

Nationwide House Energy Rating Scheme[®]

Class 2 Summary

NatHERS[®] Certificate No. 0011835600

Generated on 30 Apr 2026 using BERS Pro v5.2.6 (3.23)

Property

Address 21-27 Roseville Avenue & 16-24 Lord St,
Roseville, NSW, 2069

Lot/DP Lot 8 DP 1046734

NatHERS Climate Zone 56 Mascot (Sydney Airport)



Accredited assessor

Name Padraig Healy

Business name Credwell Energy

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Accreditation No. 101026

Assessor Accrediting Organisation
ABSA

Verification

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



National Construction Code (NCC) requirements

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

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

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012952016	A101	24.0 (N/A)	6.1 (N/A)	30.1	6.9	0
0012952032	A102	17.0 (N/A)	13.0 (N/A)	30.0	7	0

Thermal performance star rating



NATIONWIDE HOUSE
ENERGY RATING SCHEME[®]

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

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

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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	16.7	10.3
Maximum block limit	N/A	N/A

Whole of Home performance rating

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



Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012952057	A103	7.5 (N/A)	11.9 (N/A)	19.4	8.2	0
0012952008	A104	5.0 (N/A)	9.7 (N/A)	14.7	8.7	0
0012952024	A105	8.6 (N/A)	12.2 (N/A)	20.8	8	0
0012952040	A106	8.7 (N/A)	9.7 (N/A)	18.4	8.3	0
0012951992	A107	24.4 (N/A)	11.2 (N/A)	35.7	6.3	0
0012952081	A201	24.6 (N/A)	6.1 (N/A)	30.7	6.9	0
0012952115	A202	17.4 (N/A)	11.1 (N/A)	28.5	7.2	0
0012952149	A203	19.6 (N/A)	11.1 (N/A)	30.7	6.9	0
0012952172	A204	4.2 (N/A)	11.2 (N/A)	15.5	8.6	0
0012952073	A205	5.0 (N/A)	11.7 (N/A)	16.7	8.4	0
0012952107	A206	7.3 (N/A)	19.8 (N/A)	27.1	7.3	0
0012952131	A207	8.0 (N/A)	12.3 (N/A)	20.3	8.1	0
0012952164	A208	6.0 (N/A)	9.8 (N/A)	15.8	8.5	0
0012952099	A209	9.2 (N/A)	11.9 (N/A)	21.2	7.9	0
0012952123	A210	10.4 (N/A)	9.5 (N/A)	19.9	8.1	0
0012952156	A211	25.7 (N/A)	10.4 (N/A)	36.1	6.2	0
0012952180	A301	28.7 (N/A)	5.8 (N/A)	34.6	6.4	0
0012952230	A302	21.8 (N/A)	9.5 (N/A)	31.4	6.8	0
0012952263	A303	23.6 (N/A)	9.2 (N/A)	32.8	6.7	0
0012952297	A304	6.0 (N/A)	9.7 (N/A)	15.7	8.5	0
0012952321	A305	6.4 (N/A)	16.5 (N/A)	22.9	7.8	0
0012952347	A306	12.5 (N/A)	8.4 (N/A)	21.0	8	0
0012952198	A307	12.6 (N/A)	8.1 (N/A)	20.8	8	0
0012952214	A308	8.8 (N/A)	7.5 (N/A)	16.3	8.4	0
0012952248	A309	21.8 (N/A)	10.0 (N/A)	31.7	6.8	0
0012952289	A401	28.7 (N/A)	5.6 (N/A)	34.3	6.4	0
0012952313	A402	21.7 (N/A)	8.7 (N/A)	30.5	6.9	0
0012952339	A403	9.2 (N/A)	9.1 (N/A)	18.3	8.3	0
0012952206	A404	5.3 (N/A)	15.0 (N/A)	20.3	8.1	0
0012952222	A405	12.4 (N/A)	9.9 (N/A)	22.3	7.8	0
0012952255	A406	12.4 (N/A)	9.0 (N/A)	21.5	7.9	0
0012952271	A407	8.6 (N/A)	8.2 (N/A)	16.8	8.4	0
0012952305	A408	22.5 (N/A)	8.9 (N/A)	31.4	6.8	0
0012952370	A501	28.8 (N/A)	5.6 (N/A)	34.4	6.4	0



<u>0012952404</u>	A502	22.0 (N/A)	8.9 (N/A)	30.9	6.9	0
<u>0012952438</u>	A503	9.5 (N/A)	9.2 (N/A)	18.7	8.2	0
<u>0012952461</u>	A504	5.5 (N/A)	14.6 (N/A)	20.1	8.1	0
<u>0012952495</u>	A505	12.8 (N/A)	9.7 (N/A)	22.5	7.8	0
<u>0012952511</u>	A506	12.8 (N/A)	8.8 (N/A)	21.6	7.9	0
<u>0012952545</u>	A507	9.0 (N/A)	8.0 (N/A)	17.0	8.4	0
<u>0012952560</u>	A508	21.9 (N/A)	9.6 (N/A)	31.5	6.8	0
<u>0012952594</u>	A601	29.1 (N/A)	5.7 (N/A)	34.8	6.4	0
<u>0012952354</u>	A602	22.4 (N/A)	8.8 (N/A)	31.2	6.9	0
<u>0012952388</u>	A603	9.9 (N/A)	8.9 (N/A)	18.8	8.2	0
<u>0012952412</u>	A604	5.8 (N/A)	14.3 (N/A)	20.1	8.1	0
<u>0012952446</u>	A605	13.3 (N/A)	9.9 (N/A)	23.2	7.7	0
<u>0012952479</u>	A606	13.3 (N/A)	8.9 (N/A)	22.3	7.8	0
<u>0012952503</u>	A607	9.4 (N/A)	8.0 (N/A)	17.4	8.4	0
<u>0012952529</u>	A608	21.9 (N/A)	9.7 (N/A)	31.6	6.8	0
<u>0012952552</u>	A701	29.1 (N/A)	6.1 (N/A)	35.2	6.4	0
<u>0012952578</u>	A702	17.4 (N/A)	14.9 (N/A)	32.2	6.7	0
<u>0012952602</u>	A703	14.2 (N/A)	8.1 (N/A)	22.3	7.8	0
<u>0012952362</u>	A704	8.7 (N/A)	11.2 (N/A)	19.9	8.1	0
<u>0012952396</u>	A705	18.8 (N/A)	9.6 (N/A)	28.3	7.2	0
<u>0012952420</u>	A706	17.6 (N/A)	7.2 (N/A)	24.9	7.5	0
<u>0012952453</u>	A707	18.7 (N/A)	8.5 (N/A)	27.2	7.3	0
<u>0012952487</u>	A708	27.7 (N/A)	9.1 (N/A)	36.9	6.1	0
<u>0012952677</u>	AG01	23.3 (N/A)	6.4 (N/A)	29.7	7	0
<u>0012952693</u>	AG02	3.9 (N/A)	10.8 (N/A)	14.7	8.7	0
<u>0012952701</u>	AG03	3.8 (N/A)	12.5 (N/A)	16.2	8.4	0
<u>0012952719</u>	AG04	2.7 (N/A)	12.8 (N/A)	15.5	8.6	0
<u>0012952685</u>	AG05	3.6 (N/A)	15.2 (N/A)	18.8	8.2	0
<u>0012345799-01</u>	AG06	13.5 (N/A)	19.5 (N/A)	33.0	6.6	0
<u>0012345864-01</u>	AG07	7.0 (N/A)	17.8 (N/A)	24.9	7.5	0
<u>0012345906-01</u>	AG08	6.5 (N/A)	12.1 (N/A)	18.6	8.2	0
<u>0012345880-01</u>	AG09	7.7 (N/A)	8.6 (N/A)	16.3	8.4	0
<u>0012345898-01</u>	AG10	23.0 (N/A)	11.3 (N/A)	34.4	6.4	0
<u>0012346029-01</u>	B108	10.2 (N/A)	12.8 (N/A)	23.0	7.8	0
<u>0012346060-01</u>	B109	17.8 (N/A)	9.4 (N/A)	27.1	7.3	0
<u>0012346045-01</u>	B110	20.6 (N/A)	9.2 (N/A)	29.8	7	0
<u>0012346052-01</u>	B111	15.4 (N/A)	12.7 (N/A)	28.1	7.2	0
<u>0012952859</u>	B112	16.4 (N/A)	15.8 (N/A)	32.2	6.7	0



<u>0012952867</u>	B113	12.4 (N/A)	10.2 (N/A)	22.6	7.8	0
<u>0012952727</u>	B212	11.0 (N/A)	12.9 (N/A)	23.9	7.6	0
<u>0012952743</u>	B213	19.3 (N/A)	8.7 (N/A)	28.0	7.2	0
<u>0012952768</u>	B214	22.0 (N/A)	8.7 (N/A)	30.7	6.9	0
<u>0012952776</u>	B215	20.1 (N/A)	10.1 (N/A)	30.2	6.9	0
<u>0012952792</u>	B216	20.6 (N/A)	14.1 (N/A)	34.7	6.4	0
<u>0012952842</u>	B217	17.3 (N/A)	7.8 (N/A)	25.1	7.4	0
<u>0012952735</u>	B312	11.2 (N/A)	12.9 (N/A)	24.1	7.6	0
<u>0012952750</u>	B313	19.1 (N/A)	9.0 (N/A)	28.0	7.2	0
<u>0012952784</u>	B314	21.6 (N/A)	8.5 (N/A)	30.0	7	0
<u>0012952800</u>	B315	18.0 (N/A)	10.0 (N/A)	28.0	7.2	0
<u>0012952826</u>	B316	16.3 (N/A)	15.9 (N/A)	32.2	6.7	0
<u>0012952834</u>	B317	15.2 (N/A)	8.4 (N/A)	23.7	7.7	0
<u>0012952941</u>	B409	14.9 (N/A)	11.8 (N/A)	26.7	7.3	0
<u>0012952966</u>	B410	23.7 (N/A)	5.7 (N/A)	29.4	7.1	0
<u>0012952990</u>	B411	18.7 (N/A)	7.2 (N/A)	25.9	7.4	0
<u>0012953030</u>	B412	11.5 (N/A)	12.9 (N/A)	24.5	7.6	0
<u>0012953063</u>	B413	20.5 (N/A)	8.0 (N/A)	28.5	7.2	0
<u>0012953097</u>	B509	15.0 (N/A)	11.9 (N/A)	26.9	7.3	0
<u>0012953113</u>	B510	24.2 (N/A)	5.5 (N/A)	29.8	7	0
<u>0012952909</u>	B511	21.8 (N/A)	8.0 (N/A)	29.8	7	0
<u>0012952925</u>	B512	12.2 (N/A)	12.0 (N/A)	24.2	7.6	0
<u>0012952958</u>	B513	20.7 (N/A)	8.0 (N/A)	28.7	7.1	0
<u>0012952982</u>	B609	13.6 (N/A)	11.9 (N/A)	25.4	7.4	0
<u>0012953014</u>	B610	24.9 (N/A)	5.6 (N/A)	30.4	6.9	0
<u>0012953048</u>	B611	22.4 (N/A)	8.1 (N/A)	30.5	6.9	0
<u>0012953071</u>	B612	11.7 (N/A)	11.9 (N/A)	23.6	7.7	0
<u>0012953105</u>	B613	21.4 (N/A)	7.8 (N/A)	29.2	7.1	0
<u>0012952917</u>	B709	11.1 (N/A)	11.7 (N/A)	22.8	7.8	0
<u>0012952933</u>	B710	24.7 (N/A)	5.6 (N/A)	30.3	6.9	0
<u>0012952974</u>	B711	22.9 (N/A)	8.8 (N/A)	31.6	6.8	0
<u>0012953006</u>	B712	10.5 (N/A)	13.3 (N/A)	23.8	7.7	0
<u>0012953022</u>	B713	25.4 (N/A)	7.1 (N/A)	32.6	6.7	0
<u>0012953055</u>	B801	25.5 (N/A)	11.4 (N/A)	36.8	6.2	0
<u>0012953089</u>	B802	28.5 (N/A)	9.2 (N/A)	37.7	6	0
<u>0012346003-01</u>	BG11	13.5 (N/A)	9.6 (N/A)	23.1	7.7	0
<u>0012346037-01</u>	BG12	18.0 (N/A)	9.8 (N/A)	27.8	7.2	0
<u>0012346011-01</u>	BG13	18.1 (N/A)	15.8 (N/A)	33.9	6.5	0



<u>0012346128-02</u>	C114	12.0 (N/A)	8.0 (N/A)	20.0	8.1	0
<u>0012346144-02</u>	C115	10.3 (N/A)	9.1 (N/A)	19.4	8.2	0
<u>0012346110-02</u>	C116	26.7 (N/A)	8.6 (N/A)	35.3	6.3	0
<u>0012346136-02</u>	C117	23.0 (N/A)	12.3 (N/A)	35.3	6.3	0
<u>0012922746-01</u>	C118	18.1 (N/A)	9.0 (N/A)	27.0	7.3	0
<u>0012922761-01</u>	C119	20.1 (N/A)	8.3 (N/A)	28.5	7.2	0
<u>0012922720-01</u>	C120	20.2 (N/A)	10.0 (N/A)	30.2	6.9	0
<u>0012922738-01</u>	C121	7.1 (N/A)	12.5 (N/A)	19.6	8.1	0
<u>0012922753-01</u>	C122	13.5 (N/A)	14.9 (N/A)	28.4	7.2	0
<u>0012922803-02</u>	C218	12.0 (N/A)	8.0 (N/A)	20.0	8.1	0
<u>0012922837-02</u>	C219	10.1 (N/A)	9.0 (N/A)	19.1	8.2	0
<u>0012922860-02</u>	C220	19.4 (N/A)	7.7 (N/A)	27.1	7.3	0
<u>0012922894-02</u>	C221	22.8 (N/A)	8.1 (N/A)	30.9	6.9	0
<u>0012922928-02</u>	C222	23.9 (N/A)	11.5 (N/A)	35.4	6.3	0
<u>0012922951-02</u>	C223	20.8 (N/A)	8.4 (N/A)	29.2	7.1	0
<u>0012922985-02</u>	C224	21.1 (N/A)	9.7 (N/A)	30.9	6.9	0
<u>0012923017-02</u>	C225	7.7 (N/A)	12.4 (N/A)	20.1	8.1	0
<u>0012923041-02</u>	C226	14.0 (N/A)	15.1 (N/A)	29.0	7.1	0
<u>0012923074-01</u>	C318	12.2 (N/A)	8.0 (N/A)	20.3	8.1	0
<u>0012923108-01</u>	C319	9.6 (N/A)	8.7 (N/A)	18.3	8.3	0
<u>0012923140-01</u>	C320	19.9 (N/A)	7.5 (N/A)	27.4	7.3	0
<u>0012923173-01</u>	C321	21.3 (N/A)	8.0 (N/A)	29.3	7.1	0
<u>0012923207-01</u>	C322	20.1 (N/A)	11.6 (N/A)	31.7	6.8	0
<u>0012923231-01</u>	C323	19.5 (N/A)	8.0 (N/A)	27.5	7.3	0
<u>0012923256-01</u>	C324	20.9 (N/A)	9.6 (N/A)	30.5	6.9	0
<u>0012923272-01</u>	C325	6.3 (N/A)	12.5 (N/A)	18.8	8.2	0
<u>0012923298-01</u>	C326	13.8 (N/A)	14.8 (N/A)	28.6	7.1	0
<u>0012923322-01</u>	C414	15.1 (N/A)	7.0 (N/A)	22.1	7.9	0
<u>0012923330-01</u>	C415	9.8 (N/A)	8.4 (N/A)	18.1	8.3	0
<u>0012922787-01</u>	C416	25.4 (N/A)	7.9 (N/A)	33.3	6.6	0
<u>0012922829-01</u>	C417	28.2 (N/A)	8.8 (N/A)	37.0	6.1	0
<u>0012922852-01</u>	C418	25.6 (N/A)	8.6 (N/A)	34.2	6.4	0
<u>0012922886-01</u>	C419	27.7 (N/A)	9.6 (N/A)	37.4	6.1	0
<u>0012922910-01</u>	C420	6.7 (N/A)	11.7 (N/A)	18.5	8.3	0
<u>0012922944-01</u>	C421	16.5 (N/A)	11.1 (N/A)	27.5	7.3	0
<u>0012922977-01</u>	C514	15.4 (N/A)	7.0 (N/A)	22.4	7.8	0
<u>0012923009-01</u>	C515	10.4 (N/A)	8.4 (N/A)	18.7	8.2	0
<u>0012923033-01</u>	C516	26.8 (N/A)	8.1 (N/A)	35.0	6.4	0



<u>0012923066-01</u>	C517	29.0 (N/A)	8.6 (N/A)	37.6	6.1	0
<u>0012923090-01</u>	C518	26.4 (N/A)	9.2 (N/A)	35.6	6.3	0
<u>0012923124-01</u>	C519	23.6 (N/A)	8.7 (N/A)	32.3	6.7	0
<u>0012923157-01</u>	C520	6.2 (N/A)	10.2 (N/A)	16.4	8.4	0
<u>0012923181-01</u>	C521	16.9 (N/A)	10.9 (N/A)	27.8	7.2	0
<u>0012923215-01</u>	C614	15.5 (N/A)	7.2 (N/A)	22.7	7.8	0
<u>0012923249-01</u>	C615	10.3 (N/A)	8.5 (N/A)	18.8	8.2	0
<u>0012923264-01</u>	C616	27.3 (N/A)	8.2 (N/A)	35.5	6.3	0
<u>0012923280-01</u>	C617	29.4 (N/A)	8.5 (N/A)	37.9	6	0
<u>0012923306-01</u>	C618	26.8 (N/A)	7.8 (N/A)	34.6	6.4	0
<u>0012923314-01</u>	C619	24.1 (N/A)	8.6 (N/A)	32.6	6.7	0
<u>0012922795-01</u>	C620	6.4 (N/A)	10.3 (N/A)	16.7	8.4	0
<u>0012922811-01</u>	C621	17.1 (N/A)	11.1 (N/A)	28.2	7.2	0
<u>0012922845-01</u>	C714	19.1 (N/A)	6.3 (N/A)	25.5	7.4	0
<u>0012922878-01</u>	C715	14.7 (N/A)	7.1 (N/A)	21.8	7.9	0
<u>0012922902-01</u>	C716	32.5 (N/A)	5.3 (N/A)	37.7	6	0
<u>0012922936-01</u>	C717	29.2 (N/A)	8.7 (N/A)	37.9	6	0
<u>0012922969-01</u>	C718	26.6 (N/A)	6.6 (N/A)	33.1	6.6	0
<u>0012922993-01</u>	C719	23.6 (N/A)	9.2 (N/A)	32.9	6.6	0
<u>0012923025-01</u>	C720	9.5 (N/A)	9.6 (N/A)	19.0	8.2	0
<u>0012923058-01</u>	C721	17.1 (N/A)	10.8 (N/A)	27.9	7.2	0
<u>0012923082-02</u>	C803	26.4 (N/A)	10.7 (N/A)	37.1	6.1	0
<u>0012923116-02</u>	C804	17.0 (N/A)	10.8 (N/A)	27.8	7.2	0
<u>0012923132-01</u>	CG13	19.8 (N/A)	5.5 (N/A)	25.3	7.4	0
<u>0012923165-01</u>	CG14	14.6 (N/A)	14.9 (N/A)	29.4	7.1	0
<u>0012923199-01</u>	CG15	18.0 (N/A)	11.0 (N/A)	29.0	7.1	0
<u>0012923223-01</u>	CG16	18.6 (N/A)	8.7 (N/A)	27.3	7.3	0
<u>0012346169-02</u>	CG17	16.7 (N/A)	9.4 (N/A)	26.2	7.4	0
<u>0012346151-02</u>	CG18	25.7 (N/A)	12.2 (N/A)	37.9	6	0
<u>0012346177-02</u>	CG19	10.0 (N/A)	9.2 (N/A)	19.2	8.2	0
<u>0012346185-02</u>	CG20	14.3 (N/A)	10.7 (N/A)	25.0	7.5	0
<u>0012346227-01</u>	D123	22.2 (N/A)	6.9 (N/A)	29.1	7.1	0
<u>0012346235-01</u>	D124	24.6 (N/A)	7.0 (N/A)	31.6	6.8	0
<u>0012346243-01</u>	D125	21.4 (N/A)	12.6 (N/A)	34.0	6.5	0
<u>0012346250-01</u>	D126	17.0 (N/A)	11.1 (N/A)	28.1	7.2	0
<u>0012953352</u>	D127	13.9 (N/A)	9.2 (N/A)	23.1	7.7	0
<u>0012953386</u>	D128	13.3 (N/A)	9.9 (N/A)	23.2	7.7	0
<u>0012953428</u>	D129	8.3 (N/A)	15.8 (N/A)	24.1	7.6	0



<u>0012953444</u>	D130	9.4 (N/A)	17.5 (N/A)	26.9	7.3	0
<u>0012953477</u>	D131	21.8 (N/A)	14.9 (N/A)	36.7	6.2	0
<u>0012953501</u>	D132	26.7 (N/A)	9.3 (N/A)	36.0	6.3	0
<u>0012953527</u>	D227	21.1 (N/A)	7.1 (N/A)	28.1	7.2	0
<u>0012953253</u>	D228	19.9 (N/A)	8.3 (N/A)	28.2	7.2	0
<u>0012953261</u>	D229	18.7 (N/A)	13.8 (N/A)	32.5	6.7	0
<u>0012953287</u>	D230	17.1 (N/A)	11.5 (N/A)	28.5	7.2	0
<u>0012953303</u>	D231	14.3 (N/A)	9.8 (N/A)	24.1	7.6	0
<u>0012953329</u>	D232	13.8 (N/A)	10.0 (N/A)	23.8	7.7	0
<u>0012953345</u>	D233	8.6 (N/A)	15.8 (N/A)	24.4	7.6	0
<u>0012953378</u>	D234	9.1 (N/A)	18.1 (N/A)	27.2	7.3	0
<u>0012953402</u>	D235	22.2 (N/A)	13.2 (N/A)	35.4	6.3	0
<u>0012953436</u>	D236	25.3 (N/A)	8.5 (N/A)	33.8	6.5	0
<u>0012953469</u>	D327	23.9 (N/A)	6.1 (N/A)	30.0	7	0
<u>0012953493</u>	D328	23.4 (N/A)	7.9 (N/A)	31.3	6.8	0
<u>0012953246</u>	D329	18.1 (N/A)	12.8 (N/A)	30.8	6.9	0
<u>0012953279</u>	D330	19.0 (N/A)	9.6 (N/A)	28.6	7.1	0
<u>0012953295</u>	D331	17.8 (N/A)	9.5 (N/A)	27.3	7.3	0
<u>0012953311</u>	D332	19.0 (N/A)	7.6 (N/A)	26.6	7.3	0
<u>0012953337</u>	D333	9.8 (N/A)	16.4 (N/A)	26.1	7.4	0
<u>0012953360</u>	D334	17.7 (N/A)	10.8 (N/A)	28.4	7.2	0
<u>0012953394</u>	D422	26.1 (N/A)	7.6 (N/A)	33.6	6.6	0
<u>0012953410</u>	D423	12.7 (N/A)	7.1 (N/A)	19.9	8.1	0
<u>0012953451</u>	D424	13.5 (N/A)	11.8 (N/A)	25.3	7.4	0
<u>0012953485</u>	D425	16.2 (N/A)	9.2 (N/A)	25.3	7.4	0
<u>0012953519</u>	D426	13.0 (N/A)	8.9 (N/A)	21.9	7.9	0
<u>0012953899</u>	D427	4.8 (N/A)	16.2 (N/A)	21.0	8	0
<u>0012953535</u>	D428	21.5 (N/A)	13.0 (N/A)	34.5	6.4	0
<u>0012953568</u>	D522	26.6 (N/A)	7.7 (N/A)	34.3	6.4	0
<u>0012953584</u>	D523	10.6 (N/A)	7.3 (N/A)	17.9	8.3	0
<u>0012953600</u>	D524	12.9 (N/A)	11.9 (N/A)	24.8	7.5	0
<u>0012953634</u>	D525	12.7 (N/A)	9.5 (N/A)	22.1	7.9	0
<u>0012953659</u>	D526	12.3 (N/A)	8.6 (N/A)	20.9	8	0
<u>0012953675</u>	D527	5.0 (N/A)	16.1 (N/A)	21.1	7.9	0
<u>0012953691</u>	D528	22.0 (N/A)	12.9 (N/A)	34.9	6.4	0
<u>0012953717</u>	D622	27.0 (N/A)	7.7 (N/A)	34.8	6.4	0
<u>0012953733</u>	D623	10.5 (N/A)	7.3 (N/A)	17.7	8.3	0
<u>0012953741</u>	D624	12.9 (N/A)	12.3 (N/A)	25.3	7.4	0



<u>0012953774</u>	D625	11.1 (N/A)	9.5 (N/A)	20.6	8	0
<u>0012953550</u>	D626	11.6 (N/A)	8.5 (N/A)	20.1	8.1	0
<u>0012953576</u>	D627	6.1 (N/A)	14.7 (N/A)	20.8	8	0
<u>0012953592</u>	D628	22.5 (N/A)	12.6 (N/A)	35.1	6.4	0
<u>0012953618</u>	D722	31.6 (N/A)	6.1 (N/A)	37.7	6	0
<u>0012953626</u>	D723	15.9 (N/A)	5.8 (N/A)	21.7	7.9	0
<u>0012953642</u>	D724	14.8 (N/A)	7.3 (N/A)	22.2	7.9	0
<u>0012953667</u>	D725	13.2 (N/A)	8.7 (N/A)	21.9	7.9	0
<u>0012953683</u>	D726	16.4 (N/A)	18.5 (N/A)	34.9	6.4	0
<u>0012953709</u>	D727	15.4 (N/A)	15.5 (N/A)	30.9	6.9	0
<u>0012953725</u>	DG21	29.4 (N/A)	5.9 (N/A)	35.3	6.3	0
<u>0012953758</u>	DG22	17.4 (N/A)	9.3 (N/A)	26.7	7.3	0
<u>0012953766</u>	DG23	12.7 (N/A)	10.5 (N/A)	23.3	7.7	0
<u>0012953543</u>	DG24	13.6 (N/A)	9.8 (N/A)	23.5	7.7	0
<u>0012346318-01</u>	DG25	7.6 (N/A)	15.9 (N/A)	23.5	7.7	0
<u>0012346342-02</u>	DG26	8.5 (N/A)	17.9 (N/A)	26.4	7.4	0
<u>0012346284-02</u>	DG27	20.5 (N/A)	15.3 (N/A)	35.8	6.3	0
<u>0012346292-02</u>	DG28	26.0 (N/A)	9.3 (N/A)	35.4	6.3	0
<u>0012346326-02</u>	DLG01	7.4 (N/A)	12.5 (N/A)	19.9	8.1	0
<u>0012346359-01</u>	DLG02	5.4 (N/A)	15.6 (N/A)	21.0	8	0
<u>0012346276-01</u>	DLG03	8.6 (N/A)	18.8 (N/A)	27.4	7.3	0
<u>0012346300-02</u>	DLG04	21.9 (N/A)	13.7 (N/A)	35.6	6.3	0
<u>0012346334-02</u>	DLG05	27.3 (N/A)	9.9 (N/A)	37.2	6.1	0

Explanatory notes

About this ratings

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

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

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

Accredited Assessors

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

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

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



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

Disclaimer

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

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

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

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

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1790453M_05

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.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Thursday, 30 April 2026

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.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0011835600.

Project summary

Project name	240979E-Roseville Avenue, Roseville_05
Street address	21-27 ROSEVILLE AVENUE, ROSEVILLE 16-24 LORD STREET ROSEVILLE 2069
Local Government Area	KU-RING-GAI
Plan type and plan number	Deposited Plan DP 1046734
Lot no.	9
Section no.	-
No. of residential flat buildings	4
Residential flat buildings: no. of dwellings	249
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 66	Target 60
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: CREDWELL ENERGY PTY LTD

ABN (if applicable): 65625598352

Description of project

Project address

Project name	240979E-Roseville Avenue, Roseville_05
Street address	21-27 ROSEVILLE AVENUE, ROSEVILLE 16-24 LORD STREET ROSEVILLE 2069
Local Government Area	KU-RING-GAI
Plan type and plan number	Deposited Plan DP 1046734
Lot no.	9
Section no.	-

Project type

No. of residential flat buildings	4
Residential flat buildings: no. of dwellings	249
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details

Site area (m ²)	9370.9
Roof area (m ²)	2481.3
Non-residential floor area (m ²)	0
Residential car spaces	344
Non-residential car spaces	0





Common area landscape

Common area lawn (m ²)	115
Common area garden (m ²)	3222.67
Area of indigenous or low water use species (m ²)	2256

Assessor details and thermal loads

Assessor number	101026
Certificate number	0011835600
Climate zone	56

Project score

Water	 40	Target 40
Thermal Performance	 Pass	Target Pass
Energy	 66	Target 60
Materials	 -100	Target n/a

Description of project

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

Residential flat buildings - Building A, 69 dwellings, 9 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A101	3	127.3	0	0	0
A105	1	58.0	0	0	0
A202	3	151.8	0	0	0
A206	3	117.3	0	0	0
A210	3	105.1	0	0	0
A303	3	129.5	0	0	0
A307	2	79.5	0	0	0
A402	3	151.8	0	1.85	0
A406	2	79.5	0	13.4	0
A502	3	151.8	0	0	0
A506	2	79.5	0	0	0
A602	3	151.8	0	0	0
A606	2	79.5	0	0	0
A702	4+	304.7	0	0	0
A706	2	79.45	0	0	0
AG02	3	214.9	0	0	0
AG06	2	91.5	0	0	0
AG10	2	80.6	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A102	3	151.8	0	0	0
A106	3	105.5	0	0	0
A203	3	129.5	0	0	0
A207	2	80.2	0	0	0
A211	2	80.5	0	0	0
A304	2	90.9	0	0	0
A308	2	81.5	0	0	0
A403	3	159.1	0	8.4	0
A407	2	81.5	0	7.4	0
A503	3	158.2	0	0	0
A507	2	81.5	0	0	0
A603	3	158.2	0	0	0
A607	2	81.5	0	0	0
A703	3	158.5	0	0	0
A707	2	81.6	0	0	0
AG03	3	203	0	0	0
AG07	1	69.4	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A103	2	79.8	0	0	0
A107	2	80.5	0	0	0
A204	2	90.9	0	0	0
A208	2	80.5	0	0	0
A301	3	127.3	0	0	0
A305	3	105.4	0	0	0
A309	3	126.3	0	0	0
A404	4+	138.0	0	11.4	0
A408	3	126.3	0	12.1	0
A504	4+	137	0	0	0
A508	3	126.5	0	0	0
A604	4+	137	0	0	0
A608	3	126.5	0	0	0
A704	4+	137	0	0	0
A708	3	126.5	0	0	0
AG04	3	203	0	0	0
AG08	1	57.4	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A104	2	80.5	0	0	0
A201	3	127.3	0	0	0
A205	2	90.7	0	0	0
A209	1	58.0	0	0	0
A302	3	151.8	0	0	0
A306	2	89.2	0	0	0
A401	3	127.3	0	0	0
A405	2	89.2	0	13.4	0
A501	3	127.3	0	0	0
A505	2	89.2	0	0	0
A601	3	127.3	0	0	0
A605	2	89.2	0	0	0
A701	3	128.44	0	0	0
A705	2	89.2	0	0	0
AG01	1	77.5	0	0	0
AG05	3	203	0	0	0
AG09	3	105.8	0	0	0

Residential flat buildings - Building B, 43 dwellings, 9 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B108	3	140.5	0	0	0
B112	2	81.6	0	0	0
B214	2	82.1	0	0	0
B312	3	140.5	0	0	0
B316	2	81.56	0	0	0
B411	3	111.9	0	7.16	0
B510	1	61.1	0	0	0
B609	3	133.3	0	0	0
B613	3	113.4	0	0	0
B712	2	79.1	0	0	0
BG11	3	140.5	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B109	2	86.4	0	0	0
B113	3	113.4	0	0	0
B215	3	102.0	0	0	0
B313	2	86.4	0	0	0
B317	3	113.9	0	0	0
B412	2	82.4	0	13.36	0
B511	3	107.0	0	0	0
B610	1	61.1	0	0	0
B709	3	133.3	0	0	0
B713	3	113.4	0	0	0
BG12	3	102.0	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B110	2	82.1	0	0	0
B212	3	140.5	0	0	0
B216	2	81.6	0	0	0
B314	2	82.2	0	0	0
B409	3	133.4	0	0	0
B413	3	113.6	0	1.9	0
B512	2	79.7	0	0	0
B611	3	107	0	0	0
B710	1	61.1	0	0	0
B801	3	103.6	0	15.6	0
BG13	2	82.1	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B111	2	102.0	0	0	0
B213	2	86.4	0	0	0
B217	3	113.9	0	0	0
B315	3	102.0	0	0	0
B410	1	61.1	0	5	0
B509	3	133.3	0	0	0
B513	3	113.4	0	0	0
B612	2	79.7	0	0	0
B711	3	107	0	0	0
B802	4+	138.3	0	35.6	0

Residential flat buildings - Building C, 69 dwellings, 9 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C114	2	89.3	0	0	0
C118	3	91.8	0	0	0
C122	2	90.9	0	0	0
C221	2	86.4	0	0	0
C225	3	133.5	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C115	3	110.3	0	0	0
C119	2	80.6	0	0	0
C218	2	89.3	0	0	0
C222	3	100.7	0	0	0
C226	2	90.9	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C116	2	86.0	0	0	0
C120	3	111.1	0	0	0
C219	3	110.3	0	0	0
C223	2	80.56	0	0	0
C318	2	89.5	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C117	1	51.3	0	0	0
C121	3	133.5	0	0	0
C220	2	85.5	0	0	0
C224	3	111.1	0	0	0
C319	3	110.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C320	2	86.0	0	0	0
C324	3	111.1	0	0	0
C415	3	118.9	0	0	0
C419	2	77.1	0	7.1	0
C515	3	118.9	0	0	0
C519	2	77.3	0	0	0
C615	3	118.9	0	0	0
C619	2	77.3	0	0	0
C715	3	118.9	0	0	0
C719	2	77.1	0	0	0
C804	4+	188.2	0	21.1	0
CG16	3	91.8	0	0	0
CG20	2	90.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C321	2	86.4	0	0	0
C325	3	132.9	0	0	0
C416	3	90	0	7.4	0
C420	3	127.6	0	0	0
C516	3	89.9	0	0	0
C520	3	127.3	0	0	0
C616	3	89.9	0	0	0
C620	3	127.3	0	0	0
C716	3	90	0	0	0
C720	3	127.3	0	0	0
CG13	2	79.8	0	0	0
CG17	2	80.6	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C322	3	100.7	0	0	0
C326	2	90.9	0	0	0
C417	2	89.7	0	12.4	0
C421	2	91	0	0	0
C517	2	89.9	0	0	0
C521	2	90.8	0	0	0
C617	2	89.9	0	0	0
C621	2	90.8	0	0	0
C717	2	89.7	0	0	0
C721	2	90.8	0	0	0
CG14	3	102.2	0	0	0
CG18	3	110.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C323	2	80.6	0	0	0
C414	2	89.2	0	0	0
C418	1	56.6	0	4.5	0
C514	2	88.3	0	0	0
C518	1	56.8	0	0	0
C614	2	88.3	0	0	0
C618	1	56.8	0	0	0
C714	2	88.3	0	0	0
C718	1	56.7	0	0	0
C803	2	88.1	0	34	0
CG15	1	51.3	0	0	0
CG19	3	132.9	0	0	0

Residential flat buildings - Building D, 68 dwellings, 9 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D123	3	110.8	0	0	0
D127	1	57.8	0	0	0
D131	2	88.7	0	0	0
D229	2	90.4	0	0	0
D233	2	80.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D124	3	120.3	0	0	0
D128	1	50.9	0	0	0
D132	2	76	0	0	0
D230	2	81.5	0	0	0
D234	1	51.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D125	2	90.4	0	0	0
D129	2	80.9	0	0	0
D227	3	110.8	0	0	0
D231	1	57.8	0	0	0
D235	2	88.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D126	2	81.5	0	0	0
D130	1	51.9	0	0	0
D228	3	120.3	0	0	0
D232	1	50.9	0	0	0
D236	2	76	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D327	3	110.8	0	0	0
D331	1	55.3	0	0	0
D422	2	75.5	0	7.5	0
D426	2	82.6	0	0	0
D523	3	115.7	0	0	0
D527	4+	122.3	0	0	0
D624	2	92.56	0	0	0
D628	3	126.3	0	0	0
D725	2	81.4	0	0	0
DG22	2	91.5	0	0	0
DG26	1	51.9	0	0	0
DLG02	3	105.6	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D328	3	120.3	0	0	0
D332	1	51.2	0	0	0
D423	3	115.7	0	5	0
D427	4+	122	0	8.9	0
D524	2	92.6	0	0	0
D528	3	126.3	0	0	0
D625	2	81.4	0	0	0
D722	2	77.8	0	0	0
D726	3	108.6	0	0	0
DG23	1	57.9	0	0	0
DG27	2	88.3	0	0	0
DLG03	1	51.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D329	2	90.34	0	0	0
D333	2	88.2	0	0	0
D424	2	92.2	0	0	0
D428	3	126.3	0	16.79	0
D525	2	81.4	0	0	0
D622	2	77.8	0	0	0
D626	2	82.6	0	0	0
D723	3	115.7	0	0	0
D727	1	70.1	0	0	0
DG24	1	51.2	0	0	0
DG28	2	78	0	0	0
DLG04	2	88.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
D330	2	81.3	0	0	0
D334	3	118.9	0	0	0
D425	2	81.4	0	0	0
D522	2	77.8	0	0	0
D526	2	82.6	0	0	0
D623	3	115.7	0	0	0
D627	4+	122.3	0	0	0
D724	2	92.2	0	0	0
DG21	1	55.9	0	0	0
DG25	2	81.1	0	0	0
DLG01	3	137.9	0	0	0
DLG05	1	55.9	0	0	0

Description of project

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

Common areas of unit building - Building A

Common area	Floor area (m ²)	Common area	Floor area (m ²)
Resi Amenity - Gym/Pool	317.6	Lobby A	769

Common areas of unit building - Building B

Common area	Floor area (m ²)	Common area	Floor area (m ²)
Resi amenity - Cinema/Prefunction Room	99.9	Lobby B	528

