

Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. 0012158830

Generated on 15 Dec 2025 using BERS Pro v5.2.6 (3.23)

Property

Address Corrimal Coke Works - Railway Street,
CORRIMAL , NSW , 2518

Lot/DP Lot 9 DP 1313981

NatHERS Climate Zone 56 Mascot (Sydney Airport)



Accredited assessor

Name Luke Williams

Business name Aspire Sustainability Consulting

Email luke@aspireesc.com.au

Phone 02 9662 0650

Accreditation No. 10070

Assessor Accrediting Organisation HERA

Verification

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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/p.a.)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	16	12.7
Maximum block limit	N/A	N/A

Whole of Home performance rating

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012158713-01	2.1101	21.9 (N/A)	4.9 (N/A)	26.8	7.3	0
0012158739-01	2.1102	16.9 (N/A)	10.3 (N/A)	27.2	7.3	0

Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012158499-01	2.1103	9.0 (N/A)	11.5 (N/A)	20.4	8.1	0
0012158556-01	2.1104	11.6 (N/A)	17.7 (N/A)	29.3	7.1	0
0012158564	2.1105	12.5 (N/A)	19.9 (N/A)	32.4	6.7	0
0012158598-01	2.1106	7.0 (N/A)	9.6 (N/A)	16.6	8.4	0
0012158622-01	2.1107	2.9 (N/A)	10.1 (N/A)	12.9	8.9	0
0012680989	2.1108	28.5 (N/A)	11.1 (N/A)	39.6	5.9	0
0012158663-01	2.1201	15.3 (N/A)	15.1 (N/A)	30.4	6.9	0
0012158689-01	2.1202	12.0 (N/A)	16.7 (N/A)	28.7	7.1	0
0012158705-01	2.1203	16.4 (N/A)	8.4 (N/A)	24.9	7.5	0
0012158721	2.1204	16.2 (N/A)	17.5 (N/A)	33.7	6.5	0
0012158507	2.1205	9.7 (N/A)	15.5 (N/A)	25.2	7.4	0
0012158523	2.1206	15.4 (N/A)	17.8 (N/A)	33.2	6.6	0
0012158531	2.1207	18.0 (N/A)	20.0 (N/A)	38.0	6	0
0012158572-01	2.1208	8.2 (N/A)	12.5 (N/A)	20.7	8	0
0012158606-01	2.1209	2.8 (N/A)	11.3 (N/A)	14.2	8.7	0
0012158648-01	2.1301	20.2 (N/A)	17.5 (N/A)	37.8	6	0
0012158655-01	2.1302	20.5 (N/A)	15.5 (N/A)	36.0	6.3	0
0012158762-01	2.1303	25.6 (N/A)	14.2 (N/A)	39.7	5.9	0
0012158770	2.1304	22.5 (N/A)	14.2 (N/A)	36.8	6.2	0
0012158747	2.1305	16.1 (N/A)	13.5 (N/A)	29.6	7	0
0012158788-01	2.1306	15.2 (N/A)	10.8 (N/A)	26.1	7.4	0
0012158754-01	2.1307	5.6 (N/A)	10.1 (N/A)	15.7	8.5	0
0012158515-01	2.1G01	23.8 (N/A)	5.3 (N/A)	29.0	7.1	0
0012158549-01	2.1G02	21.6 (N/A)	11.3 (N/A)	32.9	6.6	0
0012158580-01	2.1G03	21.7 (N/A)	12.1 (N/A)	33.8	6.5	0
0012158614-01	2.1G04	17.9 (N/A)	11.7 (N/A)	29.7	7	0
0012158630-01	2.1G05	23.4 (N/A)	8.2 (N/A)	31.6	6.8	0
0012158671-01	2.1G06	15.5 (N/A)	13.3 (N/A)	28.8	7.1	0
0012158697-01	2.1G07	22.5 (N/A)	6.0 (N/A)	28.5	7.2	0

Explanatory notes

About this ratings

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

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate



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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

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

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

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

THE WORKS CORRIMAL - STAGE 2A

STATE SIGNIFICANT DEVELOPMENT APPLICATION

LOT SERIES - BUILDING 2.1

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules, all specialist consultant documentation: BASIX, NatHERS, Section J Certificates.
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Aspire Sustainability Consulting BASIX Specifications		Certificate No:	
P067004 Building 2.1 Corrimal Coke Works, Railway Street Corrimal NSW 2518		Target	Project Score
Water		40	40
Energy		61	61
Thermal Comfort		Pass	Pass
Material		N/A	N/A
Minimum Glazing Performance Requirements: Typical Glazing for All Levels			
Performance (Total System)	Description	Comment	Location
≤U4.10 SHGC0.47±5%	Double Glazed, Light Tint / Clear	Awning Glazing & Hinged Doors Glazing	All Units unless specified otherwise
≤U3.60 SHGC0.49±5%	Double Glazed, Light Tint / Clear	Fixed, Sliding Door & Double Hung Glazing	All Units unless specified otherwise
Minimum Insulation Performance Requirements:			
Construction Element	Additional Insulation		
Concrete Roof Medium Colour Roof	Waterproof membrane		
	≥R2.50 with reflective backing facing cavity/ceiling void ≥20mm Units: All other units on Level 3 apartment ceilings to roof above & 2.1G01, 2.1G03, 2.1G05, 2.1206, 2.1207 where exposed above		
External Walls Brick Veneer/FC Cladding/Metal Cladding/Hebel - Light/Medium/Dark Colour (as shown on elevations)	≥R2.50		
Floor Slab Suspended Slab over Unconditioned spaces and Exposed Air	≥R1.00 in direct contact with Slab Soffit Units: 2.1G01, 2.1G02, 2.1G04, 2.1G03, 2.1G05, 2.1G06, 2.1108, 2.1201		
Internal Walls	No Insulation		
Intertenancy Walls & Walls to Corridor, Lifts & Fire Stairs	RVaries Per Acoustic Specification		
Floor Coverings	Tile to Wet Rooms Carpet and Underlay to Bedrooms Timber to All Other Areas		
Ceilings	Plasterboard Ceilings		
Ceiling Penetrations	No RCPs provided with current assessment. Following assumptions have been made: - 1 x LED Downlight allocated per 5m² - 1 x Exhaust Fan per wet area and kitchen		
Ceiling Fans	1 x 1200mm ceiling fan required to Kitchen & Living: 2.1104, 2.1105 No Ceiling Fan required for remaining units.		
Other Modelling Assumptions			
All modelled downlights are assumed to be Sealed LEDs, with insulation clearance of 150mm to either side of fixture All glazing where there is fall risk to have window restrictors installed.			
Summary of Requirements: Common Areas			
Category	Item	Comment	
Water	Fixtures	No common shower No common toilets No common taps	
	Appliances	No common laundry facility	
	Landscape - Common	224.1m² Common area lawn (TBC) 224.1m² Common area garden including 112.05m² Area of indigenous or low water use species (TBC)	
	RW Tank	10kL RW tank Served by 488m² roof area (50% of available roof area), 0m² impervious area and 0m² planter box area Serving 448.2m² common landscape (TBC) and 0 car wash bay	
	Fire Sprinkler System	Re-use of fire system test water is not required	
	Pool	No Pool	
Energy	Lighting Type	LED required throughout	
	Lighting Control	Please refer to BASIX Report for detailed requirements	
	Ventilation		
	Lifts	Gearless traction with VVVF motors required	
	Hot Water	Central Hot Water: Electric instantaneous R0.6 Piping insulation internal and external to building	
	Spa	No Spa	
	Pool	No Pool	
	Solar PV	10kW PV required	
Other	No BMS No indoor or outdoor drying line No common laundry No common clothes dryer		
Summary of Requirements: Residential Dwellings			
Category	Item	Comment	
Water	Fixtures	4 star showers (>4.5 but <=6 L/min) 4 star toilets 5 star taps kitchen taps 5 star taps bathroom taps No HW recirculation on demand	
	Appliances	5 star dishwasher 4 star clothes washer (required to be installed to at least 5 x 3-Bed Units) Remaining units: No clothes washer specified	
	Exhaust Fans	Kitchen, Laundry & bathroom fans individually ducted to façade or roof manual on/off	
Energy	HVAC	Central cooling system: Variable refrigerant volumn units Electric driven compressor Air cooled condenser COP 3.5-5.5 Central heating system: Variable refrigerant volumn units Electric driven compressor + Air sourced evaporator COP 3.5-5.5	
	Lighting	Sealed LED lighting throughout	
	Hot Water	Central Hot Water: Electric instantaneous	
	Appliances	Induction cooktop & electric oven 3.5 star dishwasher specified 2 star dryer specified	
	Other	No Indoor clothes drying line provided No Outdoor Private clothes drying line provided	

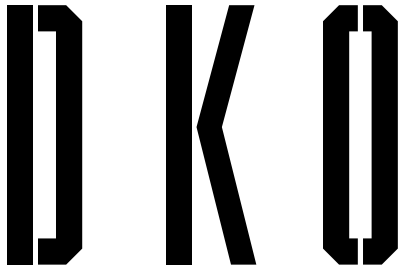
Rev	Date	By	Chk	Description
P01	31/07/2025	ZZ	DK	Issue for Coordination
P02	25/08/2025	ZZ		Issue for Coordination
P03	25/08/2025	ZZ	DK	Issue for Coordination
A	8/09/2025	ZZ		Issue for Development Application
B	23/09/2025	ZZ		Issue for Development Application
C	5/11/2025	ZZ		Issue for Development Application

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Project Name
Project Number
Project Address

The Works Corrimal - Stages 2a
13687
Corrimal Coke Works - Railway Street
Corrimal NSW 2518

Country
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
BASIX Summary Table

Drawing Scale
Drawing No.
DA2000

@ A1
Revision
C

THE WORKS CORRIMAL - STAGE 2A

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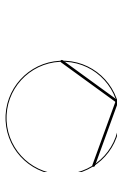




DA2 Sheet Index - Lot Series - Building 2.1		
Layout ID	Layout Name	Revision
DA20 Cover Pages		
DA2000	B2.1 - Cover Page	C
DA2001	B2.1 - Development Schedule	B
DA21 Site		
DA2100	B2.1 - Site Plan	A
DA22 Plans - Building 2.1		
DA2200	B2.1 - Basement Level 1	D
DA2201	B2.1 - Ground Level Plan	E
DA2202	B2.1 - Level 1 Plan	B
DA2203	B2.1 - Level 2 Plan	B
DA2204	B2.1 - Level 3 Plan	D
DA2205	B2.1 - Roof Plan	B
DA230 Elevations - Building 2.1		
DA2300	B2.1 - East Elevation	A
DA2301	B2.1 - West Elevation	A
DA2302	B2.1 - North Elevation	A
DA2303	B2.1 - South Elevation	A
DA231 Sections - Building 2.1		
DA2310	B2.1 - Sections 01	B
DA2311	B2.1 - Sections 02	B
DA232 Perspectives & Material - Building 2.1		
DA2320	B2.1 - Perspective 01	A
DA2321	B2.1 - Material Palette	A
DA24 Compliance Drawings		
DA2400	B2.1 - Height Plane Diagram - LEP	A
DA2401	B2.1 - Height Plane Diagram - TOD	A
DA2402	B2.1 - FSR Calculations	A
DA2403	B2.1 - GFA Calculations	A
DA2404	B2.1 - Solar Access	A
DA2405	B2.1 - Cross Ventilation	A
DA2406	B2.1 - Deep Soil & Communal Open Space	B
DA2407	B2.1 - Storage Calculations	A
DA2408	B2.1 - Storage Calculations	A
DA2409	B2.1 - Unit Mix	A
DA2410	B2.1 - Adaptable/ Livable Units	A
DA2411	B2.1 - Pre & Post Adaptable Layout	A

Rev	Date	By	Chk	Description
P01	31/07/2025	ZZ	DK	Issue for Coordination
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Project Name
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The Works Corrimal - Stages 2a
13687
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DEVELOPMENT APPLICATION

Drawing Name
B2.1 - Cover Page

Drawing Scale
Drawing No.
DA2000

@ A1
Revision
C

- Certificate No. 0012158830**

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NSW, 2518

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Total Site Area	2,312 m ²		
Site Area (LEP)	1,399 m ²		
Site Area (TOD)	540 m ²		
Site Area (Park)	373 m ²		
Allowable FSR (LEP)	1.50 :1	Allowable GFA (LEP)	2099 m ²
Allowable FSR (TOD)	2.50 :1	Allowable GFA (TOD)	1350 m ²
Allowable FSR (Park)	0 :1	Allowable GFA (Park)	0 m ²

Proposed GFA	3143 m²
Proposed FSR	1.32 :1

TOTAL	Solar	Cross Vent	No Solar	GFA	NSA
7	5	5	0	776	584
8	5	5	0	822	643
9	5	6	0	860	749
7	7	4	0	685	588
31	22	20	0	3143	2564
	71%	65%	0%		

3143 m2 Average Apt **83** m2

Parking Rate References				
400m Within Station Rates	Required	DCP rate minimums	Required	Proposed
0.75 per 1B	6	1 per 1B	8	
1 per 2B	17	1.2 per 2B	20	
1.25 per 3B	8	1.7 per 3B	10	
Total	31	Total	39	35
Visitor 1 in 5	6.2	Visitor 1 in 5	6.2	6
DDA 10%	3	DDA 10%	3.1	3
Total	37	Total	45	41

Ⓢ A1
Revision
B



SITE PLAN
1:100

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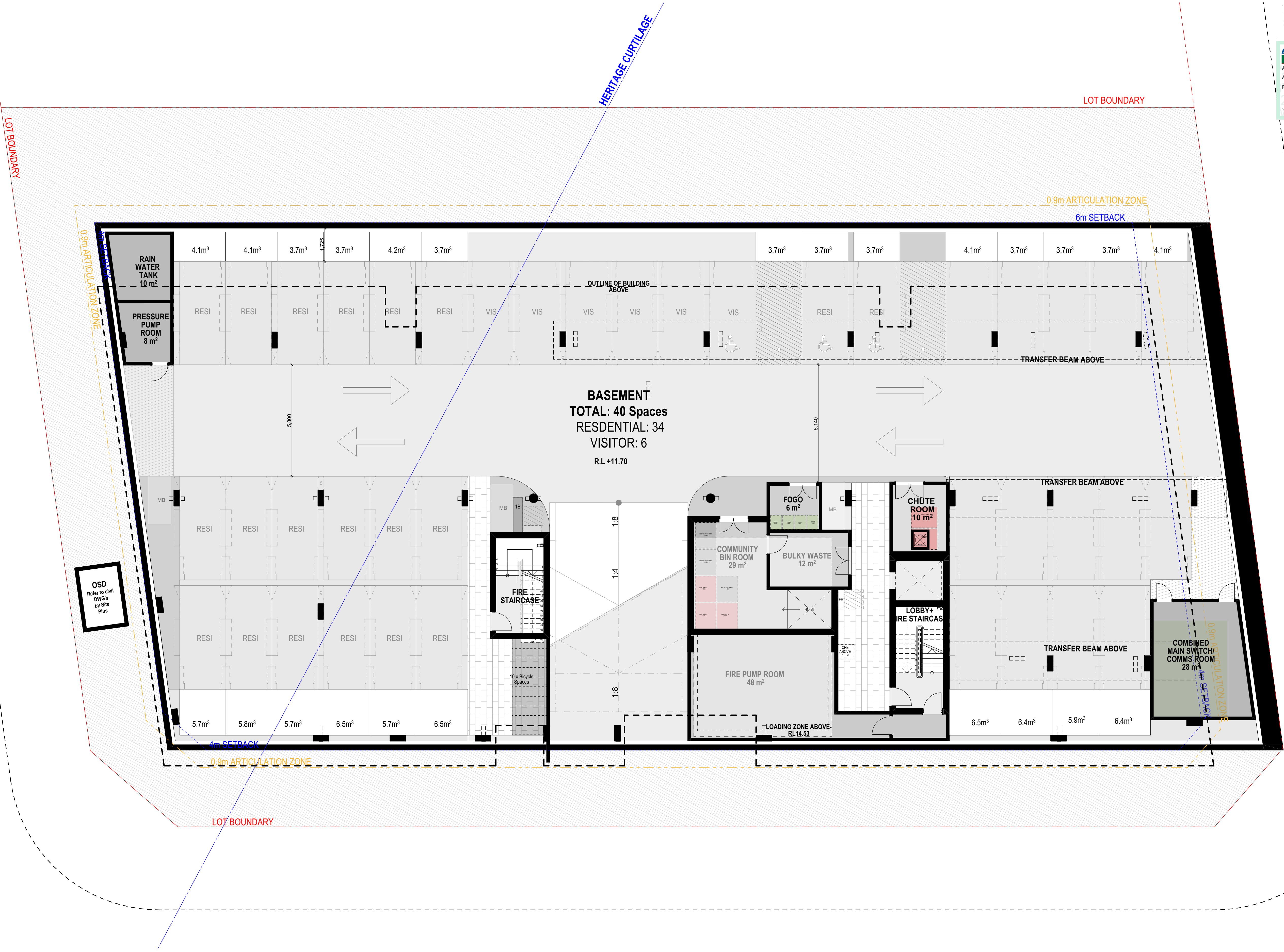
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Dharawal

1:100 © A1
Revision
A

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Basement 01
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	LB	DK	Issue for Coordination
P02	25/08/2025	LB		Issue for Coordination
P03	25/08/2025	LB	DK	Issue for Coordination
P04	26/08/2025	LB		Issue for Coordination
A	8/09/2025	LB		Issue for Development Application
B	23/09/2025	LB		Issue for Development Application
C	29/09/2025	LB		Issue for Development Application
D	7/10/2025	LB		Issue for Development Application

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DEVELOPMENT APPLICATION

Drawing Name
Drawing No.
Drawing Scale
1:100 @ A1
Revision
B2.1 - Basement Level 1
DA2200
D



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- All boundary information to be confirmed by registered surveyor before commencing works on site.
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Assessor name: Luke Williams
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Property Address: Corrimall Coke Works - Railway Street, CORRIMAL NSW 2518
Date: 21/08/2025

1. GROUND LEVEL
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	LB	DK	Issue for Coordination
P02	25/08/2025	LB	DK	Issue for Coordination
P03	25/08/2025	LB	DK	Issue for Coordination
A	06/09/2025	LB		Issue for Development Application
B	23/09/2025	LB		Issue for Development Application
C	29/09/2025	LB		Issue for Development Application
D	17/10/2025	LB		Issue for Development Application
E	17/10/2025	LB		Issue for Development Application

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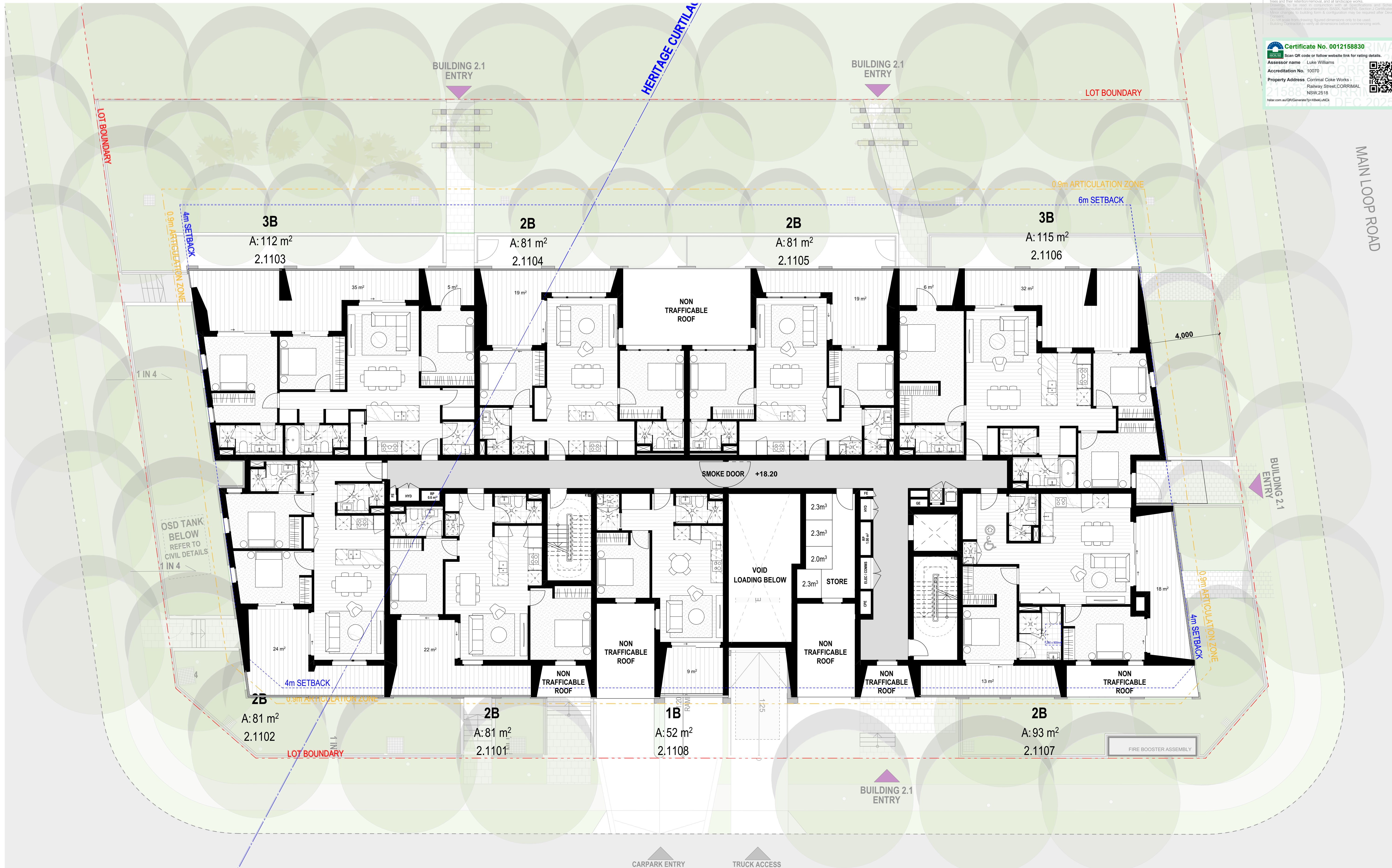
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DEVELOPMENT APPLICATION

Drawing Name
B2.1 - Ground Level Plan

Drawing Scale
Drawing No.
DA2201

1:100 @ A1
Revision
E



- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Responsibility for the works is completed with all specifications and schedules, all specialist consultant documents (BASIX, NRM, EIS, Section J Certificate, etc.) and all other relevant documents.
- Minor changes to building form & configuration may be required after Development Consent is issued.
- Do not scale from drawing. Figure dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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01
LEVEL 1
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	LB	DK	Issue for Coordination
P02	25/08/2025	LB	DK	Issue for Coordination
P03	25/08/2025	LB	DK	Issue for Coordination
A	06/09/2025	LB		Issue for Development Application
B	17/02/2025	LB		Issue for Development Application

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DKO

Project Name
Project Number
Project Address
Country

The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
Corimal NSW 2518
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.1 - Level 1 Plan

Drawing Scale
Drawing No.
DA2202

1:100 @ A1
Revision
B

- All works to be in accordance with authority & statutory approvals.
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- Do not scale from drawing: figured dimensions only to be used.
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**Certificate No. 0012158830**

Scan QR code or follow website link for rating details.

Assessor name - Luke Williams

Accreditation No. 10070

Property Address - Corrmal Coke Works - Railway Street, CORRIMAL NSW 2518

hdc.com.au/QR/Generate?qr=K3a8L4u8C



LOT BOUNDARY

HERITAGE CURTLAGE

LOT BOUNDARY



3
-
LEVEL 2
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	LB	DK	Issue for Coordination
P02	25/08/2025	LB		Issue for Coordination
P03	25/08/2025	LB	DK	Issue for Coordination
A	8/09/2025	LB		Issue for Development Application
B	7/10/2025	LB		Issue for Development Application

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Project Name
Project Number
Project Address

The Works Corrmal - Stages 2a
13687
Corrmal Coke Works - Railway Street
Corrmal NSW 2518

Country
Dharawal

DEVELOPMENT APPLICATION

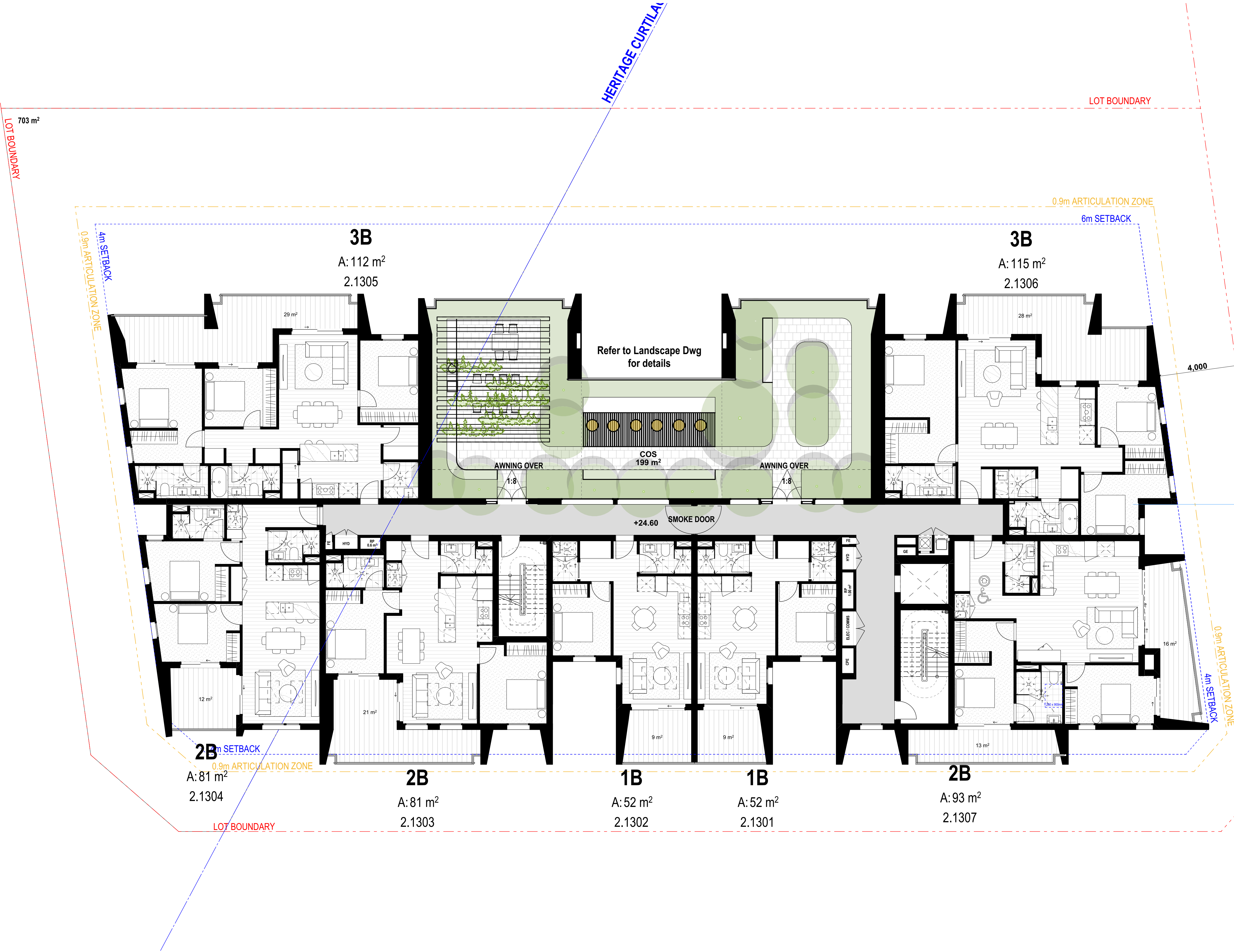
Drawing Name
B2.1 - Level 2 Plan

Drawing Scale
Drawing No.
DA2203

1:100 @ A1
Revision
B

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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Certificate No. 0012158830
Scan QR code or follow website link for rating details.
Assessor name - Luke Williams
Accreditation No. 10070
Property Address - Corimal Coke Works - Railway Street, CORRIMAL NSW 2518
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Scan QR code or follow website link for rating details.
Assessor name - Luke Williams
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hstar.com.au/QRGenerator?x=3&at=LNCH



703 m²

LOT BOUNDARY

HERITAGE CURTIAL

LOT BOUNDARY

0.9m ARTICULATION ZONE

6m SETBACK

4m SETBACK
0.9m ARTICULATION ZONE

4m SETBACK
0.9m ARTICULATION ZONE

0.9m ARTICULATION ZONE
4m SETBACK

4m SETBACK
0.9m ARTICULATION ZONE

LOT BOUNDARY

AC CONDENSERS
+29.40

**BUILDING 2.1
4 STOREYS
+27.90**

LIFT
OVERRUN
+29.10

AWNING OVER
1:8

COS
199 m²

AWNING OVER
1:8

SCOP

SCOP

SCOP

SCOP

SCOP

SCOP

SCOP

SCOP

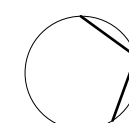
CPE

AP

ROOF PLAN
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	ZZ	DK	Issue for Coordination
P02	25/08/2025	ZZ		Issue for Coordination
P03	25/08/2025	ZZ	DK	Issue for Coordination
A	06/09/2025	ZZ		Issue for Development Application
B	11/02/2025	ZZ		Issue for Development Application

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Project Name
Project Number
Project Address

The Works Corrmal - Stages 2a
13687
Corrmal Coke Works - Railway Street
Corrmal NSW 2518

Country

Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.1 - Roof Plan

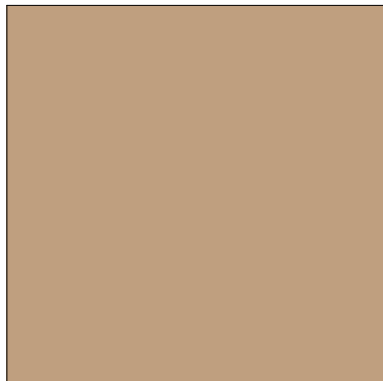
Drawing Scale
Drawing No.
DA2205

1:100 @ A1
Revision
B

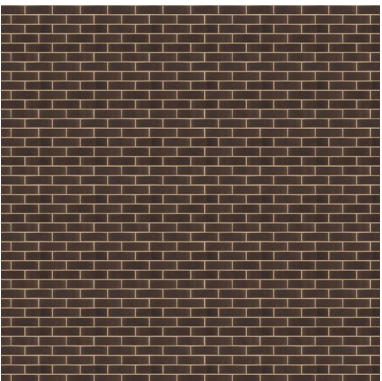
EF-01- HEBEL PANELS
WHITE/CREAM OR
SIMILAR



