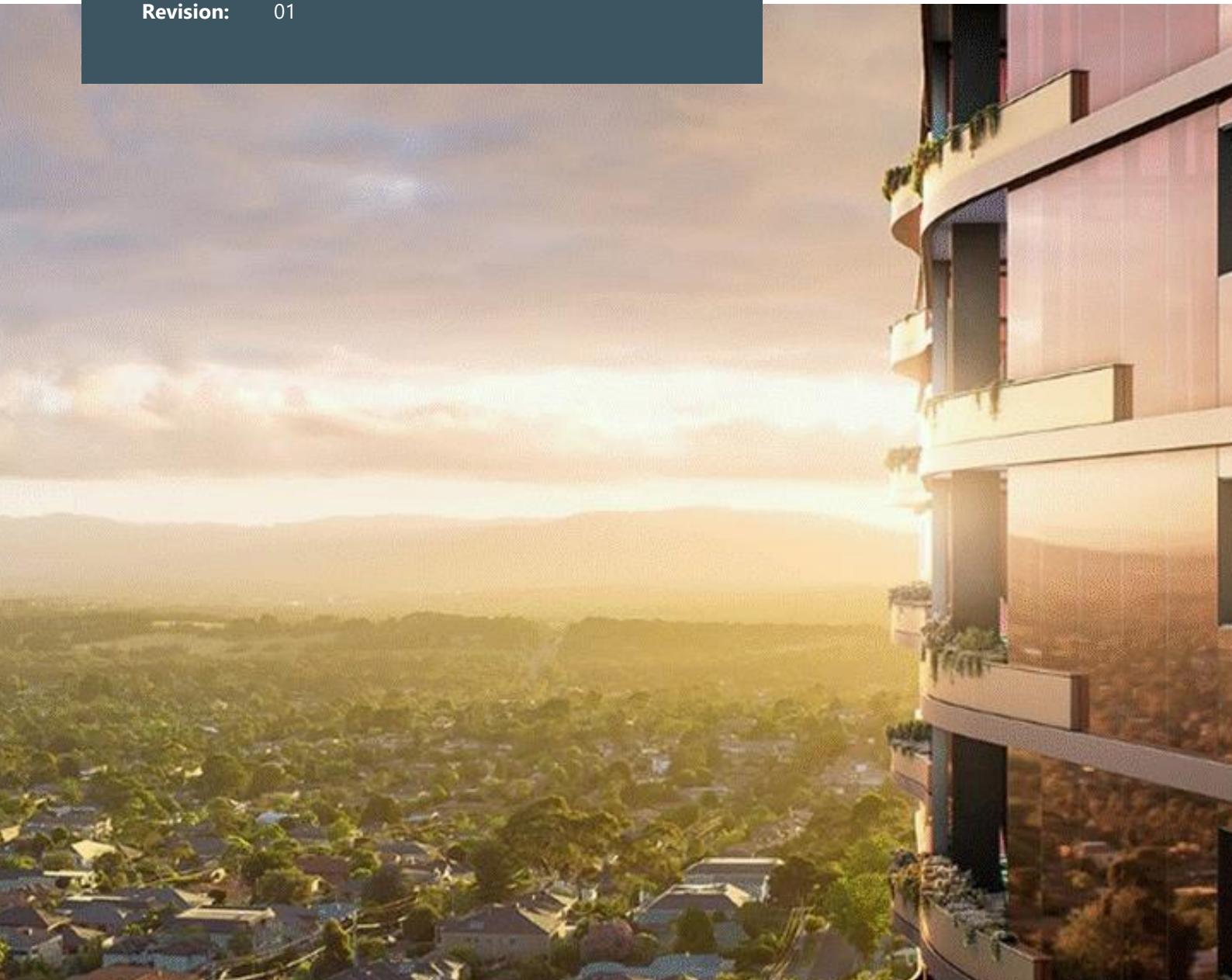


Mowbray Road, Lane Cove

BASIX Strategy Report

SEARs Reference: SSD-71687208

Project No: SYD3088
Date: 27 September 2024
Revision: 01



| | |
|---------------------|---|
| Project: | Mowbray Road, Lane Cove |
| Location: | 618-624 Mowbray Rd & 25-29 Mindarie St Lane Cove North 2066 |
| Prepared by: | ADP Consulting Pty Ltd Level 6, 33 Erskine Street Sydney NSW 2000 |
| Project No: | SYD3088 |
| Revision: | 01 |
| Date: | 27 September 2024 |

| Rev | Date | Comment | Author | Technical Review | Authorisation |
|-----|------------|-----------------------|--------|------------------|---------------|
| 01 | 27/09/2024 | BASIX Strategy Report | PJ | KS | BB |
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Project Team

| | |
|-----------------------|------------------------|
| Architect | DKO Architecture |
| Client | Homes NSW |
| ESD Consultant | ADP Consulting Pty Ltd |



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Executive Summary

This BASIX Report has been prepared by ADP Consulting on behalf of Homes NSW for State Significant Development Application (SSD-71687208) for construction of a five-storey residential flat building with a total of 86 social and affordable housing apartments at 618-624 Mowbray Rd and 25-29 Mindarie Street Lane Cove North.

The purpose of this report is to support the Development Application as a legislative requirement in accordance with the State Environmental Planning Policy (Sustainable Buildings) (SEPP) 2022 and BASIX (2023) and to address the Section 9- Ecologically Sustainable Development of the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 18 June 2024.

Based on project specific inputs and the minimum legislative provisions outlined in this report, the proposed development meets the minimum BASIX requirements for energy, water, materials, and thermal comfort, respectively.

Table 1 BASIX Targets and Scores

| Environmental Impact Category | NSW BASIX Minimum Target | Score Achieved |
|-------------------------------|--------------------------|----------------|
| Water Savings | 40% | 46% |
| Energy Savings | 61% | 71% |
| Thermal Comfort | Pass | Pass |
| Materials | N/A | -100% |

1. Introduction

ADP Consulting has been engaged to undertake the following BASIX assessment and certification for the proposed residential development located at 618-624 Mowbray Rd & 25-29 Mindarie St Lane Cove North.

The purpose of this report is to provide a summary of the Environmentally Sustainable Design (ESD) initiatives adopted as part of the proposed building design.

This report has been prepared as a contribution to the Development Application of the above noted project.

1.1 Project Context

1.1.1 The Site

The site is located at 618-624 Mowbray Rd and 25-29 Mindarie Street Lane Cove North, in the Lane Cove Local Government Area (LGA). It is located at 618-624 Mowbray Rd & 25-29 Mindarie St Lane Cove North with a site area of 4,195 square meters (sqm).

The site has a total site area of 4,198 square metres (sqm) and has frontages to Mowbray Road to the north, Kullah Parade to the east and Mindarie Street to the south. Refer to Figure 1.

The site currently contains seven single storey dwellings which are currently unoccupied. It is one of the final remaining sites to be developed within the Mowbray Precinct, an area of new residential flat buildings located along Mowbray Road with recent five storey apartment buildings located to the east and west of the site.

The site is located opposite Mindarie Park, which includes children's playgrounds, recreation areas and access to walking paths in Lane Cove National Park. Mowbray Public School is located to the north of the site on Mowbray Road.

The site is accessible by public transport with services that run along Mowbray Road with frequent services to Chatswood and Sydney CBD.

1.1.2 Proposed Development

The proposed development comprises demolition of existing buildings and construction of a new residential flat building to accommodate 86 social and affordable housing apartments, with 5 residential storeys, communal areas, and basement car parking including excavation, tree removal and associated landscaping and public domain works.



Figure 1: Proposed Development Site Location

1.2 Assessment Assumptions and References

This BASIX assessment has been based on the following architectural drawings and updates provided periodically by DKO Architecture:

- > Architectural Drawings by DKO Architecture dated 27/09/2024, with application SSD-71687208.

1.3 BASIX Assessment

The Building Sustainably Index (BASIX) for the state of NSW forms the minimum compliance control for any new residential (Class 1, 2 & SDA) developments as defined by the Department of Planning Industry and Environment.

The BASIX assessment outlines a minimum target of improvement for the proposed development's water, energy, and thermal comfort performance. The minimum benchmark of improvement for each index is based on the location, size, height, and dwelling density of project development.

For this type of development, the following minimum BASIX targets must be achieved as defined by the State of NSW under the SEPP 2022:

- > 40% improvement in Water consumption
- > 61% Improvement in Energy consumption
- > All units to 'pass' the minimum thermal performance requirements for heating and cooling (as defined by the development's climate zone)
- > Construction Material specification and volumes must be reported only – no target needs to be achieved

The minimum targets required for water and energy (40% and 61% respectively) represent a percentage saving and improvement for the development when compared to that of an average benchmark development for NSW.

The thermal comfort targets are assessed on an individual dwelling basis and are defined by the developments proposed location in NSW. Each dwelling must not exceed the maximum annual predicted heating and cooling load capacities outlined by BASIX; this is assessed using the NatHERS thermal comfort software HERO. For the proposed development, the following individual dwelling targets must be achieved:

- > Maximum dwelling heating load: 32.90 MJ/m²
- > Maximum dwelling cooling load: 20.4 MJ/m²
- > Average heating load: 29.7 MJ/m²
- > Average cooling load: 21.2 MJ/m²

2. BASIX Compliance

The following section provides a summary of the water, energy and thermal comfort initiatives proposed for development to meet compliance with the minimum BASIX requirements.

2.1 Water Strategies

The following table outlines the water strategy proposed for the development. The project is currently achieving over **46% improvement** on the BASIX average benchmark. The target is based on a minimum 40% compliance score.

This will be achieved provided the following water commitments are implemented:

Table 2 Water Commitments

| BASIX Base Case | Water Conservation Strategies |
|--|--|
| Common Areas | Fixtures and fittings ¹ to be included: <ul style="list-style-type: none"> > 5-star flush toilets > 4-star bathroom taps |
| Common Landscape Areas | > Area of Garden: 2245 m ² |
| Individual Landscape Areas | > Nil |
| Individual Dwellings | Fixtures and fittings to be included: <ul style="list-style-type: none"> > 4-star showerheads (>6 but ≤ 7.5L/min) > 5-star flush toilets > 4-star kitchen and bathroom taps |
| Appliances (For Individual Dwellings) | > No appliances ² to be included |
| Alternative Water Source | > 10kL Rainwater tank with water reused for irrigation purposes |
| Car washing bays | > No Car Washing Bay |
| Swimming Pool and Spa | > No Pool or Spa |
| Basix Water Target | 40% |
| Water Score | 40% |

¹ More information on water efficient fixtures and fittings can be found at www.waterrating.gov.au

² More information on water efficient appliances can be found at www.waterrating.gov.au

2.2 Energy Strategies

The following table outlines the energy strategy proposed for the development. The project is currently achieving **76%** on the BASIX average benchmark. The target is based on a minimum 61% compliance score.

This will be achieved providing the following energy commitments are implemented:

Table 3 Energy Commitments

| BASIX Base Case | Energy Conservation Strategies |
|--|--|
| Building Management System | <ul style="list-style-type: none"> > BMS is not included in the current strategy |
| Individual Dwellings | <ul style="list-style-type: none"> > Dedicated LED light fittings located throughout each dwelling³ (All downlights to be sealed) > All kitchen, bathroom, and laundry exhausts to have individual fans ducted to the facade or roof with the following efficiency measures: <ul style="list-style-type: none"> – Kitchen: manual on/off switch – Laundry: Interlocked to light – Bathroom: Interlocked to light > Heating and Cooling systems for Kitchen/Living Spaces only: <ul style="list-style-type: none"> – Individual Heating system: 1-phase air-conditioning / EER 3.0- 3.5 – Individual Cooling system: 1-phase air-conditioning / EER 3.0 - 3.5 > Ceiling Fans <ul style="list-style-type: none"> – 1200mm ceiling fans added to all Kitchen/ Living and Bedroom spaces |
| Appliances (For Individual Dwellings) | <p>Efficient appliances⁴ for each apartment as follows:</p> <ul style="list-style-type: none"> > Electric Cooktop & Electric Oven > Clothes Drier Machine: 4.5-star energy rating |
| Common areas | <p>Ventilation systems and efficiency measures as follows:</p> <ul style="list-style-type: none"> > Car park - Ventilation exhaust with CO monitors and VSD fans > Garbage rooms - Ventilation exhaust only > Comms room and Elec room- Ventilation supply only, continuous > Fire Pump Room - No mechanical ventilation > Residential hallway/corridors – No mechanical ventilation > Meeting room- Air conditioning, time clock controlled > Amenity room- Ventilation exhaust only <p>Lighting systems and efficiency measures as follows:</p> |

³ Dedicated LED must be the predominate (i.e. 80% of fittings) light fitting in each room

⁴ More information on energy efficient appliances can be found at www.energystar.gov.au

| | |
|----------------------------|---|
| | <ul style="list-style-type: none"> > Carpark: LEDs – Daylight and Motion Sensor, lighting control > Lift cars: LEDs connected to the lift call buttons > Plant rooms and switch rooms, LEDs – Manual on / Manual off > Waste rooms, LEDs – motion sensors, lighting control > Hallways, lobbies and corridors, LEDs –Motion Sensors, lighting control > Meeting room- LEDs, Manual on / off > Amenity room- LEDs, Manual on / off |
| Central Systems | <ul style="list-style-type: none"> > Central hot water system <ul style="list-style-type: none"> – Electric heat pump (air sourced) with R0.6 (\approx 25mm) internal piping insulation and R0.6 (\approx 25mm) external piping insulation <ul style="list-style-type: none"> > $3.5 < COP \leq 4.0$ > Vertical Transport <ul style="list-style-type: none"> > Energy efficient Gearless traction with VVVF motor and regenerative drive with a lift load capacity of $\leq 1001\text{kg}$ but $< 1500\text{kg}$ <ul style="list-style-type: none"> – Low energy LED lighting. – Shutdown of non-essential lighting, screens, etc. when on standby; |
| Photovoltaic system | > 49.5 kW peak array |
| Other | > Provision for indoor clothes drying line |
| Basix Energy Target | > 61% |
| Energy Score | > 76% |

3. Thermal Comfort

3.1 National House Energy Rating Scheme (NatHERS) Assessment

Thermal Comfort for each dwelling has been assessed out in accordance with the BASIX Thermal Comfort Protocol as defined by the Department of Planning Industry and Environment.

Thermal comfort levels for all proposed dwellings have been assessed using the HERO (thermal modelling software). This approach has been approved by the National House Energy Rating Scheme (NatHERS) and aims to predict annual heating and cooling loads of each dwelling.

