IGS INTEGRATED GROUP SERVICES



45-53 Macleay Street, Potts Point, Sydney NSW

BASIX & NatHERS Assessment Report

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1 Executive Summary

IGS has been commissioned to assess the interaction of the residential area of the proposed development at 45-53 Macleay Street, Potts Point, Sydney NSW, with the local environment in terms of BASIX compliance.

A BASIX Certificate is a regulatory requirement and demonstrates compliance with the NSW Government's sustainability targets. BASIX assessment and certification has been completed for this project (Certificate No 1824131M_2).

Dwellings within the development have been assessed in terms of their passive energy design using the BASIX Thermal Comfort protocol. They have also been assessed in terms of their ability to conserve water and also to minimise energy consumption via appliances and hot water etc.

With the recommendations provided in the BASIX certificate, the development meets and exceeds the minimum requirements for all the following areas.

- Water Efficiency
- Energy Efficiency
- Thermal Comfort

This development achieves the following targets:

- Water Efficiency: 40% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 61% reduction (minimum requirements under BASIX: 60%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

2 Introduction

BASIX is an NSW State Planning Policy Tool which assesses the environmental performance of new residential premises against a range water, energy and greenhouse gas emissions targets. The assessment has three core components, BASIX Thermal Comfort, BASIX Water and BASIX Energy.

The thermal comfort assessment requires that the thermal performance of dwellings is evaluated and measures put in place to ensure annual heating and cooling loads do not exceed pre-defined limits without compromising the occupant's thermal comfort. This assessment uses computer simulation to evaluate the estimated building fabric thermal performance and passive solar design features such as orientation and solar shading.

The energy section evaluates gas and electrical energy used for heating, cooling lighting, ventilation and appliances. The BASIX Energy target requires the development to use 60% less energy than the NSW average.

The water assessment takes account of landscaping, stormwater management as well as water efficiency performance of fixtures and fitting such as taps and showers. The BASIX target for water requires that potable water consumption is at least 40% lower than the NSW average.

Note: this report is only a guide to the BASIX certificate, for full details of BASIX requirements please refer to the BASIX certificate.

3 Building Description

The proposed development will be located at 45-53 Macleay Street, Potts Point, Sydney NSW.

3.1 Information Used in Review

Our review is based on the following architectural drawings by Kerry Hill Architects in Table 3-1.

Table 3-1. Architectural drawings list.

Drawing Title	Drawing Number
Roof Site Plan	A0010
Ground Site Plan	A0011
Basement 4 Floor Plan	A1001
Basement 3 Floor Plan	A1002
Basement 2 Floor Plan	A1003
Basement 1 Floor Plan	A1004
Ground Floor Plan	A1010
Level 1 Floor Plan	A1011
Level 2 Floor Plan	A1012
Level 3 Floor Plan	A1013
Level 4 Floor Plan (Typical 5, 7, 9, 11)	A1014
Level 6 Floor Plan (Typical 8,10,12)	A1016
Level 13 Floor Plan (Typ. 14) Sub-Penthouse	A1023
Level 15 Floor Plan	A1025
Roof Plan	A1026
Section A	A2001
Section B	A2002
North Elevation	A3001
East Elevation	A3002
South Elevation	A3003
West Elevation	A3004

4 BASIX WATER SECTION

The water efficiency performance of the development has been assessed using the online BASIX Tool. The assessment has considered the common area and central system features including the landscape design, plant species, water catchment areas, rain water tank size and efficiency of preferred fixtures and fittings in the dwellings.

The proposed development will meet the mandatory BASIX water target of 40% as long as the water commitments detailed in Table 4-1 are installed. For details of the requirements necessary to achieve this target, please refer to the BASIX Certificate No. 1824131M_2.

Table 4-1. Water Commitments.

Common Areas and Central Systems	
Common areas	• No common showerhead facility. • No common toilet facility. • 4-star (water-rated) taps. • 2-star clothes washer facility.
Central systems	• Fire sprinkler system. • Swimming pool (No. 1): Volume: 40 kLs, and not shaded.
Private Dwellings	
Fixtures for apartments	• 4-star (Water Rating) showerheads with a flow rate > 4.5 but <= 6 L/min. • 4-star (Water Rating) toilets. • 6-star (Water Rating) kitchen taps. • 6-star (Water Rating) bathroom taps. • 4-star (Water Rating) dishwashers. • On demand hot water recirculation.

5 BASIX THERMAL COMFORT SECTION

The preliminary thermal performance of the development has been evaluated using FirstRate5 software; this computer simulation of residential developments is used to assess the potential of a residential development to have low heating and cooling energy requirements once operational.

5.1 Modelling Assumptions

FirstRate5 software calculates the transient hourly heat gains and losses for each space inside a building taking into account the building's thermal storage, typical residential occupancy and operational profiles plus hourly weather data for the site.

Building geometry and orientation were modelled according to supplied drawings.

The "base-case" building fabric and estimated glazing and thermal performance requirements are described in Table 5-1 below. Please note the estimated requirements below are based on the nominated construction materials by the architect.

Table 5-1. Building Fabric Requirements.

Element	Insulation/glazing
External walls	All units except unit 15.01: • Earth Externally Clad Stud Frame with minimum added R2.7 thermal insulation and with timber frame (Color: light). • Brick Veneer with minimum added R2.7 thermal insulation and with timber frame (Color: Medium). • Spandrel wall with minimum added R2.7 thermal insulation and with timber frame (Color: Medium). Unit 15.01: • Earth Externally Clad Stud Frame with minimum added R3.2 thermal insulation and with timber frame (Color: light).
Internal walls	Party walls between units and to corridors, etc.: • Concrete Panel/Blocks filled, plasterboard wall with no added insulation. Walls to lifts and stairwells: • Insulated Concrete Formwork (ICF) with no added insulation. Any other Walls: • Stud, Plasterboard with no added insulation.
Floor	All units except unit 15.01: Where unconditioned area and open space below: • Suspended Concrete Slab Floor with minimum added R2.5 thermal insulation. All other areas: • Concrete Slab with no added insulation. Unit 15.01: For kitchen and living areas highlighted in insulation markup – Appendix C: • Suspended Concrete Slab Floor with minimum added R2.5 thermal insulation. Where unconditioned area and open space below: • Suspended Concrete Slab Floor with minimum added R2.5 thermal insulation. All other areas: • Concrete Slab with no added insulation.
Ceiling	All units except below units: Where unconditioned area and open space above: • Concrete slab with minimum added R3.5 thermal insulation and with steel frame.

Element	Insulation/glazing
	Units 2.01, 2.02, 2.03, 2.08 and 2.10. • Concrete slab with minimum added R4.5 thermal insulation and with steel frame. Unit 15.01: • Concrete slab with minimum added R6.5 thermal insulation and with steel frame and with R0.5 thermal break.
Roof	Concrete with no added insulation (ceiling insulation) and with steel frame (Color: light).
Ceiling Penetrations	All Units: • Sealed LED downlights and exhaust fans. Units 1.01, 1.02, 1.03, 1.09, 1.10, 1.12, 2.05, 2.06 and 2.07: • 900mm diameter ceiling fan for living area. Units 1.04, 1.11, 1.13, 2.02, 2.03, 2.04, 2.08, 2.09 and 2.10: • 1200mm diameter ceiling fan for living area. Unit 2.01: • 1400mm diameter ceiling fan for living area. Units 4.01, 5.01, 6.01, 7.01, 8.01, 9.01, 10.01, 11.01, 12.01, 1202, 13.01 and 14.01: • 1400mm diameter ceiling fan for living area and bedrooms. Unit 15.01: • 1400mm diameter ceiling fan for 2 living areas and bedrooms.
Glazing	Fixed and Sliding Windows: • Maximum total system U-Value of 3.2 and SHGC of 0.35 ±5%. Awning and Casement Windows: • Maximum total system U-Value of 5.17 and SHGC of 0.35 ±5%. Curved Fixed Windows: • Maximum total system U-Value of 6.16 and SHGC of 0.63 ±5%.

Note:

The preliminary thermal insulation and glazing performance requirements outlined in this report nominate the estimated minimum BASIX requirements only. The specified performance values therefore do not consider requirements for any other disciplines such as Acoustics, Fire or Safety compliance. Where required, the development shall comply with any additional requirements related to the local council or other design disciplines in addition to the compliance requirements detailed in this report.

Compliance with the minimum BASIX requirements does not warrant thermal comfort. All services consultants and contractors shall design and construct the development to comply with the minimum requirements of the NCC Vol 1 & 2 and NSW Section J requirements.

6 BASIX ENERGY SECTION

The Energy performance of the development has been assessed using the online BASIX Tool. The assessment has considered Common Area and Central System features including the lifts, ventilation and lighting for common areas (corridors, lobbies, car park etc.), centralised domestic hot water and the efficiency of preferred lighting and appliances in the dwellings.
The proposed development will meet the mandatory BASIX Energy target of 60% as long as the energy commitments detailed in Table 6-1 are installed.

Table 6-1. Energy Commitments.

Component		Commitment
Common Areas of residential areas	Lifts	• Lift Bank 1 Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 18. Number of levels from the bottom of the lift shaft to the top of the lift shaft: 18. Number of lifts: 2. Lift load capacity: >= 1001 kg but <= 1500kg. • Lift Bank 2 Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 5. Number of levels from the bottom of the lift shaft to the top of the lift shaft: 5. Number of lifts: 1. Lift load capacity: >= 1001 kg but <= 1500kg.
	Swimming pool / Sauna	• Swimming Pool (No 1), Heating source: electric heat pump, Pumps to be controlled by timer.
	Ventilation	• Undercover car park area: Ventilation (supply & exhaust), controlled with carbon. monoxide monitor and VSD fan. • Switch Room: Ventilation (supply & exhaust), thermostatically controlled. • Garbage room: Ventilation exhaust only. • Community room: Ventilation (supply & exhaust), time clock or BMS controlled. • Plant or service room: Ventilation (supply & exhaust), thermostatically controlled. • Ground floor lobby type: Ventilation (supply & exhaust), time clock or BMS controlled. • Hallway/lobby type: Ventilation (supply & exhaust), time clock or BMS controlled. • Hallway/lobby type (Levels 1-2): No mechanical ventilation.

Component		Commitment
	Lighting	• Undercover car park area: LED lighting with motion sensors. • Switch Room: LED lighting with manual on / manual off. • Garbage room: LED lighting with motion sensors. • Community room: LED lighting with motion sensors. • Plant or service room: LED lighting with manual on / manual off. • Ground floor lobby type: LED lighting with time clock and motion sensors. • Hallway/lobby type: LED lighting with time clock and motion sensors. • Hallway/lobby type (Levels 1-2): LED lighting with time clock and motion sensors. • Lifts: LED lighting, connected to the lift call button.
	Central Hot Water	• Electric heat pump – air sourced with R0.6 insulation to the pipes. • Unit Efficiency: 3.0 < COP <= 3.5
	Alternative Energy Supply	• 13 kW Solar PV system.
Private Dwellings	Ventilation	• Bathroom Exhaust: Individual fan, ducted to façade or roof, interlocked to light with timer off. • Kitchen Exhaust: Individual fan, ducted to façade or roof, manual switch on/off. • Laundry Exhaust: Individual fan, ducted to façade or roof, interlocked to light
	Heating & Cooling To living and bedroom areas	• Heating: 1-phase air-conditioning – ducted / EER 3.0 – 3.5. • Cooling: 1-phase air-conditioning – ducted / EER 3.0 – 3.5.
	Lighting	• Fluorescent or LED lights with dedicated fittings.
	Appliances & other	• Induction cooktops and electric ovens. • 3.5-star (energy rating) dishwashers. • 4-star (energy rating) clothes dryers. • Indoor or sheltered clothes drying line. • Private outdoor or unsheltered clothes drying line.

7 DISCLAIMER

This report is prepared using the information described above and inputs from other consultants. Whilst IGS has endeavoured to ensure the information used is accurate, no responsibility or liability to any third party is accepted for any loss or damage arising out of the use of this report by any third party. Any third party wishing to act upon any material contained in this report should first contact IGS for detailed advice which will take into account that party's particular requirements.

Computer performance assessment provides an estimate of building performance. This estimate is based on a necessarily simplified and idealised version of the building that does not and cannot fully represent all the intricacies of the building once built. As a result, simulation results only represent an interpretation of the potential performance of the building. Although great care has been taken to prepare this report, IGS does not make any representations or give any warranties or assurances as to the accuracy or completeness of the information contained in the report or that the report is free from errors or omissions. IGS and its employees and agents shall not be liable for any loss arising because of, any person using or relying on the report and whether caused by reason or error, negligent act or omission in the report. This draft BASIX assessment and certification has been prepared based on the preliminary architectural and building services design with the view to conducting a detailed assessment once the design is further developed.

Performance of the completed building may be significantly affected by the quality of construction; commissioning, ongoing management of the building, and the way the building is operated, monitored and maintained. Building fabric inputs require verifiable manufacturer data to confirm thermal properties.

This report is intended as a guide to assist with the application of BASIX. It should be read in conjunction with the BASIX and the NCC applicable to the development; specific applications may vary during the design development of the project.

8 SUMMARY & CONCLUSION

The proposed development has been assessed in terms of its ability to conserve water and minimise energy consumption. Furthermore, the thermal performance (passive and fabric design) of the development will comply with the BASIX thermal comfort requirements.

Subject to the provisions of this report the proposed development will be able to achieve the BASIX requirements. For further details, please refer to the BASIX Certificate 1824131M_2 provided.

APPENDIX A – BASIX CERTIFICATE

BASIX™ Certificate

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

Multi Dwelling

Certificate number: 1824131M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 30 March 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate AU4Q5XQOFV.

IGS: Considering the BASIX limitations, ceiling fans have been nominated in the NatHERS assessment.
For information regarding the ceiling fans, please refer to the BASIX & NatHERS Assessment Report.

Project summary	
Project name	45-53 Macleay Street, Potts Point NSW, 2011_02
Street address	45-53 MACLEAY STREET POTTS POINT, SYDNEY 2011
Local Government Area	SYDNEY
Plan type and plan number	Strata Plan SP934
Lot no.	3
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	44
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	61	Target 60
Materials	✔	-100	Target n/a

If any changes to this BASIX certificate are required, please contact IGS with following details:
- Project reference: 45-53 Macleay Street, Potts Point, Sydney NSW, 2011
- Contact number: 0430 108 801

Certificate Prepared by
Name / Company Name: IGS
ABN (if applicable): 68163019029

Description of project

Project address	
Project name	45-53 Macleay Street, Potts Point NSW, 2011_02
Street address	45-53 MACLEAY STREET POTTS POINT, SYDNEY 2011
Local Government Area	SYDNEY
Plan type and plan number	Strata Plan SP934
Lot no.	3
Section no.	-

Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	44
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	1289
Roof area (m²)	362
Non-residential floor area (m²)	-
Residential car spaces	52
Non-residential car spaces	6

Common area landscape	
Common area lawn (m²)	0
Common area garden (m²)	483.74
Area of indigenous or low water use species (m²)	333.78

Assessor details and thermal loads	
Assessor number	DMN/12/1407
Certificate number	AU4Q5XQOFV
Climate zone	17

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	61	Target 60
Materials	✔	-100	Target n/a

Description of project

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

Residential flat buildings - Building1, 44 dwellings, 16 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.01	1	29	5.5	0	0
1.05	1	26.8	6	0	0
1.09	1	27	5.6	0	0
1.13	1	26.2	6.5	16.63	15.3
11.02	3	158.1	4.5	0	0
14.01	4+	327.4	2.7	0	0
2.03	1	27.5	5.5	0	0
2.07	1	26.8	5.8	0	0
4.01	3	185.7	2.9	0	0
6.01	3	185.7	2.9	0	0
8.01	3	185.7	2.9	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.02	1	29	5.5	0	0
1.06	1	26.8	6	0	0
1.10	1	26.8	5.5	0	0
10.01	3	185.7	2.9	0	0
12.01	3	185.7	2.9	0	0
15.01	4+	249.9	3.2	43.31	13.43
2.04	1	27.6	5.8	0	0
2.08	1	27.5	5.5	0	0
4.02	3	158.2	4.5	0	0
6.02	3	158.1	4.5	0	0
8.02	3	158.1	4.5	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.03	1	27.5	5.5	0	0
1.07	1	26.8	6	0	0
1.11	1	27.5	5.5	0	0
10.02	3	158.1	4.5	0	0
12.02	3	158.1	4.5	0	0
2.01	1	29	5.5	0	0
2.05	1	26.8	5.8	0	0
2.09	1	27.4	5.5	0	0
5.01	3	185.7	2.9	0	0
7.01	3	185.7	2.9	0	0
9.01	3	185.7	2.9	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.04	1	27.1	5.8	0	0
1.08	1	26.7	5.5	0	0
1.12	1	27.5	5.5	16.63	15.3
11.01	3	185.7	2.9	0	0
13.01	4+	326.9	2.7	12.66	0
2.02	1	29	5.5	0	0
2.06	1	27.1	5.4	0	0
2.10	1	26.2	6.5	0	0
5.02	3	158.1	4.5	0	0
7.02	3	158.1	4.5	0	0
9.02	3	158.1	4.5	0	0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)
Lift bank (No. 1)	-
Switch room	20
Plant or service room	213
Hallway/lobby type (levels 1-2)	230

Common area	Floor area (m²)
Lift bank (No. 2)	-
Garbage room	56
Ground floor lobby type	108

Common area	Floor area (m²)
Undercover car park area	3232
Community room	85
Hallway/lobby type (other levels)	170

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
concrete slab on ground, frame:	800	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	1000	-	-
floors above habitable rooms, frame: suspended concrete slab	7148.5	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	brick veneer,frame:light steel frame	3000	-	-
External wall type 2	framed (metal clad),frame:light steel frame	2000	-	-

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:light steel frame	6000	-

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

Ceiling and roof types			
Ceiling and roof type	**Area (m^2)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	362	-	-

Glazing types			Frame types				
Single glazing (m^2)	**Double glazing (m^2)**	**Triple glazing (m^2)**	**Aluminium frames (m^2)**	**Timber frames (m^2)**	**uPVC frames (m^2)**	**Steel frames (m^2)**	**Composite frames (m^2)**
-	900	-	900	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	6 star	6 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

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

(ii) Energy	**Show on DA plans**	**Show on CC/CDC plans & specs**	**Certifier check**
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

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

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	3.5 star	4 star	yes	yes

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.01	23.7	4.8	28.500
1.02	10.20	5.6	15.800
1.03	12.7	8.3	21.000
1.04	3.3	13.1	16.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.05	0.6	13.3	13.900
1.06	1.1	13.8	14.900
1.07	1.6	14.3	15.900
1.08	1.8	13.5	15.300
1.09	9.4	6.1	15.500
1.10	14.10	8	22.100
1.11	18.4	8.7	27.100
1.12	9.8	9	18.800
1.13	23.8	9.4	33.200
10.01	14.10	10.3	24.400
10.02	20.8	16	36.800
11.01	14.40	10.1	24.500
11.02	19.60	17.9	37.500
12.01	15.7	10	25.700
12.02	20.20	12.8	33.000
13.01	23.30	12.2	35.500
14.01	26.20	11.3	37.500
15.01	25.1	13.9	39.000
2.01	31.8	7.2	39.000
2.02	24.00	5.4	29.400
2.03	27.00	9.4	36.400
2.04	10.7	15.1	25.800
2.05	3.1	6.5	9.600
2.06	3.1	6.6	9.700
2.07	3.2	6.7	9.900
2.08	22.10	12.6	34.700
2.09	12.6	11.8	24.400
2.10	24.7	12.5	37.200
4.01	14.9	12.2	27.100
4.02	21.30	16.2	37.500
5.01	11.00	12.4	23.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
5.02	17.8	15.2	33.000
6.01	11.50	12.7	24.200
6.02	18.20	15.4	33.600
7.01	11.8	11.9	23.700
7.02	17.6	17	34.600
8.01	12.10	12.9	25.000
8.02	18.10	15.9	34.000
9.01	13.8	11	24.800
All other dwellings	19.40	14.90	34.300

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	2 star

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 40 kLs	Location: Building1 Pool shaded: no	-
Fire sprinkler system (No. 1)	-	-	-

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	-
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	-
Undercover car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	-
Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	-
Community room	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	-
Plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Ground floor lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type (other levels)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type (levels 1-2)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	-

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 18 number of levels from the bottom of the lift shaft to the top of the lift shaft: 18 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 5 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	2 star

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 13 peak kW
Other	-	-

Notes

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

Legend

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

APPENDIX B – NATHERS CERTIFICATE

If any changes are required to this NatHERS certificate , please contact IGS with following details: Project reference: 45-53 Macleay St, Potts Point NSW - Contact number: 0430 108 801

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. AU4Q5XQOFV

Generated on 28 Nov 2025 using FirstRate5 v5.5.5a

Property

Address	45-53 Macleay Street, Potts Point, NSW, 2011
Lot/DP	
NatHERS Climate Zone	Sydney RO (Observatory Hill)

Accredited assessor

Name	Patrick Phelan
Business name	Energy Water and Environment
Email	patrick@ewenvironment.com.au
Phone	0402586813
Accreditation No.	DMN/12/1407

Assessor Accrediting Organisation
Design Matters National

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1
When using either link, ensure you are visiting www.fr5.com.au.

National Construction Code (NCC) requirements

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

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

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

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

Thermal performance Star rating



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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	15.1	11.3
Maximum allowable limit	N/A	N/A

Whole of Home performance rating

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

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

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
UYXA5NZCX4	1.01	17.8 (N/A)	4.9 (N/A)	22.7	7.9	NA
V7HOGSZZKS	1.02	10.2 (N/A)	5.6 (N/A)	15.8	8.8	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
KZRLUD72SN	1.03	12.7 (N/A)	8.3 (N/A)	21.0	8.1	NA
HJVXA20U6H	1.04	3.3 (N/A)	13.1 (N/A)	16.4	8.7	NA
X26SM0IGZX	1.05	0.6 (N/A)	13.3 (N/A)	13.9	9	NA
U5ENR5GLQ1	1.06	1.1 (N/A)	13.8 (N/A)	14.9	8.9	NA
Q6UJXLMTNO	1.07	1.6 (N/A)	14.3 (N/A)	15.9	8.8	NA
T869NNKO8D	1.08	1.8 (N/A)	13.5 (N/A)	15.3	8.8	NA
2OY6CRL59W	1.09	9.4 (N/A)	6.1 (N/A)	15.5	8.8	NA
E4I77GMBCI	1.10	14.1 (N/A)	8.0 (N/A)	22.1	7.9	NA
O8X84WXEMD	1.11	18.4 (N/A)	8.7 (N/A)	27.1	7.4	NA
OS1U8M3DPF	1.12	9.8 (N/A)	9.0 (N/A)	18.8	8.4	NA
5J7M4Y09BG	1.13	23.8 (N/A)	9.4 (N/A)	33.2	6.7	NA
2D6QKYDK2H	10.01	14.1 (N/A)	10.3 (N/A)	24.4	7.7	NA
5AINPBJ3IS	10.02	20.8 (N/A)	16.0 (N/A)	36.8	6.3	NA
2W4BHCDUUD	11.01	14.4 (N/A)	10.1 (N/A)	24.5	7.7	NA
UCL184T6IQ	11.02	20.9 (N/A)	17.0 (N/A)	37.9	6.1	NA
6P1KXJPX9Y	12.01	15.7 (N/A)	10.0 (N/A)	25.7	7.5	NA
6KR65FJ5JH	12.02	22.2 (N/A)	12.1 (N/A)	34.3	6.6	NA
USZZX2YRPU	13.01	22.5 (N/A)	11.8 (N/A)	34.3	6.6	NA
RNV2VM4UN7	14.01	25.6 (N/A)	11.0 (N/A)	36.6	6.3	NA
XQV6GJUP62	15	25.1 (N/A)	13.9 (N/A)	39.0	6	NA
BJM0Y31ZCQ	2.01	32.7 (N/A)	5.0 (N/A)	37.7	6.2	NA
4HT5HWDX8V	2.02	24.0 (N/A)	5.4 (N/A)	29.4	7.1	NA
NJV7MFBKEF	2.03	26.7 (N/A)	9.3 (N/A)	36.0	6.4	NA
6XCFCFFB6E	2.04	12.8 (N/A)	16.8 (N/A)	29.6	7.1	NA
UDA9KYZBFI	2.05	3.1 (N/A)	6.5 (N/A)	9.6	9.6	NA
VCAQ21YPNS	2.06	3.1 (N/A)	6.6 (N/A)	9.7	9.6	NA
2RV7TGEN3C	2.07	3.2 (N/A)	6.7 (N/A)	9.9	9.5	NA
QC14AKIVWY	2.08	21.8 (N/A)	12.2 (N/A)	34.0	6.6	NA
Q9F6T4XWNK	2.09	12.6 (N/A)	11.8 (N/A)	24.4	7.7	NA
Q0XNMDSDPD	2.10	24.7 (N/A)	12.5 (N/A)	37.2	6.2	NA
ULIC2TKGPS	4.01	14.9 (N/A)	12.2 (N/A)	27.1	7.4	NA
TC3ZC2MZNZ	4.02	23.8 (N/A)	14.4 (N/A)	38.2	6.1	NA
TRASVZOOR6	5.01	11.0 (N/A)	12.4 (N/A)	23.4	7.8	NA
2FFSEE1CDA	5.02	17.8 (N/A)	15.2 (N/A)	33.0	6.7	NA
TQG41O78LT	6.01	11.5 (N/A)	12.7 (N/A)	24.2	7.7	NA
12ZZUCLZRC	6.02	18.2 (N/A)	15.4 (N/A)	33.6	6.6	NA
E5YT0O6KV7	7.01	11.8 (N/A)	11.9 (N/A)	23.7	7.8	NA

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
BKVNGCLF1H	7.02	18.7 (N/A)	16.0 (N/A)	34.7	6.5	NA
2QD7E9PQ8B	8.01	12.1 (N/A)	12.9 (N/A)	25.0	7.6	NA
3BUB5X1XEN	8.02	18.8 (N/A)	16.2 (N/A)	35.0	6.5	NA
RWMNSRGMTR	9.01	13.8 (N/A)	11.0 (N/A)	24.8	7.7	NA
8QMTE9ZURS	9.02	20.7 (N/A)	14.2 (N/A)	34.9	6.5	NA

Explanatory notes

About this report

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

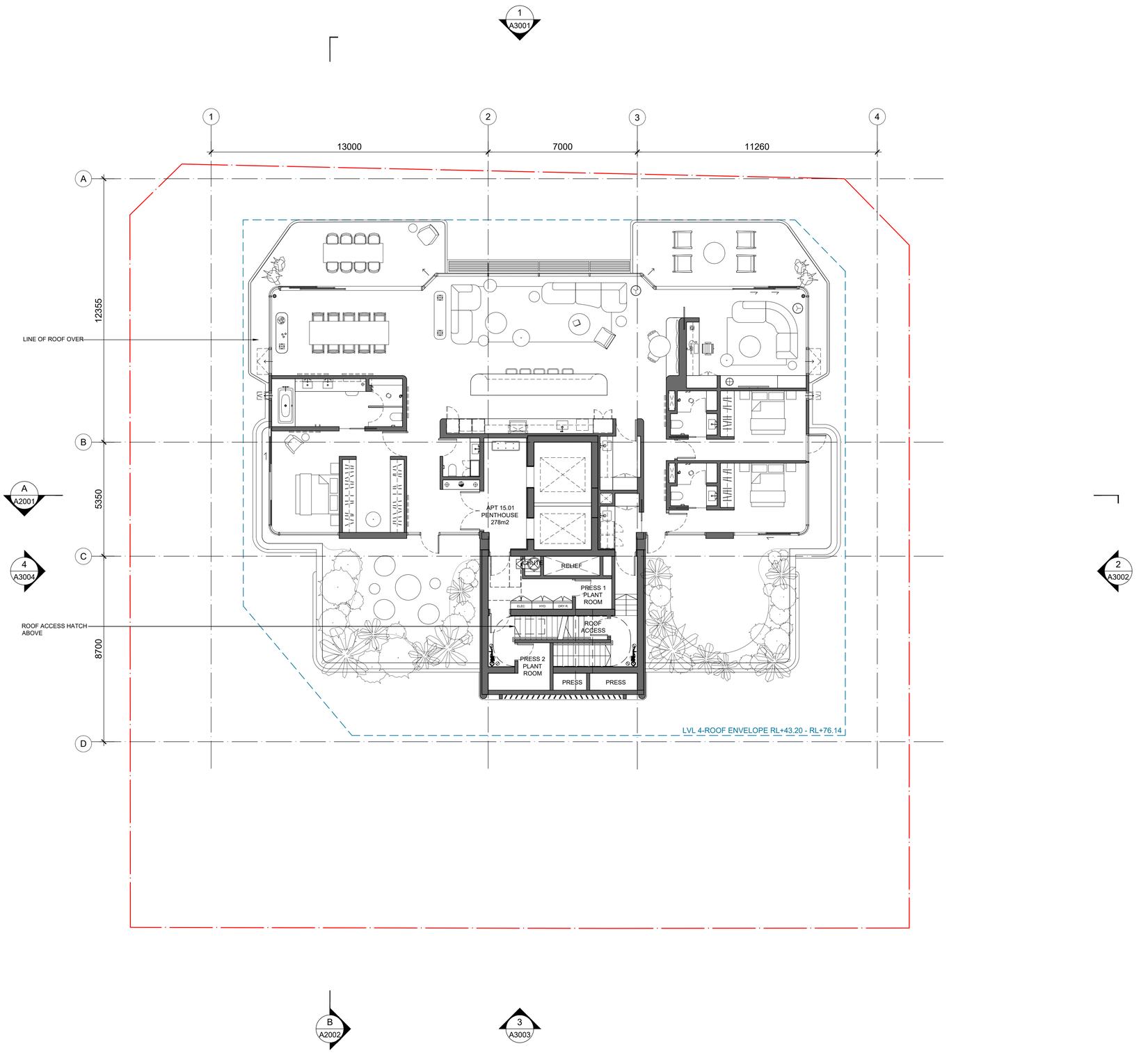
The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

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

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

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

APPENDIX C – FLOOR INSULATION MARKUP



NOTES / LEGEND / MATERIAL

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LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	29.05.25	PRELIMINARY ISSUE	KHA
B	07.08.25	WORK IN PROGRESS ISSUE	KHA
C	01.09.25	WORK IN PROGRESS ISSUE	KHA
D	22.09.25	WORK IN PROGRESS ISSUE	KHA
E	02.10.25	WORK IN PROGRESS ISSUE	KHA
F	10.10.25	WORK IN PROGRESS ISSUE	KHA
G	24.10.25	FROZEN PLAN SET FOR DA	KHA
H	31.10.25	FROZEN PLAN SET FOR DA	KHA

STATUS

PRELIMINARY

CLIENT

Time & Place
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS

45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	31.10.2025	

DRAWING TITLE

LEVEL 15 FLOOR PLAN
PENTHOUSE

DRAWING NUMBER	ISSUE
A 1025	H

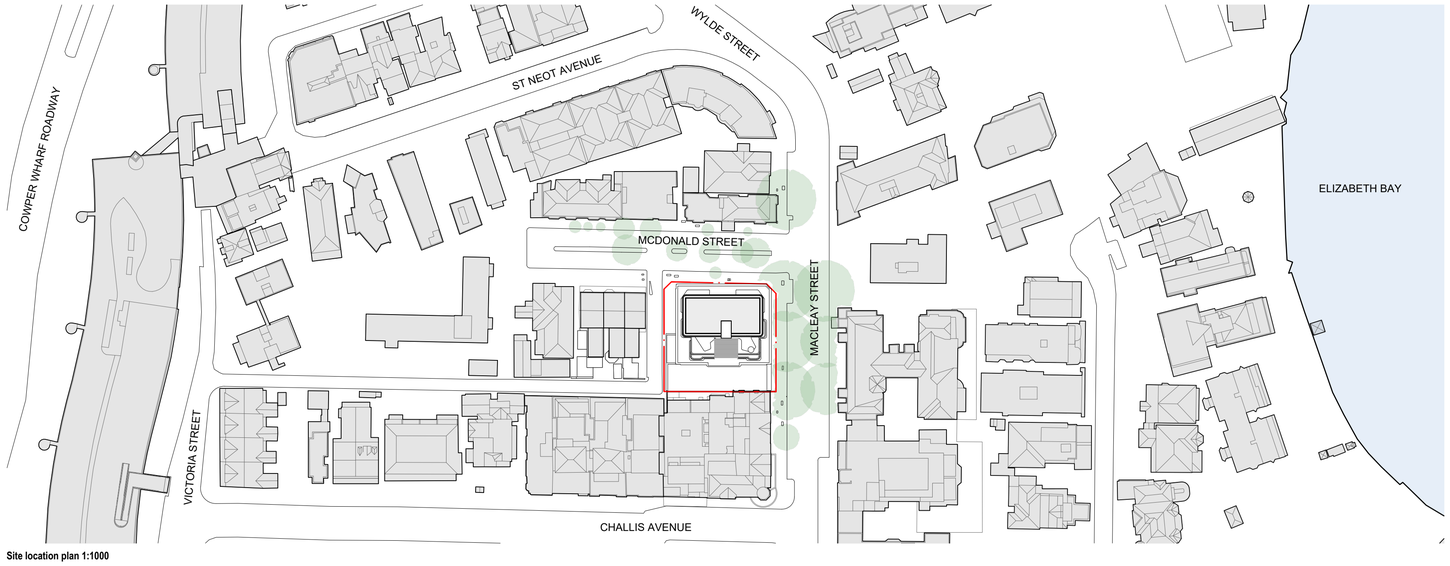
APPENDIX D – STAMPED ARCHITECTURAL DRAWINGS

45-53 MACLEAY STREET, POTTS POINT
ARCHITECTURAL DRAWINGS FOR DA SUBMISSION

DRAWING LIST	DWG NO.	ISSUE
0000 - SITE PLANS		
OVERVIEW PAGE	A0000	A
ROOF SITE PLAN	A0010	A
GROUND SITE PLAN	A0011	A
1000 - GENERAL ARRANGEMENT PLANS		
BASEMENT 4 FLOOR PLAN	A1001	A
BASEMENT 3 FLOOR PLAN	A1002	A
BASEMENT 2 FLOOR PLAN	A1003	A
BASEMENT 1 FLOOR PLAN	A1004	A
GROUND FLOOR PLAN	A1010	A
LEVEL 1 FLOOR PLAN	A1011	A
LEVEL 2 FLOOR PLAN	A1012	A
LEVEL 3 FLOOR PLAN, TERRACE LEVEL	A1013	A
LEVEL 4 FLOOR PLAN (TYPICAL 5, 7, 9, 11)	A1014	A
LEVEL 6 FLOOR PLAN (TYPICAL 8, 10, 12)	A1016	A
LEVEL 13-14 FLOOR PLAN	A1023	A
LEVEL 15 FLOOR PLAN	A1025	A
ROOF PLAN	A1026	A
ADAPTABLE HOUSING AND LIVEABLE HOUSING	A1040	A
ADAPTABLE APARTMENT PLANS	A1041	A
ADAPTABLE APARTMENT PLANS	A1042	A
2000 - SECTIONS		
SECTION A	A2001	A
SECTION B	A2002	A
SECTION A - CONCEPT ENVELOPE OVERLAY	A2003	A
SECTION B - CONCEPT ENVELOPE OVERLAY	A2004	A
3000 - ELEVATIONS		
NORTH ELVATION	A3001	A
EAST ELEVATION	A3002	A
SOUTH ELEVATION	A3003	A
WEST ELEVATION	A3004	A
4500 - FINISHES		
EXTERIOR FINISHES BOARD (DIGITAL ONLY)	A4500	A
4700 - PERSPECTIVE VIEWS (RENDERS)		
PERSPECTIVE VIEWS (RENDERS)	A4700	A
PERSPECTIVE VIEWS (RENDERS)	A4701	A
PERSPECTIVE VIEWS (RENDERS)	A4702	A
PERSPECTIVE VIEWS (RENDERS)	A4703	A
9000 - DIAGRAMS AND SCHEDULES		
GFA SCHEDULE	A9000	A
AREA PLANS - GFA SHEET 1	A9001	A
AREA PLANS - GFA SHEET 2	A9002	A
ADG COMPLIANCE DRAWING - CROSS VENTILATION	A9020	A
ADG COMPLIANCE DRAWING - SOLAR ACCESS	A9021	A
ADG COMPLIANCE DRAWING - SOLAR ACCESS TO COMMUNAL OPEN SPACE	A9022	A
OVERSHADOWING COMPARISON DIAGRAM - EXISTING BUILDING	A9040	A
OVERSHADOWING COMPARISON DIAGRAM - CONCEPT ENVELOPE	A9041	A
VIEW FROM THE SUN - 21 JUNE PROPOSED - 9:00am - 11:00am	A9050	A
VIEW FROM THE SUN - 21 JUNE PROPOSED - 11:15am - 1:15pm	A9051	A
VIEW FROM THE SUN - 21 JUNE PROPOSED - 1:30pm - 3:00pm	A9052	A
HEIGHT PLANE AXONOMETRIC DIAGRAMS	A9080	A
9500 - REPORTS		
DESIGN REPORT SSDA		
APPENDIX A: HOUSING SEPP ASSESSMENT TABLE		
APPENDIX B: ADG COMPLIANCE TABLE		
APPENDIX C: DESIGN VERIFICATION STATEMENT		
APPENDIX D: DESIGN INTEGRITY STATEMENT		



View of the proposed development, Macleay Street elevation



Site location plan 1:1000

NOTES / LEGEND / MATERIAL

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Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding/?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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admin_perth@khastudio.com.au

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

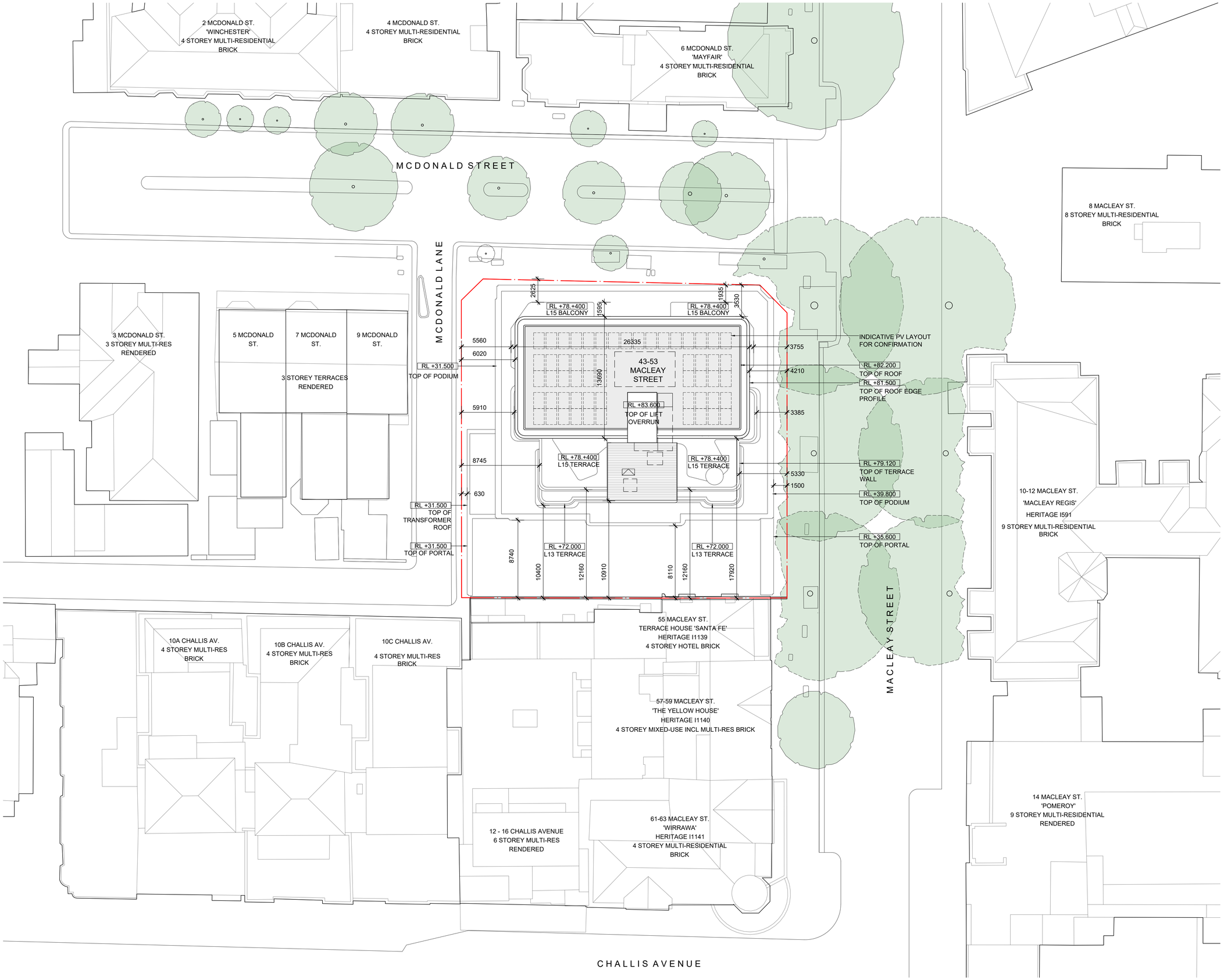
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

NORTH

DRAWING TITLE
OVERVIEW PAGE

DRAWING NUMBER	ISSUE
A0000	A



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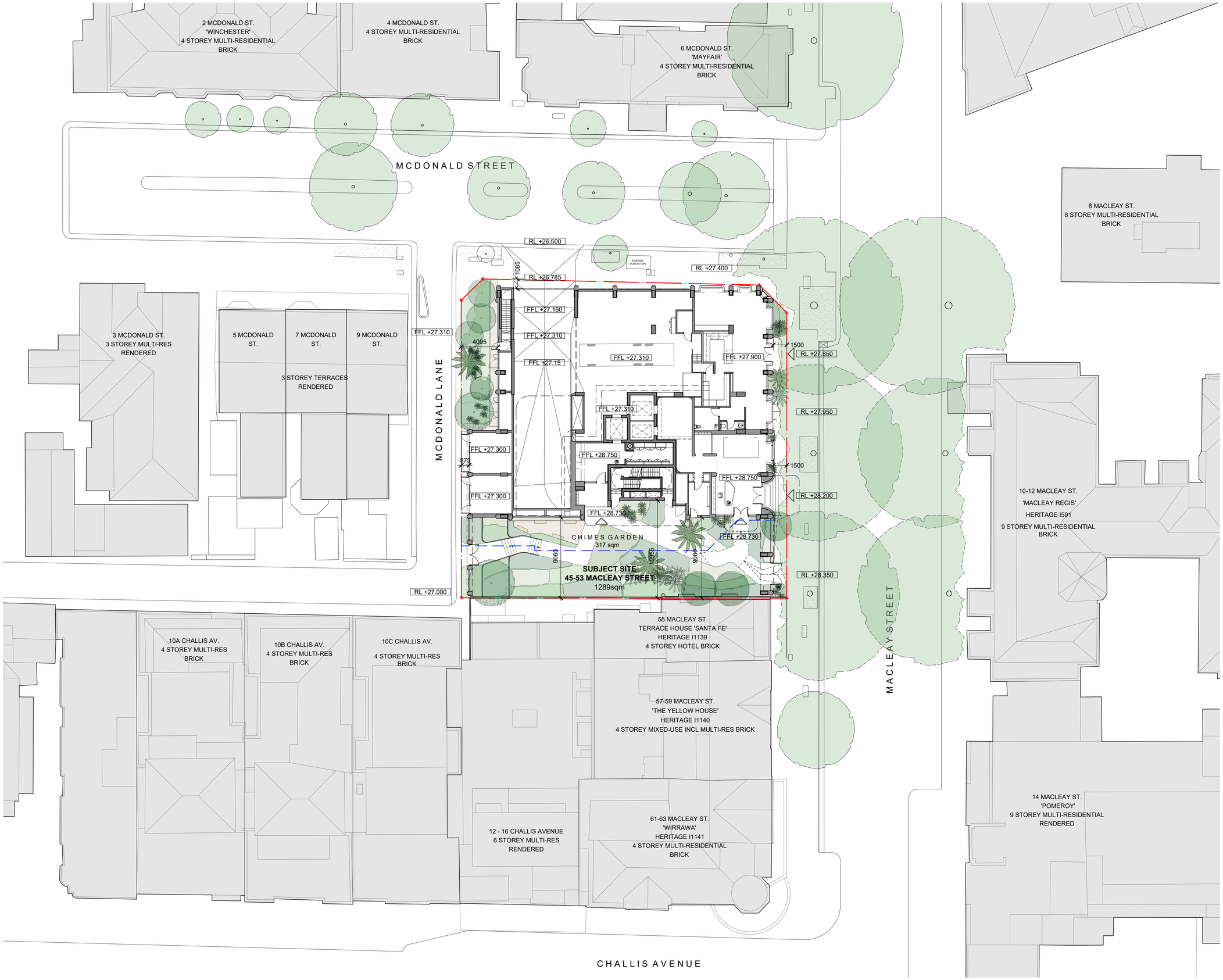
PROJECT	REF
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ADDRESS
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POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA	NORTH
SCALE (@ A1)	1:200	
DATE	26.11.25	

