Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. 0009276110

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Property

Address	391-423 Pacific Hwy , CROWS NEST , NSW , 2065
Lot/DP	Lot DP 29672
NatHERS Climate Zone	56 Mascot (Sydney Airport)

Accredited assessor

Name	Thien Huynh
Business name	Windtech Consultants PTY LTD
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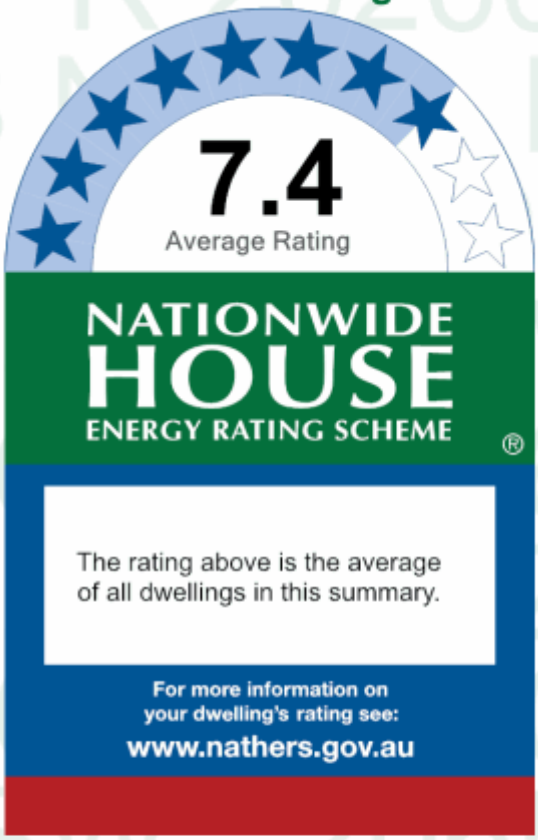
Phone	(02) 9503 0307
Accreditation No.	20887
Assessor Accrediting Organisation	ABSA

Thermal performance star rating



Verification

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

National Construction Code (NCC) requirements

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

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

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

NCC heating and cooling maximum loads (MJ/m²/p.a.)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	15.3	10.5
Maximum block limit	N/A	N/A

Whole of Home performance rating

No Whole of Home performance rating conducted for this summary certificate or not completed for all dwellings

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star Rating	Whole of Home Rating
0012011904	201	12.9 (N/A)	20.9 (N/A)	33.9	6.5	0
0012011920	202	14.5 (N/A)	16.2 (N/A)	30.7	6.9	0

Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m^2/p.a.]	Cooling load (load limit) [MJ/m^2/p.a.]	Total load [MJ/m^2/p.a.]	Star Rating	Whole of Home Rating
0012011953	203	13.7 (N/A)	17.7 (N/A)	31.4	6.8	0
0012011979	204	1.8 (N/A)	15.2 (N/A)	17.0	8.4	0
0012011888	205	3.0 (N/A)	13.9 (N/A)	16.8	8.4	0
0012011912	206	5.7 (N/A)	14.4 (N/A)	20.1	8.1	0
0012011946	207	2.5 (N/A)	12.2 (N/A)	14.7	8.7	0
0012011961	208	8.6 (N/A)	14.8 (N/A)	23.5	7.7	0
0012011896	209	9.0 (N/A)	19.9 (N/A)	28.9	7.1	0
0012011938	210	5.5 (N/A)	21.3 (N/A)	26.9	7.3	0
0012011987	301	16.4 (N/A)	18.9 (N/A)	35.2	6.4	0
0012012035	302	15.1 (N/A)	21.0 (N/A)	36.1	6.2	0
0012012068	303	15.6 (N/A)	21.2 (N/A)	36.8	6.2	0
0012012092	304	14.7 (N/A)	15.7 (N/A)	30.4	6.9	0
0012012126	305	11.0 (N/A)	19.5 (N/A)	30.5	6.9	0
0012012159	306	6.7 (N/A)	13.7 (N/A)	20.4	8.1	0
0012012175	307	3.1 (N/A)	13.1 (N/A)	16.3	8.4	0
0012012217	308	6.0 (N/A)	14.0 (N/A)	20.1	8.1	0
0012012241	309	2.8 (N/A)	12.0 (N/A)	14.8	8.7	0
0012012274	310	9.4 (N/A)	13.8 (N/A)	23.2	7.7	0
0012012308	311	9.4 (N/A)	19.2 (N/A)	28.6	7.1	0
0012012357	312	6.1 (N/A)	19.6 (N/A)	25.6	7.4	0
0012012373	401	23.6 (N/A)	9.9 (N/A)	33.5	6.6	0
0012012381	402	19.5 (N/A)	11.4 (N/A)	30.9	6.9	0
0012011995	403	22.6 (N/A)	12.0 (N/A)	34.6	6.4	0
0012012027	404	21.7 (N/A)	8.9 (N/A)	30.7	6.9	0
0012012050	405	17.6 (N/A)	16.5 (N/A)	34.1	6.4	0
0012012076	406	8.9 (N/A)	7.0 (N/A)	16.0	8.5	0
0012012100	407	5.6 (N/A)	8.1 (N/A)	13.7	8.8	0
0012012134	408	9.1 (N/A)	8.1 (N/A)	17.2	8.4	0
0012012167	409	6.0 (N/A)	8.0 (N/A)	14.0	8.8	0
0012012191	410	15.1 (N/A)	8.3 (N/A)	23.4	7.7	0
0012012225	411	14.7 (N/A)	13.4 (N/A)	28.2	7.2	0
0012012258	412	10.5 (N/A)	15.9 (N/A)	26.4	7.4	0
0012012282	501	26.1 (N/A)	10.2 (N/A)	36.3	6.2	0
0012012316	502	22.1 (N/A)	11.3 (N/A)	33.4	6.6	0

0012012332	503	25.3 (N/A)	11.1 (N/A)	36.4	6.2	0
0012012365	504	24.2 (N/A)	8.2 (N/A)	32.4	6.7	0
0012012001	505	20.2 (N/A)	14.7 (N/A)	34.9	6.4	0
0012012019	506	10.1 (N/A)	7.3 (N/A)	17.4	8.4	0
0012012043	507	6.9 (N/A)	7.6 (N/A)	14.5	8.7	0
0012012084	508	10.7 (N/A)	7.6 (N/A)	18.3	8.3	0
0012012118	509	7.0 (N/A)	7.5 (N/A)	14.6	8.7	0
0012012142	510	17.2 (N/A)	8.5 (N/A)	25.8	7.4	0
0012012183	511	16.8 (N/A)	11.9 (N/A)	28.7	7.1	0
0012012209	512	12.5 (N/A)	14.4 (N/A)	26.9	7.3	0
0012012233	601	26.6 (N/A)	10.5 (N/A)	37.1	6.1	0
0012012266	602	22.6 (N/A)	11.8 (N/A)	34.3	6.4	0
0012012290	603	25.7 (N/A)	11.2 (N/A)	36.9	6.1	0
0012012324	604	24.6 (N/A)	8.1 (N/A)	32.8	6.7	0
0012012340	605	20.5 (N/A)	14.9 (N/A)	35.4	6.3	0
0012012415	606	10.2 (N/A)	7.1 (N/A)	17.4	8.4	0
0012012423	607	7.1 (N/A)	7.6 (N/A)	14.8	8.7	0
0012012456	608	11.0 (N/A)	7.6 (N/A)	18.6	8.2	0
0012012480	609	7.2 (N/A)	7.1 (N/A)	14.4	8.7	0
0012012514	610	17.6 (N/A)	8.5 (N/A)	26.1	7.4	0
0012012548	611	17.1 (N/A)	11.6 (N/A)	28.8	7.1	0
0012012589	612	12.9 (N/A)	14.2 (N/A)	27.0	7.3	0
0012012613	701	26.9 (N/A)	10.5 (N/A)	37.5	6.1	0
0012012647	702	22.9 (N/A)	11.9 (N/A)	34.8	6.4	0
0012012662	703	26.1 (N/A)	11.3 (N/A)	37.3	6.1	0
0012012696	704	24.9 (N/A)	8.1 (N/A)	33.0	6.6	0
0012012720	705	20.8 (N/A)	14.9 (N/A)	35.6	6.3	0
0012012753	706	10.3 (N/A)	7.1 (N/A)	17.4	8.4	0
0012012787	707	7.3 (N/A)	7.7 (N/A)	14.9	8.6	0
0012012811	708	11.1 (N/A)	7.7 (N/A)	18.8	8.2	0
0012012845	709	7.4 (N/A)	7.1 (N/A)	14.5	8.7	0
0012012878	710	17.9 (N/A)	8.7 (N/A)	26.6	7.3	0
0012012902	711	17.4 (N/A)	11.6 (N/A)	28.9	7.1	0
0012012936	712	13.1 (N/A)	13.9 (N/A)	27.0	7.3	0
0012012969	801	27.2 (N/A)	10.3 (N/A)	37.5	6.1	0
0012012993	802	23.2 (N/A)	11.9 (N/A)	35.0	6.4	0
0012013033	803	25.2 (N/A)	11.2 (N/A)	36.4	6.2	0
0012013058	804	25.2 (N/A)	8.3 (N/A)	33.5	6.6	0

0012013082	805	20.9 (N/A)	14.7 (N/A)	35.6	6.3	0
0012013116	806	10.4 (N/A)	7.1 (N/A)	17.5	8.4	0
0012013140	807	7.4 (N/A)	7.7 (N/A)	15.0	8.6	0
0012013173	808	11.3 (N/A)	7.5 (N/A)	18.7	8.2	0
0012013199	809	7.6 (N/A)	7.1 (N/A)	14.6	8.7	0
0012013223	810	18.1 (N/A)	8.7 (N/A)	26.8	7.3	0
0012013256	811	17.6 (N/A)	12.0 (N/A)	29.6	7	0
0012013280	812	13.3 (N/A)	13.9 (N/A)	27.2	7.3	0
0012013322	901	24.2 (N/A)	10.3 (N/A)	34.5	6.4	0
0012013355	902	15.1 (N/A)	10.6 (N/A)	25.7	7.4	0
0012013389	903	25.3 (N/A)	8.1 (N/A)	33.4	6.6	0
0012013405	904	21.1 (N/A)	14.7 (N/A)	35.7	6.3	0
0012013439	905	10.6 (N/A)	7.1 (N/A)	17.6	8.3	0
0012013462	906	7.4 (N/A)	7.7 (N/A)	15.1	8.6	0
0012013496	907	11.3 (N/A)	7.5 (N/A)	18.8	8.2	0
0012013512	908	7.7 (N/A)	7.0 (N/A)	14.7	8.7	0
0012013546	909	18.3 (N/A)	8.7 (N/A)	27.0	7.3	0
0012013579	910	17.8 (N/A)	11.8 (N/A)	29.6	7	0
0012013611	911	13.5 (N/A)	13.7 (N/A)	27.2	7.3	0
0012013645	1001	24.4 (N/A)	10.4 (N/A)	34.8	6.4	0
0012013678	1002	14.5 (N/A)	10.7 (N/A)	25.2	7.4	0
0012013702	1003	25.6 (N/A)	8.2 (N/A)	33.8	6.5	0
0012013728	1004	21.1 (N/A)	14.6 (N/A)	35.7	6.3	0
0012013751	1005	10.7 (N/A)	7.0 (N/A)	17.8	8.3	0
0012013785	1006	7.6 (N/A)	7.9 (N/A)	15.5	8.6	0
0012013819	1007	11.5 (N/A)	7.6 (N/A)	19.1	8.2	0
0012013843	1008	7.8 (N/A)	7.1 (N/A)	14.9	8.6	0
0012013884	1009	18.5 (N/A)	8.6 (N/A)	27.2	7.3	0
0012013918	1010	18.0 (N/A)	11.7 (N/A)	29.7	7	0
0012013942	1011	13.7 (N/A)	13.6 (N/A)	27.4	7.3	0
0012013975	1101	24.7 (N/A)	10.3 (N/A)	35.0	6.4	0
0012012399	1102	14.7 (N/A)	10.6 (N/A)	25.3	7.4	0
0012012431	1103	25.9 (N/A)	8.3 (N/A)	34.2	6.4	0
0012012472	1104	21.4 (N/A)	14.9 (N/A)	36.3	6.2	0
0012012498	1105	10.9 (N/A)	7.1 (N/A)	18.0	8.3	0
0012012522	1106	7.7 (N/A)	8.3 (N/A)	16.0	8.5	0
0012012555	1107	11.7 (N/A)	7.8 (N/A)	19.5	8.2	0
0012012571	1108	8.0 (N/A)	7.1 (N/A)	15.0	8.6	0

