Coffs Harbour, Affordable Housing State Significant Development – SSD-83294209

BASIX Assessment Report

Prepared for: Homes NSW

Project No: SYD3635
Date: 9 September 2025
Revision: 05

Project:	Coffs Harbour Affordable Housing
Location:	211A-215 Harbour Drive, Coffs Harbour 2450
Prepared by:	ADP Consulting Pty Ltd Level 6, 33 Erskine Street Sydney NSW 2000
Project No:	SYD3635
Revision:	05
Date:	9 September 2025

Rev	Date	Comment	Author	Signature	Technical Review	Signature	Authorisa-tion & QA	Signature
01	19/08/25	SSDA Issue - DRAFT	MC	MC	SR	SR	BB	BB
02	2/09/25	SSDA Issue	MC	MC	SR	SR	BB	BB
03	5/09/25	SSDA Issue - Amendment	MC	MC	SR	SR	BB	BB
04	9/09/25	SSDA Issue - Amendment	MC	MC	SR	SR	BB	BB
05	9/09/25	SSDA Issue - Amendment	MC	MC	SR	SR	BB	BB

Project Team	
Client / Principal	Homes NSW
Architect	Studio Johnston
Project Manager	Kim Bazeley

ADP Consulting : Engineering

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Executive Summary

This BASIX assessment and certificate has been prepared by ADP Consulting to support a support a State Significant Development Application (SSDA) for an affordable housing development (the proposal) to be located at 211A-215 Harbour Drive, Coffs Harbour 2450 (the site).

The proposed development comprises of the following:

> 1 residential building (Class 2) comprising 60 apartments in total.

> 1 basement level of residential parking.

This BASIX report has been prepared to support the SSDA submission as a legislative requirement in accordance with the Environmental Planning and Assessment Act (2000) and BASIX (2023).

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

In line with BASIX **Material reporting** provisions, construction material specifications and estimated volumes have been provided for reporting purposes only. No performance targets are associated with this section, and no minimum threshold is required.

Table 1 BASIX Targets and Scores

Environmental Impact Category	NSW BASIX Minimum Target	Score Achieved
Water Savings	40%	**41%**
Energy Savings	61%	**86%**
Thermal Performance	Pass	**Pass**
Thermal Comfort	Pass	**Pass**

1. Introduction

ADP Consulting has been engaged by Homes NSW to undertake the following BASIX assessment and certification for the proposed residential development located at 211A-215 Harbour Drive, Coffs Harbour 2450.

The purpose of this report is to provide a summary of the Environmentally Sustainable Design (ESD) initiatives adopted as part of the proposed building design. Key areas of improvement within the BASIX water, energy and thermal comfort have been identified and meet the minimum compliance measures outlined by the state of NSW.

This report has been prepared as a contribution to the State Significant Design Application (SSDA) submission of the above noted project.

1.1 Project Context

The project site is an extant greenfield site with a total site area of 3,807sqm, and has two street frontages: Harbour Drive to the South, and North Street to the East. ordering Harbour Drive to the South. It is in the City of Coffs Harbour Local Government Area (LGA) and is zoned R3 Medium Density Residential under the Coffs Harbour Local Environmental Plan (LEP) 2013.

Figure 1 Proposed Development Site: 211A-215 Harbour Drive, Coffs Harbour 2450

The proposed development includes 1 lower ground story with 31 car spaces for car parking, along with designated spaces for resident bicycles and EV bike parking. There are also community and meeting rooms for residents on ground level.

Overall, the development comprises a total of 60 residential units (Class 2) distributed across one 4-storey building.

1.2 Assessment Assumptions and References

This BASIX assessment has been based on the following architectural drawings and updates provided periodically by Studio Johnston Architects:

Revision	Date	Issue
A	29/08/2025	SSDA Issue

> BASIX RFI regarding landscape design from Stephen Saines.

1.3 BASIX Assessment

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

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

For this type of development, the following minimum BASIX targets must be achieved as defined by the State of NSW under the SEPP 2004:

> 40% improvement in Water consumption
> 61% Improvement in Energy consumption
> All units to 'pass' the minimum thermal performance requirements for heating and cooling (as defined by the development's climate zone)
> Only the construction material specifications and volumes are required to be reported under BASIX Material reporting—there is no compliance target that needs to be achieved.

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

The thermal comfort targets are assessed on an individual dwelling basis and are defined by the developments proposed location in NSW. Each dwelling must not exceed the maximum annual predicted heating and cooling load capacities outlined by BASIX; this is assessed using the NatHERS thermal comfort software HERO V4.1.

For the proposed development, the following individual dwelling targets must be achieved:

> Individual dwelling heating load: 29.2 MJ/m^2. yr
> Individual dwelling cooling load: 28.4 MJ/m^2. yr
> Average heating load: 27.7 MJ/m^2. yr
> Average cooling load: 26.7 MJ/m^2. yr

2. BASIX Compliance

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

2.1 Water Strategies

The following table outlines the water strategy proposed for the development. The project is currently achieving over **41% improvement** on the BASIX average benchmark. The target is based on a minimum 40% compliance score.

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

Table 2 Water Commitments

BASIX Base Case	Water Conservation Strategies
Common Areas	> Common area fixtures and appliances: – 4-star showerheads (>4.5 but ≤ 6L/min) – 4-star flush toilets – 5-star kitchen and bathroom taps – No common laundry facility > Landscaping estimated areas: – Area of lawn: 411 m^2 – Area of garden (vegetated area excluding lawn): 995 m^2 – Area of indigenous or low water use species: 995 m^2
Individual Dwellings	> Fixtures and fittings to be included: – 4-star showerheads (>4.5 but ≤ 6L/min) – 4-star flush toilets – 5-star kitchen and bathroom taps
Appliances (For Individual Dwellings)	> Appliances[1] to be included: – No Washing machine – No Dishwasher
Alternative Water Use	> 10kL rainwater tank volume – Rainwater used to irrigate common landscape
Fire Sprinkler System	> Fire sprinkler water stored within closed system

[1] More information on water efficient appliances can be found at www.waterrating.gov.au

Basix Water Target	**40%**
Water Score	**41%**

2.2 Energy Strategies

The following table outlines the energy strategy proposed for the development. The project is currently achieving **86% improvement** on the BASIX average benchmark. The target is based on a minimum 61% compliance score.

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

Table 3 Energy Commitments

BASIX Base Case	Energy Conservation Strategies
Individual Dwellings	> Dedicated LED light fittings located throughout each dwelling[2] (All downlights to be sealed) > All kitchen, bathroom, and laundry exhausts to have individual fans ducted to the facade or roof with the following efficiency measures: – Kitchen: manual on/off – Laundry: interlocked to light – Bathroom: interlocked to light with timer off > Individual heating and cooling systems: – 1-phase air conditioning – non ducted; EER 3.0-3.5 > Hot water system: – Electric instantaneous heater
Appliances (For Individual Dwellings)	> Efficient appliances[3] for each apartment as follows: – All apartments – Induction cooktop & electric oven – All apartments – Dishwashers not provided – All apartments – Clothes dryers not provided
Common areas	> Ventilation systems and efficiency measures as follows: – LG Car Park – Ventilation Exhaust Only; Carbon Monoxide monitor + VSD fan – LG Switch Room – Ventilation Supply Only; none i.e. continuous – LG Sprinkler Valve Alarm – No Mechanical Ventilation – LG RWT Pump – Ventilation Supply and Exhaust; none i.e. continuous

[2] Dedicated LED must be the predominate (i.e. 80% of fittings) light fitting in each room
[3] More information on energy efficient appliances can be found at www.energyrating.gov.au

- LG Residential Bike Parking – Ventilation Supply Only; none i.e. continuous
- LG Lobby – Ventilation Supply Only; none i.e. continuous
- LG Garbage Room – Ventilation Exhuast Only; none i.e. continuous
- LG Fire Sprinkler Pump Room – Ventilation Supply and Exhaust; none i.e. continuous
- LG Cold Water Pump Room – No Mechanical Ventilation
- GL Comms Room – Ventilation Supply Only; none i.e. continuous
- GL Meeting Room – A/C System; Time Clock or BMS Controlled
- GL Community Room – No Mechanical Ventilation
- GL Community W/C – Ventilation Exhaust; Time Clock or BMS Controlled
- GL Lobby – No Mechanical Ventilation
- Fire Stairs – No Mechanical Ventilation
- L1-L3 Hallways/Lobbies – No Mechanical Ventilation

> Lighting systems and efficiency measures as follows:

- LG Car Park: LEDs, Time Clock and Motion Sensor
- LG Switch Room: LEDs, Manual on/ Manual Off
- LG Sprinkler Valve Alarm: LEDs, Manual on/ Manual Off
- LG RWT Pump: LEDs, Manual on/ Timer Off
- LG Residential Bike parking LEDs, Time Clock and Motion Sensor
- LG Lobby: LEDs, Time Clock and Motion Sensor
- LG Garbage Room: LEDs, Motion Sensor
- LG Fire Sprinkler Pump Room: Manual on/ Manual Off
- LG Comms Room: LEDs, Manual on/ Manual Off
- LG Cold Water Pump Room: LEDs, Manual on/ Manual Off
- GL Meeting Room: LEDs, Zoned switching with motion sensors
- GL Community Room: LEDs, Zoned switching with motion sensors
- GL Community W/C: LEDs, motion sensors
- GL Lobby: LEDs, Time Clock and Motion Sensor
- Fire Stairs: LEDs, Time Clock and Motion Sensor
- L1-L3 Hallways/Lobbies: LEDs, Time Clock and Motion Sensor

Central Systems

> Vertical transport:

- Permanent magnet synchronous motor (PMSM) and regenerative drive;
- Lift load capacity 1001-1500kg

Photovoltaic system	>	120.0 kW peak array
Basix Energy Target	>	**61%**
Energy Score	>	**86%**

3. Thermal Comfort

3.1 National House Energy Rating Scheme (NatHERS) Assessment

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

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

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

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

These requirements have been provided below:

Table 4 Thermal Comfort Targets

NatHERS Target	Heat and Cooling Load
Maximum Thermal Load	– Heating 29.2 MJ/m^2 – Cooling 28.4 MJ/m^2
Average Thermal Load	– Heating 27.7 MJ/m^2 – Cooling 26.7 MJ/m^2

3.2 Material Index

In response to the updated NSW Sustainable Buildings SEPP (effective October 2023), BASIX has introduced a new Material Index to quantify the embodied greenhouse gas (GHG) emissions of construction materials at the Development Application (DA) stage. This assessment focuses on Cradle-to-Gate emissions (Stages A1–A3), which include the extraction, processing, and manufacturing of materials, but exclude transport, construction activities, and site-specific emissions.

The Material Index simplifies reporting by using generic material types and standard construction forms for four major building components:

- Floors
- Walls
- Roof/Ceiling
- Windows

These elements typically account for more than 75% of a building's total embodied emissions.

It is important to note that no compliance target currently applies to the Material Index. The data collected will support future policy development and may inform future targets as part of the broader BASIX framework.

3.3 Thermal Comfort Compliance and Material Reporting

Thermal Comfort modelling has been undertaken to establish compliance with the minimum requirements noted in Section 3.1. The table 5 below outlines the building envelope constructions assumed as part of the modelling assessment.

Table 5 Construction Details

Building Element	Material & Detail
Construction & shading	> As indicated on the architectural drawings. Balconies have been included in the assessment.
External Walls	> Brick Veneer with Hebel internal cladding + R2.5 bulk insulation (insulation only value) > Steel Framed stud wall with plasterboard internally and fibre cement cladding externally + R2.5 bulk insulation (insulation only value) > Structural Concrete with fibre cement internal cladding + R2.5 bulk insulation (insulation only value) > Plasterboard on studs wall + R1.5 bulk insulation (insulation only value), where corridor walls behind service cupboard
Internal Walls	> Plasterboard on studs, no insulation within dwellings rooms > Hebel Concrete wall with plasterboard on both sides, no insulation between adjacent dwellings
Ceiling and Roof	> Concrete slab with suspended plasterboard ceiling – R3.0 Ceiling insulation (insulation only value) > 200mm suspended concrete slab, no insulation where neighbour above > 1 x 900mm diameter ceiling fan in each living room and bedroom
Floor	> 200mm suspended concrete slab + R2.0 insulation (insulation only value) where carpark/exposed below > 200mm suspended concrete slab, no insulation where neighbour below > Concrete slab on ground + R1.0 insulation (insulation only value)
Floor coverings	> Tiles for Kitchen/Laundry/ Toilets > Vinyl Planks for Bedrooms > Vinyl Planks for Living Rooms > Vinyl Planks for Corridors
Glazing	Units BG.07, BG.13, B3.13, A2.01 > Fixed, Double-hung windows and Sliding Doors: U-Value ≤3.10 W/m²k, SHGC 0.49 ±5% All Other Units: > Hinged Doors: U-Value ≤4.80 W/m²k, SHGC 0.51 ±5% > Fixed, Double-hung windows and Sliding Doors: U-Value ≤4.80 W/m²k, SHGC 0.59 ±5%

> All windows and doors are weather stripped and assumed to have safety restrictors as per NCC requirements.

> Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors

ADP
Consulting : Engineering

Appendix A
NatHERS Certificate

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. #HR-41K5TV-01

Generated on 02 Sep 2025 using Hero 4.1

Property

Address	211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
Lot/DP	14/-/DP516300 & 100/-/DP1041655
NatHERS climate zone	11 - Coffs Harbour MO

Accredited assessor

Name	Henry Chhen
Business name	Wedged
Email	henry@wedged.au
Phone	+61 040365837
Accreditation No.	10287
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit http://www.hero-software.com.au/pdf/HR-41K5TV-01. When using either link, ensure you are visiting http://www.hero-software.com.au

National Construction Code (NCC) requirements

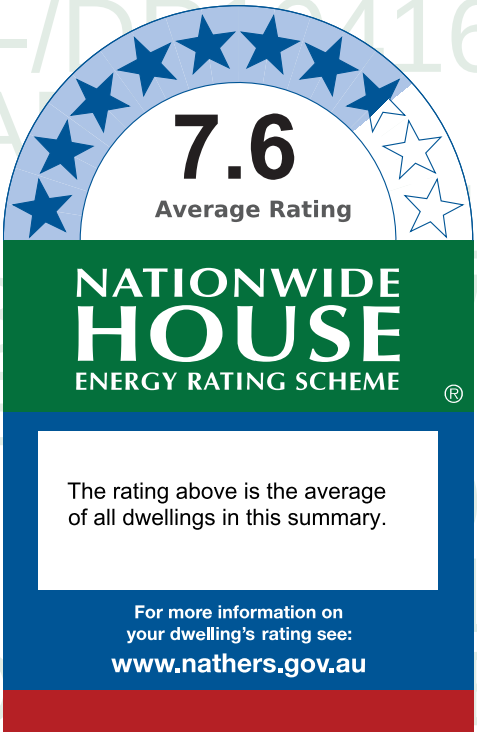
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two.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

Thermal performance Star rating



NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	13.6	14.1
Maximum load	28.0	24.3
Average limit	27.7	26.7
Maximum limit	29.2	28.1

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/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-Z6EQTJ-01	G.01	7.7 (29)	19.7 (28)	27.4	7.7	n/a
HR-Y7CBKN-01	G.02	10.9 (29)	13.4 (28)	24.3	7.9	n/a
HR-GYQJKR-01	G.03	6.8 (29)	22.5 (28)	29.3	7.4	n/a

