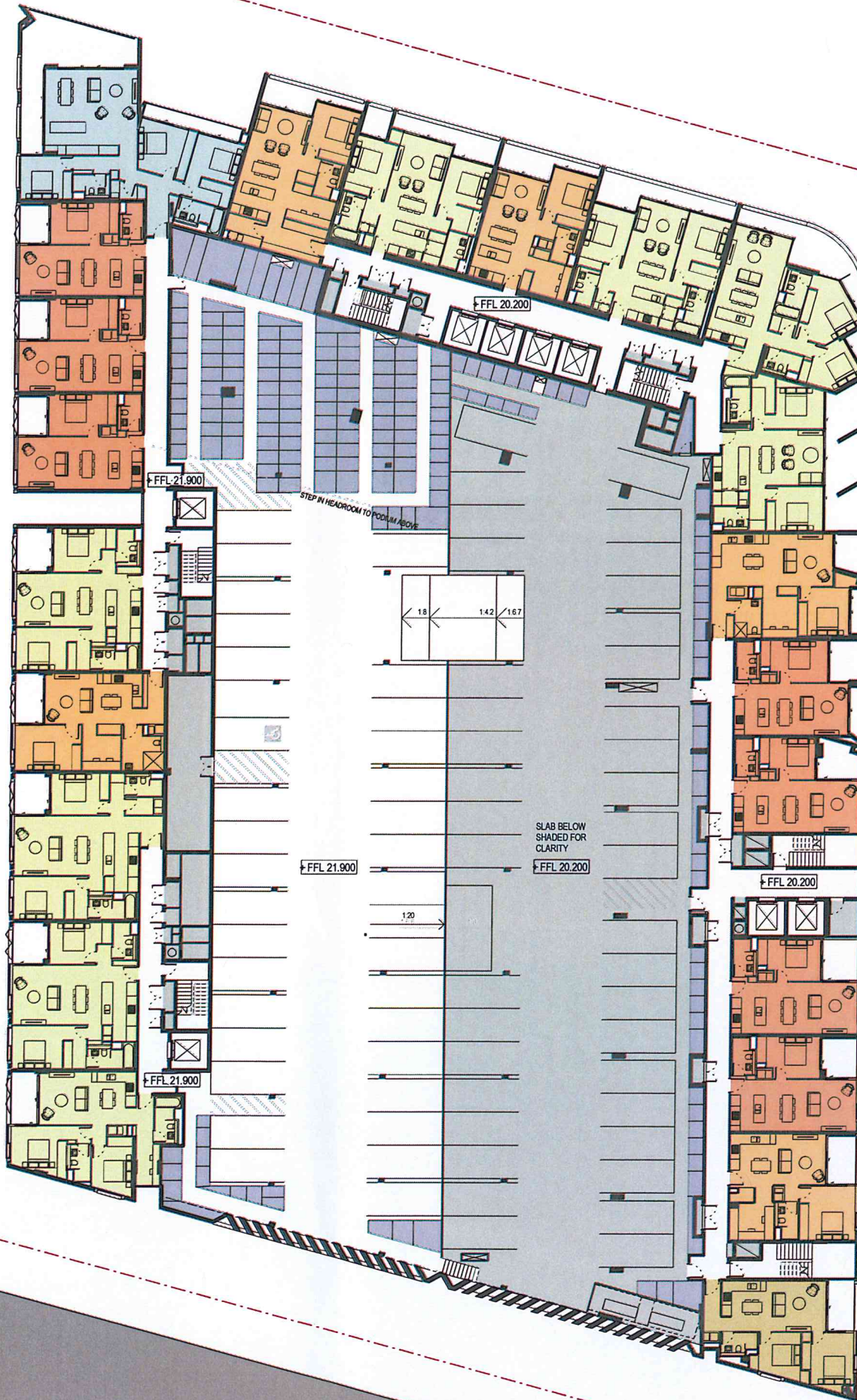
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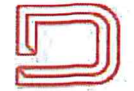
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Signed AWahan

Sheet No. 8 of 8

LEGEND

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DARLING SQ.

Lend Lease

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Nominated Architects: Alec Tzannes 4174, Jonathan Evans 6613, Mladen Prnjatovic 7468