0012012605	1109	18.8 (N/A)	8.5 (N/A)	27.3	7.3	0
0012012639	1110	18.3 (N/A)	11.8 (N/A)	30.0	7	0
0012012688	1111	14.0 (N/A)	13.6 (N/A)	27.6	7.2	0
0012012712	1201	24.8 (N/A)	10.3 (N/A)	35.1	6.4	0
0012012746	1202	14.8 (N/A)	10.5 (N/A)	25.3	7.4	0
0012012779	1203	26.0 (N/A)	8.3 (N/A)	34.4	6.4	0
0012012803	1204	21.1 (N/A)	15.8 (N/A)	36.8	6.2	0
0012012829	1205	11.0 (N/A)	7.0 (N/A)	18.0	8.3	0
0012012860	1206	7.8 (N/A)	8.3 (N/A)	16.1	8.4	0
0012012886	1207	11.8 (N/A)	7.7 (N/A)	19.4	8.2	0
0012012910	1208	8.0 (N/A)	7.1 (N/A)	15.2	8.6	0
0012012944	1209	18.9 (N/A)	8.5 (N/A)	27.4	7.3	0
0012012977	1210	18.4 (N/A)	11.8 (N/A)	30.2	6.9	0
0012013009	1211	14.1 (N/A)	13.6 (N/A)	27.7	7.2	0
0012013025	1301	25.0 (N/A)	10.4 (N/A)	35.4	6.3	0
0012013066	1302	15.0 (N/A)	10.4 (N/A)	25.4	7.4	0
0012013090	1303	19.9 (N/A)	8.1 (N/A)	28.0	7.2	0
0012013124	1304	14.8 (N/A)	11.0 (N/A)	25.9	7.4	0
0012013157	1305	7.8 (N/A)	8.3 (N/A)	16.1	8.4	0
0012013181	1306	11.9 (N/A)	7.7 (N/A)	19.6	8.1	0
0012013215	1307	8.1 (N/A)	7.3 (N/A)	15.4	8.6	0
0012013249	1308	19.0 (N/A)	8.5 (N/A)	27.5	7.3	0
0012013272	1309	18.5 (N/A)	11.7 (N/A)	30.2	6.9	0
0012013306	1310	14.2 (N/A)	13.8 (N/A)	28.0	7.2	0
0012013330	1401	25.3 (N/A)	10.5 (N/A)	35.7	6.3	0
0012013363	1402	15.1 (N/A)	10.5 (N/A)	25.6	7.4	0
0012013397	1403	19.1 (N/A)	8.4 (N/A)	27.4	7.3	0
0012013421	1404	12.3 (N/A)	11.2 (N/A)	23.5	7.7	0
0012013454	1405	8.0 (N/A)	8.4 (N/A)	16.4	8.4	0
0012013470	1406	12.0 (N/A)	7.7 (N/A)	19.7	8.1	0
0012013504	1407	8.3 (N/A)	7.1 (N/A)	15.4	8.6	0
0012013538	1408	19.3 (N/A)	8.3 (N/A)	27.6	7.2	0
0012013561	1409	18.8 (N/A)	11.6 (N/A)	30.4	6.9	0
0012013595	1410	14.5 (N/A)	13.7 (N/A)	28.2	7.2	0
0012013629	1501	25.4 (N/A)	10.4 (N/A)	35.8	6.3	0
0012013652	1502	15.2 (N/A)	10.5 (N/A)	25.7	7.4	0
0012013686	1503	19.2 (N/A)	8.6 (N/A)	27.8	7.2	0
0012013710	1504	12.4 (N/A)	11.1 (N/A)	23.5	7.7	0

0012013744	1505	8.0 (N/A)	8.2 (N/A)	16.2	8.4	0
0012013777	1506	12.1 (N/A)	7.6 (N/A)	19.7	8.1	0
0012013801	1507	8.4 (N/A)	7.3 (N/A)	15.7	8.5	0
0012013835	1508	19.4 (N/A)	8.2 (N/A)	27.7	7.2	0
0012013868	1509	18.9 (N/A)	11.6 (N/A)	30.5	6.9	0
0012013892	1510	14.6 (N/A)	13.7 (N/A)	28.3	7.2	0
0012013926	1601	25.5 (N/A)	10.4 (N/A)	35.9	6.3	0
0012013959	1602	15.3 (N/A)	10.5 (N/A)	25.7	7.4	0
0012012407	1603	19.3 (N/A)	8.5 (N/A)	27.9	7.2	0
0012012449	1604	12.5 (N/A)	11.2 (N/A)	23.7	7.7	0
0012012464	1605	8.1 (N/A)	8.1 (N/A)	16.2	8.4	0
0012012506	1606	12.2 (N/A)	7.7 (N/A)	19.9	8.1	0
0012012530	1607	8.5 (N/A)	7.1 (N/A)	15.6	8.6	0
0012012563	1608	19.5 (N/A)	8.3 (N/A)	27.8	7.2	0
0012012597	1609	19.0 (N/A)	11.5 (N/A)	30.5	6.9	0
0012012621	1610	14.7 (N/A)	13.8 (N/A)	28.5	7.2	0
0012012654	1701	25.7 (N/A)	10.2 (N/A)	35.9	6.3	0
0012012670	1702	15.4 (N/A)	10.4 (N/A)	25.8	7.4	0
0012012704	1703	19.4 (N/A)	8.7 (N/A)	28.2	7.2	0
0012012738	1704	12.6 (N/A)	11.0 (N/A)	23.6	7.7	0
0012012761	1705	8.1 (N/A)	8.2 (N/A)	16.3	8.4	0
0012012795	1706	12.2 (N/A)	7.8 (N/A)	19.9	8.1	0
0012012837	1707	8.6 (N/A)	7.3 (N/A)	15.8	8.5	0
0012012852	1708	20.0 (N/A)	8.2 (N/A)	28.1	7.2	0
0012012894	1709	18.5 (N/A)	11.2 (N/A)	29.7	7	0
0012012928	1710	14.8 (N/A)	13.3 (N/A)	28.2	7.2	0
0012012951	1801	25.8 (N/A)	10.2 (N/A)	36.0	6.3	0
0012012985	1802	15.6 (N/A)	10.2 (N/A)	25.7	7.4	0
0012013017	1803	19.6 (N/A)	8.5 (N/A)	28.1	7.2	0
0012013041	1804	12.7 (N/A)	11.2 (N/A)	23.9	7.6	0
0012013074	1805	8.0 (N/A)	8.7 (N/A)	16.8	8.4	0
0012013108	1806	12.3 (N/A)	7.8 (N/A)	20.1	8.1	0
0012013132	1807	8.6 (N/A)	7.1 (N/A)	15.8	8.5	0
0012013165	1808	13.3 (N/A)	9.9 (N/A)	23.1	7.7	0
0012013207	1809	22.0 (N/A)	11.0 (N/A)	33.0	6.6	0
0012013231	1901	25.9 (N/A)	10.3 (N/A)	36.2	6.2	0
0012013264	1902	15.6 (N/A)	10.1 (N/A)	25.7	7.4	0
0012013298	1903	19.7 (N/A)	8.1 (N/A)	27.8	7.2	0

0012013314	1904	12.8 (N/A)	11.0 (N/A)	23.8	7.7	0
0012013348	1905	8.1 (N/A)	8.5 (N/A)	16.6	8.4	0
0012013371	1906	12.2 (N/A)	7.8 (N/A)	20.1	8.1	0
0012013413	1907	8.7 (N/A)	7.3 (N/A)	16.0	8.5	0
0012013447	1908	12.5 (N/A)	9.8 (N/A)	22.3	7.8	0
0012013488	1909	18.4 (N/A)	11.0 (N/A)	29.4	7.1	0
0012013520	2001	26.1 (N/A)	10.1 (N/A)	36.1	6.2	0
0012013553	2002	15.8 (N/A)	10.0 (N/A)	25.7	7.4	0
0012013587	2003	19.8 (N/A)	8.3 (N/A)	28.1	7.2	0
0012013603	2004	12.9 (N/A)	11.0 (N/A)	23.9	7.6	0
0012013637	2005	8.0 (N/A)	8.5 (N/A)	16.5	8.4	0
0012013660	2006	12.3 (N/A)	8.1 (N/A)	20.4	8.1	0
0012013694	2007	8.8 (N/A)	7.3 (N/A)	16.1	8.4	0
0012013736	2008	12.6 (N/A)	9.9 (N/A)	22.5	7.8	0
0012013769	2009	18.5 (N/A)	11.0 (N/A)	29.5	7.1	0
0012013793	2101	29.9 (N/A)	8.1 (N/A)	38.0	6	0
0012013827	2102	20.6 (N/A)	9.4 (N/A)	30.0	7	0
0012013850	2103	26.5 (N/A)	7.1 (N/A)	33.7	6.5	0
0012013876	2104	17.3 (N/A)	9.0 (N/A)	26.3	7.4	0
0012013900	2105	10.2 (N/A)	7.8 (N/A)	18.0	8.3	0
0012013934	2106	15.0 (N/A)	7.6 (N/A)	22.7	7.8	0
0012013967	2107	12.6 (N/A)	6.1 (N/A)	18.8	8.2	0
0012013983-01	2108	28.3 (N/A)	9.3 (N/A)	37.6	6.1	0

Explanatory notes

About this ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. Individual unit ratings are listed in the ‘Summary of all dwellings’ section of this Certificate.
NatHERS ratings use computer modelling to evaluate a home’s energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home’s building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
For more details about an individual dwelling’s assessment, refer to the individual dwelling’s NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.
Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.
Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

BASIX REPORT

FIVEWAYS CROWS NEST

WF803-08F02(REV2)- BASIX REPORT

APRIL 1, 2026

Prepared for:

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DOCUMENT CONTROL

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June 20, 2025	Initial	0	CT	SWR	TH
June 27, 2025	Updated	1	CT	SWR	TH
April 1, 2026	Updated in accordance with latest architectural drawings.	2	CT	SWR	TH

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1 INTRODUCTION

This report presents the results of a detailed BASIX assessment of the various residential dwellings within the proposed development known as Fiveways, located at Crows Nest. The assessment is carried out using online BASIX and BERS Pro Thermal Performance assessment tool. This assessment is based on the architectural drawings prepared by Turner, received June 2025 and March 2026.

2 BASIX ASSESSMENT METHODOLOGY

A BASIX assessment is split into three sections; Water, Thermal Comfort and Energy. Each section measures the efficiency of the development in these areas. For the Water and Energy sections, the development is given a score based on the efficiency. BASIX sets a minimum score in these areas that the development must satisfy. The Thermal Performance section of the BASIX assessment requires a BERS Pro simulation to be undertaken. BASIX sets requirements on the maximum heating and cooling loads for each residential apartment of the development. The results of this are rated in BASIX as either a pass or fail.

2.1 Water Usage

The water usage of the development is measured based on the area of gardens/lawn and the number and efficiency of permanent fixtures within the development (such as showerheads, taps and toilets). The development is given a rating, with BASIX requiring a minimum rating of 40% to pass this section.

2.2 Thermal Comfort

The thermal comfort of the development is measured using the BERS Pro Thermal Performance assessment tool. This gives an expected level of energy consumption (expressed in Mega Joules used per square metre per annum) for the heating and cooling loads.

The thermal comfort of the development can be improved by using higher performance building materials (such as performance glazing) and/or insulation materials. BASIX sets a maximum heating and cooling load that the development is to achieve. This is given as a weighted average heating and cooling load for the entire development, and for each individual dwelling to achieve.

2.3 Energy Usage

The energy section of the BASIX assessment measures the energy efficiency of the development based on the efficiency of the fixed appliances to be used. This includes the hot water system, air-conditioning system, exhaust fans, lighting and the cook top/oven. If a pool is to be included in the proposal then the efficiency measure of the pool heater and the pool pump is also required. The development is given a rating, with BASIX requiring a minimum rating of 63% to pass this section.

3 RESULTS OF THE BASIX ASSESSMENT

3.1 Water

The minimum target score in BASIX to achieve water usage compliance is 40%. The minimum score is achieved through the inclusion of the following;

3.1.1 Central Systems & Common Areas

- A rainwater tank with a volume capacity of least 20,000L capacity is to be included. Water is to be provided from at least 150m2 of the roof area. Water from the tank is to be used for all public landscaping (total area of 1020m2) within the development site.
- The fire sprinkler test water for the car park and building fire sprinkler systems are not to be contained in a closed system.
- The common area toilets are to have a water efficiency rating of at least 4.0 Stars.
- The common area taps are to have a water efficiency rating of at least 4.0 Stars.

3.1.2 Dwellings

- All showerheads within each residential dwelling is to have a water efficiency rating of at least 4.0 Stars (>6but <=7.5L/min).
- All toilets within each residential dwelling is to have a water efficiency rating of at least 4.0 Stars.
- All kitchen taps within each residential dwelling is to have a water efficiency rating of at least 5.0 Stars.
- All bathroom taps within each residential dwelling is to have a water efficiency rating of at least 5.0 Stars.
- Clothes washer units are to be installed within each residential dwelling. The Clothes washer units are to have a water efficiency rating of at least 3.0 stars.
- Dishwasher units are to be installed within each residential dwelling. The dishwasher units are to have a water efficiency rating of at least 4.0 stars.

3.2 Thermal Comfort

The BERS Pro assessments take into account the following fundamental aspects of energy efficient design:

- The orientation and size of the walls.
- The location, proportion and type of windows and doors, and any internal or external coverings to them.
- The materials and colours of the exterior of the building.
- Internal floor, wall and ceiling materials.
- Cross ventilation.
- Provision of any insulation in walls, roof or ceiling.
- Overshadowing to walls and windows from eaves, other parts of the development and neighbours.
- The topography and climate of the area around the proposed development.

The climate zone selected for analysis was Climate Zone 56. In BASIX, the required weighted averaged maximum heating and cooling loads of the entire proposed development are 28.1 MJ/m2/year for heating and 20.0 MJ/m2/year for cooling and for each individual dwelling a maximum heating and cooling load of 34.4 MJ/m2/year for heating and 21.4 MJ/m2/year for cooling. The required heating and cooling loads for the individual residential dwelling are indicated in Table 3. Note that the overall weighted average heating and cooling loads are significantly harder to achieve than the individual unit requirements.

3.2.1 Dwelling Construction Materials and Initial Results

The following construction materials were initially selected for the assessment. Note that the materials described are not prescriptive. The construction materials used on the subject development should be selected to have similar performance characteristics as the ones detailed below so as not to affect the overall thermal performance rating of each apartment. The U-value and Solar Heat Gain Coefficient (SHGC) for the glazed systems is also indicated.