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-WMDVPC-01	G.04	12.4 (29)	14.4 (28)	26.8	7.7	n/a
HR-M5H64K-01	G.05	4.0 (29)	17.4 (28)	21.4	8.3	n/a
HR-ALO5RG-01	G.06	16.6 (29)	15.4 (28)	32.0	7.2	n/a
HR-TEHDU0-01	G.07	18.5 (29)	23.1 (28)	41.6	6.1	n/a
HR-T3V8FD-01	G.08	2.1 (29)	7.6 (28)	9.7	9.9	n/a
HR-S09L1S-01	G.09	12.1 (29)	3.8 (28)	15.9	9.0	n/a
HR-VARJAG-01	G.10	7.5 (29)	8.3 (28)	15.8	9.0	n/a
HR-5QXO81-01	G.11	25.2 (29)	10.7 (28)	35.9	6.8	n/a
HR-O8PY6E-01	G12	19.9 (29)	16.2 (28)	36.1	6.7	n/a
HR-FRL3DJ-01	G13	25.2 (29)	13.4 (28)	38.5	6.4	n/a
HR-LDP1RS-01	1.01	4.5 (29)	24.3 (28)	28.8	7.5	n/a
HR-M6OHKN-01	1.02	7.6 (29)	10.7 (28)	18.3	8.7	n/a
HR-9MHY6E-01	1.03	5.5 (29)	14.3 (28)	19.9	8.5	n/a
HR-DOAJX1-01	1.04	8.9 (29)	12.5 (28)	21.4	8.3	n/a
HR-SRZABI-01	1.05	2.0 (29)	22.1 (28)	24.1	7.9	n/a
HR-UFZN27-01	1.06	16.4 (29)	12.9 (28)	29.3	7.4	n/a
HR-4XAYO9-01	1.07	10.6 (29)	18.7 (28)	29.3	7.4	n/a
HR-NFSLFT-01	1.08	10.1 (29)	18.3 (28)	28.5	7.6	n/a
HR-52CL42-01	1.09	24.8 (29)	11.5 (28)	36.4	6.7	n/a
HR-PZK0WG-01	1.10	1.4 (29)	14.6 (28)	16.0	9.0	n/a
HR-7X69O6-01	1.11	6.4 (29)	11.0 (28)	17.4	8.8	n/a
HR-9GC71J-01	1.12	5.0 (29)	15.7 (28)	20.7	8.4	n/a
HR-Z96LYE-01	1.13	24.6 (29)	11.6 (28)	36.3	6.7	n/a
HR-64VUO9-01	1.14	18.0 (29)	14.5 (28)	32.5	7.2	n/a
HR-057UO1-01	1.15	23.4 (29)	16.7 (28)	40.0	6.3	n/a
HR-56AVJ8-01	2.01	1.8 (29)	19.7 (28)	21.5	8.3	n/a
HR-JS3S0X-01	2.02	7.6 (29)	10.5 (28)	18.1	8.7	n/a
HR-JJ41F3-01	2.03	5.7 (29)	18.0 (28)	23.7	8.0	n/a
HR-27TYZ9-01	2.04	8.9 (29)	12.4 (28)	21.4	8.3	n/a

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-NXZTK5-01	2.05	2.3 (29)	20.4 (28)	22.7	8.2	n/a
HR-8P6ZHK-01	2.06	15.7 (29)	12.7 (28)	28.5	7.6	n/a
HR-E6VBH1-01	2.07	8.0 (29)	19.0 (28)	27.0	7.7	n/a
HR-NLD3J7-01	2.08	8.1 (29)	17.9 (28)	26.0	7.8	n/a
HR-A0QK1Z-01	2.09	20.2 (29)	12.0 (28)	32.2	7.2	n/a
HR-HBDS1L-01	2.10	1.2 (29)	14.4 (28)	15.7	9.0	n/a
HR-9D14FM-01	2.11	5.6 (29)	10.6 (28)	16.2	8.9	n/a
HR-CWTQ3J-01	2.12	4.2 (29)	15.0 (28)	19.2	8.6	n/a
HR-BASGPB-01	2.13	24.2 (29)	11.4 (28)	35.6	6.8	n/a
HR-Q13QGT-01	2.14	19.4 (29)	14.0 (28)	33.4	7.1	n/a
HR-8W3SZJ-01	2.15	20.6 (29)	13.0 (28)	33.6	7.0	n/a
HR-2EL3FZ-01	2.16	23.3 (29)	12.5 (28)	35.8	6.8	n/a
HR-VDZ4MJ-01	3.01	17.1 (29)	18.0 (28)	35.1	6.9	n/a
HR-PS3ESI-01	3.02	18.0 (29)	9.1 (28)	27.1	7.7	n/a
HR-9YKON0-01	3.03	16.7 (29)	12.6 (28)	29.3	7.4	n/a
HR-TAMMVF-01	3.04	20.5 (29)	10.1 (28)	30.6	7.3	n/a
HR-T4VV2J-01	3.05	11.0 (29)	15.5 (28)	26.5	7.7	n/a
HR-N3BO4P-01	3.06	22.6 (29)	12.4 (28)	35.1	6.9	n/a
HR-DCHJJR-01	3.07	16.5 (29)	20.1 (28)	36.6	6.7	n/a
HR-S6Y30P-01	3.08	16.2 (29)	17.2 (28)	33.4	7.1	n/a
HR-NCRLSJ-01	3.09	25.9 (29)	10.3 (28)	36.2	6.7	n/a
HR-0P3UI5-01	3.10	8.0 (29)	12.2 (28)	20.1	8.4	n/a
HR-D2I1BX-01	3.11	14.0 (29)	10.3 (28)	24.3	7.9	n/a
HR-6R1169-01	3.12	12.7 (29)	12.4 (28)	25.1	7.9	n/a
HR-HOSP5K-01	3.13	25.8 (29)	9.2 (28)	35.0	6.9	n/a
HR-LKZ246-01	3.14	23.9 (29)	9.2 (28)	33.1	7.1	n/a
HR-YR2Y20-01	3.15	26.0 (29)	9.4 (28)	35.5	6.8	n/a
HR-O6ZHAM-01	3.16	28.0 (29)	7.5 (28)	35.4	6.8	n/a
Averages	60x (Total)	13.6	14.1	27.7	7.6	n/a

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
Maximum Loads and Minimum Ratings		28.0	24.3	41.6	6.1	n/a

Explanatory notes

About the ratings

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

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

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

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

ADP
Consulting : Engineering

Appendix B
Stamped Drawings

211A-215 HARBOUR DRIVE COFFS HARBOUR
STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING REGISTER

Drawing Set	Sheet Number	Sheet Name
000 General		
	A-001-001	Title Sheet
100 Site		
	A-100-001	Site Analysis Plan
	A-100-002	Demolition Plan
110 GA Plans		
	A-110-000	Lower Ground
	A-110-001	Ground Floor
	A-110-002	Level 01
	A-110-003	Level 02
	A-110-004	Level 03
	A-110-005	Roof Level
120 Unit Layouts		
	A-120-010	Unit Layouts
	A-120-020	Unit Storage
210 GA Elevations		
	A-210-001	North + East Elevation
	A-210-002	South + West Elevation
310 GA Sections		
	A-310-001	Section A & B
	A-310-002	Section C & D
710 3D Diagrams		
	A-710-001	Views from the Sun
	A-710-002	Height Plane Diagram
720 Amenity Diagrams (ADG)		
	A-720-010	Solar Compliance
	A-720-020	Cross-Ventilation Compliance
730 Deep Soil and Communal Space Diagrams (ADG)		
	A-730-001	Landscape Diagrams
770 GFA Diagrams		
	A-770-001	GFA Diagrams
790 Shadow Diagrams		
	A-790-001	June 21st
	A-790-002	June 21st
	A-790-003	June 21st
	A-790-004	Communal Open Space - Solar
	A-790-005	Communal Open Space - Solar
910 Photomontages		
	SK-900-001	View 01
	SK-900-002	View 02
	SK-900-002	View 03

DRAWING LEGEND

- BRK1 BRICK MASONRY | STRETCHER BOND
- BRK2 BRICK MASONRY | STRETCHER BOND
- CON1 CONCRETE FINISH | COLOUR: OFF WHITE
- CON2 RENDERED FINISH | COLOUR: TAUPE
- BAL1 BALUSTRADE TYPE 1 | METAL PALISADE SCREEN
- BAL2 BALUSTRADE TYPE 2 | UPSTAND AND HANDRAIL
- GLC1 CLEAR GLAZING
- AFW1 ALUMINIUM FRAMED WINDOW
- MTL1 PERFORATED METAL FINISH | COLOUR: GREY
- MTL2 PATTERN PERFORATED METAL | COLOUR: MID BRO
- MTL3 TENSILE WIRE MESH | COLOUR: GREY

FINISHES SCHEDULE

BRK1 BRICK MASONRY | COLOUR: LIGHT BROWN

BRK2 BRICK MASONRY | COLOUR: CREAM

CON1 CONCRETE FINISH | COLOUR: OFF-WHITE

CON2 RENDERED FINISH | COLOUR: TAUPE

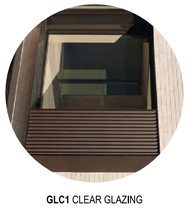
BAL1 BALUSTRADE TYPE 1 | METAL PALISADE DARK BRONZE

BAL2 BALUSTRADE TYPE 2 | UPSTAND AND HANDRAIL | TAUPE AND DARK BRONZE

MTL1 PERFORATED METAL FINISH | COLOUR: GREY

MTL2 PATTERN PERFORATED METAL | COLOUR: MID BRONZE

MTL3 TENSILE WIRE MESH | COLOUR: GREY



GLC1 CLEAR GLAZING

AFW1 ALUMINIUM FRAMED WINDOW | DARK BRONZE

LOCATION PLAN

NOTES
ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg: , ABN 63 111 324 353

CLIENT
Homes NSW

Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
Assessor name: Henry Orben
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.nationwidehers.com.au/p/0f1f54-1K5TV-01

REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
General
Title Sheet

Scale: 1:68.68 @A1, 50%@A3
Project No.: 2507
Drawn by: SJ
North
Status: For Information
Dwg No.: A-001-001
Rev: A

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T +61 2 9211 2700
ABN - 63 111 324 353

NOTES

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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Nominated Architect: Conrad Johnston Reg: - ABN 63 111 324 353

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Assessor name: Henry Chhen
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowsoftware.com.au/pdf/HR4-5K3TV-01

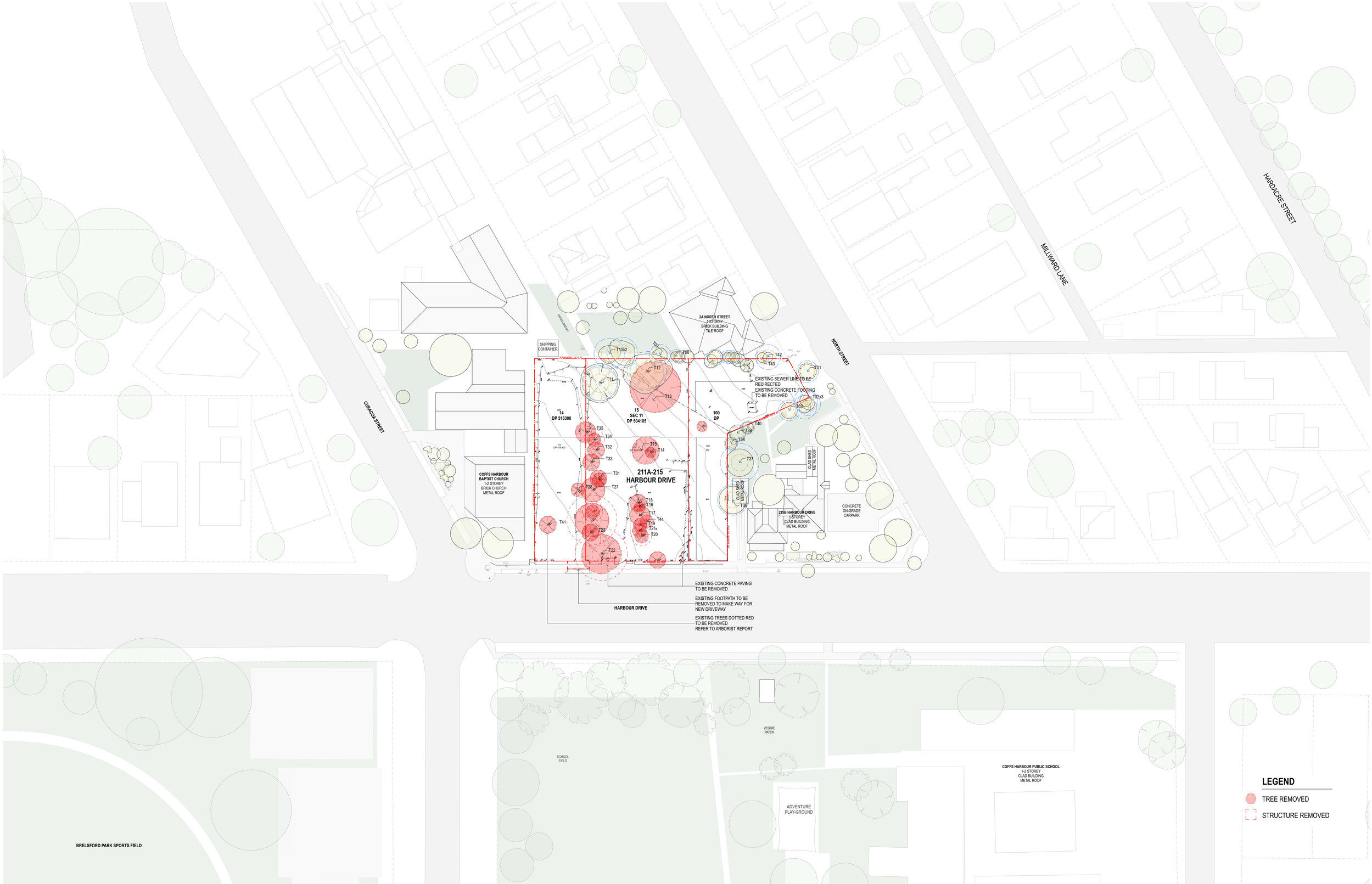
REV	DESCRIPTION	DATE
02	FOR COORDINATION	06/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Site
Site Analysis Plan

Scale: 1:500 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-100-001
Rev: A
Drawn by: SJ
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353



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Nominated Architect: Conrad Johnston Reg: - ABN 63 111 324 353

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Assessor name: Henry Chhen
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowsoftware.com.au/p/df1ef6e4-5K3TV-01

REV	DESCRIPTION	DATE
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Site
Demolition Plan

Scale: 1:500 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-100-002
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

19
2 STOREY
BRICK BUILDING
TILE ROOF

211
1 STOREY
BLOCK + CLAD BUILDING
METAL ROOF

Coffs Harbour
Baptist Church
1-2 STOREY
BRICK CHURCH
METAL ROOF

2A
1 STOREY
BRICK BUILDING
TILE ROOF

215A
1 STOREY
CLAD BUILDING
METAL ROOF

GRASS LANEWAY

SHIPPING CONTAINER

NEW COLORBOND FENCE FENCE 1.8M ABOVE NGL OR SIMILAR

SITE BOUNDARY 129° 09' 35"

SITE BOUNDARY 199° 35' 45"

SITE BOUNDARY 265° 29' 00"

SITE BOUNDARY 39° 10' 05"

SITE BOUNDARY 219° 10' 05"

NORTH STREET

RETAINING WALLS

BUILDING OVER

BUILDING OVER

BUILDING OVER

BUILDING OVER

BUILDING OVER

42 RESIDENT BIKE STORE

6x DBL DT

6x DBL DT

HWP

31 CARS
RL +4.600 AHD

accessible spaces to AS2890.6

COMMUNAL WASTE CUPBOARD

ROLLER DOOR
7.200
6.600

BULKY WASTE
A 8.3 m²

BIN HOLDING ROOM
TYP. 1100L BIN
QTY 10 BINS

SECURE LINE

6xV.BIKE

KIOSK

ARTICULATION ZONE

KIOSK EASEMENT 7.5M

LOBBY
LG.A
RL+4.600

LIFT A

FIRE STAIR
LG.A.1

MAIN SWITCH RM + ELEC METERS
6.0m(w)x3.6m(w)x3.0H
RL+4.600

COLD WATER METER AND RPZD BOOSTER PUMPS SET WITH 2x 20kL DUAL WATER BREAK TANK UNDER
TYDEMA C GO-3 WATER BREAK TANK UNDER
RL+4.600
RL+4.500

RES STORE
5.000(W)x2.000(D)x2.700(H)

