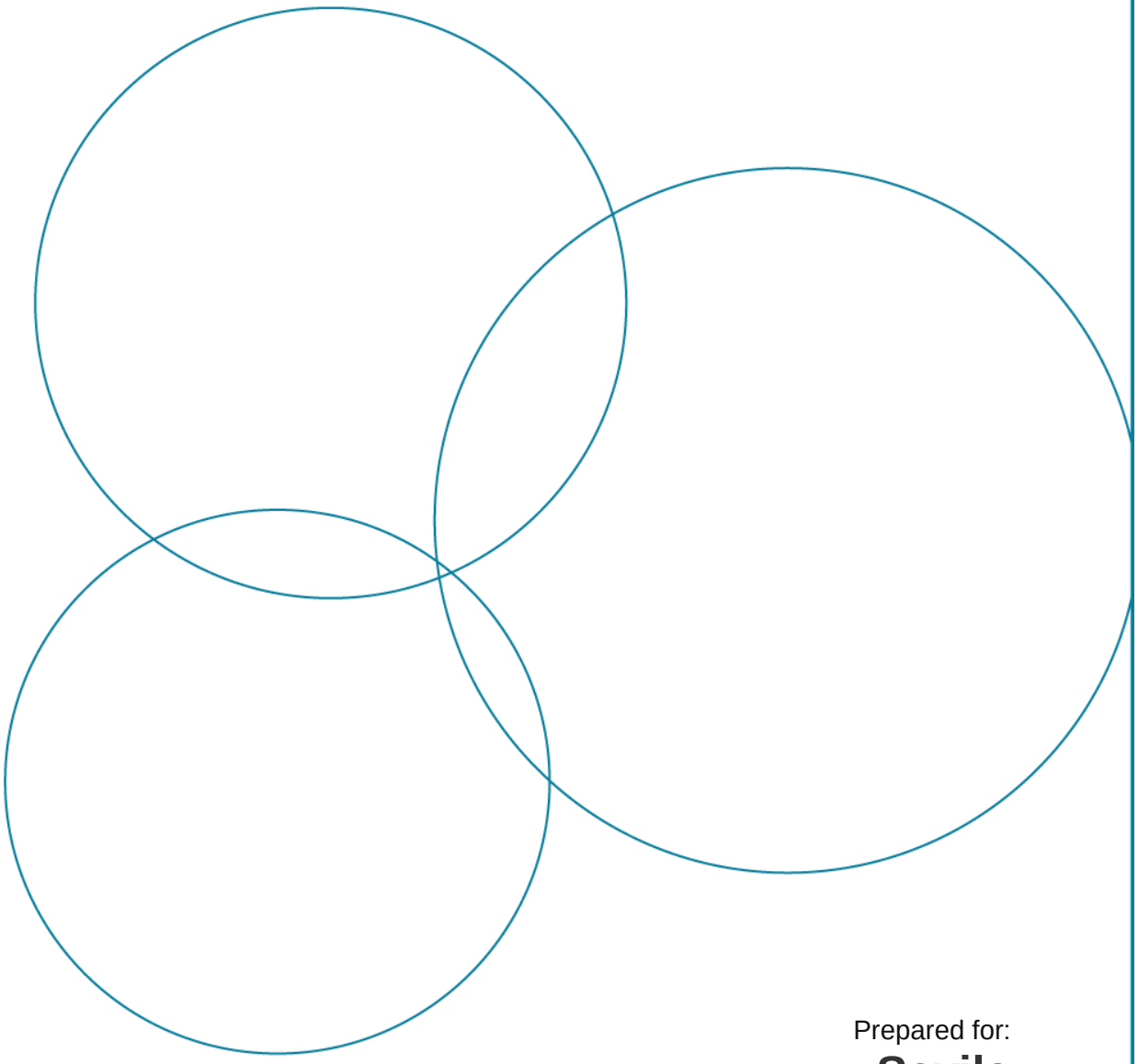
08/08/2017

BASIX Report

1012539 85 Harrington Street



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Revision	Description	Date
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The success and realisation of the proposed initiatives will be dependent upon the commitment of the design team, the development of the initiatives through the life of the design and also the implementation into the operation of the building. Without this undertaking the proposed targets may not be achieved.

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1 Introduction

This BASIX report assesses the 85 Harrington Street development according to two sustainability tools which regulate residential development, namely:

- BASIX, a planning tool which calculates energy and water efficiency and sets minimum thermal performance requirements;
- NatHERS, which calculates a star rating based on predicted space heating and cooling loads.

2 BASIX

New residential developments in NSW must reduce their energy and water use, according to BASIX requirements developed by the Department of Planning. The objectives of the BASIX scheme are relative to an average development in NSW;

- 40% reduction in water consumption;
- 20% reduction in greenhouse gas emissions (for Block 1 & Block 2);
- 40% reduction in greenhouse gas emissions (for Bakers Terraces), and
- Minimum thermal performance requirements for heating and cooling loads.

Strategies employed to achieve these targets are outlined in the following sections.

BASIX Reduced Water Use

Strategies to achieve a potable water consumption reduction target of 40% are outlined in the table below:

Water Conservation Strategy	
Fixtures[1] (All Dwellings)	3 Star showerheads (>6 and ≤7.5 L/min) 4 Star toilets 5 Star kitchen taps 6 Star bathroom taps
Appliances (For Block 1 & Block 2 only)	4 Star dishwasher 4 Star clothes washer
Water Saving Required	**40%**
Water Saving Achieved (Block 1, Block 2 & Bakers Terraces)	**48%**
Water Saving Achieved (Bakers Terraces)	**44%**

[1] Water Efficiency Labelling - To help to reduce urban water consumption on a national scale, the Australian Government, in collaboration with State and Territory governments, has introduced a Water Efficiency Labelling and Standards (WELS) Scheme, which applies national mandatory water efficiency labelling and minimum performance standards to household water-using products. This system replaces the existing AAA water rating system for appliances but is not a like for like comparison. Fixtures in the water conservation table are approximately equivalent to a 3A rating. The star rating of the appliances can be referenced on the following web site- www.waterrating.gov.au

BASIX Reduced Energy Use

Strategies to achieve an energy reduction target of:

- 20% for Block 1 & Block 2;
- 40% for Bakers Terraces;

are outlined in the table below:

Energy Conservation Strategy		
	Block 1 & Block 2	**Bakers Terraces**
Appliances	Gas cooktop and electric oven 4 Star dishwasher 4 Star clothes washer Refrigerator and clothes dryer not specified	Gas cooktop and electric oven Refrigerator and clothes dryer not specified
Mechanical Systems (Central System and Common Areas)	Car Park: Mechanical ventilation (supply and exhaust) with Variable Speed Drive (VSDs) and CO sensors Garbage Rooms: Continuous mechanical exhaust ventilation Plant: No mechanical ventilation Hallways and Lobbies: Continuous mechanical supply ventilation	-
Mechanical Systems (Dwellings)	1-phase air-conditioning for living areas and bathroom areas (EER 3.0 – 3.5) Individual fan ducted to façade or roof, with: • manual switch on/off for kitchen, • interlocked to light for bathroom, and • manual on / timer off for exhaust	3-phase air conditioning for living areas and bathroom areas (EER 3.5 – 4.0) Individual fan ducted to façade or roof, with: • manual switch on/off for kitchen, • interlocked to light for bathroom, and • manual on / timer off for exhaust
Electrical Systems (Common Areas)	Car Park: Fluorescent with motion sensor controls Corridors and Lobbies: Compact fluorescent with time clock or motion sensor controls Plant and Switch Room: Fluorescent with manual switch	-

Energy Conservation Strategy		
	Block 1 & Block 2	**Bakers Terraces**
	Hallways and Lobbies: LED lighting with daylight and motion sensor controls	
Electrical Systems (Dwellings)	Dedicated fluorescent or LED lamps, all downlights to be sealed and non-ventilated	Dedicated fluorescent or LED lamps, all downlights to be sealed and non-ventilated
Hydraulic Systems	Central gas-fired hot water system with R1.0 external and R0.6 internal piping insulation for Domestic Hot Water (DHW)	Central gas-fired hot water system with R1.0 external and R1.0 internal piping insulation for Domestic Hot Water (DHW)
Vertical Transportation Systems	Gearless traction lifts with VVVF motor Lift cars with LED lighting connected to the lift call buttons	-
Other	Indoor clothes drying lines Day-night zoning	Indoor clothes drying lines
Energy Saving Required (Block 1 & Block 2)	**20%**	**40**
Energy Saving Achieved (Block 1 & Block 2)	**21%**	**45**

BASIX Thermal Comfort

2.1.1 Targets

BASIX requires that each apartment achieve a minimum thermal performance. This is calculated using National House Energy Rating Scheme (NatHERS), which predicts annual heating and cooling loads for each apartment.

In order to pass BASIX requirements, the following objectives must be met:

- Heating and cooling loads for individual apartments must not exceed the limits specified below for climate zone 17; and
- The collective average heating and cooling loads of all the proposed apartments in the residential precinct must not exceed the specified averages below for climate zone 17.

	Max. Load (MJ/m^2)	Max. Average (MJ/m^2)
Heating	50	40
Cooling	41	32

2.1.2 Thermal Comfort Summary

Based on the constructions outlined in Section 2.4.3, the following collective average thermal comfort results were achieved for each building of the development:

Building	Heating (MJ/m^2)	Cooling (MJ/m^2)	Total (MJ/m^2)	Star Rating
Bakers Terrace	12.6	22.5	35.1	6.4
Block 1	26.0	29.7	55.7	4.7
Block 2	21.6	21.7	43.3	5.7
Average	**20.1**	**24.6**	**44.7**	**5.6**

2.1.3 Constructions

The following construction specifications achieve the thermal comfort requirements:

Thermal Comfort Strategy – Building Envelope Construction Requirement	
Construction Type	**Construction**
Construction & shading	As indicated on the architectural drawings
External Wall	190mm concrete block / **R2.0** insulation / plasterboard
Internal Wall	140mm concrete block / **R1.0** insulation / plasterboard (to neighbours)
	Plasterboard / 90mm airgap / plasterboard
Floor	Carpet, tile or timber / suspended concrete slab / **R1.0** insulation (above outside air)
	Carpet, tile or timber / suspended concrete slab
Roof (Block 1 and 2)	Plasterboard / suspended concrete slab (to neighbour)
	Plasterboard **/ R3.0** Insulation / Concrete slab (outside air above)
Roof (Bakers Terrace)	Timber construction with no attic space / **R3.0** Insulation
Glazing (glass and frame)[2] All apartments except Block 2 401	Mixture of window types. Predominantly sliding and double-hung: U = 5.4 W m^{-2} K^{-1}, SHGC = 0.58
Glazing (glass and frame)[3] Block 2 401	Mixture of window types, sliding and double-hung: U = 4.8 W m^{-2} K^{-1}, SHGC = 0.59
Ceiling Penetration	Sealed to prevent the complete movement of air between floors or a roof space.

[2] Installed glazing systems must have a U-value less than the modelled U-value and be within 10% of the SHGC shown in the table above.

[3] Installed glazing systems must have a U-value less than the modelled U-value and be within 10% of the SHGC shown in the table above.

Appendices

Appendix A: BASIX Certificate

BASIX® Certificate

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

Multi Dwelling

Certificate number: 686596M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 18/09/2014 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 686596M lodged with the consent authority or certifier on 29 April 2016 with application SSD 15_7037.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary
Date of issue: Tuesday, 08 August 2017
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT Planning & Environment

Project summary	
Project name	85 Harrington St_02
Street address	85 Harrington Street The Rocks 2000
Local Government Area	Sydney City Council
Plan type and plan number	deposited 777033
Lot no.	1
Section no.	-
No. of residential flat buildings	2
No. of units in residential flat buildings	56
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score		
Water	✔ 48	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 21	Target 20

Certificate Prepared by
Name / Company Name: Cundall
ABN (if applicable): 16104924370

Description of project

Project address	
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Project type	
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No. of units in residential flat buildings	56
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m²)	2123
Roof area (m²)	915
Non-residential floor area (m²)	4960.0
Residential car spaces	68
Non-residential car spaces	0

Common area landscape		
Common area lawn (m²)	107.0	
Common area garden (m²)	28.0	
Area of indigenous or low water use species (m²)	0.0	
Assessor details		
Assessor number	ABSA/1814	
Certificate number	1010910527	
Climate zone	17	
Project score		
Water	✔ 48	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 21	Target 20

Description of project

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

Residential flat buildings - Building1, 47 dwellings, 9 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
201	3	108.7	6.1	0.0	0.0
205	2	88.0	4.4	0.0	0.0
304	1	61.8	1.4	0.0	0.0
308	2	93.1	1.5	0.0	0.0
312	3	127.0	7.7	0.0	0.0
404	1	61.8	1.4	0.0	0.0
408	1	48.5	5.0	0.0	0.0
412	3	110.4	4.2	0.0	0.0
504	1	59.1	1.4	0.0	0.0
508	1	48.9	5.0	0.0	0.0
512	3	107.7	4.2	0.0	0.0
701	3	306.6	16.6	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
202	2	86.7	4.3	0.0	0.0
301	3	125.6	6.1	0.0	0.0
305	2	88.3	4.4	0.0	0.0
309	2	82.5	5.4	0.0	0.0
401	3	127.0	3.2	0.0	0.0
405	2	88.4	4.4	0.0	0.0
409	1	43.9	6.0	0.0	0.0
501	3	119.9	3.2	0.0	0.0
505	2	82.9	5.2	0.0	0.0
509	1	42.4	6.1	0.0	0.0
601	3	253.7	6.0	0.0	0.0
702	2	226.0	10.7	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
203	2	86.7	4.3	0.0	0.0
302	2	86.7	4.3	0.0	0.0
306	3	131.2	4.8	0.0	0.0
310	2	83.9	6.0	0.0	0.0
402	2	86.7	4.3	0.0	0.0
406	2	70.9	4.8	0.0	0.0
410	1	46.1	5.6	0.0	0.0
502	2	88.5	4.5	0.0	0.0
506	2	67.7	4.8	0.0	0.0
510	1	45.2	5.6	0.0	0.0
602	2	205.5	11.6	0.0	0.0
703	3	260.2	20.8	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
204	1	60.4	2.6	0.0	0.0
303	2	86.7	4.3	0.0	0.0
307	2	76.3	1.6	0.0	0.0
311	2	112.3	3.4	0.0	0.0
403	2	86.7	4.3	0.0	0.0
407	1	47.8	5.6	0.0	0.0
411	1	48.5	5.0	0.0	0.0
503	2	87.8	4.6	0.0	0.0
507	1	47.4	5.6	0.0	0.0
511	1	47.0	5.5	0.0	0.0
603	3	208.4	14.3	0.0	0.0

Residential flat buildings - Building2, 9 dwellings, 6 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m^2)	Unconditioned floor area (m^2)	Area of garden & lawn (m^2)	Indigenous species (min area m^2)
001	1	56.0	0.0	0.0	0.0
201	1	110.0	0.0	0.0	0.0
401	3	230.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m^2)	Unconditioned floor area (m^2)	Area of garden & lawn (m^2)	Indigenous species (min area m^2)
002	1	71.0	0.0	0.0	0.0
202	1	100.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m^2)	Unconditioned floor area (m^2)	Area of garden & lawn (m^2)	Indigenous species (min area m^2)
101	1	56.0	0.0	0.0	0.0
301	2	104.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m^2)	Unconditioned floor area (m^2)	Area of garden & lawn (m^2)	Indigenous species (min area m^2)
102	1	71.0	0.0	0.0	0.0
302	2	93.0	0.0	0.0	0.0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)
Car park area (No. 1)	1725.0
Lift car (No. 1)	-
Garbage room (No. 1)	28.0
Plant or service room (No. 4)	71.1

Common area	Floor area (m²)
Car park area (No. 2)	1706.0
Lift car (No. 2)	-
Plant or service room (No. 1)	106.0
Ground floor lobby type (No. 1)	35.1

Common area	Floor area (m²)
Car park area (No. 3)	1706.0
Switch room (No. 1)	16.0
Plant or service room (No. 2)	13.7
Hallway/lobby type (No. 1)	319.2

Common areas of unit building - Building2

Common area	Floor area (m²)
Lift car (No. 3)	-
Ground floor lobby type (No. 2)	44.9

Common area	Floor area (m²)
Garbage room (No. 2)	10.8
Hallway/lobby type (No. 2)	50.8

Common area	Floor area (m²)
Plant or service room (No. 3)	33.8

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1
    - (a) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Comfort
    - (b) Common areas and central systems/facilities
        - (i) Water
        - (ii) Energy

2. Commitments for Residential flat buildings - Building2
    - (a) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Comfort
    - (b) Common areas and central systems/facilities
        - (i) Water
        - (ii) Energy

3. Commitments for multi-dwelling houses

4. Commitments for single dwelling houses

5. Commitments for common areas and central systems/facilities for the development (non-building specific)
    - (i) Water
    - (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	4 star	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

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

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
201, 202, 203, 204, 205, 302, 303, 305, 306, 310, 311, 312, 402, 403, 404, 503, 504, 703	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	4 star	4 star	-	yes	no

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
201	19.2	32.5
202	14.3	16.8
203	12.7	15.7
204	17.0	24.9
205	37.4	22.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
301	12.9	22.5
304	15.6	21.7
305	39.6	21.2
306	23.4	37.3
307	10.9	38.6
308	11.0	21.0
309	13.8	25.2
310	10.6	23.3
311	7.2	26.5
312	20.9	24.1
401	16.6	17.0
404	15.2	22.0
405	39.7	20.7
406	30.5	14.0
407	17.7	28.6
408	16.1	19.9
409	24.4	19.9
410	14.3	22.1
411	24.2	16.4
412	22.6	15.1
501	19.8	14.5
502	20.0	11.5
503	18.2	11.9
504	17.8	21.0
505	41.1	20.4
506	33.9	17.2
507	24.9	17.5

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
508	23.8	17.6
509	24.4	20.3
510	22.4	17.7
511	25.9	17.8
512	25.9	17.0
601	8.9	39.2
602	20.6	31.8
603	14.1	32.5
701	24.3	27.4
702	42.6	30.1
703	47.9	31.1
302, 303	17.1	13.3
All other dwellings	17.9	12.9

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	Yes
Car park area (No. 2)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	Yes
Car park area (No. 3)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	Yes
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	Yes
Switch room (No. 1)	no mechanical ventilation	-	fluorescent	manual on / manual off	Yes
Garbage room (No. 1)	ventilation exhaust only	-	fluorescent	manual on / manual off	Yes
Plant or service room (No. 1)	no mechanical ventilation	-	fluorescent	manual on / manual off	Yes
Plant or service room (No. 2)	no mechanical ventilation	-	fluorescent	manual on / manual off	Yes
Plant or service room (No. 4)	no mechanical ventilation	-	fluorescent	manual on / manual off	Yes
Ground floor lobby type (No. 1)	ventilation supply only	none ie. continuous	light-emitting diode	daylight sensor and motion sensor	Yes
Hallway/lobby type (No. 1)	ventilation supply only	none ie. continuous	light-emitting diode	daylight sensor and motion sensor	Yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Solar collector area (minimum, in square metres): 0.0 Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R0.6 (~25 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 10
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 10

2. Commitments for Residential flat buildings - Building2

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

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

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	4 star	4 star	-	yes	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
001	23.3	28.5
002	8.1	32.5
101	10.3	35.5
102	28.8	28.6
201	30.3	27.2
202	11.1	33.9
301	19.4	33.3
302	14.2	28.0
All other dwellings	41.3	32.5

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 2)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No. 3)	-	-	light-emitting diode	connected to lift call button	Yes
Garbage room (No. 2)	ventilation exhaust only	-	fluorescent	manual on / manual off	Yes
Plant or service room (No. 3)	no mechanical ventilation	-	fluorescent	manual on / manual off	Yes
Ground floor lobby type (No. 2)	ventilation supply only	none ie. continuous	light-emitting diode	daylight sensor and motion sensor	Yes
Hallway/lobby type (No. 2)	ventilation supply only	none ie. continuous	light-emitting diode	daylight sensor and motion sensor	Yes

Central energy systems	Type	Specification
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 7

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

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

Central energy systems	Type	Specification
Other	Building management system installed?: yes Active power factor correction installed?: yes	-

Notes

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

Legend

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

BASIX® Certificate

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

Multi Dwelling

Certificate number: 689521M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 18/09/2014 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 689521M lodged with the consent authority or certifier on 29 April 2016 with application SSD 15_7037.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary
Date of issue: Tuesday, 08 August 2017
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT Planning & Environment

Project summary	
Project name	85 Harrington St - Bakers Terrace_02
Street address	85 Harrington Street The Rocks 2000
Local Government Area	Sydney City Council
Plan type and plan number	deposited 777033
Lot no.	1
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	2
No. of single dwelling houses	0

Project score		
Water	✔ 44	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 45	Target 40

Certificate Prepared by
Name / Company Name: Cundall
ABN (if applicable): 16104924370

Description of project

Project address	
Project name	85 Harrington St - Bakers Terrace_02
Street address	85 Harrington Street The Rocks 2000
Local Government Area	Sydney City Council
Plan type and plan number	deposited 777033
Lot no.	1
Section no.	-
Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	2
No. of single dwelling houses	0
Site details	
Site area (m²)	162
Roof area (m²)	162
Non-residential floor area (m²)	0.0
Residential car spaces	0
Non-residential car spaces	0

Common area landscape		
Common area lawn (m²)	0.0	
Common area garden (m²)	0.0	
Area of indigenous or low water use species (m²)	0.0	
Assessor details		
Assessor number	ABSA/1814	
Certificate number	1010910527	
Climate zone	17	
Project score		
Water	✔ 44	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 45	Target 40

Description of project

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

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m^2)	Unconditioned floor area (m^2)	Area of garden & lawn (m^2)	Indigenous species (min area m^2)
BT 01	3	172.8	6.8	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m^2)	Unconditioned floor area (m^2)	Area of garden & lawn (m^2)	Indigenous species (min area m^2)
BT 02	3	119.4	3.8	0.0	0.0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

    (a) Dwellings

        (i) Water

        (ii) Energy

        (iii) Thermal Comfort

2. Commitments for single dwelling houses

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

        (i) Water

        (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for multi-dwelling houses

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	-	-	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	3-phase airconditioning EER 3.5 - 4.0	3-phase airconditioning EER 3.5 - 4.0	3-phase airconditioning EER 3.5 - 4.0	3-phase airconditioning EER 3.5 - 4.0	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	yes	no

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	0.0

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
BT 01	14.7	16.4
All other dwellings	10.5	28.5

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground(m²)	Suspended floor with open subfloor (m²)	Suspended floor with endclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
BT 01	-	-	94	-	No
All other dwellings	19	-	45	-	No

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

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

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Other	Building management system installed?: yes Active power factor correction installed?: yes	-

Notes

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

Legend

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

Appendix B: Thermal Certificate

Nationwide House Energy Rating Scheme* — Class 2 summary

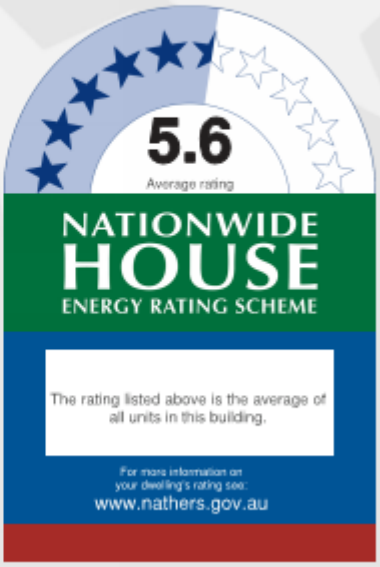
Certificate Number: **3J8KS48YXK** Date of Certificate: **7 Aug 2017** ★ Average star rating: **5.6**

Assessor details

Accreditation number:	101142
Name:	Christopher Mann
Organisation:	
Email:	c.mann@cundall.com
Phone:	0411644164
Declaration of interest:	No potential conflicts of interest to declare
Software:	FirstRate5 v5.2.5
AAO:	ABSA

Dwelling details

Address:	85 Harrington Street
Suburb:	The Rocks
State:	NSW
Postcode:	2000



Summary of all dwellings

Certification details

		Annual thermal performance loads (MJ/m2)			
Certificate number	Unit number	Heating load	Cooling load	Total load	Star rating
1ZFVL307K8	B1 201	19.2	32.5	51.7	4.9
L2OFBPEPWQ	B1 202	14.3	16.8	31.1	6.9
7X8G1CGYFN	B1 203	12.7	15.7	28.4	7.2
JTH0EQ351U	B1 204	17	24.9	41.9	5.7
LLJTQE184J	B1 205	37.4	22	59.4	4.4
WB27Z2VXBU	B1 301	12.7	22.5	35.2	6.4
QO2SC8JYK9	B1 302	17.1	13.3	30.4	6.9
Z5AS7A2NVF	B1 303	17.1	13.3	30.4	6.9
2CZE2HIJ51	B1 304	15.6	21.7	37.3	6.2
V9DDJSYRQA	B1 305	39.6	21.2	60.8	4.4
KCTGHXF6ZZ	B1 306	23.4	37.3	60.7	4.4
3RC0R39V4K	B1 307	10.9	38.6	49.5	5
ULQOWCRJRZ	B1 308	11	21	32	6.8
79BEG393ZO	B1 309	13.8	25.2	39	5.9
YTBOFAYXNF	B1 310	10.6	23.3	33.9	6.6
GN4I1RBXDP	B1 311	7.2	26.5	33.7	6.6

continued

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

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Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **3J8KS48YXK** Date of Certificate: **7 Aug 2017** ★ Average star rating: **5.6**

