ESD Report

Anglicare Merrylands Community Living

Structural
Geotechnical
Civil
Residential
Forensic
Building Services
Surveying

Author
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Project Number
NSW240066

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Document Revision History

Date	Rev	Author	Comments
16.06.2025	A	Stephen Tien	Preliminary Issue
20.06.2025	B	Stephen Tien	SSDA Issue
4.07.2025	C	Stephen Tien	Revised SSDA Issue
20.08.2025	D	Stephen Tien	Revised SSDA Issue
15.10.2025	E	Stephen Tien	Revised SSDA Issue
10.12.2025	F	Stephen Tien	Revised SSDA Issue

1 Executive Summary

This ESD report provides the environmentally sustainable development requirements for the proposed Anglicare Community Living development at 215, 229-239 Pitt St, Merrylands.

The assessment complies with the planning scheme requirements as follows:

- Cumberland Local Environmental Plan 2021
- Cumberland City Council Development Control Plan 2021
- Sustainable Buildings SEPP 2022

The key items that will be incorporated include:

- NCC Section J (2022) assessment and compliance for Class 5 and Class 6 areas.

- Energy
  - High performance fabric and glazing to reduce air conditioning energy use and occupant comfort.
  - 50kWp (approx.) PV system.
  - LED lights and improved artificial lighting and control
  - High efficiency air conditioning systems to NCC Section J requirements as a minimum
  - Central system electric heat pump hot water to reduce reliance on gas
  - Efficient lift systems

- Water
  - Water efficient fittings, fixtures and appliances:
    - Showers: minimum 4 Stars (>4.5 but<=6.5 l/min) for dwellings
    - Toilets: minimum 5 Stars
    - Kitchen taps: minimum 5 Stars
    - Hand wash basin taps: minimum 5 Stars
  - Rainwater tank - capacity of 10kL

- Stormwater
  - MUSIC modelling result exceeds Cumberland City Council DCP targets.

- Indoor Environment Quality
  - Design for daylight access to reduce energy use for lighting and improve occupant wellbeing.
  - Adequate winter sunlight to reduce energy use for heating and improve occupant wellbeing.
  - Air Quality through low Volatile Organic Compounds to improve occupant health and wellbeing.

- Waste Management to minimise the impact of the environment
  - Waste Management Plan
  - Operational Waste Management Plan
  - Maximise re-use and recycling of materials

2 Introduction

This report provides an overview of the environmentally sustainable development (ESD) strategy for the proposed development at 215, 229-239 Pitt St, Merrylands.

The objective of this report is to demonstrate that how best practice ESD has been incorporated into the design and how non-design commitments will be achieved.

This ESD report is based on the following documentation:

- Architectural SSDA Drawings prepared by Fuse Architects.

The proposed development comprises of the following:

- A tower with an approximate height of 100 meters including four levels of underground basement accommodating a combination of residential and commercial parking.
- Ground floor area designated for retail use, first and second floor areas designated for commercial use.
- A total of 35 levels with 238 apartments for social and affordable type living spaces.
- A shared podium area that incorporates communal spaces, as well as private open spaces for residents.

2.1 Location

The site is located at 215, 229-239 Pitt St, Merrylands NSW (Figure 1).

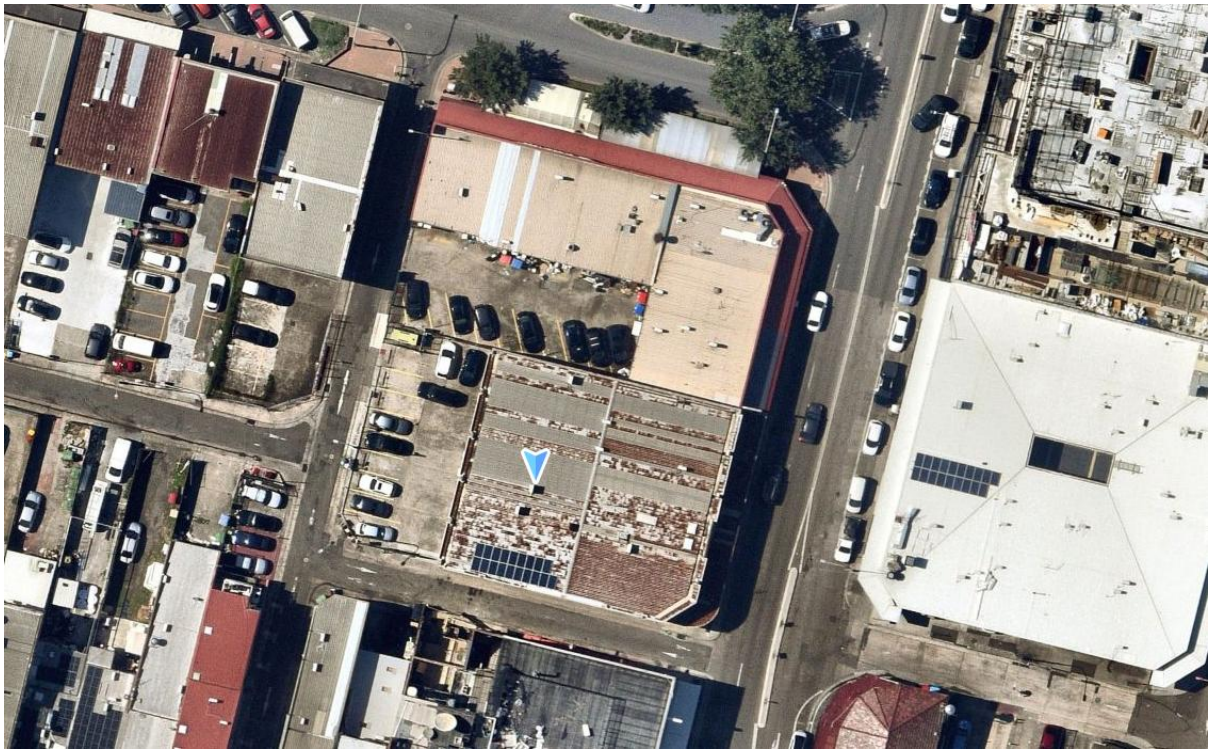


Figure 1 – site location

3 Planning Scheme Requirements

The assessment complies with the planning scheme requirements as follows:

- Cumberland Local Environmental Plan 2021
- Cumberland City Council Development Control Plan (DCP) 2021
- Sustainable Buildings SEPP 2022

3.1 Planning Scheme Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

4 Sustainable Development

4.1 Groundwater

The project aims to protect groundwater quality, flows and drainage patterns during demolition, construction, and ongoing operation phases of the development.

The Cumberland City Council DCP 2021 Part G5: Sustainability, Biodiversity and Environmental Management outlines the groundwater protection requirements which are addressed in Table 1.

Table 1 Ground Water

Item	Principles/ Strategies
Dewatering management	• Operating practices and technology, including dewatering, will not contaminate groundwater or adversely impact on adjoining properties and infrastructure. • Any application to discharge ground and surface water to Council's stormwater system will be accompanied by a Dewatering Management Plan.
Groundwater protection	• Where the potential risk to groundwater is high, a Groundwater Impact and Management Report will be developed. It is not anticipated this site is at risk of high ground water.
Groundwater impacts	• The project will ensure there are no adverse impacts on surrounding or adjacent properties, infrastructure, or groundwater ecosystems as a result of: - Changes to the behaviour of groundwater created by the method of construction chosen - Changes to the behaviour of groundwater of the surrounding area, created by the nature of the constructed form and groundwater management system used.

4.2 Surface water

The Cumberland City Council DCP 2021 Part G5: Sustainability, Biodiversity and Environmental Management outlines the surface water requirements which are addressed in Table 2.

Table 2 Surface Water

Item	Principles/ Strategies
Stormwater quality	• The project has implemented water-sensitive urban design (WSUD) strategies to reduce the potential impact on stormwater quality, which has been addressed in Section 0.
Soil disturbance	• With respect to applications involving soil disturbance, the consent authority may request a management plan to be submitted detailing how surface water impacts will be managed in accordance with the NSW DEC's Managing Urban Stormwater series (2006). The specific type of plan will depend on the volume of soil disturbance that is proposed: - developments involving 250 – 2500m2: an erosion and sediment control plan (ESCP) must be provided, in accordance with NSW DEC's Managing urban stormwater – Soils and Construction Volume 1 (2006).

4.3 Energy

The 'Energy' initiatives aim to conserve energy and reduce carbon emissions from the building operations. The building is designed and constructed to reduce their overall operational energy consumption below that of a comparable standard practice building. Such reductions are directly related to reduced greenhouse gas emissions, lower overall energy demand as well as reductions in operating costs for building owners.

The Energy initiatives aim achieve the following outcomes:

- The implementation of well-designed systems, aimed at lower operating emissions;
- The selection of high efficiency equipment over less energy efficient alternatives;
- The implementation of well-designed and zoned lighting that is energy efficient and appropriate for the use of the space; and
- The procurement of zero carbon and low carbon energy sources.

The Cumberland City Council DCP 2021 Part G5: Sustainability, Biodiversity and Environmental Management outlines the energy efficiency and renewables requirements are addressed in Table 3.

Table 3 Energy Efficiency Design

Item	Principles/ Strategies
Greenhouse Gas Emission	• All wall and glazing demonstrate meeting the required NCC2022 facade calculator • Building fabric thermal performance required for NCC2022. - External Roof/Ceilings (where exposed): R3.2 - External walls: R2.0 - Semi Exposed Internal Walls and/or Partitions (Between Conditioned and unconditioned Spaces): R2.0 - Internal walls between Conditioned spaces: R2.0 - Floor/Suspended Slab above unconditioned Spaces: 2.0 • Performance glazing and building fabric insulation to NCC Section J assessment. • Average 7-star NatHERS rating is targeted for apartments • A BASIX Energy score of 60 is targeted. • Heating/cooling systems designed to target only spaces required • Installation of an efficient artificial lighting system - Timing system automatically controls the use of lighting throughout the building is incorporated - Artificial lighting and design lighting systems target only those spaces which require lighting at 'off-peak' time • Installation of smart metering system to allow efficient demand management. - Separate utility metering to common area light and power, apartments, retail and commercial tenants. - Separate check metering to separate lighting, power, Lifts and HVAC switchboards. - Separate check meters for individual building zones. • Installation of efficient hot water systems by: - Use of solar power and heat pump hot water systems which are eligible for at least 24 Renewable Energy Certificates - Insulating hot water systems - Installing water saving devices • Other improvement in greenhouse gas emissions through: - Provisions for EV chargers in line with NCC requirements - Building to be 100% electric, excluding retail food tenancies which will have provisions for gas should they be required.

Renewable Energy Systems	• Solar photovoltaic system installed with peak power of 50kWp, connected to common area light and power. Refer to Appendix B for proposed layout.

4.4 Water

The 'Water' initiatives aim to reduce the consumption of potable water through measures such as the incorporation of water efficient fixtures and building systems and water re-use. Reductions in operational water consumption may be achieved through maximisation of water-efficiency within a project, as well as through the utilisation of reclaimed water sources.

The Water initiatives aim achieve the following outcomes:

- The selection of equipment that is more water efficient than comparable standard practice equivalents
- The use of water-efficient supplementary equipment
- The selection of water-efficient toilets taps and showers

Table 4 Water Efficiency Design

Item	Principles/ Strategies
Potable Water Use Reduction	• Water efficient fittings, fixtures and appliances with the following WELS ratings: ○ Showers: minimum 4 Stars (>4.5 but<=6.5 l/min) for dwellings ○ Toilets: minimum 4 Stars ○ Kitchen taps: minimum 5 Stars ○ Hand wash basin taps: minimum 5 Stars
Water Sensitive Urban Design (WSUD)	• Rainwater collection from roof and direct to 10kL existing rainwater tank for use for irrigation • A BASIX Water score of 40 is targeted.

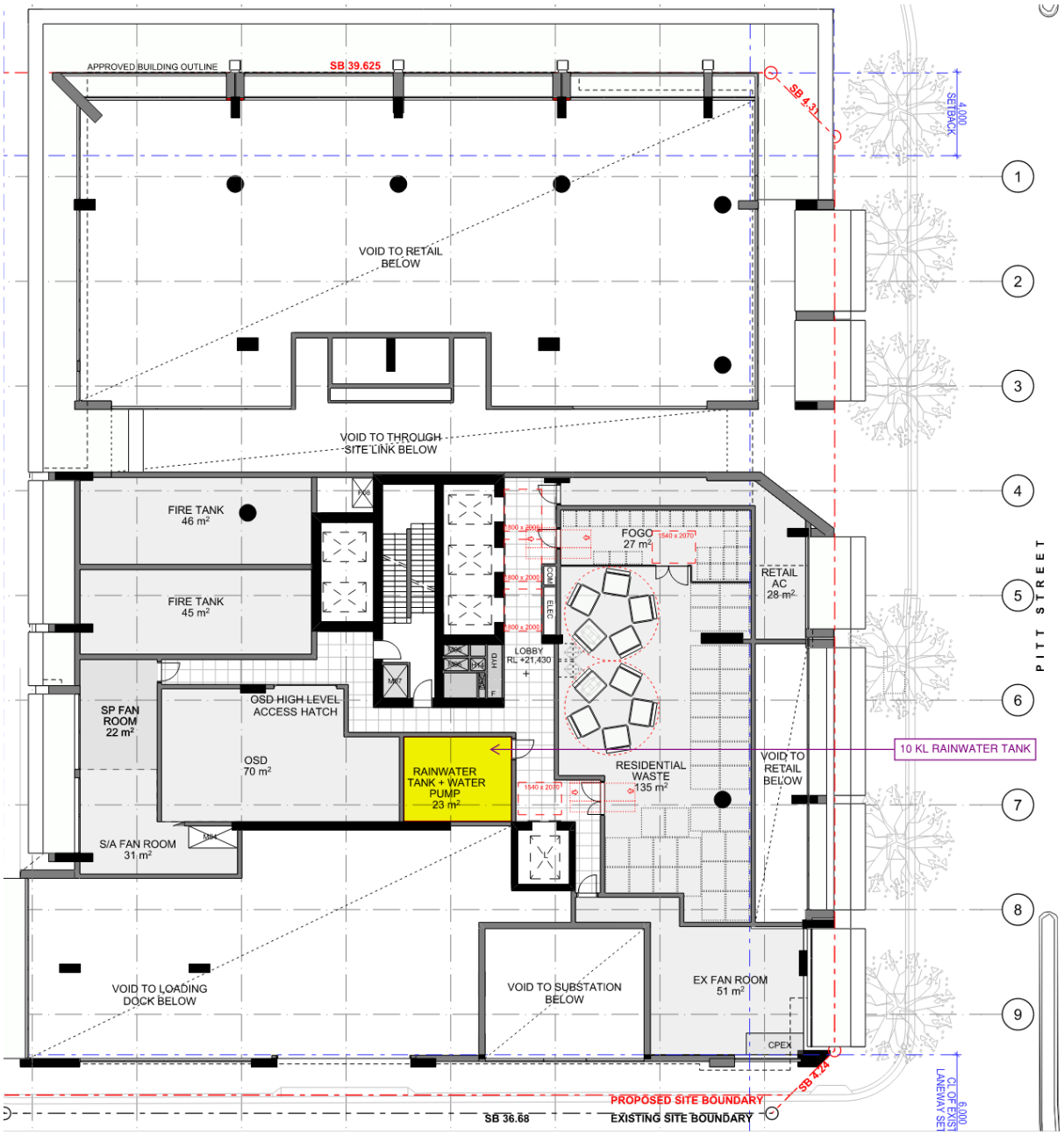


Figure 2 – Rainwater tank location

4.5 Stormwater

The 'Stormwater' category aims to ensure projects are responsibly treating stormwater to reduce the amount of polluted stormwater run-off entering local waterways such as rivers, streams, wetlands and bays. This can be achieved by the following water sensitive urban design strategies (WSUD), rainwater tanks, raingardens, porous paving and landscaping.

The Cumberland City Council Development Control 2021 Plan Part G4: Stormwater and Drainage stormwater quality treatment target reduction removal rates are as shown below:

- 90% reduction in litter - all anthropogenic materials with a minimum dimension >5mm (e.g. cans, bottles, wrapping materials, food scraps)
- 85% reduction in coarse sediment - coarse sand and soil particles (<0.5mm diameter)

- 60% reduction in nutrients - total phosphorous nitrogen
- 85% reduction in fine particles – coarse sand and soil particles (<0.05mm diameter)
- 90% reduction in cooking oil and grease – free floating oils that do not emulsify aqueous solutions
- 90% reduction in hydrocarbons including motor fuels, oils and greases – anthropogenic hydrocarbons that can be emulsified

The proposed development must demonstrate how it meets the water quality performance objectives as set out in the Urban Stormwater: Best Practice Environmental Management Guidelines (by CSIRO). To demonstrate compliance, a MUSIC model (Reference: EI Consulting Engineers MUSIC Model results SSDA issue) has been created to demonstrate the reduction targets have been achieved:

- 86.7% reduction in total suspended solids
- 65.9% reduction in total phosphorous
- 61.6% reduction in total nitrogen
- 100% reduction in gross pollutants

Table 5 Stormwater Management Design

Item	Principles/ Strategies
Stormwater Treatment	• MUSIC Model demonstrating above. • 10kL rainwater tank collection from roof area for irrigation.