LIFT B

LOBBY
LG.B
RL+4.600

FIRE STAIR
LG.B.1

SPRINKLER ALARM VALVES

FIRE SPRINKLER PUMP RM
6.3x5.1x2.2mH

FIRE SPRINKLER TANK NO.1
210 m³

FIRE SPRINKLER TANK NO.2
210 m³

RWT PUMP
2.6dL0x2.2mH

RWT
7.0 m³

WQC
10.0 m²

OSD
27.0 m³

OSD BASE RL+4.040
OSD LID RL+5.350

FIRE HYDRANTS + BOOSTER
6x1.5m

BUS STOP

FOOTPATH

EXISTING BUS ZONE SIGN

EXISTING BUS ZONE SIGN

PROPOSED BUS ZONE SIGN

PROPOSED BUS ZONE SIGN

HRV GARBAGE TRUCK LOADING

NO STOPPING ZONE

33.000
33m LONG EXISTING BUS ZONE

18.083
RELOCATION DISTANCE

33.000
33m LONG PROPOSED BUS ZONE

20.000

1.923

HARBOUR DRIVE

MEDIAN STRIP
19.000

CLAD SHED
METAL ROOF

CLAD SHED
METAL ROOF

CLAD SHED
METAL ROOF

CONCRETE
ON-GRADE
CARPARK

NEW COLORBOND FENCE 1.8M ABOVE NGL OR SIMILAR

ATTEN EASEMENT
WIDTHS (SEE DETAILS)

NOTES

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg. , ABN 63 111 324 353

CLIENT
Homes NSW

Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
Assessor name Henry Chhen
Accreditation No. HERA 10287
Property Address 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.hero-software.com.au/pdf/HR-41K5TV-01

REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	SSDA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Plans
Lower Ground

Scale 1:200 @A1, 50%@A3
Status For SSDA SUBMISSION
Project No. 2507
Dwg No. A-110-000
Drawn by SJ
Rev A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

NOTES

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Nominated Architect: Conrad Johnston Reg. . ABN 63 111 324 353

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Assessor name Henry Chben
Accreditation No. HERA 10287
Property Address 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.hero-software.com.au/ip/df/R-41K5TV-01

REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	SSDA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Plans
Ground Floor

Scale: 1:200 @A1, 50%@A3
Status: **For SSDA SUBMISSION**
Project No.: **2507**
Dwg No.: **A-110-001**
Drawn by: SJ
Rev: **A**
North

ARCHITECT

STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

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Nominated Architect: Conrad Johnston Reg. - ABN 63 111 324 353

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Assessor name: Henry Chhen
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.heroesoftheme.com.au/qu9ti9r95v4-5K5TV-d3

REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Plans
Level 01

Scale: 1:200 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-110-002
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

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Assessor name: Henry Chhen
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowsoftware.com.au/quf/r95v4-5KSTV-d3

REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Plans
Level 02

Scale: 1:200 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-110-003
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

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Assessor name: Henry Chhen
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowsafbeams.com.au/quf/tr95v4-5K5TV-d1

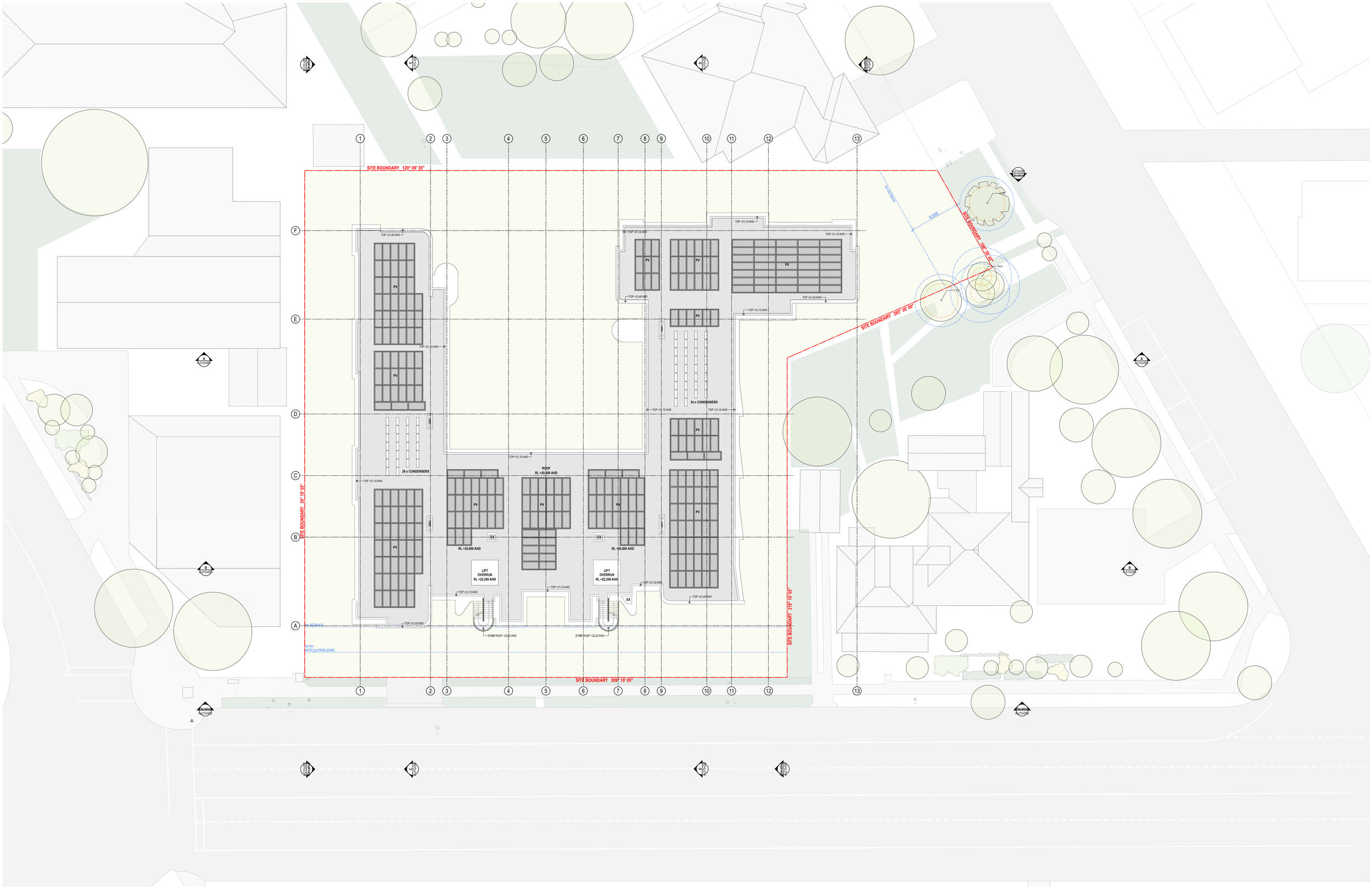
REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Plans
Level 03

Scale: 1:200 @A1, 50%@A3
Project No.: 2507
Drawn by: SJ
Status: For Information
Dwg No.: A-110-004
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353



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Assessor name Henry Chhen
Accreditation No. HERA 10287
Property Address 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowaterfarms.com.au/pdf/hr6v4-5K5TV-01

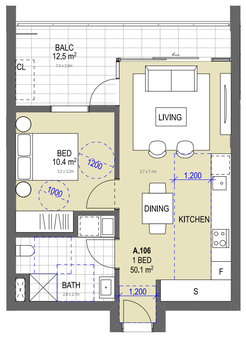
REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

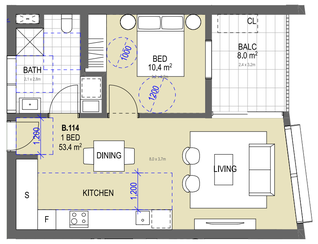
Drawing Title
GA Plans
Roof Level

Scale: 1:200 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-110-005
Drawn by: SJ
Rev: A
North

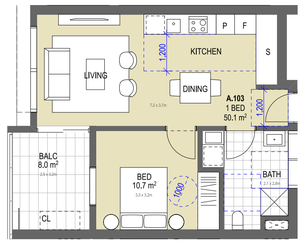
ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T. - +61 2 9211 2700
ABN - 63 111 324 353



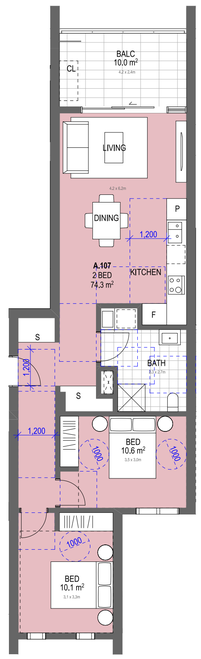
1 BED - TYPE A - LHD VOLUNTARY STANDARD

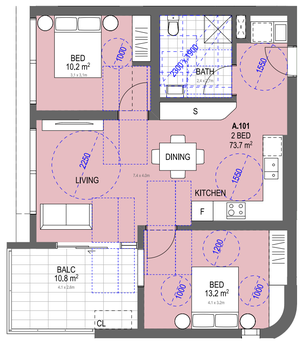


1 BED - TYPE B - LHD VOLUNTARY STANDARD

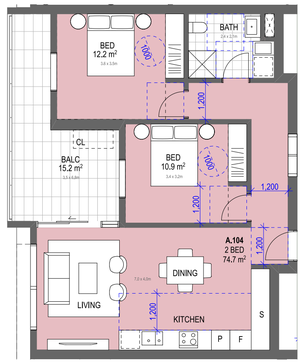


1 BED - TYPE C - LHD VOLUNTARY STANDARD

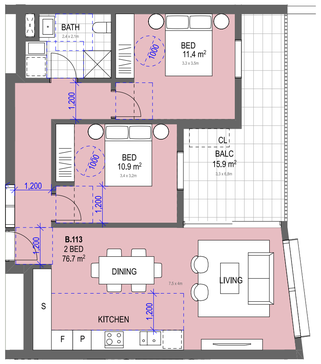




2 BED - TYPE A - HSEPP SCHEDULE 4

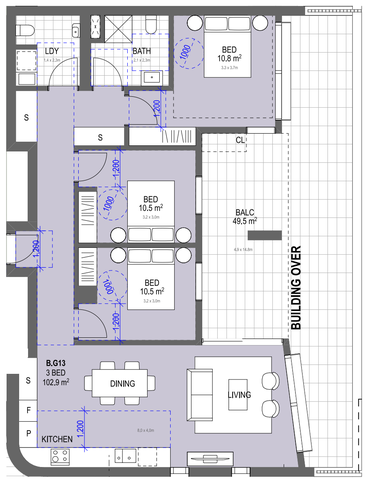


2 BED - TYPE B - LHD VOLUNTARY STANDARD

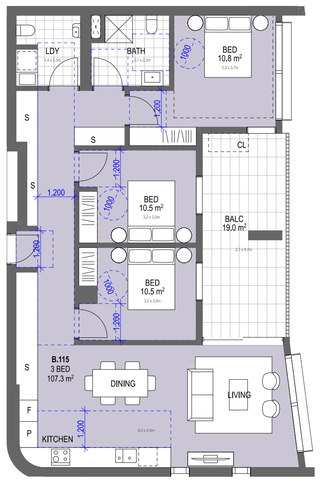


2 BED - TYPE C - LHD VOLUNTARY STANDARD

2 BED - TYPE D - LHD VOLUNTARY STANDARD



3 BED - TYPE A - LHD VOLUNTARY STANDARD



3 BED - TYPE B - LHD VOLUNTARY STANDARD

NOTES

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg. . ABN 63 111 324 353

CLIENT

Homes NSW

Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
Assessor name Henry Chben
Accreditation No. HERA 10287
Property Address 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.nerowsoftware.com.au/p/#HR-41K5TV-01

REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title

Coffs Harbour Social Housing

211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

Unit Layouts

Unit Layouts

Scale: 1:100 @A1, 50%@A3

Status: For Information

Project No.: 2507

Dwg No.: A-120-010

Drawn by: SJ

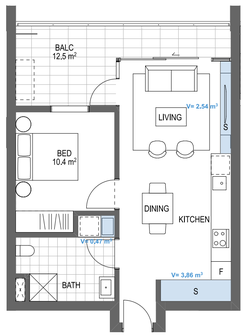
Rev: A

North

ARCHITECT

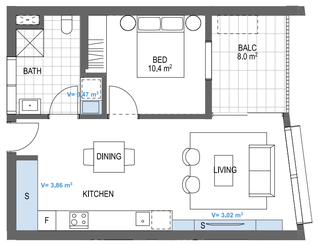
STUDIO JOHNSTON

Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353



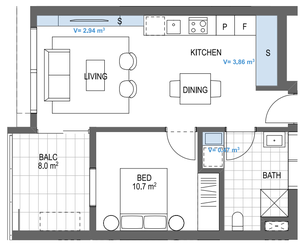
1 BED - TYPE A - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 6.87m³



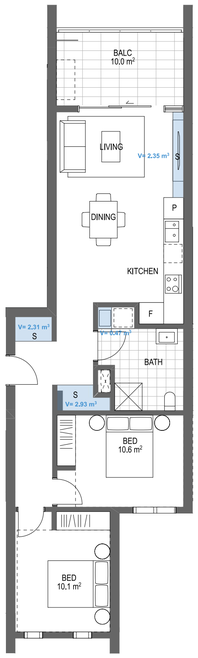
1 BED - TYPE B - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 7.35m³



1 BED - TYPE C - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 7.27m³



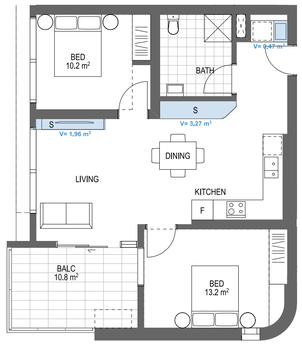
UNIT STORAGE

- ALL UNIT TYPES HAVE EITHER ALL OR AT LEAST 50% OF THE REQUIRED STORAGE LOCATED WITHIN THE APARTMENT AS PER THE ADG.

- UNITS REQUIRING ADDITIONAL STORAGE ARE PROVIDED A SECURE STORAGE CAGE LOCATED IN THE BASEMENT.

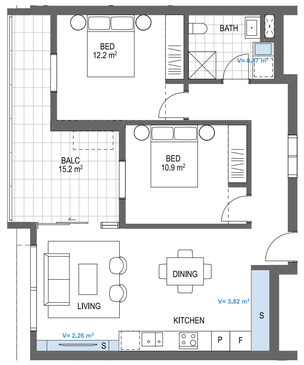
STORAGE BREAKDOWN

1 BED - TYPE A	6.87m³
1 BED - TYPE B	7.35m³
1 BED - TYPE B	7.27m³
2 BED - TYPE A - SCHEDULE 4	5.70m³
2 BED - TYPE B - SCHEDULE 4	6.55m³
2 BED - TYPE C - SCHEDULE 4	6.96m³
2 BED - TYPE D - SCHEDULE 4	8.06m³
3 BED - TYPE A	7.67m³
3 BED - TYPE B	14.88m³



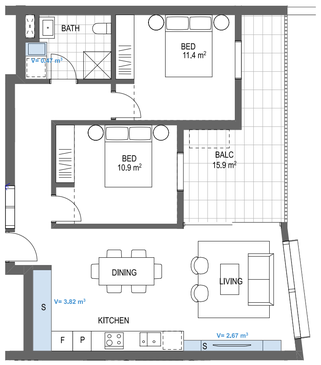
2 BED - TYPE A - HSEPP SCHEDULE 4

TOTAL STORAGE IN UNIT = 5.70m³ (>50%)
TOTAL STORAGE IN BASEMENT = 3m³



2 BED - TYPE B - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 6.55m³ (>50%)
TOTAL STORAGE IN BASEMENT = 1.58m³

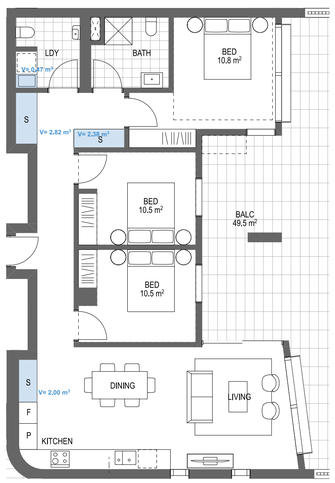


2 BED - TYPE C - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 6.96m³ (>50%)
TOTAL STORAGE IN BASEMENT = 1.58m³

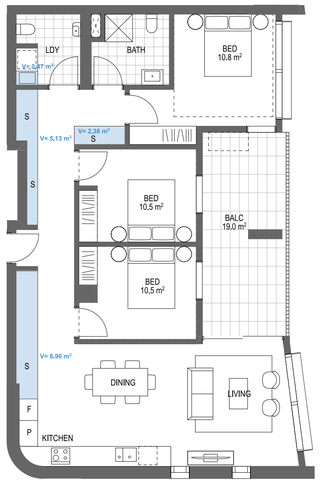
2 BED - TYPE D - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 8.06m³