EF-02- RENDERED FINISH
BRONZE OR SIMILAR TO
MATCH M-02



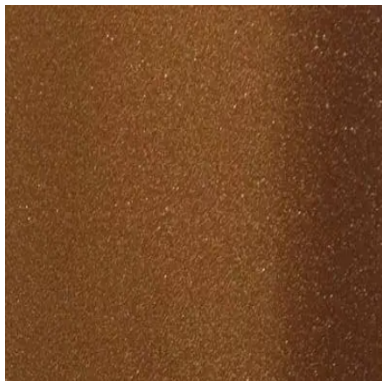
EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR



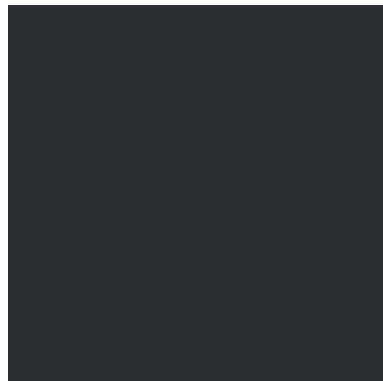
EF-04- ENSEAM BRONZE
METAL PANEL



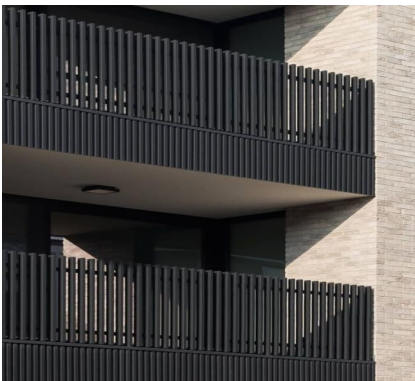
EF-05 - METAL PANEL
BRONZE OR SIMILAR



EF-06 - PAINT FINISH
MONUMENT OR SIMILAR



M-01- PALISADE
BALUSTRADE



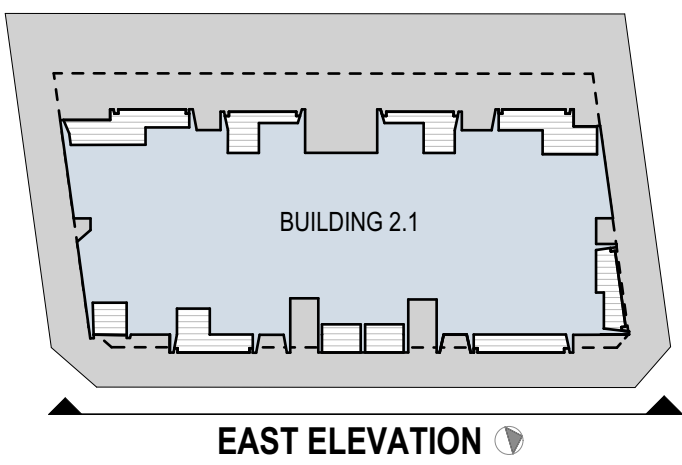
M-02- METAL BALUSTRADE
BRONZE OR SIMILAR



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KEY PLAN



Rev	Date	By	Chk	Description
P01	31/07/2025	DK	DK	Issue for Coordination
P02	25/08/2025			Issue for Coordination
P03	25/08/2025		DK	Issue for Coordination
A	8/09/2025			Issue for Development Application

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Project Name
Project Number
Project Address
Country

The Works Corrimall - Stages 2a
13687
Corrimall Coke Works - Railway Street
Corrimall NSW 2518
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.1 - East Elevation

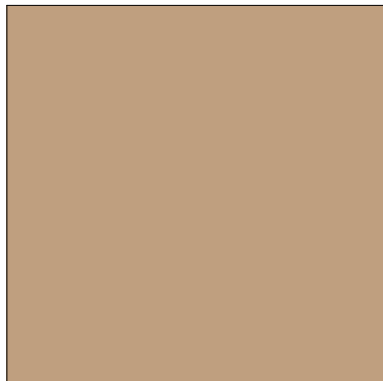
Drawing Scale
Drawing No.
DA2300

1:100 @ A1
Revision
A

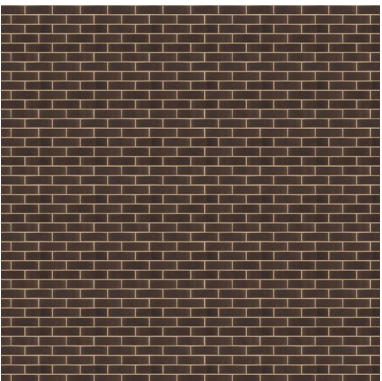
EF-01- HEBEL PANELS
WHITE/CREAM OR
SIMILAR



EF-02- RENDERED FINISH
BRONZE OR SIMILAR TO
MATCH M-02



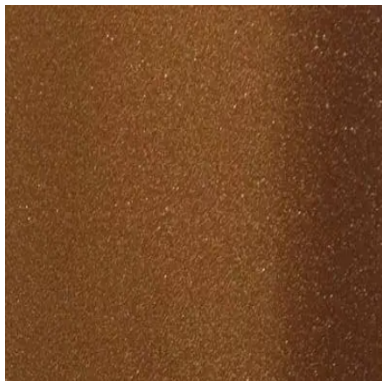
EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR



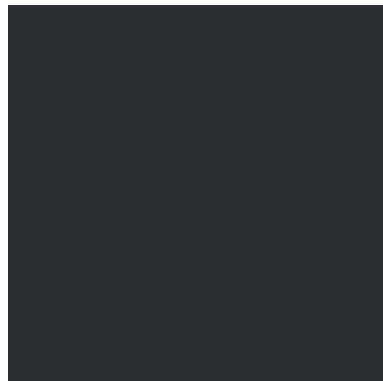
EF-04- ENSEAM BRONZE
METAL PANEL



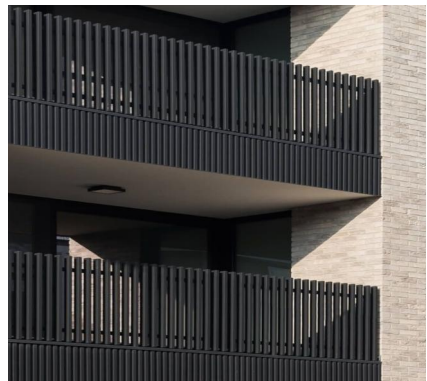
EF-05 - METAL PANEL
BRONZE OR SIMILAR



EF-06 - PAINT FINISH
MONUMENT OR SIMILAR



M-01- PALISADE
BALUSTRADE



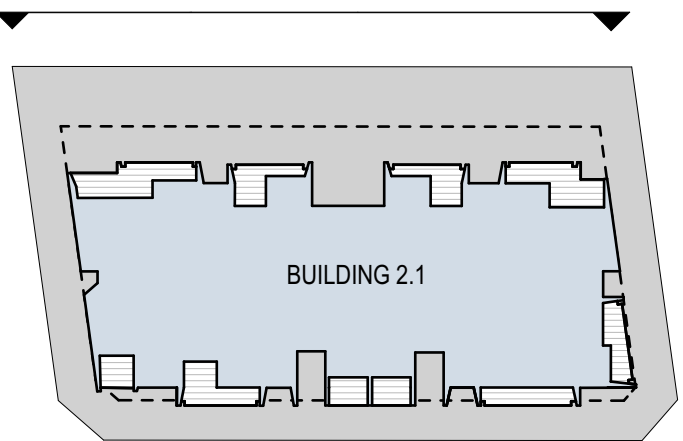
M-02- METAL BALUSTRADE
BRONZE OR SIMILAR



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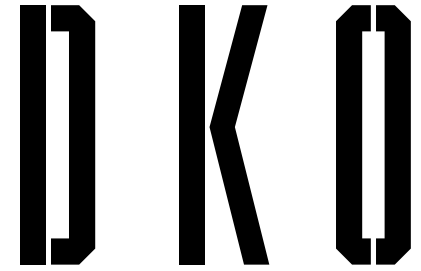
KEY PLAN



WEST ELEVATION

Rev	Date	By	Chk	Description
P01	31/07/2025	DK	DK	Issue for Coordination
P02	25/08/2025	DK	DK	Issue for Coordination
P03	25/08/2025	DK	DK	Issue for Coordination
A	8/09/2025			Issue for Development Application

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Project Name
Project Number
Project Address
Country

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Corrimall NSW 2518
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.1 - West Elevation

Drawing Scale
Drawing No.
DA2301

1:100 @ A1
Revision
A

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11



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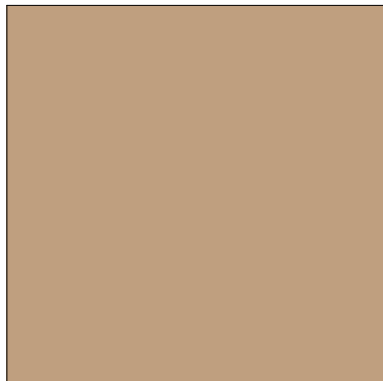
Dharawa

1:100 © A1
Revisor
A

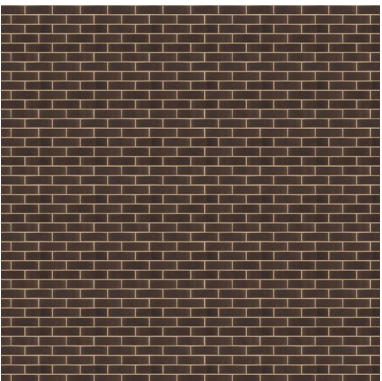
EF-01- HEBEL PANELS
WHITE/CREAM OR
SIMILAR



EF-02- RENDERED FINISH
BRONZE OR SIMILAR TO
MATCH M-02



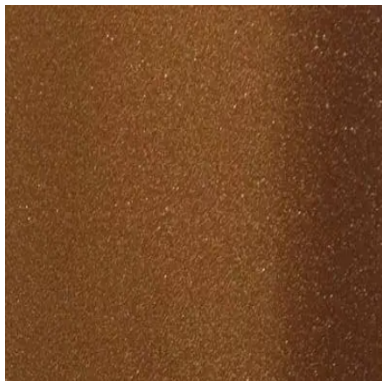
EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR



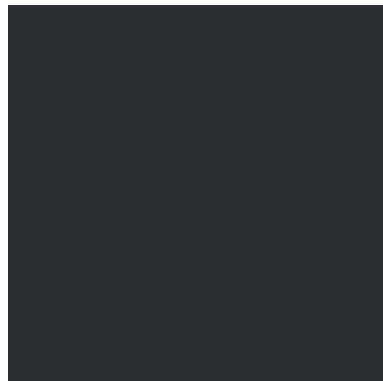
EF-04- ENSEAM BRONZE
METAL PANEL



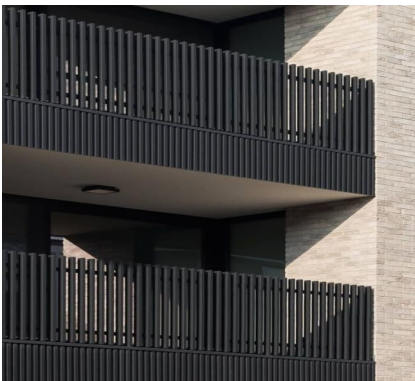
EF-05 - METAL PANEL
BRONZE OR SIMILAR



EF-06 - PAINT FINISH
MONUMENT OR SIMILAR



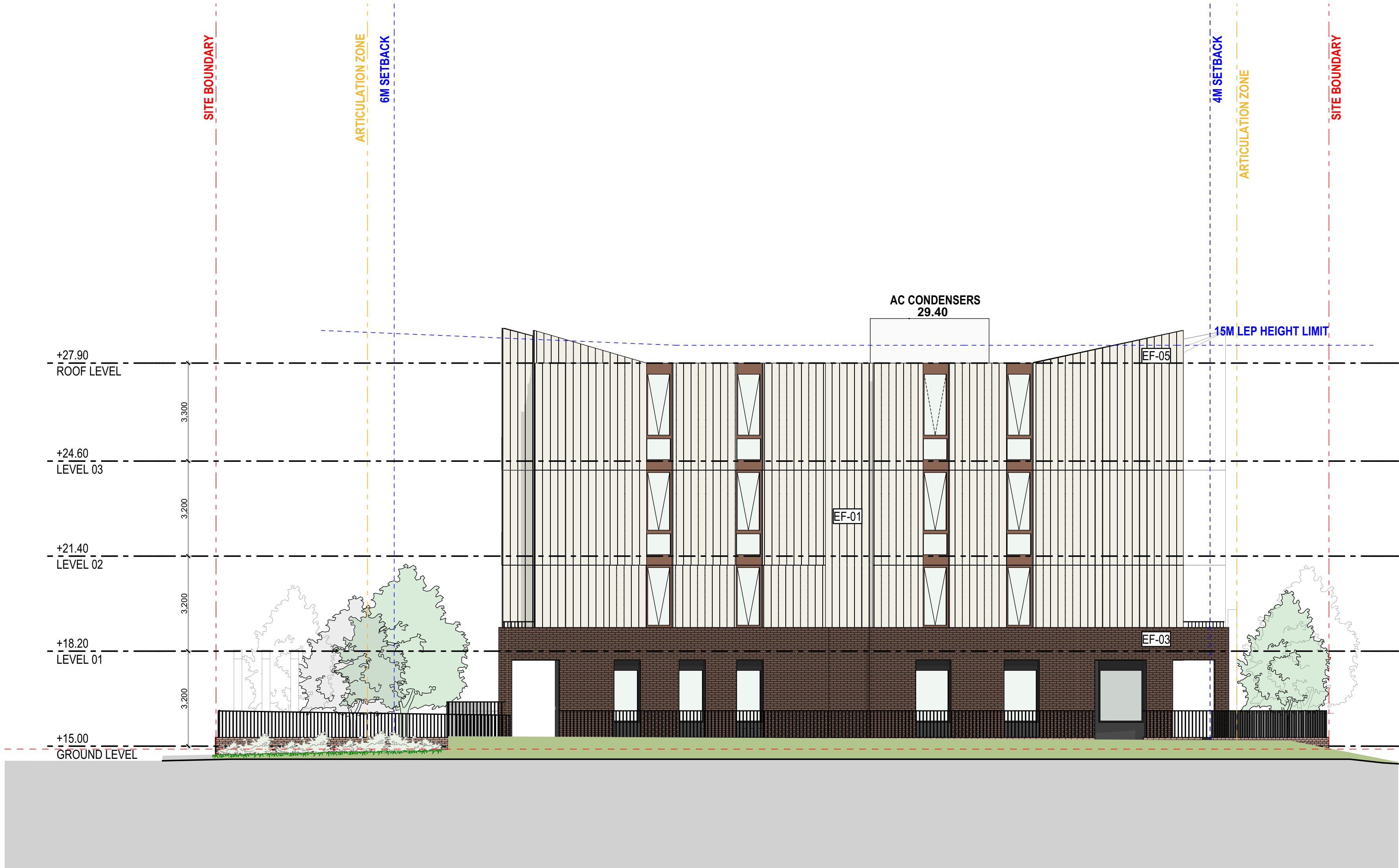
M-01- PALISADE
BALUSTRADE



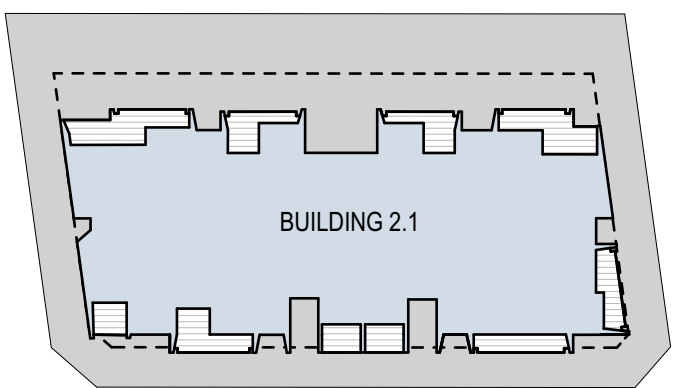
M-02- METAL BALUSTRADE
BRONZE OR SIMILAR



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KEY PLAN



SOUTH ELEVATION

Rev	Date	By	Chk	Description
P01	31/07/2025	DK	DK	Issue for Coordination
P02	25/08/2025			Issue for Coordination
P03	25/08/2025	DK	DK	Issue for Coordination
A	8/09/2025			Issue for Development Application

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Project Name
Project Number
Project Address

The Works Corrmal - Stages 2a
13687
Corrmal Coke Works - Railway Street
Corrmal NSW 2518

Country
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.1 - South Elevation

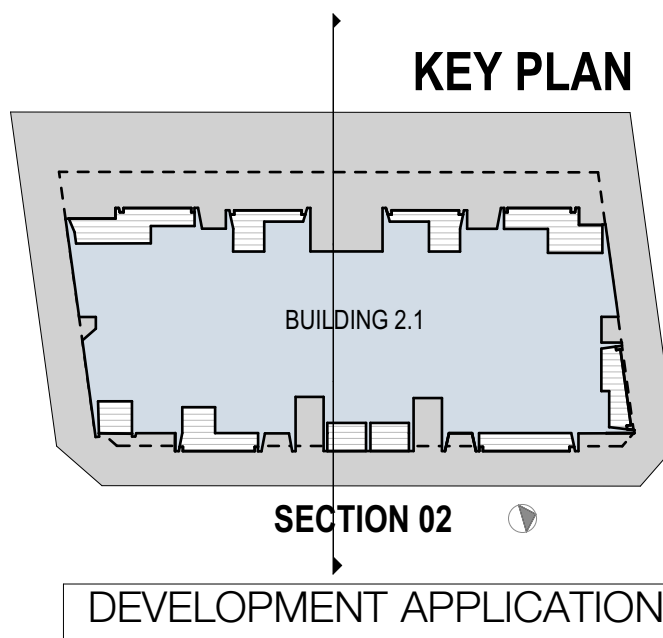
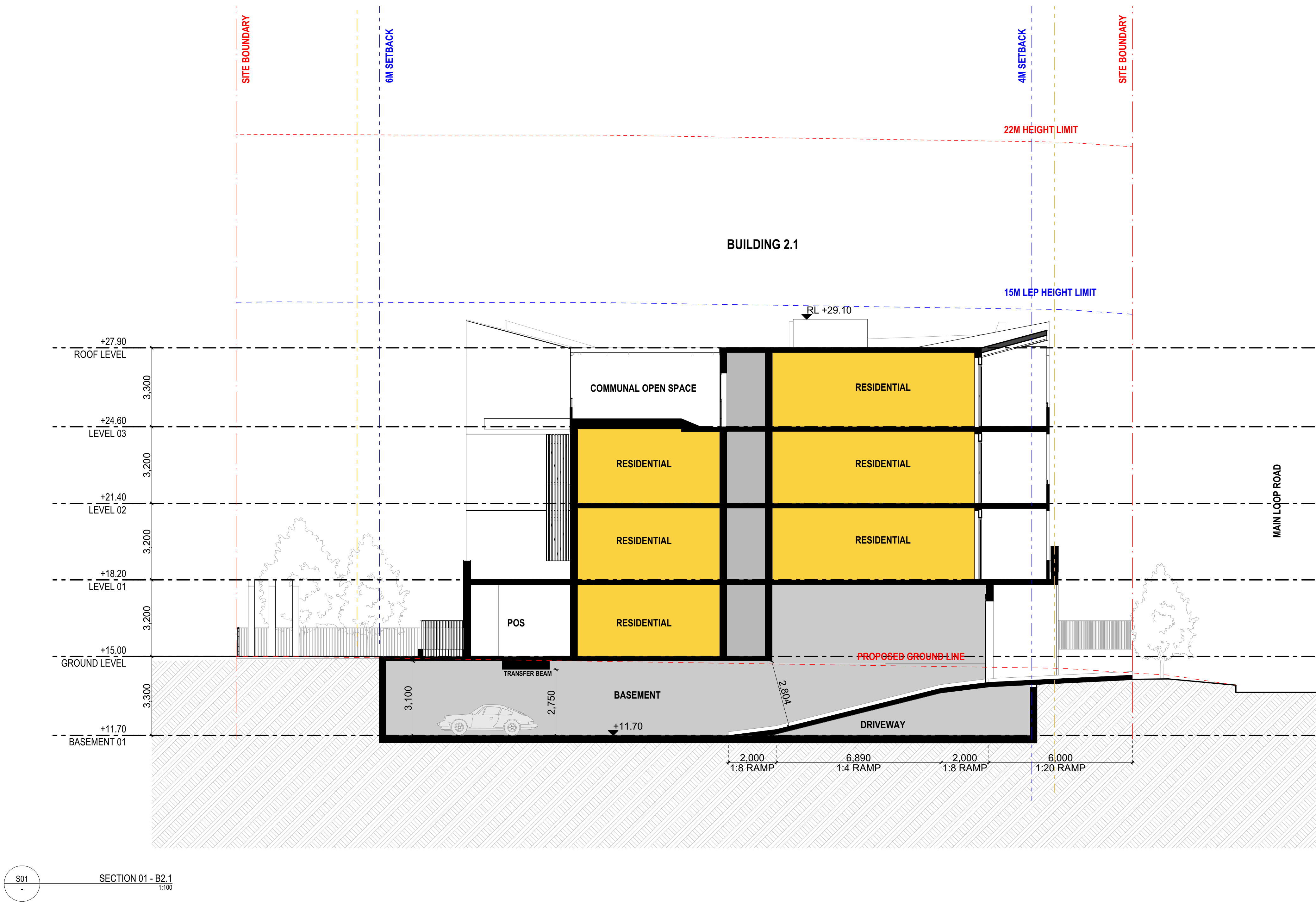
Drawing Scale
Drawing No.
DA2303

1:100 @ A1
Revision
A

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**Certificate No. 0012158830**
Scan QR code or follow website link for rating details.
Assessor name - Luke Williams
Accreditation No. 10070
Property Address - Corrmal Coke Works - Railway Street, CORRIMAL NSW 2518
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Rev	Date	By	Chk	Description
P01	31/07/2025	ZZ	DK	Issue for Coordination
P02	25/08/2025	ZZ		Issue for Coordination
P03	25/08/2025	ZZ	DK	Issue for Coordination
A	06/09/2025	ZZ		Issue for Development Application
B	11/02/2025	ZZ		Issue for Development Application

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Project Name
Project Number
Project Address

The Works Corrmal - Stages 2a
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Corrmal Coke Works - Railway Street
Corrmal NSW 2518

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Drawing Name
B2.1 - Sections 01

Drawing Scale
Drawing No.
DA2310

1:100 @ A1
Revision
B

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**Certificate No. 0012158830**

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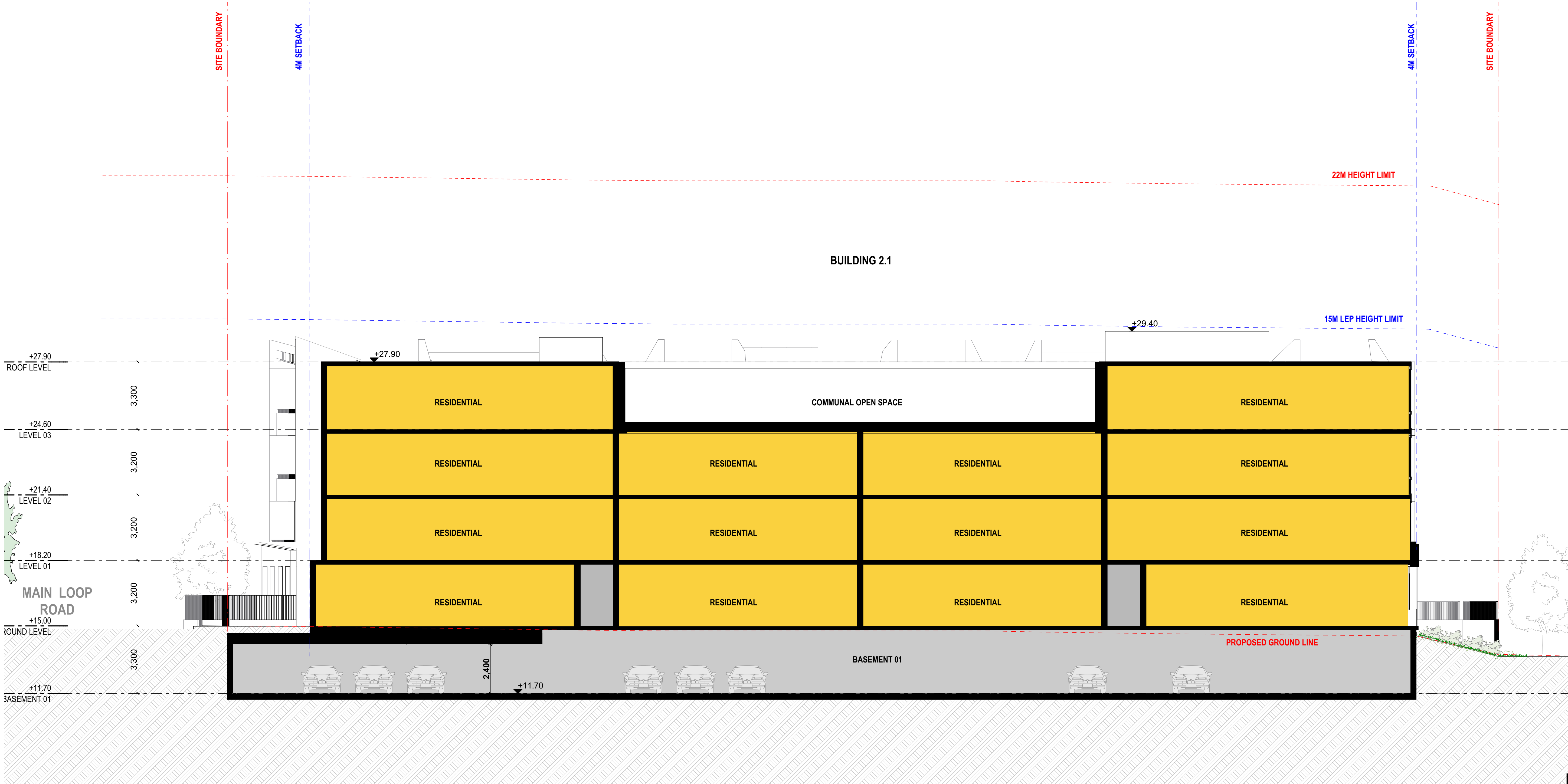
Assessor name - Luke Williams

Accreditation No. 10070

Property Address - Corrmal Coke Works - Railway Street, CORRIMAL NSW 2518

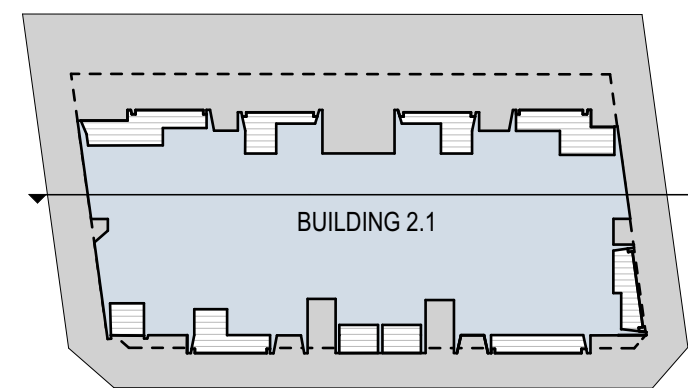
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S02 SECTION 02- B2.1
1:100

KEY PLAN

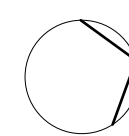


SECTION 02

DEVELOPMENT APPLICATION

Rev	Date	By	Chk	Description
P01	31/07/2025	ZZ	DK	Issue for Coordination
P02	25/08/2025	ZZ	DK	Issue for Coordination
P03	25/08/2025	ZZ	DK	Issue for Coordination
A	06/09/2025	ZZ		Issue for Development Application
B	17/02/2025	ZZ		Issue for Development Application

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Country

Dharawal

Drawing Name

B2.1 - Sections 02

Drawing Scale

DA2311

1:100 @ A1

Revision

B

Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. 0012158470

Generated on 15 Dec 2025 using BERS Pro v5.2.4 (3.23)

Property

Address Corrimal Coke Works - Railway Street,
CORRIMAL , NSW , 2518

Lot/DP Lot 10 DP 1313981

NatHERS Climate Zone 56 Mascot (Sydney Airport)



Accredited assessor

Name Luke Williams

Business name Aspire Sustainability Consulting

Email luke@aspireesc.com.au

Phone 02 9662 0650

Accreditation No. 10070

Assessor Accrediting Organisation HERA

Verification

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



National Construction Code (NCC) requirements

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

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/p.a.)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	12.7	11.2
Maximum block limit	N/A	N/A

Whole of Home performance rating

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012157921	2.2101	15.0 (N/A)	7.9 (N/A)	22.9	7.8	0
0012157806	2.2102	8.5 (N/A)	12.3 (N/A)	20.7	8	0



Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012157855	2.2103	10.8 (N/A)	13.5 (N/A)	24.3	7.6	0
0012157889	2.2104	16.5 (N/A)	12.3 (N/A)	28.7	7.1	0
0012157913	2.2105	23.8 (N/A)	11.8 (N/A)	35.6	6.3	0
0012157947	2.2106	3.3 (N/A)	14.2 (N/A)	17.5	8.4	0
0012157962	2.2107	14.6 (N/A)	7.4 (N/A)	21.9	7.9	0
0012158002	2.2108	18.2 (N/A)	9.6 (N/A)	27.7	7.2	0
0012158044	2.2109	10.9 (N/A)	12.9 (N/A)	23.9	7.6	0
0012158077	2.2110	7.3 (N/A)	9.3 (N/A)	16.6	8.4	0
0012158119	2.2201	16.8 (N/A)	8.5 (N/A)	25.3	7.4	0
0012158143	2.2202	10.2 (N/A)	13.7 (N/A)	24.0	7.6	0
0012158176	2.2203	16.5 (N/A)	12.3 (N/A)	28.8	7.1	0
0012158192	2.2204	15.3 (N/A)	12.2 (N/A)	27.5	7.3	0
0012158226	2.2205	5.8 (N/A)	14.4 (N/A)	20.2	8.1	0
0012158267	2.2206	15.3 (N/A)	10.8 (N/A)	26.2	7.4	0
0012158291	2.2207	3.4 (N/A)	15.6 (N/A)	19.0	8.2	0
0012158333	2.2208	3.4 (N/A)	8.5 (N/A)	12.0	9	0
0012158358	2.2209	4.2 (N/A)	10.8 (N/A)	15.0	8.6	0
0012158374	2.2210	11.2 (N/A)	12.7 (N/A)	23.9	7.6	0
0012158382	2.2211	8.4 (N/A)	10.5 (N/A)	18.8	8.2	0
0012157970	2.2301	17.8 (N/A)	8.3 (N/A)	26.1	7.4	0
0012157996	2.2302	11.5 (N/A)	12.2 (N/A)	23.7	7.7	0
0012158028	2.2303	17.6 (N/A)	11.3 (N/A)	29.0	7.1	0
0012158051	2.2304	5.6 (N/A)	14.3 (N/A)	19.9	8.1	0
0012158085	2.2305	6.4 (N/A)	14.6 (N/A)	21.0	8	0
0012158101	2.2306	16.3 (N/A)	10.5 (N/A)	26.9	7.3	0
0012158135	2.2307	3.8 (N/A)	13.8 (N/A)	17.6	8.3	0
0012158168	2.2308	3.8 (N/A)	8.1 (N/A)	11.9	9	0
0012158200	2.2309	4.6 (N/A)	10.4 (N/A)	15.0	8.6	0
0012158242	2.2310	12.9 (N/A)	11.6 (N/A)	24.5	7.6	0
0012158275	2.2311	7.8 (N/A)	10.1 (N/A)	17.9	8.3	0
0012158309	2.2401	20.0 (N/A)	12.5 (N/A)	32.5	6.7	0
0012158325	2.2402	16.3 (N/A)	16.0 (N/A)	32.3	6.7	0
0012158341	2.2403	7.4 (N/A)	13.1 (N/A)	20.5	8.1	0
0012158366	2.2404	9.0 (N/A)	13.1 (N/A)	22.0	7.9	0



<u>0012157954</u>	2.2405	9.3 (N/A)	15.0 (N/A)	24.4	7.6	0
<u>0012157988</u>	2.2406	4.6 (N/A)	14.9 (N/A)	19.4	8.2	0
<u>0012158010</u>	2.2407	14.1 (N/A)	13.4 (N/A)	27.6	7.2	0
<u>0012158036</u>	2.2408	9.1 (N/A)	10.6 (N/A)	19.7	8.1	0
<u>0012158069</u>	2.2501	31.9 (N/A)	3.6 (N/A)	35.6	6.3	0
<u>0012158127</u>	2.2502	26.7 (N/A)	10.0 (N/A)	36.8	6.2	0
<u>0012158150</u>	2.2503	14.4 (N/A)	11.1 (N/A)	25.5	7.4	0
<u>0012158184</u>	2.2504	15.5 (N/A)	11.2 (N/A)	26.7	7.3	0
<u>0012158218-01</u>	2.2505	18.4 (N/A)	13.0 (N/A)	31.4	6.8	0
<u>0012158234</u>	2.2506	13.1 (N/A)	7.2 (N/A)	20.2	8.1	0
<u>0012158259</u>	2.2507	16.9 (N/A)	10.8 (N/A)	27.7	7.2	0
<u>0012158283</u>	2.2508	14.0 (N/A)	8.6 (N/A)	22.6	7.8	0
<u>0012157814</u>	2.2G01	32.5 (N/A)	4.8 (N/A)	37.3	6.1	0
<u>0012157830</u>	2.2G02	16.9 (N/A)	12.6 (N/A)	29.5	7.1	0
<u>0012157863</u>	2.2G03	18.4 (N/A)	12.1 (N/A)	30.6	6.9	0
<u>0012157897</u>	2.2G04	23.3 (N/A)	12.3 (N/A)	35.6	6.3	0
<u>0012157939</u>	2.2G05	9.7 (N/A)	9.9 (N/A)	19.7	8.1	0
<u>0012157822</u>	2.2G06	5.8 (N/A)	8.5 (N/A)	14.2	8.7	0
<u>0012157848</u>	2.2G07	5.9 (N/A)	12.6 (N/A)	18.5	8.3	0
<u>0012157871</u>	2.2G08	11.6 (N/A)	8.6 (N/A)	20.2	8.1	0
<u>0012157905</u>	2.2G09	12.5 (N/A)	7.7 (N/A)	20.2	8.1	0

Explanatory notes

About this ratings

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer



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

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

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

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

THE WORKS CORRIMAL - STAGE 2A

STATE SIGNIFICANT DEVELOPMENT APPLICATION

LOT SERIES - BUILDING 2.2

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**Certificate No. 0012158470**

Scan QR code or follow website link for rating details.