The wall construction of each residential dwelling is indicated in Table 1a below:

Table 1a - Wall Systems for each Residential Dwelling

Dwelling Envelope Wall	Wall Construction
External (the wall between outdoor environment and the dwelling)	Brick Veneer and Metal Cladding
Party (the wall between dwelling and the dwelling)	Hebel Panel
Enclosed Lobby (the wall between enclosed lobby and the dwelling)	Hebel Panel
Outdoor Lobby (the wall between outdoor lobby and the dwelling)	Hebel Panel
Staircore/Lift/Shafts (the wall between staircore/lift/shafts and the dwelling)	Concrete
Carpark (between carpark and the dwelling)	Concrete
To unconditioned spaces such as plant, garbage, service rooms etc. (the wall between the unconditioned space and the dwelling)	Concrete
Internal (the wall internal walls within the dwelling)	Plasterboard on Stud

- The floor coverings will be following:
    - Timber to the living areas
    - Carpets to the bedrooms
    - Tiles to the kitchen
    - Tiles to the wet areas
    - Timber to the hallways
    - Timber to the study rooms
    - Carpets to the home office
    - Tiles to the other internal areas (walk in pantries etc.)
- The floors will be concrete slabs.
- The ceilings will be concrete.
- The roof will be waterproof membrane.
- Draught seals are to be installed to the windows and doors.
- Sealed exhaust fans are assumed in the kitchen and wet areas.

- Ceiling penetrations due to recessed luminaries has been assumed at a rate of 1 per 2.5m2 as the lighting/ceiling plan is yet to be determined and is not indicated on the drawing set. A reassessment may be undertaken at a later stage once the lighting/ceiling plan is finalised.

- Skylights are to be single glazed set within an aluminium or timber frame.

- The glazing systems within the residential dwellings are split into two groups; Group A and Group B based on the system type indicated in Table 1b below.

    - Note that for thermal modelling purposes, glazed systems that have a combination of Group A and Group B system types, the group system type that accounts for the majority of the glazed system area will be selected. If they are equal in area then the Group A system type will be selected. However, for specification they are based on the Group type.

Table 1b - Glazed System Grouping

Group A	Group B
Awning Window	Double Hung Window
Bifold Door	Fixed Window
Bifold Window	Louvre Window
Entry Door	Sliding Window
Casement Window	Sliding door
French Door	Stacker door
Tilt'n'Turn Window	
Hinged Door	

The result of the analysis, indicated in Table 3, indicate that several of the residential dwellings within the proposed development will not satisfy the individual thermal requirements of BASIX. Hence treatment is required to some of the residential dwellings of the development.

3.2.2 Results with Treatments

Further analysis of the proposed development resulted in some required treatments to achieve the BASIX requirements for thermal performance. The required treatments are listed in Table 2 below:

Table 2 - Required Treatments

Unit Number	Glazing Thermal Specification (See Table 1b for group information)	Additional Wall Insulation in the dwelling envelope wall (to outdoor air, lobby, stair/ liftcore, enclosed unconditioned spaces (plant, shafts etc.). (R-value)	Additional Ceiling Insulation to areas with outdoor air or enclosed unconditioned spaces above. (R-value)	Additional Floor Insulation to areas above outdoor air/ carpark/ or enclosed unconditioned spaces. (R-value)	Additional Treatments
201	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
202	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
203	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
204	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	2.5	-	-
205	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
206	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
207	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
208	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
209	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
210	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
301	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
302	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	2	-
303	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	2	-
304	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
305	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	2.5	2	-
306	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	2	-
307	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
308	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
309	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
310	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-

Unit Number	Glazing Thermal Specification (See Table 1b for group information)	Additional Wall Insulation in the dwelling envelope wall (to outdoor air, lobby, stair/ liftcore, enclosed unconditioned spaces (plant, shafts etc.). (R-value)	Additional Ceiling Insulation to areas with outdoor air or enclosed unconditioned spaces above. (R-value)	Additional Floor Insulation to areas above outdoor air/ carpark/ or enclosed unconditioned spaces. (R-value)	Additional Treatments
311	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
312	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
401	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
402	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
403	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
404	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
405	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
406	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
407	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
408	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
409	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
410	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
411	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
412	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
501	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
502	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
503	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
504	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
505	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
506	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
507	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
508	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
509	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-

Unit Number	Glazing Thermal Specification (See Table 1b for group information)	Additional Wall Insulation in the dwelling envelope wall (to outdoor air, lobby, stair/ liftcore, enclosed unconditioned spaces (plant, shafts etc.). (R-value)	Additional Ceiling Insulation to areas with outdoor air or enclosed unconditioned spaces above. (R-value)	Additional Floor Insulation to areas above outdoor air/ carpark/ or enclosed unconditioned spaces. (R-value)	Additional Treatments
510	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
511	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
512	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
601	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
602	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
603	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
604	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
605	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
606	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
607	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
608	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
609	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
610	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
611	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
612	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
701	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
702	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
703	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
704	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
705	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
706	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
707	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
708	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-

Unit Number	Glazing Thermal Specification (See Table 1b for group information)	Additional Wall Insulation in the dwelling envelope wall (to outdoor air, lobby, stair/ liftcore, enclosed unconditioned spaces (plant, shafts etc.). (R-value)	Additional Ceiling Insulation to areas with outdoor air or enclosed unconditioned spaces above. (R-value)	Additional Floor Insulation to areas above outdoor air/ carpark/ or enclosed unconditioned spaces. (R-value)	Additional Treatments
709	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
710	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
711	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
712	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
801	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
802	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
803	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
804	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
805	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
806	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
807	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
808	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
809	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
810	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
811	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
812	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
901	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
902	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	2	-
903	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
904	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
905	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
906	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
907	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-

Unit Number	Glazing Thermal Specification (See Table 1b for group information)	Additional Wall Insulation in the dwelling envelope wall (to outdoor air, lobby, stair/ liftcore, enclosed unconditioned spaces (plant, shafts etc.). (R-value)	Additional Ceiling Insulation to areas with outdoor air or enclosed unconditioned spaces above. (R-value)	Additional Floor Insulation to areas above outdoor air/ carpark/ or enclosed unconditioned spaces. (R-value)	Additional Treatments
908	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
909	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
910	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
911	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1001	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1002	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1003	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1004	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1005	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1006	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1007	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1008	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1009	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1010	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1011	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1101	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1102	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1103	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1104	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1105	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1106	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1107	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1108	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-

Unit Number	Glazing Thermal Specification (See Table 1b for group information)	Additional Wall Insulation in the dwelling envelope wall (to outdoor air, lobby, stair/ liftcore, enclosed unconditioned spaces (plant, shafts etc.). (R-value)	Additional Ceiling Insulation to areas with outdoor air or enclosed unconditioned spaces above. (R-value)	Additional Floor Insulation to areas above outdoor air/ carpark/ or enclosed unconditioned spaces. (R-value)	Additional Treatments
1109	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1110	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1111	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1201	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1202	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1203	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1204	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1205	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1206	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1207	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1208	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1209	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1210	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1211	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1301	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1202	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1303	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	2	-
1304	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1305	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1306	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1307	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1308	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1309	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-

Unit Number	Glazing Thermal Specification (See Table 1b for group information)	Additional Wall Insulation in the dwelling envelope wall (to outdoor air, lobby, stair/ liftcore, enclosed unconditioned spaces (plant, shafts etc.). (R-value)	Additional Ceiling Insulation to areas with outdoor air or enclosed unconditioned spaces above. (R-value)	Additional Floor Insulation to areas above outdoor air/ carpark/ or enclosed unconditioned spaces. (R-value)	Additional Treatments
1310	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1401	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1402	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1403	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1404	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1405	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1406	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1407	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1408	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1409	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1410	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1501	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1502	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1503	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1504	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1505	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1506	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1507	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1508	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1509	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1510	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1601	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1602	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-

Unit Number	Glazing Thermal Specification (See Table 1b for group information)	Additional Wall Insulation in the dwelling envelope wall (to outdoor air, lobby, stair/ liftcore, enclosed unconditioned spaces (plant, shafts etc.). (R-value)	Additional Ceiling Insulation to areas with outdoor air or enclosed unconditioned spaces above. (R-value)	Additional Floor Insulation to areas above outdoor air/ carpark/ or enclosed unconditioned spaces. (R-value)	Additional Treatments
1603	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1604	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1605	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1606	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1607	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1608	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1609	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1610	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1701	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1702	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1703	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1704	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1705	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1706	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1707	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1708	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	2.5	-	-
1709	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	2.5	-	-
1710	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	2.5	-	-
1801	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1802	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1803	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1804	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1805	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-

Unit Number	Glazing Thermal Specification (See Table 1b for group information)	Additional Wall Insulation in the dwelling envelope wall (to outdoor air, lobby, stair/ liftcore, enclosed unconditioned spaces (plant, shafts etc.). (R-value)	Additional Ceiling Insulation to areas with outdoor air or enclosed unconditioned spaces above. (R-value)	Additional Floor Insulation to areas above outdoor air/ carpark/ or enclosed unconditioned spaces. (R-value)	Additional Treatments
1806	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1807	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1808	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	2	-
1809	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1901	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1902	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1903	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1904	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1905	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1906	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1907	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1908	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
1909	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
2001	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
2002	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
2003	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
2004	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
2005	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
2006	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
2007	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
2008	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
2009	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	-	-	-
2101	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	3	-	-

Unit Number	Glazing Thermal Specification (See Table 1b for group information)	Additional Wall Insulation in the dwelling envelope wall (to outdoor air, lobby, stair/ liftcore, enclosed unconditioned spaces (plant, shafts etc.). (R-value)	Additional Ceiling Insulation to areas with outdoor air or enclosed unconditioned spaces above. (R-value)	Additional Floor Insulation to areas above outdoor air/ carpark/ or enclosed unconditioned spaces. (R-value)	Additional Treatments
2102	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	2.5	-	-
2103	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	2.5	-	-
2104	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	2.5	-	-
2105	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	2.5	-	-
2106	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	2.5	-	-
2107	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2	2.5	-	-
2108	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	2.5	3	-	-

With these treatments in place the weighted average maximum heating and cooling loads are 15.04 MJ/m2/year for heating and 10.55 MJ/m2/year for cooling.

The BASIX requirements for the weighted averaged maximum heating and cooling loads of the entire proposed development are 28.1 MJ/m2/year for heating and 20.0 MJ/m2/year for cooling. Hence, with the required treatments listed above, the proposed development will satisfy the thermal performance requirements of BASIX.

Note the required additional insulation requirements in Table 2 above are valid for the current design as indicated in the architectural drawings and the envelope wall construction types of the residential dwellings as indicated in Table 1a (i.e. dwelling wall to outdoor air, lobby, unconditioned spaces such as stair/liftcore, neighbour etc.).

If there are changes to the dwelling envelope wall construction; e.g. the wall type is changed to another material or a wall is comprised of more than one wall types, then the required additional wall insulation requirement in Table 2 above may also vary. This is due to different wall construction types having different inherent R-values. The thermal modelling software combines the inherent R-value of the wall construction type for each wall (as indicated in Table 1a) and the associated wall insulation (as indicated in Table 2) to form an overall "Envelope Wall Total R-value" for each wall. Thus, if a different wall construction type that has a lower inherent R-value is used in lieu of those in Table 1a, then the wall insulation requirement would be increased to achieve a similar "Envelope Wall Total R-value". Note the opposite is also true for wall constructions with "higher" inherent wall construction R-values can result in a decrease in the wall insulation requirement.

The glazing types selected for the windows of the proposed development should at least satisfy the required performance data listed in this report. Reducing the amount of glazing in each unit is expected to significantly increase the thermal performance of each unit. Higher performing glass types than those listed in this report are also acceptable. That is, alternative glazing systems or specifications may be used if their U value is equivalent or lower, and the SHGC value is less than +/-10% than the U and SHGC values of the product specified in the table above as per the BASIX Thermal Comfort Protocol.

Table 3 - BERS Thermal Performance Results

Unit Number	BASIX Requirements (MJ/m2/year)			Final Results (MJ/m2/year) (with treatments)		
	Heating	Cooling	Total	Heating	Cooling	Total
201	34.4	21.4	38.0	12.9	20.9	33.8
202	34.4	21.4	38.0	14.5	16.2	30.7
203	34.4	21.4	38.0	13.7	17.7	31.4
204	34.4	21.4	38.0	1.8	15.2	17.0
205	34.4	21.4	38.0	3.0	13.9	16.9
206	34.4	21.4	38.0	5.7	14.4	20.1
207	34.4	21.4	38.0	2.5	12.2	14.7
208	34.4	21.4	38.0	8.6	14.8	23.4
209	34.4	21.4	38.0	9.0	19.9	28.9
210	34.4	21.4	38.0	5.5	21.3	26.8
301	34.4	21.4	38.0	16.4	18.9	35.3
302	34.4	21.4	38.0	15.1	21.0	36.1
303	34.4	21.4	38.0	15.6	21.2	36.8
304	34.4	21.4	38.0	14.7	15.7	30.4
305	34.4	21.4	38.0	11.0	19.5	30.5
306	34.4	21.4	38.0	6.7	13.7	20.4
307	34.4	21.4	38.0	3.1	13.1	16.2
308	34.4	21.4	38.0	6.0	14.0	20.0
309	34.4	21.4	38.0	2.8	12.0	14.8
310	34.4	21.4	38.0	9.4	13.8	23.2
311	34.4	21.4	38.0	9.4	19.2	28.6
312	34.4	21.4	38.0	6.1	19.6	25.7
401	34.4	21.4	38.0	23.6	9.9	33.5
402	34.4	21.4	38.0	19.5	11.4	30.9
403	34.4	21.4	38.0	22.6	12.0	34.6
404	34.4	21.4	38.0	21.7	8.9	30.6
405	34.4	21.4	38.0	17.6	16.5	34.1
406	34.4	21.4	38.0	8.9	7.0	15.9
407	34.4	21.4	38.0	5.6	8.1	13.7
408	34.4	21.4	38.0	9.1	8.1	17.2
409	34.4	21.4	38.0	6.0	8.0	14.0
410	34.4	21.4	38.0	15.1	8.3	23.4

