BASIX® Certificate

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

Multi Dwelling

Certificate number: 1770964M_02

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

Secretary
Date of issue: Thursday, 31 October 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.

NSW GOVERNMENT

Project summary	
Project name	44-52 Anderson Street, Chatswood NSW 2067_02
Street address	44-52 ANDERSON STREET CHATSWOOD 2067
Local Government Area	WILLOUGHBY
Plan type and plan number	Strata Plan -
Lot no.	SP 80201, SP 68797, SP 78790
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	123
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score		
Water	✔ 42	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 65	Target 63
Materials	✔ -21	Target n/a

Certificate Prepared by
Name / Company Name: GREENPERCH PTY LTD

ABN (if applicable): 81679640825

Description of project

Project address	
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Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	123
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	2687
Roof area (m²)	980
Non-residential floor area (m²)	2743
Residential car spaces	256
Non-residential car spaces	40

Common area landscape	
Common area lawn (m²)	65
Common area garden (m²)	2500
Area of indigenous or low water use species (m²)	250

Assessor details and thermal loads	
Assessor number	DMN/19/1921
Certificate number	0009768200
Climate zone	56

Project score			
Water	✔	42	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	65	Target 63
Materials	✔	-21	Target n/a

Description of project

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

Residential flat buildings - Building1, 123 dwellings, 34 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
u1101	3	104	9	0	0
u1105	3	104	9	0	0
u1301	3	104	9	0	0
u1305	3	104	9	0	0
u1501	3	104	9	0	0
u1505	3	104	9	0	0
u1701	3	104	9	0	0
u1705	3	104	9	0	0
u1901	3	104	9	0	0
u1905	3	104	9	0	0
u201	3	104	9	0	0
u2101	3	104	9	0	0
u2105	3	104	9	0	0
u2301	3	104	9	0	0
u2305	3	104	9	0	0
u2501	3	157	0	0	0
u2601	3	157	0	0	0
u2701	3	157	0	0	0
u2801	4+	333	0	0	0
u3001	4+	333	0	0	0
u402	3	96	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
u1102	3	145	10	0	0
u1106	3	145	10	0	0
u1302	3	145	10	0	0
u1306	3	145	10	0	0
u1502	3	145	10	0	0
u1506	3	145	10	0	0
u1702	3	145	10	0	0
u1706	3	145	10	0	0
u1902	3	145	10	0	0
u1906	3	145	10	0	0
u202	3	145	10	0	0
u2102	3	145	10	0	0
u2106	3	145	10	0	0
u2302	3	145	10	0	0
u2306	3	145	10	0	0
u2502	3	160	0	0	0
u2602	3	160	0	0	0
u2702	3	160	0	0	0
u2802	4+	333	0	0	0
u3002	4+	333	0	0	0
u403	2	78	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
u1103	3	145	10	0	0
u1107	3	145	10	0	0
u1303	3	145	10	0	0
u1307	3	145	10	0	0
u1503	3	145	10	0	0
u1507	3	145	10	0	0
u1703	3	145	10	0	0
u1707	3	145	10	0	0
u1903	3	145	10	0	0
u1907	3	145	10	0	0
u203	3	145	10	0	0
u2103	3	145	10	0	0
u2107	3	145	10	0	0
u2303	3	145	10	0	0
u2307	3	145	10	0	0
u2503	3	157	0	0	0
u2603	3	157	0	0	0
u2703	3	157	0	0	0
u2901	4+	333	0	0	0
u3201	4+	682	0	0	0
u404	2	75	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
u1104	3	104	9	0	0
u1108	3	104	9	0	0
u1304	3	104	9	0	0
u1308	3	104	9	0	0
u1504	3	104	9	0	0
u1508	3	104	9	0	0
u1704	3	104	9	0	0
u1708	3	104	9	0	0
u1904	3	104	9	0	0
u1908	3	104	9	0	0
u204	3	104	9	0	0
u2104	3	104	9	0	0
u2108	3	104	9	0	0
u2304	3	104	9	0	0
u2308	3	104	9	0	0
u2504	3	160	0	0	0
u2604	3	160	0	0	0
u2704	3	160	0	0	0
u2902	4+	333	0	0	0
u401	1	57	0	0	0
u501	1	57	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
u502	3	96	0	0	0
u506	2	79	0	0	0
u602	3	96	0	0	0
u606	2	79	0	0	0
u702	3	96	0	0	0
u706	2	79	0	0	0
u802	3	96	0	0	0
u806	2	79	0	0	0
u902	3	145	10	0	0
u906	3	145	10	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
u503	2	78	0	0	0
u507	3	96	0	0	0
u603	2	78	0	0	0
u607	3	96	0	0	0
u703	2	78	0	0	0
u707	3	96	0	0	0
u803	2	78	0	0	0
u807	3	96	0	0	0
u903	3	145	10	0	0
u907	3	145	10	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
u504	2	75	0	0	0
u508	1	57	0	0	0
u604	2	75	0	0	0
u608	1	57	0	0	0
u704	2	75	0	0	0
u708	1	57	0	0	0
u804	2	75	0	0	0
u808	1	57	0	0	0
u904	3	104	9	0	0
u908	3	104	9	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
u505	2	75	0	0	0
u601	1	57	0	0	0
u605	2	75	0	0	0
u701	1	57	0	0	0
u705	2	75	0	0	0
u801	1	57	0	0	0
u805	2	75	0	0	0
u901	3	104	9	0	0
u905	3	104	9	0	0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)
Lift bank (No. 1)	-
Basement Car park	14513
Bin Holding area + FOGO rooms	210
Plant room	712
Residential Lobby	161
Lift bank (No. 2)	-

Common area	Floor area (m²)
Changing Rooms	41
Substation	39
Bulky Waste	12
Fire control room	30
Service Lobby	25

Common area	Floor area (m²)
Suana and AWC	31
Pump and Tank room	77
Residential Chute discharge	53
Fire Pump room	63
Hallway upper levels	1171

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

- (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 single dwelling houses

- (a) Dwellings
  - (i) Water
  - (ii) Energy
  - (iii) Thermal Performance and Materials

3. 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 carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) 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**
floors above habitable rooms, frame: suspended concrete slab	15837	-	-
suspended floor above open subfloor, frame: suspended concrete slab	307	foil-foam composite board	-
suspended floor above enclosed subfloor, frame: suspended concrete slab	308	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	concrete panel/ plasterboard,frame:light steel frame	4530	-	rockwool batts, roll or pump-in
External wall type 2	framed (metal clad),frame:light steel frame	720	-	rockwool batts, roll or pump-in

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:light steel frame	3360	-
Internal wall type 2	75 mm AAC panel, frame:light steel frame	1130	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
yes	1800	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	980	-	foil-foam composite board

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
0	7120	0	7120	0	0	-	0

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
u3201	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	5	no
u2801, u2802, u2901, u2902, u3001, u3002	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	2	no
u401, u501, u508, u601, u608, u701, u708, u801, u808	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	0	no
u402, u502, u507, u602, u607, u702, u707, u802, u807	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	1	no
u1102, u1103, u1106, u1107, u1302, u1303, u1306, u1307, u1502, u1503, u1506, u1507, u1702, u1703, u1706, u1707,	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	1	yes

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
u1902, u1903, u1906, u1907, u202, u203, u2102, u2103, u2106, u2107, u2302, u2303, u2306, u2307, u2501, u2502, u2503, u2504, u2601, u2602, u2603, u2604, u2701, u2702, u2703, u2704, u902, u903, u906, u907						
All other dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 2.5 - 3.0	1-phase airconditioning - ducted / EER 2.5 - 3.0	0	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	-	-	-	-	-	induction cooktop & electric oven	4 star	8.0 star	no	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.			

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
u1101	12.10	18.30	30.400
u1102	2.80	16.80	19.600
u1103	5.40	19.60	25.000
u1104	23.30	14.30	37.600
u1105	24.10	11.40	35.500
u1106	19.20	15.70	34.900
u1107	11.50	14.10	25.600
u1108	12.80	21.30	34.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
u1301	12.30	18.30	30.600
u1302	2.90	16.80	19.700
u1303	5.50	19.20	24.700
u1304	23.60	13.60	37.200
u1305	24.50	11.40	35.900
u1306	19.50	15.80	35.300
u1307	12.10	14.10	26.200
u1308	13.10	21.00	34.100
u1501	12.40	18.30	30.700
u1502	3.00	16.70	19.700
u1503	5.70	19.00	24.700
u1504	23.90	14.00	37.900
u1505	24.70	11.40	36.100
u1506	19.70	16.00	35.700
u1507	12.30	14.20	26.500
u1508	13.20	21.40	34.600
u1701	12.70	18.20	30.900
u1702	3.10	16.90	20.000
u1703	5.90	18.80	24.700
u1704	24.30	13.40	37.700
u1705	25.10	11.70	36.800
u1706	20.10	15.70	35.800
u1707	12.60	14.10	26.700
u1708	13.60	20.90	34.500
u1901	12.90	17.70	30.600
u1902	3.20	16.50	19.700
u1903	6.00	18.70	24.700
u1904	24.60	13.20	37.800
u1905	25.30	11.80	37.100
u1906	20.30	15.70	36.000
u1907	12.80	13.70	26.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
u1908	13.90	20.20	34.100
u201	10.40	18.00	28.400
u202	1.80	16.30	18.100
u203	3.70	17.40	21.100
u204	23.30	13.40	36.700
u2101	13.10	17.70	30.800
u2102	3.30	16.30	19.600
u2103	6.10	18.40	24.500
u2104	24.50	13.50	38.000
u2105	25.40	11.60	37.000
u2106	20.60	15.70	36.300
u2107	13.00	13.70	26.700
u2108	13.80	20.00	33.800
u2301	13.90	16.40	30.300
u2302	3.40	16.30	19.700
u2303	6.30	18.40	24.700
u2304	24.70	13.20	37.900
u2305	25.10	11.80	36.900
u2306	20.80	15.80	36.600
u2307	13.20	13.70	26.900
u2308	14.00	19.90	33.900
u2501	5.00	19.70	24.700
u2502	11.00	15.10	26.100
u2503	14.20	13.70	27.900
u2504	18.50	13.90	32.400
u2601	5.30	19.60	24.900
u2603	14.50	13.30	27.800
u2604	18.70	13.80	32.500
u2701	5.10	19.80	24.900
u2703	14.30	13.60	27.900
u2704	18.60	14.00	32.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
u2801	10.80	12.50	23.300
u2802	17.10	11.30	28.400
u2901	10.50	12.40	22.900
u2902	17.00	11.50	28.500
u3001	19.40	18.00	37.400
u3002	18.20	11.80	30.000
u3201	24.60	11.30	35.900
u401	6.30	17.50	23.800
u402	2.80	16.30	19.100
u403	5.60	10.50	16.100
u404	11.60	20.10	31.700
u501	6.40	17.40	23.800
u502	2.80	16.40	19.200
u503	5.90	10.20	16.100
u504	11.80	20.40	32.200
u505	13.50	15.00	28.500
u506	22.60	9.00	31.600
u507	16.90	7.70	24.600
u508	14.70	19.00	33.700
u601	6.80	17.00	23.800
u602	3.00	16.00	19.000
u603	6.10	10.50	16.600
u604	12.40	19.70	32.100
u605	14.10	14.40	28.500
u606	13.70	9.30	23.000
u607	11.90	9.30	21.200
u608	9.30	20.20	29.500
u701	6.80	16.90	23.700
u702	3.10	16.20	19.300
u703	6.30	10.50	16.800
u704	12.40	19.90	32.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
u705	14.20	14.50	28.700
u706	13.50	9.30	22.800
u707	9.30	9.70	19.000
u708	9.50	20.00	29.500
u801	7.10	16.70	23.800
u802	3.20	15.90	19.100
u803	6.40	10.40	16.800
u804	12.50	17.40	29.900
u805	13.70	13.50	27.200
u806	14.20	9.30	23.500
u807	11.90	7.80	19.700
u808	9.60	19.90	29.500
u901	11.80	18.40	30.200
u902	2.70	17.20	19.900
u903	5.10	19.40	24.500
u904	23.10	14.80	37.900
u905	23.80	11.40	35.200
u906	18.80	16.00	34.800
u907	11.20	14.50	25.700
u908	12.50	21.10	33.600
All other dwellings	11.20	14.70	25.900

(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	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 198 kLs	Location: Building1 Pool shaded: no	-
Central water tank - rainwater or stormwater (No. 1)	5000	To collect run-off from at least: - 500 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 2565 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Changing Rooms	ventilation supply only	none i.e., continuous	light-emitting diode	zoned switching	yes
Suana and AWC	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching	yes
Basement Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Substation	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Pump and Tank room	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Bin Holding area + FOGO rooms	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bulky Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Residential Chute discharge	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Plant room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire control room	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Fire Pump room	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Residential Lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Service Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Hallway upper levels	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Sauna (No. 1)	Heating source: electric infrared	Efficiency measure: manual on / timer off
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 28 number of levels from the bottom of the lift shaft to the top of the lift shaft: 41 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 29 number of levels from the bottom of the lift shaft to the top of the lift shaft: 39 number of lifts: 2 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: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

2. Commitments for single dwelling houses

(a) Dwellings

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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;		✔	
(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".		✔	
(iii) Thermal Performance and Materials	**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.			

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

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 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): 60 peak kW
Other	Building management system installed?: yes	-

Notes

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

Legend

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

44-52 ANDERSON STREET
SYDNEY, NSW

DEVELOPMENT APPLICATION
SEPT 2024

NOTES:
ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIALIST CONSULTANTS DRAWINGS AND REPORTS.
REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LANDSCAPING COMPONENTS.
DRAWING INFORMATION FOR TOWN PLANNING PURPOSES.

ARCHITECTURAL DRAWING LIST

DRAWING REGISTER - DA

SHEET NUMBER	DRAWING TITLE	REV
DA		
DA0001	COVER SHEET	07
DA0100	SITE PLAN	05
DA1600	DEMOLITION PLAN	04
DA2002	LEVEL B8	02
DA2003	LEVEL B7	02
DA2004	LEVEL B6	01
DA2005	LEVEL B5	02
DA2006	LEVEL B4	05
DA2007	LEVEL B3	05
DA2008	LEVEL B2	06
DA2009	LEVEL B1	06
DA2010	GROUND FLOOR	05
DA2011	LEVEL 01	05
DA2012	LEVEL 02 - PODIUM AMENITY	06
DA2013	LEVEL 03	05
DA2014	LEVEL 04	05
DA2015	TYPICAL LOW - LEVELS 5-8	04
DA2019	TYPICAL DUPLEXES LOWER - LEVELS 9-23	02
DA2020	TYPICAL DUPLEXES UPPER - LEVELS 10-24	02
DA2035	LEVELS 25-27	04
DA2038	LEVELS 28-29	01
DA2040	LEVEL 30	01
DA2041	LEVEL 31	01
DA2042	LEVEL 32	01
DA2043	LEVEL 33 - ROOF	02
DA2100	BUILDING SECTION - NORTH SOUTH	01
DA2101	BUILDING SECTIONS - EAST / WEST	03
DA2200	NORTH ELEVATION	06
DA2201	SOUTH ELEVATION	05
DA2202	EAST ELEVATION	06
DA2203	WEST ELEVATION	06
DA2600	DEEP SOIL DIAGRAM	04
DA2601	COMMUNAL OPEN SPACE DIAGRAM	04
DA2700	ADAPTABLE UNIT PLANS - 3 BED DUPLEX	05
DA8000	SHADOW DIAGRAMS	05
DA8011	VIEW FROM SUN DIAGRAMS - PROPOSED 21 JUNE	01
DA9000	FSR PLANS - GFA	04

AREA SCHEDULE

GFA SCHEDULE - RESIDENTIAL

Level	Name	Area (sqm)
GROUND FLOOR	RESIDENTIAL	175 m²
MEZZANINE	RESIDENTIAL	458 m²
03	RESIDENTIAL	263 m²
04	RESIDENTIAL	361 m²
05	RESIDENTIAL	695 m²
06	RESIDENTIAL	695 m²
07	RESIDENTIAL	695 m²
08	RESIDENTIAL	695 m²
09	RESIDENTIAL	697 m²
10	RESIDENTIAL	464 m²
11	RESIDENTIAL	697 m²
12	RESIDENTIAL	464 m²
13	RESIDENTIAL	697 m²
14	RESIDENTIAL	464 m²
15	RESIDENTIAL	697 m²
16	RESIDENTIAL	464 m²
17	RESIDENTIAL	697 m²
18	RESIDENTIAL	464 m²
19	RESIDENTIAL	697 m²
20	RESIDENTIAL	464 m²
21	RESIDENTIAL	697 m²
22	RESIDENTIAL	464 m²
23	RESIDENTIAL	697 m²
24	RESIDENTIAL	464 m²
25	RESIDENTIAL	696 m²
26	RESIDENTIAL	696 m²
27	RESIDENTIAL	696 m²
28	RESIDENTIAL	698 m²
29	RESIDENTIAL	698 m²
30	RESIDENTIAL	699 m²
31	RESIDENTIAL	355 m²
32	RESIDENTIAL	350 m²
33	RESIDENTIAL	5 m²
Total		18218 m²

GFA SCHEDULE - COMMERCIAL

Level	Name	Area (sqm)
GROUND FLOOR	COMMERCIAL	1060 m²
01	COMMERCIAL	1681 m²
Total		2741 m²

Scale 1 : 100 m
0m 1 2 5 10

General Notes
1. Dimensions are in millimetres unless stated otherwise.
2. Levels are in metres above Australian Height Datum unless stated otherwise.
3. Dimensions govern. Do not scale off drawing.
4. Design drawings are based on 3rd party information. All dimensions to be verified on site before proceeding.
5. All discrepancies to be notified in writing to Make (AU) Limited.
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REV	Date	Reason For Issue	Chk
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06	17.09.24	FOR DEVELOPMENT APPLICATION	SL
05	12.09.24	FOR DEVELOPMENT APPLICATION	SL
04	03.04.24	FOR DEVELOPMENT APPLICATION	RG
03	16.02.24	FOR DEVELOPMENT APPLICATION	SC
02	31.01.24	FOR DEVELOPMENT APPLICATION	RG
01	16.06.23	FOR DEVELOPMENT APPLICATION	SC
00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
COVER SHEET

Scale at A0
Revision Date. 26.09.24

Project No. 1871
Rev No. 07

Drawing No. DA0001

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Accreditation No.: DMN/19/1901
Property Address: 44-52 Anderson Street,Chatswood NSW,2067
https://ure.nsw.gov.au/URCertificate?printAsPdf=false