Assessor name Luke Williams

Accreditation No. 10070

Property Address Corrimal Coke Works - Railway Street,CORRIMAL NSW 2518

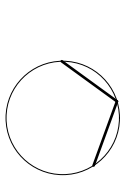
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Aspire Sustainability Consulting BASIX Specifications		Certificate No:	
P067004 Building 2.2 Corrimal Coke Works, Railway Street Corrimal NSW 2518		Target	Project Score
Water		40	41
Energy		60	60
Thermal Comfort		Pass	Pass
Material		N/A	N/A
Minimum Glazing Performance Requirements- Typical Glazing for All Levels			
Performance (Total System)	Description	Comment	Location
≤U4.10 SHGC0.47±5%	Double Glazed, Light Tint / Clear	Awning Glazing & Hinged Doors Glazing	All Units unless specified otherwise
≤U3.60 SHGC0.49±5%	Double Glazed, Light Tint / Clear	Fixed, Sliding Door & Double Hung Glazing	All Units unless specified otherwise
Minimum Insulation Performance Requirements:			
Construction Element	Additional Insulation		
Concrete Roof <i>Medium Colour Roof</i>	Waterproof membrane		
	≥R4.00 with reflective backing facing cavity/ceiling void ≥20mm Units: 2.2502		
	≥R2.50 with reflective backing facing cavity/ceiling void ≥20mm Units: All other units on Level 5 apartment ceilings to roof above & 2.2G01, 2.2G03, 2.2G04, 2.2G06, 2.2G07, 2.2301, 2.2302, 2.2303, 2.2306, 2.2307, 2.2308, 2.2309, 2.2310, 2.2211, 2.2401, 2.2402, 2.2405, 2.2406, 2.2407 where exposed above		
External Walls <i>Brick Veneer/FC Cladding/Metal Cladding/Hebel - Light/Medium/Dark Colour (as shown on elevations)</i>	≥R2.50		
Floor Slab <i>Suspended Slab over Unconditioned spaces and Exposed Air</i>	≥R2.00 in direct contact with Slab Soffit Units: 2.2G03, 2.2G04 ≥R1.00 in direct contact with Slab Soffit Units: All other units on Ground Floor, 2.2104, 2.2204, 2.2407		
Internal Walls	No Insulation		
Intertenancy Walls & Walls to Corridor, Lifts & Fire Stairs	RVaries <i>Per Acoustic Specification</i>		
Floor Coverings	Tile to Wet Rooms Carpet and Underlay to Bedrooms Timber to All Other Areas		
Ceilings	Plasterboard Ceilings		
Ceiling Penetrations	No RCPs provided with current assessment. Following assumptions have been made: - 1 x LED Downlight allocated per 5m² - 1 x Exhaust Fan per wet area and kitchen		
Ceiling Fans	1 x 1200mm ceiling fan required to Kitchen & Living: 2.2G03, 2.2G04, 2.2502 No Ceiling Fan required for remaining units.		
Other Modelling Assumptions			
All modelled downlights are assumed to be Sealed LEDs, with insulation clearance of 150mm to either side of fixture All glazing where there is fall risk to have window restritors installed.			
Summary of Requirements: Common Areas			
Category	Item	Comment	
Water	Fixtures	No common shower No common toilets No common taps	
	Appliances	No common laundry facility	
	Landscape - Common	407.6m² Common area lawn (TBC) 407.6m² Common area garden including 203.8m² Area of indigenous or low water use species (TBC)	
	RW Tank	10kL RW tank Served by 427m² roof area (50% of available roof area), 0m² impervious area and 0m² planter box area Serving 815.2m² common landscape (TBC) and 1 car wash bay	
	Fire Sprinkler System	Re-use of fire system test water is not required	
	Pool	No Pool	
Energy	Lighting Type	LED required throughout	
	Lighting Control	Please refer to BASIX Report for detailed requirements	
	Ventilation		
	Lifts	Gearless traction with VVVF motors required	
	Hot Water	Central Hot Water: Electric instantaneous R0.6 Piping insulation internal and external to building	
Energy	Spa	No Spa	
	Pool	No Pool	
	Solar PV	20kW PV required	
	Other	No BMS No indoor or outdoor drying line No common laundry No common clothes dryer	
	Summary of Requirements: Residential Dwellings		
Category	Item	Comment	
Water	Fixtures	4 star showers (>4.5 but <=6 L/min) 4 star toilets 5 star taps kitchen taps 5 star taps bathroom taps No HW recirculation on demand	
	Appliances	5 star dishwasher No clothes washer specified	
Energy	Exhaust Fans	Kitchen, Laundry & bathroom fans individually ducted to façade or roof manual on/off	
	HVAC	Central cooling system: Variable refrigerant volumn units Electric driven compressor Air cooled condenser COP 3.5-5.5 Central heating system: Variable refrigerant volumn units Electric driven compressor + Air sourced evaporator COP 3.5-5.5	
	Lighting	Sealed LED lighting throughout	
	Hot Water	Central Hot Water: Electric instantaneous	
	Appliances	Induction cooktop & electric oven 3.5 star dishwasher specified 2 star dryer specified	
	Other	No Indoor clothes drying line provided No Outdoor Private clothes drying line provided	

Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
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B	23/09/2025	MCLB		Issue for Development Application
C	5/11/2025	MCLB		Issue for Development Application

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Project Name
Project Number
Project Address

The Works Corrimal - Stages 2a
13687
Corrimal Coke Works - Railway Street
Corrimal NSW 2518

Country
Dharawal

Drawing Name
Drawing No.
Drawing Scale

BASIX Summary Table
DA3000

@ A1
Revision
C

DEVELOPMENT APPLICATION

THE WORKS CORRIMAL - STAGE 2A

STATE SIGNIFICANT DEVELOPMENT APPLICATION

LOT SERIES - BUILDING 2.2



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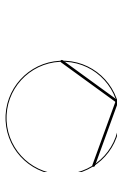
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Property Address Corrimal Coke Works - Railway Street, CORRIMAL NSW 2518
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DA3 Sheet Index - Lot Series - Building 2.2		
Layout ID	Layout Name	Revision
DA30 Cover Pages		
DA3000	B2.2 - Cover Page	C
DA3001	B2.2 - Development Schedule	B
DA31 Site		
DA3100	B2.2 - Site Plan	A
DA32 Plans - Building 2.2		
DA3200	B2.2 - Basement Level 1	C
DA3201	B2.2 - Ground Level Plan	C
DA3202	B2.2 - Level 1 Plan	A
DA3203	B2.2 - Level 2 Plan	A
DA3204	B2.2 - Level 3 Plan	A
DA3205	B2.2 - Level 4 Plan	A
DA3206	B2.2 - Level 5 Plan	A
DA3207	B2.2 - Roof Plan	A
DA330 Elevations - Building 2.2		
DA3300	B2.2 - North Elevation	A
DA3301	B2.2 - West Elevation	A
DA3302	B2.2 - South Elevation	A
DA3303	B2.2 - East Elevation	A
DA331 Sections - Building 2.2		
DA3310	B2.2 - Section 01	B
DA3311	B2.2 - Section 02	B
DA332 Perspectives & Material - Building 2.2		
DA3320	B2.2 - Perspective 01	A
DA3321	B2.2 - Material Palette	A
DA34 Compliance Drawings		
DA3400	B2.2 - Height Plane Diagram - LEP	A
DA3401	B2.2 - Height Plane Diagram - Housing SEPP	B
DA3402	B2.2 - LEP FSR Calculations	B
DA3403	B2.2 - GFA Calculations	A
DA3404	B2.2 - Solar Access	A
DA3405	B2.2 - Cross Ventilation	A
DA3406	B2.2 - Deep Soil & Communal Open Space	B
DA3407	B2.2 - Storage Calculations	A
DA3408	B2.2 - Unit Mix	B
DA3409	B2.2 - Adaptable Units	A
DA3410	B2.2 - Pre & Post Adaptable Layout	A

Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
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DEVELOPMENT APPLICATION

Drawing Name
B2.2 - Cover Page

Drawing Scale
Drawing No.
DA3000

@ A1
Revision
C

- 

Certificate No. 0012158470

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Assessor name Luke Williams

Accreditation No. 10070

Property Address Corrimall Coke Works -
 Railway Street,CORRIMAL
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Total Site Area

Total Site Area	2,589 m ²
-----------------	----------------------

Total Stage 2-4 GFA: 60,300 m²

Allowable FSR (LEP)

1.20 :1

Allowable GFA (LEP)

3107 m²

Allowable FSR (HSEPP)

1.95 :1

Allowable GFA (HSEPP)

5049 m²

Affordable Calculation

2% GFA TOD 1,206 m²

35 Unit VPA	2,702 m ²
-------------	----------------------

15% GFA (HSEPP)	642 m ²
-----------------	--------------------

Total Allowable GFA

8155 m²

Proposed GFA

4325 m²

Proposed FSR

1.67 :1

Studios	1B	2B	3B
3	3	3	0
0	5	5	0
0	5	6	0
0	5	6	0
0	2	6	0
0	6	2	0

Subtotal

3	26	28	0
5%	46%	49%	0%

Studio	1B	2B	3B
3	26	28	0
5%	46%	49%	0%
0%	0%	0%	0%

100%

0%

TOTAL GFA

Efficiencies

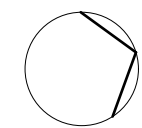
GFA>NSA 83.6%

4325 m² Average Apt 63

Parking Rate References		
DCP rate minimums	Required	Proposed
0.4 per 1B	10	
0.5 per 2B	14	
1 per 3B	0	
Total	24	24
Visitor 1 in 5	11	11
DDA 10%	6	6
	35	35

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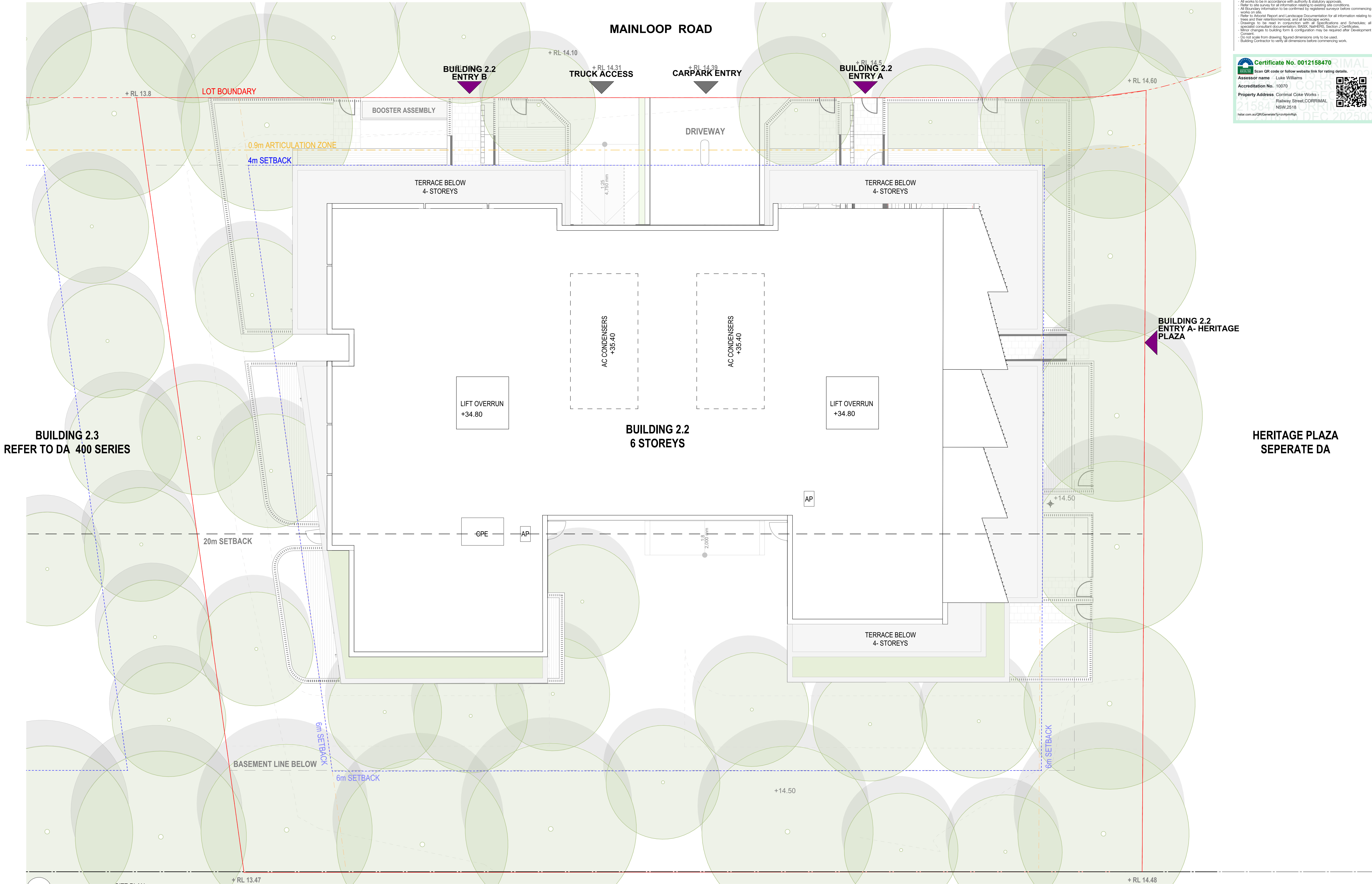
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DEVELOPMENT APPLICATION

Drawing Name
B2.2 - Development Schedule

Drawing Scale
Drawing No.
DA3001

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Revision
B

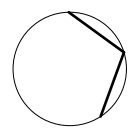


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Rev	Date	By	Chk	Description
P01	25/08/2025	ZZ	DK	Issue for Coordination
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DEVELOPMENT APPLICATION

Drawing Name
B2.2 - Site Plan

Drawing Scale
Drawing No.
DA3100

1:100 @ A1
Revision
A

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Assessor name Luke Williams
Accreditation No. 10070

Property Address Corrimall Coke Works -
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NSW 2518

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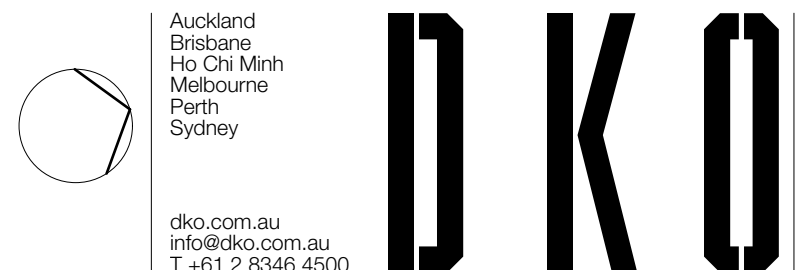




1. BASEMENT 01
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
P02	25/08/2025	MCLB	DK	Issue for Coordination
P03	25/08/2025	MCLB	DK	Issue for Coordination
P04	25/08/2025	MCLB		Issue for Development Application
A	18/09/2025	MCLB		Issue for Development Application
B	23/09/2025	MCLB		Issue for Development Application
C	29/09/2025	MCLB		Issue for Development Application

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Project Name The Works Corrimall - Stages 2a
Project Number 13687
Project Address Corrimall Coke Works - Railway Street
Corrimall NSW 2518

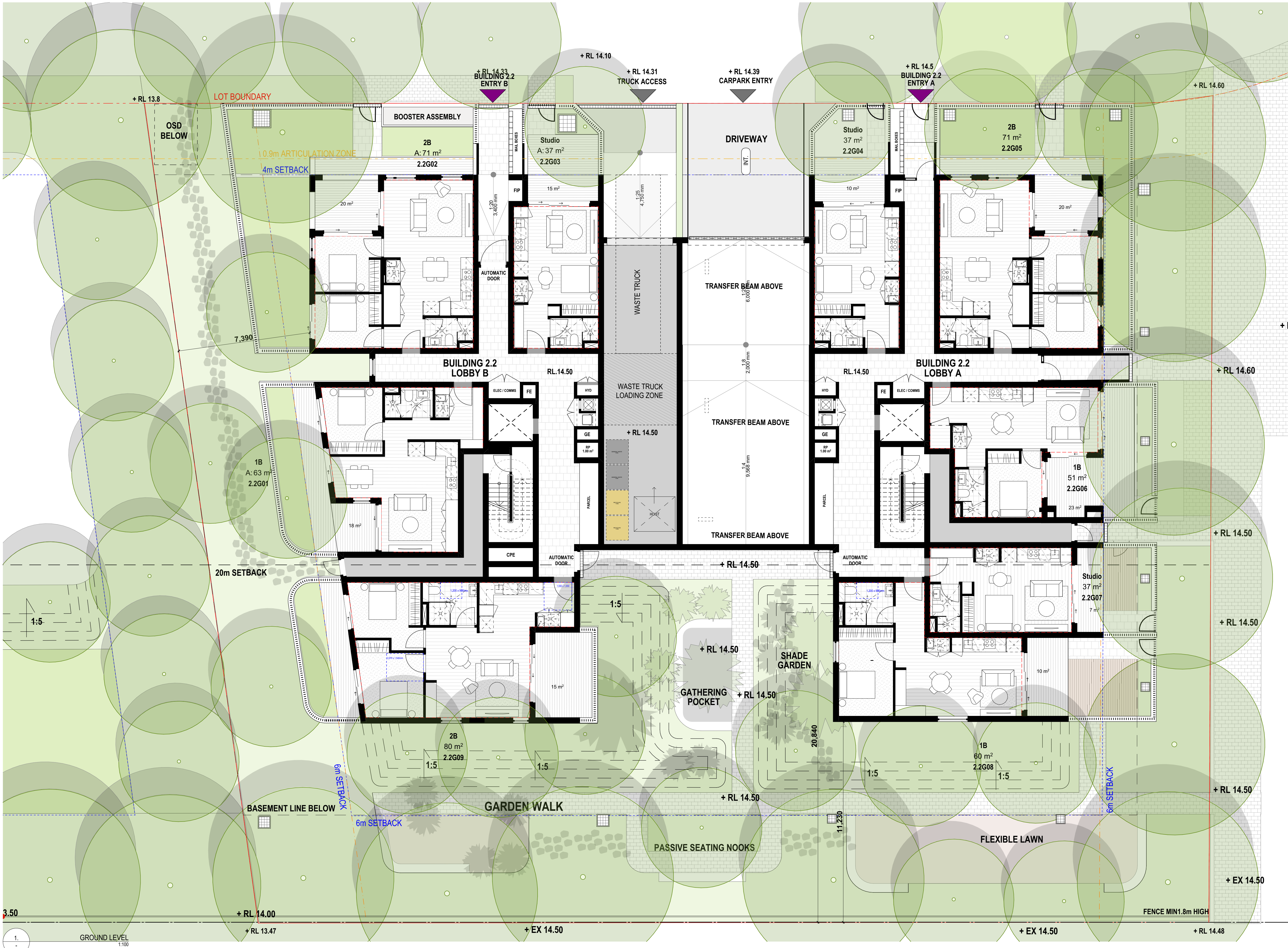
Country Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.2 - Basement Level 1

Drawing Scale
DA3200

Drawing No.
1:100 @ A1
Revision
C



Works to be in accordance with authority & statutory approvals.
Refer to site survey for all information relating to existing site conditions.
All Boundary information to be confirmed by registered surveyor before commencing works on site.
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Minor changes to building form & configuration may be required after Development Consent.
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Building Contractor to verify all dimensions before commencing work.

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Assessor name Luke Williams
Accreditation No. 10070
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Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
P02	25/08/2025	MCLB	DK	Issue for Coordination
P03	25/08/2025	MCLB	DK	Issue for Coordination
A	8/09/2025	MCLB		Issue for Development Application
B	23/09/2025	MCLB		Issue for Development Application
C	17/10/2025	MCLB		Issue for Development Application

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Project Name
Project Number
Project Address
Country

The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
Corimal NSW 2518
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.2 - Ground Level Plan

Drawing Scale
Drawing No.
DA3201

1:100 @ A1
Revision
C

Certificate No. 0012158470

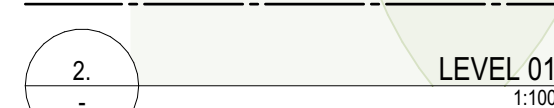
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Assessor name Luke Williams

Accreditation No. 10070

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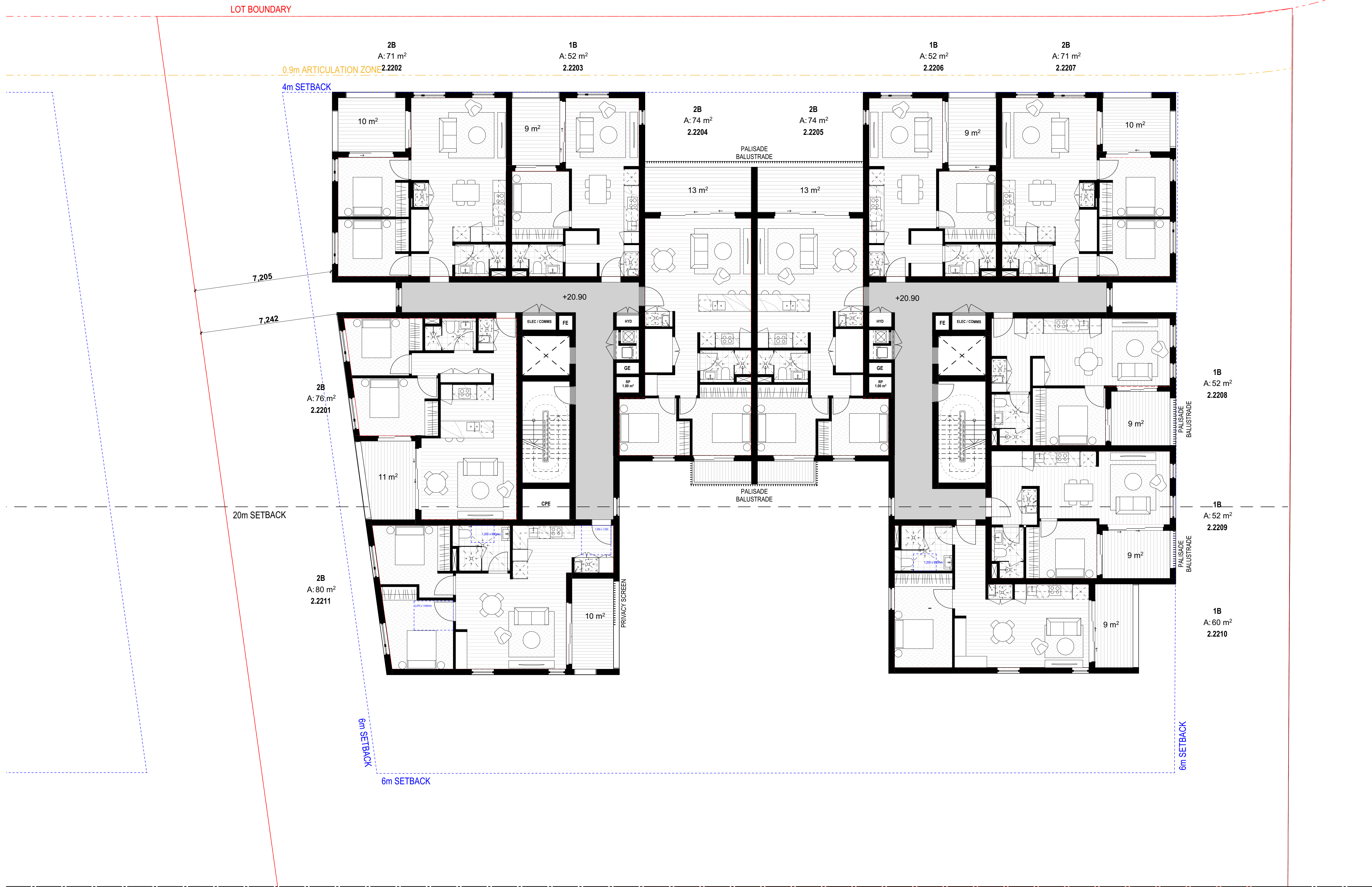
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13667
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Dharawal

Dharawa

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Revision
A



3.
-
LEVEL 02
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
P02	25/08/2025	MCLB	DK	Issue for Coordination
P03	25/08/2025	MCLB	DK	Issue for Coordination
A	8/09/2025	MCLB		Issue for Development Application

DEVELOPMENT APPLICATION

Drawing Name
B2.2 - Level 2 Plan

Drawing Scale
Drawing No.
DA3203

1:100 @ A1
Revision
A

Certificate No. 0012158470

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Assessor name Luke Williams

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The Works Corral - Stages 2a
13687
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Corral NSW 2518
Dharawal