DRAWING TITLE
ROOF SITE PLAN

DRAWING NUMBER	ISSUE
A0010	A



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LEGEND

- SITE BOUNDARY
- LINE OF BASEMENT BELOW

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
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POTTS POINT, SYDNEY, NSW 2011

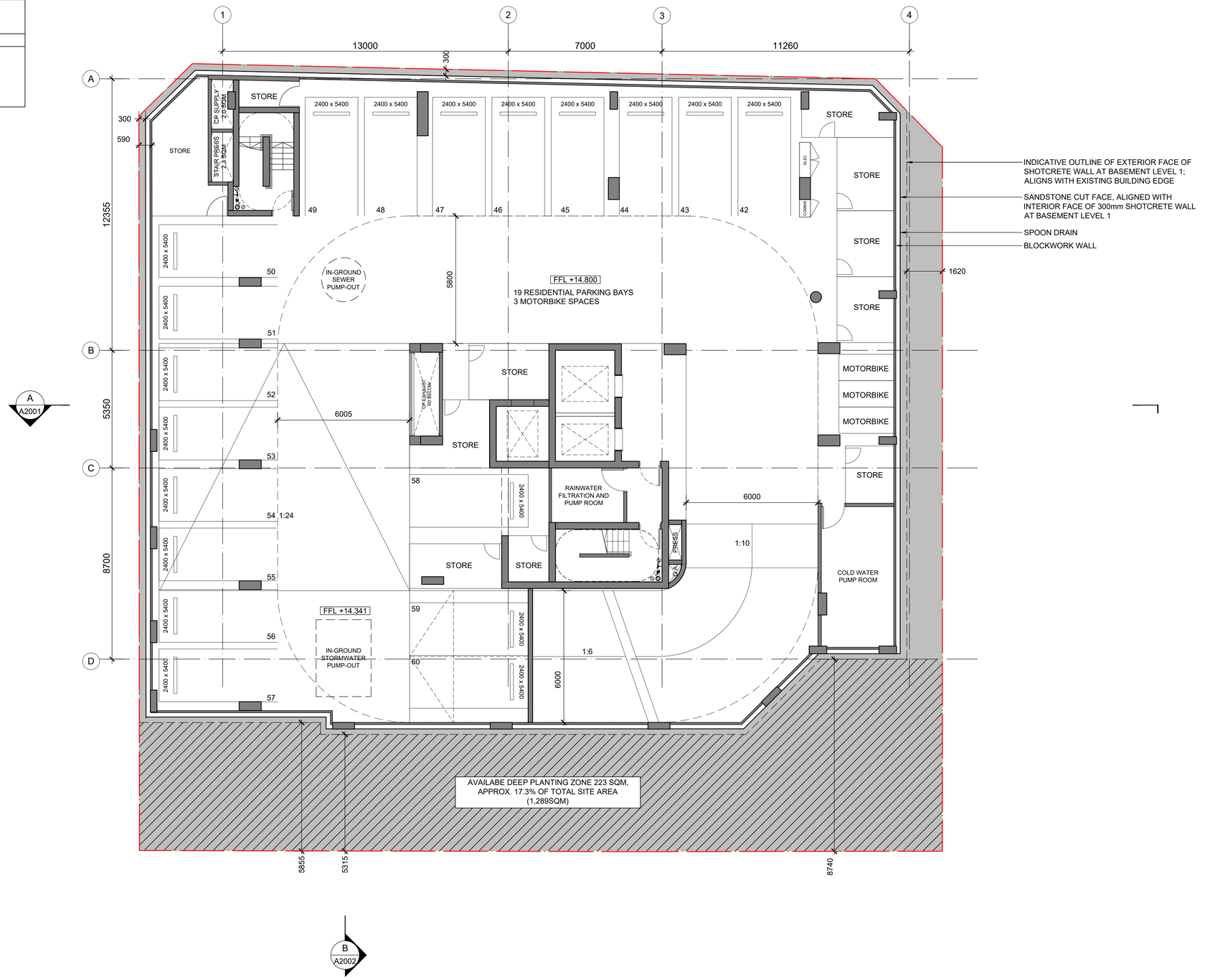
DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

NORTH

DRAWING TITLE
GROUND SITE PLAN

DRAWING NUMBER	ISSUE
A0011	A

PARKING SCHEDULE		
LEVEL	CAR & MOTOR CYCLE PARKING BAYS	BIKE PARKING BAYS
BASEMENT 4	19 Residential 3 Motorcycle	
BASEMENT 3	17 Residential 3 Motorcycle	
BASEMENT 2	9 Residential 5 DDA Bays	53
BASEMENT 1	0 Residential 3 DDA Bays 6 Visitor 2 Retail	
GROUND FLOOR	Nil	
TOTAL	52 Residential (inc. 7 DDA) 6 Visitor (inc. 1 DDA) 2 Retail 6 Motorcycle 60 Total Car Bays	53



A
A2001

B
A2002

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Certificate No. # AU4Q5XQOFV
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Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

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LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

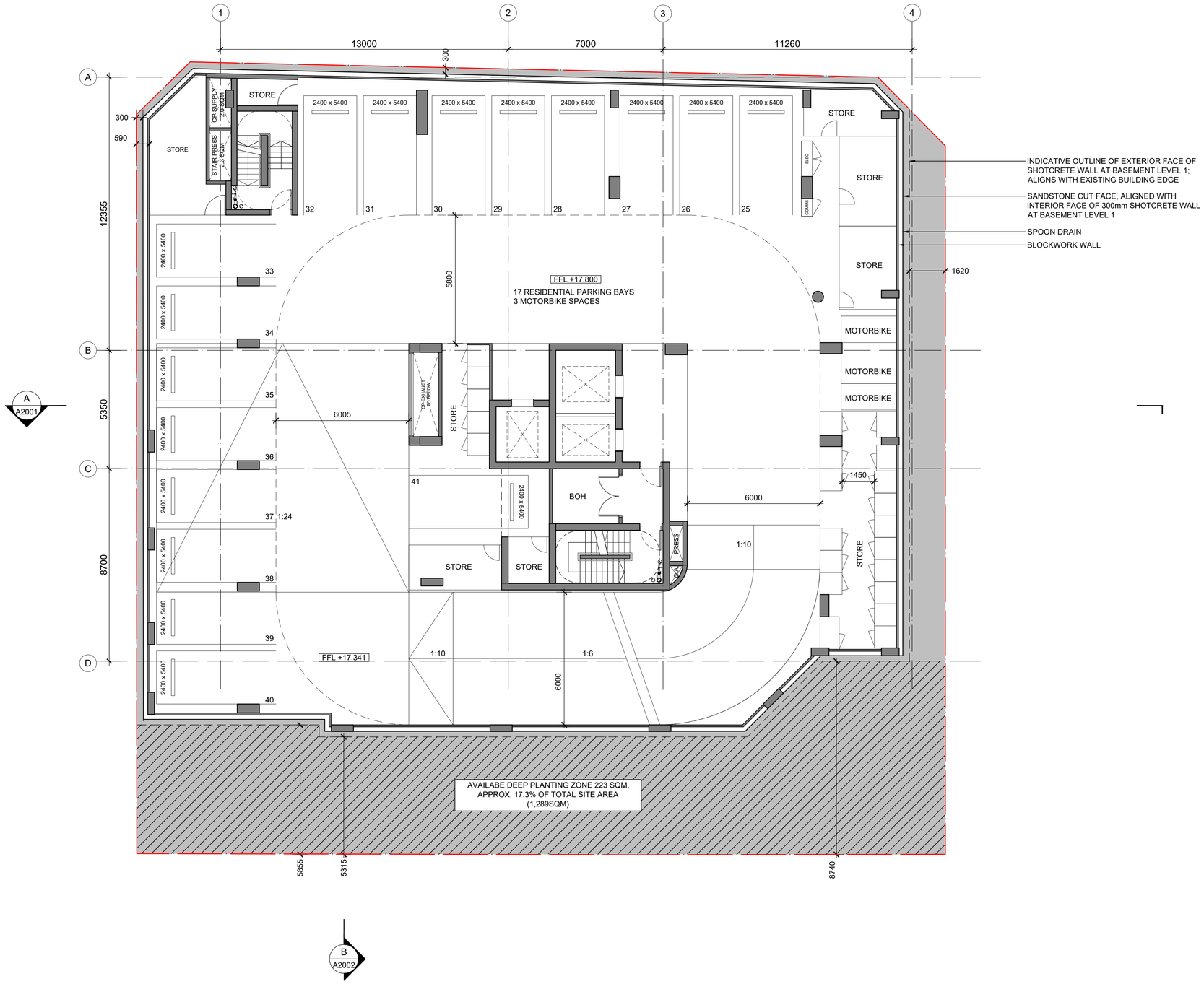
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
BASEMENT 4 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1001	A



A
A2001

B
A2002

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Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

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LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

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DEVELOPMENT APPLICATION

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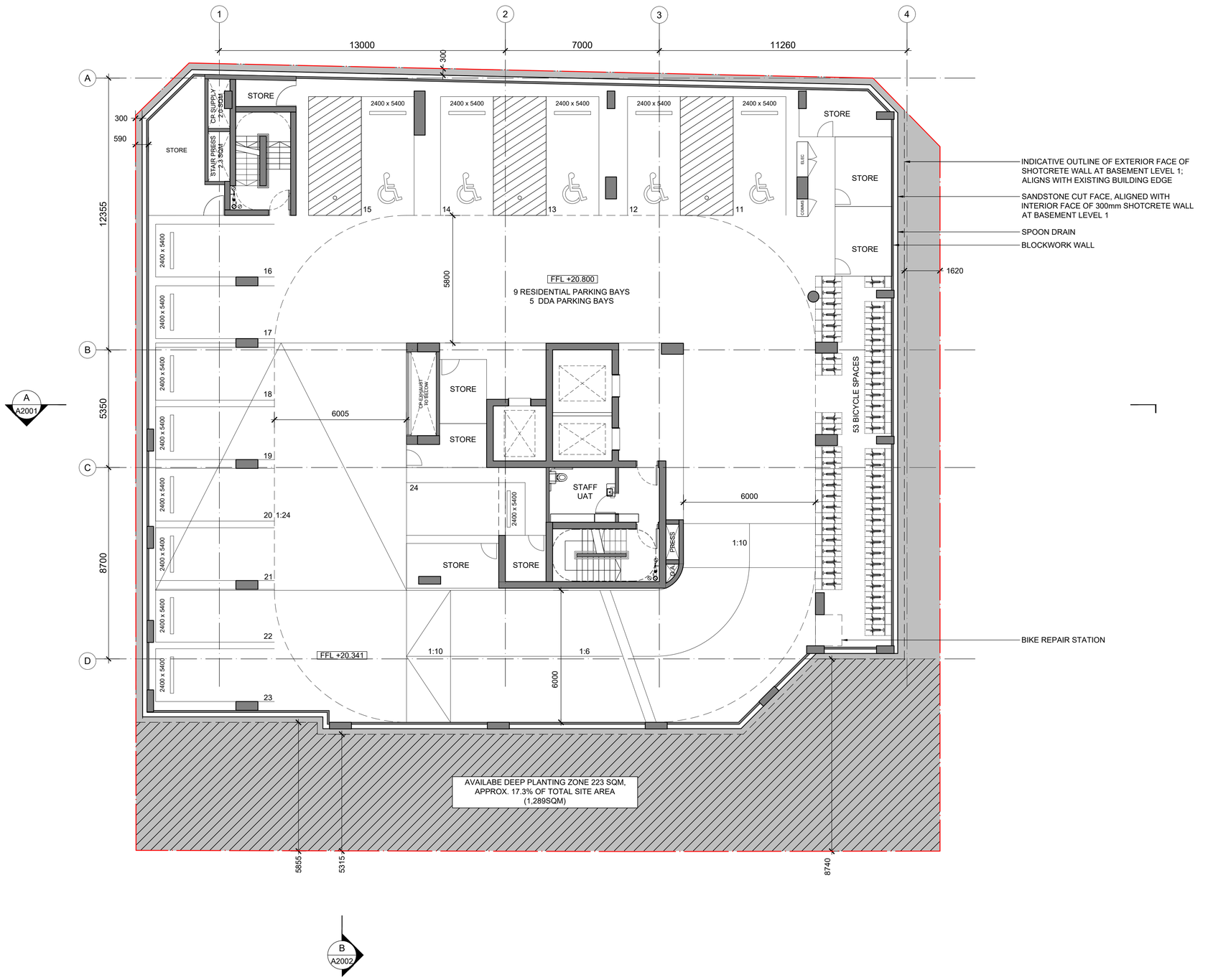
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
BASEMENT 3 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1002	A



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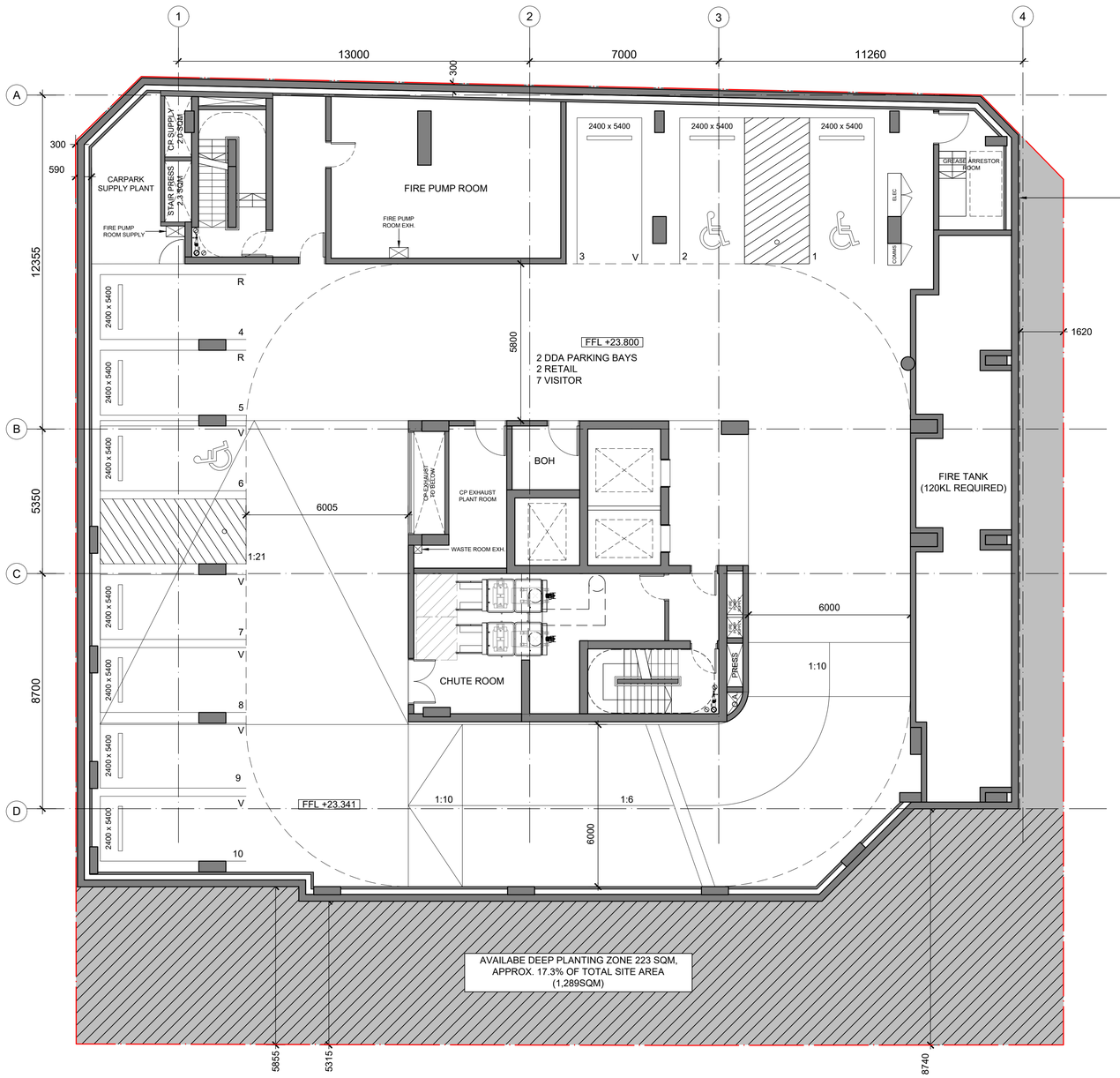
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
BASEMENT 2 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1003	A



NOTES / LEGEND / MATERIAL

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Accreditation No. DMN/12/1407
Property Address 45-53 Macleay Street, Potts Point, NSW, 2011

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LEGEND

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ISSUE	DATE	AMENDMENT	CHECKED
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ADDRESS

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POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE

BASEMENT 1 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1004	A

MCDONALD STREET

MCDONALD LANE

MACLEAY STREET

RL +26.500

RL +26.785

RL +27.400

BLAST ZONES SHOWN DASHED

EXISTING SUBSTATION

13000

7000

11260

1685

3000

2900

3100

1:8

1:20

1:20

1:8

FFL +27.160

FFL +27.310

FFL +27.15

FFL +27.310

FFL +27.310

12355

4110

5350

6000

890

875

8700

OVERHEAD PERFORATED GARAGE DOOR

LOADING DOCK / HOLDING AREA

FFL +27.310

RESIDENTIAL METER ROOM

H/D

RETAIL

FFL +27.900

1500

RL +27.850

CP SUPPLY LOUVER STACKED ABOVE STAIR PRESS SUPPLY LOUVER

WATER METER

STORM-WATER QUALITY TANK

FIRE BOOSTER CABINET BELOW

RL +27.950

CAR PARK EXHAUST DUCT

WASTE ROOM EXH.

FIRE PUMP ROOM EXH.

UAT

WC

MAIL

TRANSFORMER

FFL +27.300

PIT DEPTH 700mm LOWER

4H FIRE RATING REQUIRED TO FLOORS, WALLS AND ROOF OF TRANSFORMER.

HYD

COMMS

ELEC

BOH

ELEC

HYD

DRY R.

PODIUM LOBBY

FFL +28.750

BSMT. STAIR PRESS SUPPLY

FIRE CONTROL ROOM

TOWER LOBBY

FFL +28.750

1500

RL +28.200

MAIN SWITCH ROOM

FFL +27.300

CARPARK EXHAUST DUCT TRANSFERRING AT HIGH LEVEL

STORE

MAIL

LINE OF BASEMENT UNDER SHOWN BLUE DASHED

FFL +28.730

CHIMES GARDEN

sqm

FFL +28.730

9060

10970

9060

RL +28.350

RL +27.000

1 A3001

2 A3002

3 A3003

4 A3004

A A2001

B A2002

NOTES / LEGEND / MATERIAL

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Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/121407
Property Address: 45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

SITE BOUNDARY

LINE OF BASEMENT BELOW

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

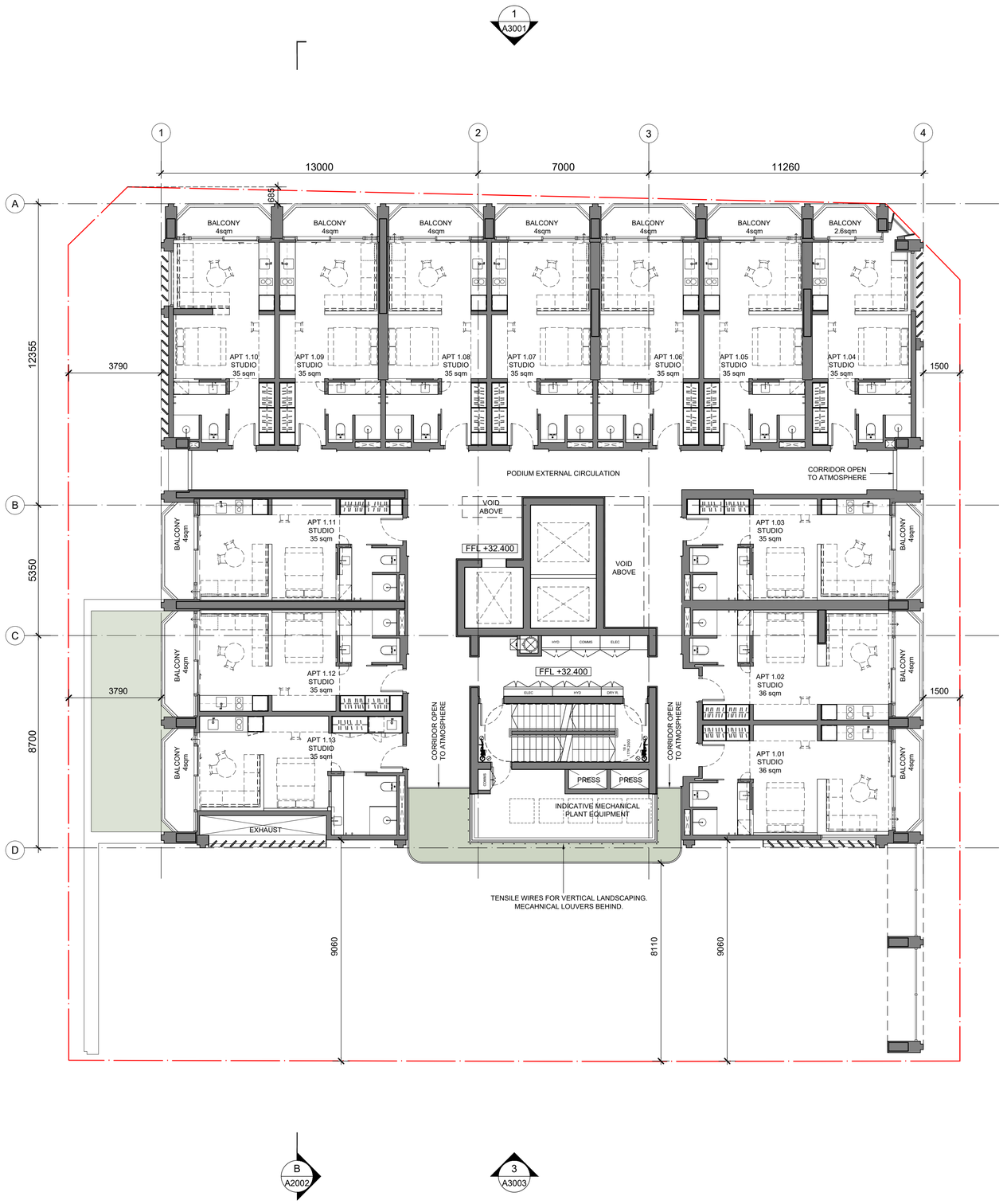
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
GROUND FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1010	A



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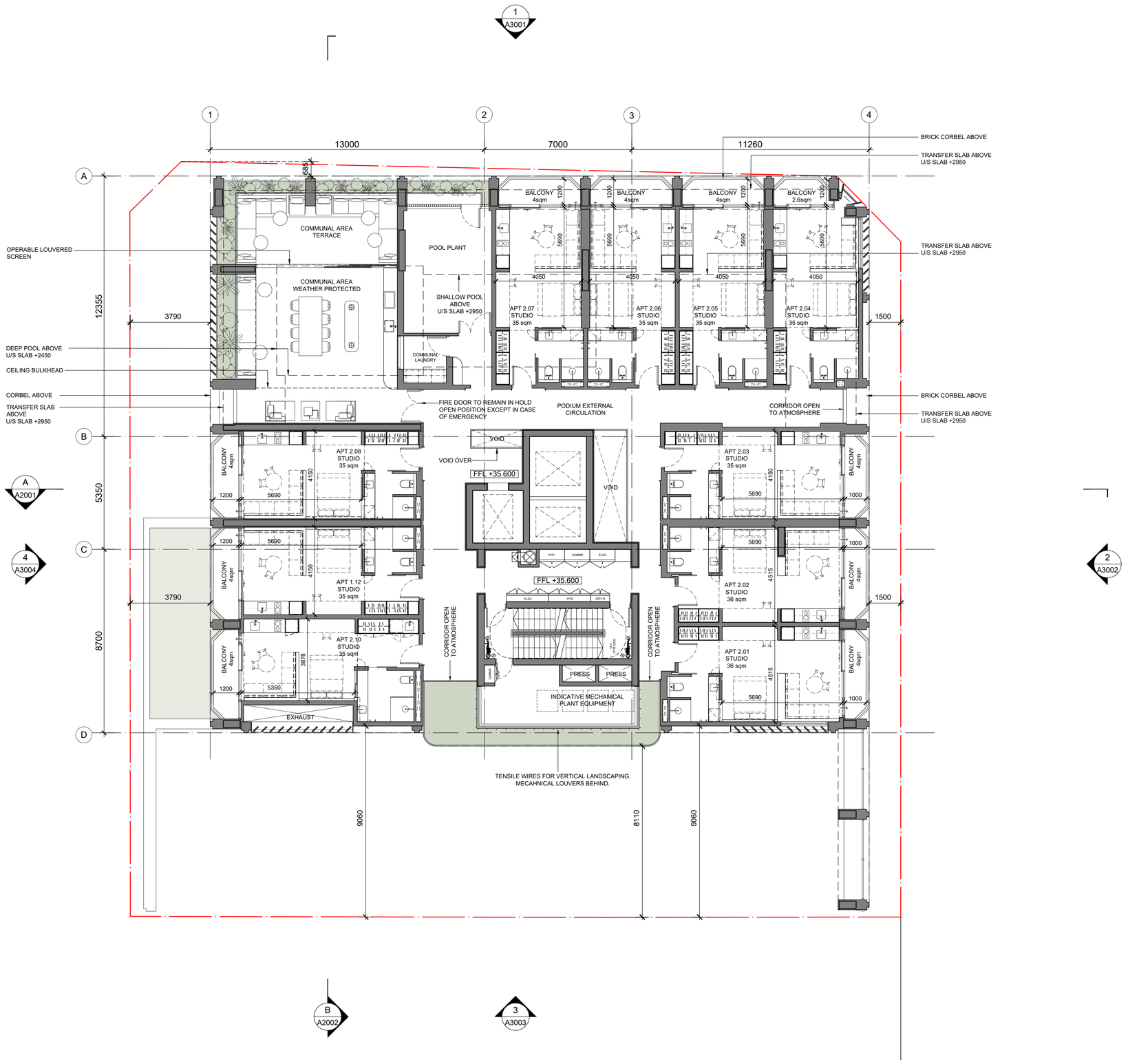
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	26.11.25	

DRAWING TITLE

LEVEL 1 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1011	A



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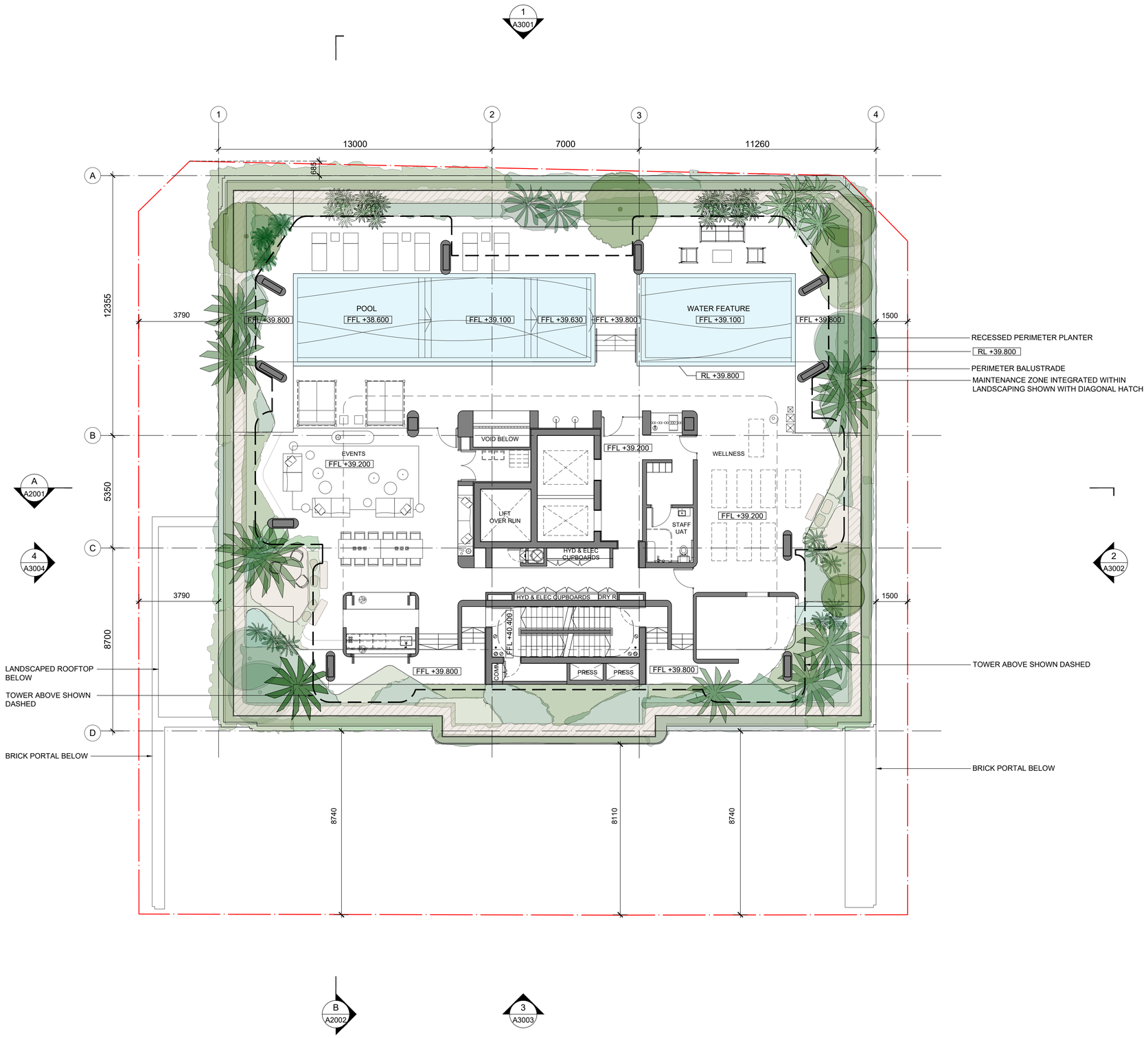
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POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	26.11.25	

DRAWING TITLE

LEVEL 2 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1012	A



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LEGEND

- SITE BOUNDARY
- TOWER ABOVE

ISSUE	DATE	AMENDMENT	CHECKED
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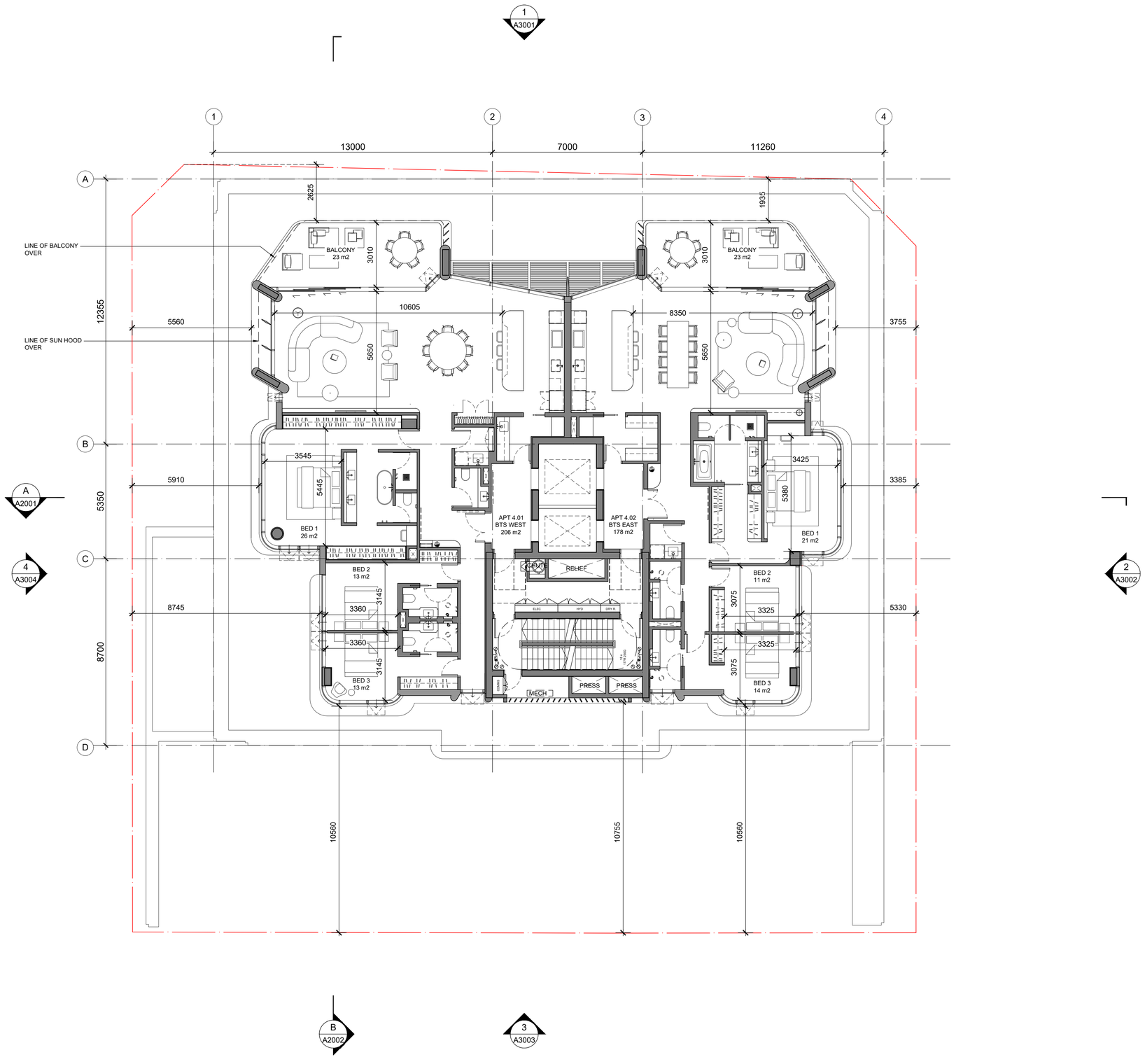
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
LEVEL 3 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1013	A



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LEGEND

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PROJECT	REF
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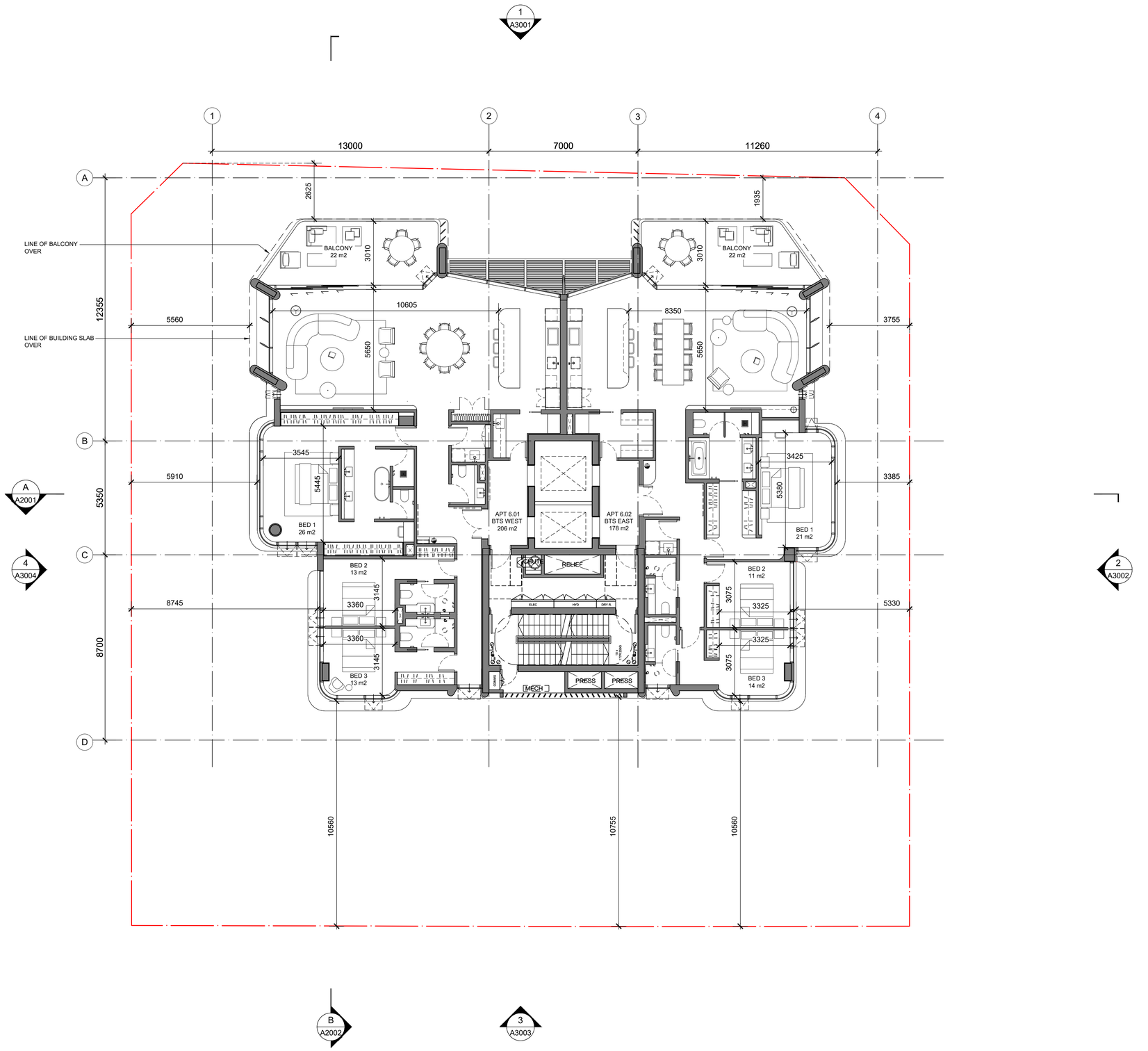
DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE

LEVEL 4 FLOOR PLAN
(TYPICAL 5, 7, 9, 11)

DRAWING NUMBER	ISSUE
A 1014	A



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LEGEND

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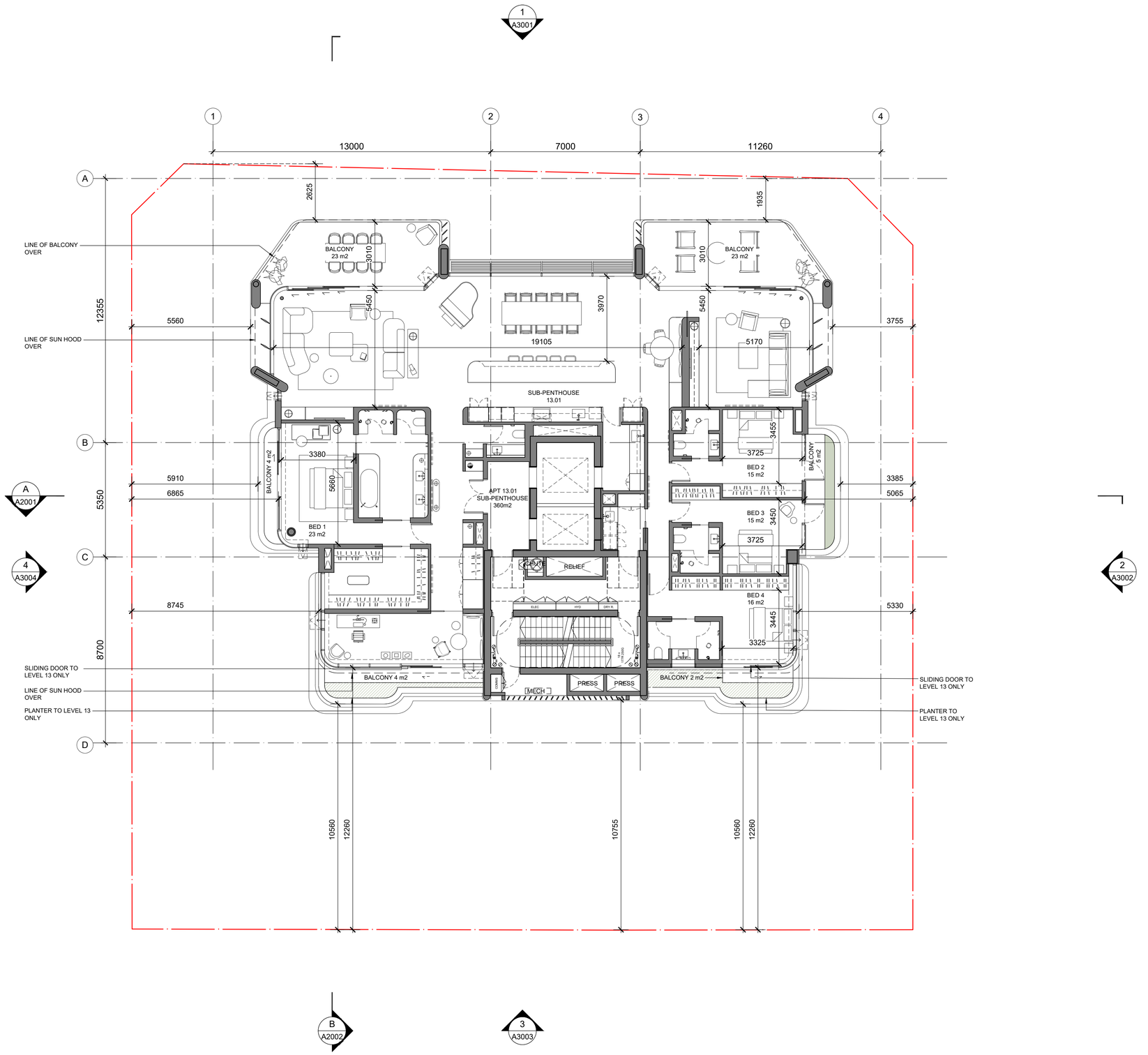
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
LEVEL 6 FLOOR PLAN
(TYPICAL 8,10,12)

DRAWING NUMBER	ISSUE
A 1016	A



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LEGEND

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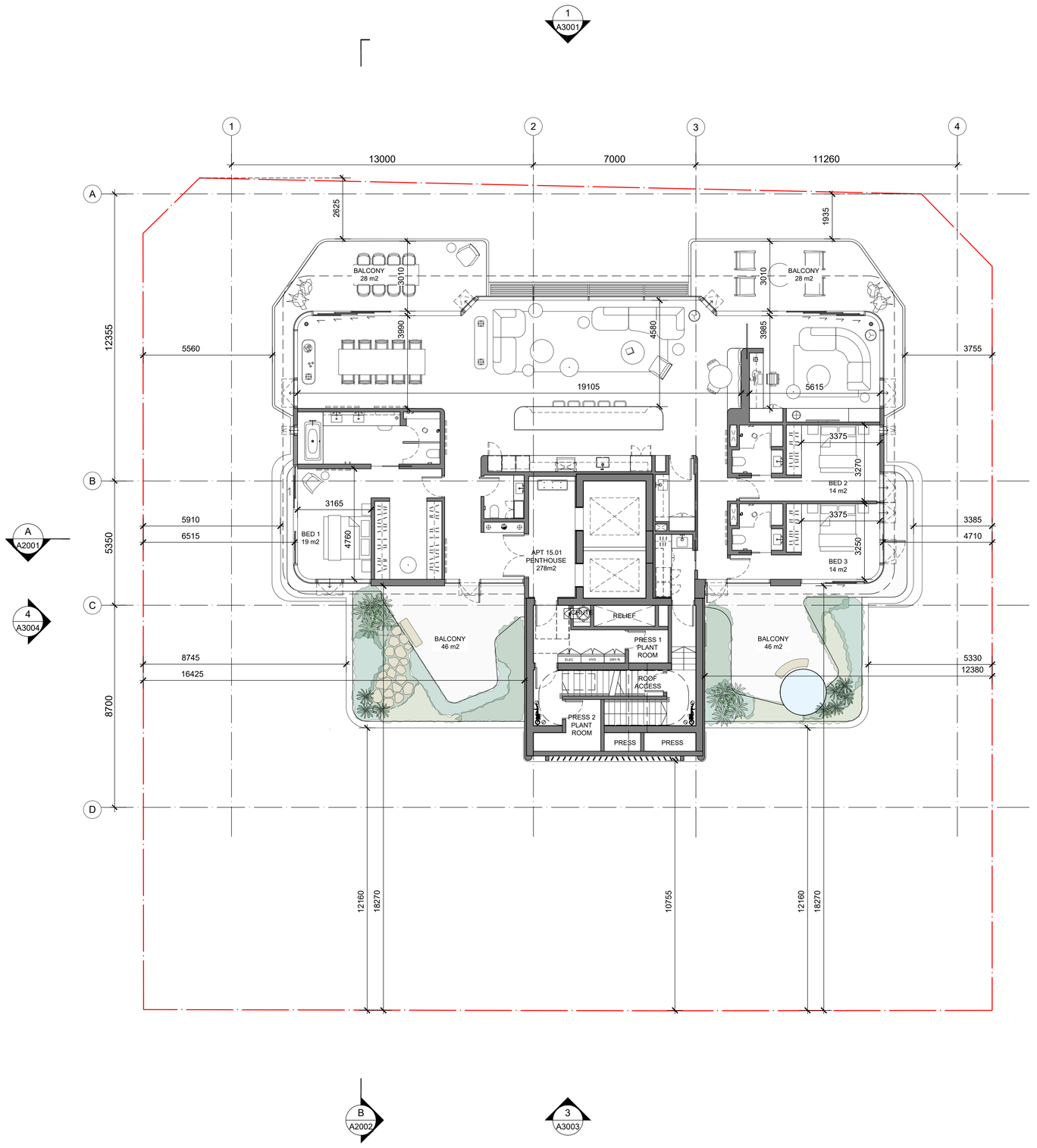
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
LEVEL 13 FLOOR PLAN (TYP. 14)
SUB-PENTHOUSE