Unit Number	BASIX Requirements (MJ/m2/year)			Final Results (MJ/m2/year) (with treatments)		
	Heating	Cooling	Total	Heating	Cooling	Total
411	34.4	21.4	38.0	14.7	13.4	28.1
412	34.4	21.4	38.0	10.5	15.9	26.4
501	34.4	21.4	38.0	26.1	10.2	36.3
502	34.4	21.4	38.0	22.1	11.3	33.4
503	34.4	21.4	38.0	25.3	11.1	36.4
504	34.4	21.4	38.0	24.2	8.2	32.4
505	34.4	21.4	38.0	20.2	14.7	34.9
506	34.4	21.4	38.0	10.1	7.3	17.4
507	34.4	21.4	38.0	6.9	7.6	14.5
508	34.4	21.4	38.0	10.7	7.6	18.3
509	34.4	21.4	38.0	7.0	7.5	14.5
510	34.4	21.4	38.0	17.2	8.5	25.7
511	34.4	21.4	38.0	16.8	11.9	28.7
512	34.4	21.4	38.0	12.5	14.4	26.9
601	34.4	21.4	38.0	26.6	10.5	37.1
602	34.4	21.4	38.0	22.6	11.8	34.4
603	34.4	21.4	38.0	25.7	11.2	36.9
604	34.4	21.4	38.0	24.6	8.1	32.7
605	34.4	21.4	38.0	20.5	14.9	35.4
606	34.4	21.4	38.0	10.2	7.1	17.3
607	34.4	21.4	38.0	7.1	7.6	14.7
608	34.4	21.4	38.0	11.0	7.6	18.6
609	34.4	21.4	38.0	7.2	7.1	14.3
610	34.4	21.4	38.0	17.6	8.5	26.1
611	34.4	21.4	38.0	17.1	11.6	28.7
612	34.4	21.4	38.0	12.9	14.2	27.1
701	34.4	21.4	38.0	26.9	10.5	37.4
702	34.4	21.4	38.0	22.9	11.9	34.8
703	34.4	21.4	38.0	26.1	11.3	37.4
704	34.4	21.4	38.0	24.9	8.1	33.0
705	34.4	21.4	38.0	20.8	14.9	35.7
706	34.4	21.4	38.0	10.3	7.1	17.4
707	34.4	21.4	38.0	7.3	7.7	15.0
708	34.4	21.4	38.0	11.1	7.7	18.8

Unit Number	BASIX Requirements (MJ/m2/year)			Final Results (MJ/m2/year) (with treatments)		
	Heating	Cooling	Total	Heating	Cooling	Total
709	34.4	21.4	38.0	7.4	7.1	14.5
710	34.4	21.4	38.0	17.9	8.7	26.6
711	34.4	21.4	38.0	17.4	11.6	29.0
712	34.4	21.4	38.0	13.1	13.9	27.0
801	34.4	21.4	38.0	27.2	10.3	37.5
802	34.4	21.4	38.0	23.2	11.9	35.1
803	34.4	21.4	38.0	25.2	11.2	36.4
804	34.4	21.4	38.0	25.2	8.3	33.5
805	34.4	21.4	38.0	20.9	14.7	35.6
806	34.4	21.4	38.0	10.4	7.1	17.5
807	34.4	21.4	38.0	7.4	7.7	15.1
808	34.4	21.4	38.0	11.3	7.5	18.8
809	34.4	21.4	38.0	7.6	7.1	14.7
810	34.4	21.4	38.0	18.1	8.7	26.8
811	34.4	21.4	38.0	17.6	12.0	29.6
812	34.4	21.4	38.0	13.3	13.9	27.2
901	34.4	21.4	38.0	24.2	10.3	34.5
902	34.4	21.4	38.0	15.1	10.6	25.7
903	34.4	21.4	38.0	25.3	8.1	33.4
904	34.4	21.4	38.0	21.1	14.7	35.8
905	34.4	21.4	38.0	10.6	7.1	17.7
906	34.4	21.4	38.0	7.4	7.7	15.1
907	34.4	21.4	38.0	11.3	7.5	18.8
908	34.4	21.4	38.0	7.7	7.0	14.7
909	34.4	21.4	38.0	18.3	8.7	27.0
910	34.4	21.4	38.0	17.8	11.8	29.6
911	34.4	21.4	38.0	13.5	13.7	27.2
1001	34.4	21.4	38.0	24.4	10.4	34.8
1002	34.4	21.4	38.0	14.5	10.7	25.2
1003	34.4	21.4	38.0	25.6	8.2	33.8
1004	34.4	21.4	38.0	21.1	14.6	35.7
1005	34.4	21.4	38.0	10.7	7.0	17.7
1006	34.4	21.4	38.0	7.6	7.9	15.5
1007	34.4	21.4	38.0	11.5	7.6	19.1

Unit Number	BASIX Requirements (MJ/m2/year)			Final Results (MJ/m2/year) (with treatments)		
	Heating	Cooling	Total	Heating	Cooling	Total
1008	34.4	21.4	38.0	7.8	7.1	14.9
1009	34.4	21.4	38.0	18.5	8.6	27.1
1010	34.4	21.4	38.0	18.0	11.7	29.7
1011	34.4	21.4	38.0	13.7	13.6	27.3
1101	34.4	21.4	38.0	24.7	10.3	35.0
1102	34.4	21.4	38.0	14.7	10.6	25.3
1103	34.4	21.4	38.0	25.9	8.3	34.2
1104	34.4	21.4	38.0	21.4	14.9	36.3
1105	34.4	21.4	38.0	10.9	7.1	18.0
1106	34.4	21.4	38.0	7.7	8.3	16.0
1107	34.4	21.4	38.0	11.7	7.8	19.5
1108	34.4	21.4	38.0	8.0	7.1	15.1
1109	34.4	21.4	38.0	18.8	8.5	27.3
1110	34.4	21.4	38.0	18.3	11.8	30.1
1111	34.4	21.4	38.0	14.0	13.6	27.6
1201	34.4	21.4	38.0	24.8	10.3	35.1
1202	34.4	21.4	38.0	14.8	10.5	25.3
1203	34.4	21.4	38.0	26.0	8.3	34.3
1204	34.4	21.4	38.0	21.1	15.7	36.8
1205	34.4	21.4	38.0	11.0	7.0	18.0
1206	34.4	21.4	38.0	7.8	8.3	16.1
1207	34.4	21.4	38.0	11.8	7.7	19.5
1208	34.4	21.4	38.0	8.0	7.1	15.1
1209	34.4	21.4	38.0	18.9	8.5	27.4
1210	34.4	21.4	38.0	18.4	11.8	30.2
1211	34.4	21.4	38.0	14.1	13.6	27.7
1301	34.4	21.4	38.0	25.0	10.4	35.4
1202	34.4	21.4	38.0	15.0	10.4	25.4
1303	34.4	21.4	38.0	19.9	8.1	28.0
1304	34.4	21.4	38.0	14.8	11.0	25.8
1305	34.4	21.4	38.0	7.8	8.3	16.1
1306	34.4	21.4	38.0	11.9	7.7	19.6
1307	34.4	21.4	38.0	8.1	7.3	15.4
1308	34.4	21.4	38.0	19.0	8.5	27.5

Unit Number	BASIX Requirements (MJ/m2/year)			Final Results (MJ/m2/year) (with treatments)		
	Heating	Cooling	Total	Heating	Cooling	Total
1309	34.4	21.4	38.0	18.5	11.7	30.2
1310	34.4	21.4	38.0	14.2	13.8	28.0
1401	34.4	21.4	38.0	25.3	10.5	35.8
1402	34.4	21.4	38.0	15.1	10.5	25.6
1403	34.4	21.4	38.0	19.1	8.4	27.5
1404	34.4	21.4	38.0	12.3	11.2	23.5
1405	34.4	21.4	38.0	8.0	8.4	16.4
1406	34.4	21.4	38.0	12.0	7.7	19.7
1407	34.4	21.4	38.0	8.3	7.1	15.4
1408	34.4	21.4	38.0	19.3	8.3	27.6
1409	34.4	21.4	38.0	18.8	11.6	30.4
1410	34.4	21.4	38.0	14.5	13.7	28.2
1501	34.4	21.4	38.0	25.4	10.4	35.8
1502	34.4	21.4	38.0	15.2	10.5	25.7
1503	34.4	21.4	38.0	19.2	8.6	27.8
1504	34.4	21.4	38.0	12.4	11.1	23.5
1505	34.4	21.4	38.0	8.0	8.2	16.2
1506	34.4	21.4	38.0	12.1	7.6	19.7
1507	34.4	21.4	38.0	8.4	7.3	15.7
1508	34.4	21.4	38.0	19.4	8.2	27.6
1509	34.4	21.4	38.0	18.9	11.6	30.5
1510	34.4	21.4	38.0	14.6	13.7	28.3
1601	34.4	21.4	38.0	25.5	10.4	35.9
1602	34.4	21.4	38.0	15.3	10.5	25.8
1603	34.4	21.4	38.0	19.3	8.5	27.8
1604	34.4	21.4	38.0	12.5	11.2	23.7
1605	34.4	21.4	38.0	8.1	8.1	16.2
1606	34.4	21.4	38.0	12.2	7.7	19.9
1607	34.4	21.4	38.0	8.5	7.1	15.6
1608	34.4	21.4	38.0	19.5	8.3	27.8
1609	34.4	21.4	38.0	19.0	11.5	30.5
1610	34.4	21.4	38.0	14.7	13.8	28.5
1701	34.4	21.4	38.0	25.7	10.2	35.9
1702	34.4	21.4	38.0	15.4	10.4	25.8

Unit Number	BASIX Requirements (MJ/m2/year)			Final Results (MJ/m2/year) (with treatments)		
	Heating	Cooling	Total	Heating	Cooling	Total
1703	34.4	21.4	38.0	19.4	8.7	28.1
1704	34.4	21.4	38.0	12.6	11.0	23.6
1705	34.4	21.4	38.0	8.1	8.2	16.3
1706	34.4	21.4	38.0	12.2	7.8	20.0
1707	34.4	21.4	38.0	8.6	7.3	15.9
1708	34.4	21.4	38.0	20.0	8.2	28.2
1709	34.4	21.4	38.0	18.5	11.2	29.7
1710	34.4	21.4	38.0	14.8	13.3	28.1
1801	34.4	21.4	38.0	25.8	10.2	36.0
1802	34.4	21.4	38.0	15.6	10.2	25.8
1803	34.4	21.4	38.0	19.6	8.5	28.1
1804	34.4	21.4	38.0	12.7	11.2	23.9
1805	34.4	21.4	38.0	8.0	8.7	16.7
1806	34.4	21.4	38.0	12.3	7.8	20.1
1807	34.4	21.4	38.0	8.6	7.1	15.7
1808	34.4	21.4	38.0	13.3	9.9	23.2
1809	34.4	21.4	38.0	22.0	11.0	33.0
1901	34.4	21.4	38.0	25.9	10.3	36.2
1902	34.4	21.4	38.0	15.6	10.1	25.7
1903	34.4	21.4	38.0	19.7	8.1	27.8
1904	34.4	21.4	38.0	12.8	11.0	23.8
1905	34.4	21.4	38.0	8.1	8.5	16.6
1906	34.4	21.4	38.0	12.2	7.8	20.0
1907	34.4	21.4	38.0	8.7	7.3	16.0
1908	34.4	21.4	38.0	12.5	9.8	22.3
1909	34.4	21.4	38.0	18.4	11.0	29.4
2001	34.4	21.4	38.0	26.1	10.1	36.2
2002	34.4	21.4	38.0	15.8	10.0	25.8
2003	34.4	21.4	38.0	19.8	8.3	28.1
2004	34.4	21.4	38.0	12.9	11.0	23.9
2005	34.4	21.4	38.0	8.0	8.5	16.5
2006	34.4	21.4	38.0	12.3	8.1	20.4
2007	34.4	21.4	38.0	8.8	7.3	16.1
2008	34.4	21.4	38.0	12.6	9.9	22.5

Unit Number	BASIX Requirements (MJ/m2/year)			Final Results (MJ/m2/year) (with treatments)		
	Heating	Cooling	Total	Heating	Cooling	Total
2009	34.4	21.4	38.0	18.5	11.0	29.5
2101	34.4	21.4	38.0	29.9	8.1	38.0
2102	34.4	21.4	38.0	20.6	9.4	30.0
2103	34.4	21.4	38.0	26.6	7.1	33.7
2104	34.4	21.4	38.0	17.3	9.0	26.3
2105	34.4	21.4	38.0	10.2	7.8	18.0
2106	34.4	21.4	38.0	15.0	7.6	22.6
2107	34.4	21.4	38.0	12.6	6.1	18.7
2108	34.4	21.4	38.0	28.3	9.3	37.6

3.3 Energy

The minimum target score in BASIX to achieve energy usage compliance is 63%. The minimum score is achieved through the inclusion of the following;

3.3.1 Central Systems

- The central hot water systems are to be gas fired storage (manifolded) systems. All piping (internal and external to ringmain and supply riser) for the hot water systems are to include R1.0 (~38mm) insulation.
- The lift system in the development is to be gearless traction with VVVF motor.
- A photovoltaic system with a peak kW rated electrical output of 40kW is to be installed.

