

BALFOUR GROUP PTY LTD

NCC SECTION J (NSW CLASS 2) REPORT

19-25 Balfour Street, Lindfield



Project number: 250819
Revision: SectJ (NSW Class 2) 1.0
Date: 19 May 2025



Quality management

Revision	Date	Revision description	
SectJ (NSW Class 2) 1.0	19 May 2025	Section J (NSW Class 2) report	
		Prepared by	Reviewed by
		Ruifong Ong Manager, ESD	Naveed Saleh ESD Consultant

Jensen Hughes Pty Limited
ABN 29 077 183 192

Glossary and definitions

Term	Definition
Conditioned space	A space within a building, including a ceiling or under-floor supply air plenum or return air plenum, where the environment is likely, by the intended use of the space, to have its temperature controlled by air-conditioning.
Display glazing	Glazing used to display retail goods in a shop or showroom directly adjacent to a walkway or footpath, but not including that used in a café or restaurant.
DTS	Deemed-to-satisfy
GHG	Greenhouse Gas
Lumens	Luminous flux, equal to the amount of light emitted per second from a uniform source of 1 candela
Lux	Light intensity in a specific area (1 lux = 1 Lumen/m ²)
PMV	Predictive Mean Vote
PS	Performance solution
PV	Photovoltaic
R _t	Total R-value for the system
R-value (m ² .K/W)	The thermal resistance of a component calculated by dividing its thickness by its thermal conductivity
SA	Solar absorptance
SHGC	Solar heat gain coefficient
U-value (W/m ² K)	The thermal transmittance of the composite element allowing for the effect of any airspaces, thermal bridging and associated surface resistances
VLT	Visible Light Transmission

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Executive summary

Jensen Hughes Pty Limited (Jensen Hughes) has been engaged by Balfour Group Pty Ltd to provide an assessment to meet the Section J requirements of the National Construction Code (NCC) 2022, Volume 1 for the proposed project at 19-25 Balfour Street, Lindfield. The report outlines and nominates the minimum prescriptive requirements for the proposed project to achieve Deemed-to-satisfy (DTS) compliance.

Based on the project nominated design specification, the proposed development complies or can comply with the Code under NCC2022 Section J DTS pathway.

1.0 Introduction

1.1 The project

The building development, the subject of this report, is located at 19-25 Balfour Street, Lindfield.

1.2 Building classification

The building has been classified as follows:

Table 1 Building classifications

Class	Level	Description
7a	Basement 1, 2 & LG	Carparking
2	LG – L10	Residential

1.3 Climate zone

The location of the project is set within the following climate zones:

Table 2 Climate zones

Location	Climate Zone & Description
Ku-ring-gai council	Climate Zone 5 - Warm temperature

1.4 Building Code of Australia

The Building Code of Australia currently applicable to this project is the National Construction Code Series Volume 1 - Building Code of Australia 2019, Amendment 1. Please note that the version of the NCC applicable is the version applicable at the time of the Construction Certificate Application is dated as received by the certifying authority.

1.5 Report scope

Section J Part	Comment
Part J3 – Elemental provisions for a sole-occupancy unit of a Class 2 building	Performance requirements outlined in this report will achieve DTS compliance. Glazing and insulation values to be determined by BASIX and NatHERS assessment.
Part J4 – Building Fabric	Performance requirements outlined in this report will achieve DTS compliance. Glazing and insulation values to be determined by BASIX and NatHERS assessment.
Part J5 – Building Sealing	DTS compliance to be documented by Architect.
Part J6 – Air Conditioning and Ventilation	DTS compliance to be documented by Services Engineer. Individual SOU HVAC efficiency to be determined by BASIX assessment.

Section J Part	Comment
Part J7 – Artificial Lighting and Power	Not Applicable - Common Area and SOU lighting type and efficiency to be determined by BASIX assessment.
Part J8 – Hot Water Supply	DTS compliance to be documented by Hydraulics Engineer. Central system and SOU DHW type and efficiency to be determined by BASIX assessment. Pool and Spa type and efficiency to be determined by BASIX assessment.
Part J9 – Energy Monitoring and On-site Distributed Energy Resources	DTS compliance to be documented by Electrical Engineer.

1.6 Limitations

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

1. Sections B, C, D, E, F, G, H and I of the NCC;
2. The structural adequacy or design of the building;
3. The inherent derived fire-resistance ratings of any proposed structural elements of the building (unless specifically referred to); and
4. The design basis and/or operating capabilities of any proposed electrical, mechanical or hydraulic fire protection services.

The report does not include, or imply compliance with:

1. The National Construction Code - Plumbing Code of Australia Volume 3
2. The Disability Discrimination Act;
3. The Premises Standard;
4. Demolition Standards not referred to by the NCC;
5. Occupational Health and Safety Act;
6. Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, WorkCover, RMS, Council and the like; and
7. Conditions of Development Consent
8. For fire hazard properties and non-combustibility requirements of insulation and/ or sarking, refer to the relevant parts of the NCC.

For the J1V3 assessment:

1. The building has been modelled to the current J1V3 Specifications set out in the NCC 2022. This includes J1V3 verification using a reference building design criteria J1V3 (1) to (3) along with Specification 33 to 35 for greenhouse gas (GHG) emission factor, occupancy, A/C, appliances and lighting profiles.
2. This J1V3 does not give the actual annual energy consumption/GHG emission for the building; rather it gives an estimate of the expected annual energy consumption/greenhouse gas emission of the building with the chosen fabric and services provided in co-ordination with Specification 33 to 35.

1.7 Design documentation

This report has been based on the Design plan and specification listed in Appendix A.

2.0 Section J assessment

The DTS provisions of this part apply to building elements forming the envelope of a Class 2 to 9 building.

Envelope, for the purpose of the Section J assessment, means the parts of a building's fabric that separate a conditioned space or habitable room from—

1. the exterior of the building; or
2. a non-conditioned space including—
 - a. the floor of a rooftop plant room, lift-machine room or the like; and
 - b. the floor above a carpark or warehouse; and
 - c. the common wall with a carpark, warehouse or the like

Please refer to the NatHERS assessment for details on the insulation requirement.

2.1 J3 ELEMENTAL PROVISIONS FOR A SOU OF A CLASS 2 BUILDING

The following requirements must be implemented in design to ensure compliance by the builder during construction.

J3D5 Roof thermal breaks of a sole-occupancy unit of a Class 2 building

1. A roof that—
 - a. has metal sheet roofing directly fixed to metal purlins, metal rafters or metal battens; and
 - b. does not have a ceiling lining or has a ceiling lining fixed directly to those metal purlins, metal rafters or metal battens,

must have a thermal break, consisting of a material with an R-Value of greater than or equal to R0.2, installed between the metal sheet roofing and its supporting metal purlins, metal rafters or metal battens.
2. The requirements of (1) do not apply to roofs constructed using insulated sandwich panels.

J3D6 Wall thermal breaks of a sole-occupancy unit of a Class 2 building

1. A metal-framed wall that forms part of the building envelope must have a thermal break, consisting of a material with an R-Value of not less than R0.2, installed at all points of contact between the external cladding and the metal frame if the wall—
 - a. does not have a wall lining or has a wall lining that is fixed directly to the same metal frame; and
 - b. is clad with weatherboards, fibre-cement or the like, or metal sheeting fixed to a metal frame.
2. The requirements of (1) do not apply to walls constructed using insulated sandwich panels.