REV	Date	Reason For Issue	Chk
05	21.10.24	FOR DEVELOPMENT APPLICATION	SL
04	12.09.24	FOR DEVELOPMENT APPLICATION	SL
03	16.02.24	FOR DEVELOPMENT APPLICATION	SC
02	31.01.24	FOR DEVELOPMENT APPLICATION	RG
01	16.06.23	FOR DEVELOPMENT APPLICATION	SC
00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

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DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

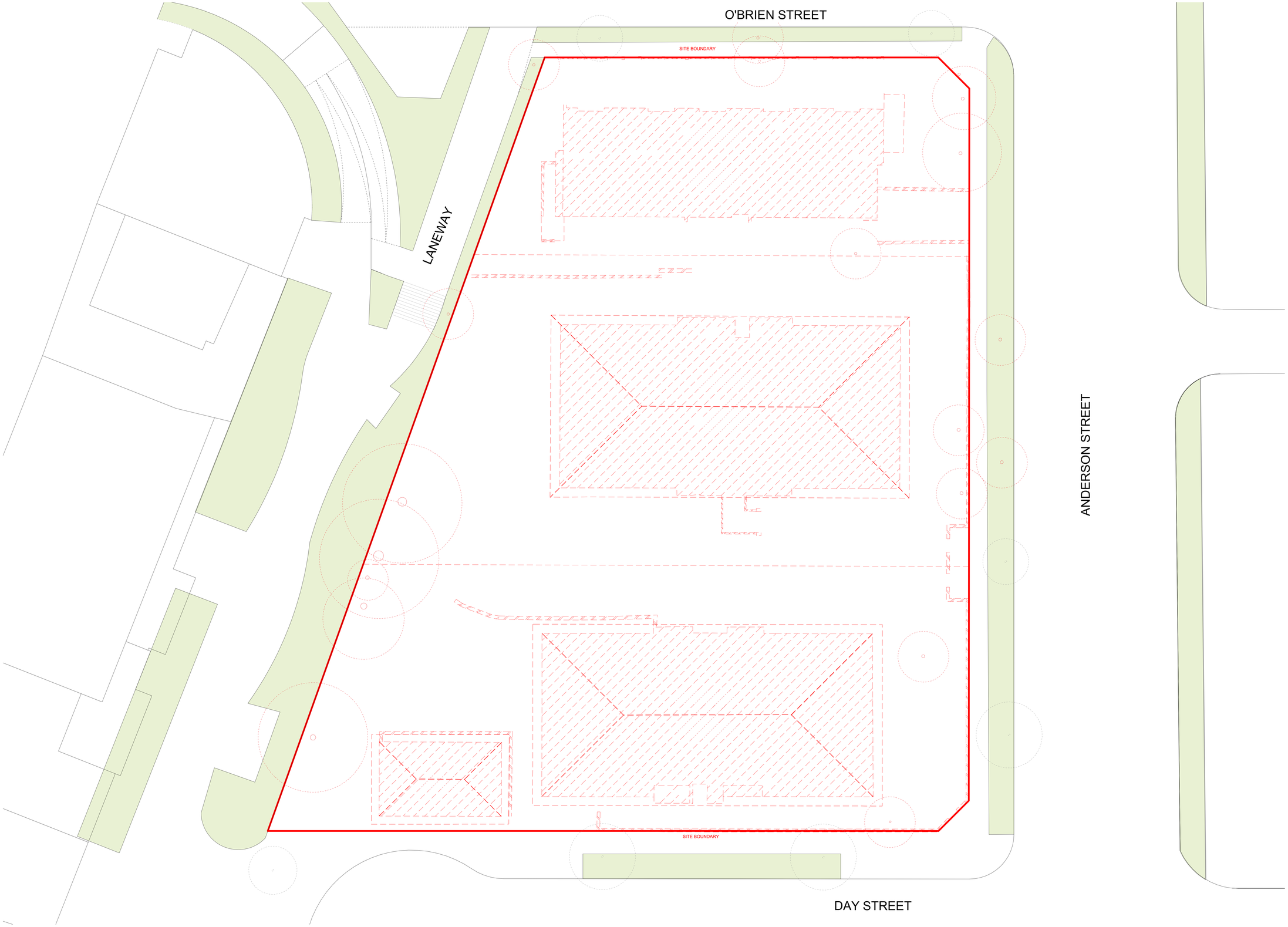
Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
SITE PLAN

Scale at A0	Revision Date.
1 : 200	21.10.24
Project No.	Rev No.
1871	05
Drawing No.	
DA0100	

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Scale 1 : 100

0m 1 2 5 10 m

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DEMOLITION KEY

APPROX. DEMOLITION SCOPE

NOTE: REFER TO ARBORIST REPORT FOR ALL WORKS RELATING TO EXISTING TREES

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Assessor name Martin Pinson
Accreditation No. DBNH/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067

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04	21.10.24	FOR DEVELOPMENT APPLICATION	SL
03	12.09.24	FOR DEVELOPMENT APPLICATION	SL
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01	31.01.24	FOR DEVELOPMENT APPLICATION	RG
00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

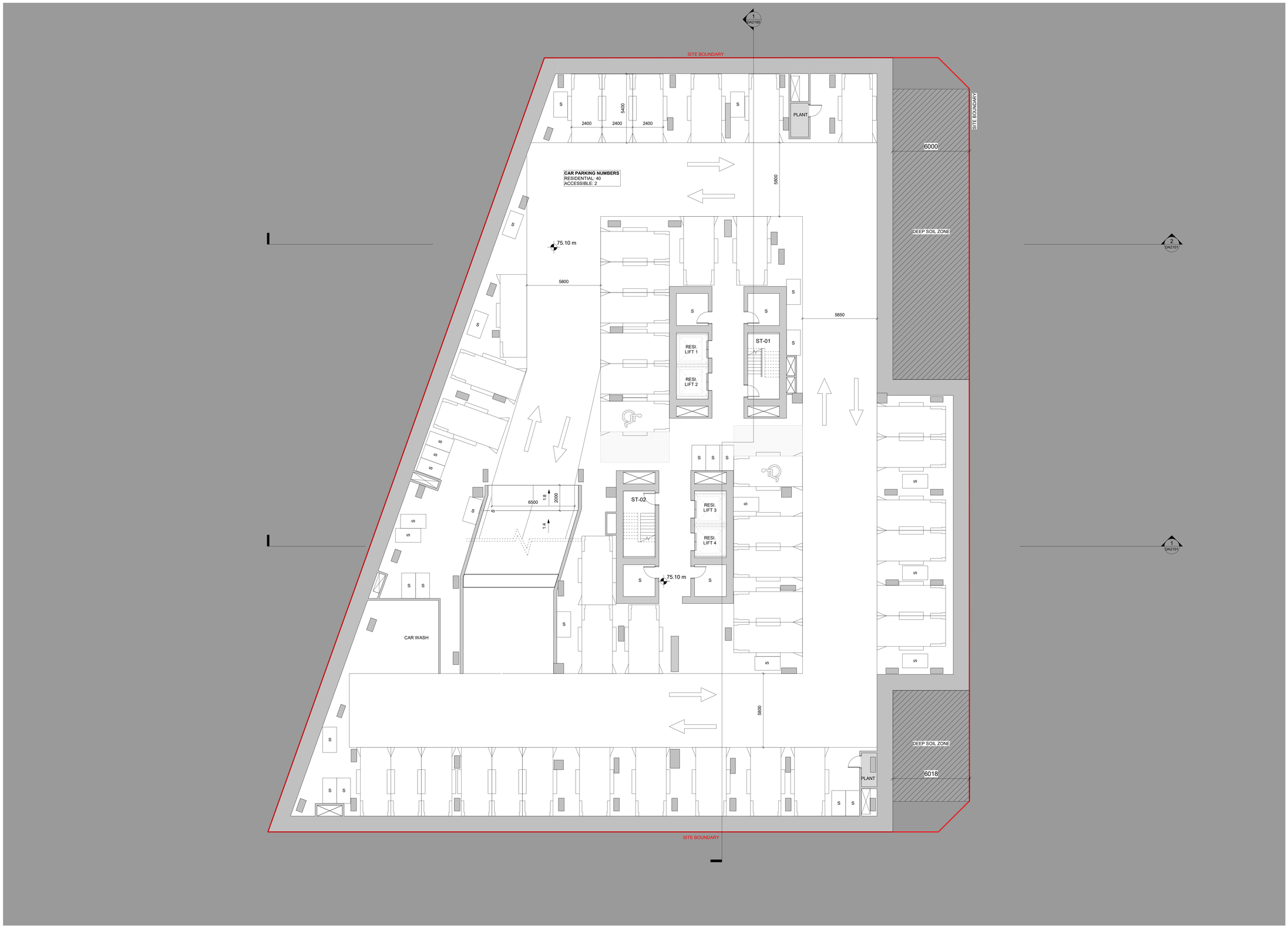
Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
DEMOLITION PLAN

Scale at A0	Revision Date.
1 : 100	21.10.24
Project No.	Rev No.
1871	04
Drawing No.	
DA1600	

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KEY PLAN

- RESIDENTIAL LOBBY / AMENITY
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- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- 4 BEDROOM APARTMENT
- RETAIL
- COMMERCIAL
- PRIVATE AMENITY
- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

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Assessor name Mario Pinson
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067
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REV	Date	Reason For Issue	Chk
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01	17.09.24	FOR DEVELOPMENT APPLICATION	SL
00	12.09.24	FOR DEVELOPMENT APPLICATION	SL

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

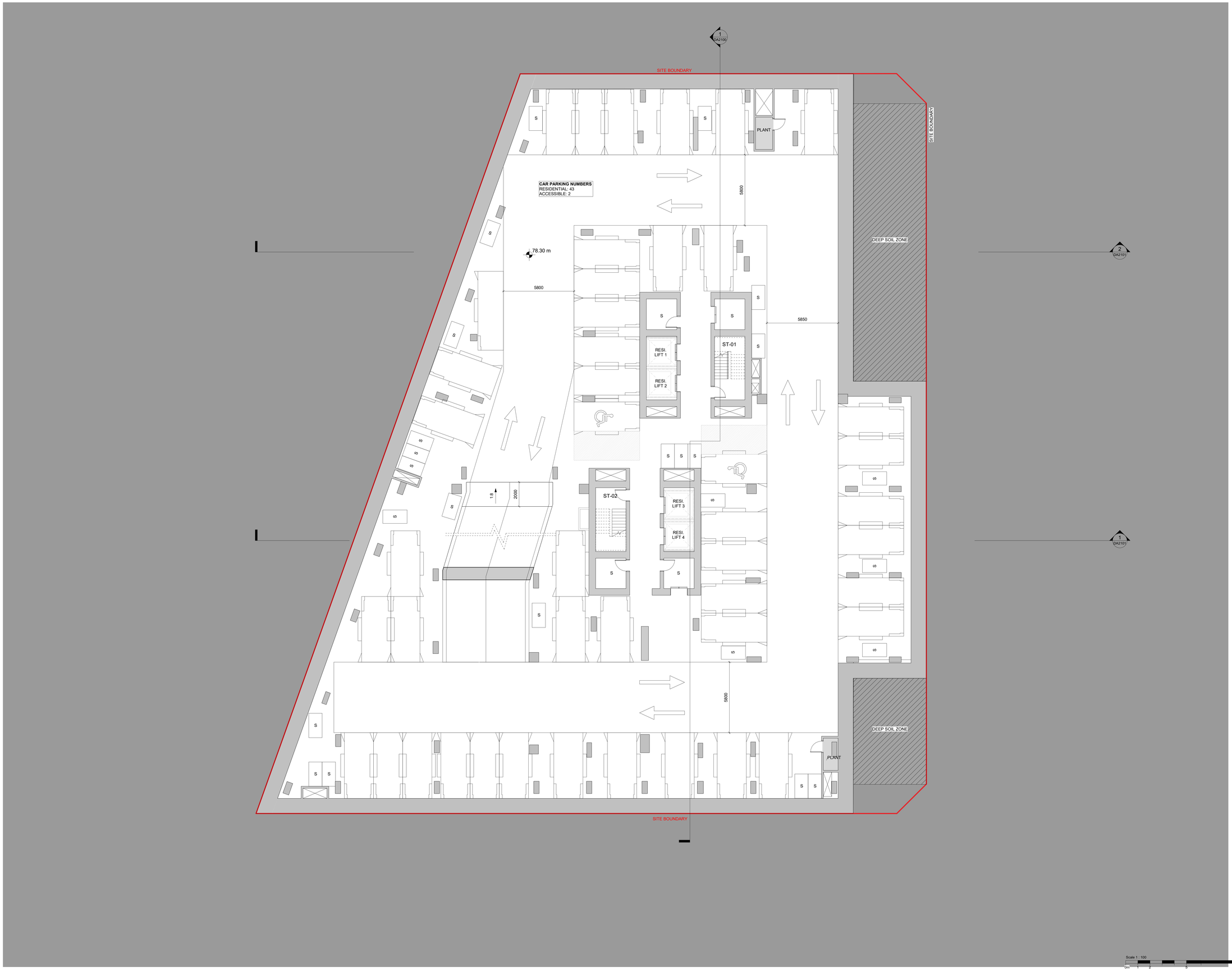
Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
LEVEL B8

Scale at A0	Revision Date.
1 : 100	21.10.24
Project No.	Rev No.
1871	02
Drawing No.	
DA2002	

Scale 1 : 100 m
0m 1 2 5 10

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Scale 1 : 100

0m 1 2 5 10 m

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KEY PLAN

- RESIDENTIAL LOBBY / AMENITY
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- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- 4 BEDROOM APARTMENT
- RETAIL
- COMMERCIAL
- PRIVATE AMENITY
- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

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02	21.10.24	FOR DEVELOPMENT APPLICATION	SL
01	17.09.24	FOR DEVELOPMENT APPLICATION	SL
00	12.09.24	FOR DEVELOPMENT APPLICATION	SL

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
LEVEL B7

Scale at A0	Revision Date.
1 : 100	21.10.24
Project No.	Rev No.
1871	02
Drawing No.	
DA2003	

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Scale 1 : 100

0m 1 2 5 10 m

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- END OF TRIP
- PLANT
- POOL
- AMENITY
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01	21.10.24	FOR DEVELOPMENT APPLICATION	SL
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make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client

Bridgestone Projects
Level 13 TA, The Zenith,
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Keyplan

Project

44-52 Anderson Street
Chatswood NSW 2067

Drawing Title

LEVEL B6

Scale at A0	Revision Date.
1 : 100	21.10.24
Project No.	Rev No.
1871	01
Drawing No.	
DA2004	

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- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

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02	21.10.24	FOR DEVELOPMENT APPLICATION	SL
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make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
LEVEL B5

Scale at A0
1 : 100

Revision Date.
21.10.24

Project No.
1871

Rev No.
02

Drawing No.
DA2005

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- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

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Assessor name Martin Pinson
Accreditation No. DMN/19/1601
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REV	Date	Reason For Issue	Chk
05	21.10.24	FOR DEVELOPMENT APPLICATION	SL
04	17.09.24	FOR DEVELOPMENT APPLICATION	SL
03	12.09.24	FOR DEVELOPMENT APPLICATION	SL
02	16.02.24	FOR DEVELOPMENT APPLICATION	SC
01	31.01.24	FOR DEVELOPMENT APPLICATION	RG
00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

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DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

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ABN 86 064 084 911

Client
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Level 13 TA, The Zenith,
Chatswood NSW 2067

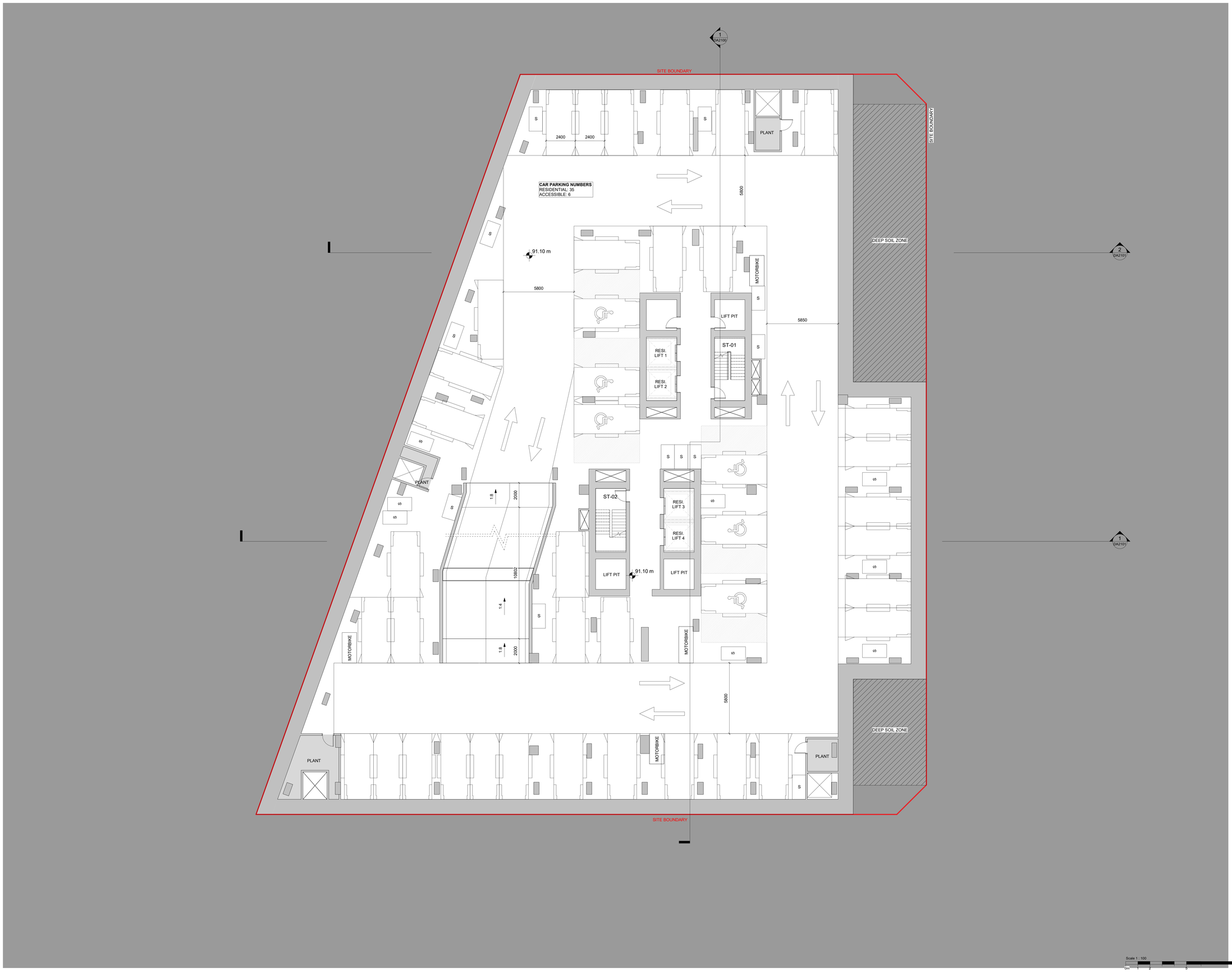
Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
LEVEL B4