DRAWING NUMBER	ISSUE
A 1023	A



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LEGEND

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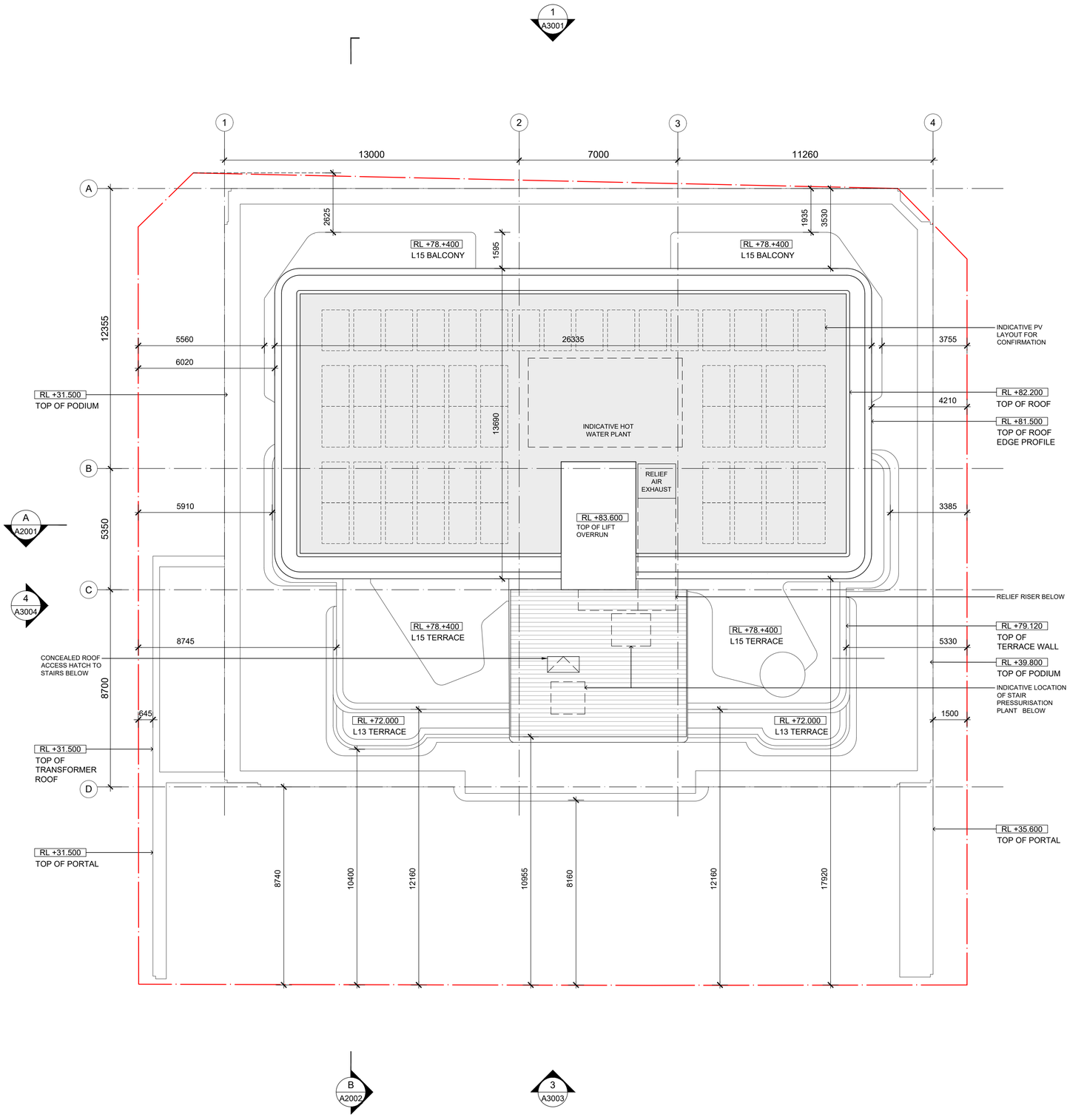
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DRAWN	KHA
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DATE	26.11.25

NORTH

DRAWING TITLE
LEVEL 15 FLOOR PLAN
PENTHOUSE

DRAWING NUMBER	ISSUE
A 1025	A



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LEGEND

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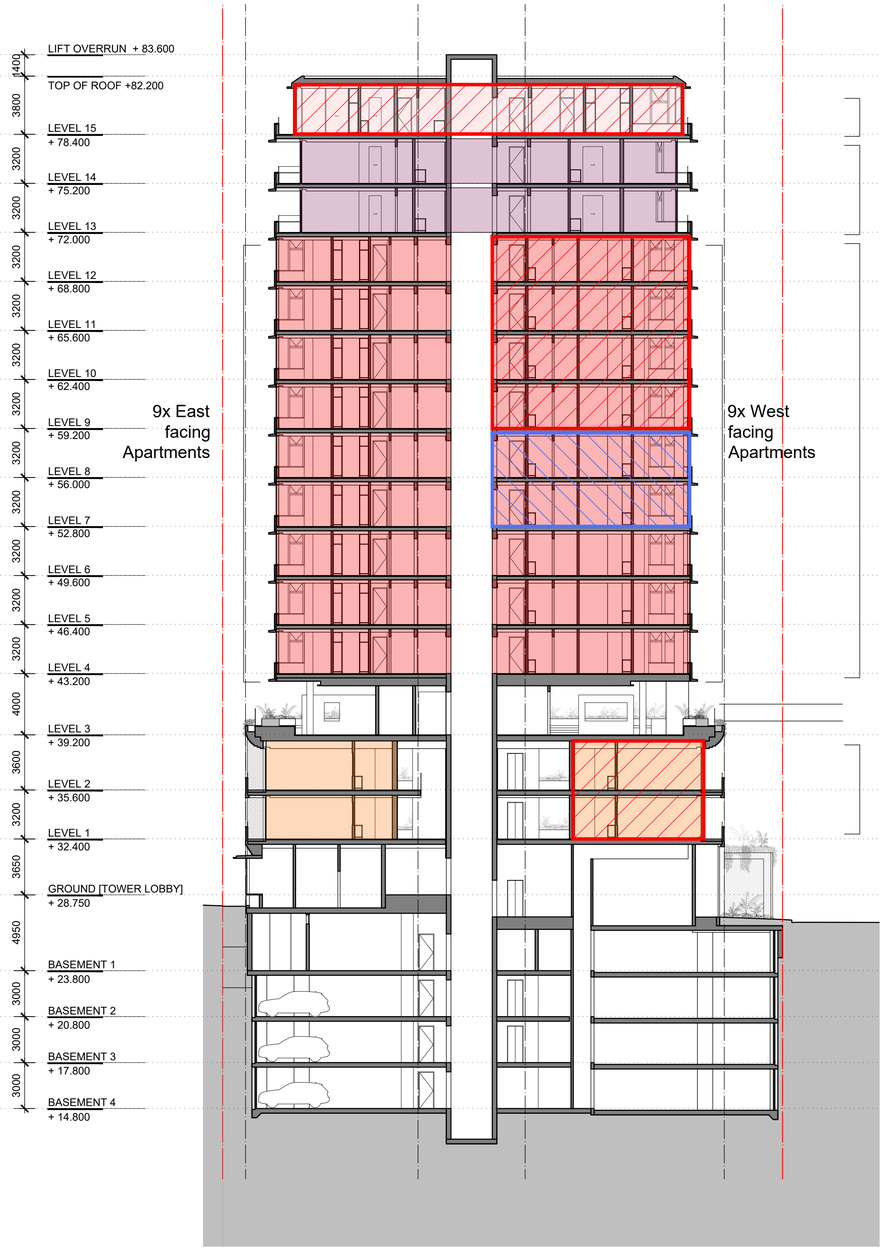
ADDRESS
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POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
ROOF PLAN

DRAWING NUMBER	ISSUE
A 1026	A



1x Penthouse Apartment

2x Sub-Penthouse Apartments

18x 3-Bedroom Apartments

23x Studio Apartments

44 Total Units

20% LHA Silver Level: 9 Apartments
15% Adaptable Apartment; 7 Apartments

Notes:

1. LHA = Livable Housing Australia, this relates to ADG design guidance to achieve 20% of total apartments to incorporate Livable Housing Guideline's silver level universal design features
2. Adaptable Apartment; relates to DDA requirement to achieve 15% of apartments to be adaptable based upon City of Sydney DCP 2012 and following criteria of AS4299 - refer Access Consultant.
3. KHA understand that if units are Adaptable they are LHA and Adaptable units can be counted towards LHA units. As such, we understand, we require;
   - 7x Adaptable + LHA
   - 2x LHA

Unit mix section diagram

PROJECT UNIT MIX

STUDIO APARTMENT	3-BEDROOM APARTMENT	SUB-PENTHOUSE APARTMENT	PENTHOUSE APARTMENT	TOTAL
23	18	2	1	44
52.3%	40.9%	4.5%	2.3%	100.0%

PROPOSED ADAPTABLE UNITS + LHA UNITS

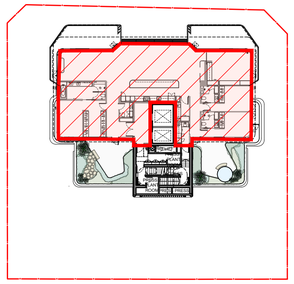
2x STUDIO APARTMENT (Level 1 and Level 2)

4x 3-BEDROOM APARTMENT (Levels 9-12)

1x PENTHOUSE APARTMENT

PROPOSED LHA UNIT

2x 3-BEDROOM APARTMENT (Levels 7-8)



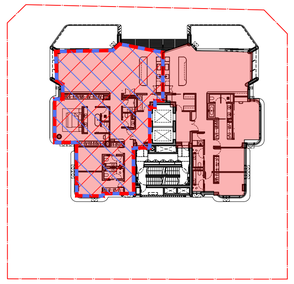
LEVEL 15 - PENTHOUSE

PROJECT UNIT MIX

TYPE: PENTHOUSE

NUMBER: 1

PERCENTAGE: 2.3%



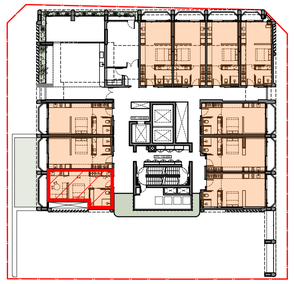
LEVELS 7-12 - 3-BEDROOM APARTMENTS

PROJECT UNIT MIX

TYPE: 3 BEDROOM

NUMBER: 18 (2 PER LEVEL)

PERCENTAGE: 40.9%



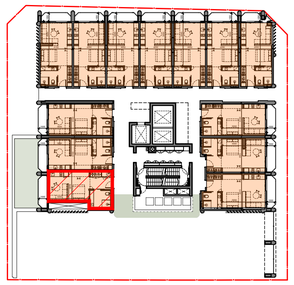
LEVEL 2 - STUDIO APARTMENTS

PROJECT UNIT MIX

TYPE: STUDIO

NUMBER: 10

PERCENTAGE: 52.3%



LEVEL 1 - STUDIO APARTMENTS

PROJECT UNIT MIX

TYPE: STUDIO

NUMBER: 13

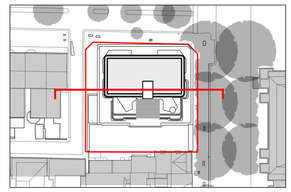
PERCENTAGE: 52.3%

NOTES / LEGEND / MATERIAL

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Certificate No. # AU4Q5XQOFV

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Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

- SITE BOUNDARY
- PROPOSED LHA UNITS
- PROPOSED ADAPTABLE + LHA UNITS
- STUDIO APARTMENT
- 3-BEDROOM APARTMENT
- SUB-PENTHOUSE APARTMENT
- PENTHOUSE APARTMENT

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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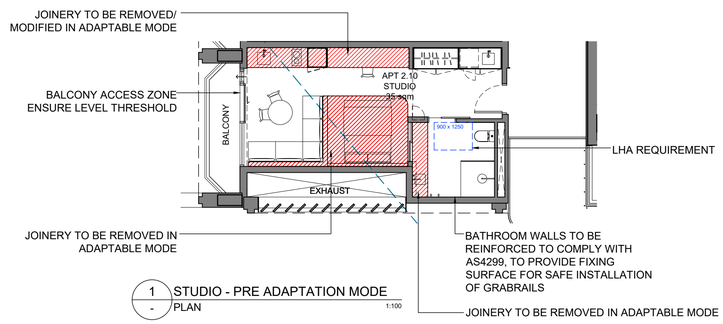
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

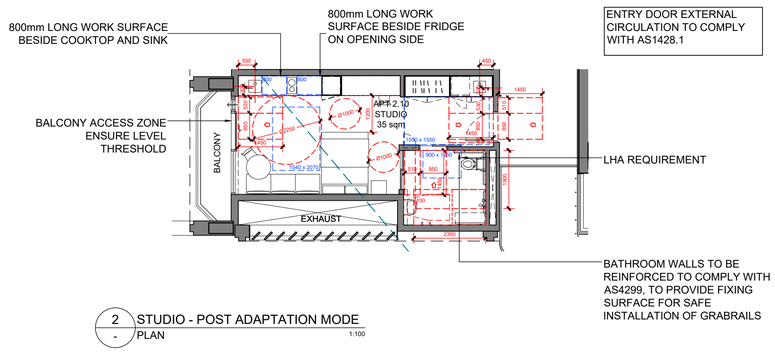
DRAWN	KHA	NORTH
SCALE (@ A1)	NTS	
DATE	26.11.25	

DRAWING TITLE
ADAPTABLE HOUSING AND LIVEABLE HOUSING

DRAWING NUMBER	ISSUE
A1040	A



1 / - STUDIO - PRE ADAPTATION MODE
PLAN 1:100

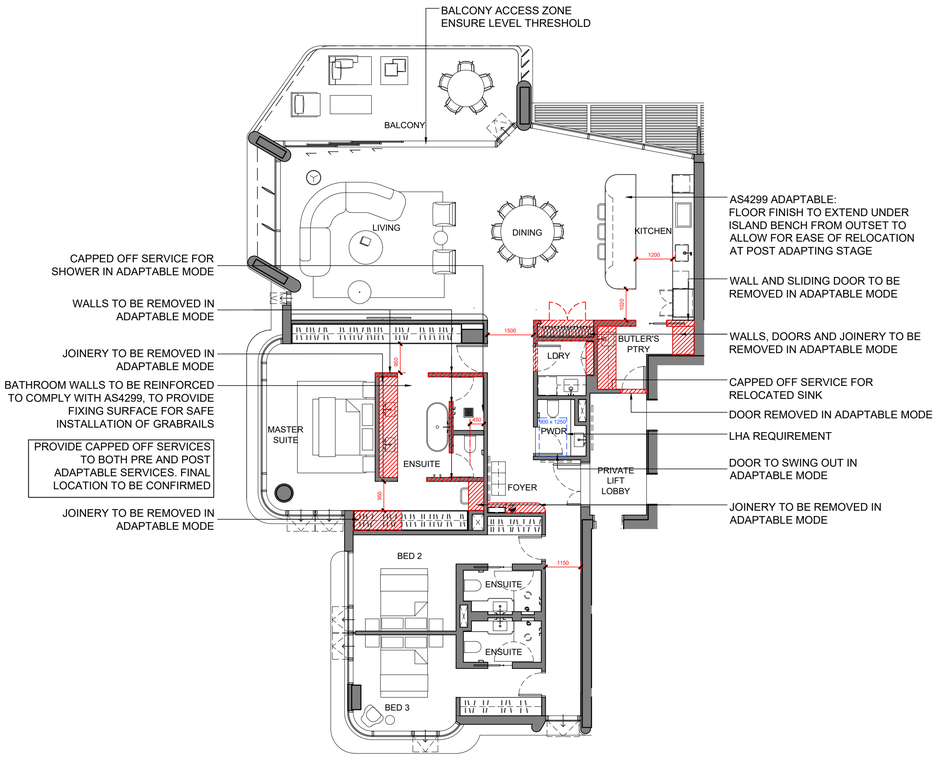


2 / - STUDIO - POST ADAPTATION MODE
PLAN 1:100

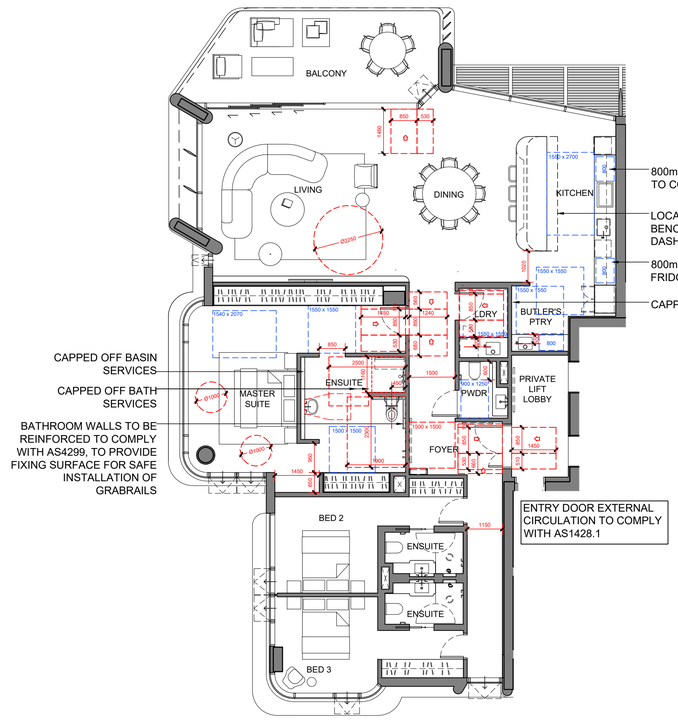
STUDIO APARTMENTS (TYPE ADAPTABLE)

LEVELS 1-2 (2 TOTAL)

APARTMENT NUMBERS: 1.10 AND 2.10



3 / - TYPICAL APARTMENT - PRE ADAPTATION MODE
PLAN 1:100



4 / - TYPICAL APARTMENT - POST ADAPTATION MODE
PLAN 1:100

3BED APARMTMENTS (TYPE ADAPTABLE)

LEVELS 7-8 (2 TOTAL LHA UNITS)
LEVELS 9-12 (4 TOTAL ADAPTABLE + LHA UNITS)

APARTMENT NUMBERS: 7.01, 8.01, 9.01, 10.01, 11.01 AND 12.01

NOTES / LEGEND / MATERIAL

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Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

- SITE BOUNDARY
- LHA REQUIREMENT
- DEMOLITION
- DDA CLEARANCES

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
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admin_perth@khastudio.com.au

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS

45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

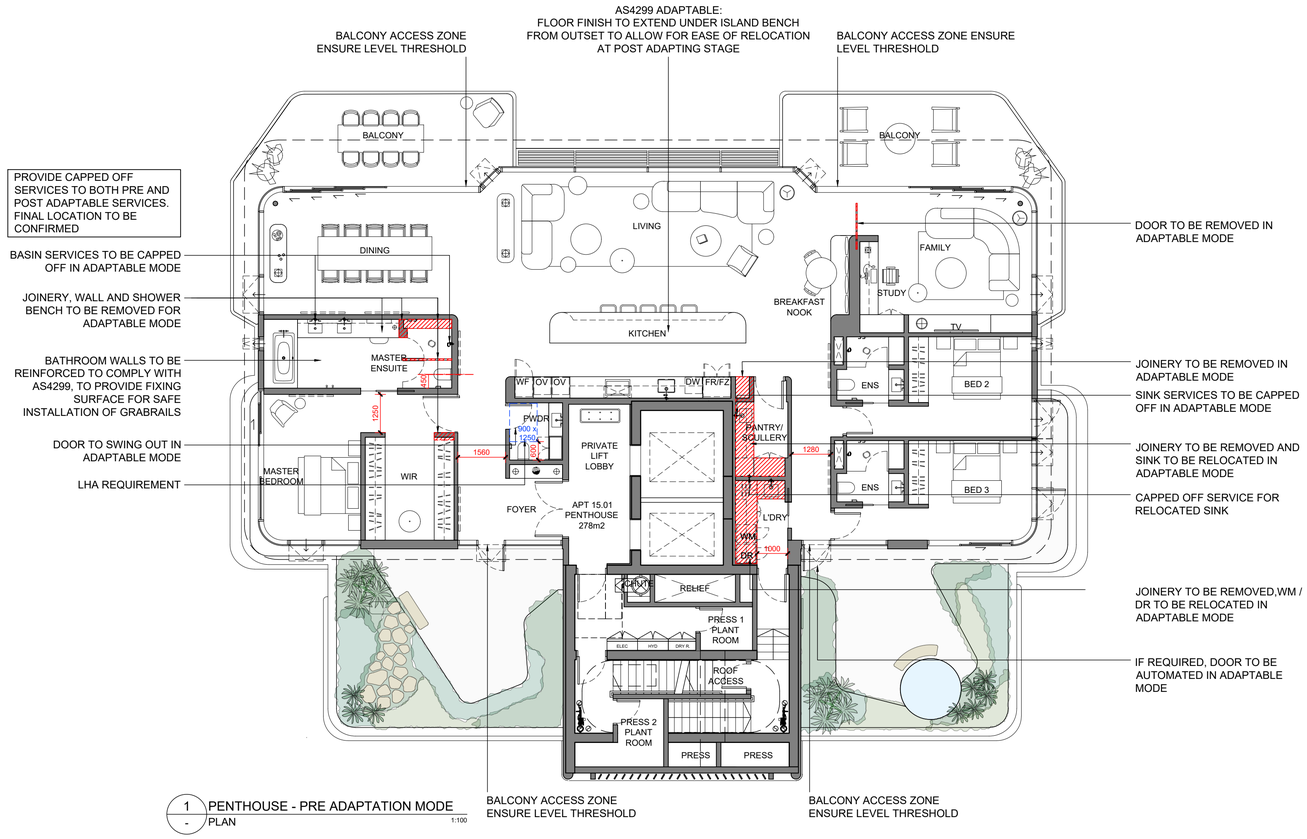
DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

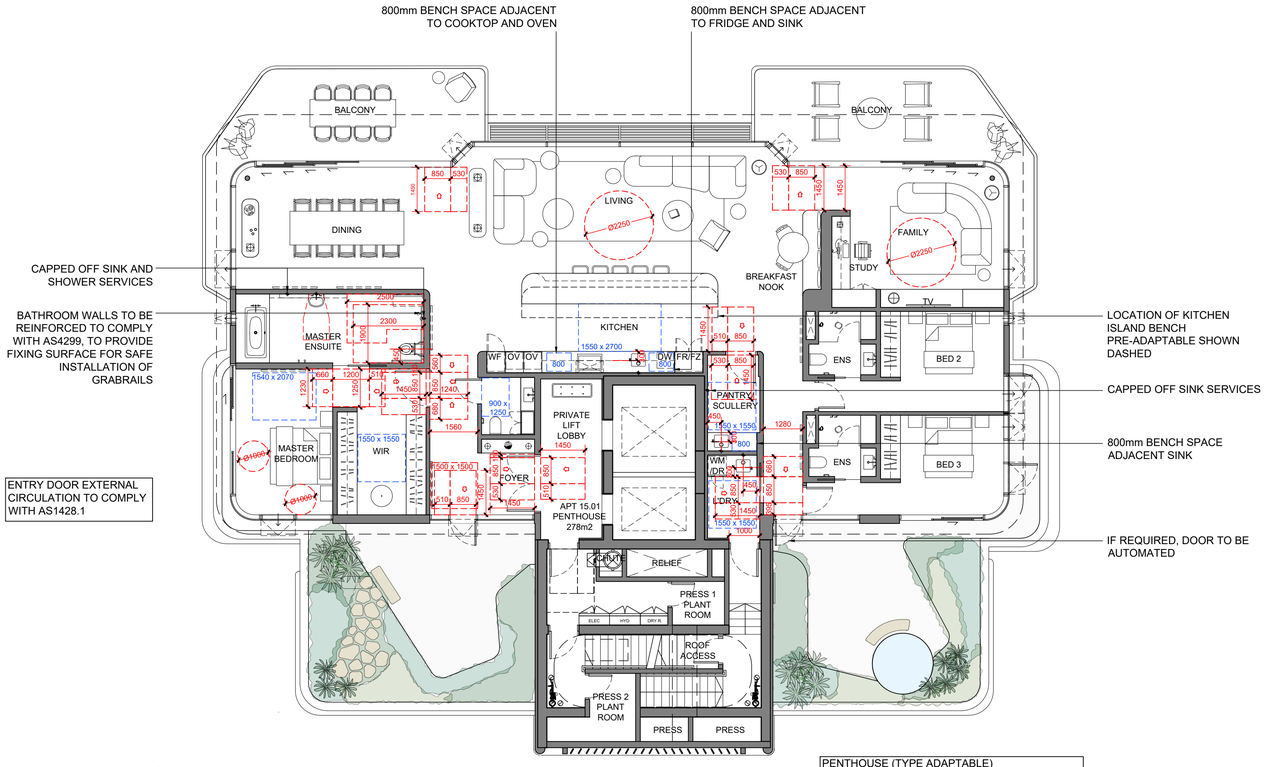
DRAWING TITLE

ADAPTABLE APARTMENT PLANS

DRAWING NUMBER	ISSUE
A1041	A



1 / - PENTHOUSE - PRE ADAPTATION MODE
PLAN 1:100



2 / - PENTHOUSE - POST ADAPTATION MODE
PLAN 1:100

PENTHOUSE (TYPE ADAPTABLE)

LEVEL 15 (1 TOTAL ADAPTABLE + LHA UNIT)

APARTMENT NUMBER: 15.01

NOTES / LEGEND / MATERIAL

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LEGEND

- SITE BOUNDARY
- LHA REQUIREMENT
- DEMOLITION
- DDA CLEARANCES

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

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ARCHITECT

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

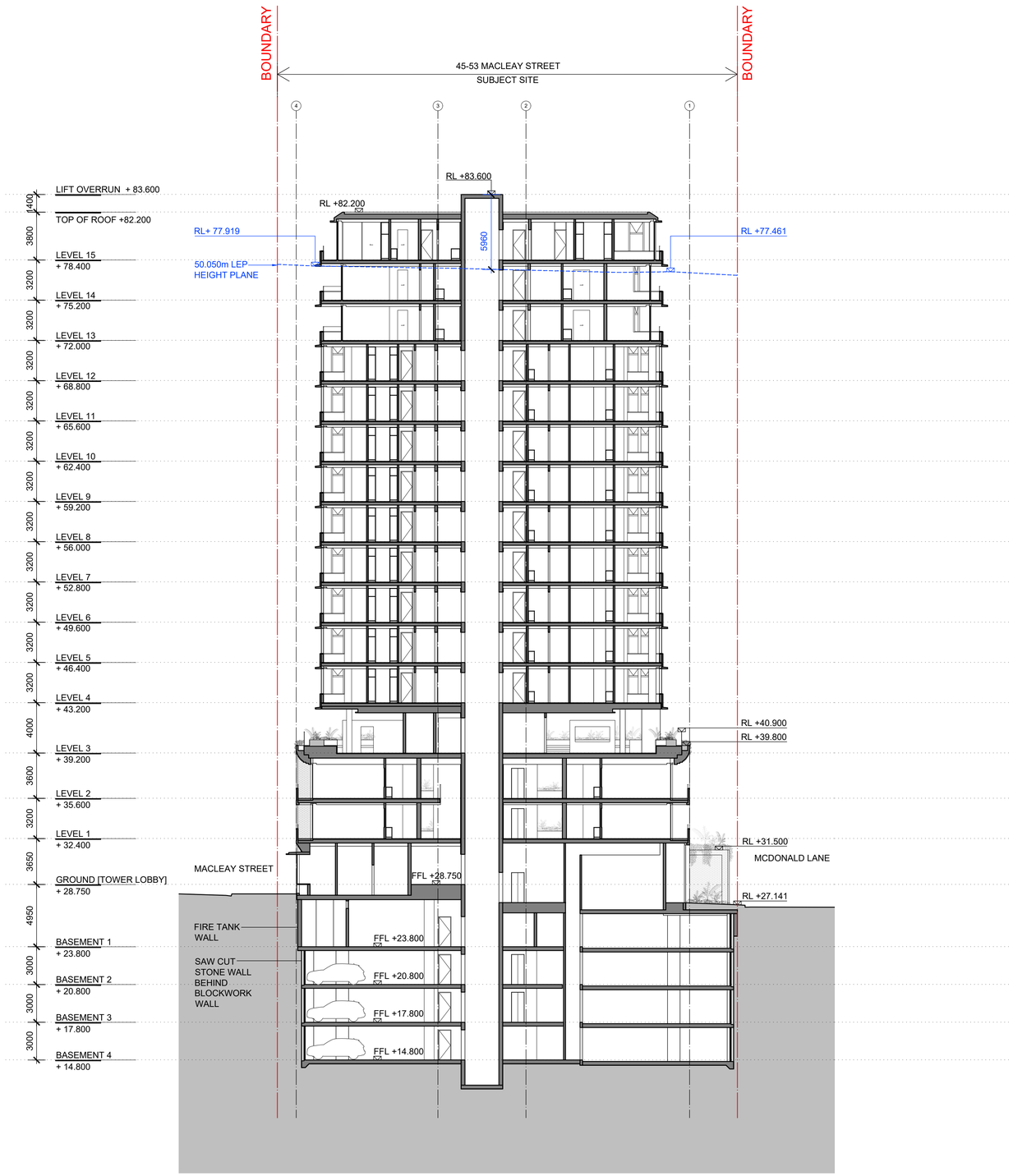
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
ADAPTABLE APARTMENT PLANS

DRAWING NUMBER	ISSUE
A1042	A

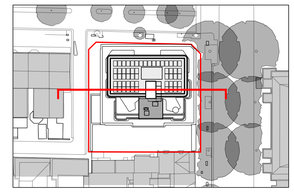


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LEGEND

- 50.050m HEIGHT PLANE
- SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
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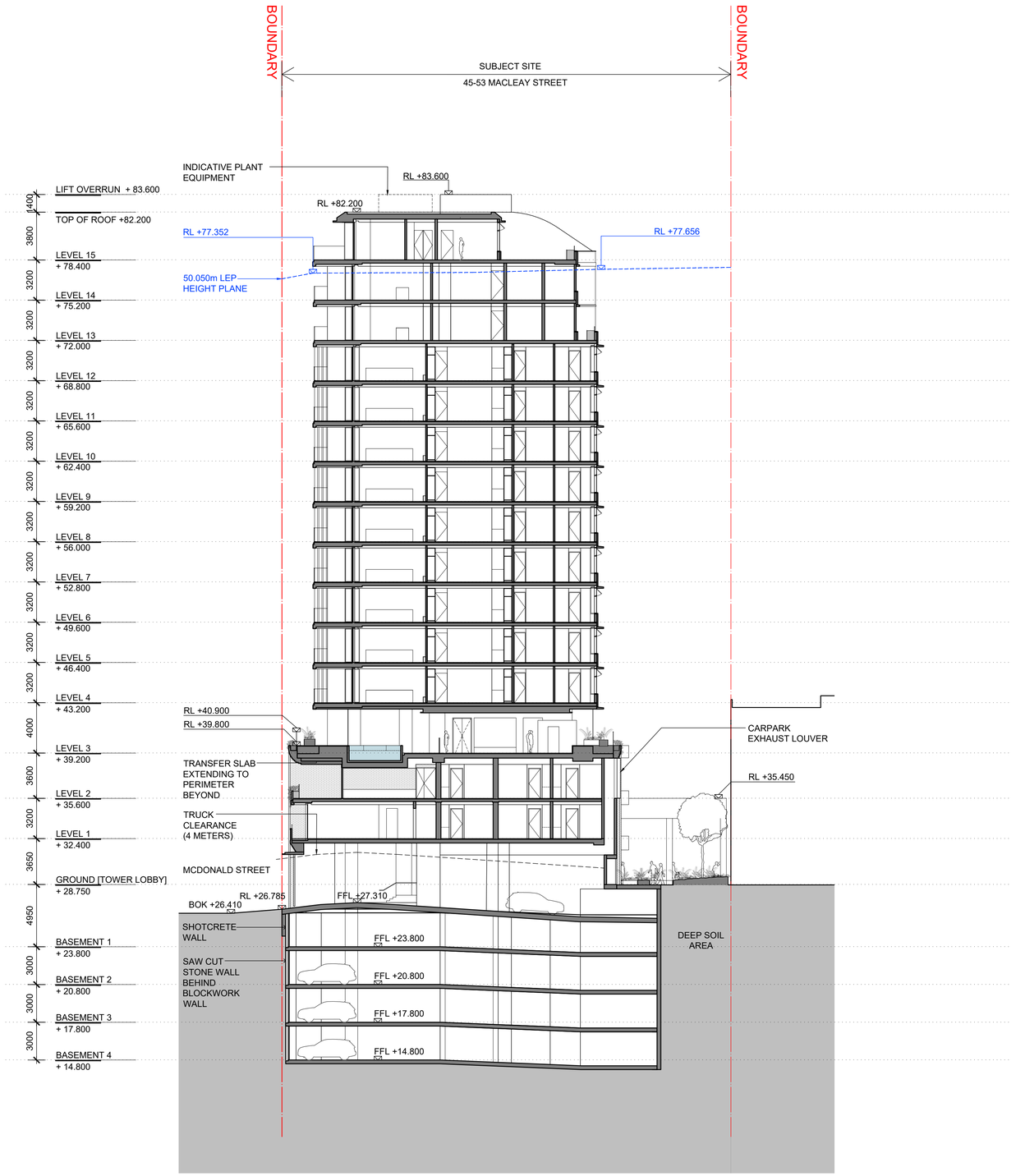
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
SECTION A

DRAWING NUMBER	ISSUE
A 2001	A

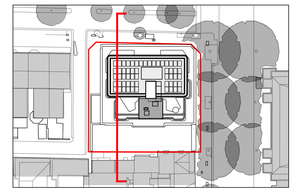


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LEGEND

50.050m HEIGHT PLANE

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

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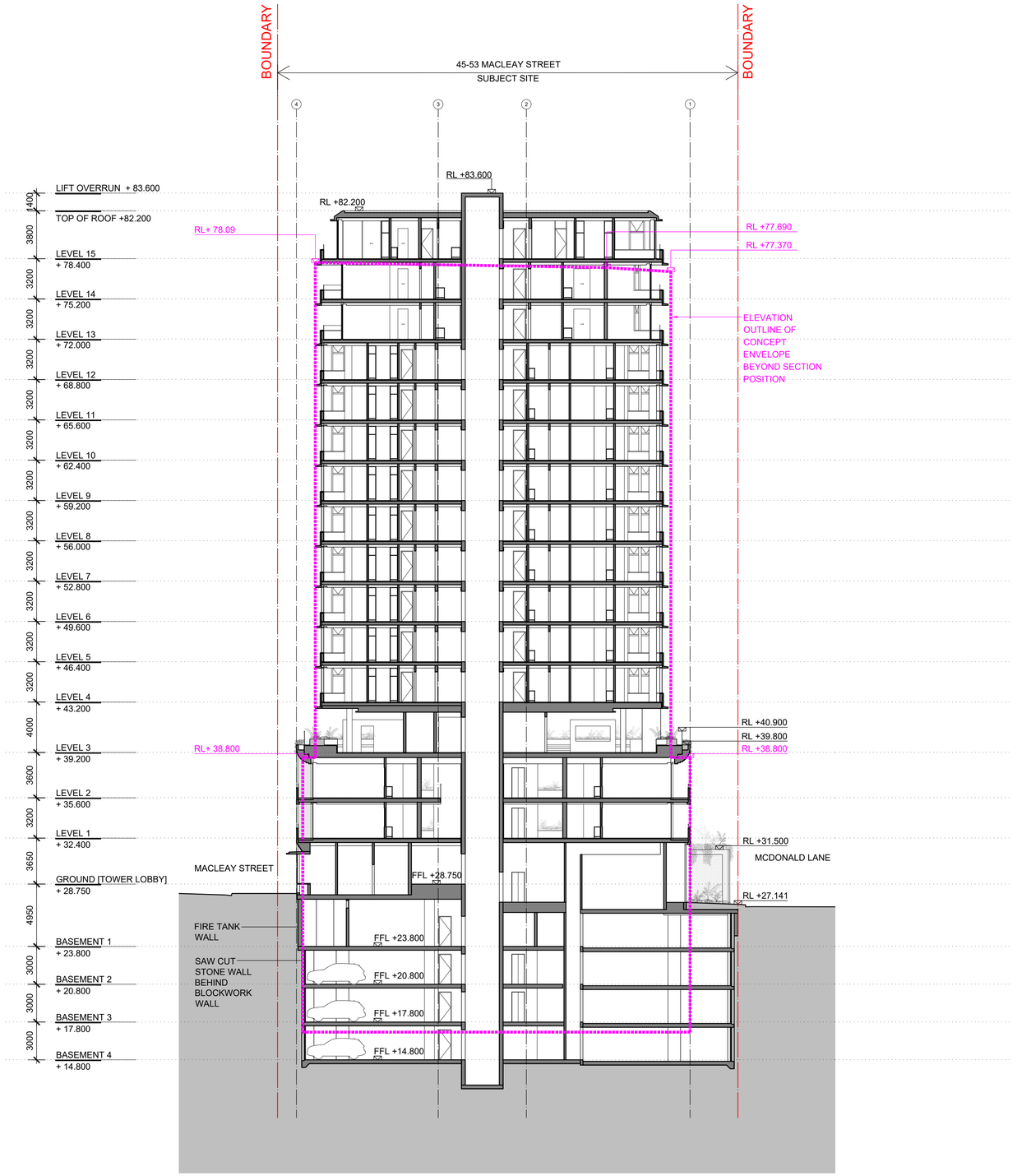
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
SECTION B

DRAWING NUMBER	ISSUE
A 2002	A

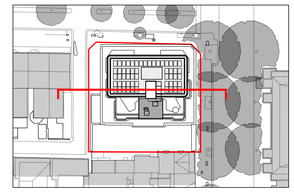


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LEGEND

50.050m HEIGHT PLANE

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
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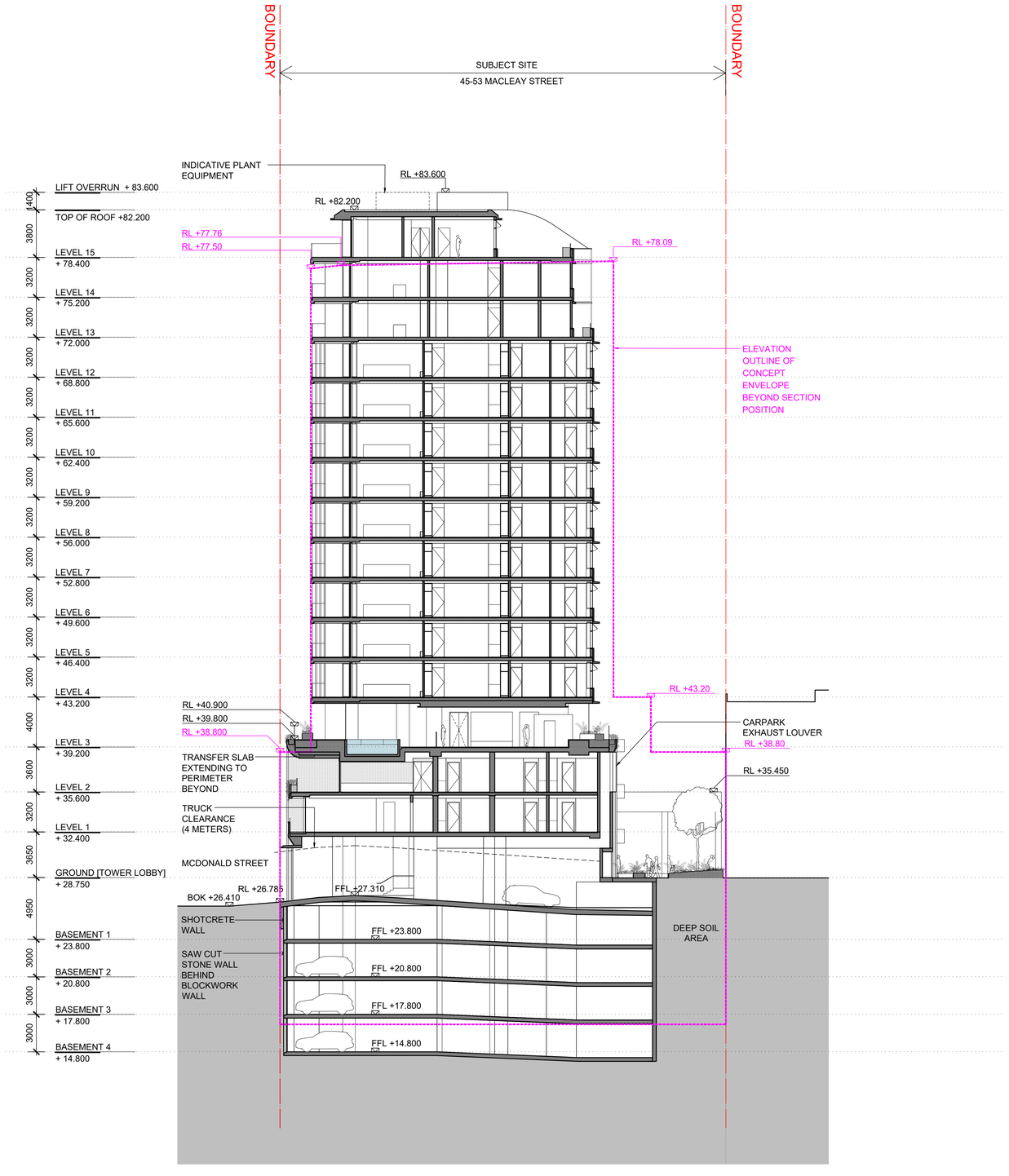
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
SECTION A
CONCEPT ENVELOPE OVERLAY

DRAWING NUMBER	ISSUE
A 2003	A

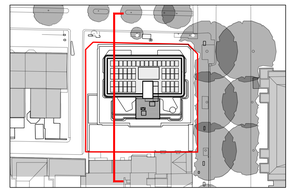


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LEGEND

50.050m HEIGHT PLANE

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
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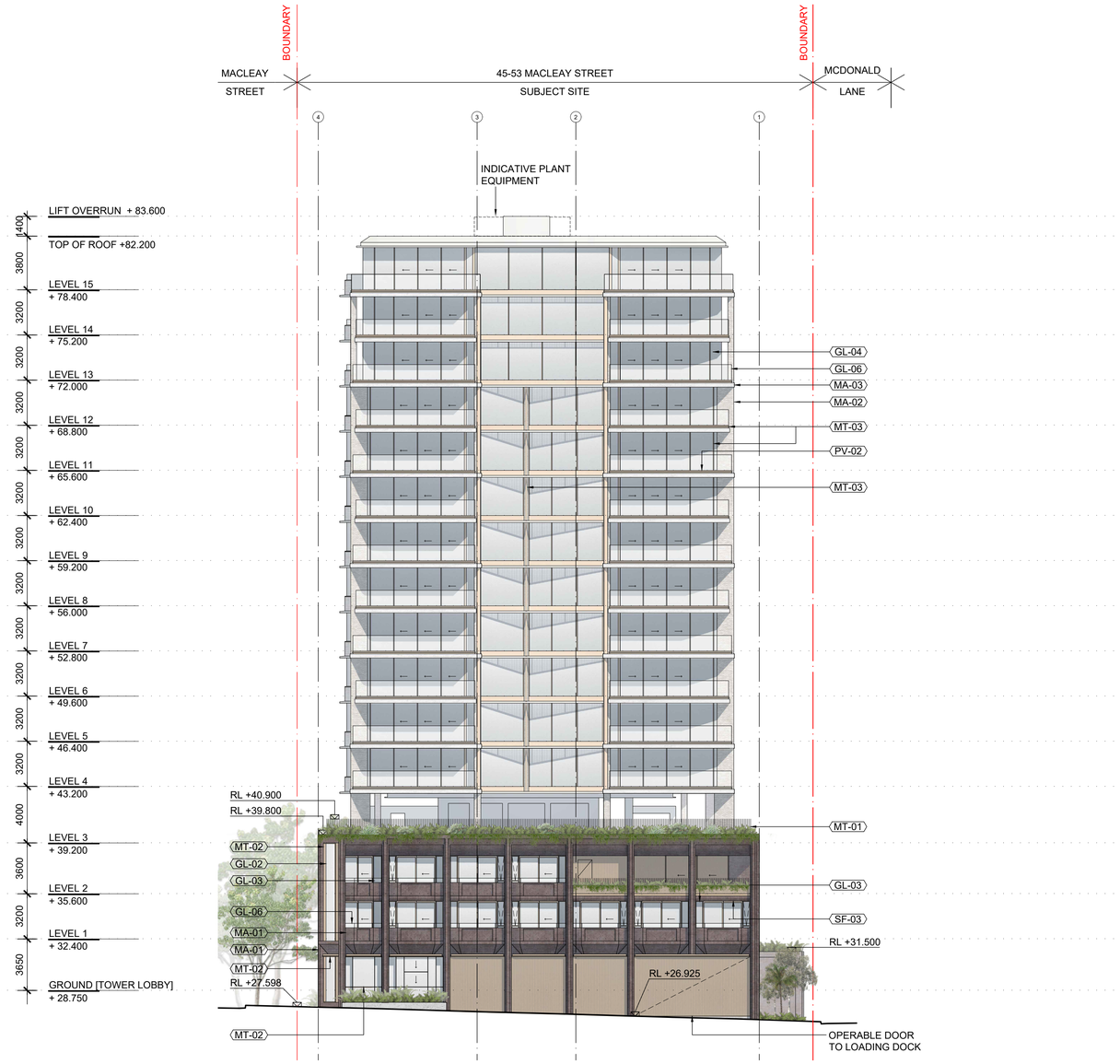
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
SECTION B
CONCEPT ENVELOPE OVERLAY