3.3.2 Common Areas

The BASIX requirements for the ventilation and lighting systems within the various common areas are listed in Tables 4 and 5 below:

Table 4 - Ventilation Systems

Common Area	Ventilation System Type	Efficiency Measure
Basement car park area (B7-B1) & Ramp	ventilation (supply + exhaust)	Carbon monoxide monitor + VSD fan
B1 Coms/Telco Rooms	ventilation supply only	Thermostatically controlled
B1 MSR	ventilation supply only	Thermostatically controlled
B1 Substation	ventilation supply only	Thermostatically controlled
B1 Bulky Goods Storage/Rooms	ventilation exhaust only	N/a
GL GHR	ventilation exhaust only	N/a
Tower Chute Room	ventilation exhaust only	N/a
L2 Communal Area	Air conditioning system	Time clock or BMC Controlled
GL AC Plant Room	ventilation supply only	None i.e., continuous
B1 Cold Water Meter/Pumproom	ventilation supply only	None i.e., continuous
B1 Grease Arrestors	ventilation exhaust only	None i.e., continuous
B1 Fire Tank	ventilation supply only	None i.e., continuous
B1 Unnamed plant room	ventilation supply only	None i.e., continuous
B1 Carpark Exhaust Fan Room	ventilation exhaust only	None i.e., continuous
GL FCR	ventilation supply only	None i.e., continuous
B1 Gas Meter	ventilation supply only	None i.e., continuous
B1 Supply Air Plenum	ventilation supply only	None i.e., continuous
B7-B2 Elec/Comms	ventilation supply only	Thermostatically controlled
B1 Stair Press Fan Room	ventilation supply only	None i.e., continuous
Tower Elec Rooms	ventilation supply only	None i.e., continuous
L2 Meeting Room	Air conditioning system	Time clock or BMC Controlled
GL Cleaner	ventilation supply only	None i.e., continuous
Gl-L2 Amenities	ventilation exhaust only	Time clock or BMC Controlled
GL FCR	ventilation supply only	Time clock or BMC Controlled
Resi Lobby (GL)	ventilation supply only	Time clock or BMC Controlled
Basement Resi Lobbies (B7-B4, B1)	ventilation supply only	Time clock or BMC Controlled
Open Resi Lobbies (L3-L21)	No mechanical ventilation	-

Table 5 - Lighting Systems

Common Area	Ventilation System Type	Efficiency Measure
Lift bank (No. 1)	Light-emitting diode	Connected to lift call button
Basement car park area (B7-B1) & Ramp	Light-emitting diode	Time clock and motion sensors
B1 Coms/Telco Rooms	Light-emitting diode	Manual on / Manual off
B1 MSR	Light-emitting diode	Manual on / Manual off
B1 Substation	Light-emitting diode	Manual on / Manual off
B1 Bulky Goods Storage/Rooms	Light-emitting diode	Manual on / Manual off
GL GHR	Light-emitting diode	Manual on / Manual off
Tower Chute Room	Light-emitting diode	Manual on / Manual off
L2 Communal Area	Light-emitting diode	Manual on / Manual off
GL AC Plant Room	Light-emitting diode	Manual on / Manual off
B1 Cold Water Meter/Pumproom	Light-emitting diode	Manual on / Manual off
B1 Grease Arrestors	Light-emitting diode	Manual on / Manual off
B1 Fire Tank	Light-emitting diode	Manual on / Manual off
B1 Unnamed plant room	Light-emitting diode	Manual on / Manual off
B1 Carpark Exhaust Fan Room	Light-emitting diode	Manual on / Manual off
GL FCR	Light-emitting diode	Manual on / Manual off
B1 Gas Meter	Light-emitting diode	Manual on / Manual off
B1 Supply Air Plenum	Light-emitting diode	Manual on / Manual off
B7-B2 Elec/Comms	Light-emitting diode	Manual on / Manual off
B1 Stair Press Fan Room	Light-emitting diode	Manual on / Manual off
Tower Elec Rooms	Light-emitting diode	Manual on / Manual off
L2 Meeting Room	Light-emitting diode	Manual on / Manual off
GL Cleaner	Light-emitting diode	Manual on / Manual off
Gl-L2 Amenities	Light-emitting diode	Manual on / Manual off
GL FCR	Light-emitting diode	Manual on / Manual off
Resi Lobby (GL)	Light-emitting diode	Time clock and motion sensors
Basement Resi Lobbies (B7-B4, B1)	Light-emitting diode	Time clock and motion sensors
Open Resi Lobbies (L3-L21)	Light-emitting diode	Time clock and motion sensors

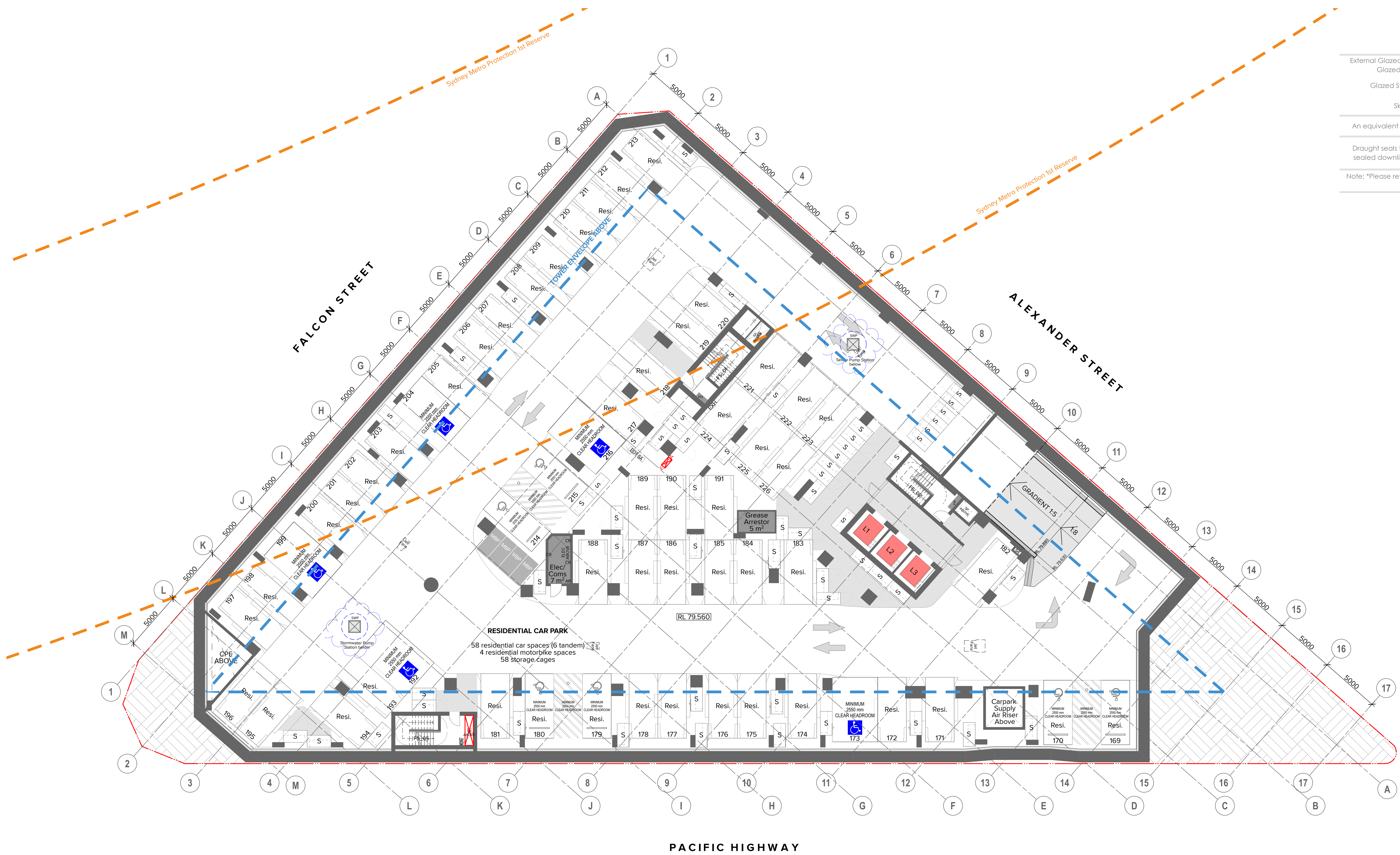
3.3.3 Dwellings

- The bathroom exhaust fans within each residential dwelling are individual fans, ducted to façade/roof and controlled by manual on/off switches.
- The exhaust fans within each residential dwelling are individual fans, ducted to façade/roof and controlled by manual on/off switches.
- The laundry exhaust fans within each residential dwelling are individual fans, ducted to façade/roof and controlled by manual on/off switches.
- Single-phase air conditioning systems are to be installed within each residential dwelling in the living and bedroom areas. The system is to have a minimum Energy Efficiency Ratio of at least 3.0 – 3.5 for cooling and heating.
- The bedrooms, living room, kitchen, bathroom, laundry and hallways within each residential dwelling of the proposed development will be primarily lit by fluorescent or LED lamps.
- A gas cooktop and electric oven to be installed within each residential dwelling.
- Dishwasher units to be installed within each residential dwelling. The dishwasher units are to have an energy efficiency rating of at least 4.0 stars.
- Indoor clothes drying lines are to be installed within each residential dwelling.

Note that if any of the above systems are to be substituted by less efficient systems, an update to the BASIX certificate would also be required.

4 CONCLUSION

A BASIX assessment of the proposed development Fiveways, located at Crows Nest has been carried out. The results of the assessment indicate that the development will satisfy the requirements of BASIX if all of the items outlined in this report are incorporated into the design of the development. If there are changes to the building design and construction a reassessment would be required.


Sydney Metro Protection 1st Reserve
FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
TOWER ENVELOPE ABOVE
RESIDENTIAL CAR PARK
58 residential car spaces (6 tandem)
4 residential motorbike spaces
58 storage cages
RL 79.560
Grease Arrestor 5 m²
Elec/ Coms 7 m²
CPE ABOVE
Carpark Supply Air Riser Above
Stormwater Pump Station below
Sewer Pump Station below
GRADIENT 1:5
1:8
RL 79.880
RL 79.630
MINIMUM 2550 mm CLEAR HEADROOM
L1
L2
L3
FS_05
Resi.
5000

BASIX Thermal Comfort Specification		
Dwelling Element	Material Construction	Insulation Requirement
Envelope Wall (To outdoor air, lobbies, stair/ liftcore, unconditioned spaces etc.)	Metal Cladding, Concrete Block, Hebal	None, R2.0, R2.5*
Internal Wall (within the residential dwelling)	Plasterboard on Studs	None
Roof	Waterproof Membrane	None
Ceiling	Concrete	None, R2.5, R3.0*
Floor Construction	Concrete Slab	None, R2.0*
Floor Coverings	Cork/Parquetry to the living areas	
	Carpet to the bedrooms	
	Ceramic Tiles to the kitchen	
	Ceramic Tiles to the wet areas	
	Cork/Parquetry to the hallways	
	Cork/Parquetry to the study rooms	
	Ceramic Tiles to the other internal areas (walk in pantries etc.)	
External Glazed Systems (Windows, Glazed Doors etc.)	Thermal Specification Values	
Glazed System Type 1*	Group A: U-value = 2.00, SHGC = 0.25 Group B: U-value = 2.00, SHGC = 0.31	
Skylights	Single glazed clear set within an aluminium or timber frame	
An equivalent or lower U-value, and a +/- 10% variation in the SHGC value of glazed system type is allowable.		
Draught seals to all external windows and doors, ceiling penetrations due to recessed luminaries modelled as sealed downlights at a rate of approx. 1 per 2.5sqm, sealed exhaust fans modelled in kitchen and wet areas.		
Note: *Please refer to the Recommended Treatment table in the BASIX Report for the individual glazing/insulation requirements of each residential dwelling		

CLIENT

Deicorp
Level 3 161 Redfern Street Redfern NSW 2016

Certificate No. 0009276110
Scan QR code or follow website link for rating details.
Assessor name Thien Huynh
Accreditation No. 20887
Property Address 391-423 Pacific Hwy, CROWS NEST NSW,2065
hstar.com.au/QR/Generate?p=IYcxyIMYL
Version 2025.0

ABSA
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Trong Thien Huynh
Assessor Number 20887

Rev	Date	Approved by	Revision Notes
U	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
391/423 Pacific Hwy Crows Nest NSW 2065 Australia

Drawing Title
GA Plans
Basement 05

Scale: 1:200 @A1, 50%@A3
Project No. 19073
Drawn by BF,EW,IY,MZ
North
Status: For Information
Dwg No. DA-110-003
Rev U

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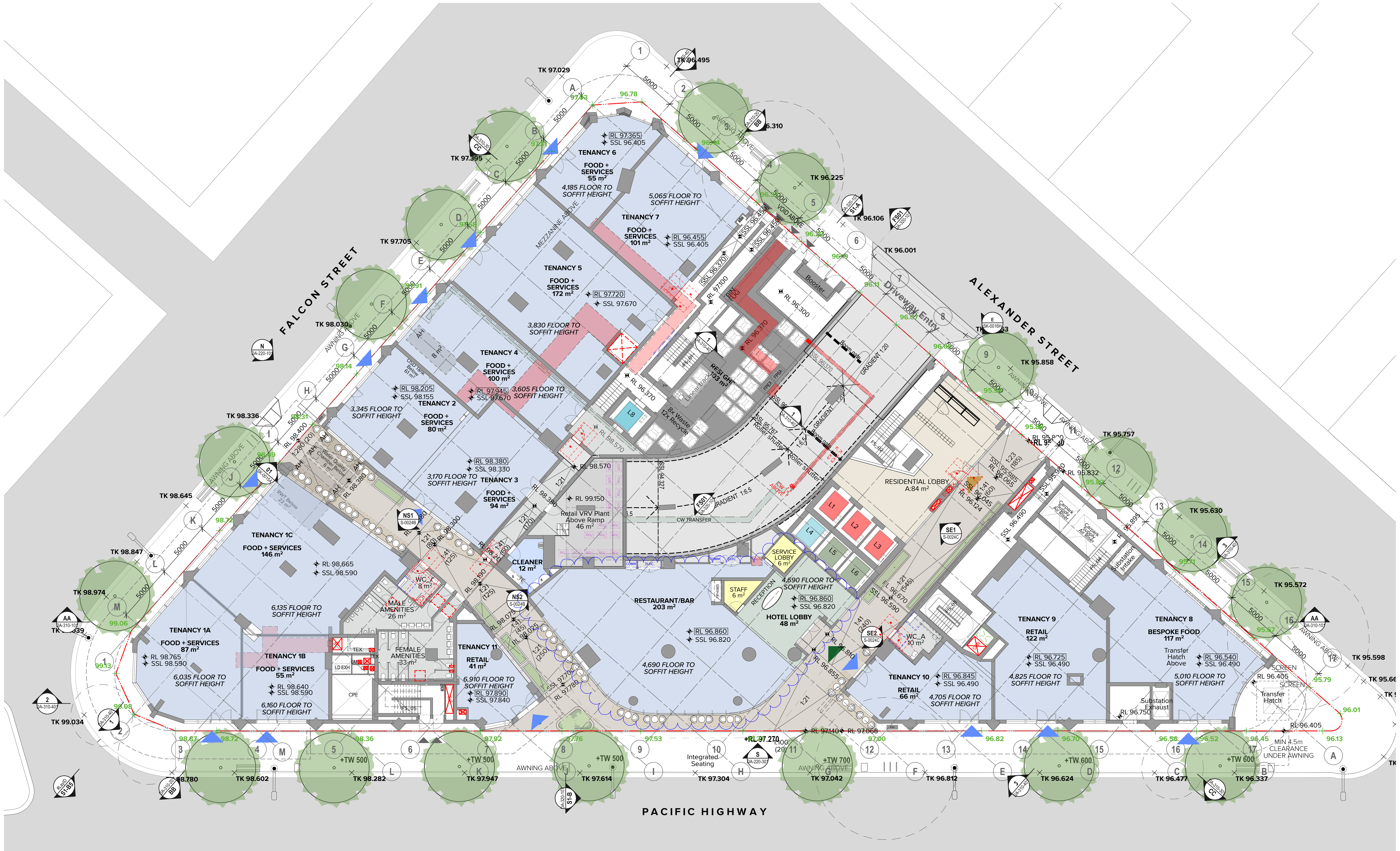