3 BED - TYPE A - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 7.67m³ (>50%)
TOTAL STORAGE IN BASEMENT = 3m³



3 BED - TYPE B - LHD VOLUNTARY STANDARD

TOTAL STORAGE IN UNIT = 14.88m³

NOTES

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg. . ABN 63 111 324 353

CLIENT

Homes NSW

Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
Assessor name Henry Chben
Accreditation No. HERA 10287
Property Address 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowsoftware.com.au/p/hf1r6v4-1K5TV-v01

REV	DESCRIPTION	DATE
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title

Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

Unit Layouts
Unit Storage

Scale 1:100 @A1, 50%@A3
Status For Information
Project No. 2507
Dwg No. A-120-020
Drawn by SJ
Rev A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

1 North Elevation 1:200

2 East Elevation 1:200

FINISHES LEGEND:

BRK1	BRICK MASONRY | STRETCHER BOND
BRK2	BRICK MASONRY | STRETCHER BOND
CON1	CONCRETE FINISH | COLOUR: OFF WHITE
CON2	RENDERED FINISH | COLOUR: TAUPE
BAL1	BALUSTRADE TYPE 1 | METAL PALISADE SCREEN
BAL2	BALUSTRADE TYPE 2 | UPSTAND AND HANDRAIL
GLC1	CLEAR GLAZING
AFW1	ALUMINIUM FRAMED WINDOW
MTL1	PERFORATED METAL FINISH | COLOUR: GREY
MTL2	PATTERN PERFORATED METAL | COLOUR: MID BRO
MTL3	TENSILE WIRE MESH | COLOUR: GREY

NOTES

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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Nominated Architect: Conrad Johnston Reg. : ABN 63 111 324 353

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Homes NSW

Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
Assessor name: Henry Chben
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.heroxsoftware.com.au/p/hr41k5tv-01

REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Elevations
North + East Elevation

Scale: 1:200, 1:100 @A1, 50%@A3
Project No.: 2507
Status: For Information
Dwg No.: A-210-001
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

1 South Elevation 1:200

2 West Elevation 1:200

FINISHES LEGEND:

- BRK1 BRICK MASONRY | STRETCHER BOND
- BRK2 BRICK MASONRY | STRETCHER BOND
- CON1 CONCRETE FINISH | COLOUR: OFF WHITE
- CON2 RENDERED FINISH | COLOUR: TAUPE
- BAL1 BALUSTRADE TYPE 1 | METAL PALISADE SCREEN
- BAL2 BALUSTRADE TYPE 2 | UPSTAND AND HANDRAIL
- GLC1 CLEAR GLAZING
- AFW1 ALUMINIUM FRAMED WINDOW
- MTL1 PERFORATED METAL FINISH | COLOUR: GREY
- MTL2 PATTERN PERFORATED METAL | COLOUR: MID BRO
- MTL3 TENSILE WIRE MESH | COLOUR: GREY

NOTES

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg. : ABN 63 111 324 353

CLIENT
Homes NSW

Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
Assessor name: Henry Chben
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.heroestbeams.com.au/p/HR4K-5KSTV-01

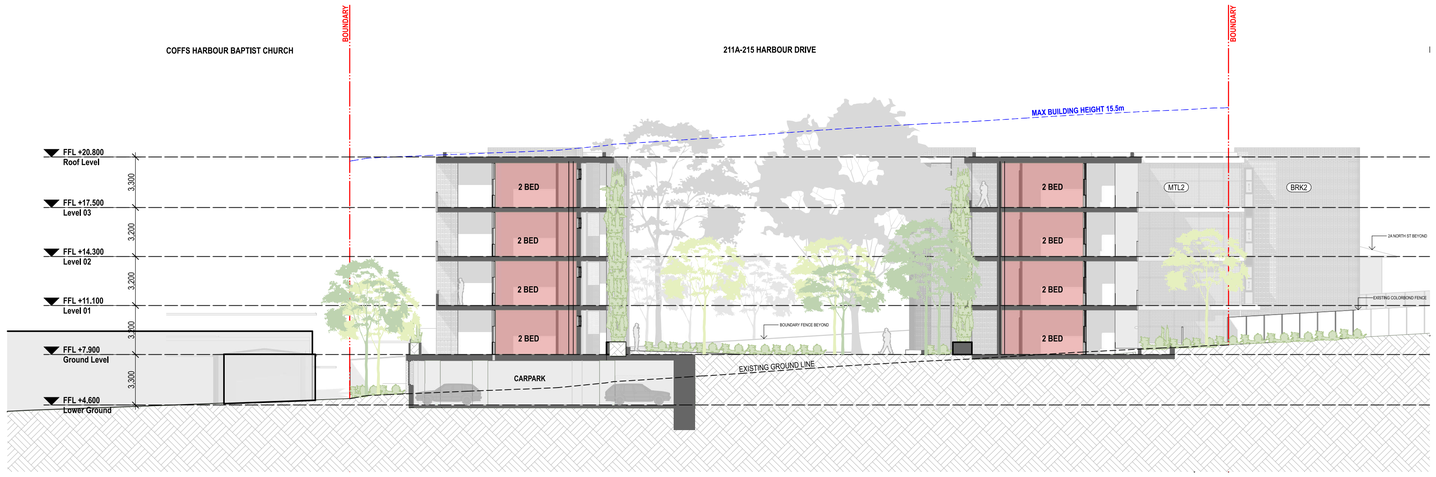
REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

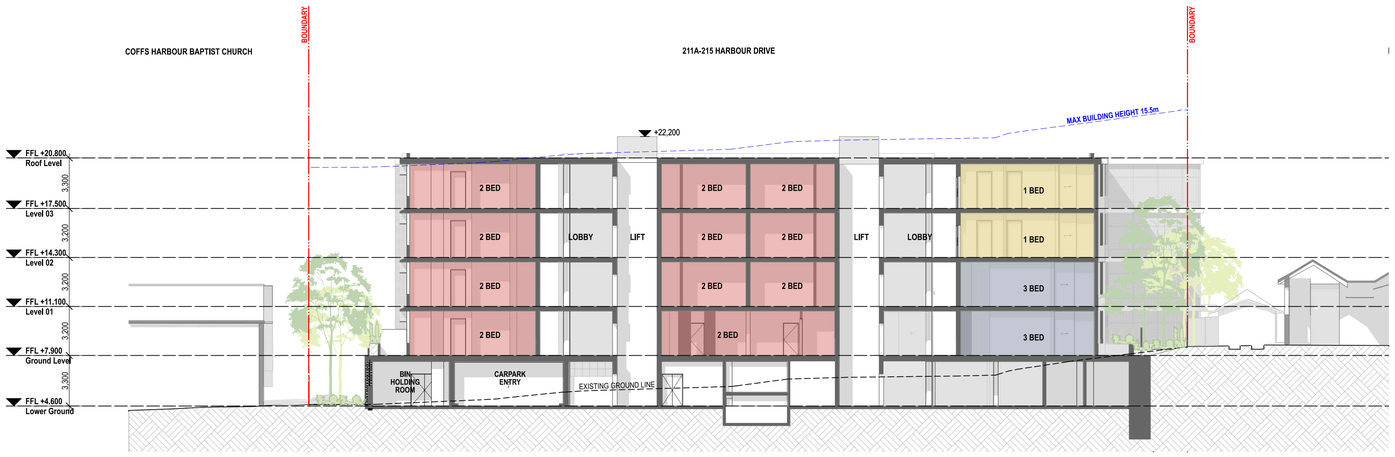
Drawing Title
GA Elevations
South + West Elevation

Scale: 1:200, 1:100 @A1, 50%@A3
Project No.: 2507
Status: For Information
Dwg No.: A-210-002
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353



1 Section A 1:200



2 Section B 1:200

NOTES

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Homes NSW

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Assessor name: Henry Chben
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowsoftware.com.au/p/hr41k5tv-01

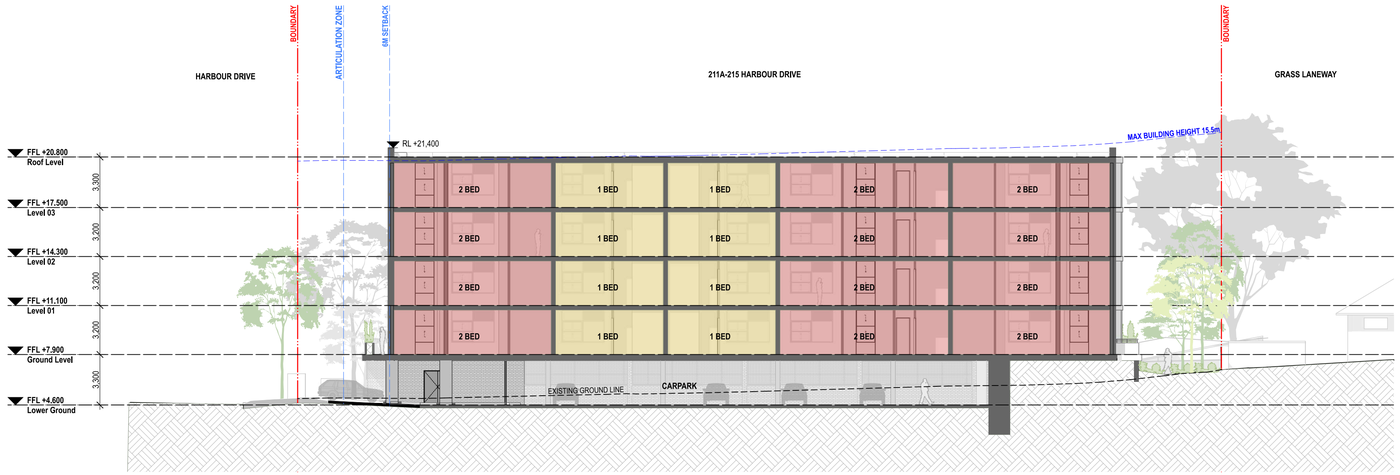
REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Sections
Section A & B

Scale: 1:200 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-310-001
Rev: A
Drawn by: SJ
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353



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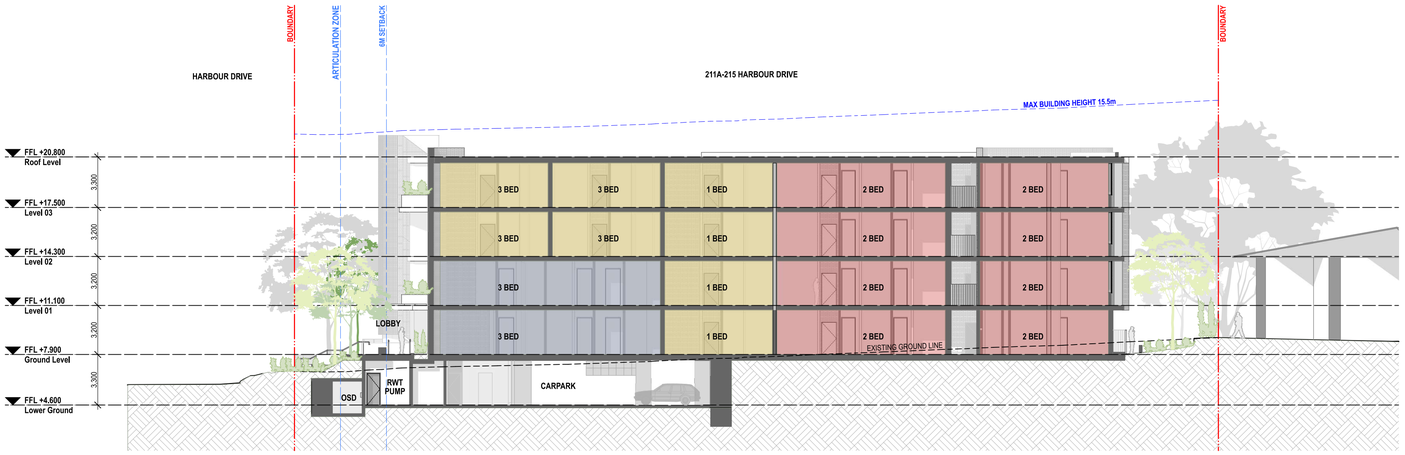

2 Section D 1:200

NOTES

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REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
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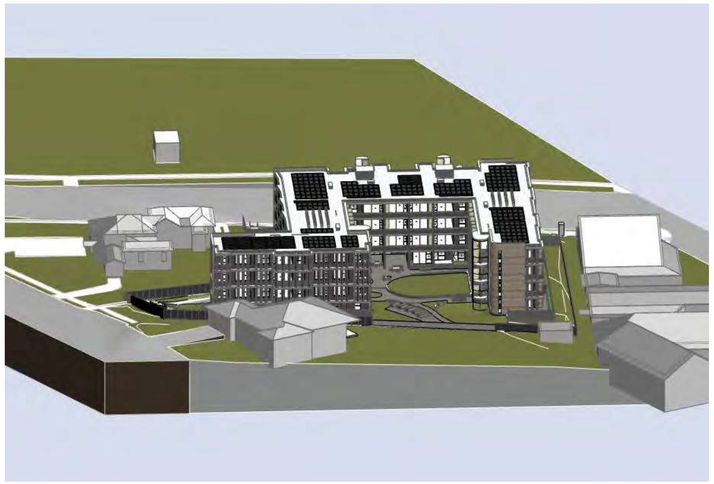
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
GA Sections
Section C & D

Scale: 1:200 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-310-002
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353



9AM

10AM

11AM

12PM

1PM

2PM

3PM

NOTES

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Assessor name: Henry Chhen
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.heroes3teams.com.au/pdf/HR-41K5TV-01

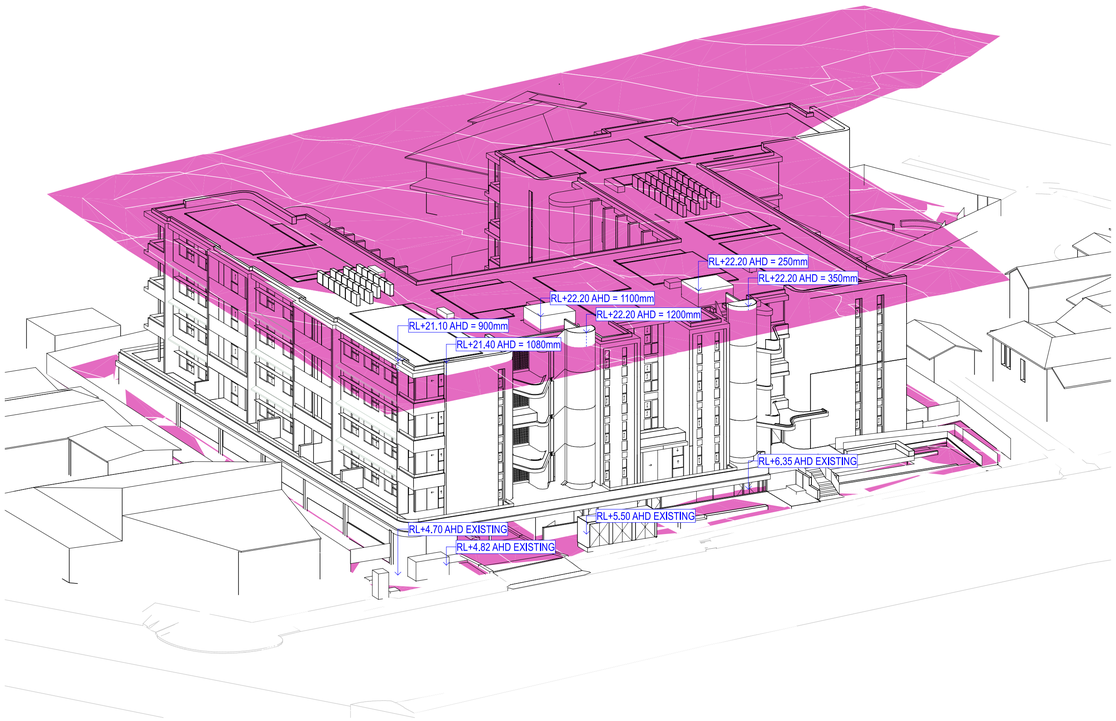
REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