4.6 Indoor Environment Quality

The 'Indoor Environment Quality' initiatives aim to enhance the comfort and well-being of occupants. This category address issues such as natural daylight, air quality and thermal comfort.

The 'Indoor Environment Quality' category rewards projects that achieve the following outcomes:

- Increased comfort and wellbeing
- Reduced exposure to pollutants

Table 6 Indoor Environment Quality Design

Item	Principles/ Strategies
Daylight Access	By providing daylight into the occupied spaces assist in providing views of the external which is an important part of wellbeing. The building has been designed to maximise the daylight access to the: • Living areas • Offices spaces • Common areas
Air Quality - Volatile Organic Compounds	Volatile Organic Compounds (VOCs) are toxins within a building, particularly in new builds. By having low VOCs within the building design improves occupant wellbeing. The building has been designed to minimise VOCs by specifying low VOCs in the selection of the following. • Paints • Adhesives • Sealants • Carpets

4.7 Waste Management

Waste generated from demolition, construction, and operation of the project will be managed to divert waste from landfill where possible. The Cumberland DCP 2021 Part G8: Waste Management requirements are addressed in the strategies listed in the Table 7.

Table 7 Waste Management

Item	Principles/ Strategies
Construction Waste	A Waste Management Plan (WMP) to be developed for demolition and construction waste outlining: • The volume and type of waste to be generated • How waste is stored and treated on-site • How waste is disposed of • How ongoing waste management will function • Information about reuse • Recycling and disposal options for all waste produced on-site, including excavation materials
Operational Waste	An Operational Waste Management Plan (OWMP) has been developed for residential, commercial and retail components of the development to comply with the requirements of Cumberland DCP 2021 Part G8: Waste Management, including: • Waste generation estimates and bin summaries • Waste disposal procedures • Waste collection procedures
Hazardous Waste Management	Any hazardous waste on site will require management involving a license or permit from the NSW Environment Protection Authority (EPA).

4.8 Urban heat management

The Cumberland City Council DCP 2021 Part 5 requires residential development to include strategies to reduce 'heat island effect' through the incorporation of green infrastructure, water, and cool materials. The project aims to implement the strategies outlined in Table 8.

Table 8 Urban heat management

Item	Principles/ Strategies
Shading	• Photovoltaic panels to provide shading to roof
Material finishes	• Roof to be constructed from high albedo, low solar absorptance or a high solar reflectance material • Pavements to be predominantly light colours
Vegetation	• 30.1% of the site is covered with landscaping.

Appendix A – NCC Section J Report

Consultant Advice Notice

Reference No.	NSW240066-ESD-CAN-BS01
Project:	Merrylands Community Living – 215, 229-239 Pitt St, Merrylands
Date:	28.11.2025
Revision:	B
Attention:	David Williams | Impact Group
Copy:	- | -
From:	Stephen Tien | Intrax Projects
Pages:	5 + appendices

National Construction Code 2022 - Preliminary Section J Assessment

The purpose of this consultant advice notice is to provide a preliminary assessment of the National Construction Code Section J in relation to building fabric compliance.

1. Assessment Basis

The following general information and assumptions have been made:

Table 1: General Assessment Assumptions	
NCC Building Classes	3 – Residential Lobby 5 – Commercial 6 - Retail
Climate Zone	6
NCC Version	2022
Documentation Received	Architectural Drawings issued For Development Application, rev A

2. Thermal Insulation

2.1. Residential Lobby

The following minimum insulation levels are required in order to meet Section J deemed-to-satisfy requirements:

Table 2: Residential Lobby Minimum Thermal Insulation

Item	Required R Value (effective)	Possible configuration(s)
Wall (exposed)	2.0	Concrete or masonry – insulation in stud space (90mm R2.7) – plasterboard Lightweight cladding – thermal break (R0.2) – insulation in stud space (90mm R2.7) – plasterboard
Wall (internal to unconditioned space)	2.0	Plasterboard – insulation (90mm R2.7) – plasterboard
Floor (slab on ground)	N/A	N/A
Floor (exposed slab)	2.0	Concrete – insulation (R2.0)
Roof	3.2	Concrete – rigid insulation (R3.0)

Notes:

- Wall construction utilising steel structure is required to include a thermal break of minimum R0.2.
- Roof construction utilising steel structure is required to include a thermal break of minimum R0.5.

2.2. Commercial

The following minimum insulation levels are required in order to meet Section J deemed-to-satisfy requirements:

Table 2: Commercial Minimum Thermal Insulation

Item	Required R Value (effective)	Possible configuration(s)
Wall (exposed)	2.0	Concrete or masonry – insulation in stud space (90mm R2.7) – plasterboard Lightweight cladding – thermal break (R0.2) – insulation in stud space (90mm R2.7) – plasterboard

Wall (internal to unconditioned space)	2.0	Plasterboard – insulation (90mm R2.7) – plasterboard
Floor (slab on ground)	N/A	N/A
Floor (exposed slab)	2.0	Concrete – insulation (R2.0)
Roof	3.2	Concrete – rigid insulation (R3.0)

Notes:

- Wall construction utilising steel structure is required to include a thermal break of minimum R0.2.
- Roof construction utilising steel structure is required to include a thermal break of minimum R0.5.

2.3. Retail

The following minimum insulation levels are required in order to meet Section J deemed-to-satisfy requirements:

Table 2: Retail Minimum Thermal Insulation

Item	Required R Value (effective)	Possible configuration(s)
Wall (exposed)	2.0	Concrete or masonry – insulation in stud space (90mm R2.7) – plasterboard Lightweight cladding – thermal break (R0.2) – insulation in stud space (90mm R2.7) – plasterboard
Wall (internal to unconditioned space)	2.0	Plasterboard – insulation (90mm R2.7) – plasterboard
Floor (slab on ground)	N/A	N/A
Floor (exposed slab)	2.0	Concrete – insulation (R2.0)
Roof	3.2	Concrete – rigid insulation (R3.0)

Notes:

- Wall construction utilising steel structure is required to include a thermal break of minimum R0.2.
- Roof construction utilising steel structure is required to include a thermal break of minimum R0.5.

3. Glazing

3.1. Residential Lobby Wall Glazing

The following minimum glazing system performance is required in order to meet Section J deemed-to-satisfy requirements:

Table 3: Residential Lobby Proposed Glazing System			
Glazing + frame system type (typical arrangement to meet performance requirements)	**Colour**	**U-value**	**SHGC**
Single glazing in aluminium frame	Clear	3.6	0.51

3.2. Commercial Wall Glazing

The following minimum glazing system performance is required in order to meet Section J deemed-to-satisfy requirements:

Table 3: Commercial Proposed Glazing System			
Glazing + frame system type (typical arrangement to meet performance requirements)	**Colour**	**U-value**	**SHGC**
Double glazing low E in aluminium frame	Tinted/Grey	3.6	0.21

3.3. Retail Wall Glazing

The following minimum glazing system performance is required in order to meet Section J deemed-to-satisfy requirements:

Table 3: Retail Proposed Glazing System			
Glazing + frame system type (typical arrangement to meet performance requirements)	**Colour**	**U-value**	**SHGC**
Double glazing in thermally broken aluminium frame	Tinted/Grey	3.6	0.25

4. Additional Section J Requirements

The following additional Section J requirements apply:

Table 4: Additional Requirements

Item	Requirement
J4D3 Thermal Construction - General	Insulation to be installed in accordance with J4D3 to prevent thermal bridging.
J4D4 Roof & Ceiling	Solar absorptance for roof upper surfaces to be maximum 0.45.
J5D5 External Windows and Doors	• All doors and windows forming part of the envelope to a conditioned space to be weather stripped in accordance with J5D5. • External doors opening to a conditioned space are to be self-closing or provided with an air lock. • Loading docks provided with rapid roller door(s).
J5D7 Construction of Roof, Walls and Floors	Building sealing to be in accordance with J5D7 to minimise building leakage.

Appendix A - Glazing Calculator

NCC 2022 J4D6 Façade Calculator - Residential Lobby

Date:	2025.11.19
Project No.	NSW240066
Project Name	Anglicare - 215, 229-23
Engineer	CC
Building Class	Class 2 common area
Climate Zone	6

Glazing

Orientatior	Area	% Area	SHGC	U-Value
North	24.8	58%	0.51	3.6
East	13.32	54%	0.51	3.6
South	0	0%	0.51	3.6
West	0	0%	0.51	3.6

Wall

Orientatior	Façade Are	Wall Area	R-Value	U-Value
North	42.9	18.1	2.0	0.50
East	24.8	11.43	2.0	0.50
South	19.5	19.5	2.0	0.50
West	36.5	36.5	2.0	0.50

Compliance	Solar Transmission			Conductance (U-value)		
	Achieved	Maximum	Compliant	Achieved	Maximum	Compliant
Results	**16.7**	17.0	Pass	**1.46**	2.00	Pass

Glazing Schedule

North

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
N1	4	0.51	3.6	3	3.3	0	0	0.9	0.38	0.02	0.336
N2	20.8	0.51	3.6	3	3.3	0	0	0.9	0.38	0.09	1.745
N3	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
N4	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
N5	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
N6	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
N7	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
N8	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
N9	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
N10	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
N11	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0

East

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
E1	4.32	0.51	3.6	1.5	3.6	0	0	0.4	0.64	0.06	0.628
E2	9	0.51	3.6	1.5	3	0	0	0.5	0.57	0.11	1.309
E3	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
E4	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
E5	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
E6	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
E7	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
E8	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
E9	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
E10	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
E11	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0

South

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
S1	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
S2	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
S3	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
S4	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
S5	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
S6	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
S7	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
S8	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
S9	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
S10	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
S11	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0

West

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
W1	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
W2	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
W3	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
W4	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
W5	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
W6	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
W7	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
W8	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
W9	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
W10	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0
W11	0	0.51	3.6	0	0	0	0	0	1.00	0.00	0

NCC 2022 J4D6 Façade Calculator - Commercial

Date:	2025.11.19
Project No.	NSW240066
Project Name	Anglicare - 215, 229-2
Engineer	CC
Building Class	5
Climate Zone	6

Glazing

Orientatio	Area	% Area	SHGC	U-Value
North	159.063	43%	0.21	3.6
East	264.95	77%	0.21	3.6
South	214.9	58%	0.21	3.6
West	291.55	78%	0.21	3.6

Wall

Orientatio	Façade Are	Wall Area	R-Value	U-Value
North	372.9	213.837	2.0	0.50
East	341.9	76.95	2.0	0.50
South	368.6	153.7	2.0	0.50
West	374.5	82.95	2.0	0.50

Compliance	Solar Transmission			Conductance (U-value)		
	Achieved	Maximum	Compliant	Achieved	Maximum	Compliant
Results	**294.1**	304.0	Pass	**1.76**	2.00	Pass

Glazing Schedule

North

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
N1	6.48	0.21	3.6	1	5.7	2.3	0.4	0.2	0.99	0.00	0.06
N2	14.6	0.21	3.6	1	5.7	2.3	0.4	0.2	0.99	0.01	0.14
N3	4.76	0.21	3.6	1	5.7	2.3	0.4	0.2	0.99	0.00	0.05
N4	4.76	0.21	3.6	1	5.7	2.3	0.4	0.2	0.99	0.00	0.05
N5	4.76	0.21	3.6	1	5.7	2.3	0.4	0.2	0.99	0.00	0.05
N6	4.76	0.21	3.6	1	5.7	2.3	0.4	0.2	0.99	0.00	0.05
N7	9.86	0.21	3.6	1	5.7	2.3	0.4	0.2	0.99	0.01	0.1
N8	4.76	0.21	3.6	1	5.7	2.3	0.4	0.2	0.99	0.00	0.05
N9	4.76	0.21	3.6	1	5.7	2.3	0.4	0.2	0.99	0.00	0.05
N10	9.86	0.21	3.6	1	5.7	2.3	0.4	0.2	0.99	0.01	0.1
N11	4.76	0.21	3.6	1	5.7	2.3	0.4	0.2	0.99	0.00	0.05

East

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
E1	19.7	0.21	3.6	1.5	6.6	3	0.5	0.2	1.00	0.01	0.21
E2	17.2	0.21	3.6	1.5	6.6	3	0.5	0.2	1.00	0.01	0.18
E3	24	0.21	3.6	1.5	6.6	3	0.5	0.2	1.00	0.01	0.25
E4	15	0.21	3.6	1.5	6.6	3	0.5	0.2	1.00	0.01	0.16
E5	12.6	0.21	3.6	1.5	6.6	3	0.5	0.2	1.00	0.01	0.13
E6	13.1	0.21	3.6	1.5	6.6	3	0.5	0.2	1.00	0.01	0.14
E7	16.5	0.21	3.6	1.5	6.6	3	0.5	0.2	1.00	0.01	0.17
E8	4.82	0.21	3.6	0	0	0	0	0	1.00	0.00	0.05
E9	11.6	0.21	3.6	2.8	5.3	1.9	0.4	0.5	0.90	0.01	0.12
E10	19.7	0.21	3.6	0	0	0	0	0	1.00	0.01	0.21
E11	17.2	0.21	3.6	0	0	0	0	0	1.00	0.01	0.18

South

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
S1	29.5	0.21	3.6	0	0	0	0	0	1.00	0.02	0.29
S2	23	0.21	3.6	0	0	0	0	0	1.00	0.01	0.23
S3	47.2	0.21	3.6	0	0	0	0	0	1.00	0.03	0.46
S4	10.8	0.21	3.6	0	0	0	0	0	1.00	0.01	0.11
S5	27.9	0.21	3.6	0	0	0	0	0	1.00	0.02	0.27
S6	21.8	0.21	3.6	0	0	0	0	0	1.00	0.01	0.21
S7	44.5	0.21	3.6	0	0	0	0	0	1.00	0.03	0.44
S8	10.2	0.21	3.6	0	0	0	0	0	1.00	0.01	0.1
S9	0	0.21	3.6	0	0	0	0	0	1.00	0.00	0
S10	0	0.21	3.6	0	0	0	0	0	1.00	0.00	0
S11	0	0.21	3.6	0	0	0	0	0	1.00	0.00	0

West

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
W1	15.5	0.21	3.6	0	0	0	0	0	1.00	0.01	0
W2	4.76	0.21	3.6	0	0	0	0	0	1.00	0.00	0
W3	4.76	0.21	3.6	0	0	0	0	0	1.00	0.00	0
W4	9.52	0.21	3.6	0	0	0	0	0	1.00	0.01	0
W5	4.49	0.21	3.6	0	0	0	0	0	1.00	0.00	0
W6	12.8	0.21	3.6	0	0	0	0	0	1.00	0.01	0
W7	45.6	0.21	3.6	0	0	0	0	0	1.00	0.03	0
W8	16.9	0.21	3.6	0	0	0	0	0	1.00	0.01	0
W9	31	0.21	3.6	0	0	0	0	0	1.00	0.02	0
W10	12.1	0.21	3.6	0	0	0	0	0	1.00	0.01	0
W11	3.71	0.21	3.6	0	0	0	0	0	1.00	0.00	0

NCC 2022 J4D6 Façade Calculator - Retail

Date:	2025.11.19
Project No.	NSW240066
Project Name	Anglicare - 215, 229-2
Engineer	CC
Building Class	6
Climate Zone	6

Glazing

Orientatio	Area	% Area	SHGC	U-Value
North	189.35	79%	0.25	3.6
East	164.84	75%	0.25	3.6
South	0	0%	0.25	3.6
West	79.91	72%	0.25	3.6

Wall

Orientatio	Façade Are	Wall Area	R-Value	U-Value
North	240	50.65	2.0	0.50
East	219.7	54.86	2.0	0.50
South	203	203	2.0	0.50
West	111.3	31.39	2.0	0.50

Compliance	Solar Transmission			Conductance (U-value)		
	Achieved	Maximum	Compliant	Achieved	Maximum	Compliant
Results	**135.8**	136.6	Pass	**1.87**	2.00	Pass

Glazing Schedule

North

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
N1	3.68	0.25	3.6	0	0	0	0	0	1.00	0.00	0.06
N2	10.2	0.25	3.6	0	0	0	0	0	1.00	0.01	0.15
N3	11.4	0.25	3.6	0	0	0	0	0	1.00	0.01	0.17
N4	11.4	0.25	3.6	0	0	0	0	0	1.00	0.01	0.17
N5	11.2	0.25	3.6	0	0	0	0	0	1.00	0.01	0.17
N6	10.4	0.25	3.6	3.2	4.5	0	0	0.7	0.46	0.00	0.16
N7	22	0.25	3.6	3.2	4.5	0	0	0.7	0.46	0.01	0.33
N8	7.5	0.25	3.6	3.2	5	0	0	0.6	0.51	0.00	0.11
N9	7.5	0.25	3.6	3.2	5	0	0	0.6	0.51	0.00	0.11
N10	25.2	0.25	3.6	3.2	4.5	0	0	0.7	0.46	0.01	0.38
N11	25.2	0.25	3.6	3.2	4.5	0	0	0.7	0.46	0.01	0.38