Dharawal

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Revision
A

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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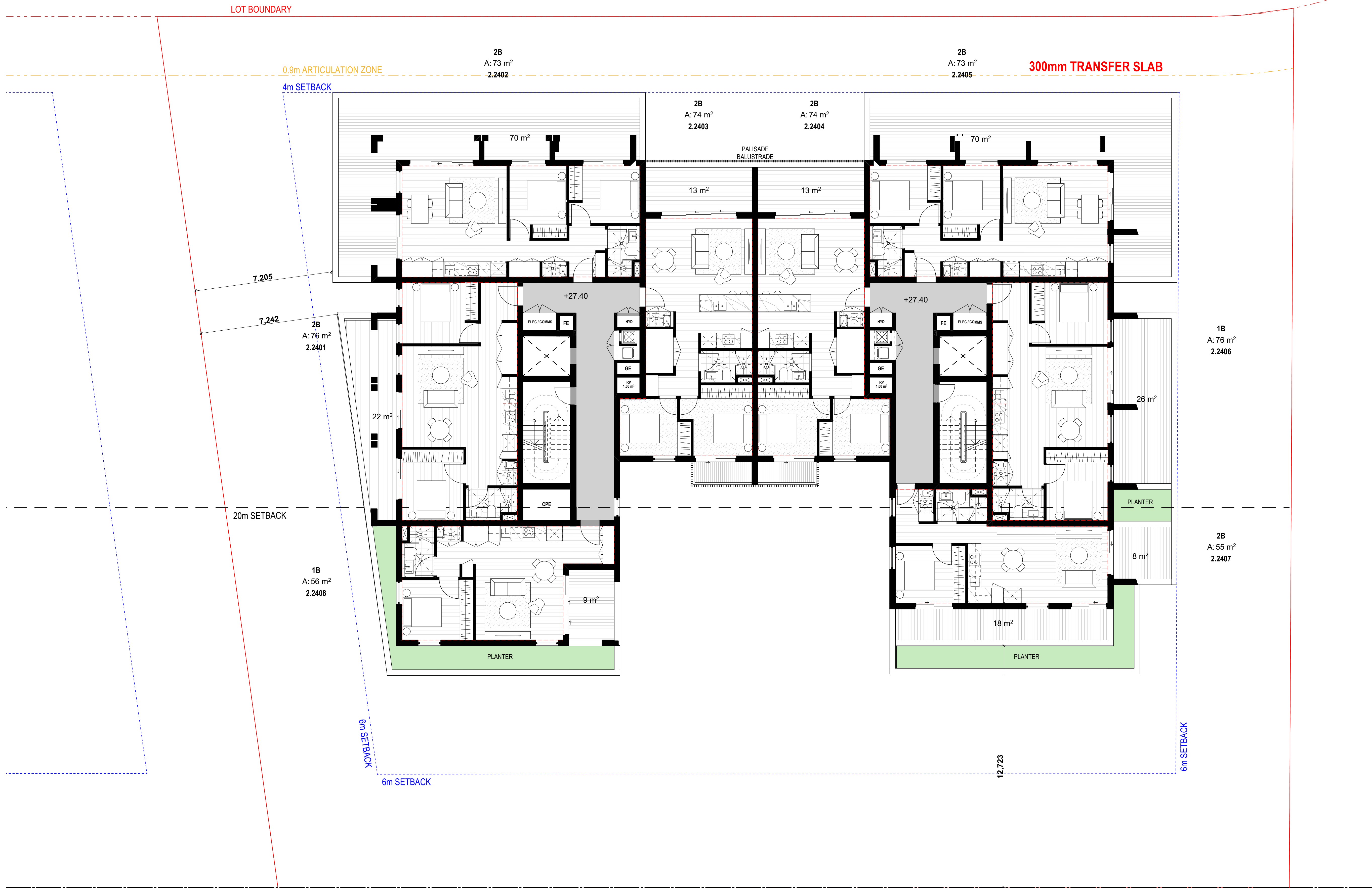
Assessor name Luke Williams

Accreditation No. 10070

Property Address Corral Creek Works - Railway Street, CORRIMAL NSW 2518

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5. LEVEL 04
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
P02	25/08/2025	MCLB	DK	Issue for Coordination
P03	25/08/2025	MCLB	DK	Issue for Coordination
A	0/0/2025	MCLB		Issue for Development Application

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Project Name
Project Number
Project Address

The Works Corral Creek - Stages 2a
13687
Corral Creek Works - Railway Street
Corral Creek NSW 2518

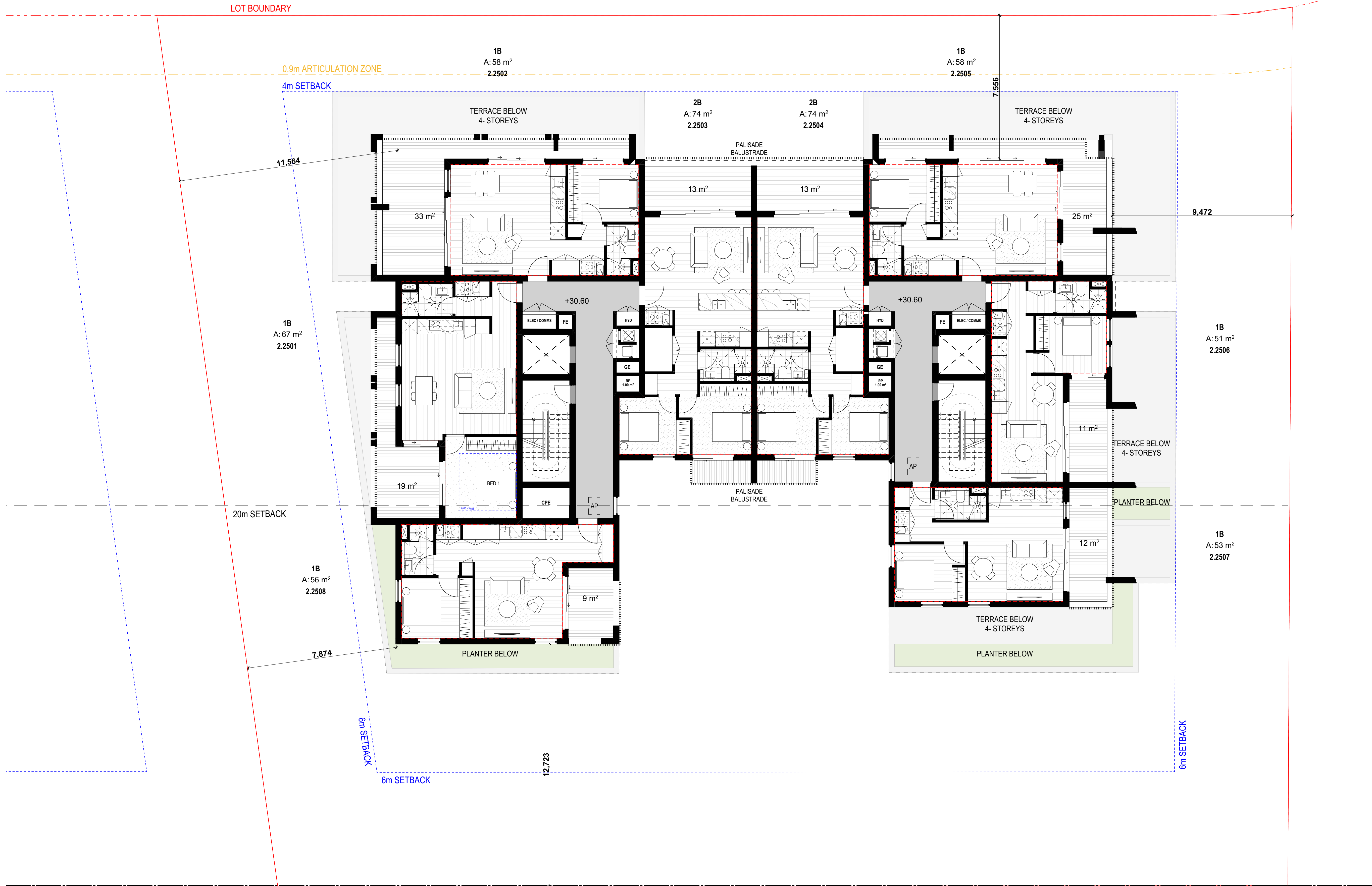
Country
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.2 - Level 4 Plan

Drawing Scale
Drawing No.
DA3205

1:100 @ A1
Revision
A



6. LEVEL 05
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
P02	25/08/2025	MCLB	DK	Issue for Coordination
P03	25/08/2025	MCLB	DK	Issue for Coordination
A	8/09/2025	MCLB		Issue for Development Application

MAINLOOP ROAD

LOT BOUNDARY

0.9m ARTICULATION ZONE

4m SETBACK

TERRACE BELOW
4- STOREYS

TERRACE BELOW
4- STOREYS

AC CONDENSERS
+35.40

AC CONDENSERS
+35.40

LIFT OVERRUN
+34.80

LIFT OVERRUN
+34.80

BUILDING 2.2
6 STOREYS

AP

CPE

AP

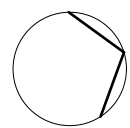
TERRACE BELOW
4- STOREYS

1

ROOF PLAN
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
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P03	25/08/2025	MCLB	DK	Issue for Coordination
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Project Number
Project Address

The Works Corimal - Stages 2a
13687
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Corimal NSW 2518

Country

Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.2 - Roof Plan

Drawing Scale
Drawing No.
DA3207

1:100 @ A1
Revision
A

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Assessor name Luke Williams
Accreditation No. 10070
Property Address Corimal Coke Works - Railway Street, CORRIMAL NSW 2518
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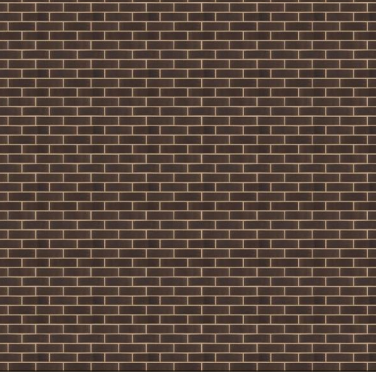




EF-08- HEBEL PANELS
WHITE/CREAM OR
SIMILAR



EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR



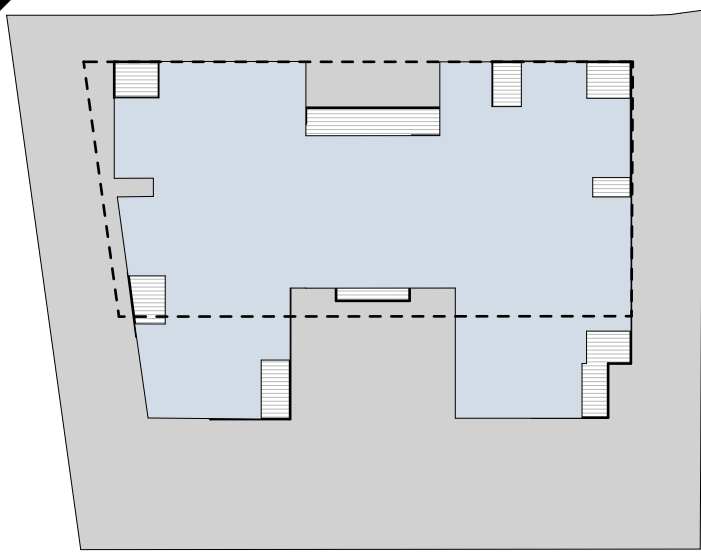
EF-09- CONCRETE FINISH



M-01- PALISADE BALUSTRADE



KEY PLAN



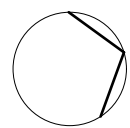
NORTH ELEVATION



E-18 NORTH ELEVATION
1:100

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P02	25/08/2025	MCLB	DK	Issue for Coordination
P03	25/08/2025	MCLB	DK	Issue for Coordination
A	8/09/2025	MCLB		Issue for Development Application

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Project Name
Project Number
Project Address
Country

The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
Corimal NSW 2518
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.2 - North Elevation

Drawing Scale
Drawing No.
DA3300

1:100 @ A1
Revision
A



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Certificate No. 0012158470

Assessor name: Luke Williams

Accreditation No.: 10070

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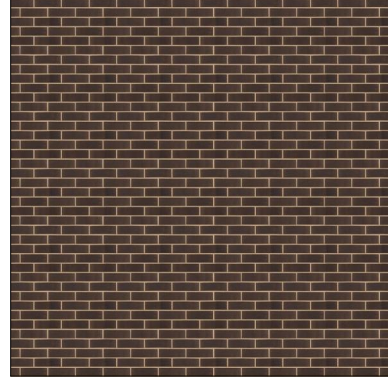
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**EF-08- HEBEL PANELS
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SIMILAR**



**EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR**



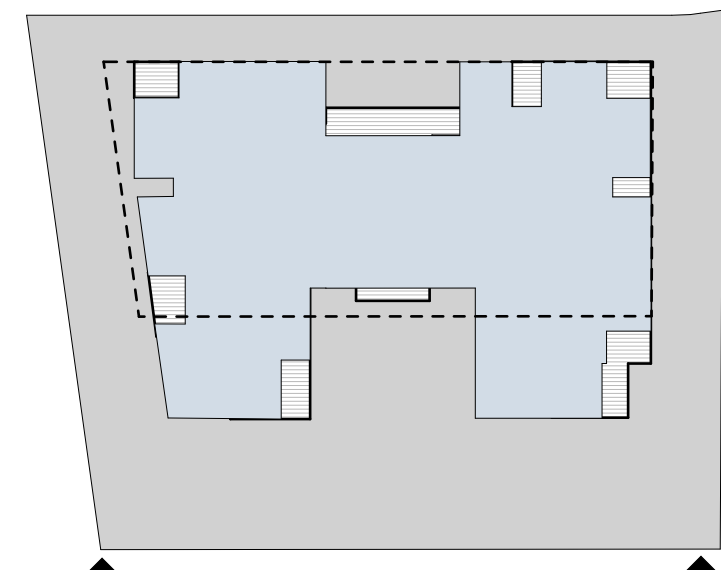
EF-09- CONCRETE FINISH



M-01- PALISADE BALUSTRADE



KEY PLAN



WEST ELEVATION

Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
P02	25/08/2025	MCLB	DK	Issue for Coordination
P03	25/08/2025	MCLB	DK	Issue for Coordination
A	8/09/2025	MCLB		Issue for Development Application

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Project Name
Project Number
Project Address

The Works Corrimal - Stages 2a
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Country
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DEVELOPMENT APPLICATION

Drawing Name
B2.2 - West Elevation

Drawing Scale
Drawing No.
DA3301

1:100 @ A1
Revision
A

- All works to be in accordance with authority & statutory approvals.
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Accreditation No. 10070
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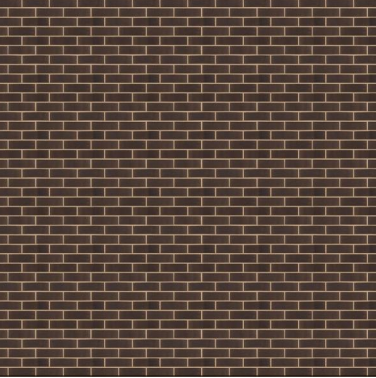




EF-08- HEBEL PANELS
WHITE/CREAM OR
SIMILAR



EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR



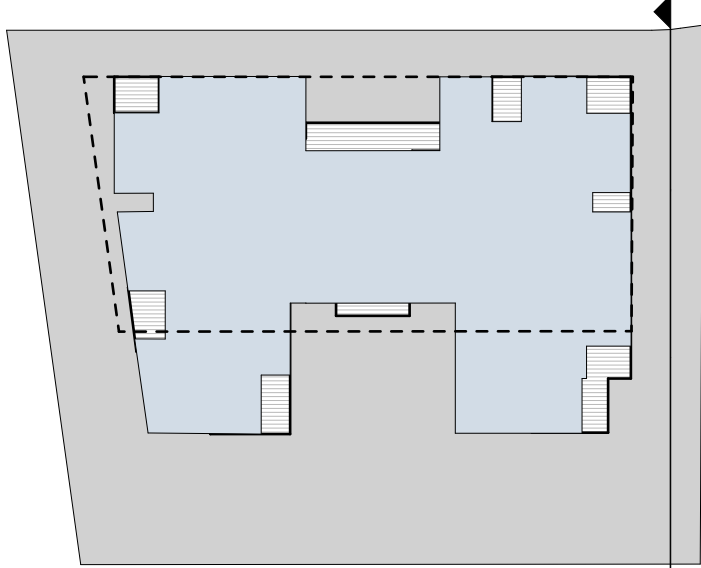
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M-01- PALISADE BALUSTRADE



KEY PLAN



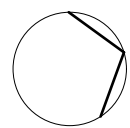
SOUTH ELEVATION



E-17 SOUTH ELEVATION
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
P02	25/08/2025	MCLB	DK	Issue for Coordination
P03	25/08/2025	MCLB	DK	Issue for Coordination
A	8/09/2025	MCLB		Issue for Development Application

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The Works Corrmal - Stages 2a
13687
Corrmal Coke Works - Railway Street
Corrmal NSW 2518

Country
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.2 - South Elevation

Drawing Scale
DA3302

1:100 @ A1
Revision
A



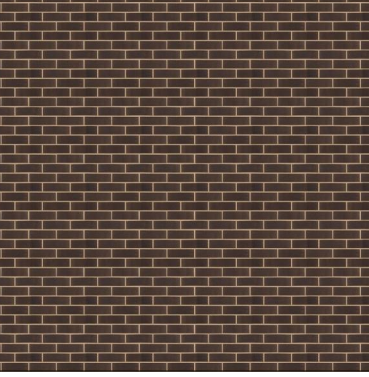
- All works to be in accordance with authority & statutory approvals.
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EF-08- HEBEL PANELS
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EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR



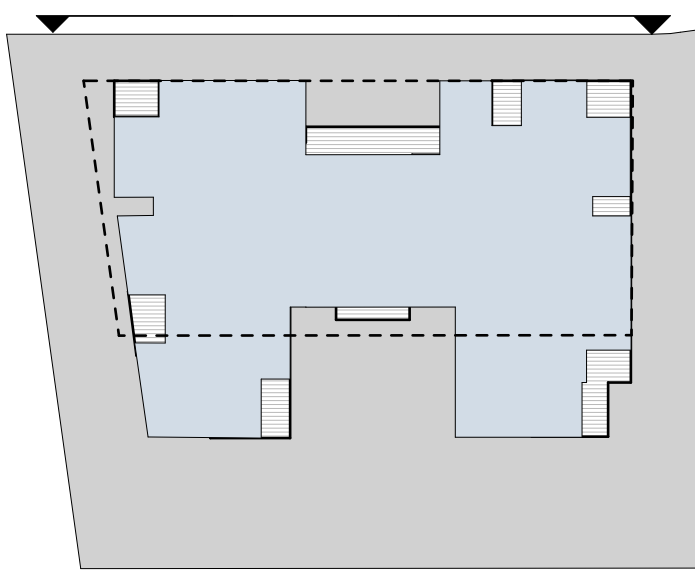
EF-09- CONCRETE FINISH



M-01- PALISADE BALUSTRADE



KEY PLAN

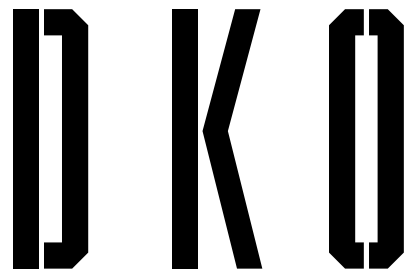


EAST ELEVATION

E-19
-
EAST ELEVATION
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
P02	25/08/2025	MCLB	DK	Issue for Coordination
P03	25/08/2025	MCLB	DK	Issue for Coordination
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DEVELOPMENT APPLICATION

Drawing Name
B2.2 - East Elevation

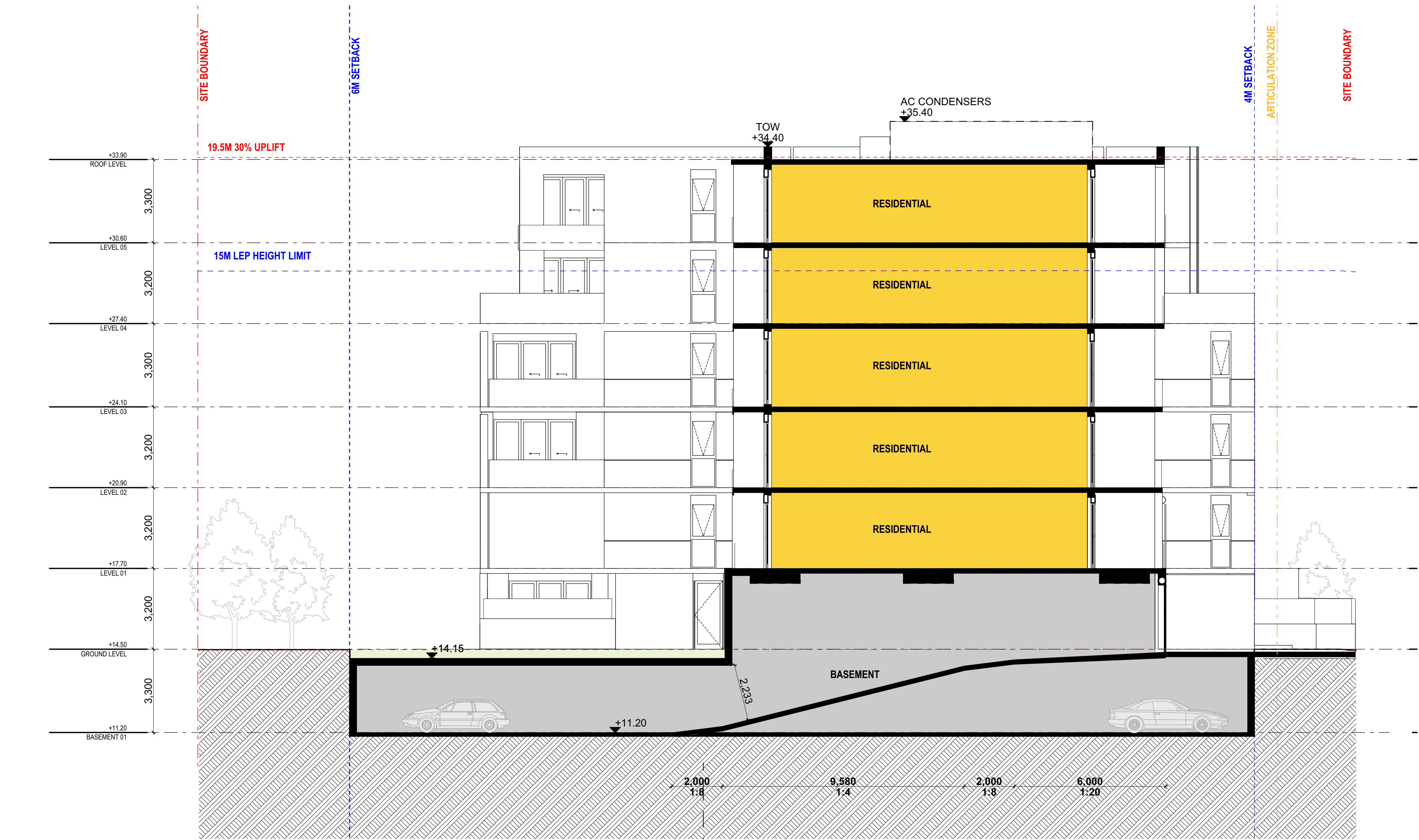
Drawing Scale
Drawing No.
DA3303

1:100 @ A1
Revision
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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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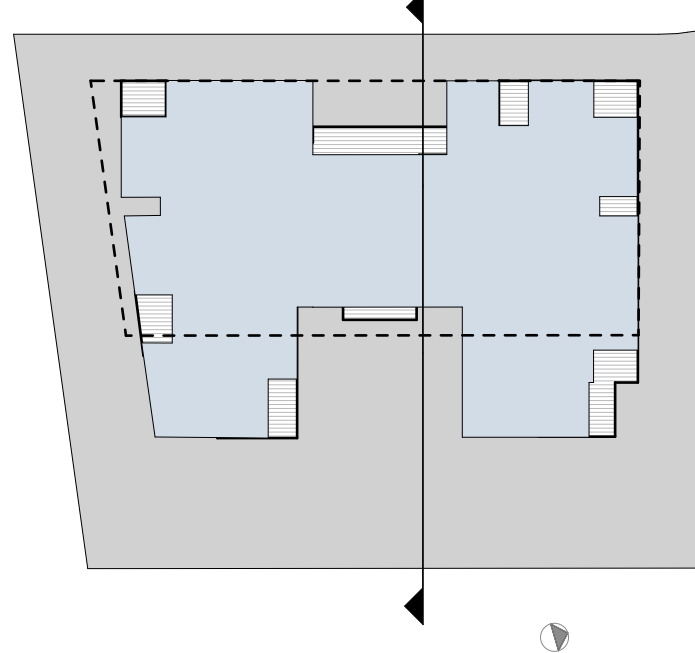
**Certificate No. 0012158470**
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Assessor name Luke Williams
Accreditation No. 10070
Property Address Corrmal Coke Works - Railway Street, CORRMAL NSW 2518
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S01 SECTION 01 - B2.2
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KEY PLAN



Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
P02	25/08/2025	MCLB	DK	Issue for Coordination
P03	25/08/2025	MCLB	DK	Issue for Coordination
A	06/09/2025	MCLB		Issue for Development Application
B	17/02/2025	MCLB		Issue for Development Application

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Project Name
Project Number
Project Address

The Works Corrmal - Stages 2a
13687
Corrmal Coke Works - Railway Street
Corrmal NSW 2518

Country

Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.2 - Section 01

Drawing Scale
Drawing No.
DA3310

1:100 @ A1
Revision
B

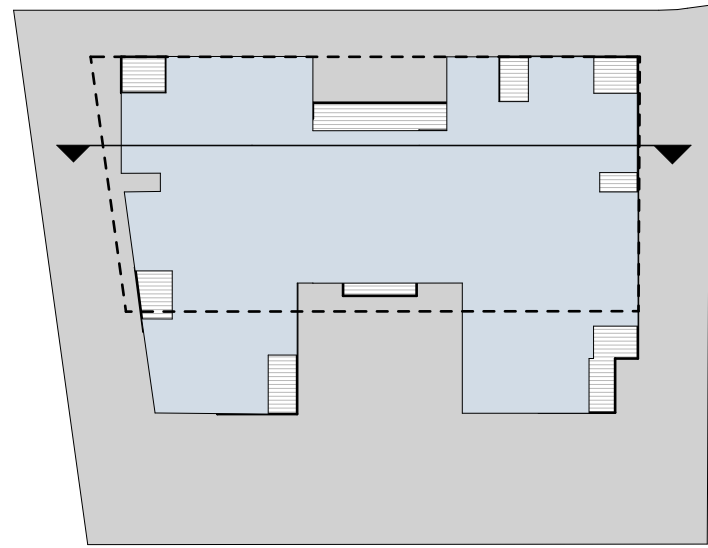
- All works to be in accordance with authority & statutory approvals.
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Assessor name Luke Williams
Accreditation No. 10070
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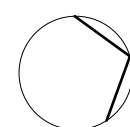
KEY PLAN



S-01
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	MCLB	DK	Issue for Coordination
P02	25/08/2025	MCLB	DK	Issue for Coordination
P03	25/08/2025	MCLB	DK	Issue for Coordination
A	06/09/2025	MCLB		Issue for Development Application
B	17/02/2025	MCLB		Issue for Development Application

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DKO

Project Name
Project Number
Project Address

Country

The Works Corrmal - Stages 2a
13687
Corrmal Coke Works - Railway Street
Corrmal NSW 2518

Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.2 - Section 02

Drawing Scale
Drawing No.
DA3311

1:100 @ A1
Revision
B

Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. 0012157170

Generated on 15 Dec 2025 using BERS Pro v5.2.4 (3.23)

Property

Address Corrimal Coke Works - Railway Street,
CORRIMAL , NSW , 2518

Lot/DP Lot 13 DP 1313981

NatHERS Climate Zone 56 Mascot (Sydney Airport)



Accredited assessor

Name Luke Williams

Business name Aspire Sustainability Consulting

Email luke@aspireesc.com.au

Phone 02 9662 0650

Accreditation No. 10070

Assessor Accrediting Organisation HERA

Verification

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



National Construction Code (NCC) requirements

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

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/p.a.)