Common areas of unit building - Building C

Common area	Floor area (m ²)
Lobby C	739

Common areas of unit building - Building D

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Lobby D	744	Lift bank (No. 1)	-	Lift bank (No. 2)	-
Lift bank (No. 3)	-	Lift bank (No. 4)	-		

Common areas of the development (non-building specific)

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Basement 2 carpark	4895.8	Basement 1 carpark	4778.7	Ground carpark	2818.9
Waste room	120	Resi amenity - Club Lounge/Private Kitchen	201	Plant/services rooms	545
Fire stairs	1175				

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A

(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 Residential flat buildings - Building B

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

3. Commitments for Residential flat buildings - Building C

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

- (ii) Energy
- (iii) Thermal Performance

(c) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

4. Commitments for Residential flat buildings - Building D

(a) Buildings

- (i) Materials

(b) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Performance

(c) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

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

(a) Buildings 'Other'

- (i) Materials

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building A

(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	8621.9	-	-
suspended floor above garage, frame: suspended concrete slab	682	fibreglass batts or roll	-

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	1259.2	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	75 mm AAC panel, frame:light steel frame	894	fibreglass batts or roll
Internal wall type 2	plasterboard, frame:light steel frame	8589	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	96	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1107	-	fibreglass batts or roll

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)
-	1843	-	1843	-	-	-	-

(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: <ul style="list-style-type: none"> (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 (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	3.5 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
A103, A203, A303	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	0	yes
All other dwellings	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	0	-

	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	-	-	-	-	-	gas cooktop & electric oven	3.5 star	2 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.			
(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/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A101	24	6.1	30.100
A102	17	13	30.000
A103	7.5	11.9	19.400
A104	5	9.7	14.700

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A105	8.6	12.2	20.800
A106	8.7	9.7	18.400
A107	24.4	11.2	35.600
A201	24.60	6.1	30.700
A202	17.4	11.1	28.500
A203	19.6	11.1	30.700
A204	4.2	11.2	15.400
A205	5	11.7	16.700
A206	7.3	19.8	27.100
A207	8	12.3	20.300
A208	6	9.8	15.800
A209	9.2	11.9	21.100
A210	10.4	9.5	19.900
A211	25.7	10.4	36.100
A301	28.7	5.8	34.500
A302	21.8	9.5	31.300
A303	23.6	9.2	32.800
A304	6	9.7	15.700
A305	6.4	16.5	22.900
A306	12.5	8.4	20.900
A307	12.6	8.1	20.700
A308	8.8	7.5	16.300
A309	21.8	10	31.800
A401	28.7	5.6	34.300
A402	21.70	8.7	30.400
A403	9.2	9.1	18.300
A404	5.3	15	20.300
A405	12.4	9.9	22.300
A406	12.4	9	21.400
A407	8.6	8.2	16.800
A408	22.5	8.9	31.400

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A501	28.8	5.6	34.400
A502	22.00	8.9	30.900
A503	9.5	9.2	18.700
A504	5.5	14.6	20.100
A505	12.8	9.7	22.500
A506	12.80	8.8	21.600
A507	9	8	17.000
A508	21.9	9.6	31.500
A601	29.1	5.7	34.800
A602	22.4	8.8	31.200
A603	9.9	8.9	18.800
A604	5.8	14.3	20.100
A605	13.3	9.9	23.200
A606	13.3	8.9	22.200
A607	9.4	8	17.400
A608	21.9	9.7	31.600
A701	29.1	6.1	35.200
A702	17.4	14.9	32.300
A703	14.2	8.1	22.300
A704	8.7	11.2	19.900
A705	18.8	9.6	28.400
A706	17.6	7.2	24.800
A707	18.7	8.5	27.200
A708	27.7	9.1	36.800
AG01	23.3	6.4	29.700
AG02	3.9	10.8	14.700
AG03	3.8	12.5	16.300
AG04	2.7	12.8	15.500
AG05	3.6	15.2	18.800
AG06	13.5	19.5	33.000
AG07	7	17.8	24.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
AG08	6.5	12.1	18.600
AG09	7.7	8.6	16.300
All other dwellings	23	11.3	34.300

(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 (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	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
Resi Amenity - Gym/Pool	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Lobby A	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	no

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump – gas boosted	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg

2. Commitments for Residential flat buildings - Building B

(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	4863.5	-	-
suspended floor above garage, frame: suspended concrete slab	409.9	fibreglass batts or roll	-

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	1259.2	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	75 mm AAC panel, frame:light steel frame	1004	fibreglass batts or roll
Internal wall type 2	plasterboard, frame:light steel frame	8491.5	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m ³)	Low emissions option
yes	108	-

Ceiling and roof types

Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	248	-	fibreglass batts or roll

Glazing types

Frame types

Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
-	1306.4	-	1306.4	-	-	-	-

(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: <ul style="list-style-type: none"> (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 (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	3.5 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. 2)	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
B410, B411, B510, B511, B610, B611, B710, B711	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	0	yes
All other dwellings	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	0	-

	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	-	-	-	-	-	gas cooktop & electric oven	3.5 star	2 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.			
(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/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B108	10.2	12.8	23.000
B109	17.8	9.4	27.200
B110	20.6	9.2	29.800
B111	15.4	12.7	28.100

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B112	16.4	15.8	32.200
B113	12.40	10.2	22.600
B212	11	12.9	23.900
B213	19.3	8.7	28.000
B214	22.00	8.7	30.700
B215	20.1	10.1	30.200
B216	20.6	14.1	34.700
B217	17.3	7.8	25.100
B312	11.2	12.9	24.100
B313	19.1	9	28.100
B314	21.6	8.5	30.100
B315	18	10	28.000
B316	16.3	15.9	32.200
B317	15.2	8.4	23.600
B409	14.9	11.8	26.700
B410	23.7	5.7	29.400
B411	18.7	7.2	25.900
B412	11.5	12.9	24.400
B413	20.5	8	28.500
B509	15	11.9	26.900
B510	24.2	5.5	29.700
B511	21.8	8	29.800
B512	12.2	12	24.200
B513	20.7	8	28.700
B609	13.6	11.9	25.500
B610	24.9	5.6	30.500
B611	22.4	8.1	30.500
B612	11.7	11.9	23.600
B613	21.4	7.8	29.200
B709	11.1	11.7	22.800
B710	24.7	5.6	30.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B711	22.9	8.8	31.700
B712	10.5	13.3	23.800
B713	25.4	7.1	32.500
B801	25.5	11.4	36.900
B802	28.5	9.2	37.700
BG11	13.5	9.6	23.100
BG12	18	9.8	27.800
All other dwellings	18.1	15.8	33.900

(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 (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
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
Resi amenity - Cinema/ Prefunction Room	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Lobby B	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	no

Central energy systems	Type	Specification
Central hot water system (No. 2)	electric heat pump – gas boosted	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 13 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg

3. Commitments for Residential flat buildings - Building C

(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	6347.5	-	-
suspended floor above garage, frame: suspended concrete slab	1056.1	fibreglass batts or roll	-

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	2342.8	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	75 mm AAC panel, frame:light steel frame	1020	fibreglass batts or roll
Internal wall type 2	plasterboard, frame:light steel frame	907	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	105	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	283	-	fibreglass batts or roll

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)
-	1642.2	-	1642.2	-	-	-	-

(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: <ul style="list-style-type: none"> (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
CG13	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	3.5 star	-	-	-	-	-	-	-

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All other dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	3.5 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	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.	✔	✔	✔


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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 3)	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
C419, C519, C619, C719	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	0	yes
All other dwellings	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	0	-

Dwelling no.	Individual pool			Individual spa		Appliances other efficiency measures				
	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	-	-	-	-	-	gas cooktop & electric oven	3.5 star	2 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.			
(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.	✓		

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
C115	10.3	9.1	19.400
C116	26.7	8.6	35.300
C117	23	12.3	35.300
C118	18.1	9	27.100
C119	20.1	8.3	28.400
C120	20.2	10	30.200
C121	7.1	12.5	19.600
C122	13.5	14.9	28.400
C219	10.1	9	19.100
C220	19.4	7.7	27.100
C221	22.8	8.1	30.900
C222	23.9	11.5	35.400
C223	20.8	8.4	29.200
C224	21.1	9.7	30.800
C225	7.7	12.4	20.100
C226	14	15.1	29.100
C318	12.2	8	20.200
C319	9.6	8.7	18.300
C320	19.9	7.5	27.400
C321	21.3	8	29.300
C322	20.1	11.6	31.700
C323	19.5	8	27.500
C324	20.9	9.6	30.500
C325	6.3	12.5	18.800
C326	13.8	14.8	28.600
C414	15.1	7	22.100

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
C415	9.8	8.4	18.200
C416	25.4	7.9	33.300
C417	28.2	8.8	37.000
C418	25.6	8.6	34.200
C419	27.7	9.6	37.300
C420	6.7	11.7	18.400
C421	16.5	11.1	27.600
C514	15.4	7	22.400
C515	10.4	8.4	18.800
C516	26.8	8.1	34.900
C517	29	8.6	37.600
C518	26.4	9.2	35.600
C519	23.6	8.7	32.300
C520	6.2	10.2	16.400
C521	16.9	10.9	27.800
C614	15.5	7.2	22.700
C615	10.3	8.5	18.800
C616	27.3	8.2	35.500
C617	29.4	8.5	37.900
C618	26.8	7.8	34.600
C619	24.1	8.6	32.700
C620	6.4	10.3	16.700
C621	17.1	11.1	28.200
C714	19.1	6.3	25.400
C715	14.7	7.1	21.800
C716	32.5	5.3	37.800
C717	29.20	8.7	37.900
C718	26.6	6.6	33.200
C719	23.6	9.2	32.800
C720	9.5	9.6	19.100
C721	17.1	10.8	27.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
C803	26.4	10.7	37.100
C804	17	10.8	27.800
CG13	19.8	5.5	25.300
CG14	14.6	14.9	29.500
CG15	18	11	29.000
CG16	18.6	8.7	27.300
CG17	16.7	9.4	26.100
CG18	25.7	12.2	37.900
CG19	10	9.2	19.200
CG20	14.3	10.7	25.000
All other dwellings	12	8	20.000

(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 (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 3)	-	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
Lobby C	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	no

Central energy systems	Type	Specification
Central hot water system (No. 3)	electric heat pump – gas boosted	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 13 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg

4. Commitments for Residential flat buildings - Building D

(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	6541.4	-	-
suspended floor above garage, frame: suspended concrete slab	429.4	fibreglass batts or roll	-

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	2757.3	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	75 mm AAC panel, frame:light steel frame	900	fibreglass batts or roll
Internal wall type 2	plasterboard, frame:light steel frame	8690	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m ³)	Low emissions option
yes	115	-

Ceiling and roof types

Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	842	-	fibreglass batts or roll

Glazing types

Frame types

Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
-	1714.5	-	1714.5	-	-	-	-

(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 (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	3.5 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. 4)	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
D131, D235, D422, D522, D622, D722, DG27, DLG04	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	0	yes
All other dwellings	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	1-phase airconditioning - ducted / 2 star (average zone)	0	-

	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	-	-	-	-	-	gas cooktop & electric oven	3.5 star	2 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.			
(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/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
D123	22.2	6.9	29.100
D124	24.6	7	31.600
D125	21.4	12.6	34.000
D126	17	11.1	28.100

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
D127	13.9	9.2	23.100
D128	13.30	9.9	23.200
D129	8.3	15.8	24.100
D130	9.4	17.5	26.900
D131	21.8	14.9	36.700
D132	26.7	9.3	36.000
D227	21.1	7.1	28.200
D228	19.9	8.3	28.200
D229	18.7	13.8	32.500
D230	17.1	11.5	28.600
D231	14.3	9.8	24.100
D232	13.80	10	23.800
D233	8.6	15.8	24.400
D234	9.1	18.1	27.200
D235	22.2	13.2	35.400
D236	25.3	8.5	33.800
D327	23.9	6.1	30.000
D328	23.4	7.9	31.300
D329	18.1	12.8	30.900
D330	19	9.6	28.600
D331	17.8	9.5	27.300
D332	19	7.6	26.600
D333	9.8	16.4	26.200
D334	17.70	10.8	28.500
D422	26.1	7.6	33.700
D423	12.70	7.1	19.800
D424	13.5	11.8	25.300
D425	16.2	9.2	25.400
D426	13	8.9	21.900
D427	4.8	16.2	21.000
D428	21.5	13	34.500

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
D522	26.60	7.7	34.300
D523	10.6	7.3	17.900
D524	12.9	11.9	24.800
D525	12.7	9.5	22.200
D526	12.3	8.6	20.900
D527	5	16.1	21.100
D528	22	12.9	34.900
D622	27	7.7	34.700
D623	10.5	7.3	17.800
D624	12.9	12.3	25.200
D625	11.1	9.5	20.600
D626	11.6	8.5	20.100
D627	6.1	14.7	20.800
D628	22.5	12.6	35.100
D722	31.6	6.1	37.700
D723	15.9	5.8	21.700
D724	14.8	7.3	22.100
D725	13.2	8.7	21.900
D726	16.4	18.5	34.900
D727	15.4	15.5	30.900
DG21	29.4	5.9	35.300
DG22	17.4	9.3	26.700
DG23	12.7	10.5	23.200
DG24	13.6	9.8	23.400
DG25	7.6	15.9	23.500
DG26	8.5	17.9	26.400
DG27	20.5	15.3	35.800
DG28	26	9.3	35.300
DLG01	7.4	12.5	19.900
DLG02	5.4	15.6	21.000
DLG03	8.6	18.8	27.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
DLG04	21.9	13.7	35.600
All other dwellings	27.3	9.9	37.200

(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 (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 4)	-	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
Lobby D	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Central hot water system (No. 4)	electric heat pump – gas boosted	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R0.75 (~32 mm)
Lift bank (No. 4)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg

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

(a) Buildings 'Other'

(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	2818.9	-	-
suspended floor above garage, frame: suspended concrete slab	11715.5	fibreglass batts or roll	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	2944	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	896	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m ³)	Low emissions option
yes	240	-

Ceiling and roof types

Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	2993.7	-	fibreglass batts or roll

Glazing types

Frame types

Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
-	150	-	150	-	-	-	-

(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 (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 90 kLs	Location: Other Pool shaded: yes	-
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 2480 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 2404 square metres of common landscaped area on the site - car washing in 4 car washing bays on the site
Fire sprinkler system (No. 5)	-	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	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Basement 2 carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Basement 1 carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Ground carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Waste room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Resi amenity - Club Lounge/ Private Kitchen	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Plant/services rooms	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	no
Fire stairs	no mechanical ventilation	-	light-emitting diode	motion sensors	no

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: no heating	Pump controlled by timer: yes
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 10 peak kW
Other	-	-

Notes

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

Legend

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

ASSESSMENT DETAILS				
Assessor Name	Padraig Healy			
Direct number	0498 051 209			
Office number	(02) 9281 8555			
AAO	ABSA			
Assessor Number	101026			
Project name	240979E-21-27 Roseville Avenue and 14-24 Lord Street, Roseville, NSW, 2069			
Software	BERS Pro v5.2.4 (3.23)			
Date of assessment	4/30/2026			
BASIX Certificate Number	1790453M_05			
NatHERS Certificate Number	OO11835600			
Client Name	HPG General Pty Ltd			
NCC COMPLIANCE				
Building compliance is required to comply as applicable with the 'New South Wales Additions' in the NCC 2022 Energy Efficiency				
Concrete slab on ground with an in-slab or in-screed heating or cooling system must have insulation installed in accordance with Part NSWJ3D10				
Building fabric in accordance with J3D5, J3D6 and J3D10				
Thermal construction is to be built in accordance with Part J4D3				
Any roof lights, windows, doors, and exhaust fans are sealed in accordance with Part J5D2 to J5D8				
Any new air-conditioning system is installed in accordance with Part J6D3				
Any new mechanical ventilation system is installed in accordance with Part J6D4				
Any new miscellaneous exhaust system is installed in accordance with Part J6D5				
Any new heated hot water system is installed in accordance with Part J8D2				
Any new energy monitoring equipment is installed in accordance with Part J9D3				
Electrical Distribution boards dedicated to EV Charging are to be installed in accordance with Part J9D4				
Switchboards of a building dedicated to PV systems and battery systems are to be installed in accordance with Part J9D5				
WATER				
Refer to BASIX Report for further information	Common Area Landscape	Common area lawn area	Common area garden area	Indigenous/low water use species
		115m2	3222.67m2	2256m2
	Private Landscape	Private area lawn + garden		Indigenous/low water use species
		266.26m2		0m2
	Fixtures	Showerheads	Toilets	Taps
		4 star (>6 but <=7.5L/min)	4 star	5 star
	Appliances	Dishwasher: 3.5 star	Clothes Washer: not specified	
	Rainwater Tank	Central	Individual	Connection
		10kL	NA	Landscape
	Pool	Volume	Pool cover	On timer/Shaded
		90kL	NA	NA
	Spa	Volume	Outdoor spa cover	Shaded
NA		NA	NA	
SCORE		40% (Pass)		
ENERGY				
Refer to BASIX Report for further information	Hot Water System	Central System: Electric Heat Pump - gas boosted (R1.0(-38mm pipping insulation))		
	Ventilation System & Control	Bathroom	individual fan, ducted to façade or roof	
		Laundry		
		Kitchen		
	Heating System	1 phase airconditioning - ducted 2 star		
	Cooling System			
	Lighting	Sealed LED light throughout		
	Appliances	Gas cooktop & electric oven		
		Dishwasher: 3.5 star	Washing machine: NA	Dryer: 2 star
	Clothes Drying Line	NA		
Photovoltaic System	10 Peak kW			
SCORE		66% (Pass)		
Material				
Refer to BASIX Report for further information	Construction Material	Floors, Walls, Ceiling & roof, Glazing		
SCORE		No target set in BASIX (Pass)		

NCC2022 NatHERS Thermal Performance Specification - Roseville

	Insulation	Colour	Type	Comments
External Walls	R2.7	Medium - SA 0.475 - 0.70	Stone tile finish - Concrete+Brick+steel stud plasterboard	Modelled as Tilt-up concrete, steel stud plasterboard - As per elevation (ST01)
	R2.7	Medium - SA 0.475 - 0.70	Colourback panelling	Modelled as metal, steel stud plasterboard
	R2.7	Medium - SA 0.475 - 0.70	Concrete block, steel stud plasterboard	Walls between carpark and units
	R2.7	Medium - SA 0.475 - 0.70	Stone tile finish - Concrete+Brick+steel stud plasterboard	Modelled as Tilt-up concrete, steel stud plasterboard - Level 8 units
	R2.7	Light - SA < 0.475	Brick cladding to precast concrete+steel stud plasterboard	Modelled as Tilt-up concrete, steel stud plasterboard - As per elevations (BR01, BR02)
Internal Walls	None		Steel stud plasterboard	Internally inside units
	None		Concrete Panel or Blocks, steel stud plasterboard	Shared wall with lift/stairs
	None		Hebel, steel stud plasterboard	Party walls between units
	R2.7		Hebel, steel stud plasterboard	Shared wall with lobby/corridor
Floor	None		Suspended concrete floor	Floor between units
	R2.5		Suspended concrete floor	Units above carparking/unconditioned service areas
Floor covering	Bedrooms: carpet		Wet areas: tiles	Kitchen/living/entry: timber
Ceiling	None		Steel stud plasterboard	Unit above
	R4.1		Steel stud plasterboard	Exposed roof above/ balcony
Roof	None	Medium - SA 0.475 - 0.70	Concrete with waterproofing membrane	All exposed roof throughout (unvented cavity)
Ceiling fans	Size		Location	
	minimum 1200mm diameter to bedrooms/study		1 CF to each bedroom of units: AG05, B802 1 CF to bedroom 1 of unit: C803	
	minimum 1400mm diameter to living room		1 CF to living room of units: AG05, B411, B511, B611, B801, B802, C618, C718, C716, DLG05, DG21, D422, D522, D622, D722	
Ceiling penetration	Downlight		Exhaust fan	
	Sealed LED downlights throughout		Sealed exhaust fan in kitchen and all wet areas	
Glazing	U-Value	SHGC	Opening type	Comments
	3.7 or less	0.51 (+/-5%)	Sliding doors	e.g., Double glazed clear Aluminium frame -Applicable to all other units except the units listed below.
	3.8 or less	0.51 (+/-5%)	Awning windows	
	3.7 or less	0.53 (+/-5%)	Fixed windows	
	3.0 or less	0.50 (+/-5%)	Sliding doors	e.g., Thermally Broken glazed clear Aluminium frame -Applicable to units: AG10, A107, A211, C220, C320, C417, C419, C517, C617, C619, C717, C719, D422, D522, D622, D722 -Sliding doors to living rooms of: B802, C803
	3.1 or less	0.47 (+/-5%)	Awning windows	
3.0 or less	0.53 (+/-5%)	Fixed windows		
Skylight/Roof window	U-Value	SHGC	Opening type	Comments
	2.6 or less	0.21 (+/-5%)	Awning	Velux

ROSELOR

16-24 LORD STREET & 21-27 ROSEVILLE AVENUE, ROSEVILLE, NSW, 2069

STATE SIGNIFICANT DEVELOPMENT APPLICATION

NCC2022 NATHERS Thermal Performance Specification - Roseville				
	Insulation	Colour	Type	Comments
External Walls	R2.7	Medium - SA 0.475 - 0.70	Stone tile finish - Concrete-Brick/steel stud plasterboard	Modelled as Tilt-up concrete, steel stud plasterboard - As per elevation (S701)
	R2.7	Medium - SA 0.475 - 0.70	Colourback panelling	Modelled as metal, steel stud plasterboard
	R2.7	Medium - SA 0.475 - 0.70	Concrete block/steel stud plasterboard	Walls between carpark and units
	R2.7	Medium - SA 0.475 - 0.70	Stone tile finish - Concrete-Brick/steel stud plasterboard	Modelled as Tilt-up concrete, steel stud plasterboard - Level 8 units
	R2.7	Light - SA < 0.475	Brick cladding to precast concrete/steel stud plasterboard	Modelled as Tilt-up concrete, steel stud plasterboard - As per elevations (B801, B802)
Internal Walls	None		Steel stud plasterboard	Internally inside units
	None		Concrete Panel or Blocks, steel stud plasterboard	Shared wall with lift/stairs
	None		HEBEL, steel stud plasterboard	Party walls between units
Floor	None		HEBEL, steel stud plasterboard	Shared wall with lobby/corridor
	None			
Floor covering	R2.5		Suspended concrete floor	Floor between units
	R2.5	Bedrooms: carpet	Suspended concrete floor	Units above carparking/unconstrained service areas
Ceiling	None		Steel stud plasterboard	Unit above
	R4.1		Steel stud plasterboard	Exposed roof above/ balcony
Roof	None		Concrete with waterproofing membrane	All exposed roof throughout (unvented cavity)
	None	Medium - SA 0.475 - 0.70	Concrete with waterproofing membrane	
Ceiling fans	Size		Location	
	minimum 1200mm diameter to bedrooms/study		1 CF to each bedroom of units: A605, B802 1 CF to bedroom 1 of unit: C803	
Ceiling penetration	Downlight		Exhaust fan	
	Sealed LED-downlights throughout		Sealed exhaust fan in kitchen and all wet areas	
Glazing	U-Value	SHGC	Opening type	Comments
	3.7 or less	0.51 (+/- 5%)	Sliding doors	e.g. Double glazed clear Aluminium frame
	3.8 or less	0.51 (+/- 5%)	Awning windows	-Applicable to all other units except the units listed below.
	3.7 or less	0.51 (+/- 5%)	Fixed windows	
	3.8 or less	0.51 (+/- 5%)	Sliding doors	
Daylight/roof window	U-Value	SHGC	Opening type	Comments
	2.6 or less	0.21 (+/- 5%)	Awning	Velux

DRAWING LIST

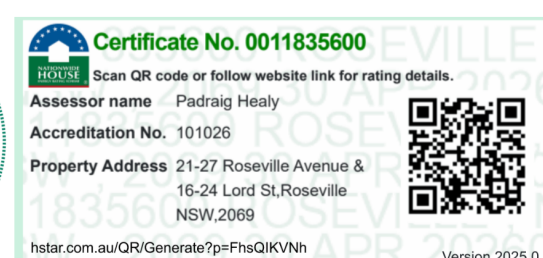
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SSDA-000	COVER PAGE	C
SSDA-001	SITE SURVEY	C
SSDA-002	SITE PLAN	C
SSDA-003	SITE ANALYSIS PLAN	C
SSDA-004	DEMOLITION PLAN	C
SSDA-005	METRO RESERVE PLAN	C
SSDA-006	SURVEY ROOF PLAN	B
SSDA-050	DEVELOPMENT SUMMARY	C
SSDA-096	BASEMENT 03	C
SSDA-097	BASEMENT 02	C
SSDA-098	BASEMENT 01	C
SSDA-099	LOWER GROUND	C
SSDA-100	GROUND FLOOR	C
SSDA-101	LEVEL 01	C
SSDA-102	LEVEL 02	C
SSDA-103	LEVEL 03	C
SSDA-104	LEVEL 04	C
SSDA-105	LEVEL 05	C
SSDA-106	LEVEL 06	C
SSDA-108	LEVEL 08	C
SSDA-109	ROOF LEVEL	C
SSDA-200	NORTH ELEVATION (ROSEVILLE AVENUE) & SOUTH ELEVATION (LORD ST)	C
SSDA-201	EAST ELEVATION (MARTIN LANE) & WEST ELEVATION	C
SSDA-202	INTERNAL ELEVATIONS	C
SSDA-250	SECTION A & B	C
SSDA-251	SECTION C	C
SSDA-252	SECTION A & B & AXO	B
SSDA-253	SECTION C & AXO	B
SSDA-260	SECTION D, E, F & G (GROUND LEVEL INTERFACE)	C
SSDA-261	SECTION H & I (GROUND LEVEL INTERFACE)	C
SSDA-262	SECTION J & K (GROUND LEVEL INTERFACE)	C
SSDA-300	3D VISUALISATION - SHEET 01	C
SSDA-301	3D VISUALISATION - SHEET 02	C
SSDA-320	MATERIAL PALETTE	C
SSDA-400	SHADOW DIAGRAMS - JUNE 21	C
SSDA-401	SUN EYE VIEWS	C
SSDA-402	3D MASSING	C
SSDA-410	GFA DIAGRAMS - SHEET 01	C
SSDA-411	GFA DIAGRAMS - SHEET 02	C
SSDA-420	SOLAR ACCESS PLANS	C
SSDA-421	CROSS VENTILATION PLANS	C
SSDA-425	COMMUNAL OPEN SPACE AND DEEP SOIL ZONE PLANS	C
SSDA-500	PLATINUM UNIT LAYOUTS - SHEET 01	C
SSDA-501	PLATINUM UNIT LAYOUTS - SHEET 02	C
AH-412	GFA DIAGRAMS - AFFORDABLE HOUSING - SHEET 01	C
AH-413	GFA DIAGRAMS - AFFORDABLE HOUSING - SHEET 02	C



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI RFI 2_R24.rvt

REVISION

NO.	REVISION	DATE
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25

DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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NOTES

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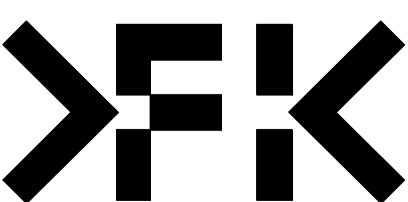
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JF	RM	19.03.2026	24119	N.T.S

PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

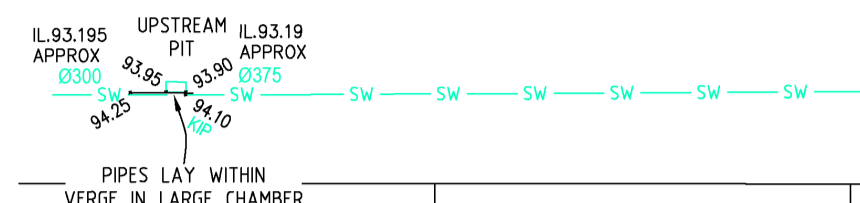
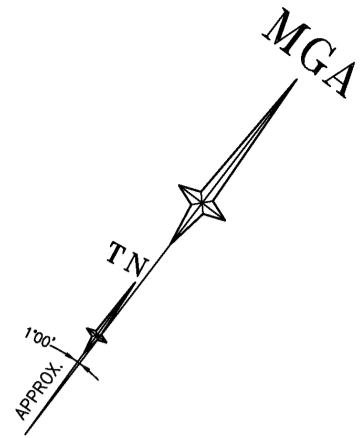
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



DRAWING TITLE
COVER PAGE

ISSUE PURPOSE
SSDA LODGEMENT

REV. C **DRAWING NO.** SSDA-000



LEGEND

BENCH MARK	▲
TELSTRA PIT	▲ TEL
COMMS PIT	▲ COM
NBN PIT	▲ NBN
ELECTRIC LIGHT POLE	● ELP
ELECTRICITY BOX	■ EL
POWER POLE	● PP
GRATED INLET PIT	■ GRATE
KERB INLET PIT	■ KIP
STORMWATER MANHOLE	○ SWMH
SEWER INSPECTION POINT	○ SIP
SEWER VALVE	○ SEV
STOP VALVE	○ SV
WATER METER	■ WM
WATER TAP	■ TAP
IRRIGATION CONTROL VALVE	■ ICV
GAS METER	■ GM
PIT WITH CONCRETE LID	□ CLID
PIT WITH METAL LID	□ MLID
STREET SIGN	■ SS
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
COMMUNICATIONS (DBYD)	— C —
ELECTRICITY (UGROUND DBYD)	— E —
ELECTRICITY (OVERHEAD)	— P —
SEWER (DBYD)	— S —
WATER (DBYD)	— W —
GAS (DBYD)	— G —
STORMWATER (DBYD)	— Sw —
STORMWATER PIPE	— D —

TOTAL SITE AREA 9370.9 m²

REFER TO SHT.8 FOR CADASTRAL INFORMATION AND SYDNEY METRO 1st AND 2nd RESERVES INFORMATION

EASEMENTS & RESTRICTIONS

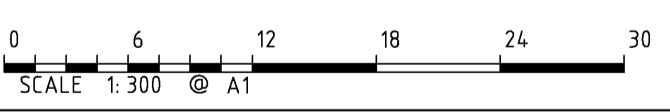
(A) EASEMENT FOR DRAINAGE (B477403)
CT NOTE: WHOLE OF LOT 14/B/3277 - POSITIVE COVENANT (AG 2735) & RESTRICTION ON USE (AG 2736)

NOTES

- THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
- THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2017 CLAUSE 10 "IDENTIFICATION SURVEYS" AND ARE SUBJECT TO FINAL SURVEY
- ORIGIN OF MGA2020 COORDINATES IS TAKEN FROM SSM 103880 - E:331442.153, N:6260482.551 IN ROSEVILLE AVENUE (04/06/2024)
- ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 103880 R.L. 89.670 (A.H.D.) IN ROSEVILLE AVENUE
- CONTOUR INTERVAL 0.25m
- CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
- FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
- NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
- B/A/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
- BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH
- SEE SHEET 7 FOR CADASTRAL INFORMATION AND EASEMENTS
- DRAINAGE INFORMATION IS APPROXIMATE ONLY. TRAFFIC LIMITS DRAINAGE INFORMATION. FURTHER INVESTIGATION OF DRAINAGE MAY BE REQUIRED
- POSITION OF BOUNDARIES IS INDICATIVE ONLY AND SUBJECT TO FULL CADASTRAL SURVEY



NOTE: POSITION OF BOUNDARIES IS INDICATIVE ONLY AND SUBJECT TO FULL CADASTRAL SURVEY



Revision	Date	Description	Reference
00	00/00/00		00
01	08/08/24	TABLE OF AREAS UPDATED -SHT.8	00
02	2/08/24	SECTIONS UPDATED	00
03	23/07/24	1st AND 2nd METRO RESERVES INFORMATION IN RED	00
04	19/07/24	ADDITIONAL DETAIL & LEVEL ADDED	001



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: _____

Client HYECORP
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOT 63 IN DP 667814, LOTS 64, 65 & 66 SEC B IN DP 3277 & LOT 9 IN DP 1046734 ON ROSEVILLE AVENUE, ALONG WITH LOTS 5 IN DP 1046912, LOTS 14, 15, 16 & 17 SEC B IN DP 3277, LOT 1 IN DP 104781 & LOT 18 IN DP 1173328 ON LORD STREET, ROSEVILLE

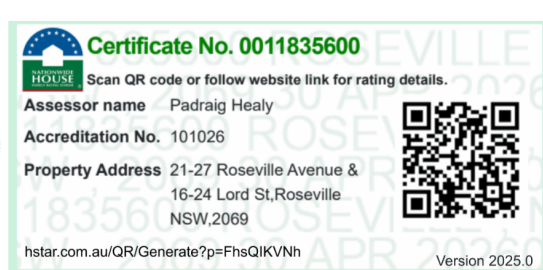
datum AHD
reference number 52293 001DT_4
site Area
scale 1:300 @A1
date of survey 13/06/2024
LGA
SHEET 1 OF 8
KURING-GAI

NOTE: SURVEY PLAN PREPARED BY LTS. REFER TO SURVEYOR'S DRAWING FOR DETAIL SURVEY INFORMATION

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RRI 2 R24.rvt

REVISION

1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



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CHECKED RM
DATE 19.03.2026
JOB NO. 24119
SCALE N.T.S.

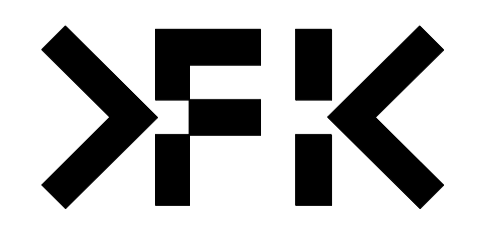
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

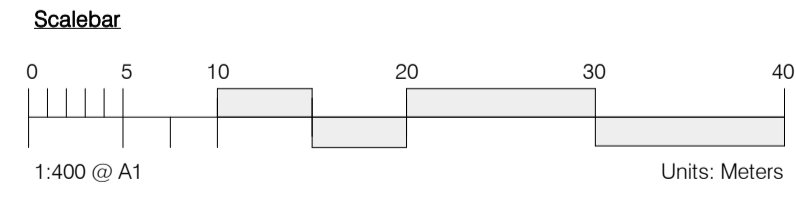
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TELEPHONE: +61 2 8216 3500
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ISSUE PURPOSE
SSDA LODGEMENT



REV. C
DRAWING NO. SSDA-001



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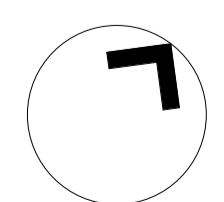


Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
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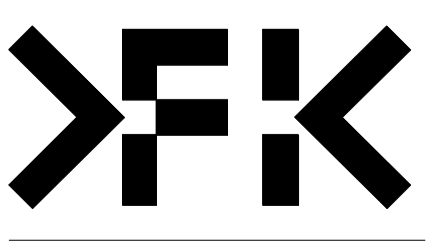
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:400 @A1



PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

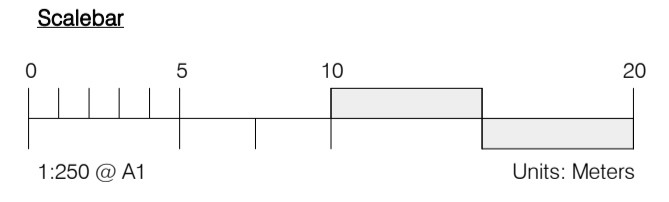
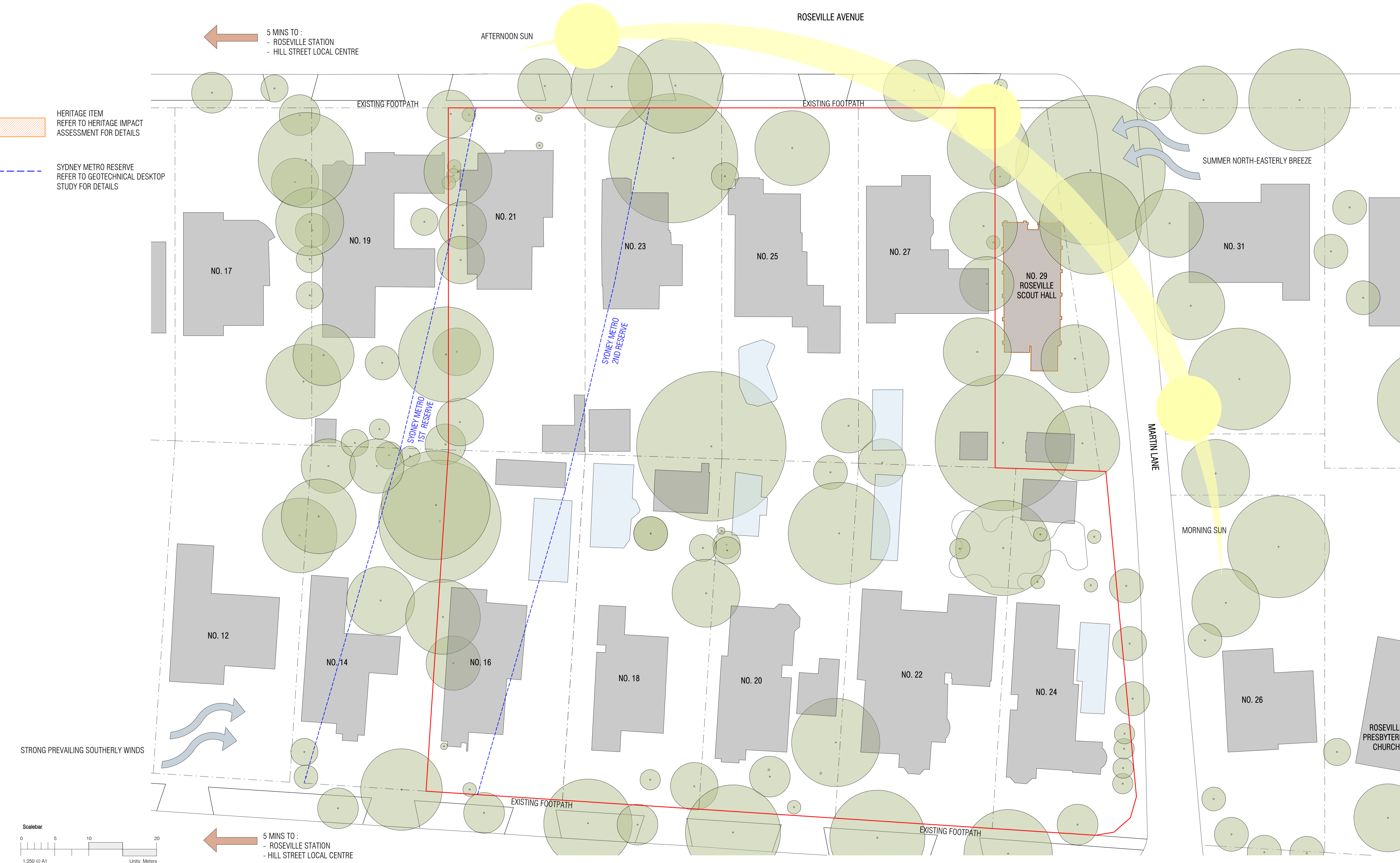
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ISSUE PURPOSE
 SSDA LODGEMENT

REV.
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REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
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A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

Certificate No. 0011835600

Scan QR code or follow website link for rating details.