To satisfy the BASIX thermal comfort requirements, the following objectives must be achieved:

- > The individual heating and cooling loads for each dwelling must not exceed the limit specified in the BASIX scheme
- > The average heating and cooling loads of all dwellings in a development must not exceed the specified average limit

These requirements have been provided below:

Table 4 Thermal Comfort Targets

| NatHERS Target | Heat and Cooling Load |
|----------------------|--|
| Maximum Thermal Load | <ul style="list-style-type: none"> > Heating 32.9 MJ/m² > Cooling 20.4 MJ/m² |
| Average Thermal Load | <ul style="list-style-type: none"> > Heating 29.7 MJ/m² > Cooling 21.2 MJ/m² |

3.2 Thermal Comfort Compliance and Material Reporting

Thermal Comfort modelling has been undertaken to establish compliance with the minimum requirements noted in Section 3.1. The table 5 below outlines the building envelope constructions assumed as part of the modelling assessment and provides the average heating and cooling loads achieved for the proposed development.

Table 5 Construction Details

| Building Element | Material & Detail |
|---|---|
| Construction & shading | <ul style="list-style-type: none"> > As indicated on the architectural drawings. Balconies have been included in the assessment. |
| External Walls | <ul style="list-style-type: none"> > Concrete wall with brick face + R2.5 bulk insulation- Steel Framing > Fibre cement clad concrete wall+ R2.5 bulk insulation- Steel Framing |
| Corridor Walls | <ul style="list-style-type: none"> > Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas – Steel Framing |
| Internal Walls | <ul style="list-style-type: none"> > Plasterboard on studs, no insulation within dwellings rooms |
| Ceiling and Roof | <ul style="list-style-type: none"> > 300mm Suspended Concrete Slab – R3.0 Ceiling insulation (insulation only value)- Steel Framing, where exposed above > 200mm concrete slab, no insulation where neighbour above |
| Floor | <ul style="list-style-type: none"> > 200mm concrete slab + R2.5 insulation (insulation only value) where exposed below – Steel Framing > 200mm concrete slab, no insulation where neighbour below |
| Floor coverings | <ul style="list-style-type: none"> > Tiles for Kitchen and Living spaces, Laundry and Toilets > Carpets for Bedrooms |
| Ceiling Fans | <ul style="list-style-type: none"> > Ceiling fans to all Kitchen/Living and Bedroom spaces |
| Glazing | <ul style="list-style-type: none"> > For units 1001, 1006, 2004, 3201, 3206, 2205, 2305, 3305, 3306, 3401, 3404, 3405, 3406, U1401, U1402, U1407 and U2405: <ul style="list-style-type: none"> – Awnings: U-Value $\leq 4.8 \text{ W/m}^2\text{k}$, SHGC 0.51 ($\pm 10\%$) – Fixed and Sliding Doors: U-Value $\leq 4.8 \text{ W/m}^2\text{k}$, SHGC 0.59 ($\pm 10\%$) > All other units: <ul style="list-style-type: none"> – Awnings: U-Value $\leq 6.7 \text{ W/m}^2\text{k}$, SHGC 0.57 ($\pm 10\%$) – Fixed and Sliding Doors: U-Value $\leq 6.7 \text{ W/m}^2\text{k}$, SHGC 0.7 ($\pm 10\%$) |
| <ul style="list-style-type: none"> > All windows and doors are weather stripped and assumed to have safety restrictors as per NCC requirements. > Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors. | |



Appendix A

NatHERS Group Certificate

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. #HR-HHH49V-04

Generated on 27 Sep 2024 using Hero 4.1

Property

Address

618-624 Mowbray Rd & 25-29 Mindarie St,
Lane Cove, NSW, 2066

Lot/DP

NatHERS climate zone

56 - Mascot AMO



Accredited assessor

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Accreditation No.

10191

Assessor Accrediting
Organisation

HERA

Verification

To verify this certificate,
scan the QR code or visit
[http://www.hero-software.com.au
/pdf/HR-HHH49V-04](http://www.hero-software.com.au/pdf/HR-HHH49V-04).

When using either link,
ensure you are visiting
<http://www.hero-software.com.au>



National Construction Code (NCC) requirements

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

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

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

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

Summary of all dwellings

| Certificate number and link | Unit Number | Heating load (load limit) (MJ/m ² .yr) | Cooling load (load limit) (MJ/m ² .yr) | Total load (MJ/m ² .yr) | Star Rating | Whole of Home Rating |
|------------------------------|-------------|---|---|------------------------------------|-------------|----------------------|
| HR-OJW0LJ-02 | 1205 | 6.3 (33) | 5.2 (20) | 11.5 | 9.1 | n/a |
| HR-TFZNNT-02 | 2104 | 19.6 (33) | 3.5 (20) | 23.1 | 7.7 | n/a |
| HR-O80MK3-02 | 2204 | 18.2 (33) | 3.6 (20) | 21.7 | 7.9 | n/a |

Thermal performance

Star rating



**NATIONWIDE
HOUSE
ENERGY RATING SCHEME**

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

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

NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

| | Heating | Cooling |
|---------------|---------|---------|
| Average load | 17.9 | 6.0 |
| Maximum load | 32.4 | 13.5 |
| Average limit | 29.7 | 21.2 |
| Maximum limit | 32.9 | 20.4 |

Whole of Home performance rating

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

Summary of all dwellings

| Certificate number and link | Unit Number | Heating load (load limit) (MJ/m ² .yr) | Cooling load (load limit) (MJ/m ² .yr) | Total load (MJ/m ² .yr) | Star Rating | Whole of Home Rating |
|------------------------------|-------------|---|---|------------------------------------|-------------|----------------------|
| HR-LMS96T-02 | 2304 | 20.3 (33) | 5.5 (20) | 25.8 | 7.4 | n/a |
| HR-DMIJHK-02 | U1401 | 30.4 (33) | 3.8 (20) | 34.2 | 6.4 | n/a |
| HR-WL97KK-02 | U1402 | 19.9 (33) | 8.6 (20) | 28.6 | 7.1 | n/a |
| HR-XPIKPY-02 | U1403 | 8.4 (33) | 13.0 (20) | 21.4 | 7.9 | n/a |
| HR-T8JXRI-02 | U1404 | 6.6 (33) | 9.0 (20) | 15.7 | 8.5 | n/a |
| HR-ARXO4D-02 | U1405 | 9.4 (33) | 9.0 (20) | 18.4 | 8.3 | n/a |
| HR-VAXTYN-02 | U1406 | 20.0 (33) | 9.4 (20) | 29.4 | 7.1 | n/a |
| HR-FVBUD1-02 | U1407 | 32.4 (33) | 4.4 (20) | 36.8 | 6.2 | n/a |
| HR-Z0VAQS-02 | U2401 | 14.8 (33) | 9.0 (20) | 23.8 | 7.7 | n/a |
| HR-ZPEZB4-02 | U2402 | 6.5 (33) | 8.4 (20) | 14.9 | 8.6 | n/a |
| HR-3FP1F9-02 | U2403 | 16.1 (33) | 9.5 (20) | 25.7 | 7.4 | n/a |
| HR-355DP8-02 | U2404 | 27.6 (33) | 9.0 (20) | 36.6 | 6.2 | n/a |
| HR-CTSBBV-02 | U2405 | 25.5 (33) | 11.9 (20) | 37.4 | 6.1 | n/a |
| HR-Z3CEEA-02 | 1001 | 29.9 (33) | 2.8 (20) | 32.6 | 6.7 | n/a |
| HR-68110E-02 | 1002 | 27.9 (33) | 6.9 (20) | 34.8 | 6.4 | n/a |
| HR-9DAR2H-02 | 1003 | 11.6 (33) | 5.6 (20) | 17.2 | 8.4 | n/a |
| HR-PMK01T-02 | 1004 | 7.0 (33) | 3.8 (20) | 10.7 | 9.2 | n/a |
| HR-R497BB-02 | 1005 | 4.8 (33) | 5.1 (20) | 9.9 | 9.4 | n/a |
| HR-QAEW0J-02 | 1006 | 31.0 (33) | 2.7 (20) | 33.7 | 6.5 | n/a |
| HR-VVT0ZY-02 | 1101 | 25.3 (33) | 4.0 (20) | 29.3 | 7.1 | n/a |
| HR-J4NHL5-02 | 1102 | 16.8 (33) | 5.1 (20) | 21.9 | 7.9 | n/a |
| HR-DFHRPI-02 | 1103 | 3.7 (33) | 5.0 (20) | 8.6 | 9.6 | n/a |
| HR-DSE909-02 | 1104 | 1.8 (33) | 3.4 (20) | 5.2 | 10.0 | n/a |
| HR-LD2EJ9-02 | 1105 | 6.2 (33) | 5.5 (20) | 11.7 | 9.1 | n/a |
| HR-S848OU-02 | 1106 | 10.0 (33) | 3.4 (20) | 13.5 | 8.8 | n/a |
| HR-99E9DX-02 | 1107 | 28.9 (33) | 3.0 (20) | 31.9 | 6.8 | n/a |
| HR-4ZKPFO-02 | 1201 | 26.1 (33) | 3.9 (20) | 30.0 | 6.9 | n/a |
| HR-6XDHEU-02 | 1202 | 14.6 (33) | 10.6 (20) | 25.2 | 7.4 | n/a |
| HR-PWADIO-02 | 1203 | 3.2 (33) | 4.9 (20) | 8.1 | 9.6 | n/a |

Summary of all dwellings

| Certificate number and link | Unit Number | Heating load (load limit) (MJ/m ² .yr) | Cooling load (load limit) (MJ/m ² .yr) | Total load (MJ/m ² .yr) | Star Rating | Whole of Home Rating |
|------------------------------|-------------|---|---|------------------------------------|-------------|----------------------|
| HR-0QVQTK-02 | 1204 | 1.8 (33) | 5.0 (20) | 6.8 | 9.9 | n/a |
| HR-6DHB0W-02 | 1206 | 12.2 (33) | 3.0 (20) | 15.2 | 8.6 | n/a |
| HR-15CX7L-02 | 1207 | 29.9 (33) | 3.5 (20) | 33.4 | 6.6 | n/a |
| HR-JWPZPP-02 | 1301 | 27.4 (33) | 4.6 (20) | 32.0 | 6.8 | n/a |
| HR-9DILMX-02 | 1302 | 17.4 (33) | 13.5 (20) | 30.9 | 6.9 | n/a |
| HR-NTAKHD-02 | 1303 | 5.6 (33) | 7.3 (20) | 12.9 | 8.9 | n/a |
| HR-2D8PXi-02 | 1304 | 3.8 (33) | 6.1 (20) | 9.9 | 9.3 | n/a |
| HR-AABJS0-02 | 1305 | 8.0 (33) | 8.5 (20) | 16.5 | 8.4 | n/a |
| HR-E87L1D-02 | 1306 | 13.9 (33) | 4.1 (20) | 18.0 | 8.3 | n/a |
| HR-EQNXMZ-02 | 1307 | 31.2 (33) | 4.0 (20) | 35.2 | 6.4 | n/a |
| HR-34SVGE-02 | 2001 | 8.4 (33) | 4.7 (20) | 13.1 | 8.9 | n/a |
| HR-U7RL4L-02 | 2002 | 15.8 (33) | 6.4 (20) | 22.2 | 7.8 | n/a |
| HR-UWN2XT-02 | 2003 | 29.0 (33) | 6.2 (20) | 35.2 | 6.3 | n/a |
| HR-34HTOJ-02 | 2004 | 23.2 (33) | 4.6 (20) | 27.8 | 7.2 | n/a |
| HR-FS34T5-02 | 2101 | 14.5 (33) | 2.5 (20) | 16.9 | 8.4 | n/a |
| HR-2DJ69O-02 | 2102 | 2.0 (33) | 4.0 (20) | 6.0 | 10.0 | n/a |
| HR-WC2CLA-02 | 2103 | 6.0 (33) | 3.8 (20) | 9.7 | 9.4 | n/a |
| HR-UYOBMM-02 | 2105 | 25.3 (33) | 7.8 (20) | 33.1 | 6.6 | n/a |
| HR-KE9WL9-02 | 2201 | 15.1 (33) | 2.4 (20) | 17.5 | 8.3 | n/a |
| HR-TI302P-02 | 2202 | 2.2 (33) | 2.9 (20) | 5.2 | 10.0 | n/a |
| HR-ODZ7AU-02 | 2203 | 8.9 (33) | 4.6 (20) | 13.6 | 8.8 | n/a |
| HR-QJ0GS0-02 | 2205 | 26.3 (33) | 7.4 (20) | 33.7 | 6.5 | n/a |
| HR-VAT4C3-02 | 2301 | 17.5 (33) | 3.8 (20) | 21.3 | 7.9 | n/a |
| HR-ZWSPMO-02 | 2302 | 4.0 (33) | 4.5 (20) | 8.4 | 9.6 | n/a |
| HR-7YKD6X-02 | 2303 | 12.5 (33) | 7.1 (20) | 19.6 | 8.1 | n/a |
| HR-MQUEIN-02 | 2305 | 20.3 (33) | 4.5 (20) | 24.8 | 7.5 | n/a |
| HR-2XDPD2-02 | 3001 | 19.3 (33) | 12.1 (20) | 31.4 | 6.8 | n/a |
| HR-BCXK2V-02 | 3002 | 10.8 (33) | 2.7 (20) | 13.5 | 8.8 | n/a |
| HR-D4HV2I-02 | 3003 | 16.6 (33) | 7.8 (20) | 24.4 | 7.6 | n/a |