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	11.3	13.3
Maximum block limit	N/A	N/A

Whole of Home performance rating

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012156220-01	2.3101	18.6 (N/A)	13.5 (N/A)	32.1	6.7	0
0012156253	2.3102	9.0 (N/A)	20.7 (N/A)	29.7	7	0



Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012156279	2.3103	7.9 (N/A)	12.7 (N/A)	20.6	8	0
0012156295	2.3104	12.7 (N/A)	18.4 (N/A)	31.0	6.9	0
0012156162	2.3105	5.4 (N/A)	15.2 (N/A)	20.7	8	0
0012156170	2.3106	12.8 (N/A)	20.1 (N/A)	32.8	6.7	0
0012156204	2.3107	14.2 (N/A)	8.4 (N/A)	22.6	7.8	0
0012156238-01	2.3108	7.3 (N/A)	9.4 (N/A)	16.8	8.4	0
0012156303	2.3109	13.2 (N/A)	17.3 (N/A)	30.5	6.9	0
0012156345	2.3110	18.0 (N/A)	14.2 (N/A)	32.2	6.7	0
0012156378-01	2.3201	18.1 (N/A)	15.3 (N/A)	33.4	6.6	0
0012156402	2.3202	6.4 (N/A)	18.2 (N/A)	24.6	7.6	0
0012156436	2.3203	8.1 (N/A)	13.3 (N/A)	21.4	7.9	0
0012156469	2.3204	4.3 (N/A)	19.2 (N/A)	23.4	7.7	0
0012156493	2.3205	11.3 (N/A)	19.1 (N/A)	30.4	6.9	0
0012156535	2.3206	5.7 (N/A)	13.3 (N/A)	19.0	8.2	0
0012156550-03	2.3207	8.2 (N/A)	19.2 (N/A)	27.4	7.3	0
0012156584	2.3208	6.8 (N/A)	9.2 (N/A)	16.0	8.5	0
0012156626	2.3209	6.6 (N/A)	13.0 (N/A)	19.5	8.2	0
0012156659	2.3210	6.8 (N/A)	14.0 (N/A)	20.8	8	0
0012156683	2.3211	8.7 (N/A)	13.2 (N/A)	21.9	7.9	0
0012156717-01	2.3301	17.5 (N/A)	15.6 (N/A)	33.1	6.6	0
0012156733	2.3302	7.0 (N/A)	17.0 (N/A)	24.0	7.6	0
0012156741	2.3303	9.0 (N/A)	12.1 (N/A)	21.2	7.9	0
0012156311	2.3304	4.7 (N/A)	18.5 (N/A)	23.3	7.7	0
0012156352	2.3305	4.5 (N/A)	18.7 (N/A)	23.2	7.7	0
0012156386	2.3306	6.0 (N/A)	12.6 (N/A)	18.6	8.2	0
0012156410	2.3307	8.9 (N/A)	20.2 (N/A)	29.1	7.1	0
0012156444	2.3308	4.1 (N/A)	7.9 (N/A)	12.0	9	0
0012156477-01	2.3309	4.2 (N/A)	11.5 (N/A)	15.8	8.5	0
0012156519	2.3310	10.1 (N/A)	10.9 (N/A)	20.9	8	0
0012156543	2.3311	9.6 (N/A)	13.1 (N/A)	22.7	7.8	0
0012156576-01	2.3401	22.5 (N/A)	12.9 (N/A)	35.4	6.3	0
0012156600	2.3402	8.7 (N/A)	14.5 (N/A)	23.2	7.7	0
0012156634	2.3403	11.8 (N/A)	9.5 (N/A)	21.3	7.9	0
0012156667	2.3404	7.0 (N/A)	21.3 (N/A)	28.3	7.2	0



<u>0012156709</u>	2.3405	6.9 (N/A)	15.7 (N/A)	22.6	7.8	0
<u>0012156725</u>	2.3406	8.3 (N/A)	8.4 (N/A)	16.7	8.4	0
<u>0012157160</u>	2.3407	11.9 (N/A)	14.8 (N/A)	26.8	7.3	0
<u>0012156329-01</u>	2.3408	9.8 (N/A)	8.3 (N/A)	18.2	8.3	0
<u>0012156337</u>	2.3409	10.5 (N/A)	10.2 (N/A)	20.7	8	0
<u>0012156360</u>	2.3410	12.4 (N/A)	8.8 (N/A)	21.2	7.9	0
<u>0012156394-01</u>	2.3501	26.6 (N/A)	10.7 (N/A)	37.3	6.1	0
<u>0012156428</u>	2.3502	12.7 (N/A)	11.3 (N/A)	23.9	7.6	0
<u>0012156451</u>	2.3503	18.7 (N/A)	8.0 (N/A)	26.7	7.3	0
<u>0012156501-01</u>	2.3504	16.7 (N/A)	20.2 (N/A)	36.9	6.1	0
<u>0012156527</u>	2.3505	13.6 (N/A)	7.6 (N/A)	21.2	7.9	0
<u>0012156568</u>	2.3506	17.5 (N/A)	12.8 (N/A)	30.3	6.9	0
<u>0012156592</u>	2.3507	14.0 (N/A)	11.5 (N/A)	25.5	7.4	0
<u>0012156618</u>	2.3508	25.4 (N/A)	7.8 (N/A)	33.2	6.6	0
<u>0012156642</u>	2.3509	20.3 (N/A)	7.7 (N/A)	28.1	7.2	0
<u>0012155768</u>	2.4101	15.3 (N/A)	11.7 (N/A)	27.0	7.3	0
<u>0012155792</u>	2.4102	15.3 (N/A)	19.0 (N/A)	34.3	6.4	0
<u>0012155826</u>	2.4103	6.6 (N/A)	19.9 (N/A)	26.5	7.4	0
<u>0012155842</u>	2.4104	7.1 (N/A)	17.1 (N/A)	24.2	7.6	0
<u>0012155883-01</u>	2.4105	4.7 (N/A)	18.2 (N/A)	22.9	7.8	0
<u>0012155917-01</u>	2.4106	4.3 (N/A)	18.3 (N/A)	22.6	7.8	0
<u>0012155941</u>	2.4107	4.0 (N/A)	18.8 (N/A)	22.7	7.8	0
<u>0012155974</u>	2.4108	10.3 (N/A)	18.5 (N/A)	28.7	7.1	0
<u>0012156014</u>	2.4109	11.8 (N/A)	10.6 (N/A)	22.4	7.8	0
<u>0012156030</u>	2.4110	4.4 (N/A)	8.4 (N/A)	12.8	8.9	0
<u>0012156048-01</u>	2.4111	4.1 (N/A)	10.7 (N/A)	14.8	8.7	0
<u>0012156055-01</u>	2.4112	8.9 (N/A)	10.2 (N/A)	19.0	8.2	0
<u>0012156063</u>	2.4201	16.1 (N/A)	11.1 (N/A)	27.1	7.3	0
<u>0012155461</u>	2.4202	11.6 (N/A)	18.6 (N/A)	30.2	6.9	0
<u>0012155495</u>	2.4203	7.0 (N/A)	19.9 (N/A)	26.9	7.3	0
<u>0012155511</u>	2.4204	7.6 (N/A)	16.7 (N/A)	24.3	7.6	0
<u>0012155586-01</u>	2.4205	4.1 (N/A)	18.5 (N/A)	22.7	7.8	0
<u>0012155602-01</u>	2.4206	3.9 (N/A)	18.6 (N/A)	22.5	7.8	0
<u>0012155628</u>	2.4207	4.2 (N/A)	15.6 (N/A)	19.8	8.1	0
<u>0012155651</u>	2.4208	10.8 (N/A)	18.6 (N/A)	29.4	7.1	0
<u>0012155677</u>	2.4209	5.8 (N/A)	9.7 (N/A)	15.5	8.6	0
<u>0012155701</u>	2.4210	4.5 (N/A)	8.0 (N/A)	12.5	8.9	0
<u>0012155735-01</u>	2.4211	1.4 (N/A)	10.4 (N/A)	11.8	9	0



<u>0012155750-01</u>	2.4212	3.3 (N/A)	11.3 (N/A)	14.5	8.7	0
<u>0012155776</u>	2.4301	20.9 (N/A)	8.3 (N/A)	29.2	7.1	0
<u>0012155800</u>	2.4302	12.4 (N/A)	17.8 (N/A)	30.2	6.9	0
<u>0012155834</u>	2.4303	6.9 (N/A)	18.0 (N/A)	24.9	7.5	0
<u>0012155867</u>	2.4304	7.8 (N/A)	18.2 (N/A)	25.9	7.4	0
<u>0012155891-01</u>	2.4305	4.4 (N/A)	18.0 (N/A)	22.5	7.8	0
<u>0012155933-01</u>	2.4306	4.2 (N/A)	18.3 (N/A)	22.5	7.8	0
<u>0012155966</u>	2.4307	5.6 (N/A)	10.9 (N/A)	16.5	8.4	0
<u>0012155982</u>	2.4308	11.6 (N/A)	17.3 (N/A)	28.9	7.1	0
<u>0012156006</u>	2.4309	6.3 (N/A)	8.9 (N/A)	15.2	8.6	0
<u>0012155453</u>	2.4310	8.3 (N/A)	7.0 (N/A)	15.4	8.6	0
<u>0012155503-01</u>	2.4311	2.7 (N/A)	9.2 (N/A)	11.9	9	0
<u>0012155529-01</u>	2.4312	5.5 (N/A)	8.9 (N/A)	14.4	8.7	0
<u>0012155545</u>	2.4401	21.7 (N/A)	10.1 (N/A)	31.9	6.8	0
<u>0012155578</u>	2.4402	6.0 (N/A)	13.2 (N/A)	19.2	8.2	0
<u>0012155636</u>	2.4403	10.5 (N/A)	14.5 (N/A)	24.9	7.5	0
<u>0012155669</u>	2.4404	9.2 (N/A)	11.4 (N/A)	20.6	8	0
<u>0012157137-01</u>	2.4405	8.9 (N/A)	10.8 (N/A)	19.7	8.1	0
<u>0012155719</u>	2.4406	5.7 (N/A)	9.7 (N/A)	15.4	8.6	0
<u>0012155743</u>	2.4407	10.5 (N/A)	14.5 (N/A)	24.9	7.5	0
<u>0012155784-01</u>	2.4408	10.6 (N/A)	9.9 (N/A)	20.6	8	0
<u>0012155818</u>	2.4501	29.1 (N/A)	8.7 (N/A)	37.8	6	0
<u>0012155859</u>	2.4502	8.6 (N/A)	11.6 (N/A)	20.2	8.1	0
<u>0012155875</u>	2.4503	15.6 (N/A)	12.5 (N/A)	28.0	7.2	0
<u>0012157145</u>	2.4504	16.6 (N/A)	9.8 (N/A)	26.4	7.4	0
<u>0012157152</u>	2.4505	16.8 (N/A)	9.7 (N/A)	26.5	7.4	0
<u>0012155958</u>	2.4506	7.4 (N/A)	8.2 (N/A)	15.6	8.6	0
<u>0012155990</u>	2.4507	15.6 (N/A)	12.5 (N/A)	28.0	7.2	0
<u>0012156022</u>	2.4508	13.5 (N/A)	7.9 (N/A)	21.4	7.9	0
<u>0012156147</u>	2.3G01	27.7 (N/A)	10.1 (N/A)	37.8	6	0
<u>0012156188</u>	2.3G02	21.8 (N/A)	16.2 (N/A)	38.0	6	0
<u>0012156212</u>	2.3G03	15.0 (N/A)	14.1 (N/A)	29.1	7.1	0
<u>0012156246</u>	2.3G04	14.4 (N/A)	13.4 (N/A)	27.8	7.2	0
<u>0012156261</u>	2.3G05	17.8 (N/A)	9.7 (N/A)	27.6	7.2	0
<u>0012156287-01</u>	2.3G06	16.9 (N/A)	8.6 (N/A)	25.5	7.4	0
<u>0012156154</u>	2.3G07	24.1 (N/A)	7.4 (N/A)	31.4	6.8	0
<u>0012156196</u>	2.3G08	11.9 (N/A)	14.8 (N/A)	26.7	7.3	0
<u>0012155479</u>	2.4G01	25.6 (N/A)	7.6 (N/A)	33.2	6.6	0



<u>0012155487</u>	2.4G02	18.8 (N/A)	17.3 (N/A)	36.1	6.2	0
<u>0012155537</u>	2.4G03	14.4 (N/A)	17.0 (N/A)	31.5	6.8	0
<u>0012155560</u>	2.4G04	19.3 (N/A)	10.7 (N/A)	30.0	7	0
<u>0012155610</u>	2.4G05	19.0 (N/A)	10.8 (N/A)	29.8	7	0
<u>0012155644</u>	2.4G06	11.2 (N/A)	16.2 (N/A)	27.4	7.3	0
<u>0012155685</u>	2.4G07	22.9 (N/A)	11.3 (N/A)	34.2	6.4	0
<u>0012155727</u>	2.4G08	13.6 (N/A)	6.1 (N/A)	19.7	8.1	0

Explanatory notes

About this ratings

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

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

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

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

THE WORKS CORRIMAL - STAGE 2A

STATE SIGNIFICANT DEVELOPMENT APPLICATION

LOT SERIES - BUILDING 2.3 & BUILDING 2.4

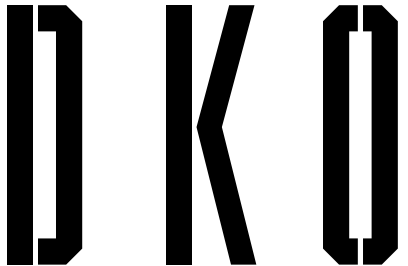
- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules, all specialist consultant documentation: BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.



Aspire Sustainability Consulting BASIX Specifications		Certificate No:		
P067004 Building 2.3&2.4 Corrimal Coke Works, Railway Street Corrimal NSW 2518		Target	Project Score	Compliance
Water		40	41	Pass
Energy		60	60	Pass
Thermal Comfort		Pass		Pass
Material		N/A		N/A
Minimum Glazing Performance Requirements: Typical Glazing for All Levels				
Performance (Total System)		Description	Comment	Location
≤U4.10 SHGC0.47±5%		Double Glazed, Light Tint / Clear	Awning Glazing & Hinged Doors Glazing	All Units unless specified otherwise
≤U3.60 SHGC0.49±5%		Double Glazed, Light Tint / Clear	Fixed, Sliding Door & Double Hung Glazing	All Units unless specified otherwise
Minimum Insulation Performance Requirements:				
Construction Element		Additional Insulation		
Concrete Roof Medium Colour Roof		Waterproof membrane		
		≥R4.00 with reflective backing facing cavity/ceiling void ≥20mm Units: 2.3501		
		≥R2.50 with reflective backing facing cavity/ceiling void ≥20mm Units: All other units on Level 5 apartment ceilings to roof above & 2.3G01, 2.3G07, 2.3G08, 2.3308, 2.3309,2.3404, 2.3405, 2.4301, 2.4305, 2.4306, 2.4310 where exposed above		
External Walls Brick Veneer/FC Cladding/Metal Cladding/Hebel - Light/Medium/Dark Colour (as shown on elevations)		≥R2.50		
Floor Slab Suspended Slab over Unconditioned spaces and Exposed Air		≥R1.50 in direct contact with Slab Soffit Units: 2.3G01, 2.4G03 ≥R1.00 in direct contact with Slab Soffit Units: All other units on Ground Floor, 2.3104, 2.3109, 2.3205, 2.4102, 2.4106, 2.4111, 2.4112		
Internal Walls		No Insulation		
Intertenancy Walls & Walls to Corridor, Lifts & Fire Stairs		RVaries Per Acoustic Specification		
Floor Coverings		Tile to Wet Rooms Carpet and Underlay to Bedrooms Timber to All Other Areas		
Ceilings		Plasterboard Ceilings		
Ceiling Penetrations		No RCPs provided with current assessment. Following assumptions have been made: - 1 x LED Downlight allocated per 5m ² - 1 x Exhaust Fan per wet area and kitchen		
Ceiling Fans		1 x 1200mm ceiling fan required to Kitchen & Living: 2.3202, 2.3104, 2.3304, 2.3204, 2.3205, 2.3305, 2.3405, 2.4203, 2.4105, 2.4106, 2.4205, 2.4206, 2.4305, 2.4306 No Ceiling Fan required for remaining units.		
Other Modelling Assumptions				
All modelled downlights are assumed to be Sealed LEDs, with insulation clearance of 150mm to either side of fixture All glazing where there is fall risk to have window restrictors installed.				
Summary of Requirements: Common Areas				
Category	Item	Comment		
Water	Fixtures	No common shower No common toilets No common taps		
	Appliances	No common laundry facility		
	Landscape - Common	1,972m ² Common area lawn (TBC) 1,972m ² Common area garden including 986m ² Area of indigenous or low water use species (TBC)		
	RW Tank	10kL RW tank Served by 1,200m ² roof area (50% of available roof area), 0m ² impervious area and 0m ² planter box area Serving 3,944m ² common landscape (TBC) and 1 car wash bay		
	Fire Sprinkler System	Re-use of fire system test water is not required		
	Pool	No Pool		
Energy	Lighting Type	LED required throughout		
	Lighting Control	Please refer to BASIX Report for detailed requirements		
	Ventilation			
	Lifts	Gearless traction with VVVF motors required		
	Hot Water	Central Hot Water: Electric instantaneous R0.6 Piping insulation internal and external to building		
	Spa	No Spa		
	Pool	No Pool		
	Solar PV	25kW PV required		
Other	No BMS No indoor or outdoor drying line No common laundry No common clothes dryer			
Summary of Requirements: Residential Dwellings				
Category	Item	Comment		
Water	Fixtures	4 star showers (>4.5 but <=6 L/min) 4 star toilets 5 star taps kitchen taps 5 star taps bathroom taps No HW recirculation on demand		
	Appliances	5 star dishwasher No clothes washer specified		
Energy	Exhaust Fans	Kitchen, Laundry & bathroom fans individually ducted to façade or roof manual on/off		
	HVAC	Central cooling system: Variable refrigerant volumn units Electric driven compressor Air cooled condenser COP 3.5-5.5 Central heating system: Variable refrigerant volumn units Electric driven compressor + Air sourced evaporator COP 3.5-5.5		
	Lighting	Sealed LED lighting throughout		
	Hot Water	Central Hot Water: Electric instantaneous		
	Appliances	Induction cooktop & electric oven 3.5 star dishwasher specified 2 star dryer specified		
	Other	No Indoor clothes drying line provided No Outdoor Private clothes drying line provided		

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application
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Project Name
Project Number
Project Address
Country
The Works Corrimal - Stages 2a
13687
Corrimal Coke Works - Railway Street
Corrimal NSW 2518
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
BASIX Summary Table

Drawing Scale
Drawing No.
DA4000

@ A1
Revision
C

THE WORKS CORRIMAL - STAGE 2A

STATE SIGNIFICANT DEVELOPMENT APPLICATION

LOT SERIES - BUILDING 2.3 & BUILDING 2.4



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**Certificate No. 0012157170**
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Assessor name
Luke Williams

Accreditation No.
10070

Property Address
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NSW 2518

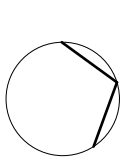
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DA4 Sheet Index - Lot Series - Building 2.3 & Building 2.4			Revision
Layout ID	Layout Name		
DA40 Cover Pages			
DA4000	B2.3 & B2.4 - Cover Page		C
DA4001	B2.3 & B2.4 - Development Schedule		B
DA41 Site			
DA4100	B2.3 & B2.4 Site Plan		A
DA420 B2.3 & B2.4 Overall Plans			
DA4200	B2.3 & B2.4 - Basement Level 1		C
DA4201	B2.3 & B2.4 - Ground Level Plan		D
DA4202	B2.3 & B2.4 - Level 1 Plan		B
DA4203	B2.3 & B2.4 - Level 2 Plan		B
DA4204	B2.3 & B2.4 - Level 3 Plan		B
DA4205	B2.3 & B2.4 - Level 4 Plan		B
DA4206	B2.3 & B2.4 - Level 5 Plan		B
DA4207	B2.3 & B2.4 - Roof Plan		A
DA421 Plans - Building 2.3			
DA4210	B2.3 - Ground Level		B
DA4211	B2.3 - Level 1 Plan		A
DA4212	B2.3 - Level 2 Plan		A
DA4213	B2.3 - Level 3 Plan		A
DA4214	B2.3 - Level 4 Plan		A
DA4215	B2.3 - Level 5 Plan		A
DA4216	B2.3 - Roof Plan		A
DA422 Plans - Building 2.4			
DA4220	B2.4 - Ground Level		B
DA4221	B2.4 - Level 1 Plan		A
DA4222	B2.4 - Level 2 Plan		A
DA4223	B2.4 - Level 3 Plan		A
DA4224	B2.4 - Level 4 Plan		A
DA4225	B2.4 - Level 5 Plan		A
DA4226	B2.4 - Roof Plan		A
DA430 Overall Elevations - B2.3 & B2.4			
DA4300	B2.3 & B2.4 - Overall Elevation		B
DA431 Elevations - Building 2.3			
DA4310	B2.3 - West Elevation		B
DA4311	B2.3 - North Elevation		B
DA4312	B2.3 - East Elevation		B
DA4313	B2.3 - South Elevation		B
DA432 Elevations - Building 2.4			
DA4320	B2.4 - West Elevation		B
DA4321	B2.4 - North Elevation		B
DA4322	B2.4 - East Elevation		B
DA4323	B2.4 - South Elevation		B
DA433 Overall Sections - B2.3 & B2.4			
DA4330	B2.3 & B2.4 - Section		B
DA434 Sections - Building 2.3			
DA4340	B2.3 - Section 01		B
DA435 Sections - Building 2.4			
DA4350	B2.4 - Section 02		B
DA436 Perspectives & Material - B2.3 & B2.4			
DA4360	B2.3 & B2.4 - Perspective 01		A
DA4361	B2.3 & B2.4 - Material Palette		A
DA44 Compliance Drawings			
DA4400	B2.3 & B2.4 - Height Plane Diagram - LEP		A
DA4401	B2.3 & B2.4 - Height Plane Diagram - TOD		B
DA4402	B2.3 & B2.4 - FSR Calculations		A
DA4403	B2.3 & B2.4 - GFA Calculations		A
DA4404	B2.3 & B2.4 - Solar Access		A
DA4405	B2.3 & B2.4 - Cross Ventilation		A
DA4406	B2.3 & B2.4 - Deep Soil		B
DA4407	B2.3 & B2.4 - Landscape Calculations		B
DA4408	B2.3 & B2.4 - Communal Open Space		A
DA4409	B2.3 & B2.4 - Storage Calculations		A
DA4410	B2.3 & B2.4 - Storage Calculations		A
DA4411	B2.3 & B2.4 - Unit Mix		A
DA4412	B2.3 & B2.4 - Adaptable Units		A

Rev	Date	By	Chk	Description
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Project Name
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Project Address

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The Works Corrimal - Stages 2a
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Corrimal NSW 2518

Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.3 & B2.4 - Cover Page

Drawing Scale
Drawing No.
DA4000

@ A1
Revision
C

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Building 2.3 & 2.4

Total Site Area	8,004 m ²		
Site Area (LEP)	1,001 m ²		
Site Area (TOD)	7,003 m ²		
Allowable FSR (LEP)	1.20 :1	Allowable GFA (LEP)	1201 m ²
Allowable FSR (TOD)	2.50 :1	Allowable GFA (TOD)	17508 m ²
		Total Allowable GFA	18709 m ²
Proposed GFA	12480 m ²		
Proposed FSR	1.56 :1		

Building 2.3				
	Studios	1B	2B	3B
LEVELS	Ground Level	2	3	3
	Level 1	2	6	2
	Level 2	3	7	1
	Level 3	3	7	1
	Level 4	3	5	2
	Level 5	3	3	3
	Roof			
Subtotal				
	0	16	31	12
	0%	13%	26%	10%
Unit Mix				
Proposed				
Target Mix				
TOTAL GFA				

Building 2.4				
	Studios	1B	2B	3B
	0	0	3	5
	0	4	7	1
	0	4	7	1
	0	4	7	1
	0	0	4	4
	0	0	4	4
Subtotal				
	0	12	32	16
	0%	10%	27%	13%
Unit Mix				
Proposed				
Target Mix				
TOTAL GFA				

TOTAL	Solar	Cross Vent	No Solar	GFA	NSA
16	7	12	0	m2	m2
22	15	14	0	1982	1609
23	18	15	0	2173	1885
23	20	15	0	2217	1983
18	17	10	0	2217	1983
17	15	9	0	1977	1652
				1906	1627
119	93	75	0	12480	10739
	78%	63%	0%		
Efficiencies					
GFA>NSA					
86.13%					
TOTAL GFA					
12480m2					
Average Apt					
90					

Parking Rate References		
DCP rate minimums	Required	Proposed
1.2 per 1B	28	
0.5 per 2B	76	
1 per 3B	48	
Total	151	151
Visitor 1 in 5	24	24
DDA 10%	12	14
	175	175

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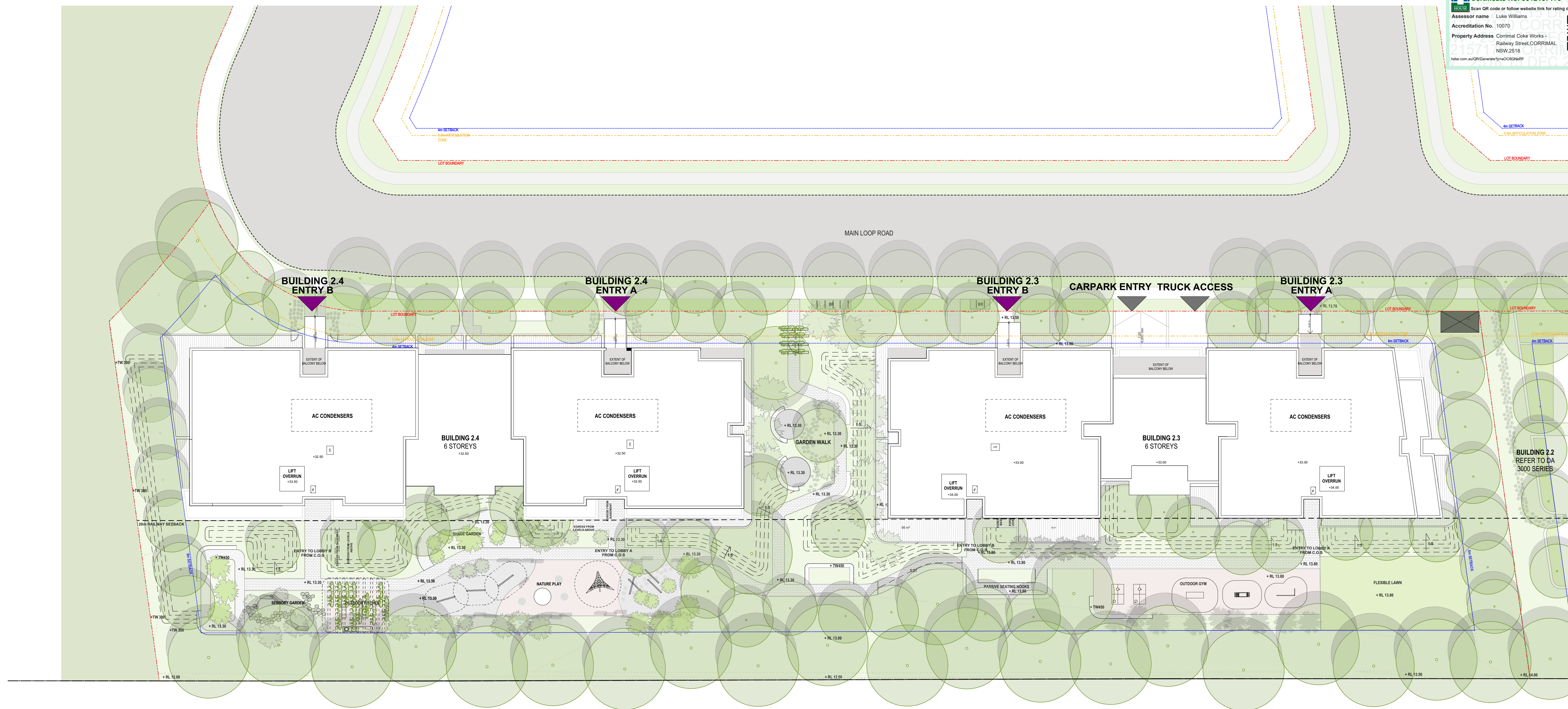
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	Date	By	Chk	Description
1	25/08/2025	ZZ		Issue for Coordination
2	25/08/2025	ZZ	DK	Issue for Coordination
	8/09/2025	ZZ		Issue for Development Application

Rev	Date	By	Chk	Description
P01	25/08/2025	ZZ		Issue for Coordination
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A	8/09/2025	ZZ		Issue for Development Application

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Drawing Name
B2.3 & B2.4 Site Plan

Drawing Scale 1:250 @ A1
Drawing No. DA4100
Revision A

1:250 @ A1
Revision
A

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Project Name
Project Number
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Dharawal

Country

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Assessor name Luke Williams

Accreditation No. 10070

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01 BASEMENT LEVEL
1:250

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
P04	26/08/2025	AS		Issue for Coordination
A	8/09/2025	AS		Issue for Development Application
B	23/09/2025	AS		Issue for Development Application
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DEVELOPMENT APPLICATION

Drawing Name
B2.3 & B2.4 - Basement
Level 1

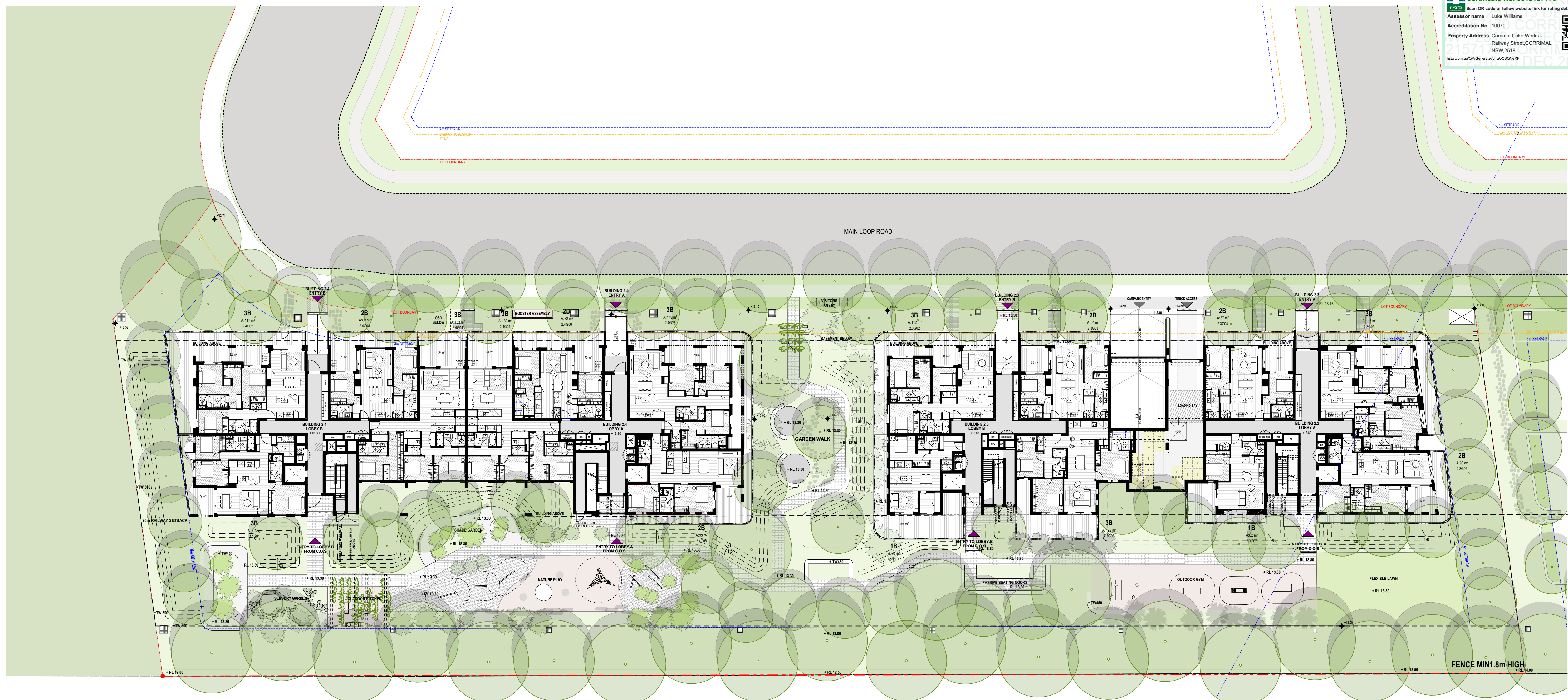
Drawing No.