J3D10 Floors of a sole-occupancy unit of a Class 2 building

2. A concrete slab-on-ground with an in-slab or in-screed heating or cooling system must have insulation with an R-Value at least 1.0 installed around the vertical edge of its perimeter.
3. A concrete slab-on-ground with an in-slab or in-screed heating or cooling system must have insulation with an R-Value at least 1.0 installed around the vertical edge of its perimeter.

5. Insulation required by (3), must—
 - a. be water resistant; and
 - b. be continuous from the adjacent finished ground level—
 - i. to a depth of not less than 300 mm; or
 - ii. for at least the full depth of the vertical edge of the concrete slab-on-ground.
6. The requirements of (3) do not apply to an in-screed heating or cooling system used solely in a bathroom, amenity area or the like.

2.2 J4 BUILDING FABRIC

The following requirements must be implemented in design and to be ensured compliance by the builder during construction.

J4D3 Thermal Construction - General

1. Where required, insulation must comply with AS/NZS 4859.1 and be installed so that it—
 - a. abuts or overlaps adjoining insulation other than at supporting members such as studs, noggings, joists, furring channels and the like where the insulation must be against the member; and
 - b. forms a continuous barrier with ceilings, walls, bulkheads, floors or the like that inherently contribute to the thermal barrier; and
 - c. does not affect the safe or effective operation of a service or fitting.
2. Where required, reflective insulation must be installed with:
 - a. the necessary airspace to achieve the required R-Value between a reflective side of the reflective insulation and a building lining or cladding; and
 - b. the reflective insulation closely fitted against any penetration, door or window opening; and
 - c. the reflective insulation adequately supported by framing members; and
 - d. each adjoining sheet of roll membrane must either overlap not less than 50 mm or be taped together.
3. Where required, bulk insulation must be installed so that:
 - a. it maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling, or the like; and
 - b. in a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50 mm.
4. Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification 36.
5. The required Total R-Value and Total System U-Value, including allowance for thermal bridging, must be:
 - a. calculated in accordance with AS/NZS 4859.2 for a roof or floor; or
 - b. determined in accordance with Specification 37 for wall-glazing construction; or
 - c. determined in accordance with Specification 39 or Section 3.5 of CIBSE Guide A for soil or sub-floor spaces.

2.3 J5 Building sealing

The following requirements relating to building sealing must be included in the design. The requirements shall be verified, if required, by the architect or builder.

Part J	Requirements
NSW J5D2 Application	The Deemed-to-Satisfy Provisions of this Part apply to elements forming the envelope of a Class 2 to 9 building, other than + building in climate zones 1, 2, 3 and 5 where the only means of air-conditioning is by using an evaporative cooler; or + a permanent building opening, in a space where a gas appliance is located, that is necessary for the safe operation of a gas appliance; or + a building or space where the mechanical ventilation required by Part F6 provides sufficient pressurisation to prevent infiltration.
J5D3 Chimneys and flues	The chimney or flue of an open solid-fuel burning appliance must be provided with a damper or flap that can be closed to seal the chimney or flue.
J5D4 Roof lights	A roof light must be sealed, or capable of being sealed, and must be constructed with + an imperforate ceiling diffuser installed at the ceiling or internal lining level; or + a weatherproof seal; or + a shutter system readily operated either manually, mechanically or electronically by the occupant.
NSW J5D5 Windows and doors	All envelope doors and windows must be sealed or comply with AS 2047, except + a fire door or smoke door + a roller shutter door, roller shutter grille or other security door or device installed for only out-of-hours security A seal to restrict air infiltration + for the bottom edge of a door, must be a draft protection device; and + for the other edges of a door or the edges of an openable window or other such opening, may be a foam or rubber compression strip, fibrous seal or the like. An entrance to a building, if leading to a conditioned space must have an airlock, self-closing door, rapid roller door, revolving door or the like, other than + where the conditioned space has a floor area of not more than 50 m²; or + an open front shop must have a 3 m deep unconditioned zone between the open front and the conditioned space, and all other entrances have self-closing doors A loading dock entrance, if leading to a conditioned space, must be fitted with a rapid roller door.
J5D6 Exhaust fans	All exhaust fans fitted in a conditioned space must be fitted with a sealing device such as a self-closing damper or the like.
J5D7 Construction of ceilings, walls and floors	Ceilings, walls, floors and any opening such as a window frame, door frame, roof light frame or the like when forming part of the envelope must be constructed to minimise air leakage and + enclosed by internal lining systems that are close fitting at ceiling, wall and floor junctions; or + sealed at junctions and penetrations with close fitting architrave, skirting or cornice, expanding foam, rubber compression strip, caulking or the like;

Part J	Requirements
	+ does not apply to openings, grilles or the like required for smoke hazard management.
J5D8 Evaporative coolers	An evaporative cooler must be fitted with a self-closing damper or the like when serving a heated space or in climate zones 4, 5, 6, 7 or 8.

2.4 J6 Air-conditioning and ventilation systems

The mechanical engineer shall be responsible for ensuring the design complies with NCC Section J6. Applicable clauses include,

- + J6D3 Air-conditioning system control
- + J6D4 Mechanical ventilation system control
- + J6D5 Fans and duct systems
- + J6D6 Ductwork insulation
- + J6D7 Ductwork sealing
- + J6D8 Pump systems
- + J6D9 Pipework insulation
- + J6D11 Refrigerant chillers
- + J6D12 Unitary air-conditioning equipment
- + J6D13 Heat rejection equipment

Refer to mechanical design documentation for detailed air-conditioning and ventilation system sizing compliance requirements.

Individual SOU HVAC efficiency to be determined by BASIX assessment.

2.5 J8 Heated water supply

The hydraulic engineer shall be responsible for ensuring the design complies with NCC Section J8.

Part J	Requirements
J8D2 Heated water supply	A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume Three — Plumbing Code of Australia.

2.6 J9 Energy monitoring and on-site distributed energy resources

The electrical engineer shall be responsible for ensuring the design complies with NCC Section J9.

A summary is provided below for reference:

Part J	Requirements
J9D1 Application	The Deemed-to-Satisfy Provisions of this Part do not apply + within a sole-occupancy unit of a Class 2 building or a Class 4 part of a building + to a Class 8 electricity network substation.
J9D3 Facilities for energy monitoring	1. A building or sole-occupancy unit with a floor area of more than 500 m² must have an energy meter configured to record the time-of-use consumption of gas and electricity. 2. A building with a floor area of more than 2,500 m² must have energy meters configured to enable individual time-of-use energy consumption data recording, in accordance with (3), of the energy consumption of + air-conditioning plant (heating plant, cooling plant and air handling fans) + artificial lighting + appliance power + central hot water supply + internal transport devices (lifts, escalators and moving walkways) + other ancillary plant 3. Energy meters required by (2) must be interlinked by a communication system that collates the time-of-use energy consumption data to a single interface monitoring system where it can be stored, analysed and reviewed. 4. The provisions of (2) do not apply to a Class 2 building with a floor area of more than 2,500 m² where the total area of the common areas is less than 500 m².
J9D4 Facilities for electric vehicle charging equipment	1. Subject to (2), a carpark associated with a Class 2, 3, 5, 6, 7b, 8 or 9 building must be provided with electrical distribution boards dedicated to electric vehicle charging— + in accordance with Table J9D4 in each storey of the carpark; and + labelled to indicate use for electric vehicle charging equipment + Electrical distribution boards dedicated to serving electric vehicle charging in a carpark must— + be fitted with a charging control system with the ability to manage and schedule charging of electric vehicles in response to total building demand; and + when associated with a Class 2 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 11:00 pm to 7:00 am daily; and + when associated with a Class 5 to 9 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 12 kWh from 9:00 am to 5:00 pm daily; and + when associated with a Class 3 building, have capacity for each circuit to support an electric vehicle charger able to deliver a minimum of 48 kWh from 11:00 pm to 7:00 am daily; and + be sized to support the future installation of a 7 kW (32 A) type 2 electric vehicle charger in— - 100% of the car parking spaces associated with a Class 2 building; or