Summary of all dwellings continued

Certification details continued

		Annual thermal performance loads (MJ/m2)			
Certificate number	Unit number	Heating load	Cooling load	Total load	Star rating
LZEFNUZZYX	B1 312	20.9	24.1	45	5.4
QTRQTAKBIW	B1 401	16.6	17	33.6	6.6
O45LTUE2MZ	B1 402	17.9	12.9	30.8	6.9
1M0KC8P6BV	B1 403	17.9	12.9	30.8	6.9
K890ZW6OZ0	B1 404	15.2	22	37.2	6.2
H9OQAR32V3	B1 405	39.7	20.7	60.4	4.4
P6N85E3HOU	B1 406	30.5	14	44.5	5.4
VNAXLP4FV6	B1 407	17.7	28.6	46.3	5.3
X0DVR27JJU	B1 408	16.1	19.9	36	6.4
EWKIFNVA5V	B1 409	24.4	19.9	44.3	5.4
3Y9EF391EV	B1 410	14.3	22.1	36.4	6.3
XYHYFY31RD	B1 411	24.2	16.4	40.6	5.8
HT83P9C1S7	B1 412	22.6	15.1	37.7	6.2
34KAD919QX	B1 501	19.8	14.5	34.3	6.6
2FEX7QPWDQ	B1 502	20	11.5	31.5	6.8
U4S1OJ0FYG	B1 503	18.2	11.9	30.1	6.9
1HJG22OGVF	B1 504	17.8	21	38.8	6
74K3KBOK69	B1 505	41.1	20.4	61.5	4.3
TQYBN9MSV3	B1 506	33.9	17.2	51.1	4.9
IVKK6U675E	B1 507	24.9	17.5	42.4	5.7
BIA7T0TYRN	B1 508	23.8	17.6	41.4	5.8
4PJYWKTH32	B1 509	24.4	20.3	44.7	5.4
Q5U16MTA7Z	B1 510	22.4	17.7	40.1	5.9
EQP17LQ0RW	B1 511	25.9	17.8	43.7	5.5
DYZGA2S9GQ	B1 512	25.9	17	42.9	5.6
BI5H3A7WHN	B1 601	8.9	39.2	48.1	5.2
7MGD808SBI	B1 602	20.6	31.8	52.4	4.8
OWS9HPIHQV	B1 603	14.1	32.5	46.6	5.3
CEWI39OGE6	B1 701	24.3	27.4	51.7	4.9
G9RCN1RVIJ	B1 702	42.6	30.1	72.7	3.8
3A77CP059N	B1 703	47.9	31.1	79	3.6

continued

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **3J8KS48YXK** Date of Certificate: **7 Aug 2017** ★ Average star rating: **5.6**

Summary of all dwellings continued

Certification details continued

		Annual thermal performance loads (MJ/m2)			
Certificate number	Unit number	Heating load	Cooling load	Total load	Star rating
FJPV9M35E1	B2 001	26.5	28.5	55	4.7
IQ52WOZFXC	B2 002	9.5	38.7	48.2	5.2
SUSX5BDOME	B2 101	20	34.3	54.3	4.7
EAODKO7CCQ	B2 102	21.9	38.8	60.7	4.4
OHUVPMIHB4	B2 201	21.8	27.7	49.5	5
11HT8TGQHK	B2 202	26.7	22.8	49.5	5
3ASO7N3YZN	B2 301	25.5	19.1	44.6	5.4
90X2G3YIKG	B2 302	34.9	21.2	56.1	4.6
D8OQOVD2Z4	B2 401	47.6	36	83.6	3.4
7L0KFEORUC	BT01	14.7	16.4	31.1	6.9
6YJNYTDRXH	BT02	10.5	28.5	39	5.9
			This building achieves an average star rating of:		**5.6**

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

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Appendix C: ABSA Certificate

www.absa.net.au

ABSA
Australian Building Sustainability Association

NatHERS Rated 5.6/10 STARS*

*www.nathers.gov.au

NATIONWIDE HOUSE ENERGY RATING SCHEME

BUILDING ENERGY EFFICIENCY CERTIFICATE

Time and Place
ISSUED TO

85 Harrington Street
ADDRESS

Site Lot 1

The Rocks

NSW

2000

1010910527
CERTIFICATION NUMBER

07/08/2017
DATE

17
CLIMATE ZONE

FirstRate5 - v 5.2.4a (FirstRate5)
SOFTWARE

22.0 MJ/m^2 pa
SIMULATED ENERGY CONSUMPTION - HEATING

22.9 MJ/m^2 pa
SIMULATED ENERGY CONSUMPTION - COOLING

44.9 MJ/m^2 pa
TOTAL SIMULATED ENERGY CONSUMPTION

Christopher Mann
ASSESSOR NAME

101142
ASSESSOR NUMBER

Cundall
COMPANY

ASSESSOR SIGNATURE

Issued by a BUILDING THERMAL PERFORMANCE ASSESSOR accredited by the Australian Building Sustainability Association to provide NatHERS house energy ratings.

This certificate is not for regulatory purposes and is for use by the homeowner only. The house energy rating has been based on information provided at the time of rating. Modifications made to the design or onsite substitution of materials may effect the rating.

ABSA-Version 1.2 -July 2014
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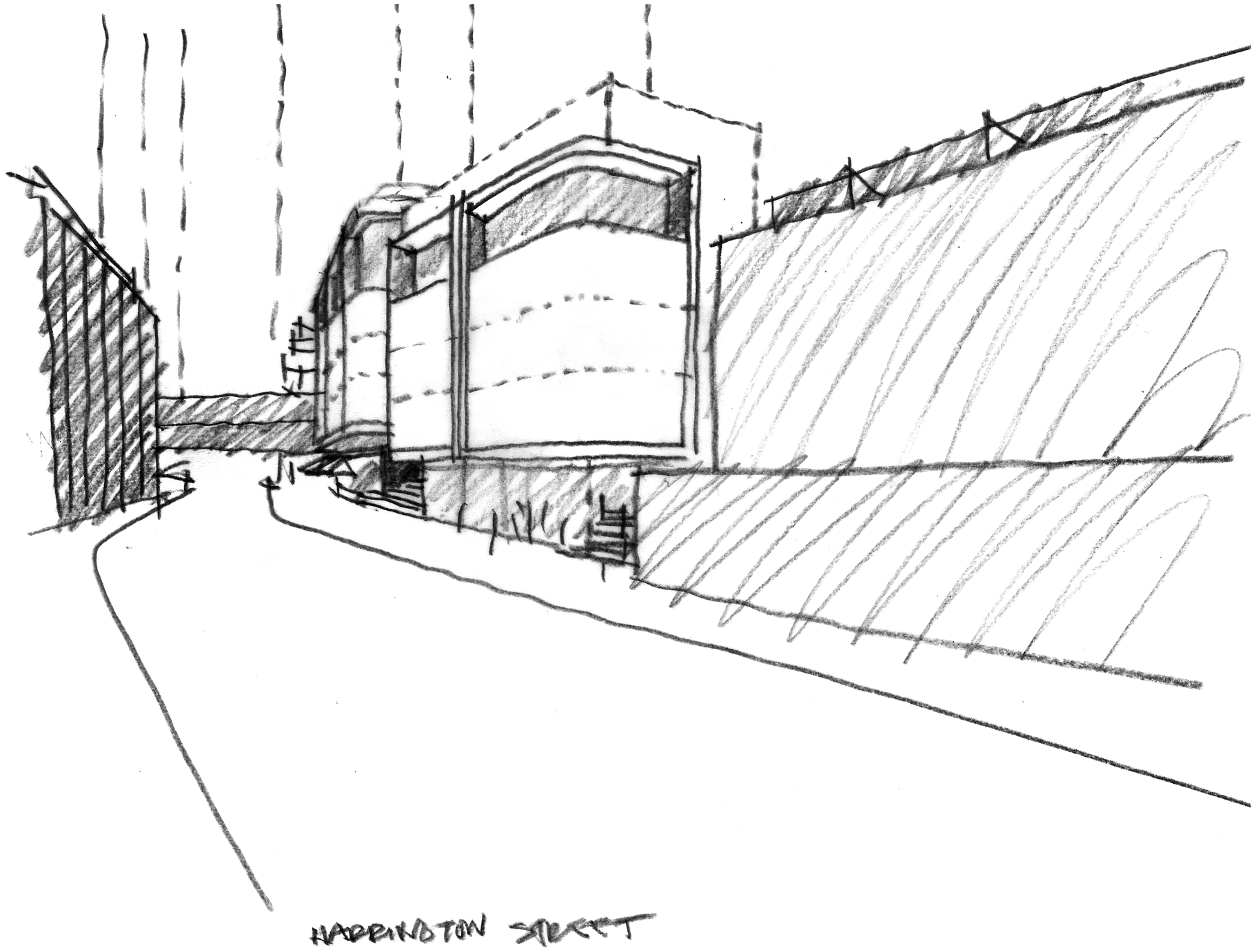
Appendix D: Stamped Drawings

© FRANCIS-JONES MOREHEN THORP PTY LTD 2017 ABN 28 101 197 219



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GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

	Adaptable Apartment
	Livable Apartment (Silver Level)
	Cross Ventilated Apartment
	Solar Compliant Apartment
	Solar Compliant Balcony
	Cross Ventilated Apartment
ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessor Accredited — Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol — BASIX

5.6 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number:	3J8KS48YXK
Assessor Name:	Christopher Mann
Accreditation number:	101142
Certificate date:	7 Aug 2017
Dwelling address:	85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.h5.com.au/Q?3J8KS48YXK&GenCert=1

REVISION	DATE	DESCRIPTION	BY
P	4/8/17	DA Submission 01 DA	IS
02	1/2/16	Issue for DA	CHS
01	12/1/16	For Coordination	CHS

fjmt
francis-jones morehen thorp

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Sydney NSW 2000 Australia
T +61 2 9251 7077
F +61 2 9251 7072
E fjmt@fjmt.com.au
W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

General
Cover Sheet

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 12/1/16	
SHEET NO. **DA-1000**	REVISION **P**

For Approval

ABSA
Australian Building Sustainability Association

Class 2 Building

PROJECT CERTIFICATION

Project Certification Number	1010910527
Certification Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Company	Cundall
Assessor Signature	

Client Details	Time and Place
Project Address	Lot 1 85 Harrington Street The Rocks NSW 2000

Software	FirstRate5 v 5.2.4a (FirstRate5)	**Climate Zone**	17
Averaged Simulated Energy: HEATING			**22.0 MJ/m2 pa**
Averaged Simulated Energy: COOLING			**22.9 MJ/m2 pa**
Averaged Simulated Energy: TOTAL			**44.9 MJ/m2 pa**

Averaged **NatHERS** Star Rating **5.6**

Sole-Occupancy Unit (SOU) Thermal Performance Specifications							
Unit Number	**Certificate Number**	**Floor Area**		**Simulated Loads (area adjusted MJ/m2/y)**		**NatHERS**	**Rated with Downlights**
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
B1 201	1011312087	108.7	6.1	19.2	32.5	4.9/10	Yes
B1 202	1011312095	86.7	4.3	14.3	16.8	6.9/10	Yes
B1 203	1011312103	86.7	4.3	12.7	15.7	7.2/10	Yes
B1 204	1011312111	60.4	2.6	17.0	24.9	5.7/10	Yes
B1 205	1011312129	88.0	4.4	37.4	22.0	4.4/10	Yes
B1 301	1011312202	122.5	9.4	12.7	22.5	6.3/10	Yes
B1 302	1011312210	86.7	4.3	17.1	13.3	6.9/10	Yes
B1 303	1011312228	86.7	4.3	17.1	13.3	6.9/10	Yes
B1 304	1011312236	61.8	1.4	15.6	21.7	6.2/10	Yes
B1 305	1011312244	88.3	4.4	39.6	21.2	4.4/10	Yes

Project Certifiation Number	1010910527
Certification Date	07/08/2017

Sole-Occupancy Unit (SOU) Thermal Performance Specifications

Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m2/y)		NatHERS	Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
B1 306	1011312137	133.3	3.5	23.4	37.3	4.4	Yes
B1 307	1011312145	76.3	1.6	10.9	38.6	5.0	Yes
B1 308	1011312152	93.1	1.5	11.0	21.0	6.8	Yes
B1 309	1011312160	82.5	5.4	13.8	25.2	5.9	Yes
B1 310	1011312178	83.9	6.0	10.6	23.3	6.6	Yes
B1 311	1011312186	113.5	3.3	7.2	26.5	6.6	Yes
B1 312	1011312194	127.6	3.6	20.9	24.1	5.4	Yes
B1 401	1011312251	127.0	3.6	16.6	17.0	6.6	Yes
B1 402	1011312269	86.7	4.3	17.9	12.9	6.9	Yes
B1 403	1011312277	86.7	4.3	17.9	12.9	6.9	Yes
B1 404	1011312285	61.8	1.4	15.2	22.0	6.2	Yes
B1 405	1011312293	88.4	4.4	39.7	20.7	4.4	Yes
B1 406	1011312301	70.9	4.8	30.5	14.0	5.4	Yes
B1 407	1011312319	47.8	5.6	17.7	28.6	5.3	Yes
B1 408	1011312327	48.5	5.0	16.1	19.9	6.4	Yes
B1 409	1011312335	43.9	6.0	24.4	19.9	5.4	Yes
B1 410	1011312343	46.1	5.6	14.3	22.1	6.3	Yes
B1 411	1011312350	48.5	5.0	24.2	16.4	5.8	Yes
B1 412	1011312368	110.4	4.2	22.6	15.1	6.2	Yes
B1 501	1011312376	119.9	3.2	19.8	14.5	6.6	Yes
B1 502	1011312384	88.5	4.5	20.0	11.5	6.8	Yes
B1 503	1011312392	87.8	4.6	18.2	11.9	6.9	Yes
B1 504	1011312400	59.1	1.4	17.8	21.0	6.0	Yes
B1 505	1011312418	82.9	5.2	41.1	20.4	4.3	Yes
B1 506	1011312426	67.7	4.8	33.9	17.2	4.9	Yes

Project Certifiation Number	1010910527
Certification Date	07/08/2017

Sole-Occupancy Unit (SOU) Thermal Performance Specifications

Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m2/y)		NatHERS	Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
B1 507	1011312434	47.4	5.6	24.9	17.5	5.7	Yes
B1 508	1011312442	48.9	5.0	23.8	17.6	5.8	Yes
B1 509	1011312459	42.4	6.1	24.4	20.3	5.4	Yes
B1 510	1011312467	45.2	5.6	22.4	17.7	5.9	Yes
B1 511	1011312475	47.0	5.5	25.9	17.8	5.5	Yes
B1 512	1011312483	107.7	4.2	25.9	17.0	5.6	Yes
B1 601	1011312491	253.7	6.0	8.9	39.6	5.2	Yes
B1 602	1011312509	205.5	11.6	20.6	31.8	4.8	Yes
B1 603	1011312517	208.4	14.3	14.1	32.5	5.3	Yes
B1 701	1011312525	306.6	16.6	24.3	27.4	4.9	Yes
B1 702	1011312533	226.0	10.7	42.6	30.1	3.8	Yes
B1 703	1011312541	260.2	20.8	47.9	31.1	3.6	Yes
B2 0.01	1011311998	62.8	6.5	26.5	28.5	4.7	Yes
B2 0.02	1011312004	48.2	5.5	9.5	38.7	5.2	Yes
B2 101	1011312012	62.7	6.4	20.0	34.3	4.7	Yes
B2 102	1011312020	48.2	5.6	21.9	38.8	4.4	Yes
B2 201	1011312038	98.5	4.9	21.8	27.7	5.0	Yes
B2 202	1011312046	88.4	5.7	26.7	22.8	5.0	Yes
B2 301	1011312053	94.1	4.9	25.5	19.1	5.4	Yes
B2 302	1011312061	82.6	5.7	34.9	21.2	4.6	Yes
B2 401	1011312079	204.5	2.9	47.6	36.0	3.4	Yes
BT 01	1011311972	172.8	6.8	14.7	16.4	6.9	Yes
BT 02	1011311980	119.4	3.8	10.5	28.5	5.9	Yes

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DA DRAWING LIST

General			
	DA-1000	Cover Sheet	P
	DA-1100	Drawing List	P
	DA-1200	Site Plan	P
Plans			
	DA-2000	Ground Floor Plan (Harrington Street)	P
	DA-2001	Level 0 Floor Plan	P
	DA-2002	Level 1 Floor Plan	P
	DA-2003	Level 2 Floor Plan (Gloucester Street)	P
	DA-2004	Level 3 Floor Plan	P
	DA-2005	Level 4 Floor Plan	P
	DA-2006	Level 5 Floor Plan	P
	DA-2007	Level 6 Floor Plan (Setback)	P
	DA-2008	Level 7 Floor Plan (Penthouse)	P
	DA-2009	Level 8 Floor Plan (Rooftop Terrace)	P
	DA-2010	Roof Plan	P
	DA-2011	Basement Level 1	P
	DA-2012	Basement Level 2	P
	DA-2025	Adaptable and LHG Compliant Key	P
	DA-2030	Adaptable and Livable Housing Guide	P
	DA-2031	Adaptable and Livable Housing Guide	P
	DA-2032	Adaptable and Livable Housing Guide	P
	DA-2033	Adaptable and Livable Housing Guide	P
	DA-2034	Adaptable and Livable Housing Guide	P
	DA-2035	Adaptable and Livable Housing Guide	P
Elevations			
	DA-3001	East Elevation (Harrington Street)	P
	DA-3002	West Elevation (Gloucester Street)	P
	DA-3003	North / South Elevations	P
	DA-3004	Cumberland Place Elevations	P
	DA-3005	East Elevation (Harrington Street)	P
	DA-3006	West Elevation (Gloucester Street)	P
	DA-3007	North / South Elevations	P
	DA-3008	Cumberland Place Elevations	P
Sections			
	DA-4100	Block 1 Previous DA Comparison	P
	DA-4101	Block 2 Section	P
Diagrams			
	DA-5000	Cross Vent	P
	DA-5001	Solar Access	P
	DA-5004	Storage In Apartments	P

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GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
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LEGEND

1 BED	
2 BED 2 BATH	
3 BED	
TOWNHOUSE	
LOBBY	
COMMERCIAL	
LIVE/ WORK	
RETAIL	

	Adaptable Apartment
	Livable Apartment (Silver Level)
	Cross Ventilated Apartment
	Solar Compliant Apartment
	Solar Compliant Balcony
	Cross Ventilated Apartment
ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessors — **Class 2 Building Multi-Unit**

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol — BASIX

5.6 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.hers.com.au/Q/RDCert.html?CertNo=3J8KS48YXK&GenCert=1

P	4/8/17	DA Submission	00	DA	IS
02	1/2/16	Issue for DA			CHS
01	12/1/16	For Coordination			CHS

REVISION	DATE	DESCRIPTION	BY

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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

General
Drawing List

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 12/1/16	
SHEET NO. **DA-1100**	REVISION **P**

For Approval

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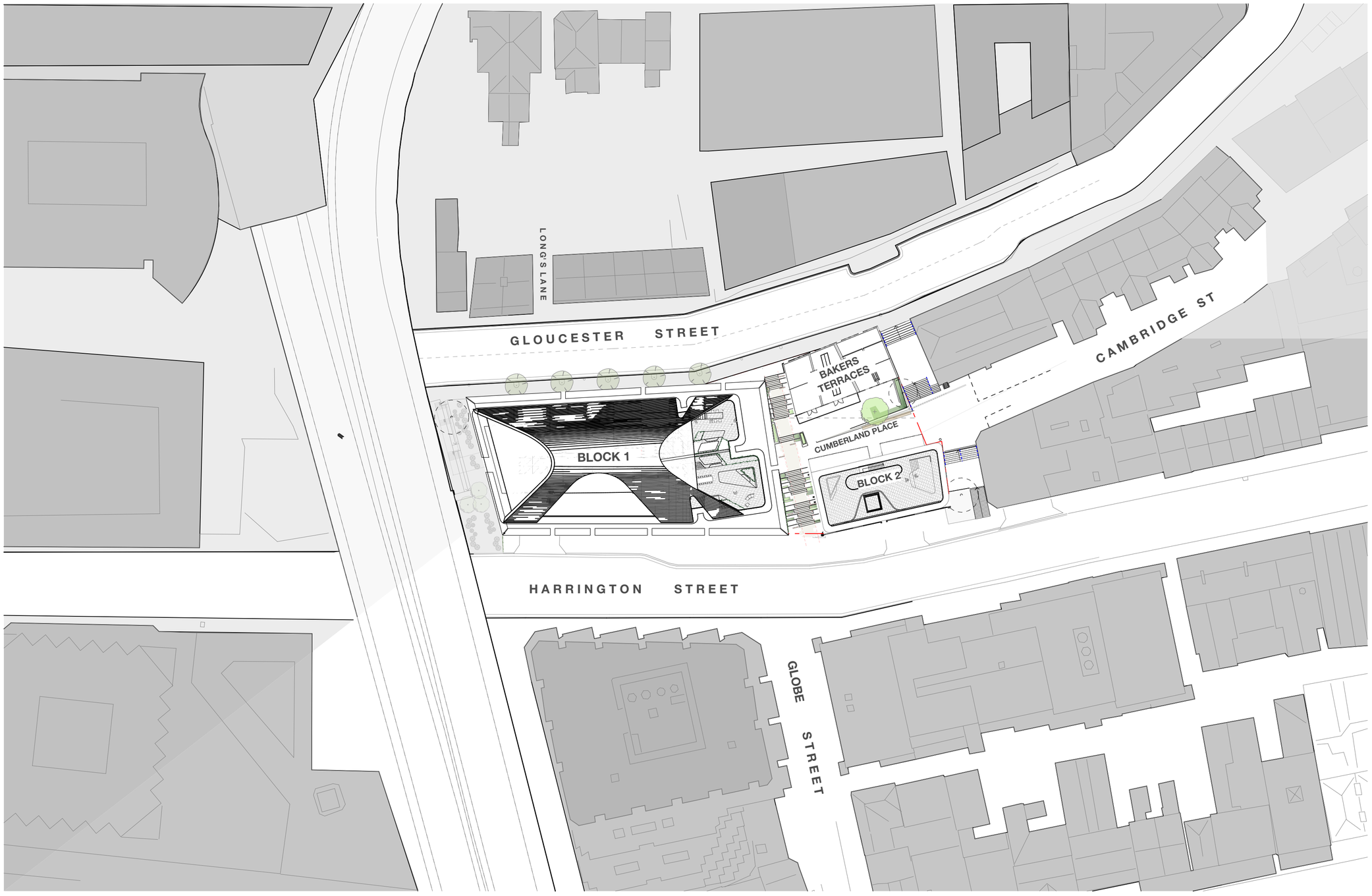

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GENERAL NOTES

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- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
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LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

- Adaptable Apartment
- Livable Apartment (Silver Level)
- Cross Ventilated Apartment
- Solar Compliant Apartment
- Solar Compliant Balcony
- Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
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SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessor Scheme Approved
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **3J8KS48YXK**
Assessor Name: **Christopher Mann**
Accreditation number: **101142**
Certificate date: **7 Aug 2017**
Dwelling address: **85 Harrington Street, The Rocks NSW 2000**
www.nathers.gov.au

https://www.hl5.com.au/Q/ReviewLogin.aspx?ID=3J8KS48YXK&GenCert=1

REVISION	DATE	DESCRIPTION	BY
P	4/8/17	DA Submission	01 DA IS
02	1/2/16	Issue for DA	CHS
01	12/1/16	For Coordination	CHS

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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

General
Site Plan

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 12/1/16	
SHEET NO. **DA-1200**	REVISION **P**