DRAWING NUMBER	ISSUE
A 2004	A

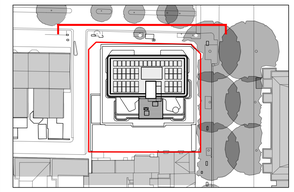


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GLAZING

COLOUR BACK GLAZING

SITE BOUNDARY

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ADDRESS
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DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
NORTH ELEVATION

DRAWING NUMBER	ISSUE
A 3001	A

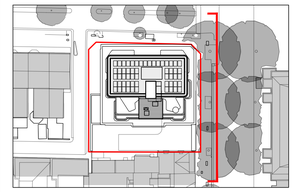


NOTES / LEGEND / MATERIAL

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Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

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GLAZING

COLOUR BACK GLAZING

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
EAST ELEVATION

DRAWING NUMBER	ISSUE
A 3002	A

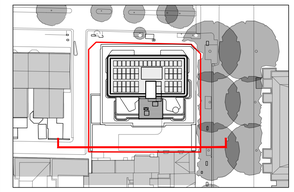


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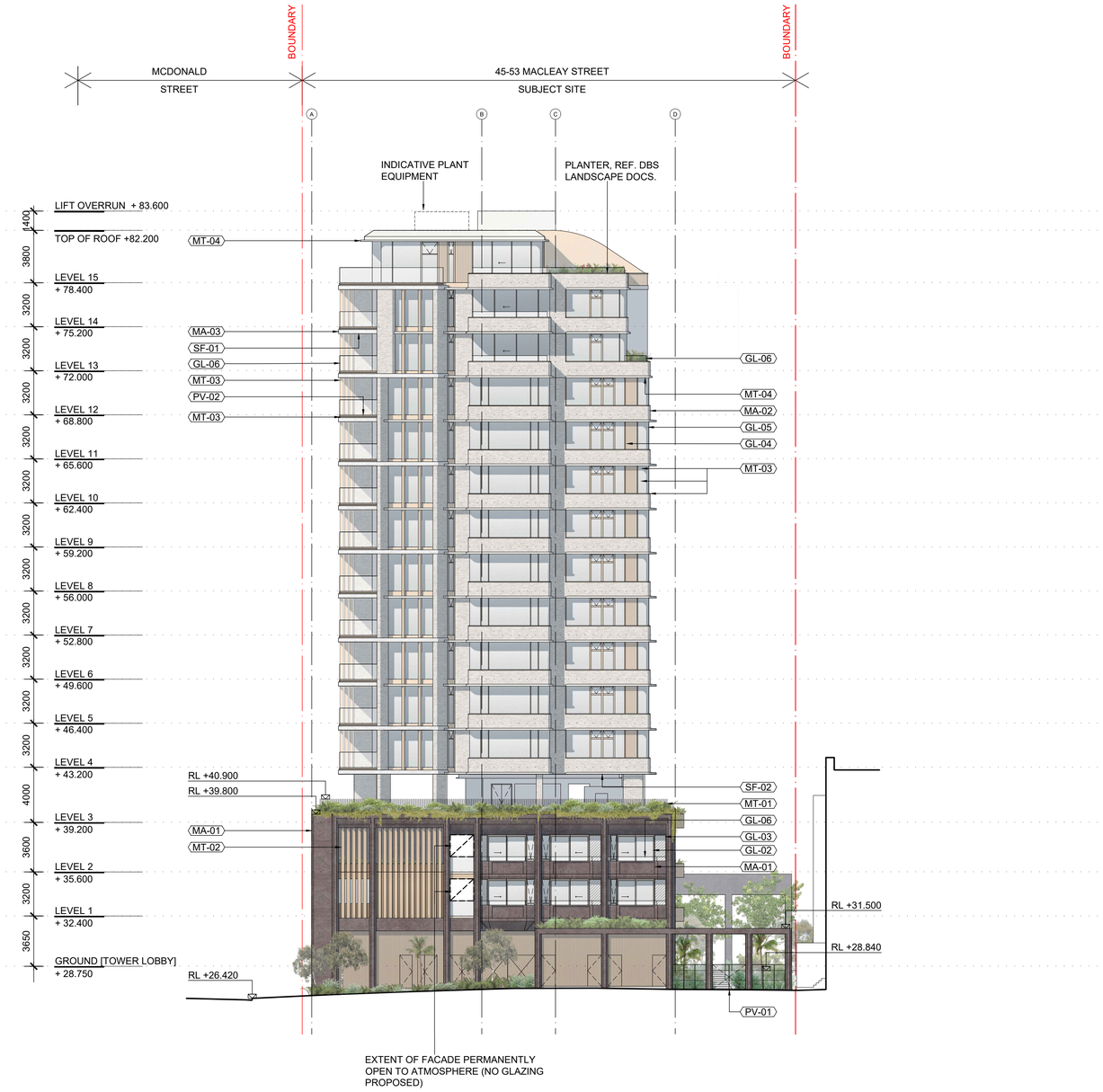
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
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POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
SOUTH ELEVATION

DRAWING NUMBER	ISSUE
A 3003	A

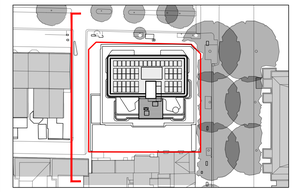


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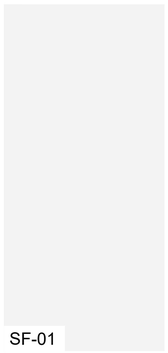
PROJECT	REF
MACLEAY ST. POTTS POINT	653

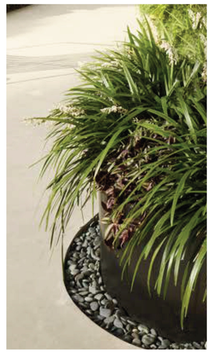
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
WEST ELEVATION

DRAWING NUMBER	ISSUE
A 3004	A


SF-01



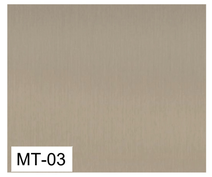
GL-01

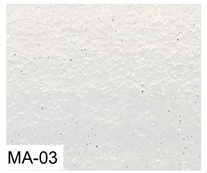
GL-02
GL-04
GL-05
GL-06

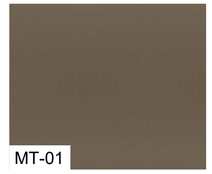



MA-02

MT-04


MT-03


MA-03


MT-01




SF-02




MA-01


GL-03



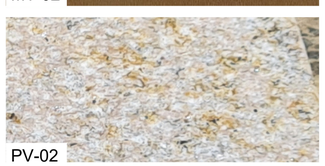

SF-03


TB-01


PV-01


MA-04

MT-02


PV-02

CODE	DESCRIPTION	COLOUR
GL-01	RETAIL AND LOBBY GLAZING	LOW REFLECTIVITY SHOPFRONT GLAZING
GL-02	PODIUM CLEAR GLAZING	PERFORMANCE GLAZING WITH HIGH VISUAL LIGHT TRANSMITTANCE
GL-03	COLOURBACK GLASS	MID GREY/BRONZE COLOUR APPLIED TO INNERMOST LAYER OF GLAZED UNIT
GL-04	TOWER GLAZING	PERFORMANCE GLAZING WITH HIGH VISUAL LIGHT TRANSMITTANCE
GL-05	TOWER CURVED GLAZING	CURVED GLAZING WITH HIGH VISUAL LIGHT TRANSMITTANCE
GL-06	GLASS BALUSTRADE	CLEAR LAMINATED GLAZING WITH HIGH VISUAL LIGHT TRANSMITTANCE
MA-01	BRICK	BLEND OF BROWN, GREY-BROWN, BROWN-RED
MA-02	MASONRY FACADE MATERIALITY	MIXED WARM BEIGE
MA-03	MASONRY SLAB EDGE CLADDING	EGG-SHELL WHITE
MA-04	MASONRY FINISH	EARTHY-OCHRE
MT-01	METAL FINISH	DARK-BRONZE
MT-02	METAL FINISH	MID-BRONZE
MT-03	METAL FINISH	LIGHT-BRONZE
MT-04	METAL FINISH	EGG-SHELL WHITE
PV-01	MASONRY PAVERS	DARK COLOURED
PV-02	MASONRY PAVERS	SAND COLOURED
SF-01	TYPICAL BALCONY SOFFIT - PAINT FINISH	EGG-SHELL WHITE
SF-02	LEVEL 3 TERRACE SOFFIT - PROFILED SHEET	EGG-SHELL WHITE
SF-03	PODIUM BALCONY SOFFIT - PAINT FINISH	MID TONE
TB-01	TIMBER	MID-TONE AUSTRALIAN HARDWOOD

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NOTE

MATERIAL SCHEME IS INDICATIVE ONLY AND IS SUBJECT TO FURTHER ANALYSIS

Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

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Accreditation No.	DMN/121407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
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ARCHITECT

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
EXTERIOR FINISHES BOARD

DRAWING NUMBER	ISSUE
A4500	A



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MACLEAY ST. POTTS POINT	653

ADDRESS
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POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
PERSPECTIVE VIEW 1

DRAWING NUMBER	ISSUE
A4700	A



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SCALE (@ A1)	NTS
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DRAWING TITLE
PERSPECTIVE VIEW 2

DRAWING NUMBER	ISSUE
A4701	A



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DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
PERSPECTIVE VIEW 3

DRAWING NUMBER	ISSUE
A4702	A



NOTES / LEGEND / MATERIAL

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DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
PERSPECTIVE VIEW 4

DRAWING NUMBER	ISSUE
A4703	A

45-53 Macleay Street, Potts Points - Area Schedule

27.03.26

LEVEL	SLEP 2012 Gross Floor Area (GFA) sqm		
	Retail	Affordable Housing	Residential
Roof			
Level 15			276
Level 14			357
Level 13			357
Level 12			384
Level 11			384
Level 10			384
Level 09			384
Level 08			384
Level 07			384
Level 06			384
Level 05			384
Level 04			384
Level 03 (landscape terrace and pool)			11
Level 02		368	
Level 01		471	
Ground	121	20	94
Basement 01			
Basement 02			
Basement 03			
Basement 04			
Level	121	859	4548
	5529		

SLEP 2012 GROSS FLOOR AREA	
GFA Retail	121 sqm
GFA Affordable Housing	859 sqm
GFA Residential	4548 sqm
Total GFA	5529 sqm

COMMENTS

1) All measurements according to SLEP 2012 Gross Floor Area: Gross floor area (GFA) means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
a- the area of a mezzanine, and
b- habitable rooms in a basement or an attic, and
c- any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
d- any area for common vertical circulation, such as lifts and stairs, and
e- any basement:
i- storage, and
ii- vehicular access, loading areas, garbage and services, and
f- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
g- car parking to meet any requirements of the consent authority (including access to that car parking), and
h- any space used for the loading or unloading of goods (including access to it), and
i- terraces and balconies with outer walls less than 1.4 metres high, and
j- voids above a floor at the level of a storey or storey above.

2) Please note that the area calculations are preliminary and advisory only. All area measurements and calculations should be checked and verified by a licensed surveyor.

3) Figures have been rounded to the nearest whole number. Totals may not sum due to rounding

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DEFINITIONS

GROSS BUILDING AREA (GBA)
THE TOTAL ENCLOSED AND UNENCLOSED AREA OF THE BUILDING AT ALL BUILDING FLOOR LEVELS MEASURED BETWEEN THE NORMAL OUTSIDE FACE OF ANY ENCLOSING WALL, BALUSTRADES AND SUPPORTS INCLUDING BASEMENTS.

GROSS FLOOR AREA (GFA)
GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES:
(a) THE AREA OF A MEZZANINE, AND
(b) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
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LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT
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30 Mouat St, Fremantle, WA 6160
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admin_perth@khastudio.com.au

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PROJECT: MACLEAY ST. POTTS POINT
REF: 653

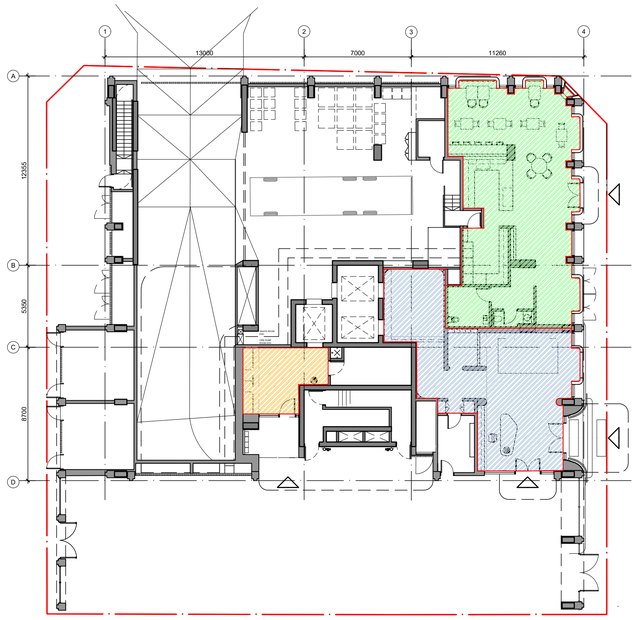
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POTTS POINT, SYDNEY, NSW 2011

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SCALE (@ A1)	NTS
DATE	26.11.25

NORTH

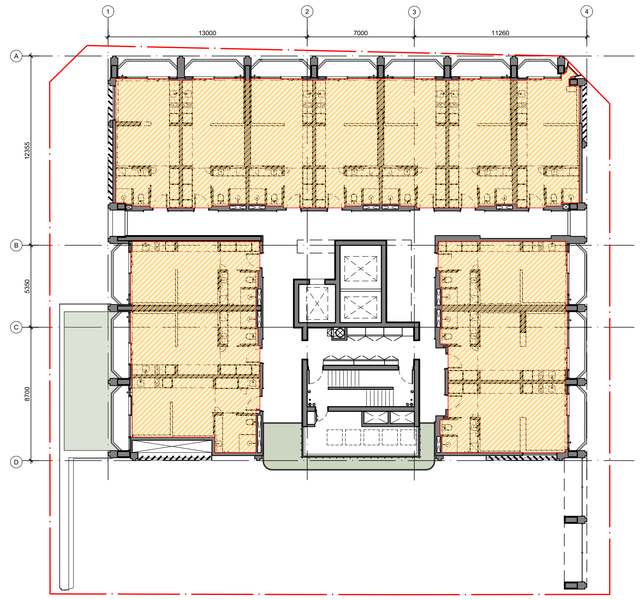
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AREA SCHEDULE

DRAWING NUMBER: A9000
ISSUE: A

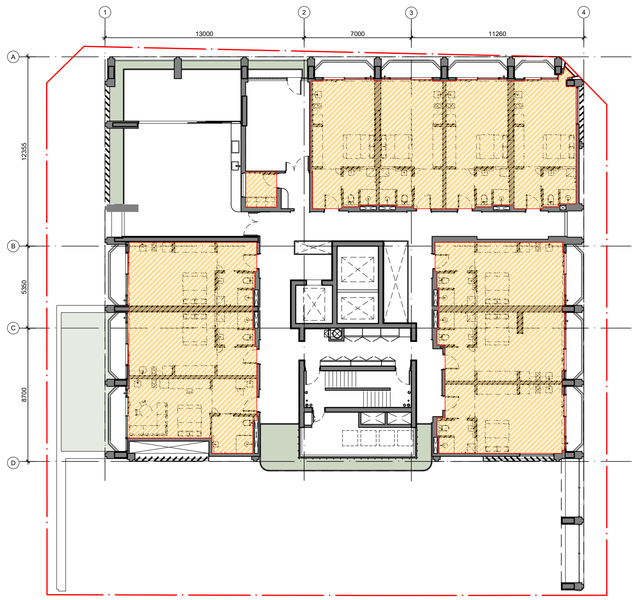


GROUND FLOOR PLAN

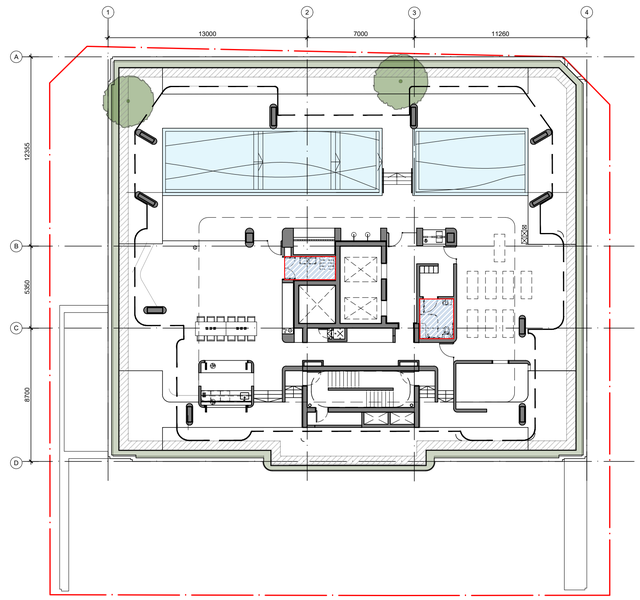
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LEVEL 1 PLAN



LEVEL 2 PLAN



LEVEL 3 PLAN

GFA LEGEND

- RETAIL
- AFFORDABLE HOUSING
- RESIDENTIAL

NOTES / LEGEND / MATERIAL

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LEGEND

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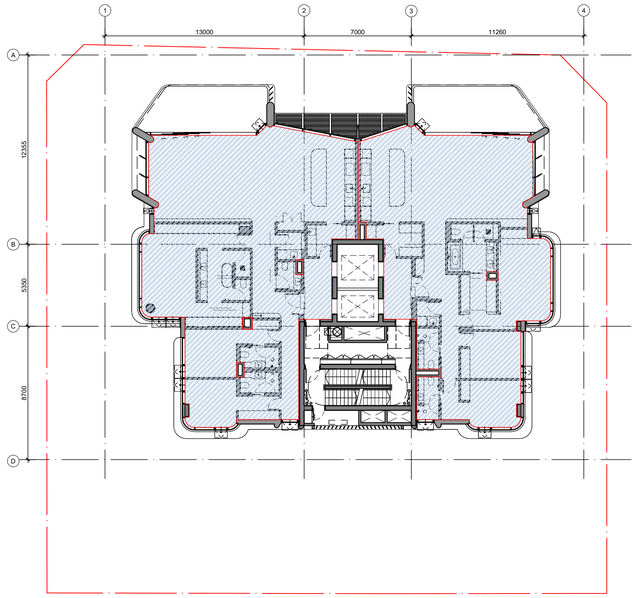
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

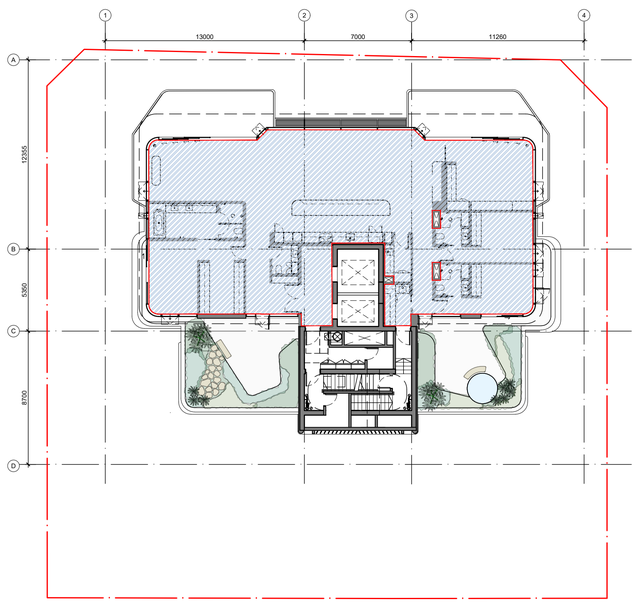
DRAWN	KHA	NORTH
SCALE (@ A1)	1:200	
DATE	26.11.25	

DRAWING TITLE
AREA PLANS - GFA SHEET 1

DRAWING NUMBER	ISSUE
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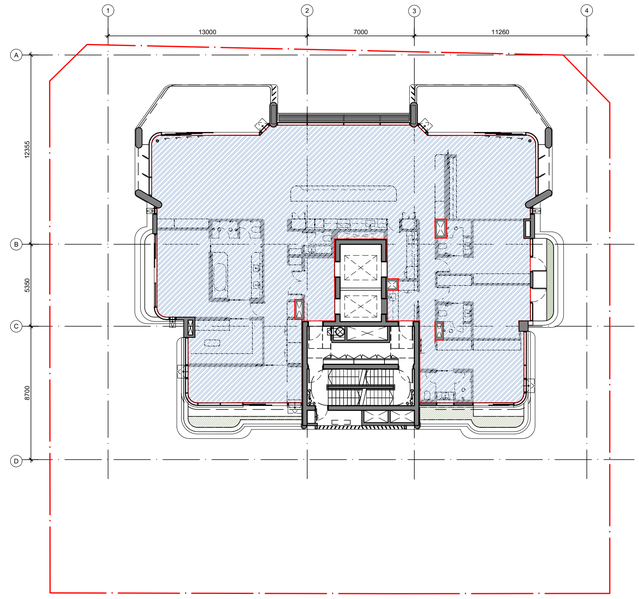


LEVEL 4-12 TYPICAL FLOOR PLAN
(NOTE: BALCONY VARIES ON ALTERNATIVE FLOORS)

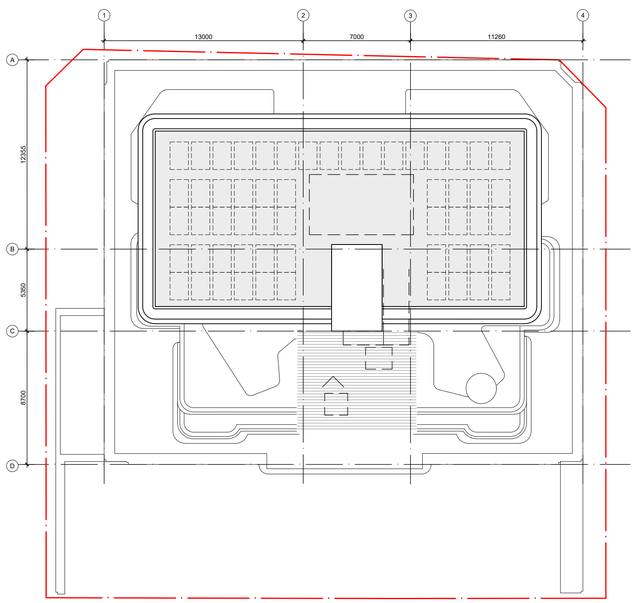


LEVEL 15 PENTHOUSE

Certificate No. # AU4Q5XQOFV
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 45-53 Macleay Street, Potts Point, NSW, 2011
https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1



LEVEL 13-14 SUB-PENTHOUSE PLAN



ROOF PLAN

GFA LEGEND

- RETAIL
- AFFORDABLE HOUSING
- RESIDENTIAL

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ARCHITECT
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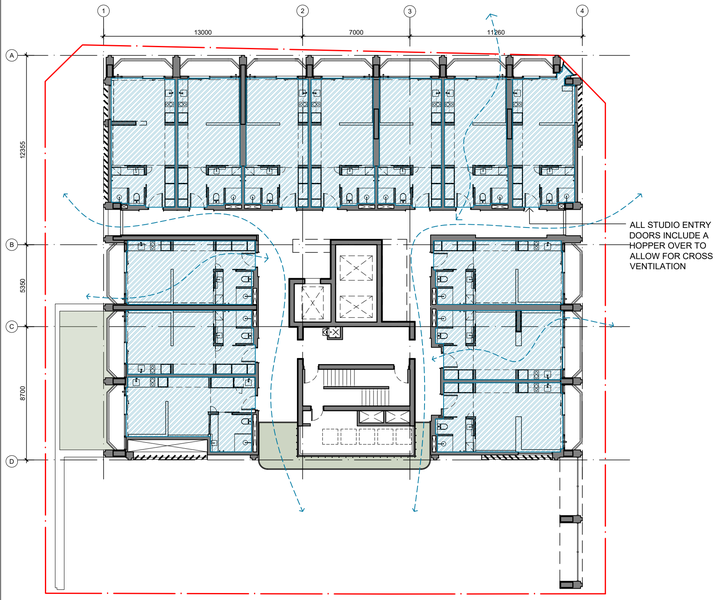
PROJECT	REF
MACLEAY ST. POTTS POINT	653

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45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

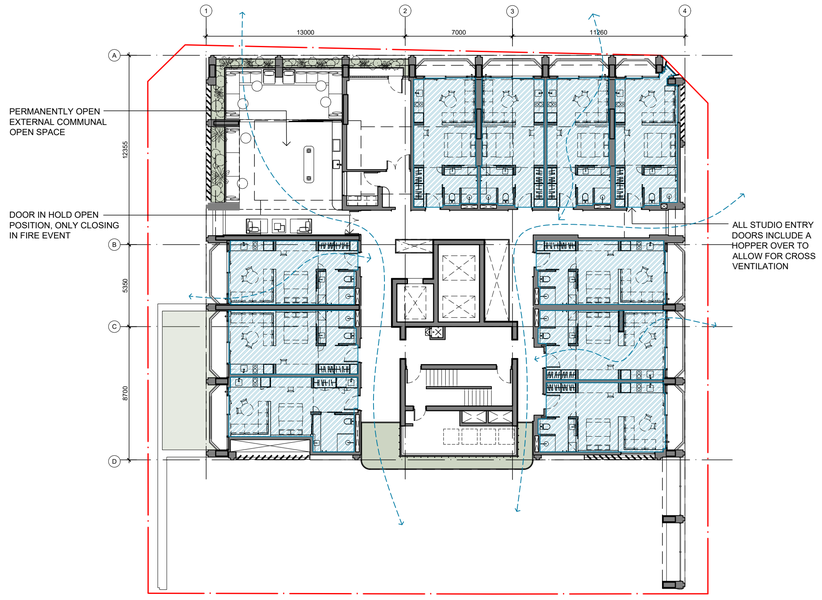
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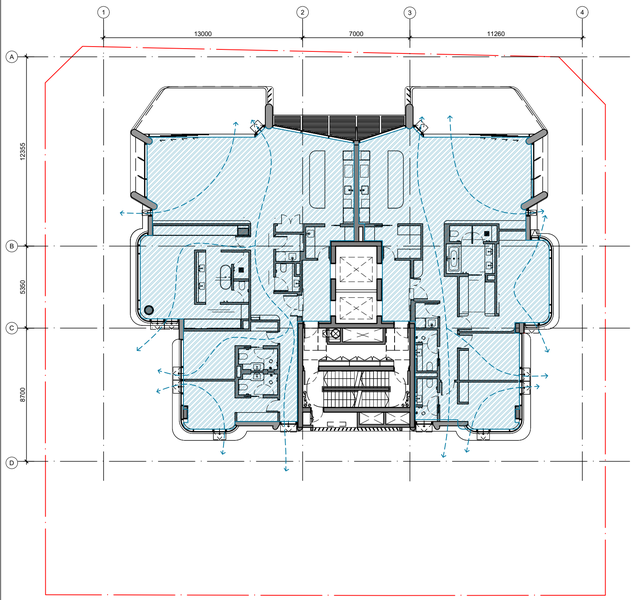
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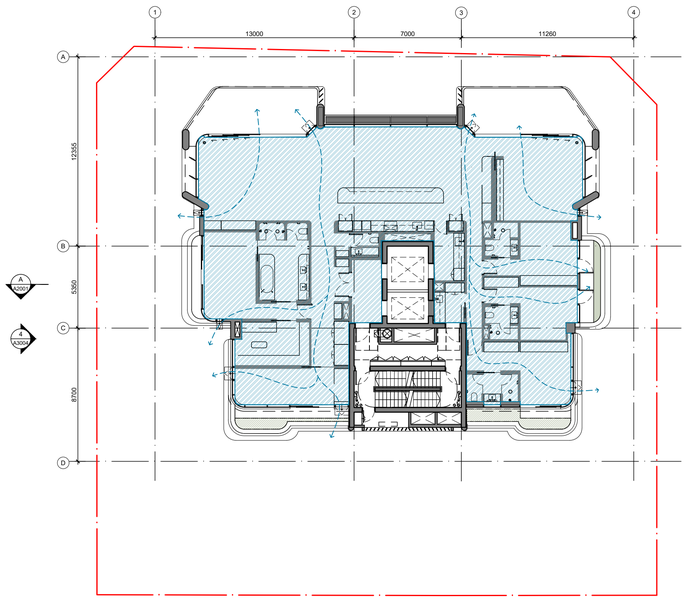
LEVEL 1 PLAN



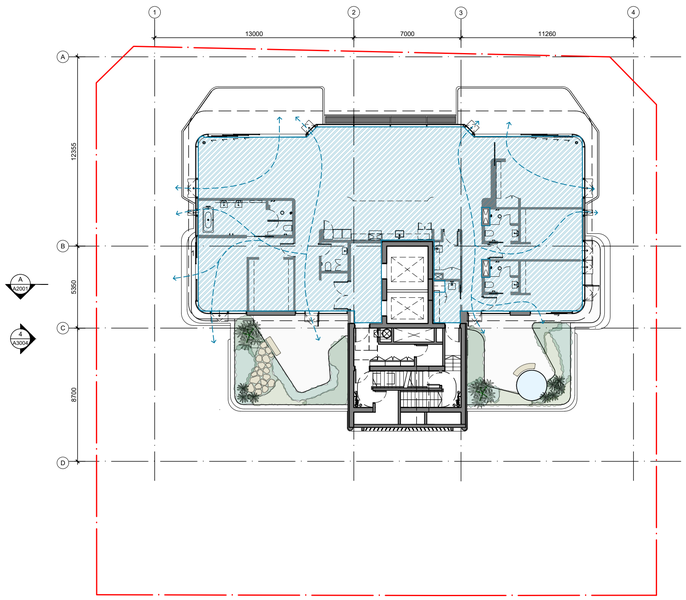
LEVEL 2 PLAN



LEVEL 4-12 TYPICAL FLOOR PLAN
(NOTE: BALCONY VARIES ON ALTERNATIVE FLOORS)



LEVEL 13-14 SUB-PENTHOUSE



LEVEL 15 PENTHOUSE

CROSS VENTILATION LEGEND

OBJECTIVE 4B-3
DESIGN CRITERIA
1. AT LEAST 60% OF APARTMENTS NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING. APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED.

CAPABLE TO RECEIVE NATURAL CROSS VENTILATION

DOES NOT RECEIVE NATURAL CROSS VENTILATION

LEVEL	YES	NO
Roof		
Level 15	1	0
Level 14	1	0
Level 13	1	0
Level 12	2	0
Level 11	2	0
Level 10	2	0
Level 09	2	0
Level 08	2	0
Level 07	2	0
Level 06	2	0
Level 05	2	0
Level 04	2	0
Level 03		
Level 02	10	0
Level 01	13	0
Ground (RL Varies)		
Basement 01		
Basement 02		
Basement 03		
Basement 04		
TOTAL UP TO LEVEL 8	**33**	**0**
	100.0%	**0.0%**

Cross Ventilation up to Level 8 (9th storey);
33/33 = 100% is capable to achieve natural cross ventilation.

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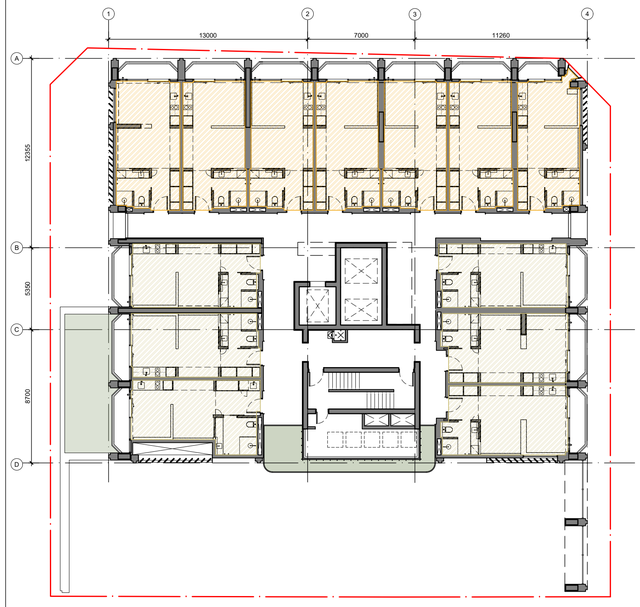
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SCALE (@ A1)	1:200
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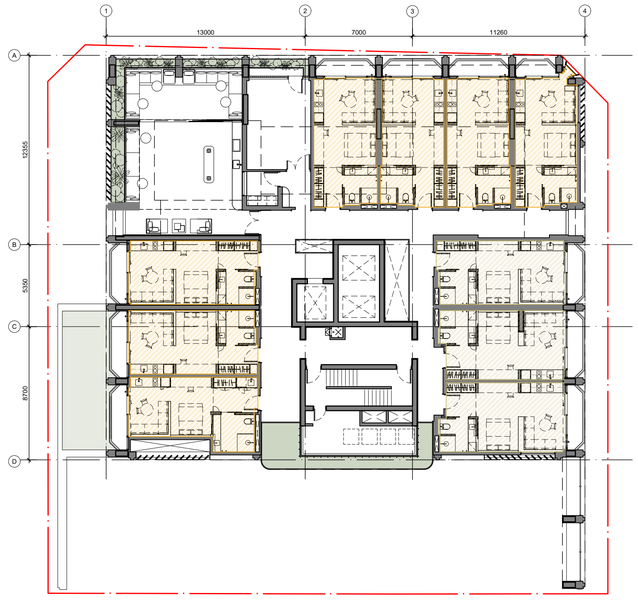
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DRAWING TITLE
ADG COMPLIANCE DRAWING
CROSS VENTILATION

DRAWING NUMBER	ISSUE
A9020	A



LEVEL 1 PLAN



LEVEL 2 PLAN

SOLAR ACCESS LEGEND

OBJECTIVE 4A-1
DESIGN CRITERIA
1. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER IN THE SYDNEY METROPOLITAN AREA AND IN THE NEWCASTLE AND WOLLONGONG LOCAL GOVERNMENT AREAS
2. NOT APPLICABLE
3. A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER

2 HRS — MINIMUM 2 HOURS SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM

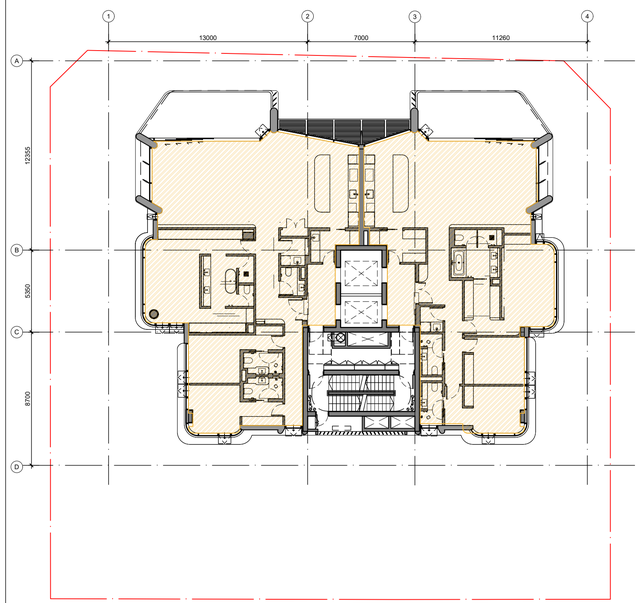
>15 MINS — MINIMUM 15 MINUTES SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM

<15 MINS — LESS THAN 15 MINUTES SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM

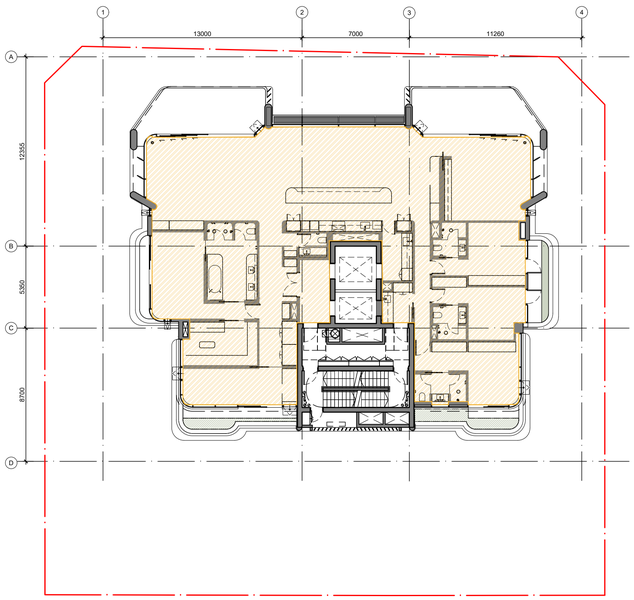
LEVEL	2 HRS	>15 MINS	<15 MINS
Roof			
Level 15	1		
Level 14	1		
Level 13	1		
Level 12	2		
Level 11	2		
Level 10	2		
Level 09	2		
Level 08	2		
Level 07	2		
Level 06	2		
Level 05	2		
Level 04	2		
Level 03			
Level 02	7	3	0
Level 01	7	6	0
Ground (RL Varies)			
Basement 01			
Basement 02			
Basement 03			
Basement 04			
TOTAL	**35**	**9**	**0**
	79.5%	**20.5%**	**0.0%**

Living rooms and private open spaces of 79.5% of apartments are expected to receive a minimum of 2 hours of direct sunlight between 9am and 3pm at mid-winter.

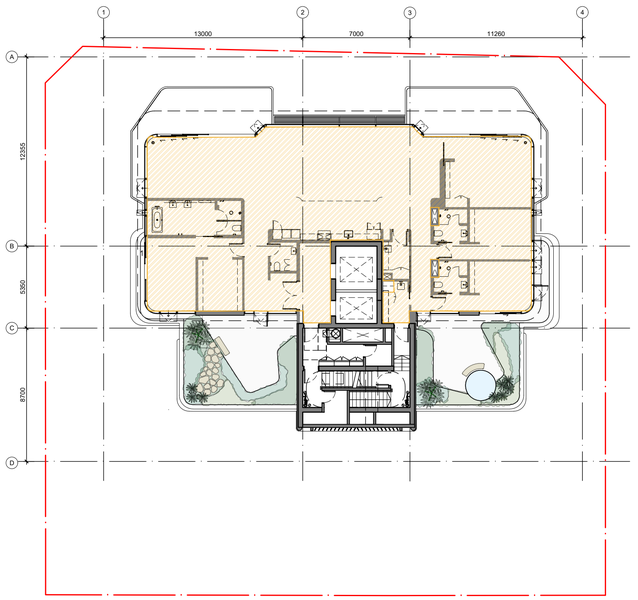
No apartments (0%) receive no direct sunlight between 9am and 3pm at mid-winter.