DA4200

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Revision

C



Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application
B	23/09/2025	AS		Issue for Development Application
C	29/09/2025	AS		Issue for Development Application
D	17/10/2025	AS		Issue for Development Application



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Drawing Scale

1:250 @ A

D

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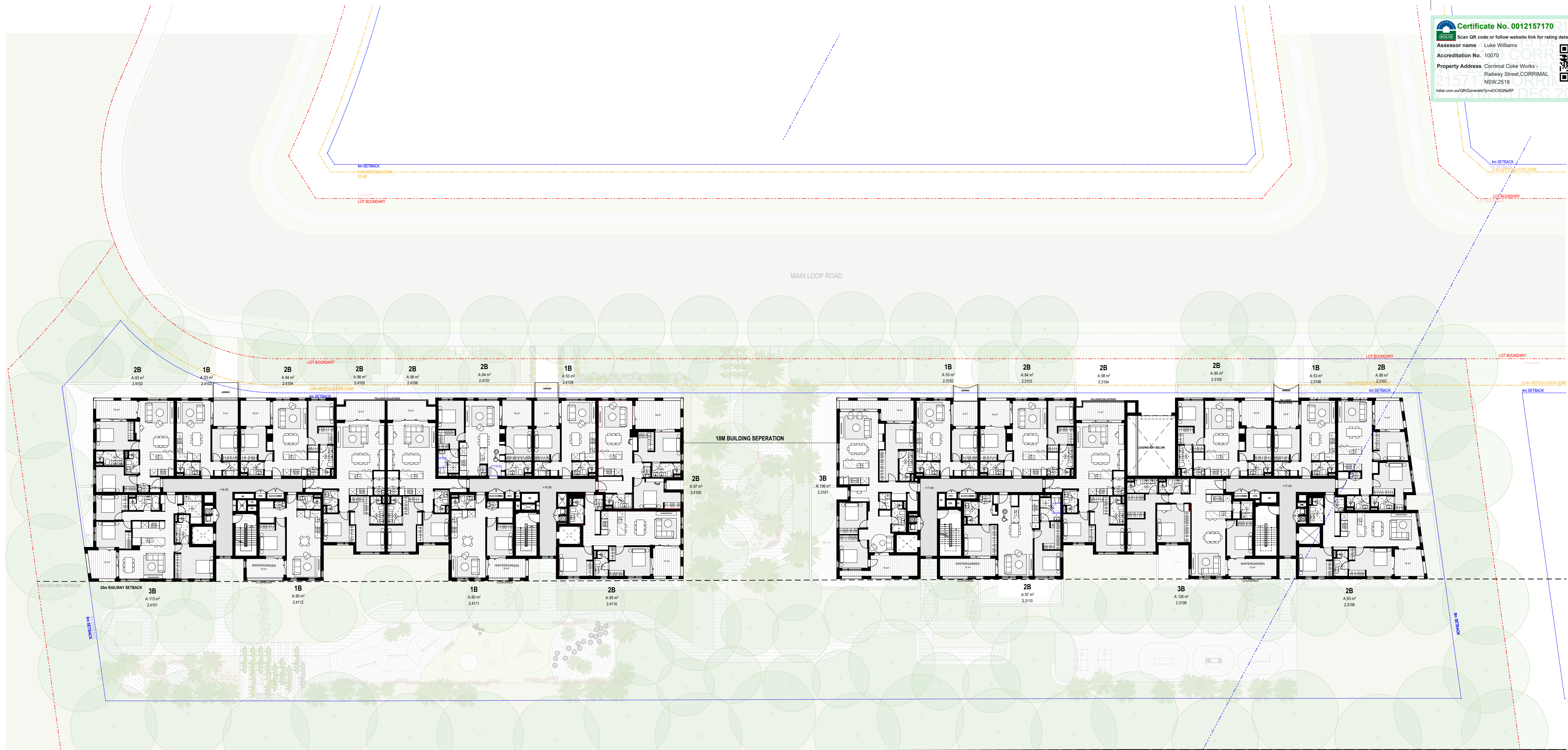
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02
-
LEVEL 01
1:250

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
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Project Name
Project Number
Project Address

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Corimal Coke Works - Railway Street
Corimal NSW 2518

Country

Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.3 & B2.4 - Level 1 Plan

Drawing Scale
Drawing No.
DA4202

1:250 @ A1
Revision
B

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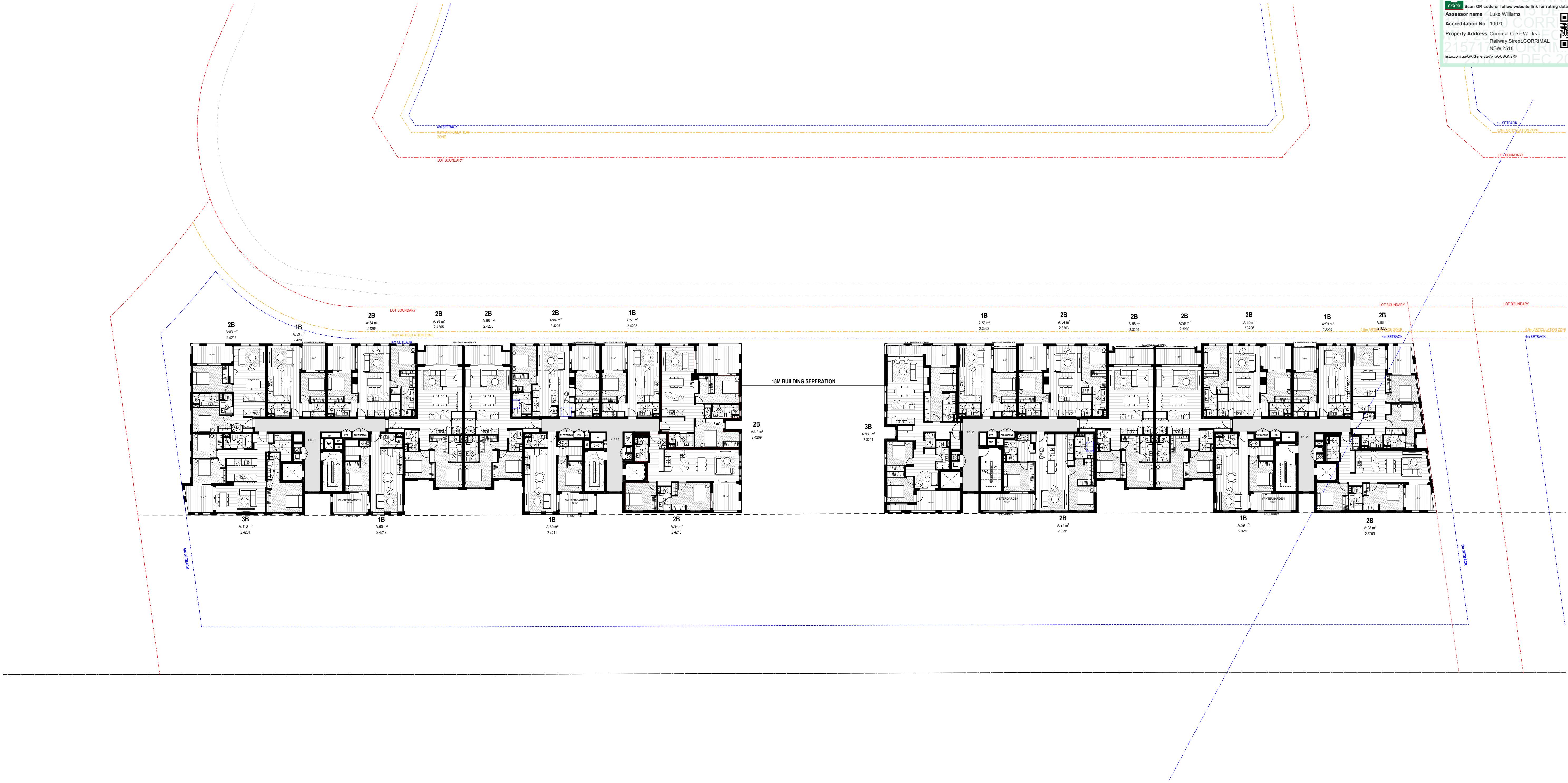
Assessor name Luke Williams

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03
-
LEVEL 02
1:250

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application
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Project Name
Project Number
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13687
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DEVELOPMENT APPLICATION

Drawing Name
B2.3 & B2.4 - Level 2 Plan

Drawing Scale
Drawing No.
DA4203

1:250 @ A1
Revision
B

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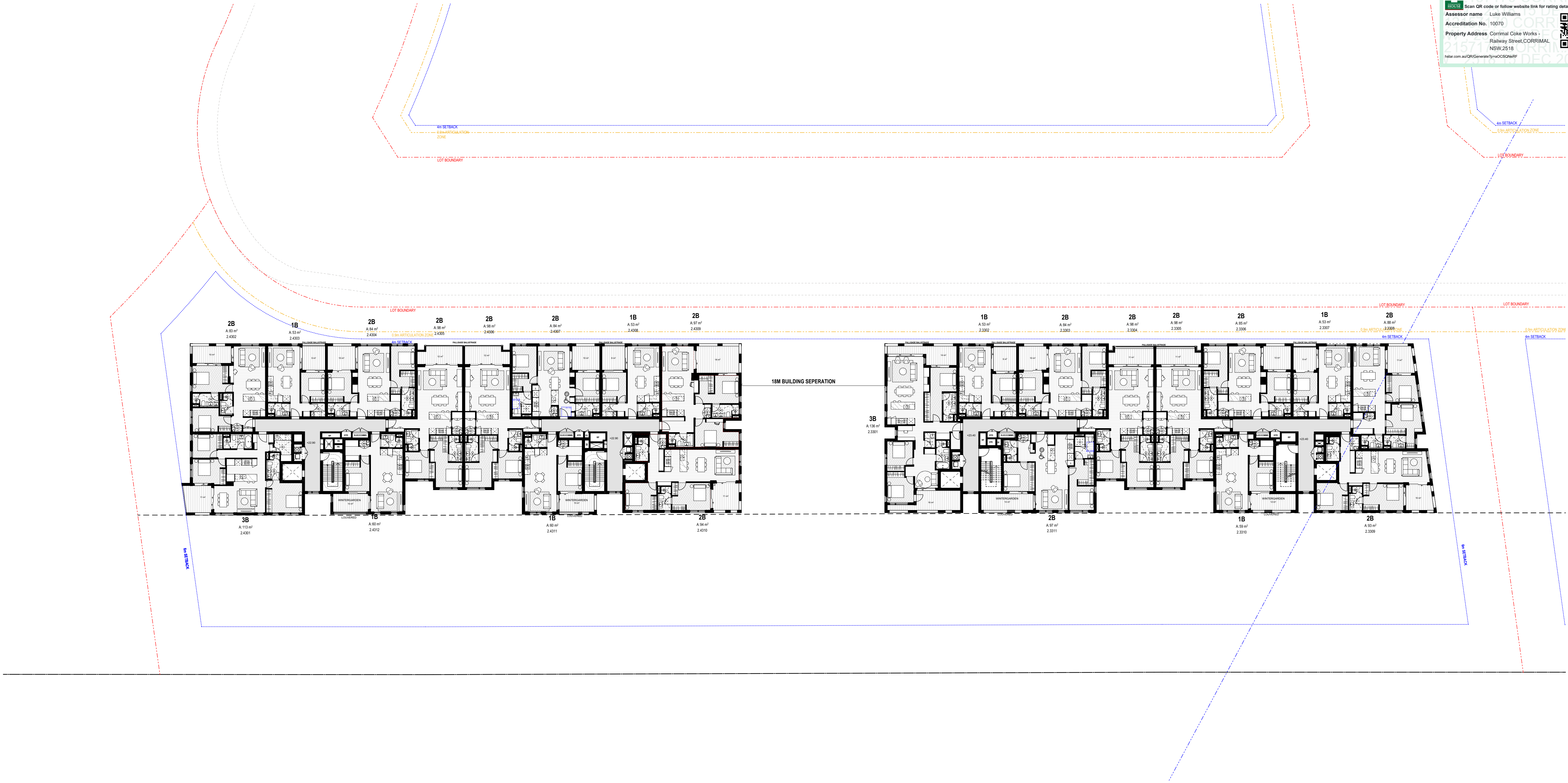
Assessor name Luke Williams

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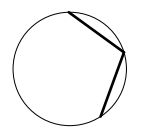


02

LEVEL 03
1:250

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application
B	17/10/2025	AS		Issue for Development Application

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DEVELOPMENT APPLICATION

Drawing Name
B2.3 & B2.4 - Level 3 Plan

Drawing Scale
Drawing No.
DA4204

1:250 @ A1
Revision
B

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Revision
B



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Corral Coke Works - Railway Street
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Dharawal

Drawing Scale 1:250 @ A1
Drawing No. DA4206
Revision B

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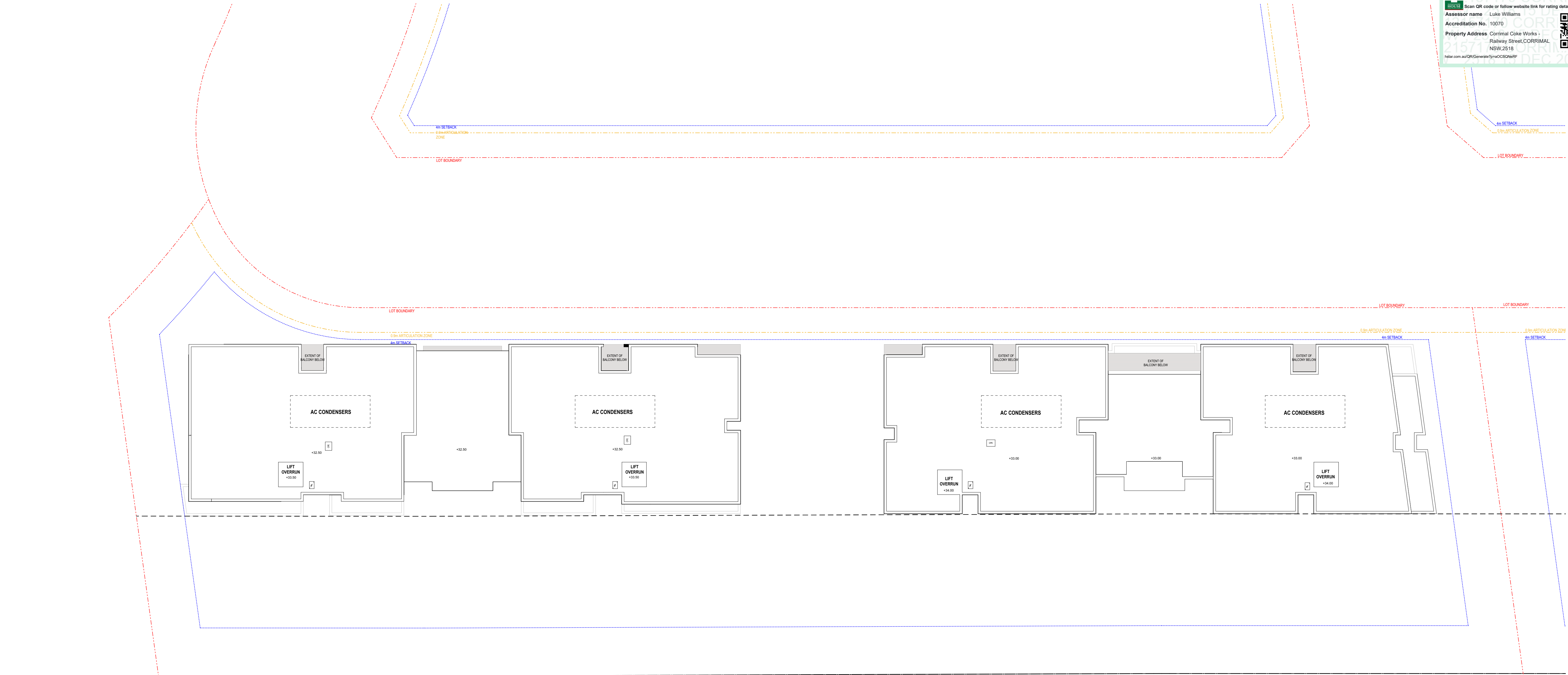
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01
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ROOF LEVEL
1:250

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
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The Works Corimal - Stages 2a
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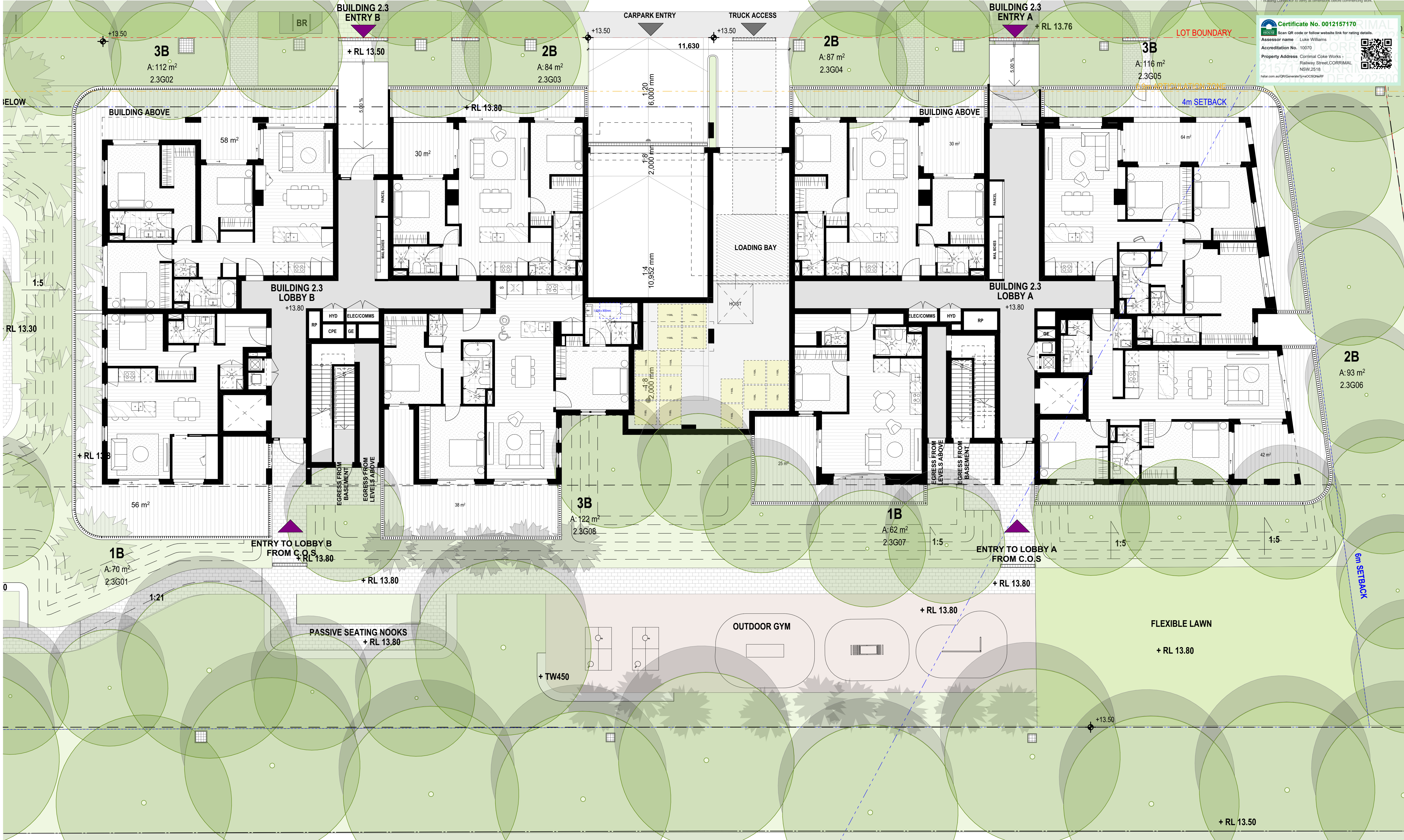
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DEVELOPMENT APPLICATION

Drawing Name
B2.3 & B2.4 - Roof Plan

Drawing Scale
Drawing No.
DA4207

1:250 @ A1
Revision
A



- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be used in conjunction with all Specifications and Schedules, all specialist consultant documents: BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

**Certificate No. 0012157170**

Scan QR code or follow website link for rating details.

Assessor name Luke Williams

Accreditation No. 10070

Property Address Corimal Coke Works - Railway Street, CORRIMAL NSW 2518

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01 B2.3 GROUND FLOOR
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS	DK	Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application
B	23/09/2025	AS		Issue for Development Application

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Project Name
Project Number
Project Address

The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
Corimal NSW 2518

Country

Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.3 - Ground Level

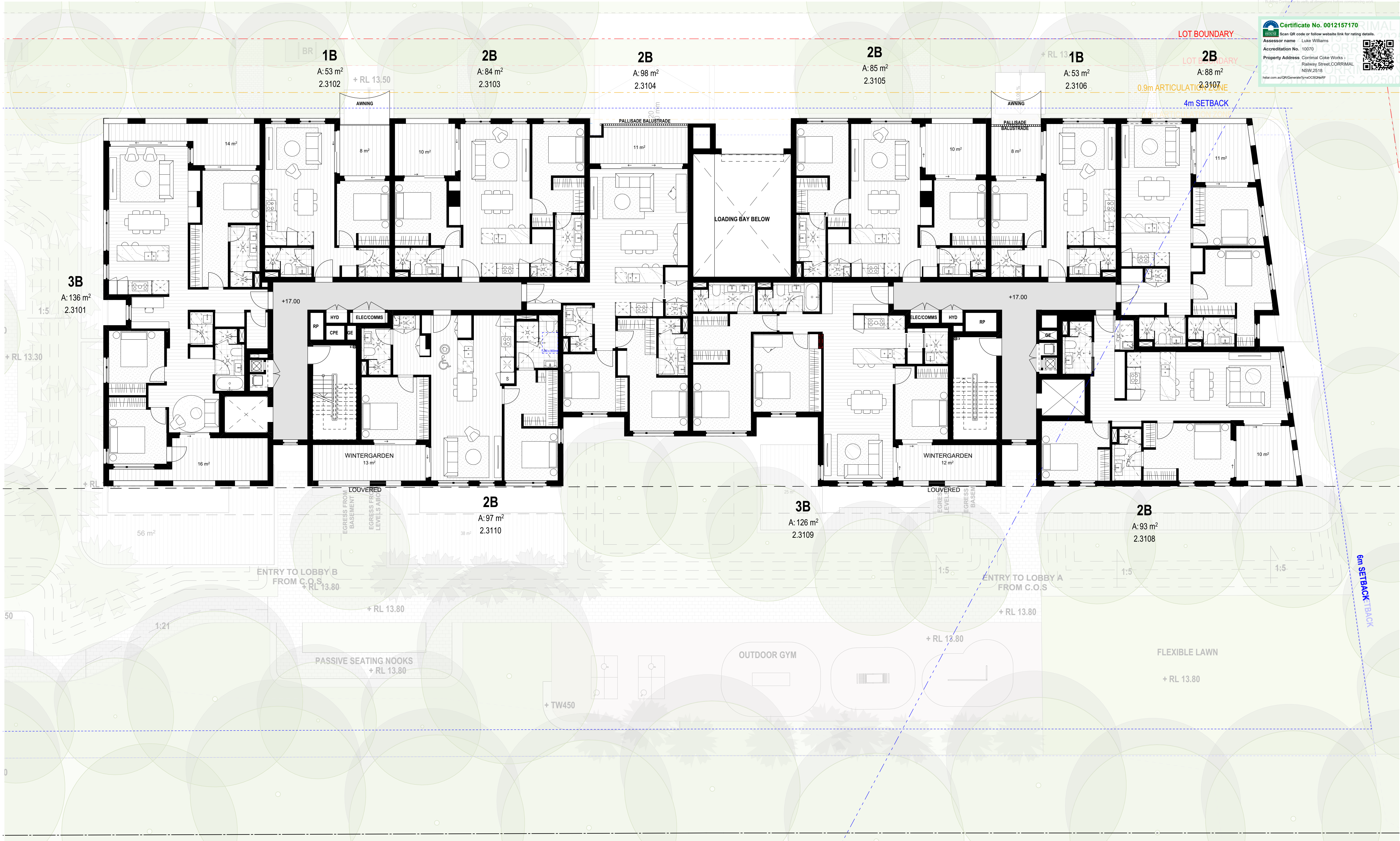
Drawing Scale
Drawing No.
DA4210

1:100 @ A1
Revision
B

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information is to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/ removal, and all landscape works.
- Drawings to be made in conjunction with all Specifications and Schedules, all specialist consultant documentation, BASIX, NatHERS, Section J Certificates, and other relevant documents.
- Where dimensions to existing form & configuration exist, they must be confirmed by registered surveyor.
- Do not scale drawings. All dimensions are to be used.
- Building Code of Australia to be used as a guide to dimensions before commencing work.

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01
B2.3 LEVEL 1
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS	DK	Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application

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Project Number
Project Address

The Works Corimal - Stages 2a
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Corimal NSW 2518

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DEVELOPMENT APPLICATION

Drawing Name
B2.3 - Level 1 Plan

Drawing Scale
Drawing No.
DA4211

1:100 @ A1
Revision
A



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Country	Dharawal
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1:100 @ A1
Revision
A

- The image shows a digital certificate from the NSW Office of Environment and Heritage. At the top left is the 'NSW GOVERNMENT' logo. To its right, the text 'Certificate No. 0012157170' is displayed in a large, bold, green font. Below this, a smaller line of text reads 'Scan QR code or follow website link for rating details.' The certificate lists the following information: 'Assessor name' is 'Luke Williams', 'Accreditation No.' is '10070', and 'Property Address' is 'Corrimall Coke Works - Railway Street, CORRIMAL NSW 2516'. A large QR code is positioned on the right side of the certificate. At the bottom left, the URL 'https://www.environment.nsw.gov.au/QR/Generate?ip=OCS&N=RF' is provided. The background of the certificate features a faint, repeating pattern of the words 'CORRIMAL' and '2020'.



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Country	Dharawal
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1:100 @ A1
Revision
A

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Assessor name Luke Williams

Accreditation No. 10070

Property Address Corrimall Coke Works -
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The Works Corral - Stages 2a
13687
Corral Coke Works - Railway Street
Corral NSW 2518
Dharawal

1:100 @ A1
Revision
A

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules, all specialist consultant documentation: BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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Assessor name Luke Williams
Accreditation No. 10070
Property Address Corimal Coke Works - Railway Street, CORRIMAL NSW 2518
<https://www.nsw.gov.au/QR/Generate?qr=0012157170>



1B
A: 53 m²
2.3502

2B
A: 84 m²
2.3503

3B
A: 142 m²
2.3504

2B
A: 85 m²
2.3505

1B
A: 53 m²
2.3506

0.9m ARTICULATION ZONE

4m SETBACK

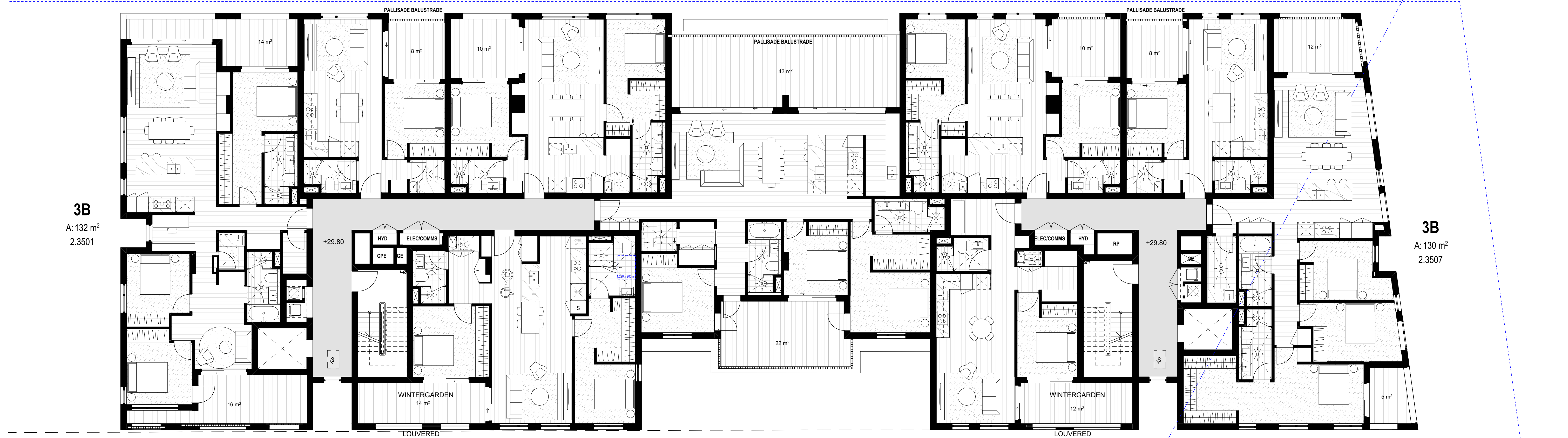
6m SETBACK

3B
A: 132 m²
2.3501

3B
A: 130 m²
2.3507

2B
A: 96 m²
2.3509

1B
A: 66 m²
2.3508



01
B2.3 LEVEL 5
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS	DK	Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application

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Project Number
Project Address

Country

The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
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Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.3 - Level 5 Plan

Drawing Scale
Drawing No.
DA4215

1:100 @ A1
Revision
A

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules, all specialist consultant documentation: BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

 **Certificate No. 0012157170**
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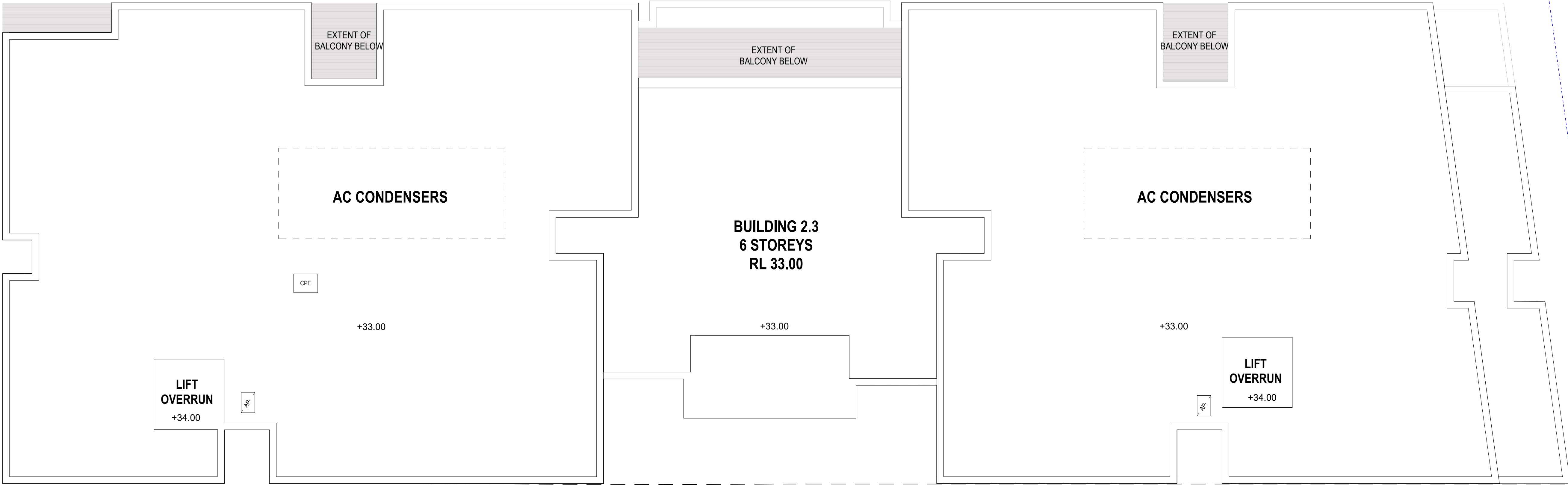
Assessor name Luke Williams
Accreditation No. 10070
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NSW 2518
[holist.com.au/QR/Generate?no=0012157170](https://www.holist.com.au/QR/Generate?no=0012157170)