For Approval

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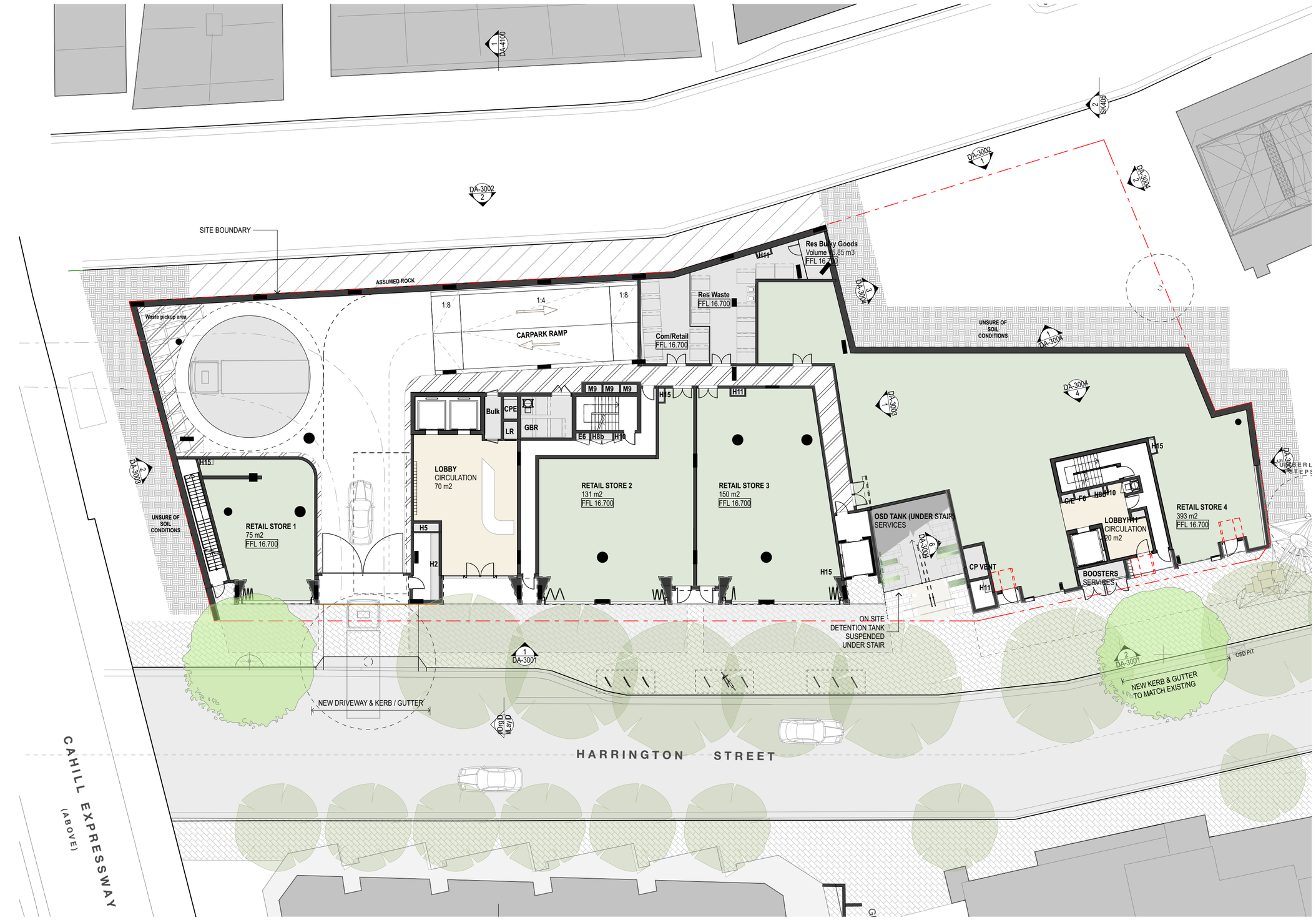

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GENERAL NOTES

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LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
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- RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
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SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessor Verified Assessment Awarded
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

REVISION	DATE	DESCRIPTION		BY
P	4/8/17	DA Submission	01 DA	IS
N	2/8/17	Draft DA		DN
M	12/7/17	Issue for Co-ordination		IS
J	1/2/16	Issue for DA		CHS
I	29/1/16	For Coordination		CHS
H	12/1/16	For Coordination		CHS

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Ground Floor Plan (Harrington Street)

SCALE 1:200 @ A2	PROJECT CODE GA85H
DATE 11/9/15	
SHEET NO. DA-2000	REVISION P

For Approval

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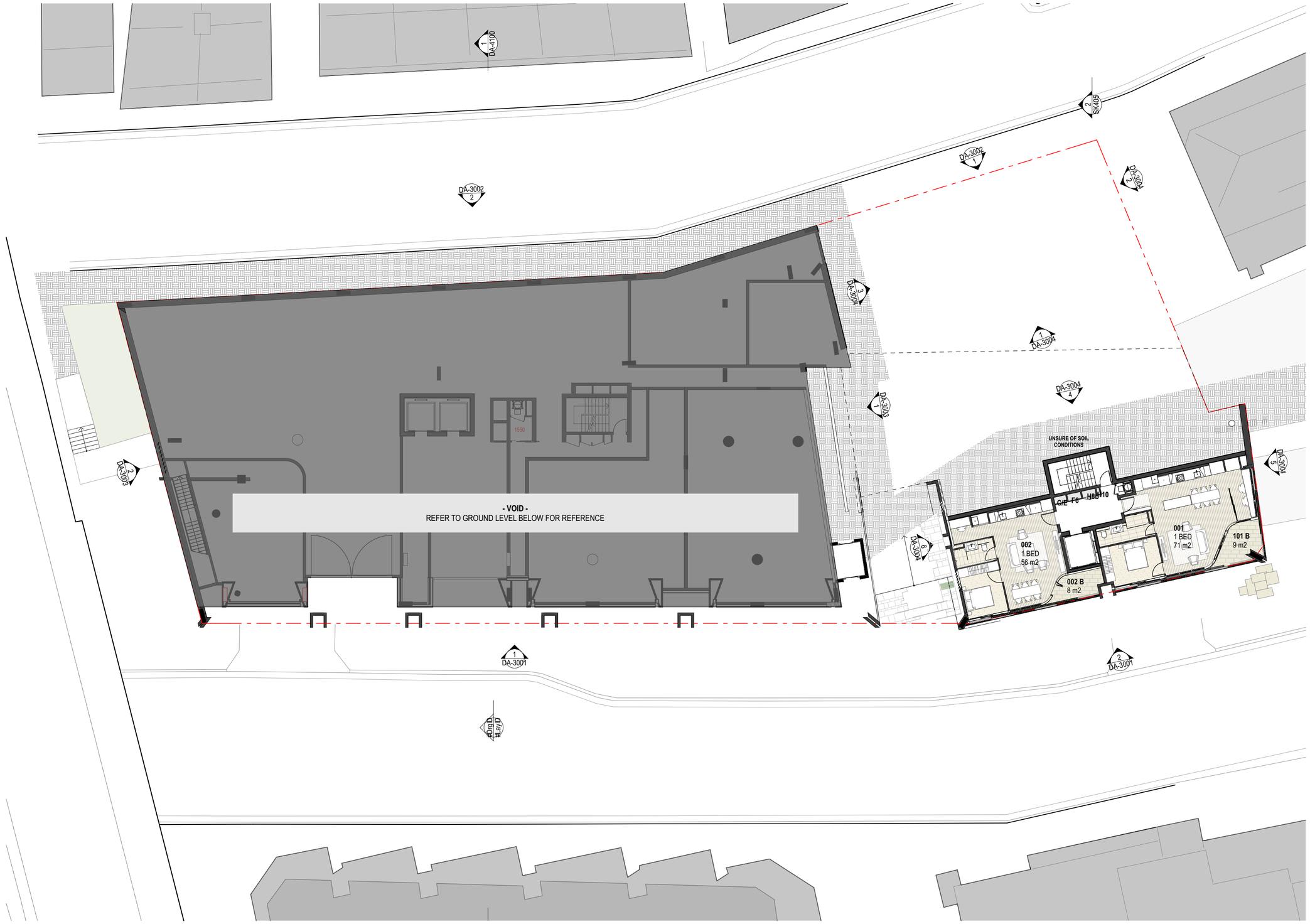

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GENERAL NOTES

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LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

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SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol

BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.h5.com.au/3J8KS48YXK/GroupCert=1

P	4/8/17	DA Submission	01	DA	IS
N	2/8/17	Draft DA			DN
M	12/7/17	Issue for Co-ordination			IS

REVISION	DATE	DESCRIPTION	BY

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Level 0 Floor Plan

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 12/7/17	
SHEET NO. **DA-2001**	REVISION **P**

For Approval

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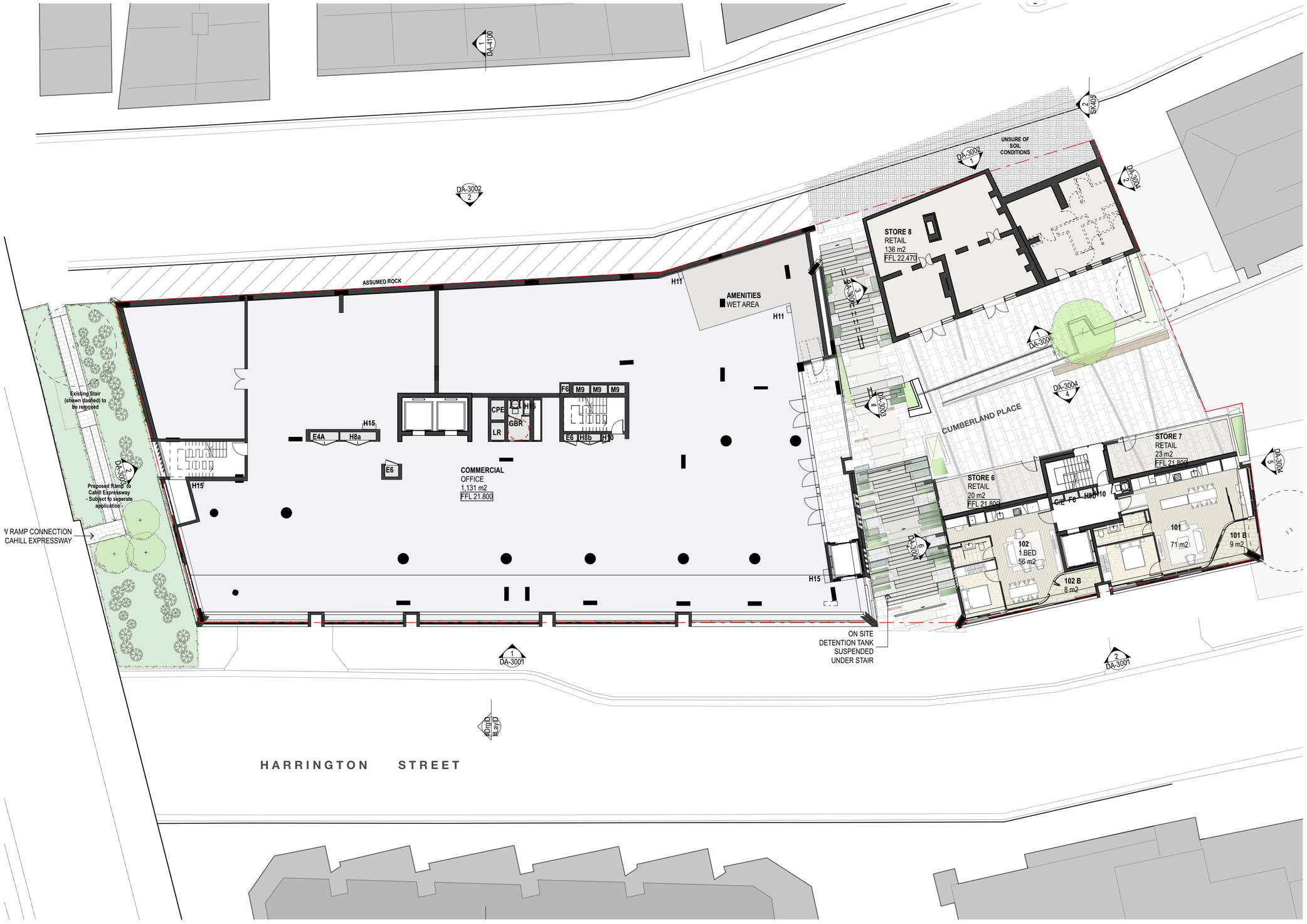

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GENERAL NOTES

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LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
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Livable Apartment (Silver Level)
Cross Ventilated Apartment
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Solar Compliant Balcony
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TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number:	3J8KS48YXK
Assessor Name:	Christopher Mann
Accreditation number:	101142
Certificate date:	7 Aug 2017
Dwelling address:	85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.fs.com.au/Q?QID=3J8KS48YXK&GroCert=1

REVISION	DATE	DESCRIPTION		BY
P	4/8/17	DA Submission	01 DA	IS
N	2/8/17	Draft DA		DN
M	12/7/17	Issue for Co-ordination		IS
I	1/2/16	Issue for DA		CHS
H	12/1/16	For Coordination		CHS
G	21/12/15	For Coordination		CHS

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E fjmt@fjmt.com.au
W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Level 1 Floor Plan

SCALE 1:200 @ A2	PROJECT CODE GA85H
DATE 11/9/15	
SHEET NO. DA-2002	REVISION P

For Approval

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0 2 5 10m

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SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 10142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.fs5.com.au/Q?Certificate=3J8KS48YXK&CrcCheck=1

REVISION	DATE	DESCRIPTION		BY
P	4/8/17	DA Submission	01 DA	IS
N	2/8/17	Draft DA		DN
M	12/7/17	Issue for Co-ordination		IS
I	1/2/16	Issue for DA		CHS
H	12/1/16	For Coordination		CHS
G	21/12/15	For Coordination		CHS

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Sydney NSW 2000 Australia
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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Level 2 Floor Plan (Gloucester Street)

SCALE 1:200 @ A2	PROJECT CODE GA85H
DATE 11/9/15	
SHEET NO. DA-2003	REVISION P

For Approval

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GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

- Adaptable Apartment
- Livable Apartment (Silver Level)
- Cross Ventilated Apartment
- Solar Compliant Apartment
- Solar Compliant Balcony
- Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australasian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.fi5.com.au/Q?Code=3J8KS48YXK&GroCert=1

REVISION	DATE	DESCRIPTION		BY
P	4/8/17	DA Submission	01 DA	IS
N	2/8/17	Draft DA		DN
M	12/7/17	Issue for Co-ordination		IS
I	1/2/16	Issue for DA		CHS
H	12/1/16	For Coordination		CHS
G	21/12/15	For Coordination		CHS

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Level 3 Floor Plan

SCALE 1:200 @ A2	PROJECT CODE GA85H
DATE 11/9/15	
SHEET NO. DA-2004	REVISION P

For Approval

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0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

- Adaptable Apartment
- Livable Apartment (Silver Level)
- Cross Ventilated Apartment
- Solar Compliant Apartment
- Solar Compliant Balcony
- Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessor Scheme Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol BASIX

5.6 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.fi5.com.au/Q?QR=eyJ1cmwiOiJodHRwczovL2FwcC5iYXNpeC5jb20uYXUvZ2V0LWFzc2Vzc21lbnQvM0o4S1M0OFlYSyJ9

REVISION	DATE	DESCRIPTION		
P	4/8/17	DA Submission	01 DA	IS
N	2/8/17	Draft DA		DN
M	12/7/17	Issue for Co-ordination		IS
I	1/2/16	Issue for DA		CHS
H	12/1/16	For Coordination		CHS
G	21/12/15	For Coordination		CHS

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Level 4 Floor Plan

SCALE 1:200 @ A2	PROJECT CODE GA85H
DATE 11/9/15	
SHEET NO. DA-2005	REVISION P

For Approval

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GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.fi5.com.au/Q?QGCode=3J8KS48YXK&QrCode=1

REVISION	DATE	DESCRIPTION		BY
P	4/8/17	DA Submission	01 DA	IS
N	2/8/17	Draft DA		DN
M	12/7/17	Issue for Co-ordination		IS
I	1/2/16	Issue for DA		CHS
H	12/1/16	For Coordination		CHS
G	21/12/15	For Coordination		CHS

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Level 5 Floor Plan

SCALE 1:200 @ A2	PROJECT CODE GA85H
DATE 11/9/15	
SHEET NO. **DA-2006**	REVISION **P**

For Approval

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GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

Adaptable Apartment

Livable Apartment (Silver Level)

Cross Ventilated Apartment

Solar Compliant Apartment

Solar Compliant Balcony

Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessor Number Approved — Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol — BASIX

5.6 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number:	3J8KS48YXK
Assessor Name:	Christopher Mann
Accreditation number:	101142
Certificate date:	7 Aug 2017
Dwelling address:	85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.h5.com.au/3J8KS48YXK/GroCert+3J8KS48YXK/GroCert+1

REVISION	DATE	DESCRIPTION		BY
P	4/8/17	DA Submission	01 DA	IS
N	2/8/17	Draft DA		DN
J	12/7/17	Issue for Co-ordination		IS
I	1/2/16	Issue for DA		CHS
H	12/1/16	For Coordination		CHS
G	21/12/15	For Coordination		CHS

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E fjmt@fjmt.com.au
W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Level 6 Floor Plan (Setback)

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 11/9/15	
SHEET NO. **DA-2007**	REVISION **P**

For Approval

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GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australasian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **3J8KS48YXK**
Assessor Name: **Christopher Mann**
Accreditation number: **101142**
Certificate date: **7 Aug 2017**
Dwelling address: **85 Harrington Street, The Rocks NSW 2000**
www.nathers.gov.au

https://www.fi5.com.au/Q
FEC=3J8KS48YXK:6GnCm5+1
3J8KS48YXK:6GnCm5+1

REVISION	DATE	DESCRIPTION		
P	4/8/17	DA Submission	01 DA	IS
N	2/8/17	Draft DA		DN
J	12/7/17	Issue for Co-ordination		IS
I	1/2/16	Issue for DA		CHS
H	12/1/16	For Coordination		CHS
G	21/12/15	For Coordination		CHS

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Level 7 Floor Plan (Penthouse)

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 11/9/15	
SHEET NO. **DA-2008**	REVISION **P**

For Approval

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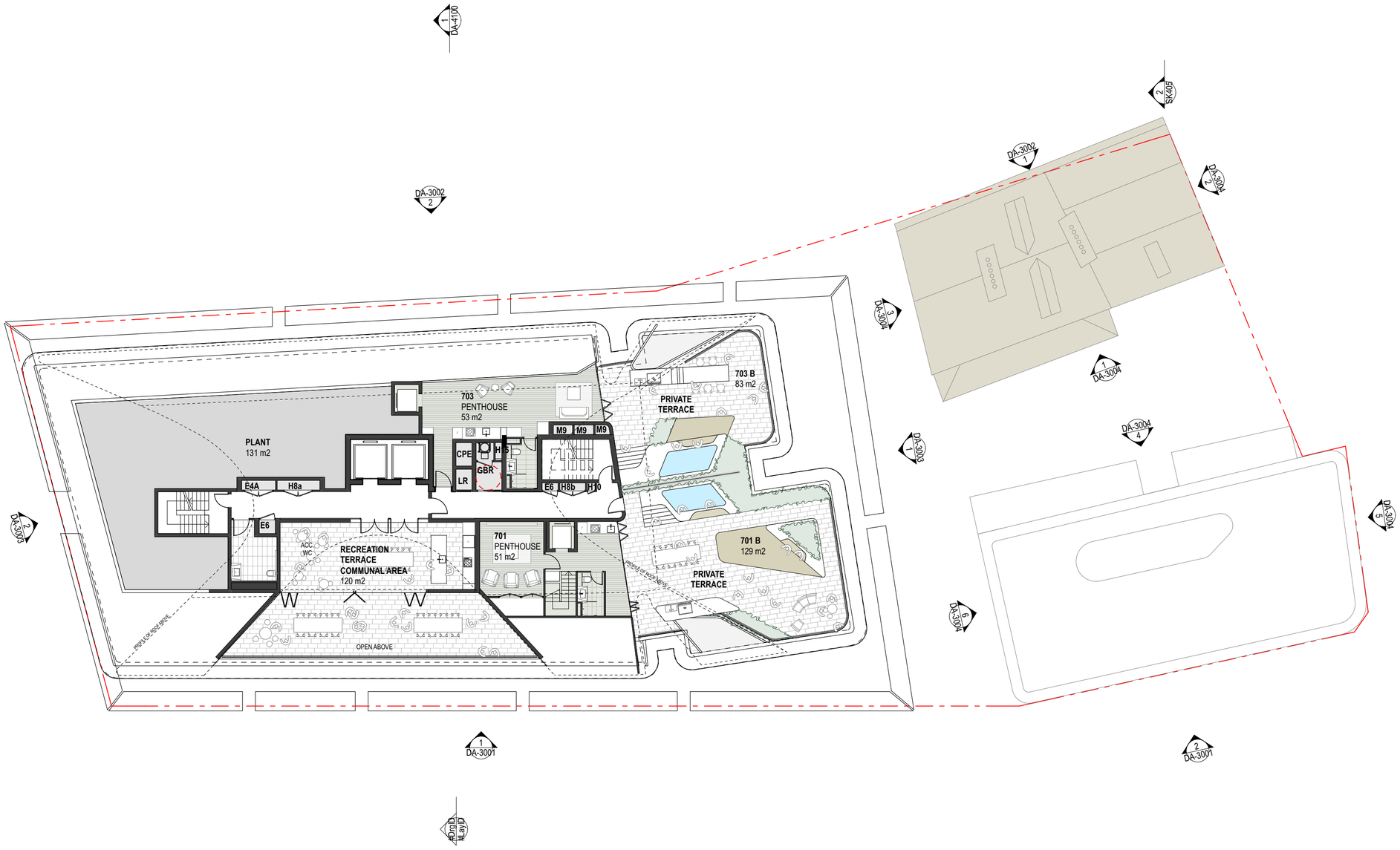

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **3J8KS48YXK**
Assessor Name: **Christopher Mann**
Accreditation number: **101142**
Certificate date: **7 Aug 2017**
Dwelling address: **85 Harrington Street, The Rocks NSW 2000**
www.nathers.gov.au

https://www.ifs.com.au/Q
FCS/Certificate.aspx?id=
3J8KS48YXK&GenCert=1

REVISION	DATE	DESCRIPTION			BY
P	4/8/17	DA Submission	01	DA	IS
N	2/8/17	Draft DA			DN
J	12/7/17	Issue for Co-ordination			IS
I	1/2/16	Issue for DA			CHS
H	12/1/16	For Coordination			CHS
G	21/12/15	For Coordination			CHS

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E fjmt@fjmt.com.au
W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Level 8 Floor Plan (Rooftop Terrace)

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 11/9/15	
SHEET NO. **DA-2009**	REVISION **P**

For Approval

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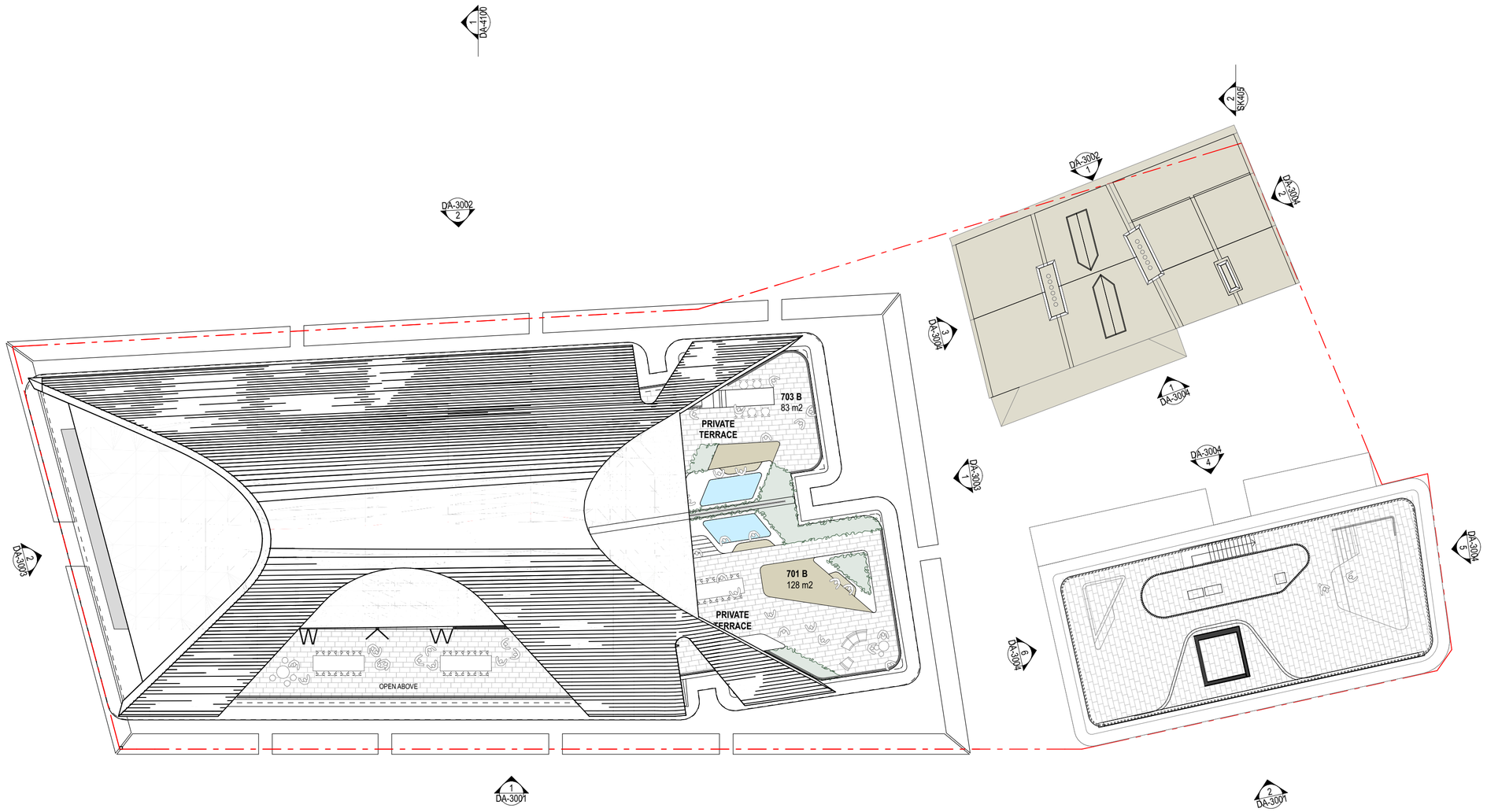