East

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
E1	15.4	0.25	3.6	0	0	0	0	0	1.00	0.02	0.25
E2	21	0.25	3.6	0	0	0	0	0	1.00	0.02	0.34
E3	27.9	0.25	3.6	0	0	0	0	0	1.00	0.03	0.46
E4	7.92	0.25	3.6	0	0	0	0	0	1.00	0.01	0.13
E5	15.2	0.25	3.6	3	3	0	0	1	0.35	0.01	0.25
E6	13.1	0.25	3.6	3	3	0	0	1	0.35	0.01	0.21
E7	9.45	0.25	3.6	3	3.5	0	0	0.9	0.38	0.00	0.15
E8	27.5	0.25	3.6	3	3	0	0	1	0.35	0.01	0.45
E9	27.5	0.25	3.6	3	5	0	0	0.6	0.51	0.02	0.45
E10	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
E11	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0

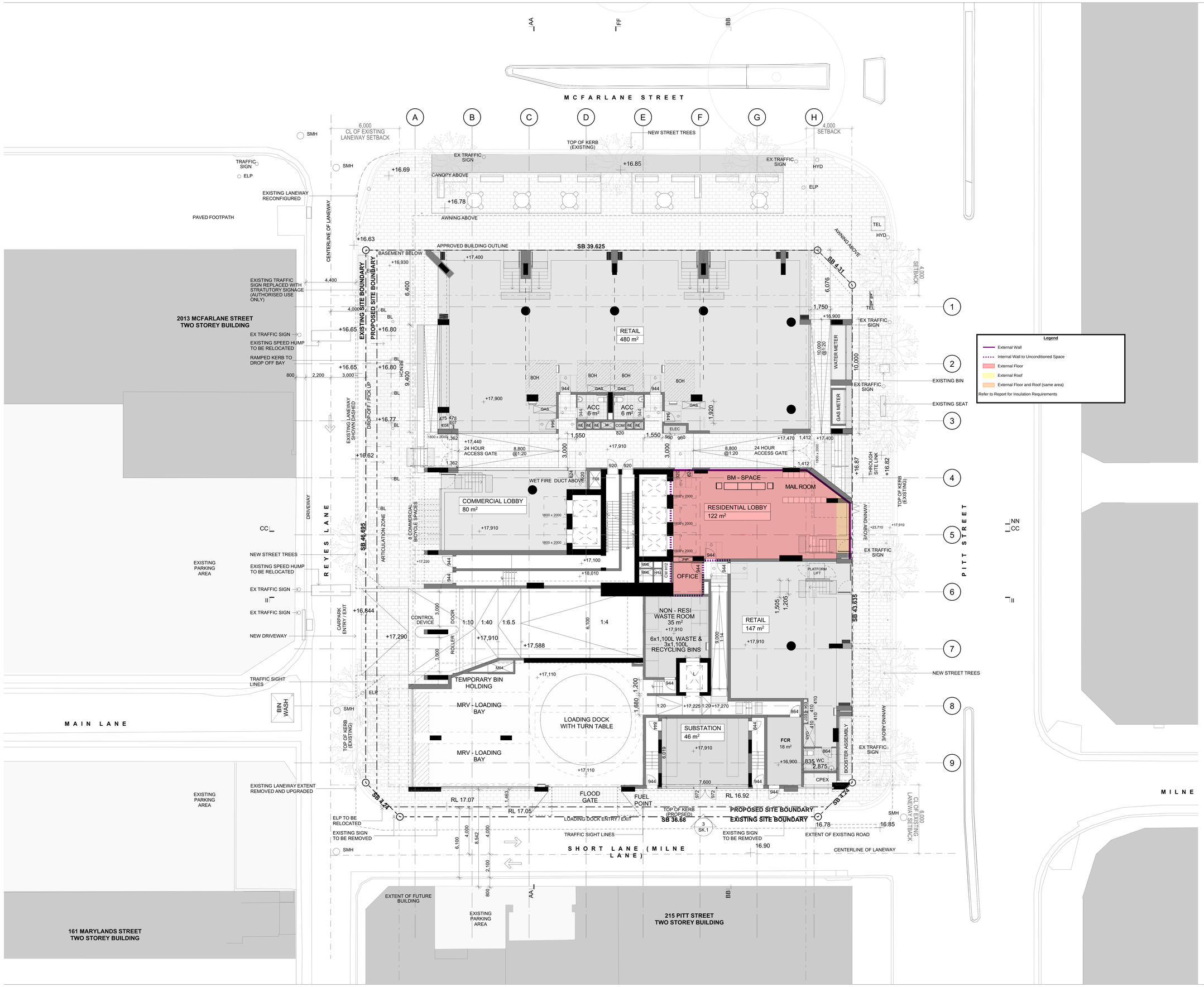
South

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
S1	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
S2	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
S3	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
S4	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
S5	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
S6	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
S7	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
S8	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
S9	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
S10	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
S11	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0

West

Glazing No	Area (sqm)	SHGC	U-Value	Projection (P) (m)	Height (H) (m)	Head offset (G) (m)	G/H	P/H	Shading Multiplier	Solar Admittance	Weighted U-Value
W1	7.2	0.25	3.6	0	0	0	0	0	1.00	0.02	0
W2	11.5	0.25	3.6	0	0	0	0	0	1.00	0.03	0
W3	2.24	0.25	3.6	0	0	0	0	0	1.00	0.01	0
W4	20.3	0.25	3.6	0.3	4.5	0	0	0.1	0.90	0.04	0
W5	32.4	0.25	3.6	0.3	4.5	0	0	0.1	0.90	0.07	0
W6	6.3	0.25	3.6	0.3	4.5	0	0	0.1	0.90	0.01	0
W7	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
W8	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
W9	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
W10	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0
W11	0	0.25	3.6	0	0	0	0	0	1.00	0.00	0

Appendix B - Drawing Markup Residential Lobby



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- LIVABLE APARTMENT

REVISION ID	AMENDMENT	DATE
P3	FOR INFORMATION	08/04/2025
P4	FOR INFORMATION	22/04/2025
P5	FOR INFORMATION	24/04/2025
P6	FOR INFORMATION	16/05/2025
P7	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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CLIENT

Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

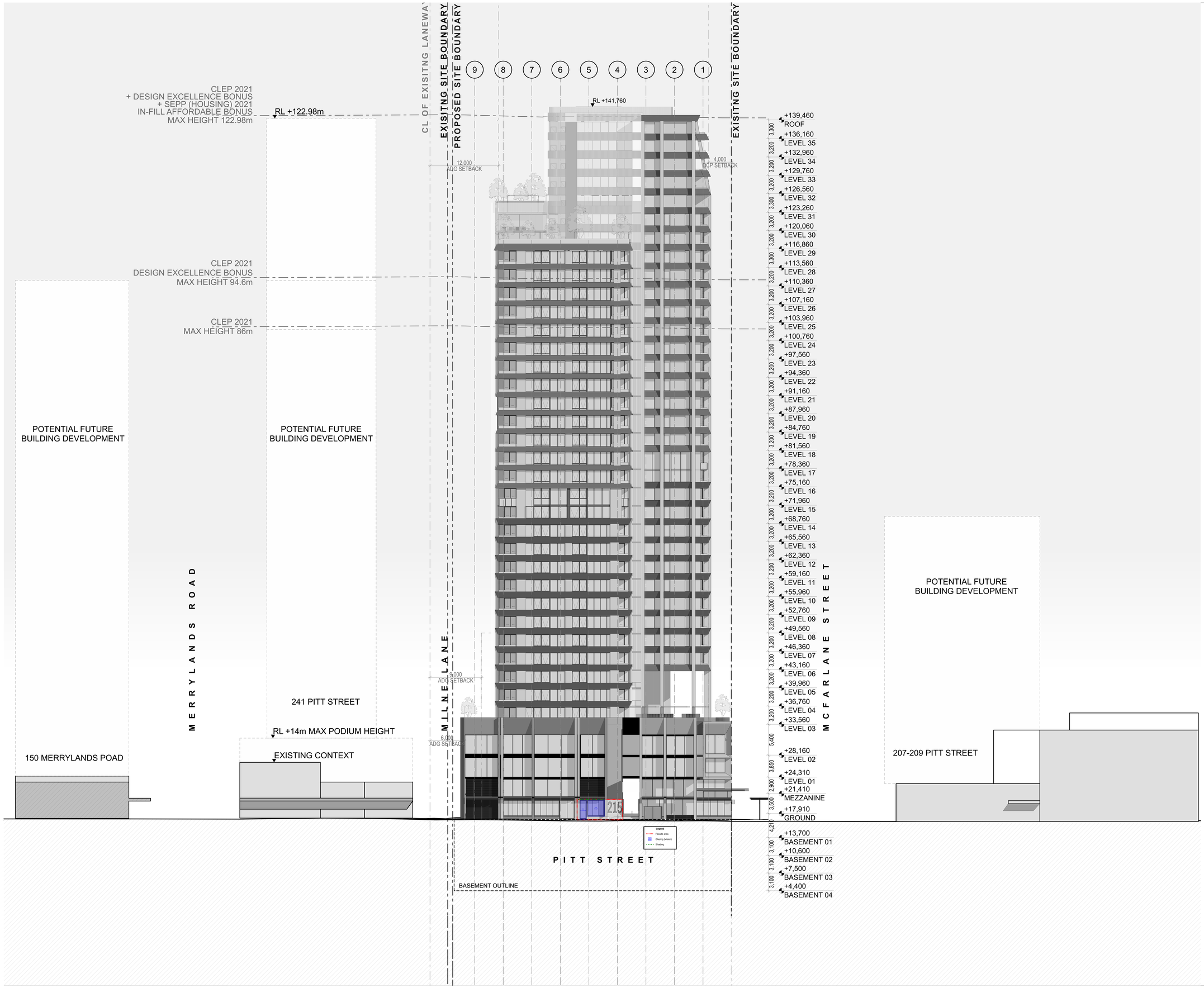
JOB NO
2421

CHECKED	DRAWN	
AA/JSN/CH	KH/BC	
DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
GROUND LEVEL PLAN

SHEET NO. SSDA 105
REVISION. A



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P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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Anglicare
ANGLICARE
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Norwest NSW 2153

0 3 6 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

CHECKED
AA/JSN/CH

DRAWN
SL

DATE
15/08/2024

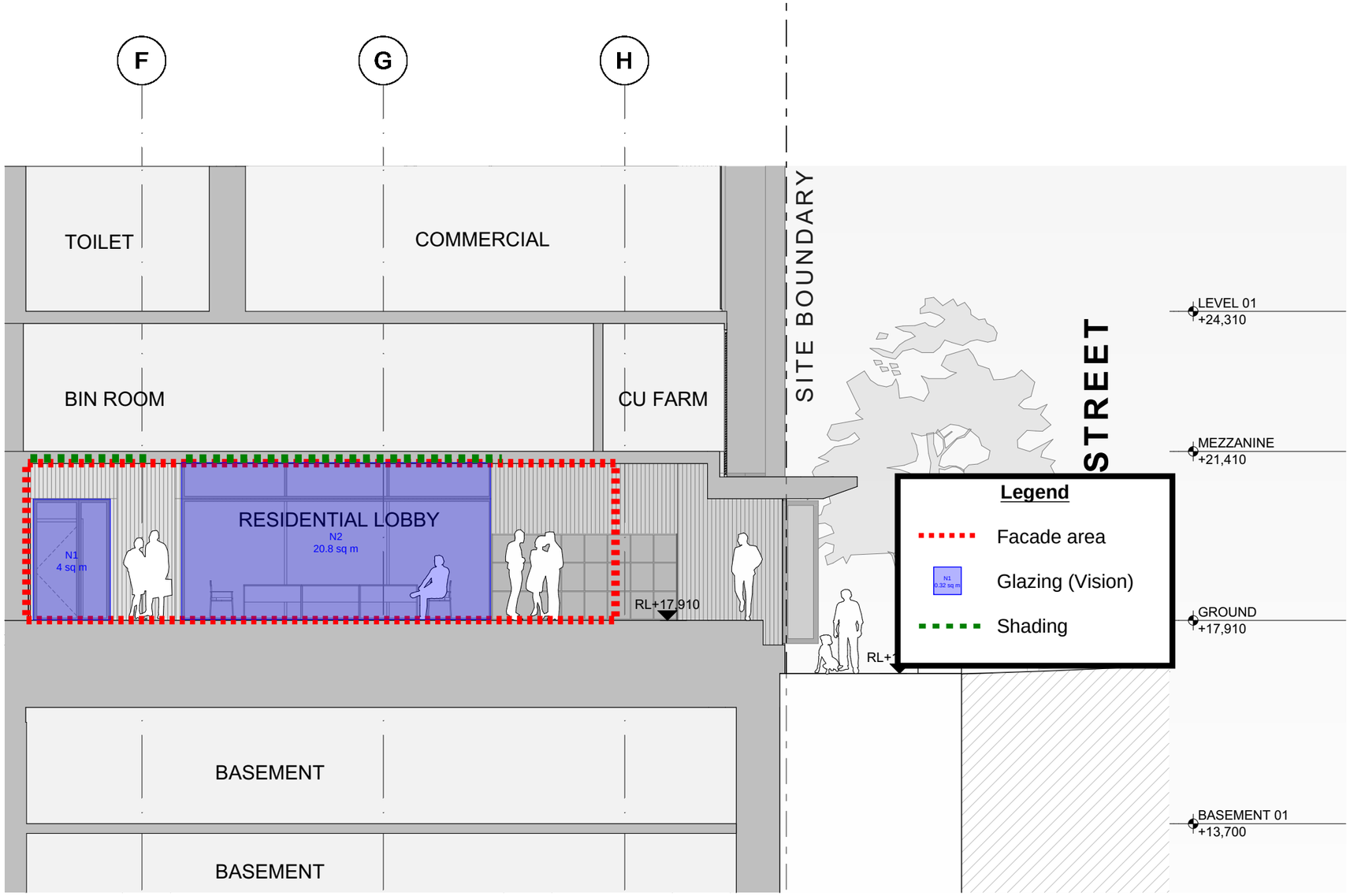
SCALE
1:300 @ A1 A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
EAST ELEVATION (PITT STREET)

SHEET NO.
SSDA 203

REVISION.
A



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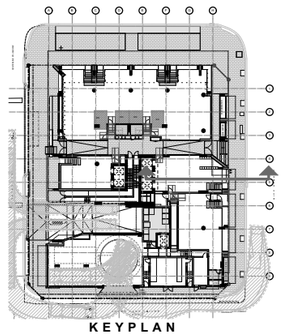

KEYPLAN

REVISION ID	AMENDMENT	DATE
01	FOR INFORMATION	22/04/2025
P1	FOR INFORMATION	24/04/2025
P2	FOR INFORMATION	16/05/2025
P3	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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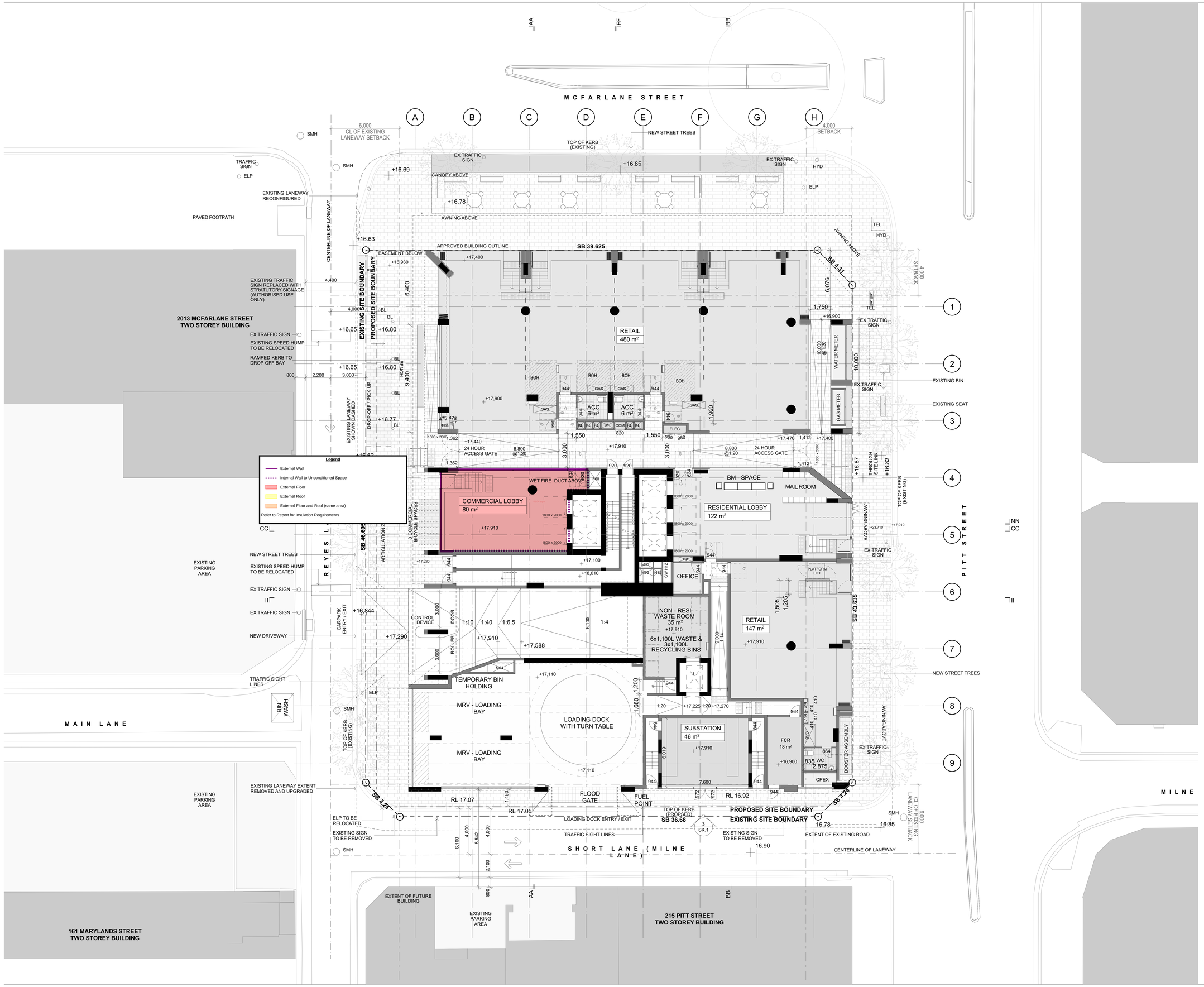
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