NOTES

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Deicorp
Level 3 161 Redfern Street Redfern NSW
2016

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hstar.com.au/QR/Generate?p=IYcxyIMYL
Version 2025.0

ABSA
Accreditation Period: 31/03/2025 - 31/03/2026
Assessor Name: Trong Thien Huynh
Assessor Number: 20887

Rev	Date	Approved by	Revision Notes
I	02.02.24	KR	For Information
J	07.03.24	KR	For Information
K	21.03.24	KR	For DA Issue
L	12.08.24	AH	For Coordination
M	13.08.24	AH	For Coordination
N	30.08.24	AH	For DA Issue
O	16.05.25	BF	For Information
P	13.06.25	BF	For S4.55 Issue
Q	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia

Drawing Title
GA Plans
Ground Level

Scale: 1:200 @A1, 50%@A3
Project No.: 19073
Drawn by: BF,EW,IY,MZ
North
Status: For Information
Dwg No.: DA-110-008
Rev: Q

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FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
Mech Plant
Multipurpose Room 43 m²
Landscaped Area 180 m²
Refer to landscape architectural drawings for further details
RL 101.800
Kitchen 47 m²
House Keeping/ Linen 11 m²
Hotel VRV Plant 19 m²
Store Room 4 m²
Store Room 2 m²
Carpark Supply Air Riser 15 m²
Substation Intake
Substation Exhaust
EXTERNAL THROUGH SITE LINK UNDER
RETAIL BELOW
RETAIL GE TRANSFER
RESI GE TRANSFER
KE TRANSFER
LD EXH
CPE
FS_05
FS_01
FS_03
AWNING ABOVE
STY
New Room 1 32 m²
New Room 2 32 m²
New Room 2 25 m²
New Room 8 23 m²
New Room 7 20 m²
New Room 6 22 m²
New Room 5 20 m²
New Room 4 20 m²
RM.M01 26 m²
RM.M02 32 m²
RM.M03 29 m²
RM.M04 21 m²
RM.M05 21 m²
RM.M06 40 m²
RM.M07 31 m²
RM.M08 34 m²
RM.M09 25 m²
RM.M10
RM.M11
RM.M12
RM.M13
RM.M14
RM.M15
RM.M16
RM.M17
RM.M18
RM.M19
RM.M20
RM.M21
RM.M22
RM.M23
RM.M24
RM.M25
RM.M26
RM.M27
RM.M28
RM.M29
URM.M30
RM.M31
RM.M32
RM.M33
RM.M34
RM.M35
RM.M36
1594
10000
5000
L1
L2
L3
L4
L5
L6

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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G	07.03.24	KR	For Information
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L	30.08.24	AH	For DA Issue
M	16.05.25	BF	For Information
N	13.06.25	BF	For S4.55 Issue
O	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia

Drawing Title
GA Plans
Mezzanine

Scale: 1:200 @A1, 50%@A3
Project No.: 19073
Drawn by: BF,EW,IY,MZ
North
Status: For Information
Dwg No.: DA-110-009
Rev: O

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FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
VOID TO BELOW
Staff Locker / Change Room 43 m²
Mech Plant
Admin Office 50 m²
Hotel VRV Plant 17 m²
GYM & WC 46 m²
Unisex WC 10 m²
S 15 m²
CPE
LD EXH
AC PIPEWORK
RL 105.100
Store room 4 m²
House Keeping/ Linen 11 m²
Carpark Supply Air Riser 15 m²
Hotel VRV Plant 19 m²
Store Room 4 m²
Store Room 2 m²
Substation Exhaust
Mech Plant
STY
3500
7200
10000
1594

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L	30.08.24	AH	For DA Issue
M	16.05.25	BF	For Information
N	13.06.25	BF	For S4.55 Issue
O	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 01

Scale: 1:200 @A1, 50%@A3
Project No.: 19073
Drawn by: BF,EW,IY,MZ
North
Status: For Information
Dwg No.: DA-110-010
Rev: O

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FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
VOID - OPEN TO SKY
Open Gallery Access
Open Gallery Access
Open Gallery Access
RL 108.800
6m SETBACK
Principle Usable Communal Open Space (Solar) 103 m²
Principle Usable Communal Open Space (non solar) 161 m²
Landscaped Area 108 m²
Landscaped Area 89 m²
Landscaped Area 143 m²
Communal Open Space (Solar) 15 m²
Communal TCE (Solar) 32 m²
Communal Area 84 m²
Hotel Hot water tank
BOH access
Steel ladder
WC_A 6 m²
FS_05
FS_01
Private TCE 21 m²
Private TCE 20 m²
Private TCE 23 m²
Private TCE 33 m²
Private TCE 44 m²
Private TCE 34 m²
Private TCE 52 m²
Private TCE 22 m²
Private TCE 32 m²
Private TCE 20 m²
1.5mH Wind Screen
1.8mH Privacy Screen
204 2 Bed 85 m²
203 2 Bed 84 m²
202 2 Bed 84 m²
201 2 Bed 81 m²
205 Premium 2 Bed 81 m²
206 Premium 2 Bed 83 m²
207 Premium 2 Bed 80 m²
208 Premium 2 Bed 82 m²
209 Premium 2 Bed 82 m²
210 3 Bed 123 m²
L1
L2
L3
5000
5480
10710
1260
1740
3724
1050

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K	13.08.24	AH	For Coordination
L	30.08.24	AH	For DA Issue
M	16.05.25	BF	For Information
N	13.06.25	BF	For S4.55 Issue
O	03.07.25	BF	For S4.55 Issue
P	22.08.25	BF	For S4.55 Issue
Q	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia

Drawing Title
GA Plans
Level 02

Scale: 1:200 @A1, 50%@A3
Project No. 19073
Drawn by BF,EW,IY,MZ
North
Status: For Information
Dwg No. DA-110-020
Rev Q

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FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
6m SETBACK
VOID - OPEN TO SKY
Open Gallery Access
RL 112.000
Private TCE 57 m²
Private TCE 90 m²
VOID
301 1 Bed 51 m²
302 1 Bed 53 m²
303 1 Bed 53 m²
304 2 Bed 85 m²
305 2 Bed 87 m²
306 1 Bed 59 m²
307 2 Bed 81 m²
308 2 Bed 83 m²
309 2 Bed 80 m²
310 2 Bed 82 m²
311 2 Bed 82 m²
312 3 Bed 123 m²
L1
L2
L3
PROPOSED SIGNAGE
APPROXIMATE LENGTH 20.690m
APPROXIMATE AREA 92.69m²

NOTE: AFFORDABLE APARTMENTS

LEVEL 3 - LEVEL 5: ALL APARTMENTS
LEVEL 6: ALL APARTMENTS EXCEPT 612
LEVEL 7: ONLY APARTMENTS 704
48 AFFORDABLE APARTMENTS TOTAL.

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N	06.02.25	AH	For DA Issue
O	16.05.25	BF	For Information
P	13.06.25	BF	For S4.55 Issue
Q	03.07.25	BF	For S4.55 Issue
R	22.08.25	BF	For S4.55 Issue
S	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia

Drawing Title
GA Plans
Level 03

Scale: 1:200 @A1, 50%@A3
Project No.: 19073
Drawn by: BF,EW,IY,MZ
North
Status: For Information
Dwg No.: DA-110-030
Rev: S

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NOTE: AFFORDABLE APARTMENTS

LEVEL 3 - LEVEL 5: ALL APARTMENTS
LEVEL 6: ALL APARTMENTS EXCEPT 612
LEVEL 7: ONLY APARTMENTS 704
48 AFFORDABLE APARTMENTS TOTAL.

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G	21.03.24	KR	For DA Issue
H	12.08.24	AH	For Coordination
I	13.08.24	AH	For Coordination
J	30.08.24	AH	For DA Issue
K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 04

Scale 1:200 @A1, 50%@A3
Status **For Information**
Project No. **19073**
Dwg No. **DA-110-040**
Drawn by **BF,EW,IY,MZ**
Rev **M**
North

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NOTE: AFFORDABLE APARTMENTS

LEVEL 3 - LEVEL 5: ALL APARTMENTS
LEVEL 6: ALL APARTMENTS EXCEPT 612
LEVEL 7: ONLY APARTMENTS 704
48 AFFORDABLE APARTMENTS TOTAL.

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I	13.08.24	AH	For Coordination
J	30.08.24	AH	For DA Issue
K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 05

Scale: 1:200 @A1, 50%@A3
Status: For Information
Project No.: 19073
Dwg No.: DA-110-050
Drawn by: BF,EW,IY,MZ
Rev: M
North

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FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
6m SETBACK
VOID -
OPEN TO SKY
Open Gallery Access
Open Gallery Access
Open Gallery Access
609
2 Bed
80 m²
608
2 Bed
83 m²
607
2 Bed
81 m²
610
2 Bed
82 m²
611
2 Bed
82 m²
612
3 Bed
123 m²
606
1 Bed
59 m²
605
1 Bed
57 m²
604
2 Bed
85 m²
603
1 Bed
53 m²
602
1 Bed
53 m²
601
1 Bed
51 m²
BY
11 m²
BY
15 m²
BY
10 m²
BY
6 m²
BY
12 m²
BY
10 m²
BY
15 m²
BY
10 m²
BY
10 m²
BY
11 m²
BY
11 m²
L1
L2
L3
TC1
DA-220-401
TC2
DA-220-401
FS01
DA-320-101
5000

NOTE: AFFORDABLE APARTMENTS

LEVEL 3 - LEVEL 5: ALL APARTMENTS
LEVEL 6: ALL APARTMENTS EXCEPT 612
LEVEL 7: ONLY APARTMENTS 704
48 AFFORDABLE APARTMENTS TOTAL.

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H	12.08.24	AH	For Coordination
I	13.08.24	AH	For Coordination
J	30.08.24	AH	For DA Issue
K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
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Drawing Title
GA Plans
Level 06

Scale: 1:200 @A1, 50%@A3
Project No.: 19073
Drawn by: BF,EW,IY,MZ
North
Status: For Information
Dwg No.: DA-110-060
Rev: M

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FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
6m SETBACK
VOID -
OPEN TO SKY
Open Gallery Access
707 Premium 2 Bed 81 m²
708 Premium 2 Bed 83 m²
709 Premium 2 Bed 80 m²
710 Premium 2 Bed 82 m²
711 Premium 2 Bed 82 m²
712 3 Bed 123 m²
706 1 Bed 59 m²
705 1 Bed 57 m²
704 2 Bed 85 m²
703 1 Bed 53 m²
702 1 Bed 53 m²
701 1 Bed 51 m²
L1
L2
L3

NOTE: AFFORDABLE APARTMENTS

LEVEL 3 - LEVEL 5: ALL APARTMENTS
LEVEL 6: ALL APARTMENTS EXCEPT 612
LEVEL 7: ONLY APARTMENTS 704
48 AFFORDABLE APARTMENTS TOTAL.