Assessor name: Padraig Healy

Accreditation No. 101026

Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059

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TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

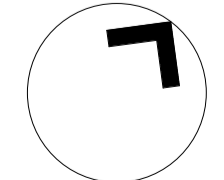
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JF	RM	19.03.2026	24119	1 : 250 @A1



PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

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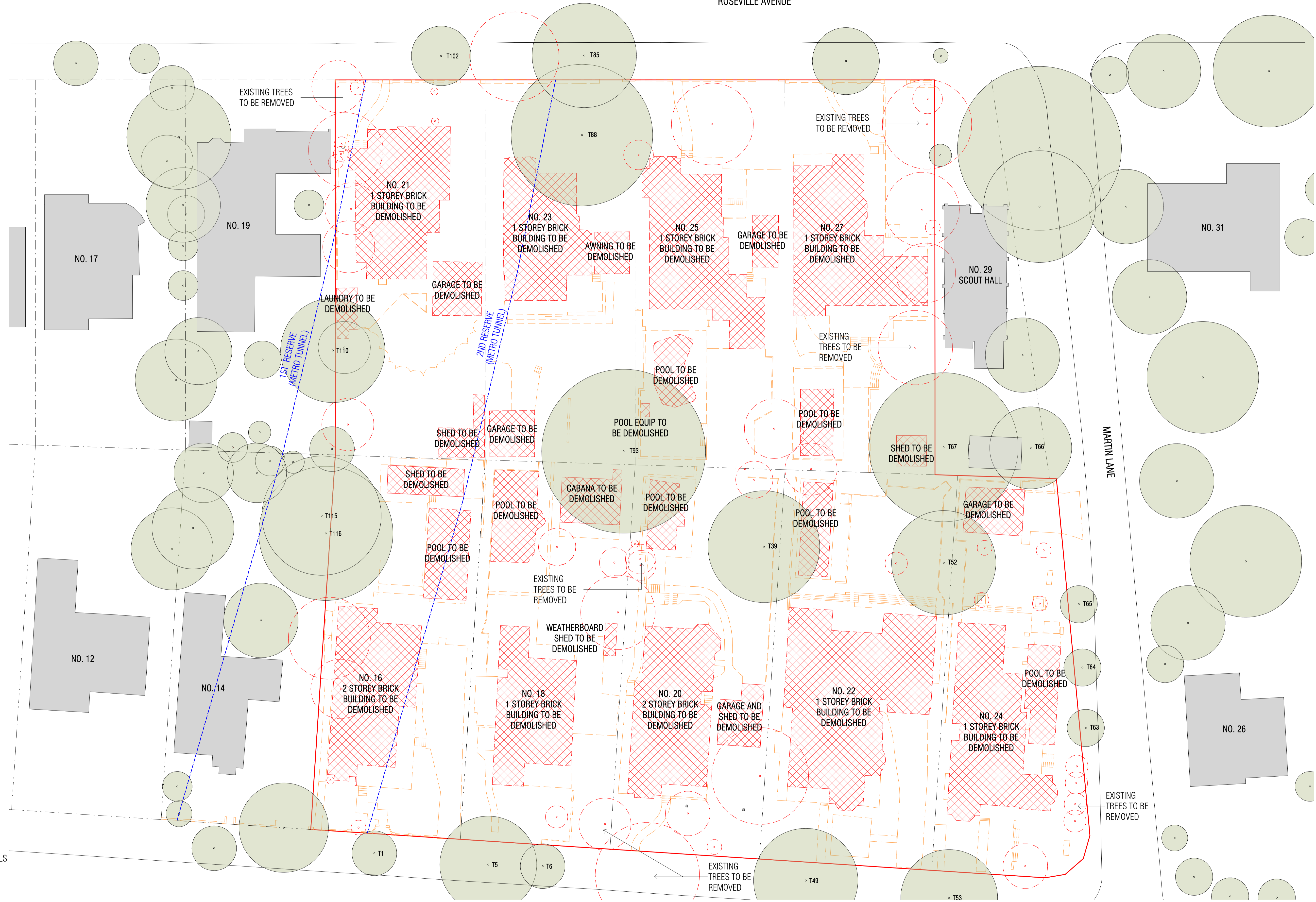
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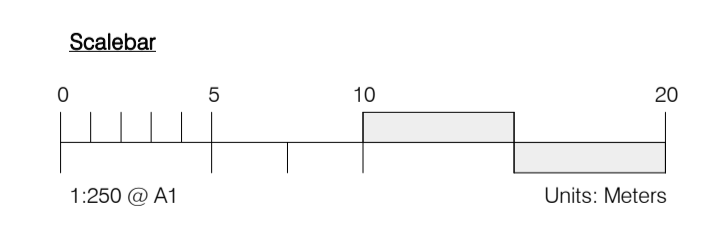
ISSUE PURPOSE
SSDA LODGEMENT

REV.
C

DRAWING NO.
SSDA-003



- EXISTING HARDSCAPE TO BE DEMOLISHED
- EXISTING BUILDING AND POOL TO BE DEMOLISHED
- EXISTING TREE TO BE DEMOLISHED
- REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS



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REVISION		
1	SSDA SUBMISSION	28.02.2025
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B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

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 Accreditation No. 101026
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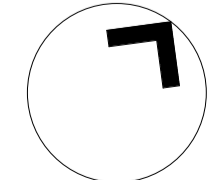
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JF	RM	19.03.2026	24119	1 : 250 @A1



PROJECT
 ROSEVILLE

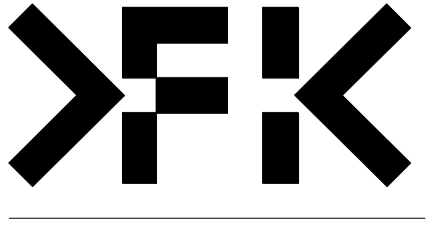
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16-24 Lord Street & 21-27 Roseville Avenue, Roseville

DRAWING TITLE
 DEMOLITION PLAN

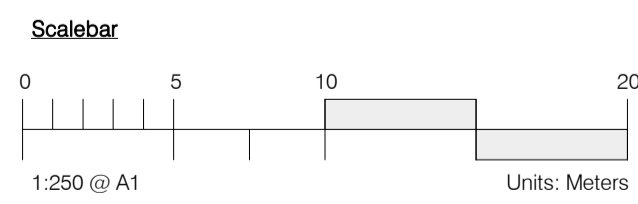
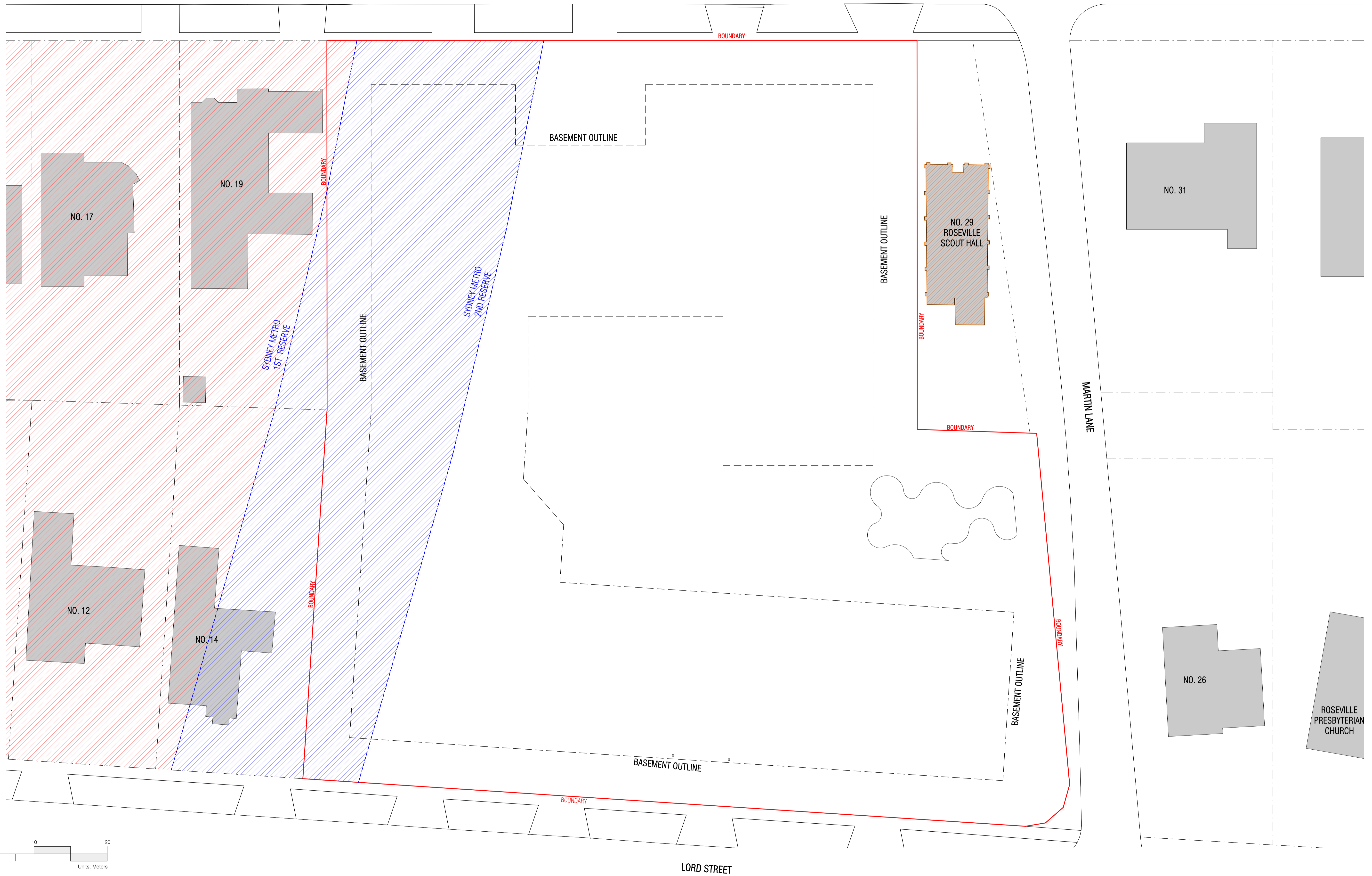
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ISSUE PURPOSE
 SSDA LODGEMENT



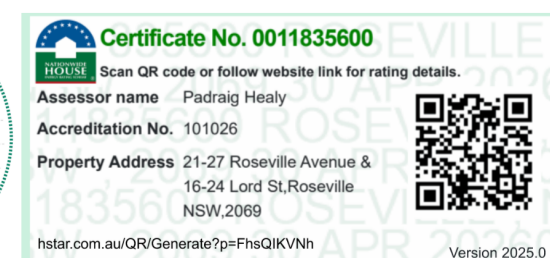
REV.
 C

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REVISION		
A	SSDA LODGEMENT	02.04.2025
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C	SSDA RIS SUBMISSION	19.03.2026



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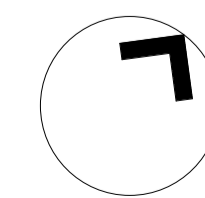
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JF	RM	19.03.2026	24119	1 : 250 @A1



PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

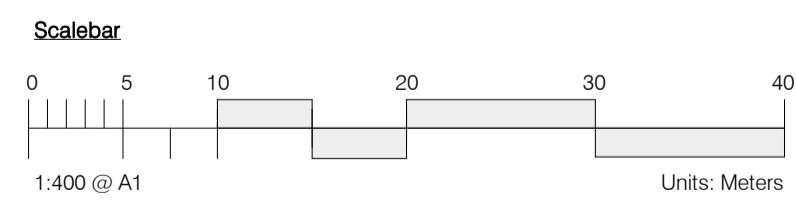
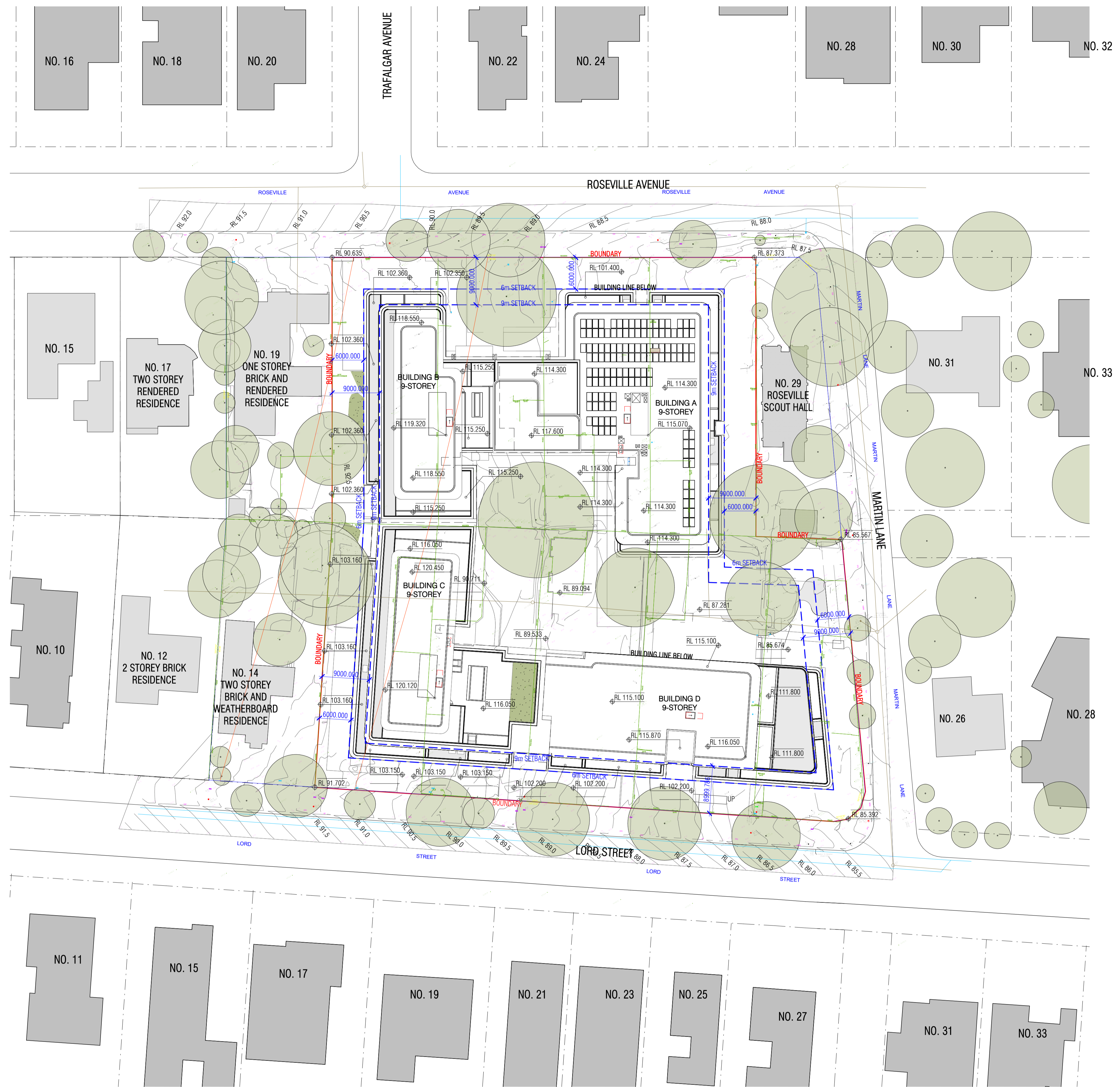
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ISSUE PURPOSE
SSDA LODGEMENT

REV. **C** DRAWING NO. **SSDA-005**

DRAWING TITLE
METRO RESERVE PLAN



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REVISION	DESCRIPTION	DATE
A	SSDA RIS SUBMISSION	30.10.2025
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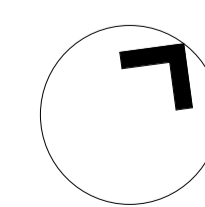


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 Scan QR code or follow website link for rating details.
 Assessor name: Padraig Healy
 Accreditation No. 101026
 Project Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
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JF	RM	19.03.2026	24119	1:400 @A1



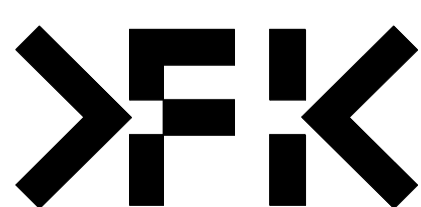
PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

DRAWING TITLE
 SURVEY ROOF PLAN

CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
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 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
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ISSUE PURPOSE
 SSDA LODGEMENT



REV. B
DRAWING NO. SSDA-006

KEY METRICS

SITE AREA - 9,370.9m²

MAXIMUM ALLOWABLE GFA - 30,455m²

MAXIMUM FSR 3.25:1

TOTAL GFA	
LEVEL	GFA
LOWER GROUND (C)	1119.1 m ²
GROUND (C)	3534.9 m ²
LEVEL 01 (C)	3857.1 m ²
LEVEL 02 (C)	3938.9 m ²
LEVEL 03 (C)	3670.8 m ²
LEVEL 04 (C)	3311.4 m ²
LEVEL 05 (C)	3301.4 m ²
LEVEL 06 (C)	3301.4 m ²
LEVEL 07 (C)	3128.3 m ²
LEVEL 08 (C)	776.3 m ²
TOTAL	29939.5 m ²

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
AFFORDABLE (INCL. ACCESSIBLE)	32
RESI VISITOR (INCL. ACCESSIBLE)	42
CAR SHARE	3
TOTAL	344
RESI BIKE ROOMS (LOWER GROUND)	54
RESI BIKE STORES (THROUGHOUT BASEMENTS)	228
RESI VISITOR CENTRAL BIKE STORE (LOWER GROUND)	30
TOTAL	312

1 X LOADING SPACE (SRV)
4 X CAR WASH BAYS

1 X RESIDENTIAL BICYCLE PARKING SPACE PROVIDED WITHIN EACH UNITS SECURE STORAGE CAGE

DEVELOPMENT SUMMARY					
APARTMENT MIX					
STUDIO	1 BED	2 BED	3 BED	4 BED	TOTAL
0	29	108	102	10	249

APARTMENT MIX %					
STUDIO	1 BED	2 BED	3 BED	4 BED	TOTAL
0.00%	12%	43%	41%	4%	100%

MOTORCYCLE PARKING SCHEDULE		
RESIDENTIAL	TOTAL	
8	8	
8	8	

LIVABLE PLATINUM/ADAPTABLE UNITS TOTAL	
LEVEL	TOTAL
GROUND (C)	3
LEVEL 01 (C)	4
LEVEL 02 (C)	4
LEVEL 03 (C)	4
LEVEL 04 (C)	6
LEVEL 05 (C)	6
LEVEL 06 (C)	6
LEVEL 07 (C)	6
TOTALS: 39	39

15%

DCP REQUIREMENT - PLATINUM APARTMENTS = 15%

ACHIEVED 15%

ADG COMPLIANCE

SOLAR COMPLIANCE TOTAL		
SOLAR COMPLIANCE	TOTAL	%
>2HR	171	69%
15MINS-2HR	42	17%
0	36	14%
TOTALS	249	100%

CROSS VENTILATION TOTAL		
CROSS VENTILATION	TOTAL	%
Yes	150	60%
No	99	40%
TOTALS	249	100%

DEEP SOIL ZONE	
DEEP SOIL ZONE	AREA
15% REQUIRED DEEP SOIL ZONE	1405.66 m ²
29.5% PROPOSED DEEP SOIL ZONE	2773.3 m ²

COMMUNAL OPEN SPACE	
NAME	AREA
RESI COMMON ROOF TERRACE	47.0 m ²
RESI COMMON ROOF TERRACE	186.4 m ²
RESI COMMON AREA	364.5 m ²
RESI COMMON AREA	425.2 m ²
RESI COMMON AREA	481.0 m ²
RESI COMMON AREA	849.6 m ²
TOTAL COMMUNAL OPEN SPACE	2353.8 m ²

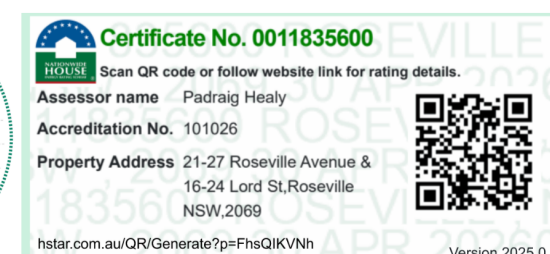
REQUIRED = 25% = 2342.72 M2
PROPOSED = 25.12% = 2353.8 M2

THE DEVELOPMENT ENSURES THAT AT LEAST 50% OF THE PRIMARY USABLE AREA OF THE COMMUNAL OPEN SPACE RECEIVES A MINIMUM OF 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9:00 AM AND 3:00 PM ON 21 JUNE (MID-WINTER).

REQUIRED = 25% = 2342.72 M2
PRIMARY AREA = 1958.8 M2
RECEIVES MIN. 2 HOURS OF DIRECT SUNLIGHT = 1437 M2

COS HAS BEEN CALCULATED IN ACCORDANCE WITH THE ADG DEFINITION AND EXCLUDES WALKWAYS AND BUFFER ZONES.

REVISION		
1	SSDA SUBMISSION	28.02.2025
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QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

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SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25

DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	N.T.S

PROJECT
ROSEVILLE

CLIENT
HYECORP

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

DRAWING TITLE
DEVELOPMENT SUMMARY

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT

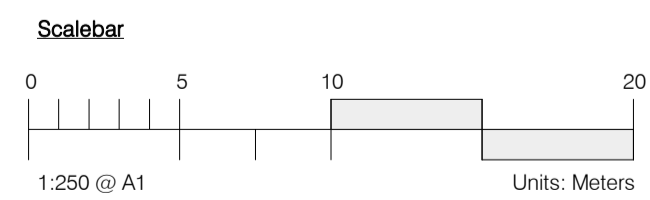
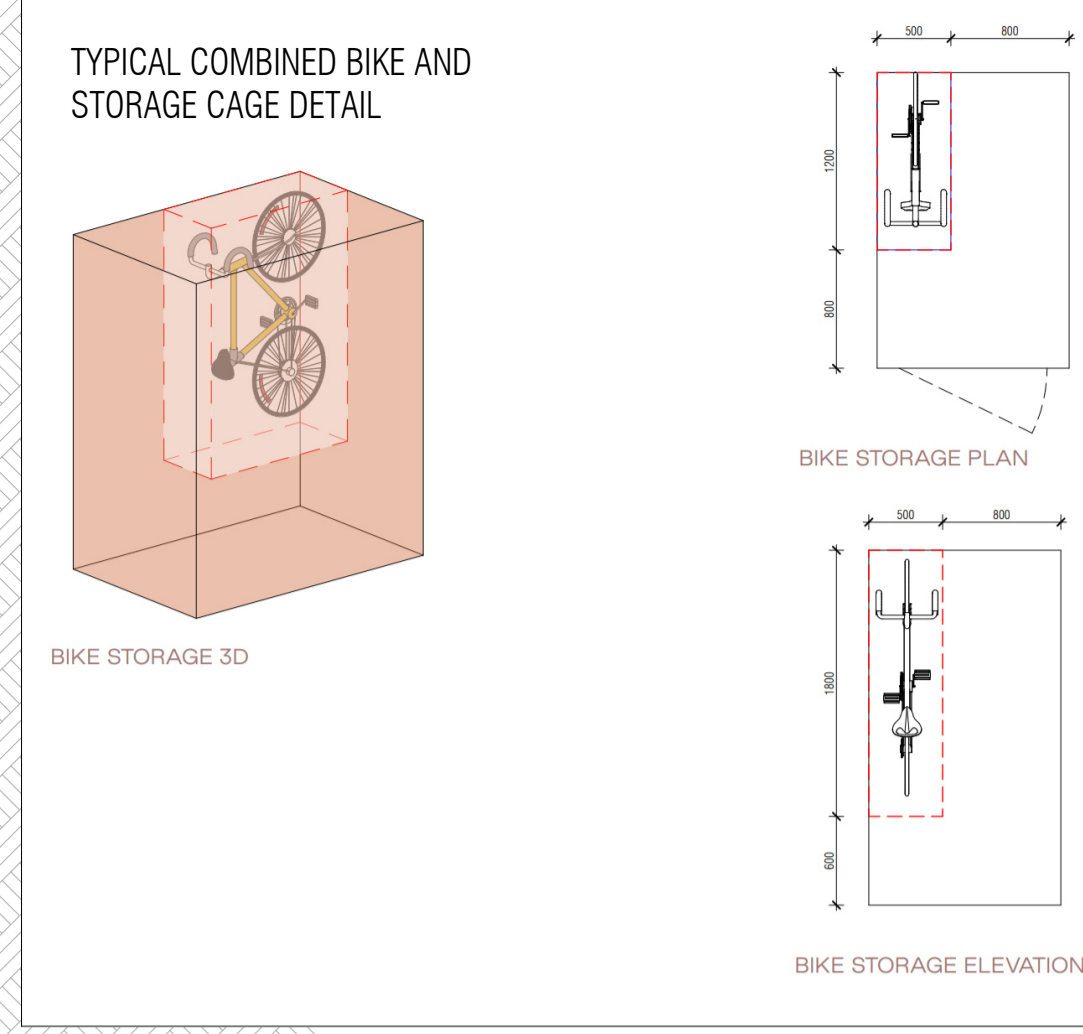
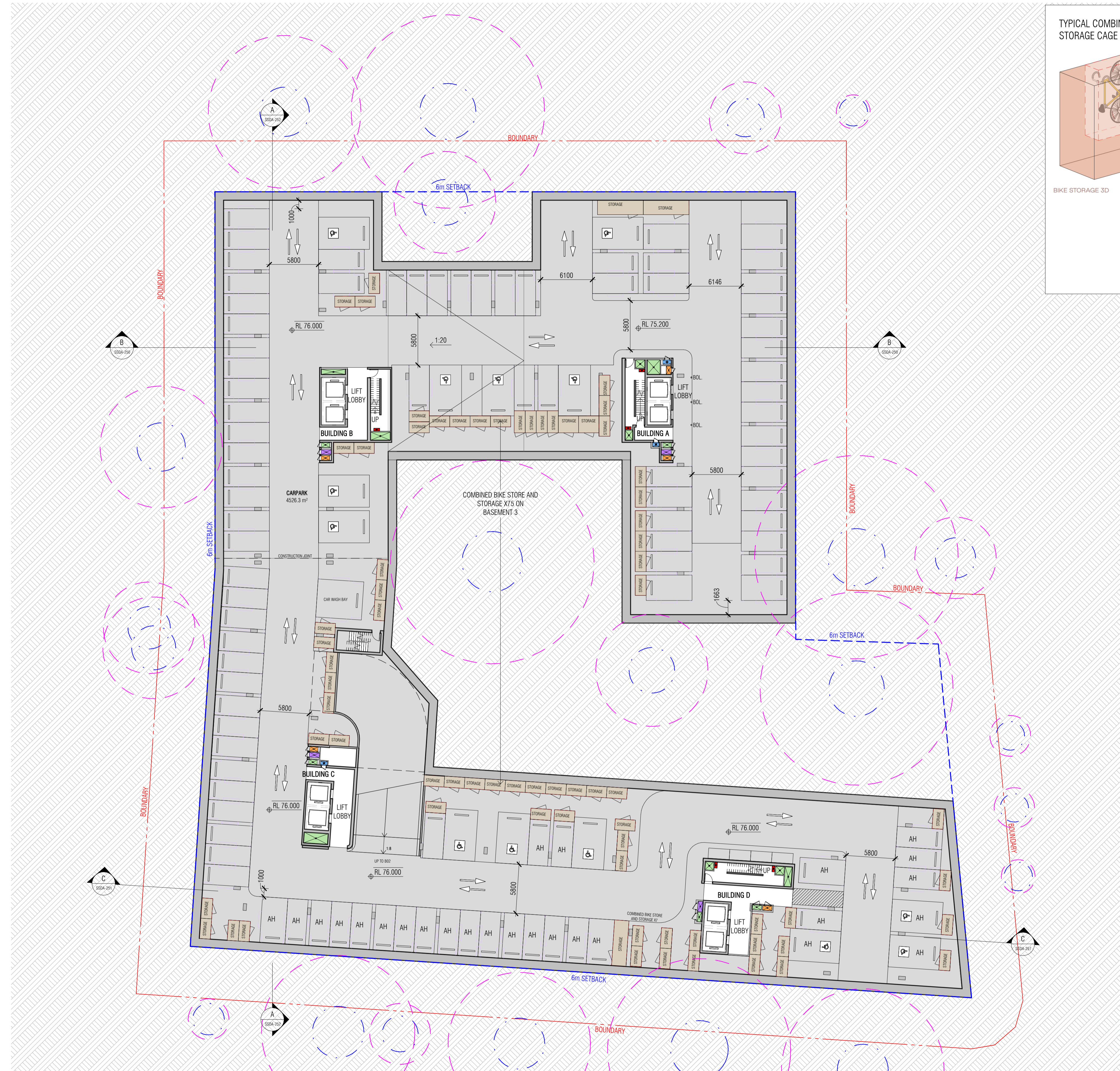


REV. C DRAWING NO. SSSA-050

SOU KEY METRICS SUMMARY									
NUMBER	UNIT TYPE	AREA	BALCONY AREA	STORAGE		CROSS VENTILATION	SOLAR COMPLIANCE	LIVEABLE PLATINUM	AFFORDABLE
				UNIT	BASEMENT				
LOWER GROUND (C)									
DLG01	3 BED	137.85 m ²	53.5 m ²	13.18 m ²	5.00 m ³	No	>2HR	No	YES
DLG02	3 BED	105.64 m ²	35.9 m ²	5.51 m ²	5.00 m ³	Yes	>2HR	No	YES
DLG03	1 BED	51.55 m ²	8.1 m ²	3.67 m ²	3.00 m ³	No	>2HR	No	YES
DLG04	2 BED	88.33 m ²	10.9 m ²	4.55 m ²	4.00 m ³	Yes	>2HR	No	YES
DLG05	1 BED	55.85 m ²	13.8 m ²	3.10 m ²	3.00 m ³	No	0	No	YES
GROUND (C)									
AG01	1 BED	77.52 m ²	8.0 m ²	6.99 m ²	3.00 m ³	No	0	Yes	
AG02	3 BED	101.71 m ²	17.8 m ²	26.35 m ²	5.00 m ³	No	>2HR	No	
AG03	3 BED	101.71 m ²	11.5 m ²	18.60 m ²	5.00 m ³	No	>2HR	No	
AG04	3 BED	101.71 m ²	25.5 m ²	18.60 m ²	5.00 m ³	No	>2HR	No	
AG05	3 BED	101.71 m ²	17.9 m ²	18.60 m ²	5.00 m ³	No	>2HR	No	
AG06	2 BED	91.51 m ²	10.1 m ²	4.44 m ²	4.00 m ³	No	>2HR	No	
AG07	1 BED	69.44 m ²	8.0 m ²	5.85 m ²	3.00 m ³	No	>2HR	No	
AG08	1 BED	57.43 m ²	11.5 m ²	5.45 m ²	3.00 m ³	No	>2HR	No	
AG09	3 BED	105.77 m ²	12.1 m ²	6.55 m ²	5.00 m ³	Yes	>2HR	No	
AG10	2 BED	80.66 m ²	10.2 m ²	5.16 m ²	4.00 m ³	Yes	0	No	
BG11	3 BED	140.51 m ²	14.5 m ²	7.73 m ²	5.00 m ³	Yes	0	Yes	
BG12	3 BED	102.05 m ²	13.4 m ²	6.49 m ²	5.00 m ³	Yes	>2HR	No	
BG13	2 BED	82.09 m ²	10.0 m ²	4.08 m ²	4.00 m ³	Yes	>2HR	No	
CG13	2 BED	79.81 m ²	26.3 m ²	5.11 m ²	4.00 m ³	No	15MINS-2HR	No	
CG14	3 BED	102.23 m ²	41.3 m ²	5.62 m ²	5.00 m ³	Yes	>2HR	No	
CG15	1 BED	51.28 m ²	11.2 m ²	4.25 m ²	3.00 m ³	No	0	No	
CG16	3 BED	91.78 m ²	15.1 m ²	5.80 m ²	5.00 m ³	Yes	15MINS-2HR	No	
CG17	2 BED	80.55 m ²	10.7 m ²	4.09 m ²	4.00 m ³	No	15MINS-2HR	No	
CG18	3 BED	110.92 m ²	12.1 m ²	5.49 m ²	5.00 m ³	No	15MINS-2HR	No	
CG19	3 BED	132.89 m ²	12.9 m ²	8.91 m ²	5.00 m ³	Yes	0	Yes	
CG20	2 BED	90.93 m ²	10.1 m ²	4.44 m ²	4.00 m ³	Yes	>2HR	No	
DG21	1 BED	55.88 m ²	8.0 m ²	3.81 m ²	3.00 m ³	No	0	No	YES
DG22	2 BED	91.53 m ²	14.8 m ²	4.80 m ²	4.00 m ³	No	>2HR	No	YES
DG23	1 BED	57.85 m ²	9.1 m ²	3.96 m ²	3.00 m ³	No	>2HR	No	YES
DG24	1 BED	51.17 m ²	8.0 m ²	8.15 m ²	3.00 m ³	No	>2HR	No	YES
DG25	2 BED	81.12 m ²	11.0 m ²	4.17 m ²	4.00 m ³	Yes	>2HR	No	YES
DG26	1 BED	51.85 m ²	8.0 m ²	3.67 m ²	3.00 m ³	No	>2HR	No	YES
DG27	2 BED	88.32 m ²	10.9 m ²	4.55 m ²	4.00 m ³	Yes	>2HR	No	YES
DG28	2 BED	77.95 m ²	10.1 m ²	4.01 m ²	4.00 m ³	No	0	No	YES
LEVEL 01 (C)									
A101	3 BED	127.29 m ²	12.0 m ²	21.79 m ³	5.00 m ³	No	0	No	
A102	3 BED	151.84 m ²	14.1 m ²	11.96 m ³	5.00 m ³	Yes	>2HR	No	
A103	2 BED	79.82 m ²	10.9 m ²	4.03 m ²	4.00 m ³	No	>2HR	No	
A104	2 BED	80.54 m ²	10.9 m ²	4.03 m ²	4.00 m ³	No	>2HR	No	
A105	1 BED	58.03 m ²	10.7 m ²	5.45 m ²	3.00 m ³	No	>2HR	No	
A106	3 BED	105.53 m ²	12.1 m ²	6.55 m ²	5.00 m ³	Yes	>2HR	No	
A107	2 BED	80.45 m ²	10.0 m ²	5.16 m ²	4.00 m ³	Yes	0	No	
AG02	3 BED	113.24 m ²	16.6 m ²	26.35 m ²	5.00 m ³	Yes	Exclude		
AG03	3 BED	101.33 m ²	19.6 m ²	18.60 m ²	5.00 m ³	No	Exclude		
AG04	3 BED	101.27 m ²	19.8 m ²	18.60 m ²	5.00 m ³	No	Exclude		
AG05	3 BED	101.27 m ²	16.6 m ²	18.60 m ²	5.00 m ³	Yes	Exclude		
B108	3 BED	140.54 m ²	15.0 m ²	5.04 m ²	5.00 m ³	Yes	0	Yes	
B109	2 BED	86.41 m ²	12.1 m ²	4.25 m ²	4.00 m ³	No	15MINS-2HR	No	
B110	2 BED	82.09 m ²	12.1 m ²	4.25 m ²	4.00 m ³	No	15MINS-2HR	No	
B111	3 BED	102.05 m ²	12.0 m ²	6.49 m ²	5.00 m ³	Yes	>2HR	No	
B112	2 BED	81.58 m ²	10.0 m ²	4.08 m ²	4.00 m ³	Yes	>2HR	No	
B113	3 BED	113.40 m ²	12.9 m ²	5.00 m ²	5.00 m ³	Yes	>2HR	No	
C114	2 BED	89.28 m ²	12.2 m ²	5.61 m ²	4.00 m ³	No	>2HR	No	
C115	3 BED	110.30 m ²	12.1 m ²	5.01 m ²	5.00 m ³	Yes	>2HR	Yes	
C116	2 BED	86.01 m ²	10.1 m ²	8.51 m ²	4.00 m ³	Yes	0	No	
C117	1 BED	51.28 m ²	11.2 m ²	4.25 m ²	3.00 m ³	No	0	No	
C118	3 BED	91.80 m ²	14.1 m ²	5.80 m ²	5.00 m ³	Yes	15MINS-2HR	No	
C119	2 BED	80.56 m ²	10.7 m ²	4.09 m ²	4.00 m ³	No	15MINS-2HR	No	
C120	3 BED	111.06 m ²	12.1 m ²	5.49 m ²	5.00 m ³	No	15MINS-2HR	No	
C121	3 BED	133.51 m ²	15.0 m ²	8.91 m ²	5.00 m ³	Yes	0	Yes	
C122	2 BED	90.94 m ²	10.0 m ²	4.44 m ²	4.00 m ³	Yes	>2HR	No	
D123	3 BED	110.76 m ²	14.7 m ²	8.61 m ²	5.00 m ³	Yes	0	No	YES
D124	3 BED	120.26 m ²	25.0 m ²	8.40 m ²	5.00 m ³	Yes	>2HR	No	YES
D125	2 BED	90.37 m ²	13.3 m ²	4.89 m ²	4.00 m ³	No	>2HR	No	YES
D126	2 BED	81.47 m ²	10.1 m ²	4.80 m ²	4.00 m ³	No	>2HR	No	YES
D127	1 BED	57.80 m ²	9.1 m ²	3.96 m ²	3.00 m ³	No	>2HR	No	YES
D128	1 BED	50.92 m ²	8.1 m ²	8.15 m ²	3.00 m ³	No	>2HR	No	YES
D129	2 BED	80.89 m ²	10.7 m ²	4.16 m ²	4.00 m ³	Yes	>2HR	No	YES
D130	1 BED	51.88 m ²	8.0 m ²	3.67 m ²	3.00 m ³	No	>2HR	No	YES
D131	2 BED	88.70 m ²	10.9 m ²	4.55 m ²	4.00 m ³	Yes	>2HR	No	YES
D132	2 BED	75.97 m ²	10.3 m ²	4.01 m ²	4.00 m ³	No	0	No	YES
LEVEL 02 (C)									
A201	3 BED	127.29 m ²	12.0 m ²	21.79 m ³	5.00 m ³	No	0	No	
A202	3 BED	151.84 m ²	14.1 m ²	11.96 m ³	5.00 m ³	Yes	>2HR	No	
A203	3 BED	129.47 m ²	12.0 m ²	7.36 m ³	5.00 m ³	Yes	>2HR	No	
A204	2 BED	90.87 m ²	11.2 m ²	5.53 m ²	4.00 m ³	No	>2HR	No	
A205	2 BED	90.66 m ²	11.5 m ²	5.53 m ²	4.00 m ³	No	>2HR	No	
A206	3 BED	117.31 m ²	12.0 m ²	10.02 m ²	5.00 m ³	Yes	>2HR	No	
A207	2 BED	80.24 m ²	10.9 m ²	4.03 m ²	4.00 m ³	No	>2HR	No	
A208	2 BED	80.54 m ²	10.9 m ²	4.03 m ²	4.00 m ³	Yes	>2HR	No	
A209	1 BED	58.03 m ²	10.7 m ²	5.45 m ²	3.00 m ³	Yes	>2HR	No	
A210	3 BED	105.12 m ²	12.1 m ²	6.55 m ²	5.00 m ³	Yes	>2HR	No	
A211	2 BED	80.45 m ²	10.1 m ²	5.16 m ²	4.00 m ³	Yes	0	No	
B212	3 BED	140.54 m ²	15.0 m ²	5.04 m ²	5.00 m ³	Yes	0	Yes	
B213	2 BED	86.41 m ²	12.1 m ²	4.26 m ²	4.00 m ³	No	15MINS-2HR	No	
B214	2 BED	82.09 m ²	12.1 m ²	4.26 m ²	4.00 m ³	No	15MINS-2HR	No	
B215	3 BED	102.05 m ²	12.0 m ²	6.49 m ²	5.00 m ³	Yes	>2HR	No	
B216	2 BED	81.58 m ²	10.0 m ²	4.08 m ²	4.00 m ³	Yes	>2HR	No	
B217	3 BED	113.92 m ²	12.9 m ²	5.00 m ²	5.00 m ³	Yes	>2HR	No	
C218	2 BED	89.28 m ²	12.2 m ²	5.61 m ²	4.00 m ³	No	>2HR	No	
C219	3 BED	110.30 m ²	12.1 m ²	5.01 m ²	5.00 m ³	Yes	>2HR	Yes	
C220	2 BED	85.50 m ²	10.1 m ²	8.51 m ²	4.00 m ³	Yes	0	No	
C221	2 BED	86.44 m ²	10.1 m ²	8.51 m ²	4.00 m ³	Yes	0	No	
C222	3 BED	100.71 m ²	13.4 m ²	6.03 m ²	5.00 m ³	Yes	15MINS-2HR	No	
C223	2 BED	80.56 m ²	10.7 m ²	4.09 m ²	4.00 m ³	No	15MINS-2HR	No	
C224	3 BED	111.06 m ²	12.1 m ²	5.49 m ²	5.00 m ³	No	15MINS-2HR	No	
C225	3 BED	133.51 m ²	15.0 m ²	8.91 m ²	5.00 m ³	Yes	>2HR	Yes	