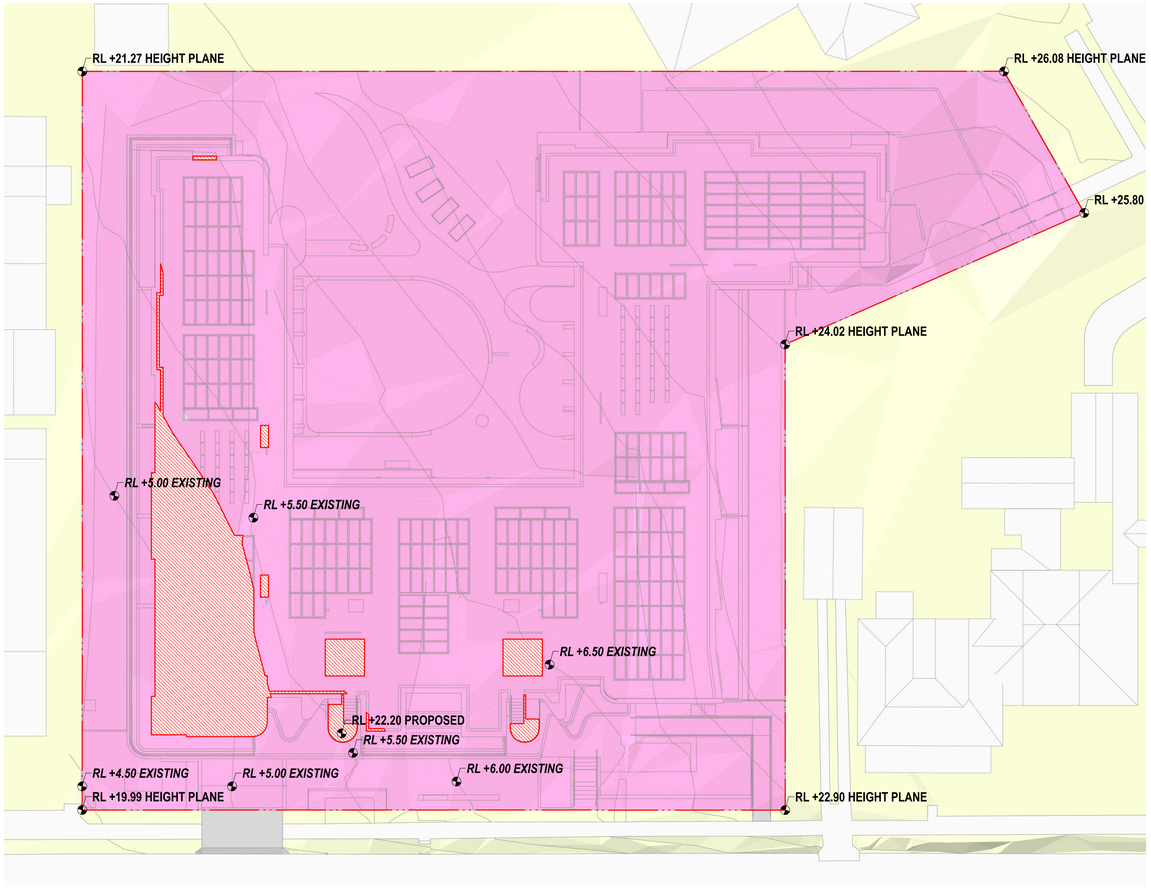
Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
3D Diagrams
Views from the Sun

Scale: 1:142.35 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-710-001
Rev: A
Drawn by: SJ
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353





HEIGHT PLANE 15.5m SHOWN AS PINK BLANKET

NON-COMPLIANCE AT PARAPET = 1,080 mm
NON-COMPLIANCE AT LIFT OVERRUN = 1,100 mm
NON-COMPLIANCE AT FIRE STAIR = 1,200 mm

AREA OF ROOF EXCEEDING HEIGHT LIMIT = 208.5 m^2
% OF ROOF EXCEEDING HEIGHT LIMIT = 12.6% (208.5 m^2/1653.0 m^2)

AREA EXCEEDING HEIGHT PLANE
208.5 m^2

ROOF AREA
1653.0 m^2

NOTES
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Nominated Architect: Conrad Johnston Reg: - ABN 63 111 324 353

CLIENT
Homes NSW

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Assessor name: Henry Chhen
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.nerowardbeare.com.au/quiz/tmf4v4-9K5TV-01

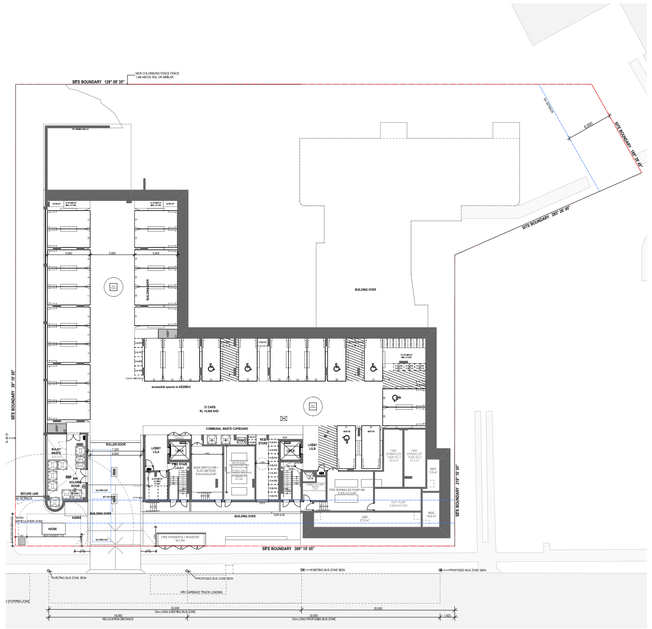
REV	DESCRIPTION	DATE
01	FOR COORDINATION	02/07/25
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
3D Diagrams
Height Plane Diagram

Scale: 1:250 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-710-002
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353



LOWER GROUND LEVEL

GROUND LEVEL

SOLAR ADG DESIGN CRITERIA

- LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST **70%** OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID WINTER.

- A MAXIMUM OF **15%** OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER.

SOLAR SUMMARY

TOTAL UNITS	**60**
TOTAL 3HR MIN SOLAR	**71.6%** (43 UNITS)
TOTAL NO SUN	**10%** (6 UNITS)
TOTAL SOME SUN	**90%** (54 UNITS)

KEY

MIN 3HR DIRECT SUNLIGHT BETWEEN 9AM - 3PM 21 JUNE

SOME SUN < 3HRS

NO SUN

LEVEL 1

LEVEL 2

LEVEL 3

NOTES

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED, WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING IS TO SUBSTRATE BRICKWORK / BLOCKWORK UNLESS OTHERWISE NOTED.

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg. : ABN 63 111 324 353

CLIENT
Homes NSW

BASIX
Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
Assessor name: Henry Chben
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.nerowsoftware.com.au/q/0f1k5tv-1K5TV-v01

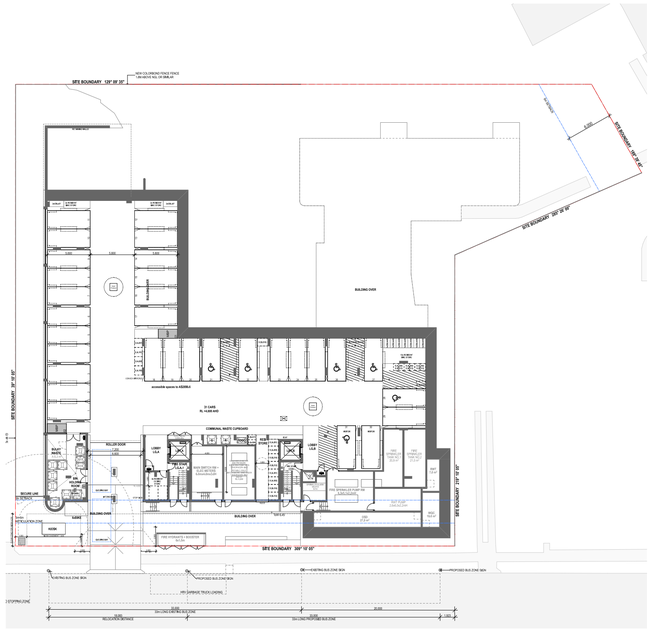
REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Amenity Diagrams (ADG)
Solar Compliance

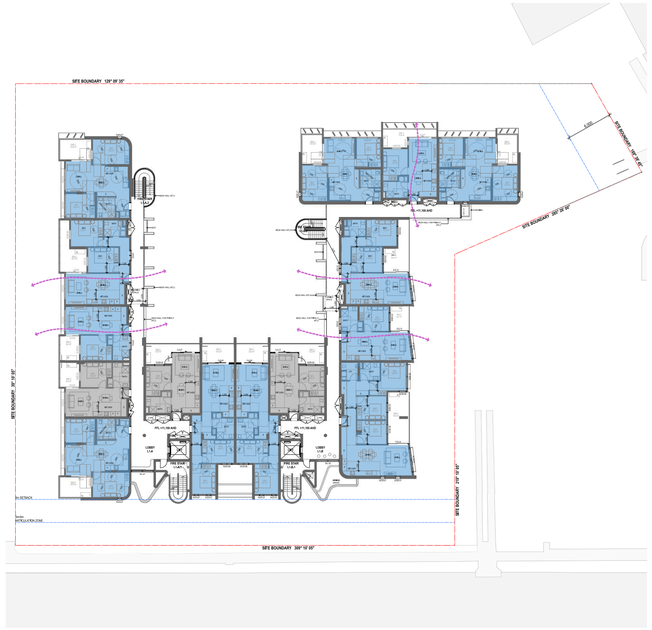
Scale: 1:400 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-720-010
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

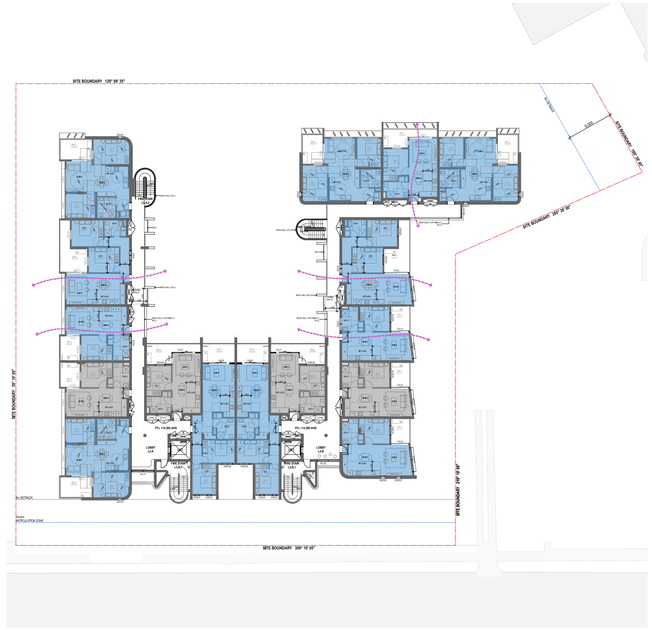


LOWER GROUND LEVEL

GROUND LEVEL



LEVEL 1



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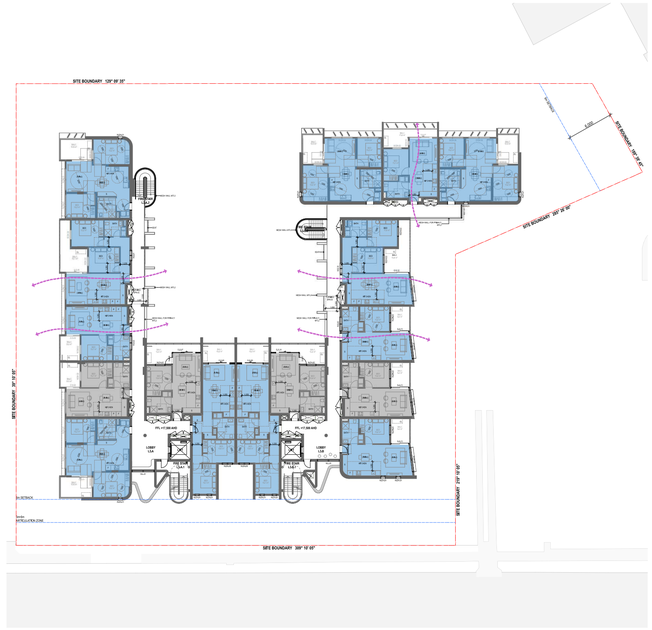

LEVEL 3

CROSS VENTILATION ADG DESIGN CRITERIA

- AT LEAST **60%** OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING

CROSS VENTILATION SUMMARY

TOTAL UNITS	**60**
TOTAL NATURAL CV + BREEZEWAY CV	**76.6%** (46 UNITS)

KEY

NATURAL CROSS VENTILATION

NO NATURAL CROSS VENTILATION

CROSS VENT VIA BREEZEWAY

NOTES

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Nominated Architect: Conrad Johnston Reg. : ABN 63 111 324 353

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Assessor name: Henry Chben
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.nerowsoftware.com.au/p/hr41k5tv-01

REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Amenity Diagrams (ADG)
Cross-Ventilation Compliance

Scale: 1:400 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-720-020
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

GROUND FLOOR - LANDSCAPED AREA

GROUND FLOOR - DEEP SOIL

GROUND FLOOR - COMMUNAL SPACE

LANDSCAPED AREA CALCULATION

SITE AREA: 3804 m²

TOTAL LANDSCAPED AREA: 1824.5 m²

TOTAL % LANDSCAPED AREA: 48.0%

DEEP SOIL AREA CALCULATION

SITE AREA: 3804 m²

MINIMUM DEEP SOIL REQUIRED: 15% = 570.6m²

TOTAL DEEP SOIL: 1336.3 m²

TOTAL % DEEP SOIL: 35.1%

COMMUNAL AREA CALCULATION

INDOOR COMMUNAL SPACE: 14.7 m²

COMMUNAL OPEN SPACE: 1270.0 m²

TOTAL % COMMUNAL OPEN SPACE: 33.4%

MINIMUM REQ. COMMUNAL OPEN SPACE: 25% = 951m²

KEY

LANDSCAPED AREA

DEEP SOIL

OUTDOOR COMMUNAL SPACE

INDOOR COMMUNAL SPACE

NOTES

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Assessor name: Henry Chben
Accreditation No.: HERA 10287
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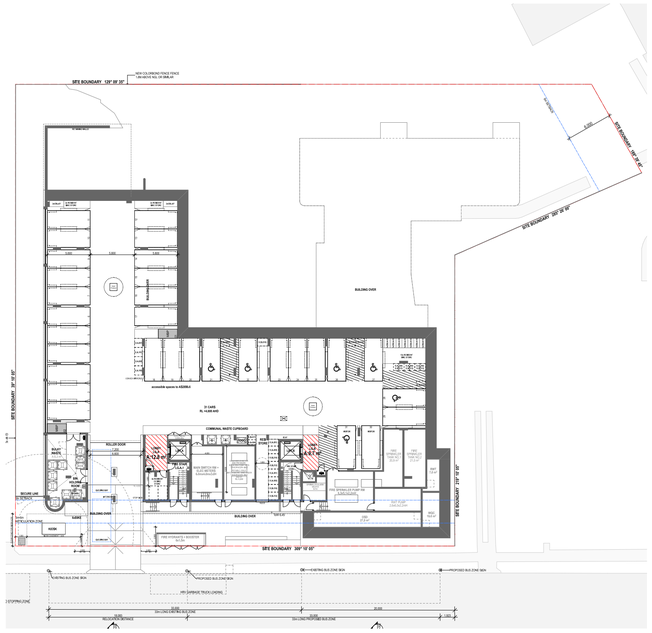
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