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GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
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BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.hl5.com.au/Q?CertificateNumber=3J8KS48YXK&GenCert=1

REVISION	DATE	DESCRIPTION		BY	
P	4/8/17	DA Submission	01	DA	IS
J	12/7/17	Issue for Co-ordination			IS
I	1/2/16	Issue for DA			CHS
H	12/1/16	For Coordination			CHS
G	21/12/15	For Coordination			CHS
F	25/11/15	For Coordination			CHS

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Roof Plan

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 11/9/15	
SHEET NO. **DA-2010**	REVISION **P**

For Information

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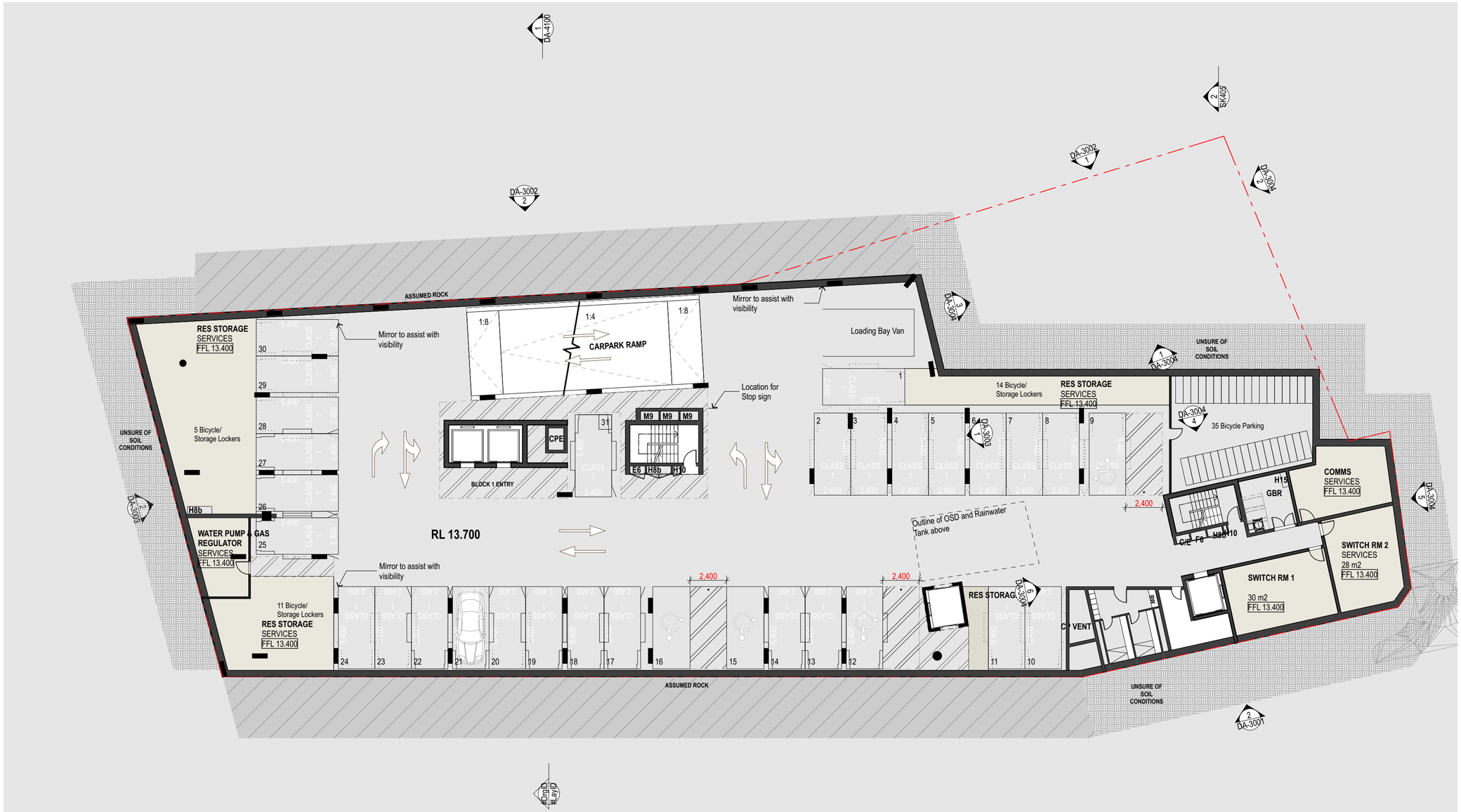
B1 TOTAL CAR PARKING SPACES 32
INCLUDING
27 RESIDENTIAL SPACES
4 ACCESSIBLE SPACES
1 LOADING BAY

OTHER
65 BICYCLE SPACES



0 2 5 10m

GENERAL NOTES
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- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED	
2 BED 2 BATH	
3 BED	
TOWNHOUSE	
LOBBY	
COMMERCIAL	
LIVE/ WORK	
RETAIL	

	Adaptable Apartment
	Livable Apartment (Silver Level)
	Cross Ventilated Apartment
	Solar Compliant Apartment
	Solar Compliant Balcony
	Cross Ventilated Apartment
ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

REVISION	DATE	DESCRIPTION	BY
P	4/8/17	DA Submission 01 DA	IS
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K	12/7/17	Issue for Co-ordination	IS
J	1/2/16	Issue for DA	CHS
I	27/1/16	For Coordination	CHS
H	12/1/16	For Coordination	CHS

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E fjmt@fjmt.com.au
W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Basement Level 1

SCALE 1:200 @ A2	PROJECT CODE GA85H
DATE 11/9/15	
SHEET NO. DA-2011	REVISION P

For Approval

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B2 TOTAL CAR PARKING SPACES 32
INCLUDING
29 RESIDENTIAL SPACES
3 ACCESSIBLE SPACES

OTHER
5 MOTORBIKE SPACES
37 BICYCLE SPACES

0 2 5 10m

GENERAL NOTES
- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED	
2 BED 2 BATH	
3 BED	
TOWNHOUSE	
LOBBY	
COMMERCIAL	
LIVE/ WORK	
RETAIL	

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessor Number Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol

5.6 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Certificate Number:	3J8KS48YXK
Assessor Name:	Christopher Mann
Accreditation number:	101142
Certificate date:	7 Aug 2017
Dwelling address:	85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.h5.com.au/Q?q=eyJzdGFtcCI6IjNKOEtTNDhZWUsiLCdmcCI6Mn1

REVISION	DATE	DESCRIPTION			BY
P	4/8/17	DA Submission	01	DA	IS
N	2/8/17	Draft DA			DN
K	12/7/17	Issue for Co-ordination			IS
J	1/2/16	Issue for DA			CHS
I	27/1/16	For Coordination			CHS
H	12/1/16	For Coordination			CHS

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Basement Level 2

SCALE 1:200 @ A2	PROJECT CODE GA85H
DATE 11/9/15	
SHEET NO. DA-2012	REVISION P

For Approval

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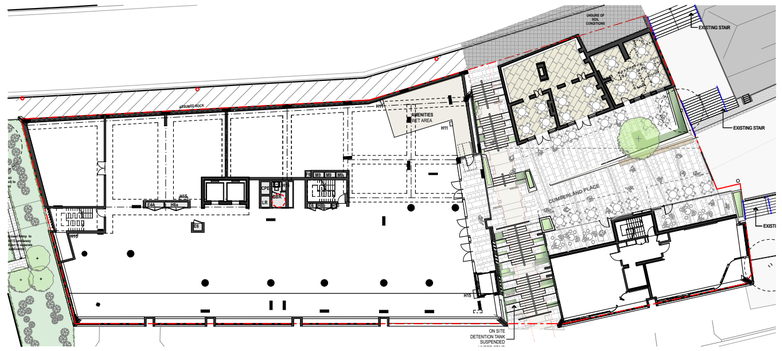
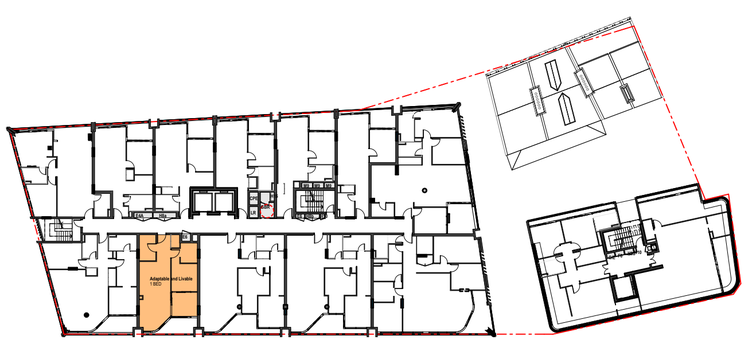


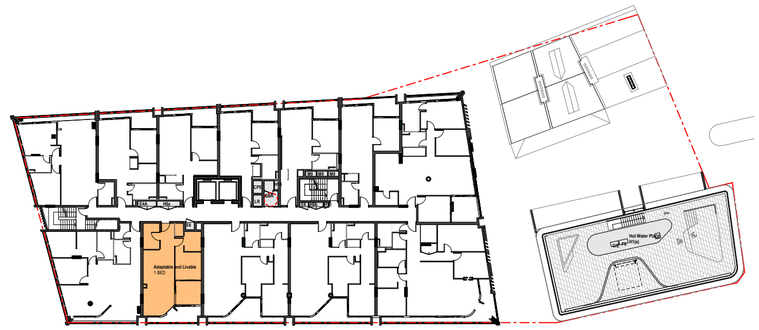
1 PLAN Level 1
1:500

2 PLAN Level 2
1:500

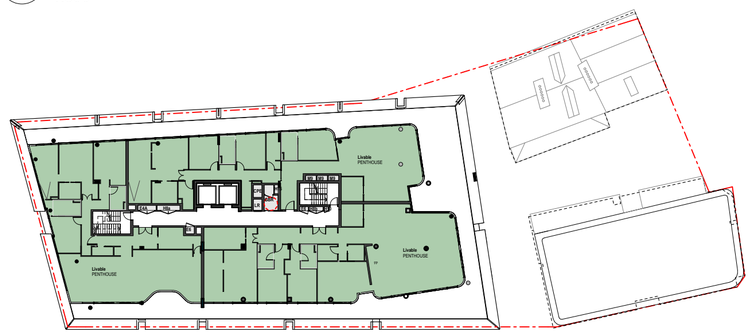
3 PLAN Level 3
1:500



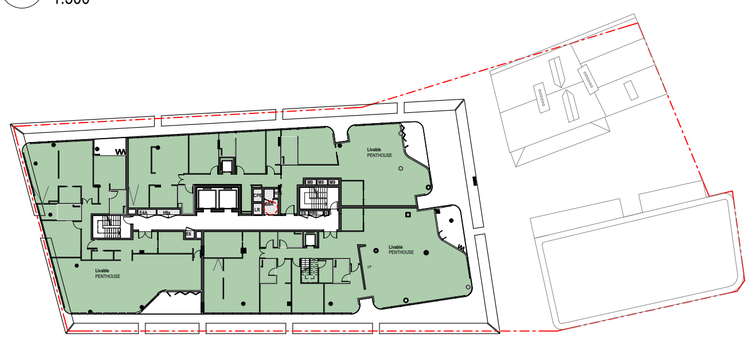
4 PLAN Level 4
1:500



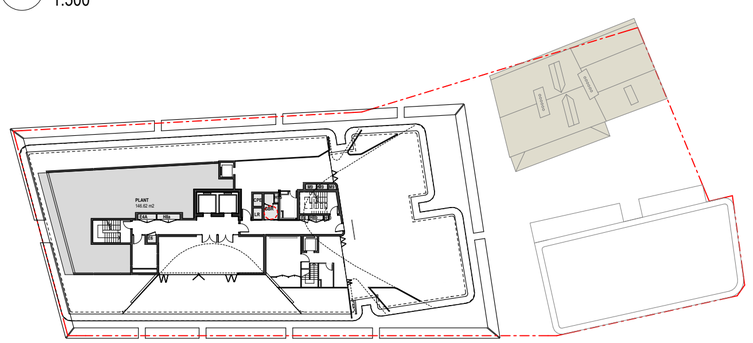
5 PLAN Level 5
1:500



6 PLAN Level 6
1:500



7 PLAN Level 7
1:500



8 PLAN Level 8
1:500

Adaptable and Silver Level Livable Apartment
6 / 58 = 10% - compliant

Silver Level Livable Apartment Only
12 / 58 = 20% - compliant

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

- Adaptable Apartment
- Livable Apartment (Silver Level)
- Cross Ventilated Apartment
- Solar Compliant Apartment
- Solar Compliant Balcony
- Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **3J8KS48YXK**
Assessor Name: **Christopher Mann**
Accreditation number: **101142**
Certificate date: **7 Aug 2017**
Dwelling address: **85 Harrington Street, The Rocks NSW 2000**
www.nathers.gov.au

https://www.hers.com.au/O_Report.htm?oid=3J8KS48YXK&GenCert=1

REVISION	DATE	DESCRIPTION	BY
P	4/8/17	DA Submission 01 DA	IS
B	2/8/17	Draft DA	DN
A	18/7/17	Issue for Co-ordination	DN

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Adaptable and LHG Compliant Key

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 18/7/17	
SHEET NO. **DA-2025**	REVISION **P**

For Approval

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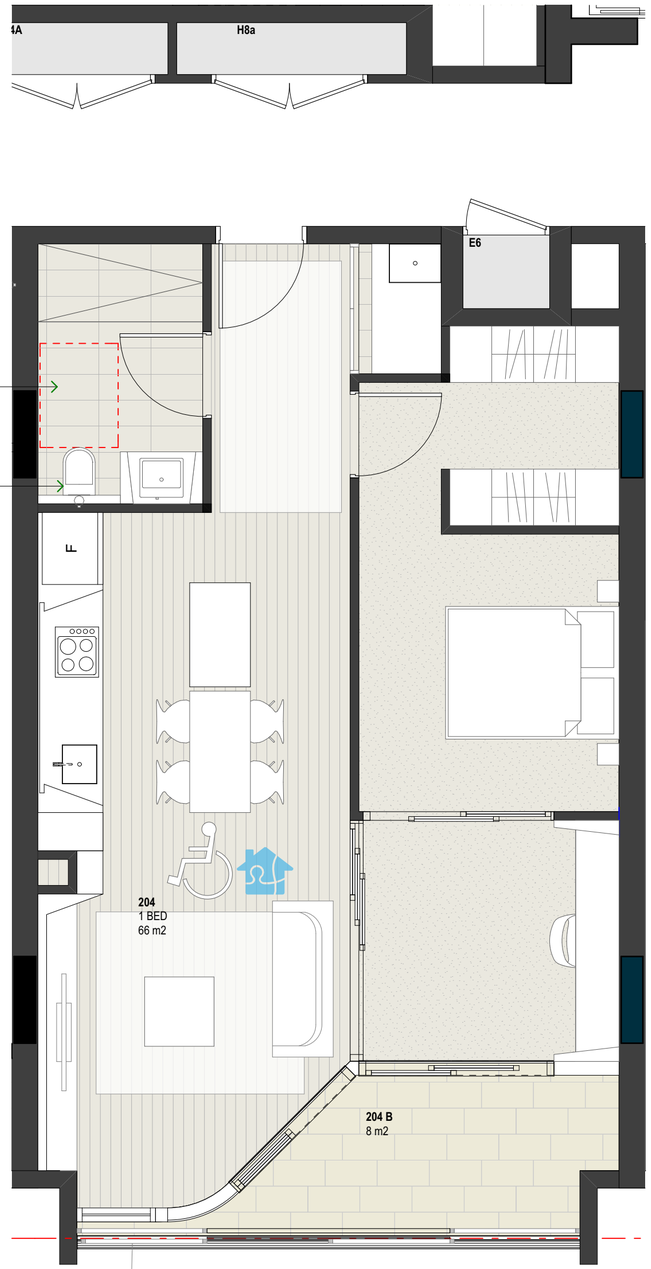
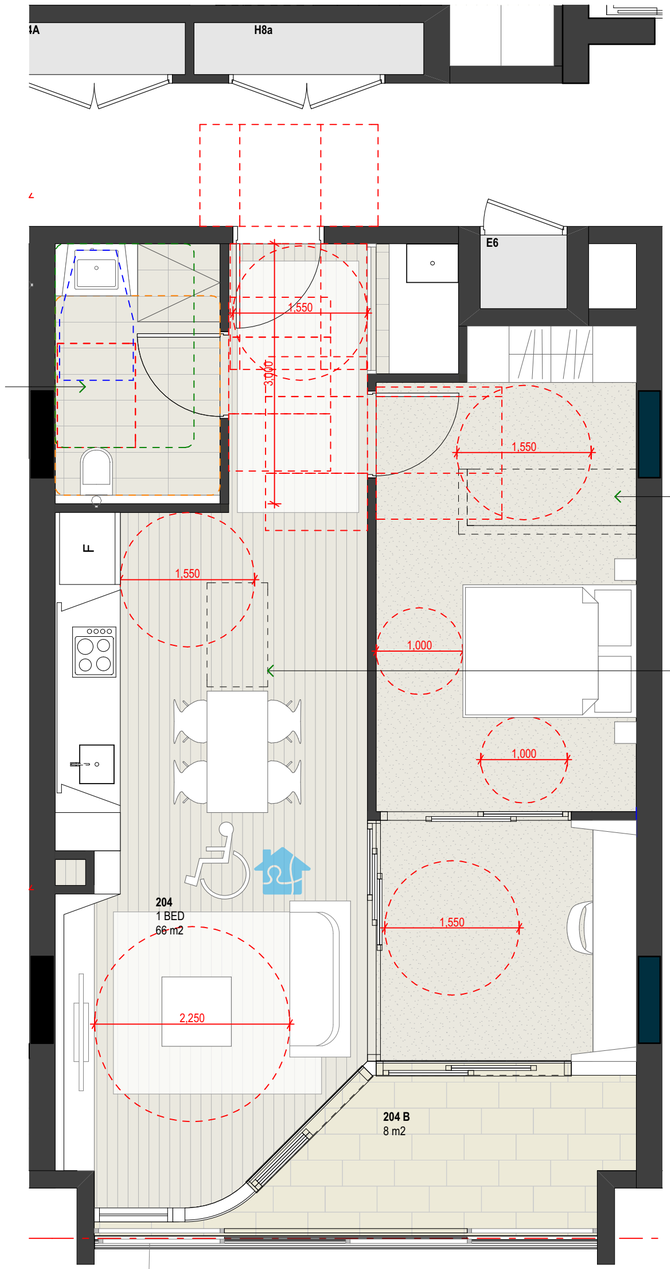


ZONE FOR
VISITABLE WC
900 x 1200mm

PROVIDE CAPPED
OFF SERVICES FOR
RELOCATION OF
BASIN & SHOWER

1 PLAN 1 BED - Pre-Adapted Layout
1:50



ZONE FOR
VISITABLE WC
900 x 1200mm

REMOVE ROBE AND WALL
IN POST ADAPTED MODE

ISLAND KITCHEN BENCHTOP
TO BE RELOCATED IN ADAPTABLE MODE

2 PLAN 1 BED - Post-Adapted Layout
1:50

Units 204, 304, 404

Adaptable Apartment

Silver Level Livable Apartment

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessor Scheme Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.hers.com.au/O_FDS/Certificate_Print.aspx?3J8KS48YXK&GenCert=1

P	4/8/17	DA Submission	01	DA	IS
B	2/8/17	Draft DA			DN
A	18/7/17	Issue for Co-ordination			DN

REVISION	DATE	DESCRIPTION	BY

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Adaptable and Livable Housing Guide

SCALE 1:200 @ A2	PROJECT CODE GA85H
DATE 18/7/17	
SHEET NO. DA-2030	REVISION P

For Approval

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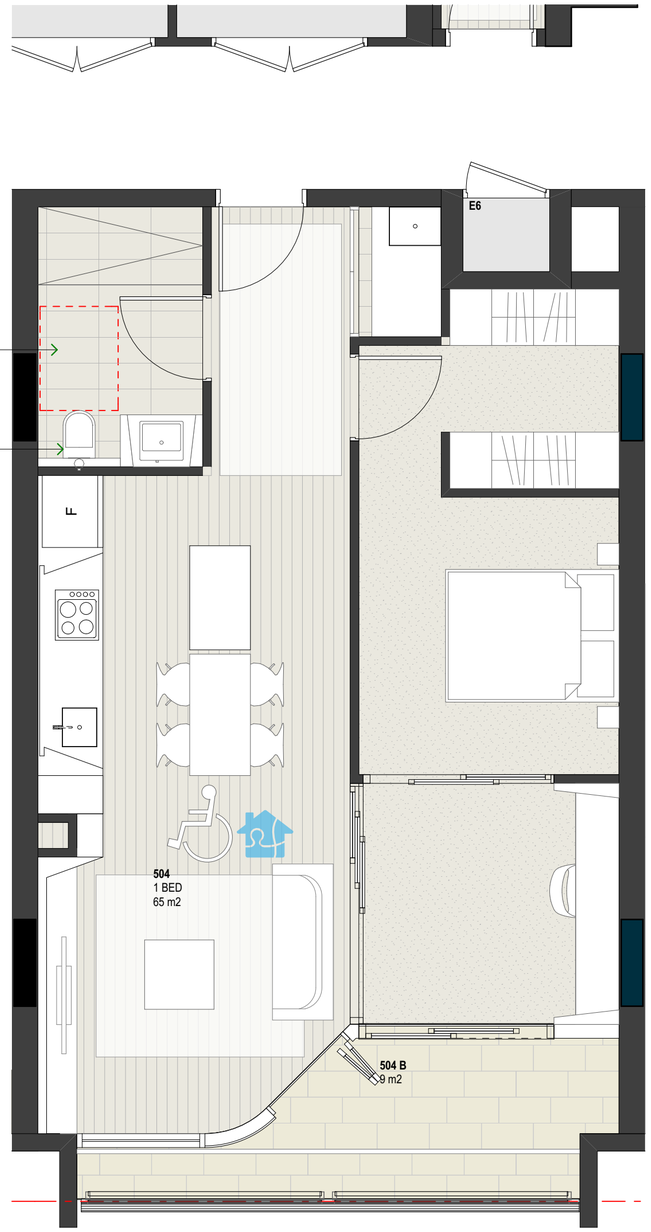
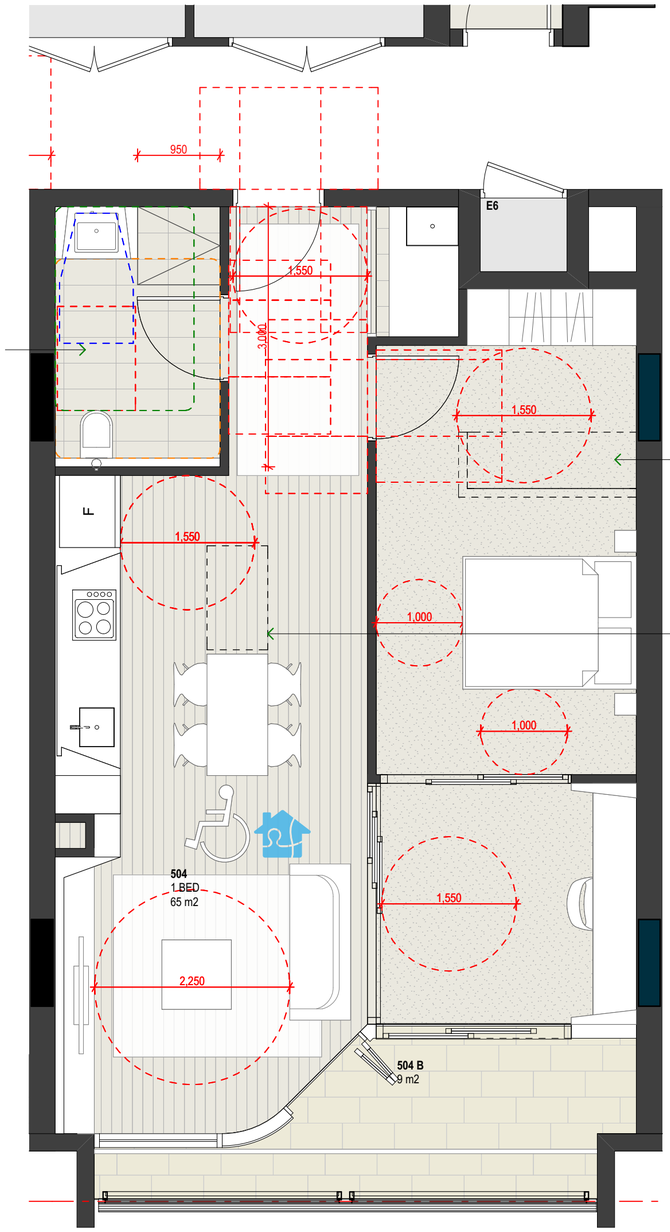