Summary of all dwellings

| Certificate number and link | Unit Number | Heating load (load limit) (MJ/m ² .yr) | Cooling load (load limit) (MJ/m ² .yr) | Total load (MJ/m ² .yr) | Star Rating | Whole of Home Rating |
|-----------------------------------|-------------|---|---|------------------------------------|-------------|----------------------|
| HR-7GBN2N-02 | 3004 | 7.7 (33) | 10.2 (20) | 17.9 | 8.3 | n/a |
| HR-1FCGEX-02 | 3101 | 29.0 (33) | 3.0 (20) | 32.0 | 6.8 | n/a |
| HR-O1XS6L-02 | 3102 | 19.0 (33) | 4.3 (20) | 23.3 | 7.7 | n/a |
| HR-OCL686-02 | 3103 | 11.8 (33) | 4.1 (20) | 15.9 | 8.5 | n/a |
| HR-7TC907-02 | 3201 | 25.2 (33) | 5.8 (20) | 31.0 | 6.9 | n/a |
| HR-1Y35ID-02 | 3202 | 31.2 (33) | 5.9 (20) | 37.1 | 6.1 | n/a |
| HR-NP5SCH-02 | 3203 | 17.7 (33) | 4.0 (20) | 21.7 | 7.9 | n/a |
| HR-XRHUGW-02 | 3204 | 21.4 (33) | 6.3 (20) | 27.7 | 7.2 | n/a |
| HR-DZVX28-02 | 3205 | 25.3 (33) | 4.9 (20) | 30.2 | 6.9 | n/a |
| HR-2D97KI-02 | 3206 | 20.0 (33) | 7.8 (20) | 27.8 | 7.2 | n/a |
| HR-D7ROS2-02 | 3207 | 15.5 (33) | 10.2 (20) | 25.7 | 7.4 | n/a |
| HR-GUUOCN-02 | 3301 | 28.4 (33) | 5.1 (20) | 33.5 | 6.6 | n/a |
| HR-NLW67I-02 | 3302 | 21.7 (33) | 12.6 (20) | 34.3 | 6.4 | n/a |
| HR-13KO1G-02 | 3303 | 16.9 (33) | 3.6 (20) | 20.5 | 8.1 | n/a |
| HR-R5VMHG-02 | 3304 | 19.2 (33) | 4.7 (20) | 23.9 | 7.6 | n/a |
| HR-9CDMAP-02 | 3305 | 22.7 (33) | 3.1 (20) | 25.8 | 7.4 | n/a |
| HR-UJ7FTQ-02 | 3306 | 25.4 (33) | 4.5 (20) | 29.9 | 7.0 | n/a |
| HR-NWQU62-02 | 3307 | 21.6 (33) | 6.5 (20) | 28.1 | 7.2 | n/a |
| HR-CCTVG1-02 | 3401 | 29.2 (33) | 7.2 (20) | 36.5 | 6.2 | n/a |
| HR-DIAXM8-02 | 3402 | 30.1 (33) | 13.5 (20) | 43.6 | 5.5 | n/a |
| HR-GUY0BY-02 | 3403 | 24.7 (33) | 6.0 (20) | 30.7 | 6.9 | n/a |
| HR-AJLYN7-02 | 3404 | 22.2 (33) | 6.1 (20) | 28.4 | 7.2 | n/a |
| HR-VEV8QE-02 | 3405 | 32.3 (33) | 4.9 (20) | 37.2 | 6.1 | n/a |
| HR-PTMVK4-02 | 3406 | 29.6 (33) | 5.9 (20) | 35.5 | 6.3 | n/a |
| HR-HNGEI9-02 | 3407 | 28.9 (33) | 9.5 (20) | 38.4 | 5.9 | n/a |
| Averages | 86x (Total) | 17.9 | 6.0 | 23.9 | 7.7 | n/a |
| Maximum Loads and Minimum Ratings | | 32.4 | 13.5 | 43.6 | 5.5 | n/a |

Explanatory notes

About the ratings

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

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the homes societal cost.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.

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

Disclaimer

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

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

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

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



Appendix B

Certified Stamped Drawings

DEVELOPMENT APPLICATION

618-624 Mowbray Road & 25-29 Mindrie St,
Lane Cove North, NSW 2066

- All works to be in accordance with surface & statutory approvals.
 - All Boundary information to be confirmed by registered surveyor before commencing works.
 - Refer to Arborist Report and Landscape Documentation for all information relating to trees and landscaping.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist plans to be discussed with the Building, NSW, National Parks and Local Councils.
 - Minor changes to drawing form & content may be required after Development Consent.
 - Drawing scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Rev Date By Chk Description
A 27/09/2024 IOH DF Issue For DA



| Drawing Name | Rev... |
|--|--------|
| DA000 Cover Page | A |
| DA001 Development Summary | A |
| DA100 Demolition Plan | A |
| DA101 Site Plan | A |
| DA102 Site Analysis | A |
| DA200 Lower Ground Plan | A |
| DA201 Ground Floor Plan | A |
| DA202 Upper Ground Plan | A |
| DA203 Level 1-2 Plan | A |
| DA204 Level 3 Plan | A |
| DA205 Level 4 Plan | A |
| DA206 Roof Level | A |
| DA300 East Elevations | A |
| DA301 North Elevations | A |
| DA302 South Elevations | A |
| DA303 West Elevations | A |
| DA304 Internal South Elevations | A |
| DA305 Internal West Elevations | A |
| DA306 Sections | A |
| DA307 3D Montage | A |
| DA308 3D Montage | A |
| DA400 GFA Calculations | A |
| DA401 Solar Access | A |
| DA402 Cross Vent | A |
| DA403 COS & Deep Soil | A |
| DA404 Apartment Mix | A |
| DA405 Liveable Housing Mix | A |
| DA406 Post Adaptable Layout | A |
| DA407 Storage Calculation | A |
| DA408 Height Plane | A |
| DA409 Height Plane | A |
| DA500 Eye of the Sun - Winter Solstice | A |
| DA501 Eye of the Sun - Winter Solstice | A |
| DA502 Shadows - Winter Solstice | A |
| DA503 Shadows - Winter Solstice | A |
| DA504 Shadows - Summer Solstice | A |
| DA505 Shadows - Summer Solstice | A |
| DA506 Shadows - Spring Equinox | A |
| DA507 Shadows - Spring Equinox | A |
| DA508 Shadows - Autumn Equinox | A |
| DA509 Shadows - Autumn Equinox | A |
| DA510 Eye of the Sun - Allowable Envelope | A |
| DA511 Eye of the Sun - Allowable Envelope | A |
| DA512 Shadow Impact On Mindarie Park- All... | A |
| DA513 Shadow Impact On Mindarie Park - A... | A |
| DA514 Solar Impact - 31-39 Mindarie St. | A |
| DA515 Solar Impact - 626 Mowbray Road | A |
| DA516 Solar Impact - 608 Mowbray Road | A |
| DA600 Notification Drawings | A |
| DA601 Notification Drawings | A |

DEVELOPMENT
APPLICATION

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Project Name: Mowbray Road, Lane Cove
 Project Number: 13293
 Project Address: 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove North NSW 2066

Country: Cammeraygal Country

Client: Homes NSW

Drawing Name: Cover Page

Drawing Scale:

Drawing No.:

DA000

A

Revision



All works to be in accordance with survey & statutory approvals.
Refer to site survey for all information relating to existing site conditions.
All Boundary information to be confirmed by registered surveyor before commencing work.
Refer to Arborist Report and Landscape Documentation for all information relating to trees and landscaping.
Drawing to be read in conjunction with all Specifications and Schedules; all dimensions to be read in metres.
Drawing to be read in conjunction with BASIX, National Construction Code and Building Code of Australia.
Building Contractor to verify all dimensions before commencing work.
Minor changes to building form & content may be required after Development Consent.
Drawing scale from drawing; figured dimensions only to be used.
Building Contractor to verify all dimensions before commencing work.

Rev Date By Chk Description
A 27/09/2024 IOH DF Issue For DA

13293 - Mowbray Road Development Summary

Site Area: 4197.5 sqm

Allowable FSR: 1.8 :1

Maximum GFA: 7,556 sqm

GFA: 6,512 sqm

Proposed GFA: 6,317 sqm

Proposed FSR: 1.50 :1

| LEVELS | AFFORDABLE | | | | | | | | | | SOCIAL | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------|------------|-----------|-----------|--------------|-------|----------------------------------|-----------|-----------|--------------|------------|----------------------|-----------|-----------|--------------|------------|-----------|-----------|-----------|--------------|------------|------------|-------|-------|-------|------------|-------|----------------|-----|------------|-------|-------|-------|--|--|
| | CORE 1 | | | | | CORE 2 [Upper Ground & Level 04] | | | | | CORE 2 [Level 01-03] | | | | | CORE 3 | | | | | TOTAL | | TOTAL | | TOTAL | | No Solar | | DEEP Soil | | COS | | | |
| | 1B | 2B | 3B | Sub | GFA | 1B | 2B | 3B | Sub | GFA | 1B | 2B | 3B | Sub | GFA | 1B | 2B | 3B | Sub | GFA | Cross Vent | Solar | Units | GFA | Cross Vent | Solar | Units | GFA | Cross Vent | Solar | Units | GFA | | |
| Lower Ground | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ground Floor | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Upper Ground | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Level 1 | 2 | 4 | | 6 | 441 | 0 | 4 | | 4 | 335 | 4 | 5 | 0 | 5 | 409 | 2 | 2 | 3 | 4 | 358 | 3 | 0 | 4 | 358 | 3 | 3 | 12 | 0 | 918 | 830 | | | | |
| Level 2 | 3 | 4 | | 7 | 490 | | | | | | 4 | 5 | 0 | 5 | 409 | 5 | 2 | 7 | 7 | 471 | 3 | 1 | 17 | 212 | 3 | 1 | 14 | 0 | 315 | 72 | | | | |
| Level 3 | 3 | 4 | | 7 | 490 | 2 | 3 | | 5 | 378 | 4 | 5 | 0 | 5 | 420 | 5 | 2 | 7 | 7 | 472 | 5 | 5 | 19 | 1,247 | 9 | 12 | 14 | 3 | 529 | 393 | | | | |
| Level 4 | 4 | 3 | | 7 | 470 | | | | | | 7 | 10 | | | | | | | | | | | 12 | 1,371 | 12 | 10 | 7 | 10 | 2 | 2 | | | | |
| Roof | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subtotal | 15 | 19 | 0 | 34 | 2,381 | 2 | 7 | 0 | 9 | 713 | 23 | 32 | 0 | 15 | 15 | 0 | 15 | 1,238 | 19 | 9 | 0 | 28 | 1,985 | 30 | 29 | 86 | 6317 | 53 | 61 | 13 | 1,762 | 1,295 | | |
| Achieved Mix | 44% | 56% | 0% | 100% | | 22% | 78% | 0% | 100% | | 53% | 74% | | 0% | 100% | 0% | 100% | | 68% | 32% | 0% | 100% | | 70% | 67% | | m ² | 62% | 71% | 15% | 42% | 31% | | |
| Unit Mix Total | 1B | 2B | 3B | Total | | 1B | 2B | 3B | Total | GFA | 1B | 2B | 3B | Total | GFA | 1B | 2B | 3B | Total | GFA | | | | | | | | | | | | | | |
| Proposed | 36 | 50 | 0 | 86 | | 17 | 26 | 0 | 43 | 3,094 | 40% | 60% | 0.0% | 100% | 49% | 19 | 24 | 0 | 43 | 3,223 | 44% | 56% | 0.0% | 100% | 51% | | | | | | | | | |

DISCLAIMER

These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.

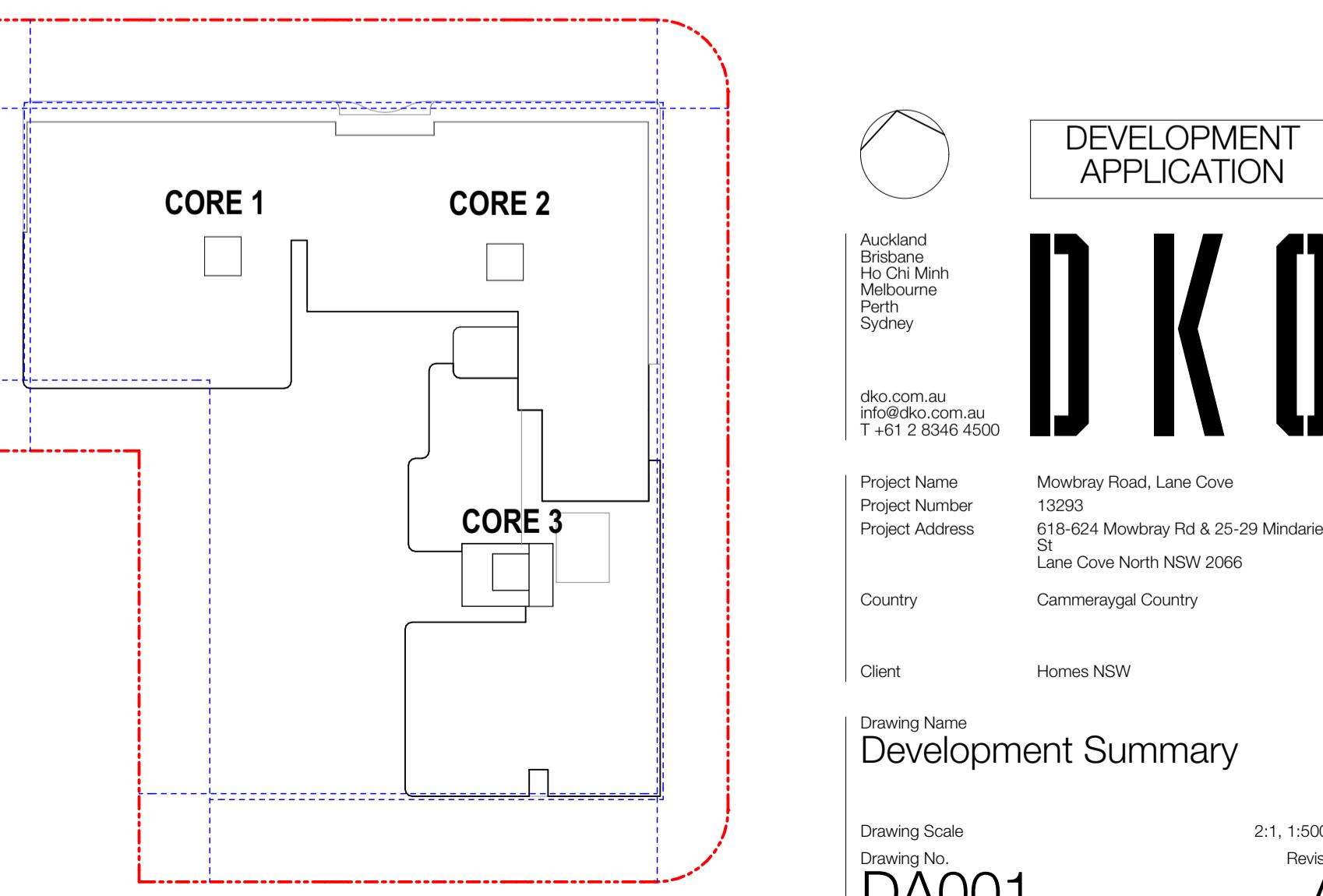
This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.

This design has been prepared without structural or services engineering input hence is subject to change once advice is received.

The information contained herein is believed to be correct at time of preparation based on the information available at the time of preparation.

Recipients must make their own investigations to satisfy themselves in all aspects.

The design and accompanying documentation contained herein is and remains the intellectual property of dKO Architecture (NSW) P/L.