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J	30.08.24	AH	For DA Issue
K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 07

Scale: 1:200 @A1, 50%@A3
Project No.: 19073
Drawn by: BF,EW,IY,MZ
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ALEXANDER STREET
PACIFIC HIGHWAY
6m SETBACK
VOID - OPEN TO SKY
Open Gallery Access
801 1 Bed 51 m²
802 1 Bed 53 m²
803 1 Bed 53 m²
804 2 Bed 85 m²
805 1 Bed 57 m²
806 1 Bed 59 m²
807 Premium 2 Bed 81 m²
808 Premium 2 Bed 83 m²
809 Premium 2 Bed 80 m²
810 Premium 2 Bed 82 m²
811 Premium 2 Bed 82 m²
812 3 Bed 123 m²
L1
L2
L3

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Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia

Drawing Title
GA Plans
Level 08

Scale: 1:200 @A1, 50%@A3
Project No.: 19073
Drawn by: BF,EW,IY,MZ
North
Status: For Information
Dwg No.: DA-110-080
Rev: M

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FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
6m SETBACK
VOID -
OPEN TO SKY
Open Gallery Access
901
2 Bed
82 m²
902
2 Bed
88 m²
903
2 Bed
85 m²
904
1 Bed
57 m²
905
1 Bed
59 m²
906
Premium
2 Bed
81 m²
907
Premium
2 Bed
83 m²
908
Premium
2 Bed
80 m²
909
Premium
2 Bed
82 m²
910
Premium
2 Bed
82 m²
911
3 Bed
123 m²
L1
L2
L3
TC1
DA-220-401
TC2
DA-220-401
FS01
DA-320-101
S
DA-220-301
AA
DA-310-101
N
DA-220-101
E
SK-0016H
01
SK-0015A
5000

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M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 09

Scale: 1:200 @A1, 50%@A3
Project No.: 19073
Drawn by: BF,EW,IY,MZ
North
Status: For Information
Dwg No.: DA-110-090
Rev: M

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K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 10

Scale **1:200 @A1, 50%@A3**
Status **For Information**
Project No. **19073**
Dwg No. **DA-110-100**
Drawn by **BF,EW,IY,MZ**
Rev **M**
North

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FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
6m SETBACK
VOID -
OPEN TO SKY
Open Gallery Access
Open Gallery Access
Open Gallery Access
1101
2 Bed
82 m2
1102
2 Bed
88 m2
1103
2 Bed
85 m2
1104
1 Bed
57 m2
1105
1 Bed
59 m2
1106
Premium
2 Bed
81 m2
1107
Premium
2 Bed
83 m2
1108
Premium
2 Bed
80 m2
1109
Premium
2 Bed
82 m2
1110
Premium
2 Bed
82 m2
1111
3 Bed
123 m2
BY
15 m2
BY
10 m2
BY
11 m2
BY
12 m2
BY
6 m2
L1
L2
L3
TC1
DA-220-401
TC2
DA-220-401
FS01
DA-320-101
S
DA-220-301
AA
DA-310-101
N
DA-220-101
E
SK-0016H
01
SK-0015A
5000

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2016

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Assessor name Thien Huynh
Accreditation No. 20887
Property Address 391-423 Pacific Hwy ,CROWS NEST NSW,2065
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Version 2025.0

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Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Trong Thien Huynh
Assessor Number 20887

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J	30.08.24	AH	For DA Issue
K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia

Drawing Title
GA Plans
Level 11

Scale: 1:200 @A1, 50%@A3
Project No. 19073
Drawn by BF,EW,IY,MZ
North
Status: For Information
Dwg No. DA-110-110
Rev M

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FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
6m SETBACK
VOID - OPEN TO SKY
Open Gallery Access
1201 2 Bed 82 m2
1202 2 Bed 88 m2
1203 2 Bed 85 m2
1204 1 Bed 57 m2
1205 1 Bed 59 m2
1206 Premium 2 Bed 81 m2
1207 Premium 2 Bed 83 m2
1208 Premium 2 Bed 80 m2
1209 Premium 2 Bed 82 m2
1210 Premium 2 Bed 82 m2
1211 3 Bed 123 m2
L1
L2
L3
5000

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J	30.08.24	AH	For DA Issue
K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia

Drawing Title
GA Plans
Level 12

Scale: 1:200 @A1, 50%@A3
Project No. 19073
Drawn by BF,EW,IY,MZ
North
Status: For Information
Dwg No. DA-110-120
Rev M

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I	13.08.24	AH	For Coordination
J	30.08.24	AH	For DA Issue
K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 13

Scale **1:200 @A1, 50%@A3**
Status **For Information**
Project No. **19073**
Dwg No. **DA-110-130**
Drawn by **BF,EW,IY,MZ**
Rev **M**
North

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L	13.08.24	AH	For Coordination
M	30.08.24	AH	For DA Issue
N	16.05.25	BF	For Information
O	13.06.25	BF	For S4.55 Issue
P	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 14

Scale: 1:200 @A1, 50%@A3
Status: For Information
Project No.: 19073
Dwg No.: DA-110-140
Drawn by: BF,EW,IY,MZ
Rev: P
North

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J	30.08.24	AH	For DA Issue
K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 15

Scale **1:200 @A1, 50%@A3**
Status **For Information**
Project No. **19073**
Dwg No. **DA-110-150**
Drawn by **BF,EW,IY,MZ**
Rev **M**
North

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J	30.08.24	AH	For DA Issue
K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 16

Scale **1:200 @A1, 50%@A3**
Status **For Information**
Project No. **19073**
Dwg No. **DA-110-160**
Drawn by **BF,EW,IY,MZ**
Rev **M**
North

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I	13.08.24	AH	For Coordination
J	30.08.24	AH	For DA Issue
K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 17

Scale **1:200 @A1, 50%@A3**
Status **For Information**
Project No. **19073**
Dwg No. **DA-110-170**
Drawn by **BF,EW,IY,MZ**
Rev **M**
North

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FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
6m SETBACK
VOID -
OPEN TO SKY
Open Gallery Access
1807
Premium
2 Bed
80 m²
1806
Premium
2 Bed
83 m²
1805
Premium
2 Bed
81 m²
1808
3 Bed
140 m²
1809
3 Bed
128 m²
1804
3 Bed
121 m²
1803
3 Bed
107 m²
1802
Premium
2 Bed
88 m²
1801
Premium
2 Bed
82 m²
BY
11 m²
BY
26 m²
BY
42 m²
BY
18 m²
BY
14 m²
L1
L2
L3
TC1
DA-220-401
TC2
DA-220-401
FS01
DA-320-101
S1-A
DA-320-101
S1-B
DA-320-101
AA
DA-310-101
CC
DA-310-301
BB
DA-310-201
N
DA-220-101
S
DA-220-301
E
SK-0016H
01
SK-0015A
2
DA-310-401
3
DA-310-401
1
DA-310-401
S1-B5
#LayID
5000

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Assessor Name Trong Thien Huynh
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I	13.08.24	AH	For Coordination
J	30.08.24	AH	For DA Issue
K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 18

Scale: 1:200 @A1, 50%@A3
Project No. 19073
Drawn by BF,EW,IY,MZ
North
Status: For Information
Dwg No. DA-110-180
Rev M

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FALCON STREET
ALEXANDER STREET
PACIFIC HIGHWAY
6m SETBACK
VOID -
OPEN TO SKY
Open Gallery Access
1901
Premium
2 Bed
82 m²
1902
Premium
2 Bed
88 m²
1903
3 Bed
107 m²
1904
3 Bed
121 m²
1905
Premium
2 Bed
81 m²
1906
Premium
2 Bed
83 m²
1907
Premium
2 Bed
80 m²
1908
3 Bed
140 m²
1909
3 Bed
128 m²
BY
18 m²
BY
14 m²
BY
11 m²
BY
26 m²
BY
42 m²
L1
L2
L3
TC1
DA-220-401
TC2
DA-220-401
FS01
DA-320-101
5000

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K	16.05.25	BF	For Information
L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia

Drawing Title
GA Plans
Level 19

Scale 1:200 @A1, 50%@A3
Project No. 19073
Drawn by BF,EW,IY,MZ
North
Status For Information
Dwg No. DA-110-190
Rev M

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ALEXANDER STREET
PACIFIC HIGHWAY
6m SETBACK
VOID - OPEN TO SKY
Open Gallery Access
2001 Premium 2 Bed 82 m²
2002 Premium 2 Bed 88 m²
2003 3 Bed 107 m²
2004 3 Bed 121 m²
2005 Premium 2 Bed 81 m²
2006 Premium 2 Bed 83 m²
2007 Premium 2 Bed 80 m²
2008 3 Bed 140 m²
2009 3 Bed 128 m²
BY 18 m²
BY 14 m²
BY 11 m²
BY 26 m²
BY 42 m²
L1
L2
L3
TC1 DA-220-401
TC2 DA-220-401
FS01 DA-320-101
AA DA-310-101
S DA-220-301
E SK-0016H
N DA-220-101
01 SK-0015A
5000

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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L	13.06.25	BF	For S4.55 Issue
M	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Level 20

Scale: 1:200 @A1, 50%@A3
Project No.: 19073
Drawn by: BF,EW,IY,MZ
North
Status: For Information
Dwg No.: DA-110-200
Rev: M

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ALEXANDER STREET
PACIFIC HIGHWAY
6m SETBACK
VOID - OPEN TO SKY
Open Gallery Access
2101 Premium
2 Bed 82 m²
2102 Premium
2 Bed 88 m²
2103
3 Bed 107 m²
2104
3 Bed 121 m²
2105 Premium
2 Bed 81 m²
2106 Premium
2 Bed 83 m²
2107 Premium
2 Bed 80 m²
2108
4 Bed 269 m²
BY 11 m²
BY 14 m²
BY 18 m²
BY 26 m²
BY 42 m²
L1
L2
L3
5000

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L	13.08.24	AH	For Coordination
M	30.08.24	AH	For DA Issue
N	16.05.25	BF	For Information
O	13.06.25	BF	For S4.55 Issue
P	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
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Drawing Title
GA Plans
Level 21

Scale: 1:200 @A1, 50%@A3
Project No.: 19073
Drawn by: BF,EW,IY,MZ
North
Status: For Information
Dwg No.: DA-110-210
Rev: P

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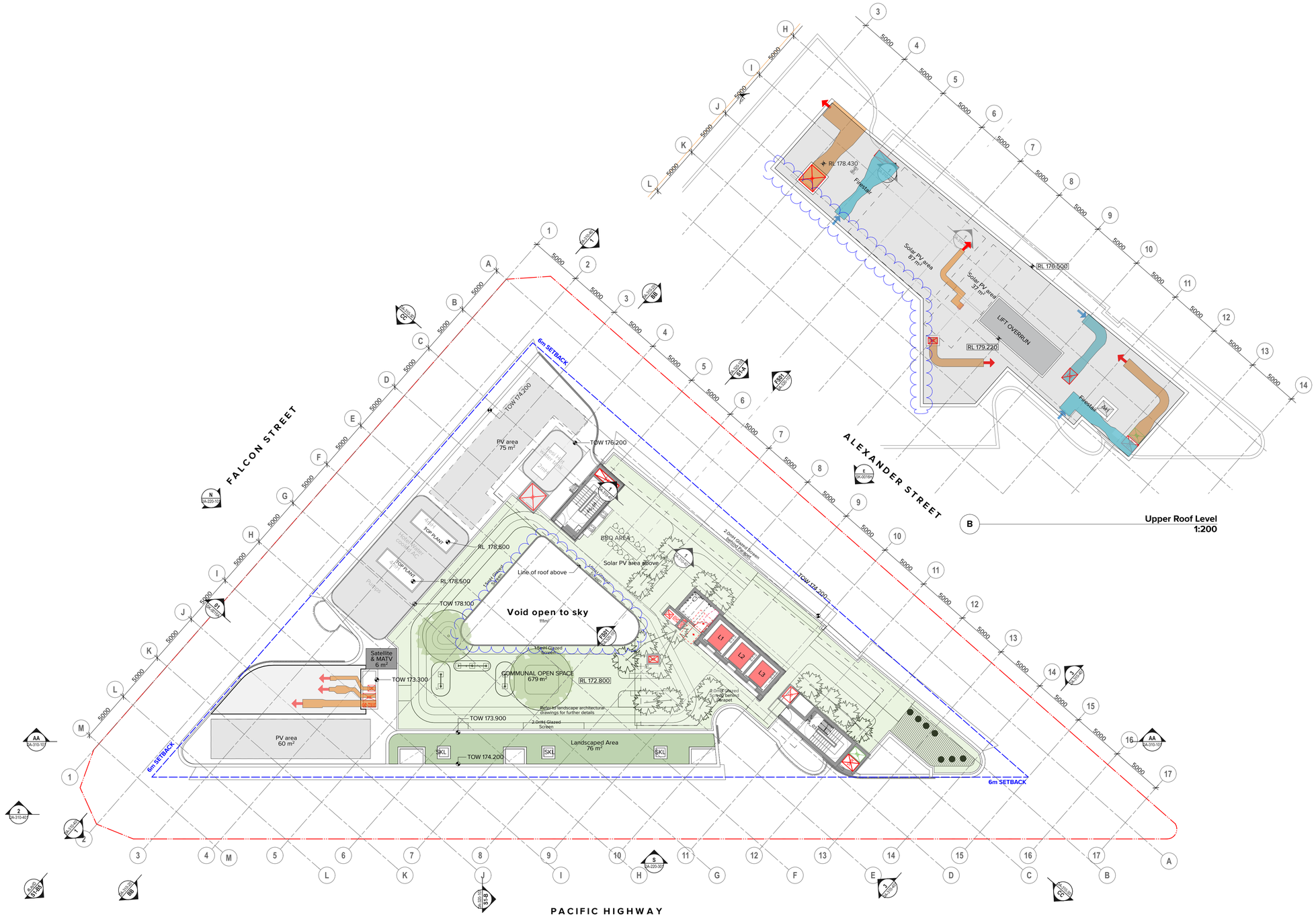

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Level 3 161 Redfern Street Redfern NSW 2016

Certificate No. 0009276110
Scan QR code or follow website link for rating details.
Assessor name Thien Huynh
Accreditation No. 20887
Property Address 391-423 Pacific Hwy CROWS NEST NSW,2065
hstar.com.au/QR/Generate/?p=YzxyBWYL Version 2025.0

Rev	Date	Approved by	Revision Notes
H	07.03.24	KR	For Information
I	21.03.24	KR	For DA Issue
J	12.08.24	AH	For Coordination
K	13.08.24	AH	For Coordination
L	30.08.24	AH	For DA Issue
M	16.05.25	BF	For Information
N	13.06.25	BF	For S4.55 Issue
O	22.08.25	BF	For S4.55 Issue
P	14.04.26	AH	For S4.55 Issue

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Plans
Roof Level & Upper Roof Level