SOU KEY METRICS SUMMARY									
NUMBER	UNIT TYPE	AREA	BALCONY AREA	STORAGE		CROSS VENTILATION	SOLAR COMPLIANCE	LIVEABLE PLATINUM	AFFORDABLE
				UNIT	BASEMENT				
C226	2 BED	90.94 m ²	10.0 m ²	4.44 m ²	4.00 m ³	Yes	>2HR	No	YES
D227	3 BED	110.76 m ²	14.7 m ²	8.61 m ²	5.00 m ³	Yes	0	No	YES
D228	3 BED	120.26 m ²	25.0 m ²	8.40 m ²	5.00 m ³	Yes	>2HR	No	

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
AFFORDABLE (INCL. ACCESSIBLE)	32
RESI VISITOR (INCL. ACCESSIBLE)	42
CAR SHARE	3
TOTAL	344
RESI BIKE ROOMS (LOWER GROUND)	54
RESI BIKE STORES (THROUGHOUT BASEMENTS)	228
RESI VISITOR CENTRAL BIKE STORE (LOWER GROUND)	30
TOTAL	312

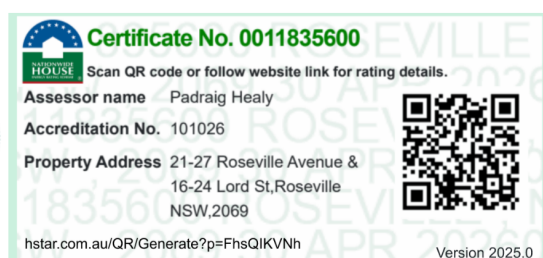


REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

T00 TREE NUMBER
Tree Protection Zone
Structural Root Zone

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI R1 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



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DRAWN: JF
CHECKED: RM
DATE: 19.03.2026
JOB NO.: 24119
SCALE: 1:250 @A1

PROJECT
ROSEVILLE
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

DRAWING TITLE
BASEMENT 03

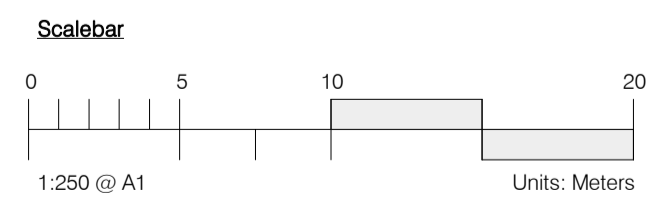
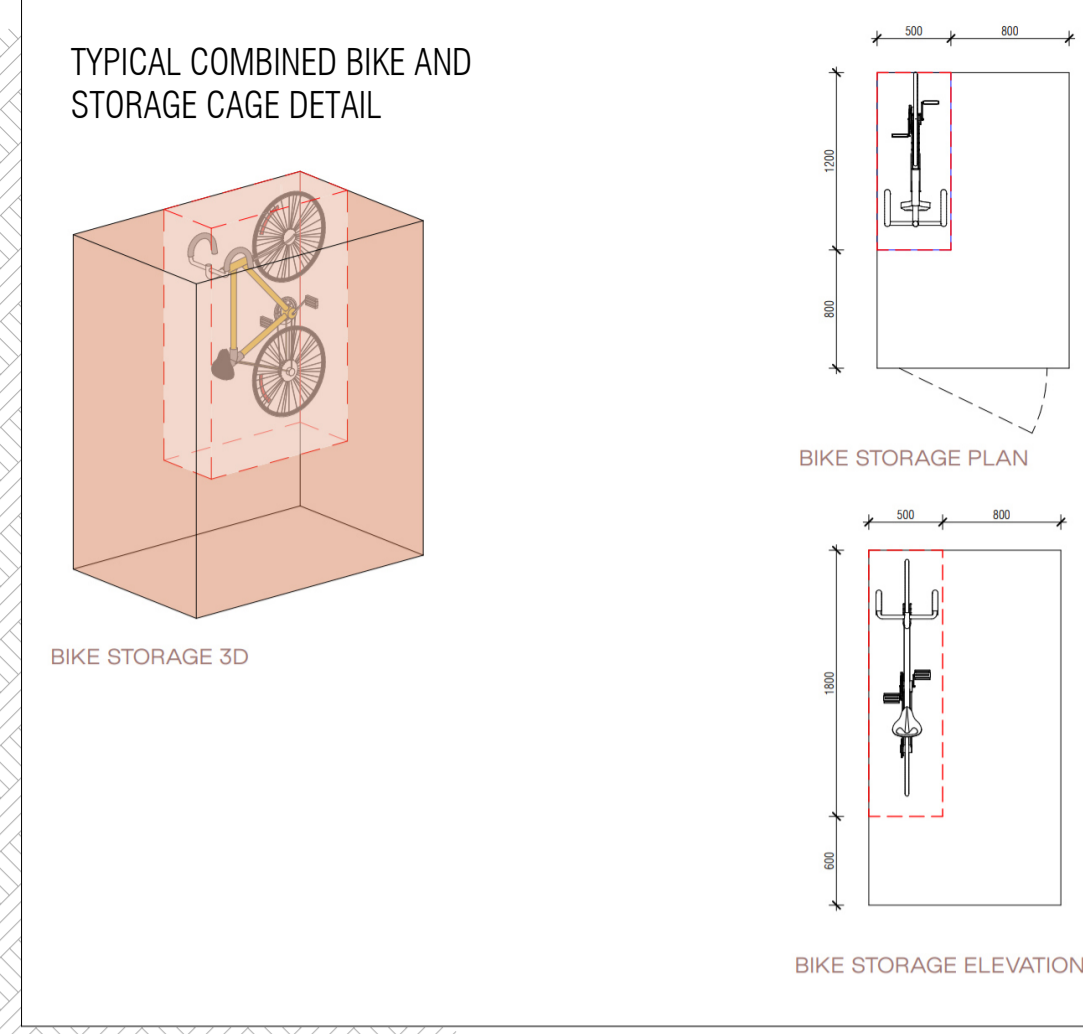
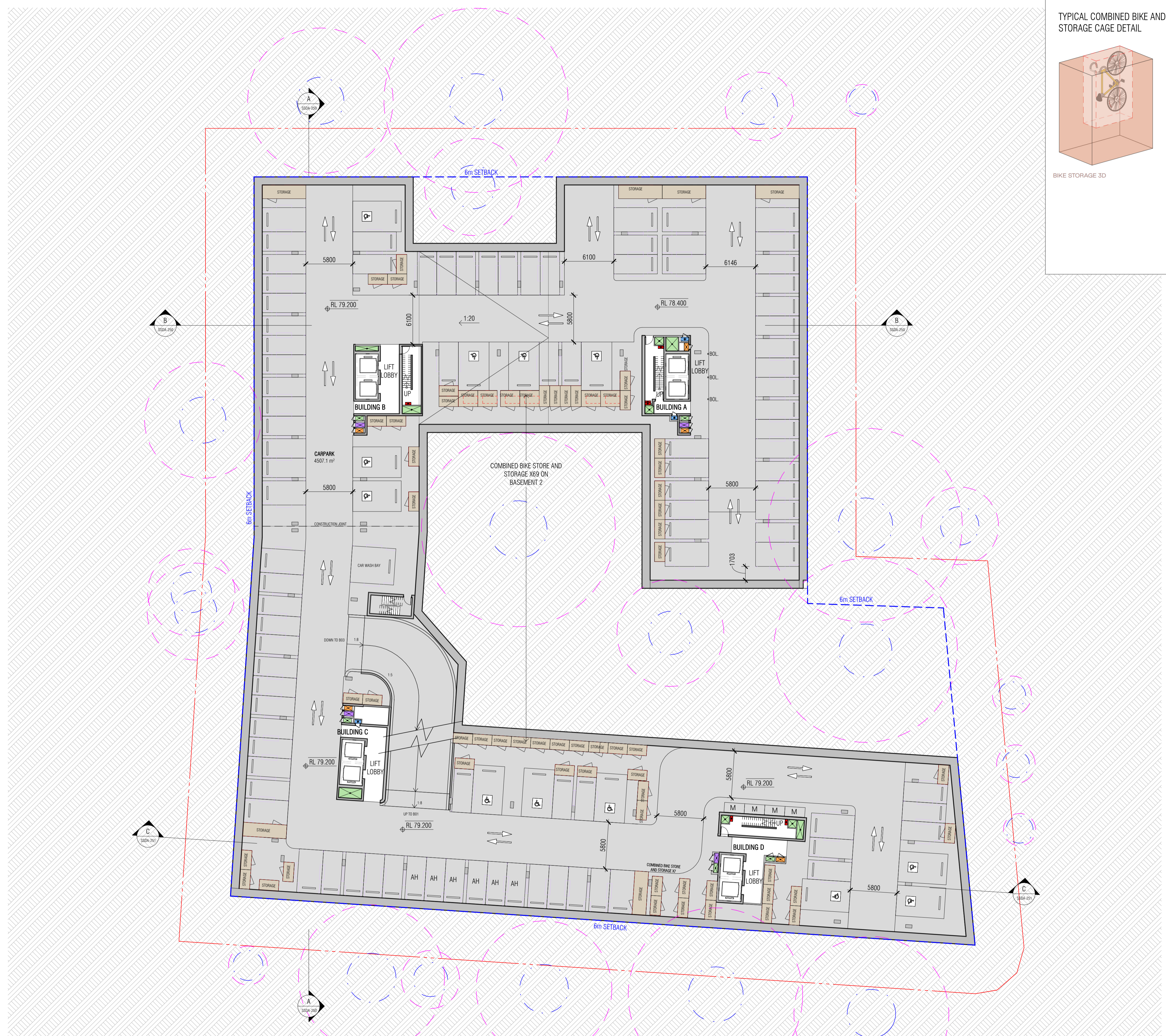
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV. C
DRAWING NO. SSDA-096

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
AFFORDABLE (INCL. ACCESSIBLE)	32
RESI VISITOR (INCL. ACCESSIBLE)	42
CAR SHARE	3
TOTAL	344
RESI BIKE ROOMS (LOWER GROUND)	54
RESI BIKE STORES (THROUGHOUT BASEMENTS)	228
RESI VISITOR CENTRAL BIKE STORE (LOWER GROUND)	30
TOTAL	312

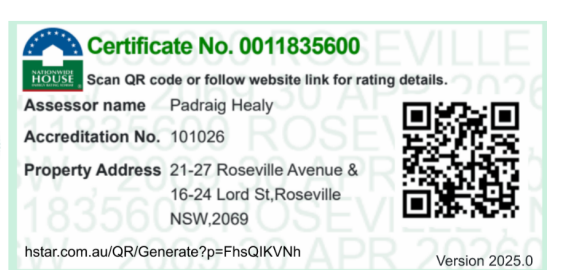


REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

T00 TREE NUMBER
 --- TREE PROTECTION ZONE
 --- STRUCTURAL ROOT ZONE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

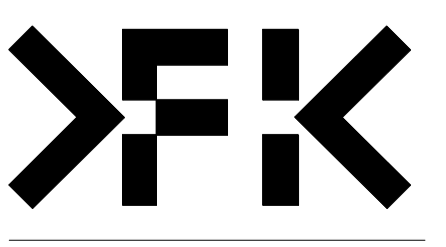
PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP

DRAWING TITLE
 BASEMENT 02

FK
 WWW.FKAUSTRALIA.COM
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 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

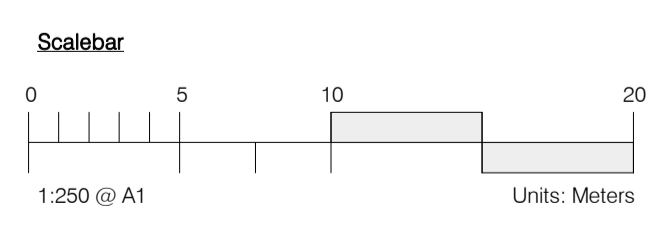
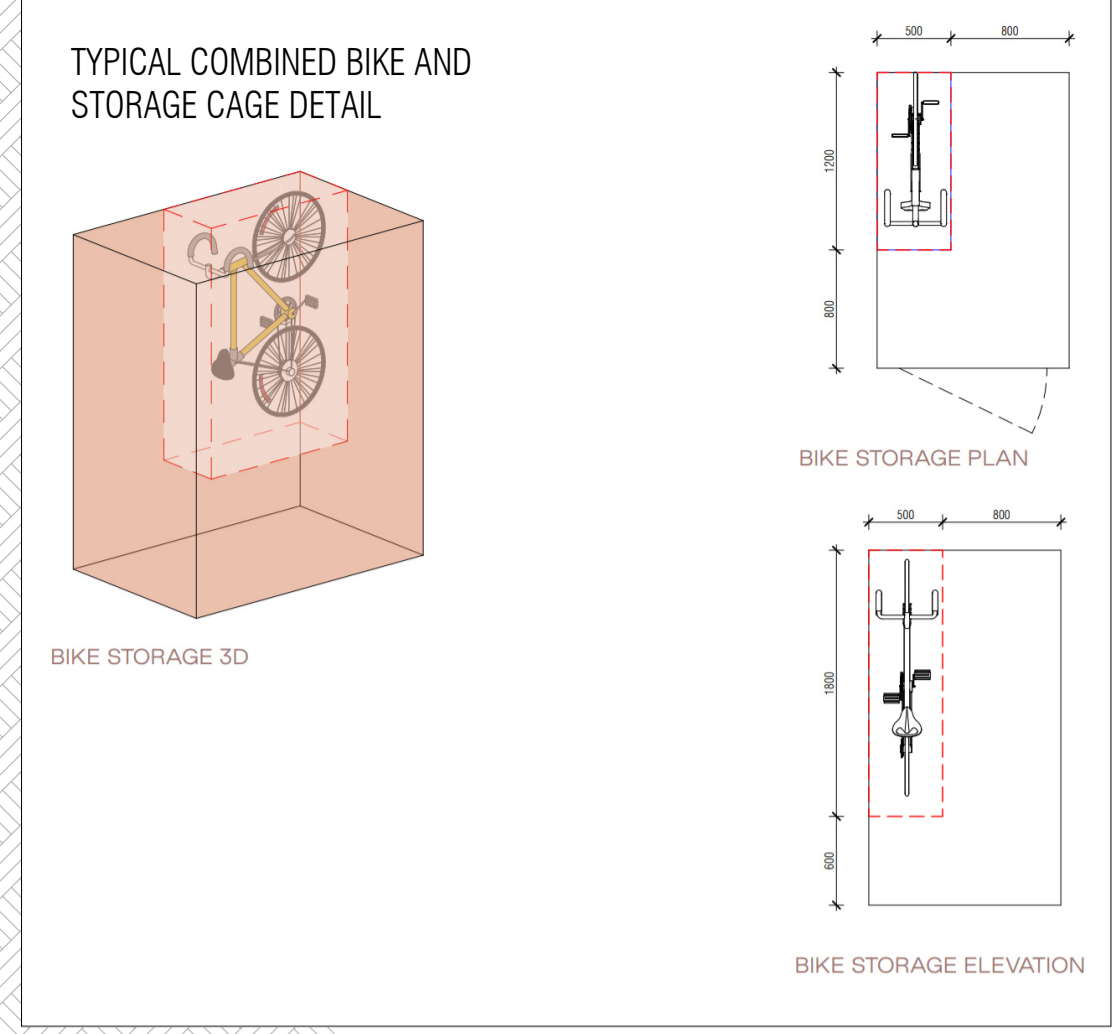
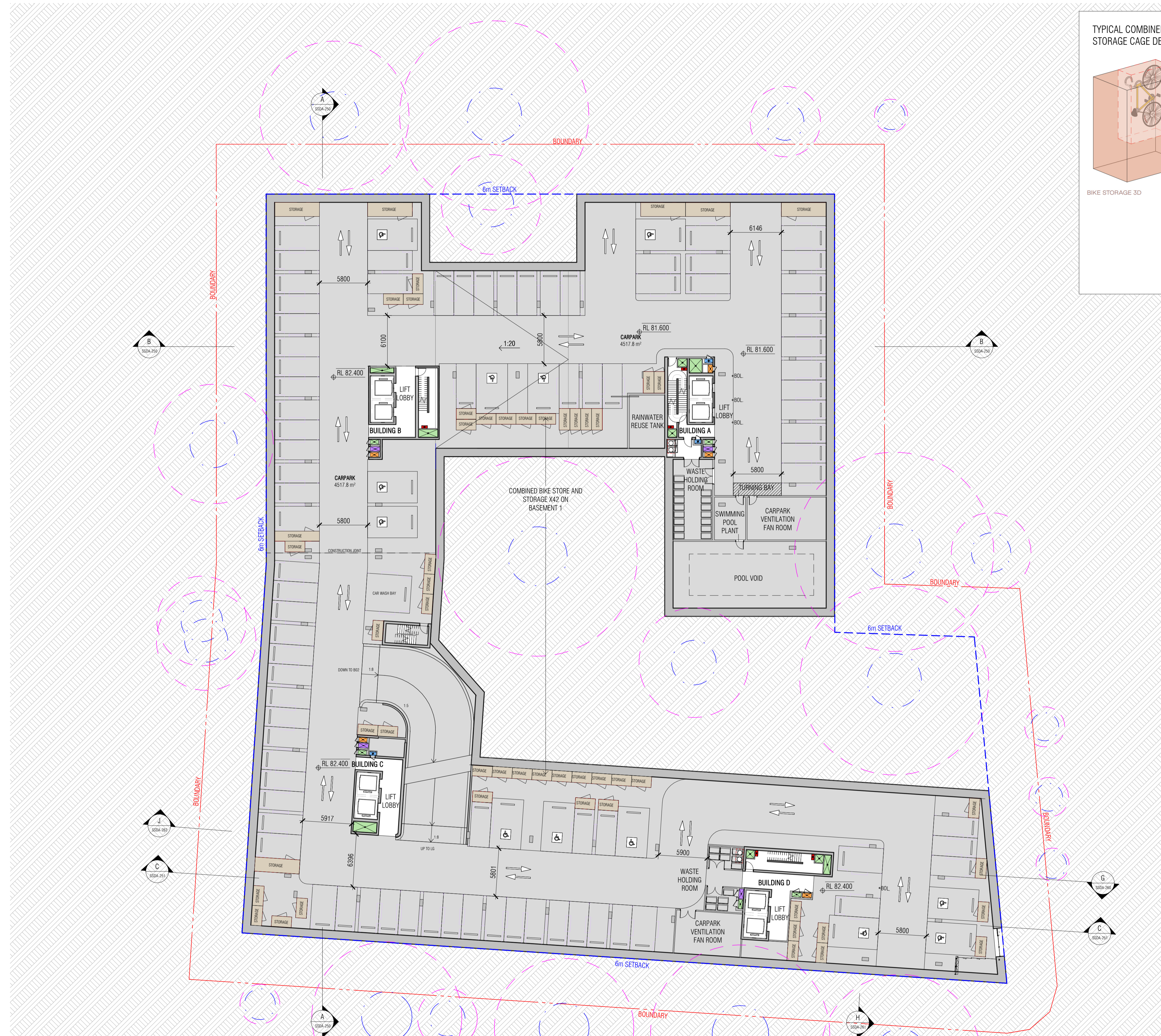
ISSUE PURPOSE
 SSDA LODGEMENT



REV.
 C

DRAWING NO.
 SSDA-097

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
AFFORDABLE (INCL. ACCESSIBLE)	32
RESI VISITOR (INCL. ACCESSIBLE)	42
CAR SHARE	3
TOTAL	344
RESI BIKE ROOMS (LOWER GROUND)	54
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REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

T00 TREE NUMBER
 --- TREE PROTECTION ZONE
 --- STRUCTURAL ROOT ZONE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI R1 2_R24.rvt

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B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

ABSA **Certificate No. 0011835600**

Scan QR code or follow website link for rating details.

Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St Roseville NSW 2059

1835600

fyder.com.au/QRGenerate?pin=FKQKVNh

Version 2023.0

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
- DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
 ROSEVILLE

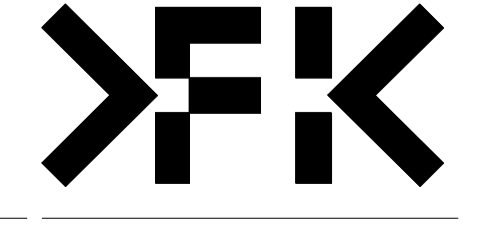
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP

DRAWING TITLE
 BASEMENT 01

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA RIS SUBMISSION

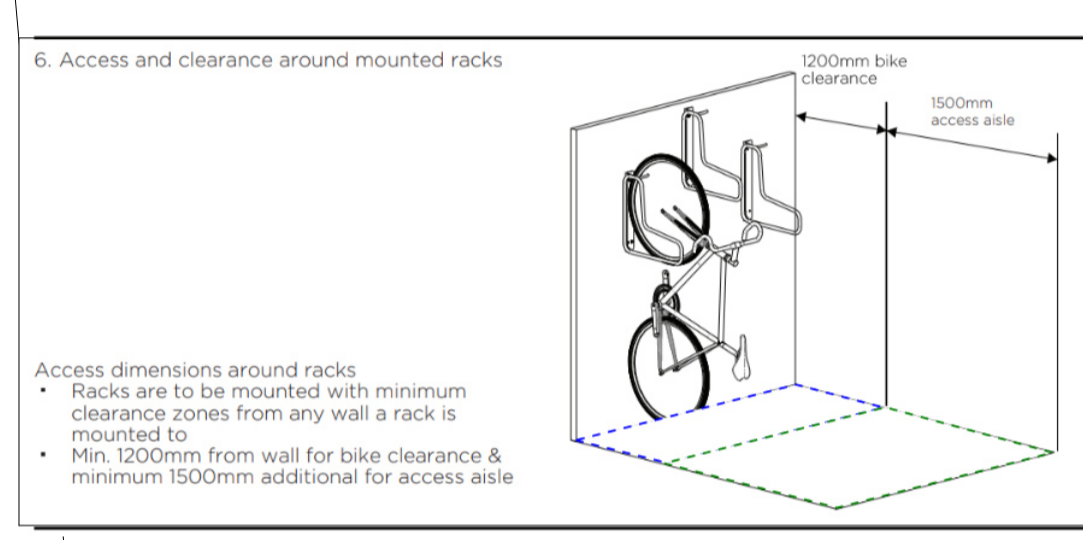
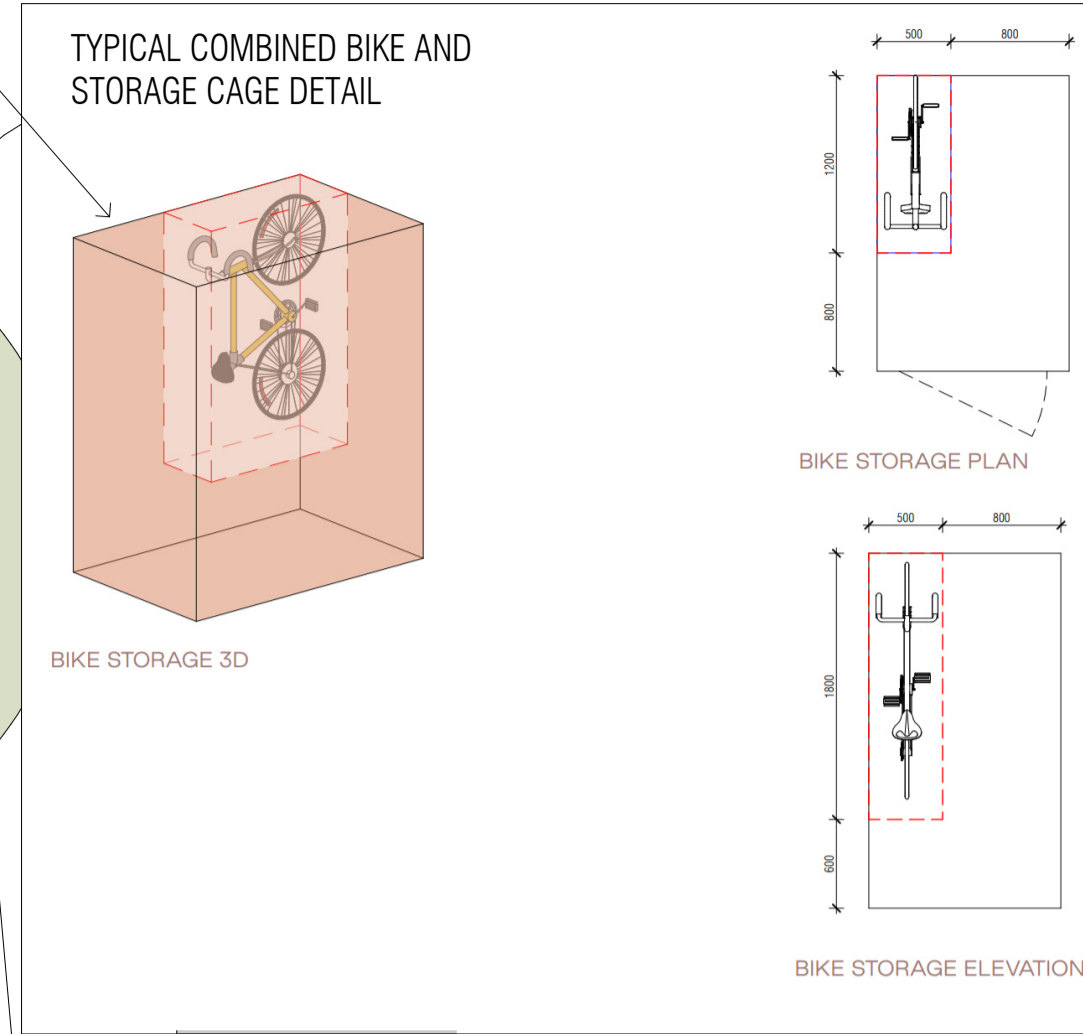
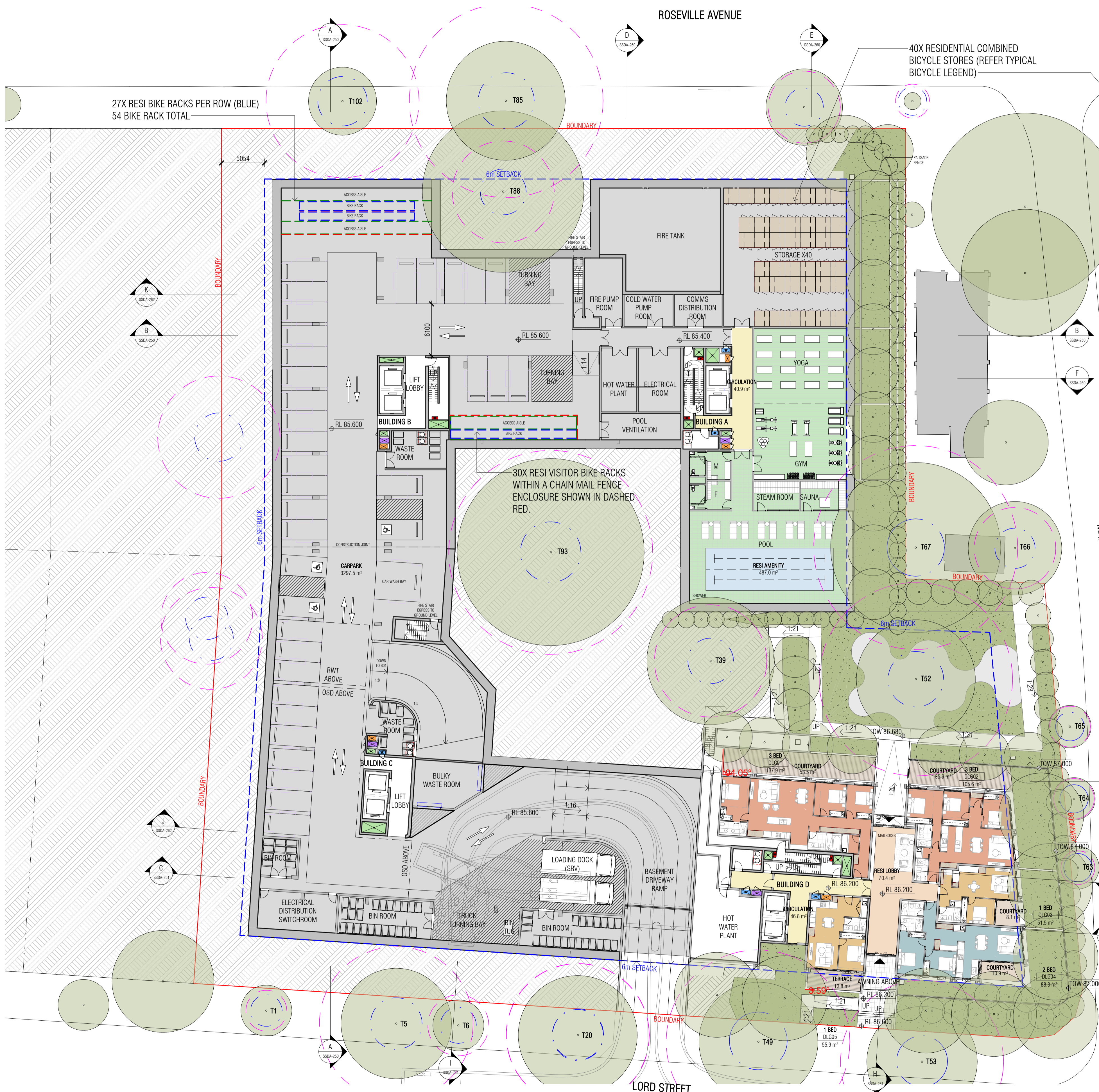


REV.
 C

DRAWING NO.
 SSDA-098

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
AFFORDABLE (INCL. ACCESSIBLE)	32
RESI VISITOR (INCL. ACCESSIBLE)	42
CAR SHARE	3
TOTAL	344
RESI BIKE ROOMS (LOWER GROUND)	54
RESI BIKE STORES (THROUGHOUT BASEMENTS)	228
RESI VISITOR CENTRAL BIKE STORE (LOWER GROUND)	30
TOTAL	312

NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE

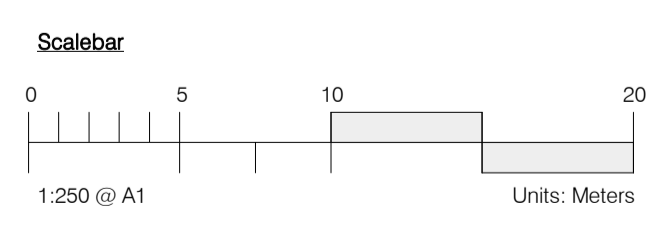


LEGEND	
	BIKE STORAGE
	STORAGE
	CHAIN MAIL FENCE ENCLOSURE

STORMWATER PIT REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILS

REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

T00	TREE NUMBER
	TREE PROTECTION ZONE
	STRUCTURAL ROOT ZONE



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2 R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



Certificate No. 0011835600

Assessor name: Padraig Healy

Accreditation No. 101026

Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

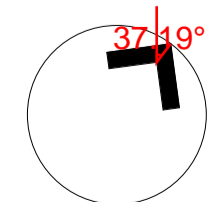
REVIEW DATE: 10.10.25

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1



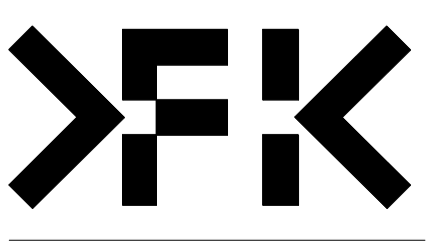
PROJECT
ROSEVILLE
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

DRAWING TITLE
LOWER GROUND

FK
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA RIS SUBMISSION



REV.
C

DRAWING NO.
SSDA-099

NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH IN ACCORDANCE WITH CLAUSE 10.2 OF THE NCC VOLUME ONE



LEGEND
PLATINUM LIVEABLE/ADAPTABLE APARTMENTS
CONCRETE FINISH OVER SUBSTATION
SOLID METAL AWNING OVER BUILDING ENTRY

REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS
T00 TREE NUMBER
TREE PROTECTION ZONE
STRUCTURAL ROOF ZONE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	12.03.2025
4	SSDA SUBMISSION	14.03.2025
5	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

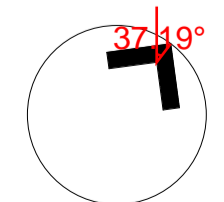


Certificate No. 0011835600
Scan QR code or follow website link for rating details.
Assessor name Padraig Healy
Accreditation No. 101026
Property Address 21-27 Roseville Avenue & 16-24 Lord St Roseville NSW 2058
1835600
fender.com.au/QR/Generate?qr=FmQKwNwh
Version 2023.0

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1



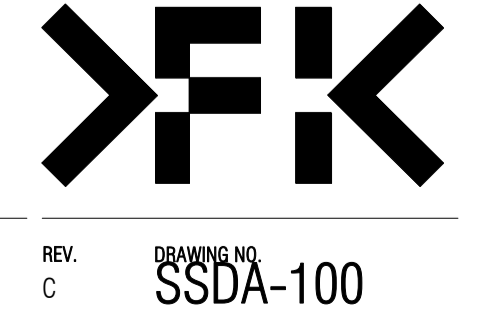
PROJECT
ROSEVILLE
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