Scale at A0	Revision Date.
1 : 100	21.10.24
Project No.	Rev No.
1871	05
Drawing No.	
DA2006	

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Scale 1 : 100

0m 1 2 5 10 m

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KEY PLAN

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- 3 BEDROOM APARTMENT
- 4 BEDROOM APARTMENT
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- COMMERCIAL
- PRIVATE AMENITY
- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

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Assessor name Martin Pinson
Accreditation No. DMN/19/1821
Property Address 44-52 Anderson Street Chatswood NSW 2067
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REV	Date	Reason For Issue	Chk
05	21.10.24	FOR DEVELOPMENT APPLICATION	SL
04	17.09.24	FOR DEVELOPMENT APPLICATION	SL
03	12.09.24	FOR DEVELOPMENT APPLICATION	SL
02	16.02.24	FOR DEVELOPMENT APPLICATION	SC
01	31.01.24	FOR DEVELOPMENT APPLICATION	RG
00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
LEVEL B3

Scale at A0
1 : 100

Revision Date.
21.10.24

Project No.
1871

Rev No.
05

Drawing No.
DA2007

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KEY PLAN

- RESIDENTIAL LOBBY / AMENITY
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- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- 4 BEDROOM APARTMENT
- RETAIL
- COMMERCIAL
- PRIVATE AMENITY
- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

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REV	Date	Reason For Issue	Chk
06	21.10.24	FOR DEVELOPMENT APPLICATION	SL
05	17.09.24	FOR DEVELOPMENT APPLICATION	SL
04	12.09.24	FOR DEVELOPMENT APPLICATION	SL
03	03.04.24	FOR DEVELOPMENT APPLICATION	RG
02	16.02.24	FOR DEVELOPMENT APPLICATION	SC
01	31.01.24	FOR DEVELOPMENT APPLICATION	RG
00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
LEVEL B2

Scale at A0
1 : 100

Revision Date.
21.10.24

Project No.
1871

Rev No.
06

Drawing No.
DA2008

Scale 1 : 100
0m 1 2 5 10 m

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Scale 1 : 100

0m 1 2 5 10 m

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NSW DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

REV	Date	Reason For Issue	Chk
06	21.10.24	FOR DEVELOPMENT APPLICATION	SL
05	12.09.24	FOR DEVELOPMENT APPLICATION	SL
04	03.04.24	FOR DEVELOPMENT APPLICATION	RG
03	26.03.24	FOR DEVELOPMENT APPLICATION	RG
02	16.02.24	FOR DEVELOPMENT APPLICATION	SC
01	31.01.24	FOR DEVELOPMENT APPLICATION	RG
00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
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tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
LEVEL B1

Scale at A0
1 : 100

Revision Date.
21.10.24

Project No.
1871

Rev No.
06

Drawing No.
DA2009

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Scale 1 : 100 m
0m 1 2 5 10

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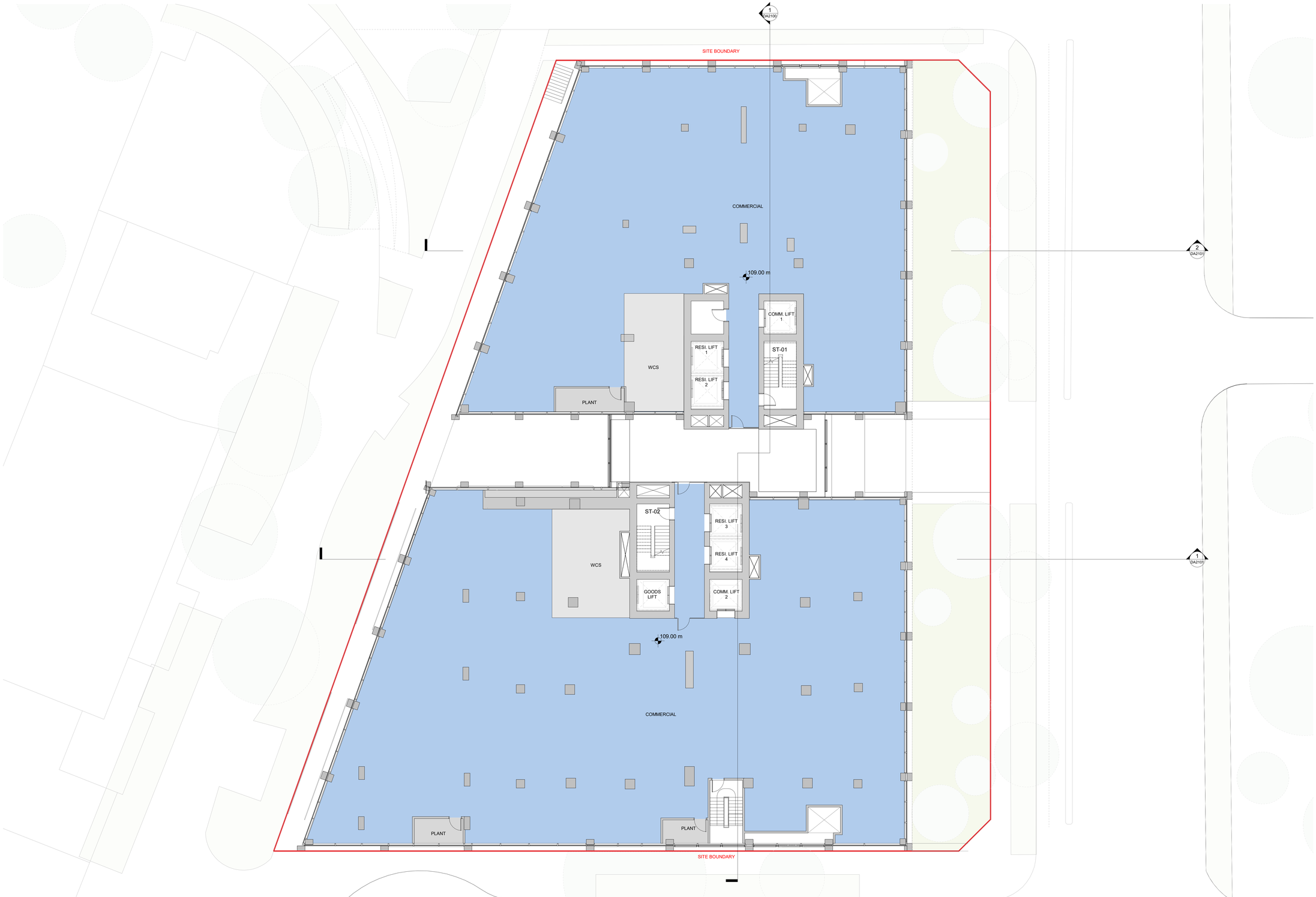
Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
GROUND FLOOR

Scale at A0	Revision Date.
1 : 100	21.10.24
Project No.	Rev No.
1871	05
Drawing No.	
DA2010	

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Scale 1 : 100

0m 1 2 5 10 m

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DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client

Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project

44-52 Anderson Street
Chatswood NSW 2067

Drawing Title

LEVEL 01

Scale at A0
1 : 100

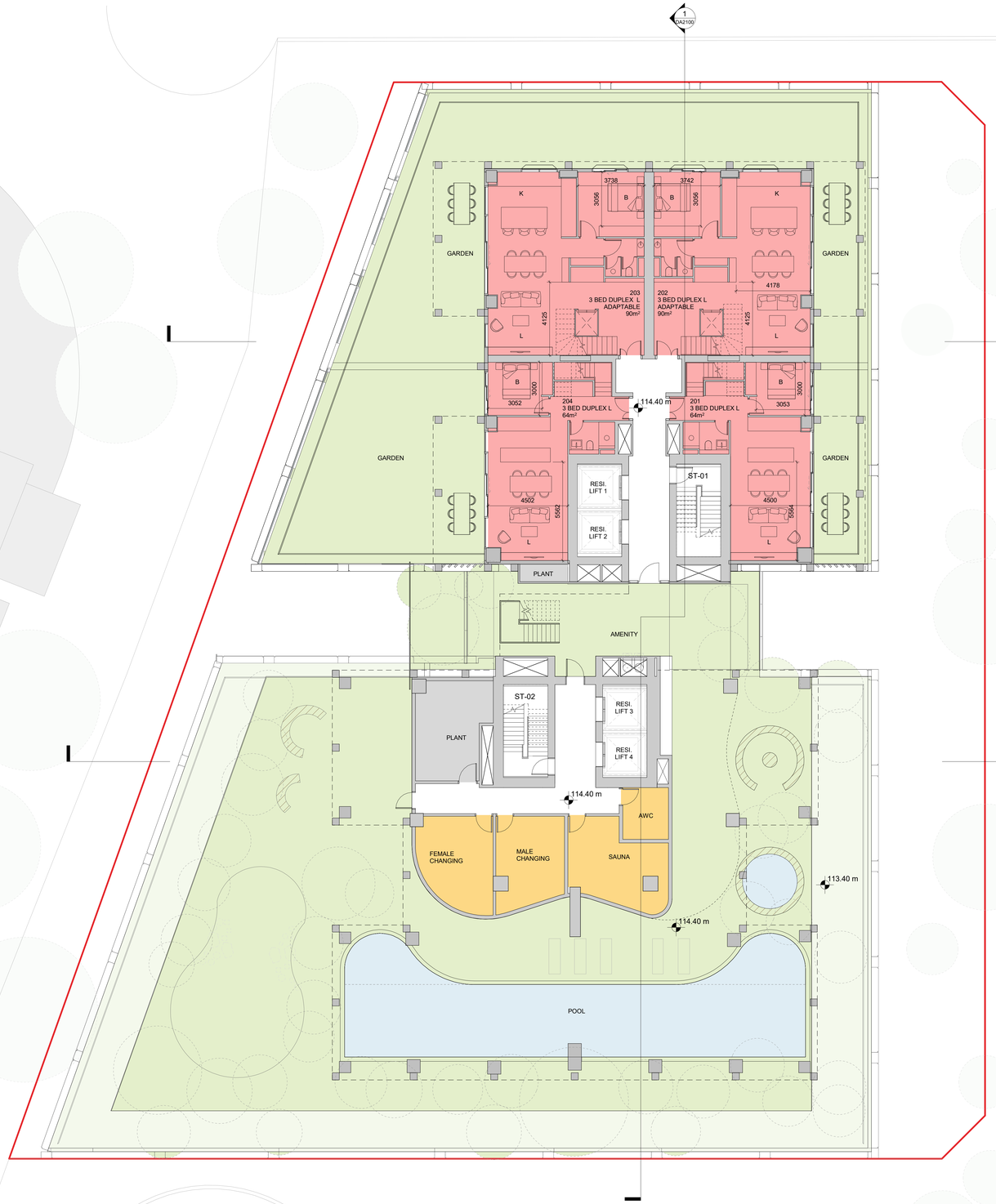
Revision Date.
21.10.24

Project No.
1871

Rev No.
05

Drawing No.
DA2011

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BASIX Item – Energy	Proposed Specifications
Heating for Units -Beds	1-phase airconditioning - ducted / EER 2.5 - 3.0
Heating for Units -Living	1-phase airconditioning - ducted / EER 2.5 - 3.0
Cooling for Units -Beds	1-phase airconditioning - ducted with EER 3.0 - 3.5
Cooling for Units -Living	1-phase airconditioning - ducted with EER 3.0 - 3.5
AC zoning (day or night)	Not used, so bed/living can now be used same time
Bathroom Exhaust	Fan to façade/roof, manual on/off
Laundry Exhaust	Fan to façade/roof, manual on/off
Kitchen Exhaust	Fan to façade/roof, manual on/off
Lighting for Apartments – Each Room	LEDs ≥80% fittings all rooms (dedicated)
Vented fridge-spaces	Not assessed anymore
Cooking	Induction cooktop & electric oven
Internal clothes lines	None for private dwellings
External clothes lines	None for private dwellings
Dryers	8 stars energy
Dishwashers	4 stars energy
Clothes washers	Not supplied
Fridges	Not assessed by BASIX
Hot Water	Electric Heat Pumps, medium/high COP (>3.0 COP and <3.5)
Hot Water Pipe insulation	R1.0 to ringmains +supply risers
Sauna	None
PV Solar Power	60 kW – minimum peak output
Lifts	VVVF gearless traction (with regenerative drives)
Lifts capacity	Mid-range – 1,001 to 1,500 kg
BMS	Yes - included in some form
PFC, Power Factor Correction	Optional
Pools and Spas	198 kL pool approx. (heat pump heating + pump timer + optional cover)

BASIX Item – Water	Proposed Specifications
Rainwater Tank	5.0 kL or more collects most of main roof >500 m2
Rainwater Tank use	Rainwater for irrigation only (car wash and other uses are optional)
Stormwater Tank	None proposed
Blackwater/Greywater reuse	None proposed
Other reticulated water reuse	None proposed
Fire Sprinklers	Sprinklers in basements and in main building
Fire Sprinkler Test Water	Fire test water reused in closed loops
Showers	4 stars ≤ 6.0 L/min (low-flow range in BASIX)
Toilets	4 stars
Kitchen Taps	5 stars
Bathroom Taps	5 stars
On demand hot recirculation	No
Clothes washers	Optional
Dishwashers	4 stars WELS or better
Planting & lawn (respectively)	2,560 m2 total = 60 m2 lawn and 2,500 m2 planting
Planting – low water species	10% plants area = locally indigenous or 1-drop lowest water, 250 m2
Pools and Spas	198 kL pool 1.5m deep (heat pump heating + pump timer + optional cover)

NatHERS - Thermal Comfort	Proposed Specifications
External Walls 1	Concrete wall with R2.5 added (Metal studs >R0.2 break added)
External Walls 2	Metal cladding with R2.5 added (Metal studs >R0.2 break added)
External Walls 3	FC/Glass cladding with R2.5 added (Metal studs >R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and 75mm Hebel + R1.7 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns + plasterboard + R1.7 acoustic insulation
Party walls 1	Plasterboard and 75mm Hebel + optional insulation
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Walls next to stairs	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Internal Walls	Plasterboard on Studs
Internal Floors	Concrete floors, with plasterboard below
External Floors (units with air below)	Concrete slab with basement or air below
Floor Insulation Rooms over basement/air	R2.4 added under unit over plant room/ open air (Metal studs >R0.2 break also)
Floor Finishes	Tiles - wet areas, carpet - beds, timber – living/dining (tiled living penthouses)
Roofs 1 - penthouse roofs	Concrete roof + R3.0 + plasterboard (except R5 needed 3001)
Roofs 1 - below balconies/terraces	Concrete roof + R3.0 + plasterboard (Primespanel or similar)
Roof Colour	Light colour roofs
Skylights for units	Generic double glazing - U ≤ 2.7, SHGC = 0.24 (VELUX type)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	LED downlights - generic holes assumed, as per NatHERS protocol (TBC at CC)
Ceiling Penetrations Fans	Bathroom, laundry, kitchen: generic holes from NatHERS protocol (TBC at CC)
Ceilings fans – some rooms only	Fans in bedrooms 1400 diam and a few living– 2 fans for 3001 living + 1 in living for: 401 to 801 + 404 to 804 + 505 to 805 + 508 to 808 + 904 to 2304 + 905 to 2305
Windows – awning/bifold/hinged	Metal frames + clear double-glazing
Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ± 5% awning/bifold/hinged
Window sliders/hung	Metal frames + clear double-glazing
Windows - U-value	≤ 2.9
Windows - SHGC	0.42 ± 5% sliders/hung
Window fixed	Metal frames + clear double-glazing
Windows - U-value	≤ 2.5
Windows - SHGC	0.44 ± 5% fixed

Simulation Notes:
- No RCP provided at DA so generic holes assumed for all downlights (must have extra checking and rerunning at CC stage)
- No RCP provided at DA so generic holes assumed for exhaust fans (must have extra checking and rerunning at CC stage)
- Concrete walls and floor thickness need checking at CC stage, due to complexity of the proposed construction.
- All wall types, ceiling types, floor types need checking at CC stage, due to complexity of the proposed construction.
- Window sizes used from elevations, sections and plan mark-ups (plans take priority and all this needs re-checking at CC stage).
- Windows hidden (with no size or operability shown) are assumed as full height and fixed (this needs re-checking at CC stage).
- Door sizes used from elevations, sections and plan (this may need more re-checking at CC stage).
- Neighbours modelled as shown on drawings but no tree preservations in place and not modelled
- Shading devices used from elevations, sections and plans (these details may need re-checking at CC stage).
- Glazing values are indicative for DA – pending final insulation, shading, wall types and RCPs these glazing values may change

Scale 1 : 100

0m 1 2 5 10 m

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DRAWING STATUS

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Client
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Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
LEVEL 02 - PODIUM AMENITY