Part J	Requirements
	- 10% of car parking spaces associated with a Class 5 or 6 building; or - 20% of car parking spaces associated with a Class 3, 7b, 8 or 9 building; and + contain space of at least 36 mm width of DIN rail per outgoing circuit for individual sub-circuit electricity metering to record electricity use of electric vehicle charging equipment; and + be labelled to indicate the use of the space required by (f) is for the future installation of metering equipment.
J9D5 Facilities for solar photovoltaic and battery systems	The main electrical switchboard of a building must— + contain at least two empty three-phase circuit breaker slots and four DIN rail spaces labelled to indicate the use of each space for— - a solar photovoltaic system; and * - a battery system; and ** + be sized to accommodate the installation of solar photovoltaic panels producing their maximum electrical output on at least 20% of the building roof area. * ** + At least 20% of the roof area of a building must be left clear for the installation of solar photovoltaic panels, except for buildings— + with installed solar photovoltaic panels on at least 20% of the roof area or an equivalent generation capacity elsewhere on-site; or + where 100% of the roof area is shaded for more than 70% of daylight hours; or + with a roof area of not more than 55 m²; or + where more than 50% of the roof area is used as a terrace, carpark, roof garden, roof light or the like. Note: * Requirements do not apply to a building with solar photovoltaic panels installed on at least 20% of the roof area. ** Requirements do not apply to a building with battery systems installed.

Appendix A Design documentation

The report has been based on the following design documentation:

- + Architectural plans prepared by: Giles Tribe, Issue for coordination

Table 3 Design documentation

Drawing Number	Revision	Date	Title
DA200		22/04/2025	Basement 2 plan
DA201		09/04/2025	Basement 1 plan
DA202		09/04/2025	Lower ground level plan
DA203		22/04/2025	Ground level plan
DA204		09/04/2025	Level 1 plan
DA205		09/04/2025	Level 2 plan
DA206		09/04/2025	Level 3 plan
DA207		09/04/2025	Level 4 plan
DA208		09/04/2025	Level 5 plan
DA209		09/04/2025	Level 6 plan
DA210		09/04/2025	Level 7 plan
DA211		09/04/2025	Level 8 plan
DA212		09/04/2025	Level 9 plan
DA213		09/04/2025	Roof plan

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1794239M

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: Tuesday, 06 May 2025

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 HR – 5B4VWM-01.

Project summary

Project name	19-25 Balfour Street, Lindfield
Street address	19-25 BALFOUR STREET LINDFIELD 2070
Local Government Area	KU-RING-GAI
Plan type and plan number	Deposited Plan DP663524
Lot no.	13
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	98
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	✓ 64	Target 60
Materials	✓ -74	Target n/a

Certificate Prepared by

Name / Company Name: JENSEN HUGHES PTY. LIMITED

ABN (if applicable):

Description of project

Project address	
Project name	19-25 Balfour Street, Lindfield
Street address	19-25 BALFOUR STREET LINDFIELD 2070
Local Government Area	KU-RING-GAI
Plan type and plan number	Deposited Plan DP663524
Lot no.	13
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	98
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	4771
Roof area (m²)	1867.16
Non-residential floor area (m²)	0
Residential car spaces	140
Non-residential car spaces	-

Common area landscape		
Common area lawn (m²)	0	
Common area garden (m²)	552	
Area of indigenous or low water use species (m²)	552	
Assessor details and thermal loads		
Assessor number	101535	
Certificate number	HR – 5B4VWM-01	
Climate zone	56	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 64	Target 60
Materials	✔ -74	Target n/a

Description of project

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

Residential flat buildings - Building1, 98 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)
101	4+	123.4	0	0	0
105	2	146.8	0	0	0
109	3	134.1	7.4	0	0
113	3	97.2	0	0	0
203	3	160.7	0	0	0
207	1	53.6	6.5	0	0
211	3	153	0	0	0
301	4+	169.6	0	0	0
305	2	97.2	0	0	0
309	3	160.7	0	0	0
313	3	123.4	0	0	0
403	3	146.8	0	0	0
407	3	134.1	7.4	0	0
503	3	146.8	0	0	0
507	3	134.1	7.4	0	0
603	3	146.8	0	0	0
607	3	134.1	7.4	0	0
703	3	146.8	0	0	0
707	3	134.1	7.4	0	0
803	3	146.8	0	0	0
807	3	134.1	7.4	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
102	3	76.8	0	0	0
106	2	155.6	0	0	0
110	3	180.9	0	0	0
114	2	111.9	0	0	0
204	3	151.1	0	0	0
208	2	79.5	0	0	0
212	2	109.3	0	0	0
302	3	139.5	0	0	0
306	2	111.9	0	0	0
310	3	151.1	0	0	0
314	2	76.8	0	0	0
404	3	155.6	0	0	0
408	4+	180.9	0	0	0
504	3	155.6	0	0	0
508	4+	180.9	0	0	0
604	3	155.6	0	0	0
608	4+	180.9	0	0	0
704	3	155.6	0	0	0
708	4+	180.9	0	0	0
804	3	155.6	0	0	0
808	4+	180.9	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)
103	3	167.4	0	0	0
107	1	123.4	0	0	0
111	3	167.4	0	0	0
201	4+	53.6	6.5	0	0
205	2	153	0	0	0
209	3	160.7	0	0	0
213	3	123.4	0	0	0
303	3	153.5	0	0	0
307	1	53.6	6.5	0	0
311	3	153	0	0	0
401	4+	167.4	0	0	0
405	3	152.3	0	0	0
501	4+	167.4	0	0	0
505	3	152.3	0	0	0
601	4+	167.4	0	0	0
605	3	152.3	0	0	0
701	4+	167.4	0	0	0
705	3	152.3	0	0	0
801	4+	167.4	0	0	0
805	3	152.3	0	0	0
901	4+	219.8	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)
104	3	147.5	0	0	0
108	2	139.6	0	0	0
112	2	158.3	0	0	0
202	3	79.5	0	0	0
206	2	109.3	0	0	0
210	3	151.1	0	0	0
214	2	76.8	0	0	0
304	3	158.3	0	0	0
308	2	79.5	0	0	0
312	2	109.3	0	0	0
402	3	147.5	0	0	0
406	3	139.6	0	0	0
502	3	147.5	0	0	0
506	3	139.6	0	0	0
602	3	147.5	0	0	0
606	3	139.6	0	0	0
702	3	147.5	0	0	0
706	3	139.6	0	0	0
802	3	147.5	0	0	0
806	3	139.6	0	0	0
G01	2	140.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
G02	3	139.4	0	0	0
G06	3	111.9	0	0	0
G10	3	120.9	0	0	0
LG03	2	98.8	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
G03	3	153.5	0	0	0
G07	1	60.1	0	0	0
G11	4+	167.4	0	0	0
LG04	3	145	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
G04	3	158.3	0	0	0
G08	1	52.7	6	0	0
LG01	3	147	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
G05	2	97.1	0	0	0
G09	3	162.1	0	0	0
LG02	2	101.5	0	0	0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Undercover car park area (No. 1)	5117	Garbage room (No. 1)	64	Plant or service room (No. 1)	282
Hallway/lobby type (No. 1)	808	Lift bank (No. 1)	-		