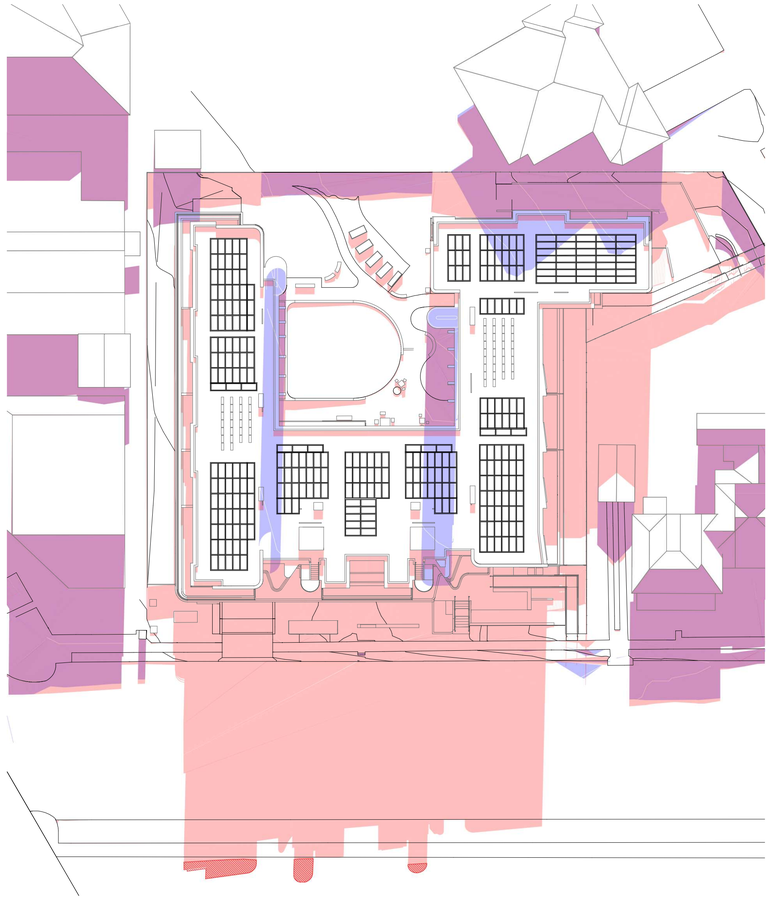
Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Deep Soil and Communal Space Diagrams (ADG)
Landscape Diagrams

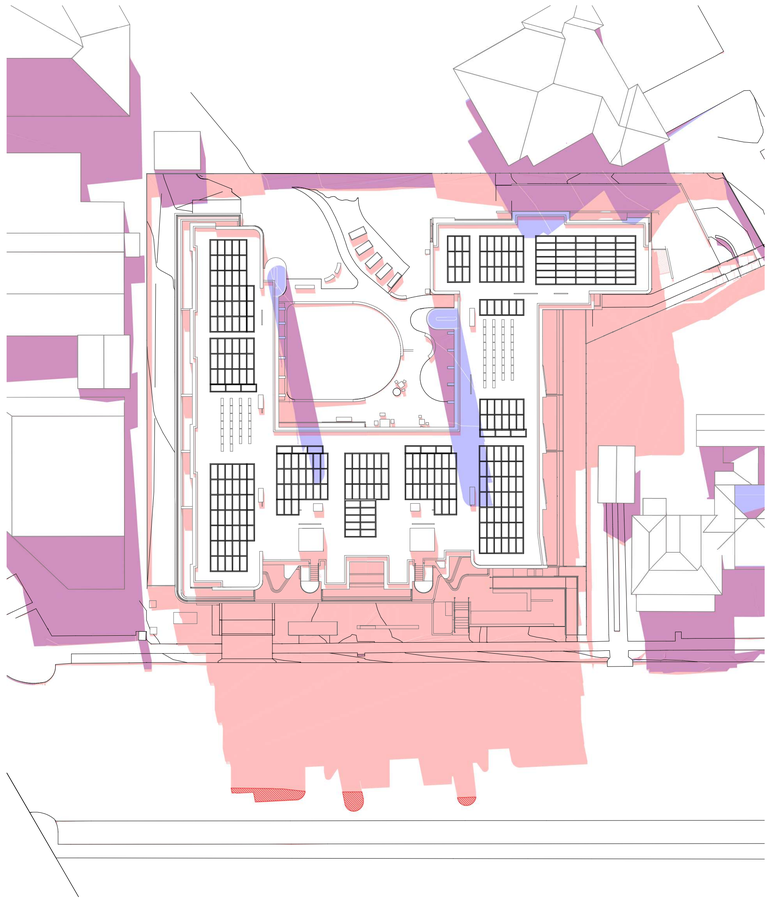
Scale: 1:400 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-730-001
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353


SITE BOUNDARY 129° 09' 20"
SITE BOUNDARY 39° 9' 40"
SITE BOUNDARY 309° 09' 40"
SITE BOUNDARY 219° 09' 40"
SITE BOUNDARY 309° 10' 40"
BUILDING OVER
COMMUNAL WASTE CUPBOARD
A: 1,212 m²
A: 1,146.9 m²
BUILDING OVER
BUILDING OVER
BUILDING OVER
SECURE LINE
SETBACK
SETBACK
SETBACK



21ST JUNE - 0900



21ST JUNE - 1000

SHADOW DIAGRAMS - WINTER SOLSTICE

PROPOSED SHADOWS

EXISTING SHADOWS

COMMON SHADOWS

SHADOWS CAUSED BY HEIGHT EXCEEDANCE

NOTES

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Nominated Architect: Conrad Johnston Reg. . ABN 63 111 324 353

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Assessor name: Henry Chben
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowsoftware.com.au/quick/hr/41k5tv-01

REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title

Coffs Harbour Social Housing

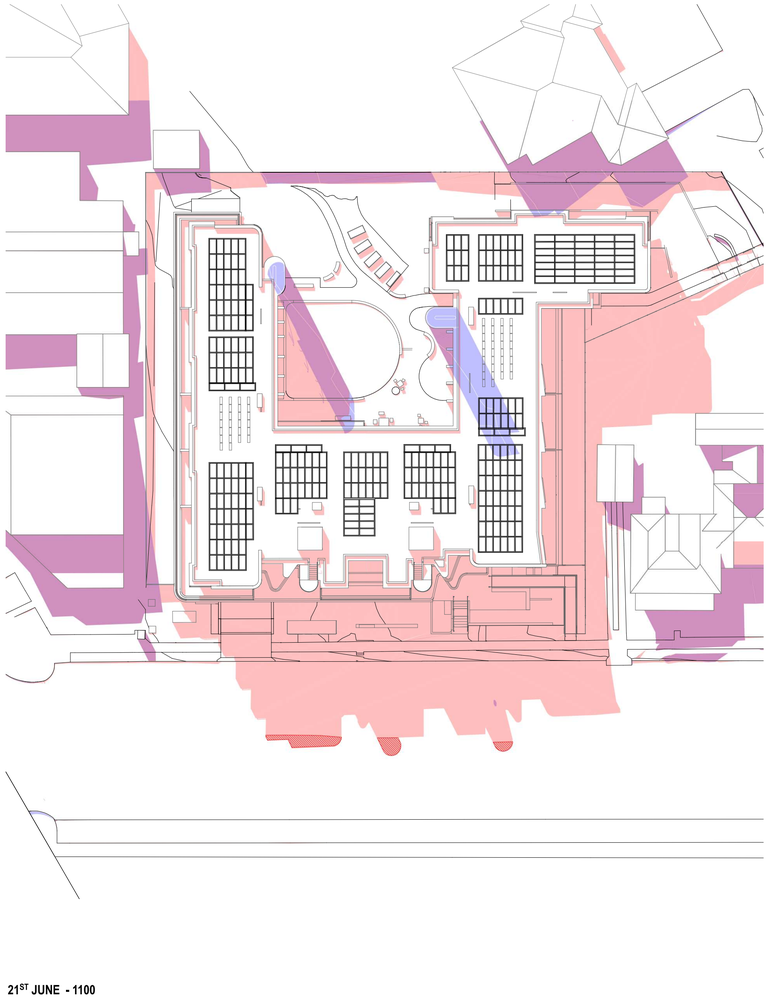
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title

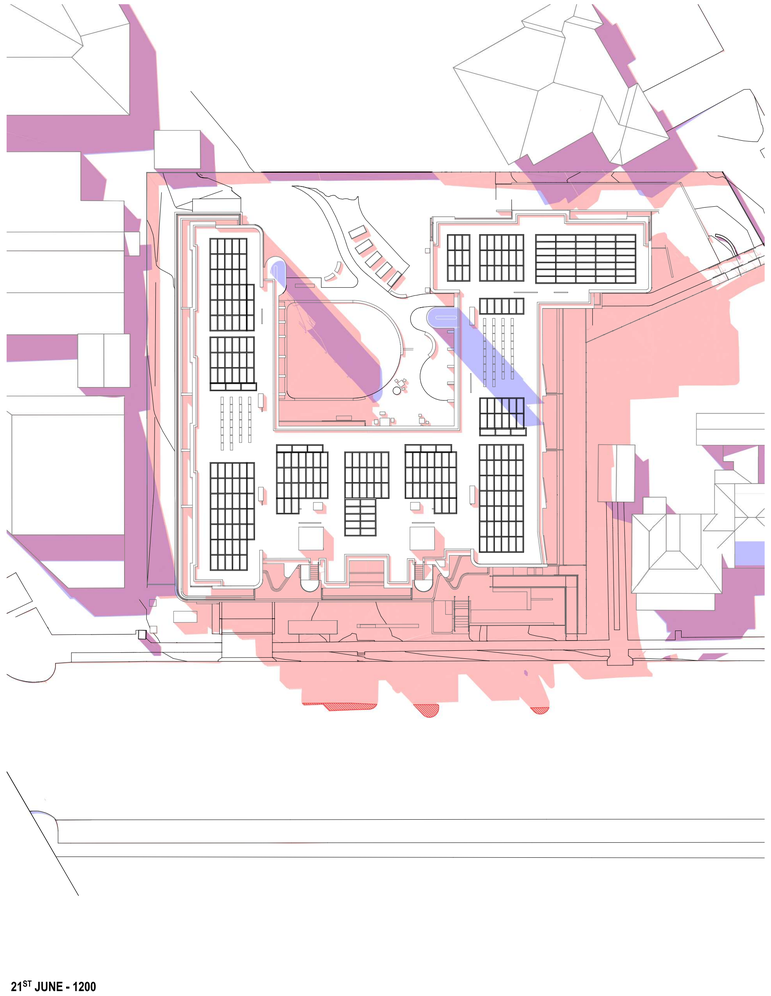
Shadow Diagrams
June 21st

Scale: 1:400 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-790-001
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353



21ST JUNE - 1100



21ST JUNE - 1200

SHADOW DIAGRAMS - WINTER SOLSTICE

PROPOSED SHADOWS

EXISTING SHADOWS

COMMON SHADOWS

SHADOWS CAUSED BY HEIGHT EXCEEDANCE

NOTES

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Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowaterms.com.au/p/hr4fv4-5k5tv-01

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Shadow Diagrams
June 21st

Scale: 1:400 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-790-002
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

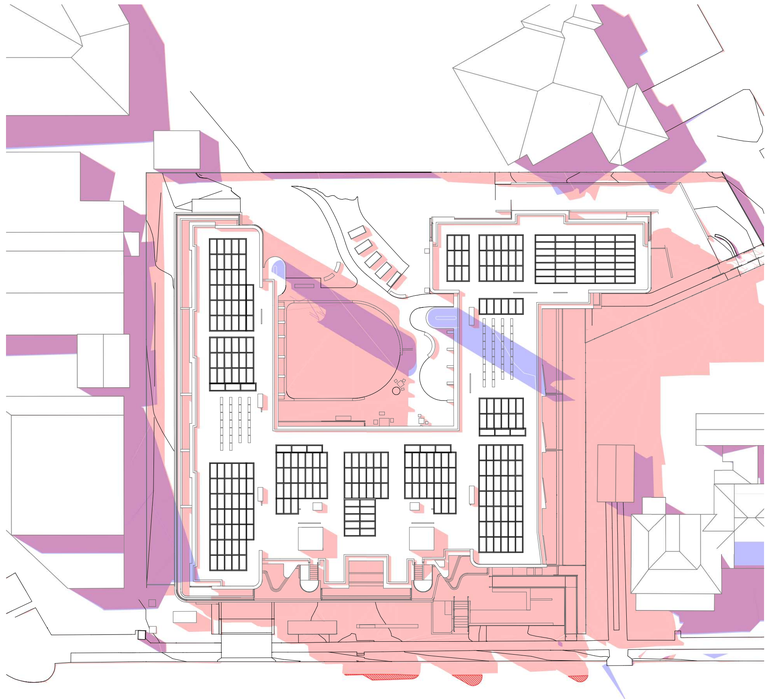
SHADOW DIAGRAMS - WINTER SOLSTICE

PROPOSED SHADOWS

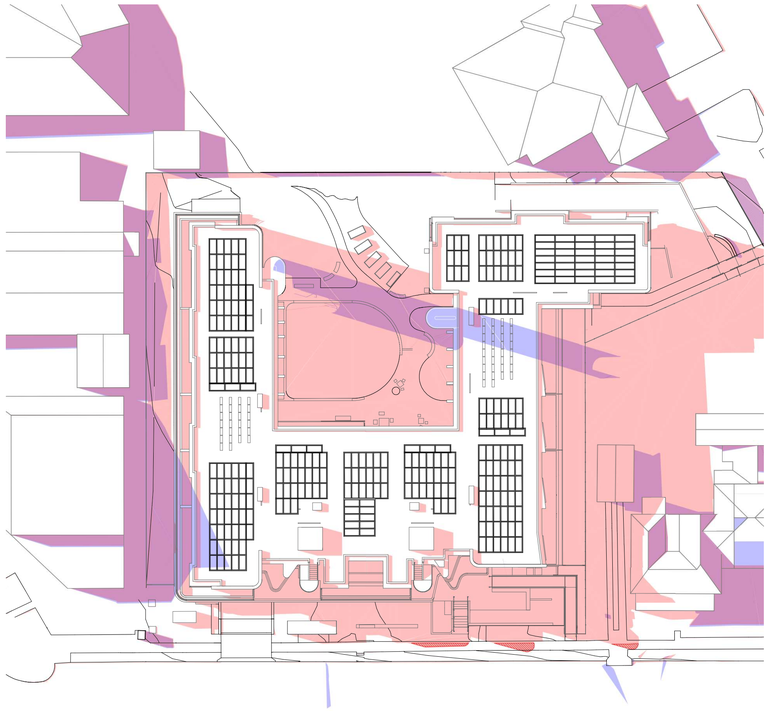
EXISTING SHADOWS

COMMON SHADOWS

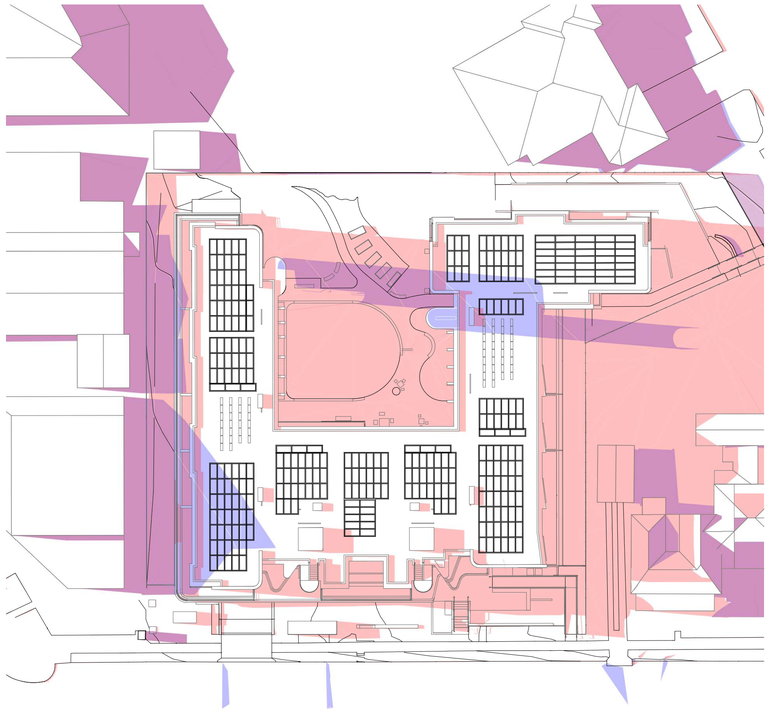
SHADOWS CAUSED BY HEIGHT EXCEEDANCE



21ST JUNE - 1300



21ST JUNE - 1400



21ST JUNE - 1500

NOTES

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Nominated Architect: Conrad Johnston Reg., ABN 63 111 324 353