LOT BOUNDARY

0.9m ARTICULATION ZONE

4m SETBACK



01
B2.3 ROOF PLAN
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application

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Project Address

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Country

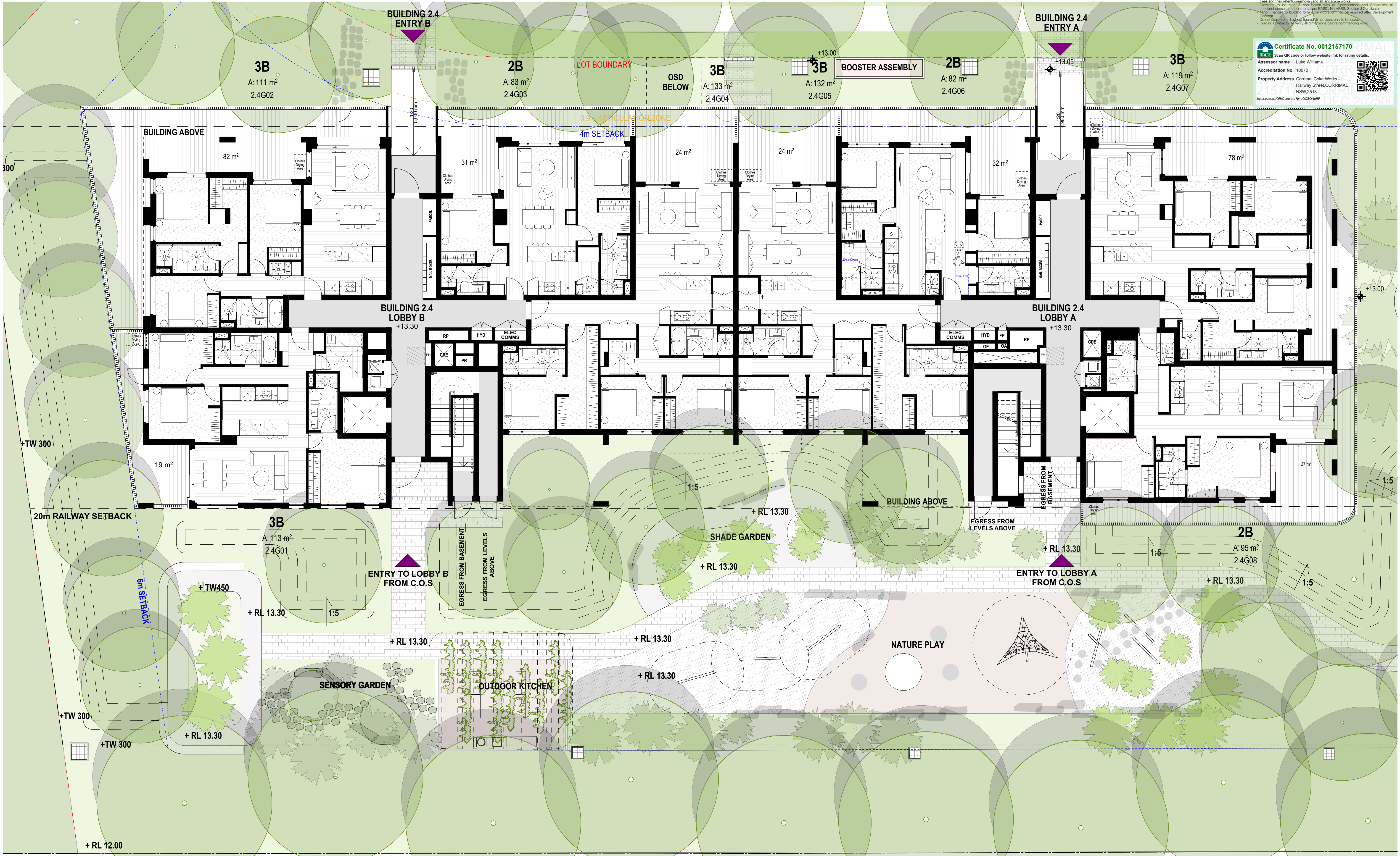
Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.3 - Roof Plan

Drawing Scale
Drawing No.
DA4216

1:100 @ A1
Revision
A



- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be used in conjunction with all specifications and schedules; all specialist consultant documentation; BASIX, NatHERS, Section J Certificates.
- Major changes to building form & development may be required after Development Consent.
- Do not build from drawings; signed dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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Accreditation No. 10070
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01 B2.4 GROUND LEVEL
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS	DK	Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	06/09/2025	AS		Issue for Development Application
B	23/09/2025	AS		Issue for Development Application

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Project Number
Project Address
Country
The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
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DEVELOPMENT APPLICATION

Drawing Name
Drawing No.
Drawing Scale
Revision
B2.4 - Ground Level
DA4220
1:100 @ A1
Revision
B



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The Works Corrmal - Stages 2a
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Corrmal Coke Works - Railway Street
Corrmal NSW 2518

Drawing Scale 1:100 @ A1
Drawing No. DA4221
Revision A

Certificate No. 0012157170

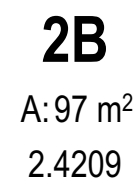
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Assessor name Luke Williams

Accreditation No 10070

Property Address Corrimall Coke Works -
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NSW 2518

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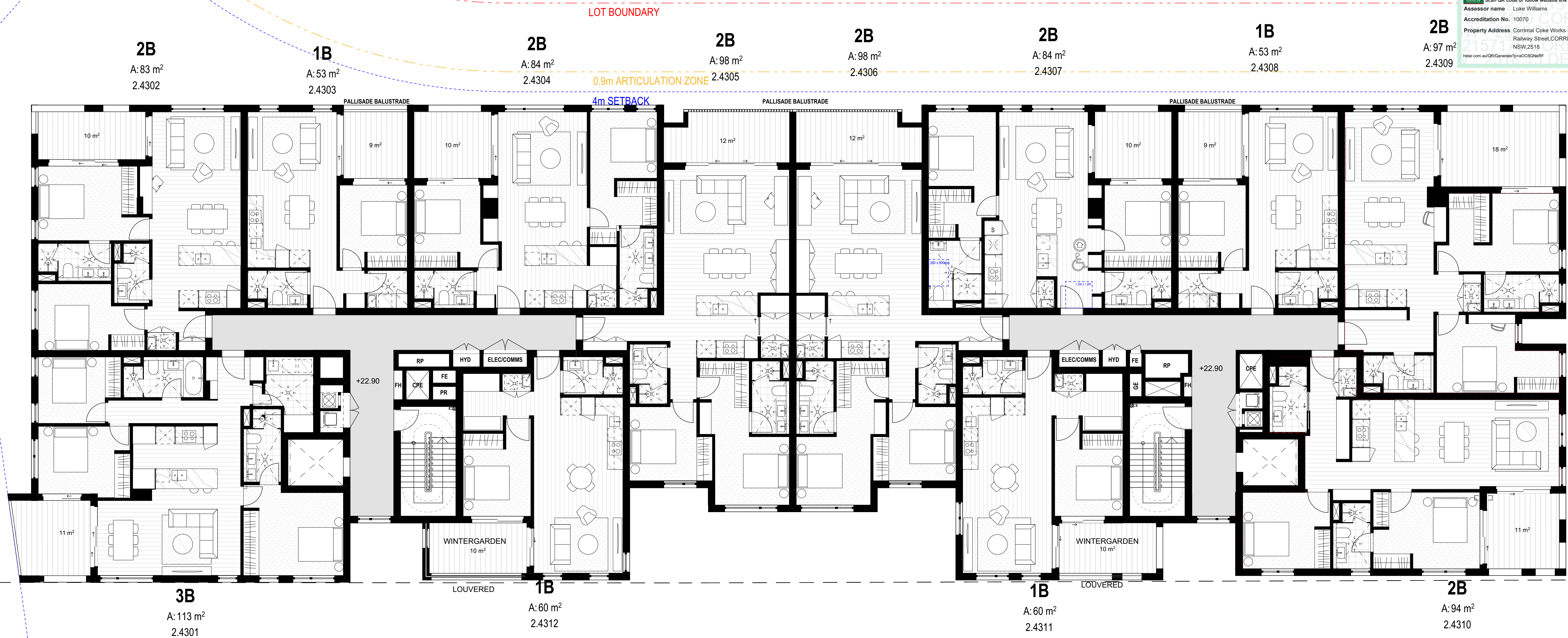


- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
- Drawings to be used in conjunction with all Specifications and Schedules, all specialist consultant documentation: BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing: figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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01 B2.4 LEVEL 03
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application

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Project Number
Project Address
Country

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Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.4 - Level 3 Plan

Drawing Scale
Drawing No.
DA4223

1:100 @ A1
Revision
A

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be used in conjunction with all Specifications and Schedules, all specialist consultant documentation: BASIX, NatHERS, Section J Certificates.
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- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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5. B2.4 LEVEL 04
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application

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DEVELOPMENT APPLICATION

Drawing Name
B2.4 - Level 4 Plan

Drawing Scale
Drawing No.
DA4224

1:100 @ A1
Revision
A

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be used in conjunction with all Specifications and Schedules, all specialist consultant documentation: BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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01 B2.4 LEVEL 05
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application

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DEVELOPMENT APPLICATION

Drawing Name
B2.4 - Level 5 Plan

Drawing Scale
Drawing No.
DA4225

1:100 @ A1
Revision
A

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules, all specialist consultant documentation: BASIX, NatHERS, Section J Certificates.
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- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

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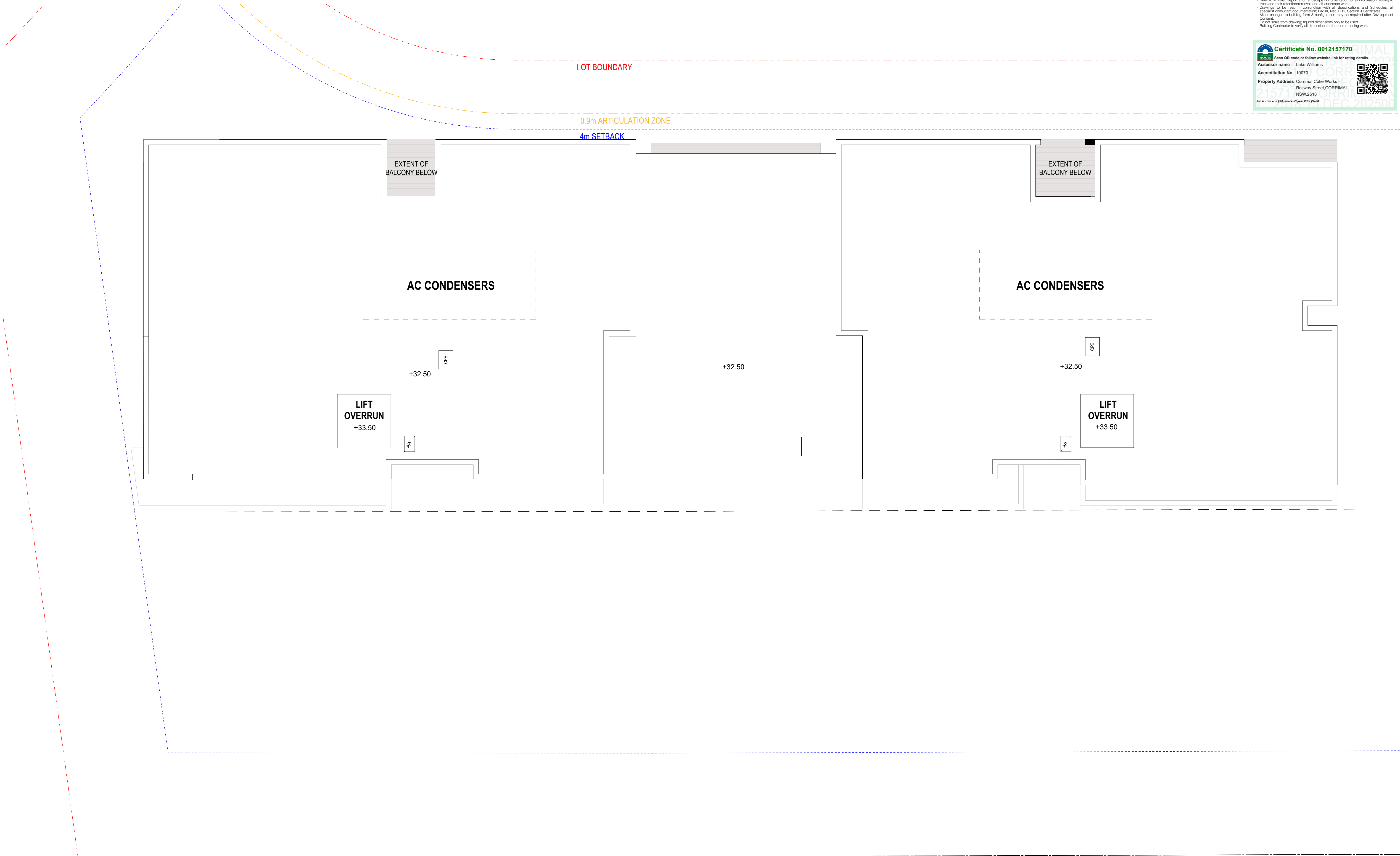
Assessor name Luke Williams

Accreditation No. 10070

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01
B2.4 ROOF PLAN
1:100

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
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P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application

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The Works Corimal - Stages 2a
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Corimal NSW 2518

Country

Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.4 - Roof Plan

Drawing Scale
Drawing No.
DA4226

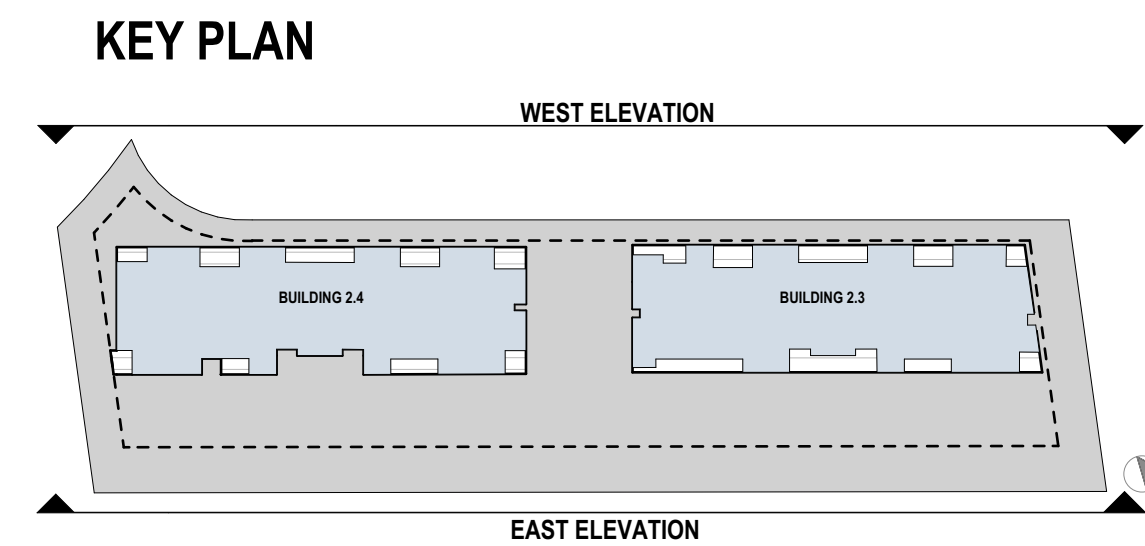
1:100 @ A1
Revision
A

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
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- Building Contractor to verify all dimensions before commencing work.

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P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS	DK	Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application
B	17/10/2025	AS		Issue for Development Application

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Project Number
Project Address

Country

The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
Corimal NSW 2518

Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.3 & B2.4 - Overall
Elevation

Drawing Scale
Drawing No.
DA4300

1:250 @ A1
Revision
B

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.



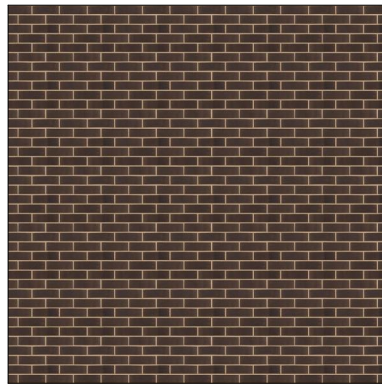
Certificate No. 0012157170
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address Corimal Coke Works -
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NSW 2518
hatar.com.au/QR/Generate?pw=0012157170





1
-
BUILDING 2.3 - WEST ELEVATION
1:100

EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR



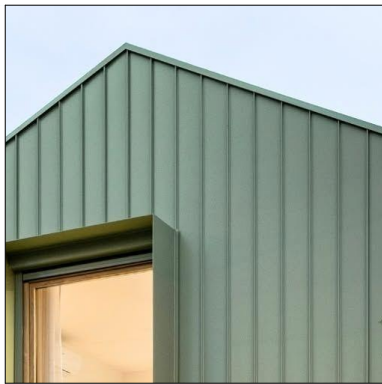
EF-08- HEBEL PANELS
WHITE OR
SIMILAR



EF-10- HEBEL PANELS
CREAM OR
SIMILAR



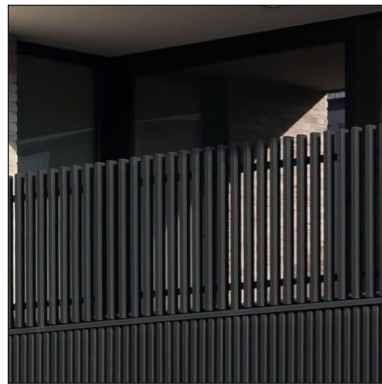
EF-11- HEBEL PANELS-
GREEN OR SIMILAR
METAL FINISH



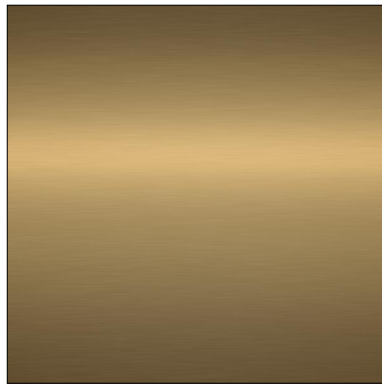
EF-09- RENDERED FINISH



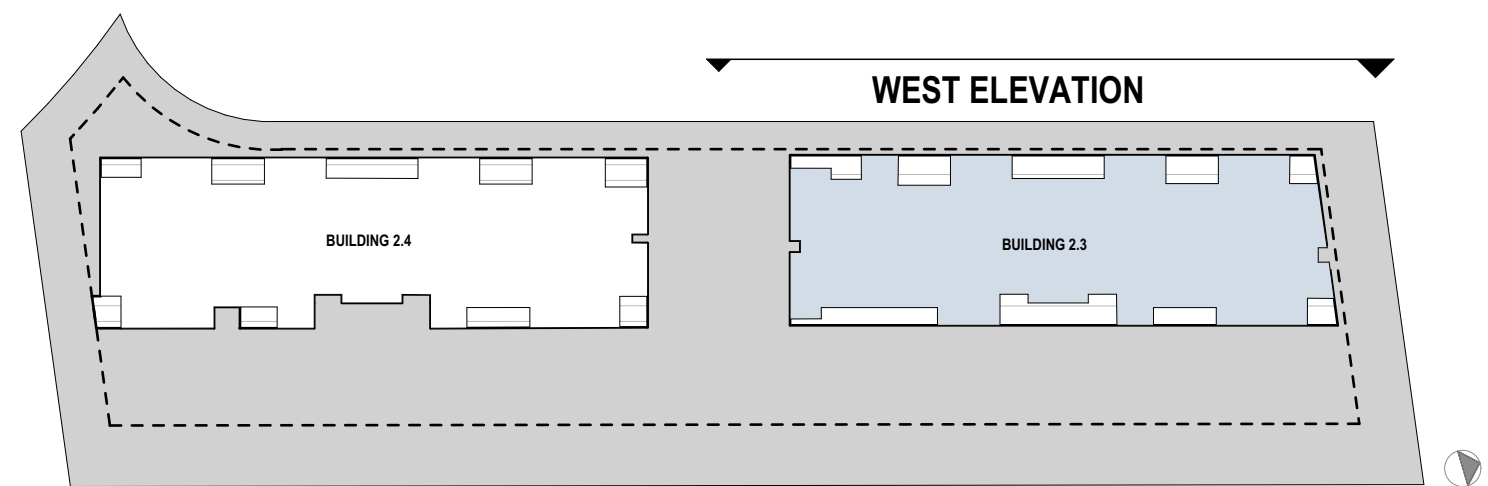
M-01- METAL BALUSTRADE



M-02- METAL FINISH-BRONZE



KEY PLAN



DEVELOPMENT APPLICATION

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application
B	17/10/2025	AS		Issue for Development Application

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DKO

Project Name
Project Number
Project Address
Country

The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
Corimal NSW 2518
Dharawal

Drawing Name
B2.3 - West Elevation

Drawing Scale
Drawing No.
DA4310

1:100 @ A1
Revision
B

SITE BOUNDARY

SITE BOUNDARY

22M HEIGHT LIMIT (TOD)

BUILDING 2.3

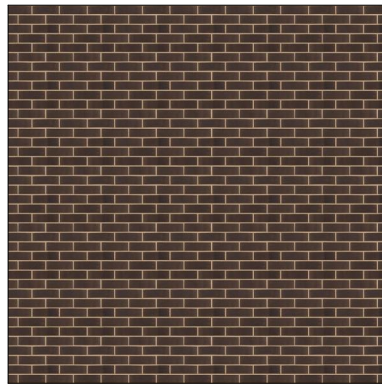
TOW
+34.10

AC CONDENSERS
+34.50



1
BUILDING 2.3 - NORTH ELEVATION
1:80

EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR



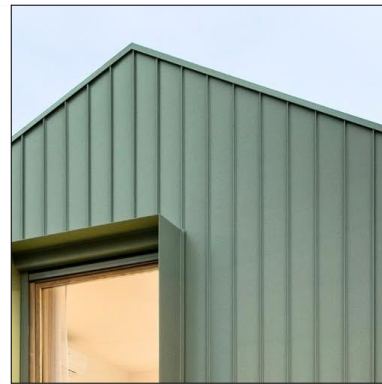
EF-08- HEBEL PANELS
WHITE OR
SIMILAR



EF-10- HEBEL PANELS
CREAM OR
SIMILAR



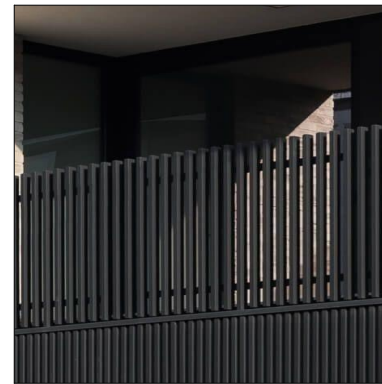
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GREEN OR SIMILAR
METAL FINISH



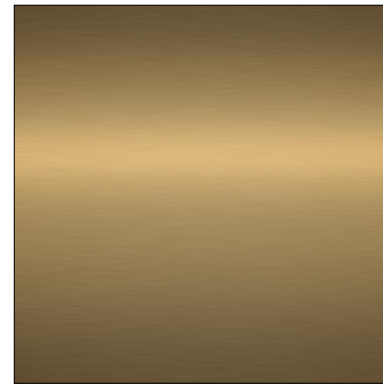
EF-09- RENDERED FINISH



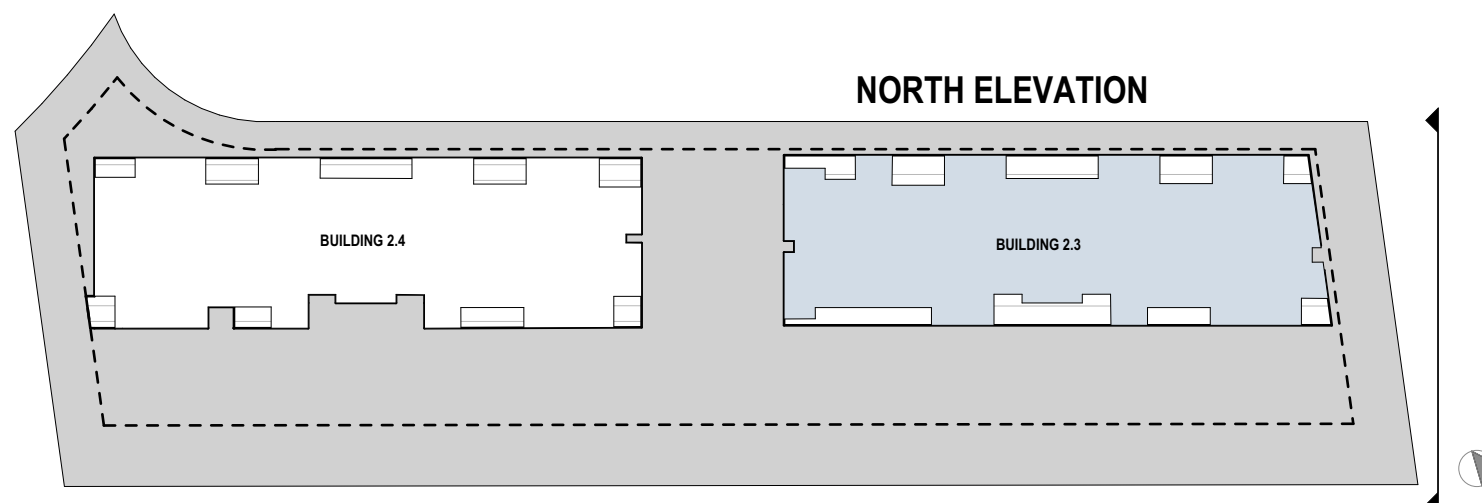
M-01- METAL BALUSTRADE



M-02- METAL FINISH-BRONZE

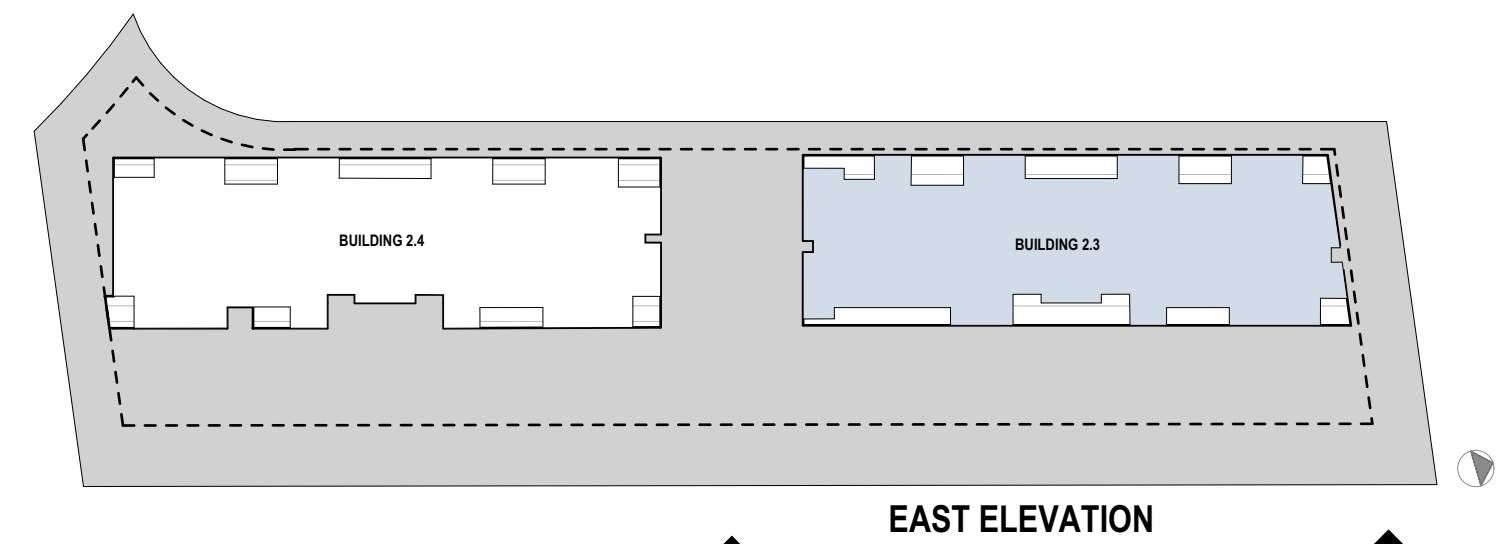
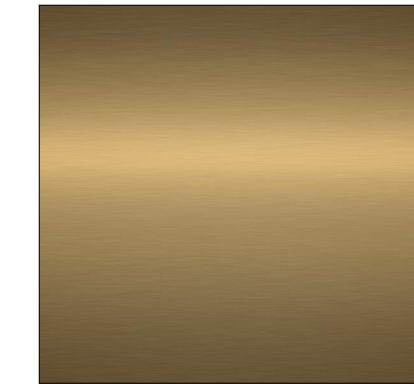
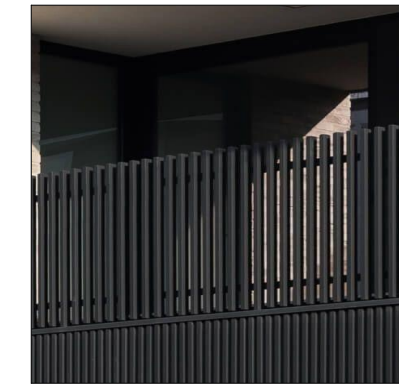
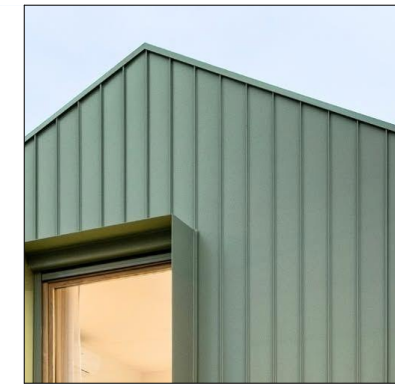
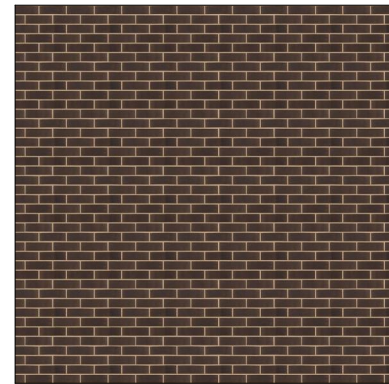