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above open subfloor, frame: suspended concrete slab	1820.6	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	16500	fibreglass batts or roll	-
concrete slab on ground, frame:	1500	fibreglass batts or roll	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer, frame: light steel frame	5150	-	fibreglass batts or roll
External wall type 2	concrete block/ plasterboard, frame: light steel frame	1080	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	9100	fibreglass batts or roll
Internal wall type 2	block with low cement content and reconstituted sawdust, frame:no frame	5400	-
Internal wall type 3	75 mm AAC panel, frame:light steel frame	1560	fibreglass batts or roll

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	1867.16	foil/sarking	-

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)
-	3370	-	3370	-	-	-	-

(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	6 star	6 star	-	not specified	not specified	-	-	-	-	-	-	-

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

(ii) Energy	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	gas instantaneous - 6 star	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	1-phase airconditioning - non ducted / EER 3.5 - 4.0	1-phase airconditioning - non ducted / EER 3.0 - 3.5	1-phase airconditioning - non ducted / EER 3.0 - 3.5	0	yes

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

(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)
All dwellings	8	6	14.000

(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	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 1500 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 307.49 square metres of common landscaped area on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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
Undercover car park area (No. 1)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	time clocks	no
Garbage room (No. 1)	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Plant or service room (No. 1)	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	no
Hallway/lobby type (No. 1)	ventilation supply only	none i.e., continuous	light-emitting diode	time clock and motion sensors	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 4 lift load capacity: >= 1001 kg but <= 1500kg

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

(b) Common areas and central systems/facilities

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

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

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

Central energy systems	Type	Specification
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).

BALFOUR GROUP LIMITED PTY LTD.

BASIX AND THERMAL ASSESSMENT REPORT

19-25 Balfour Street, Lindfield

Project Number: 250819

Report Type: BSXRpt

Revision: 1

Date: 4 June 2025

PREPARED FOR

BALFOUR GROUP PTY LTD.

balfourlindfield@hotmail.com

PREPARED BY

Rayahn Raschke

02 8270 7617

Rayahn.raschke@jensenhughes.com



JENSEN HUGHES

Jensen Hughes Pty Limited, Trading as BCA Logic
Suite 302, Level 3, 151 Castlereagh St, Sydney NSW 2000
Postal Address: PO Box Q1440, Queen Victoria Building NSW 1230

Document Control

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250819-BSXRpt-r1	4 June 2025	SSDA Report	Rayahn Raschke	Naveed Saleh

Jensen Hughes Australia

Providing building regulations, fire engineering, accessibility, and energy consulting services to NSW for over 25 years

Our story begins in 1997 with the founding of BCA Logic to fulfil the demand of a consultancy company whose expertise expanded across the entire life cycle of a building, from consulting on the initial planning through to construction and occupation.

BCA Logic, SGA Fire and BCA Energy joined Jensen Hughes in 2021, a leading global, multi-disciplinary engineering, consulting and technology firm focused on safety, security and resiliency. We continue to be at the forefront of our industry and work thoroughly to preserve our position by ensuring the successful delivery of projects.

Jensen Hughes was launched in 2014 through the historic merger of Hughes Associates and Rolf Jensen & Associates (RJA), two of the most experienced and respected fire protection engineering companies at the time. Since then, we have gained market leadership in nuclear risk consulting and established commanding positions in areas like forensic engineering, security risk consulting and emergency management. Over the past 22 years, our integration of more than 30 privately held engineering and consulting firms has dramatically expanded our global footprint, giving us a powerful market presence ten times larger than our nearest competitor in some of our markets and extending our historical lineage back to 1939.

With more than 90 offices and 1500 employees worldwide supporting clients globally across all markets, we utilise our geographic reach to help better serve the needs of our local, regional, and multinational clients. In every market, our teams are deeply entrenched in local communities, which is important to establishing trust and delivering on our promises.

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Glossary & Definition

Term	Definition
BASIX	The Building Sustainability Index (BASIX) is a state-wide program designed to reduce water and greenhouse gas emissions in residential dwellings in New South Wales. Mandated by the Environmental Planning and Assessment Act, BASIX applies to all residential building types and is incorporated into the development application process. By promoting water and energy efficiency, BASIX not only benefits the environment but also provides long-term financial savings for homeowners and contributes to the sustainability of our communities.
NatHERS	The Nationwide House Energy Rating Scheme (NatHERS) initiative aims to enhance the energy efficiency of new homes by promoting passive design principles and improving their thermal envelopes. This approach is contributing to the development of more sustainable, comfortable, and cost-effective dwellings.
EP&A	Environmental Planning and Assessment Act
Sustainable Buildings SEPP	Sustainable Buildings State Environmental Planning Policy
AAO	Assessor Accrediting Organisation
ABSA	Australian Building Sustainability Association
PV	Photovoltaic
Rt	Total R-value for the system
R-value (m ² .K/W)	The thermal resistance of a component calculated by dividing its thickness by its thermal conductivity, allowing for the effect of any airspaces, thermal bridging and associated surface resistances
SHGC	Solar heat gain coefficient
U-value (W/m ² K)	The thermal transmittance of the composite element, allowing for the effect of any airspaces, thermal bridging and associated surface resistances

Executive Summary

Jensen Hughes Pty Limited (Jensen Hughes) has been engaged by Balfour Group to provide an assessment to meet the BASIX and Thermal Comfort requirements for the proposed project at 19-25 Balfour Street, Lindfield. The report outlines and nominates the requirements and commitments for the proposed project to achieve BASIX compliance under the relevant EP&A and Sustainable Buildings SEPP regulations.

Table 1: BASIX Compliance Score

BASIX	Target Score	Project Score
Water	40%	40%
Energy	60%	64%
Thermal Comfort (NatHERS)	7 Star Average 6 Star Minimum	Pass

Based on the project-nominated design specification, the proposed development can comply with the minimum BASIX and NatHERS requirements.

1.0 Introduction

1.1 THE PROJECT

The building development, the subject of this report, is located at 19-25 Balfour Street, Lindfield.

1.2 ASSESSMENT DETAILS

Table 2: Assessment Details

Item	Details
Assessor Name	Robert Romanous
Assessor Number	101535
AAO	ABSA
Software	HERO v4.1
BASIX Certificate Number	
BASIX Certificate Version	v4.03
NatHERS Certificate Number	HR – 5B4VWM-01
Section J Compliance for Class 2 Portion	NCC 2022* <i>*Detailed Class 2 Section J Report available on request</i>

1.3 DESIGN DOCUMENTATION

This report has been based on the Design plan and specifications of the relevant Stamped Drawing set.

1.4 LIMITATIONS

This report does not include nor imply any detailed assessment for design, compliance or upgrading for:

1. Sections B, C, D, E, F, G, H, I and J of the NCC.
2. The structural adequacy or design of the building.
3. The inherent derived fire-resistance ratings or non-combustibility requirements of any proposed structural elements of the building.
4. The design basis and/or operating capabilities of any proposed electrical, mechanical or hydraulic fire protection services.