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Assessor name: Henry Chhen
Accreditation No.: HERA 1026?
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.heroesoftware.com.au/pdf/ref64-1K5TV-01

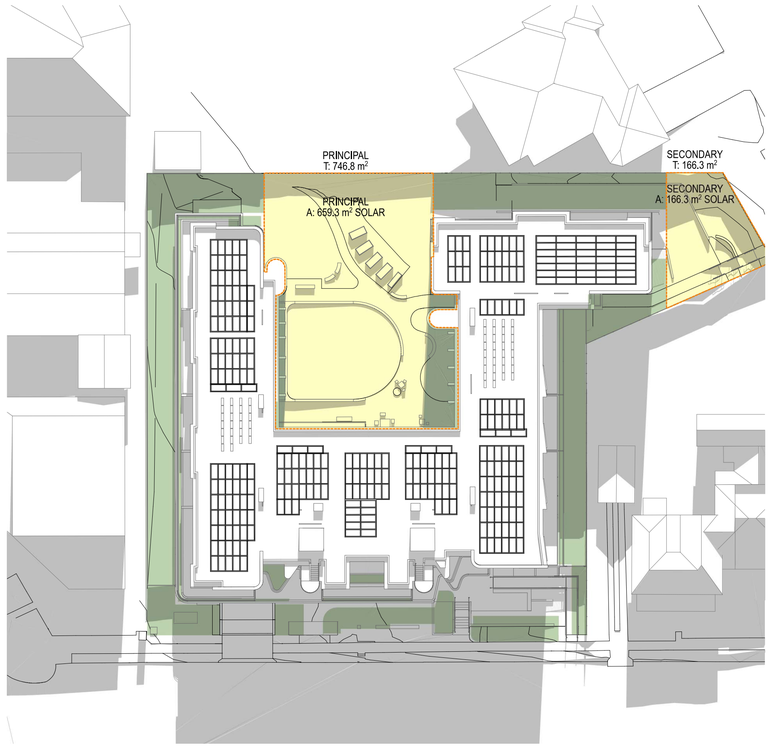
REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

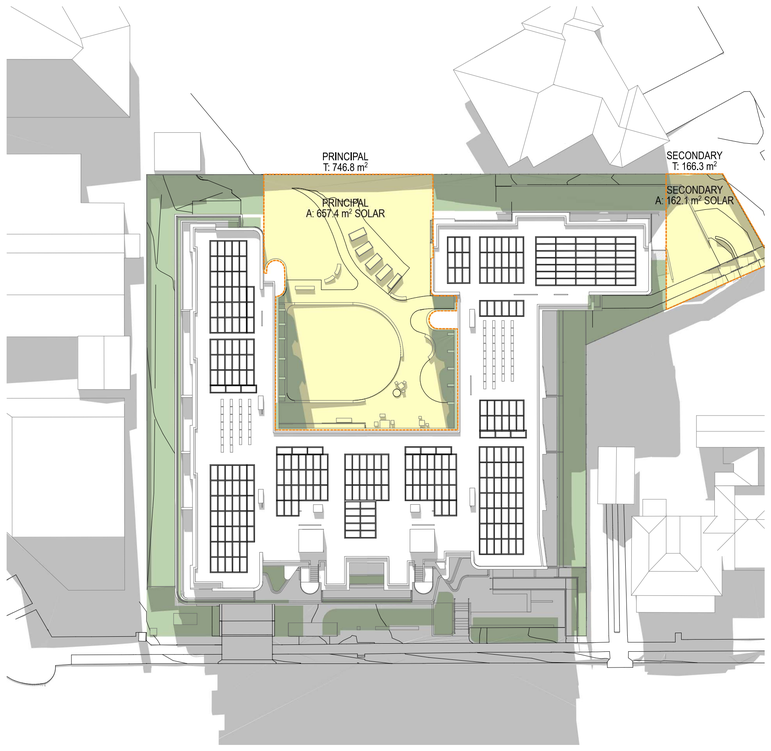
Drawing Title
Shadow Diagrams
June 21st

Scale: 1:400 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-790-003
Drawn by: SJ
Rev: A
North

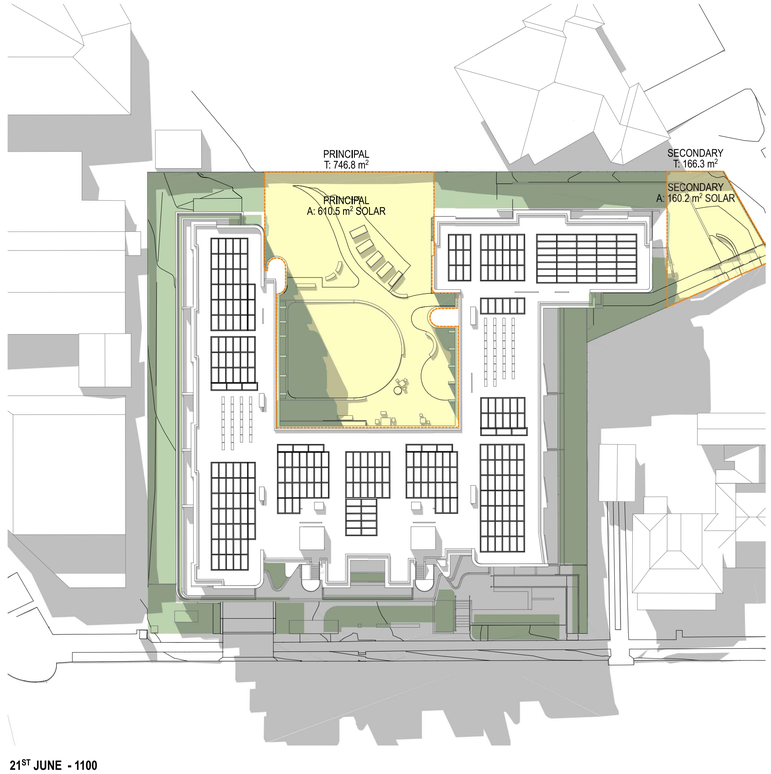
ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353



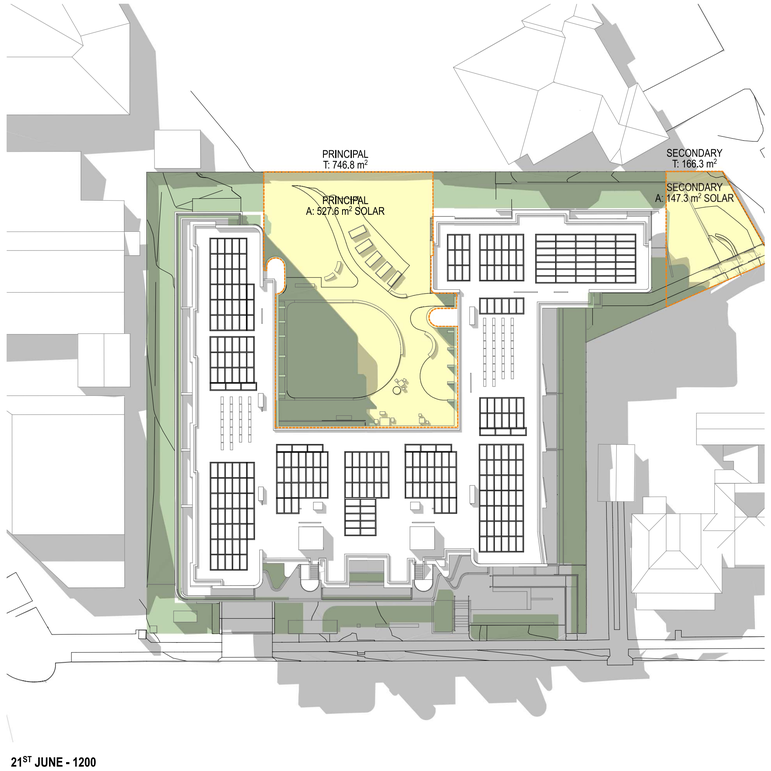
21ST JUNE - 0900



21ST JUNE - 1000



21ST JUNE - 1100



21ST JUNE - 1200

SHADOW DIAGRAMS - WINTER SOLSTICE

KEY

LANDSCAPED AREAS

COMMUNAL OPEN SPACE SOLAR

ADG OBJECTIVE
MINIMUM 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2HRS BETWEEN 9AM AND 3PM ON 21ST JUNE (MID WINTER)

NOTES
ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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Nominated Architect: Conrad Johnston Reg: , ABN 63 111 324 353

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Certificate No. #HR-41K5TV-01
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Assessor name: Henry Orbeo
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.nationwidehers.com.au/q/cf/#R-41K5TV-01

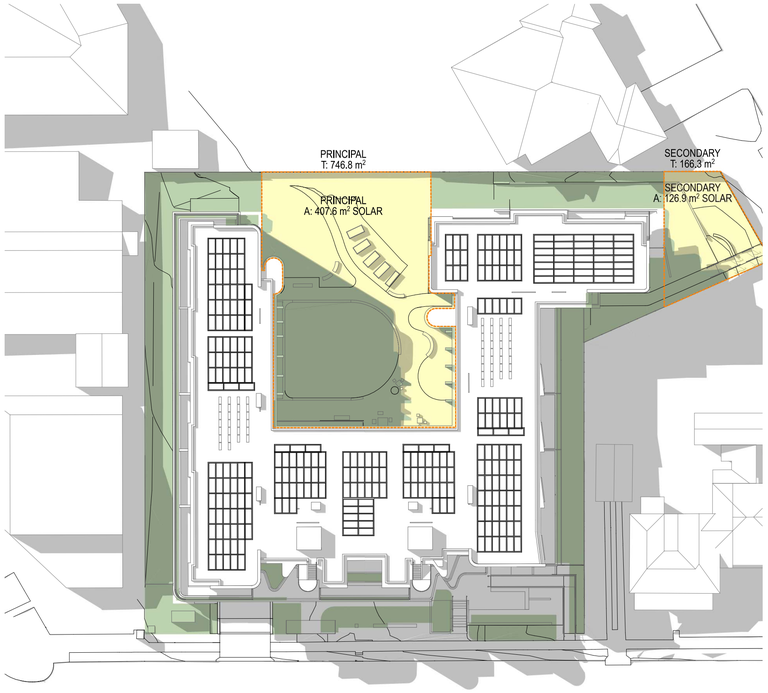
REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

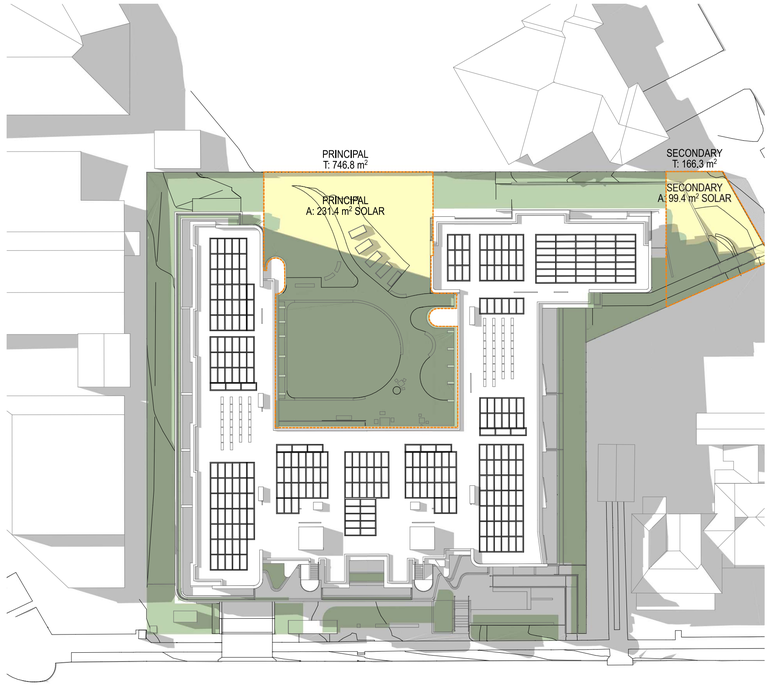
Drawing Title
Shadow Diagrams
Communal Open Space - Solar

Scale: 1:400 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-790-004
Drawn by: SJ
Rev: A
North

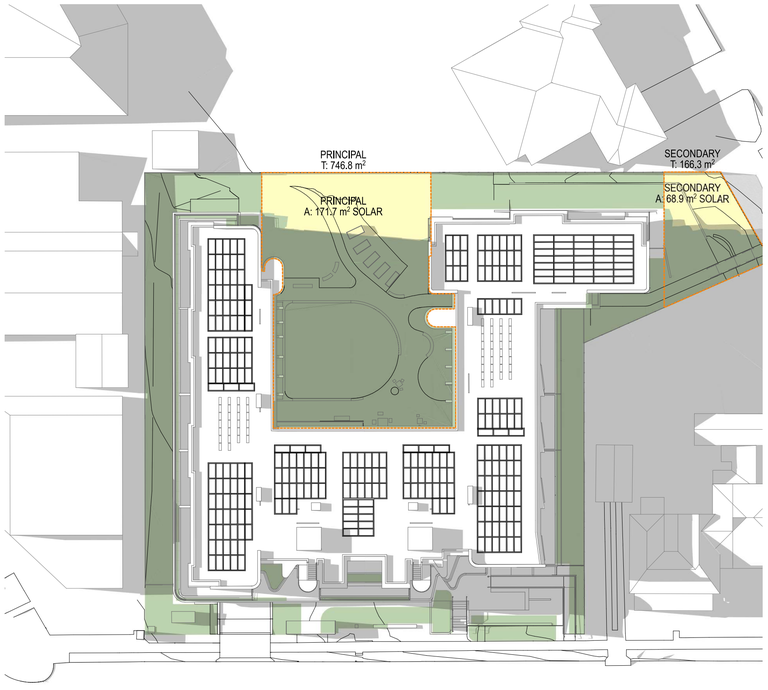
ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353



21ST JUNE - 1300



21ST JUNE - 1400



21ST JUNE - 1500

SHADOW DIAGRAMS - WINTER SOLSTICE

KEY

LANDSCAPED AREAS

COMMUNAL OPEN SPACE SOLAR

ADG OBJECTIVE
MINIMUM 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2HRS BETWEEN 9AM AND 3PM ON 21ST JUNE (MID WINTER)

SOLAR CALCULATION

SITE AREA: 3804.0 m²
PRINCIPLE COS AREA: 746.8m²
SECONDARY COS AREA: 166.3m²

TIME	PRINCIPAL SOLAR	%	SECONDARY SOLAR	%
GROUND 9.00AM	659.3m²	88.2%	166.3m²	100.0%
GROUND 10.00AM	657.4m²	88.0%	162.1m²	97.4%
GROUND 11.00AM	610.5m²	81.7%	160.2m²	96.3%
GROUND 12.00PM	527.6m²	70.6%	147.3m²	88.5%
GROUND 13.00PM	407.6m²	54.5%	126.9m²	76.3%
GROUND 14.00PM	231.4m²	30.9%	99.4m²	59.7%
GROUND 15.00PM	171.7m²	23.0%	68.9m²	41.4%

NOTES
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Nominated Architect: Conrad Johnston Reg. : ABN 63 111 324 353

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Assessor name: Henry Chben
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.heroesoftware.com.au/q/ref/t45v4-5KSTV-n03

REV	DESCRIPTION	DATE
02	FOR COORDINATION	08/07/25
03	FOR COORDINATION	01/08/25
04	FOR COORDINATION	18/08/25
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Shadow Diagrams
Communal Open Space - Solar

Scale: 1:400 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: A-790-005
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

VIEW 01 - HARBOUR DRIVE

NOTES

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM ALL MEASUREMENTS ON SITE. PRIOR TO COMMENCEMENT OF WORK. DRAWINGS SHOULD NOT BE SCALED, WRITTEN DIMENSIONS ONLY SHOULD BE TAKEN FROM DRAWINGS. ALL DIMENSIONING IS TO SUBSTRATE BRICKWORK / BLOCKWORK UNLESS OTHERWISE NOTED.