Scale at A0
1 : 100

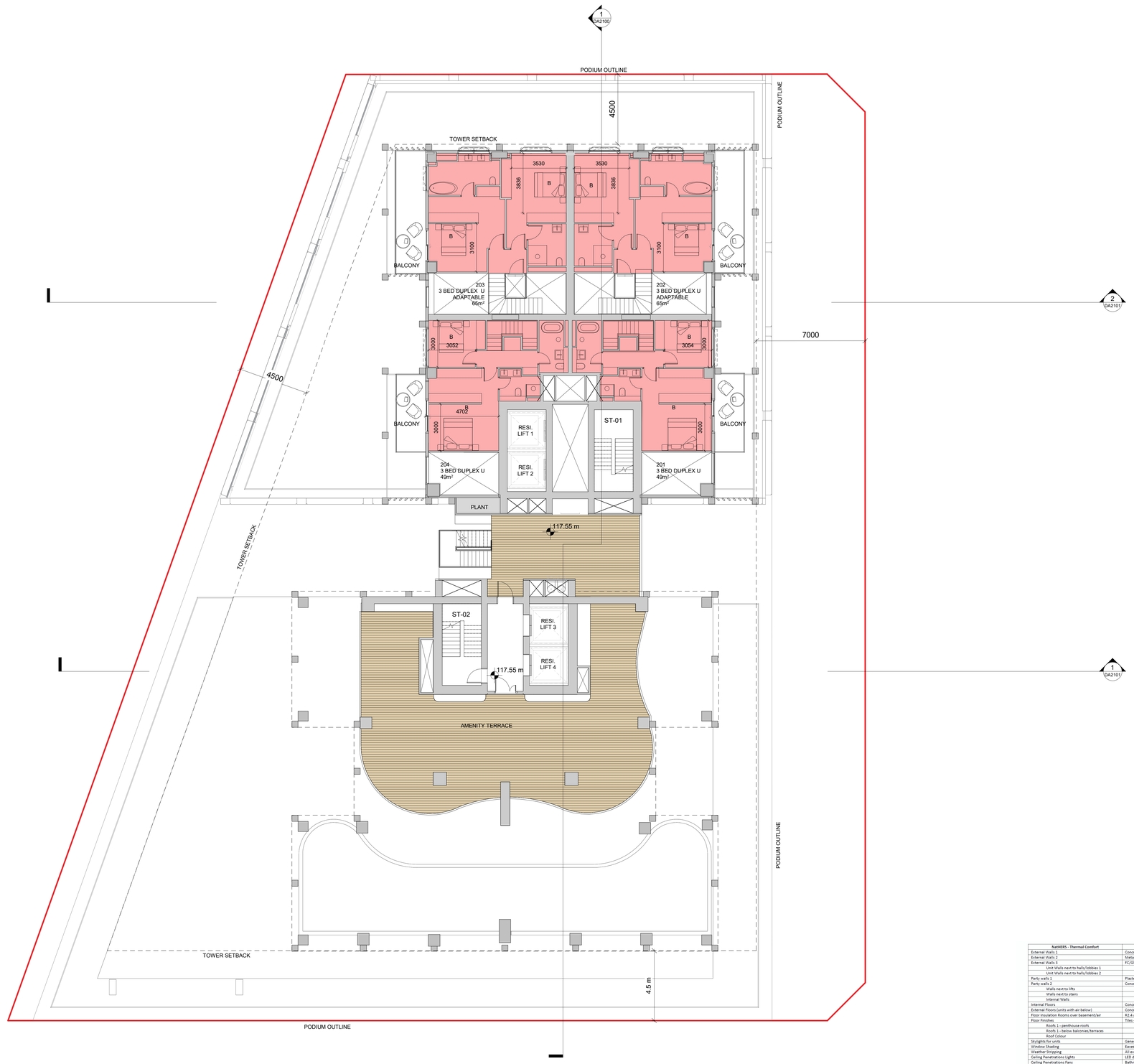
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Rev No.
06

Drawing No.
DA2012

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NatHERS - Thermal Comfort	Proposed Specifications
External Walls 1	Concrete wall with R2.5 added (Metal studs +R0.2 break added)
External Walls 2	Metal cladding with R2.5 added (Metal studs +R0.2 break added)
External Walls 3	FC/Glass cladding with R2.5 added (Metal studs +R0.2 break added)
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Unit Walls next to halls/lobbies 2	Concrete columns + plasterboard + R1.7 acoustic insulation
Party walls 1	Plasterboard and 75mm Hebel + optional insulation
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Walls next to stairs	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Internal Walls	Plasterboard on Studs
Internal Floors	Concrete floors, with plasterboard below
External Floors (units with air below)	Concrete slab with basement or air below
Floor Insulation Rooms over basement/air	R2.4 added under unit over plant room/ open air (Metal studs +R0.2 break also)
Floor finishes	Tiles – wet areas, carpet - beds, timber – living/dining (tiled living penthouses)
Roofs 1 - penthouse roofs	Concrete roof + R3.0 + plasterboard (except R5 needed 3001)
Roofs 1 - below balconies/terraces	Concrete roof + R3.0 + plasterboard (Frimesand/ or similar)
Roof Colour	Light colour roofs
Skylights for units	Generic double glazing - U 5.7, SHGC = 0.24 (VELUX type)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
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Ceiling Penetrations Fans	Bathroom, laundry, kitchen: generic holes from NatHERS protocol (TBC at CC)
Ceilings fans – some rooms only	Fans in bedrooms 1400 diam and a few living- 2 fans for 3001 living + 1 m living for: 401 to 801 + 404 to 804 + 505 to 805 + 906 to 1504 + 905 to 2505
Windows – awning/bifold/hinged	Metal frames + clear double-glazing
Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ± 5% awning/bifold/hinged
Window sliders/hung	Metal frames + clear double-glazing
Windows - U-value	≤ 2.9
Windows - SHGC	0.42 ± 5% sliders/hung
Window fixed	Metal frames + clear double-glazing
Windows - U-value	≤ 2.5
Windows - SHGC	0.44 ± 5% fixed

Simulation Notes:
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- No RCP provided at DA so generic holes assumed for exhaust fans (must have extra checking and rerunning at CC stage)
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- All wall types, ceiling types, floor types need checking at CC stage, due to complexity of the proposed construction.
- Window sizes used from elevations, sections and plans (Window mark-ups (plans) take priority and this needs re-checking at CC stage).
- Window locations (within façade or complexity shown) measured and taken straight and scaled (this needs re-checking at CC stage).
- Door sizes used from elevations, sections and plans (this may need re-checking at CC stage).
- Neighbours modelled as shown on drawings but no tree preservations in place and not modelled
- Shading devices used from elevations, sections and plans (these details may need re-checking at CC stage).
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Scale 1 : 100

m
0m 1 2 5 10

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- RETAIL
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- PRIVATE AMENITY
- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

Certificate No. 0009768200
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Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067
https://apps.apps.gov.au/ASR/Generated/pmkyvwwdfqd

REV	Date	Reason For Issue	Chk
05	21.10.24	FOR DEVELOPMENT APPLICATION	SL
04	17.09.24	FOR DEVELOPMENT APPLICATION	SL
03	12.09.24	FOR DEVELOPMENT APPLICATION	SL
02	16.02.24	FOR DEVELOPMENT APPLICATION	SC
01	31.01.24	FOR DEVELOPMENT APPLICATION	RG
00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client

Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project

44-52 Anderson Street
Chatswood NSW 2067

Drawing Title

LEVEL 03

Scale at A0 : 1 : 100

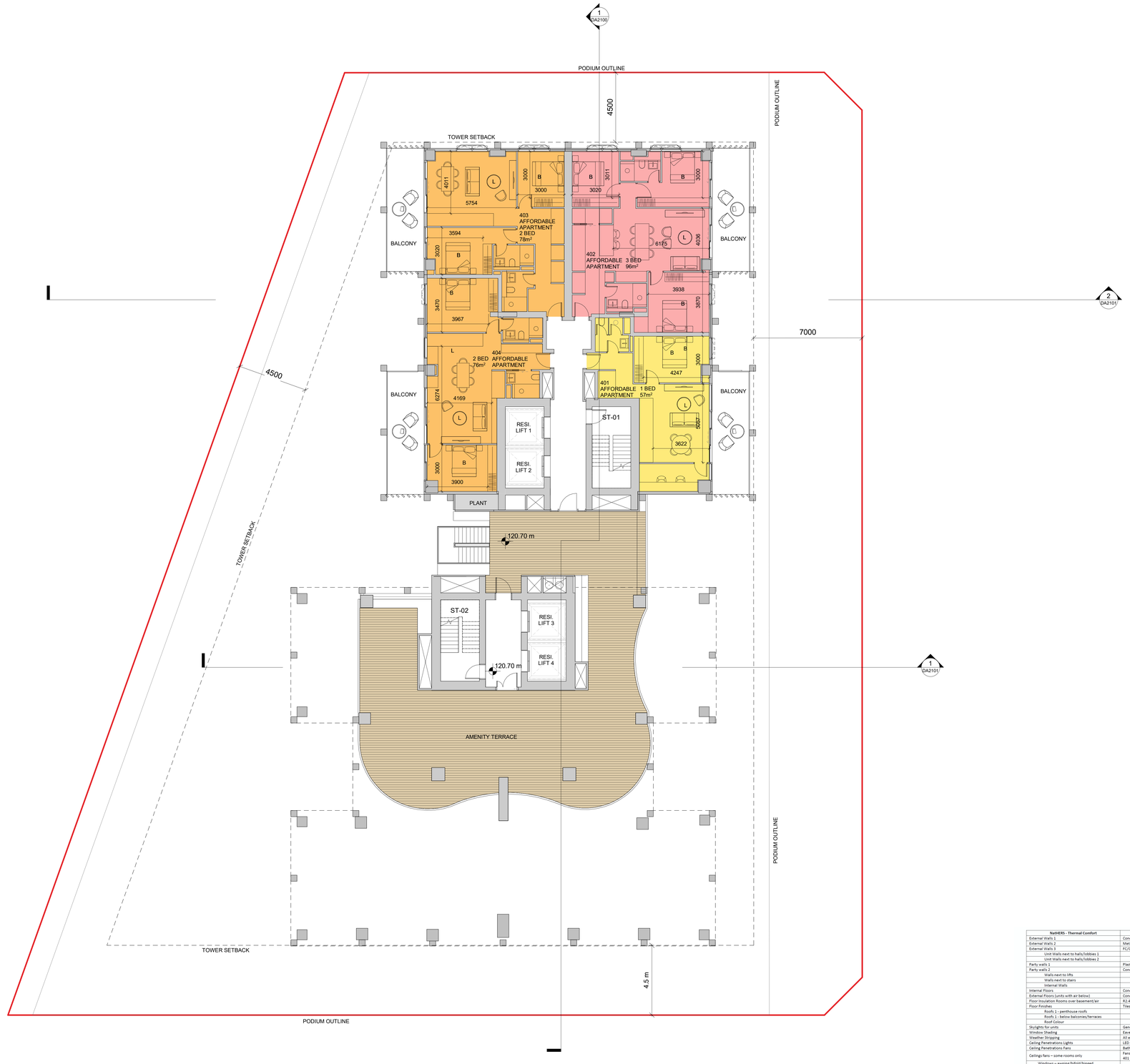
Revision Date. 21.10.24

Project No. 1871

Rev No. 05

Drawing No. DA2013

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Nominated Architect
Simon Lincoln NSWARB 10236
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NOTE:

DRAWINGS REFLECT DESIGN INTENT AND ARE SUBJECT TO DESIGN DEVELOPMENT

KEY PLAN

- RESIDENTIAL LOBBY / AMENITY
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
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- RETAIL
- COMMERCIAL
- PRIVATE AMENITY
- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

NatHERS - Thermal Comfort	Proposed Specifications
External Walls 1	Concrete wall with R2.5 added (Metal studs +R0.2 break added)
External Walls 2	Metal cladding with R2.5 added (Metal studs +R0.2 break added)
External Walls 3	FC/Glass cladding with R2.5 added (Metal studs +R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and 75mm Hebel + R1.7 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns + plasterboard + R1.7 acoustic insulation
Party walls 1	Plasterboard and 75mm Hebel + optional insulation
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Walls next to stairs	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Internal Walls	Plasterboard on Studs
Internal Floors	Concrete floors, with plasterboard below
External Floors (units with air below)	Concrete slab with basement or air below
Floor Insulation Rooms over basement/air	R2.4 added under unit over plant room/ open air (Metal studs +R0.2 break also)
Floor Finishes	Tiles - wet areas, carpet - beds, timber – living/dining (tiled living penthouses)
Roofs 1 - penthouse roofs	Concrete roof + R3.8 + plasterboard (except R5 needed 3001)
Roofs 1 - below balconies/terraces	Concrete roof + R3.8 + plasterboard (Primaspeel or similar)
Roof Colour	Light colour roofs
Skylights for units	Generic double glazing - U ≤ 2.7, SHGC = 0.24 (VELUX type)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	LED downlights – generic holes assumed, as per NatHERS protocol (TBC at CC)
Ceiling Penetrations Fans	Bathroom, laundry, kitchen: generic holes from NatHERS protocol (TBC at CC)
Ceilings fans – some rooms only	Fans in bedrooms 1400 diam and a few living– 2 fans for 3001 living + 1 in living for: 401 to 801 + 404 to 804 + 505 to 805 + 508 to 808 + 904 to 2304 + 905 to 2305
Windows – awning/bifold/hinged	Metal frames + clear double-glazing
Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ± 5% awning/bifold/hinged
Window sliders/hung	Metal frames + clear double-glazing
Windows - U-value	≤ 2.9
Windows - SHGC	0.42 ± 5% sliders/hung
Window fixed	Metal frames + clear double-glazing
Windows - U-value	≤ 2.5
Windows - SHGC	0.44 ± 5% fixed

Simulation Notes:
- No RCP provided at DA so generic holes assumed for all downlights (must have extra checking and rerunning at CC stage)
- No RCP provided at DA so generic holes assumed for exhaust fans (must have extra checking and rerunning at CC stage)
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- All wall types, ceiling types, floor types need checking at CC stage, due to complexity of the proposed construction.
- Window sizes used from elevations, sections and plan mark-ups (plans take priority and all this needs re-checking at CC stage).
- Windows hidden (with no size or operability shown) are assumed as full height and fixed (this needs re-checking at CC stage).
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- Neighbours modelled as shown on drawings but no tree preservations in place and not modelled
- Shading devices used from elevations, sections and plans (these details may need re-checking at CC stage).
- Glazing values are indicative for DA – pending final insulation, shading, wall types and ROFs these glazing values may change

Scale 1 : 100
0m 1 2 5 10 m

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https://certs.nsw.gov.au/certificate/0009768200

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FOR INFORMATION

DRAWING STATUS

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

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
LEVEL 04

Scale at A0
1 : 100

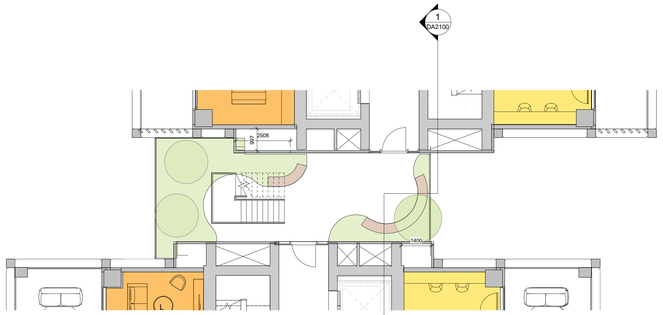
Revision Date
21.10.24

Project No.
1871

Rev No.
05

Drawing No.
DA2014

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2 Level 07 - Alternate Amenity
1 : 100



NatHERS - Thermal Comfort	Proposed Specifications
External Walls 1	Concrete wall with R2.5 added (Metal studs +R0.2 break added)
External Walls 2	Metal cladding with R2.5 added (Metal studs +R0.2 break added)
External Walls 3	FC/Glass cladding with R2.5 added (Metal studs +R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and 75mm Hebel + R1.7 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns + plasterboard + R1.7 acoustic insulation
Party walls 1	Plasterboard and 75mm Hebel + optional insulation
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Walls next to stairs	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Internal Walls	Plasterboard on Studs
Internal Floors	Concrete floors, with plasterboard below
External Floors (units with air below)	Concrete slab with basement or air below
Floor Insulation Rooms over basement/air	R2.4 added under unit over plant room/ open air (Metal studs +R0.2 break also)
Floor Finishes	Tiles - wet areas, carpet - beds, timber – living/dining (tiled living penthouses)
Roofs 1 - penthouse roofs	Concrete roof + R3.8 + plasterboard (except R5 needed 5001)
Roofs 1 - below balconies/terraces	Concrete roof + R3.8 + plasterboard (Primegenie/ or similar)
Roof Colour	Light colour roofs
Skylights for units	Generic double glazing - U ≤ 2.7, SHGC + 0.24 (VELUX type)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	LED downlights - generic holes assumed, as per NatHERS protocol (TBC at CC)
Ceiling Penetrations Fans	Bathroom, laundry, kitchen: generic holes from NatHERS protocol (TBC at CC)
Ceilings fans – some rooms only	Fans in bedrooms 1400 diam and a few living< 2 fans for 5001 living + 1 in living for: 401 to 801 + 404 to 804 + 505 to 805 + 508 to 808 + 904 to 2304 + 905 to 2305
Windows – awning/bifold/hinged	Metal frames + clear double-glazing
Windows - U-value	≤ 3.1
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Window sliders/hung	Metal frames + clear double-glazing
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Windows - SHGC	0.42 ± 5% sliders/hung
Window fixed	Metal frames + clear double-glazing
Windows - U-value	≤ 2.5
Windows - SHGC	0.44 ± 5% fixed

Simulation Notes:
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- Shading devices used from elevations, sections and plans (these details may need re-checking at CC stage).
- Glazing values are indicative for DA – pending final insulation, shading, wall types and RCPs these glazing values may change

Scale 1 : 100 m
0m 1 2 5 10

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Nominated Architect
Simon Lincoln NSWARB 10236
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NOTE:

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KEY PLAN

- RESIDENTIAL LOBBY / AMENITY
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- 4 BEDROOM APARTMENT
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- COMMERCIAL
- PRIVATE AMENITY
- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

Certificate No. 0009768200
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067
https://ses.act.gov.au/Certificate/ViewCertificate

REV	Date	Reason For Issue	Chk
04	21.10.24	FOR DEVELOPMENT APPLICATION	SL
03	12.09.24	FOR DEVELOPMENT APPLICATION	SL
02	16.02.24	FOR DEVELOPMENT APPLICATION	SC
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FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
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TURNER
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turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client

Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project

44-52 Anderson Street
Chatswood NSW 2067

Drawing Title

TYPICAL LOW - LEVELS 5-8

Scale at A0
1 : 100

Revision Date.
21.10.24

Project No.
1871

Rev No.
04

Drawing No.
DA2015

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NatHERS - Thermal Comfort	Proposed Specifications
External Walls 1	Concrete wall with R2.5 added (Metal studs +R0.2 break added)
External Walls 2	Metal cladding with R2.5 added (Metal studs +R0.2 break added)
External Walls 3	FC/Glass cladding with R2.5 added (Metal studs +R0.2 break added)
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Floor finishes	Tiles - wet areas, carpet - beds, timber – living/dining (tiled living penthouses)
Roofs 1 - penthouse roofs	Concrete roof + R3.8 + plasterboard (except R5 needed SO01)
Roofs 1 - below balconies/terraces	Concrete roof + R3.8 + plasterboard (Primepanel or similar)
Roof Colour	Light colour roofs
Skylights for units	Generic double glazing - U ≤ 2.7, SHGC = 0.24 (VELUX type)
Window Shading	Eaves and overhangs + Screens as shown .
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	LED downlights - generic holes assumed, as per NatHERS protocol (TBC at CC)
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Simulation Notes:
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Scale 1 : 100

0m 1 2 5 10 m

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Property Address 44-52 Anderson Street,Chatswood NSW 2067
nabers.com.au/GIS/Generate?p=cnsw44a8