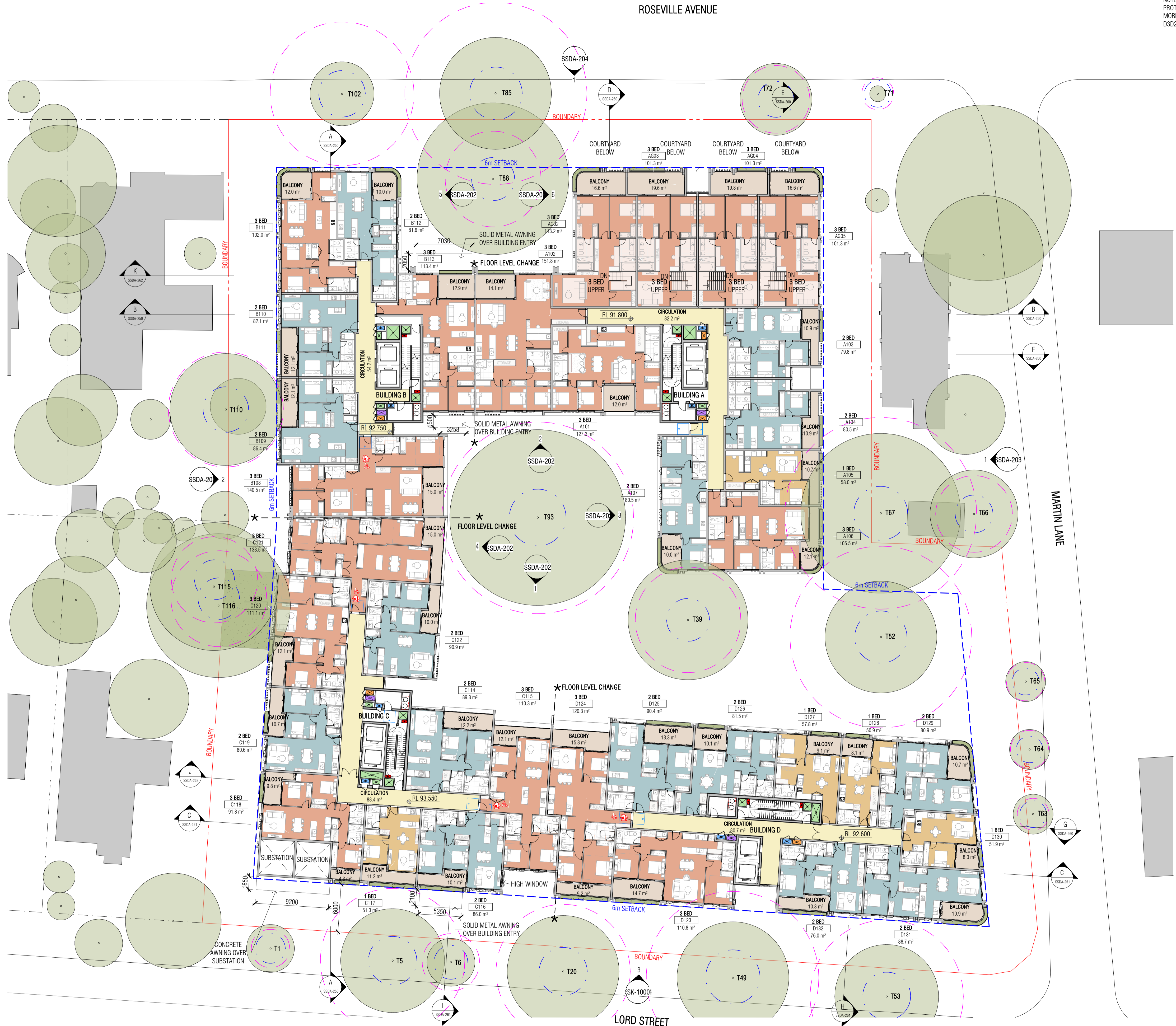
DRAWING TITLE
GROUND FLOOR

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

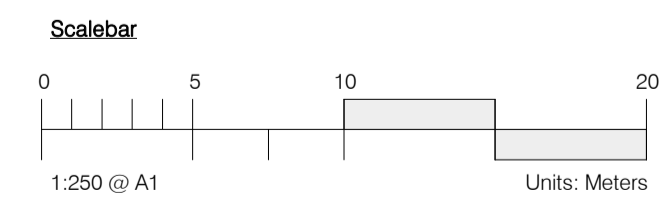
ISSUE PURPOSE
SSDA RIS SUBMISSION



REV.
C
DRAWING NO.
SSDA-100



LEGEND
 PLATINUM LIVEABLE/ADAPTABLE APARTMENTS



REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS
 T00 TREE NUMBER
 --- TREE PROTECTION ZONE
 --- STRUCTURAL ROOT ZONE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI R1 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
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A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name Padraig Healy
 Accreditation No. 101026
 Property Address 21-27 Roseville Avenue & 16-24 Lord St. Roseville NSW 2059
 fender.com.au/QR/Generate?Pin=FmQKvNh
 Version 2023.0

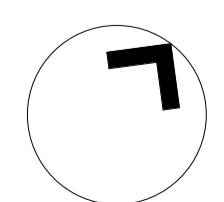
QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP



DRAWING TITLE
 LEVEL 01

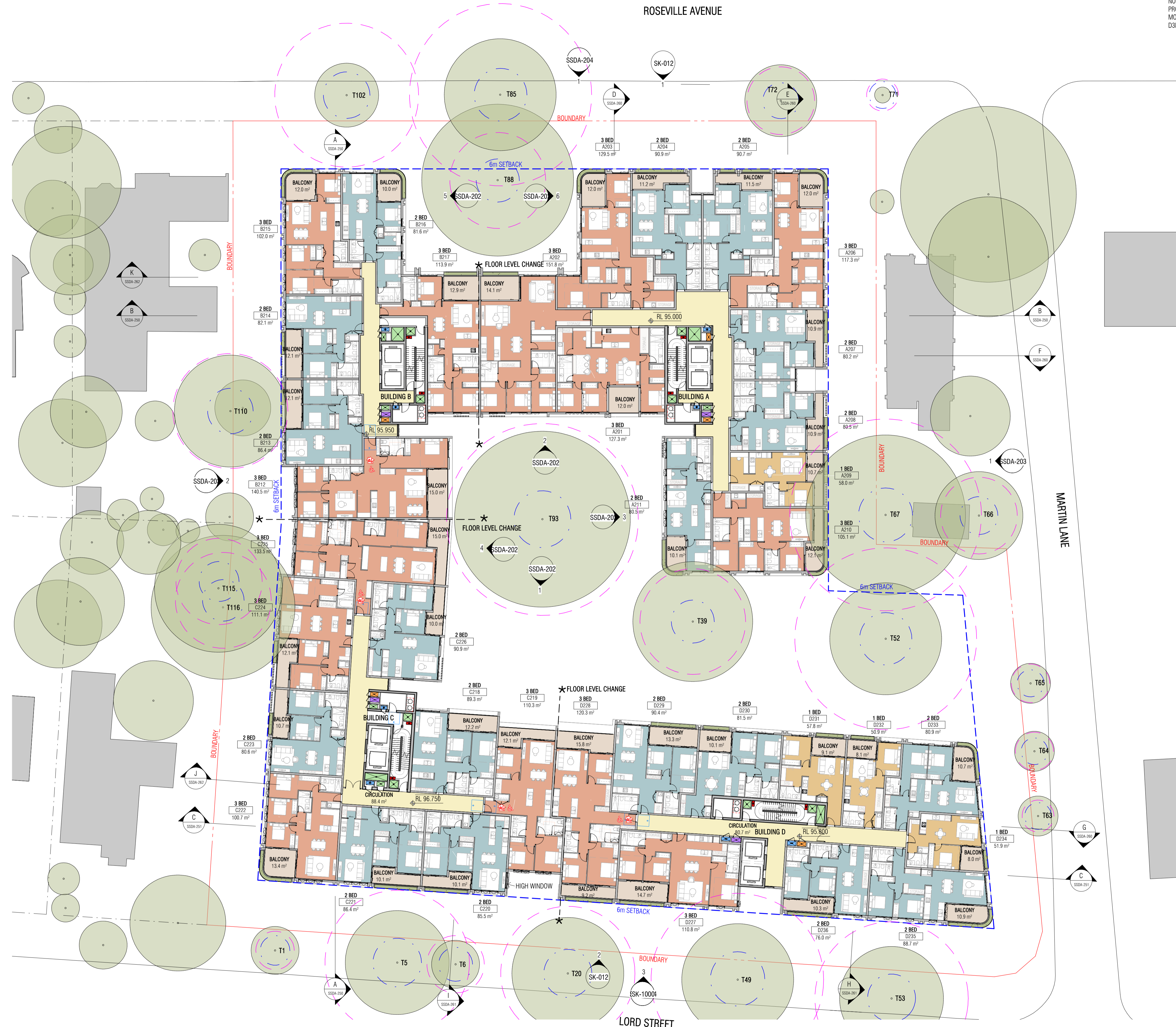
FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA RIS SUBMISSION

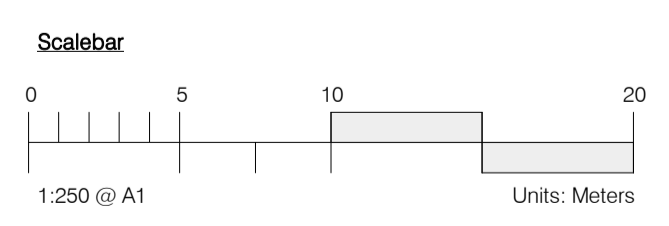


REV. C
DRAWING NO. SSDA-101

NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE



LEGEND
 PLATINUM LIVEABLE/ADAPTABLE APARTMENTS



REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS
 T00 TREE NUMBER
 --- TREE PROTECTION ZONE
 --- STRUCTURAL ROOT ZONE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2_R24.rvt

REVISION

1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name Padraig Healy
 Accreditation No. 101026
 Property Address 21-27 Roseville Avenue & 16-24 Lord Street, Roseville NSW 2059
 fender.com.au/QR/Generate?pin=FKQKWNh
 Version 2023.0

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
 THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
 SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
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 CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.
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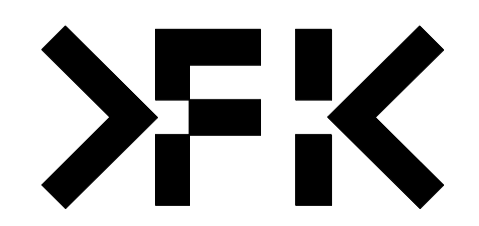
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

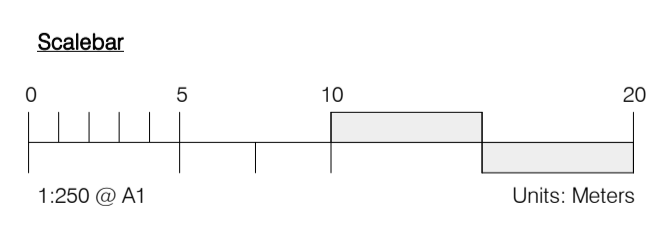
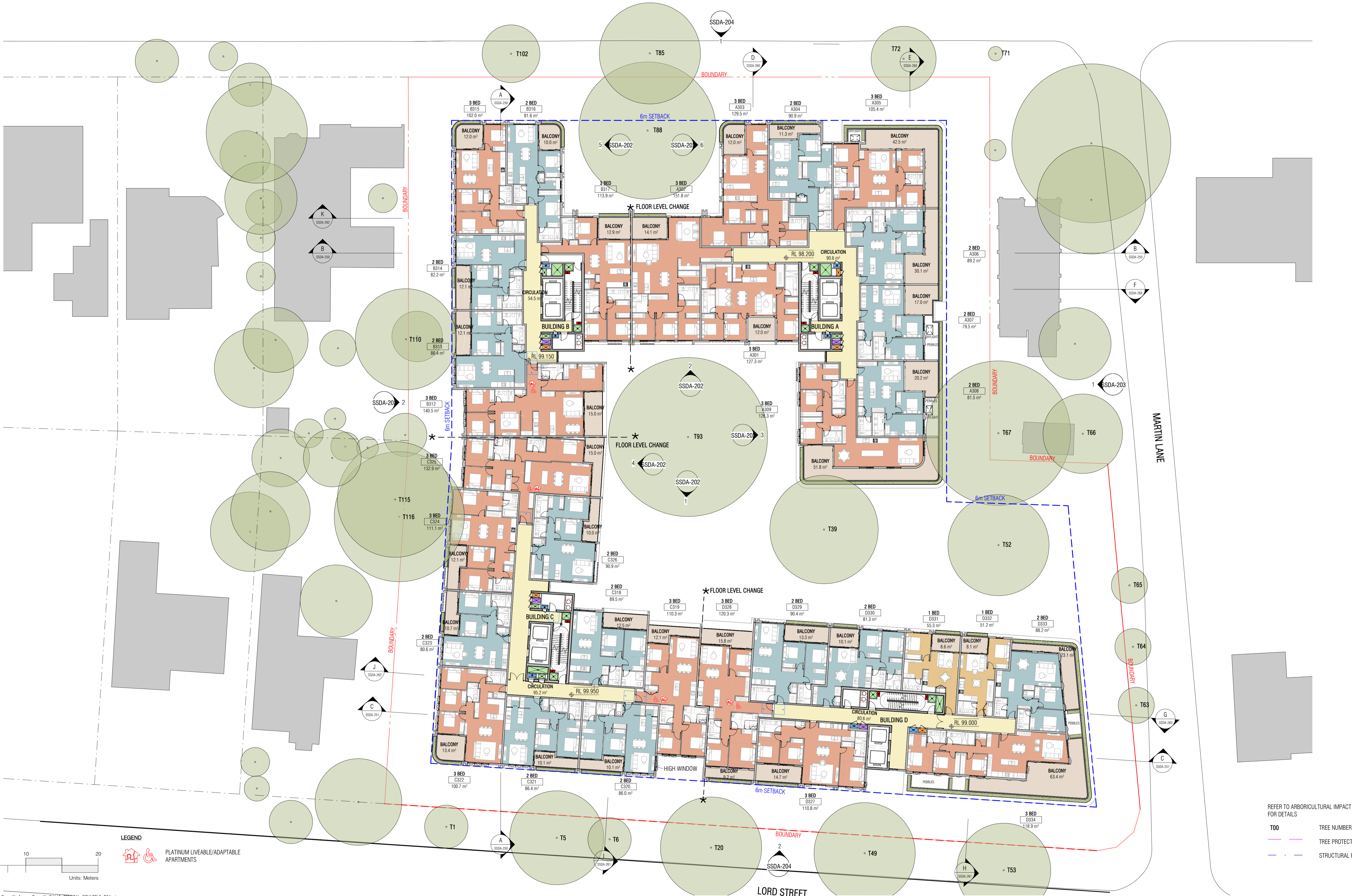
CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA RIS SUBMISSION



REV. C DRAWING NO. SSDA-102



LEGEND
 PLATINUM LIVEABLE/ADAPTABLE APARTMENTS

REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS
T00 TREE NUMBER
Tree Protection Zone
Structural Root Zone

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2 R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name Padraig Healy
 Accreditation No. 101026
 Property Address 21-27 Roseville Avenue & 16-24 Lord St. Roseville NSW 2059
 https://www.austlii.edu.au/au/other/dfat/pubs/fnq/qr/wh/ Version 2023.0

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
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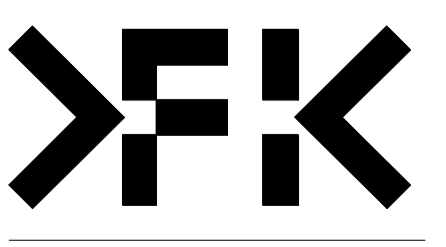
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

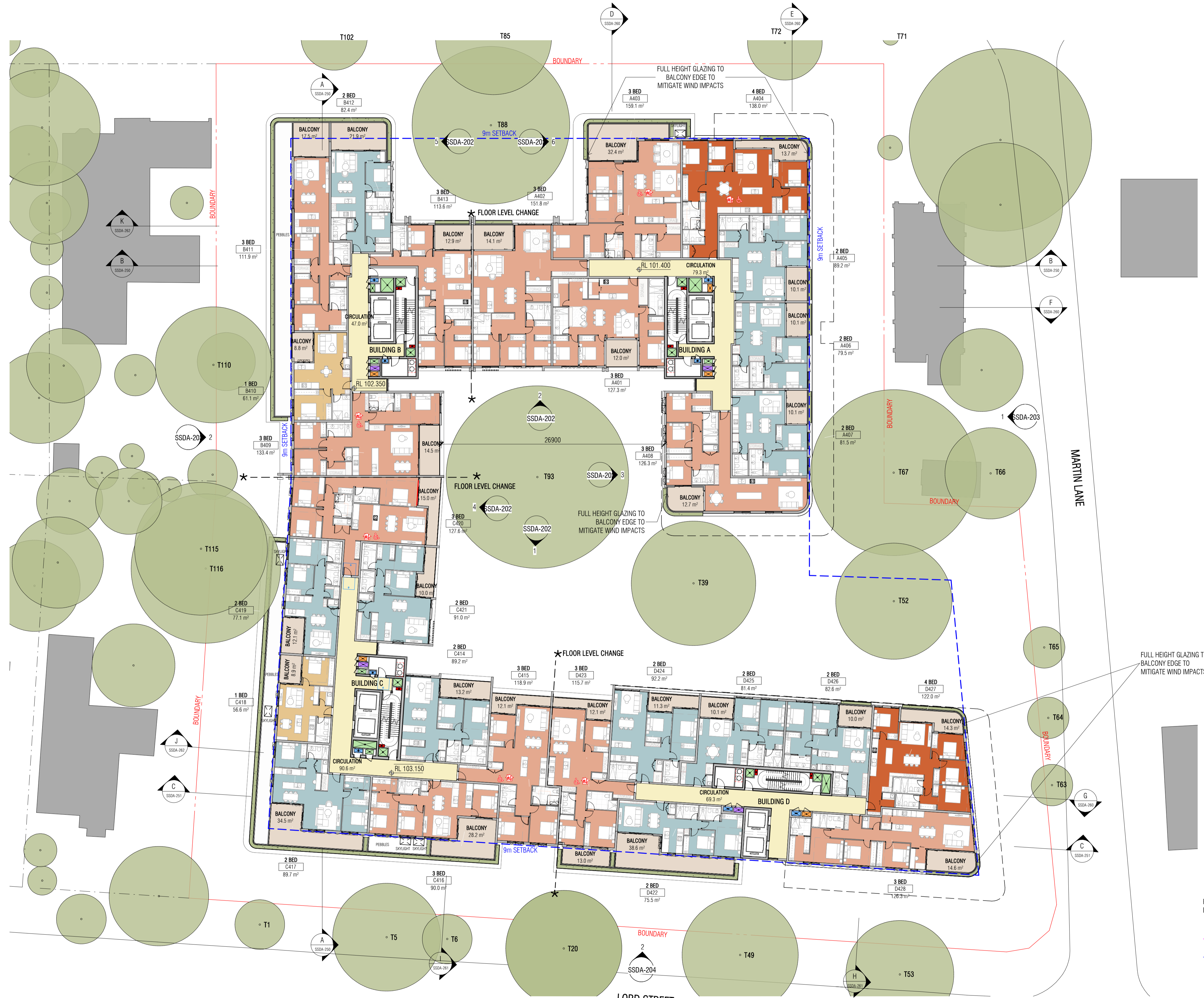
CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

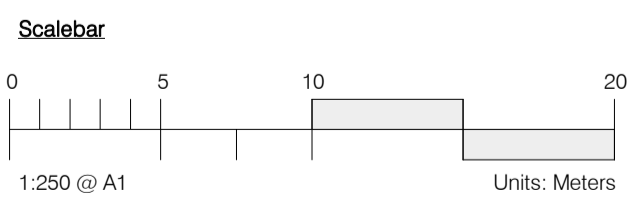


ISSUE PURPOSE
 SSDA RIS SUBMISSION

REV. C **DRAWING NO.** SSDA-103



LEGEND
PLATINUM LIVEABLE/ADAPTABLE APARTMENTS



REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS
T00 TREE NUMBER
TREE PROTECTION ZONE
STRUCTURAL ROOT ZONE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2_R24.rvt

REVISION

1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

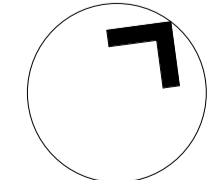


Certificate No. 0011835600
Scan QR code or follow website link for rating details.
Assessor name Padraig Healy
Accreditation No. 101026
Property Address 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
1835600
fender.com.au/QR/Generate?qr=FKQKWNh
Version 2023.0

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
[] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
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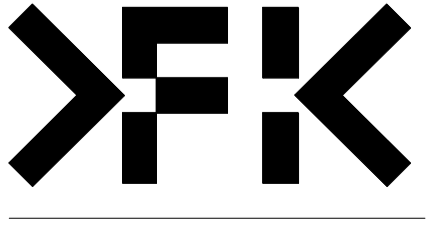
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1



PROJECT
ROSEVILLE
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

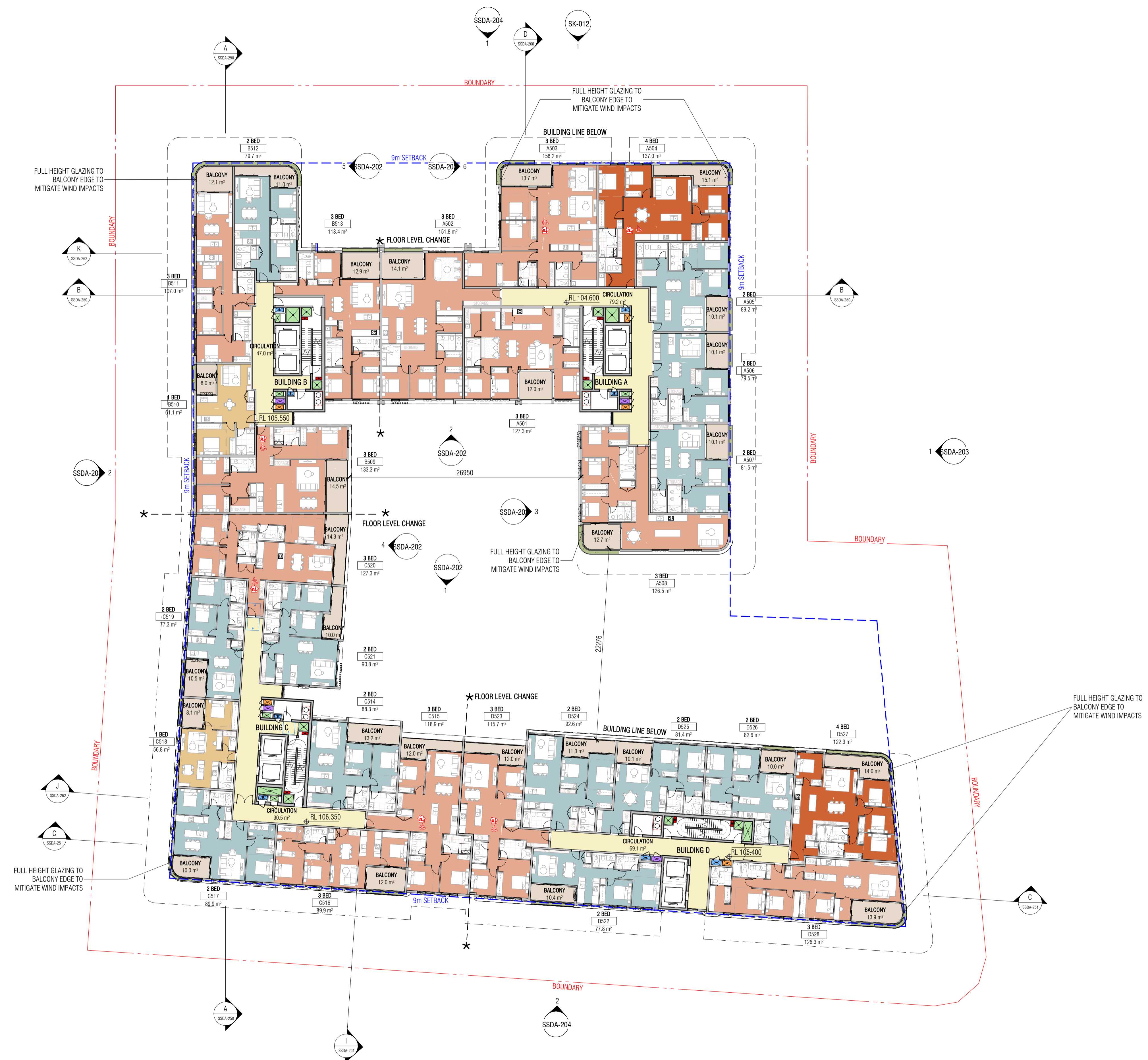
CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

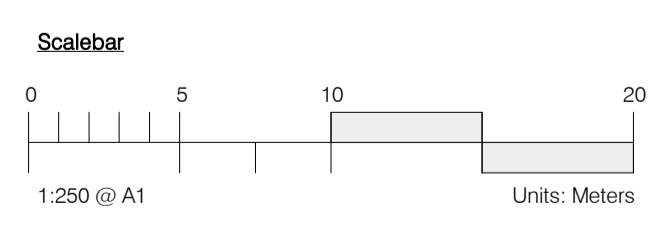


ISSUE PURPOSE
SSDA RIS SUBMISSION

REV. C DRAWING NO. SSDA-104



LEGEND
 PLATINUM LIVEABLE/ADAPTABLE APARTMENTS



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2 R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

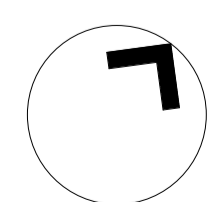


Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
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 Version: 2023.0

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
 THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
 SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
 DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
 TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
 CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

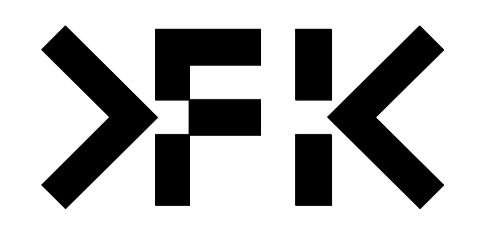


PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

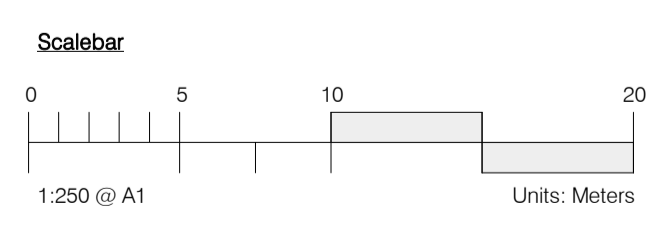
ISSUE PURPOSE
 SSDA RIS SUBMISSION



REV. C
DRAWING NO. SSDA-105



LEGEND
 PLATINUM LIVEABLE/ADAPTABLE APARTMENTS



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2_R4.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

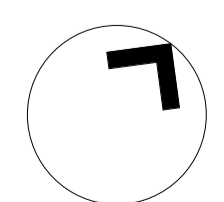


Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
 fender.com.au/QR/Generate?pin=FKQKWNh
 Version: 2023.0

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
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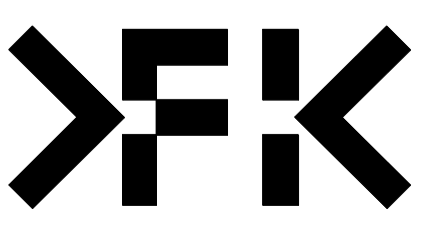
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1



PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

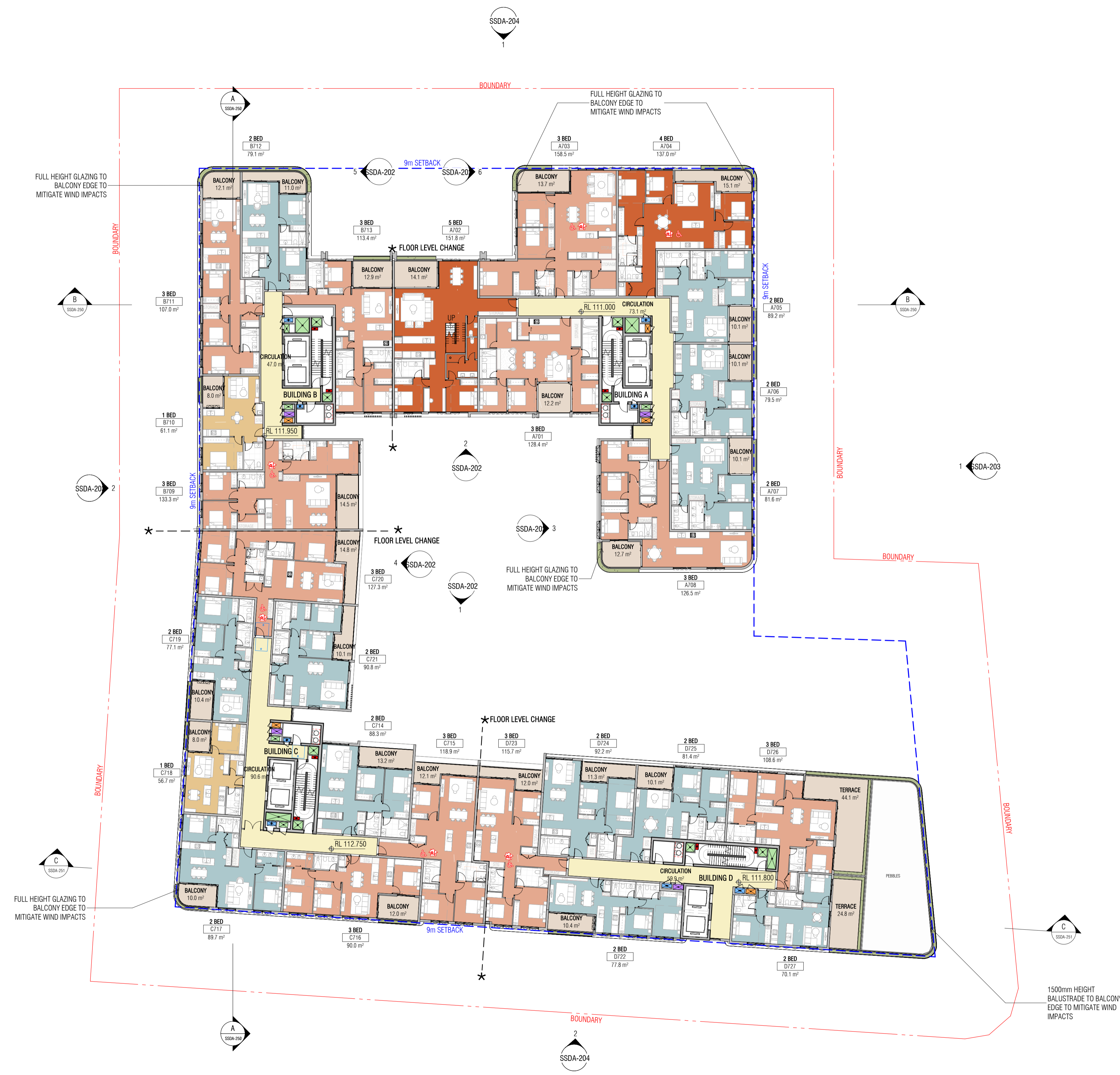
CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 269 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

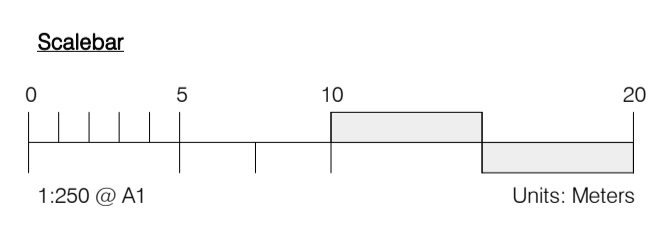


ISSUE PURPOSE
 SSDA RIS SUBMISSION

REV. C
DRAWING NO. SSDA-106



LEGEND
 PLATINUM LIVEABLE/ADAPTABLE APARTMENTS



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI R1 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	12.03.2025
4	SSDA SUBMISSION	14.03.2025
5	SSDA SUBMISSION	22.03.2025
6	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

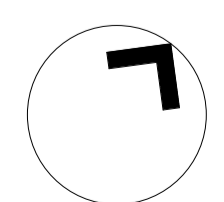


Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
 fender.com.au/QRGenerator?m=FK&K=Vh
 Version: 2023.0

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1



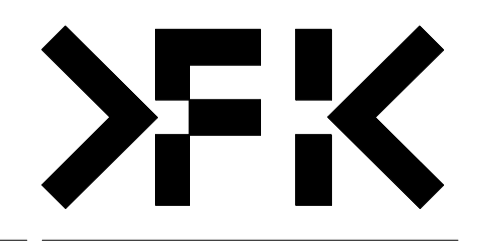
PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP

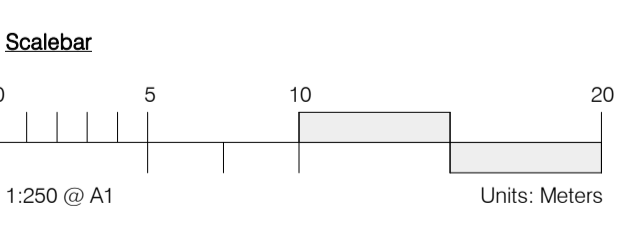
DRAWING TITLE
 LEVEL 07

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA RIS SUBMISSION



REV. C
DRAWING NO. SSDA-107



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

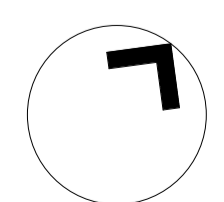


Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2058
 1835600
 fender.com.au/QR/Generate?pin=FmQKvNh
 Version: 2023.0

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

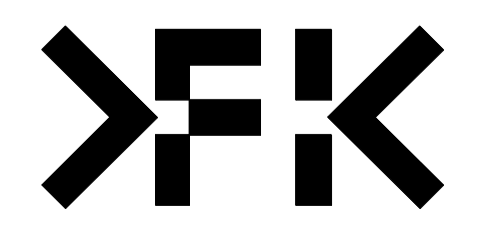


PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

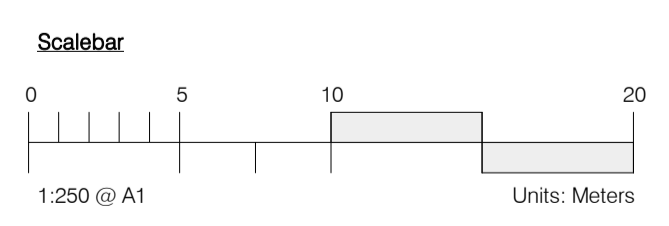
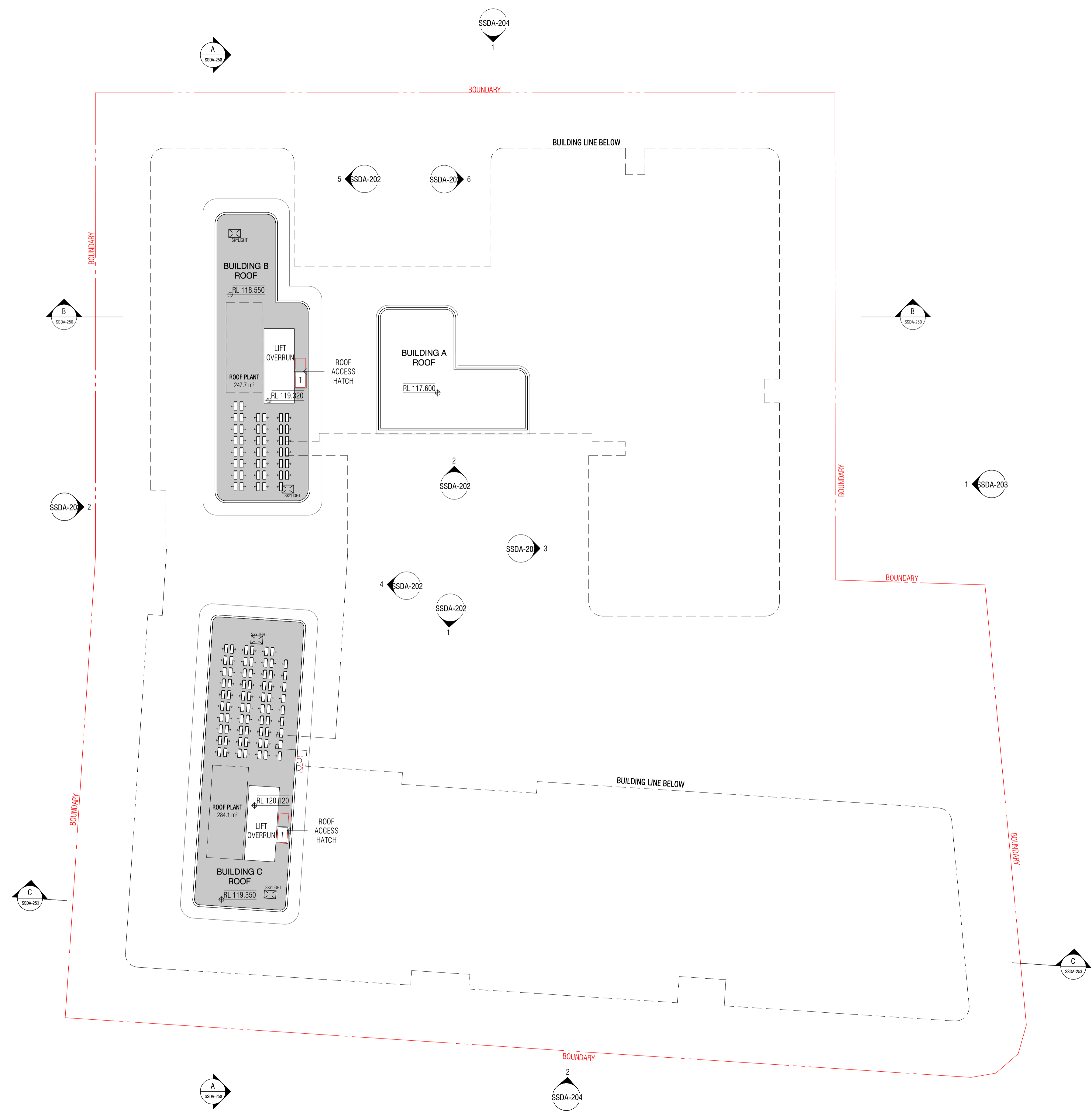
CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA RIS SUBMISSION



REV. C
DRAWING NO. SSDA-108



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2 R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
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B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

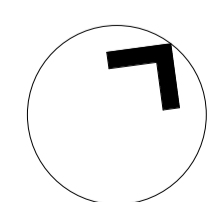


Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2058
 1835600
 fender.com.au/QR/Generate?pin=FNDKRVNh
 Version: 2025.0

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
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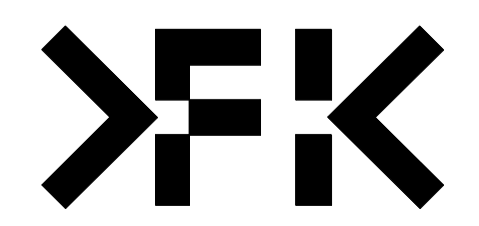
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1



PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 269 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



ISSUE PURPOSE
 SSDA RIS SUBMISSION

REV.
 C
DRAWING NO.
 SSDA-109



1 NORTH ELEVATION (ROSEVILLE AVENUE)
SCALE 1 : 250



2 SOUTH ELEVATION (LORD STREET)
SCALE 1 : 250

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2 R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	22.03.2025
5	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
 1835600
 fender.com.au/QR/Generate?pin=FKQKWNh
 Version 2023.0

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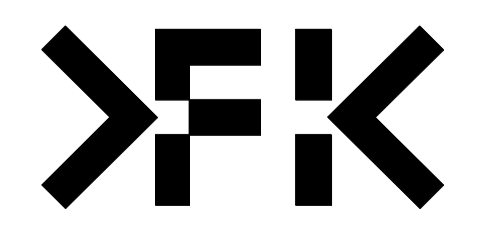
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville
DRAWING TITLE
 NORTH ELEVATION (ROSEVILLE AVENUE) & SOUTH ELEVATION (LORD ST)