The report does not include, or imply compliance with:

1. The National Construction Code - Plumbing Code of Australia Volume 3.
2. The Disability Discrimination Act
3. Occupational Health and Safety Act
4. Requirements of other Regulatory Authorities including, but not limited to, Telstra, Sydney Water, Electricity Supply Authority, WorkCover, RMS, Council Consent and the like.

2.0 BASIX and Thermal Comfort Assessment

2.1 WATER COMMITMENTS

The following requirements must be implemented in design as a minimum, and to be ensured compliance by the builder/client during construction.

Table 3: BASIX Water Compliance Score

BASIX	Target Score	Project Score
Water	40%	40% - Pass

Table 4: Central Water Commitments

Item	Commitment	Comments
Rainwater Tank	1500m ² of roof area diverted to tank 10,000L Connected to 552m ² of Landscape	
Common Landscape	Garden (indigenous or low water use species): 552m ²	
Fire Sprinkler Systems	Closed loop test systems	

Table 5: Dwelling Water Commitments

Item	Commitment	Comments
Private Landscape	U901: 26m ²	Indigenous or low water use species.
Showerheads	4 Star (>6 but ≤7.5 L/min)	
Toilets	4 Star	
Kitchen Taps	6 Star	
Bathroom Taps	6 Star	

2.2 ENERGY COMMITMENTS

The following requirements must be implemented in design as a minimum, and to be ensured compliance by the builder/client during construction.

Table 6: BASIX Energy Compliance Score

BASIX	Target Score	Project Score
Energy	60%	62% - Pass

Table 7: Central Ventilation Commitments

Common Area	System	Efficiency	Comments
Underground Parking (Basement 1, 2 & LG)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	
Switch Room	ventilation supply only	thermostatically controlled	
Garbage Rooms	ventilation exhaust only	-	
Plant/Service Rooms	ventilation supply only	Thermostatically controlled	
Resi Lobby/Hallways	ventilation supply only	none i.e., continuous	

Table 8: Central Lighting Commitments

Common Area	System	Efficiency	Comments
Underground Parking (Basement 1, 2 & LG)	LED	Time clocks	
Switch Room	LED	Motion sensors	
Garbage Rooms	LED	Motion sensors	
Plant/Service Rooms	LED	Time clock and motion sensor	
Resi Lobby/Hallways	LED	Connected to lift call button	

Table 9: Central Energy Commitments

Item	Commitment	Comments
Lifts	Gearless Traction w/ VVVF Motor Lift load capacity between 1001kg and 1500kg	
Solar PV	10pkW System	

Table 10: Dwelling Energy Commitments

Item	Commitment	Comments
Dwelling Ventilation	Bathroom fan – Ducted to facade w/ interlock to light with timer off Kitchen fan – Ducted to facade w/ manual switch Laundry fan – Ducted to facade w/ interlock to light	
AC Cooling and Heating	System Type – 1 phase AC – non ducted Efficiency – Above EER of 3.0	
Cooktop	Induction or electric	
Oven	Electric oven	

2.3 THERMAL COMFORT COMMITMENTS (NATHERS)

The following requirements must be implemented in design as a minimum, and to be ensured compliance by the builder/client during construction.

Table 11: Thermal Comfort Compliance Score

BASIX	Target Score	Project Score
Thermal Comfort (NATHERS)	7 Star Average 6 Star Minimum	Pass

Table 12: Thermal Construction Details

Thermal Construction Details	
Glazing	
Sliding and Fixed Max U-value 2.28 SHGC 0.41 ($\pm 10\%$) Double Glazed Aluminium Frame – Low-E Clear	Awning and Bi fold Max U-value 2.58 SHGC 0.34 ($\pm 10\%$) Double Glazed Aluminium Frame – Low-E Clear
External Walls	
External Walls of Units	Additional R2.50 insulation – if metal framed wall, sarking of R0.2 is required between stud and cladding as a thermal break <i>Note external walls to have an air gap between the external skin and metal frame, otherwise an R0.20 thermal break will be required.</i>
Internal Walls	
Between Corridor / Lifts to Units	Additional R2.00 insulation <i>Note external walls to have an air gap between the external skin and metal frame, otherwise an R0.20 thermal break will be required.</i>
Intertenancy Walls	No additional insulation modelled
Internal Walls Inside Units	No additional insulation modelled
Dwelling Floors	
Floors To Internal Areas	Concrete - No additional insulation
Floors To Basement / External	Concrete - Additional R2.30 insulation board
Dwelling Roofs	
Roof To External Air	Concrete - Additional R2.75 insulation soffit board
Other Commitments	
Ceilings	

Annexures

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. #HR-5B4VWM-01

Generated on 02 May 2025 using Hero 4.1

Property

Address 19-25 Balfour Street, Lindfield, NSW, 2070

Lot/DP

NatHERS climate zone 56 - Mascot AMO



Accredited assessor

Name Robert Romanous
Business name Cadence Efficiency Pty Ltd
Email robert@cadenceefficiency.com.au
Phone +61 436359396
Accreditation No. 101535
Assessor Accrediting Organisation ABSA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-5B4VWM-01>.
When using either link, ensure you are visiting <http://www.hero-software.com.au>



National Construction Code (NCC) requirements

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

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

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

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-PBJ30C-01	G01	22.9 (34)	3.1 (21)	26.0	7.4	n/a
HR-W6NR7C-01	G02	9.1 (34)	7.9 (21)	17.1	8.4	n/a
HR-OXED1K-01	G03	14.8 (34)	5.2 (21)	20.0	8.1	n/a

Thermal performance Star rating



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

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

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

NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	7.7	5.9
Maximum load	29.2	14.7
Average limit	28.1	20.0
Maximum limit	34.4	21.4