REV	Date	Reason For Issue	Chk
02	21.10.24	FOR DEVELOPMENT APPLICATION	SL
01	26.09.24	FOR DEVELOPMENT APPLICATION	SL
00	12.09.24	FOR DEVELOPMENT APPLICATION	SL

FOR INFORMATION

DRAWING STATUS

make
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ABN 86 064 084 911

Client

Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project

44-52 Anderson Street
Chatswood NSW 2067

Drawing Title

TYPICAL DUPLEXES
LOWER - LEVELS 9-23

Scale at A0
1 : 100

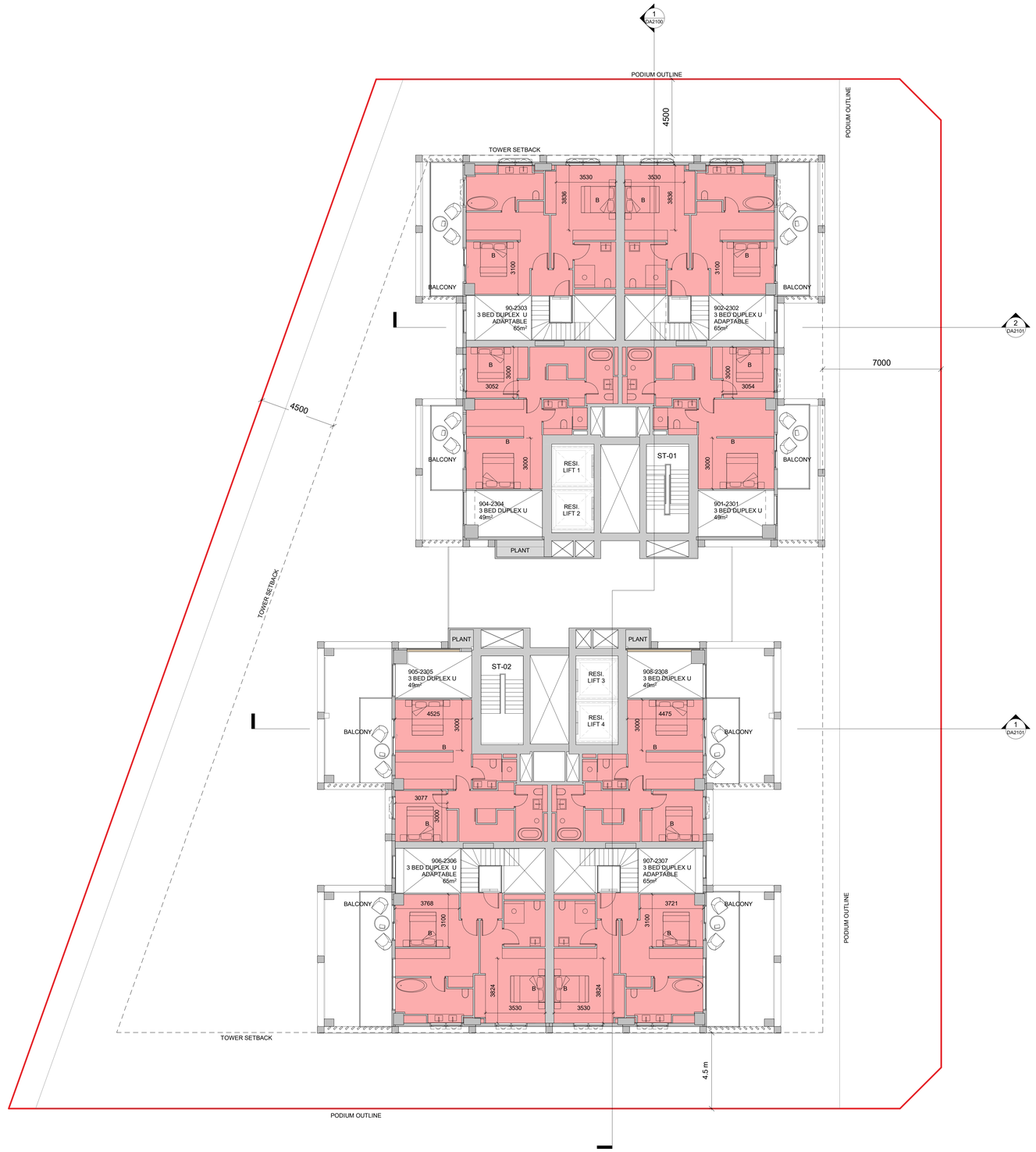
Revision Date.
21.10.24

Project No.
1871

Rev No.
02

Drawing No.
DA2019

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NatHERS - Thermal Comfort	Proposed Specifications
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Windows - U-value	≤ 2.5
Windows - SHGC	0.44 ± 5% fixed

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Scale 1 : 100 m
0m 1 2 5 10

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- SITE BOUNDARY

Certificate No. 0009768200
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Assessor name Martin Pinion
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067
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REV	Date	Reason For Issue	Chk
02	21.10.24	FOR DEVELOPMENT APPLICATION	SL
01	17.09.24	FOR DEVELOPMENT APPLICATION	SL
00	12.09.24	FOR DEVELOPMENT APPLICATION	SL

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
TYPICAL DUPLEXES
UPPER - LEVELS 10-24

Scale at A0
1 : 100

Revision Date.
21.10.24

Project No.
1871

Rev No.
02

Drawing No.
DA2020

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General Notes
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8. Areas to be verified by surveyor.
9. Drawings include other cosultants information indicatively. Please refer to all relevant consultant documentation for clarification.

Nominated Architect
Simon Lincoln NSWARB 10236
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NOTE:

DRAWINGS REFLECT DESIGN INTENT AND ARE SUBJECT TO DESIGN DEVELOPMENT

KEY PLAN

- RESIDENTIAL LOBBY / AMENITY
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- 4 BEDROOM APARTMENT
- RETAIL
- COMMERCIAL
- PRIVATE AMENITY
- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

NatHERS - Thermal Comfort	Proposed Specifications
External Walls 1	Concrete wall with R2.5 added (Metal studs +R0.2 break added)
External Walls 2	Metal cladding with R2.5 added (Metal studs +R0.2 break added)
External Walls 3	FC/Glass cladding with R2.5 added (Metal studs +R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and 75mm Hebel + R1.7 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns + plasterboard + R1.7 acoustic insulation
Party walls 1	Plasterboard and 75mm Hebel + optional insulation
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Walls next to stairs	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Internal Walls	Plasterboard on Studs
Internal Floors	Concrete floors, with plasterboard below
External Floors (units with air below)	Concrete slab with basement or air below
Floor Insulation Rooms over basement/air	R2.4 added under unit over plant room/ open air (Metal studs +R0.2 break also)
Floor finishes	Tiles - wet areas, carpet - beds, timber – living/dining (Used living penthouses)
Roofs 1 - penthouse roofs	Concrete roof + R3.8 + plasterboard (except R5 needed SOU)
Roofs 2 - below balconies/terraces	Concrete roof + R3.8 + plasterboard (Primepanel or similar)
Roof Colour	Light colour roofs
Skylights for units	Generic double glazing - U ≤ 2.7, SHGC = 0.24 (VELUX type)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	LED downlights - generic holes assumed, as per NatHERS protocol (TBC at CC)
Ceiling Penetrations Fans	Bathroom, laundry, kitchen: generic holes from NatHERS protocol (TBC at CC)
Ceilings fans – some rooms only	Fans in bedrooms 1400 diam and a few living– 2 fans for 3001 living + 1 in living for 401 to 801 + 404 to 804 + 505 to 805 + 508 to 808 + 904 to 2304 + 905 to 2305
Windows – awning/bifold/hinged	Metal frames + clear double-glazing
Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ± 5% awning/bifold/hinged
Window sliders/hung	Metal frames + clear double-glazing
Windows - U-value	≤ 2.9
Windows - SHGC	0.42 ± 5% sliders/hung
Window fixed	Metal frames + clear double-glazing
Windows - U-value	≤ 2.5
Windows - SHGC	0.64 ± 5% fixed

Simulation Notes:
- No RCP provided at DA so generic holes assumed for all downlights (must have extra checking and rerunning at CC stage)
- No RCP provided at DA so generic holes assumed for exhaust fans (must have extra checking and rerunning at CC stage)
- Concrete walls and floor thickness need checking at CC stage, due to complexity of the proposed construction.
- All wall types, ceiling types, floor types need checking at CC stage, due to complexity of the proposed construction.
- Window sizes used from elevations, sections and plan mark-ups (plans take priority and all this needs re-checking at CC stage).
- Windows hidden (with no size or operability shown) are assumed as full height and fixed (this needs re-checking at CC stage).
- Door sizes used from elevations, sections and plan (this may need more re-checking at CC stage).
- Neighbours modelled as shown on drawings but no tree preservations in place and not modelled
- Shading devices used from elevations, sections and plans (these details may need re-checking at CC stage).
- Glazing values are indicative for DA – pending final insulation, shading, wall types and RCPs these glazing values may change

Scale 1 : 100
0m 1 2 5 10 m

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Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067
nsw.nsw.accom/Commercial?y=xuuxwf5jt

REV	Date	Reason For Issue	Chk
04	21.10.24	FOR DEVELOPMENT APPLICATION	SL
03	12.09.24	FOR DEVELOPMENT APPLICATION	SL
02	16.02.24	FOR DEVELOPMENT APPLICATION	SC
01	31.01.24	FOR DEVELOPMENT APPLICATION	RG
00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
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TURNER
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Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
LEVELS 25-27

Scale at A0
1 : 100

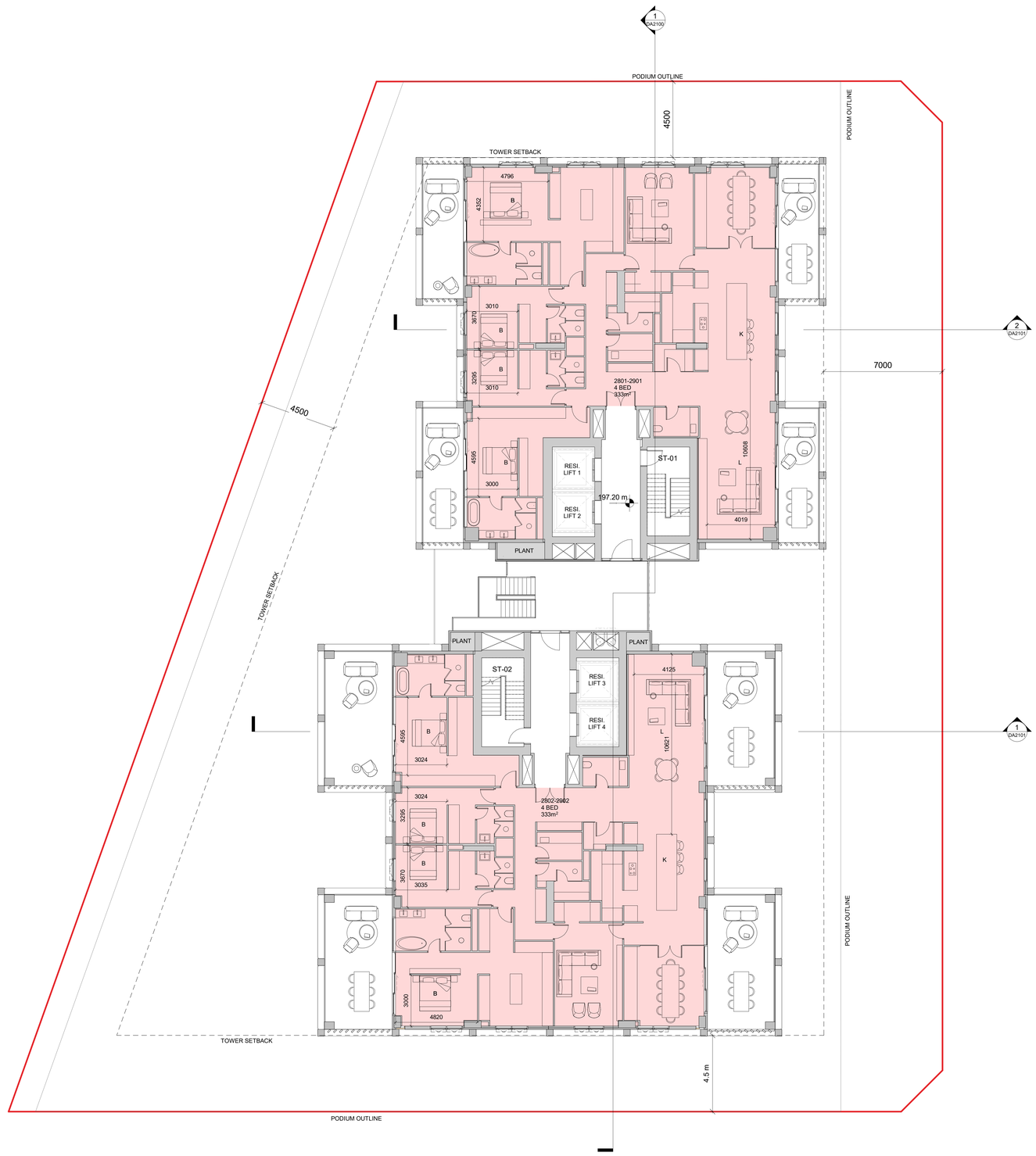
Revision Date.
21.10.24

Project No.
1871

Rev No.
04

Drawing No.
DA2035

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NatHERS - Thermal Comfort	Proposed Specifications
External Walls 1	Concrete wall with R2.5 added (Metal studs +R0.2 break added)
External Walls 2	Metal cladding with R2.5 added (Metal studs +R0.2 break added)
External Walls 3	FC/Glass cladding with R2.5 added (Metal studs +R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and 75mm Hebel + R1.7 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns + plasterboard + R1.7 acoustic insulation
Party walls 1	Plasterboard and 75mm Hebel + optional insulation
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Walls next to stairs	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Internal Walls	Plasterboard on Studs
Internal Floors	Concrete floors, with plasterboard below
External Floors (units with air below)	Concrete slab with basement or air below
Floor Insulation Rooms over basement/air	R2.4 added under unit over plant room/ open air (Metal studs +R0.2 break also)
Floor Finishes	Tiles - wet areas, carpet - beds, timber – living/dining (tiled living penthouses)
Roofs 1 - penthouse roofs	Concrete roof + R3.8 + plasterboard (except RS needed 3001)
Roofs 2 – below balconies/terraces	Concrete roof + R3.8 + plasterboard (Primepanel or similar)
Roof Colour	Light colour roofs
Skylights for units	Generic double glazing - U ≤ 2.7, SHGC + 0.24 (VELUX type)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	LED downlights - generic holes assumed, as per NatHERS protocol (TBC at CC)
Ceiling Penetrations Fans	Bathroom, laundry, kitchen: generic holes from NatHERS protocol (TBC at CC)
Ceilings fans – some rooms only	Fans in bedrooms 1400 diam and a few living– 2 fans for 3001 living + 1 in living for: 401 to 801 + 404 to 804 + 505 to 805 + 508 to 808 + 904 to 2304 + 905 to 2305
Windows – awning/bifold/hinged	Metal frames + clear double-glazing
Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ± 5% awning/bifold/hinged
Window sliders/hung	Metal frames + clear double-glazing
Windows - U-value	≤ 2.9
Windows - SHGC	0.62 ± 5% sliders/hung
Window fixed	Metal frames + clear double-glazing
Windows - U-value	≤ 3.5
Windows - SHGC	0.44 ± 5% fixed

Simulation Notes:
- No RCP provided at DA so generic holes assumed for all downlights (must have extra checking and rerunning at CC stage)
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- Shading devices used from elevations, sections and plans (these details may need re-checking at CC stage).
- Glazing values are indicative for DA – pending final insulation, shading, wall types and RCPs these glazing values may change

Scale 1 : 100 m
0m 1 2 5 10

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Nominated Architect
Simon Lincoln NSWARB 10236
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NOTE:

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KEY PLAN

- RESIDENTIAL LOBBY / AMENITY
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- 4 BEDROOM APARTMENT
- RETAIL
- COMMERCIAL
- PRIVATE AMENITY
- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

Certificate No. 0009768200
Scan QR code or follow website link for ratings info
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067
Verify ratings at:www.nathers.gov.au/certificate

REV	Date	Reason For Issue	Chk
01	21.10.24	FOR DEVELOPMENT APPLICATION	SL
00	12.09.24	FOR DEVELOPMENT APPLICATION	SL

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
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tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client

Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project

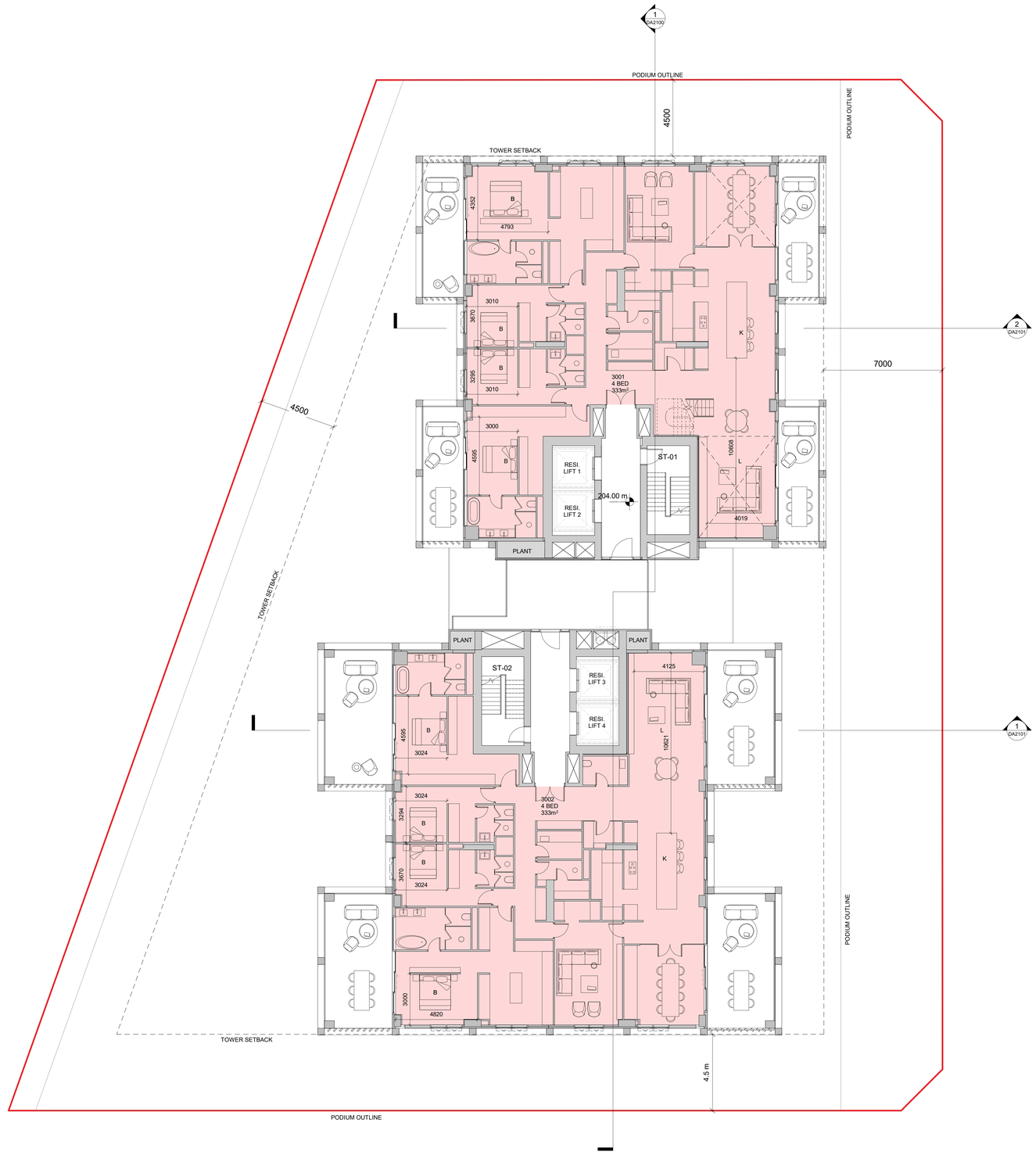
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title