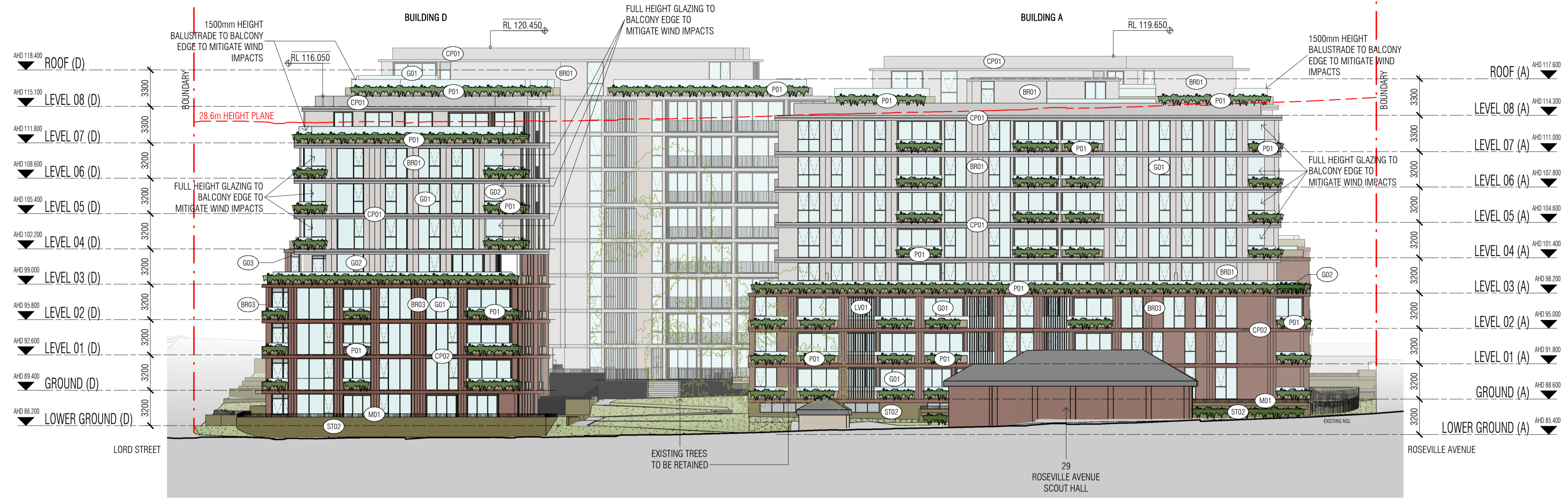
CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 269 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA RIS SUBMISSION



REV.
 C
DRAWING NO.
 SSDA-200



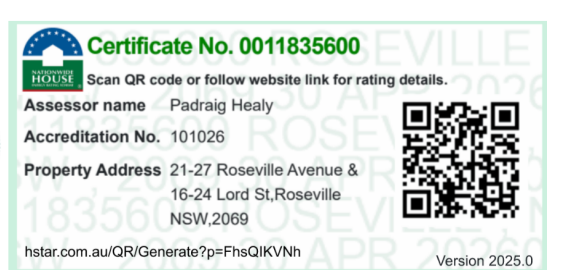
1 EAST ELEVATION (MARTIN LANE)
SCALE 1:250



2 WEST ELEVATION
SCALE 1:250

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	22.03.2025
5	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



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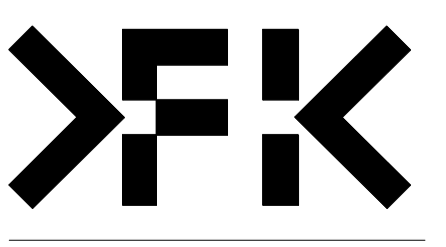
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

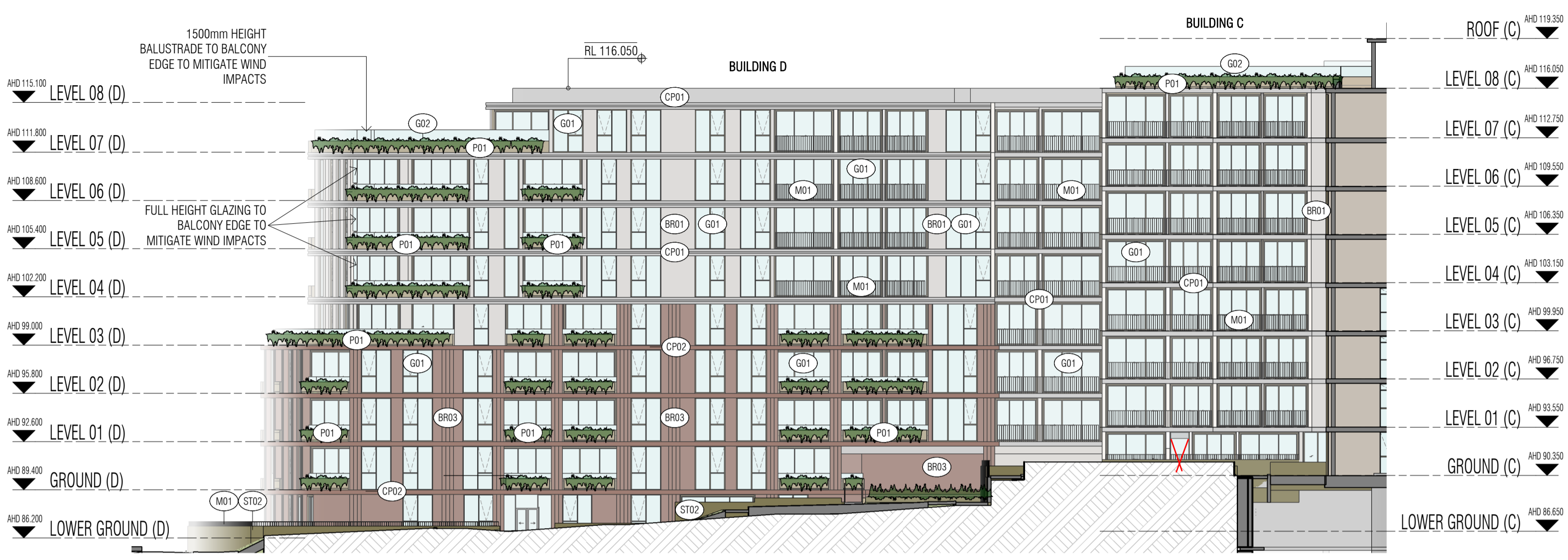


DRAWING TITLE
EAST ELEVATION (MARTIN LANE) & WEST ELEVATION

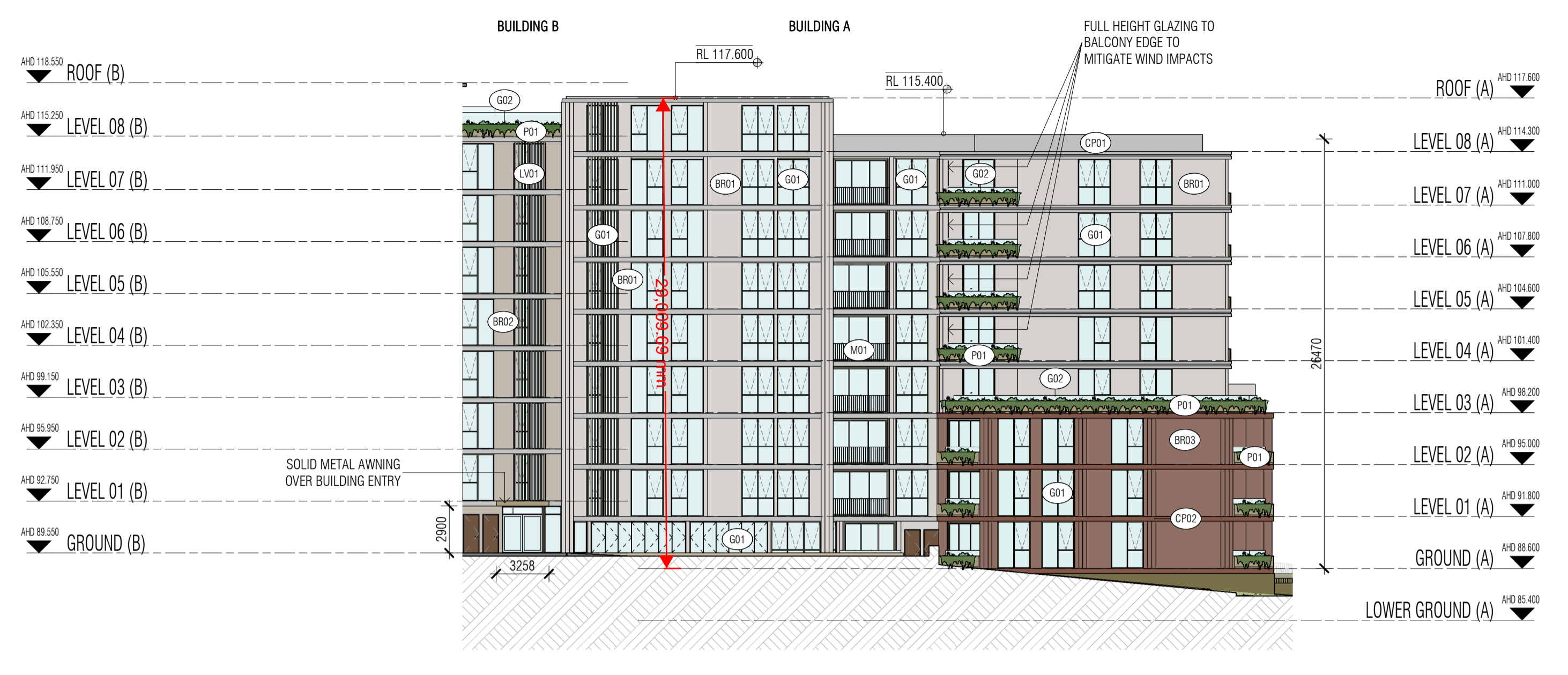
ISSUE PURPOSE
SSDA RIS SUBMISSION

REV. C
DRAWING NO. SSDA-201

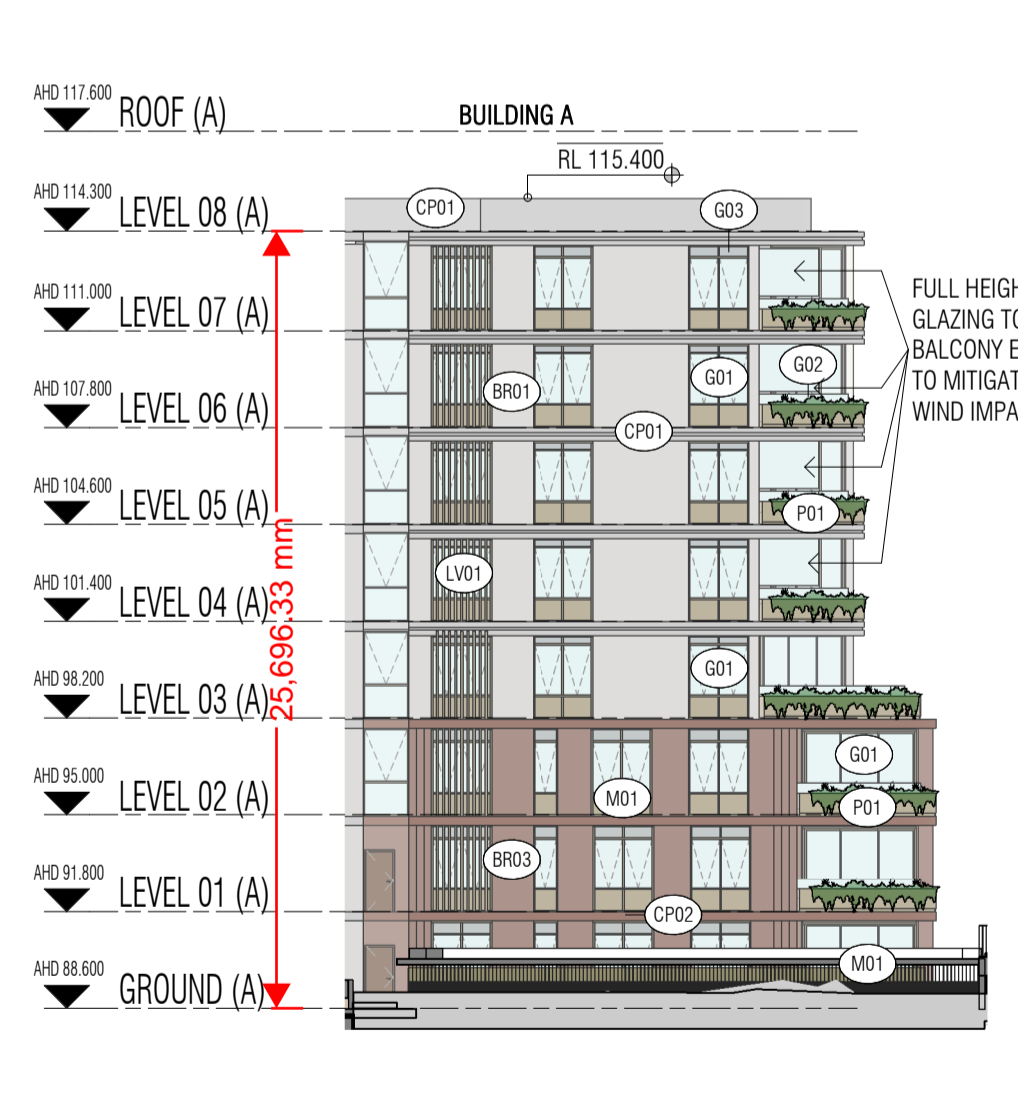
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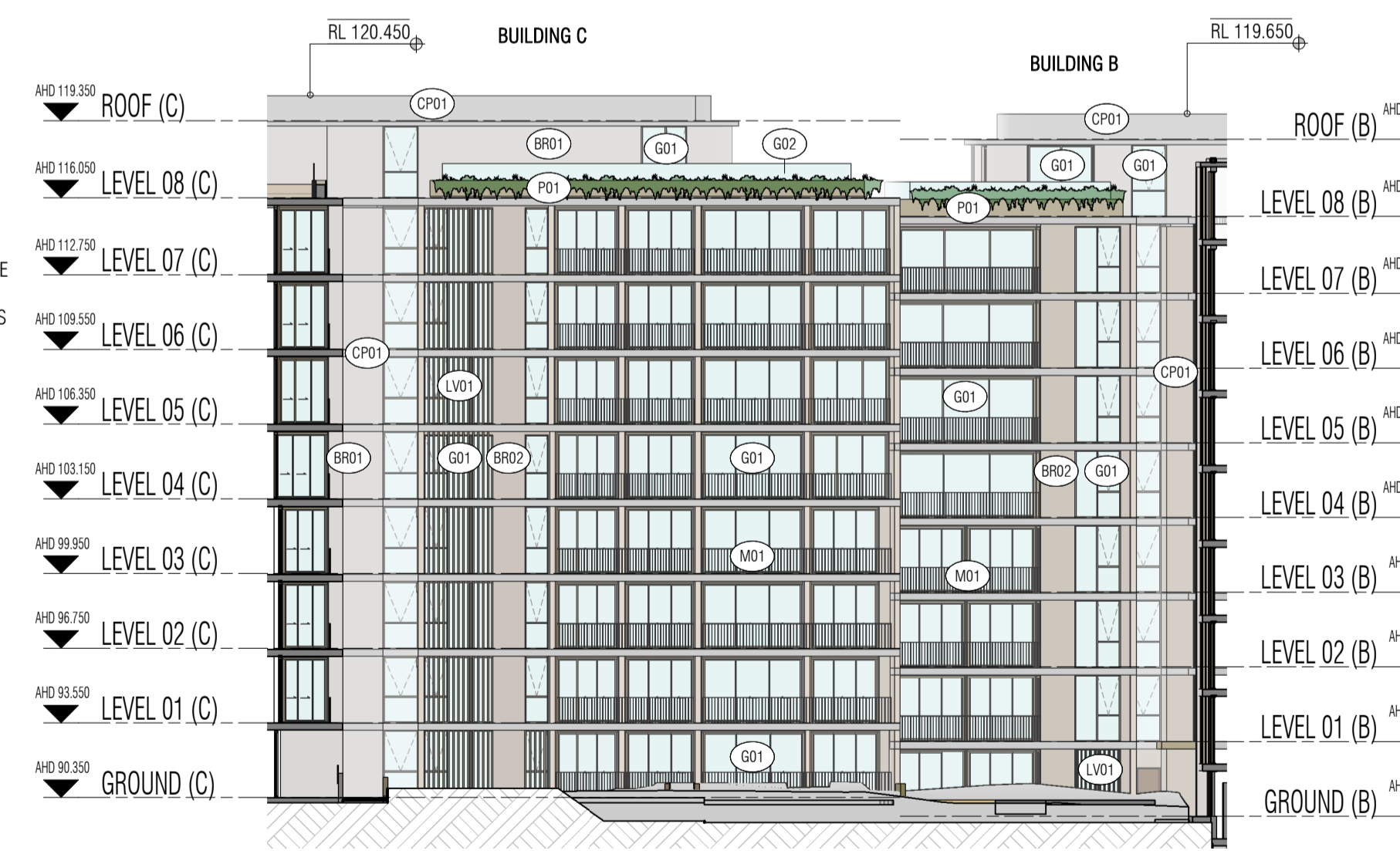
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SCALE 1 : 250



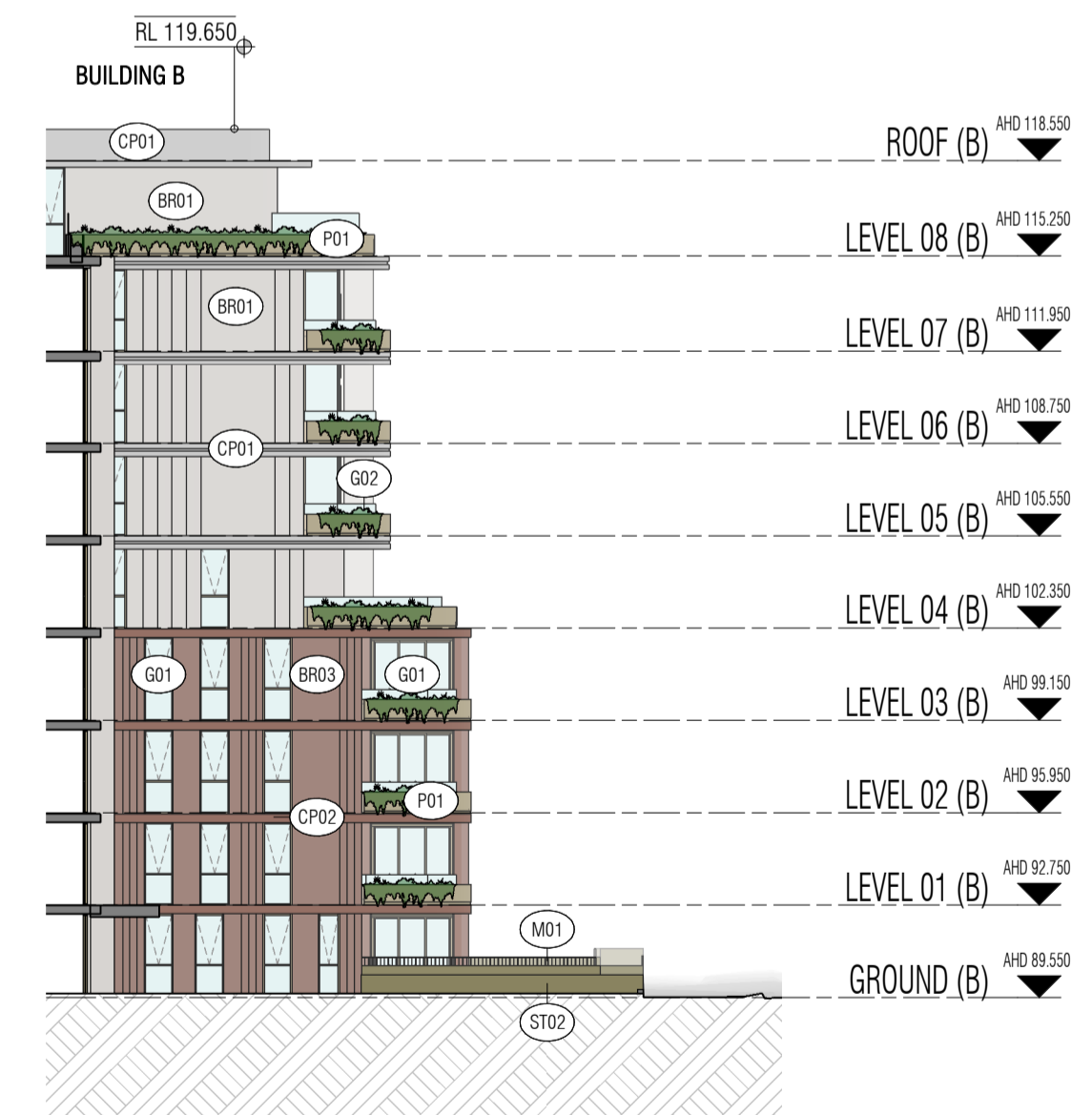
2 INTERNAL SOUTH ELEVATION
SCALE 1 : 250



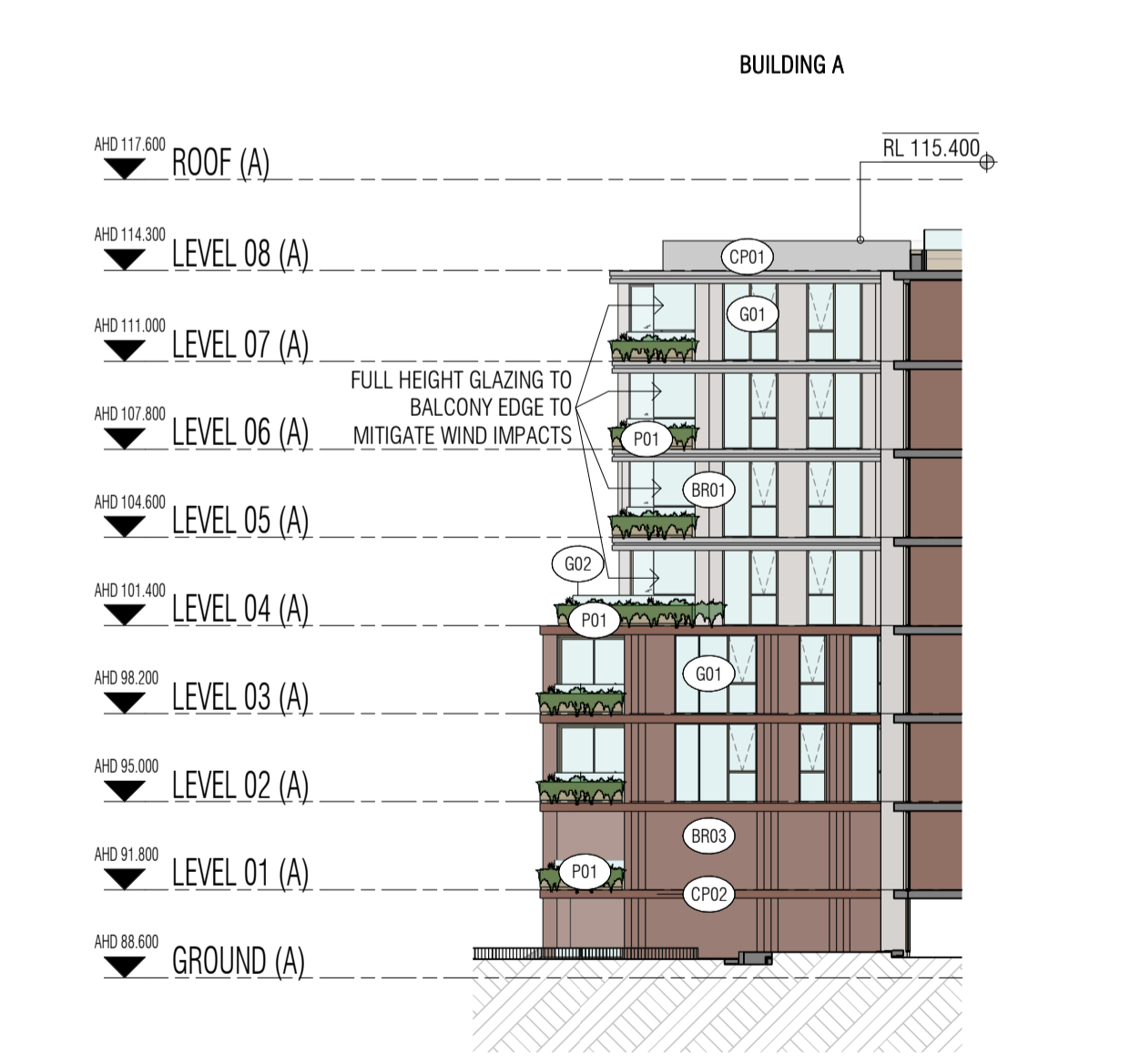
3 INTERNAL WEST ELEVATION
SCALE 1 : 250



4 INTERNAL EAST ELEVATION
SCALE 1 : 250



5 INTERNAL EAST ELEVATION - ROSEVILLE AVE
SCALE 1 : 250



6 INTERNAL WEST ELEVATION - ROSEVILLE AVE
SCALE 1 : 250

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2 R24.rvt

REVISION		
1	SSDA SUBMISSION	14.03.2025
2	SSDA SUBMISSION	22.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
 fhdor.com.au/QR/Generate?pin=FnQKvNh
 Version: 2023.0

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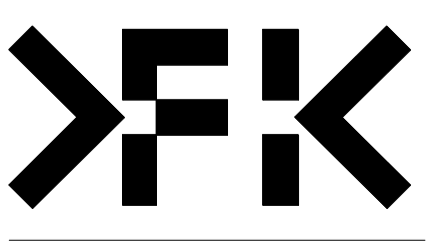
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

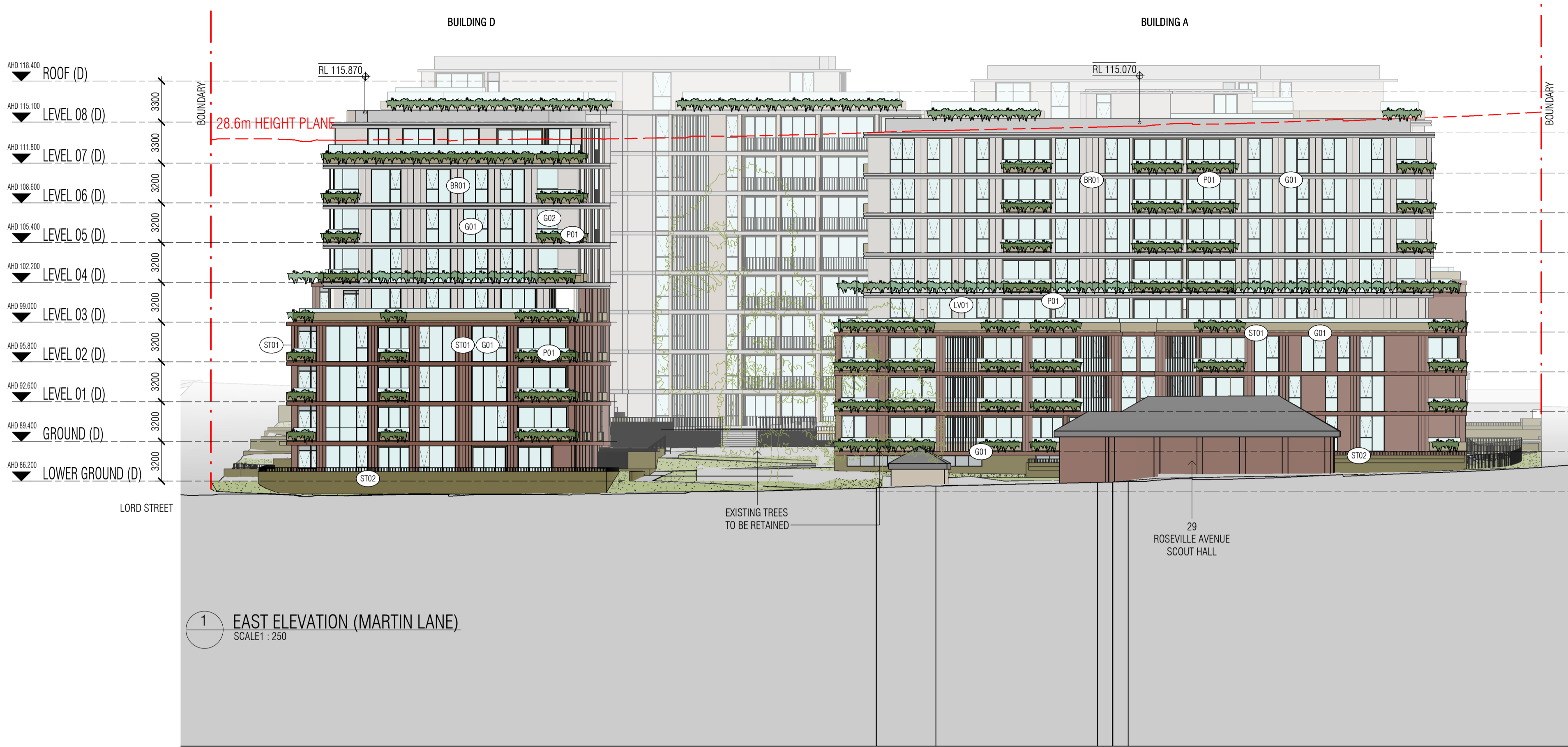


ISSUE PURPOSE
 SSDA LODGEMENT

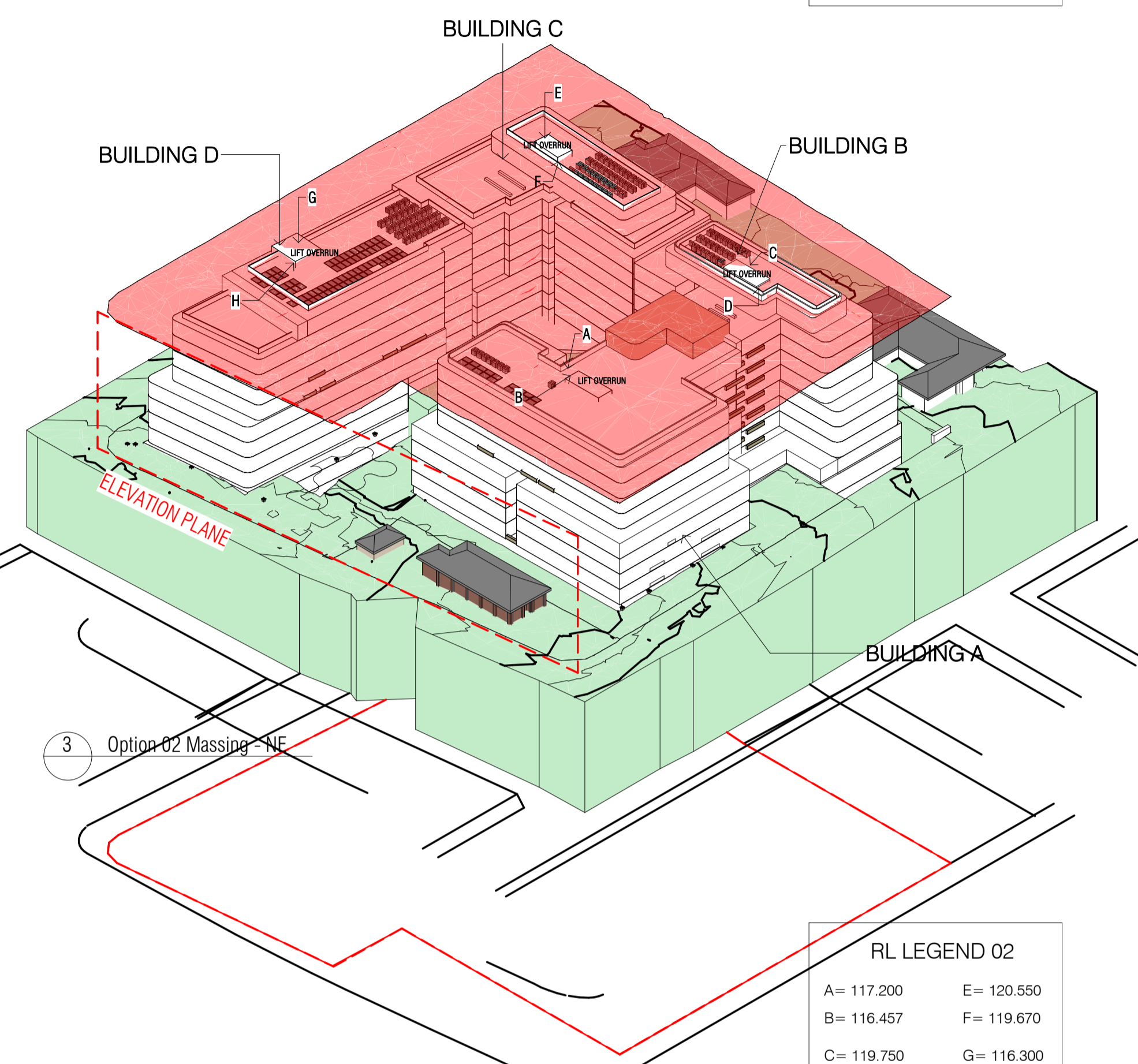
REV. C
DRAWING NO. SSDA-202

NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE

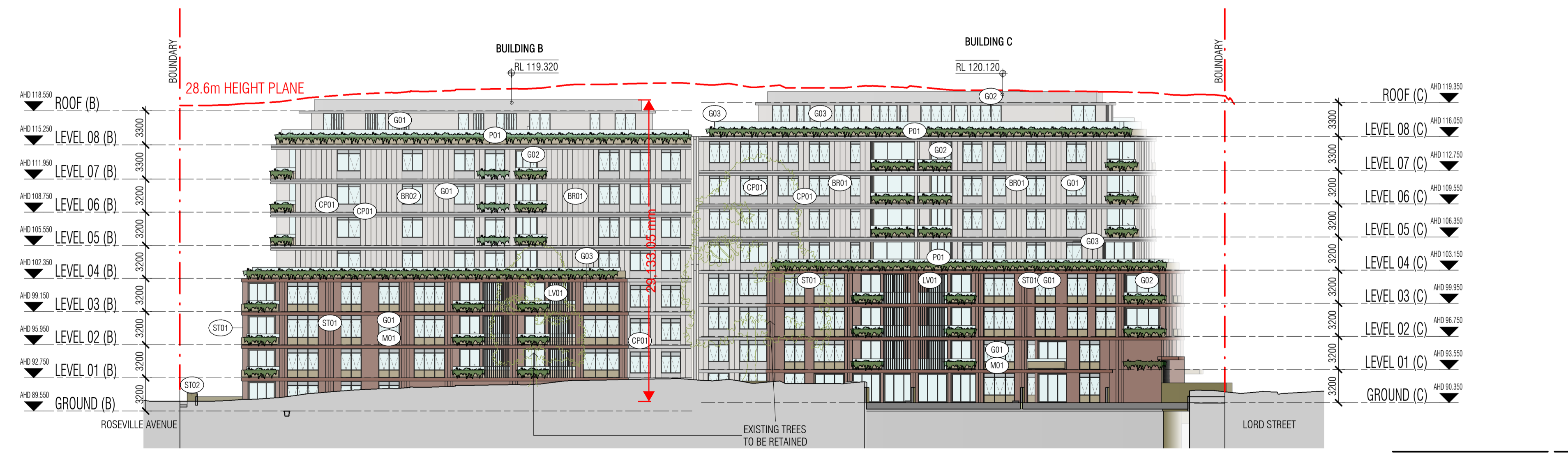
RL LEGEND 01	
A= 117.200	E= 120.550
B= 116.362	F= 119.723
C= 119.750	G= 116.300
D= 118.934	H= 115.851



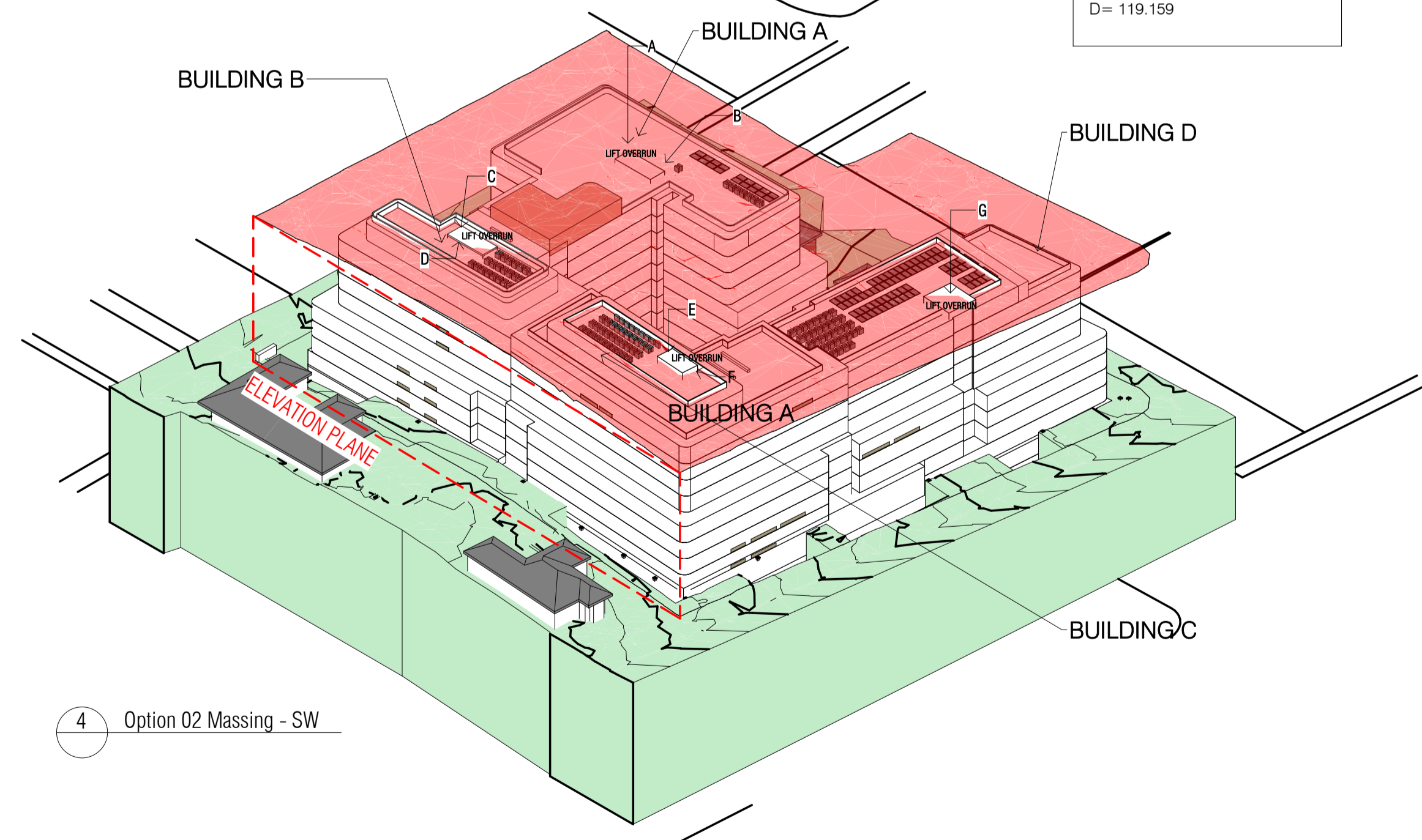
ROOF (A)	AHD 117.600
LEVEL 08 (A)	AHD 114.200
LEVEL 07 (A)	AHD 111.800
LEVEL 06 (A)	AHD 107.800
LEVEL 05 (A)	AHD 104.600
LEVEL 04 (A)	AHD 101.400
LEVEL 03 (A)	AHD 98.200
LEVEL 02 (A)	AHD 95.000
LEVEL 01 (A)	AHD 91.800
GROUND (A)	AHD 88.600
LOWER GROUND (A)	AHD 85.400