1 PLAN 1 BED - Pre-Adapted Layout
1:50



2 PLAN 1 BED - Post-Adapted Layout
1:50

Unit 504

Adaptable Apartment

Silver Level Livable Apartment

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessment Services Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

P	4/8/17	DA Submission	01	DA	IS
B	2/8/17	Draft DA			DN
A	18/7/17	Issue for Co-ordination			DN

REVISION	DATE	DESCRIPTION	BY

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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Adaptable and Livable Housing Guide

SCALE 1:200 @ A2	PROJECT CODE GA85H
DATE 18/7/17	
SHEET NO. DA-2031	REVISION P

For Approval

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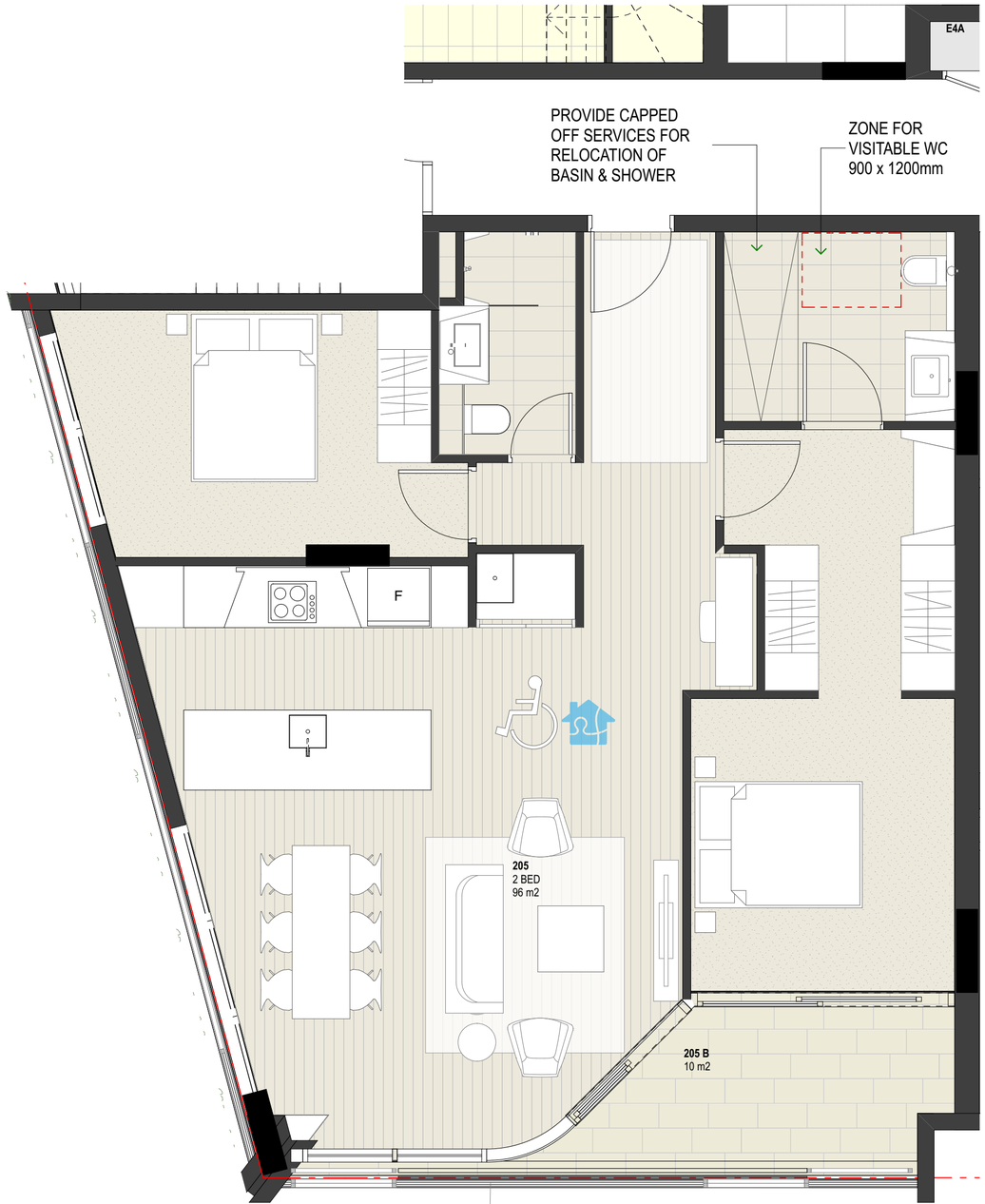
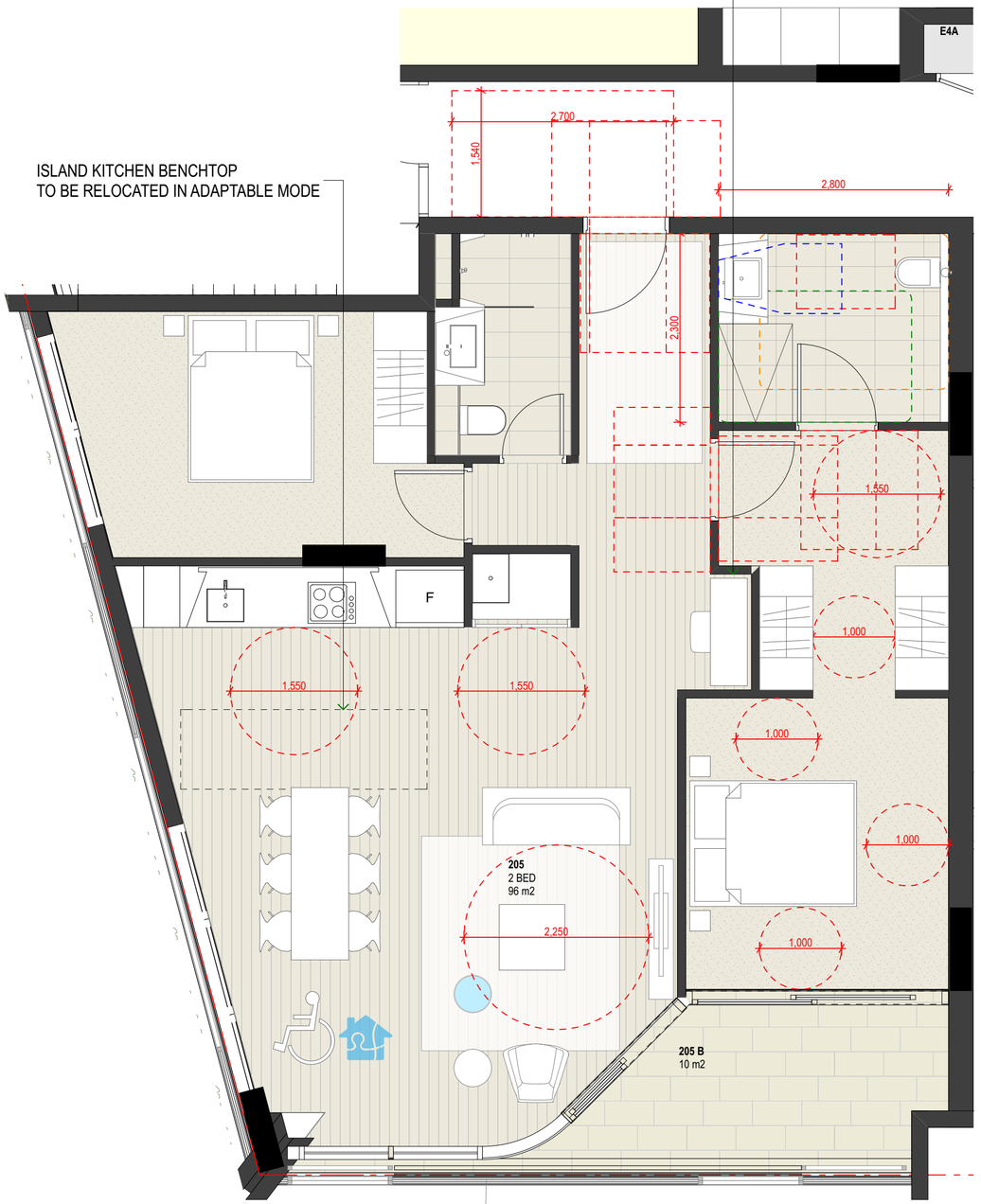


1 PLAN 2 BED - Pre-Adapted Layout
1:50



2 PLAN 2 BED - Post-Adapted Layout
1:50

Units 205, 305

Adaptable Apartment

Silver Level Livable Apartment

0 2 5 10m

GENERAL NOTES

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- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

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LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number:	3J8KS48YXK
Assessor Name:	Christopher Mann
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Dwelling address:	85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.h5.com.au/Q/certificate/3J8KS48YXK/8/GenCert?v=1

P	4/8/17	DA Submission	01	DA	IS
B	2/8/17	Draft DA			DN
A	18/7/17	Issue for Co-ordination			DN

REVISION	DATE	DESCRIPTION	BY

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Adaptable and Livable Housing Guide

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 18/7/17	
SHEET NO. **DA-2032**	REVISION **P**

For Approval

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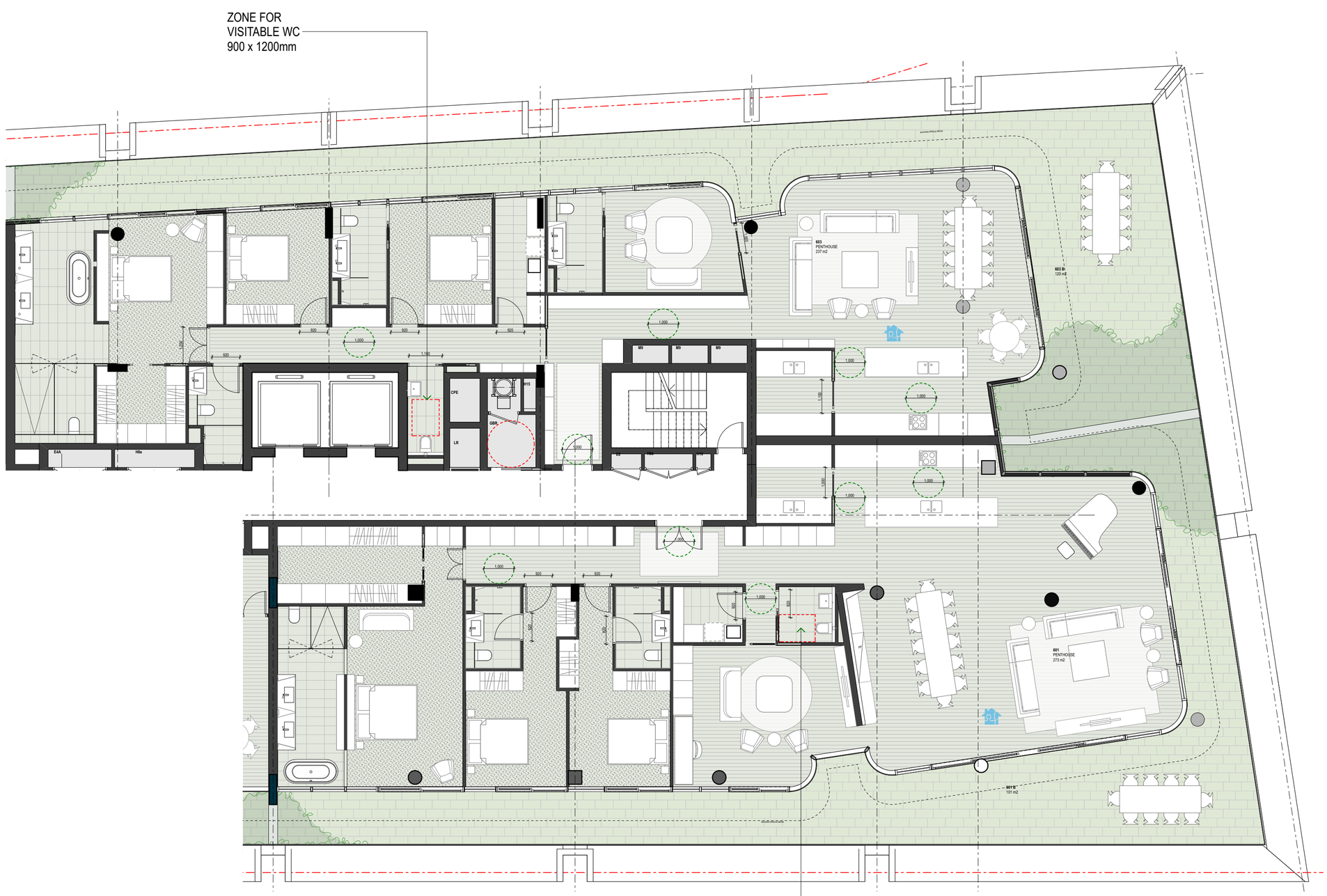

1 PLAN Penthouses - Livable Only Apartments
1:100

Unit 601, 603

Adaptable Apartment

Silver Level Livable Apartment

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **3J8KS48YXK**
Assessor Name: **Christopher Mann**
Accreditation number: **101142**
Certificate date: **7 Aug 2017**
Dwelling address:
85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.nrs.com.au/Online/Certificate.aspx?id=3J8KS48YXK&GenCert=1

P	4/8/17	DA Submission	01	DA	IS
B	2/8/17	Draft DA			DN
A	18/7/17	Issue for Co-ordination			DN

REVISION	DATE	DESCRIPTION	BY

fjmt
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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Adaptable and Livable Housing Guide

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 18/7/17	
SHEET NO. **DA-2033**	REVISION **P**

For Approval

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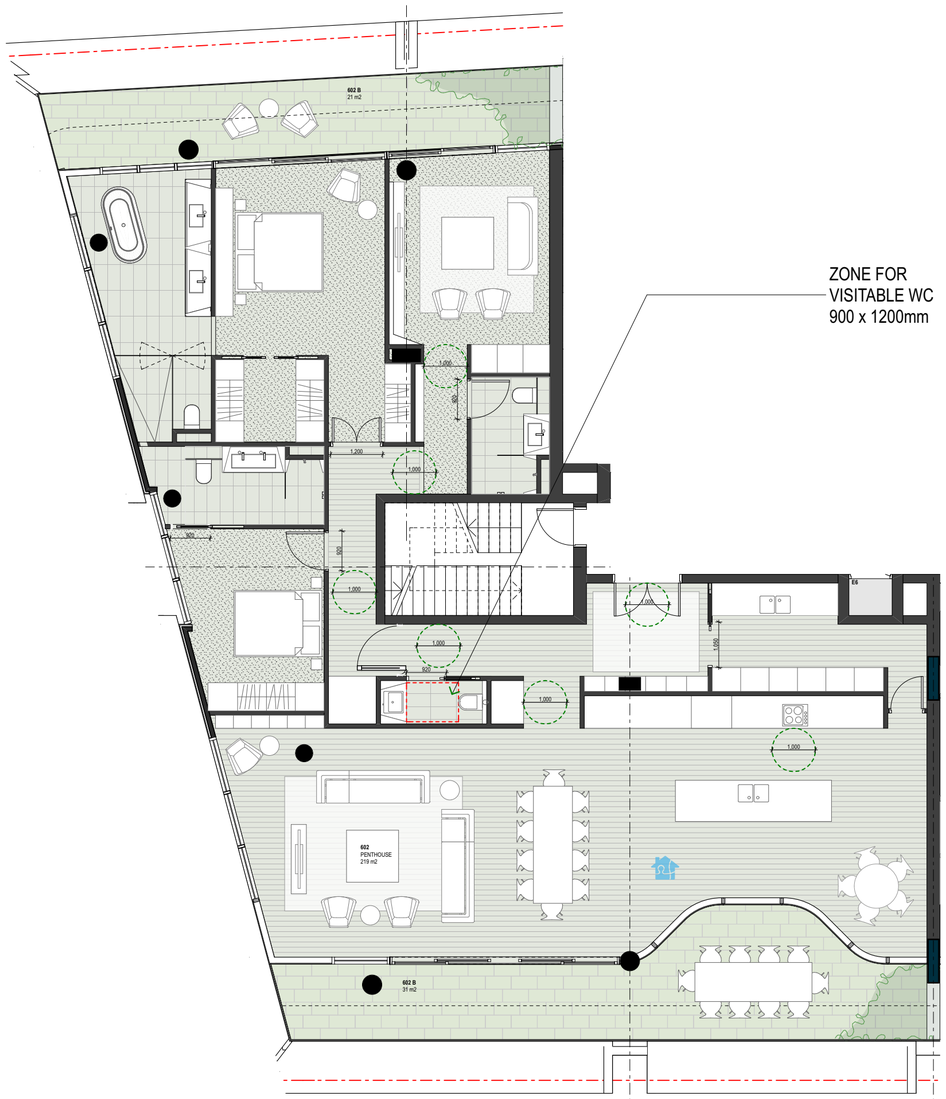
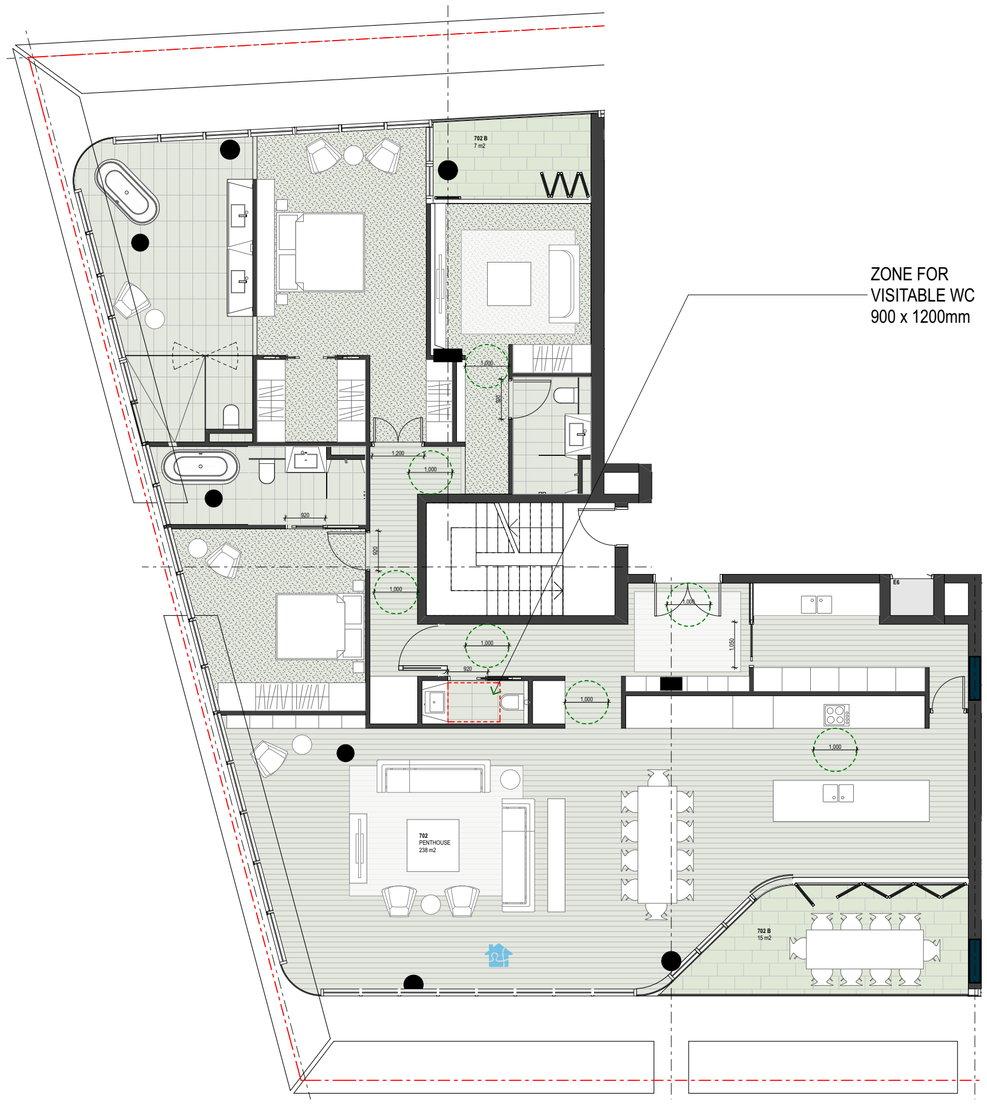


1 PLAN Penthouse 602 - Livable Only Apartments
1:100



2 PLAN Penthouse 702 - Livable Only Apartments
1:100

Unit 602, 702

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number:	3J8KS48YXK
Assessor Name:	Christopher Mann
Accreditation number:	101142
Certificate date:	7 Aug 2017
Dwelling address:	85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.nr5.com.au/Q/NSW-Version-2.0-3J8KS48YXK&GenCert=1
3J8KS48YXK&GenCert=1

P	4/8/17	DA Submission	01	DA	IS
B	2/8/17	Draft DA			DN
A	18/7/17	Issue for Co-ordination			DN

REVISION	DATE	DESCRIPTION	BY

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Adaptable and Livable Housing Guide

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 18/7/17	
SHEET NO. **DA-2034**	REVISION **P**

For Approval

Adaptable Apartment

Silver Level Livable Apartment

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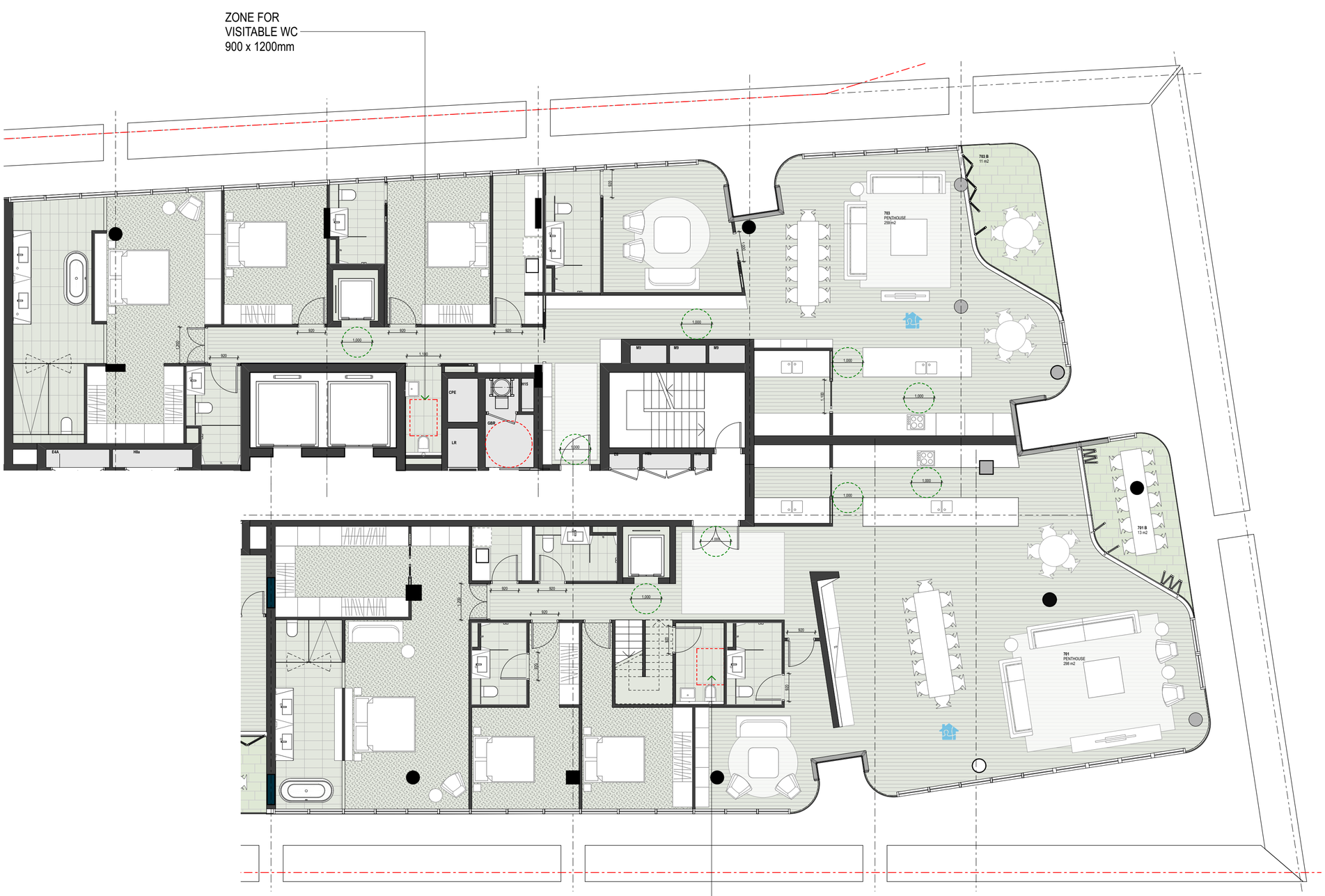

1 PLAN Penthouses - Livable Only Apartments
1:100

Unit 701, 703

Adaptable Apartment

Silver Level Livable Apartment

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

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LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **3J8KS48YXK**
Assessor Name: **Christopher Mann**
Accreditation number: **101142**
Certificate date: **7 Aug 2017**
Dwelling address: **85 Harrington Street, The Rocks NSW 2000**
www.nathers.gov.au

https://www.nrs.com.au/Online-Services/Certificate/3J8KS48YXK/GenCert-1

P	4/8/17	DA Submission	01	DA	IS
B	2/8/17	Draft DA			DN
A	18/7/17	Issue for Co-ordination			DN