LEVEL 4-12 TYPICAL FLOOR PLAN
(NOTE: BALCONY VARIES ON ALTERNATIVE FLOORS)



LEVEL 13-14 SUB-PENTHOUSE



LEVEL 15 PENTHOUSE

NOTES / LEGEND / MATERIAL

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Accreditation No. DMN/12/1407
Property Address 45-53 Macleay Street, Potts Point, NSW, 2011
https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND
SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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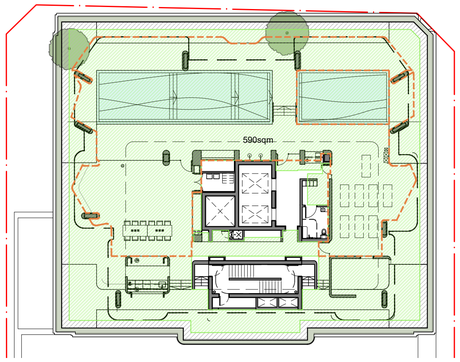
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

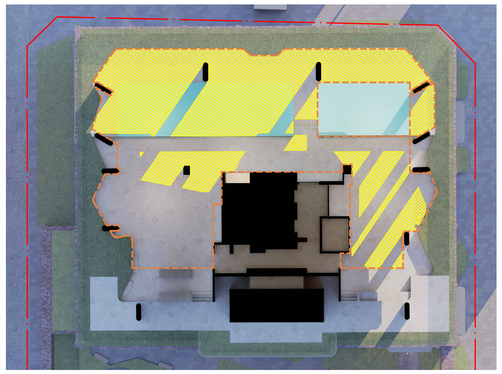
DRAWN	KHA	NORTH
SCALE (@ A1)	1:200	
DATE	26.11.25	

DRAWING TITLE
ADG COMPLIANCE DRAWING
SOLAR ACCESS

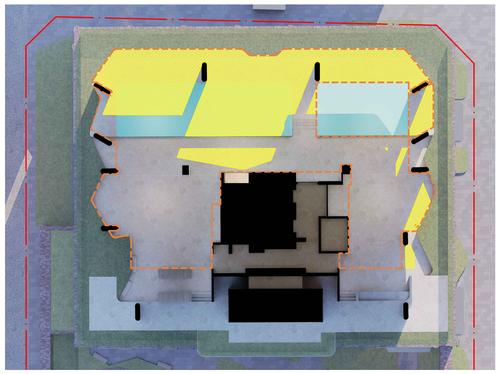
DRAWING NUMBER	ISSUE
A9021	A



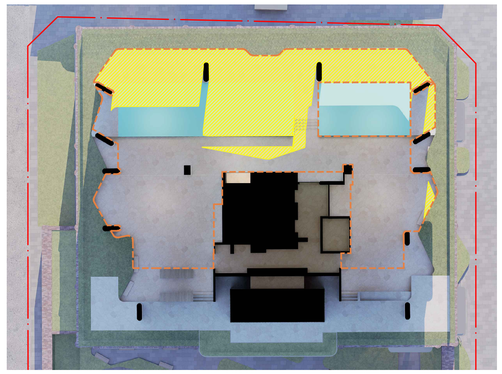
LEVEL 3 - COMMUNAL OPEN SPACE (COS)
590sqm OF COS, 336sqm OF PRINCIPLE USABLE PART



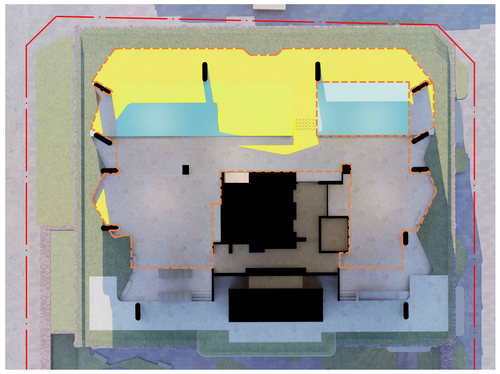
SOLAR ACCESS - 9AM
175sqm TO PRINCIPLE USABLE PART (52.1%)



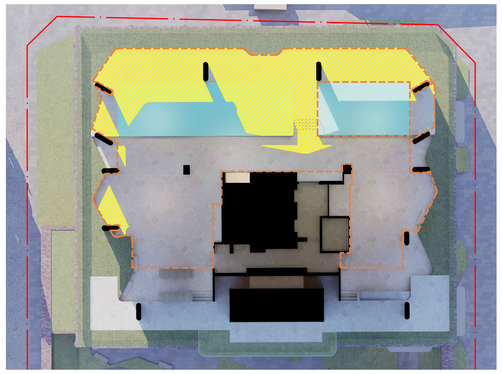
SOLAR ACCESS - 10AM
141sqm TO PRINCIPLE USABLE PART (42.0%)



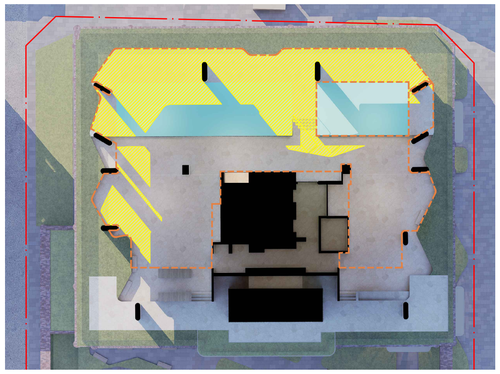
SOLAR ACCESS - 11AM
128sqm TO PRINCIPLE USABLE PART (38.1%)



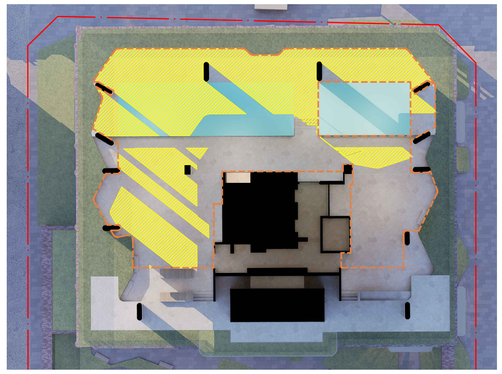
SOLAR ACCESS - 12PM
124sqm TO PRINCIPLE USABLE PART (36.9%)



SOLAR ACCESS - 1PM
123sqm TO PRINCIPLE USABLE PART (36.6%)



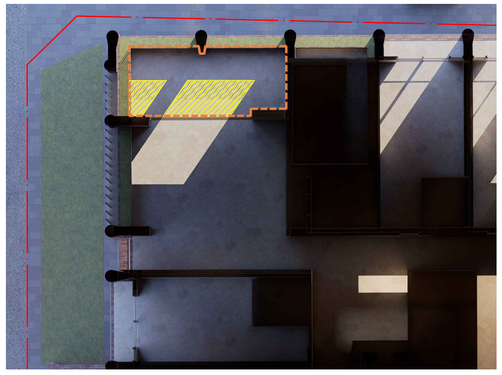
SOLAR ACCESS - 2PM
134sqm TO PRINCIPLE USABLE PART (39.9%)



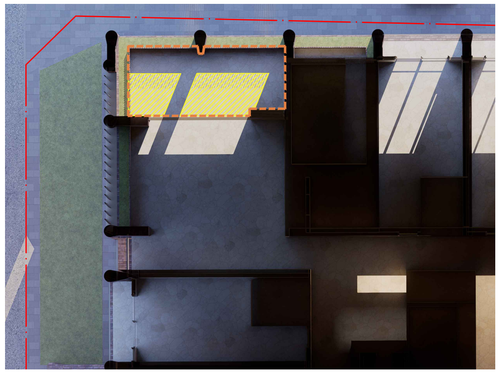
SOLAR ACCESS - 3PM
168sqm TO PRINCIPLE USABLE PART (50.0%)



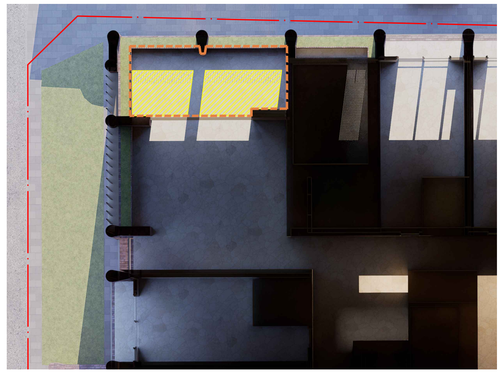
LEVEL 2 - COMMUNAL OPEN SPACE (COS)
96sqm OF COS, 26sqm OF PRINCIPLE USABLE PART



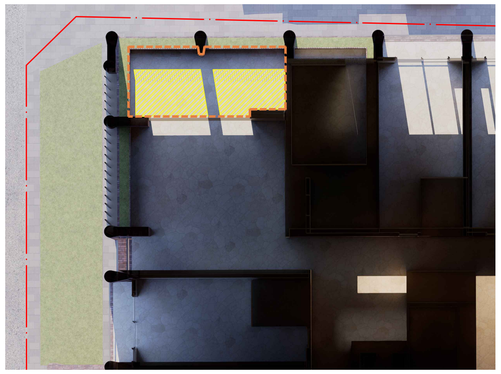
SOLAR ACCESS - 9AM
8sqm TO PRINCIPLE USABLE PART (30.8%)



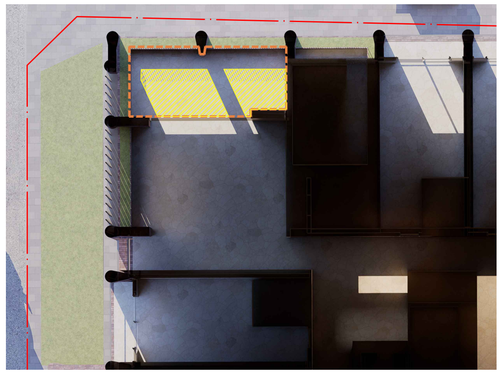
SOLAR ACCESS - 10AM
12sqm TO PRINCIPLE USABLE PART (46.2%)



SOLAR ACCESS - 11AM
14sqm TO PRINCIPLE USABLE PART (53.8%)



SOLAR ACCESS - 12PM
15sqm TO PRINCIPLE USABLE PART (57.7%)



SOLAR ACCESS - 1PM
13sqm TO PRINCIPLE USABLE PART (50.0%)



SOLAR ACCESS - 2PM
10sqm TO PRINCIPLE USABLE PART (38.5%)



SOLAR ACCESS - 3PM
6sqm TO PRINCIPLE USABLE PART (23.1%)

NOTES / LEGEND / MATERIAL

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LEGEND

PRINCIPLE USABLE PART OF COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE

DIRECT SOLAR ACCESS

ADG COMPLIANCE REQUIREMENT:

OBJECTIVE 3D-1 AN ADEQUATE AREA OF COMMUNAL OPEN SPACE IS PROVIDED TO ENHANCE RESIDENTIAL AMENITY AND TO PROVIDE OPPORTUNITIES FOR LANDSCAPING

1.COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE (SEE FIGURE 3D.3)

2.DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID-WINTER)

Total 686sqm of Communal Open Space is proposed for the project, which is 53% of the project Site (1289sqm).

Additional communal spaces are provided as outlined in the ADG Assessment Table (Appendix B of Design Report).

2 Hours of direct sunlight to the principle usable part of the communal Open Space on Level 2 and Level 3 is anticipated to be achieved, as shown in adjacent diagrams.

Solar access to Level 2 communal open space is maximised along northern and western elevations, balancing privacy, solar amenity and passive surveillance of the public domain along McDonald Street and McDonald Lane. Also refer to ADG Assessment Table (Appendix B of Design Report) for further information.

Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

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ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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30 Mouat St, Fremantle, WA 6160
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admin_perth@khastudio.com.au

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

NORTH

DRAWING TITLE
ADG COMPLIANCE DRAWING
SOLAR ACCESS TO COS

DRAWING NUMBER	ISSUE
A 9022	A



1 OVERSHADOWING COMPARISON - 9:00am



2 OVERSHADOWING COMPARISON - 10:00am



3 OVERSHADOWING COMPARISON - 11:00am



4 OVERSHADOWING COMPARISON - 12:00pm



5 OVERSHADOWING COMPARISON - 1:00pm



6 OVERSHADOWING COMPARISON - 2:00pm



7 OVERSHADOWING COMPARISON - 3:00pm

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LEGEND

- INDICATIVE SHADOW OUTLINE FOR EXISTING BUILDING
- INDICATIVE SHADOW OUTLINE FOR PROPOSED BUILDING
- INDICATIVE ADDITIONAL OVERSHADOWING COMPARED TO EXISTING BUILDING
- INDICATIVE REDUCED OVERSHADOWING COMPARED TO EXISTING BUILDING

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DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

NORTH

DRAWING TITLE
OVERSHADOWING COMPARISON
9am - 3pm

DRAWING NUMBER	ISSUE
A9040	A



1 OVERSHADOWING COMPARISON - 9:00am



2 OVERSHADOWING COMPARISON - 10:00am



3 OVERSHADOWING COMPARISON - 11:00am



4 OVERSHADOWING COMPARISON - 12:00pm



5 OVERSHADOWING COMPARISON - 1:00pm



6 OVERSHADOWING COMPARISON - 2:00pm



7 OVERSHADOWING COMPARISON - 3:00pm

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LEGEND

- INDICATIVE SHADOW OUTLINE FOR SSDA ENVELOPE
- INDICATIVE SHADOW OUTLINE FOR PROPOSED BUILDING
- INDICATIVE ADDITIONAL OVERSHADOWING COMPARED TO SSDA ENVELOPE
- INDICATIVE REDUCED OVERSHADOWING COMPARED TO SSDA ENVELOPE

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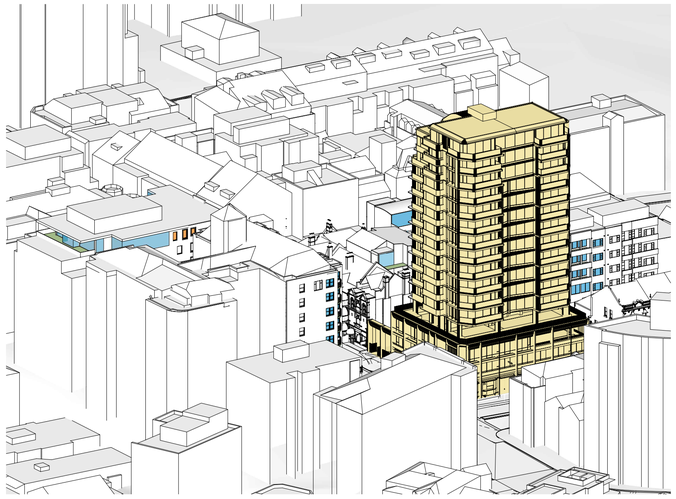
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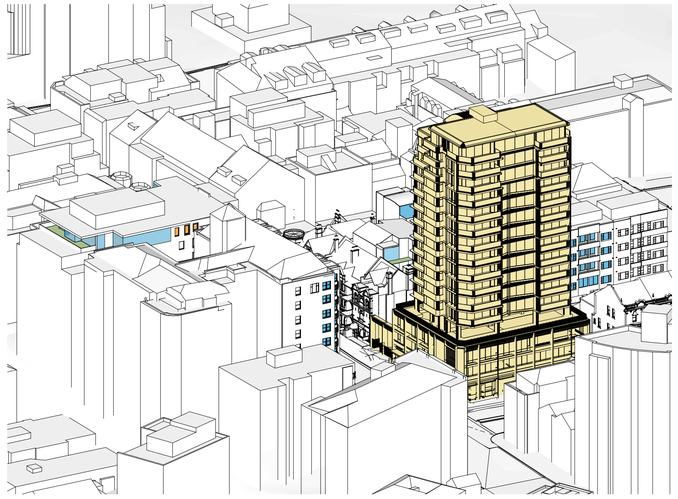
DRAWN	KHA	NORTH
SCALE (@ A1)	NTS	
DATE	26.11.25	

DRAWING TITLE
OVERSHADOWING COMPARISON
9am - 3pm

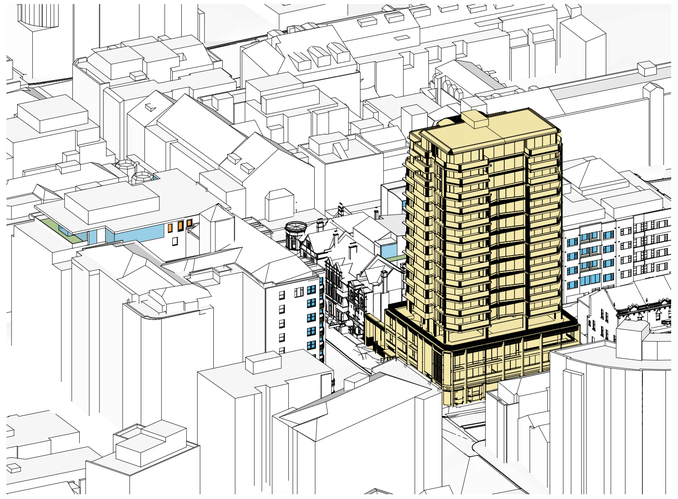
DRAWING NUMBER	ISSUE
A9041	A



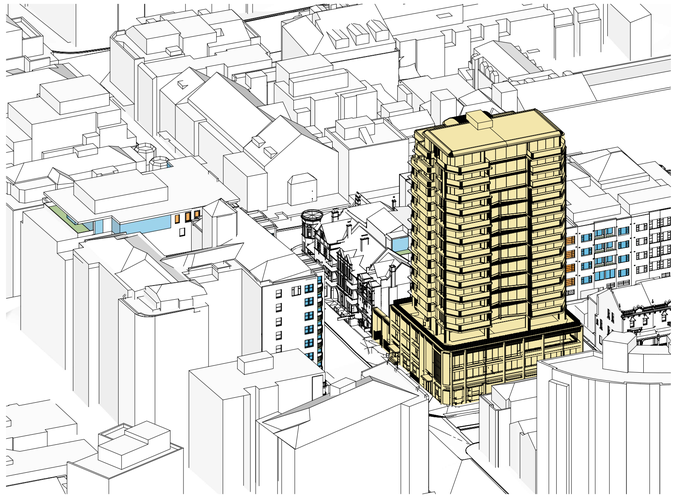
1 PROPOSED SCHEME - VIEW FROM THE SUN - 9:00am



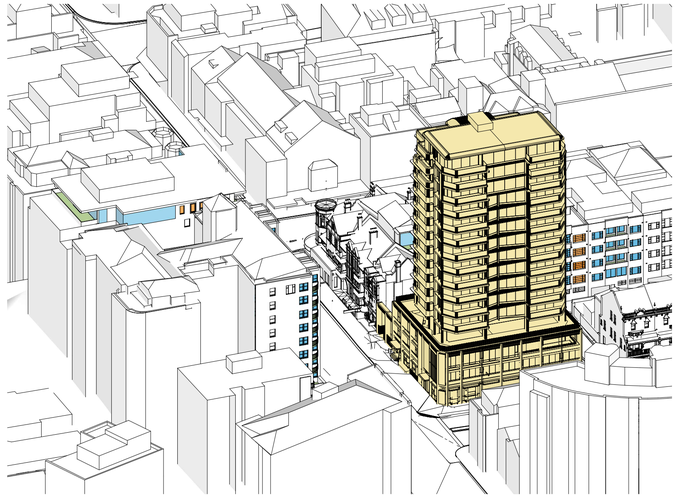
2 PROPOSED SCHEME - VIEW FROM THE SUN - 9:15am



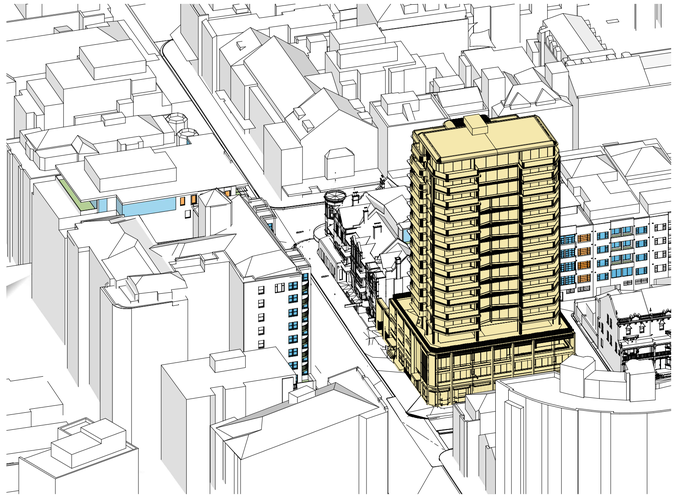
3 PROPOSED SCHEME - VIEW FROM THE SUN - 9:30am



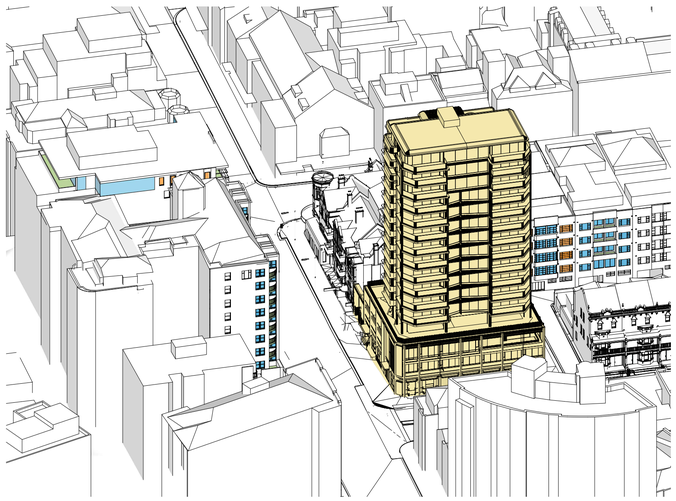
4 PROPOSED SCHEME - VIEW FROM THE SUN - 9:45am



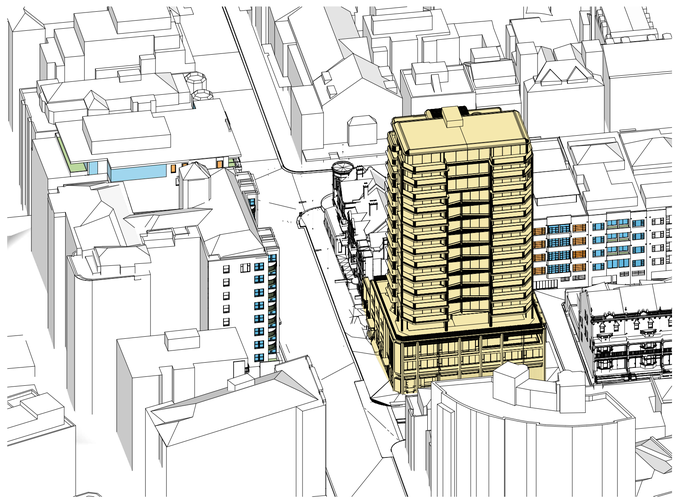
5 PROPOSED SCHEME - VIEW FROM THE SUN - 10:00am



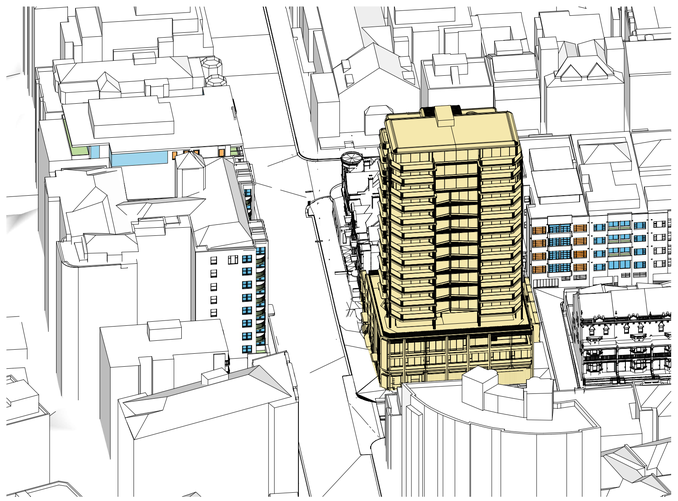
6 PROPOSED SCHEME - VIEW FROM THE SUN - 10:15am



7 PROPOSED SCHEME - VIEW FROM THE SUN - 10:30am



8 PROPOSED SCHEME - VIEW FROM THE SUN - 10:45am



9 PROPOSED SCHEME - VIEW FROM THE SUN - 11:00am

NOTES / LEGEND / MATERIAL

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NOTES

1. THE CONTEXT MODEL FOR ASSESSED BUILDINGS AS USED FOR SOLAR ANALYSIS HAS BEEN PROVIDED BY TIME&PLACE AND WAS PREVIOUSLY PREPARED BY SJB.
2. LOCATION AND ALLOCATIONS OF PRIVATE OPEN SPACE, BEDROOM WINDOWS AND LIVING ROOM WINDOWS HAVE BEEN ADOPTED FROM INFORMATION PREPARED BY SJB (WITH EXCEPTION OF ITEM RAISED UNDER 3).
3. FOR 57-59 MACLEAY STREET, UNIT 3-SE THE ALLOCATION OF FUNCTIONS BEYOND WINDOWS HAS BEEN BASED UPON INFORMATION WITHIN PREVIOUSLY DEVELOPED DETAILED TABLES OVER PREVIOUS SUN EYE DIAGRAMS, PREPARED BY SJB. ANALYSIS OF THIS PREVIOUSLY DEVELOPED TABLE SUGGESTS THAT ONE OF THE WINDOWS TO THIS UNIT IS ALLOCATED TO A LIVING SPACE. THIS HAS BEEN UPDATED IN THE SUN EYE DIAGRAMS TO REFLECT THE CORRECTED BLUE HATCH.

Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

- PRIVATE OPEN SPACE
- LIVING SPACE
- BEDROOM

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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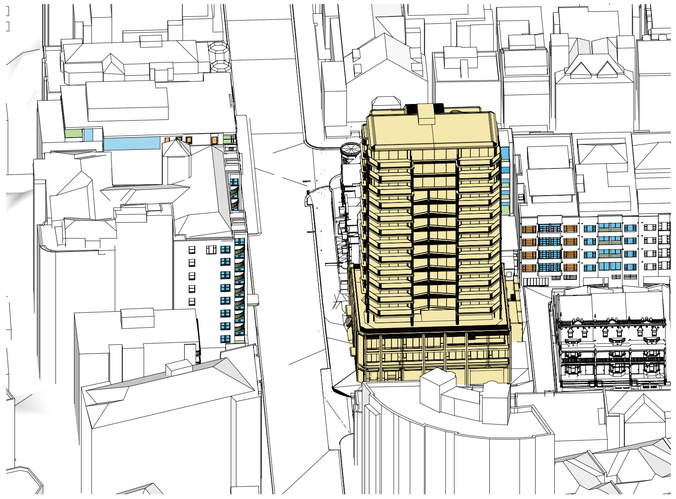
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

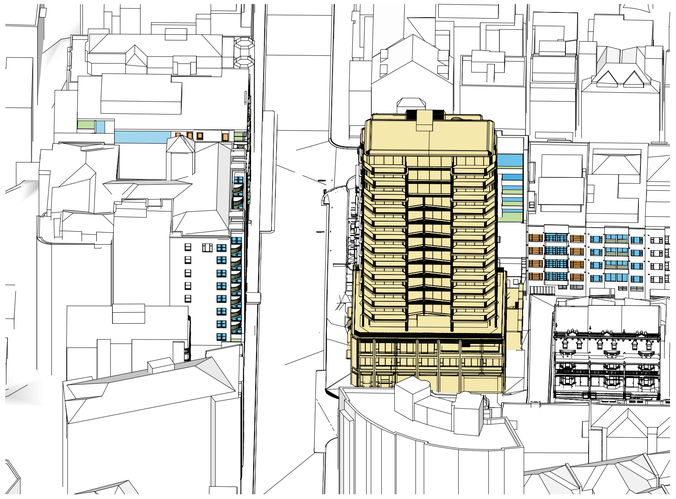
DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
VIEW FROM THE SUN - 21 JUNE
PROPOSED - 9am - 11am

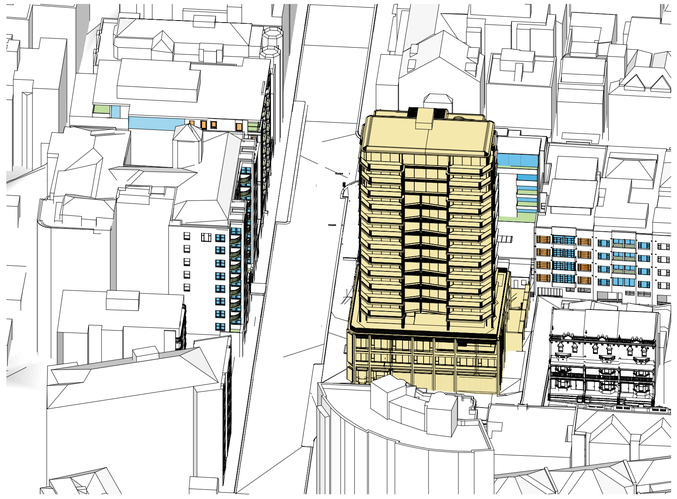
DRAWING NUMBER	ISSUE
A9050	A



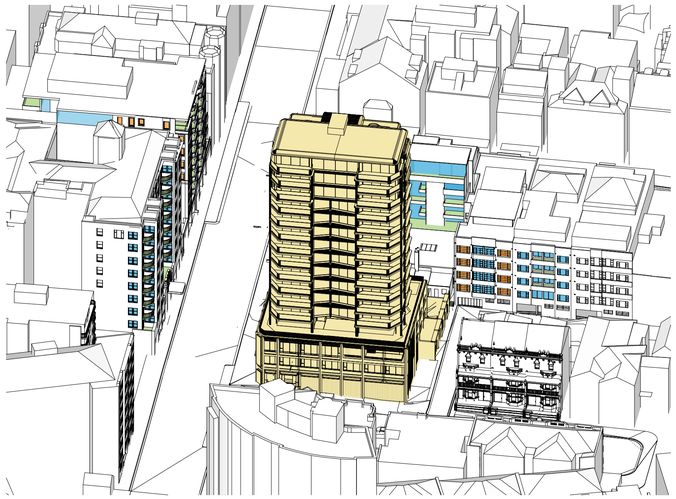
1 PROPOSED SCHEME - VIEW FROM THE SUN - 11:15am



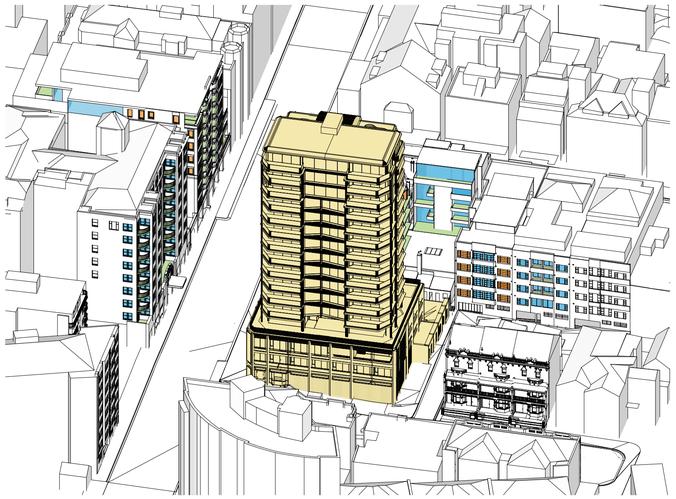
2 PROPOSED SCHEME - VIEW FROM THE SUN - 11:30am



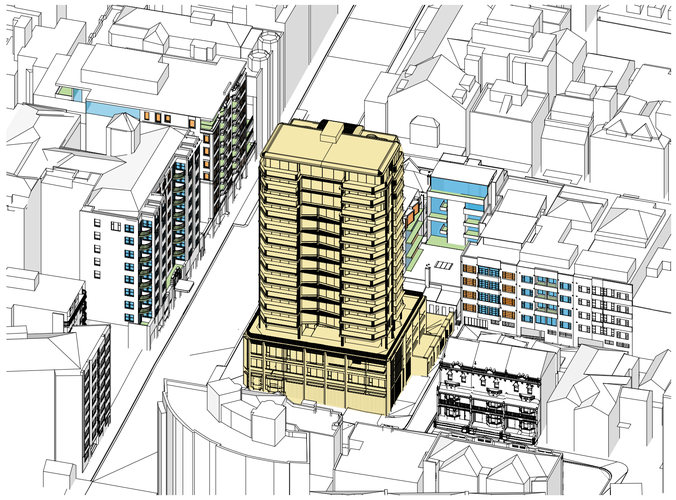
3 PROPOSED SCHEME - VIEW FROM THE SUN - 11:45am



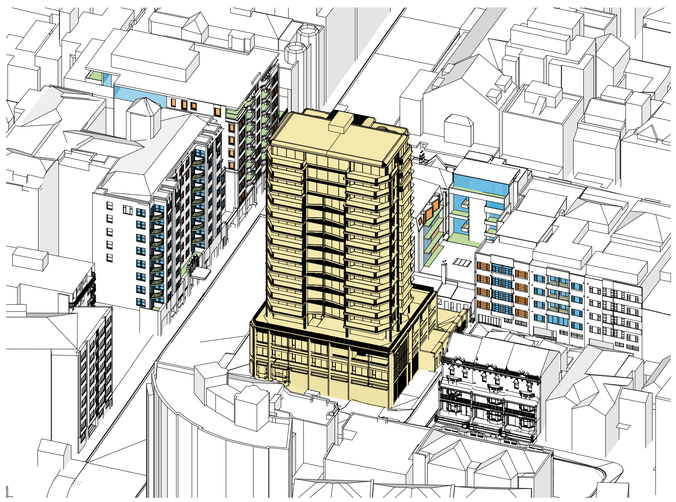
4 PROPOSED SCHEME - VIEW FROM THE SUN - 12:00pm



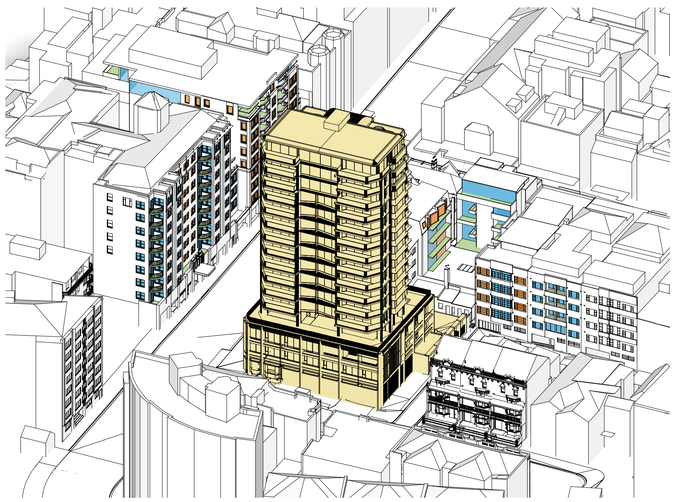
5 PROPOSED SCHEME - VIEW FROM THE SUN - 12:15pm



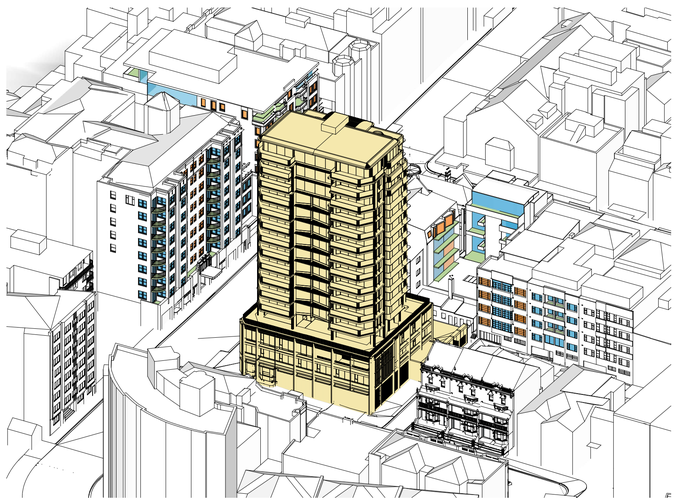
6 PROPOSED SCHEME - VIEW FROM THE SUN - 12:30pm



7 PROPOSED SCHEME - VIEW FROM THE SUN - 12:45pm



8 PROPOSED SCHEME - VIEW FROM THE SUN - 1:00pm



9 PROPOSED SCHEME - VIEW FROM THE SUN - 1:15pm

NOTES / LEGEND / MATERIAL

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NOTES

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2. LOCATION AND ALLOCATIONS OF PRIVATE OPEN SPACE, BEDROOM WINDOWS AND LIVING ROOM WINDOWS HAVE BEEN ADOPTED FROM INFORMATION PREPARED BY SJB (WITH EXCEPTION OF ITEM RAISED UNDER 3).

3. FOR 57-59 MACLEAY STREET, UNIT 3-SE THE ALLOCATION OF FUNCTIONS BEYOND WINDOWS HAS BEEN BASED UPON INFORMATION WITHIN PREVIOUSLY DEVELOPED DETAILED TABLES OVER PREVIOUS SUN EYE DIAGRAMS, PREPARED BY SJB. ANALYSIS OF THIS PREVIOUSLY DEVELOPED TABLE SUGGESTS THAT ONE OF THE WINDOWS TO THIS UNIT IS ALLOCATED TO A LIVING SPACE. THIS HAS BEEN UPDATED IN THE SUN EYE DIAGRAMS TO REFLECT THE CORRECTED BLUE HATCH.

Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

- PRIVATE OPEN SPACE
- LIVING SPACE
- BEDROOM

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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30 Mouat St, Fremantle, WA 6160
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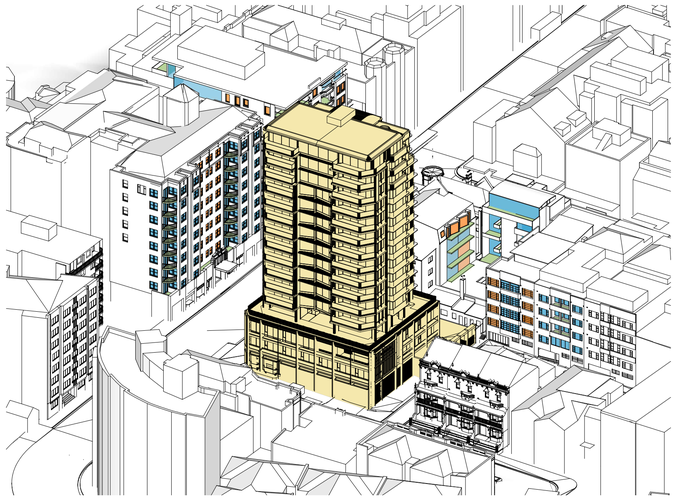
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

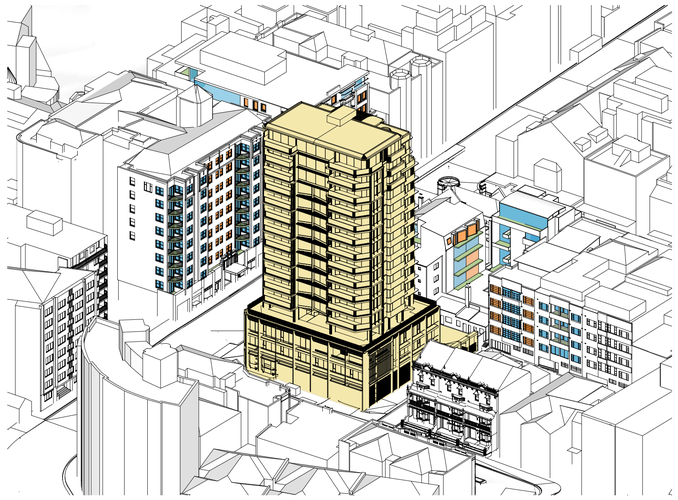
DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
VIEW FROM THE SUN - 21 JUNE
PROPOSED - 11:15am - 1:15pm

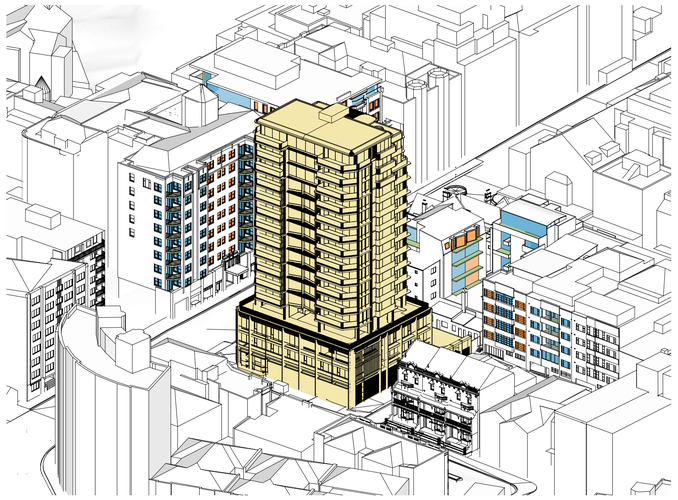
DRAWING NUMBER	ISSUE
A9051	A



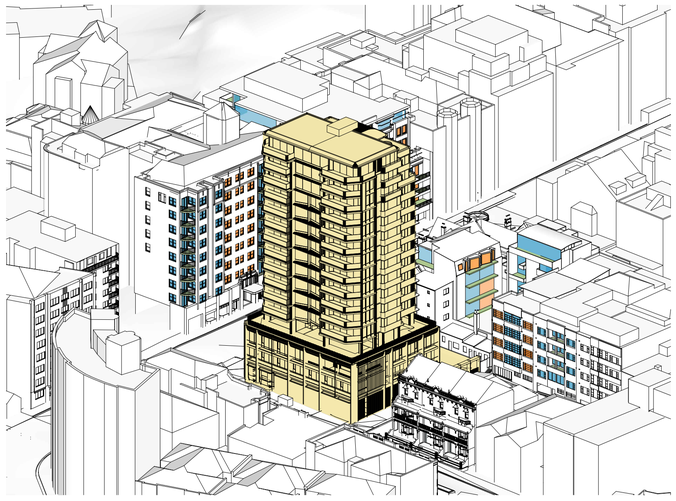
1 PROPOSED SCHEME - VIEW FROM THE SUN - 1:30pm



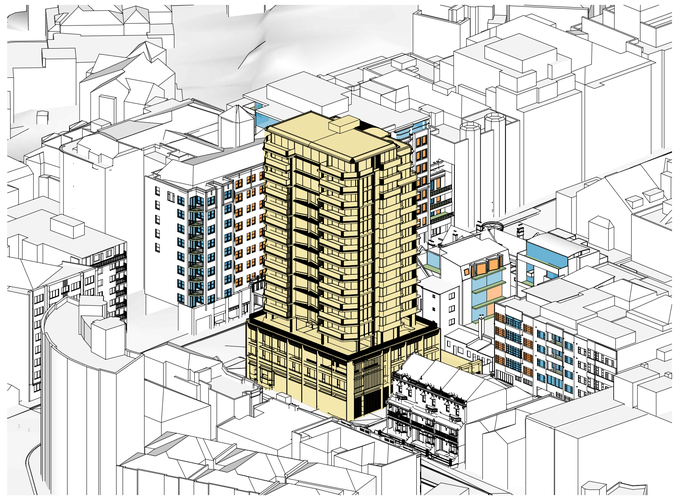
2 PROPOSED SCHEME - VIEW FROM THE SUN - 1:45pm



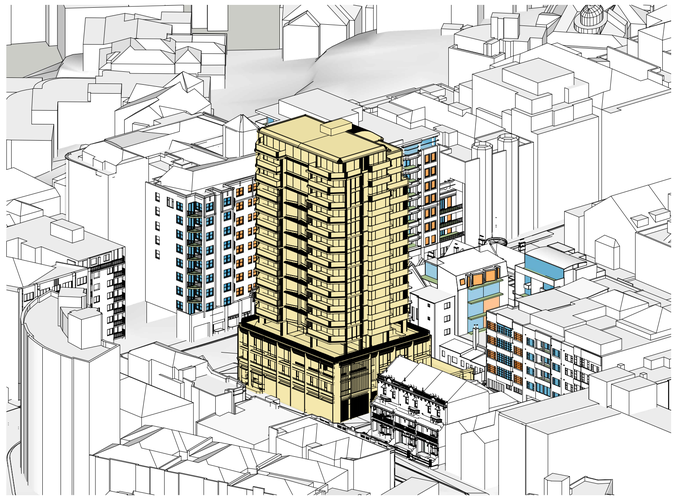
3 PROPOSED SCHEME - VIEW FROM THE SUN - 2:00pm



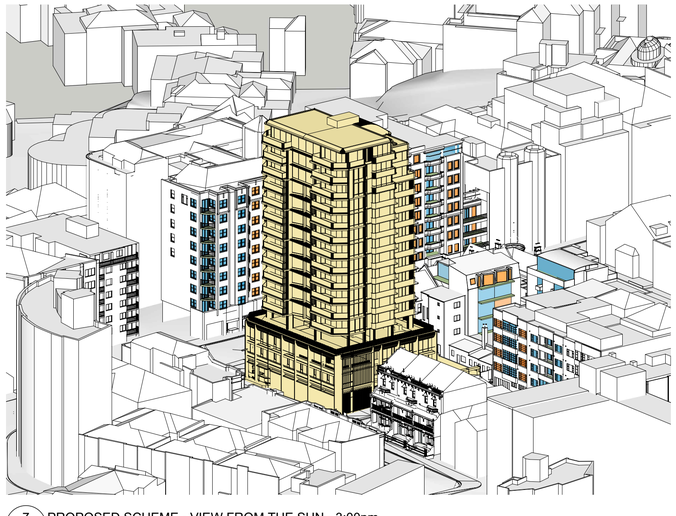
4 PROPOSED SCHEME - VIEW FROM THE SUN - 2:15pm



5 PROPOSED SCHEME - VIEW FROM THE SUN - 2:30pm



6 PROPOSED SCHEME - VIEW FROM THE SUN - 2:45pm



7 PROPOSED SCHEME - VIEW FROM THE SUN - 3:00pm

NOTES / LEGEND / MATERIAL

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Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

- PRIVATE OPEN SPACE
- LIVING SPACE
- BEDROOM

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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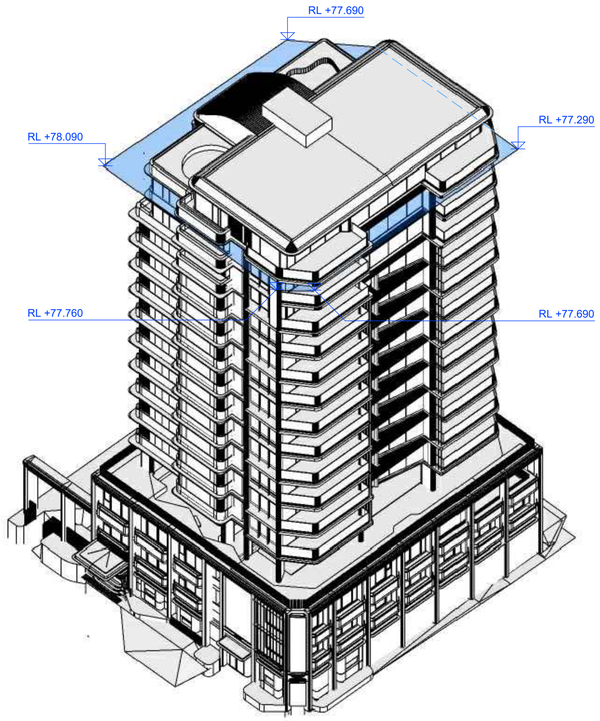
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

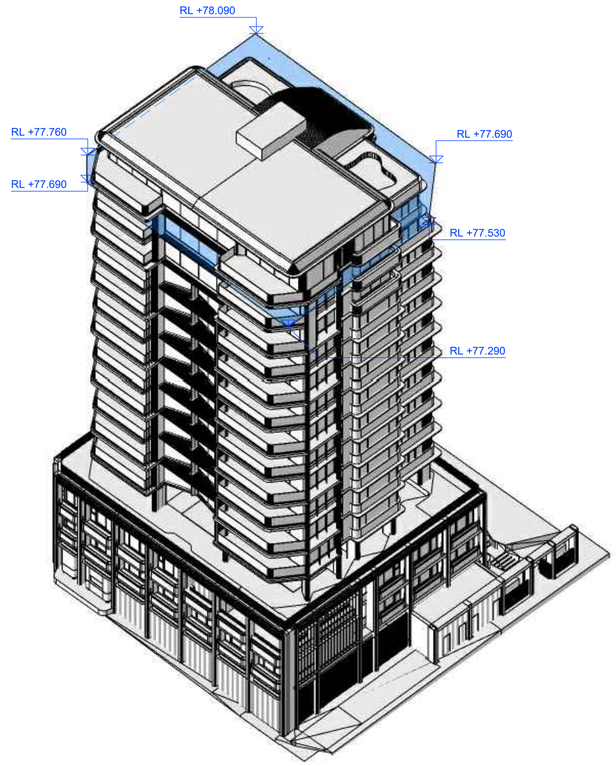
DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
VIEW FROM THE SUN - 21 JUNE
PROPOSED - 1:30pm - 3:00pm

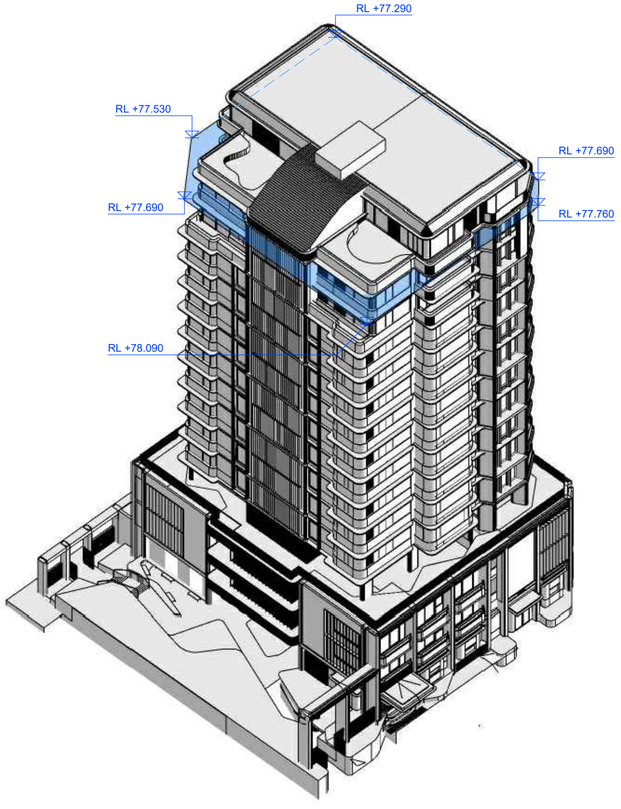
DRAWING NUMBER	ISSUE
A9052	A



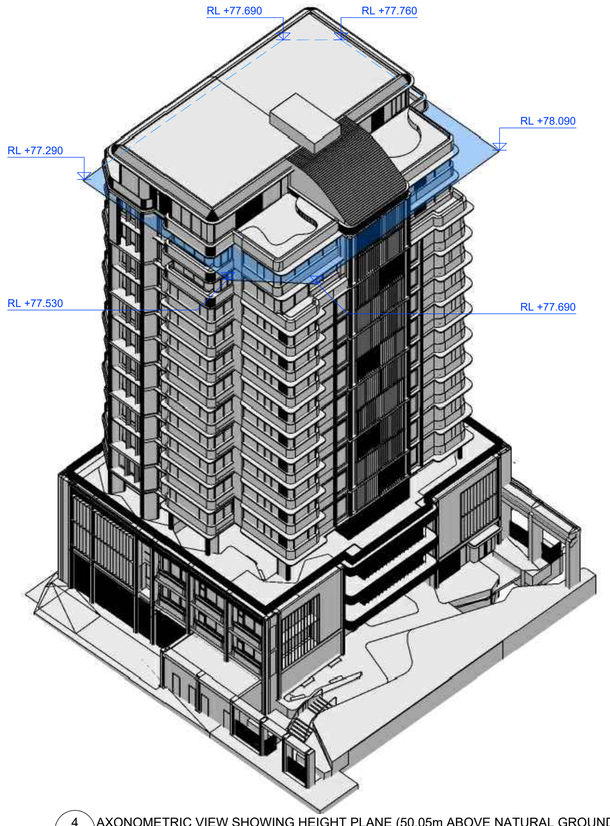
1 AXONOMETRIC VIEW SHOWING HEIGHT PLANE (50.05m ABOVE NATURAL GROUND LEVEL)
VIEWING FROM NORTHEAST



2 AXONOMETRIC VIEW SHOWING HEIGHT PLANE (50.05m ABOVE NATURAL GROUND LEVEL)
VIEWING FROM NORTHWEST



3 AXONOMETRIC VIEW SHOWING HEIGHT PLANE (50.05m ABOVE NATURAL GROUND LEVEL)
VIEWING FROM SOUTHEAST



4 AXONOMETRIC VIEW SHOWING HEIGHT PLANE (50.05m ABOVE NATURAL GROUND LEVEL)
VIEWING FROM SOUTHWEST

NOTES / LEGEND / MATERIAL

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Certificate No. # AU4Q5XQOFV
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 45-53 Macleay Street, Potts Point, NSW, 2011
https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

HEIGHT PLANE 50.05m ABOVE NATURAL GROUND LINE

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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admin_perth@khastudio.com.au

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
HEIGHT PLANE
AXONOMETRIC DIAGRAMS

DRAWING NUMBER	ISSUE
A9080	A

BASIX™ Certificate

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

Multi Dwelling

Certificate number: 1824131M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 30 March 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate AU4Q5XQOFV.