RL LEGEND 02	
A= 117.200	E= 120.550
B= 116.457	F= 119.670
C= 119.750	G= 116.300
D= 119.159	



ROOF (C)	AHD 119.350
LEVEL 08 (C)	AHD 116.050
LEVEL 07 (C)	AHD 112.750
LEVEL 06 (C)	AHD 109.550
LEVEL 05 (C)	AHD 106.250
LEVEL 04 (C)	AHD 103.150
LEVEL 03 (C)	AHD 99.950
LEVEL 02 (C)	AHD 96.750
LEVEL 01 (C)	AHD 93.550
GROUND (C)	AHD 90.350



2 WEST ELEVATION
SCALE 1 : 300

4 Option 02 Massing - SW

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2 R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	22.03.2025
5	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025



Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
 fender.com.au/QR/Generate?pin=FNDQKWh
 Version 2023.0

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
 THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
 SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
 DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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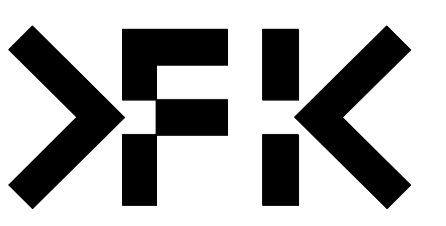
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1 : 250 @A1

PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville
DRAWING TITLE
 EAST ELEVATION (MARTIN LANE) & WEST ELEVATION \$ AXO

CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA LODGEMENT



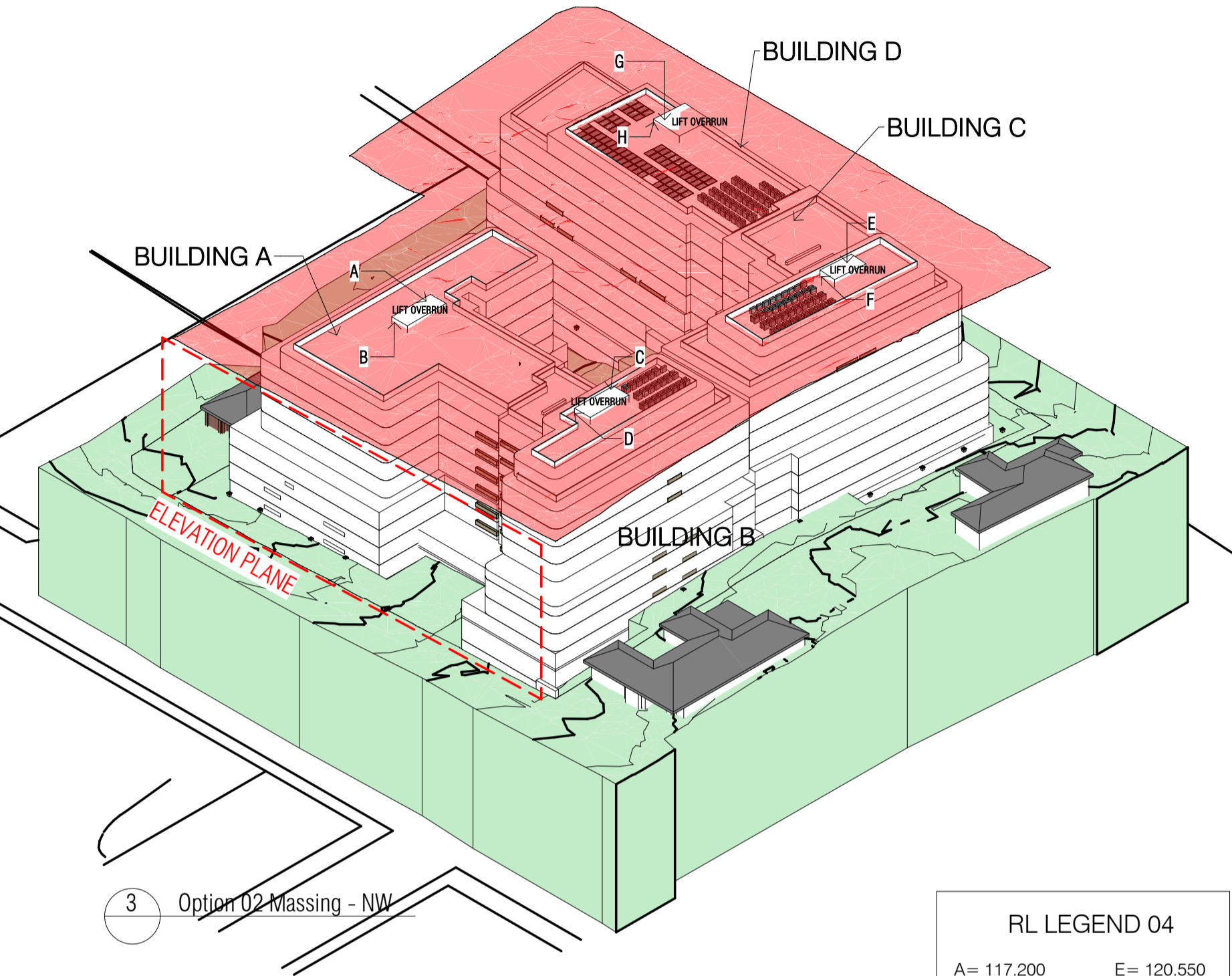
REV.
 B
DRAWING NO.
 SSDA-203

NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE

A= 117.200	E= 120.550
B= 116.495	F= 119.716
C= 119.750	G= 116.300
D= 118.937	H= 115.816



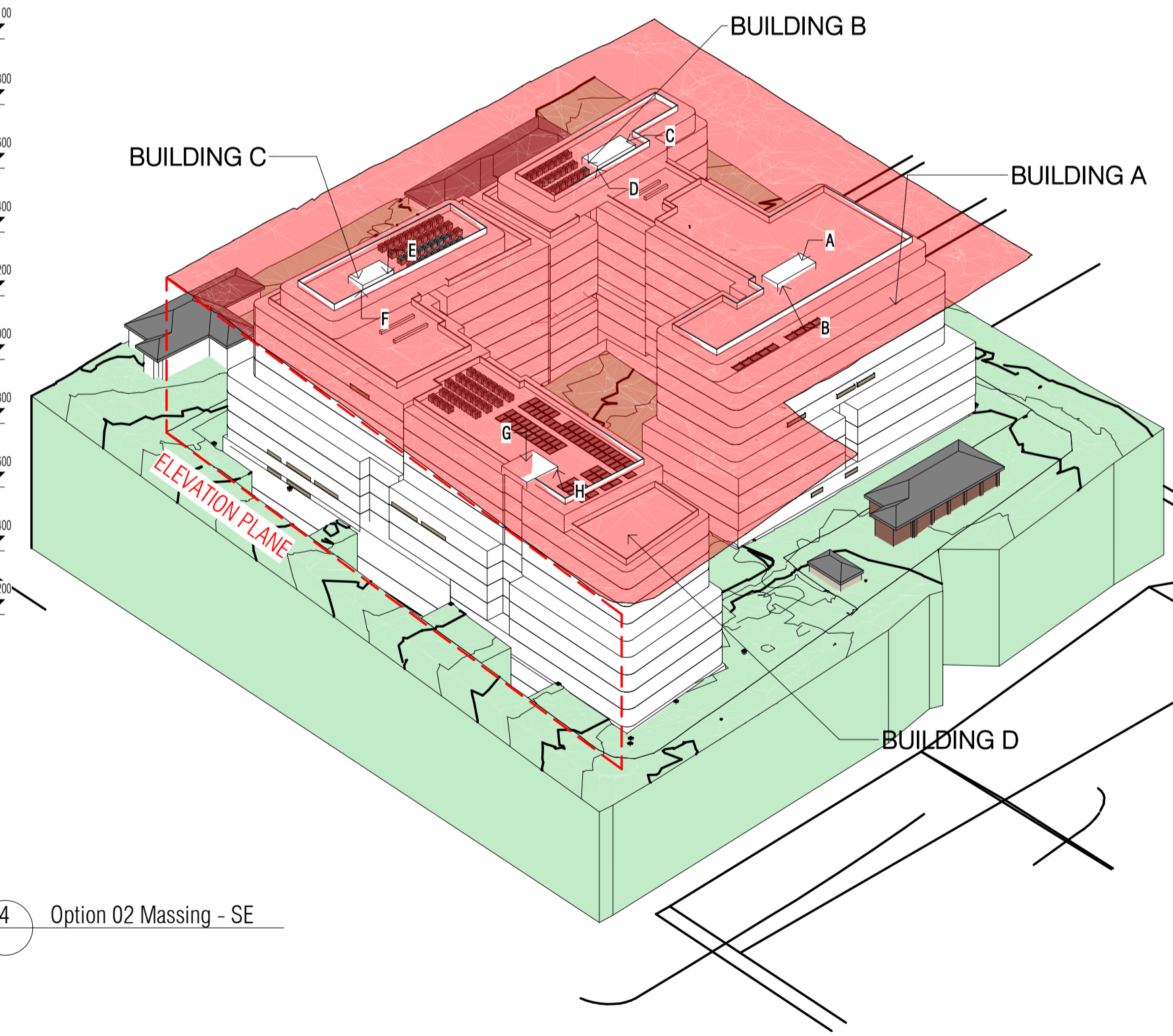
1 NORTH ELEVATION (ROSEVILLE AVENUE)
SCALE 1 : 300



A= 117.200	E= 120.550
B= 116.362	F= 119.742
C= 119.750	G= 116.300
D= 119.264	H= 115.841



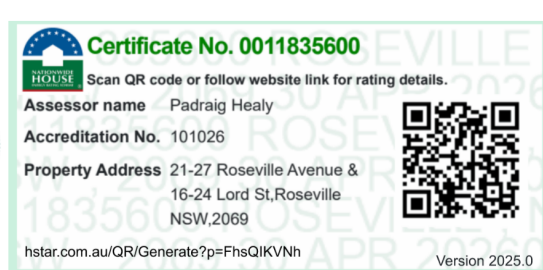
2 SOUTH ELEVATION (LORD STREET)
SCALE 1 : 250



4 Option 02 Massing - SE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI_R1 2_R24.rvt

NO.	DESCRIPTION	DATE
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	22.03.2025
5	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025



QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

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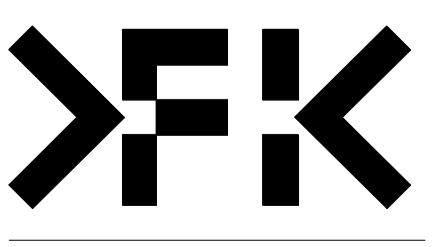
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1 : 250 @A1

PROJECT
ROSEVILLE

CLIENT
HYECORP

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

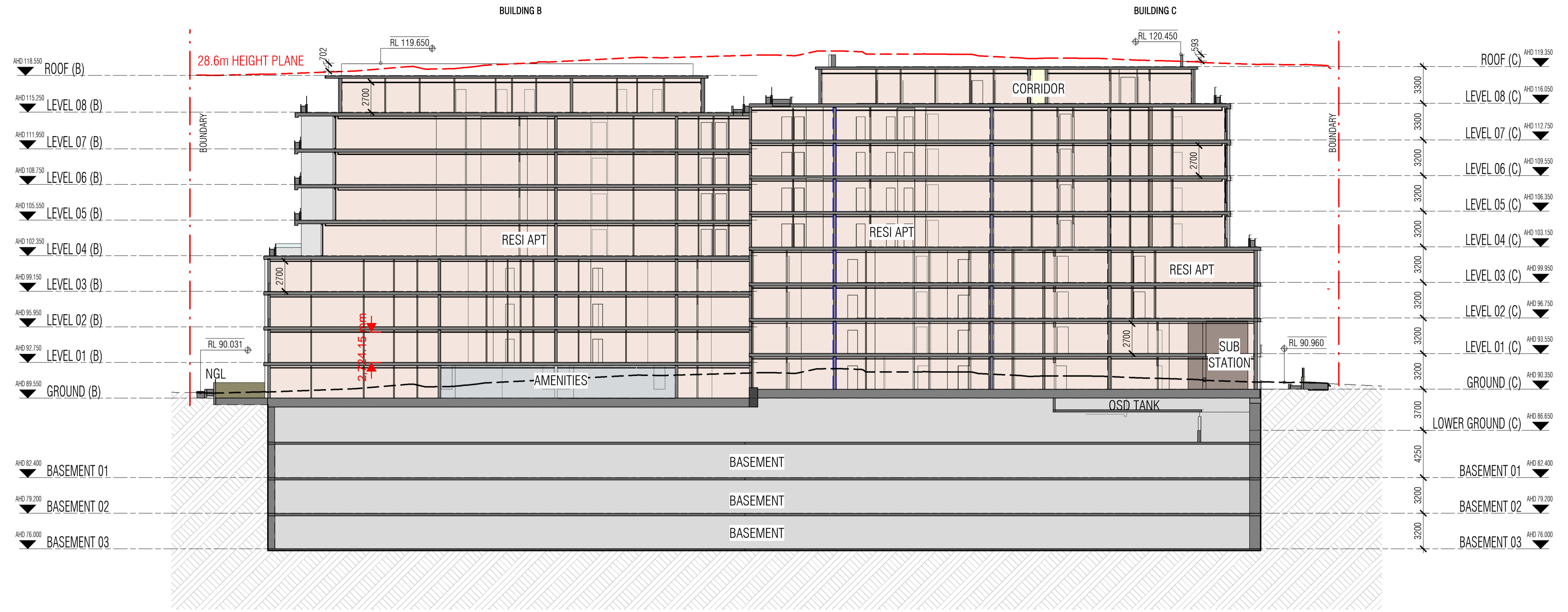
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



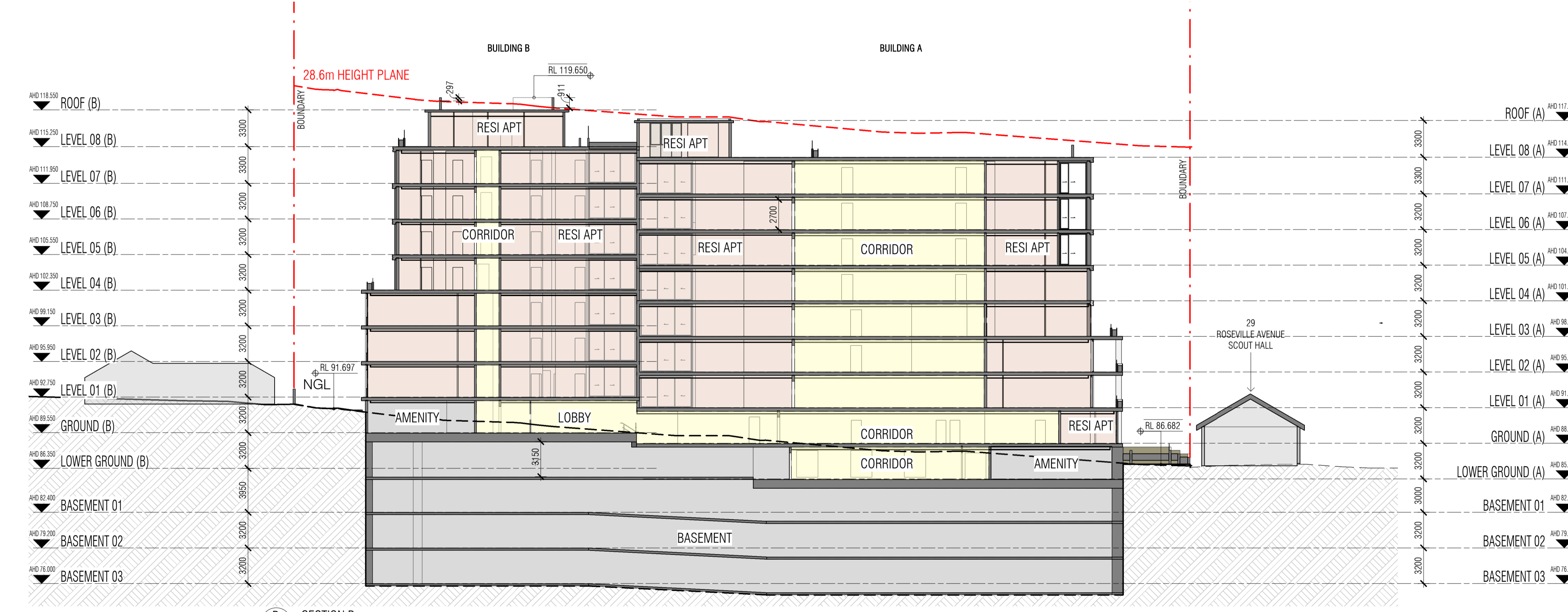
DRAWING TITLE
NORTH ELEVATION (ROSEVILLE AVENUE) & SOUTH ELEVATION (LORD ST) & AXO

ISSUE PURPOSE
SSDA LODGEMENT

REV. B
DRAWING NO. SSSA-204



A SECTION A
SCALE 1 : 250



B SECTION B
SCALE 1 : 250

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPH RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

ABSA **Certificate No. 0011835600**
 Scan QR code or follow website link for rating details.
 Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
 fender.com.au/QR/Generate?pin=FnvQKvNh
 Version: 2023.0

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
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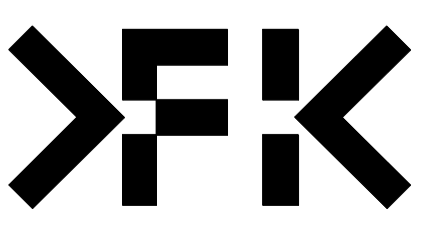
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

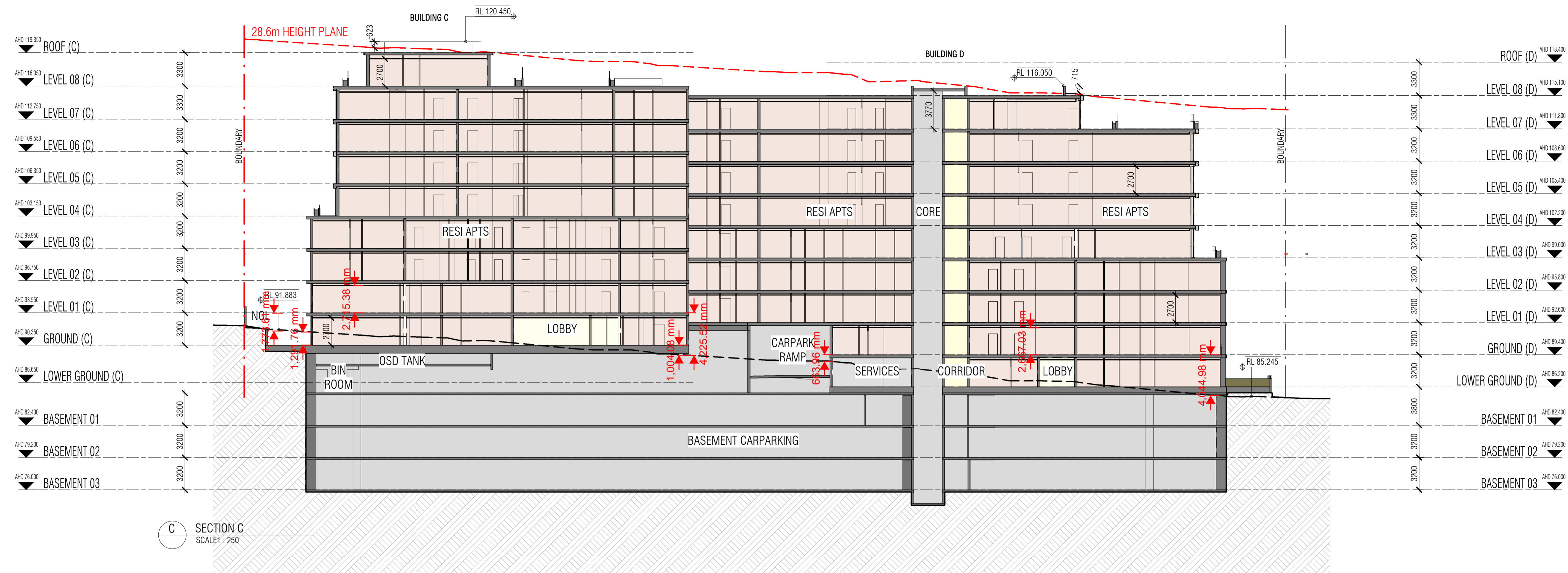
CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 269 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA LODGEMENT

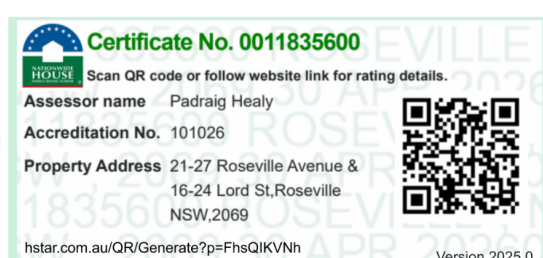


REV.
 C
DRAWING NO.
 SSDA-250



C SECTION C
SCALE 1 : 250

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

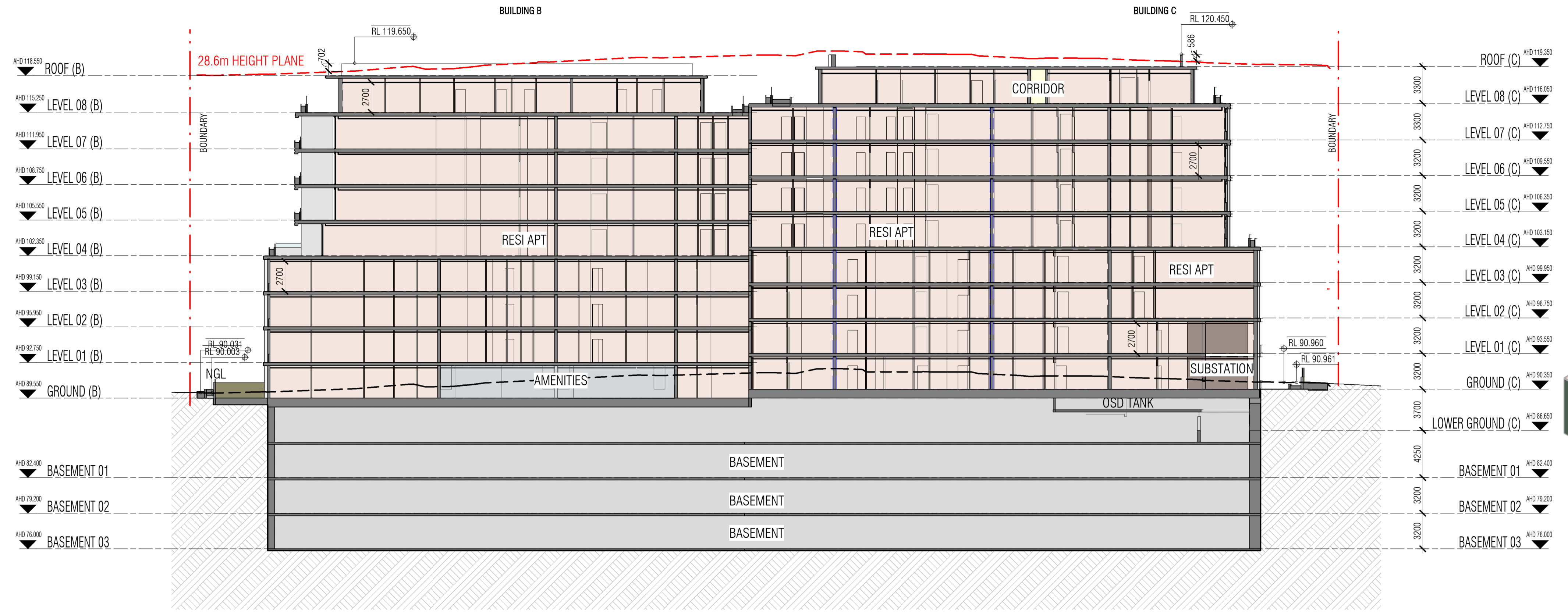
ISSUE PURPOSE
SSDA LODGEMENT



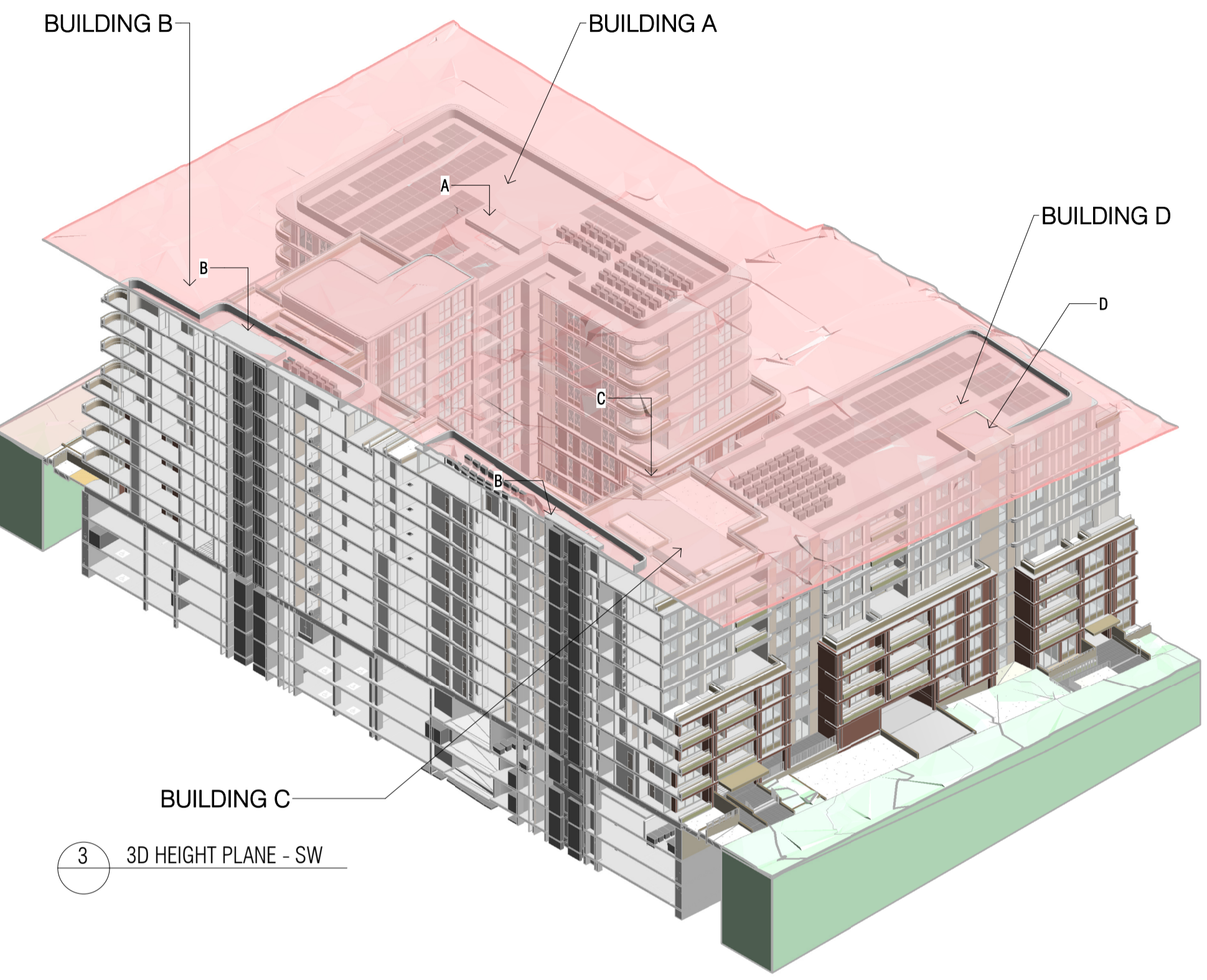
REV.
C

DRAWING NO.
SSDA-251

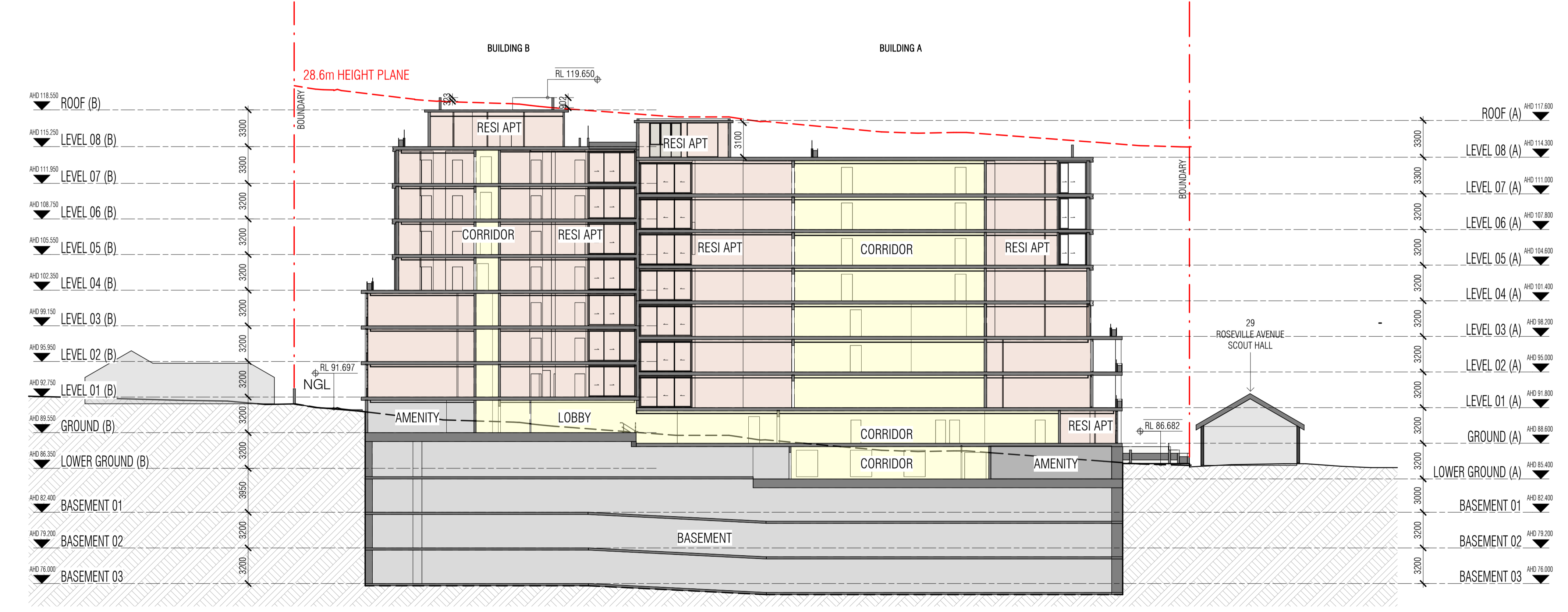
RL LEGEND 05			
A= 115.070	C= 120.120		
B= 119.320	D= 115.870		



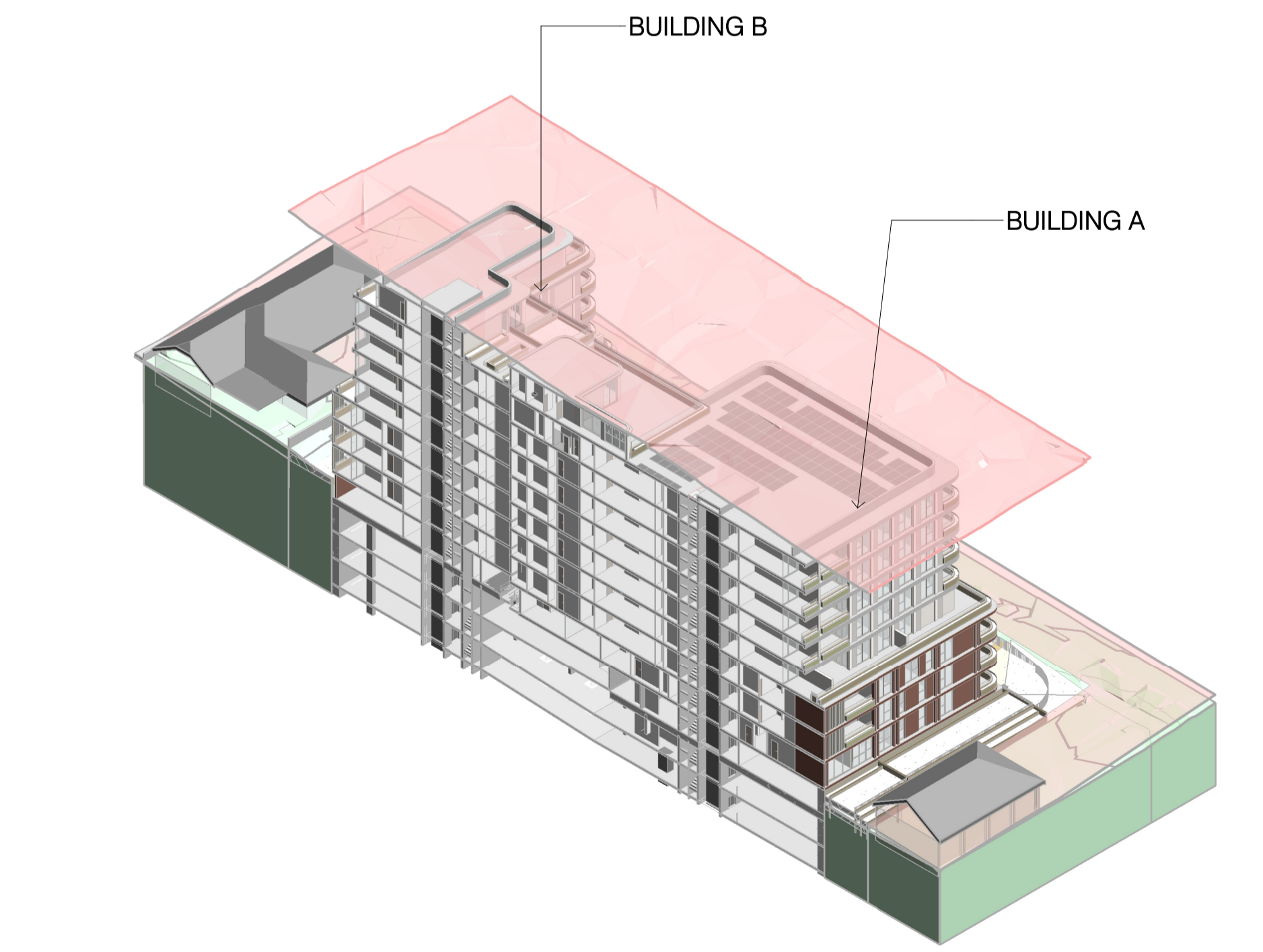
A SECTION A
SCALE: 1 : 250



3 3D HEIGHT PLANE - SW



B SECTION B
SCALE: 1 : 250



4 3D HEIGHT PLANE - SE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RFI 2 R24.rvt

REVISION	DATE
A SSSA RIS SUBMISSION	30.10.2025
B SSSA RIS SUBMISSION	19.03.2026

ABSAR
Certificate No. 0011835600
Assessor name Padraig Healy
Accreditation No. 101026
Property Address 21-27 Roseville Avenue & 16-24 Lord St Roseville NSW 2059
fender.com.au/QRGenerate?pin=FKQKWNh

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
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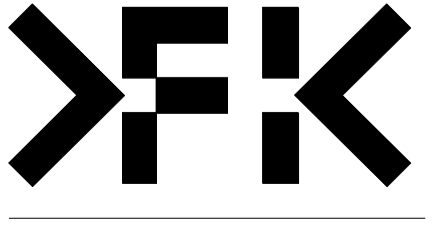
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
ROSEVILLE
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