0 0.5 1.0 2.0m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN SL
DATE 15/08/2024
SCALE @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
RESIDENTIAL LOBBY INTERFACE SECTION
SHEET NO. SSDA 212
REVISION. A

Appendix C – Drawing Markup Commercial



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REVISION ID	AMENDMENT	DATE
P3	FOR INFORMATION	08/04/2025
P4	FOR INFORMATION	22/04/2025
P5	FOR INFORMATION	24/04/2025
P6	FOR INFORMATION	16/05/2025
P7	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

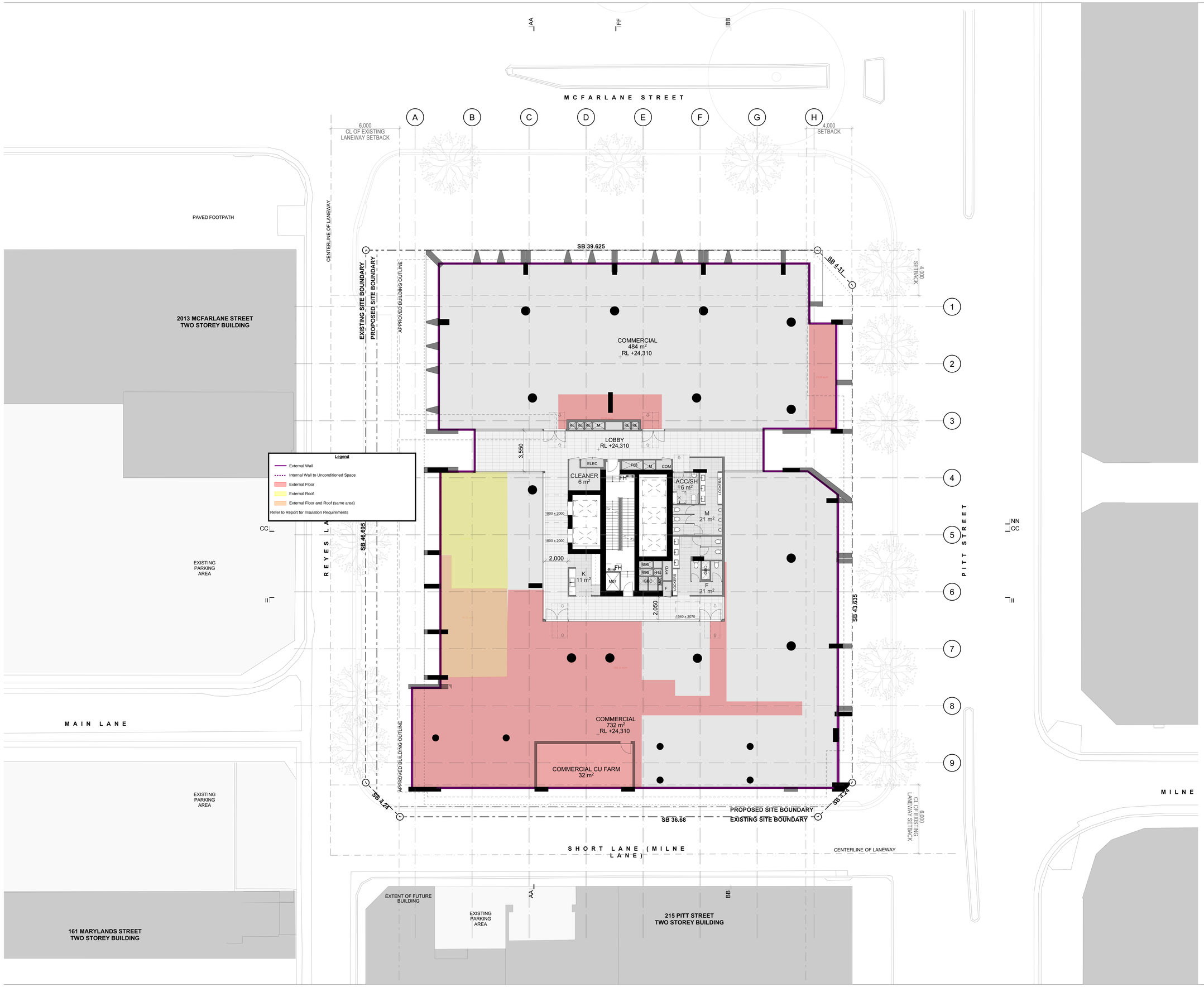
N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421

CHECKED	DRAWN
AA/JSN/CH	KH/BC
DATE	SCALE
15/08/2024	1:150 @ A1 A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
GROUND LEVEL PLAN

SHEET NO.	REVISION.
SSDA 105	A



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P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
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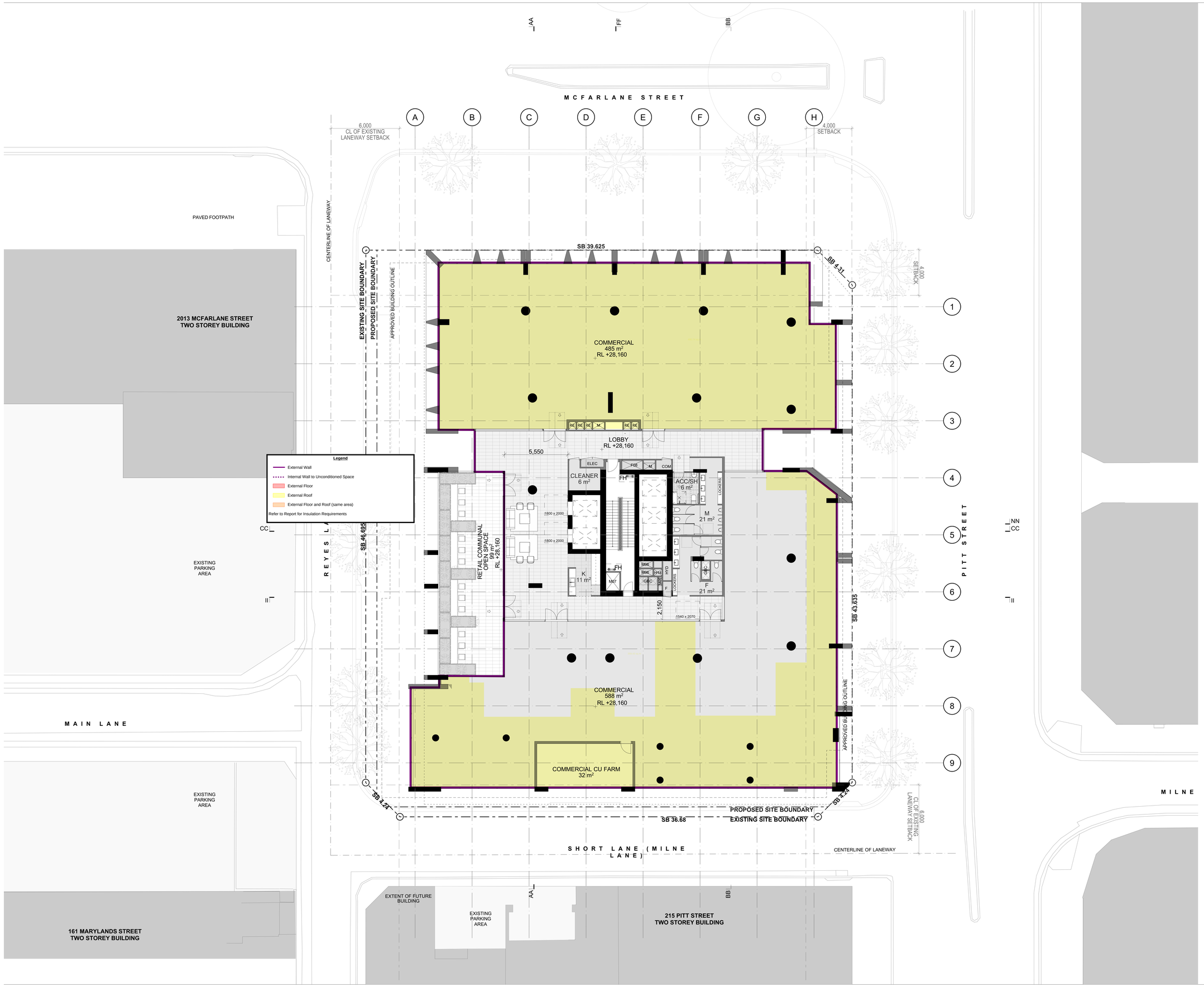
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN KH/BC
DATE 15/08/2024
SCALE 1:150 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
LEVEL 01 PLAN
SHEET NO. SSDA 107
REVISION. A



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- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

REVISION ID	AMENDMENT	DATE
P2	FOR INFORMATION	08/04/2025
P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

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ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

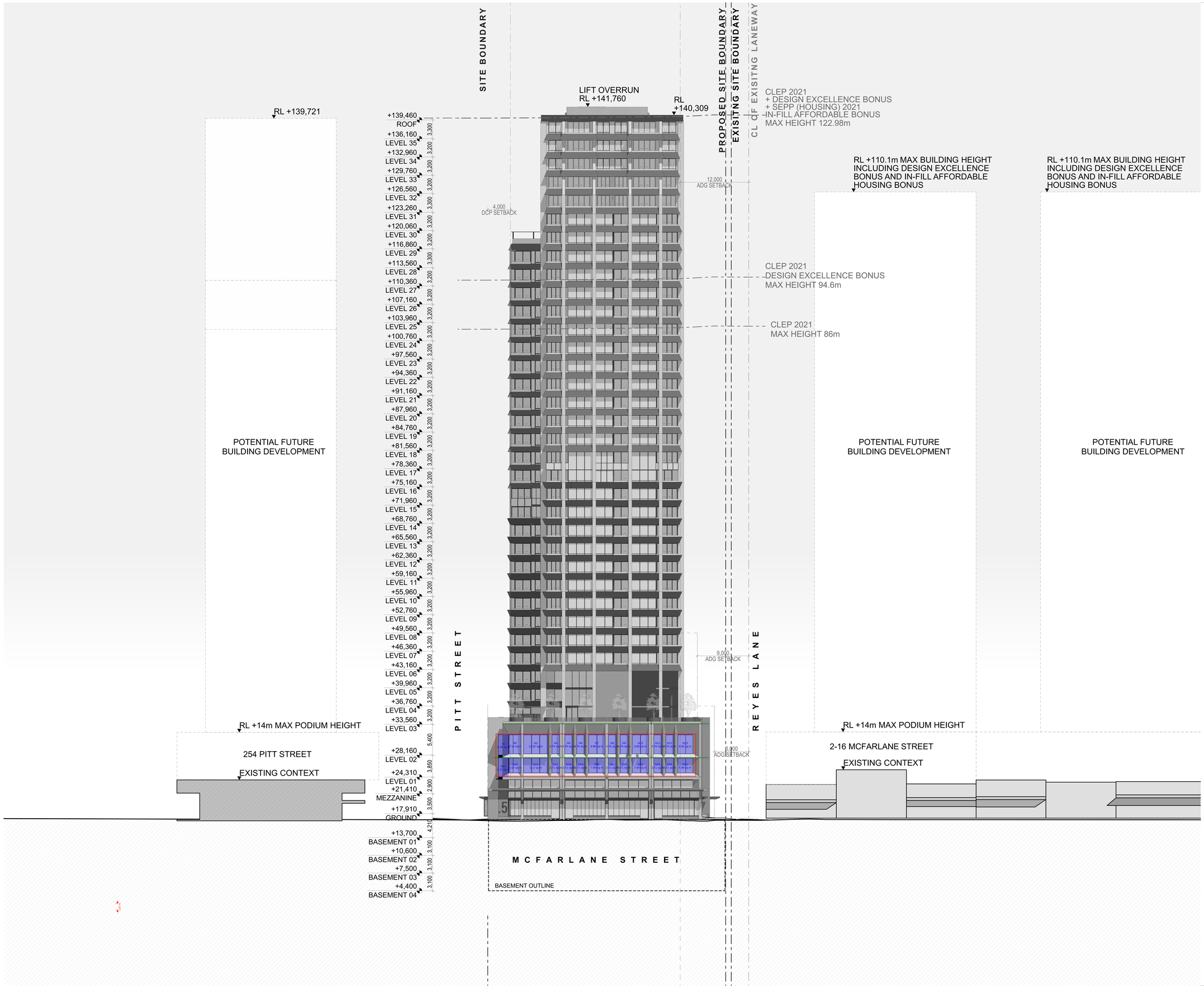
N
0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421

CHECKED	DRAWN	
AA/JSN/CH	KH/BC	
DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
LEVEL 02 PLAN

SHEET NO. SSDA 108
REVISION. A



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P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
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STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
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NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

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ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

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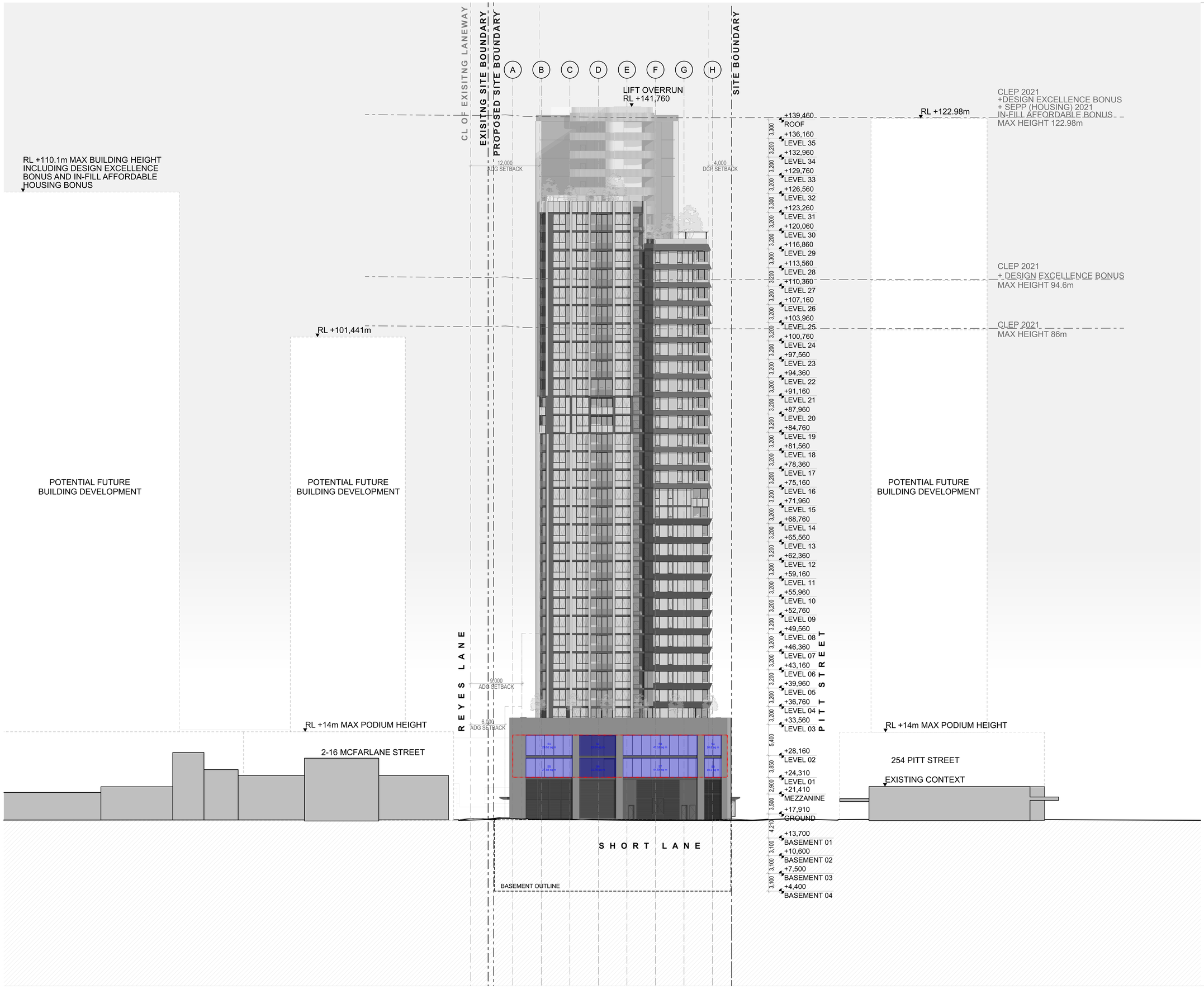
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
SL
DATE
15/08/2024
SCALE
1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
NORTH ELEVATION (MCFARLANE STREET)
SHEET NO.
SSDA 201
REVISION.
A