IGS: Considering the BASIX limitations, ceiling fans have been nominated in the NatHERS assessment.
For information regarding the ceiling fans, please refer to the BASIX & NatHERS Assessment Report.

Project summary	
Project name	45-53 Macleay Street, Potts Point NSW, 2011_02
Street address	45-53 MACLEAY STREET POTTS POINT, SYDNEY 2011
Local Government Area	SYDNEY
Plan type and plan number	Strata Plan SP934
Lot no.	3
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	44
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	61	Target 60
Materials	✔	-100	Target n/a

If any changes to this BASIX certificate are required, please contact IGS with following details:
- Project reference: 45-53 Macleay Street, Potts Point, Sydney NSW, 2011
- Contact number: 0430 108 801

Certificate Prepared by
Name / Company Name: IGS
ABN (if applicable): 68163019029

Description of project

Project address	
Project name	45-53 Macleay Street, Potts Point NSW, 2011_02
Street address	45-53 MACLEAY STREET POTTS POINT, SYDNEY 2011
Local Government Area	SYDNEY
Plan type and plan number	Strata Plan SP934
Lot no.	3
Section no.	-

Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	44
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	1289
Roof area (m²)	362
Non-residential floor area (m²)	-
Residential car spaces	52
Non-residential car spaces	6

Common area landscape	
Common area lawn (m²)	0
Common area garden (m²)	483.74
Area of indigenous or low water use species (m²)	333.78

Assessor details and thermal loads	
Assessor number	DMN/12/1407
Certificate number	AU4Q5XQOFV
Climate zone	17

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	61	Target 60
Materials	✔	-100	Target n/a

Description of project

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

Residential flat buildings - Building1, 44 dwellings, 16 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.01	1	29	5.5	0	0
1.05	1	26.8	6	0	0
1.09	1	27	5.6	0	0
1.13	1	26.2	6.5	16.63	15.3
11.02	3	158.1	4.5	0	0
14.01	4+	327.4	2.7	0	0
2.03	1	27.5	5.5	0	0
2.07	1	26.8	5.8	0	0
4.01	3	185.7	2.9	0	0
6.01	3	185.7	2.9	0	0
8.01	3	185.7	2.9	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.02	1	29	5.5	0	0
1.06	1	26.8	6	0	0
1.10	1	26.8	5.5	0	0
10.01	3	185.7	2.9	0	0
12.01	3	185.7	2.9	0	0
15.01	4+	249.9	3.2	43.31	13.43
2.04	1	27.6	5.8	0	0
2.08	1	27.5	5.5	0	0
4.02	3	158.2	4.5	0	0
6.02	3	158.1	4.5	0	0
8.02	3	158.1	4.5	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.03	1	27.5	5.5	0	0
1.07	1	26.8	6	0	0
1.11	1	27.5	5.5	0	0
10.02	3	158.1	4.5	0	0
12.02	3	158.1	4.5	0	0
2.01	1	29	5.5	0	0
2.05	1	26.8	5.8	0	0
2.09	1	27.4	5.5	0	0
5.01	3	185.7	2.9	0	0
7.01	3	185.7	2.9	0	0
9.01	3	185.7	2.9	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.04	1	27.1	5.8	0	0
1.08	1	26.7	5.5	0	0
1.12	1	27.5	5.5	16.63	15.3
11.01	3	185.7	2.9	0	0
13.01	4+	326.9	2.7	12.66	0
2.02	1	29	5.5	0	0
2.06	1	27.1	5.4	0	0
2.10	1	26.2	6.5	0	0
5.02	3	158.1	4.5	0	0
7.02	3	158.1	4.5	0	0
9.02	3	158.1	4.5	0	0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)
Lift bank (No. 1)	-
Switch room	20
Plant or service room	213
Hallway/lobby type (levels 1-2)	230

Common area	Floor area (m²)
Lift bank (No. 2)	-
Garbage room	56
Ground floor lobby type	108

Common area	Floor area (m²)
Undercover car park area	3232
Community room	85
Hallway/lobby type (other levels)	170

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
concrete slab on ground, frame:	800	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	1000	-	-
floors above habitable rooms, frame: suspended concrete slab	7148.5	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	brick veneer,frame:light steel frame	3000	-	-
External wall type 2	framed (metal clad),frame:light steel frame	2000	-	-

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:light steel frame	6000	-

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

Ceiling and roof types			
Ceiling and roof type	**Area (m^2)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	362	-	-

Glazing types			Frame types				
Single glazing (m^2)	**Double glazing (m^2)**	**Triple glazing (m^2)**	**Aluminium frames (m^2)**	**Timber frames (m^2)**	**uPVC frames (m^2)**	**Steel frames (m^2)**	**Composite frames (m^2)**
-	900	-	900	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	6 star	6 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

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

(ii) Energy	**Show on DA plans**	**Show on CC/CDC plans & specs**	**Certifier check**
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

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

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	3.5 star	4 star	yes	yes

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.01	23.7	4.8	28.500
1.02	10.20	5.6	15.800
1.03	12.7	8.3	21.000
1.04	3.3	13.1	16.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.05	0.6	13.3	13.900
1.06	1.1	13.8	14.900
1.07	1.6	14.3	15.900
1.08	1.8	13.5	15.300
1.09	9.4	6.1	15.500
1.10	14.10	8	22.100
1.11	18.4	8.7	27.100
1.12	9.8	9	18.800
1.13	23.8	9.4	33.200
10.01	14.10	10.3	24.400
10.02	20.8	16	36.800
11.01	14.40	10.1	24.500
11.02	19.60	17.9	37.500
12.01	15.7	10	25.700
12.02	20.20	12.8	33.000
13.01	23.30	12.2	35.500
14.01	26.20	11.3	37.500
15.01	25.1	13.9	39.000
2.01	31.8	7.2	39.000
2.02	24.00	5.4	29.400
2.03	27.00	9.4	36.400
2.04	10.7	15.1	25.800
2.05	3.1	6.5	9.600
2.06	3.1	6.6	9.700
2.07	3.2	6.7	9.900
2.08	22.10	12.6	34.700
2.09	12.6	11.8	24.400
2.10	24.7	12.5	37.200
4.01	14.9	12.2	27.100
4.02	21.30	16.2	37.500
5.01	11.00	12.4	23.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
5.02	17.8	15.2	33.000
6.01	11.50	12.7	24.200
6.02	18.20	15.4	33.600
7.01	11.8	11.9	23.700
7.02	17.6	17	34.600
8.01	12.10	12.9	25.000
8.02	18.10	15.9	34.000
9.01	13.8	11	24.800
All other dwellings	19.40	14.90	34.300

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	2 star

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 40 kLs	Location: Building1 Pool shaded: no	-
Fire sprinkler system (No. 1)	-	-	-

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	-
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	-
Undercover car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	-
Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	-
Community room	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	-
Plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Ground floor lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type (other levels)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type (levels 1-2)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	-

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 18 number of levels from the bottom of the lift shaft to the top of the lift shaft: 18 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 5 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	2 star

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 13 peak kW
Other	-	-

Notes

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

Legend

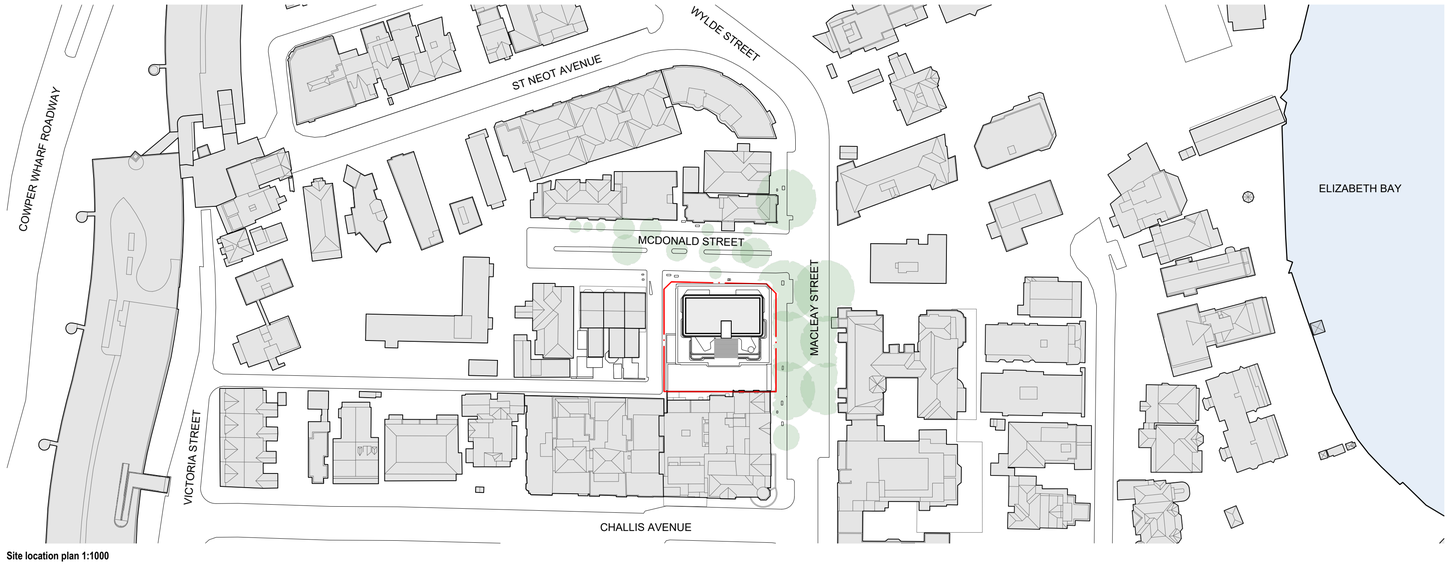
1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC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

45-53 MACLEAY STREET, POTTS POINT
ARCHITECTURAL DRAWINGS FOR DA SUBMISSION

DRAWING LIST	DWG NO.	ISSUE
0000 - SITE PLANS		
OVERVIEW PAGE	A0000	A
ROOF SITE PLAN	A0010	A
GROUND SITE PLAN	A0011	A
1000 - GENERAL ARRANGEMENT PLANS		
BASEMENT 4 FLOOR PLAN	A1001	A
BASEMENT 3 FLOOR PLAN	A1002	A
BASEMENT 2 FLOOR PLAN	A1003	A
BASEMENT 1 FLOOR PLAN	A1004	A
GROUND FLOOR PLAN	A1010	A
LEVEL 1 FLOOR PLAN	A1011	A
LEVEL 2 FLOOR PLAN	A1012	A
LEVEL 3 FLOOR PLAN, TERRACE LEVEL	A1013	A
LEVEL 4 FLOOR PLAN (TYPICAL 5, 7, 9, 11)	A1014	A
LEVEL 6 FLOOR PLAN (TYPICAL 8, 10, 12)	A1016	A
LEVEL 13-14 FLOOR PLAN	A1023	A
LEVEL 15 FLOOR PLAN	A1025	A
ROOF PLAN	A1026	A
ADAPTABLE HOUSING AND LIVEABLE HOUSING	A1040	A
ADAPTABLE APARTMENT PLANS	A1041	A
ADAPTABLE APARTMENT PLANS	A1042	A
2000 - SECTIONS		
SECTION A	A2001	A
SECTION B	A2002	A
SECTION A - CONCEPT ENVELOPE OVERLAY	A2003	A
SECTION B - CONCEPT ENVELOPE OVERLAY	A2004	A
3000 - ELEVATIONS		
NORTH ELVATION	A3001	A
EAST ELEVATION	A3002	A
SOUTH ELEVATION	A3003	A
WEST ELEVATION	A3004	A
4500 - FINISHES		
EXTERIOR FINISHES BOARD (DIGITAL ONLY)	A4500	A
4700 - PERSPECTIVE VIEWS (RENDERS)		
PERSPECTIVE VIEWS (RENDERS)	A4700	A
PERSPECTIVE VIEWS (RENDERS)	A4701	A
PERSPECTIVE VIEWS (RENDERS)	A4702	A
PERSPECTIVE VIEWS (RENDERS)	A4703	A
9000 - DIAGRAMS AND SCHEDULES		
GFA SCHEDULE	A9000	A
AREA PLANS - GFA SHEET 1	A9001	A
AREA PLANS - GFA SHEET 2	A9002	A
ADG COMPLIANCE DRAWING - CROSS VENTILATION	A9020	A
ADG COMPLIANCE DRAWING - SOLAR ACCESS	A9021	A
ADG COMPLIANCE DRAWING - SOLAR ACCESS TO COMMUNAL OPEN SPACE	A9022	A
OVERSHADOWING COMPARISON DIAGRAM - EXISTING BUILDING	A9040	A
OVERSHADOWING COMPARISON DIAGRAM - CONCEPT ENVELOPE	A9041	A
VIEW FROM THE SUN - 21 JUNE PROPOSED - 9:00am - 11:00am	A9050	A
VIEW FROM THE SUN - 21 JUNE PROPOSED - 11:15am - 1:15pm	A9051	A
VIEW FROM THE SUN - 21 JUNE PROPOSED - 1:30pm - 3:00pm	A9052	A
HEIGHT PLANE AXONOMETRIC DIAGRAMS	A9080	A
9500 - REPORTS		
DESIGN REPORT SSDA		
APPENDIX A: HOUSING SEPP ASSESSMENT TABLE		
APPENDIX B: ADG COMPLIANCE TABLE		
APPENDIX C: DESIGN VERIFICATION STATEMENT		
APPENDIX D: DESIGN INTEGRITY STATEMENT		



View of the proposed development, Macleay Street elevation



Site location plan 1:1000

NOTES / LEGEND / MATERIAL

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Certificate No. # AU4Q5XQOFV

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Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding/?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

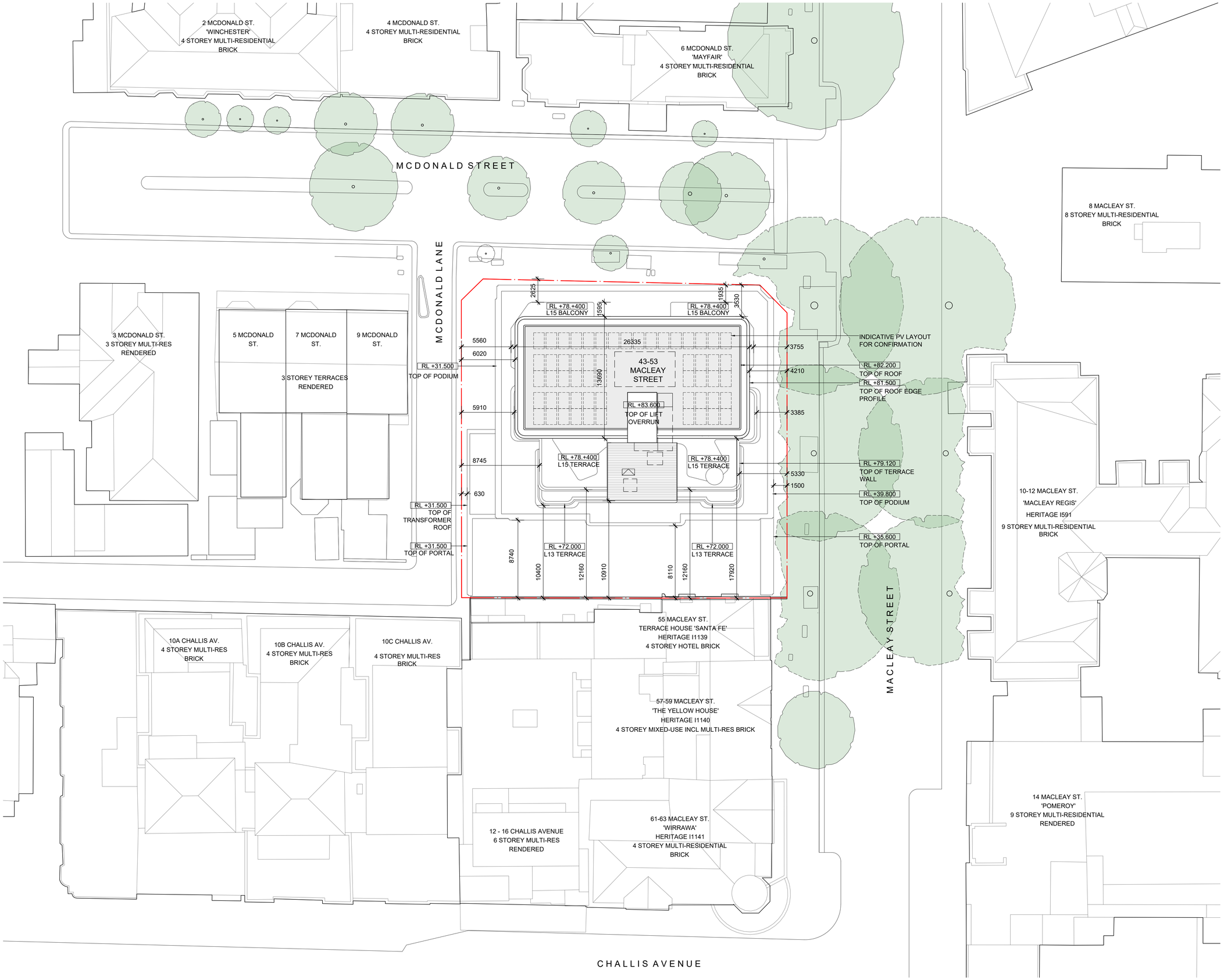
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

NORTH

DRAWING TITLE
OVERVIEW PAGE

DRAWING NUMBER	ISSUE
A0000	A



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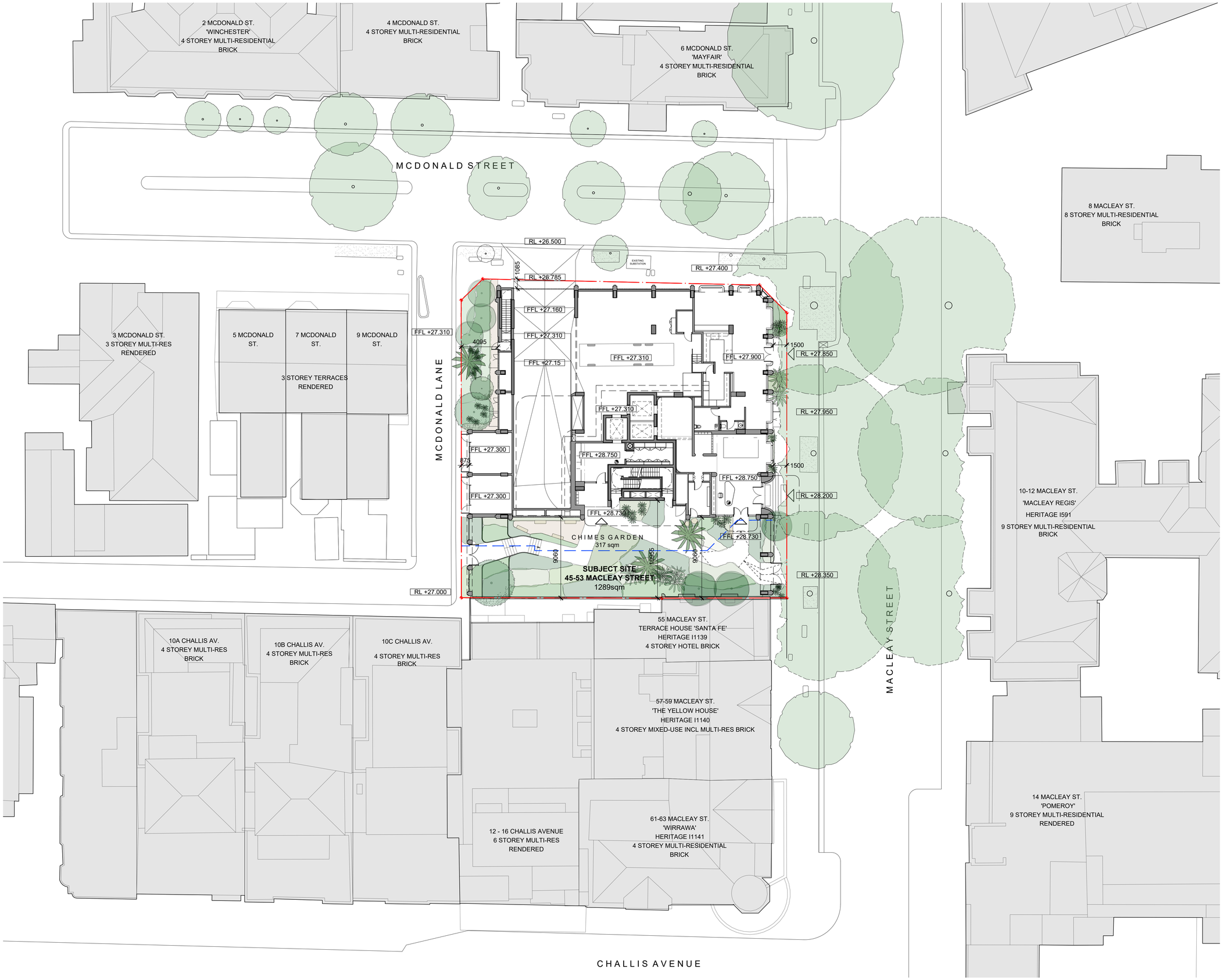
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ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA	NORTH
SCALE (@ A1)	1:200	
DATE	26.11.25	

DRAWING TITLE
ROOF SITE PLAN

DRAWING NUMBER	ISSUE
A0010	A



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LEGEND

- SITE BOUNDARY
- LINE OF BASEMENT BELOW

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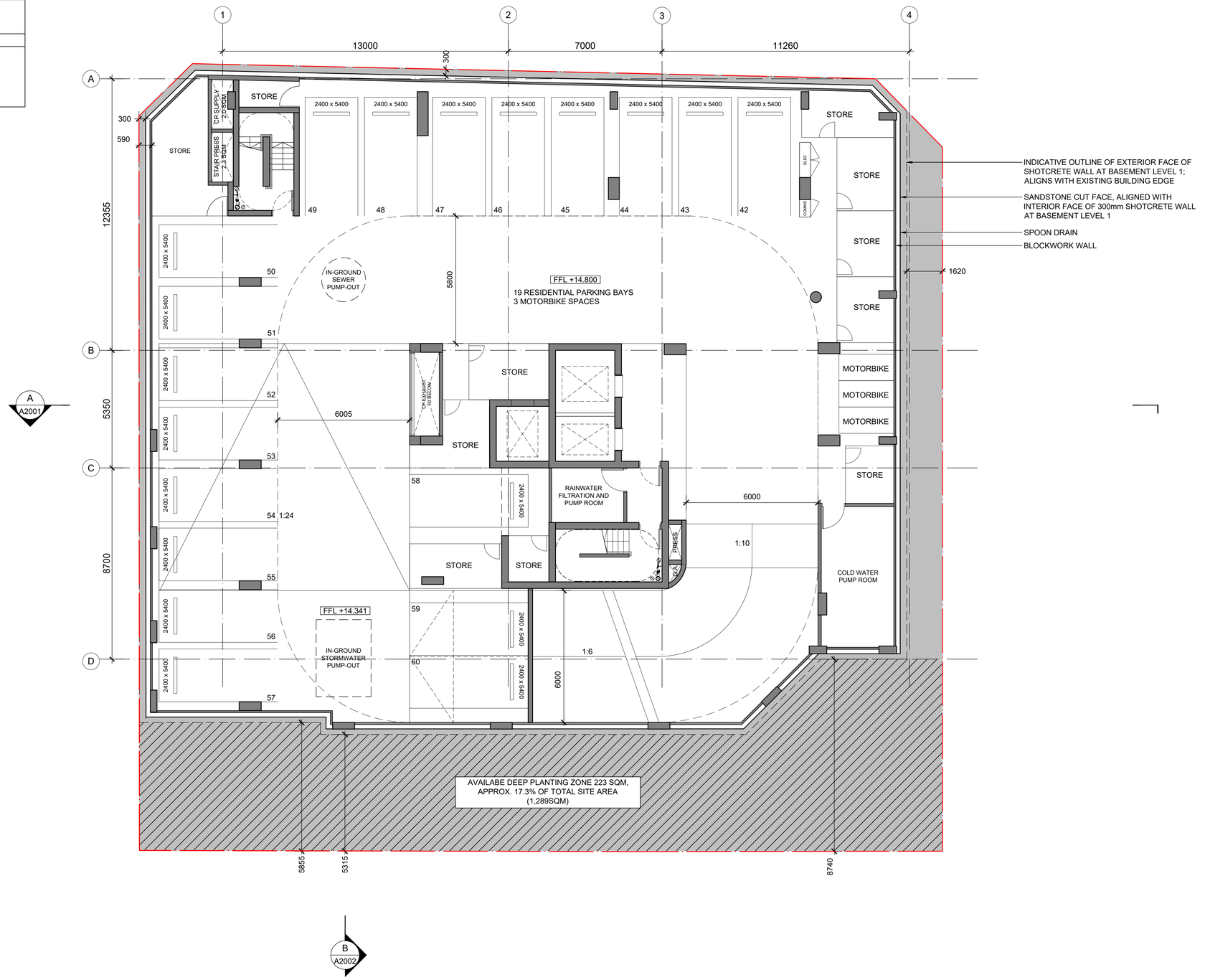
DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

NORTH

DRAWING TITLE
GROUND SITE PLAN

DRAWING NUMBER	ISSUE
A0011	A

PARKING SCHEDULE		
LEVEL	CAR & MOTOR CYCLE PARKING BAYS	BIKE PARKING BAYS
BASEMENT 4	19 Residential 3 Motorcycle	
BASEMENT 3	17 Residential 3 Motorcycle	
BASEMENT 2	9 Residential 5 DDA Bays	53
BASEMENT 1	0 Residential 3 DDA Bays 6 Visitor 2 Retail	
GROUND FLOOR	Nil	
TOTAL	52 Residential (inc. 7 DDA) 6 Visitor (inc. 1 DDA) 2 Retail 6 Motorcycle 60 Total Car Bays	53



A
A2001

B
A2002

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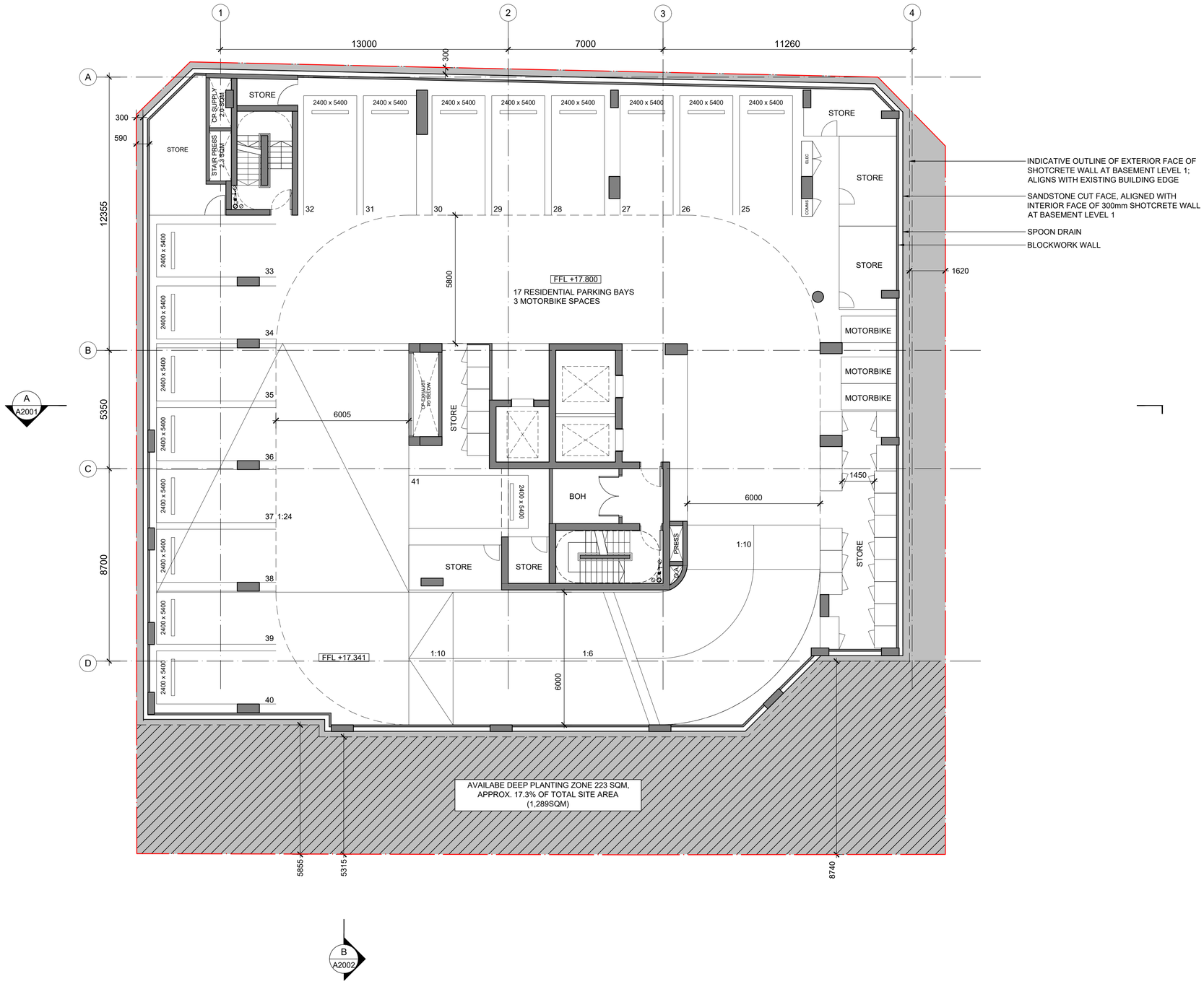
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
BASEMENT 4 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1001	A



A
A2001

B
A2002

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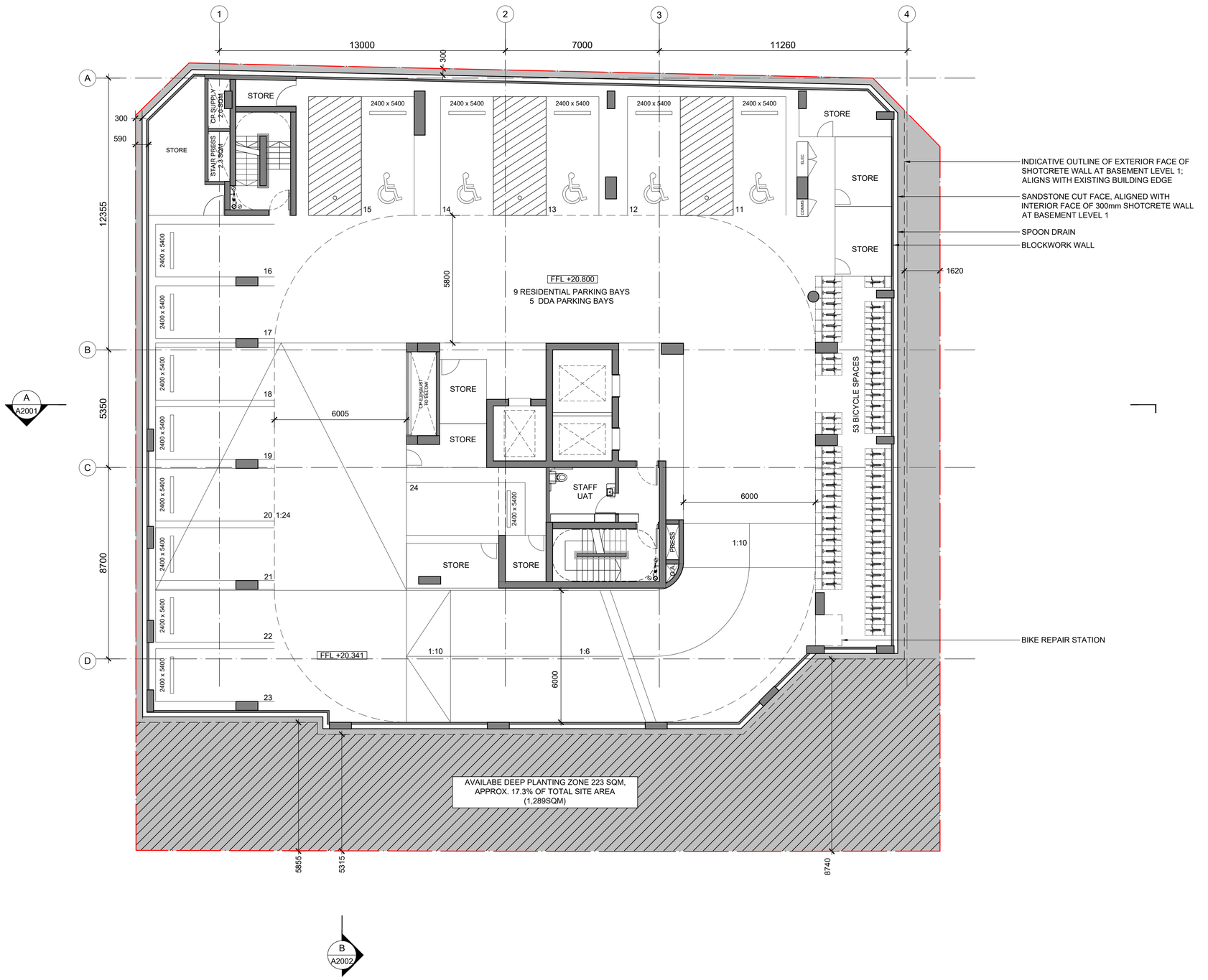
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
BASEMENT 3 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1002	A



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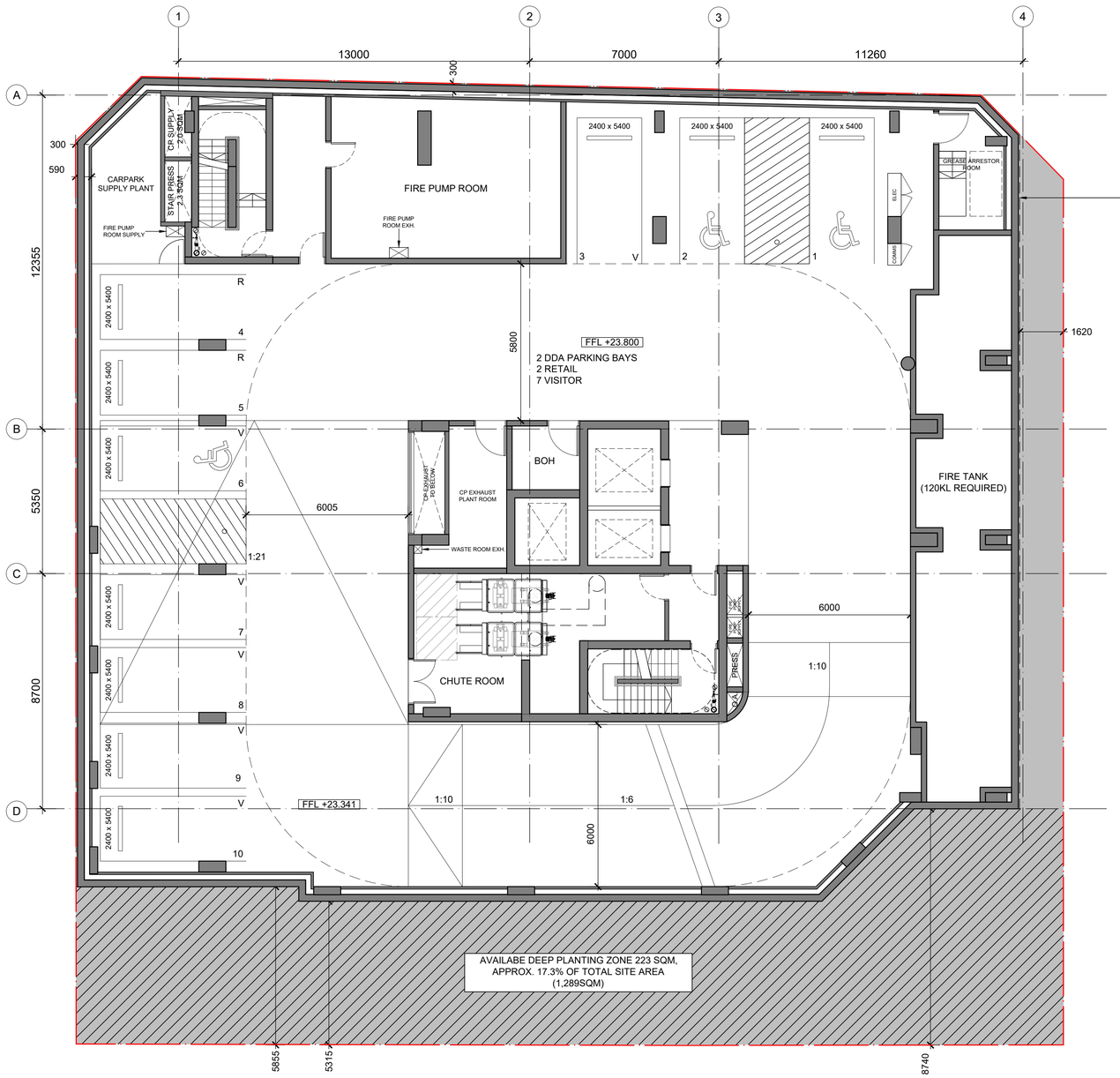
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
BASEMENT 2 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1003	A



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Property Address 45-53 Macleay Street, Potts Point, NSW, 2011

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SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE

BASEMENT 1 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1004	A

MCDONALD STREET

MCDONALD LANE

MACLEAY STREET

RL +26.500

RL +26.785

RL +27.400

BLAST ZONES SHOWN DASHED

EXISTING SUBSTATION

13000

7000

11260

1685

3000

2900

3100

1:8

1:20

1:20

1:8

FFL +27.160

FFL +27.310

FFL +27.15

FFL +27.310

FFL +27.310

12355

4110

5350

6000

890

875

8700

OVERHEAD PERFORATED GARAGE DOOR

LOADING DOCK / HOLDING AREA

FFL +27.310

RESIDENTIAL METER ROOM

H/D

RETAIL

FFL +27.900

1500

RL +27.850

CP SUPPLY LOUVER STACKED ABOVE STAIR PRESS SUPPLY LOUVER

WATER METER

STORM-WATER QUALITY TANK

FIRE BOOSTER CABINET BELOW

RL +27.950

CAR PARK EXHAUST DUCT

WASTE ROOM EXH.

FIRE PUMP ROOM EXH.

UAT

WC

MAIL

TRANSFORMER

FFL +27.300

PIT DEPTH 700mm LOWER

4H FIRE RATING REQUIRED TO FLOORS, WALLS AND ROOF OF TRANSFORMER.

HYD

COMMS

ELEC

BOH

ELEC

HYD

DRY R.