M O W B R A Y S T R E E T

626 MOWBRAY ROAD

31 - 39 MINDARIE STREET

4 PINAROO PLACE

ULLAH PARADE

This architectural site plan illustrates the layout of a residential area within a site boundary. The plan includes several single-story brick residences, each with a tile roof, and associated structures like sheds and paved areas. The buildings are outlined in red with diagonal hatching. The site is characterized by irregular, dashed red boundaries and a mix of green areas representing trees and shrubs. A large green area on the right is labeled 'MISSING'.

Buildings and Structures:

- NO.624 SINGLE STOREY RENDERED BRICK RESIDENCE (TILE ROOF)
- NO.622 SINGLE STOREY BRICK RÉSIDENCE (TILE ROOF)
- NO.620 SINGLE STOREY BRICK RESIDENCE (TILE ROOF)
- NO.618 SINGLE STOREY BRICK RÉSIDENCE (TILE ROOF)
- NO.29 SINGLE STOREY BRICK RESIDENCE (TILE ROOF)
- NO.27 SINGLE STOREY BRICK RESIDENCE (TILE ROOF)
- NO.25 SINGLE STOREY BRICK RESIDENCE (TILE ROOF)
- SHED (SHED)
- SHED (SHED)
- SHED (SHED)
- SHED (SHED)
- STONE PAVED
- BRICK WALL
- BRICK RETAINING WALL

Trees and Landscaping:

- T55
- T61
- T60
- T62

Site Boundary:

The site boundary is indicated by a dashed red line. The word 'MISSING' is written vertically along the right side of the boundary line.

H A T F I E L D S T R E E T

The map shows the Mindarie area with several land parcels outlined in green. The parcels are labeled T76 (bottom left), T75 (center), and T74 (bottom right). The Mindarie Street development is located within the T75 parcel, and the Mindarie Park development is located within the T74 parcel. A red dashed line runs through the center of the map, likely indicating a road or property boundary. The map also shows a white line representing a water body or coastline.

-  Proposed areas of demolition
-  Trees to be Removed
-  Trees to be Retained

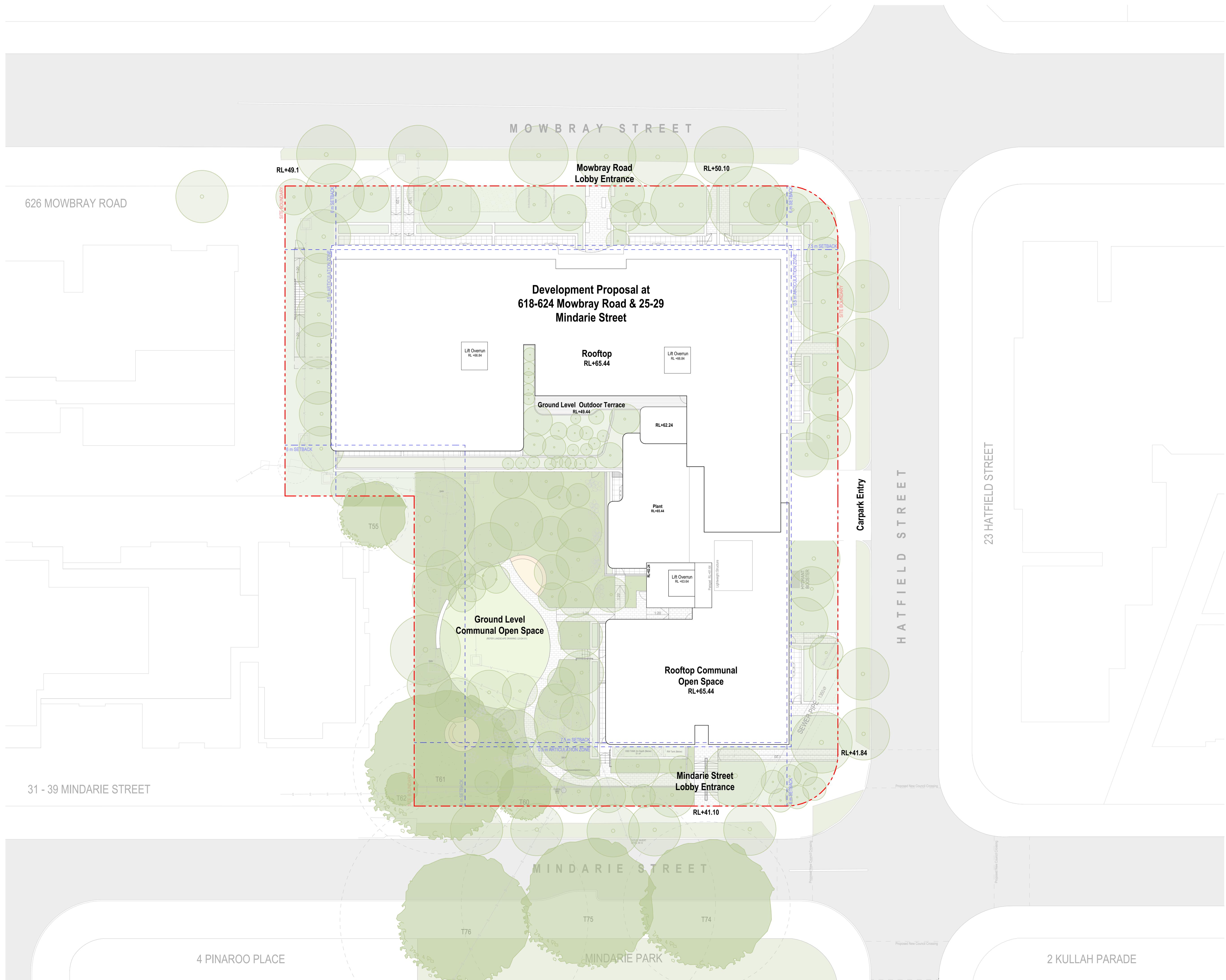
| | |
|-----------------|---|
| Project Name | Mowbray Road, Lane Cove |
| Project Number | 13293 |
| Project Address | 618-624 Mowbray Rd & 25-29 Mindarie St Lane Cove North NSW 2066 |
| Country | Cammeraygal Country |
| Client | Homes NSW |

Drawing Name
Demolition Plan

Drawing Scale
Drawing No.

- All works to be in accordance with surface & boundary approvals.
 - All Boundary information to be confirmed by registered surveyor before commencing works.
 - Refer to Arborist Report and Landscape Documentation for all information relating to trees and landscape elements.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist plans to be read in conjunction with BASW, Native Vegetation, etc.
 - Minor changes to existing form &/or content may be required after Development Consent.
 - Drawings scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Rev A Date 27/09/2024 By IOHS Chk DF Description Issue For DA

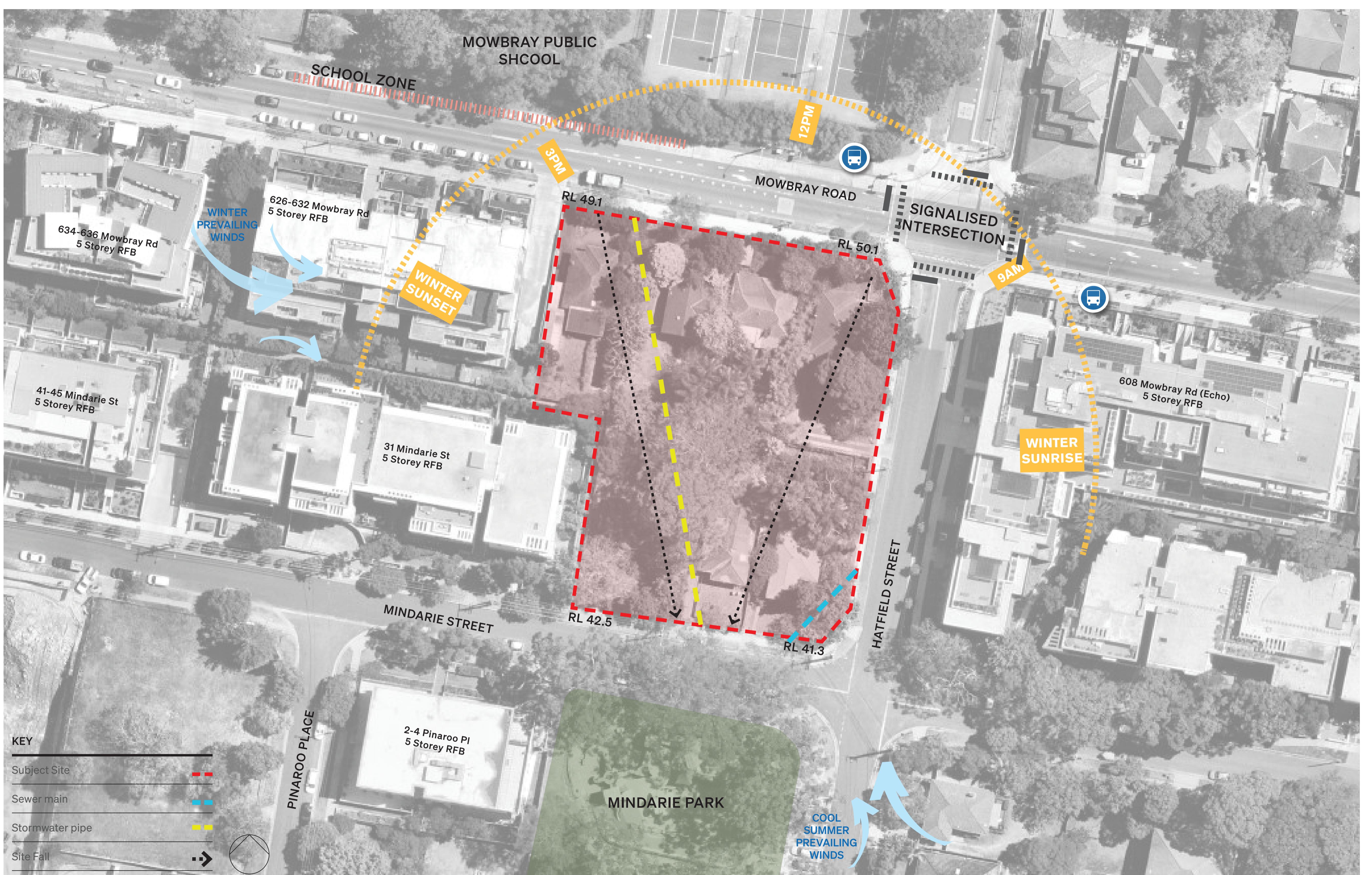


DEVELOPMENT APPLICATION

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Project Name: Mowbray Road, Lane Cove
 Project Number: 13293
 Project Address: 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove North NSW 2066
 Country: Cammeraygal Country
 Client: Homes NSW
 Drawing Name: Site Plan
 Drawing Scale: 1:200 @ A1
 Drawing No.: DA101
 Revision: A



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Project Number: 13293
Project Address: 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove North NSW 2066
Country: Cammeraygal Country
Client: Homes NSW

Drawing Name: Site Analysis
Drawing Scale: 1:500 @ A1
Drawing No.: DA102
Revision: A

- All works to be in accordance with surface & boundary approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works.
 - Refer to Arborist Report and Landscape Documentation for all information relating to trees and proposed landscaping.
 - Drawings to be read in conjunction with BASN, National Construction Code, all Specifications and Schedules; all specialist documents and plans.
 - Minor changes to drawing form & content may be required after Development Application is approved.
 - Consult with Building and Council for any changes.
 - Drawings are to be read in conjunction with the Building Code of Australia.
 - Building Contractor to verify all dimensions before commencing work.

Rev A Date 27/09/2024 By IOHS Chk DF Description Issue For DA



626 MOWBRAY ROAD

626 Mowbray Road Basement Extent



23 Hatfield St Basement Extent

23 HATFIELD STREET

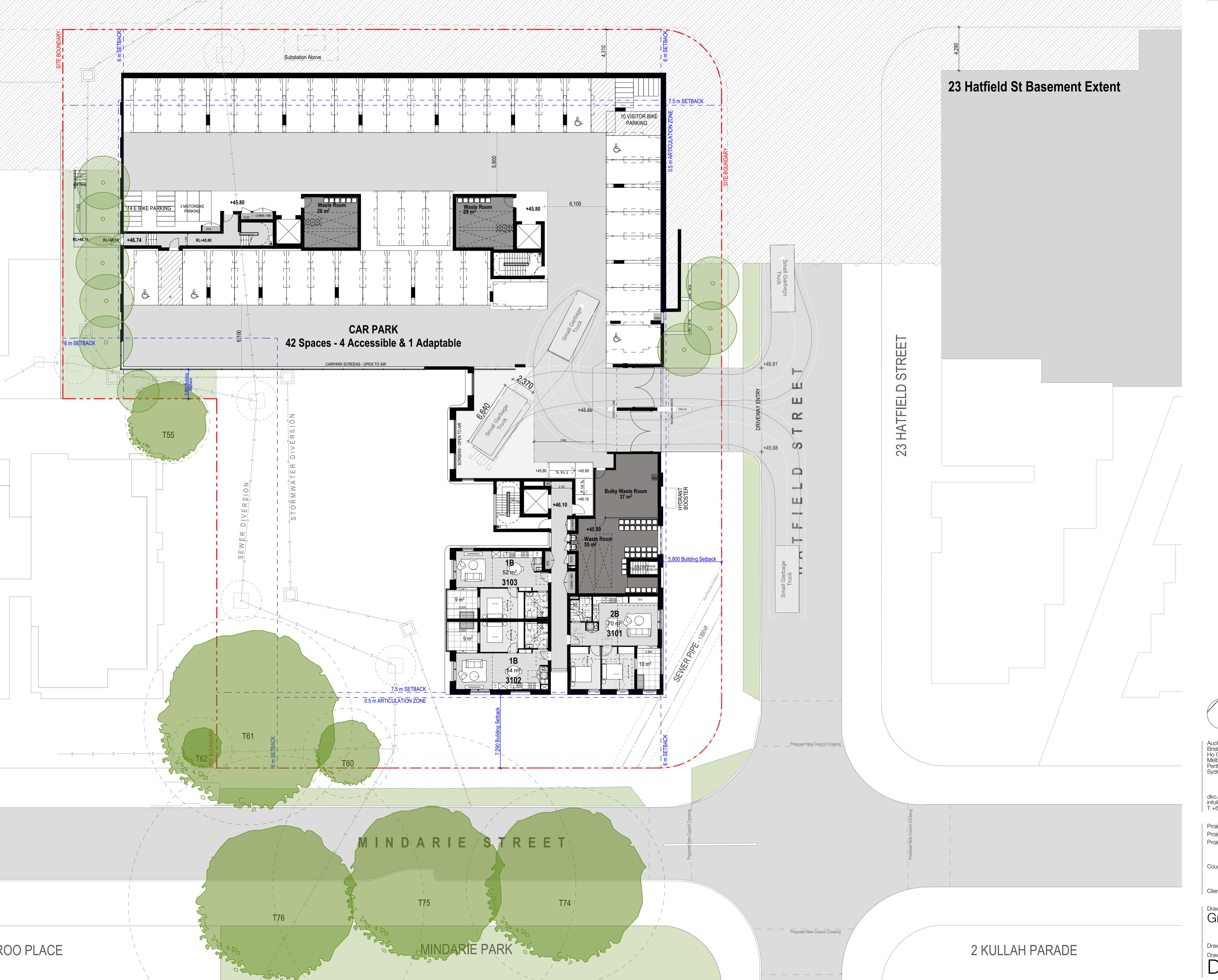
DEVELOPMENT APPLICATION
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 Project Name: Mowbray Road, Lane Cove
 Project Number: 13293
 Project Address: 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove North NSW 2066
 Country: Cammeraygal Country
 Client: Homes NSW
 Drawing Name: Lower Ground Plan
 Drawing Scale: 1:200 @ A1
 Drawing No: DA200
 Revision: A