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P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

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STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

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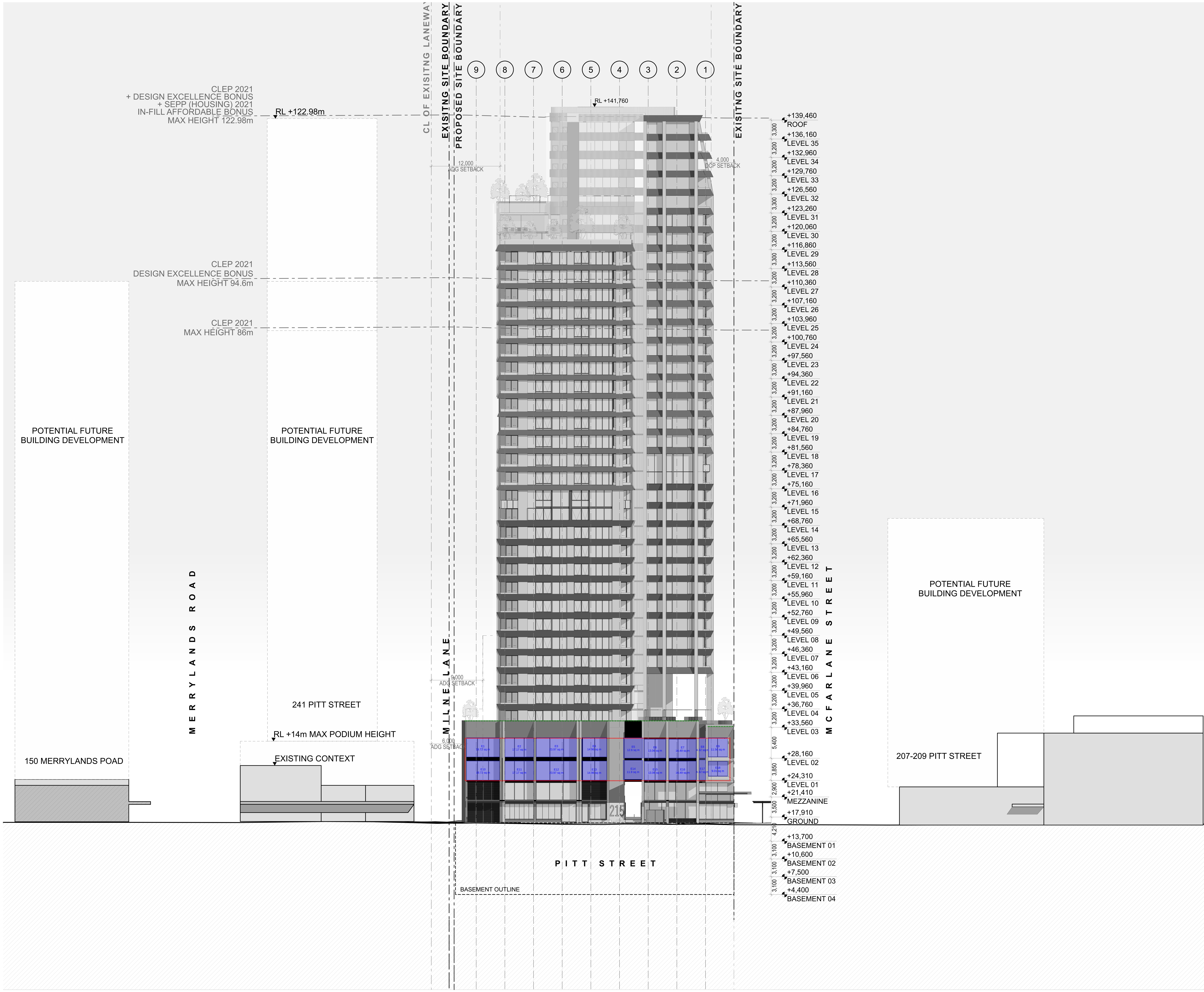
Suit 1.01 Level 1
Norwest NSW 2153

0 3 6 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
SL
DATE
15/08/2024
SCALE
1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SOUTH ELEVATION (SHORT LANE)
SHEET NO.
SSDA 202
REVISION.
A



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P3	FOR INFORMATION	24/04/2025
P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

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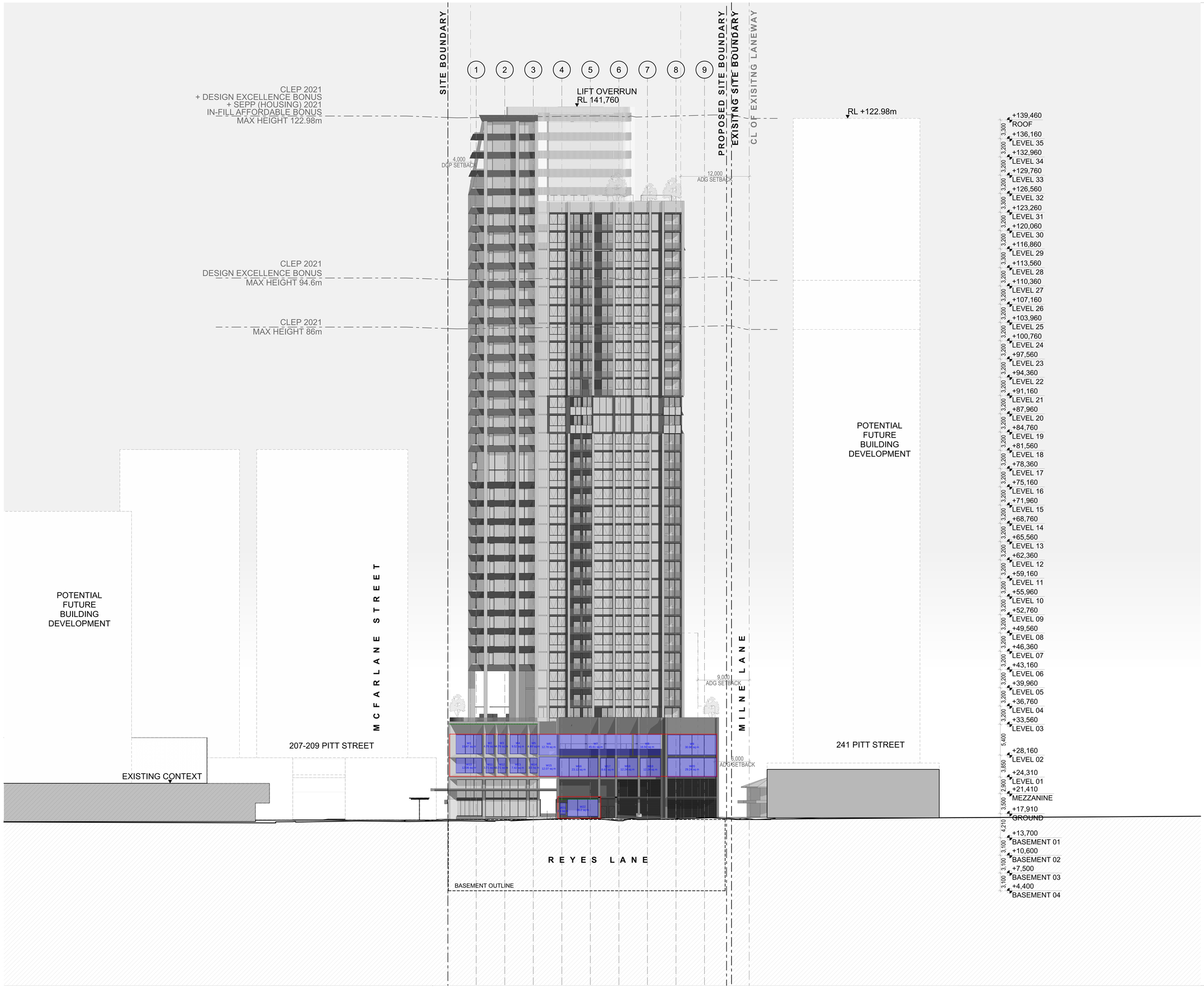
Suit 1.01 Level 1
Norwest NSW 2153

0 3 6 10m

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED AA/JSN/CH
DRAWN SL
DATE 15/08/2024
SCALE 1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
EAST ELEVATION (PITT STREET)
SHEET NO. SSDA 203
REVISION. A



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P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
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STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

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Suit 1.01 Level 1
Norwest NSW 2153

0 3 6 10m

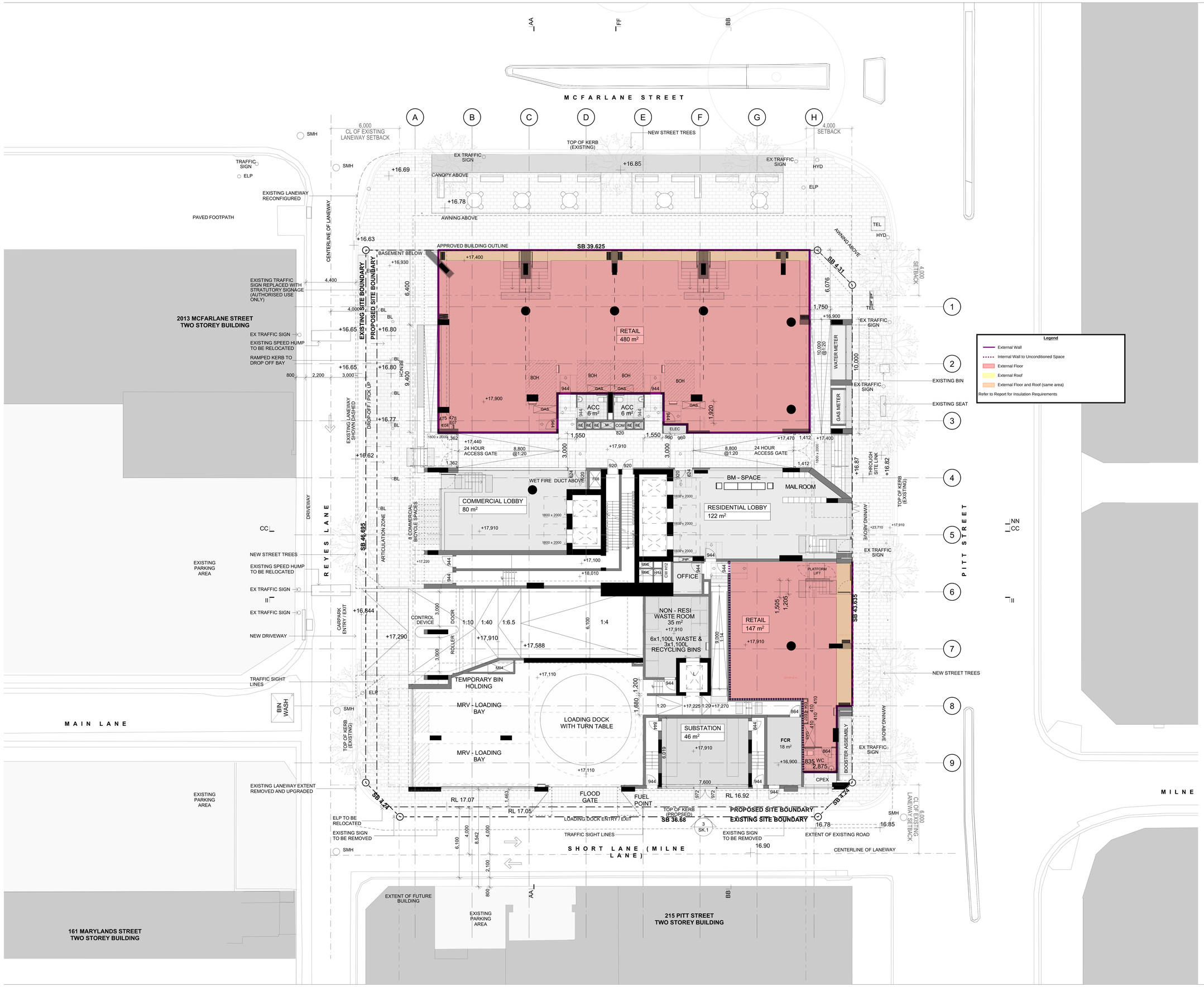
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421

CHECKED	DRAWN	
AA/JSN/CH	SL	
DATE	SCALE	
15/08/2024	1:300 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
WEST ELEVATION (REYES LANE)

SHEET NO.	REVISION.
SSDA 204	A

Appendix D - Drawing Markup Retail



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File: 2421_MERRYLANDS2
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- 2 BED APARTMENT
- 3 BED APARTMENT
- COMMERCIAL
- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

REVISION ID	AMENDMENT	DATE
P3	FOR INFORMATION	08/04/2025
P4	FOR INFORMATION	22/04/2025
P5	FOR INFORMATION	24/04/2025
P6	FOR INFORMATION	16/05/2025
P7	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT

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STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 049 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT

Anglicare

ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

N

0 2.5 5 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

JOB NO
2421

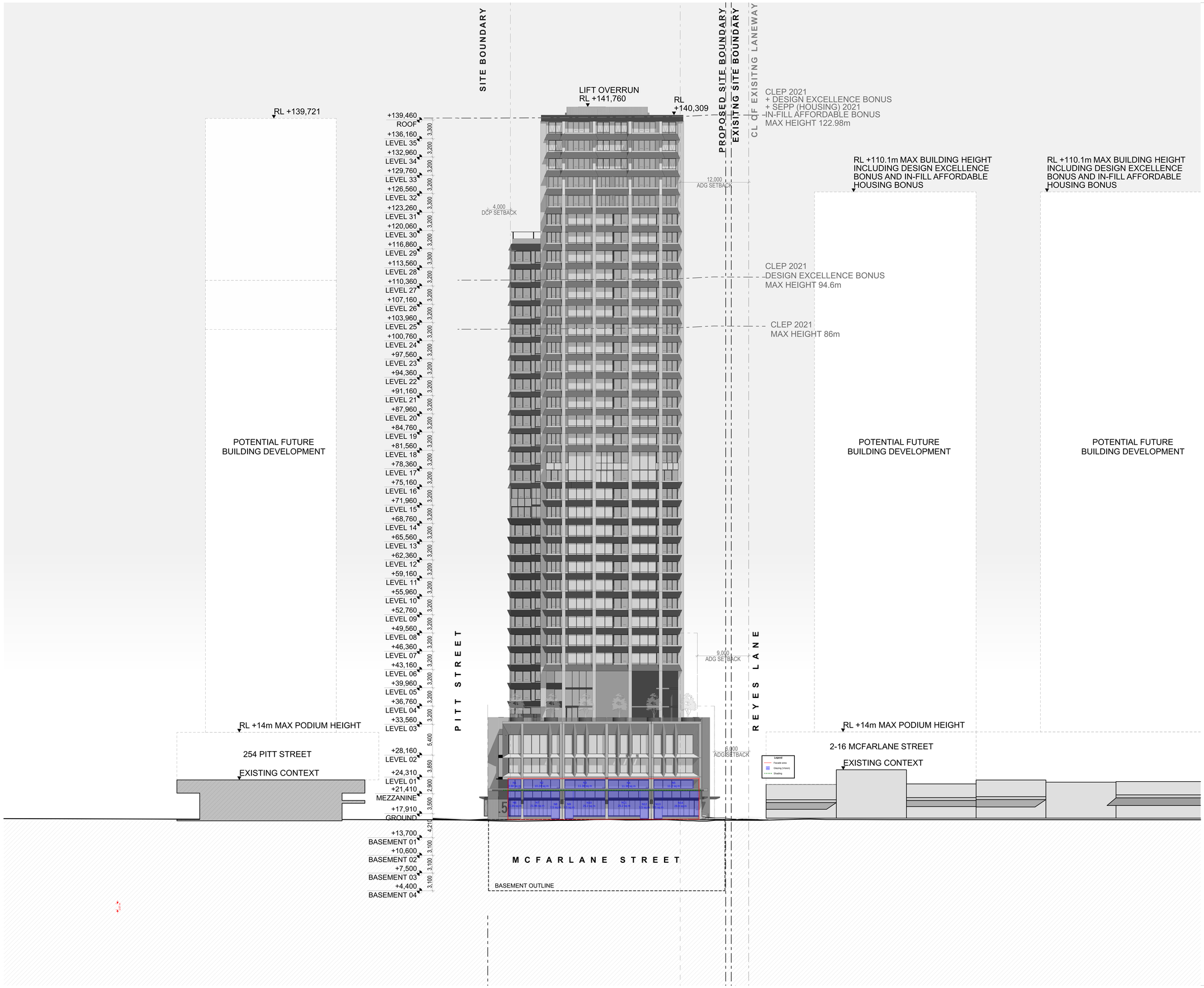
CHECKED	DRAWN
AA/JSN/CH	KH/BC

DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
GROUND LEVEL PLAN

SHEET NO.	REVISION.
SSDA 105	A



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P4	FOR INFORMATION	16/05/2025
P5	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
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STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