LEVELS 28-29

Scale at A0	Revision Date.
1 : 100	21.10.24
Project No.	Rev No.
1871	01
Drawing No.	
DA2038	

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NatHERS - Thermal Comfort	Proposed Specifications
External Walls 1	Concrete wall with R2.5 addled (Metal studs +R0.2 break added)
External Walls 2	Metal cladding with R2.5 added (Metal studs +R0.2 break added)
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Internal Floors	Concrete floors, with plasterboard below
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Roofs 1 - penthouse roofs	Concrete roof + R3.8 + plasterboard (except R5 needed 3001)
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Roof Colour	Light colour roofs
Skylights for units	Generic double glazing - U ≤ 2.7, SHGC = 0.24 (VELUX type)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	LED downlights - generic holes assumed, as per NatHERS protocol (TBC at CC)
Ceiling Penetrations Fans	Bathroom, laundry, kitchen: generic holes from NatHERS protocol (TBC at CC)
Ceilings fans – some rooms only	Fans in bedrooms 1400 diam and a few living– 2 fans for 3001 living + 1 in living for: 401 to 801 + 404 to 804 + 505 to 805 + 508 to 808 + 904 to 2304 + 905 to 2305
Windows – awning/bifold/hinged	Metal frames + clear double-glazing
Windows – U-value	≤ 3.1
Windows – SHGC	0.39 ± 5% awning/bifold/hinged
Window sliders/hung	Metal frames + clear double-glazing
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Window fixed	Metal frames + clear double-glazing
Windows - U-value	≤ 2.5
Windows - SHGC	0.44 ± 5% fixed

Simulation Notes:
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Scale 1 : 100 m
0m 1 2 5 10

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Nominated Architect
Simon Lincoln NSWARB 10236
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KEY PLAN

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Certificate No. 0009768200
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. CMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067
https://apps.accesshousing.nsw.gov.au/

REV	Date	Reason For Issue	Chk
01	21.10.24	FOR DEVELOPMENT APPLICATION	SL
00	12.09.24	FOR DEVELOPMENT APPLICATION	SL

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
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TURNER
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turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client

Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project

44-52 Anderson Street
Chatswood NSW 2067

Drawing Title

LEVEL 30

Scale at A0
1 : 100

Revision Date.
21.10.24

Project No.
1871

Rev No.
01

Drawing No.
DA2040

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KEY PLAN

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- SITE BOUNDARY

NatHERS - Thermal Comfort	Proposed Specifications
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Internal Floors	Concrete floors, with plasterboard below
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Floor Finishes	Tiles - wet areas, carpet - beds, timber – living/dining (tiled living penthouses)
Roofs 1 - penthouse roofs	Concrete roof + R3.0 + plasterboard (except R5 needed 3001)
Roofs 1 – below balconies/terraces	Concrete roof + R3.0 + plasterboard (Fmmepanel or similar)
Roof Colour	Light colour roofs
Skylights for units	Generic double glazing - U ≤ 2.7, SHGC = 0.24 (VELUX type)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	LED downlights - generic holes assumed, as per NatHERS protocol (TBC at CC)
Ceiling Penetrations Fans	Bathroom, laundry, kitchen: generic holes from NatHERS protocol (TBC at CC)
Ceilings fans – some rooms only	Fans in bedrooms 1400 diam and a few living– 2 fans for 3001 living + 1 in living for: 401 to 801 + 404 to 804 + 505 to 805 + 508 to 808 + 904 to 2304 + 905 to 2305
Windows – awning/bifold/hinged	Metal frames + clear double-glazing
Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ± 5% awning/bifold/hinged
Window sliders/hung	Metal frames + clear double-glazing
Windows - U-value	≤ 2.9
Windows - SHGC	0.42 ± 5% sliders/hung
Window fixed	Metal frames + clear double-glazing
Windows - U-value	≤ 2.5
Windows - SHGC	0.44 ± 5% fixed

Simulation Notes:
- No RCP provided at DA so generic holes assumed for all downlights (must have extra checking and rerunning at CC stage)
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Scale 1 : 100
0m 1 2 5 10 m

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Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street Chatswood NSW 2067
Date runs out 02/Dec/2024 by instruction

REV	Date	Reason For Issue	Chk
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00	12.09.24	FOR DEVELOPMENT APPLICATION	SL

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Client

Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project

44-52 Anderson Street
Chatswood NSW 2067

Drawing Title

LEVEL 31

Scale at A0
1 : 100

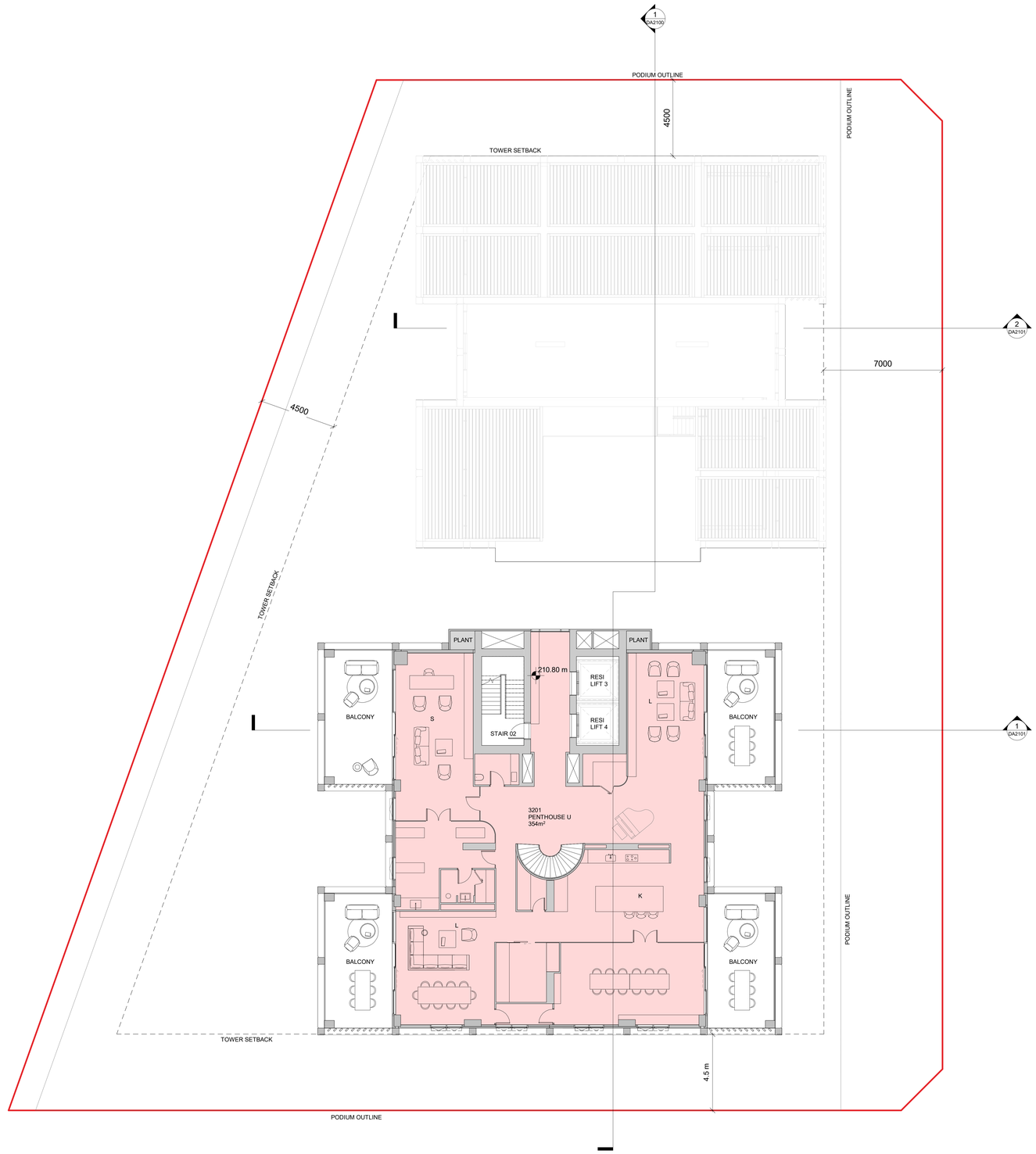
Revision Date.
21.10.24

Project No.
1871

Rev No.
01

Drawing No.
DA2041

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Nominated Architect
Simon Lincoln NSWARB 10236
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NOTE:

DRAWINGS REFLECT DESIGN INTENT AND ARE SUBJECT TO DESIGN DEVELOPMENT

KEY PLAN

- RESIDENTIAL LOBBY / AMENITY
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- 4 BEDROOM APARTMENT
- RETAIL
- COMMERCIAL
- PRIVATE AMENITY
- END OF TRIP
- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

Certificate No. 0009768200
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067
https://pcert.au/QR/Generate?p=0009768200

REV	Date	Reason For Issue	Chk
01	21.10.24	FOR DEVELOPMENT APPLICATION	SL
00	12.09.24	FOR DEVELOPMENT APPLICATION	SL

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
LEVEL 32

Scale at A0
1 : 100

Revision Date.
21.10.24

Project No.
1871

Rev No.
01

Drawing No.
DA2042

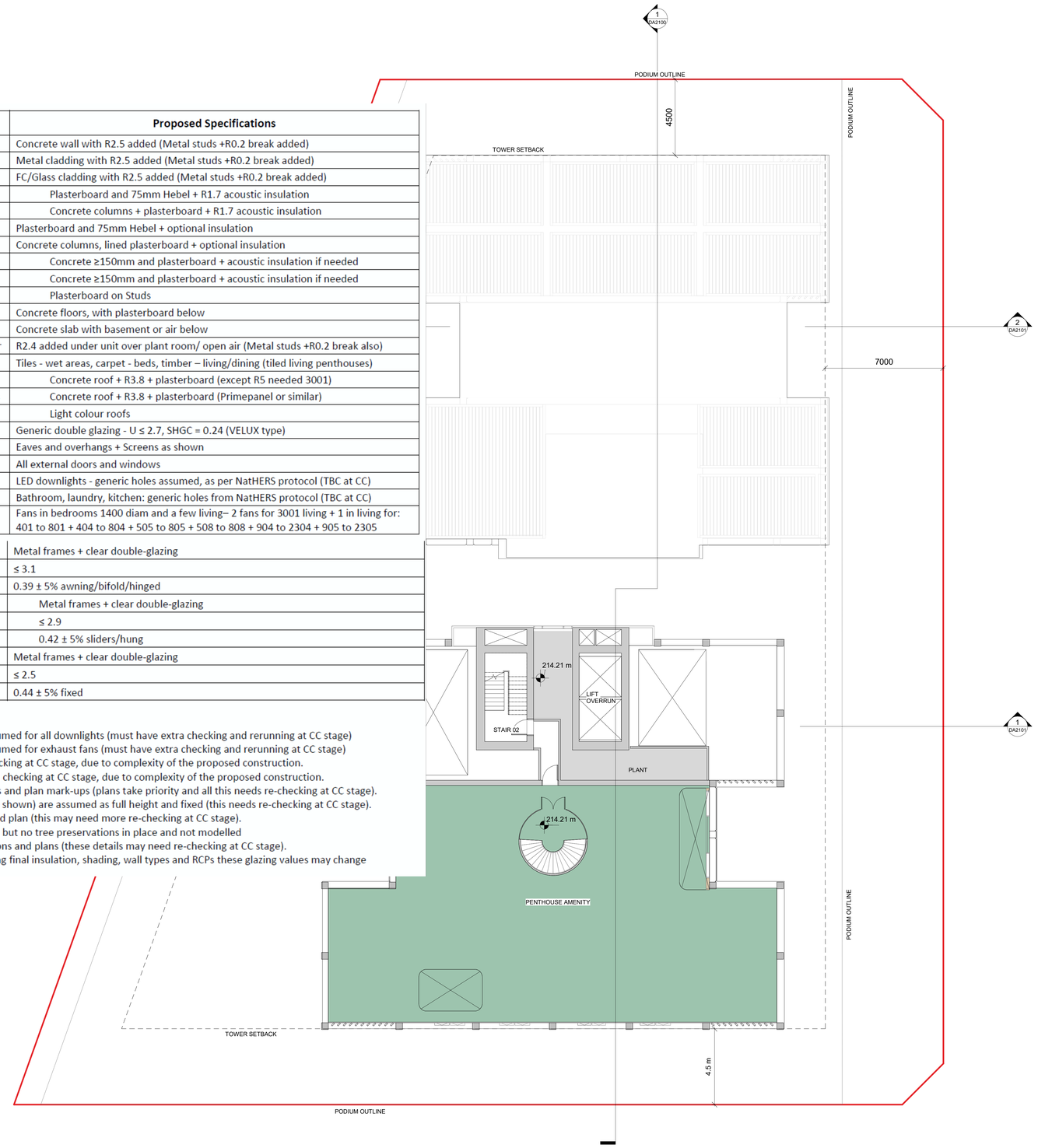
Scale 1 : 100 m
0m 1 2 5 10

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NatHERS - Thermal Comfort	Proposed Specifications
External Walls 1	Concrete wall with R2.5 added (Metal studs +R0.2 break added)
External Walls 2	Metal cladding with R2.5 added (Metal studs +R0.2 break added)
External Walls 3	FC/Glass cladding with R2.5 added (Metal studs +R0.2 break added)
Unit Walls next to halls/lobbies 1	Plasterboard and 75mm Hebel + R1.7 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns + plasterboard + R1.7 acoustic insulation
Party walls 1	Plasterboard and 75mm Hebel + optional insulation
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Walls next to stairs	Concrete ≥150mm and plasterboard + acoustic insulation if needed
Internal Walls	Plasterboard on Studs
Internal Floors	Concrete floors, with plasterboard below
External Floors (units with air below)	Concrete slab with basement or air below
Floor Insulation Rooms over basement/air	R2.4 added under unit over plant room/ open air (Metal studs +R0.2 break also)
Floor Finishes	Tiles - wet areas, carpet - beds, timber – living/dining (tiled living penthouses)
Roofs 1 - penthouse roofs	Concrete roof + R3.8 + plasterboard (except R5 needed 3001)
Roofs 1 - below balconies/terraces	Concrete roof + R3.8 + plasterboard (Primepanel or similar)
Roof Colour	Light colour roofs
Skylights for units	Generic double glazing - U ≤ 2.7, SHGC = 0.24 (VELUX type)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	LED downlights - generic holes assumed, as per NatHERS protocol (TBC at CC)
Ceiling Penetrations Fans	Bathroom, laundry, kitchen: generic holes from NatHERS protocol (TBC at CC)
Ceilings fans – some rooms only	Fans in bedrooms 1400 diam and a few living– 2 fans for 3001 living + 1 in living for: 401 to 801 + 404 to 804 + 505 to 805 + 508 to 808 + 904 to 2304 + 905 to 2305
Windows – awning/bifold/hinged	Metal frames + clear double-glazing
Windows - U-value	≤ 3.1
Windows - SHGC	0.39 ± 5% awning/bifold/hinged
Window sliders/hung	Metal frames + clear double-glazing
Windows - U-value	≤ 2.9
Windows - SHGC	0.42 ± 5% sliders/hung
Window fixed	Metal frames + clear double-glazing
Windows - U-value	≤ 2.5
Windows - SHGC	0.44 ± 5% fixed

Simulation Notes:

- No RCP provided at DA so generic holes assumed for all downlights (must have extra checking and rerunning at CC stage)
- No RCP provided at DA so generic holes assumed for exhaust fans (must have extra checking and rerunning at CC stage)
- Concrete walls and floor thickness need checking at CC stage, due to complexity of the proposed construction.
- All wall types, ceiling types, floor types need checking at CC stage, due to complexity of the proposed construction.
- Window sizes used from elevations, sections and plan mark-ups (plans take priority and all this needs re-checking at CC stage).
- Windows hidden (with no size or operability shown) are assumed as full height and fixed (this needs re-checking at CC stage).
- Door sizes used from elevations, sections and plan (this may need more re-checking at CC stage).
- Neighbours modelled as shown on drawings but no tree preservations in place and not modelled
- Shading devices used from elevations, sections and plans (these details may need re-checking at CC stage).
- Glazing values are indicative for DA – pending final insulation, shading, wall types and RCPs these glazing values may change



Scale 1 : 100

0m 1 2 5 10 m

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Simon Lincoln NSWARB 10236
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- PLANT
- POOL
- AMENITY
- S STORAGE
- SITE BOUNDARY

Certificate No. 0009768200
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Assessor name Marco Person
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067

REV	Date	Reason For Issue	Chk
02	21.10.24	FOR DEVELOPMENT APPLICATION	SL
01	17.09.24	FOR DEVELOPMENT APPLICATION	SL
00	12.09.24	FOR DEVELOPMENT APPLICATION	SL