- All works to be in accordance with surface & boundary approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works.
 - Refer to Arborist Report and Landscape Documentation for all information relating to trees and landscape features on the site.
 - Drawings to be read in conjunction with BASN, National Construction Code, all Specifications and Schedules; all specialist documents and plans.
 - Minor changes to building form & content may be required after Development Application approval.
 - Consult with Building Contractor for any changes.
 - Do not scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Rev A Date 27/09/2024 By IOHS Chk DF Description Issue For DA



626 MOWBRAY ROAD



works to be in accordance with authority & statutory approvals.
er to site survey for all information relating to existing site conditions.
boundary information to be confirmed by registered surveyor before commencing
ks on site.
er to Arborist Report and Landscape Documentation for all information relating to
s and their retention/removal, and all landscape works.
avings to be read in conjunction with all Specifications and Schedules; all
pecialist consultant documentation; BASIS, NathERS, Section J Certificates.
or changes to building form & configuration may be required after Development
sent.
not scale from drawing; figured dimensions only to be used.
ding Contractor to verify all dimensions before commencing work.

| Date | By | Chk | Description |
|------------|-----|-----|--------------|
| 27/09/2024 | KHS | DF | Issue For DA |



626 MOWBRAY ROAD

The figure displays a complex, multi-layered stepped surface structure, rendered in a light gray color. The surface is composed of numerous vertical and horizontal steps, creating a blocky, staircase-like appearance. The structure is highly irregular, with many local peaks and valleys. It features several distinct levels that rise and fall in a non-monotonic fashion across the entire area. The edges of the steps are sharp and well-defined, emphasizing the geometric nature of the surface.

31 - 39 MINDARIE STREET

4 PINAROO PLACE

A map of Hatfield, Hertfordshire, showing the location of 23 Hatfield Street. The map features a grid of roads and a railway line. A specific location is marked with a red dot and labeled '23 HATFIELD STREET'. A note 'Proposed New Council Crossing' is present near the bottom left.

The map illustrates the proposed and existing locations for council crossings in the Kullah Parade area. A large, light-grey shaded region represents the proposed crossing area, which is bounded by a curved line. A smaller, darker grey shaded area represents the existing crossing. A legend on the left side of the map identifies the symbols: a dashed line for 'Proposed New Council Crossing' and a solid line for 'Existing New Council Crossing'.

2 KULLAH PARADE

ect Name Mowbray Road, Lane Cove
ect Number 13293
ect Address 618-624 Mowbray Rd & 25-29 Mindarie
St
Lane Cove North NSW 2066
ntry Cammeraygal Country

Super Ground Plan

ving Scale

DA202

1:200 @ A1
Revision A

- All works to be in accordance with surface & boundary approvals.
 - All Boundary information to be confirmed by registered surveyor before commencing works.
 - Refer to Arborist Report and Landscape Documentation for all information relating to trees and proposed landscaping.
 - Drawings to be read in conjunction with BASN, National Construction Specifications and Schedules; all specialist plans to be read in conjunction with these documents.
 - Minor changes to building form & use may be required after Development Consent.
 - Drawing scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Rev A Date 27/09/2024 By IOHS Chk DF Description Issue For DA



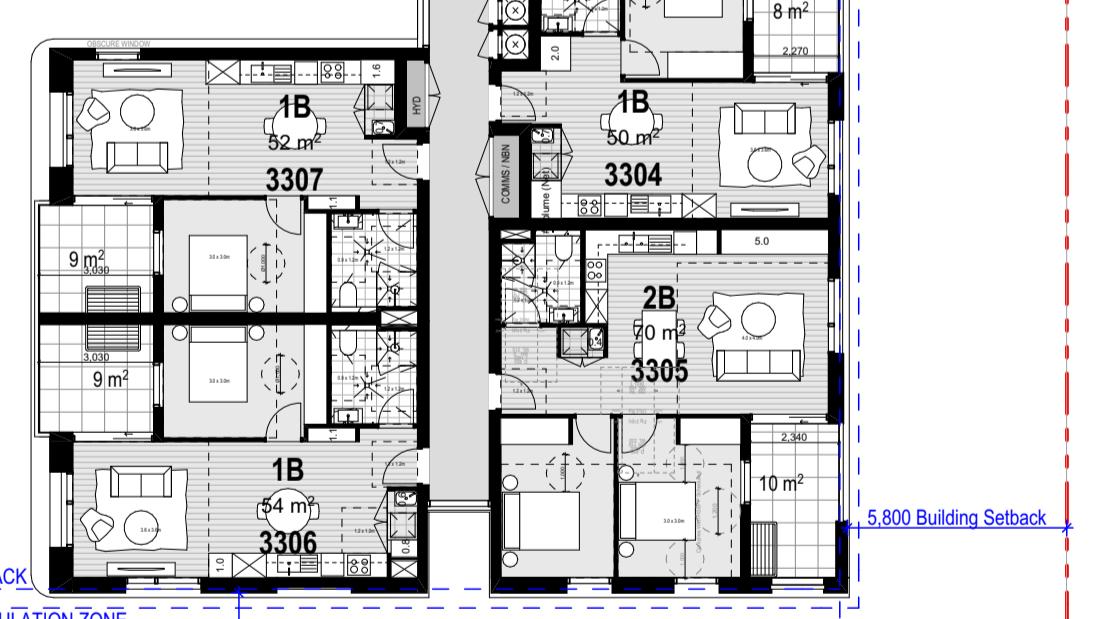
MOWBRAY STREET

626 MOWBRAY ROAD



HATFIELD STREET

23 HATFIELD STREET



31 - 39 MINDARIE STREET

4 PINAROO PLACE

MINDARIE STREET

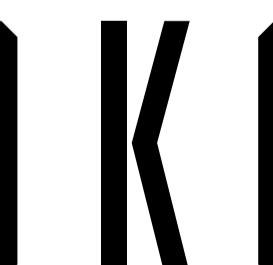
MINDARIE PARK

2 KULLAH PARADE

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Project Name Mowbray Road, Lane Cove
 Project Number 13293
 Project Address 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove North NSW 2066
 Country Cameraygal Country
 Client Homes NSW

Drawing Name Level 1-2 Plan

Drawing Scale 1:200 @ A1
 Drawing No. DA203
 Revision A



M O W B R A Y S T R E E T

626 MOWBRAY ROAD

31 - 39 MINDARIE STREET

4 PINAROO PLACE

JULLAH PARADE

626 MOWBRAY ROAD

23 HATEFUL STREET

- 11 -

The figure is an architectural floor plan of a residential building. The plan is organized into a grid of units. The units are labeled with their type (e.g., 2B, 1B) and area in square meters (e.g., 70 m², 52 m²). The plan includes various rooms such as bedrooms, living rooms, and bathrooms, along with shared spaces like a central staircase and a roof fan plant. The building is bounded by a red dashed line labeled 'SITE BOUNDARY'. Inside this boundary, there are blue dashed lines defining '0.5 m ARTICULATION ZONE' and '6 m SETBACK' on the left and right sides. The right side also features a '7.5 m SETBACK'. A green shaded area is located to the right of the building. The plan also includes technical details like 'AC RISERS', 'CPE', 'PR', 'COMMS / NBN', 'HYD', 'ELEC', 'LSA', 'FIRE STAIR', 'LD Exhaust 1 m²', 'NSN / SWCO', and 'OPEN FIRE STAIR'. A 'Separation' line is shown at the bottom left. A legend in the bottom right corner indicates 'TOW# 59.80', 'PLANT SCREENS - OPEN TO AIR', 'ROOF FAN PLANT (Open To Air) 38 Condensers', and 'RL+59.04'.

2B
75 m²
2305

BBQ
KITCHEN AND DINING AREA

Flexible Lawn
NO-MOW LAWN

Sun Lounge
FLEXIBLE COMMUNAL DECK

Viewing Terrace

(REFER LANDSCAPE DRAWING: LD-DA110)

BBQ Chute Exhaust
OPEN FIRE STAB

Landscaping Dimensions:

- Flexible Lawn: +SD 800, -SSL 300, +TW 600
- Sun Lounge: +SD 800, -SSL 300
- Viewing Terrace: +SD 600, -SSL 300, +TW 1000, +TW 600
- BBQ Area: +SD 800, -SSL 300
- Side Landscaping: +SD 600, -SSL 300, +TW 600
- Front Landscaping: +SD 600, -SSL 300, +TW 600

The diagram illustrates a site plan with several key features: a red dashed line labeled 'SITE BOUNDARY' defining the perimeter; a red dashed line labeled '6 m SETBACK' indicating the distance from the boundary to the buildings; a blue dashed line labeled '0.5 m ARTICULATION ZONE' defining a narrow strip between the buildings; and three buildings labeled T61, T60, and T62. T61 is a long, narrow building on the left, T60 is a larger, irregularly shaped building in the center, and T62 is a smaller, rounded building on the far left. The buildings are shaded in green, and the ground surface is represented by a light green color with a dashed pattern.

A map of the Mindarie area, showing the proposed location of a new council crossing. The map includes labels for 'MINDARIE STREET', 'MINDARIE PARK', and 'Proposed New Council Crossing'. The map also shows the boundaries of lots T74, T75, and T76.

ect Name Mowbray Road, Lane Cove
ect Number 13293
ect Address 618-624 Mowbray Rd & 25-29 Mindarie
St
Lane Cove North NSW 2066
ntry Cammeraygal Country

ving Name
evel 3 Plan

ving Scale
ving No.
DA204

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| Rev | Date | By | Chk | Description |
|-----|------------|-----|-----|--------------|
| A | 27/09/2024 | IHS | DF | Issue For DA |

Certificate No. #HR-HHH49V-04
 Scan QR code or follow website link for rating details.
 Assessor name: Khyati Saxena
 Accreditation No.: HERA 10191
 Property Address: 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove, NSW, 2066
<http://www.hero-software.com.au/pdf/HR-HHH49V-04>

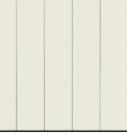
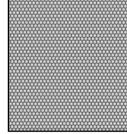
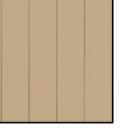
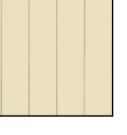


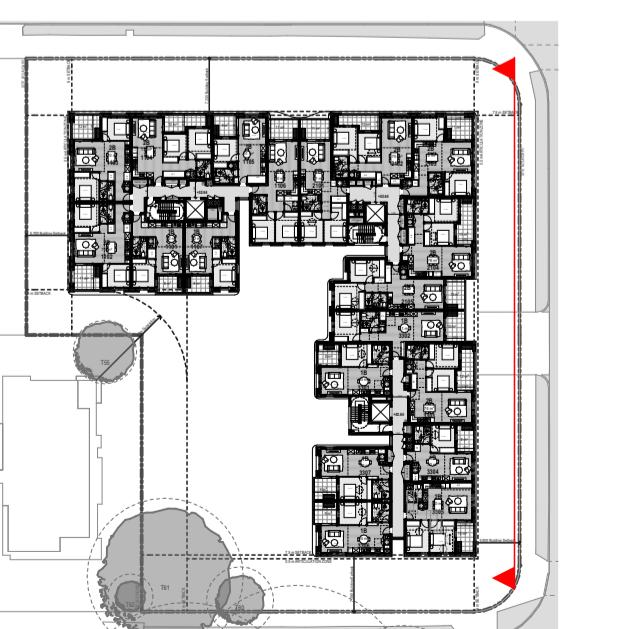

01

East - Elevation

1:100

LEGEND

| | | | | | |
|---|--|---|--|---|---|
|  | EF-01 Finish: Face Brick Product: Brick Colour: Brown |  | EF-05 Finish: Pre Finished Product: FC Cladding Colour: Cream or similar |  | EF-09 Finish: Anodised Product: Mesh Colour: - |
|  | EF-02 Finish: Natural Product: Concrete Colour: Natural |  | EF-06 Finish: Painted Product: FC Cladding Colour: Dark Grey |  | EF-10 Finish: Obscure Product: Glass Colour: Obscure |
|  | EF-03 Finish: Pre Finished Product: FC Cladding Colour: Sand or similar |  | EF-07 Finish: PowderCoat Product: Aluminum Colour: Monument Grey |  | EF-11 Finish: Tinted Product: Concrete Colour: To Match EF-06 |
|  | EF-04 Finish: Pre Finished Product: FC Cladding Colour: Cream or similar |  | EF-08 Finish: Clear Product: Glass Colour: Transparent | | |



KEY PLAN

DEVELOPMENT
APPLICATION



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 Project Name: Mowbray Road, Lane Cove
 Project Number: 13293
 Project Address: 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove North NSW 2066
 Country: Cammeraygal Country
 Client: Homes NSW