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Suit 1.01 Level 1
Norwest NSW 2153

0 3 6 10m

PROJECT
MERRYLANDS COMMUNITY LIVING

SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160

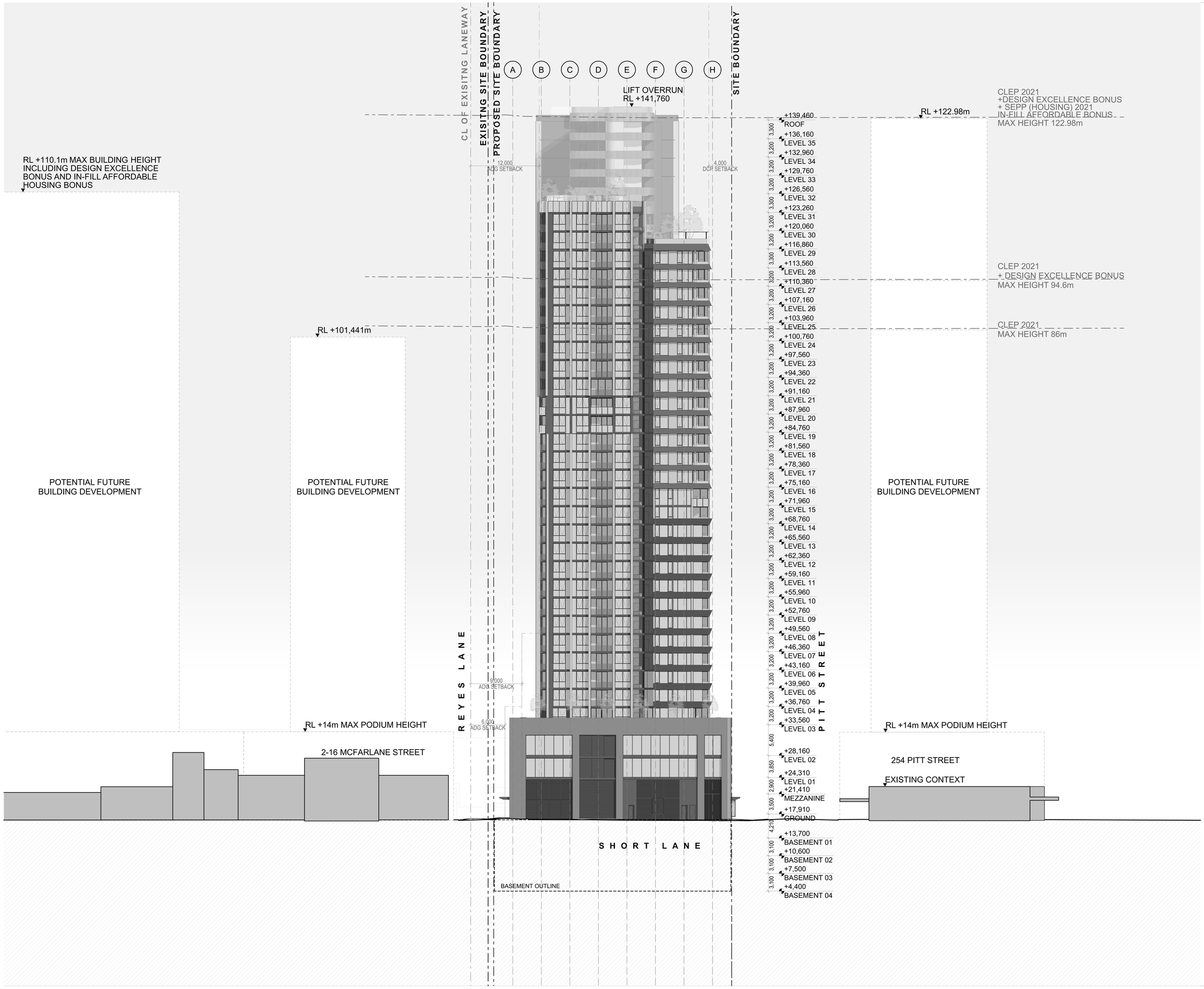
JOB NO
2421

CHECKED: AA/JSN/CH
DRAWN: SL
DATE: 15/08/2024
SCALE: 1:300 @ A1 A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
NORTH ELEVATION (MCFARLANE STREET)

SHEET NO. SSDA 201
REVISION. A



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61 MARLBOROUGH STREET
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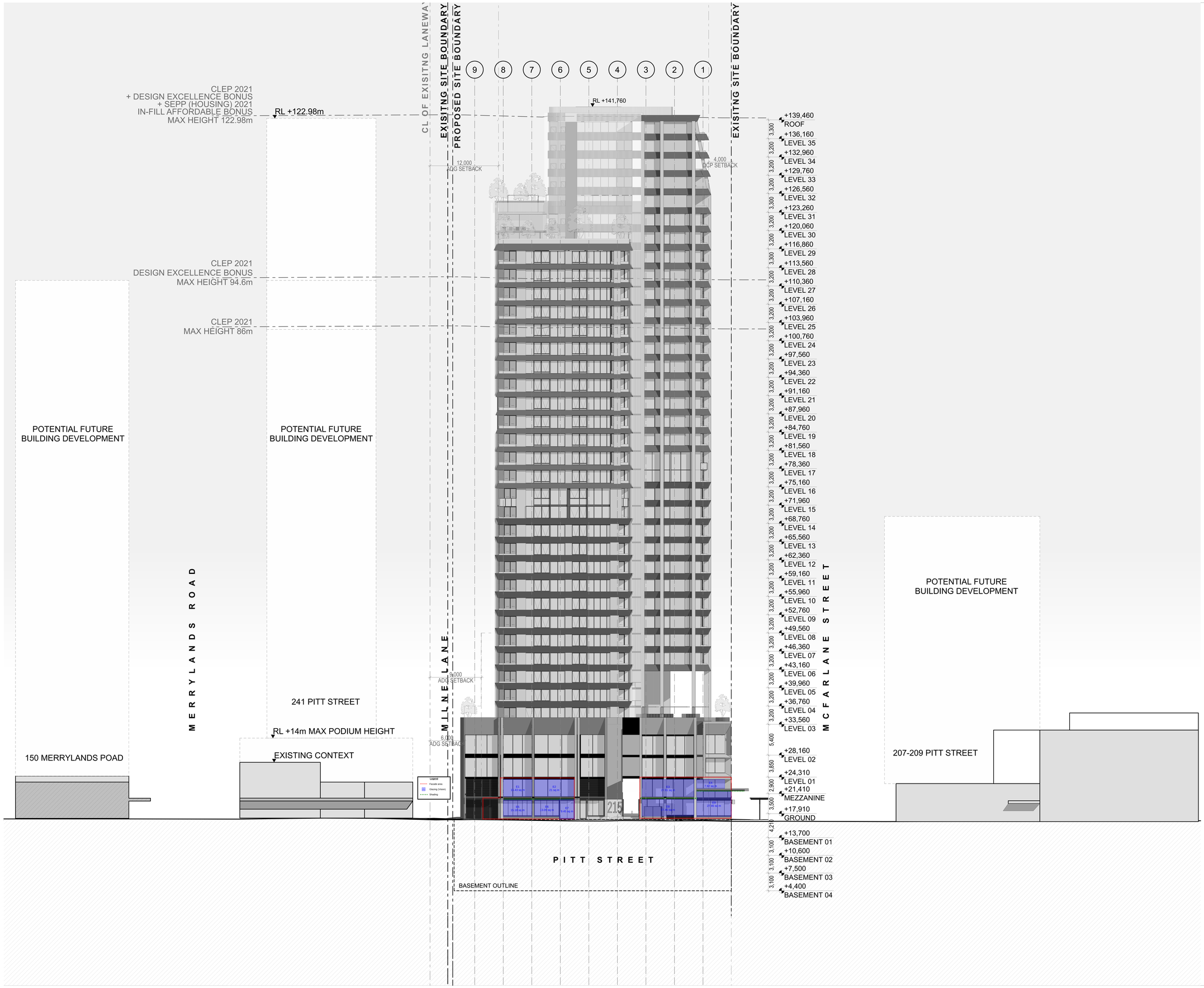
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421
CHECKED
AA/JSN/CH
DRAWN
SL
DATE
15/08/2024
SCALE
1:300 @ A1 A3@50%
PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
SOUTH ELEVATION (SHORT LANE)
SHEET NO.
SSDA 202
REVISION.
A



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JOB NO
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AA/JSN/CH

DRAWN
SL

DATE
15/08/2024

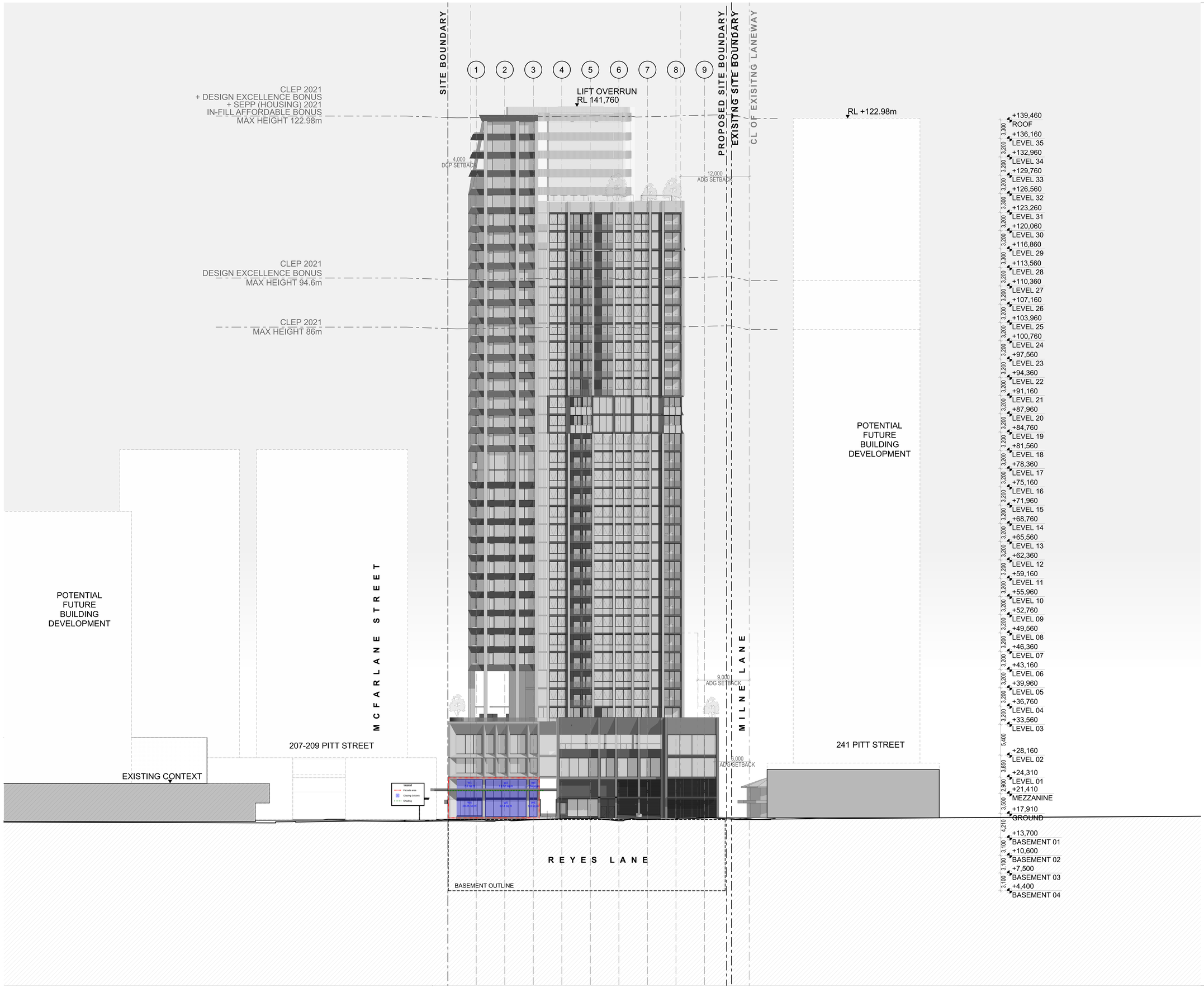
SCALE
1:300 @ A1 A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION

DRAWING TITLE
EAST ELEVATION (PITT STREET)

SHEET NO.
SSDA 203

REVISION.
A



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ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

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Norwest NSW 2153

0 3 6 10m

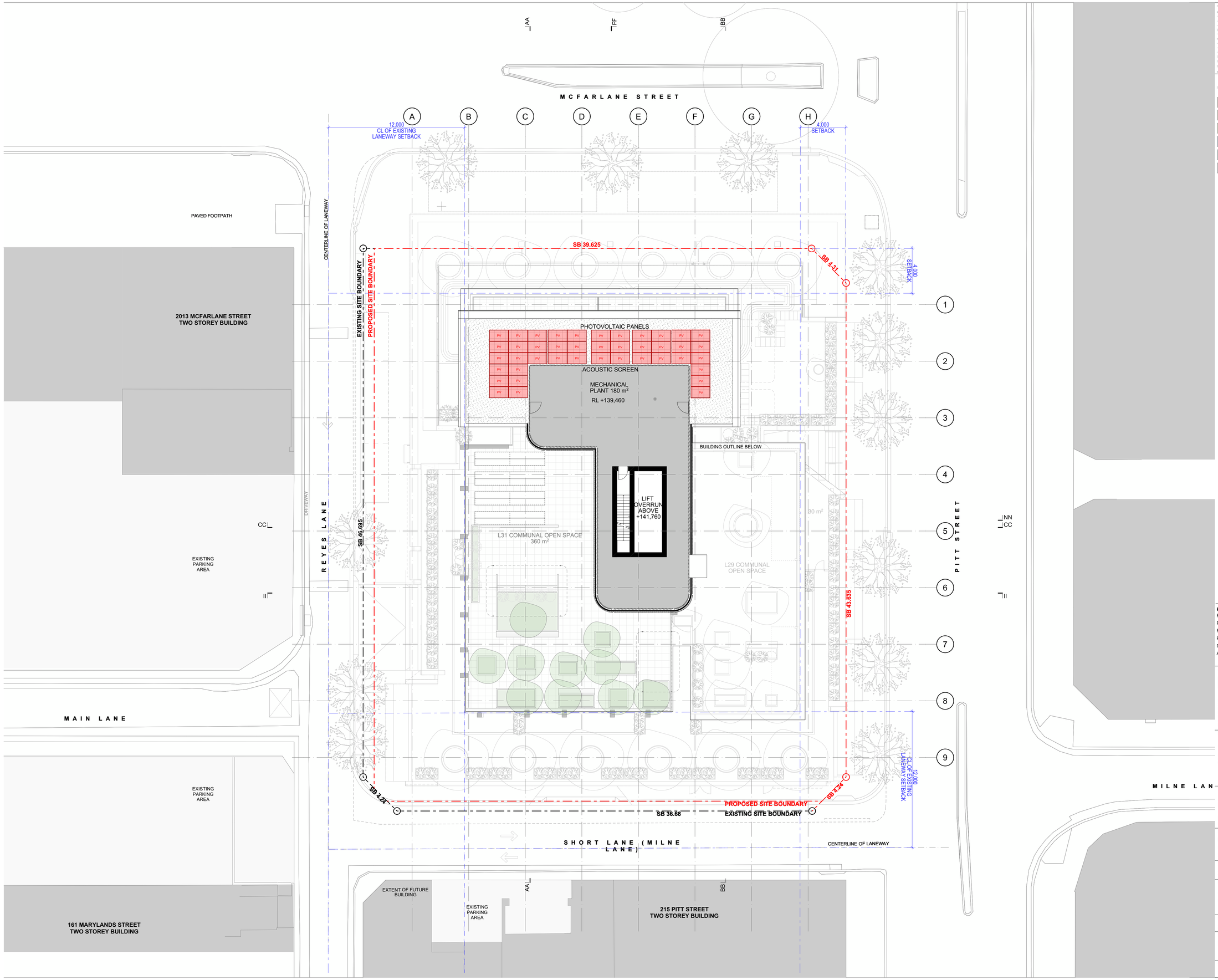
PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421