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg: , ABN 63 111 324 353

CLIENT
Homes NSW

Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
Assessor name: Henry Chhen
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowsoftware.com.au/p/hr#hr4-1K5TV-e0

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Photomontages
View 01

Scale: 1:1.36 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: SK-900-001
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

VIEW 02 - NORTH STREET

NOTES

ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg., ABN 63 111 324 353

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Homes NSW

Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
http://www.heroesoftheirs.com.au/pdf/HR-41K5TV-01

Assessor name: Henry Chhen
Accreditation No.: HERA 1087
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29/08/25

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Photomontages
View 02

Scale: 1:1.48 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: SK-900-002
Rev: A
Drawn by: SJ
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T - +61 2 9211 2700
ABN - 63 111 324 353

VIEW 03 - COURTYARD

NOTES
ALL LEVELS TO AUSTRALIAN HEIGHT DATUM.

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Conrad Johnston Reg: , ABN 63 111 324 353

CLIENT
Homes NSW

Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
Assessor name: Henry Orben
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowsoftware.com.au/q=0f1r5v4-5KSTV-01

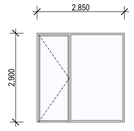
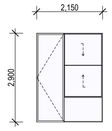
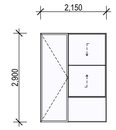
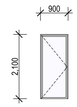
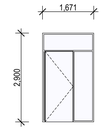
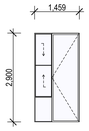
REV	DESCRIPTION	DATE
A	DA SUBMISSION	29/08/25

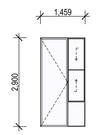
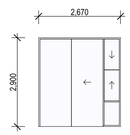
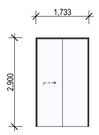
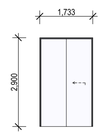
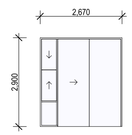
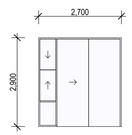
Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Photomontages
View 03

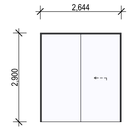
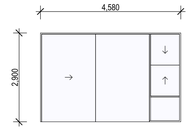
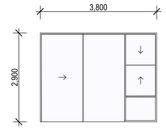
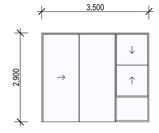
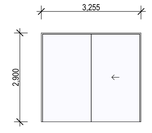
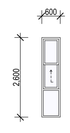
Scale: 1:1.50 @A1, 50%@A3
Status: For Information
Project No.: 2507
Dwg No.: SK-900-002
Drawn by: SJ
Rev: A
North

ARCHITECT
STUDIO JOHNSTON
Level 1
Surry Hills
NSW 2010 AUSTRALIA
contact@studiojohnston.com.au
T +61 2 9211 2700
ABN - 63 111 324 353

View from Opening Side						
Window Number	D.H.01	D.H.02	D.H.03	D.H.04	D.H.05	D.H.06
Quantity	1	1	1	1	1	3
Wallhole Dimensions	2,850×2,900	2,150×2,900	2,150×2,900	900×2,100	1,671×2,900	1,459×2,900

View from Opening Side						
Window Number	D.H.07	D.S.01	D.S.02	D.S.03	D.S.04	D.S.05
Quantity	3	8	4	4	8	4
Wallhole Dimensions	1,459×2,900	2,670×2,900	1,733×2,900	1,733×2,900	2,670×2,900	2,700×2,900

View from Opening Side						
Window Number	D.S.07	D.S.08	D.S.09	D.S.10	D.S.12	D.S.13
Quantity	6	3	3	3	4	7
Wallhole Dimensions	3,650×2,900	3,450×2,900	3,450×2,900	3,650×2,900	3,190×2,900	2,344×2,900

View from Opening Side						
Window Number	D.S.14	D.S.15	D.S.16	D.S.17	D.S.18	W.DH.01
Quantity	2	1	1	1	1	11
Wallhole Dimensions	2,644×2,900	4,580×2,900	3,800×2,900	3,500×2,900	3,255×2,900	600×2,600

LEGEND

A = AWNING
DH = DOUBLE HUNG
F = FIXED
H = HINGED
L = LOUVRES
S = SLIDING

NOTES

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Nominated Architect: Conrad Johnston Reg. , ABN 63 111 324 353

CLIENT
Homes NSW

Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
Assessor name: Henry Chben
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.nerowestherm.com.au/q/df/r8v4-5KSTV-01

REV	DESCRIPTION	DATE

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Glazing Schedule
Glazing Schedule

Scale: 1:1 @A1, 50%@A3
Status:
Project No.: 2507
Dwg No.: SK-610-001
Drawn by:
Rev:
North

ARCHITECT
STUDIO JOHNSTON
Level 1
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T - +61 2 9211 2700
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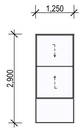
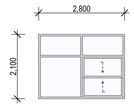
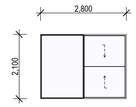
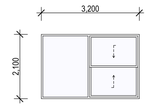
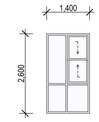
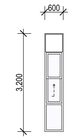
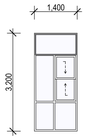
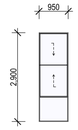
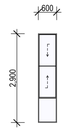
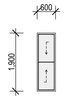
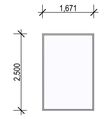
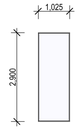
View from Opening Side						
Window Number	W.DH.02	W.DH.03	W.DH.04	W.DH.05	W.DH.06	W.DH.07
Quantity	62	28	12	16	2	32
Wallhole Dimensions	1,250×2,900	2,800×2,100	2,800×2,100	3,200×2,100	1,400×2,600	600×3,200

View from Opening Side						
Window Number	W.DH.08	W.DH.09	W.DH.10	W.DH.11	W.F.01	W.F.02
Quantity	4	2	4	10	3	4
Wallhole Dimensions	1,400×3,200	950×2,900	600×2,900	600×1,900	1,671×2,500	1,025×2,900

View from Opening Side					
Window Number	W.F.03	W.L.01	W.L.02	W.S.01	W.S.02
Quantity	1	4	3	8	9
Wallhole Dimensions	1,600×2,100	2,950×2,047	2,950×2,047	1,400×750	1,880×750

LEGEND

A = AWNING
DH = DOUBLE HUNG
F = FIXED
H = HINGED
L = LOUVRES
S = SLIDING

NOTES
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Nominated Architect: Conrad Johnston Reg. , ABN 63 111 324 353

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Certificate No. #HR-41K5TV-01
Scan QR code or follow website link for rating details.
Assessor name: Henry Orben
Accreditation No.: HERA 10287
Property Address: 211A-215 Harbour Drive, Coffs Harbour, NSW, 2450
http://www.herowsoftware.com.au/q/0f1ef-1K5TV-01

REV	DESCRIPTION	DATE

Project Title
Coffs Harbour Social Housing
211A-215 Harbour Drive Coffs Harbour NSW 2450

Drawing Title
Glazing Schedule
Glazing Schedule

Scale: 1:1 @A1, 50%@A3
Status:
Project No.: 2507
Dwg No.: SK-610-002
Drawn by:
Rev:
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ADP
Consulting : Engineering

Appendix C
BASIX Certificate

BASIX™ Certificate

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

Multi Dwelling

Certificate number: 1811332M_03

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, 09 September 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 HG-41K5TV-01.

Project summary	
Project name	Coffs Harbour Social Housing_03
Street address	211A-215 HARBOUR DRIVE COFFS HARBOUR 2450
Local Government Area	COFFS HARBOUR
Plan type and plan number	Deposited Plan -
Lot no.	-
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	60
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score		
Water	✔ 41	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 86	Target 61
Materials	✔ -57	Target n/a

Certificate Prepared by
Name / Company Name: ADP CONSULTANTS PTY LTD
ABN (if applicable): 68610202198

Description of project

Project address	
Project name	Coffs Harbour Social Housing_03
Street address	211A-215 HARBOUR DRIVE COFFS HARBOUR 2450
Local Government Area	COFFS HARBOUR
Plan type and plan number	Deposited Plan -
Lot no.	-
Section no.	-

Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	60
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	3833
Roof area (m²)	1543
Non-residential floor area (m²)	0
Residential car spaces	30
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	411
Common area garden (m²)	995
Area of indigenous or low water use species (m²)	995

Assessor details and thermal loads	
Assessor number	HERA10287
Certificate number	HG-41K5TV-01
Climate zone	11

Project score			
Water	✔	41	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	86	Target 61
Materials	✔	-57	Target n/a

Description of project

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

Residential flat buildings - Building1, 60 dwellings, 4 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A101	2	70	0	0	0
A105	2	70	0	0	0
A202	1	48.2	0	0	0
A206	1	48.6	0	0	0
A303	1	40.7	7.6	0	0
A307	2	71.8	0	0	0
AG04	2	71.2	0	0	0
B110	2	70.1	0	0	0
B114	1	44.2	7.6	0	0
B210	2	69.9	0	0	0
B214	1	44.2	7.6	0	0
B309	1	48.4	0	0	0
B313	2	73.7	0	0	0
BG06	2	76.4	0	0	0
BG10	2	71.4	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)
A102	1	48.2	0	0	0
A106	1	48.6	0	0	0
A203	1	40.7	7.6	0	0
A207	2	71.8	0	0	0
A304	2	71.2	0	0	0
AG01	2	70	0	0	0
AG05	2	69.9	0	0	0
B111	1	48.7	0	0	0
B115	3	102.3	0	0	0
B211	1	48.7	0	0	0
B215	1	51	0	0	0
B310	2	69.8	0	0	0
B314	1	44.2	7.6	0	0
BG07	2	68.2	0	0	0
BG11	2	73.7	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)
A103	1	40.7	7.6	0	0
A107	2	71.8	0	0	0
A204	2	71.2	0	0	0
A301	2	70	0	0	0
A305	2	70	0	0	0
AG02	1	48.2	0	0	0
B108	2	71.8	0	0	0
B112	2	70.5	0	0	0
B208	2	71.8	0	0	0
B212	2	70.2	0	0	0
B216	1	55.1	0	0	0
B311	1	48.7	0	0	0
B315	1	51	0	0	0
BG08	2	70.3	0	0	0
BG12	1	44.2	7.6	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)
A104	2	71.2	0	0	0
A201	2	70	0	0	0
A205	2	69.9	0	0	0
A302	1	48.2	0	0	0
A306	1	48.6	0	0	0
AG03	1	40.7	7.6	0	0
B109	1	48.5	0	0	0
B113	2	73.7	0	0	0
B209	1	48.5	0	0	0
B213	2	73.7	0	0	0
B308	2	71.8	0	0	0
B312	2	70.2	0	0	0
B316	1	55	0	0	0
BG09	1	48.7	0	0	0
BG13	3	98.7	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)
Fire Stairs	148	GL Comms Room	10.14	GL Community room	54.37
GL Community room W/C	484	GL Lobby	172.43	GL Meeting Room	8.93
L1-L3 Hallways/Lobbies	549.93	LG Car Park	1067	LG Cold Water Pump Room	27.48
LG Fire Sprinkler Pump Room	30.84	LG Garbage room	48.97	LG Lobby	37.36
LG Residential Bike Parking	10.32	LG RWT Pump Room	18.66	LG Sprinkler Valve Alarm	7.62
LG Switch Room	20.96	Lift bank (No. 1)	-	Lift bank (No. 2)	-

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	289	fibreglass batts or roll	none
floors above habitable rooms, frame: suspended concrete slab	6177.51	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (fibre cement sheet or boards),frame:light steel frame	895.2	-	fibreglass batts or roll
External wall type 2	concrete panel/ plasterboard,frame:light steel frame	308.7	-	fibreglass batts or roll
External wall type 3	framed (fibre cement sheet or boards),frame:light steel frame	153.6	-	fibreglass batts or roll

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 4	brick veneer,frame:light steel frame	1769.9	-	fibreglass batts or roll

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:light steel frame	2863.7	-
Internal wall type 2	plasterboard, frame:light steel frame	94.6	fibreglass batts or roll

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m^3)**	**Low emissions option**
yes	1500	-

Ceiling and roof types			
Ceiling and roof type	**Area (m^2)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: no frame	1543	-	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m^2)	**Double glazing (m^2)**	**Triple glazing (m^2)**	**Aluminium frames (m^2)**	**Timber frames (m^2)**	**uPVC frames (m^2)**	**Steel frames (m^2)**	**Composite frames (m^2)**
-	1225.9	-	1225.9	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	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	electric instantaneous	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
A103, A203, A303, AG03, B114, B214, B314, BG12	1-phase airconditioning - non ducted / EER 3.0 - 3.5	1-phase airconditioning - non ducted / EER 3.0 - 3.5	1-phase airconditioning - non ducted / EER 3.0 - 3.5	1-phase airconditioning - non ducted / EER 3.0 - 3.5	1	yes
All other dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	1-phase airconditioning - non ducted / EER 3.0 - 3.5	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	-	-	-	-	-	induction cooktop & electric oven	-	-	no	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A101	4.5	24.3	28.800
A102	7.6	10.7	18.300
A103	5.5	14.3	19.800
A104	8.9	12.5	21.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A105	2	22.1	24.100
A106	16.4	12.9	29.300
A107	10.6	18.7	29.300
A201	1.8	19.7	21.500
A202	7.3	11.5	18.800
A203	5.7	18	23.700
A204	8.9	12.4	21.300
A205	2.3	20.4	22.700
A206	15.8	12.9	28.700
A207	8	19	27.000
A301	17.1	18	35.100
A302	18.9	9.1	28.000
A303	16.7	12.6	29.300
A304	20.5	10.1	30.600
A305	11	15.5	26.500
A306	22.6	12.4	35.000
A307	16.5	20.1	36.600
AG01	7.7	19.7	27.400
AG02	10.9	13.4	24.300
AG03	6.8	22.5	29.300
AG04	12.4	14.4	26.800
AG05	4	17.4	21.400
B108	10.1	18.3	28.400
B109	24.8	11.5	36.300
B110	1.4	14.6	16.000
B111	6.4	11	17.400
B112	5	15.7	20.700
B113	24.7	11.6	36.300
B114	18	14.5	32.500
B115	23.4	16.7	40.100
B208	8.1	17.9	26.000

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
B209	20.2	12	32.200
B210	1.2	14.4	15.600
B211	5.6	10.6	16.200
B212	4.2	15	19.200
B213	24.2	11.4	35.600
B214	19.4	14	33.400
B215	20.6	13	33.600
B216	23.3	12.5	35.800
B308	16.2	17.2	33.400
B309	25.9	10.3	36.200
B310	8	12.2	20.200
B311	14	10.3	24.300
B312	12.7	12.4	25.100
B313	25.8	9.2	35.000
B314	23.9	9.2	33.100
B315	26	9.4	35.400
B316	28	7.5	35.500
BG06	16.6	15.4	32.000
BG07	18.5	23.1	41.600
BG08	2.1	7.6	9.700
BG09	12.1	3.8	15.900
BG10	7.5	8.3	15.800
BG11	25.2	10.7	35.900
BG12	19.9	16.2	36.100
All other dwellings	25.2	13.4	38.600

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 1543 square metres of roof area of buildings in the development	- irrigation of 1406 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔

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

	Common area 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
Fire Stairs	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
GL Comms Room	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
GL Community room	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	no
GL Community room W/C	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	no
GL Lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
GL Meeting Room	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	no
L1-L3 Hallways/Lobbies	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
LG Car Park	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
LG Cold Water Pump Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
LG Fire Sprinkler Pump Room	ventilation (supply + exhaust)	none i.e., continuous	light-emitting diode	manual on / manual off	no
LG Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
LG Lobby	ventilation supply only	none i.e., continuous	light-emitting diode	time clock and motion sensors	no
LG Residential Bike Parking	ventilation supply only	none i.e., continuous	light-emitting diode	time clock and motion sensors	no
LG RWT Pump Room	ventilation (supply + exhaust)	none i.e., continuous	light-emitting diode	manual on / manual off	no
LG Sprinkler Valve Alarm	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no

	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**
LG Switch Room	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift bank (No. 1)	permanent magnet synchronous motor (PMSM) and regenerative drive	Number of levels (including basement): 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	permanent magnet synchronous motor (PMSM) and regenerative drive	Number of levels (including basement): 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 1 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	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	no common laundry facility

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 120 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).