Drawing Name: East Elevations

Drawing Scale: 1:100 @ A1
 Drawing No: DA300
 Revision: A



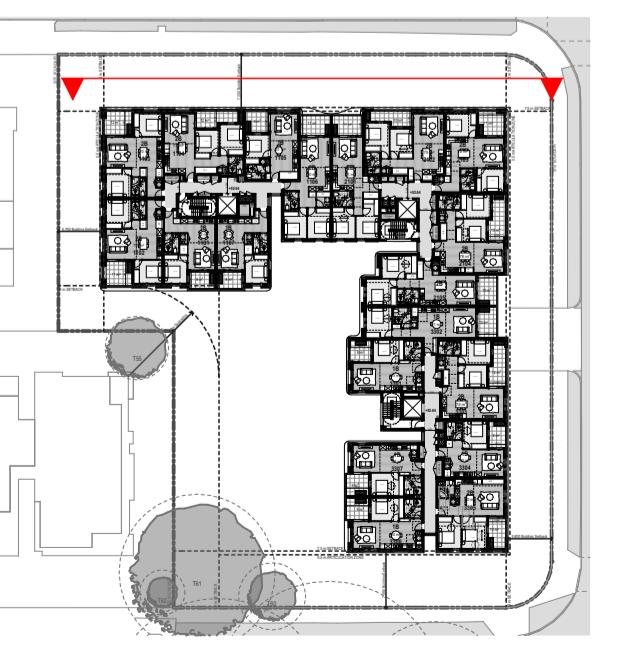
01

North - Elevation

1:100

LEGEND

| | | | | | |
|--|--|--|--|--|--|
| | EF-01 Finish: Face Brick Product: Brick Colour: Brown | | EF-05 Finish: Pre Finished FC Cladding Product: Cream or similar Colour: Cream | | EF-09 Finish: Anodised Mesh Product: - Colour: - |
| | EF-02 Finish: Natural Concrete Product: Natural | | EF-06 Finish: Painted FC Cladding Product: Dark Grey | | EF-10 Finish: Obscure Glass Product: Obscure Colour: Obscure |
| | EF-03 Finish: Pre Finished FC Cladding Product: Sand or similar Colour: Sand | | EF-07 Finish: PowderCoat Product: Aluminum Monument Grey | | EF-11 Finish: Tinted Concrete Product: To Match EF-06 |
| | EF-04 Finish: Pre Finished FC Cladding Product: Cream or similar Colour: Cream | | EF-08 Finish: Clear Glass Product: Transparent | | |



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 Project Number: 13293
 Project Address: 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove North NSW 2066

Country: Cammeraygal Country

Client: Homes NSW

Drawing Name: North Elevations

Drawing Scale: 1:100 @ A1

Drawing No: DA301

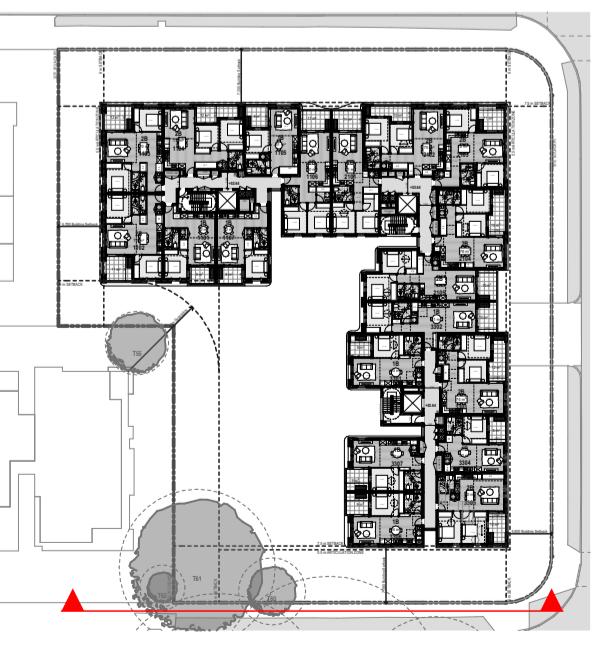
Revision A



South - Elevation

LEGEND

| | | | | | |
|--|---|--|---|--|--|
| | EF-01 Finish: Face Brick Product: Brick Colour: Brown | | EF-05 Finish: Pre Finished FC Cladding Product: Cream or similar | | EF-09 Finish: Anodised Mesh Product: - |
| | EF-02 Finish: Natural Concrete Product: Natural | | EF-06 Finish: Painted FC Cladding Product: Dark Grey | | EF-10 Finish: Obscure Glass Product: Obscure |
| | EF-03 Finish: Pre Finished FC Cladding Product: Sand or similar | | EF-07 Finish: PowderCoat Product: Aluminium Monument Grey | | EF-11 Finish: Tinted Concrete Product: To Match EF-06 |
| | EF-04 Finish: Pre Finished FC Cladding Product: Cream or similar | | EF-08 Finish: Clear Glass Product: Transparent | | |



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 Project Address: 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove North NSW 2066
 Country: Cammeraygal Country
 Client: Homes NSW

Drawing Name: South Elevations
 Drawing Scale: 1:100 @ A1
 Drawing No: DA302
 Revision: A





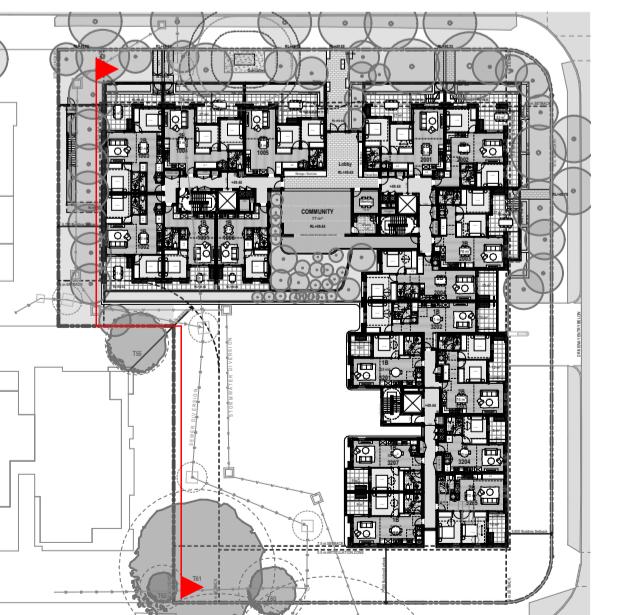
E-06

West - Elevation

1:100

LEGEND

| | | | | | |
|--|---|--|---|--|--|
| | EF-01 Finish: Face Brick Product: Brick Colour: Brown | | EF-05 Finish: Pre Finished FC Cladding Product: Cream or similar | | EF-09 Finish: Anodised Mesh Product: - |
| | EF-02 Finish: Natural Concrete Product: Natural | | EF-06 Finish: Painted FC Cladding Product: Dark Grey | | EF-10 Finish: Obscure Glass Product: Obscure |
| | EF-03 Finish: Pre Finished FC Cladding Product: Sand or similar | | EF-07 Finish: PowderCoat Product: Aluminum Monument Grey | | EF-11 Finish: Tinted Concrete Product: To Match EF-06 |
| | EF-04 Finish: Pre Finished FC Cladding Product: Cream or similar | | | | |



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 Project Number: 13293
 Project Address: 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove North NSW 2066

Country: Cammeraygal Country

Client: Homes NSW

Drawing Name: West Elevations

Drawing Scale: 1:100 @ A1

Drawing No: DA303

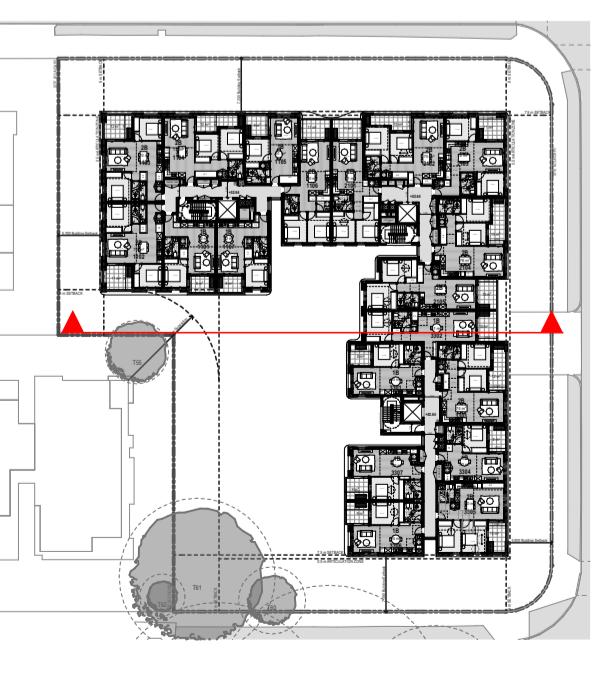
A



E-04

Potential Artwork on screen
to be detailed at design development

| LEGEND | |
|--------|--|
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| EF-05 | Finish: Pre Finished FC Cladding Product: Cream or similar Colour: - |
| EF-09 | Finish: Anodised Mesh Product: - Colour: - |
| EF-02 | Finish: Natural Concrete Product: Natural Colour: - |
| EF-06 | Finish: Painted FC Cladding Product: Dark Grey Colour: - |
| EF-10 | Finish: Obscure Glass Product: Obscure Colour: - |
| EF-03 | Finish: Pre Finished FC Cladding Product: Sand or similar Colour: - |
| EF-07 | Finish: PowderCoat Product: Aluminium Monument Grey Colour: - |
| EF-11 | Finish: Tinted Concrete Product: To Match EF-06 Colour: - |
| EF-04 | Finish: Pre Finished FC Cladding Product: Cream or similar Colour: - |
| EF-08 | Finish: Clear Glass Product: Transparent Colour: - |



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Project Name Mowbray Road, Lane Cove
Project Number 13293
Project Address 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove North NSW 2066

Country Cammeraygal Country

Client Homes NSW

Drawing Name Internal South Elevations

Drawing Scale 1:100 @ A1

Drawing No. DA304

Revision A



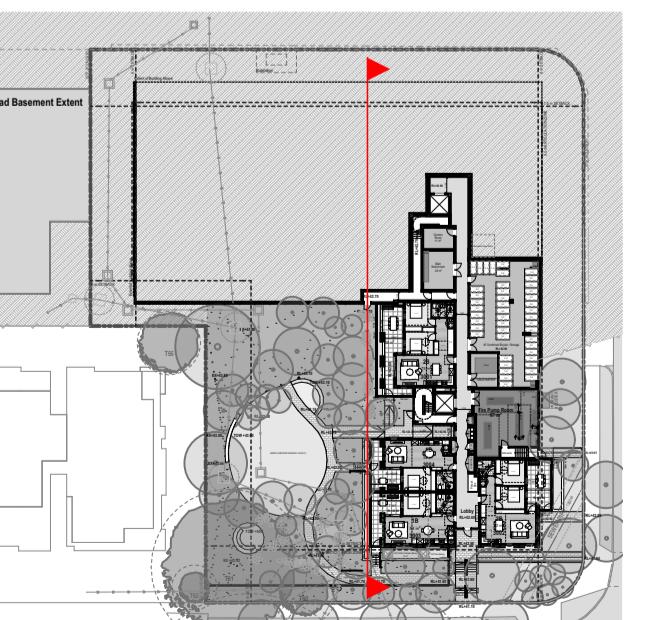
E-05

Internal West - Elevation

1:100

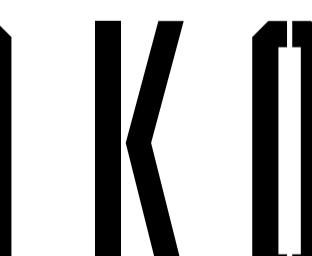
LEGEND

| | | | | | |
|--|--|--|--|--|---|
| | EF-01 Finish: Face Brick Product: Brick Colour: Brown | | EF-05 Finish: Pre Finished Product: FC Cladding Colour: Cream or similar | | EF-09 Finish: Anodised Product: Mesh Colour: - |
| | EF-02 Finish: Natural Product: Concrete Colour: Natural | | EF-06 Finish: Painted Product: FC Cladding Colour: Dark Grey | | EF-10 Finish: Obscure Product: Glass Colour: Obscure |
| | EF-03 Finish: Pre Finished Product: FC Cladding Colour: Sand or similar | | EF-07 Finish: PowderCoat Product: Aluminum Colour: Monument Grey | | EF-11 Finish: Tinted Product: Concrete Colour: To Match EF-06 |
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Project Name
Project Number
Project Address