Scale 1:200 @A1, 50%@A3
Status For Information
Project No. 19073
Dwg No. DA-110-220
Drawn by BF,EW,IY,MZ
Rev P
North

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MATERIAL AND FINISHES LEGEND

Metal Cladding Finishes

- CLD1 — Cladding Type 1: Precast Vertical Panel, Finish to match PCF2
- CLD2 — Cladding Type 2: Aluminium Cladding, Finish to match PCF1
- CLD3 — Cladding Type 3: Aluminium Extrusion, Colour "Blue", Horizontal and vertical batten
- PCF1 — Powdercoat Finish Type 1: Dulux "Burnished Copper Kinetic"
- PCF2 — Powdercoat Finish Type 2: Colour "light bronze"

Concrete Finishes

- COF1 — Concrete Finish Type 1: Concrete

Paint Finishes

- PF1 — Paint Finish Type 1: Paint finish to match Dulux "Natural White"

Brickwork

- BWK1A — Brickwork Type 1A: Blend of "San Selmo Smoke" Range, Dry Pressed Brick, Horizontal Stretcher bond
- BWK1B — Brickwork Type 1B: Blend of "San Selmo Smoke" Range, Dry Pressed Brick, Vertical Stretcher bond
- BWK1C — Brickwork Type 1C: Blend of "San Selmo Smoke" Range, Dry Pressed Brick, Horizontal Stretcher bond, Corbel Pattern 2
- BWK1D — Brickwork Type 1D: Blend of "San Selmo Smoke" Range, Dry Pressed Brick, Breeze Brick Pattern 1
- BWK2A — Brickwork Type 2A: Blend of "Specialty Espresso, Pacific, Royal", Stretcher bond, Corbel Pattern 2
- BWK3 — Brickwork Type 3: "Wilderness Design Blackbutt", Vertical Stack bond

Glass

- GC1 — Glass, Clear, Type 1: Aluminium Framing System, PCF1

Balustrade

- BAL1 — Balustrade Type 1 - Balconies: Frameless Clear Glass - Slab top fixed.
- BAL2 — Balustrade Type 2 - Balconies: Frameless Clear Glass - Slab front fixed.
- BAL3 — Balustrade Type 3 - Balconies: Clear Glass on Concrete Spandrel, Railing finish, PCF1
- BAL4 — Balustrade Type 4 - Terrace: Metal Screen on Concrete, SCN 2
- BAL5 — Balustrade Type 5 - Corridor Void: Full Height Perforated Aluminium Screen - Slab front fixed, PCF3
- BAL6 — Balustrade Type 6 - Corridor Void: Half Height Perforated Aluminium Screen - Slab front fixed, PCF3
- BAL7 — Balustrade Type 7 - Podium: Frameless Clear Glass - fixed to Spandrel

Screen & Louvres

- LV1 — Louvre Type 1: Fixed Horizontal Louvre System, PCF1
- LV2 — Louvre Type 2 - Substation: Fixed Horizontal Louvre System. Colour to match BWK1A
- SCN1 — Screen Type 1: Vertical Retangular Batten, PCF2
- SCN2A — Screen Type 2A: Vertical Metal Screen, PCF1
- SCN2B — Screen Type 2B: Vertical Metal Screen, PCF2

NOTES

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Level 3 161 Redfern Street Redfern NSW
2016

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Assessor name Thien Huynh
Accreditation No. 20887
Property Address 391-423 Pacific Hwy
CROWS NEST
NSW,2065
Issue com.au/QR/Generate?p=YcxyMYL Version: 2025.0

ABSA ASSESSOR
Assessment completed within the accreditation period as part of its ABSA quality audit system
Accreditation Period 29/03/2025 - 29/03/2026
Assessor Name Trong Thien Huynh
Assessor Number 20887

Rev	Date	Approved by	Revision Notes
J	22.04.24	KR	For Information
K	15.08.24	AH	For Coordination
L	30.08.24	AH	For DA Issue
M	06.02.25	AH	For DA Issue
N	16.05.25	BF	For Information
O	13.06.25	BF	For S4.55 Issue
P	03.07.25	BF	For S4.55 Issue
Q	22.08.25	BF	For S4.55 Issue
R	24.03.26	AH	For Information

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Elevations
North Elevation - Falcon Street

Scale: 1:200 @A1, 50%@A3
Status: For Information
Project No.: 19073
Drawn by: BF,EW,IY,MZ
Dwg No.: DA-220-101
Rev: R
North

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Roof Level RL 172.800
Level 21 RL 169.600
Level 20 RL 166.400
Level 19 RL 163.200
Level 18 RL 160.000
Level 17 RL 156.800
Level 16 RL 153.600
Level 15 RL 150.400
Level 14 RL 147.200
Level 13 RL 144.000
Level 12 RL 140.800
Level 11 RL 137.600
Level 10 RL 134.400
Level 09 RL 131.200
Level 08 RL 128.000
Level 07 RL 124.800
Level 06 RL 121.600
Level 05 RL 118.400
Level 04 RL 115.200
Level 03 RL 112.000
Level 02 RL 108.800
Level 01 RL 105.100
Level MEZZ RL 101.800
Ground Level RL 98.100
Basement 01 RL 92.000
Basement 02 RL 88.350
Basement 03 RL 85.260
Basement 04 RL 82.170
Basement 05 RL 79.080
Basement 06 RL 75.970
Basement 07 RL 72.970
3200
3700
3300
6100
3650
3090
3110
3000
Site Boundary
78.05m Height Plane
(58.5m Base LEP Height x 130%
+2m Lift Overrun Exception Clause)
76.05m Height Plane
(58.5m Base LEP Height x 130%)
58.5m Height Plane (LEP)
LIFT OVERRUN RL +179.220
TOP OF STAIR RL+176.500
SOLAR PV RL +177.000
TOP OF STAIR RL+176.500
TOP OF PLANT RL +178.500
PARAPET RL +174.200
SCN2B
BAL1
BAL2
GC1
PF1
CLD1
CLD3
PCF1
BAL3
BAL7
LV2
LV1
BWK2A
BWK3
PARAPET RL +110.125
Proposed Signage height to match existing
RL 114.180
RL 113.050
RL 109.700
Sign height 4480
SCN2A
BWK1A
LV1
Approx. 12,620
17,100
CLD2
BWK3
BWK2A
5568
5410
5607
5144
5129
4447
FALCON ST
ALEXANDER ST
PACIFIC HWY
PACIFIC HWY
PROPOSED DEVELOPMENT
FALCON STREET

MATERIAL AND FINISHES LEGEND

Metal Cladding Finishes

- CLD1 — Cladding Type 1: Precast Vertical Panel Finish to match PCF2
- CLD2 — Cladding Type 2: Aluminium Cladding Finish to match PCF1
- CLD3 — Cladding Type 3: Aluminium Extrusion, Colour "Blue" Horizontal and vertical batten
- PCF1 — Powdercoat Finish Type 1: Dulux "Burnished Copper Kinetic"
- PCF2 — Powdercoat Finish Type 2: Colour "light bronze"

Concrete Finishes

- COF1 — Concrete Finish Type 1: Concrete

Paint Finishes

- PF1 — Paint Finish Type 1: Paint finish to match Dulux "Natural White"

Brickwork

- BWK1A — Brickwork Type 1A: Blend of "San Selmo Smoke" Range Dry Pressed Brick Horizontal Stretcher bond
- BWK1B — Brickwork Type 1B: Blend of "San Selmo Smoke" Range Dry Pressed Brick Vertical Stretcher bond
- BWK1C — Brickwork Type 1C: Blend of "San Selmo Smoke" Range Dry Pressed Brick Horizontal Stretcher bond, Corbel Pattern 2
- BWK1D — Brickwork Type 1D: Blend of "San Selmo Smoke" Range Dry Pressed Brick Breeze Brick Pattern 1
- BWK2A — Brickwork Type 2A: Blend of "Specialty Espresso, Pacific, Royal" Stretcher bond, Corbel Pattern 2
- BWK3 — Brickwork Type 3: "Wilderness Design Blackbutt" Vertical Stack bond

Glass

- GC1 — Glass, Clear, Type 1: Aluminium Framing System, PCF1

Balustrade

- BAL1 — Balustrade Type 1 - Balconies: Frameless Clear Glass - Slab top fixed.
- BAL2 — Balustrade Type 2 - Balconies: Frameless Clear Glass - Slab front fixed.
- BAL3 — Balustrade Type 3 - Balconies: Clear Glass on Concrete Spandrel, Railing finish, PCF1
- BAL4 — Balustrade Type 4 - Terrace: Metal Screen on Concrete, SCN 2
- BAL5 — Balustrade Type 5 - Corridor Void: Full Height Perforated Aluminium Screen - Slab front fixed, PCF3
- BAL6 — Balustrade Type 6 - Corridor Void: Half Height Perforated Aluminium Screen - Slab front fixed, PCF3
- BAL7 — Balustrade Type 7 - Podium: Frameless Clear Glass - fixed to Spandrel

Screen & Louvres

- LV1 — Louvre Type 1: Fixed Horizontal Louvre System, PCF1
- LV2 — Louvre Type 2 - Substation: Fixed Horizontal Louvre System. Colour to match BWK1A
- SCN1 — Screen Type 1: Vertical Retangular Batten, PCF2
- SCN2A — Screen Type 2A: Vertical Metal Screen, PCF1
- SCN2B — Screen Type 2B: Vertical Metal Screen, PCF2

CLIENT
Deicorp
Level 3 161 Redfern Street Redfern NSW
2016

Certificate No. 0009276110
Scan QR code or follow website link for rating details.
Assessor name Thien Huynh
Accreditation No. 20887
Property Address 391-423 Pacific Hwy ,CROWS NEST NSW,2065
hstar.com.au/QR/Generate?p=IYcxyIMYL
Version 2025.0

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Trong Thien Huynh
Assessor Number 20887
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

Rev	Date	Approved by	Revision Notes
L	15.08.24	AH	For Coordination
M	30.08.24	AH	For DA Issue
N	06.02.25	AH	For DA Issue
O	16.05.25	BF	For Information
P	13.06.25	BF	For S4.55 Issue
Q	03.07.25	BF	For S4.55 Issue
R	22.08.25	BF	For S4.55 Issue
S	24.03.26	AH	For Information
T	25.03.26	AH	For Information

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia

Drawing Title
GA Elevations
East Elevation - Alexander Street

Scale: 1:200 @A1, 50%@A3
Project No.: 19073
Drawn by: BF,EW,IY,MZ
North
Status: For Information
Dwg No.: DA-220-201
Rev: T

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MATERIAL AND FINISHES LEGEND

Metal Cladding Finishes

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- CLD2 — Cladding Type 2: Aluminium Cladding, Finish to match PCF1
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- PCF1 — Powdercoat Finish Type 1: Dulux "Burnished Copper Kinetic"
- PCF2 — Powdercoat Finish Type 2: Colour "light bronze"

Concrete Finishes

- COF1 — Concrete Finish Type 1: Concrete

Paint Finishes

- PF1 — Paint Finish Type 1: Paint finish to match Dulux "Natural White"

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- BWK1B — Brickwork Type 1B: Blend of "San Selmo Smoke" Range, Dry Pressed Brick, Vertical Stretcher bond
- BWK1C — Brickwork Type 1C: Blend of "San Selmo Smoke" Range, Dry Pressed Brick, Horizontal Stretcher bond, Corbel Pattern 2
- BWK1D — Brickwork Type 1D: Blend of "San Selmo Smoke" Range, Dry Pressed Brick, Breeze Brick Pattern 1
- BWK2A — Brickwork Type 2A: Blend of "Specialty Espresso, Pacific, Royal" Stretcher bond, Corbel Pattern 2
- BWK3 — Brickwork Type 3: "Wilderness Design Blackbutt" Vertical Stack bond

Glass

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Balustrade

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- BAL4 — Balustrade Type 4 - Terrace: Metal Screen on Concrete, SCN 2
- BAL5 — Balustrade Type 5 - Corridor Void: Full Height Perforated Aluminium Screen - Slab front fixed, PCF3
- BAL6 — Balustrade Type 6 - Corridor Void: Half Height Perforated Aluminium Screen - Slab front fixed, PCF3
- BAL7 — Balustrade Type 7 - Podium: Frameless Clear Glass - fixed to Spandrel

Screen & Louvres

- LV1 — Louvre Type 1: Fixed Horizontal Louvre System, PCF1
- LV2 — Louvre Type 2 - Substation: Fixed Horizontal Louvre System. Colour to match BWK1A
- SCN1 — Screen Type 1: Vertical Retangular Batten, PCF2
- SCN2A — Screen Type 2A: Vertical Metal Screen, PCF1
- SCN2B — Screen Type 2B: Vertical Metal Screen, PCF2

CLIENT
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2016

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Assessor name Thien Huynh
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Property Address 391-423 Pacific Hwy CROWS NEST NSW 2065
Version 2025.0
ABSA Accredited Assessor
Accreditation Period 30/03/2025 - 30/03/2026
Assessor Name Trong Thien Huynh
Assessor Number 20887

Rev	Date	Approved by	Revision Notes
J	22.04.24	KR	For Information
K	15.08.24	AH	For Coordination
L	30.08.24	AH	For DA Issue
M	06.02.25	AH	For DA Issue
N	16.05.25	BF	For Information
O	13.06.25	BF	For S4.55 Issue
P	03.07.25	BF	For S4.55 Issue
Q	22.08.25	BF	For S4.55 Issue
R	24.03.26	AH	For Information

Project Title
Fiveways Crows Nest
405 Pacific highway, 5 Falcon Street & 8 Alexander street Crows Nest NSW 2065 Australia
Drawing Title
GA Elevations
South Elevation - Pacific Highway

Scale **1:200 @A1, 50%@A3**
Status **For Information**
Project No. **19073**
Dwg No. **DA-220-301**
Drawn by **BF,EW,JY,MZ**
Rev **R**
North

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