Whole of Home performance rating

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-JL46LV-01	G04	11.5 (34)	5.5 (21)	16.9	8.4	n/a
HR-T9XYEL-01	G05	4.4 (34)	4.7 (21)	9.1	9.4	n/a
HR-PD3ETB-01	G06	2.4 (34)	8.1 (21)	10.5	9.3	n/a
HR-0I4XUY-01	G07	3.1 (34)	4.6 (21)	7.7	9.7	n/a
HR-YUQ0MN-01	G08	29.2 (34)	7.2 (21)	36.4	6.2	n/a
HR-ELEPOZ-01	G09	5.8 (34)	3.3 (21)	9.1	9.4	n/a
HR-LTBNM9-01	G10	2.1 (34)	6.7 (21)	8.8	9.5	n/a
HR-EA0YSO-01	G11	14.1 (34)	3.2 (21)	17.4	8.4	n/a
HR-LXH5EE-01	LG01	14.6 (34)	7.2 (21)	21.8	7.9	n/a
HR-IKUQ5W-01	LG02	9.6 (34)	4.3 (21)	13.9	8.8	n/a
HR-7SVLI2-01	LG03	11.0 (34)	5.2 (21)	16.1	8.4	n/a
HR-ZRH0IU-01	LG04	13.0 (34)	4.2 (21)	17.2	8.4	n/a
HR-TCRD4G-01	101	7.9 (34)	3.1 (21)	11.0	9.2	n/a
HR-ZXG54Q-01	102	6.6 (34)	4.5 (21)	11.1	9.1	n/a
HR-VDBEJ-01	103	10.2 (34)	4.6 (21)	14.8	8.6	n/a
HR-3BL544-01	104	6.5 (34)	5.2 (21)	11.6	9.1	n/a
HR-PZH3PV-01	105	4.9 (34)	4.3 (21)	9.2	9.4	n/a
HR-C1TJN1-01	106	1.5 (34)	6.3 (21)	7.8	9.7	n/a
HR-K8HWNH-01	107	0.5 (34)	5.6 (21)	6.1	9.9	n/a
HR-ZSO72V-01	108	3.1 (34)	8.8 (21)	12.0	9.0	n/a
HR-M8V8Y3-01	109	0.5 (34)	11.5 (21)	12.0	8.9	n/a
HR-X24XSR-01	110	3.8 (34)	2.9 (21)	6.6	9.9	n/a
HR-4KA461-01	111	1.7 (34)	2.8 (21)	4.5	10.0	n/a
HR-53VM6R-01	112	0.1 (34)	8.7 (21)	8.9	9.5	n/a
HR-AXQ3D1-01	113	4.7 (34)	6.4 (21)	11.1	9.1	n/a
HR-2BIHMM-01	114	4.7 (34)	2.1 (21)	6.8	9.9	n/a
HR-40V33R-01	201	6.9 (34)	3.2 (21)	10.1	9.3	n/a
HR-PNBC4P-01	202	6.9 (34)	4.3 (21)	11.3	9.1	n/a
HR-RUH3OD-01	203	10.9 (34)	4.5 (21)	15.4	8.6	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-Y4G7CL-01	204	6.9 (34)	4.9 (21)	11.8	9.0	n/a
HR-R0LNQF-01	205	5.3 (34)	4.0 (21)	9.3	9.4	n/a
HR-GF1OF0-01	206	1.7 (34)	6.2 (21)	7.9	9.7	n/a
HR-2WO3C6-01	207	0.4 (34)	5.4 (21)	5.8	10.0	n/a
HR-MUW7VL-01	208	1.5 (34)	9.3 (21)	10.8	9.2	n/a
HR-8YK0DF-01	209	0.2 (34)	12.6 (21)	12.8	8.9	n/a
HR-J7GW8D-01	210	1.8 (34)	2.9 (21)	4.7	10.0	n/a
HR-40S8IG-01	211	1.7 (34)	2.7 (21)	4.4	10.0	n/a
HR-8K1RDA-01	212	0.1 (34)	8.3 (21)	8.4	9.6	n/a
HR-MDB6KW-01	213	5.0 (34)	6.3 (21)	11.3	9.1	n/a
HR-PGMSBU-01	214	3.9 (34)	2.2 (21)	6.1	9.9	n/a
HR-Y2NDCJ-01	301	15.7 (34)	2.6 (21)	18.3	8.3	n/a
HR-NJJLLB-01	302	12.6 (34)	3.9 (21)	16.6	8.4	n/a
HR-H4BAX4-01	303	16.4 (34)	3.6 (21)	20.0	8.1	n/a
HR-4K5KS4-01	304	11.6 (34)	3.9 (21)	15.4	8.6	n/a
HR-VZP75Q-01	305	9.0 (34)	3.2 (21)	12.3	8.9	n/a
HR-4GFDI6-01	306	3.5 (34)	4.3 (21)	7.9	9.7	n/a
HR-ILMKBX-01	307	0.8 (34)	4.6 (21)	5.5	10.0	n/a
HR-IFSR2S-01	308	2.5 (34)	6.0 (21)	8.5	9.6	n/a
HR-IOKA7E-01	309	1.0 (34)	14.7 (21)	15.6	8.5	n/a
HR-IO1W5J-01	310	4.2 (34)	2.5 (21)	6.7	9.9	n/a
HR-LGM2S0-01	311	3.8 (34)	2.3 (21)	6.1	9.9	n/a
HR-4RGVTG-01	312	0.8 (34)	5.4 (21)	6.2	9.9	n/a
HR-Z0654R-01	313	8.6 (34)	5.3 (21)	13.9	8.8	n/a
HR-FKWL9Z-01	314	11.2 (34)	2.0 (21)	13.2	8.8	n/a
HR-VA9SZZ-01	401	14.6 (34)	8.0 (21)	22.7	7.8	n/a
HR-UC0LN2-01	402	13.6 (34)	8.7 (21)	22.3	7.8	n/a
HR-1OIM9E-01	403	9.8 (34)	7.9 (21)	17.8	8.3	n/a
HR-09BY62-01	404	4.5 (34)	8.2 (21)	12.7	8.9	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-0JCMYN-01	405	2.2 (34)	7.1 (21)	9.3	9.4	n/a
HR-T80NNJ-01	406	7.5 (34)	4.9 (21)	12.4	8.9	n/a
HR-QJLSP3-01	407	5.0 (34)	4.6 (21)	9.6	9.4	n/a
HR-77U4ZF-01	408	5.8 (34)	6.4 (21)	12.1	8.9	n/a
HR-ECD4IR-01	501	14.8 (34)	7.7 (21)	22.5	7.8	n/a
HR-OFSX79-01	502	12.6 (34)	8.5 (21)	21.2	7.9	n/a
HR-1423PQ-01	503	9.5 (34)	8.0 (21)	17.5	8.3	n/a
HR-FULW78-01	504	4.3 (34)	8.1 (21)	12.5	8.9	n/a
HR-VWZQS1-01	505	2.2 (34)	7.0 (21)	9.2	9.4	n/a
HR-8GCSKY-01	506	7.0 (34)	5.0 (21)	11.9	9.0	n/a
HR-S3DMYT-01	507	4.6 (34)	4.8 (21)	9.4	9.4	n/a
HR-QVXUZD-01	508	5.2 (34)	6.2 (21)	11.3	9.1	n/a
HR-PT691F-01	601	14.9 (34)	8.0 (21)	22.9	7.8	n/a
HR-55PVLP-01	602	12.8 (34)	8.4 (21)	21.2	7.9	n/a
HR-WTM3DY-01	603	8.9 (34)	7.7 (21)	16.7	8.4	n/a
HR-4PNBKH-01	604	4.6 (34)	8.2 (21)	12.7	8.9	n/a
HR-9SHZ8X-01	605	2.3 (34)	6.8 (21)	9.2	9.4	n/a
HR-VXY9B3-01	606	7.0 (34)	5.1 (21)	12.1	8.9	n/a
HR-ON4X9V-01	607	4.8 (34)	4.9 (21)	9.7	9.4	n/a
HR-8LURYP-01	608	5.3 (34)	6.1 (21)	11.4	9.1	n/a
HR-QWMF6U-01	701	14.7 (34)	7.6 (21)	22.3	7.8	n/a
HR-V9UMYZ-01	702	11.8 (34)	8.6 (21)	20.3	8.1	n/a
HR-E930H6-01	703	9.3 (34)	8.4 (21)	17.7	8.3	n/a
HR-MS4ZWZ-01	704	4.8 (34)	8.1 (21)	12.9	8.9	n/a
HR-7P6M1R-01	705	2.4 (34)	6.8 (21)	9.2	9.4	n/a
HR-3EKYTG-01	706	6.9 (34)	5.3 (21)	12.1	8.9	n/a
HR-HYVGWS-01	707	4.9 (34)	4.8 (21)	9.8	9.4	n/a
HR-0W2ICI-01	708	5.6 (34)	6.1 (21)	11.6	9.1	n/a
HR-2SMHGT-01	801	24.5 (34)	7.6 (21)	32.1	6.7	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-B9RPV2-01	802	18.4 (34)	8.4 (21)	26.8	7.3	n/a
HR-M5OFY4-01	803	17.1 (34)	7.9 (21)	25.0	7.4	n/a
HR-XSKE0M-01	804	12.1 (34)	8.2 (21)	20.3	8.1	n/a
HR-4HOON3-01	805	3.4 (34)	6.8 (21)	10.2	9.3	n/a
HR-O0PGNW-01	806	8.5 (34)	5.4 (21)	14.0	8.8	n/a
HR-ALZ919-01	807	12.6 (34)	5.0 (21)	17.6	8.3	n/a
HR-08YYWW-01	808	13.9 (34)	6.2 (21)	20.1	8.1	n/a
HR-QPXFYJ-01	901	18.0 (34)	4.1 (21)	22.1	7.9	n/a
Averages	98x (Total)	7.7	5.9	13.6	8.9	n/a
Maximum Loads and Minimum Ratings		29.2	14.7	36.4	6.2	n/a