Country
Client

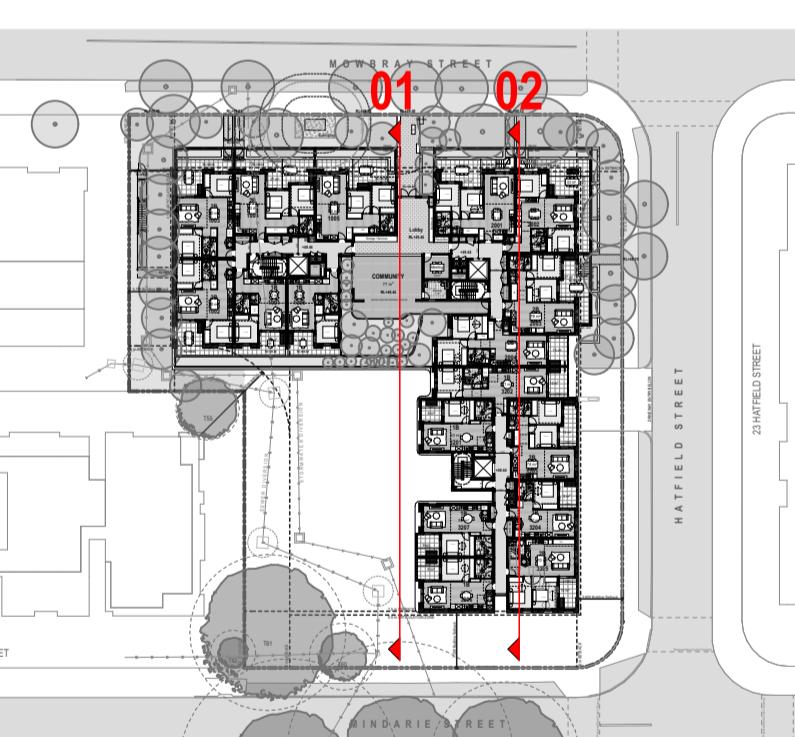
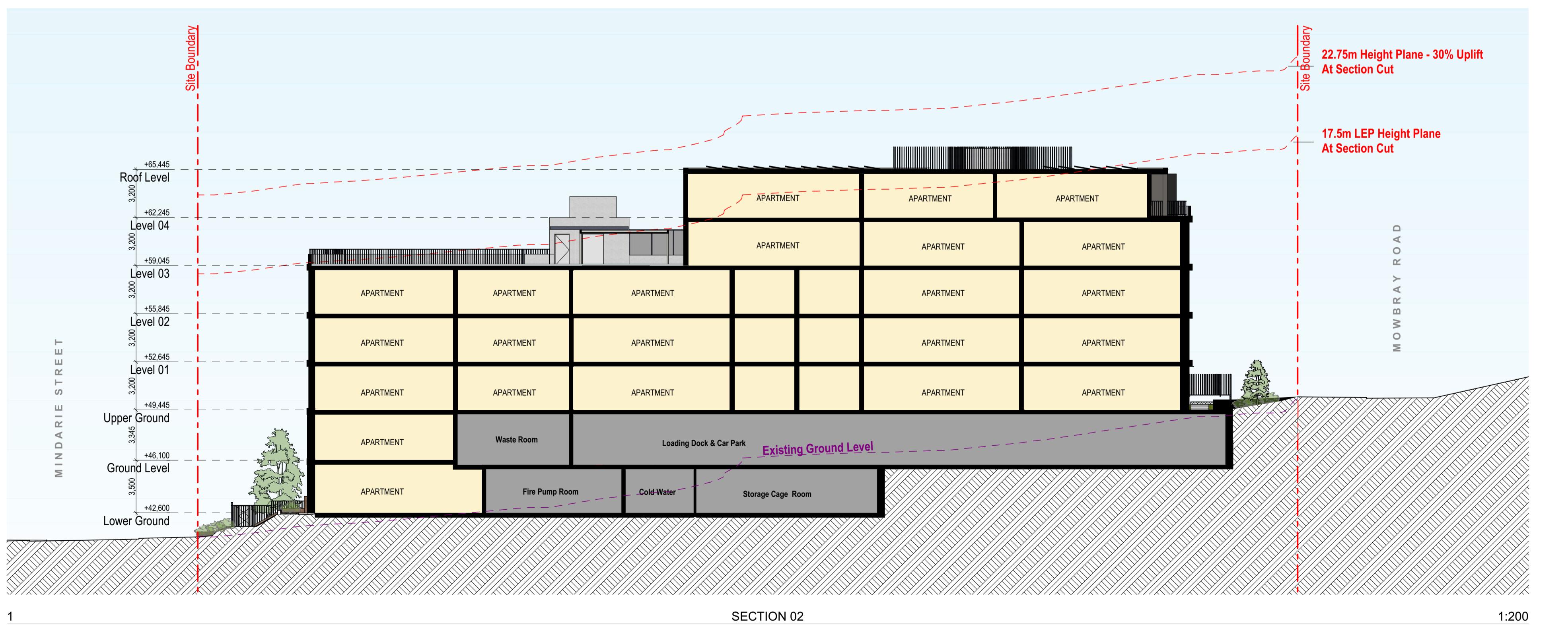
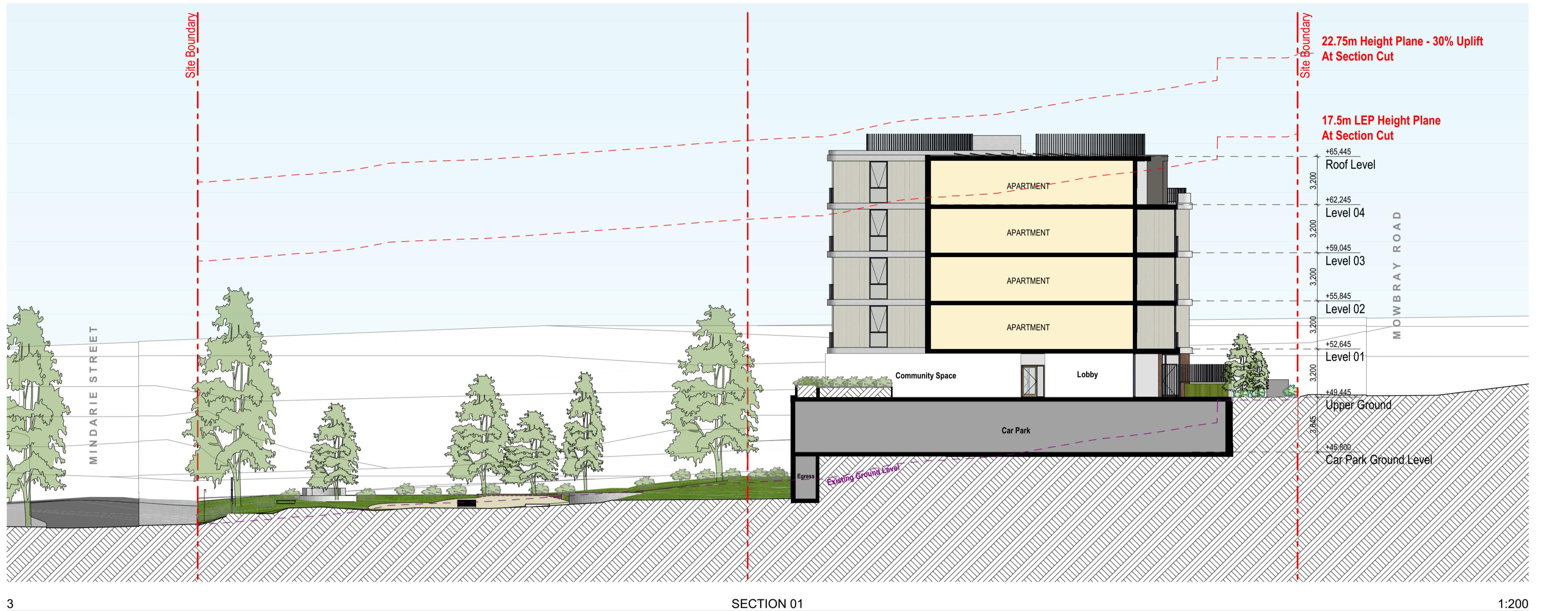
Drawing Name
Drawing Scale
Drawing No.

DA305
1:100 @ A1

Revision A

- All works to be in accordance with surface & boundary approvals.
 - Refer to site survey for all information relating to existing site conditions.
 - All Boundary information to be confirmed by registered surveyor before commencing works.
 - Refer to Arborist Report and Landscape Documentation for all information relating to trees and landscape.
 - Drawings to be read in conjunction with all Specifications and Schedules; all specialist to be read in conjunction with all Specifications and Schedules; all
 - Minor changes to drawing form & content may be required after Development Consent.
 - Drawing scale from drawing; figured dimensions only to be used.
 - Building Contractor to verify all dimensions before commencing work.

Rev A Date 27/09/2024 By IOHS Chk DF Description Issue For DA



DEVELOPMENT APPLICATION



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Project Name: Mowbray Road, Lane Cove
Project Number: 13293
Project Address: 618-624 Mowbray Rd & 25-29 Mindarie St, Lane Cove North NSW 2066
Country: Cammeraygal Country

Drawing Name: Sections

Drawing Scale: 1:200 @ A1
Drawing No: DA306
Revision: A



Appendix C

BASIX Certificate

BASIX® Certificate

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

Multi Dwelling

Certificate number: 1766554M

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

Secretary

Date of issue: Friday, 27 September 2024

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



Project summary

| | |
|--|--|
| Project name | Mowbray Road, Lane Cove North |
| Street address | 618-624 MOWBRAY ROAD 25-29 MINDARIE STREET LANE COVE 2066 |
| Local Government Area | LANE COVE |
| Plan type and plan number | Deposited Plan DP35865, 19/DP35865, 20/DP35865, 64/DP35865, 65/DP35865, 66/DP35865 |
| Lot no. | 17 |
| Section no. | DP35865, 18/DP35865, 19/DP35865, 20/DP35865, 64/DP35865, 65/DP35865, 66 |
| No. of residential flat buildings | 1 |
| Residential flat buildings: no. of dwellings | 86 |
| Multi-dwelling housing: no. of dwellings | 0 |
| No. of single dwelling houses | 0 |

Project score

| | | |
|---------------------|--------|-------------|
| Water | ✓ 40 | Target 40 |
| Thermal Performance | ✓ Pass | Target Pass |
| Energy | ✓ 73 | Target 61 |
| Materials | ✓ -100 | Target n/a |

Certificate Prepared by

| |
|-------------------------------------|
| Name / Company Name: ADP Consulting |
| ABN (if applicable): |

Description of project

Project address

| | |
|---------------------------|--|
| Project name | Mowbray Road, Lane Cove North |
| Street address | 618-624 MOWBRAY ROAD 25-29 MINDARIE STREET LANE COVE 2066 |
| Local Government Area | LANE COVE |
| Plan type and plan number | Deposited Plan DP35865, 19/DP35865, 20/DP35865, 64/DP35865, 65/DP35865, 66/DP35865 |
| Lot no. | 17 |
| Section no. | DP35865, 18/DP35865, 19/DP35865, 20/DP35865, 64/DP35865, 65/DP35865, 66 |

Common area landscape

| | |
|---|------|
| Common area lawn (m ²) | 0.00 |
| Common area garden (m ²) | 2245 |
| Area of indigenous or low water use species (m ²) | 2245 |

Assessor details and thermal loads

| | |
|--------------------|--------------|
| Assessor number | 10191 |
| Certificate number | HR-HHH49V-04 |
| Climate zone | 56 |

Project score

| | | |
|---------------------|--------|-------------|
| Water | ✓ 40 | Target 40 |
| Thermal Performance | ✓ Pass | Target Pass |
| Energy | ✓ 73 | Target 61 |
| Materials | ✓ -100 | Target n/a |

Project type

| | |
|--|----|
| No. of residential flat buildings | 1 |
| Residential flat buildings: no. of dwellings | 86 |
| Multi-dwelling housing: no. of dwellings | 0 |
| No. of single dwelling houses | 0 |

Site details

| | |
|--|--------|
| Site area (m ²) | 4198 |
| Roof area (m ²) | 1265.6 |
| Non-residential floor area (m ²) | - |
| Residential car spaces | 47 |
| Non-residential car spaces | - |

Description of project

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

Residential flat buildings - Building 1, 86 dwellings, 5 storeys above ground

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 1001 | 1 | 52 | 0 | 0 | 0 |
| 1005 | 2 | 74 | 0 | 0 | 0 |
| 1103 | 2 | 70 | 0 | 0 | 0 |
| 1107 | 1 | 52 | 0 | 0 | 0 |
| 1204 | 2 | 73 | 0 | 0 | 0 |
| 1301 | 1 | 52 | 0 | 0 | 0 |
| 1305 | 1 | 51 | 0 | 0 | 0 |
| 1402 | 2 | 70 | 0 | 0 | 0 |
| 1406 | 2 | 70 | 0 | 0 | 0 |
| 2003 | 2 | 76 | 0 | 0 | 0 |
| 2103 | 2 | 72 | 0 | 0 | 0 |
| 2202 | 2 | 75 | 0 | 0 | 0 |
| 2301 | 2 | 71 | 0 | 0 | 0 |
| 2305 | 2 | 75 | 0 | 0 | 0 |
| 2404 | 1 | 53 | 0 | 0 | 0 |
| 3003 | 1 | 53 | 0 | 0 | 0 |
| 3103 | 1 | 52 | 0 | 0 | 0 |
| 3204 | 1 | 50 | 0 | 0 | 0 |
| 3301 | 1 | 53 | 0 | 0 | 0 |
| 3305 | 2 | 70 | 0 | 0 | 0 |
| 3402 | 1 | 61 | 0 | 0 | 0 |
| 1002 | 2 | 70 | 0 | 0 | 0 |
| 1006 | 1 | 52 | 0 | 0 | 0 |
| 1104 | 2 | 73 | 0 | 0 | 0 |
| 1201 | 1 | 52 | 0 | 0 | 0 |
| 1205 | 1 | 51 | 0 | 0 | 0 |
| 1302 | 2 | 70 | 0 | 0 | 0 |
| 1306 | 2 | 70 | 0 | 0 | 0 |
| 1403 | 2 | 72 | 0 | 0 | 0 |
| 1407 | 1 | 52 | 0 | 0 | 0 |
| 2004 | 2 | 74 | 0 | 0 | 0 |
| 2104 | 2 | 76 | 0 | 0 | 0 |
| 2203 | 2 | 72 | 0 | 0 | 0 |
| 2302 | 2 | 75 | 0 | 0 | 0 |
| 2401 | 2 | 71 | 0 | 0 | 0 |
| 2405 | 2 | 75 | 0 | 0 | 0 |
| 3004 | 1 | 52 | 0 | 0 | 0 |
| 3201 | 1 | 53 | 0 | 0 | 0 |
| 3205 | 2 | 70 | 0 | 0 | 0 |
| 3302 | 1 | 61 | 0 | 0 | 0 |
| 3306 | 1 | 53 | 0 | 0 | 0 |
| 3403 | 2 | 74 | 0 | 0 | 0 |
| 1003 | 2 | 70 | 0 | 0 | 0 |
| 1101 | 1 | 52 | 0 | 0 | 0 |
| 1105 | 1 | 51 | 0 | 0 | 0 |
| 1202 | 2 | 70 | 0 | 0 | 0 |
| 1206 | 2 | 70 | 0 | 0 | 0 |
| 1303 | 2 | 70 | 0 | 0 | 0 |
| 1307 | 1 | 52 | 0 | 0 | 0 |
| 1404 | 1 | 50 | 0 | 0 | 0 |
| 2001 | 2 | 75 | 0 | 0 | 0 |
| 2101 | 2 | 71 | 0 | 0 | 0 |
| 2105 | 2 | 74 | 0 | 0 | 0 |
| 2204 | 2 | 76 | 0 | 0 | 0 |
| 2303 | 2 | 72 | 0 | 0 | 0 |
| 2402 | 1 | 51 | 0 | 0 | 0 |
| 3001 | 2 | 75 | 0 | 0 | 0 |
| 3101 | 2 | 70 | 0 | 0 | 0 |
| 3202 | 1 | 61 | 0 | 0 | 0 |
| 3206 | 1 | 53 | 0 | 0 | 0 |
| 3303 | 2 | 74 | 0 | 0 | 0 |
| 3307 | 1 | 52 | 0 | 0 | 0 |
| 3404 | 1 | 50 | 0 | 0 | 0 |
| 1004 | 2 | 73 | 0 | 0 | 0 |
| 1102 | 2 | 70 | 0 | 0 | 0 |
| 1106 | 2 | 70 | 0 | 0 | 0 |
| 1203 | 2 | 70 | 0 | 0 | 0 |
| 1207 | 1 | 52 | 0 | 0 | 0 |
| 1304 | 2 | 73 | 0 | 0 | 0 |
| 1401 | 1 | 52 | 0 | 0 | 0 |
| 1405 | 1 | 50 | 0 | 0 | 0 |
| 2002 | 2 | 72 | 0 | 0 | 0 |
| 2102 | 2 | 75 | 0 | 0 | 0 |
| 2201 | 2 | 71 | 0 | 0 | 0 |
| 2205 | 2 | 74 | 0 | 0 | 0 |
| 2304 | 2 | 76 | 0 | 0 | 0 |
| 2403 | 2 | 76 | 0 | 0 | 0 |
| 3002 | 2 | 73 | 0 | 0 | 0 |
| 3102 | 1 | 53 | 0 | 0 | 0 |
| 3203 | 2 | 74 | 0 | 0 | 0 |
| 3207 | 1 | 51 | 0 | 0 | 0 |
| 3304 | 1 | 50 | 0 | 0 | 0 |
| 3401 | 1 | 53 | 0 | 0 | 0 |
| 3405 | 2 | 70 | 0 | 0 | 0 |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 3406 | 1 | 53 | 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) |
|--------------|-----------------|--|--|---|---|
| 3407 | 1 | 52 | 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) |
|--------------|-----------------|--|--|---|---|
| | | | | | |