1:400 @ A3



DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

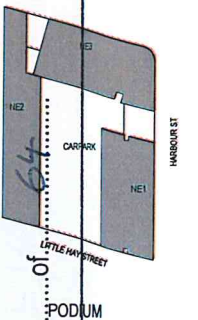
FLOOR PLAN LEVEL 05

DHL_AD030300

DATE:
24/02/15

REV
H

REVISION SCHEDULE		
REV.	AMENDMENTS	DATE
C	Draft DA Update	03/10/14
D	Draft DA Update	07/10/14
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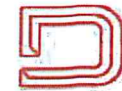
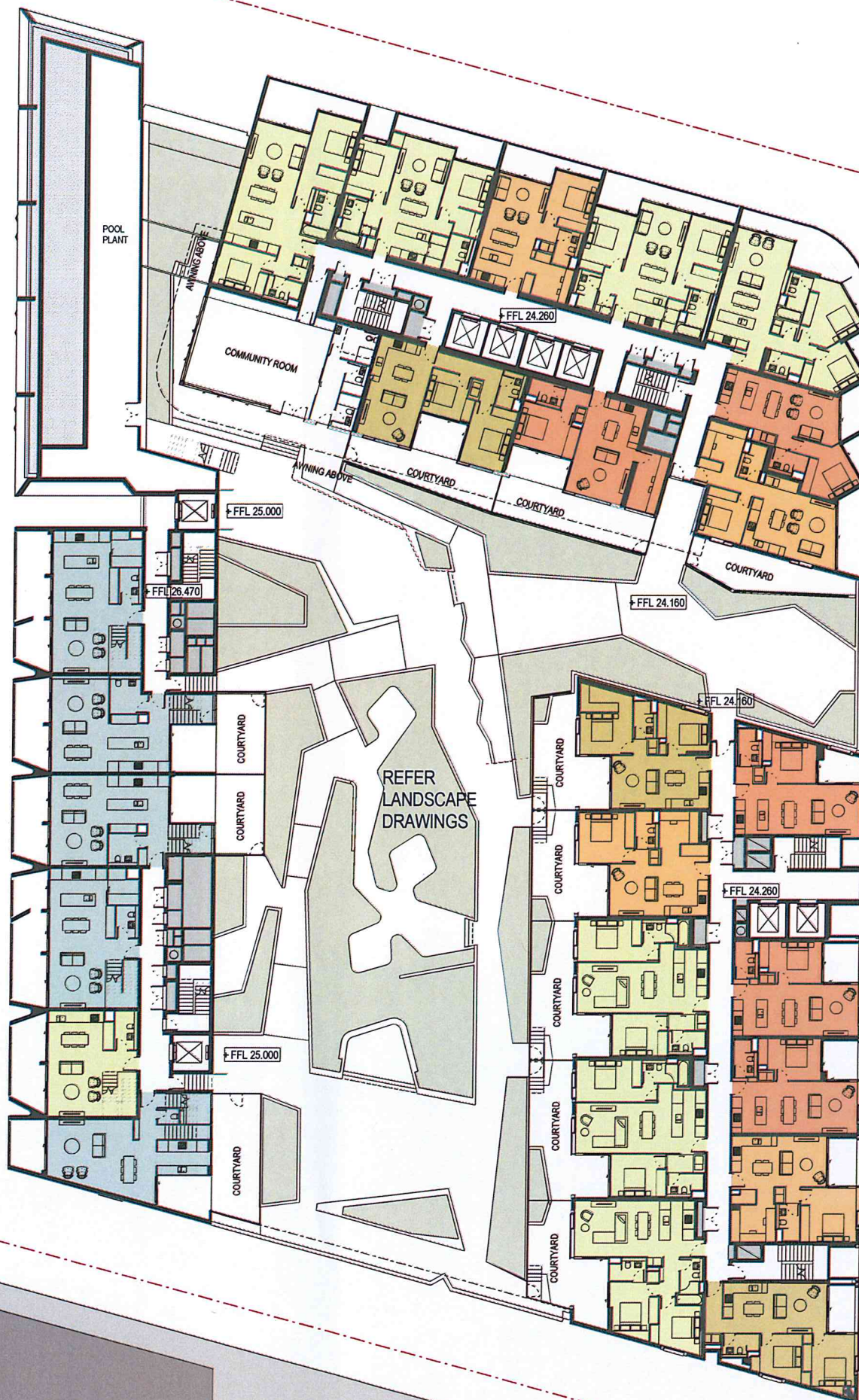
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Assessor Signature *Tom Beckerling* Date 03/03/2015



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1:400 @ A3



DARLING SQUARE NE PLOT
Lend Lease Development

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FLOOR PLAN LEVEL 06 -
PODIUM

DHL_AD030400

DATE:
24/02/15

REV
H

REV.	AMENDMENTS	DATE
C	Draft DA Update	03/10/14
D	Draft DA Update	07/10/14
E	Draft DA Review	15/10/14
F	Issued for DA	24/10/14
G	RIS Submission	04/02/15
H	RIS Submission - Study Update	24/02/15



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 6626

granted on the 16/04/2015

Signed A. Waran

Sheet No. 9

- LEGEND
- APPROVED STAGE 2 ENV.
 - 1 BEDROOM
 - 1 BEDROOM + STUDY
 - 2 BEDROOM
 - 2 BEDROOM, 1 BATH
 - 3 BEDROOM
 - 4 BEDROOM
 - FOYER
 - RETAIL
 - RESIDENTIAL STORAGE
 - SERVICE
 - SOFT LANDSCAPING



Energy Rating

Certificate Number 16540024

- ☐ single-dwelling rating 5.3 stars
- ☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development
- heating 24.6 MJ/m²
- cooling 23.6 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Tom Beckerling VIC/BDAY/14/1654

Assessor Signature Date 03/03/2015



NSW GOVERNMENT
Planning

HARBOUR ST

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. 55D6626

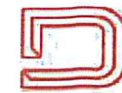
granted on the 16/04/2015

Signed

Sheet No. 10

LEGEND

- APPROVED STAGE 2 ENV.
- 1 BEDROOM
- 1 BEDROOM + STUDY
- 2 BEDROOM
- 2 BEDROOM, 1 BATH
- 3 BEDROOM
- 4 BEDROOM
- FOYER
- RETAIL
- RESIDENTIAL STORAGE
- SERVICE
- SOFT LANDSCAPING



DARLING SQ.



Lend Lease

Tzannes Associates ARCHITECTURE URBAN DESIGN

63 Myrtle Street
Chippendale NSW 2008
Sydney Australia
T +61 2 9319 3744
F +61 2 9608 1170
tzannes@tzannes.com.au
Nominated Architects: Alec Tzannes 4114, Jonathan Evans 6612, Mladen Prigajovic 7468

1:400 @ A3



DARLING SQUARE NE PLOT
Lend Lease Development

Development Application

FLOOR PLAN LEVEL 07

DHL_AD030500

DATE:
24/02/15

REV
H

REVISION SCHEDULE		
REV.	AMENDMENTS	DATE
C	Draft DA Update	03/10/14
D	Draft DA Update	07/10/14
E	Draft DA Review	15/10/14
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G	RTS Submission	04/02/15
H	RTS Submission - Study Update	24/02/15