Explanatory notes

About the ratings

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

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

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

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

PROPOSED RESIDENTIAL BUILDING

19-25 BALFOUR STREET

LINDFIELD





Certificate No. #HR-5B4VWM-01

Scan QR code or follow website link for rating details.

Assessor name

Robert Romanous

Accreditation No.

ABSA 101535

Property Address

19-25 Balfour Street, Lindfield,
NSW, 2070.

http://www.hero-software.com.au/pdf/HR-5B4VWM-01



NO.	Sheet Name	REV
DA000	COVER PAGE	C
DA00.1	SUMMARY	A
DA001	SITE ANALYSIS	C
DA002	SITE ANALYSIS - CONTEXT AND SURROUNDINGS	C
DA003	DEMOLITION PLAN	C
DA100	SITE PLAN - PROPOSED	C
DA200	BASEMENT 2 PLAN	C
DA201	BASEMENT 1 PLAN	C
DA202	LOWER GROUND LEVEL PLAN	C
DA203	GROUND LEVEL PLAN	C
DA204	LEVEL 1 PLAN	C
DA205	LEVEL 2 PLAN	C
DA206	LEVEL 3 PLAN	C
DA207	LEVEL 4 PLAN	C
DA208	LEVEL 5 PLAN	C
DA209	LEVEL 6 PLAN	C
DA210	LEVEL 7 PLAN	C
DA211	LEVEL 8 PLAN	C
DA212	LEVEL 9 PLAN	C
DA213	ROOF PLAN	C
DA300	SOUTH ELEVATION	C
DA301	NORTH ELEVATION	C
DA302	EAST ELEVATION	C
DA303	WEST ELEVATION	C
DA304	EAST ELEVATION (SECTION THRU COURTYARD)	C
DA305	WEST ELEVATION (SECTION THRU COURTYARD)	C
DA310	SECTION	C
DA311	SECTION	C
DA312	SECTION	C
DA313	SECTION	C
DA320	DRIVEWAY DETAILS	C
DA321	DRIVEWAY DETAILS	C
DA330	SECTION THRU WEST WING LOWER GROUND UNITS	C
DA331	SECTION THRU EAST WING LOWER GROUND UNITS	C
DA400	AREA SCHEDULE	C
DA404	CROSS VENTILATION	C
DA503	SOLAR ACCESS DIAGRAMS	C
DA504	SOLAR ACCESS DIAGRAMS	C
DA505	SOLAR ACCESS DIAGRAMS	C
DA506	SOLAR ACCESS DIAGRAMS	C
DA510	UNIT SCHEDULE	C
DA530	OVERSHADOWING DIAGRAMS (PROPOSED)	C
DA531	OVERSHADOWING DIAGRAMS (PROPOSED)	C
DA532	OVERSHADOWING DIAGRAMS (PROPOSED)	C
DA533	OVERSHADOWING DIAGRAMS (PROPOSED)	C



Certificate No. #HR-5B4VWM-01

Scan QR code or follow website link for rating details.

Assessor name

Robert Romanous

Accreditation No.

ABSA 101535

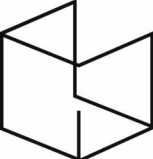
Property Address

19-25 Balfour Street, Lindfield,
NSW, 2070.

http://www.hero-software.com.au/pdf/HR-5B4VWM-01



C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION
No.	Date	Description



Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA

t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001 259 507

Nominated Architects:

Mark G Broadley (5823) Stuart D Hill (6459)

Verify all dimensions on site prior to commencement of work.
Refer all discrepancies to the Architect for determination.
Use figured dimensions in preference to scaling.
This drawing is copyright and must not be retained, copied or used without the written consent of Giles Tribe Architects.

Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Drawing:
COVER PAGE



Status:

FOR APPROVAL

Scale: Job No. Drawing No. Rev.

Sheet Size: A1 24062 DA000 C

Date: 09/04/2025 Drawn: RB Reviewed: D1/RM

SITE AREA
4771 m²

ZONE	R2
FSR	0.3:1
FSR (TOD)	2.5:1
PERMISSIBLE GFA (TOD)	11927.5 sqm
AFFORDABLE BONUS (30%)	3578.25 sqm

BUILDING HEIGHT (TOD)	22 m
------------------------------	------

PROPOSED FLOOR TO FLOOR HEIGHT : 3.2m

PROPOSED FSR 3.25 : 1**PROPOSED GFA** 15499.4 m²

GFA CALCULATION	
LEVEL	FLOOR AREA
GF	1563.3 m ²
L1	1992.1 m ²
L2	1992.1 m ²
L3	1992.1 m ²
L4	1432.3 m ²
L5	1432.3 m ²
L6	1432.3 m ²
L7	1432.3 m ²
L8	1432.3 m ²
L9	257.3 m ²
LG	541.2 m ²
TOTAL FLOOR AREA	15499.4 m²

FSR CALCULATION		
GFA	SITE AREA	FSR
15499.4 m ²	4771.0 m ²	3.25

PROPOSED AFFORDABLE GFA 2685.4m² (17%)

Table 12: Thermal Construction Details

Thermal Construction Details	
Glazing	
Sliding and Fixed Max U-value 2.28 SHGC 0.41 (± 10%) Double Glazed Aluminium Frame – Low-E Clear	Awning and Bi fold Max U-value 2.58 SHGC 0.34 (± 10%) Double Glazed Aluminium Frame – Low-E Clear
External Walls	
External Walls of Units	Additional R2.50 insulation – if metal framed wall, sarking of R0.2 is required between stud and cladding as a thermal break <i>Note external walls to have an air gap between the external skin and metal frame, otherwise an R0.20 thermal break will be required.</i>
Internal Walls	
Between Corridor / Lifts to Units	Additional R2.00 insulation <i>Note external walls to have an air gap between the external skin and metal frame, otherwise an R0.20 thermal break will be required.</i>
Intertenancy Walls	No additional insulation modelled
Internal Walls Inside Units	No additional insulation modelled
Dwelling Floors	
Floors To Internal Areas	Concrete - No additional insulation
Floors To Basement / External	Concrete - Additional R2.30 insulation board
Dwelling Roofs	
Roof To External Air	Concrete - Additional R2.75 insulation soffit board
Other Commitments	
Ceilings	

SOLAR ACCESS - POS/BAL

69/98 (70%)
70% REQUIRED AS PER ADG

SOLAR ACCESS - LIVING

69/98 (70%)
70% REQUIRED AS PER ADG

CROSS-VENTILATED UNITS

87/98 (88.7%)
60% REQUIRED AS PER ADG

COMMUNAL OPEN SPACE (GROUND + LEVEL 4)