CHECKED	DRAWN	
AA/JSN/CH	SL	
DATE	SCALE	
15/08/2024	1:300 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
WEST ELEVATION (REYES LANE)

SHEET NO.	REVISION.
SSDA 204	A

Appendix B – PV Layout



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- RETAIL
- RESIDENTIAL LOBBY
- ADAPTABLE APARTMENT
- LIVABLE APARTMENT

REVISION ID	AMENDMENT	DATE
P2	FOR INFORMATION	08/04/2025
P3	FOR INFORMATION	22/04/2025
P4	FOR INFORMATION	24/04/2025
P5	FOR INFORMATION	16/05/2025
P6	FOR INFORMATION	16/06/2025
A	FOR DEVELOPMENT APPLICATION	22/07/2025

ARCHITECT
FUSE ARCHITECTS
STUDIO 64
61 MARLBOROUGH STREET
SURRY HILLS NSW 2010
MAIL@FUSEARCHITECTURE.COM.AU
PHONE 02 8278 7156
ABN 81 612 046 643
NOMINATED ARCHITECT RACHID ANDARY NSW ARB 8627

CLIENT
Anglicare
ANGLICARE
Suit 1.01 Level 1
Norwest NSW 2153

PROJECT
MERRYLANDS COMMUNITY LIVING
SITE ADDRESS
215, 229-239 PITT STREET MERRYLANDS 2160
JOB NO
2421

CHECKED	DRAWN	
AA/JSN/CH	KH/BC	
DATE	SCALE	
15/08/2024	1:150 @ A1	A3@50%

PROJECT STATUS
STATE SIGNIFICANT DESIGN APPLICATION
DRAWING TITLE
ROOF PLAN

SHEET NO.	REVISION.
SSDA 121	A

Appendix C – NatHERS Certificate

Nationwide House Energy Rating Scheme® Class 2 Summary NatHERS® Certificate No. XRPQRWP1LS

Generated on 9 Dec 2025 using FirstRate5 v5.5.5a

Property

Address	Pitt Street, Merrylands, NSW, 2160
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	David Barham
Business name	Sustainaspace
Email	info@sustainaspace.com.au
Phone	0400 754 762
Accreditation No.	HERA10229

Assessor Accrediting Organisation
HERA

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=XRPQRWP1LS&GrpCert=1
When using either link, ensure you are visiting www.fr5.com.au.

National Construction Code (NCC) requirements

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

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

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

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

Thermal performance Star rating

7.8
Average 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	15.7	6.6
Maximum allowable 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

The rating above is the lowest of all dwellings in this summary

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
ZJPQM4XXR8-01	1001	7.3 (N/A)	6.8 (N/A)	14.1	8.7	NA
ZAA1KMZ6EY-01	1002	13.3 (N/A)	2.8 (N/A)	16.1	8.4	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
9TL4C5PG0T-01	1003	7.8 (N/A)	6.5 (N/A)	14.3	8.7	NA
T3CKNKZX5S-01	1004	6.0 (N/A)	7.0 (N/A)	13.0	8.9	NA
GJLW5B01W0-01	1005	20.6 (N/A)	8.3 (N/A)	28.9	7.1	NA
2AP1DF8VOQ-01	1006	28.7 (N/A)	5.7 (N/A)	34.4	6.4	NA
PR67P58ZOA-01	1007	17.5 (N/A)	8.7 (N/A)	26.2	7.4	NA
WCAWRZHY8A-01	1008	13.9 (N/A)	5.9 (N/A)	19.8	8.1	NA
FXU90SOKHH-01	1009	19.9 (N/A)	6.3 (N/A)	26.2	7.4	NA
4C9V68YWH0-01	1101	7.4 (N/A)	6.7 (N/A)	14.1	8.7	NA
DANWDZ93JO-01	1102	10.0 (N/A)	2.9 (N/A)	12.9	8.9	NA
N7LMIUSYSV-01	1103	7.8 (N/A)	6.1 (N/A)	13.9	8.8	NA
RXSGYS3WT2-01	1104	6.9 (N/A)	6.7 (N/A)	13.6	8.8	NA
M3R86EK75B-01	1105	20.8 (N/A)	8.3 (N/A)	29.1	7.1	NA
TVA2JBR4CK-01	1106	28.9 (N/A)	5.7 (N/A)	34.6	6.4	NA
1QGKSQRG7V-01	1107	17.6 (N/A)	8.8 (N/A)	26.4	7.4	NA
5NJRCE2XQG-01	1108	14.0 (N/A)	6.0 (N/A)	20.0	8.1	NA
R9BFN6WZ7W-01	1109	20.1 (N/A)	6.2 (N/A)	26.3	7.4	NA
B9TIA6XGQQ-01	1201	7.6 (N/A)	6.6 (N/A)	14.2	8.7	NA
XD9KFGLS0F-01	1202	10.1 (N/A)	2.9 (N/A)	13.0	8.9	NA
J3N522OB7W-01	1203	8.0 (N/A)	6.2 (N/A)	14.2	8.7	NA
32JKT63ARG-01	1204	7.0 (N/A)	6.7 (N/A)	13.7	8.8	NA
42LPEJZDWY-01	1205	21.0 (N/A)	8.2 (N/A)	29.2	7.1	NA
CAM9WYLMNH-01	1206	29.2 (N/A)	5.7 (N/A)	34.9	6.4	NA
CZTH4S98XI-01	1207	18.0 (N/A)	8.8 (N/A)	26.8	7.3	NA
LUSHRTHHOS-01	1208	14.2 (N/A)	6.5 (N/A)	20.7	8	NA
TMR7DGUOEW-01	1209	20.4 (N/A)	6.2 (N/A)	26.6	7.3	NA
4ONDAEJEVV-01	1301	7.6 (N/A)	6.8 (N/A)	14.4	8.7	NA
K0QOND4C2V-01	1302	10.3 (N/A)	3.1 (N/A)	13.4	8.8	NA
WNPKFGSF7Y-01	1303	8.1 (N/A)	6.2 (N/A)	14.3	8.7	NA
8V3BN7HPHM-01	1304	7.1 (N/A)	6.8 (N/A)	13.9	8.8	NA
KDW2H26CU9-01	1305	21.2 (N/A)	8.2 (N/A)	29.4	7.1	NA
LRVT5MTREK-01	1306	29.3 (N/A)	5.7 (N/A)	35.0	6.4	NA
6XA6XY7OAP-01	1307	18.1 (N/A)	8.8 (N/A)	26.9	7.3	NA
5O5PKY5BXG-01	1308	14.3 (N/A)	6.5 (N/A)	20.8	8	NA
3FAEMQ9JFB-01	1309	20.5 (N/A)	6.2 (N/A)	26.7	7.3	NA
OZL6QXCZES-01	1401	7.7 (N/A)	6.7 (N/A)	14.4	8.7	NA
4RCED6WGJG-01	1402	10.5 (N/A)	3.1 (N/A)	13.6	8.8	NA
QR47R1W6UH-01	1403	8.2 (N/A)	6.6 (N/A)	14.8	8.7	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
ZXI9BGD89X-01	1404	7.2 (N/A)	6.8 (N/A)	14.0	8.8	NA
VG7ELLD6AP-01	1405	21.3 (N/A)	8.1 (N/A)	29.4	7.1	NA
32A9V65NOZ-01	1406	29.5 (N/A)	5.7 (N/A)	35.2	6.4	NA
AGF73HICD7-01	1407	18.3 (N/A)	8.8 (N/A)	27.1	7.3	NA
3XHWVKU0WF-01	1408	14.4 (N/A)	6.5 (N/A)	20.9	8	NA
Y06FN6XJNF-01	1409	20.7 (N/A)	6.2 (N/A)	26.9	7.3	NA
L0TKXPA9KE-01	1501	7.8 (N/A)	6.7 (N/A)	14.5	8.7	NA
DA2CWFVNOL-01	1502	10.5 (N/A)	3.1 (N/A)	13.6	8.8	NA
LE1JAJK9U6-01	1503	8.3 (N/A)	6.5 (N/A)	14.8	8.7	NA
T8Z7WCE79F-01	1504	7.3 (N/A)	6.8 (N/A)	14.1	8.7	NA
JVPRCX73TH-01	1505	21.5 (N/A)	8.2 (N/A)	29.7	7	NA
LK5C3G9KJN-01	1506	29.6 (N/A)	6.1 (N/A)	35.7	6.3	NA
FAPOUEK5QT-01	1507	18.3 (N/A)	8.8 (N/A)	27.1	7.3	NA
BXOIC0ZJGN-01	1508	14.4 (N/A)	6.5 (N/A)	20.9	8	NA
LQQMUJDXEQ-01	1509	20.8 (N/A)	6.2 (N/A)	27.0	7.3	NA
C3YV9IGA78-01	1601	7.9 (N/A)	6.5 (N/A)	14.4	8.7	NA
NCN9FY6W9D-01	1602	10.8 (N/A)	3.1 (N/A)	13.9	8.8	NA
Q0E5CZTC4L-01	1603	8.4 (N/A)	6.4 (N/A)	14.8	8.7	NA
BX1ARI92J3-01	1604	7.4 (N/A)	6.8 (N/A)	14.2	8.7	NA
UYMIAIDRG6-01	1605	21.6 (N/A)	8.0 (N/A)	29.6	7	NA
NQXA9MY2TK-01	1606	29.8 (N/A)	6.0 (N/A)	35.8	6.3	NA
YDGV7ZLNS7-01	1607	18.5 (N/A)	8.8 (N/A)	27.3	7.3	NA
YDNGT2O653-01	1608	14.7 (N/A)	6.9 (N/A)	21.6	7.9	NA
WC577U90BE-01	1609	21.0 (N/A)	6.2 (N/A)	27.2	7.3	NA
TGI8FQS0LK-01	1701	8.0 (N/A)	6.5 (N/A)	14.5	8.7	NA
6Z9JHJCRRH-01	1702	10.8 (N/A)	3.1 (N/A)	13.9	8.8	NA
8260YWIJYM-01	1703	8.5 (N/A)	6.4 (N/A)	14.9	8.6	NA
G061D8K7CD-01	1704	7.4 (N/A)	6.8 (N/A)	14.2	8.7	NA
JXVV66CW0X-01	1705	21.7 (N/A)	8.0 (N/A)	29.7	7	NA
SSJ4G1JSKT-01	1706	29.9 (N/A)	6.1 (N/A)	36.0	6.3	NA
IJC8ULNW5Z-01	1707	18.6 (N/A)	8.8 (N/A)	27.4	7.3	NA
OXQO7KHL32-01	1708	14.8 (N/A)	6.9 (N/A)	21.7	7.9	NA
TVTA4HMSGW-01	1709	21.2 (N/A)	6.0 (N/A)	27.2	7.3	NA
INFR4AVWBV-01	1801	8.1 (N/A)	6.7 (N/A)	14.8	8.7	NA
SQ0AJ4C465-01	1802	10.9 (N/A)	3.1 (N/A)	14.0	8.8	NA
T8YR9W0CEM-01	1803	8.5 (N/A)	6.3 (N/A)	14.8	8.7	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
95PJQBS8U6-01	1804	7.6 (N/A)	6.7 (N/A)	14.3	8.7	NA
ZVKHKC5S09-01	1805	21.9 (N/A)	8.1 (N/A)	30.0	7	NA
FRVLCKYXSH-01	1806	30.0 (N/A)	6.1 (N/A)	36.1	6.2	NA
KTRYWWBQTI-01	1807	18.7 (N/A)	8.8 (N/A)	27.5	7.2	NA
MEKAG8YQH7-01	1808	15.0 (N/A)	6.9 (N/A)	21.9	7.9	NA
0HLFHRKEHG-01	1809	21.3 (N/A)	6.0 (N/A)	27.3	7.3	NA
N4QMVGDVVX-01	1901	8.2 (N/A)	6.5 (N/A)	14.7	8.7	NA
BP8SWBGUED-01	1902	11.2 (N/A)	3.1 (N/A)	14.3	8.7	NA
VHQVQDHLQE-01	1903	8.6 (N/A)	6.2 (N/A)	14.8	8.7	NA
M7JN5RY8OA-01	1904	7.6 (N/A)	6.7 (N/A)	14.3	8.7	NA
5C5T5LJ2SG-01	1905	22.0 (N/A)	8.0 (N/A)	30.0	7	NA
KZ9DUFO45S-01	1906	30.3 (N/A)	6.1 (N/A)	36.4	6.2	NA
81FQLEFVXF-01	1907	18.9 (N/A)	8.9 (N/A)	27.8	7.2	NA
NIFEITL6ZF-01	1908	15.1 (N/A)	6.9 (N/A)	22.0	7.9	NA
3O3K4W7G2Z-01	1909	21.5 (N/A)	6.0 (N/A)	27.5	7.3	NA
C3D6CD7OI1-01	2001	8.2 (N/A)	6.5 (N/A)	14.7	8.7	NA
FYFN2CT44B-01	2002	11.3 (N/A)	3.1 (N/A)	14.4	8.7	NA
4SF0YT84WZ-01	2003	8.7 (N/A)	6.2 (N/A)	14.9	8.6	NA
G928CUFJCF-01	2004	7.7 (N/A)	6.8 (N/A)	14.5	8.7	NA
W7Y79FJPS1-01	2005	22.1 (N/A)	8.0 (N/A)	30.1	6.9	NA
CDL15UXNHT-01	2006	30.5 (N/A)	6.1 (N/A)	36.6	6.2	NA
FC1TVG5HKI-01	2007	19.0 (N/A)	8.9 (N/A)	27.9	7.2	NA
6K2ZO64H0T-01	2008	17.8 (N/A)	6.8 (N/A)	24.6	7.6	NA
JSM4WDYBDS-01	2009	21.6 (N/A)	6.2 (N/A)	27.8	7.2	NA
62BS9TFEM3-01	2101	8.3 (N/A)	6.4 (N/A)	14.7	8.7	NA
KCFJ41KVM8-01	2102	11.5 (N/A)	3.1 (N/A)	14.6	8.7	NA
ZQWYJW066S-01	2103	8.8 (N/A)	6.1 (N/A)	14.9	8.6	NA
S3D1MEIKZ4-01	2104	7.8 (N/A)	6.8 (N/A)	14.6	8.7	NA
0Z57JHNC94-01	2105	22.3 (N/A)	7.8 (N/A)	30.1	7	NA
2CZE3PFNJN-01	2106	29.0 (N/A)	6.3 (N/A)	35.3	6.3	NA
2JI3KQ8N60-01	2107	25.6 (N/A)	10.5 (N/A)	36.1	6.2	NA
LHQ4UDBZ5B-02	2108	25.6 (N/A)	1.9 (N/A)	27.5	7.3	NA
85IB1HZJZL-01	2201	8.4 (N/A)	6.4 (N/A)	14.8	8.6	NA
JANWDIL5EL-01	2202	11.5 (N/A)	3.1 (N/A)	14.6	8.7	NA
IIYO6FN5ST-01	2203	8.9 (N/A)	6.1 (N/A)	15.0	8.6	NA
2IKZ67M59L-01	2204	7.9 (N/A)	6.8 (N/A)	14.7	8.7	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
FU3BBL341L-01	2205	22.4 (N/A)	7.8 (N/A)	30.2	6.9	NA
1FVU2ZG4FW-01	2206	29.2 (N/A)	6.3 (N/A)	35.5	6.3	NA
341GTBZYZF-01	2207	24.3 (N/A)	10.5 (N/A)	34.8	6.4	NA
6P63GXPXMU-01	2208	21.5 (N/A)	4.6 (N/A)	26.1	7.4	NA
MTDG2WX06G-01	2301	8.4 (N/A)	6.4 (N/A)	14.8	8.6	NA
0R0NRL3XRA-01	2302	11.6 (N/A)	3.1 (N/A)	14.7	8.7	NA
WFEVPLJ2OF-01	2303	8.9 (N/A)	6.0 (N/A)	14.9	8.6	NA
KTSUKJ0VN7-01	2304	7.9 (N/A)	6.8 (N/A)	14.7	8.7	NA
N81SPOYSL5-01	2305	22.4 (N/A)	7.8 (N/A)	30.2	6.9	NA
42FM8GPS0Q-01	2306	29.2 (N/A)	6.3 (N/A)	35.5	6.3	NA
M5M16G9GDI-01	2307	24.3 (N/A)	10.5 (N/A)	34.8	6.4	NA
UIJUWXNVFB-01	2308	21.7 (N/A)	4.7 (N/A)	26.4	7.4	NA
X0QTLROFWD-01	2401	8.5 (N/A)	6.4 (N/A)	14.9	8.6	NA
3H47VSWAWI-01	2402	11.1 (N/A)	3.2 (N/A)	14.3	8.7	NA
OSPDKVTUZL-01	2403	9.0 (N/A)	6.1 (N/A)	15.1	8.6	NA
34MY3VO2QO-01	2404	8.0 (N/A)	6.7 (N/A)	14.7	8.7	NA
23T9OMOL9D-01	2405	22.5 (N/A)	7.8 (N/A)	30.3	6.9	NA
AM87WELNIZ-01	2406	29.4 (N/A)	6.3 (N/A)	35.7	6.3	NA
83PLJ95FE9-01	2407	24.5 (N/A)	10.5 (N/A)	35.0	6.4	NA
D3UHQU9PZ7-01	2408	21.8 (N/A)	4.9 (N/A)	26.7	7.3	NA
HHVWKR5PBY-01	2501	8.6 (N/A)	6.4 (N/A)	15.0	8.6	NA
KBU0Q8OI0P-01	2502	11.2 (N/A)	3.1 (N/A)	14.3	8.7	NA
RIHA9G11QC-01	2503	9.1 (N/A)	6.0 (N/A)	15.1	8.6	NA
F5YLS1I3A2-01	2504	8.1 (N/A)	6.7 (N/A)	14.8	8.7	NA
DPDPZCJ41S-01	2505	22.6 (N/A)	7.8 (N/A)	30.4	6.9	NA
G0ZJQ8AVWD-01	2506	29.5 (N/A)	6.3 (N/A)	35.8	6.3	NA
ZE89TONIIY-01	2507	24.5 (N/A)	10.4 (N/A)	34.9	6.4	NA
0UI7MBF1K7-01	2508	22.0 (N/A)	4.5 (N/A)	26.5	7.4	NA
77985OGO4T-01	2601	8.7 (N/A)	6.5 (N/A)	15.2	8.6	NA
1WH6D8RD5K-01	2602	11.2 (N/A)	3.2 (N/A)	14.4	8.7	NA
ZAWC1WS17O-01	2603	9.1 (N/A)	6.1 (N/A)	15.2	8.6	NA
3IKYG1EADE-01	2604	8.1 (N/A)	6.7 (N/A)	14.8	8.7	NA
I8OY7DNL4N-01	2605	22.8 (N/A)	7.8 (N/A)	30.6	6.9	NA
UB5AI6L7GJ-01	2606	29.6 (N/A)	6.3 (N/A)	35.9	6.3	NA
6OQQZSMS0M-01	2607	24.6 (N/A)	10.4 (N/A)	35.0	6.4	NA
4QA0B0W7FY-01	2608	22.1 (N/A)	4.4 (N/A)	26.5	7.4	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
JH7U42MJQK-01	2701	8.7 (N/A)	6.4 (N/A)	15.1	8.6	NA
PH34I4R79O-01	2702	10.9 (N/A)	3.2 (N/A)	14.1	8.8	NA
04URTDBF9R-01	2703	9.1 (N/A)	6.2 (N/A)	15.3	8.6	NA
JO1RAZQ6V6-01	2704	8.2 (N/A)	6.6 (N/A)	14.8	8.7	NA
GCCP6WWFSG-01	2705	22.8 (N/A)	7.8 (N/A)	30.6	6.9	NA
IY808OWQB0-01	2706	29.6 (N/A)	6.2 (N/A)	35.8	6.3	NA
1HK8BBPL3T-01	2707	24.6 (N/A)	10.5 (N/A)	35.1	6.4	NA
OVMCIX1FV6-01	2708	22.2 (N/A)	4.4 (N/A)	26.6	7.3	NA
Q5W2JUQATV-01	2801	8.8 (N/A)	6.3 (N/A)	15.1	8.6	NA
CA55F82EO5-01	2802	10.9 (N/A)	3.2 (N/A)	14.1	8.8	NA
HLM92XM5SK-01	2803	9.3 (N/A)	6.1 (N/A)	15.4	8.6	NA
WR4EJ6VSZQ-01	2804	12.2 (N/A)	8.2 (N/A)	20.4	8.1	NA
UO1HQNZQ7K-01	2805	25.8 (N/A)	9.6 (N/A)	35.4	6.3	NA
5X0ZZFTX9V-01	2806	29.8 (N/A)	6.1 (N/A)	35.9	6.3	NA
HUSJ9VF0VI-01	2807	24.8 (N/A)	10.4 (N/A)	35.2	6.4	NA
NKO7K2TETO-01	2808	23.3 (N/A)	4.6 (N/A)	27.9	7.2	NA
93XK0OKE5F-01	2901	8.9 (N/A)	6.2 (N/A)	15.1	8.6	NA
QJ8RONDITZ-01	2902	11.0 (N/A)	3.1 (N/A)	14.1	8.7	NA
XBBD22HGIQ-01	2903	9.3 (N/A)	6.1 (N/A)	15.4	8.6	NA
77WUX6E8YZ-01	2904	29.9 (N/A)	6.1 (N/A)	36.0	6.3	NA
6QPZ95TQ21-01	2905	24.9 (N/A)	10.3 (N/A)	35.2	6.4	NA
CBSLE72TR7-01	2906	23.4 (N/A)	4.6 (N/A)	28.0	7.2	NA
GD6OITXO4S-01	3001	8.9 (N/A)	6.2 (N/A)	15.1	8.6	NA
IFT33GWLE7-01	3002	11.0 (N/A)	3.2 (N/A)	14.2	8.7	NA
J0ORO5PKPZ-01	3003	9.3 (N/A)	6.1 (N/A)	15.4	8.6	NA
DUQ1S2UARP-01	3004	30.0 (N/A)	6.1 (N/A)	36.1	6.3	NA
HFWKS7RYR7-01	3005	24.9 (N/A)	11.6 (N/A)	36.5	6.2	NA
LRPUXQZPAM-01	3006	21.7 (N/A)	5.4 (N/A)	27.1	7.3	NA
M5HK7B151S-01	301	13.8 (N/A)	10.5 (N/A)	24.3	7.6	NA
X14O94G2R7-01	302	18.5 (N/A)	11.3 (N/A)	29.8	7	NA
8JI107CKYS-01	303	23.8 (N/A)	6.4 (N/A)	30.2	6.9	NA
MTAAG1VLJE-01	304	23.4 (N/A)	12.2 (N/A)	35.6	6.3	NA
I1WSRE8RMV-01	305	27.7 (N/A)	5.1 (N/A)	32.8	6.7	NA
EM8EOYY2LA-01	3101	9.0 (N/A)	5.7 (N/A)	14.7	8.7	NA
WV3YZEEE8Q-01	3102	9.8 (N/A)	4.2 (N/A)	14.0	8.8	NA
O02ROWF6DC-01	3201	9.1 (N/A)	5.7 (N/A)	14.8	8.7	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
DF9FK4GR54-01	3202	9.9 (N/A)	4.2 (N/A)	14.1	8.7	NA
JYNRLZY04T-01	3301	9.2 (N/A)	8.2 (N/A)	17.4	8.4	NA
LUQU7NTRZ2-01	3302	9.8 (N/A)	4.2 (N/A)	14.0	8.8	NA
S1ZJ7QWXN5-01	3401	9.3 (N/A)	7.1 (N/A)	16.4	8.4	NA
7WJEGZNLFZ-01	3402	9.9 (N/A)	4.2 (N/A)	14.1	8.8	NA
7OCT0SZPI7-01	3501	14.1 (N/A)	8.2 (N/A)	22.3	7.8	NA
KZ2CLS8DT5-01	3502	13.9 (N/A)	8.6 (N/A)	22.5	7.8	NA
TGRQDDXPT9-01	401	4.8 (N/A)	7.4 (N/A)	12.2	8.9	NA
9RGJGE13II-01	402	17.2 (N/A)	9.1 (N/A)	26.3	7.4	NA
I4SNYGWZJW-01	403	24.9 (N/A)	7.2 (N/A)	32.1	6.7	NA
9V7C9FCT7D-01	404	14.8 (N/A)	9.3 (N/A)	24.1	7.6	NA
DG1JF1UNLN-01	405	12.9 (N/A)	6.9 (N/A)	19.8	8.1	NA
NFJENYXD26-01	406	16.2 (N/A)	6.6 (N/A)	22.8	7.8	NA
Q8F7AOTEKA-01	501	5.1 (N/A)	7.1 (N/A)	12.2	8.9	NA
CH6EFCDJI7-01	502	17.5 (N/A)	8.7 (N/A)	26.2	7.4	NA
VJN6I3L3ZK-01	503	25.3 (N/A)	7.2 (N/A)	32.5	6.7	NA
S81AWFA4I0-01	504	15.1 (N/A)	9.3 (N/A)	24.4	7.6	NA
HQDKLFJE8K-01	505	11.2 (N/A)	6.7 (N/A)	17.9	8.3	NA
VO54KHUJYG-01	506	16.4 (N/A)	6.5 (N/A)	22.9	7.8	NA
C0O9SDQ5S9-01	601	9.2 (N/A)	6.3 (N/A)	15.5	8.6	NA
CJAR0EGCVD-01	602	22.5 (N/A)	3.4 (N/A)	25.9	7.4	NA
UH4OZDC60O-01	603	9.3 (N/A)	6.3 (N/A)	15.6	8.6	NA
U0FBYQCD2H-01	604	5.2 (N/A)	7.1 (N/A)	12.3	8.9	NA
ZNV9IMONEF-01	605	17.8 (N/A)	8.5 (N/A)	26.3	7.4	NA
BRYVW469JP-01	606	25.6 (N/A)	7.1 (N/A)	32.7	6.7	NA
BTEEPLD83J-01	607	15.4 (N/A)	9.3 (N/A)	24.7	7.5	NA
CCKNNGW5FN-01	608	11.5 (N/A)	6.4 (N/A)	17.9	8.3	NA
YY2UNCCTP3-01	609	17.4 (N/A)	6.8 (N/A)	24.2	7.6	NA
UC4MGGJRU7-01	701	6.0 (N/A)	7.4 (N/A)	13.4	8.8	NA
IQU5C8HKIP-01	702	11.8 (N/A)	3.3 (N/A)	15.1	8.6	NA
VNL9YUFN0T-02	703	6.4 (N/A)	6.9 (N/A)	13.3	8.8	NA
IUS9YAI8HG-01	704	5.5 (N/A)	6.9 (N/A)	12.4	8.9	NA
7ELIEID6RO-01	705	18.2 (N/A)	8.5 (N/A)	26.7	7.3	NA
52LAVTI7V3-01	706	26.0 (N/A)	7.0 (N/A)	33.0	6.6	NA
PZ0IZY8VGC-01	707	15.4 (N/A)	9.3 (N/A)	24.7	7.5	NA
0JCBRE0V2R-01	708	11.8 (N/A)	6.5 (N/A)	18.3	8.3	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
I4CLQPIROF-01	709	17.2 (N/A)	6.6 (N/A)	23.8	7.6	NA
2KMO1INCSP-01	801	7.1 (N/A)	6.9 (N/A)	14.0	8.8	NA
KS0PYWZJTR-01	802	13.6 (N/A)	3.1 (N/A)	16.7	8.4	NA
2WFDUVXP1J-01	803	7.5 (N/A)	6.6 (N/A)	14.1	8.7	NA
PQHAKP6YKJ-01	804	5.6 (N/A)	6.9 (N/A)	12.5	8.9	NA
0XCMH0DWW3-01	805	18.5 (N/A)	8.5 (N/A)	27.0	7.3	NA
0987MFFI3G-01	806	26.3 (N/A)	6.9 (N/A)	33.2	6.6	NA
U8LJA3KZEJ-01	807	17.1 (N/A)	8.9 (N/A)	26.0	7.4	NA
ZA9J0FT264-01	808	13.4 (N/A)	5.9 (N/A)	19.3	8.2	NA
RA27TQSKYF-01	809	17.6 (N/A)	6.7 (N/A)	24.3	7.6	NA
JY5EY2M3MN-01	901	7.1 (N/A)	6.8 (N/A)	13.9	8.8	NA
POSNDZ9YGG-01	902	13.7 (N/A)	2.8 (N/A)	16.5	8.4	NA
8C3YTPGP0G-01	903	7.6 (N/A)	6.5 (N/A)	14.1	8.7	NA
LAB99BF5U8-01	904	5.8 (N/A)	7.0 (N/A)	12.8	8.9	NA
30QTODSO33-01	905	20.3 (N/A)	8.4 (N/A)	28.7	7.1	NA
Q3DRT6M6PE-01	906	28.3 (N/A)	5.7 (N/A)	34.0	6.5	NA
W8C2BPNSOC-01	907	17.3 (N/A)	8.7 (N/A)	26.0	7.4	NA
TEDHN472VV-01	908	13.6 (N/A)	5.9 (N/A)	19.5	8.2	NA
B0T6CS6TQD-01	909	19.6 (N/A)	6.3 (N/A)	25.9	7.4	NA