REVISION	DATE	DESCRIPTION	BY

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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Plans
Adaptable and Livable Housing Guide

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 18/7/17	
SHEET NO. **DA-2035**	REVISION **P**

For Approval

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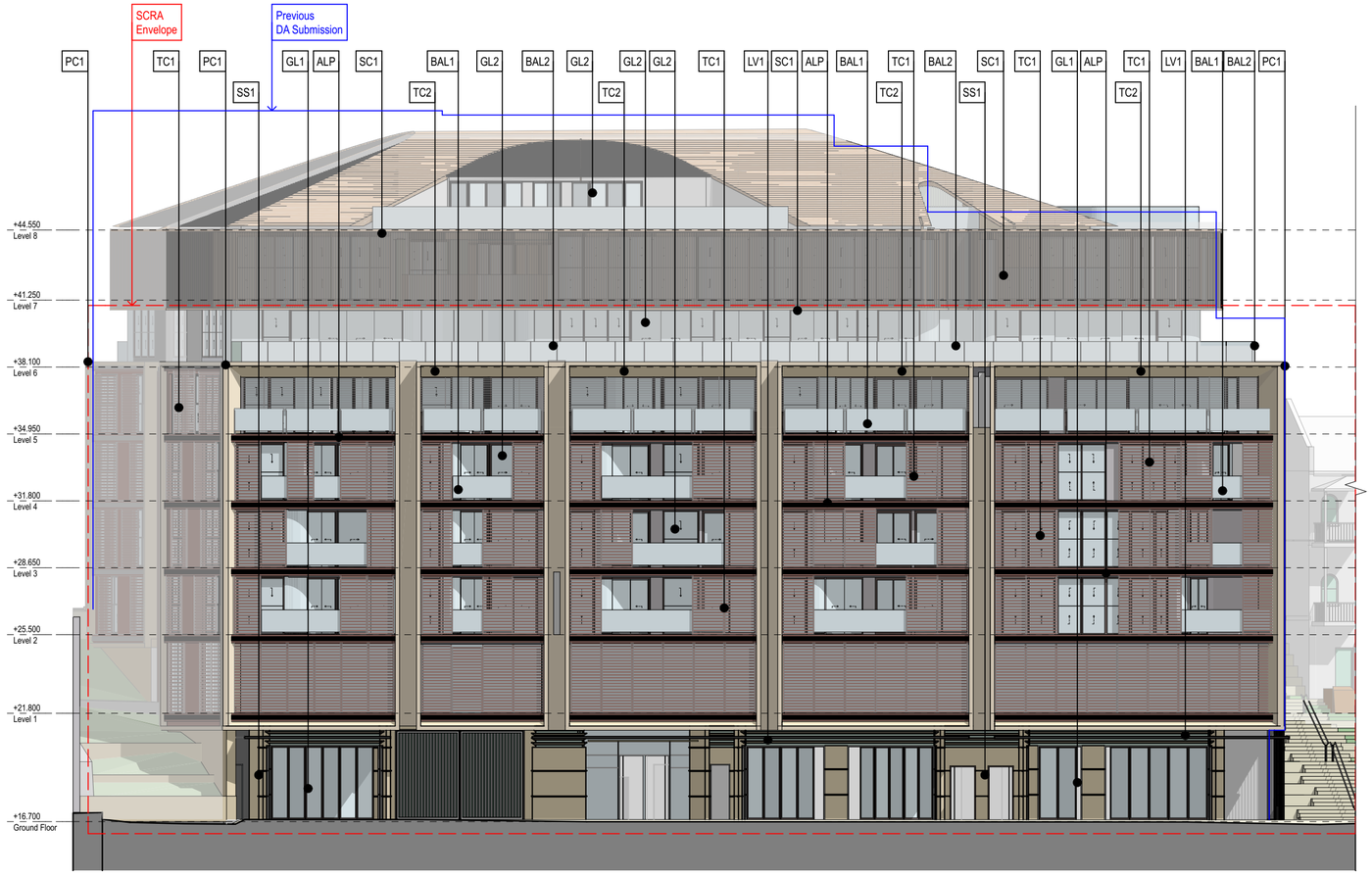

1 ELEVATION East Elevation Outter
1:200 Block 1

2 ELEVATION East Elevation Outter
1:200 Block 2

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
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LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

- Adaptable Apartment
- Livable Apartment (Silver Level)
- Cross Ventilated Apartment
- Solar Compliant Apartment
- Solar Compliant Balcony
- Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessor Scheme Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol BASIX

5.6 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Certificate Number:	3J8KS48YXK
Assessor Name:	Christopher Mann
Accreditation number:	101142
Certificate date:	7 Aug 2017
Dwelling address:	85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.h5.com.au/Q/3J8KS48YXK&GenCert=1

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A	2/8/17	Draft DA			DN

REVISION	DATE	DESCRIPTION	BY

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Elevations
East Elevation (Harrington Street)

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-3001**	REVISION **P**

For Approval

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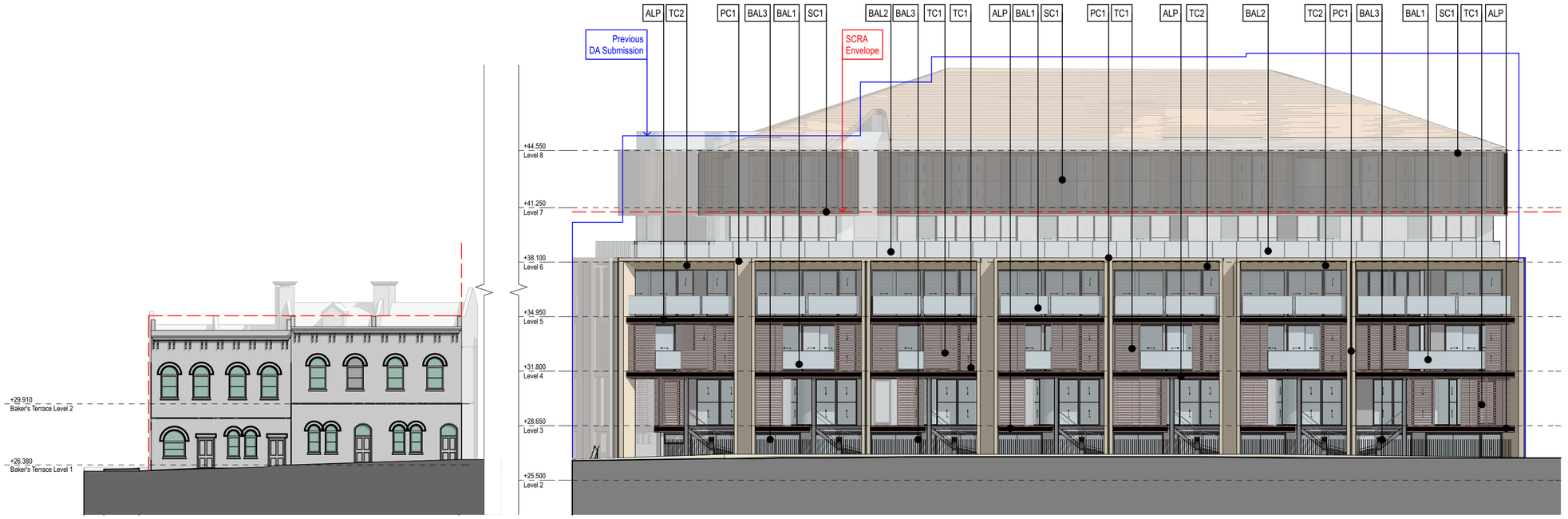

1 ELEVATION West Elevation Outter
1:200 Bakers Terrace

2 ELEVATION West Elevation Outter
1:200 Block 1

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
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LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.h5.com.au/3J8KS48YXK/Gloucester-St-Gloucester-Street-The-Rocks-NSW-2000-Australia

P	4/8/17	DA Submission	00	DA	IS
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REVISION	DATE	DESCRIPTION	BY

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Elevations
West Elevation (Gloucester Street)

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-3002**	REVISION **P**

For Approval

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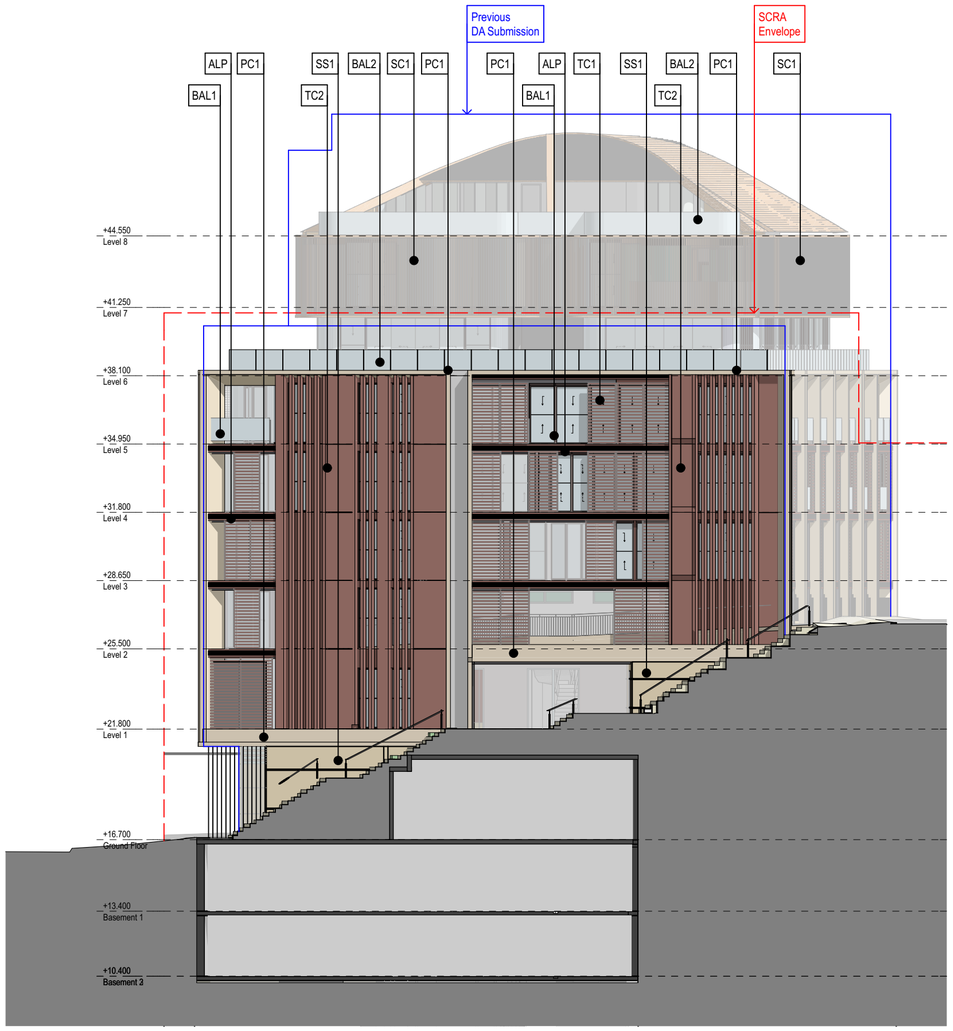
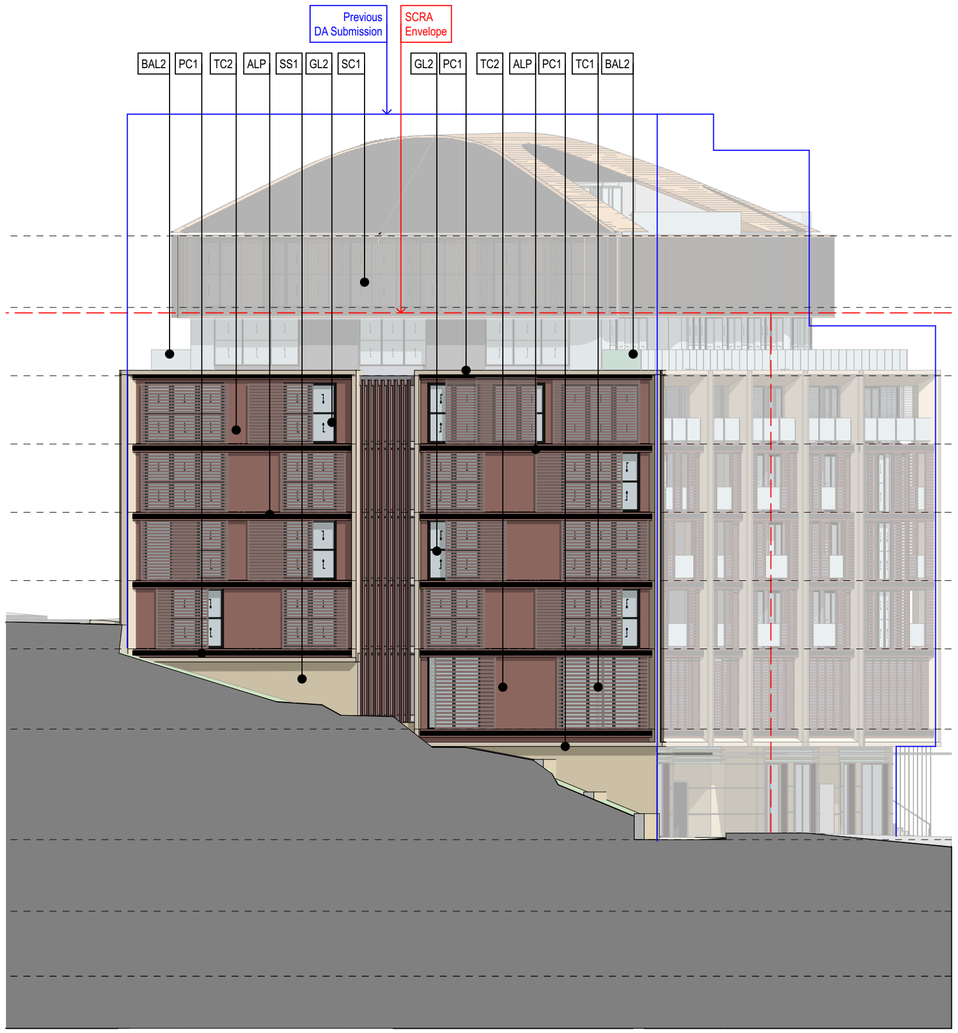


1 ELEVATION North Elevation Outter
1:200 Block 1



2 ELEVATION South Elevation Outter
1:200 Block 1

0 2 5 10m

GENERAL NOTES

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LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **3J8KS48YXK**
Assessor Name: **Christopher Mann**
Accreditation number: **101142**
Certificate date: **7 Aug 2017**
Dwelling address:
85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.rs.com.au/Q/REQuest.aspx?p=3J8KS48YXK&GenCert=1

P	4/8/17	DA Submission	00	DA	IS
A	2/8/17	Draft DA			DN

REVISION	DATE	DESCRIPTION	BY

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Elevations
North / South Elevations

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-3003**	REVISION **P**

For Approval

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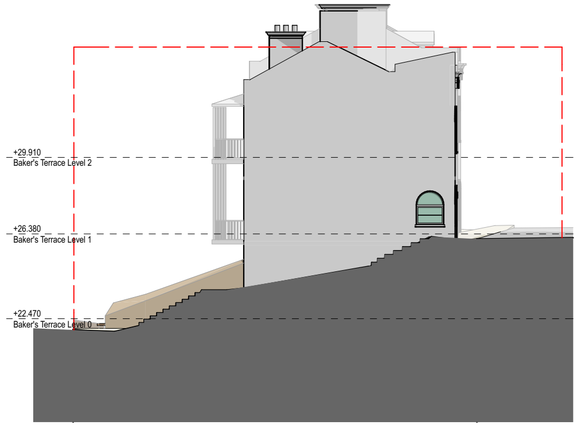
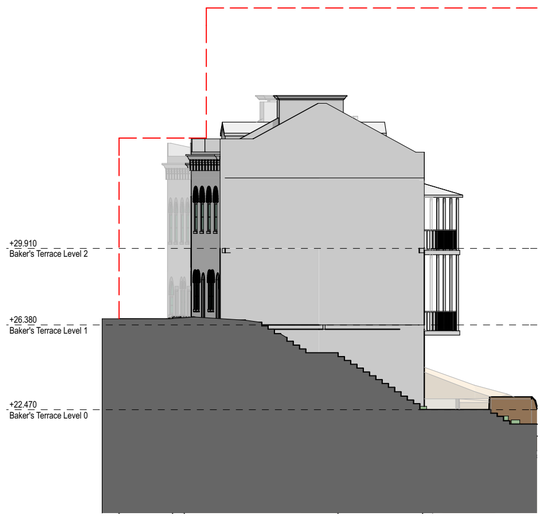
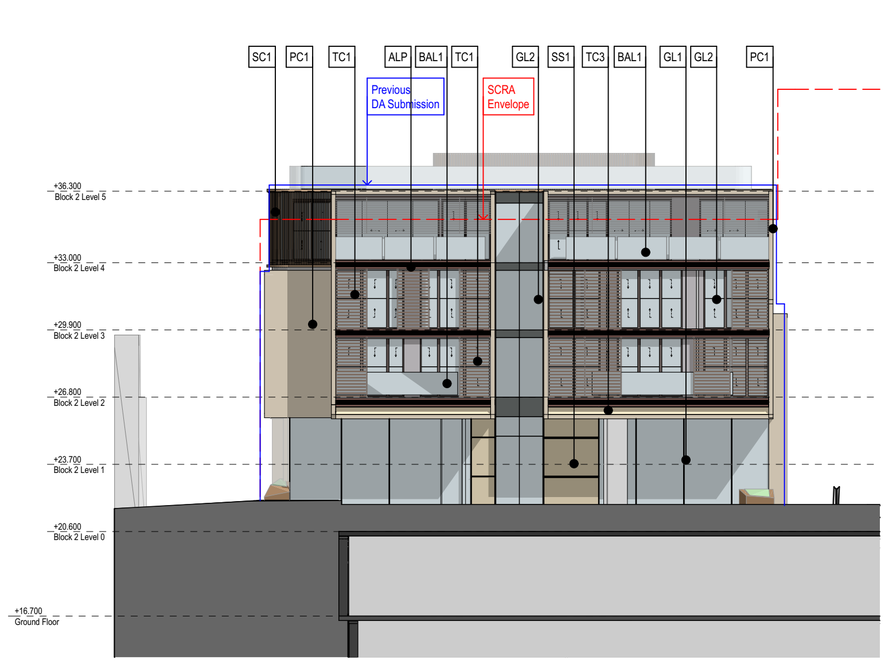
1 ELEVATION East Elevation Outter
1:200 Bakers Terrace



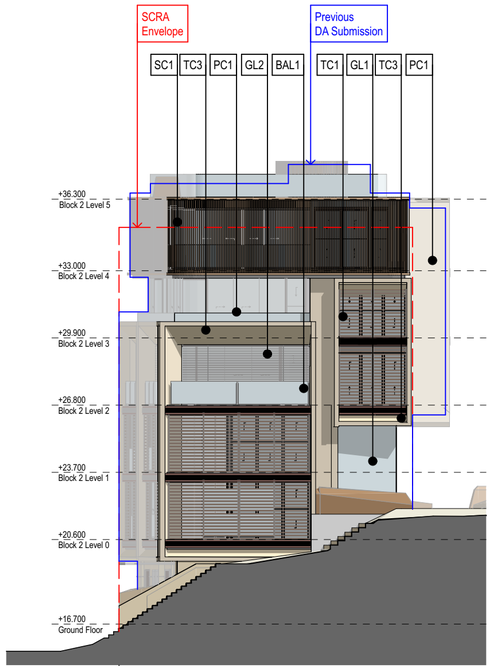
2 ELEVATION North Elevation Outter
1:200 Bakers Terrace



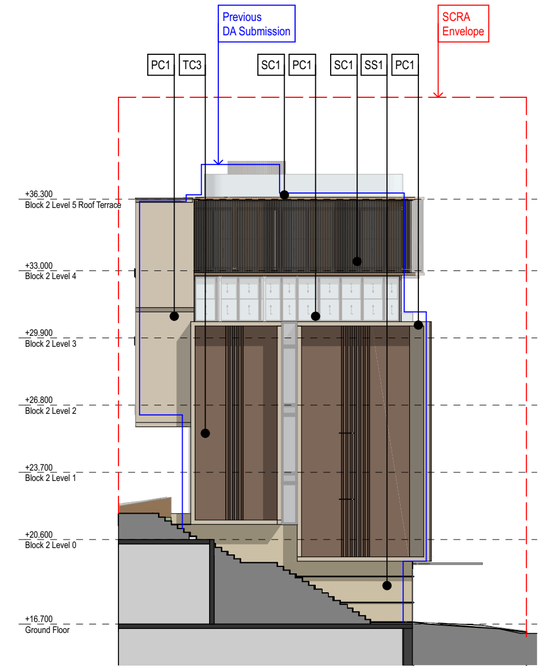
3 ELEVATION South Elevation Outter
1:200 Bakers Terrace



4 ELEVATION West Elevation Outter
1:200 Block 2



5 ELEVATION North Elevation Outter
1:200 Block 2



6 ELEVATION South Elevation Outter
1:200 Block 2

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
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LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

- Adaptable Apartment
- Livable Apartment (Silver Level)
- Cross Ventilated Apartment
- Solar Compliant Apartment
- Solar Compliant Balcony
- Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
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GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australasian Building Sustainability Associates
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.hers.com.au/O_Rating_Certificate_3J8KS48YXK4.GreyCrete.1

P	4/8/17	DA Submission	00	DA	IS
A	2/8/17	Draft DA			DN

REVISION	DATE	DESCRIPTION	BY

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Elevations
Cumberland Place Elevations

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-3004**	REVISION **P**

For Approval

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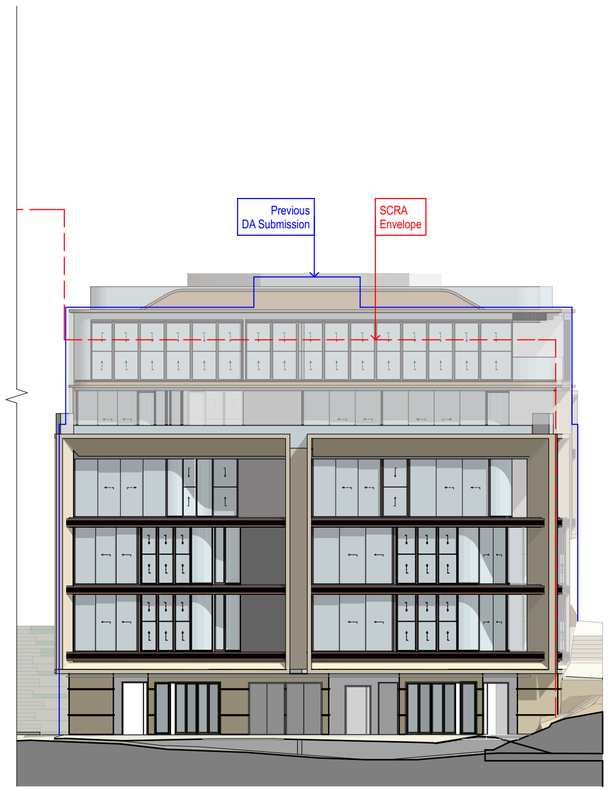
1 ELEVATION East Elevation Inner
1:200 Block 1



2 ELEVATION East Elevation Inner
1:200 Block 2

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
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LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

- Adaptable Apartment
- Livable Apartment (Silver Level)
- Cross Ventilated Apartment
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BAL1	Glazed Balustrade 1
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PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Association — **Class 2 Building Multi-Unit**

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol — BASIX

5.6 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.h5.com.au/Q/Certificate/3J8KS48YXK?CertNo=1

REVISION	DATE	DESCRIPTION			BY
P	4/8/17	DA Submission	00	DA	IS
A	2/8/17	Draft DA			DN

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Elevations
East Elevation (Harrington Street)