987.799 SQM (20.6% OF SITE AREA)
10% required as per DCP

DEEP SOIL (6m min. dimension: ADG)

1433.98 SQM (30.05% OF SITE AREA)
7% REQUIRED AS PER ADG

SITE COVERAGE

2450.551 (51.3% OF SITE AREA)

PARKING SCHEDULE	
Type	Count
Car Share - 5.4m x 2.4m	1
Removalist/Truck Bay - 3.0m x 7.0m	1
Residential - 5.4m x 2.4m	140
Residential_Platinum - 6.0m x 4.8m	15
Residential_Tandem - 5.4m x 2.4m	20
Visitor - 5.4m x 2.4m	15
Visitor_Accessible - 5.4m x 2.4m	1
Total Car Parking Spaces: 193	

PARKING SPACE CALCULATION					
		Parking Rate		Parking Spaces	
	No. of units	Min	Max	Min	Max
1BR	5	0	0.5	0	2.5
2BR	19	1	1.25	19	23.75
3BR	59	1.4	2	82.6	118
4BR	15	1.4	2	21	30
Total (15 must be Platinum)				123	<u>175</u>
Visitor (1 needs to be accessible)		1 in 6 unit		16	
Car share				1	
Truck/Removalist				1	
				141	193
				Min	Max

BICYCLE PARKING SPACES as per DCP:

10 Visitor Spaces : In the form of Vertical Bicycle Racks
98 Resident Spaces : In the form of secure room (Individual Unit Storage)

RESIDENTIAL PARKING BREAKDOWN:

71x Market Units	: 148 Parking spaces
24x Affordables[15%]	: 24 Parking spaces
3x TOD Affordables [2%]	: 3 Parking spaces

UNIT MIX	
Name	Count
1B	5
2B	19
3B	59
4B	15
Grand total: 98	

UNIT MIX - Affordable Units	
Name	Count
1B	5
2B	17
3B	5
Grand total: 27	

AFFORDABLE UNIT GFA : 2685.4 SQM (17% of PROPOSED GFA)

UNIT MIX - Platinum Units	
Name	Count
2B	2
3B	13
Grand total: 15 15% OF TOTAL UNITS	



Certificate No. #HR-5B4VWM-01

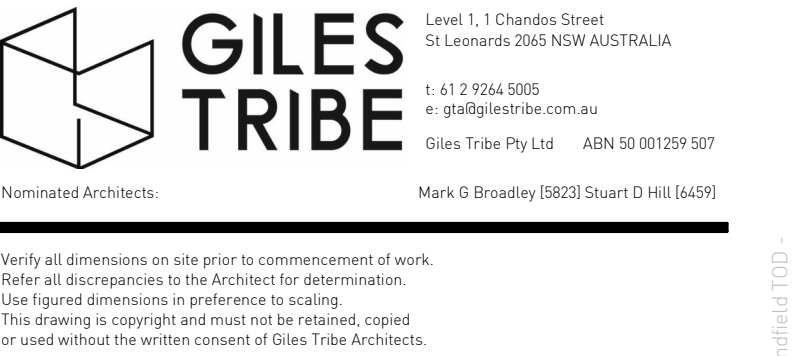
Scan QR code or follow website link for rating details.

Assessor name	Robert Romanous
Accreditation No.	ABSA 101535
Property Address	19-25 Balfour Street, Lindfield, NSW, 2070.



<http://www.hero-software.com.au/pdf/HR-5B4VWM-01>

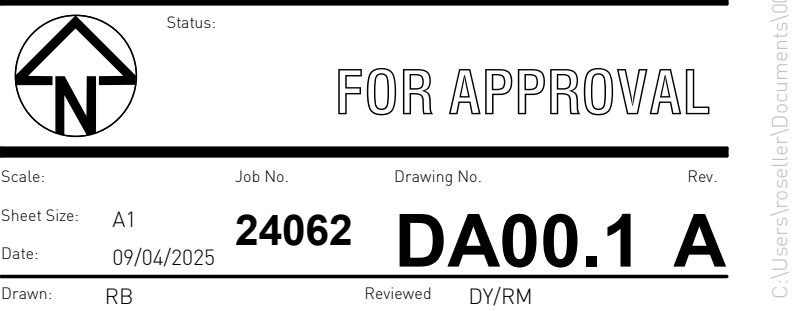
A	30-05-2025	SSDA - FOR SUBMISSION
No.	Date	Description

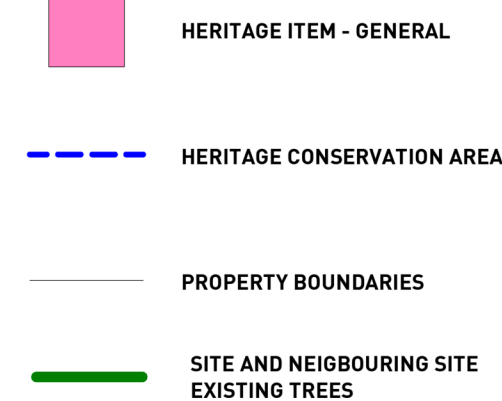
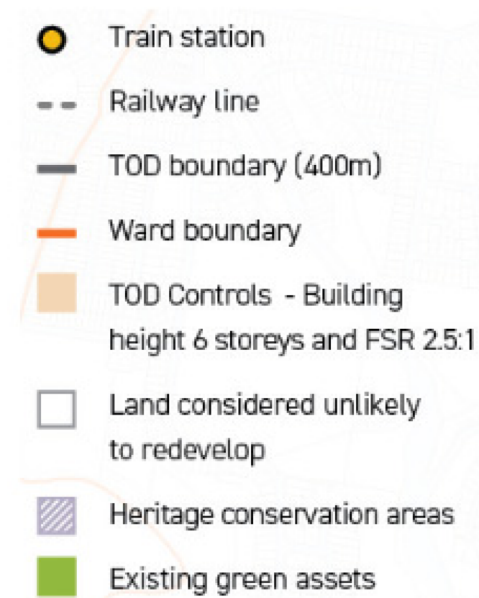


Project:
RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET

LINDFIELD

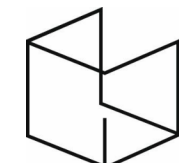
SUMMARY





C	30-05-2025	SSDA - FOR SUBMISSION
B	16-05-2025	SSDA - ISSUE FOR COORDINATION
A	07-05-2025	ISSUE FOR DA SUBMISSION
	28-04-2025	DRAFT DA SET FOR COORDINATION
No.	Date	Description

Amendments



**GILES
TRIBE**

Level 1, 1 Chandos Street
St Leonards 2065 NSW AUSTRALIA
t: 61 2 9264 5005
e: gta@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects

Mark G Broadley [5823] Stuart D Hill [6459]

Verify all dimensions on site prior to commencement of work.
Refer all discrepancies to the Architect for determination.
Use figured dimensions in preference to scaling.
This drawing is copyright and must not be retained, copied
or used without the written consent of Giles Tribe Architects

Project:
**RESIDENTIAL FLAT BUILDING
19-25 BALFOUR STREET**

LINDFIELD

Draining

SITE ANALYSIS



Status:

FOR APPROVAL

Scale:	Job No.	Drawing No.	Rev
Sheet Size: A1	24062	DA001	C
Date: 09/04/2025			
Drawn: RR	Reviewed	NY/RM	