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client

Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project

44-52 Anderson Street
Chatswood NSW 2067

Drawing Title

LEVEL 33 - ROOF

Scale at A0
1 : 100

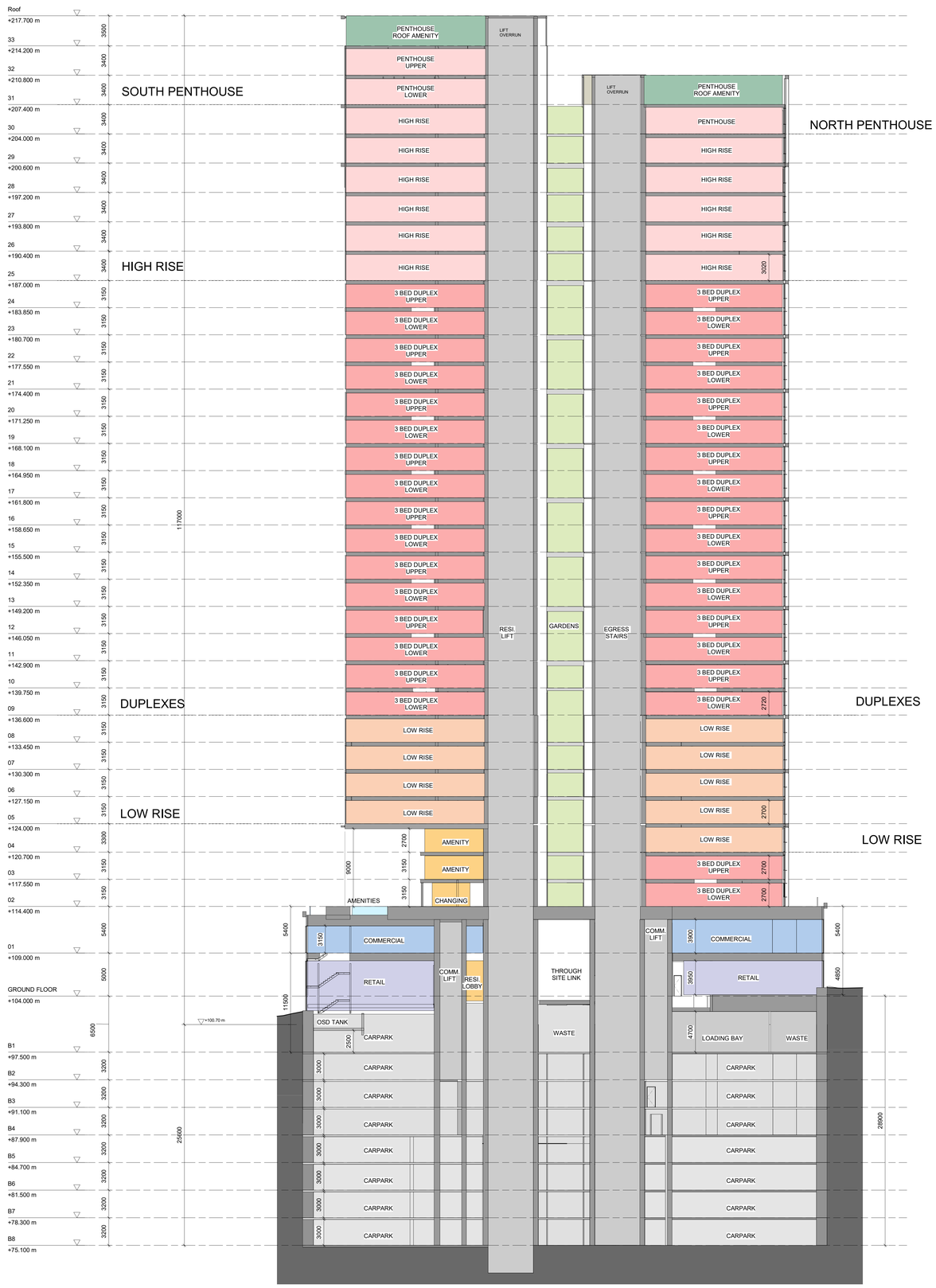
Revision Date.
21.10.24

Project No.
1871

Rev No.
02

Drawing No.
DA2043

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0m 2 4 10 20

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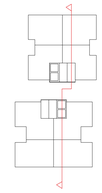
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KEY PLAN

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- POOL
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- SITE BOUNDARY



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Accreditation No. DMN/19/1801
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00	12.09.24	FOR DEVELOPMENT APPLICATION	SL

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan



Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
BUILDING SECTION - NORTH SOUTH

Scale at A0
As indicated

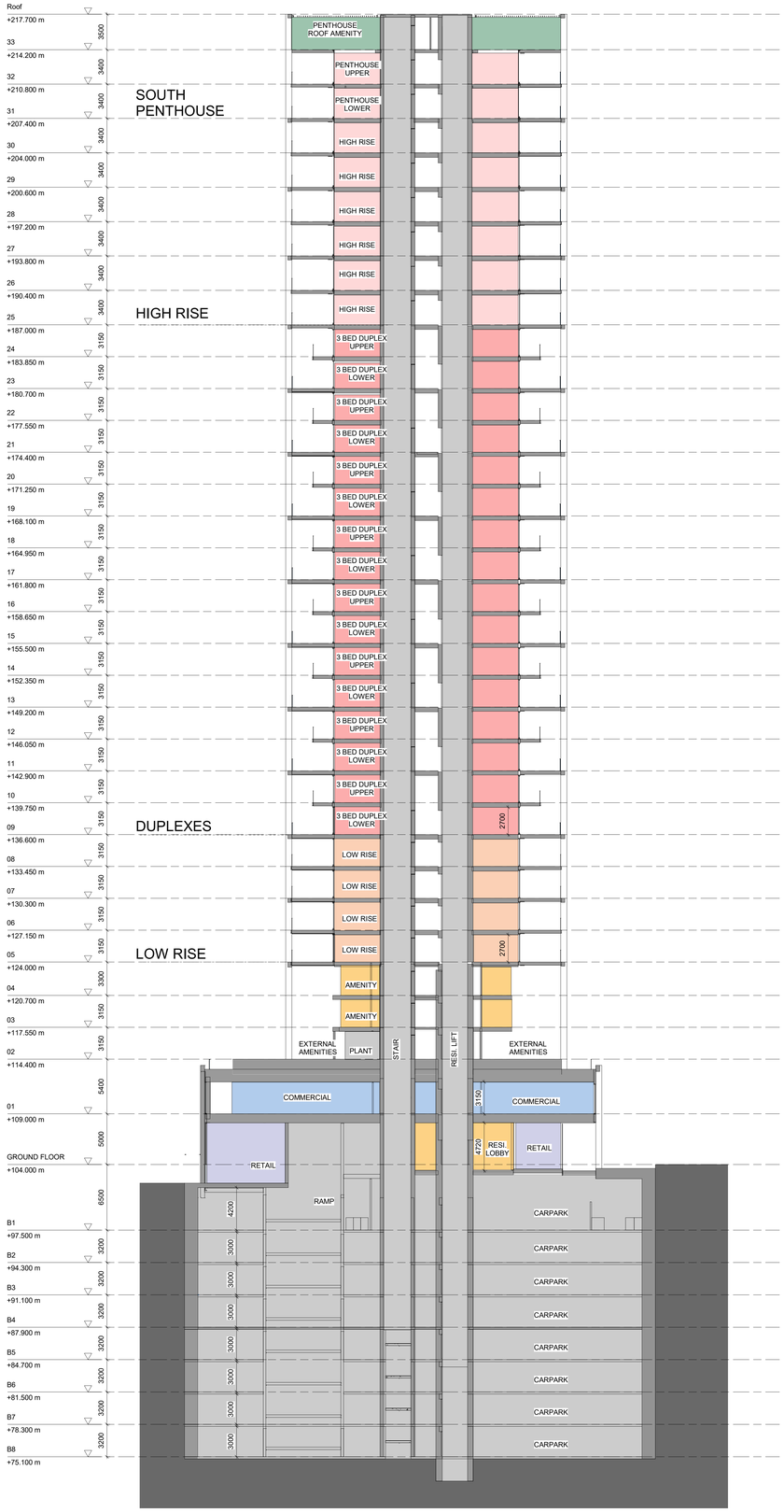
Revision Date.
21.10.24

Project No.
1871

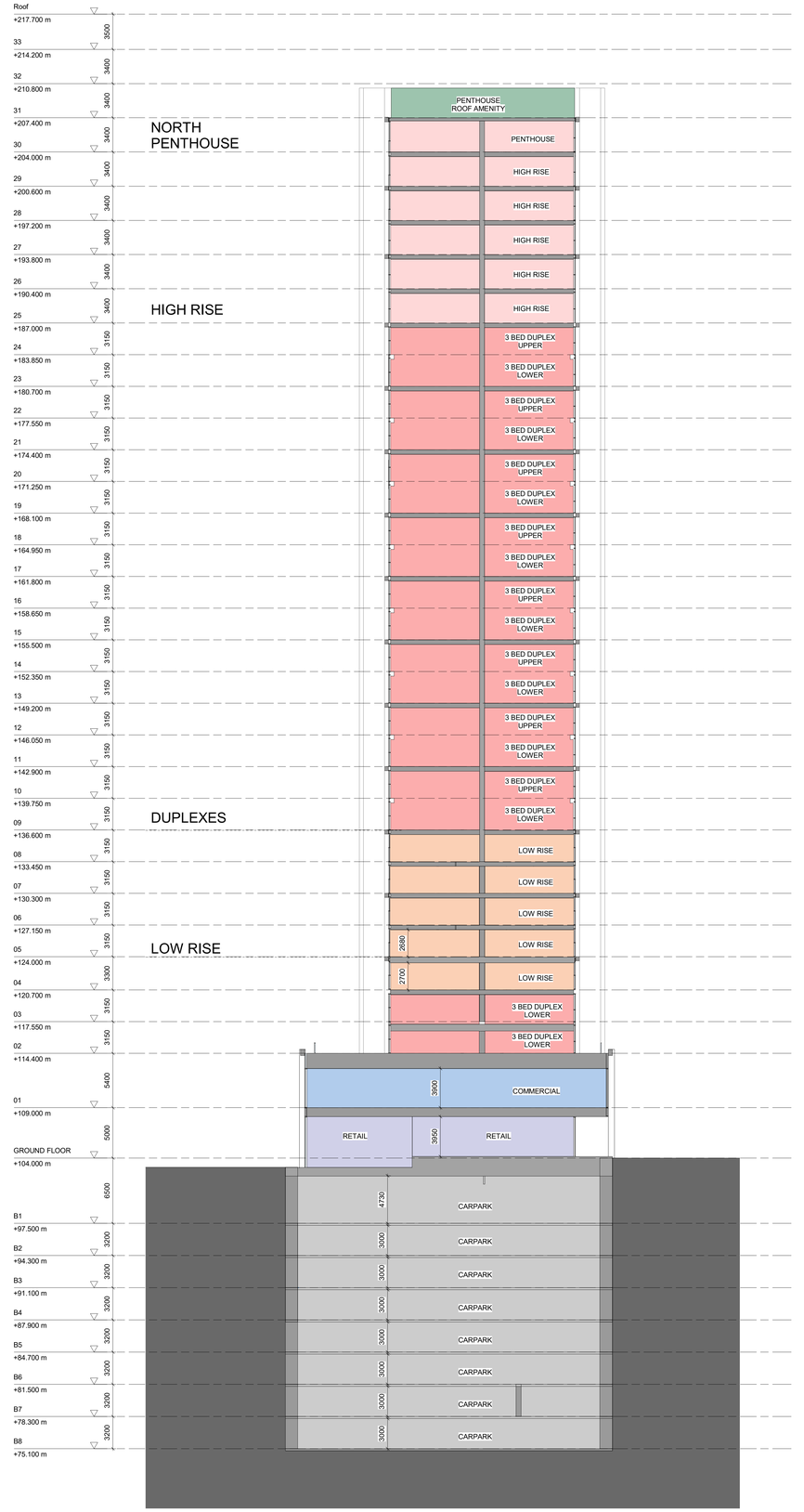
Rev No.
01

Drawing No.
DA2100

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1 **BUILDING SECTION EAST / WEST - SOUTH TOWER**
1 : 200


Roof
+217.700 m
33
+214.200 m
32
+210.800 m
31
+207.400 m
30
+204.000 m
29
+200.600 m
28
+197.200 m
27
+193.800 m
26
+190.400 m
25
+187.000 m
24
+183.850 m
23
+180.700 m
22
+177.550 m
21
+174.400 m
20
+171.250 m
19
+168.100 m
18
+164.950 m
17
+161.800 m
16
+158.650 m
15
+155.500 m
14
+152.350 m
13
+149.200 m
12
+146.050 m
11
+142.900 m
10
+139.750 m
09
+136.600 m
08
+133.450 m
07
+130.300 m
06
+127.150 m
05
+124.000 m
04
+120.700 m
03
+117.550 m
02
+114.400 m
01
+109.000 m
GROUND FLOOR
+104.000 m
B1
+97.500 m
B2
+94.300 m
B3
+91.100 m
B4
+87.900 m
B5
+84.700 m
B6
+81.500 m
B7
+78.300 m
B8
+75.100 m
3500
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Scale 1 : 200

0m 2 4 10 20 m

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NatHERS assessment issued by nationwide

REV	Date	Reason For Issue	Chk
06	21.10.24	FOR DEVELOPMENT APPLICATION	SL
05	17.09.24	FOR DEVELOPMENT APPLICATION	SL
04	12.09.24	FOR DEVELOPMENT APPLICATION	SL
03	16.02.24	FOR DEVELOPMENT APPLICATION	SC
02	31.01.24	FOR DEVELOPMENT APPLICATION	RG
01	16.06.23	FOR DEVELOPMENT APPLICATION	SC
00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 88 064 084 911

Client

Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project

44-52 Anderson Street
Chatswood NSW 2067

Drawing Title

NORTH ELEVATION

Scale at A0
1 : 200

Revision Date.
21.10.24

Project No.
1871

Rev No.
06

Drawing No.
DA2200

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Scale 1 : 200 m
0m 2 4 10 20

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REV	Date	Reason For Issue	Chk
05	21.10.24	FOR DEVELOPMENT APPLICATION	SL
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info@makearchitects.com
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Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
SOUTH ELEVATION

Scale at A0
1 : 200

Revision Date.
21.10.24

Project No.
1871

Rev No.
05

Drawing No.
DA2201

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117M HEIGHT CONSTRAINT



Scale 1 : 200

0m 2 4 10 20 m

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00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

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make
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Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
EAST ELEVATION

Scale at A0
1 : 200

Revision Date.
21.10.24

Project No.
1871

Rev No.
06

Drawing No.
DA2202

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Scale 1 : 200

0m 2 4 10 20 m

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https://urldefense.com/v3/__https://nsw.gov.au/driving/roads/rms-road-safety-cameras__;!!PkRJ!Ux1Ge0Ge4Ge0Ge4Ge0Ge4



GROUND FLOOR PLAN

DEEP SOIL CALCULATION	M^2
SITE AREA	2687.0
DEEP SOIL AREA REQUIRED (7% OF SITE AREA)	188.1
DEEP SOIL AREA PROVIDED:	
GROUND FLOOR	188.5
TOTAL	188.5

Scale 1 : 100

0m 1 2 5 10 m

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Nominated Architect
Simon Lincoln NSWARB 10236
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NOTE:

DRAWINGS REFLECT DESIGN INTENT AND ARE SUBJECT TO DESIGN DEVELOPMENT

KEY PLAN

PLANTING AREA

DEEP SOIL AREA

SITE BOUNDARY

Certificate No. 0009768200
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067.
Note: use and reliance by any unlawful

REV	Date	Reason For Issue	Chk
04	21.10.24	FOR DEVELOPMENT APPLICATION	SL
03	12.09.24	FOR DEVELOPMENT APPLICATION	SL
02	16.02.24	FOR DEVELOPMENT APPLICATION	SC
01	31.01.24	FOR DEVELOPMENT APPLICATION	RG
00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
DEEP SOIL DIAGRAM

Scale at A0
As indicated

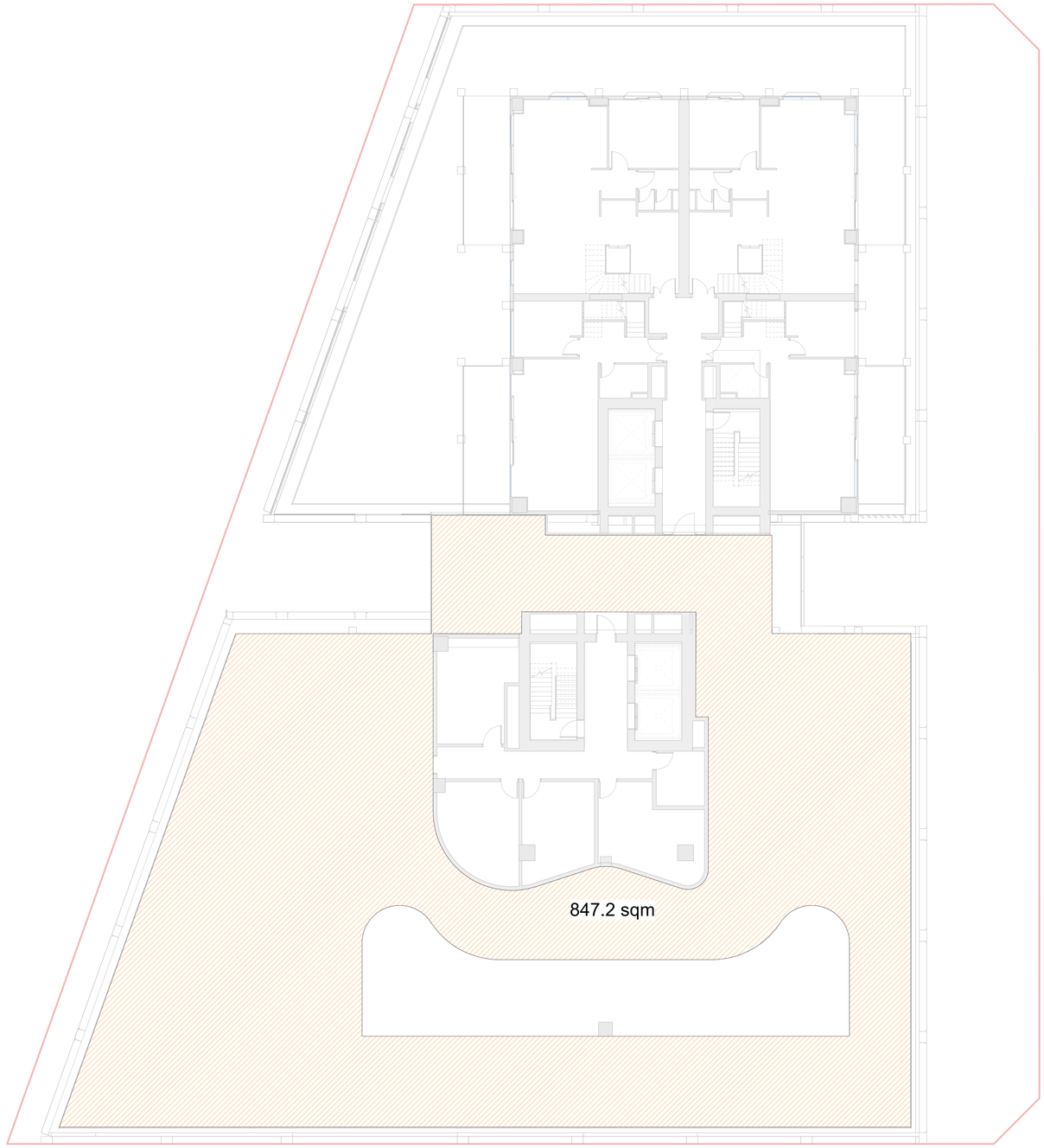
Revision Date.
21.10.24

Project No.
1871

Rev No.
04

Drawing No.
DA2600

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LEVEL 2 PLAN

COMMUNAL OPEN SPACE CALCULATION	M^2
SITE AREA	2687.0
COMMUNAL OPEN SPACE REQUIRED (25% OF SITE AREA)	671.8
COMMUNAL OPEN SPACE PROVIDED AT LEVEL 2:	847.2
TOTAL	847.2