KEY PLAN



DEVELOPMENT APPLICATION

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
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DEVELOPMENT APPLICATION

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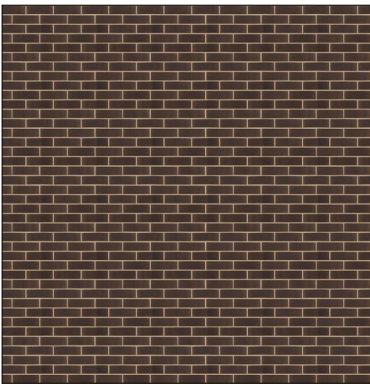
Country	Dharawal
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Revision B



1 BUILDING 2.3 - SOUTH ELEVATION
1:100

EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR



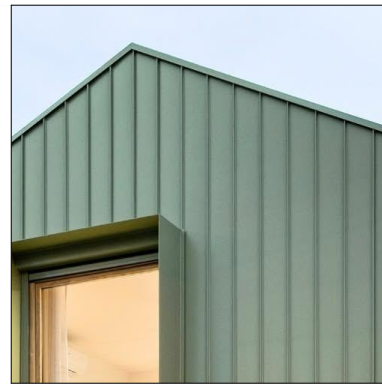
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WHITE OR
SIMILAR



EF-10- HEBEL PANELS
CREAM OR
SIMILAR



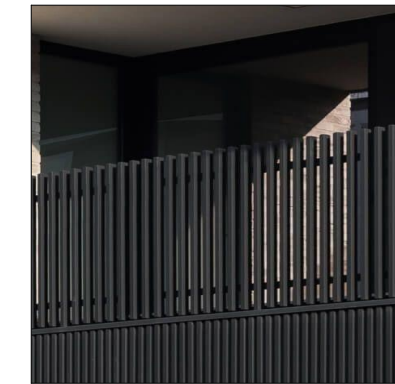
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GREEN OR SIMILAR
METAL FINISH



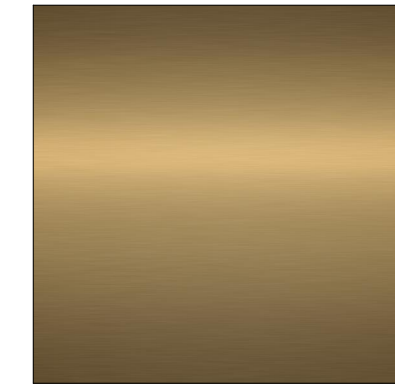
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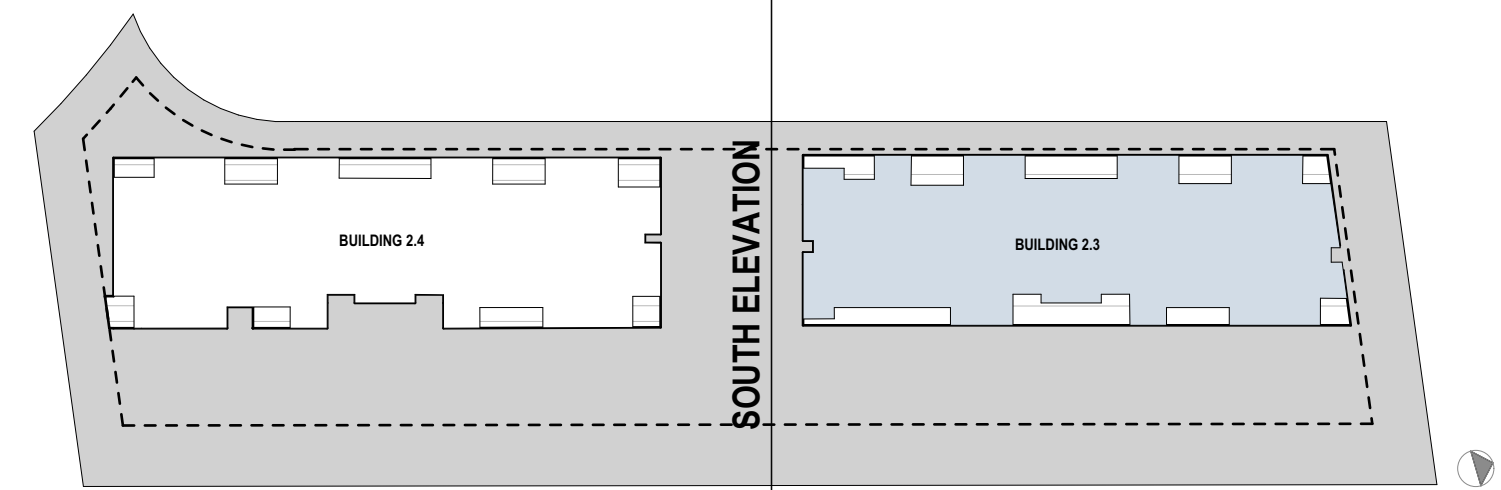
M-01- METAL BALUSTRADE



M-02- METAL FINISH-BRONZE



KEY PLAN



DEVELOPMENT APPLICATION

Rev	Date	By	Chk	Description
P01	25/08/2025	AS	DK	Issue for Coordination
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Project Name
Project Number
Project Address

The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
Corimal NSW 2518

Country: Dharawal

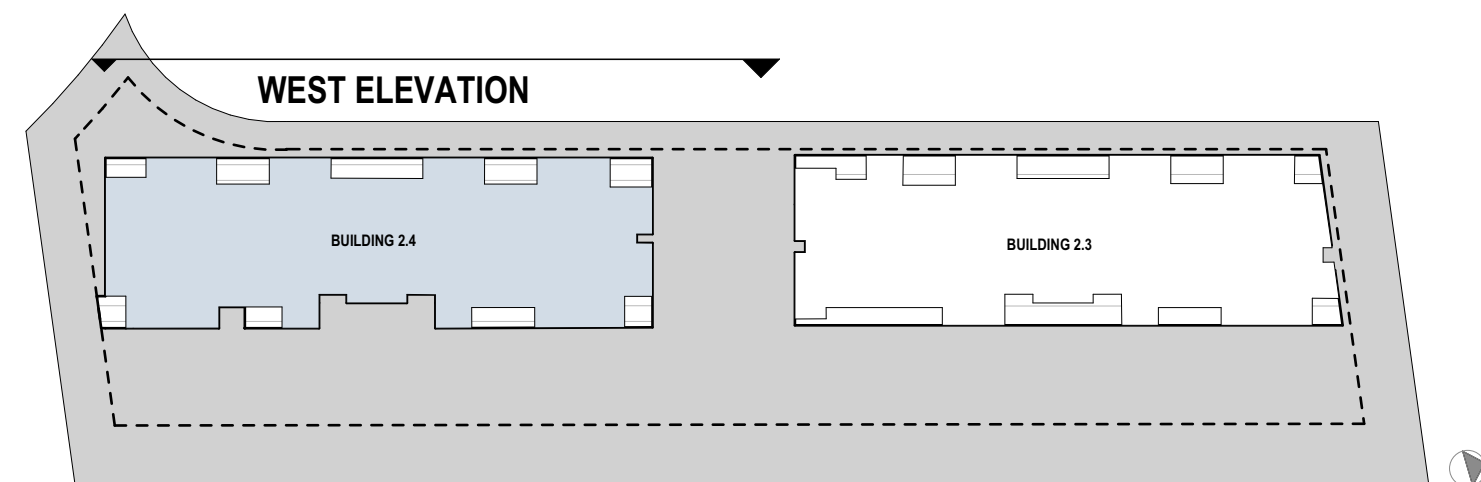
Drawing Name
B2.3 - South Elevation

Drawing Scale
Drawing No.
DA4313

1:100 @ A1
Revision
B

-

SITE BOUNDARY



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DEVELOPMENT APPLICATION

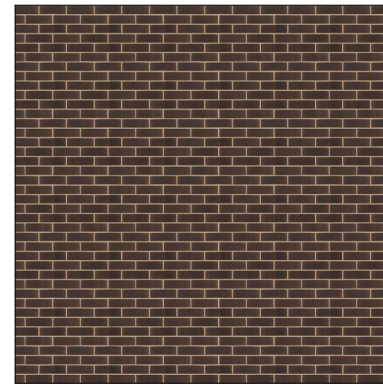
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Drawing No.
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1:100 @ A1
Revision
B



1
-
BUILDING 2.4 - NORTH ELEVATION
1:100

EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR



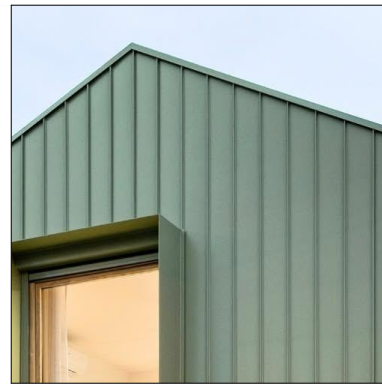
EF-08- HEBEL PANELS
WHITE OR
SIMILAR



EF-10- HEBEL PANELS
CREAM OR
SIMILAR



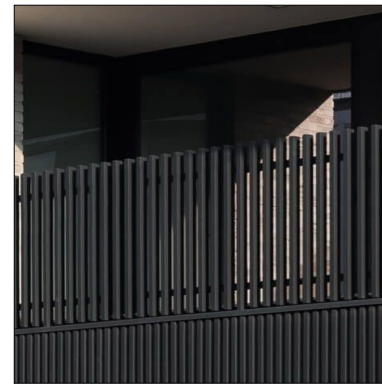
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GREEN OR SIMILAR
METAL FINISH



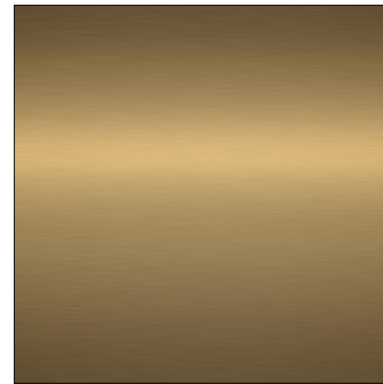
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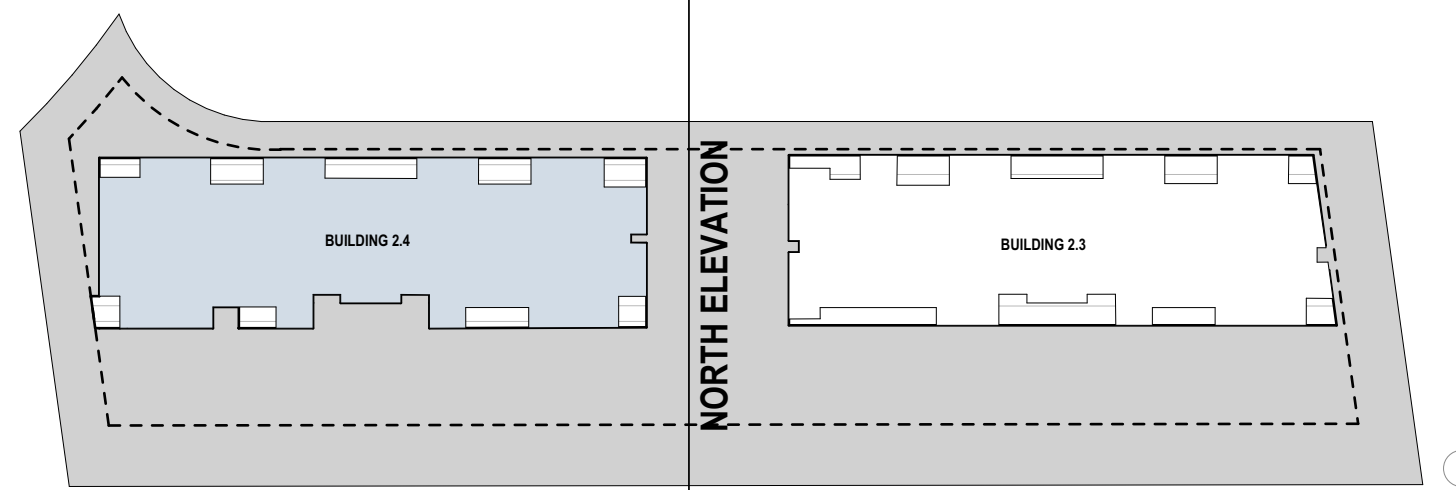
M-01- METAL BALUSTRADE



M-02- METAL FINISH-BRONZE

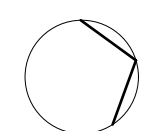


KEY PLAN



DEVELOPMENT APPLICATION

Rev	Date	By	Chk	Description
P01	25/08/2025	AS		Issue for Coordination
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B	17/10/2025	AS		Issue for Development Application



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Project Name
Project Number
Project Address

The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
Corimal NSW 2518

Country

Dharawal

Drawing Name
B2.4 - North Elevation

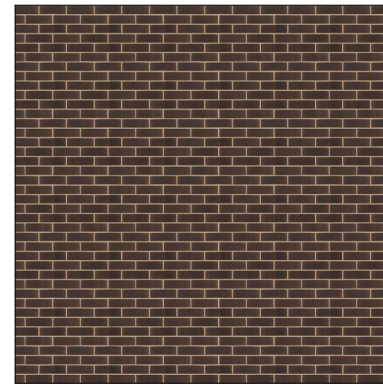
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Drawing No.
DA4321

1:100 @ A1
Revision
B



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BUILDING 2.4 - SOUTH ELEVATION
1:100

EF-03- BRICK FINISH
DARK BROWN OR
SIMILAR



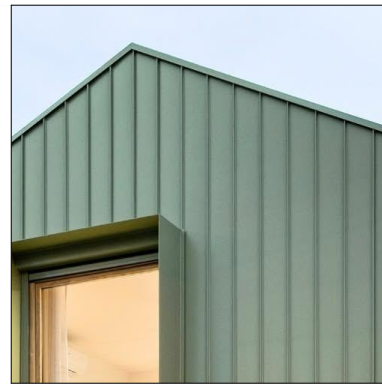
EF-08- HEBEL PANELS
WHITE OR
SIMILAR



EF-10- HEBEL PANELS
CREAM OR
SIMILAR



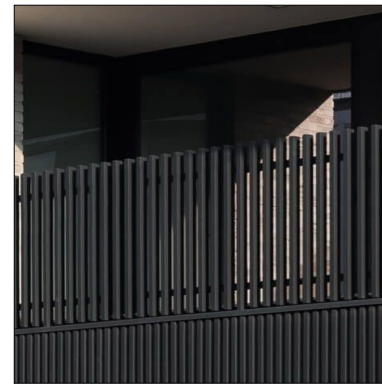
EF-11- HEBEL PANELS-
GREEN OR SIMILAR
METAL FINISH



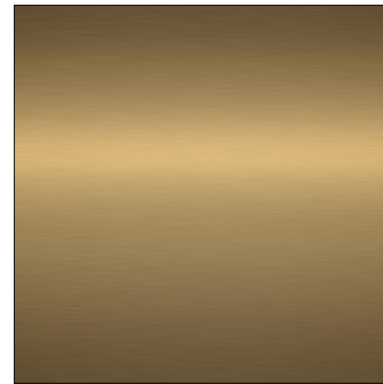
EF-09- RENDERED FINISH



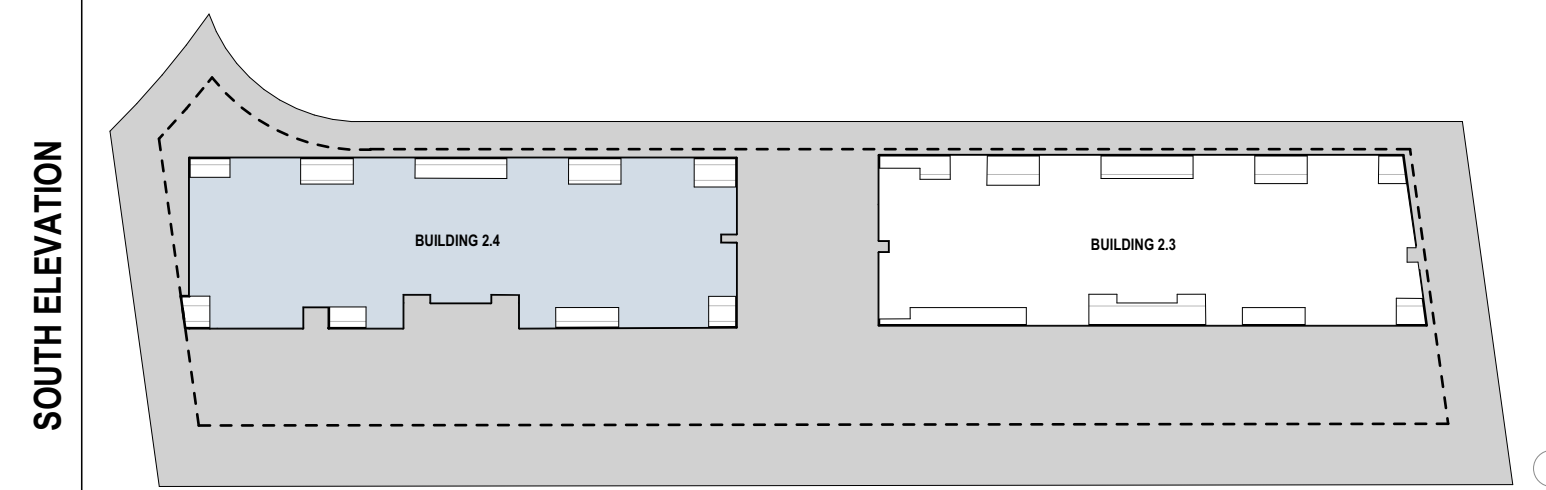
M-01- METAL BALUSTRADE



M-02- METAL FINISH-BRONZE



KEY PLAN



DEVELOPMENT APPLICATION

Rev	Date	By	Chk	Description
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Project Name
Project Number
Project Address

The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
Corimal NSW 2518

Country

Dharawal

Drawing Name
B2.4 - South Elevation

Drawing Scale

Drawing No.
DA4323

1:100 @ A1

Revision

B

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules, all specialist consultant documentation: BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing: figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

**Certificate No. 0012157170**

Scan QR code or follow website link for rating details.

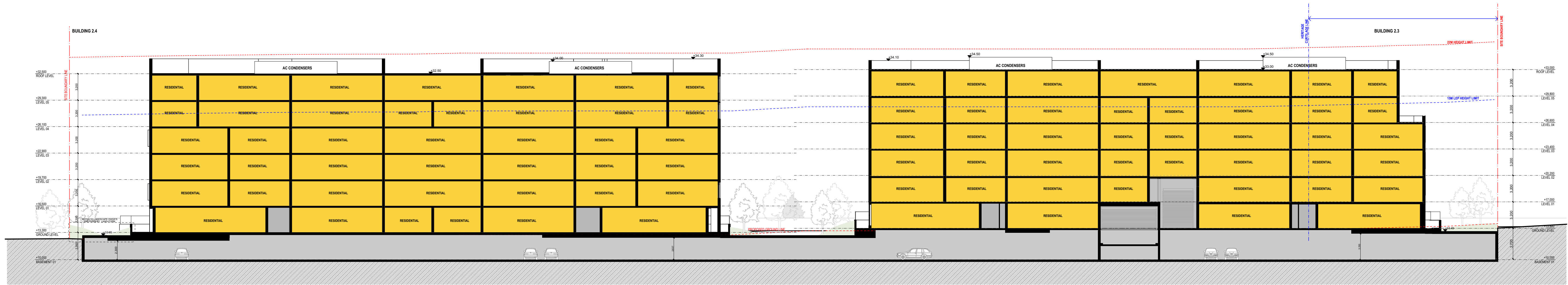
Assessor name Luke Williams

Accreditation No. 10070

Property Address Corimal Coke Works -
Railway Street, CORRIMAL
NSW 2518

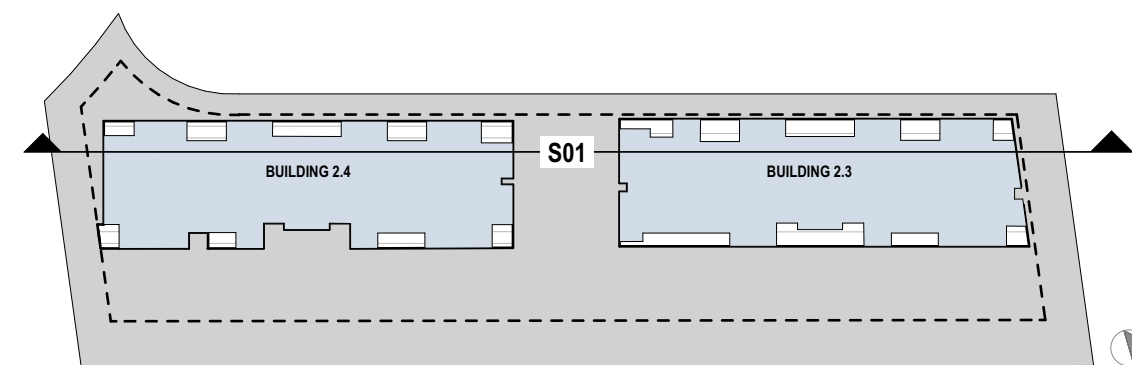
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1 SECTION 01 - B2.3 & 2.4
1:250

KEY PLAN



Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS	DK	Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
A	8/09/2025	AS		Issue for Development Application
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Project Name
Project Number
Project Address

The Works Corimal - Stages 2a
13687
Corimal Coke Works - Railway Street
Corimal NSW 2518

Country Dharawal

DEVELOPMENT APPLICATION

Drawing Name
B2.3 & B2.4 - Section

Drawing Scale
Drawing No.
DA4330

1:250 @ A1
Revision
B

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Adjacent Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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- Building Contractor to verify all dimensions before commencing work.

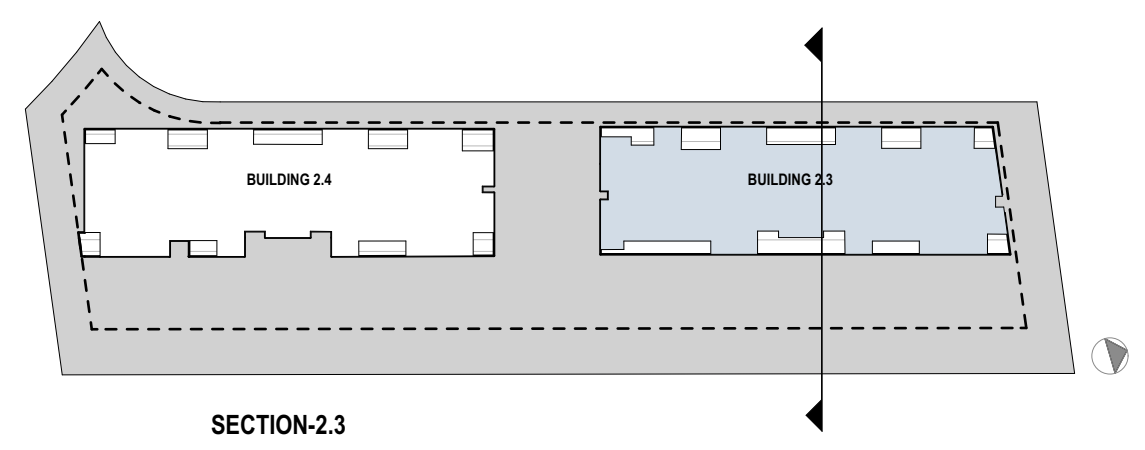
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Scan QR code or follow website link for rating details.

Assessor name Luke Williams
Accreditation No. 10070
Property Address Corimal Coke Works -
Railway Street,CORRIMAL
NSW,2518
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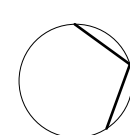
KEY PLAN



DEVELOPMENT APPLICATION

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
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Project Name The Works Corimal - Stages 2a
Project Number 13687
Project Address Corimal Coke Works - Railway Street
Corimal NSW 2518
Country Dharawal

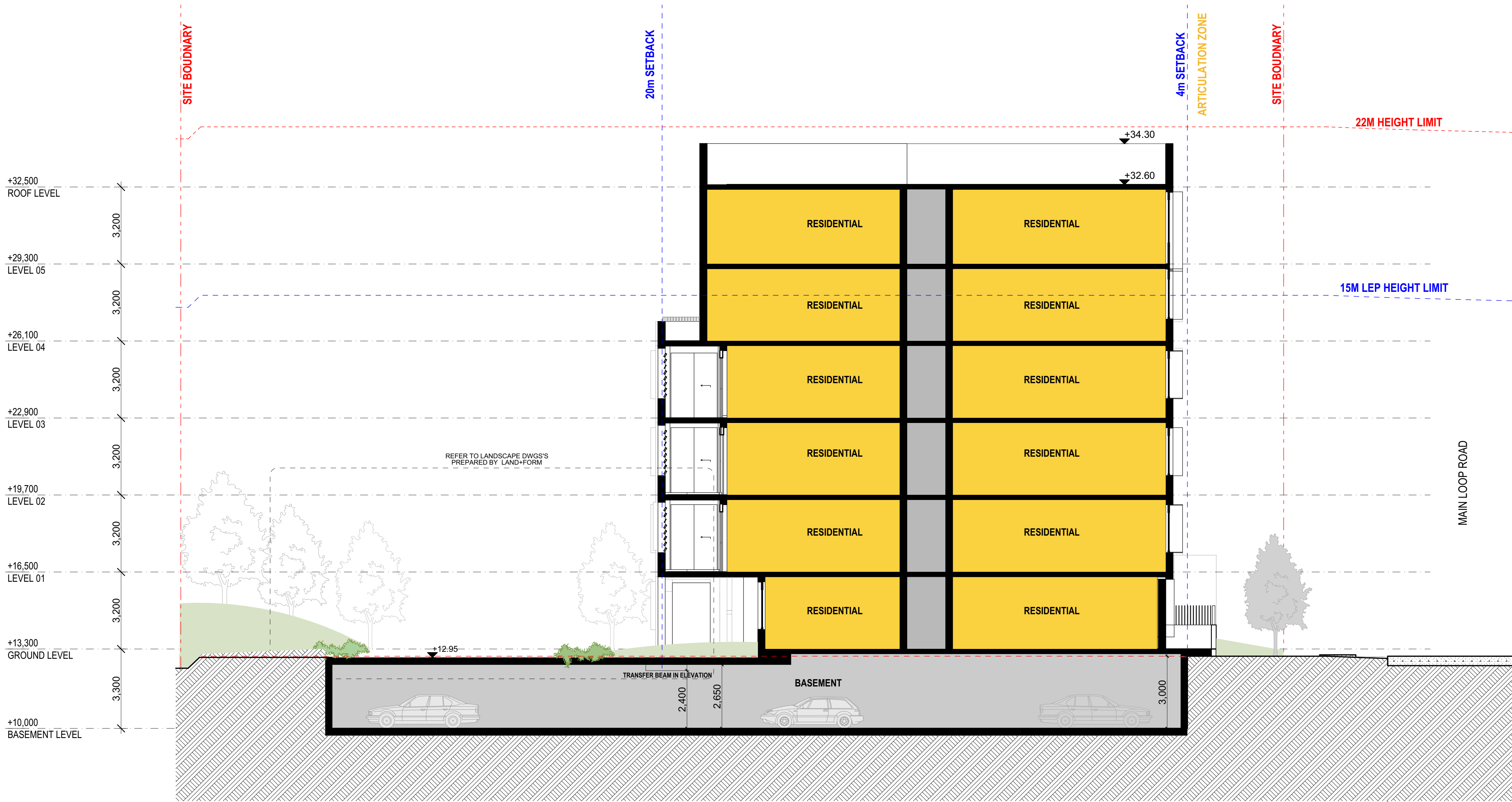
Drawing Name B2.3 - Section 01
Drawing Scale 1:100 @ A1
Drawing No. DA4340
Revision B

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Architect Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
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**Certificate No. 0012157170**
Scan QR code or follow website link for rating details.

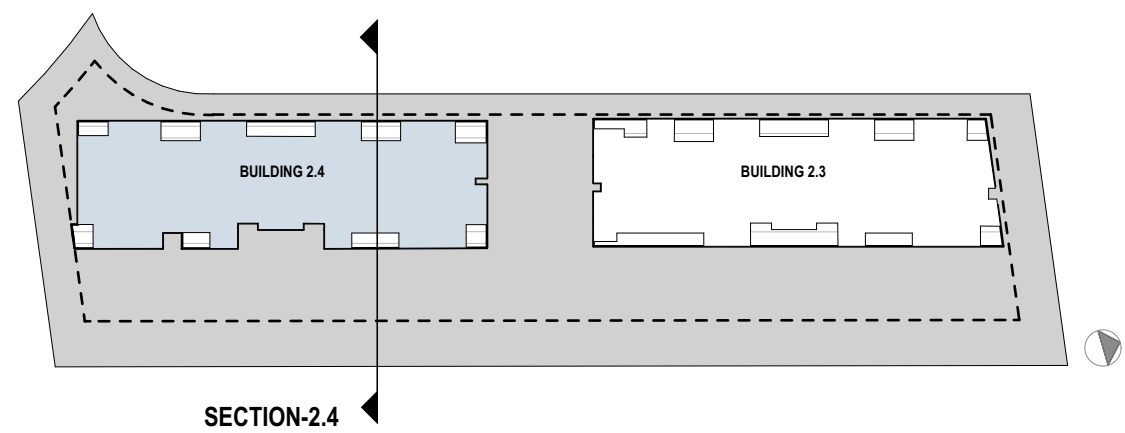
Assessor name Luke Williams
Accreditation No. 10070
Property Address Corimal Coke Works -
Railway Street,CORRIMAL
NSW,2518
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SECTION 02 - B2.4
1:100

KEY PLAN



DEVELOPMENT APPLICATION

Rev	Date	By	Chk	Description
P01	31/07/2025	AS	DK	Issue for Coordination
P02	25/08/2025	AS		Issue for Coordination
P03	25/08/2025	AS	DK	Issue for Coordination
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Project Name
Project Number
Project Address
Country

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13687
Corimal Coke Works - Railway Street
Corimal NSW 2518
Dharawal

Drawing Name
B2.4 - Section 02

Drawing Scale
Drawing No.
DA4350

1:100 @ A1
Revision
B