Explanatory notes

About this report

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

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

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 specifi ed on the front of this certificate.

Disclaimer

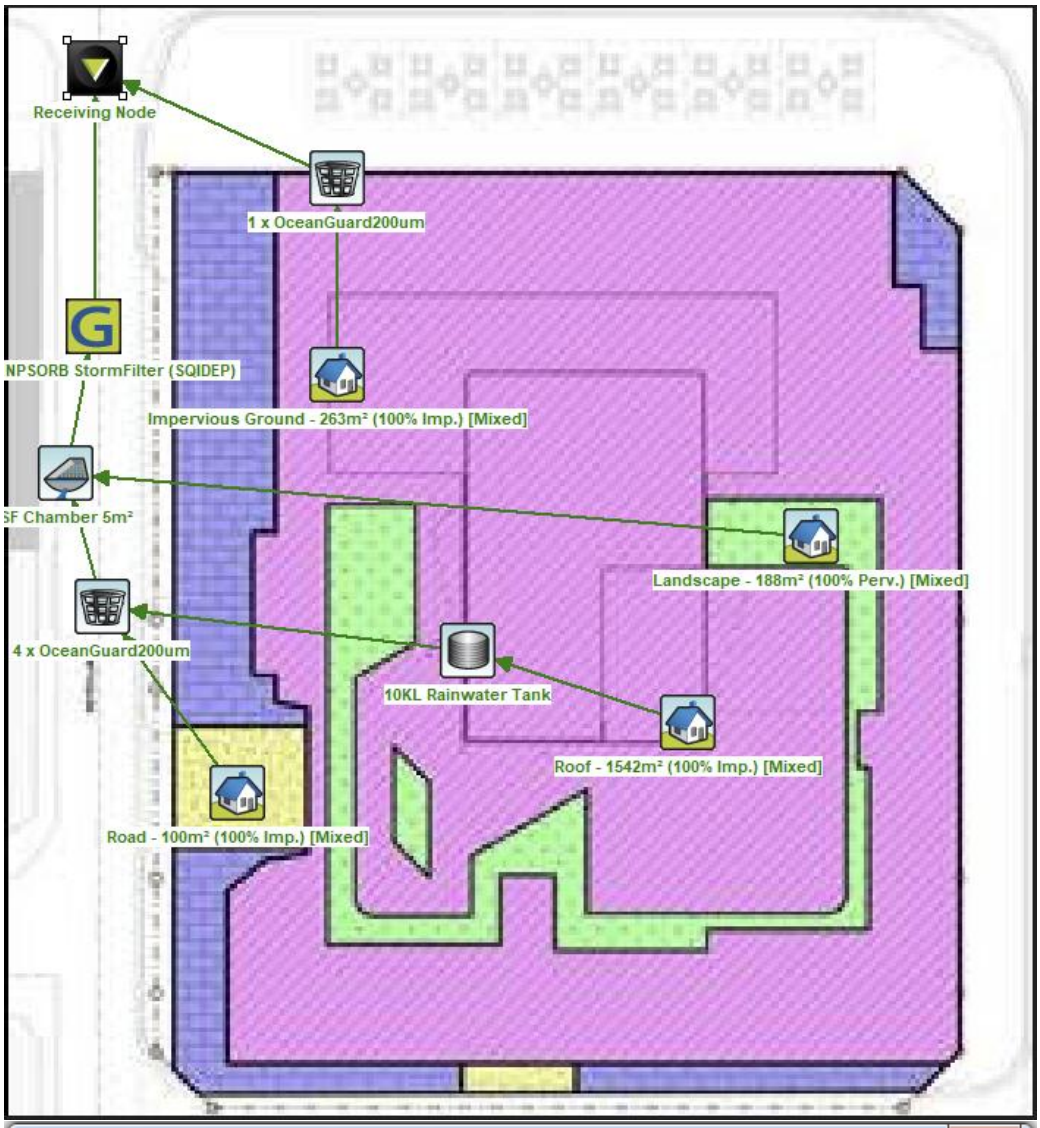
The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

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 fi les may be available from the assessor

Appendix D – Stormwater Assessment



Treatment Train Effectiveness - Receiving Node

	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.47	1.47	0
Total Suspended Solids (kg/yr)	96.6	12.8	86.7
Total Phosphorus (kg/yr)	0.288	0.0982	65.9
Total Nitrogen (kg/yr)	3.2	1.23	61.6
Gross Pollutants (kg/yr)	36.9	0	100