Scale 1 : 100 m
0m 1 2 5 10

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KEY PLAN

PLANTING AREA
SITE BOUNDARY

Certificate No. 0009768200
Scan QR code or follow website link for rating details.
Assessor name Martin Person
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067
nsw.gov.au/EPCGeneratorSystem/edit/

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FOR INFORMATION

DRAWING STATUS

make
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Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
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TURNER
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Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
COMMUNAL OPEN SPACE DIAGRAM

Scale at A0
1 : 100

Revision Date.
21.10.24

Project No.
1871

Rev No.
04

Drawing No.
DA2601

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PROPOSED 9AM 21 JUNE



PROPOSED 10AM 21 JUNE



PROPOSED 11AM 21 JUNE



PROPOSED 12PM 21 JUNE



PROPOSED 1PM 21 JUNE



PROPOSED 2PM 21 JUNE



PROPOSED 3PM 21 JUNE

Scale 1 : 1500

0m 15 30 75 150 m

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SHADOW DIAGRAM KEY

EXISTING

PROPOSED

Certificate No. 0009768200
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067
https://aet.au/DA/Assessment/ry-mcvuv4kd2

REV	Date	Reason For Issue	Chk
05	21.10.24	FOR DEVELOPMENT APPLICATION	SL
04	12.09.24	FOR DEVELOPMENT APPLICATION	SL
03	21.03.24	FOR DEVELOPMENT APPLICATION	RG
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00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
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Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client

Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project

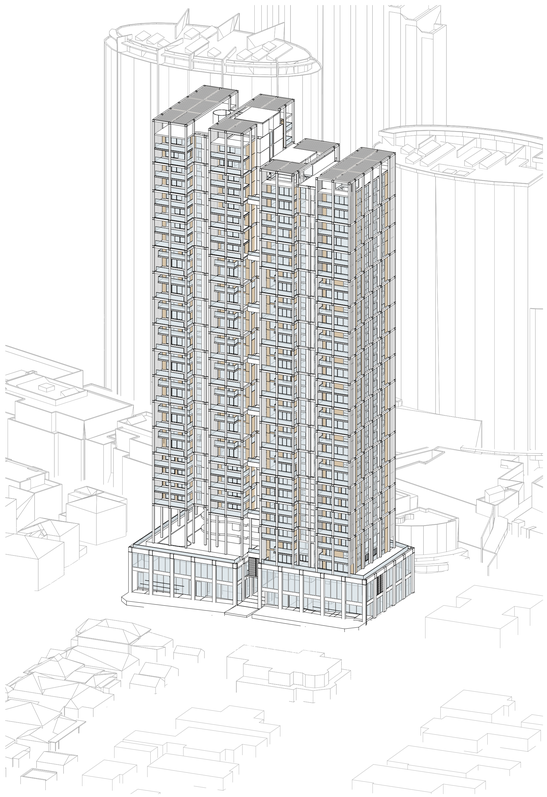
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title

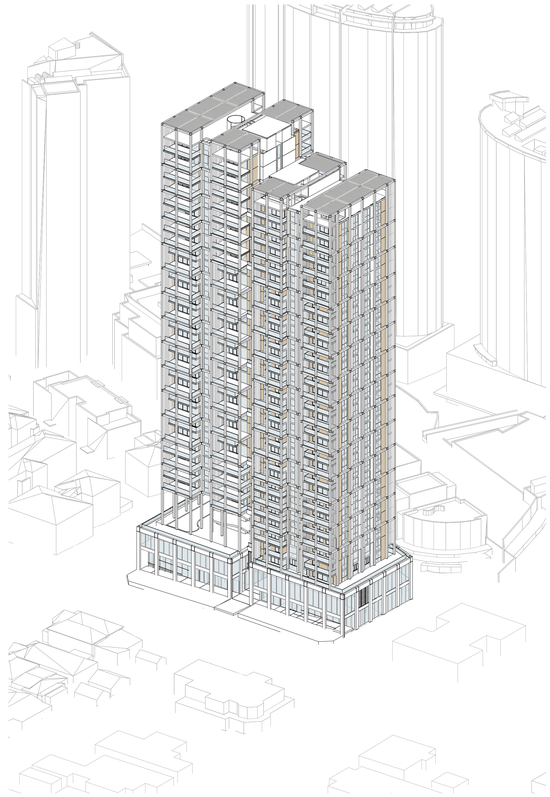
SHADOW DIAGRAMS
21 JUNE

Scale at A0: As indicated
Revision Date: 21.10.24
Project No.: 1871
Rev No.: 05
Drawing No.: DA8000

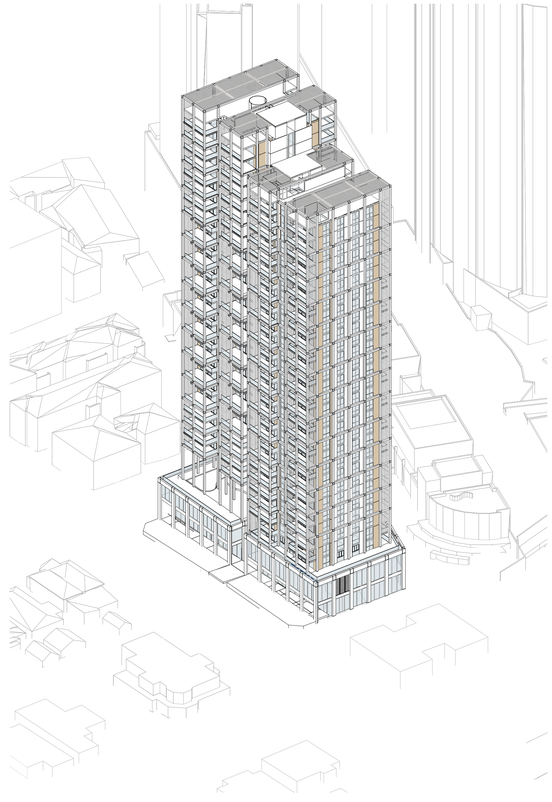
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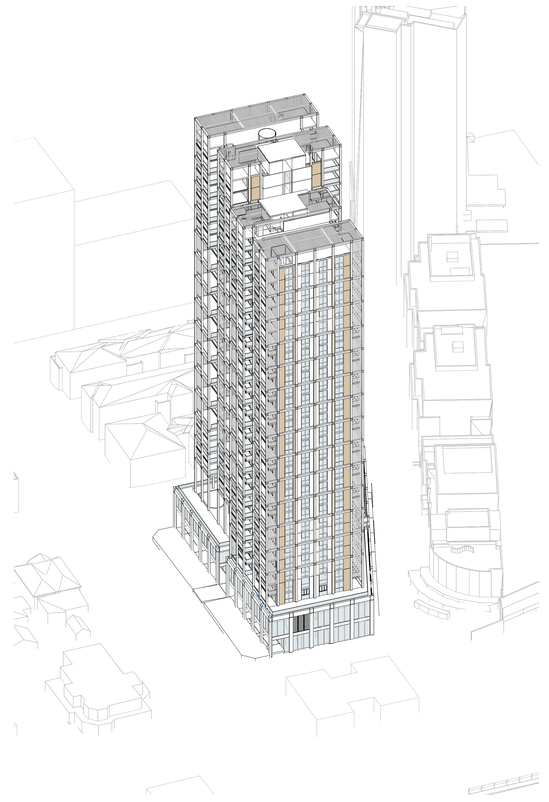
PROPOSED 9AM 21 JUNE



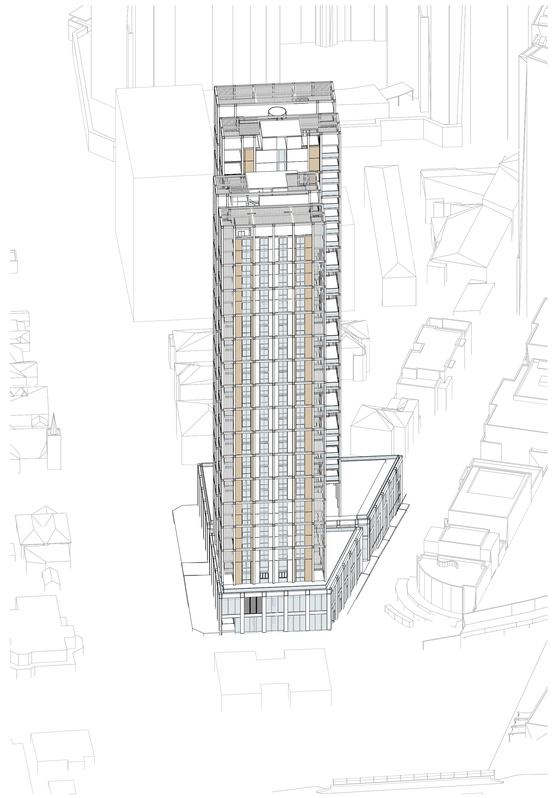
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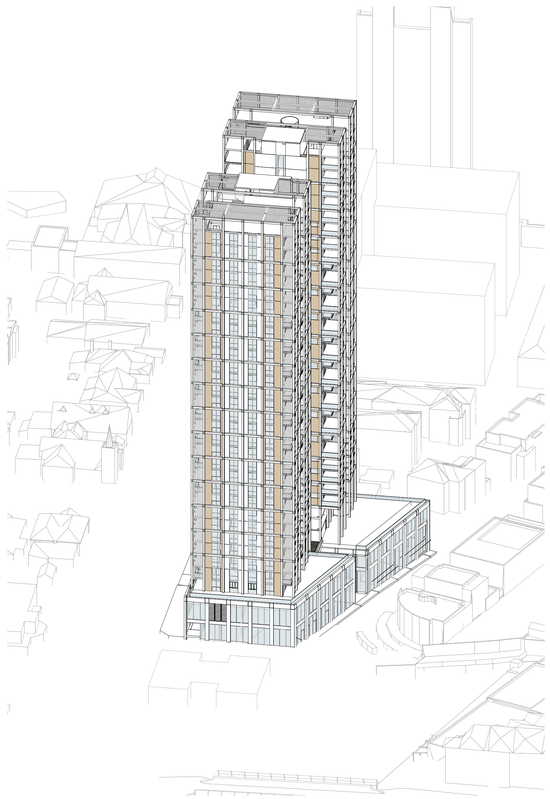
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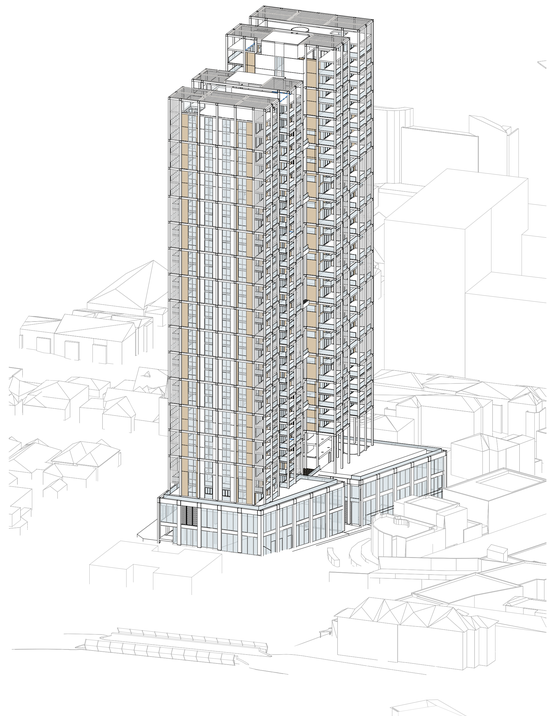
PROPOSED 12PM 21 JUNE



PROPOSED 1PM 21 JUNE



PROPOSED 2PM 21 JUNE



PROPOSED 3PM 21 JUNE

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Certificate No. 0009768200
Scan QR code or follow website link for rating details.
Assessor name Mantz Pinson
Accreditation No. DMN/19/1921
Property Address 44-52 Anderson Street,Chatswood NSW,2067.
Table 3.0/1 ACVR Connected by Living Matter

REV	Date	Reason For Issue	Chk
01	21.10.24	FOR DEVELOPMENT APPLICATION	SL
00	12.09.24	FOR DEVELOPMENT APPLICATION	SL

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

TURNER
L7 ONE Oxford Street
Darlinghurst NSW 2010

tel +61 2 8668 0000

turnerstudio.com.au

Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

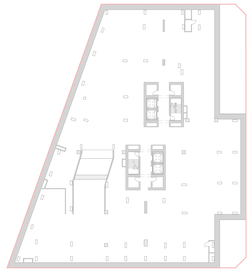
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VIEW FROM SUN DIAGRAMS - PROPOSED 21 JUNE

Scale at A0
Revision Date. 21.10.24

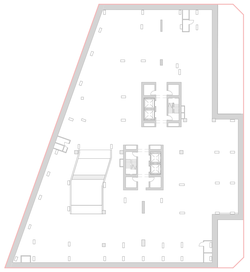
Project No. 1871
Rev No. 01

Drawing No. DA8011

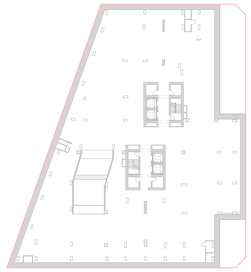
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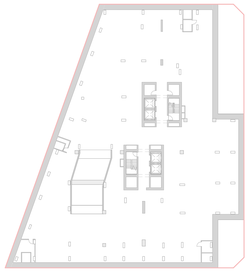
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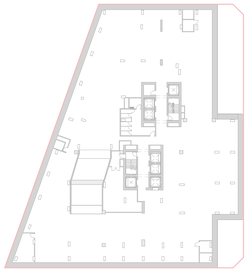
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3 LEVEL B5 GFA
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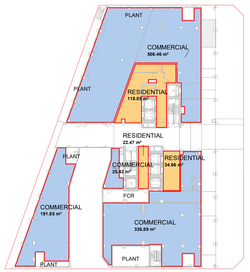
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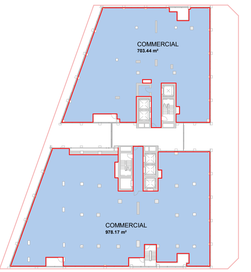
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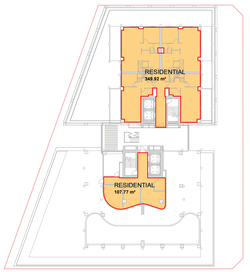
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7 GROUND FLOOR GFA
1 : 500



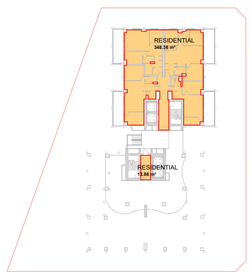
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9 LEVEL 02 GFA
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10 LEVEL 03 GFA
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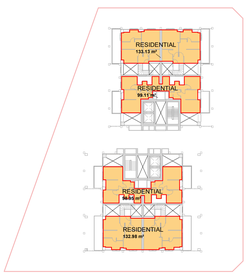
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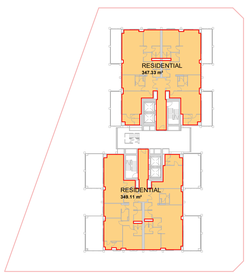
12 TYPICAL LOW RISE GFA
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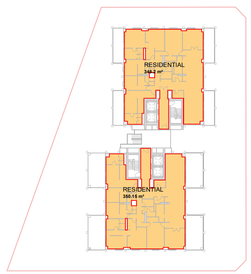
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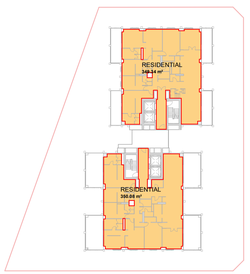
14 TYPICAL DUPLEX UPPER GFA
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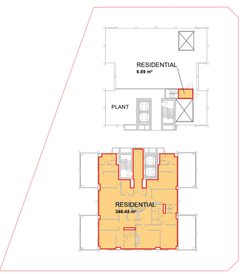
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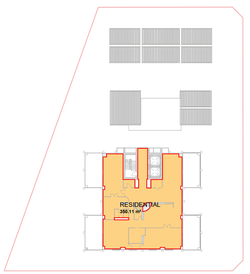
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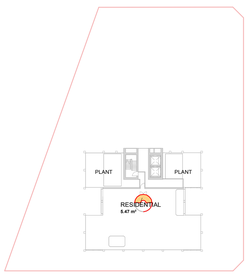
17 LEVEL 30 GFA
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18 LEVEL 31 GFA
1 : 500



19 LEVEL 32 GFA
1 : 500



20 LEVEL 33 GFA
1 : 500

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hstar.com.au/QR/Generate?p=nsw/nathl

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00	31.05.23	FOR DEVELOPMENT APPLICATION	SC

FOR INFORMATION

DRAWING STATUS

make
Level 3, 10 Bond Street,
Sydney NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
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Nominated Architect: Nicholas Turner 6695
ABN 86 064 084 911

Client
Bridgestone Projects
Level 13 TA, The Zenith,
Chatswood NSW 2067

Keyplan

Project
44-52 Anderson Street
Chatswood NSW 2067

Drawing Title
FSR PLANS - GFA

Scale at A0: 1 : 500
Revision Date: 21.10.24
Project No.: 1871
Rev No.: 04
Drawing No.: DA9000

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