PODIUM LOBBY

FFL +28.750

BSMT. STAIR PRESS SUPPLY

FIRE CONTROL ROOM

TOWER LOBBY

FFL +28.750

1500

RL +28.200

MAIN SWITCH ROOM

FFL +27.300

CARPARK EXHAUST DUCT TRANSFERRING AT HIGH LEVEL

STORE

MAIL

LINE OF BASEMENT UNDER SHOWN BLUE DASHED

FFL +28.730

CHIMES GARDEN

sqm

FFL +28.730

9060

10970

9060

RL +28.350

RL +27.000

1 A3001

2 A3002

3 A3003

4 A3004

A A2001

B A2002

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LEGEND

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LINE OF BASEMENT BELOW

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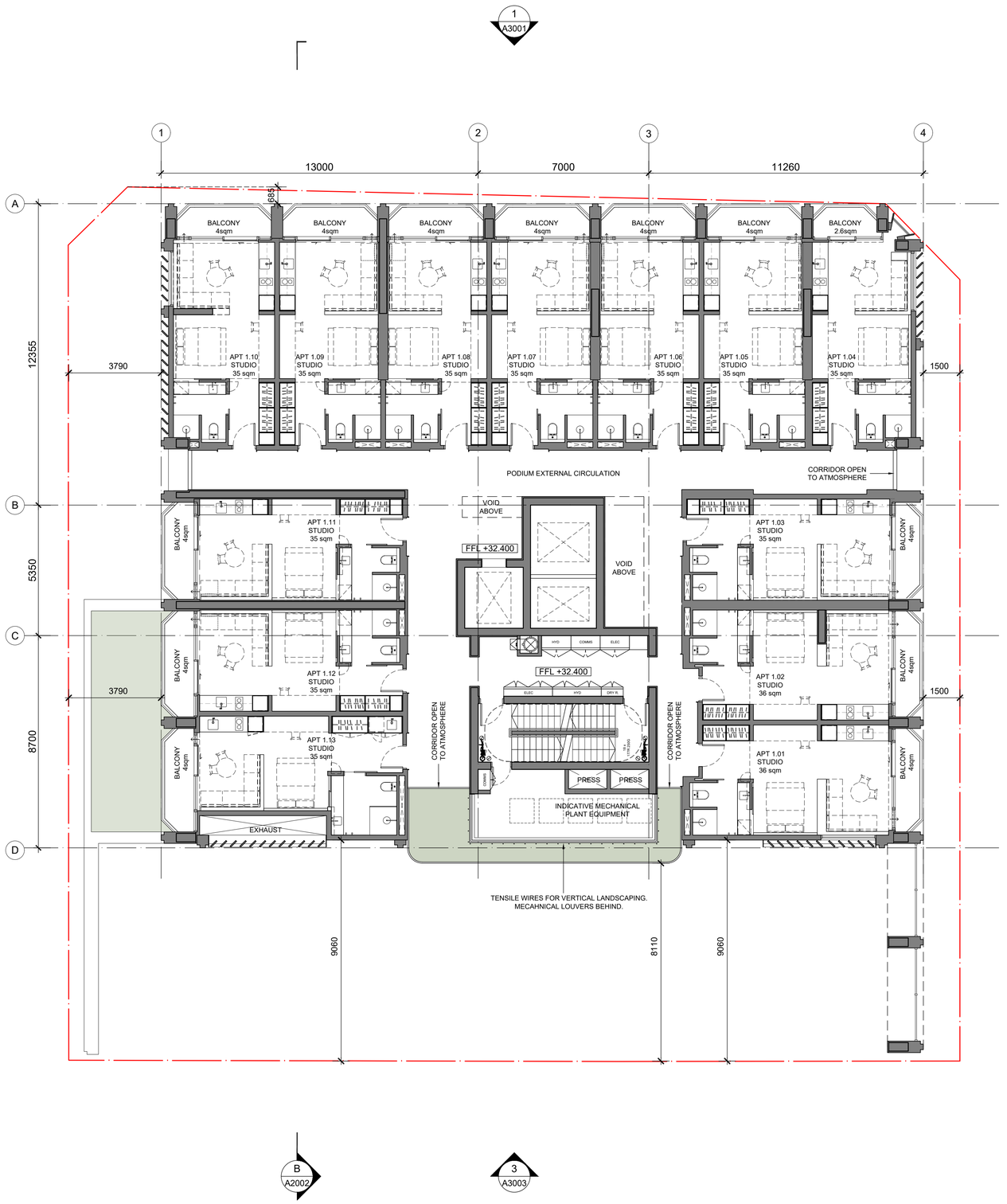
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
GROUND FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1010	A



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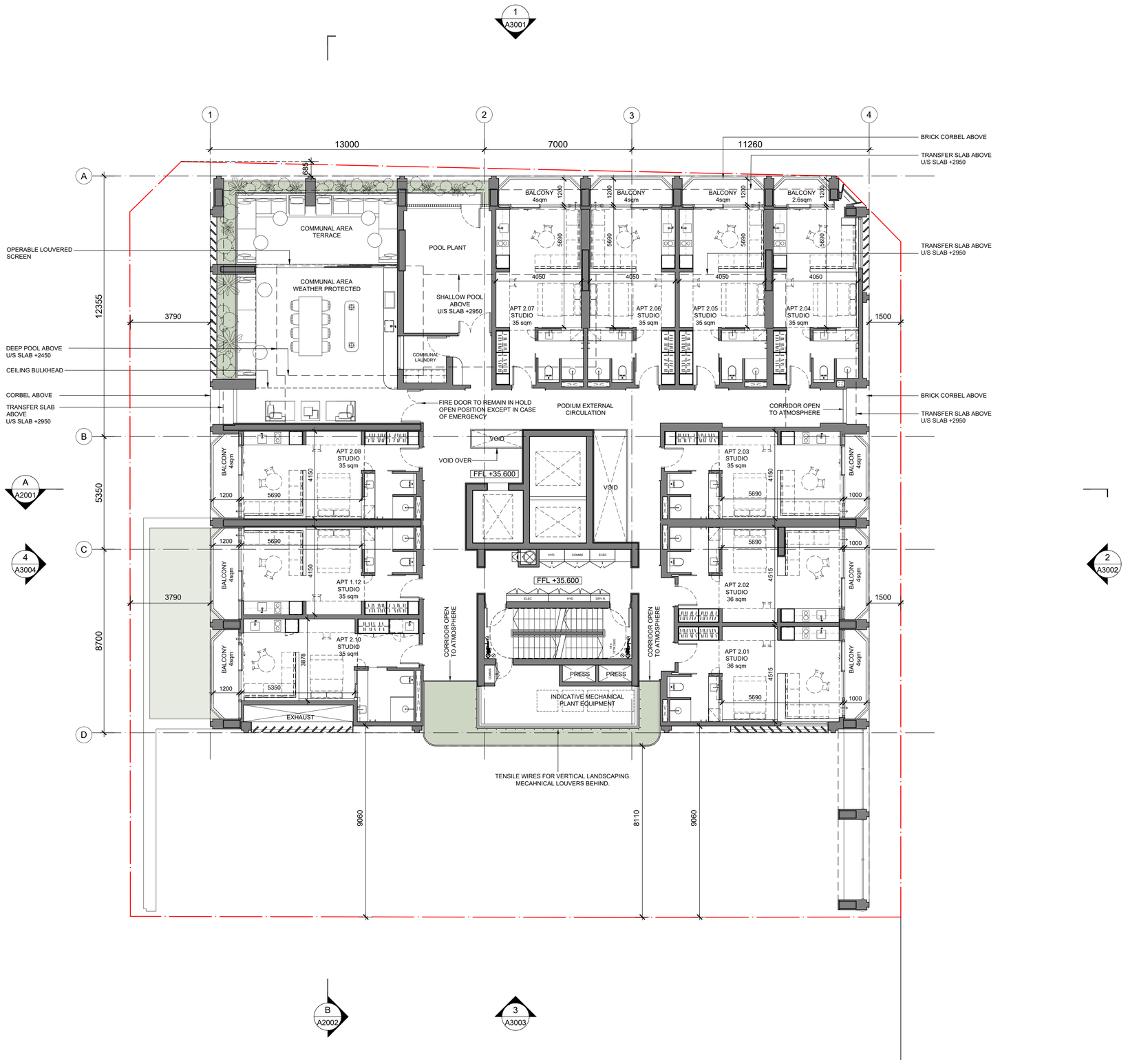
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	26.11.25	

DRAWING TITLE

LEVEL 1 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1011	A



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A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS

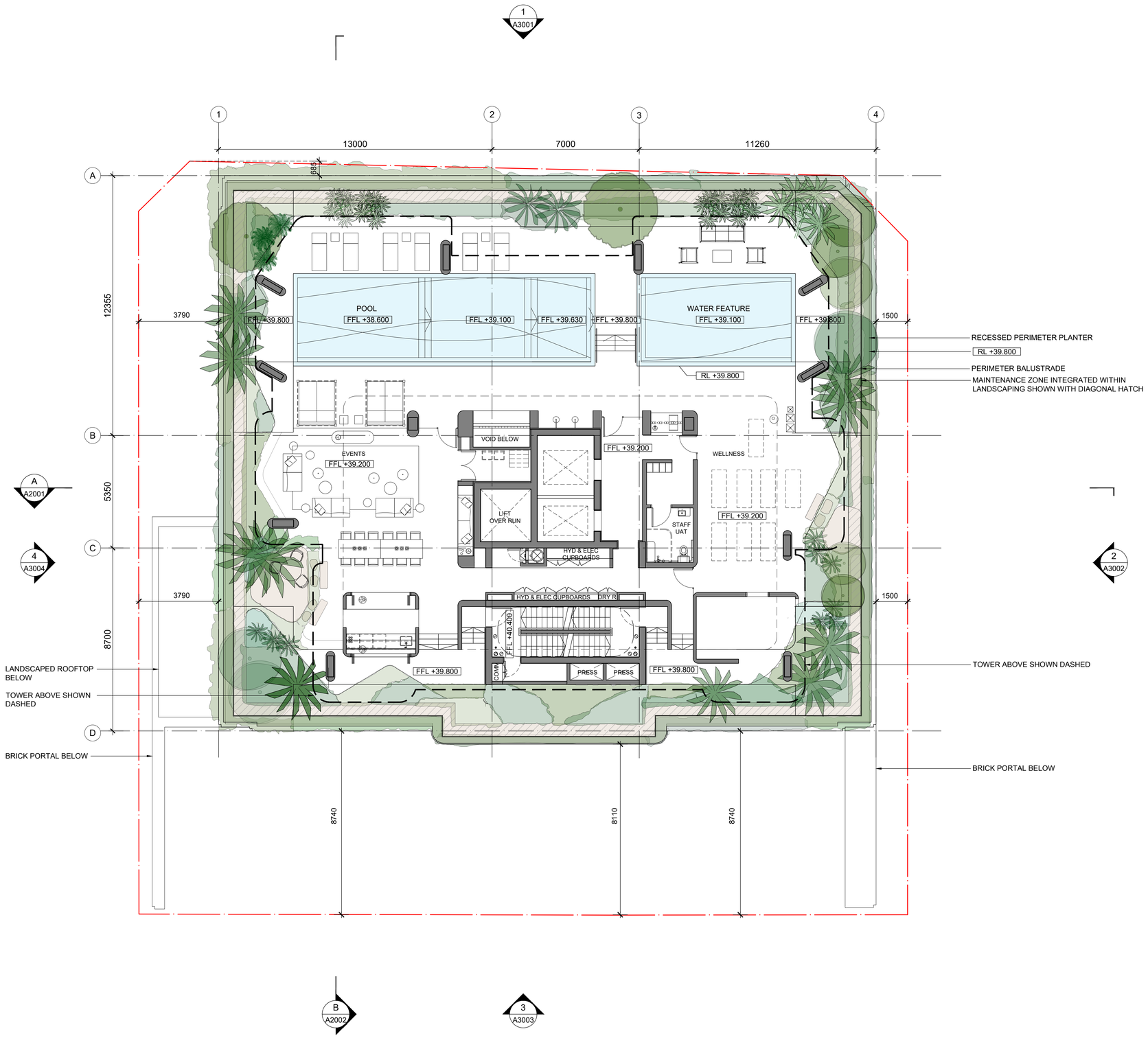
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA	NORTH
SCALE (@ A1)	1:100	
DATE	26.11.25	

DRAWING TITLE

LEVEL 2 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1012	A



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NOTES:

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Assessor name	Patrick Phelan
Accreditation No.	DMN/121407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

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LEGEND

- SITE BOUNDARY
- TOWER ABOVE

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

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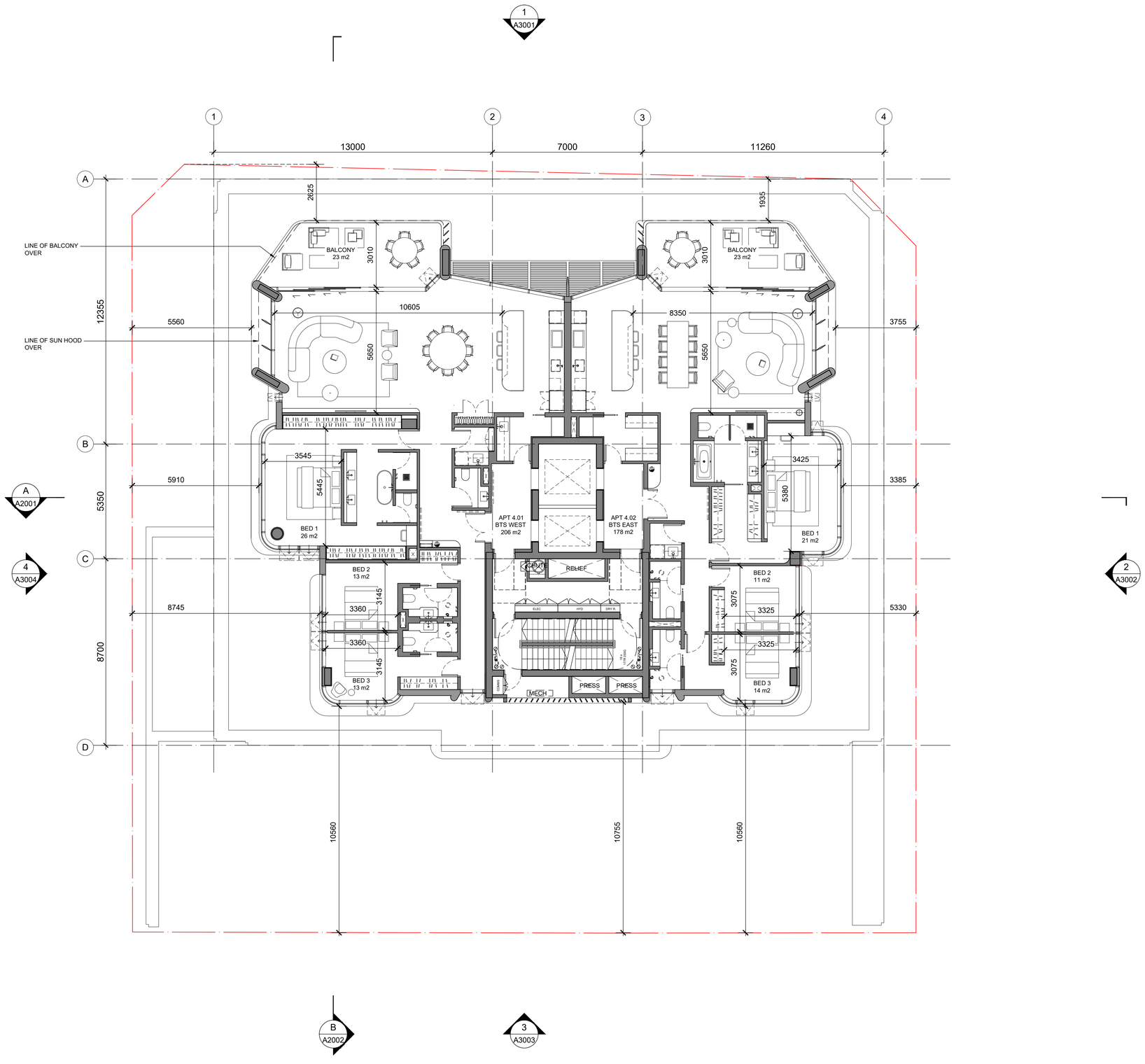
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
LEVEL 3 FLOOR PLAN

DRAWING NUMBER	ISSUE
A 1013	A



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LEGEND

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ISSUE	DATE	AMENDMENT	CHECKED
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ADDRESS

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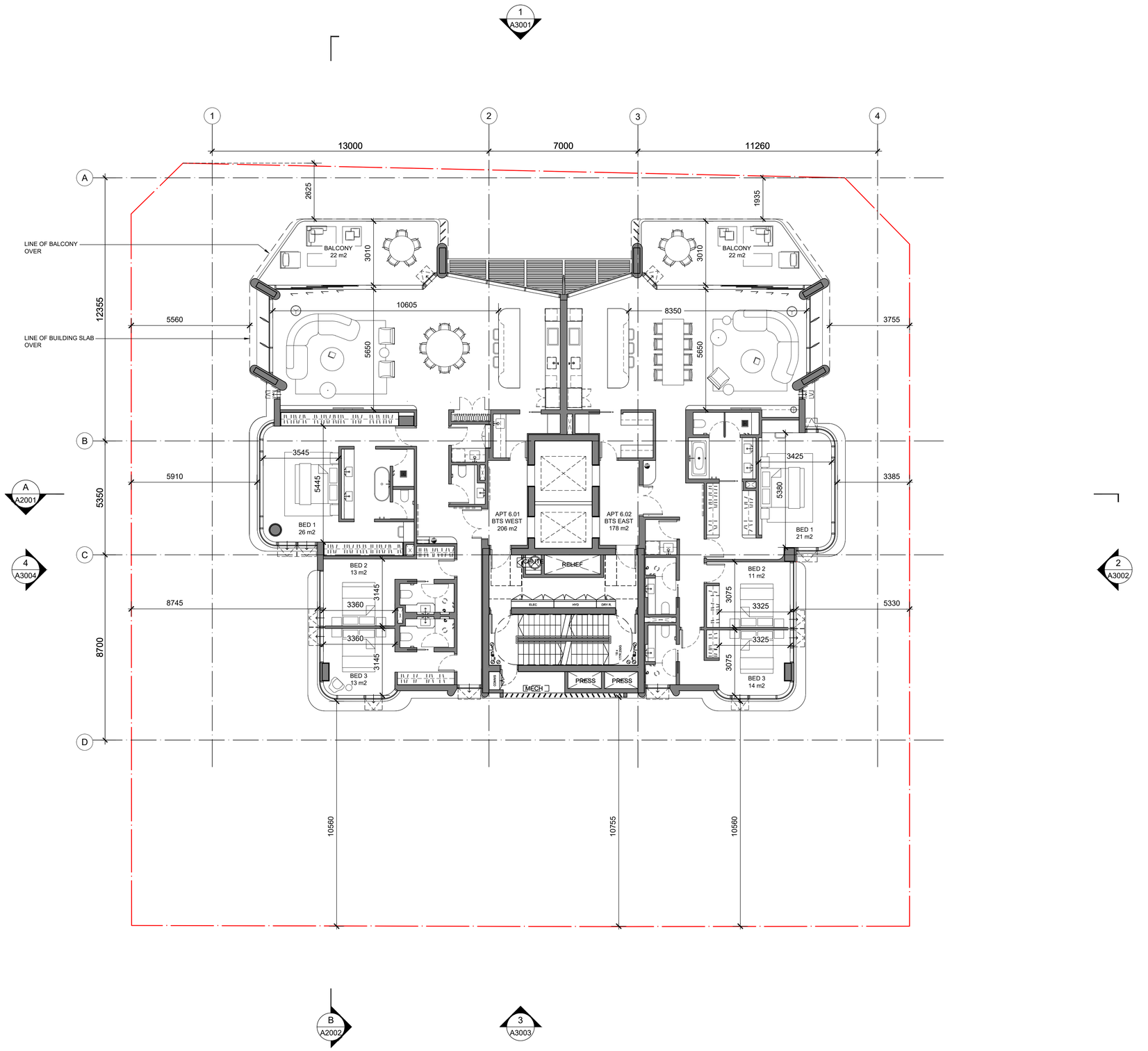
DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE

LEVEL 4 FLOOR PLAN
(TYPICAL 5, 7, 9, 11)

DRAWING NUMBER	ISSUE
A 1014	A



NOTES / LEGEND / MATERIAL

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LEGEND

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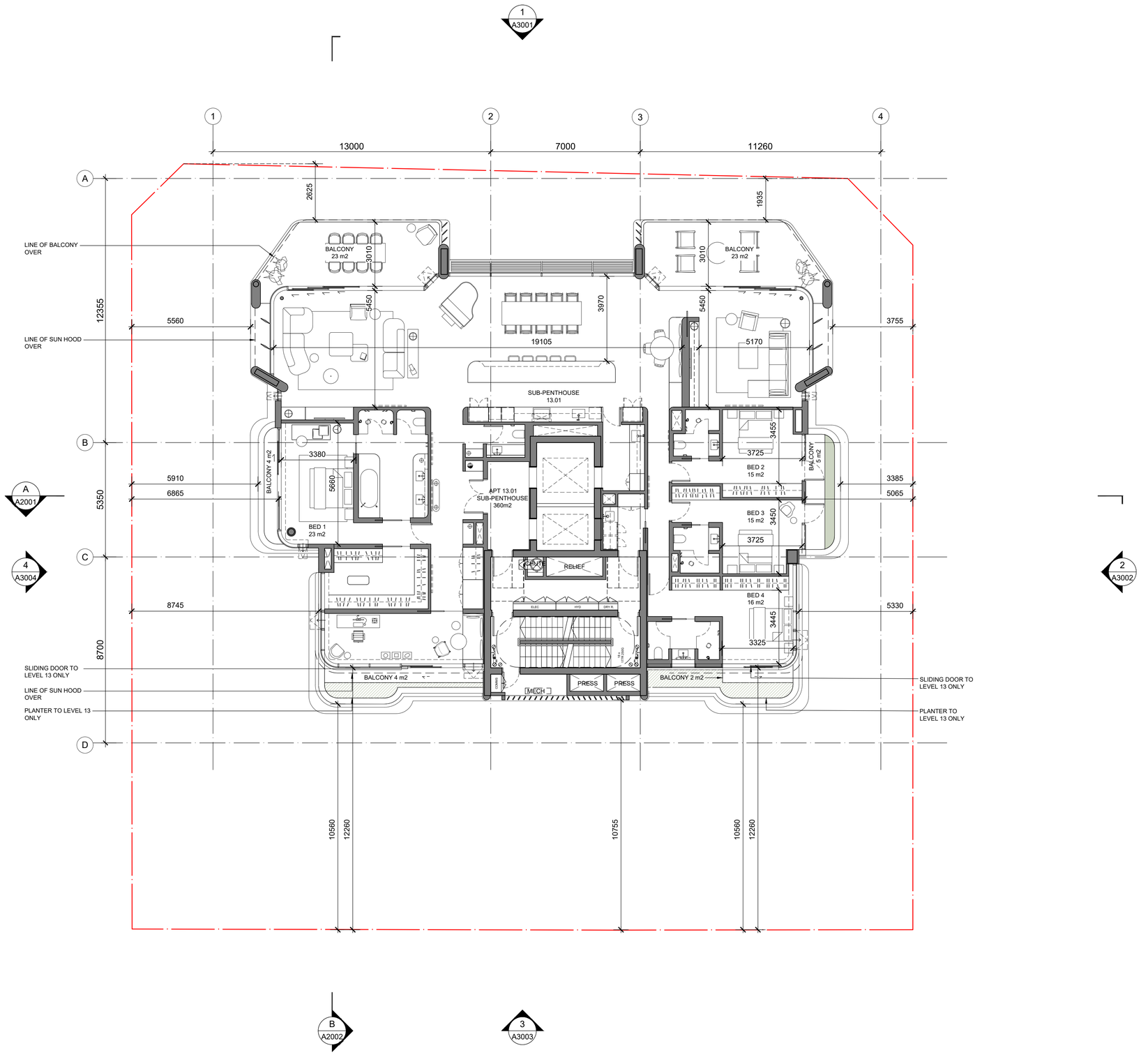
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
LEVEL 6 FLOOR PLAN
(TYPICAL 8,10,12)

DRAWING NUMBER	ISSUE
A 1016	A



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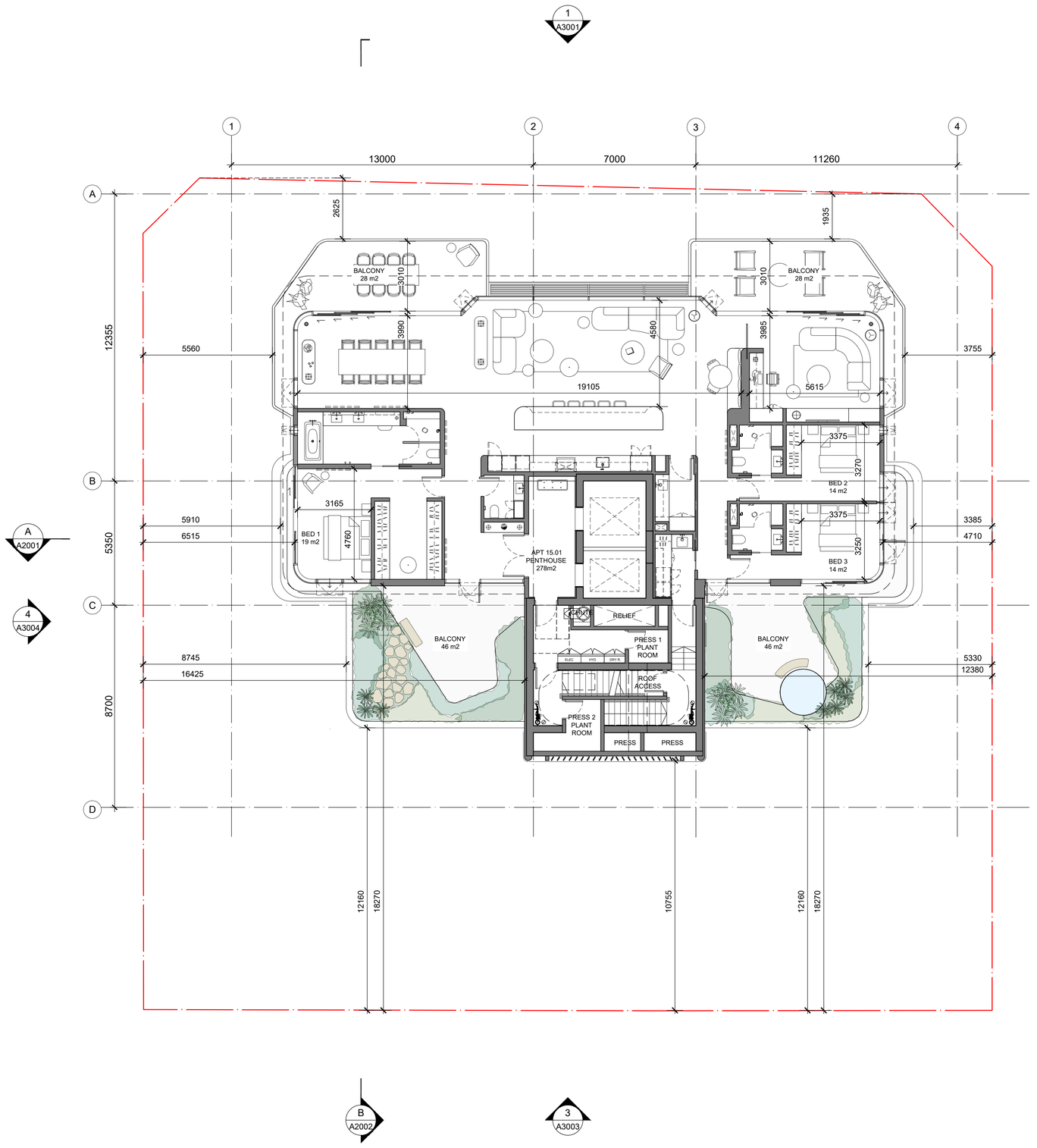
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
LEVEL 13 FLOOR PLAN (TYP. 14)
SUB-PENTHOUSE

DRAWING NUMBER	ISSUE
A 1023	A



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LEGEND

SITE BOUNDARY

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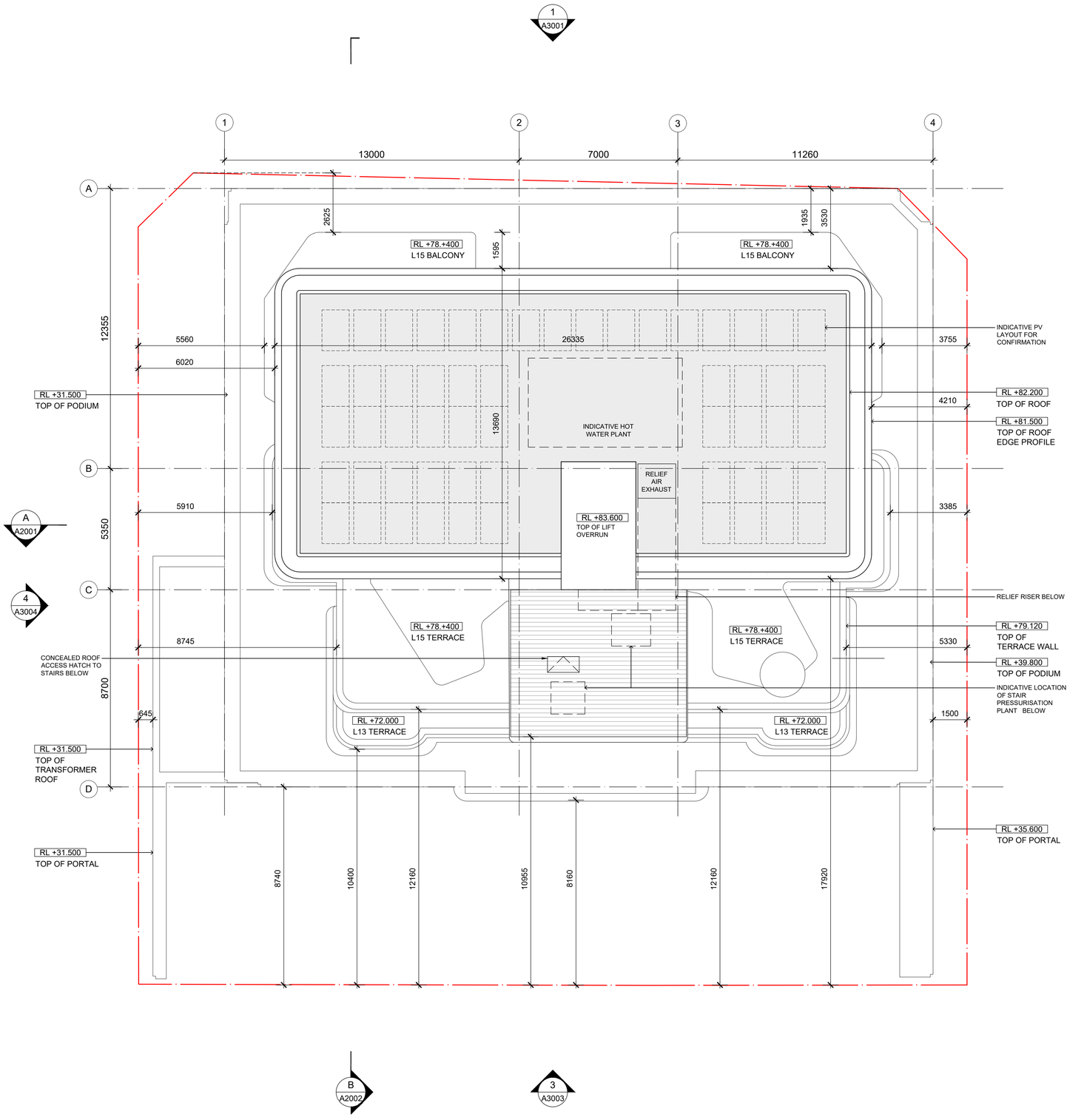
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
LEVEL 15 FLOOR PLAN
PENTHOUSE

DRAWING NUMBER	ISSUE
A 1025	A



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LEGEND

SITE BOUNDARY

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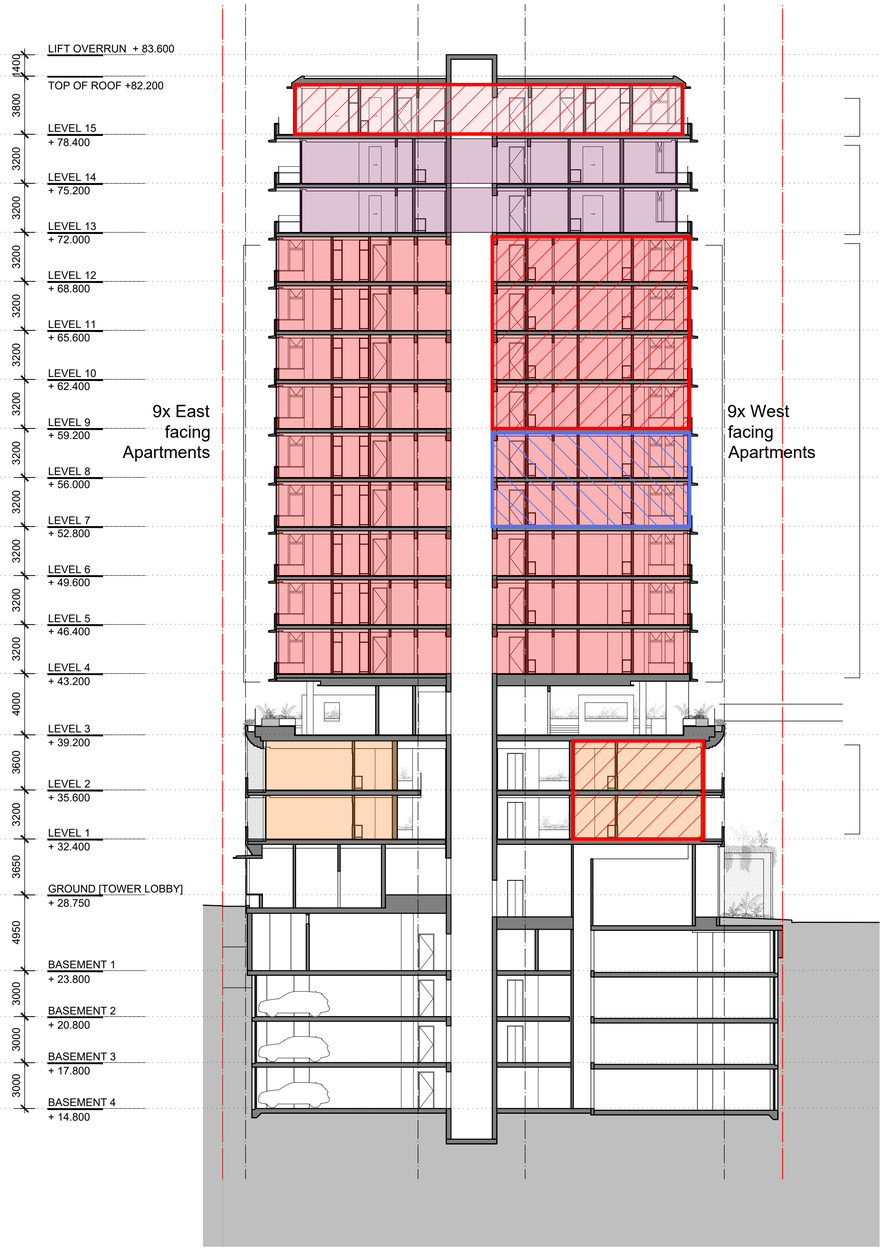
ADDRESS
45-53 MACLEAY ST.
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DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

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DRAWING TITLE
ROOF PLAN

DRAWING NUMBER	ISSUE
A 1026	A



1x Penthouse Apartment

2x Sub-Penthouse Apartments

18x 3-Bedroom Apartments

23x Studio Apartments

44 Total Units

20% LHA Silver Level: 9 Apartments
15% Adaptable Apartment; 7 Apartments

Notes:

1. LHA = Livable Housing Australia, this relates to ADG design guidance to achieve 20% of total apartments to incorporate Livable Housing Guideline's silver level universal design features
2. Adaptable Apartment; relates to DDA requirement to achieve 15% of apartments to be adaptable based upon City of Sydney DCP 2012 and following criteria of AS4299 - refer Access Consultant.
3. KHA understand that if units are Adaptable they are LHA and Adaptable units can be counted towards LHA units. As such, we understand, we require;
   - 7x Adaptable + LHA
   - 2x LHA

Unit mix section diagram

PROJECT UNIT MIX

STUDIO APARTMENT	3-BEDROOM APARTMENT	SUB-PENTHOUSE APARTMENT	PENTHOUSE APARTMENT	TOTAL
23	18	2	1	44
52.3%	40.9%	4.5%	2.3%	100.0%

PROPOSED ADAPTABLE UNITS + LHA UNITS

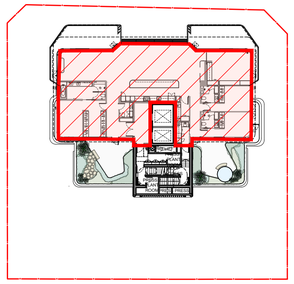
2x STUDIO APARTMENT (Level 1 and Level 2)

4x 3-BEDROOM APARTMENT (Levels 9-12)

1x PENTHOUSE APARTMENT

PROPOSED LHA UNIT

2x 3-BEDROOM APARTMENT (Levels 7-8)



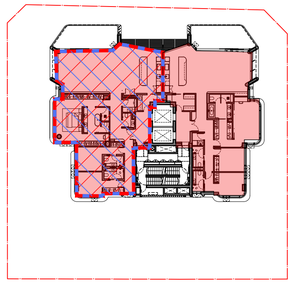
LEVEL 15 - PENTHOUSE

PROJECT UNIT MIX

TYPE: PENTHOUSE

NUMBER: 1

PERCENTAGE: 2.3%



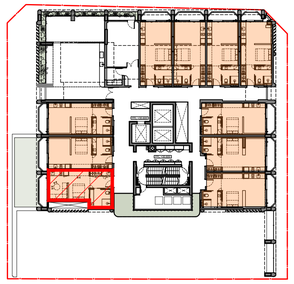
LEVELS 7-12 - 3-BEDROOM APARTMENTS

PROJECT UNIT MIX

TYPE: 3 BEDROOM

NUMBER: 18 (2 PER LEVEL)

PERCENTAGE: 40.9%



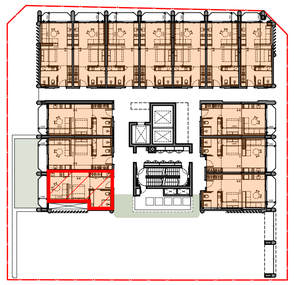
LEVEL 2 - STUDIO APARTMENTS

PROJECT UNIT MIX

TYPE: STUDIO

NUMBER: 10

PERCENTAGE: 52.3%



LEVEL 1 - STUDIO APARTMENTS

PROJECT UNIT MIX

TYPE: STUDIO

NUMBER: 13

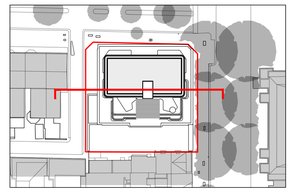
PERCENTAGE: 52.3%

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LEGEND

- SITE BOUNDARY
- PROPOSED LHA UNITS
- PROPOSED ADAPTABLE + LHA UNITS
- STUDIO APARTMENT
- 3-BEDROOM APARTMENT
- SUB-PENTHOUSE APARTMENT
- PENTHOUSE APARTMENT

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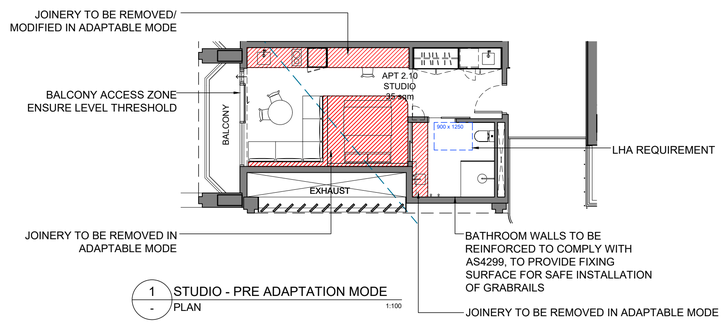
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
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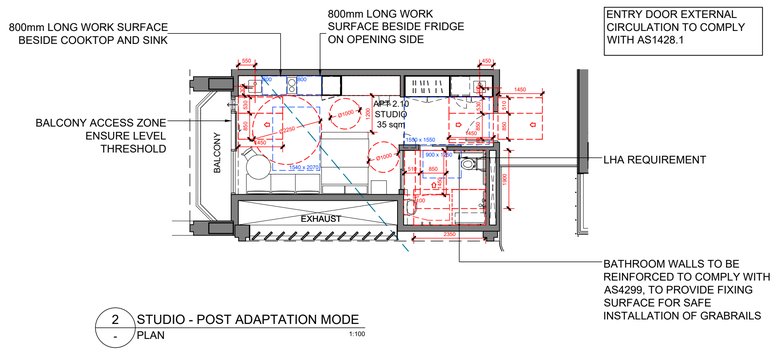
DRAWN	KHA	NORTH
SCALE (@ A1)	NTS	
DATE	26.11.25	

DRAWING TITLE
ADAPTABLE HOUSING AND LIVEABLE HOUSING

DRAWING NUMBER	ISSUE
A1040	A



1 / - STUDIO - PRE ADAPTATION MODE
PLAN 1:100

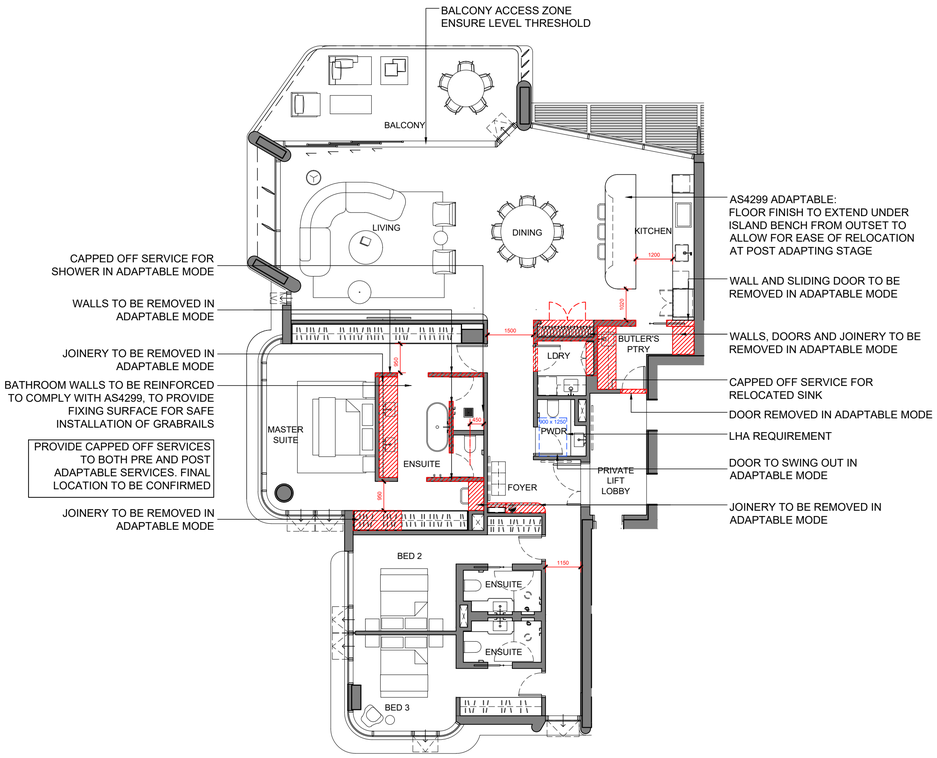


2 / - STUDIO - POST ADAPTATION MODE
PLAN 1:100

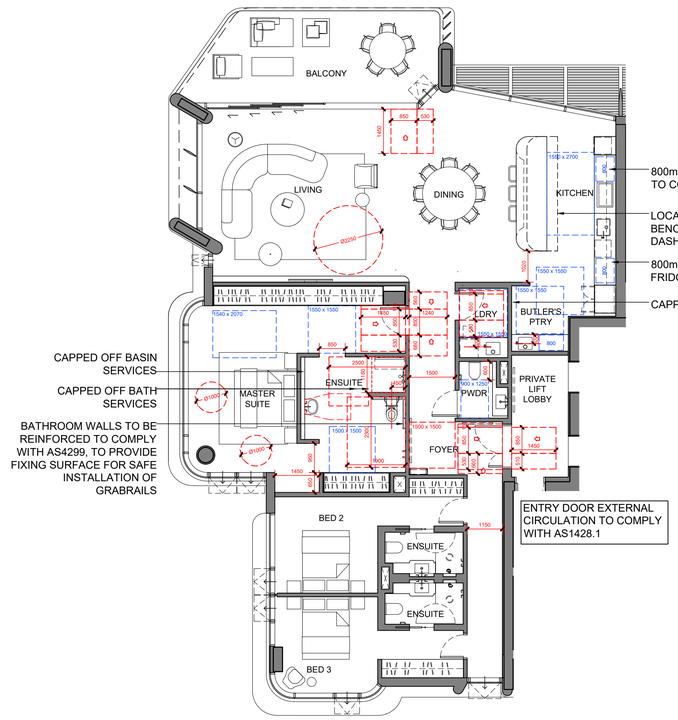
STUDIO APARTMENTS (TYPE ADAPTABLE)

LEVELS 1-2 (2 TOTAL)

APARTMENT NUMBERS: 1.10 AND 2.10



3 / - TYPICAL APARTMENT - PRE ADAPTATION MODE
PLAN 1:100



4 / - TYPICAL APARTMENT - POST ADAPTATION MODE
PLAN 1:100

3BED APARMTMENTS (TYPE ADAPTABLE)

LEVELS 7-8 (2 TOTAL LHA UNITS)
LEVELS 9-12 (4 TOTAL ADAPTABLE + LHA UNITS)

APARTMENT NUMBERS: 7.01, 8.01, 9.01, 10.01, 11.01 AND 12.01

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LEGEND

- SITE BOUNDARY
- LHA REQUIREMENT
- DEMOLITION
- DDA CLEARANCES

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS

45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

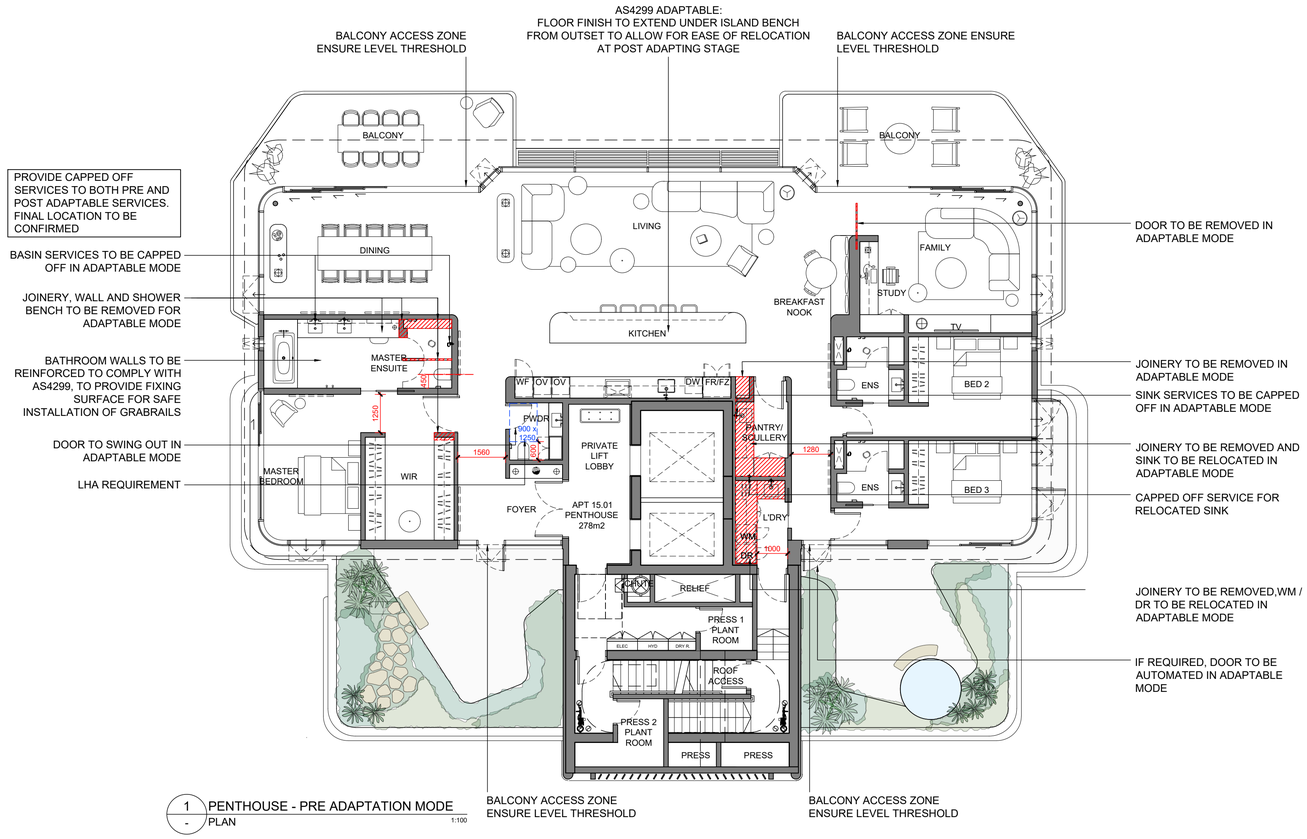
DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