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-3005**	REVISION **P**

For Approval

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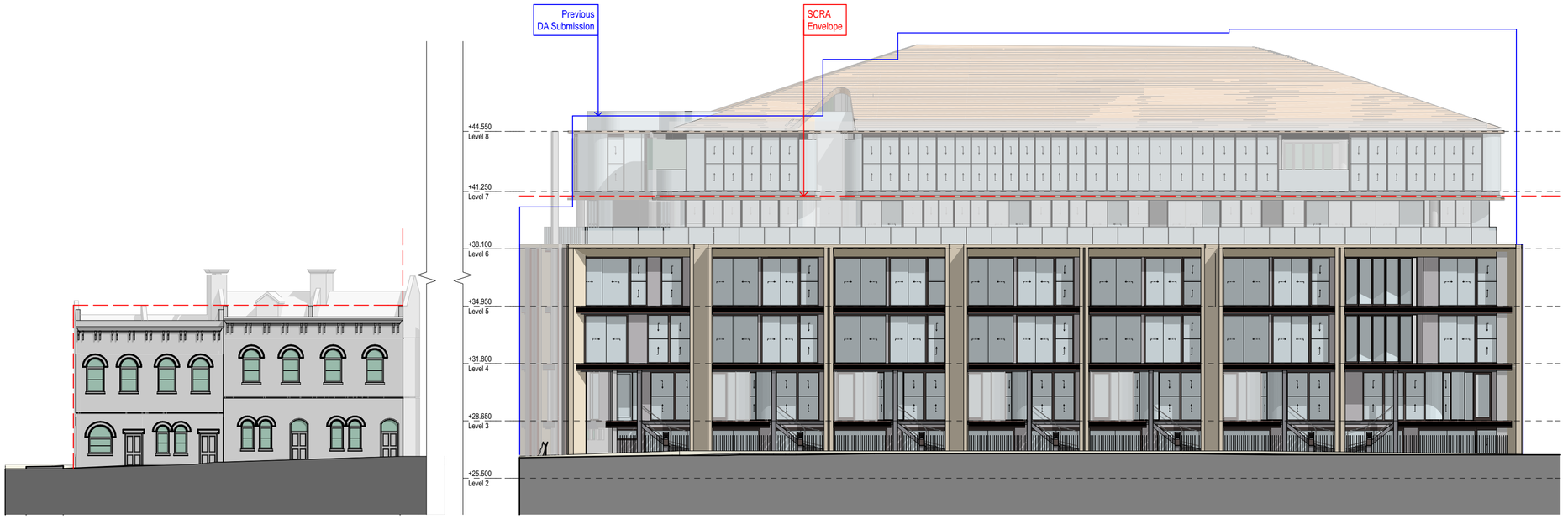

1 ELEVATION West Elevation Inner
1:200 Bakers Terrace

2 ELEVATION West Elevation Inner
1:200 Block 1

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.h5.com.au/3J8KS48YXK/Ground-floor-3J8KS48YXK5-Ground+1

P	4/8/17	DA Submission	00	DA	IS
A	2/8/17	Draft DA			DN

REVISION	DATE	DESCRIPTION	BY

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francis-jones morehen thorp

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F +61 2 9251 7072
E fjmt@fjmt.com.au
W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Elevations
West Elevation (Gloucester Street)

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-3006**	REVISION **P**

For Approval

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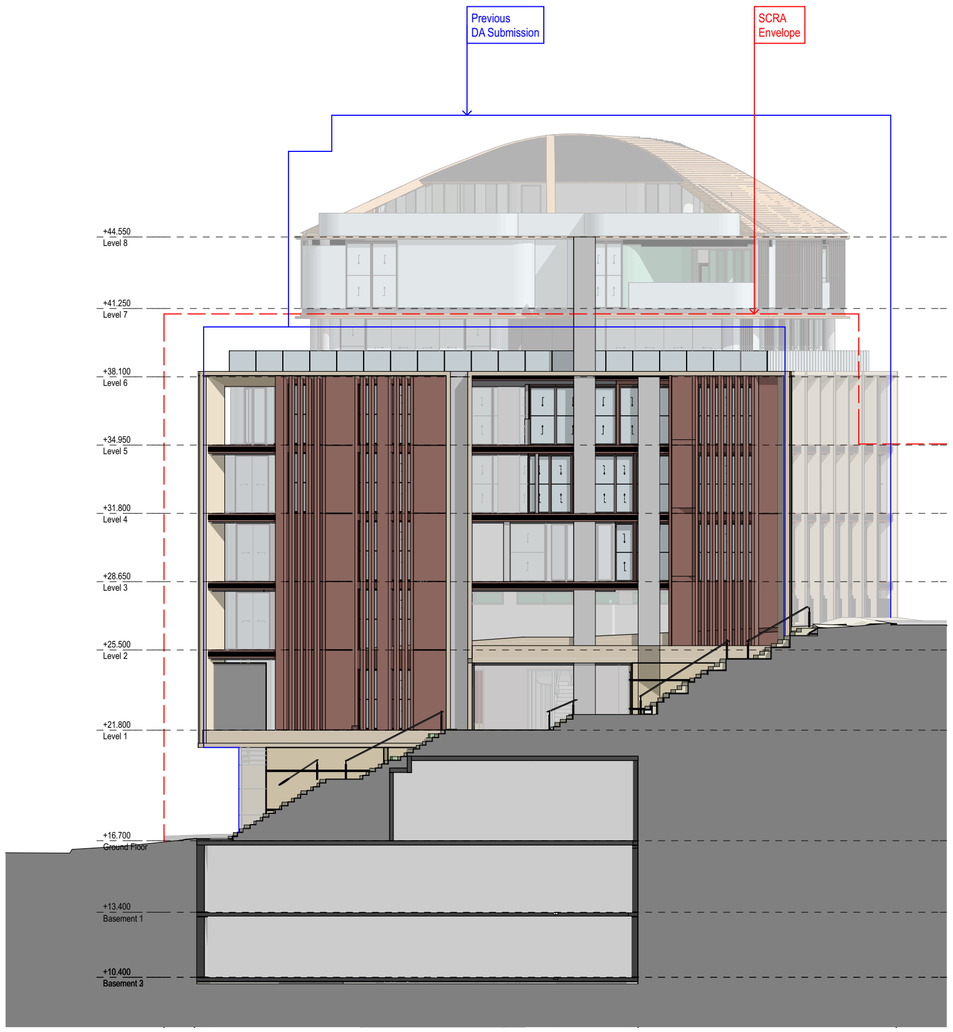
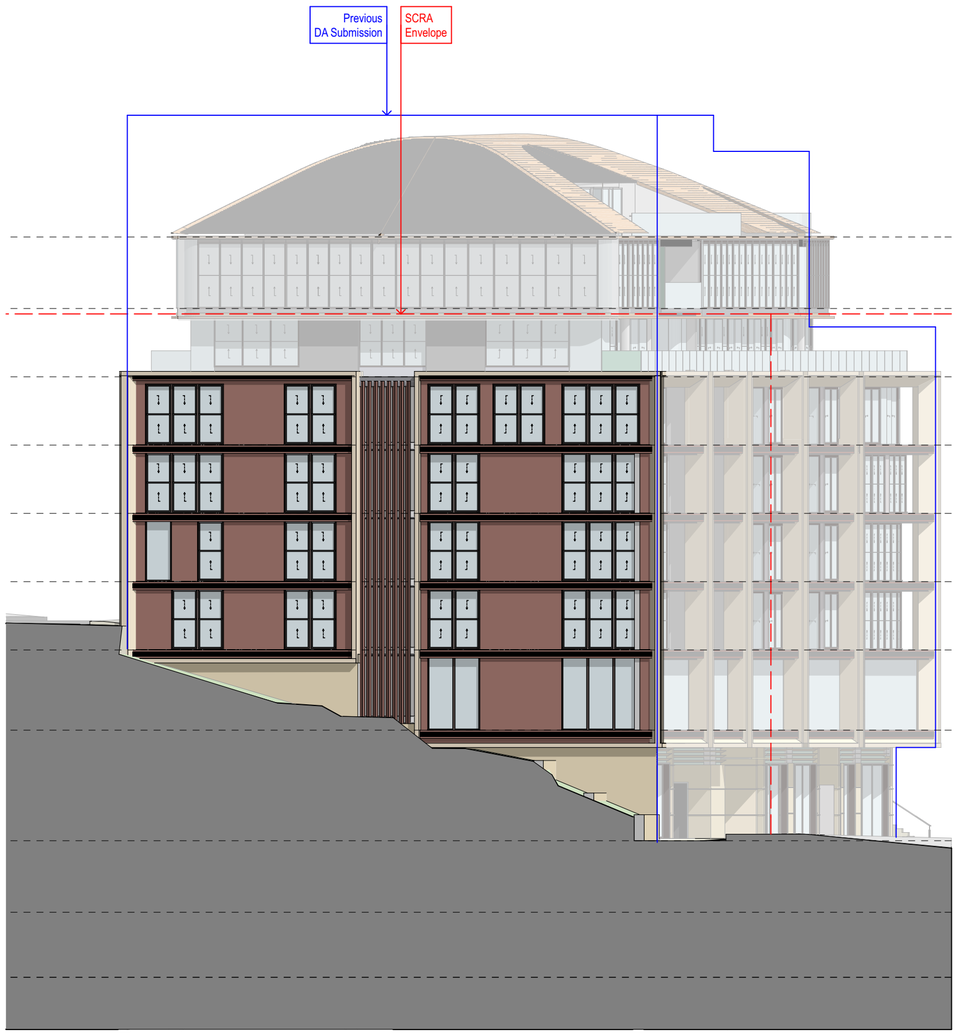


1 ELEVATION North Elevation Inner
1:200 Block 1



2 ELEVATION South Elevation Inner
1:200 Block 1

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

	Adaptable Apartment
	Livable Apartment (Silver Level)
	Cross Ventilated Apartment
	Solar Compliant Apartment
	Solar Compliant Balcony
	Cross Ventilated Apartment
ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
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BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor

Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol

BASIX®

5.6 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000

www.nathers.gov.au

https://www.h5.com.au/Q/Certificate/3J8KS48YXK/Gen?cr=1

P	4/8/17	DA Submission	00	DA	IS	
A	2/8/17	Draft DA			DN	

REVISION	DATE	DESCRIPTION	BY

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francis-jones morehen thorp

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Sydney NSW 2000 Australia
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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Elevations
North / South Elevations

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-3007**	REVISION **P**

For Approval

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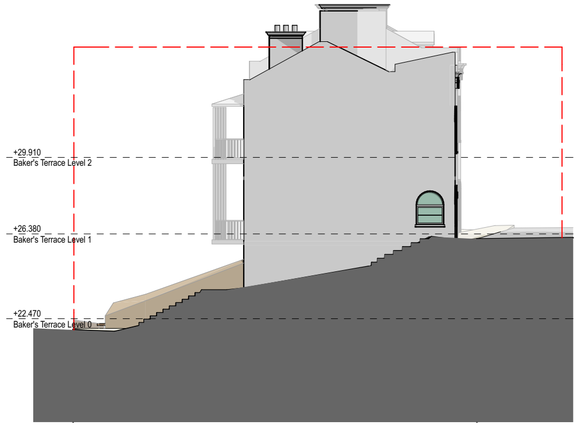
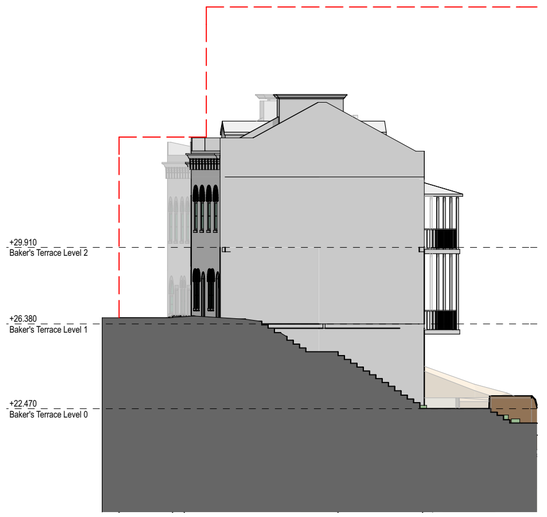
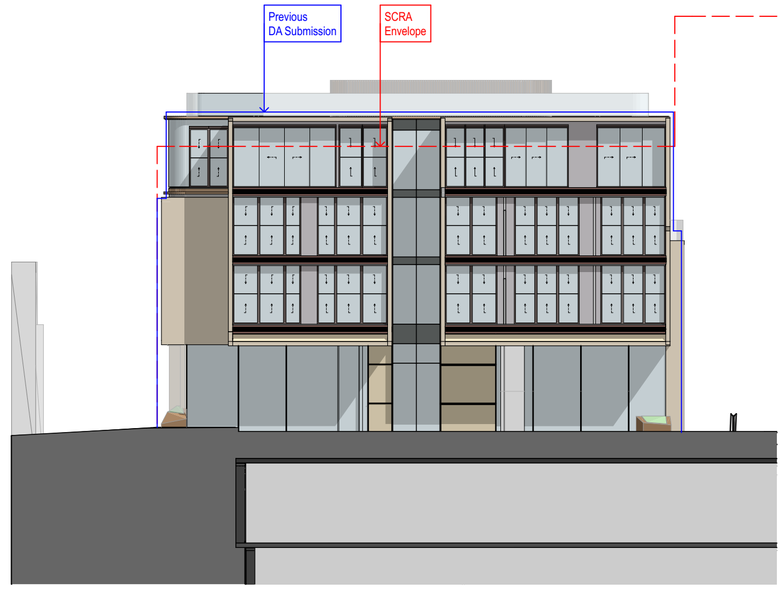
1 ELEVATION East Elevation Outter
1:200 Bakers Terrace



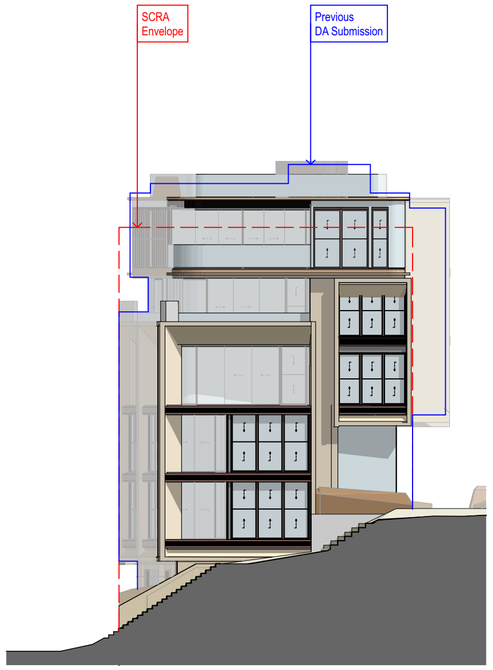
2 ELEVATION North Elevation Outter
1:200 Bakers Terrace



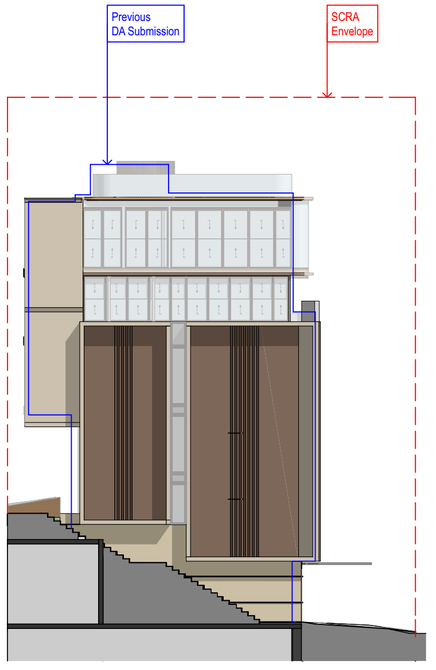
3 ELEVATION South Elevation Outter
1:200 Bakers Terrace



4 ELEVATION West Elevation Inner
1:200 Block 2



5 ELEVATION North Elevation Inner
1:200 Block 2



6 ELEVATION South Elevation Inner
1:200 Block 2

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessor Number Assessment Awarded
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.hrs.com.au/Q
REGISTER/certificate.html?
3J8KS48YXK&GenCert=1

P	4/8/17	DA Submission	00	DA	IS
A	2/8/17	Draft DA			DN

REVISION	DATE	DESCRIPTION	BY

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Elevations
Cumberland Place Elevations

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-3008**	REVISION **P**

For Approval

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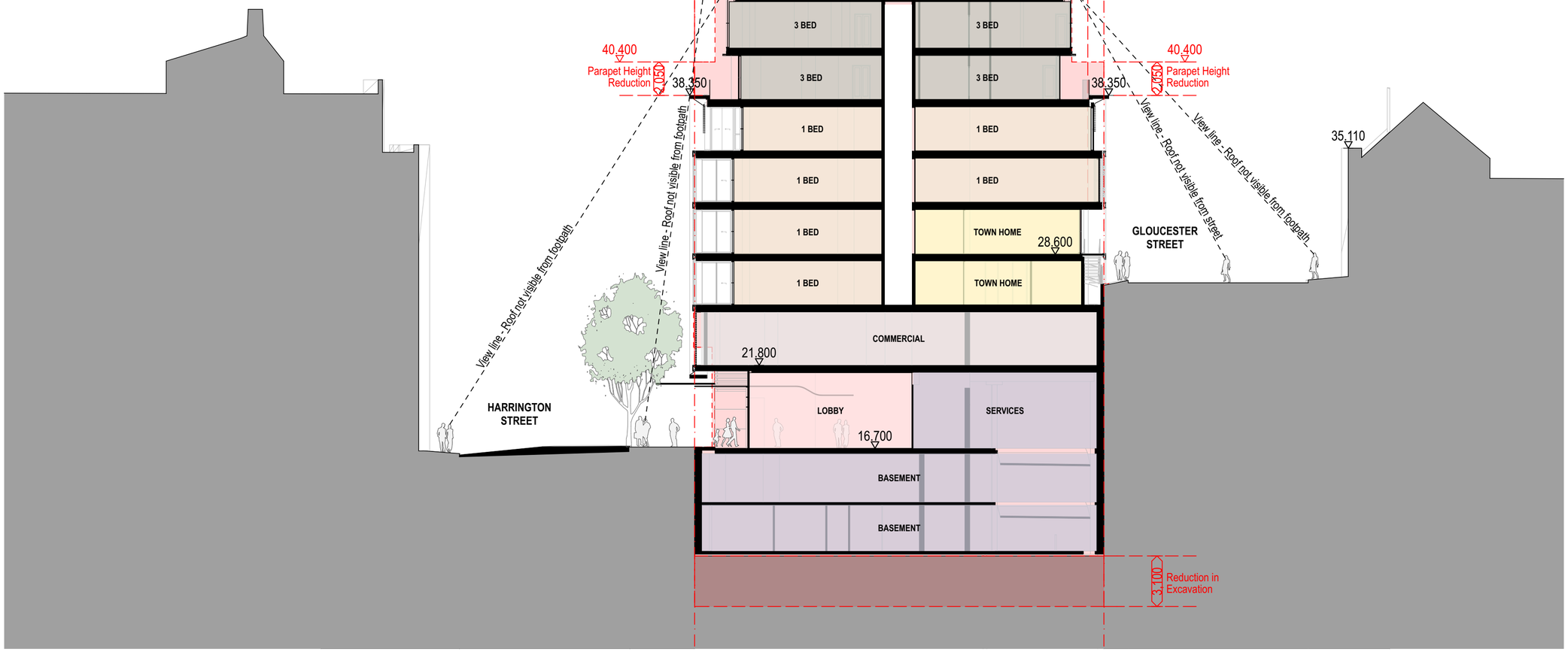

1 SECTION Block 1 DA Comparison
1:200

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

- Adaptable Apartment
- Livable Apartment (Silver Level)
- Cross Ventilated Apartment
- Solar Compliant Apartment
- Solar Compliant Balcony
- Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.hs.com.au/Online_Certificate/Certificate/3J8KS48YXK/GenCert

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01	2/8/17	Draft DA			DN

REVISION	DATE	DESCRIPTION	BY

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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Sections
Block 1 Previous DA Comparison

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-4100**	REVISION **P**

For Approval

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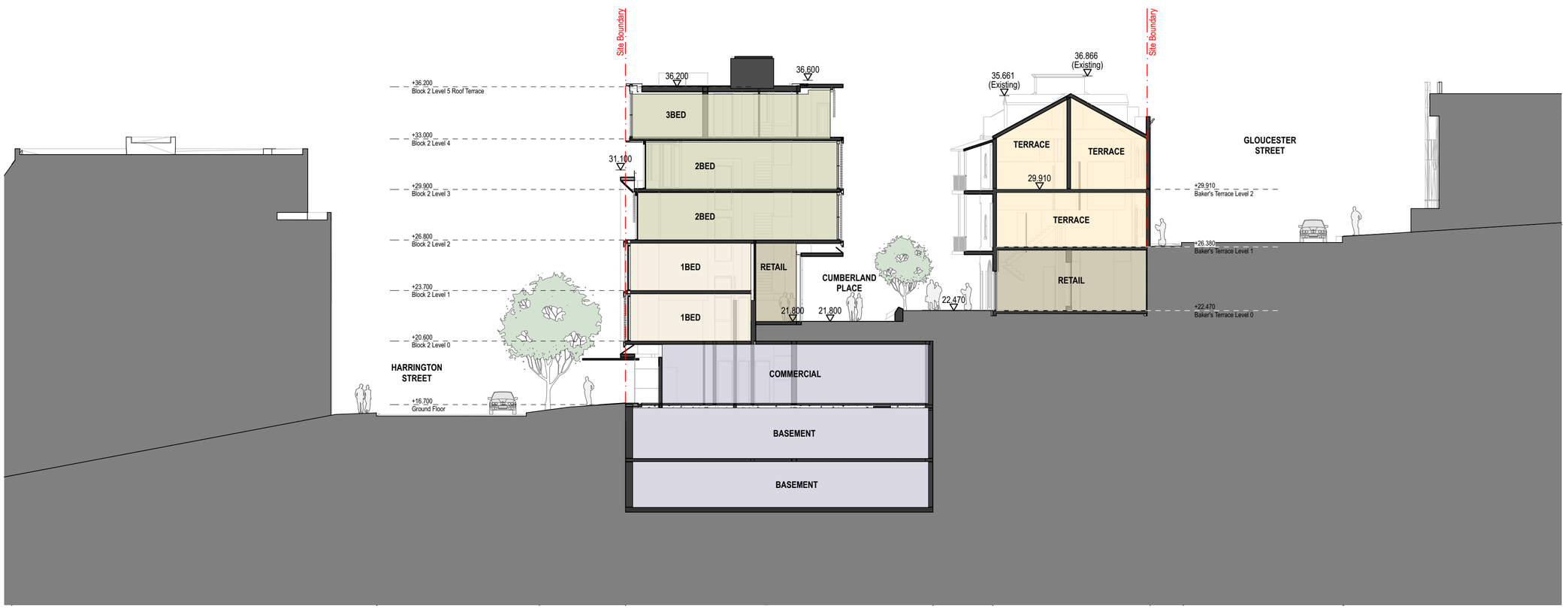

1 SECTION Block 2 - Bakers Terrace
1:200

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessor Scheme Assessment Assured
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: **3J8KS48YXK**
Assessor Name: **Christopher Mann**
Accreditation number: **101142**
Certificate date: **7 Aug 2017**
Dwelling address: **85 Harrington Street, The Rocks NSW 2000**
www.nathers.gov.au

https://www.hs.com.au/Online_Certificate/Certificate/3J8KS48YXK/GenCert/1

REVISION	DATE	DESCRIPTION	BY
P	4/8/17	DA Submission	00 DA IS
01	2/8/17	Draft DA	DN

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Sydney NSW 2000 Australia
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F +61 2 9251 7072
E fjmt@fjmt.com.au
W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Sections
Block 2 Section

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-4101**	REVISION **P**

For Approval

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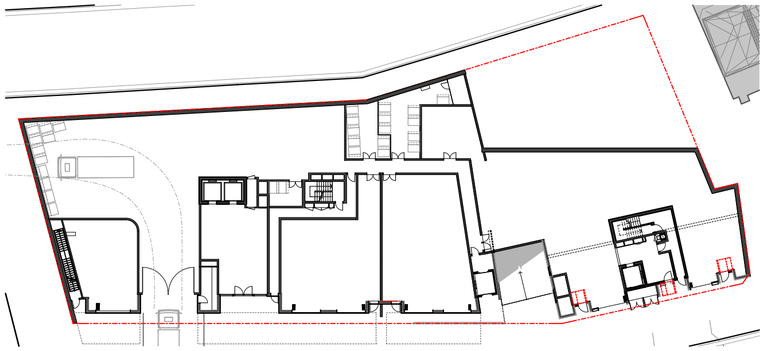
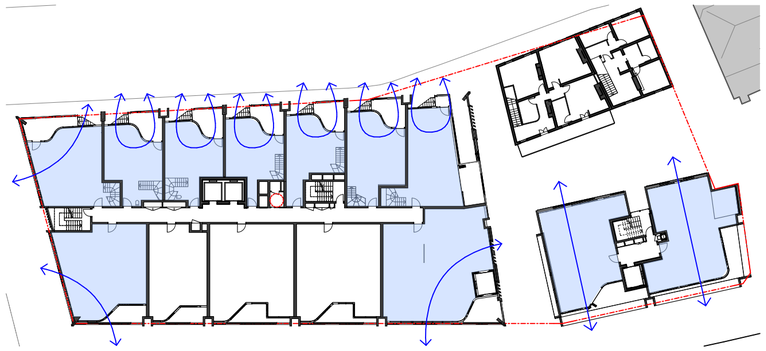
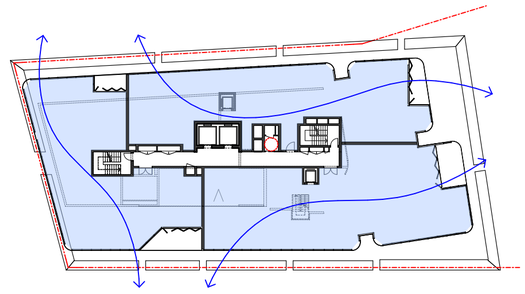