Description of project

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

Common areas of unit building - Building 1

| Common area | Floor area (m ²) |
|---------------------|------------------------------|
| Lift bank (No. 1) | - |
| Waste rooms (No. 1) | 147 |
| Amenity room | 8.06 |
| Fire Pump Room | 67 |
| Level 1-4 Hallways | 345.89 |

| Common area | Floor area (m ²) |
|----------------------------------|------------------------------|
| Undercover car park area (No. 1) | 1447 |
| Meeting Room | 10.54 |
| Bike Parking | 40 |
| Stormwater Pump room | 9.53 |

| Common area | Floor area (m ²) |
|-----------------------|------------------------------|
| Switch room (No. 1) | 20 |
| Bicycle and Storage | 131.66 |
| Comms Room | 11 |
| Lower ground Hallways | 247.6 |

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building 1

- (a) Buildings
 - (i) Materials
- (b) Dwellings
 - (i) Water
 - (ii) Energy
 - (iii) Thermal Performance
- (c) Common areas and central systems/facilities
 - (i) Water
 - (ii) Energy

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

- (b) Common areas and central systems/facilities
 - (i) Water
 - (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building 1

(a) Buildings

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

Floor types

| Floor type | Area (m2) | Insulation | Low emissions option |
|---|-----------|---------------------------------|----------------------|
| concrete slab on ground, frame: | 708.8 | - | none |
| floors above habitable rooms, frame: suspended concrete slab | 7300 | rockwool batts, roll or pump-in | - |

External wall types

| External wall type | Construction type | Area (m2) | Low emissions option | Insulation |
|----------------------|---|-----------|----------------------|---------------------------------|
| External wall type 1 | concrete block/ plasterboard, frame: light steel frame | 4774.8 | - | rockwool batts, roll or pump-in |

Internal wall types

| Internal wall type | Construction type | Area (m ²) | Insulation |
|----------------------|--|------------------------|---------------------------------|
| Internal wall type 1 | single skin masonry, frame:light steel frame | 3038 | rockwool batts, roll or pump-in |
| Internal wall type 2 | plasterboard, frame:light steel frame | 3869 | rockwool batts, roll or pump-in |

Reinforcement concrete frames/columns

| Building has reinforced concrete frame/columns? | Volume (m ³) | Low emissions option |
|---|--------------------------|----------------------|
| - | - | - |

Ceiling and roof types

| Ceiling and roof type | Area (m ²) | Roof Insulation | Ceiling Insulation |
|--|------------------------|-----------------|---------------------------------|
| concrete - plasterboard internal, frame: light steel frame | 5477.6 | - | rockwool batts, roll or pump-in |
| concrete - bare internal, frame: light steel frame | 1414.8 | - | rockwool batts, roll or pump-in |

Glazing types

Frame types

| Single glazing (m ²) | Double glazing (m ²) | Triple glazing (m ²) | Aluminium frames (m ²) | Timber frames (m ²) | uPVC frames (m ²) | Steel frames (m ²) | Composite frames (m ²) |
|----------------------------------|----------------------------------|----------------------------------|------------------------------------|---------------------------------|-------------------------------|--------------------------------|------------------------------------|
| - | 1382.9 | - | 1382.9 | - | - | - | - |

(b) Dwellings

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

| Dwelling no. | Fixtures | | | | | Appliances | | Individual pool | | | | Individual spa | | |
|---------------|-------------------------------|-----------------------------|------------------|-------------------|-------------------------------|---------------------|------------------|---------------------|------------|---------------|-------------|---------------------|-----------|------------|
| | All shower-heads | All toilet flushing systems | All kitchen taps | All bathroom taps | HW recirculation or diversion | All clothes washers | All dish-washers | Volume (max volume) | Pool cover | Pool location | Pool shaded | Volume (max volume) | Spa cover | Spa shaded |
| All dwellings | 4 star (> 6 but <= 7.5 L/min) | 5 star | 4 star | 4 star | - | not specified | not specified | - | - | - | - | - | - | - |

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

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

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

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

| | Individual pool | | | Individual spa | | Appliances other efficiency measures | | | | | |
|---------------|---------------------|-----------|-------|--------------------|-------|--------------------------------------|------------|---------------|---|--|--|
| Dwelling no. | Pool heating system | Pool Pump | Timer | Spa heating system | Timer | Kitchen cooktop/oven | Dishwasher | Clothes dryer | Indoor or sheltered clothes drying line | Private outdoor or unsheltered clothes drying line | |
| All dwellings | - | - | - | - | - | electric cooktop & electric oven | - | 4.5 star | yes | no | |

| (iii) Thermal Performance | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development. | | | |
| (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. | | | |
| (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below. | | | |
| (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case. | ✓ | | |
| (e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | | ✓ | |
| (f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications. | | ✓ | ✓ |
| (g) Where there is an in-slab heating or cooling system, the applicant must: <ul style="list-style-type: none"> (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab. | ✓ | ✓ | ✓ |
| (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below. | ✓ | ✓ | ✓ |
| (i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate. | ✓ | | |
| (j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate. | | ✓ | |

| Dwelling no. | Thermal loads | | |
|--------------|---|---|---|
| | Area adjusted heating load (in MJ/m ² /yr) | Area adjusted cooling load (in MJ/m ² /yr) | Area adjusted total load (in MJ/m ² /yr) |
| 1001 | 29.9 | 2.8 | 32.700 |
| 1002 | 27.9 | 6.9 | 34.800 |
| 1003 | 11.6 | 5.6 | 17.200 |
| 1004 | 7 | 3.8 | 10.800 |

| Dwelling no. | Thermal loads | | |
|--------------|---|---|---|
| | Area adjusted heating load (in MJ/m ² /yr) | Area adjusted cooling load (in MJ/m ² /yr) | Area adjusted total load (in MJ/m ² /yr) |
| 1005 | 4.8 | 5.1 | 9.900 |
| 1006 | 31 | 2.7 | 33.700 |
| 1101 | 25.3 | 4 | 29.300 |
| 1102 | 16.8 | 5.1 | 21.900 |
| 1103 | 3.7 | 5 | 8.700 |
| 1104 | 1.8 | 3.4 | 5.200 |
| 1105 | 6.2 | 5.5 | 11.700 |
| 1106 | 10 | 3.4 | 13.400 |
| 1107 | 28.9 | 3 | 31.900 |
| 1201 | 26.1 | 3.9 | 30.000 |
| 1202 | 14.6 | 10.6 | 25.200 |
| 1203 | 3.2 | 4.9 | 8.100 |
| 1204 | 1.8 | 5 | 6.800 |
| 1205 | 6.3 | 5.2 | 11.500 |
| 1206 | 12.2 | 3 | 15.200 |
| 1207 | 29.9 | 3.5 | 33.400 |
| 1301 | 27.4 | 4.6 | 32.000 |
| 1302 | 17.4 | 13.5 | 30.900 |
| 1303 | 5.6 | 7.3 | 12.900 |
| 1304 | 3.8 | 6.1 | 9.900 |
| 1305 | 8 | 8.5 | 16.500 |
| 1306 | 13.9 | 4.1 | 18.000 |
| 1307 | 31.2 | 4 | 35.200 |
| 1401 | 30.4 | 3.8 | 34.200 |
| 1402 | 19.9 | 8.6 | 28.500 |
| 1403 | 8.4 | 13 | 21.400 |
| 1404 | 6.6 | 9 | 15.600 |
| 1405 | 9.4 | 9 | 18.400 |
| 1406 | 20 | 9.4 | 29.400 |
| 1407 | 32.4 | 4.4 | 36.800 |
| 2001 | 8.4 | 4.7 | 13.100 |

| Dwelling no. | Thermal loads | | |
|--------------|---|---|---|
| | Area adjusted heating load (in MJ/m ² /yr) | Area adjusted cooling load (in MJ/m ² /yr) | Area adjusted total load (in MJ/m ² /yr) |
| 2002 | 15.8 | 6.4 | 22.200 |
| 2003 | 29 | 6.2 | 35.200 |
| 2004 | 23.2 | 4.6 | 27.800 |
| 2101 | 14.5 | 2.5 | 17.000 |
| 2102 | 2 | 4 | 6.000 |
| 2103 | 6 | 3.8 | 9.800 |
| 2104 | 19.6 | 3.5 | 23.100 |
| 2105 | 25.3 | 7.8 | 33.100 |
| 2201 | 15.1 | 2.4 | 17.500 |
| 2202 | 2.2 | 2.9 | 5.100 |
| 2203 | 8.9 | 4.6 | 13.500 |
| 2204 | 18.2 | 3.6 | 21.800 |
| 2205 | 26.3 | 7.4 | 33.700 |
| 2301 | 17.5 | 3.8 | 21.300 |
| 2302 | 4 | 4.5 | 8.500 |
| 2303 | 12.5 | 7.1 | 19.600 |
| 2304 | 20.3 | 5.5 | 25.800 |
| 2305 | 20.3 | 4.5 | 24.800 |
| 2401 | 14.8 | 9 | 23.800 |
| 2402 | 6.5 | 8.4 | 14.900 |
| 2403 | 16.1 | 9.5 | 25.600 |
| 2404 | 27.6 | 9 | 36.600 |
| 2405 | 25.5 | 11.9 | 37.400 |
| 3001 | 19.3 | 12.1 | 31.400 |
| 3002 | 10.8 | 2.7 | 13.500 |
| 3003 | 16.6 | 7.8 | 24.400 |
| 3004 | 7.7 | 10.2 | 17.900 |
| 3101 | 29 | 3 | 32.000 |
| 3102 | 19 | 4.3 | 23.300 |
| 3103 | 11.8 | 4.1 | 15.900 |
| 3201 | 25.2 | 5.8 | 31.000 |

| Dwelling no. | Thermal loads | | |
|---------------------|---|---|---|
| | Area adjusted heating load (in MJ/m ² /yr) | Area adjusted cooling load (in MJ/m ² /yr) | Area adjusted total load (in MJ/m ² /yr) |
| 3202 | 31.2 | 5.9 | 37.100 |
| 3203 | 17.7 | 4 | 21.700 |
| 3204 | 21.4 | 6.3 | 27.700 |
| 3205 | 25.3 | 4.9 | 30.200 |
| 3206 | 20 | 7.8 | 27.800 |
| 3207 | 15.5 | 10.2 | 25.700 |
| 3301 | 28.4 | 5.1 | 33.500 |
| 3302 | 21.7 | 12.6 | 34.300 |
| 3303 | 16.9 | 3.6 | 20.500 |
| 3304 | 19.2 | 4.7 | 23.900 |
| 3305 | 22.7 | 3.1 | 25.800 |
| 3306 | 25.4 | 4.5 | 29.900 |
| 3307 | 21.6 | 6.5 | 28.100 |
| 3401 | 29.2 | 7.2 | 36.400 |
| 3402 | 30.1 | 13.5 | 43.600 |
| 3403 | 24.7 | 6 | 30.700 |
| 3404 | 22.2 | 6.1 | 28.300 |
| 3405 | 32.3 | 4.9 | 37.200 |
| 3406 | 29.6 | 5.9 | 35.500 |
| All other dwellings | 28.9 | 9.5 | 38.400 |

(c) Common areas and central systems/facilities

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

| Common area | Showerheads rating | Toilets rating | Taps rating | Clothes washers rating |
|--------------------|---------------------------|-----------------------|--------------------|-------------------------------|
| All common areas | no common facility | 5 star | 4 star | no common laundry facility |

| Central systems | Size | Configuration | Connection (to allow for...) |
|--|-------------|--|---|
| Central water tank - rainwater or stormwater (No. 1) | 10000 | To collect run-off from at least: - 1265.6 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system). | - irrigation of 2245 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site |

| (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 | Common area ventilation system | | Common area lighting | | |
|----------------------------------|--------------------------------|-----------------------------------|-------------------------------------|-----------------------------------|------------------------------|
| | Ventilation system type | Ventilation efficiency measure | Primary type of artificial lighting | Lighting efficiency measure | Lighting control system/ BMS |
| Lift bank (No. 1) | - | - | light-emitting diode | connected to lift call button | yes |
| Undercover car park area (No. 1) | ventilation (supply + exhaust) | carbon monoxide monitor + VSD fan | light-emitting diode | daylight sensor and motion sensor | yes |
| Switch room (No. 1) | ventilation supply only | none i.e., continuous | light-emitting diode | manual on / manual off | no |
| Waste rooms (No. 1) | ventilation exhaust only | - | light-emitting diode | manual on / manual off | no |
| Meeting Room | air conditioning system | time clock or BMS controlled | light-emitting diode | manual on / manual off | no |
| Bicycle and Storage | ventilation supply only | none i.e., continuous | light-emitting diode | manual on / manual off | no |
| Amenity room | ventilation exhaust only | none i.e., continuous | light-emitting diode | manual on / manual off | no |
| Bike Parking | ventilation supply only | none i.e., continuous | light-emitting diode | motion sensors | yes |
| Comms Room | ventilation supply only | none i.e., continuous | light-emitting diode | manual on / manual off | no |
| Fire Pump Room | ventilation supply only | none i.e., continuous | light-emitting diode | manual on / manual off | no |
| Stormwater Pump room | ventilation supply only | none i.e., continuous | light-emitting diode | manual on / manual off | no |
| Lower ground Hallways | no mechanical ventilation | - | light-emitting diode | motion sensors | yes |
| Level 1-4 Hallways | no mechanical ventilation | - | light-emitting diode | motion sensors | yes |

| Central energy systems | Type | Specification |
|----------------------------------|---|--|
| Lift bank (No. 1) | gearless traction with V V V F motor and regenerative drive | Number of levels (including basement): 6 number of levels from the bottom of the lift shaft to the top of the lift shaft: 6 number of lifts: 3 lift load capacity: >= 1001 kg but <= 1500kg |
| Central hot water system (No. 1) | electric heat pump – air sourced | Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: 3.5 < COP <= 4.0 |

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

(b) Common areas and central systems/facilities

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

| Common area | Showerheads rating | Toilets rating | Taps rating | Clothes washers rating |
|------------------|--------------------|----------------|-------------|----------------------------|
| All common areas | no common facility | 5 star | 4 star | no common laundry facility |

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

| Central energy systems | Type | Specification |
|---------------------------|---------------------|---|
| Alternative energy supply | Photovoltaic system | Rated electrical output (min): 49.5 peak kW |
| Other | - | - |

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).

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