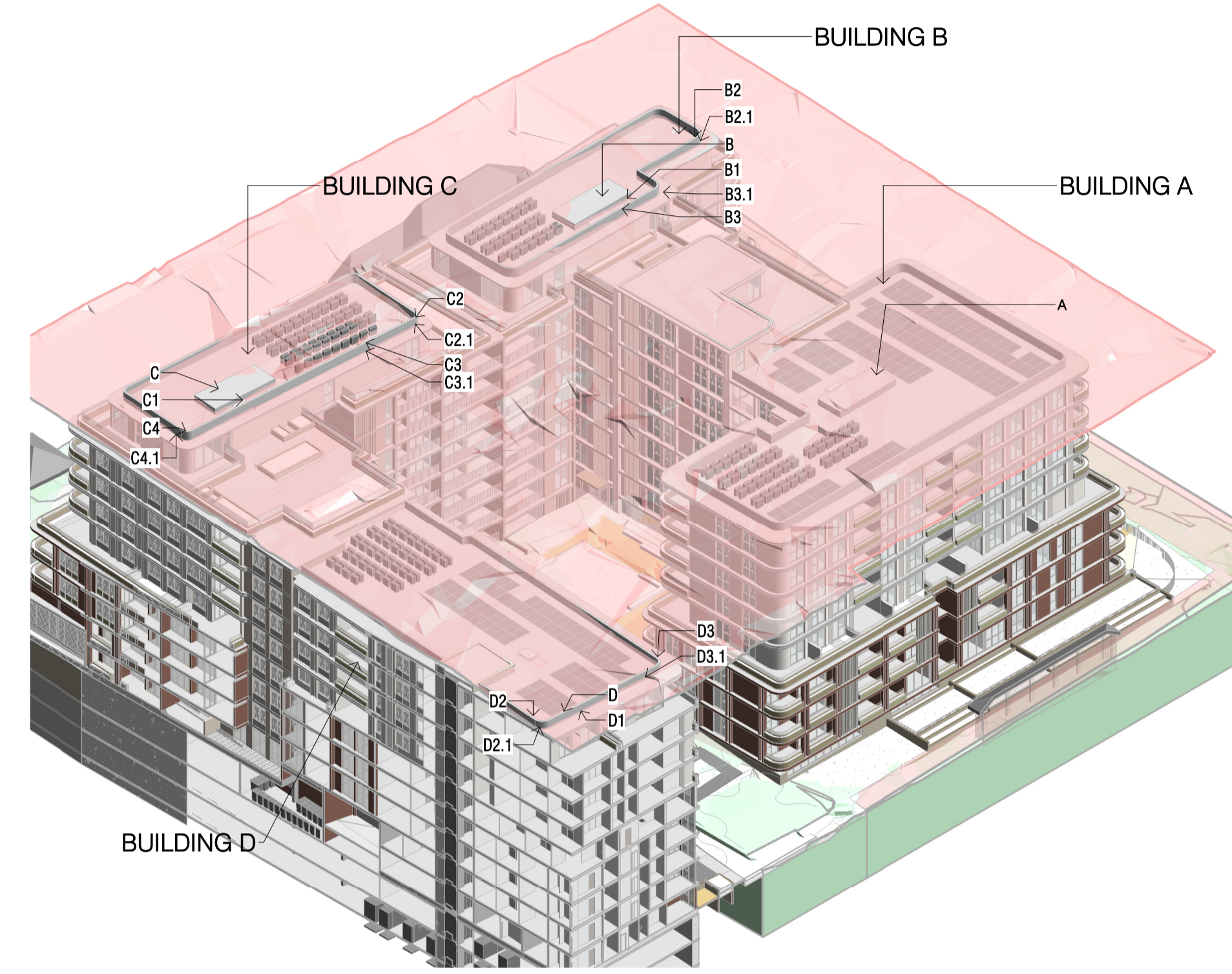
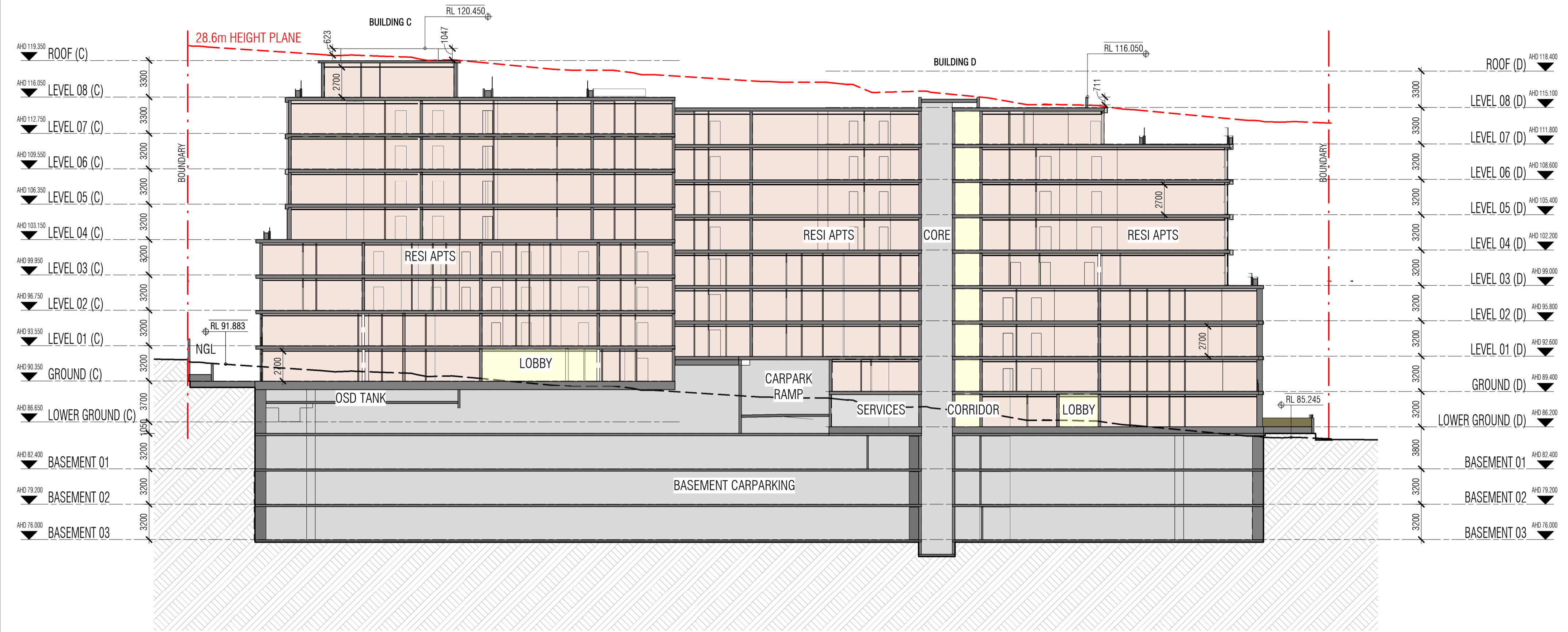
FK
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV.
B
DRAWING NO.
SSDA-252

RL LEGEND 07		HEIGHT DIFFERENCE
A= 115.07	D= 116.20	B-B1 = 0.46m
B= 119.32	D1= 115.27	B2-B2.1 = 1.01m
B1= 118.86	D2= 116.20	B3-B3.1 = 0.97m
B2= 119.65	D2.1= 115.28	C2-C2.1 = 0.876m
B2.1= 118.64	D3= 116.20	C3-C3.1 = 1.06m
B3= 119.65	D3.1= 115.35	C4-C4.1 = 1.07m
B3.1= 118.68		D-D.1 = 0.93m
C2= 120.45		D2-D2.1 = 0.92m
C2.1= 119.574		D3-D3.1 = 0.85m
C3= 120.45		
C3.1= 119.39		
C4= 120.45		
C4.1= 119.38		



C SECTION C
SCALE 1 : 250

2 3D HEIGHT PLANE - SE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RFI 2 R24.rvt

REVISION	DESCRIPTION	DATE
A	SSDA RIS SUBMISSION	30.10.2025
B	SSDA RIS SUBMISSION	19.03.2026

ABSA **Certificate No. 0011835600**
 Scan QR code or follow website link for rating details.
 Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
 fender.com.au/QR/Generate?pin=FNDKRWNh Version 2023.0

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

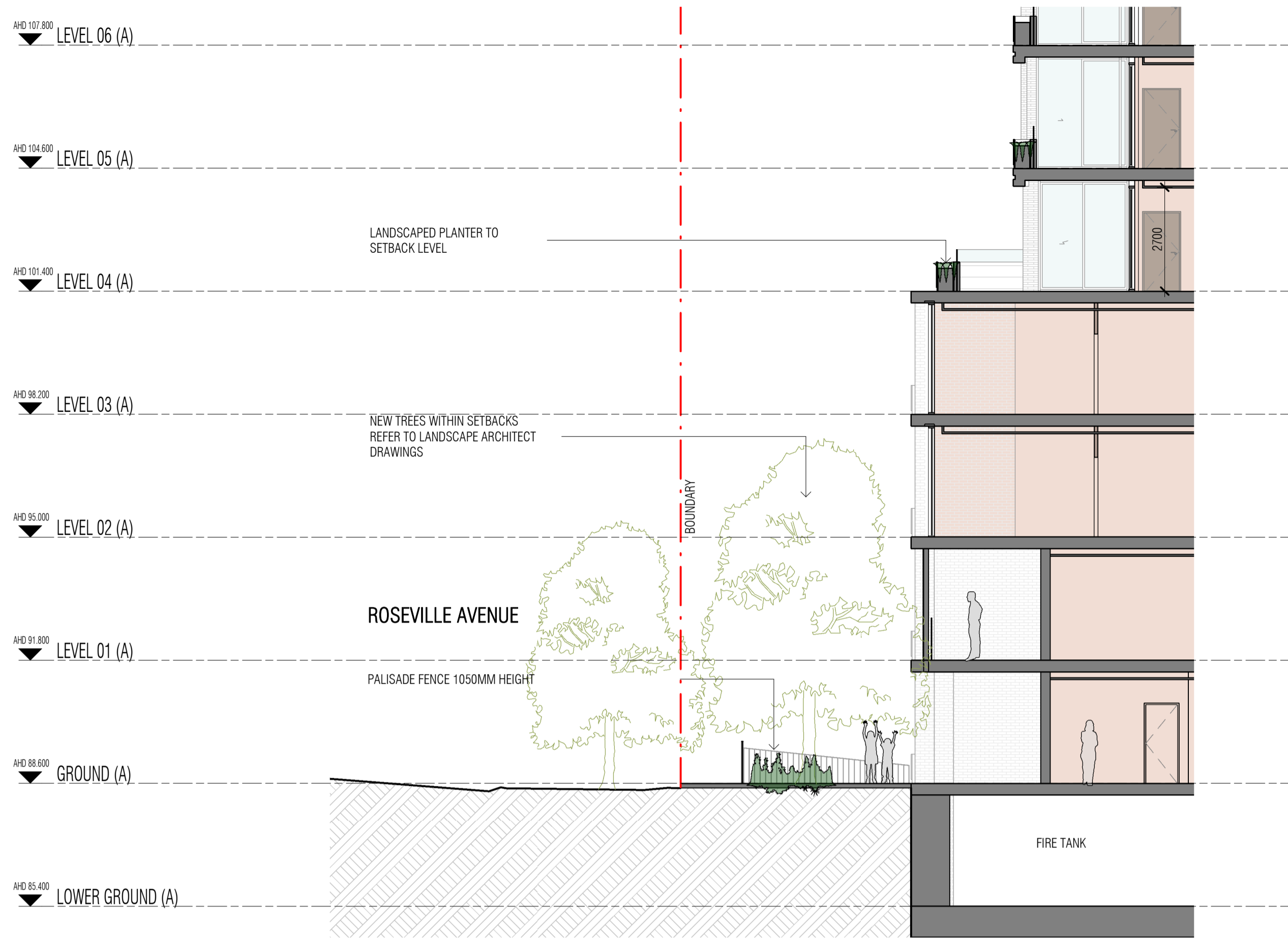
CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

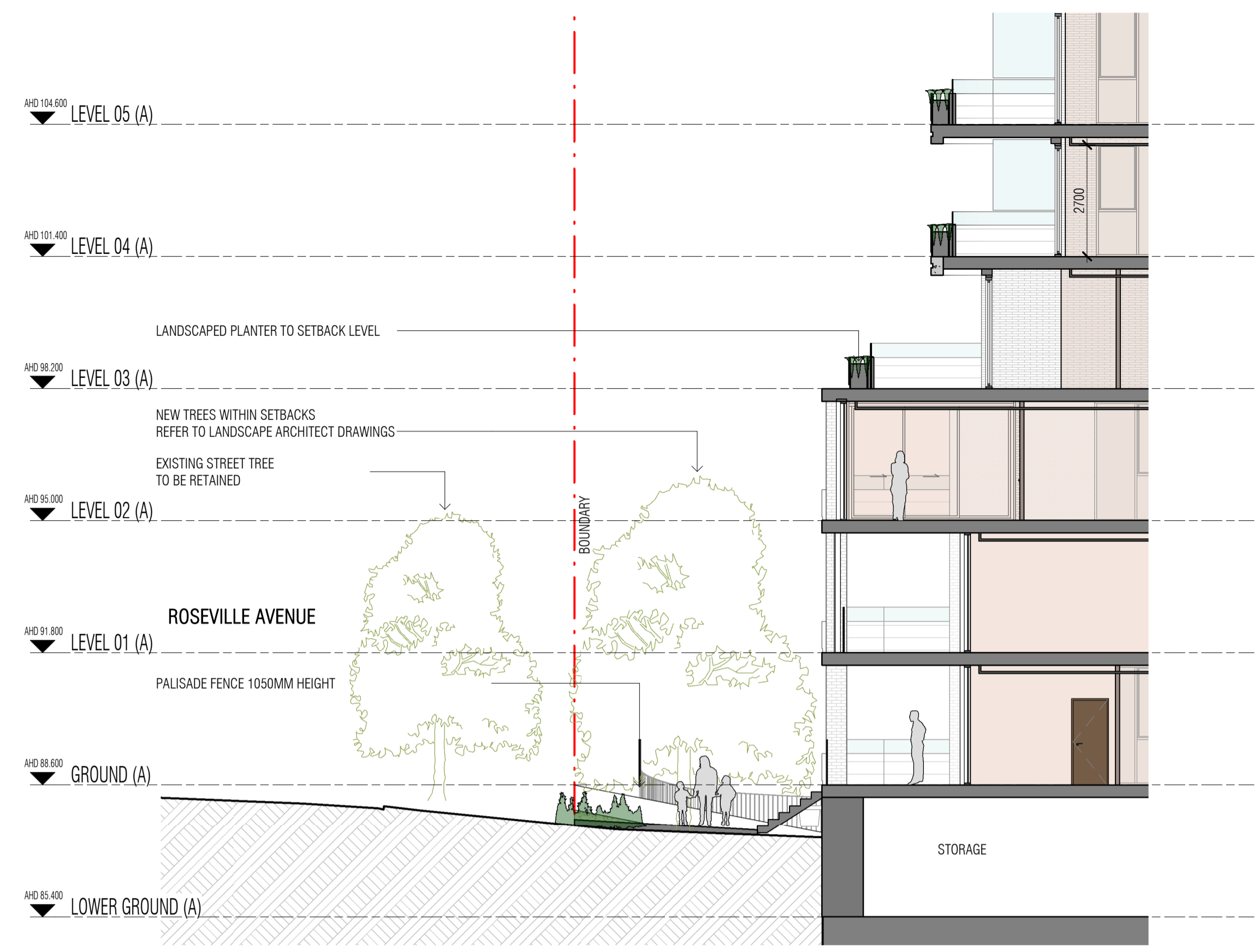


ISSUE PURPOSE
 SSDA LODGEMENT

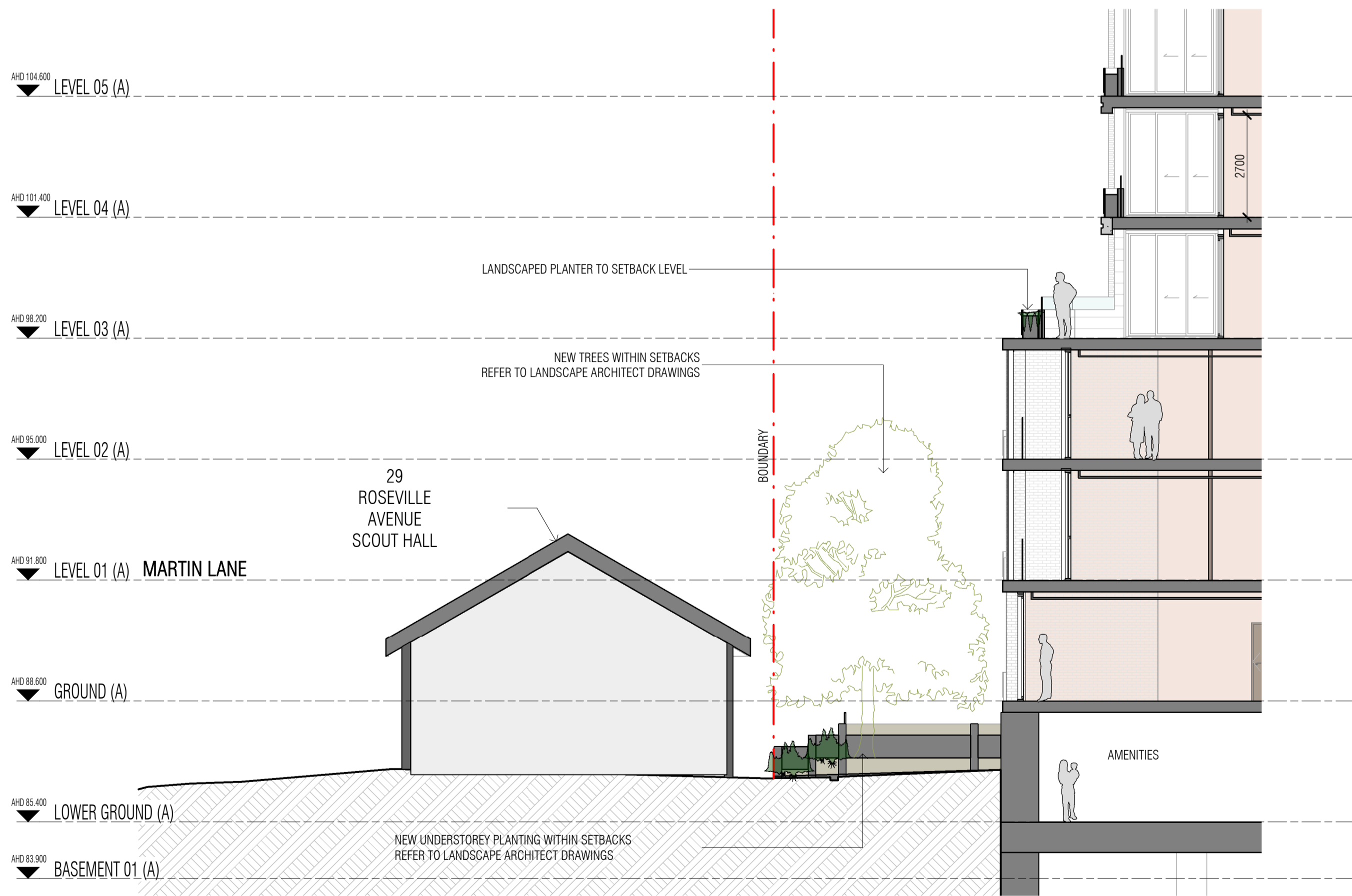
REV. B
DRAWING NO. SSDA-253



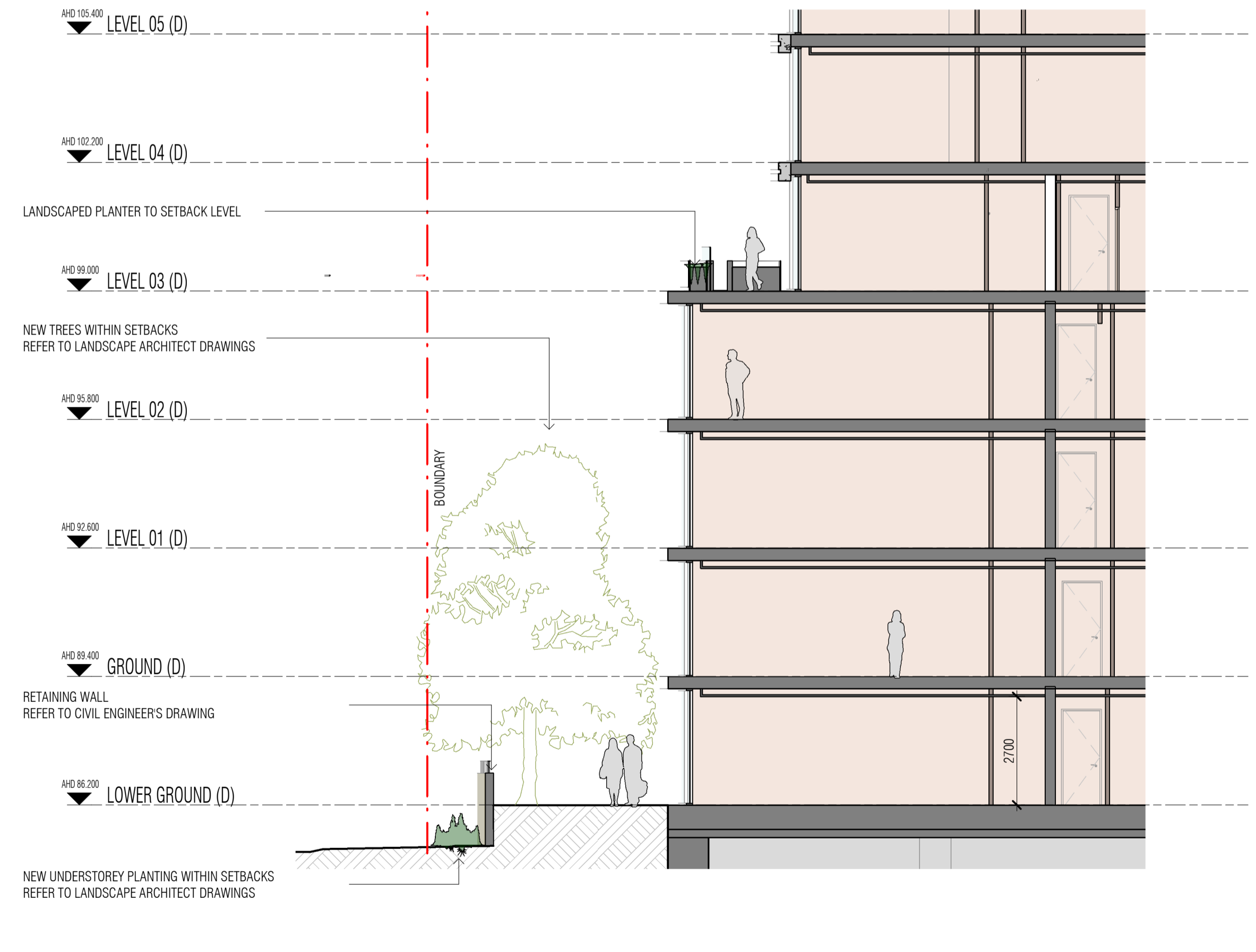
D SECTION D
SCALE 1 : 100



E SECTION E
SCALE 1 : 100



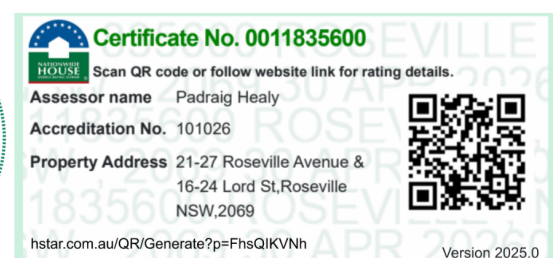
F SECTION F
SCALE 1 : 100



G SECTION G
SCALE 1 : 100

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI RFI 2_R24.rvt

REVISION	DATE
1	28.02.2025
2	07.03.2025
3	14.03.2025
A	02.04.2025
B	30.10.2025
C	19.03.2026



QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25

DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

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CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 100 @A1

PROJECT
ROSEVILLE

CLIENT
HYECORP

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

DRAWING TITLE
SECTION D, E, F & G (GROUND LEVEL INTERFACE)

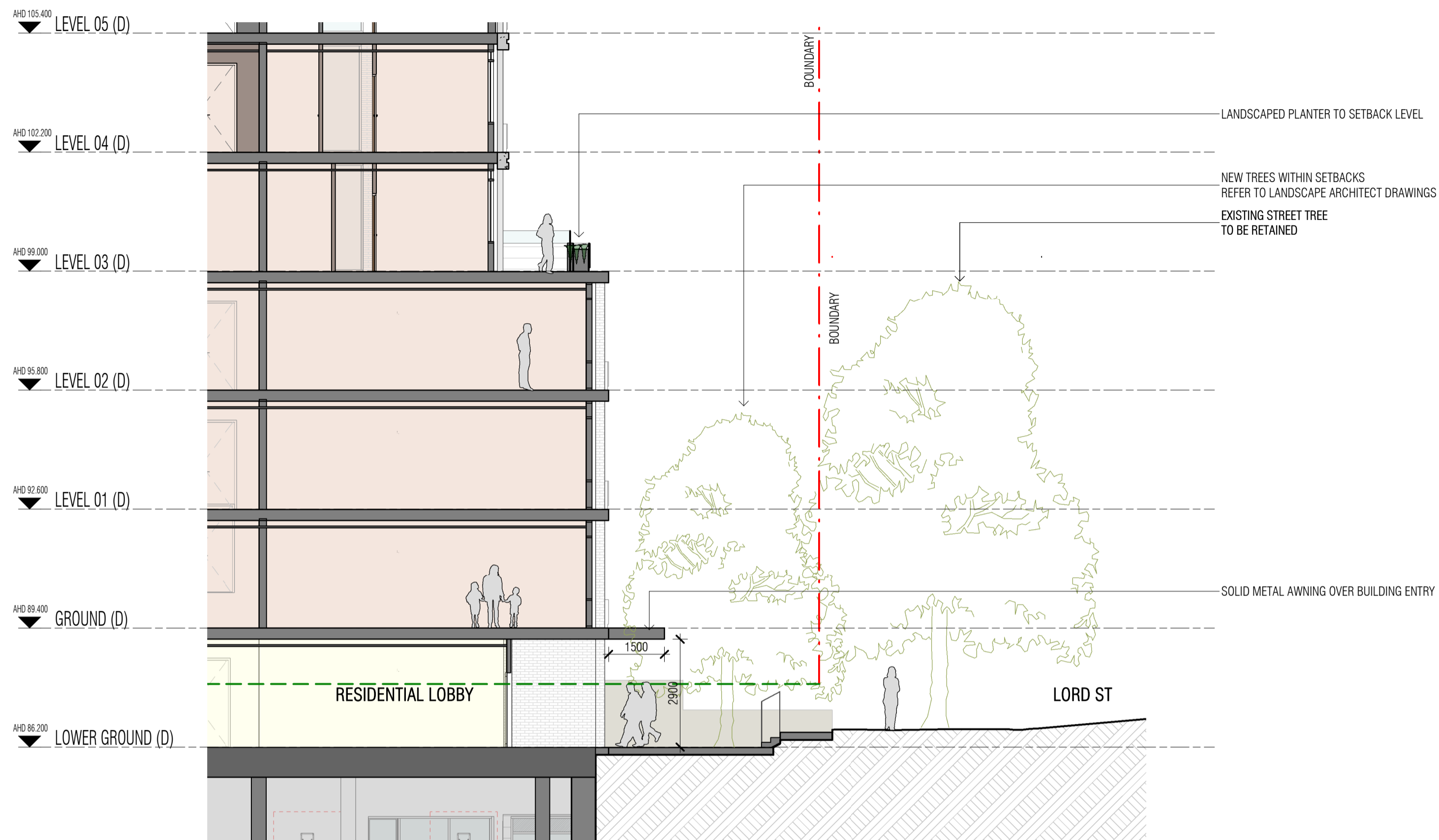
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV.
C

DRAWING NO.
SSDA-260



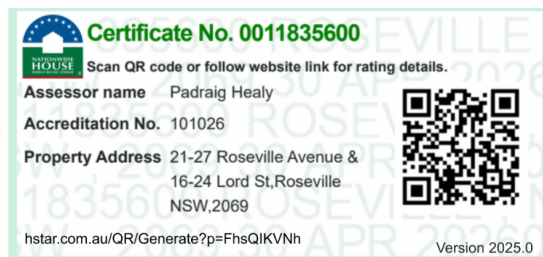
H SECTION H
SCALE 1 : 100



I SECTION I
SCALE 1 : 100

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPH RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 100 @A1

PROJECT
ROSEVILLE

CLIENT
HYECORP

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

DRAWING TITLE
SECTION H & I (GROUND LEVEL INTERFACE)

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



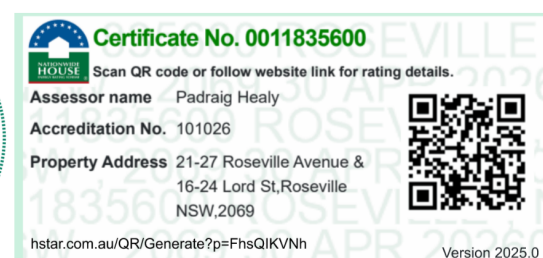
REV.
C

DRAWING NO.
SSDA-261



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	N.T.S.

PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

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DRAWING TITLE
3D VISUALISATION - SHEET 01

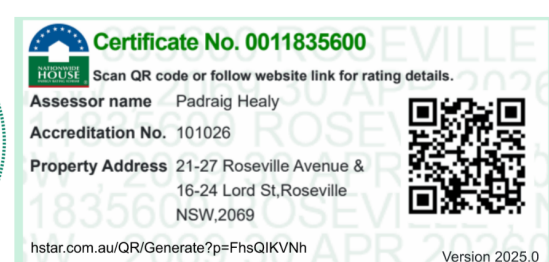
ISSUE PURPOSE
SSDA LODGEMENT

REV. C
DRAWING NO. SSDA-300



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	N.T.S

PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

DRAWING TITLE
3D VISUALISATION - SHEET 02

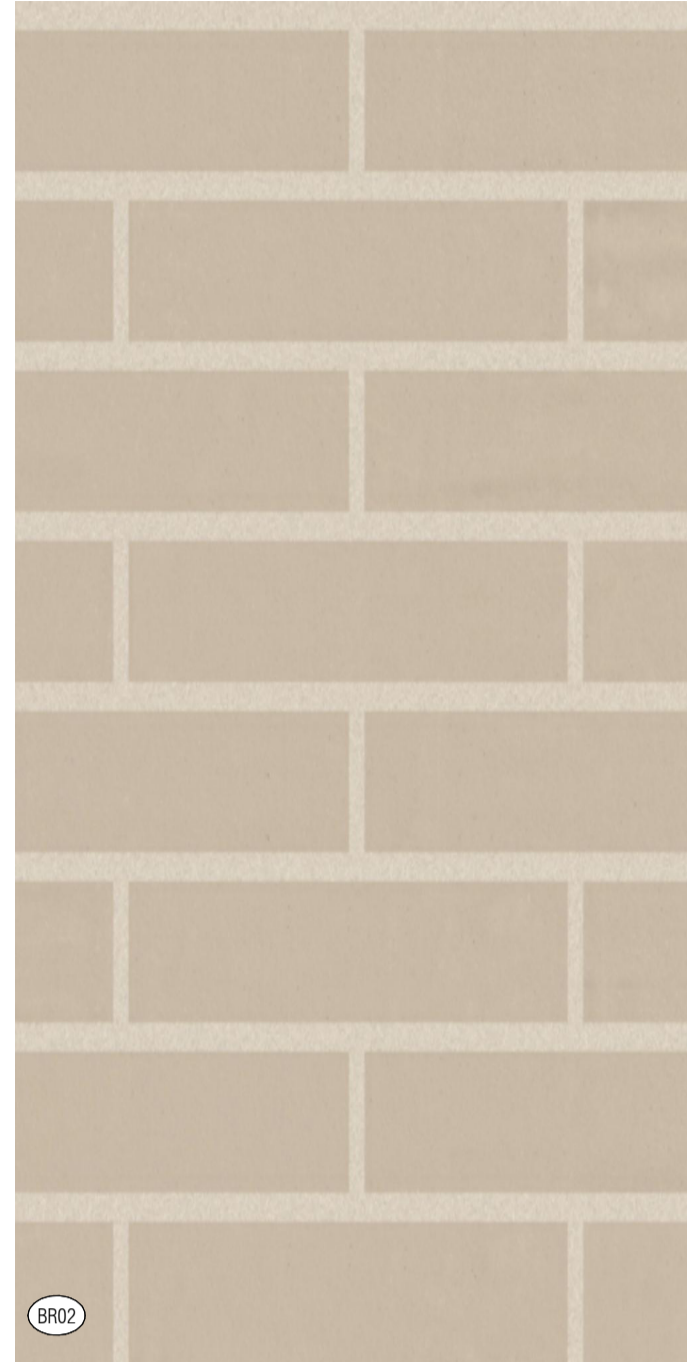
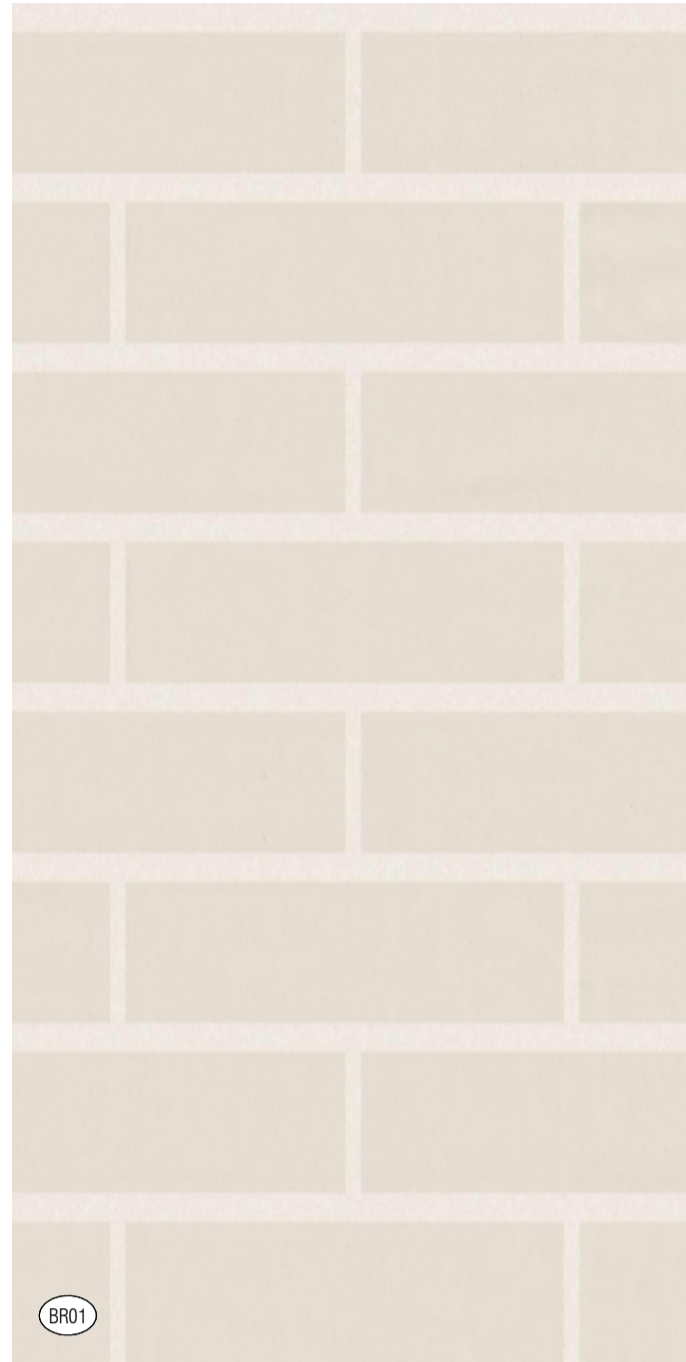
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NEW SOUTH WALES 2000 AUSTRALIA
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ISSUE PURPOSE
SSDA LODGEMENT



REV. C DRAWING NO. SSSA-301



M01



P01



T01



G01



G02



G03

EXTERIOR MATERIAL LEGEND KEY

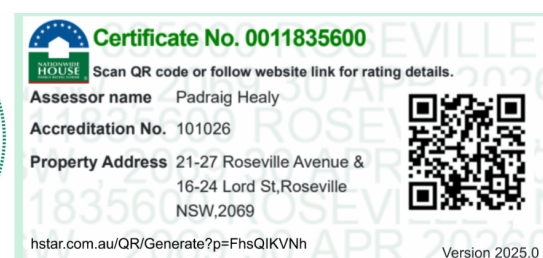
- BR01 LIGHT MASONRY BRICKWORK
- BR02 LIGHT MASONRY BRICKWORK
- BR03 DARK RED MASONRY BRICKWORK
- CP01 LIGHT PAINTED OR RENDERED CONCRETE
- CP02 DARK RED PAINTED OR RENDERED CONCRETE

- ST01 LIGHT STONE CLADDING
- ST02 MEDIUM DRY STACK STONE FENCE
- M01 DARK METALLIC BRONZE BALUSTRADES AND GLAZING SUITES
- M02 DARK METALLIC BRONZE PALISADE FENCE
- P01 DARK METALLIC BRONZE LANDSCAPE PLANTERS

- T01 LIGHT TIMBER FENCE
- G01 CLEAR GLAZING
- G02 CLEAR GLAZED BALUSTRADES
- G03 GLAZED PANEL WITH MEDIUM COLOUR BACKPAN
- LV01 DARK METALLIC BRONZE LOUVRES (PRIVACY SCREEN)

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI RFI 2_R24.rvt

REVISION		DATE
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	22.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	N.T.S

PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



ISSUE PURPOSE
SSDA LODGEMENT

REV. C
DRAWING NO. SSDA-320



1 PLATINUM/ADAPTABLE UNIT - 3 BED - A403, A503, A603, A703
SCALE 1:100



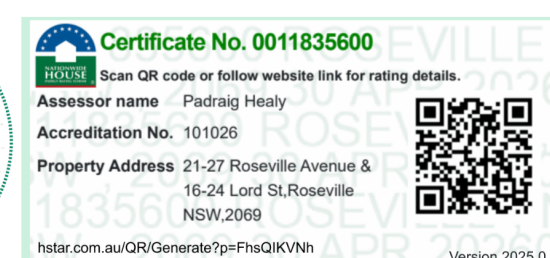
2 PLATINUM/ADAPTABLE UNIT - 4 BED - A404, A504, A604, A704
SCALE 1:100

LIVABLE PLATINUM/ADAPTABLE UNITS TOTAL	
LEVEL	TOTAL
GROUND (C)	3
LEVEL 01 (C)	4
LEVEL 02 (C)	4
LEVEL 03 (C)	4
LEVEL 04 (C)	6
LEVEL 05 (C)	6
LEVEL 06 (C)	6
LEVEL 07 (C)	6
TOTALS: 39	39

DCP REQUIREMENT 15%

ACHIEVED 15%

REVISION		
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026



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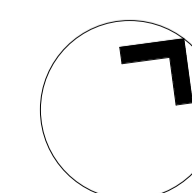
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:100 @A1



PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

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ISSUE PURPOSE
SSDA LODGEMENT

REV. C DRAWING NO. **SSDA-501**



STORMWATER PI
REFER TO CIVIL E
DRAWINGS
FOR DETAILS

G
SSDA-260

C
SSDA-251


Certificate No. 0011835600
 Scan QR code or follow website link for rating details.
 Assessor name: Padraig Healy
 Accreditation No. 101026
 Property Address: 21-27 Roseville Avenue & 16-24 Lord St, Roseville NSW 2059
 1835600
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 Version 2023.0