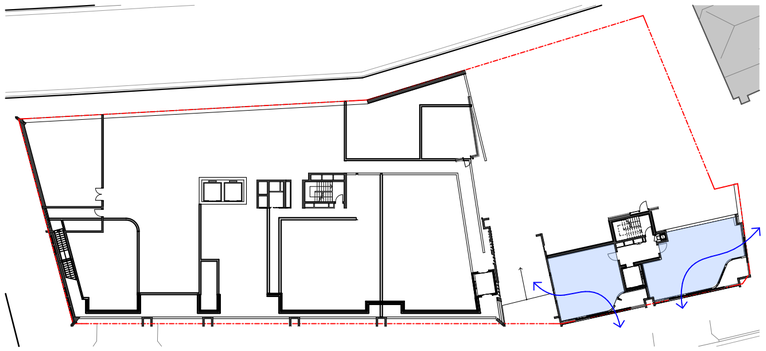
1 PLAN Ground Floor
1:500



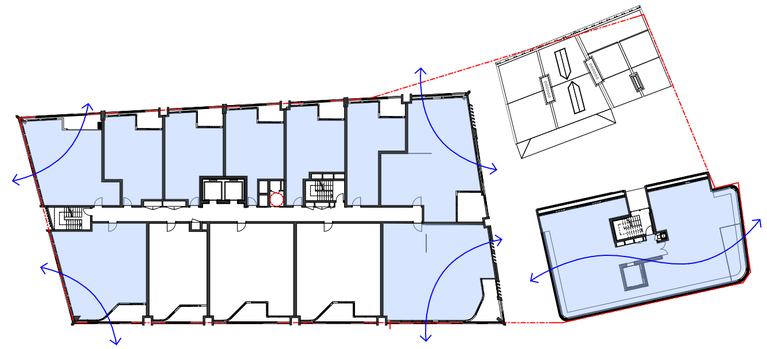
5 PLAN Level 3
1:500



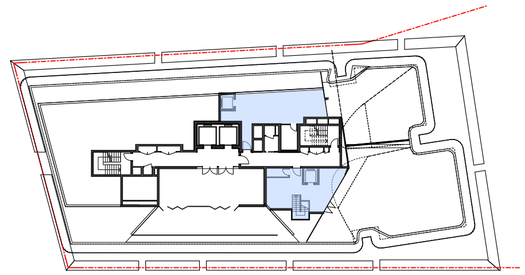
9 PLAN Level 7
1:500



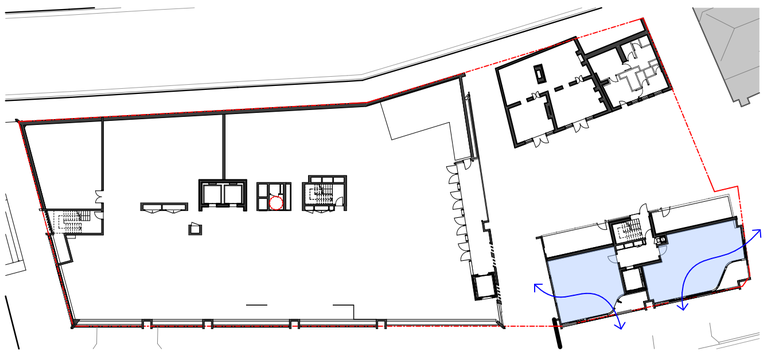
2 PLAN Level 0
1:500



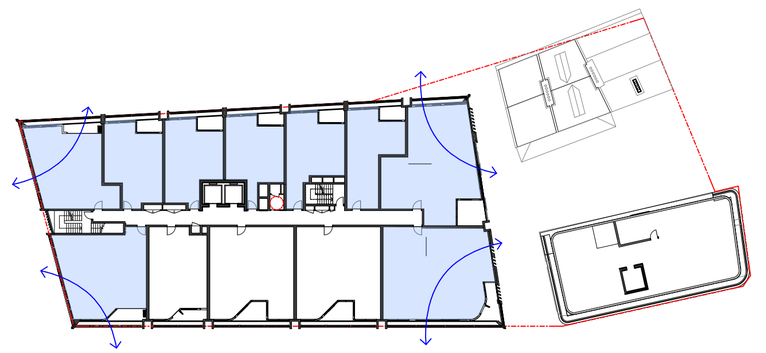
6 PLAN Level 4
1:500



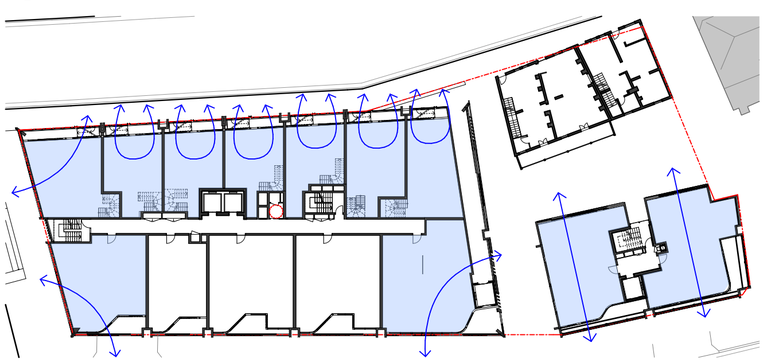
10 PLAN Level 8
1:500



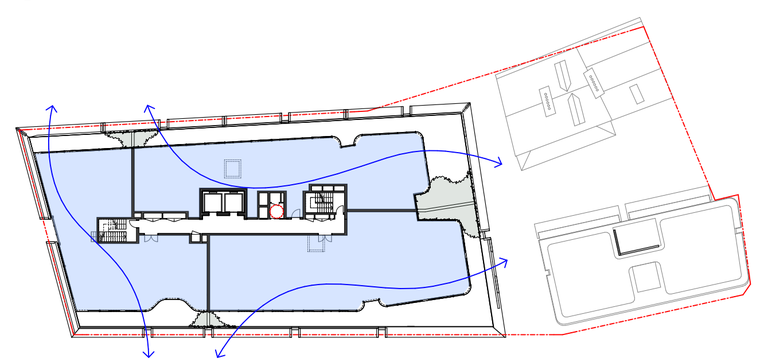
3 PLAN Level 1
1:500



7 PLAN Level 5
1:500



4 PLAN Level 2
1:500



8 PLAN Level 6
1:500

COMPLIANCE
36 APARTMENTS ACHIEVED
36/56 = 64%
COMPLIANCE ACHIEVED? **YES**

0 2 5 10m

GENERAL NOTES

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- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
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LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
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BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.hs.com.au/Online/Certificate/3J8KS48YXK/GenCert1

P	4/8/17	DA Submission	00	DA	IS
A	2/8/17	Draft DA			DN

REVISION	DATE	DESCRIPTION	BY

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F +61 2 9251 7072
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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

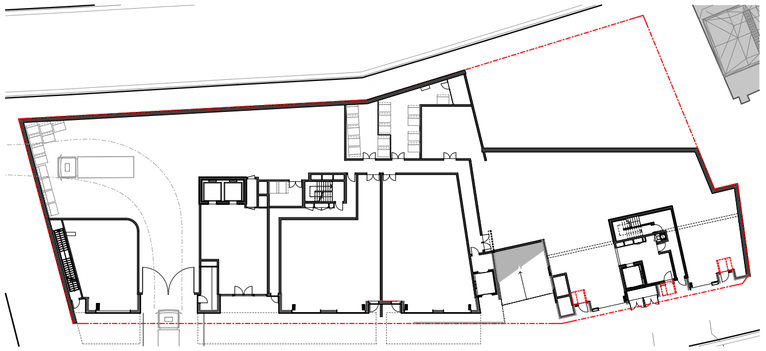
TITLE

Diagrams
Cross Vent

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-5000**	REVISION **P**

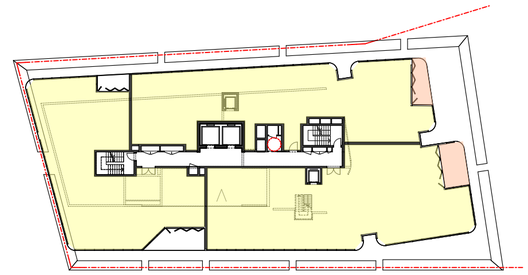
For Approval

© FRANCIS-JONES MOREHEN THORP PTY LTD 2017 ABN 28 101 197 219



1 PLAN Ground Floor
1:500

5 PLAN Level 3
1:500



9 PLAN Level 7
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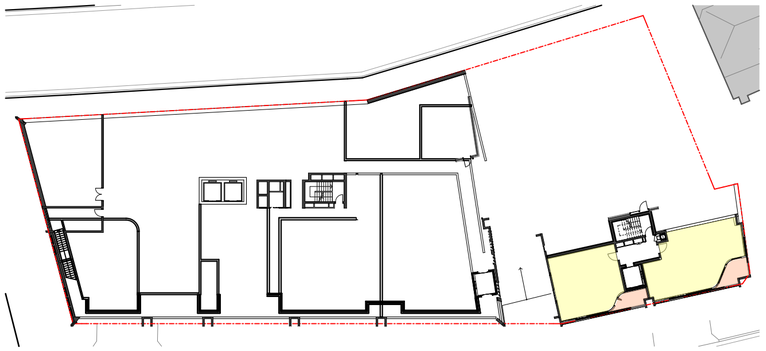

2 PLAN Level 0
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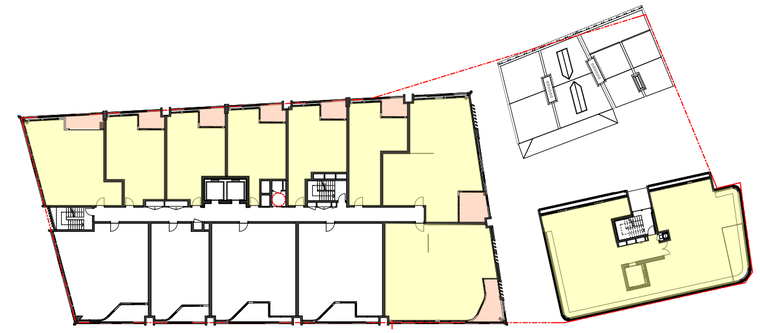
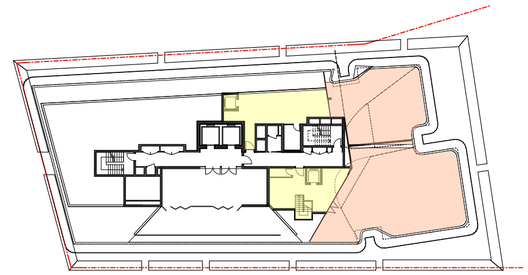
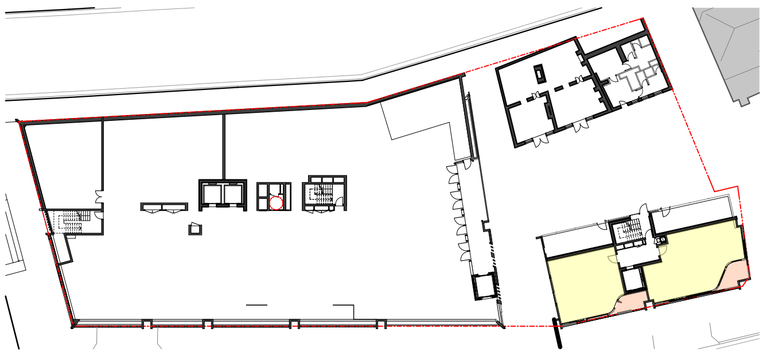


6 PLAN Level 4
1:500



10 PLAN Level 8
1:500



3 PLAN Level 1
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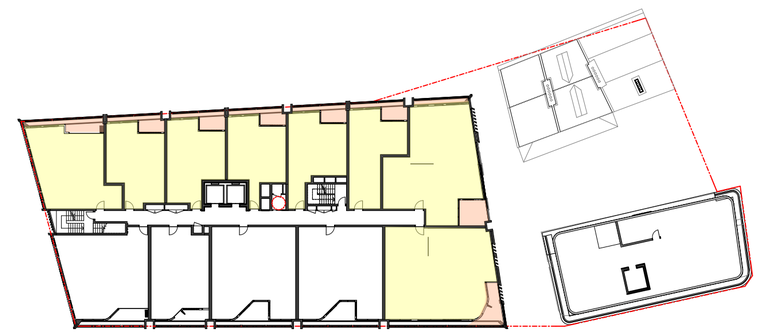
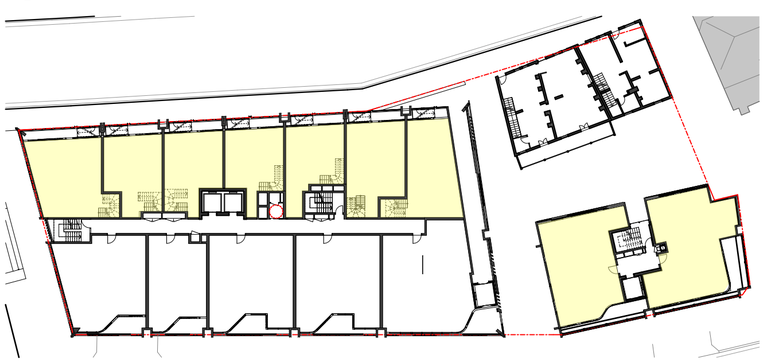
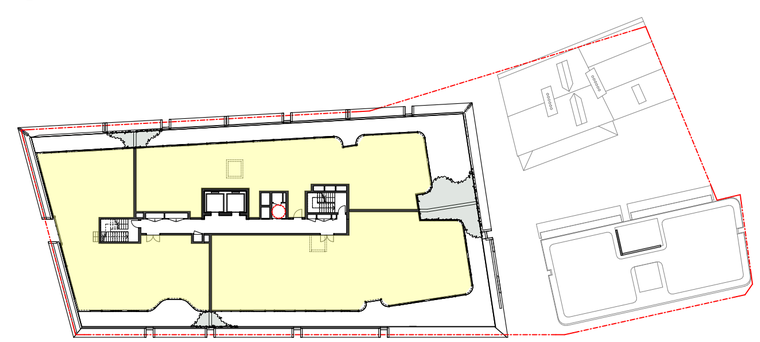


7 PLAN Level 5
1:500



4 PLAN Level 2
1:500



8 PLAN Level 6
1:500

COMPLIANCE
39 APARTMENTS ACHIEVED
39/56 = 70%
COMPLIANCE ACHIEVED? **YES**

0 2 5 10m

GENERAL NOTES

- ALL DIMENSIONS AND EXISITNG CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK
- ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY

LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

ALP	Composite Extrusion Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Australian Building Sustainability Assessor
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
BASIX®

5.6 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 3J8KS48YXK
Assessor Name: Christopher Mann
Accreditation number: 101142
Certificate date: 7 Aug 2017
Dwelling address: 85 Harrington Street, The Rocks NSW 2000
www.nathers.gov.au

https://www.hs.com.au/Online/Certificate/3J8KS48YXK/GenCert

P	4/8/17	DA Submission	00	DA	IS
A	2/8/17	Draft DA			DN

REVISION	DATE	DESCRIPTION	BY

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francis-jones morehen thorp

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F +61 2 9251 7072
E fjmt@fjmt.com.au
W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Diagrams
Solar Access

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-5001**	REVISION **P**

For Approval

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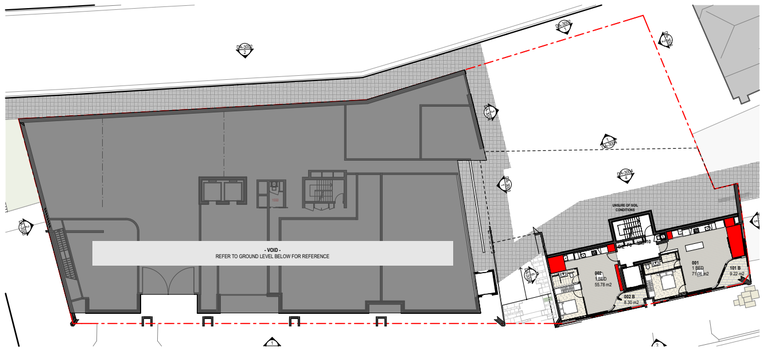

1 PLAN Level 0
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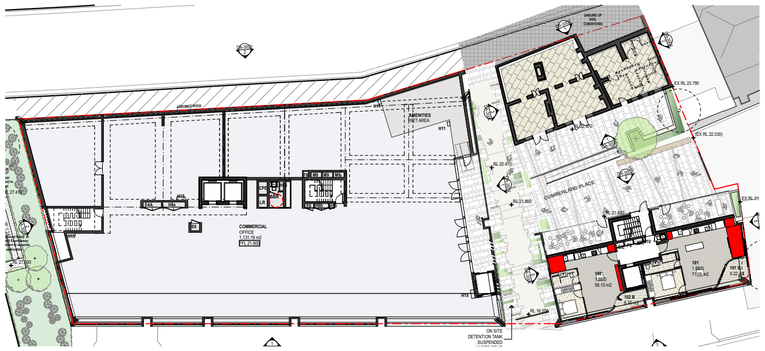


2 PLAN Level 1
1:500

3 PLAN Level 2
1:500

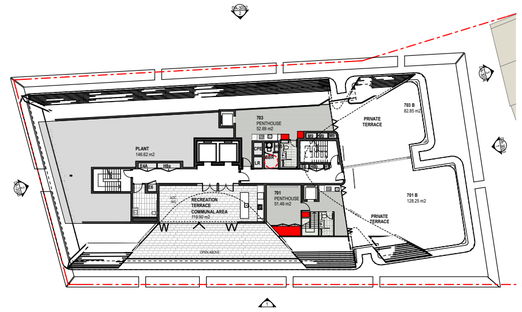
4 PLAN Level 3
1:500

5 PLAN Level 4
1:500

6 PLAN Level 5
1:500

7 PLAN Level 6
1:500

8 PLAN Level 7
1:500



9 PLAN Level 8
1:500

COMPLIANCE
AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT, IN ADDITION TO KITCHENS, BATHROOMS & BEDROOMS

COMPLIANCE ACHIEVED? **YES**

0 2 5 10m

GENERAL NOTES
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LEGEND

1 BED
2 BED 2 BATH
3 BED
TOWNHOUSE
LOBBY
COMMERCIAL
LIVE/ WORK
RETAIL

Adaptable Apartment
Livable Apartment (Silver Level)
Cross Ventilated Apartment
Solar Compliant Apartment
Solar Compliant Balcony
Cross Ventilated Apartment

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BAL2	Glazed Balustrade 2
BAL3	Palisade Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Aluminium Framed Performance Glazing
LV1	High Level Louvre (Retail)
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Operable Bonze Screen
SS1	Sandstone Cladding
TC1	Terracotta Cladding 1
TC2	Terracotta Cladding 2

ABSA Assessor Number Assessment Awarded
Class 2 Building Multi-Unit

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol
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NATIONWIDE HOUSE ENERGY RATING SCHEME
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Assessor Name: **Christopher Mann**
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P	4/8/17	DA Submission	00	DA	IS
A	2/8/17	Draft DA			DN

REVISION	DATE	DESCRIPTION	BY

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W www.fjmt.com.au

NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

Diagrams
Storage In Apartments

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 2/8/17	
SHEET NO. **DA-5004**	REVISION **P**

For Approval

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BLOCK 1

Floor (Story)	Unit Number	Bedroom Type	Net Volume	Storage Required (m3)
Level 2				
	1-201	2 Bedroom	12.12	4
	1-202	2 Bedroom	9.56	4
	1-203	2 Bedroom	9.56	4
	1-204	2 Bedroom	24.33	4
	1-205	2 Bedroom	6.66	4
	1-306	TH 2 Bedroom	15.48	4
	1-307	TH 2 Bedroom	7.31	4
	1-308	TH 2 Bedroom	2.50	4
	1-309	TH 2 Bedroom	3.60	4
	1-310	TH 2 Bedroom	1.54	4
	1-311	TH 2 Bedroom	10.11	4
	1-312	TH 2 Bedroom	7.26	4
Level 3				
	1-301	2 Bedroom	21.42	4
	1-302	2 Bedroom	9.56	4
	1-303	2 Bedroom	9.56	4
	1-304	2 Bedroom	24.33	4
	1-305	2 Bedroom	4.80	4
	1-306	TH 2 Bedroom	10.86	0
	1-307	TH 2 Bedroom	8.13	0
	1-308	TH 2 Bedroom	8.20	0
	1-309	TH 2 Bedroom	3.04	0
	1-310	TH 2 Bedroom	7.65	0
	1-311	TH 2 Bedroom	4.87	0
	1-312	TH 2 Bedroom	18.28	0
Level 4				
	1-401	3 Bedroom	17.94	5
	1-402	2 Bedroom	9.56	4
	1-403	2 Bedroom	9.56	4
	1-404	2 Bedroom	24.33	4
	1-405	2 Bedroom	7.11	4
	1-406	1 Bedroom	3.37	3
	1-407	1 Bedroom	19.63	3
	1-408	1 Bedroom	1.62	3
	1-408	1 Bedroom	11.24	3
	1-409	1 Bedroom	4.13	3
	1-410	1 Bedroom	5.38	3
	1-411	1 Bedroom	8.16	3
	1-412	3 Bedroom	16.55	5
Level 5				
	1-501	3 Bedroom	16.82	5
	1-502	2 Bedroom	9.35	4
	1-503	2 Bedroom	9.35	4
	1-504	2 Bedroom	24.33	4
	1-505	2 Bedroom	6.24	4
	1-506	1 Bedroom	3.37	3
	1-507	1 Bedroom	19.63	3
	1-508	1 Bedroom	12.86	3
	1-509	1 Bedroom	3.83	3
	1-510	1 Bedroom	5.38	3
	1-511	1 Bedroom	8.16	3
	1-512	3 Bedroom	17.25	5
Level 6				
	1-601	3 Bedroom	27.03	5
	1-602	3 Bedroom	16.86	5
	1-603	3 Bedroom	23.40	5
Level 7				
	1-701	3 Bedroom	11.22	5
	1-702	3 Bedroom	16.89	5
	1-703	3 Bedroom	23.79	5
Level 8				
	1-701	3 Bedroom	1.34	0
	1-701	3 Bedroom	7.86	0
	1-703	3 Bedroom	3.02	0

BLOCK 2

Floor (Story)	Unit Number	Bedroom Type	Net Volume	Storage Required (m3)
Level 0				
	2-001	1 Bedroom	17.27	3
	2-002	1 Bedroom	12.11	3
Level 1				
	2-101	1 Bedroom	17.27	3
	2-102	1 Bedroom	11.33	3
Level 2				
	2-201	3 Bedroom	5.27	5
	2-202	2 Bedroom	12.10	4
Level 3				
	2-301	3 Bedroom	5.20	5
	2-302	2 Bedroom	10.68	4
Level 4				
	2-401	3 Bedroom	38.95	5

BAKER'S TERRACES

Floor (Story)	Unit Number	Bedroom Type	Net Volume	Storage Required (m
Level 2				
	T-301	Terrace 3 Bedroom	15.40	5
	T-302	Terrace 3 Bedroom	5.80	5
Level 3				
	T-301	Terrace 3 Bedroom L2	3.85	

0 2 5 10m

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LEGEND

- 1 BED
- 2 BED 2 BATH
- 3 BED
- TOWNHOUSE
- LOBBY
- COMMERCIAL
- LIVE/ WORK
- RETAIL

Adaptable Apartment

Cross Ventilation Path

Solar Compliant Apartment

Solar Compliant Balcony

AL1	Powdercoated Aluminium Panel 1
AL2	Powdercoated Aluminium Panel 2
ALP	Aluminium Composite Panel
BAL1	Glazed Balustrade 1
BAL2	Glazed Balustrade 2
BAL3	Aluminium Plate Balustrade
BYRK1	Bicycle Rack
GL1	Aluminium Framed Retail Glazing
GL2	Performance Glazed Aluminium Framed Sliding Door
GL3	Glazing With White Interlay & Integrated Ventilations
LV1	Sandstone Louvre
PAV1	Paving 1
PC1	Precast Concrete 1
SC1	Perforated Screen
SC2	Integrated Screen
SC3	Louvred Screen
SS1	Sandstone Cladding 1

ABSA Australian Building Sustainability Assessor — **Class 2 Building Multi-Unit**

Validation Number	1010910527
Validation Date	07/08/2017
Assessor Name	Christopher Mann
Assessor Number	101142
Assessor Signature	

Simulated under BASIX Thermal Comfort Protocol

BASIX

5.6 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

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www.nathers.gov.au

https://www.h5.com.au/O/RDCertificate.aspx?id=3J8KS48YXK&GenCert=1

REVISION	DATE	DESCRIPTION	BY
P	4/8/17	DA Submission	01 DA IS
A	2/8/17	Draft DA	DN
02	1/2/16	Issue for DA	CHS
01	12/1/16	For Coordination	CHS

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NOMINATED ARCHITECT: RICHARD FRANCIS-JONES (REG NO 5301)

PROJECT

85 Harrington Street
The Rocks
GOLDEN AGE & HANNAS THE ROCKS

TITLE

9400 Storage Schedule
Storage Schedule

SCALE 1:200 @ A2	PROJECT CODE **GA85H**
DATE 12/1/16	
SHEET NO. **DA-9401**	REVISION **P**

For Approval