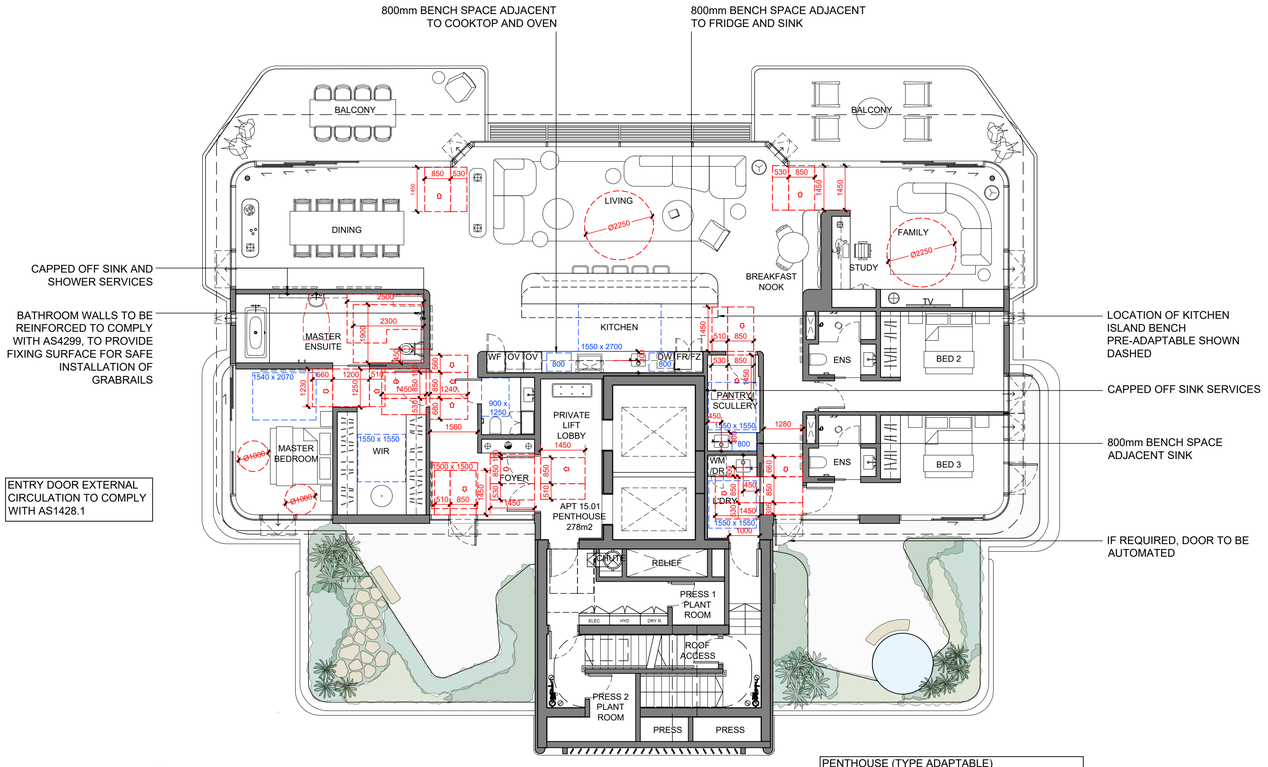
DRAWING TITLE

ADAPTABLE APARTMENT PLANS

DRAWING NUMBER	ISSUE
A1041	A



1 / - PENTHOUSE - PRE ADAPTATION MODE
PLAN 1:100



2 / - PENTHOUSE - POST ADAPTATION MODE
PLAN 1:100

PENTHOUSE (TYPE ADAPTABLE)

LEVEL 15 (1 TOTAL ADAPTABLE + LHA UNIT)

APARTMENT NUMBER: 15.01

NOTES / LEGEND / MATERIAL

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Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name: Patrick Phelan
Accreditation No.: DMN/12/1407
Property Address: 45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

- SITE BOUNDARY
- LHA REQUIREMENT
- DEMOLITION
- DDA CLEARANCES

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

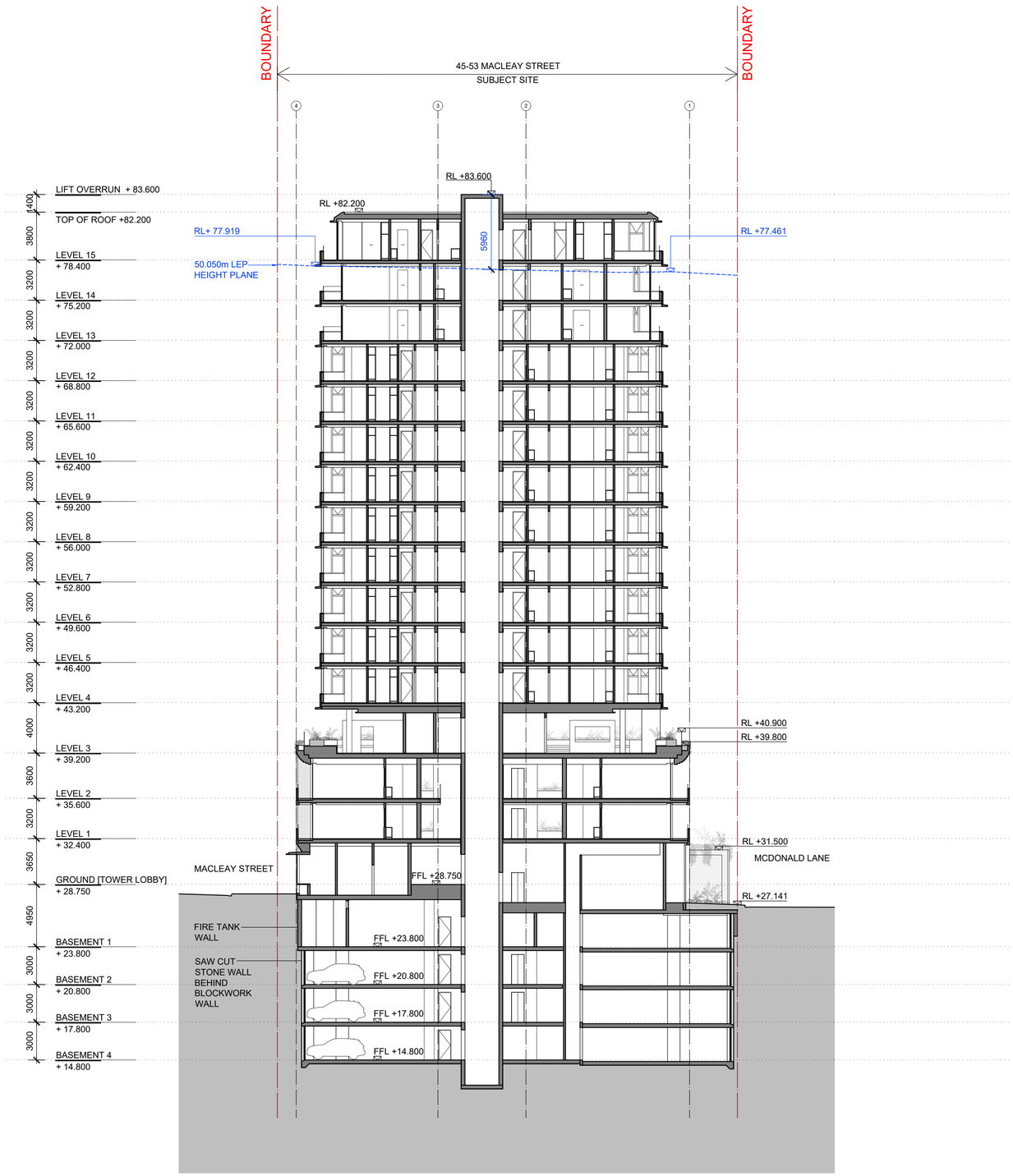
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:100
DATE	26.11.25

NORTH

DRAWING TITLE
ADAPTABLE APARTMENT PLANS

DRAWING NUMBER	ISSUE
A1042	A

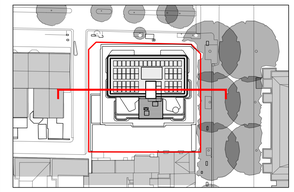


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LEGEND

- 50.050m HEIGHT PLANE
- SITE BOUNDARY

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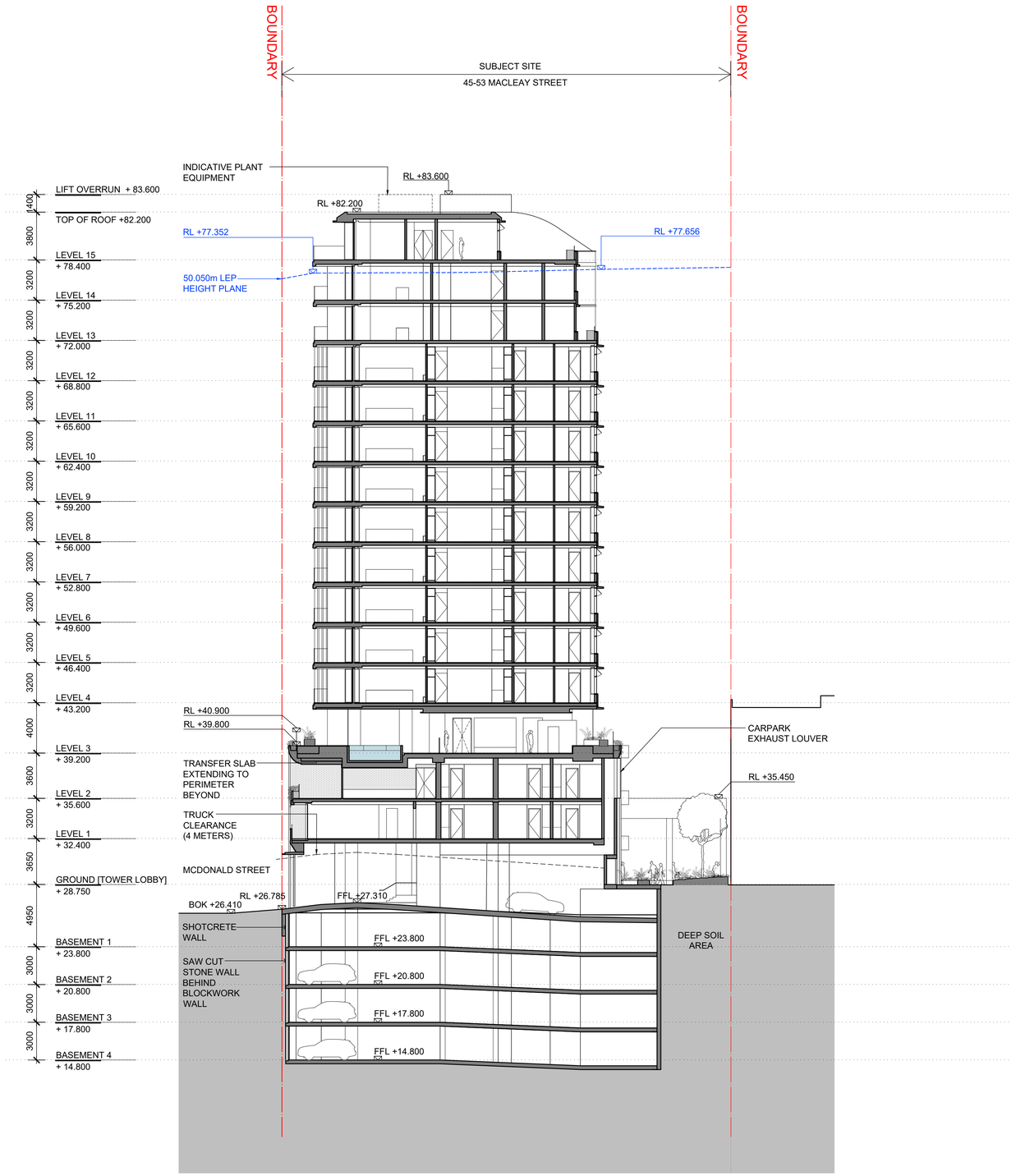
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
SECTION A

DRAWING NUMBER	ISSUE
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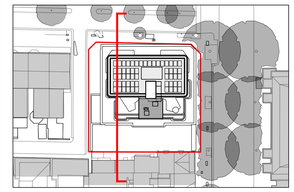


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LEGEND

50.050m HEIGHT PLANE

SITE BOUNDARY

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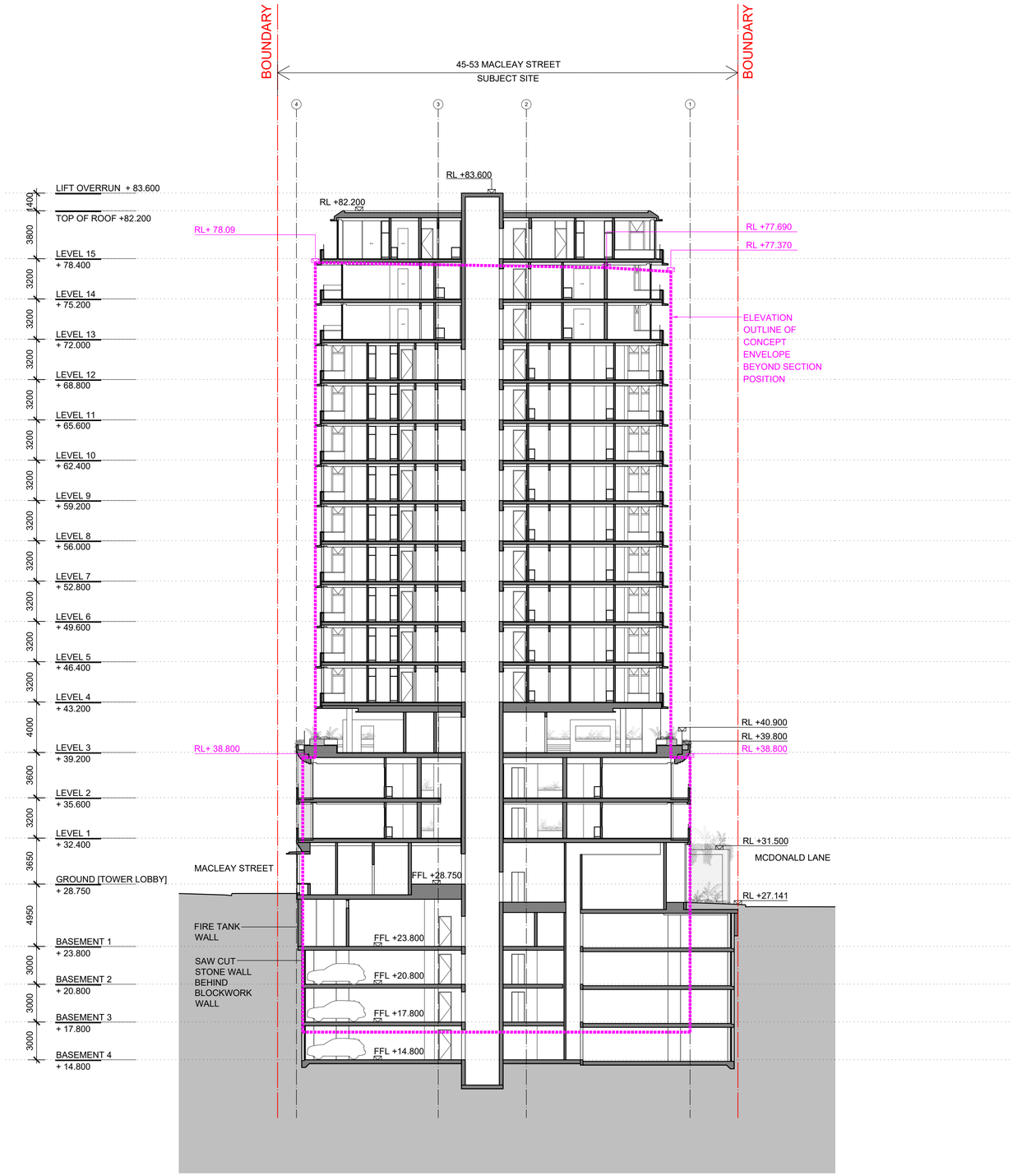
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
SECTION B

DRAWING NUMBER	ISSUE
A 2002	A

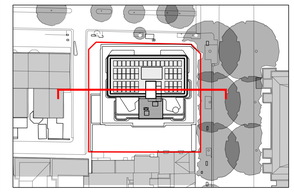


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LEGEND

50.050m HEIGHT PLANE

SITE BOUNDARY

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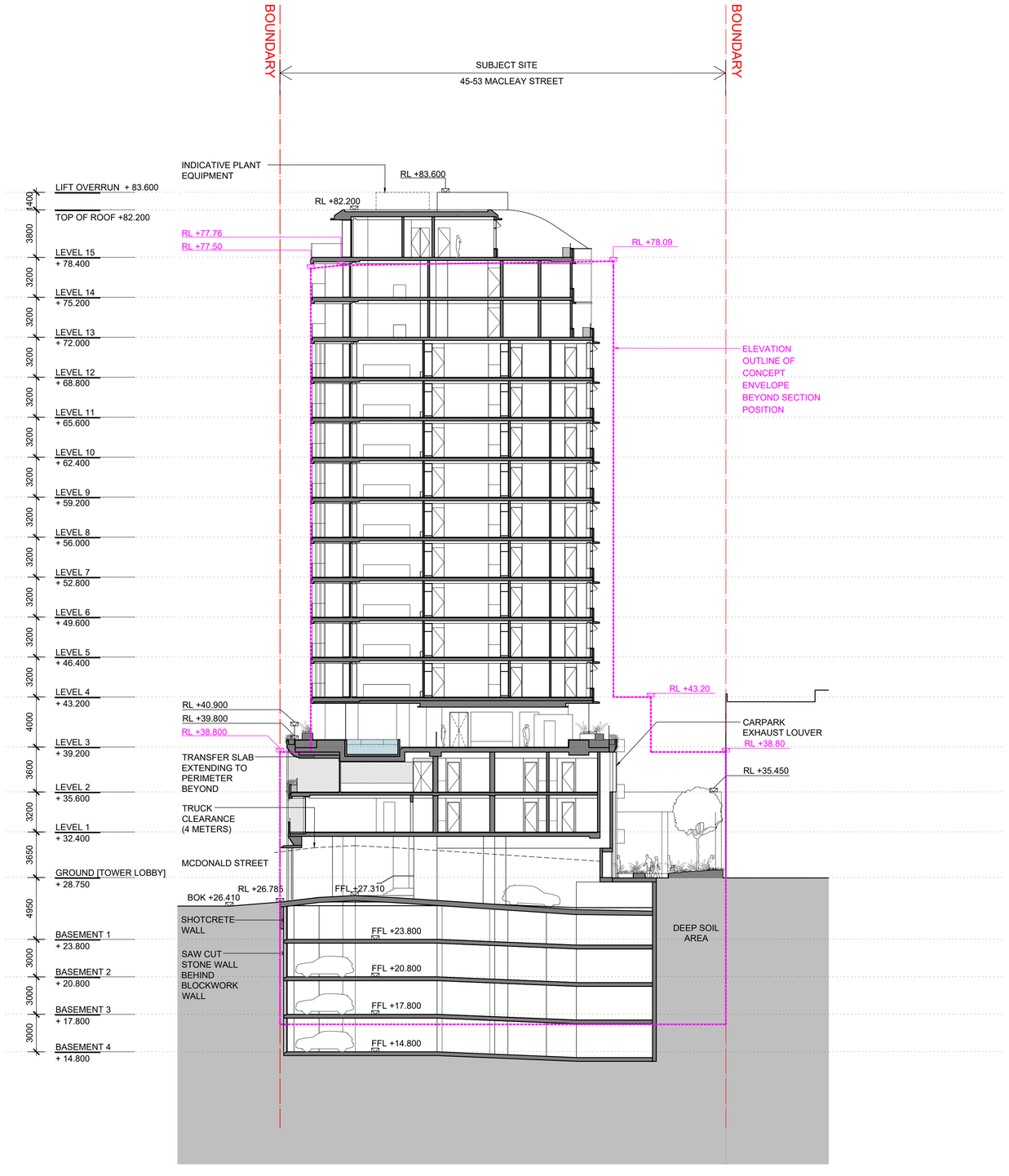
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
SECTION A
CONCEPT ENVELOPE OVERLAY

DRAWING NUMBER	ISSUE
A 2003	A

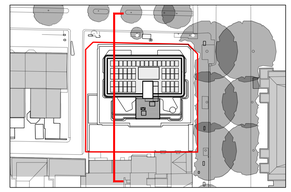


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LEGEND

50.050m HEIGHT PLANE

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

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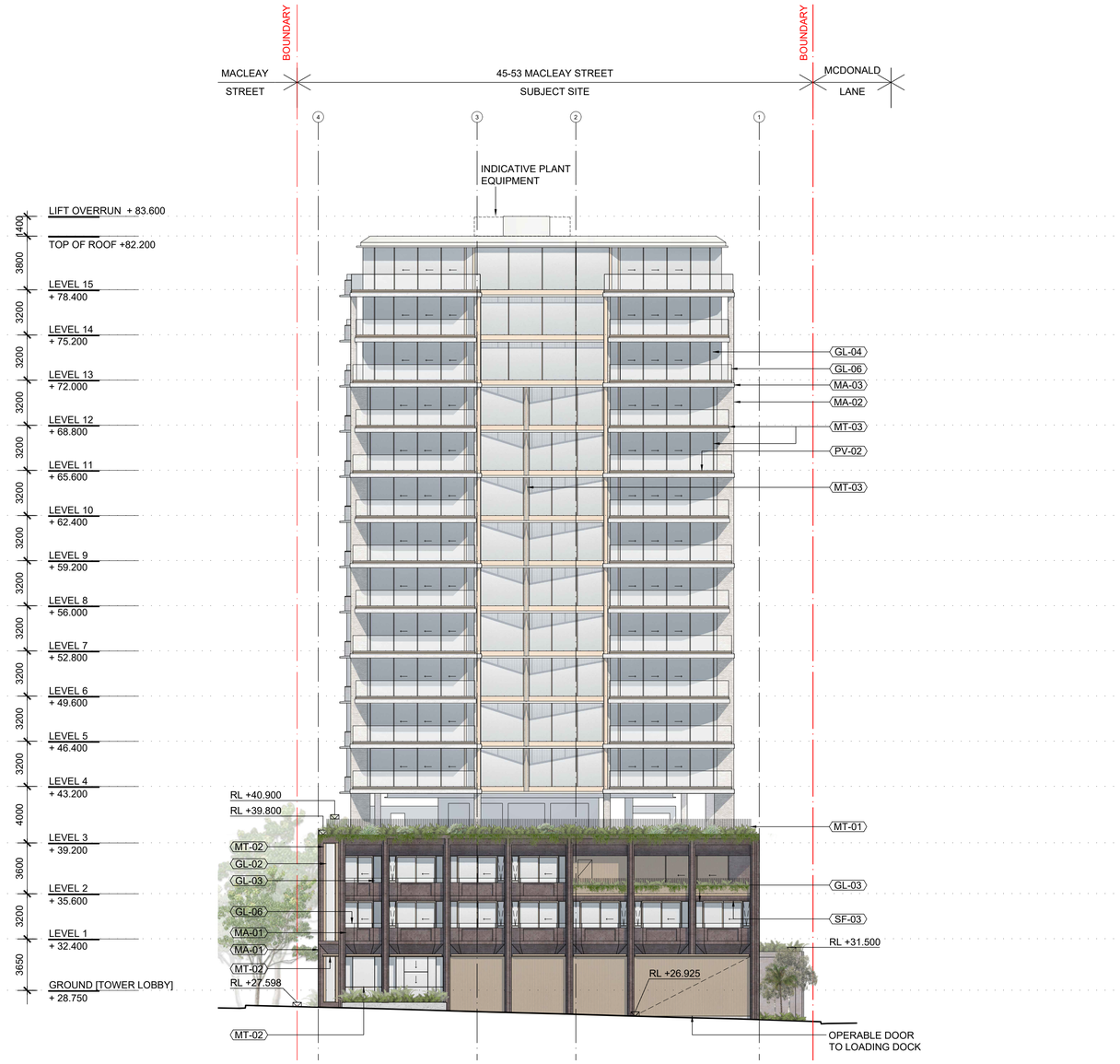
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
SECTION B
CONCEPT ENVELOPE OVERLAY

DRAWING NUMBER	ISSUE
A 2004	A

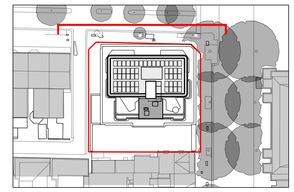


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Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

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GLAZING

COLOUR BACK GLAZING

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

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CLIENT

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
NORTH ELEVATION

DRAWING NUMBER	ISSUE
A 3001	A

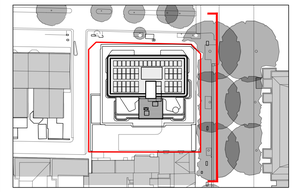


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GLAZING

COLOUR BACK GLAZING

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DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
EAST ELEVATION

DRAWING NUMBER	ISSUE
A 3002	A

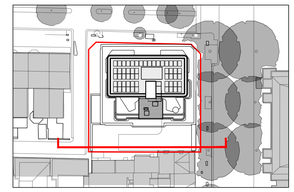


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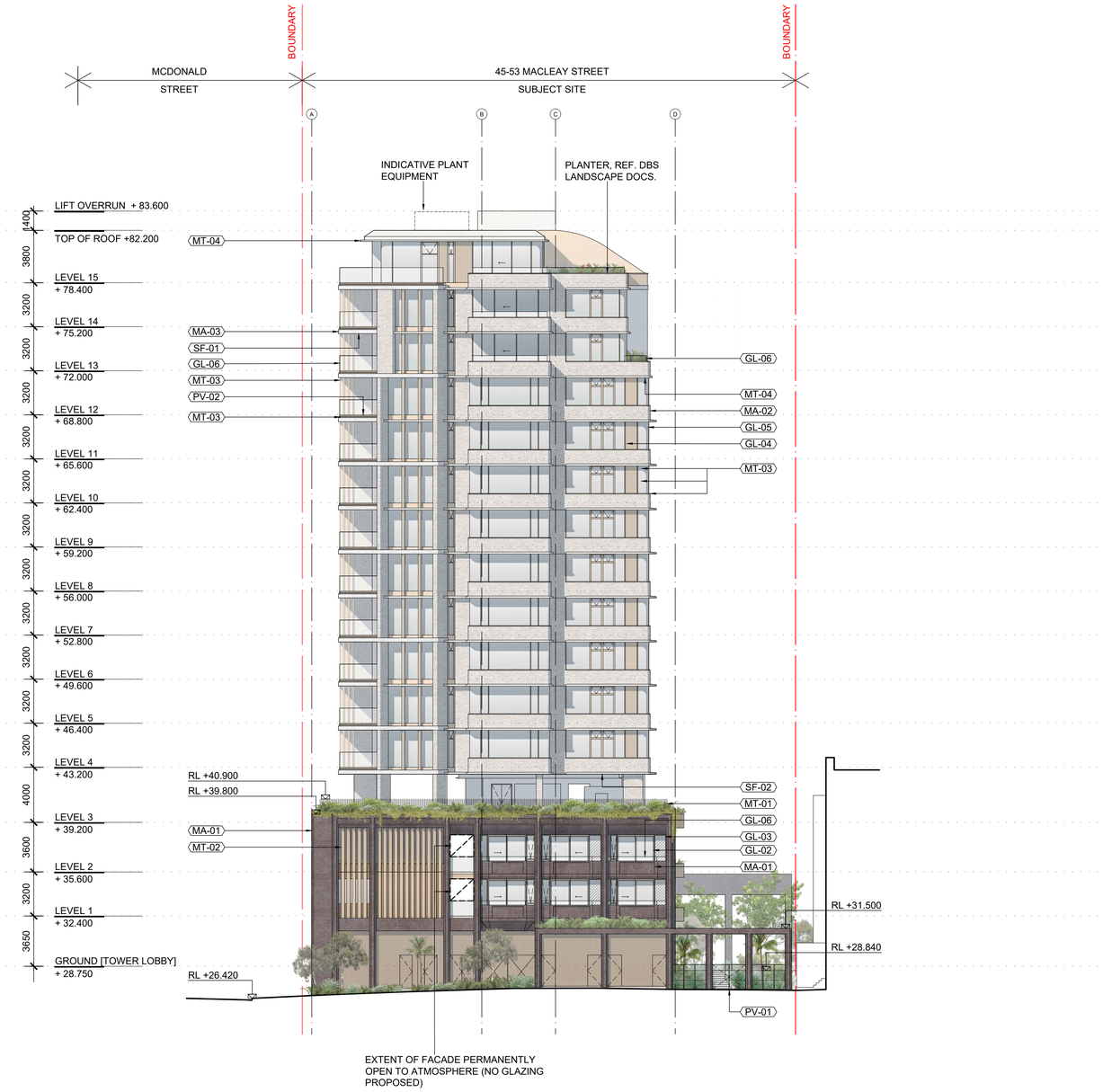
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ADDRESS
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DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
SOUTH ELEVATION

DRAWING NUMBER	ISSUE
A 3003	A

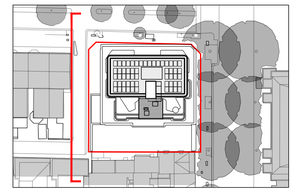


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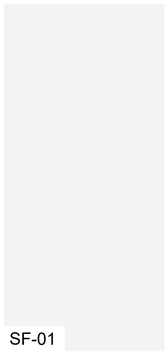
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MACLEAY ST. POTTS POINT	653

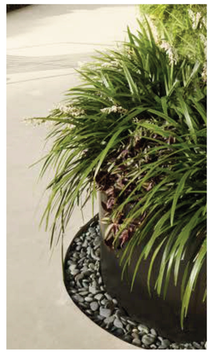
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	1:200
DATE	26.11.25

DRAWING TITLE
WEST ELEVATION

DRAWING NUMBER	ISSUE
A 3004	A


SF-01



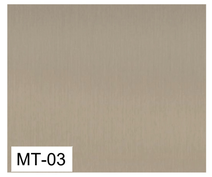
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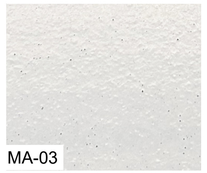
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GL-04
GL-05
GL-06

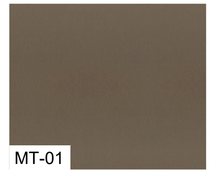



MA-02

MT-04


MT-03


MA-03


MT-01




SF-02




MA-01


GL-03



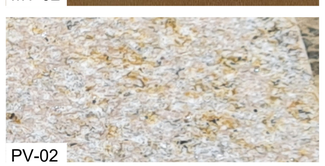

SF-03


TB-01


PV-01


MA-04

MT-02


PV-02

CODE	DESCRIPTION	COLOUR
GL-01	RETAIL AND LOBBY GLAZING	LOW REFLECTIVITY SHOPFRONT GLAZING
GL-02	PODIUM CLEAR GLAZING	PERFORMANCE GLAZING WITH HIGH VISUAL LIGHT TRANSMITTANCE
GL-03	COLOURBACK GLASS	MID GREY/BRONZE COLOUR APPLIED TO INNERMOST LAYER OF GLAZED UNIT
GL-04	TOWER GLAZING	PERFORMANCE GLAZING WITH HIGH VISUAL LIGHT TRANSMITTANCE
GL-05	TOWER CURVED GLAZING	CURVED GLAZING WITH HIGH VISUAL LIGHT TRANSMITTANCE
GL-06	GLASS BALUSTRADE	CLEAR LAMINATED GLAZING WITH HIGH VISUAL LIGHT TRANSMITTANCE
MA-01	BRICK	BLEND OF BROWN, GREY-BROWN, BROWN-RED
MA-02	MASONRY FACADE MATERIALITY	MIXED WARM BEIGE
MA-03	MASONRY SLAB EDGE CLADDING	EGG-SHELL WHITE
MA-04	MASONRY FINISH	EARTHY-OCHRE
MT-01	METAL FINISH	DARK-BRONZE
MT-02	METAL FINISH	MID-BRONZE
MT-03	METAL FINISH	LIGHT-BRONZE
MT-04	METAL FINISH	EGG-SHELL WHITE
PV-01	MASONRY PAVERS	DARK COLOURED
PV-02	MASONRY PAVERS	SAND COLOURED
SF-01	TYPICAL BALCONY SOFFIT - PAINT FINISH	EGG-SHELL WHITE
SF-02	LEVEL 3 TERRACE SOFFIT - PROFILED SHEET	EGG-SHELL WHITE
SF-03	PODIUM BALCONY SOFFIT - PAINT FINISH	MID TONE
TB-01	TIMBER	MID-TONE AUSTRALIAN HARDWOOD

NOTES / LEGEND / MATERIAL

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NOTE

MATERIAL SCHEME IS INDICATIVE ONLY AND IS SUBJECT TO FURTHER ANALYSIS

Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/121407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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admin_perth@khastudio.com.au

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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
EXTERIOR FINISHES BOARD

DRAWING NUMBER	ISSUE
A4500	A



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DRAWN	KHA
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DATE	26.11.25

DRAWING TITLE
PERSPECTIVE VIEW 1

DRAWING NUMBER	ISSUE
A4700	A



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DRAWING TITLE
PERSPECTIVE VIEW 2

DRAWING NUMBER	ISSUE
A4701	A



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SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
PERSPECTIVE VIEW 3

DRAWING NUMBER	ISSUE
A4702	A



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LEGEND

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DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
PERSPECTIVE VIEW 4

DRAWING NUMBER	ISSUE
A4703	A

45-53 Macleay Street, Potts Points - Area Schedule

27.03.26

LEVEL	SLEP 2012 Gross Floor Area (GFA) sqm		
	Retail	Affordable Housing	Residential
Roof			
Level 15			276
Level 14			357
Level 13			357
Level 12			384
Level 11			384
Level 10			384
Level 09			384
Level 08			384
Level 07			384
Level 06			384
Level 05			384
Level 04			384
Level 03 (landscape terrace and pool)			11
Level 02		368	
Level 01		471	
Ground	121	20	94
Basement 01			
Basement 02			
Basement 03			
Basement 04			
Level	121	859	4548
	5529		

SLEP 2012 GROSS FLOOR AREA	
GFA Retail	121 sqm
GFA Affordable Housing	859 sqm
GFA Residential	4548 sqm
Total GFA	5529 sqm

COMMENTS

1) All measurements according to SLEP 2012 Gross Floor Area: Gross floor area (GFA) means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
a- the area of a mezzanine, and
b- habitable rooms in a basement or an attic, and
c- any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
d- any area for common vertical circulation, such as lifts and stairs, and
e- any basement:
i- storage, and
ii- vehicular access, loading areas, garbage and services, and
f- plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
g- car parking to meet any requirements of the consent authority (including access to that car parking), and
h- any space used for the loading or unloading of goods (including access to it), and
i- terraces and balconies with outer walls less than 1.4 metres high, and
j- voids above a floor at the level of a storey or storey above.

2) Please note that the area calculations are preliminary and advisory only. All area measurements and calculations should be checked and verified by a licensed surveyor.

3) Figures have been rounded to the nearest whole number. Totals may not sum due to rounding

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DEFINITIONS

GROSS BUILDING AREA (GBA)
THE TOTAL ENCLOSED AND UNENCLOSED AREA OF THE BUILDING AT ALL BUILDING FLOOR LEVELS MEASURED BETWEEN THE NORMAL OUTSIDE FACE OF ANY ENCLOSING WALL, BALUSTRADES AND SUPPORTS INCLUDING BASEMENTS.

GROSS FLOOR AREA (GFA)
GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES:
(a) THE AREA OF A MEZZANINE, AND
(b) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(c) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC,
BUT EXCLUDES:
(d) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(e) ANY BASEMENT:
(i) STORAGE, AND
(ii) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
(f) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(g) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(h) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(i) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND
(j) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE

NET LETTABLE AREA (NLA)
NLA (MEASURED IN SQUARE METRES) IS THE FLOOR SPACE BETWEEN THE INTERNAL FINISHED SURFACES OF PERMANENT INTERNAL WALLS AND THE INTERNAL FINISHED SURFACES OF DOMINANT PORTIONS OF THE PERMANENT OUTER BUILDING WALLS. IT GENERALLY INCLUDES WINDOW FRAMES AND STRUCTURAL COLUMNS AND EXCLUDES TOILETS, CUPBOARDS, PLANTMOTOR ROOMS AND TEA ROOMS WHERE THEY ARE PROVIDED AS STANDARD FACILITIES IN THE BUILDING. IT ALSO EXCLUDES AREAS DEDICATED AS PUBLIC SPACES OR THOROUGHFARES SUCH AS FOYERS, ATRIUM AND BUILDING SERVICE AREAS.

NET SALEABLE AREA (NSA)
INTERNAL APARTMENT OR COMMERCIAL AREA, LESS RISERS, NOT INCLUDING EXTERNAL AREA / BALCONIES

FURTHER CLARIFICATION FROM KHA FOR DEFINITION OF MEASUREMENT:
- NSA IS MEASURED AT 1.4 HEIGHT TO THE INTERNAL FACE OF THE EXTERNAL FACADE LINE AND TO THE INTERNAL LINE OF PARTY WALLS. NSA INCLUDES ALL INTERIOR WALLS AND (STRUCTURAL) COLUMNS. THE FOLLOWING ITEMS ARE EXCLUDED FROM NSA:
  - RISER AND RISER WALLS
  - VOIDS (INCLUDING STAIR VOIDS)
  - COMMUNAL AREAS (SHARED RESIDENTIAL LOBBIES AND COMMUNAL AMENITY AREAS)

NOTE:
PLEASE NOTE THAT THE AREA CALCULATIONS ARE PRELIMINARY AND ADVISORY ONLY AND ALIGNED WITH THE CURRENT PROJECT STAGE. KHA RECOMMEND THAT ALL AREA MEASUREMENTS ARE CONFIRMED AND VERIFIED BY A LICENSED SURVEYOR.

LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

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Australia Square
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PROJECT: MACLEAY ST. POTTS POINT
REF: 653

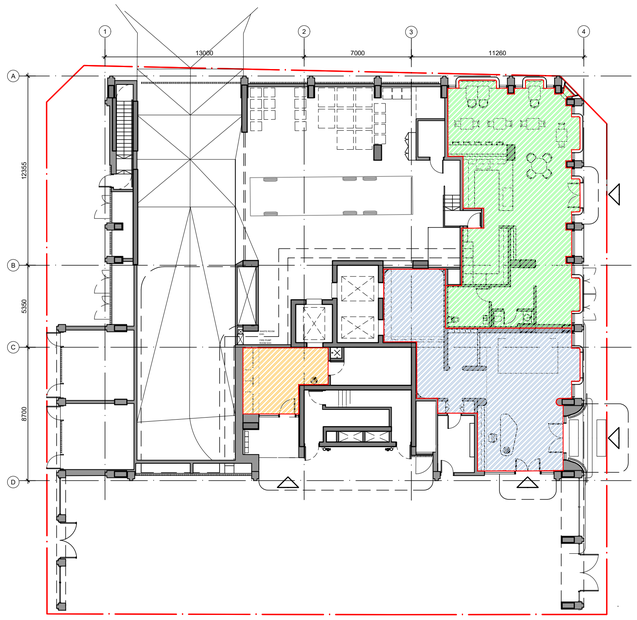
ADDRESS
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POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

NORTH

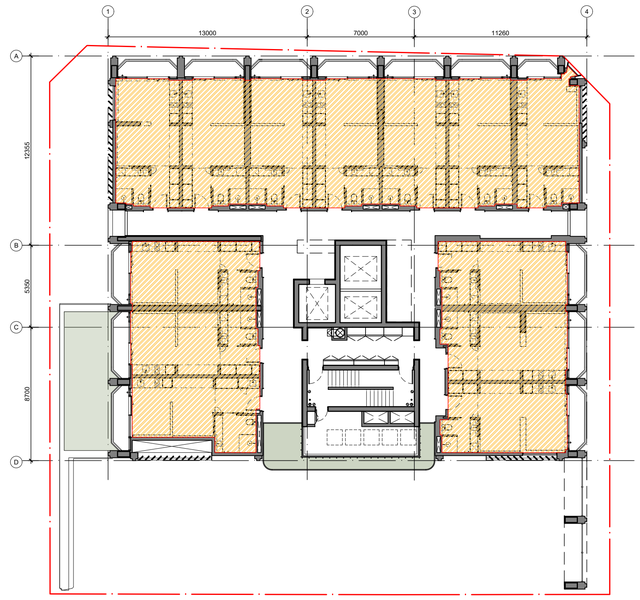
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AREA SCHEDULE

DRAWING NUMBER: A9000
ISSUE: A

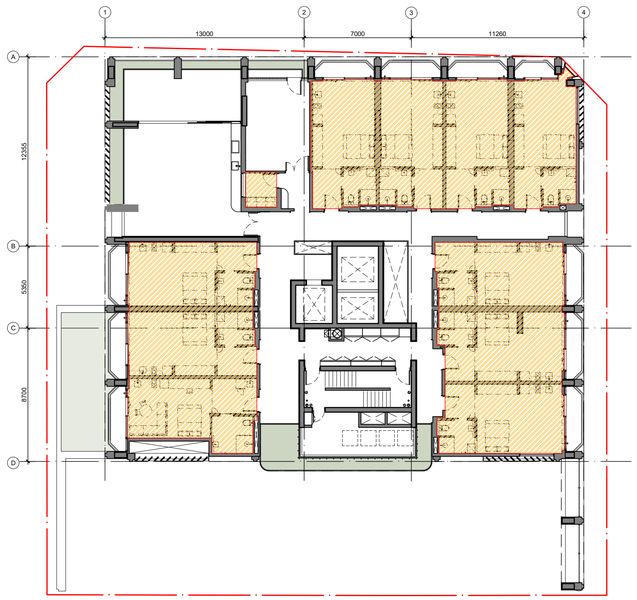


GROUND FLOOR PLAN

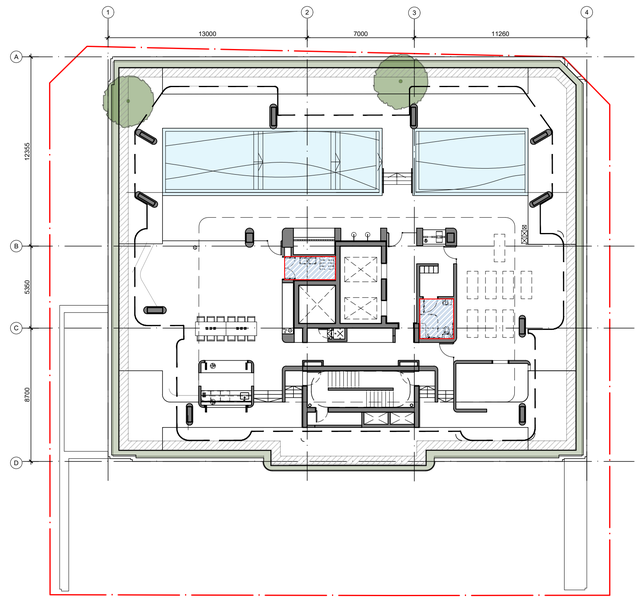
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LEVEL 1 PLAN



LEVEL 2 PLAN



LEVEL 3 PLAN

GFA LEGEND

- RETAIL
- AFFORDABLE HOUSING
- RESIDENTIAL

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(ii) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
(f) PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING, AND
(g) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
(h) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
(i) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH, AND
(j) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE

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NLA (MEASURED IN SQUARE METRES) IS THE FLOOR SPACE BETWEEN THE INTERNAL FINISHED SURFACES OF PERMANENT INTERNAL WALLS AND THE INTERNAL FINISHED SURFACES OF DOMINANT PORTIONS OF THE PERMANENT OUTER BUILDING WALLS. IT GENERALLY INCLUDES WINDOW FRAMES AND STRUCTURAL COLUMNS AND EXCLUDES TOILETS, CUPBOARDS, PLANT/MOTOR ROOMS AND TEA ROOMS WHERE THEY ARE PROVIDED AS STANDARD FACILITIES IN THE BUILDING. IT ALSO EXCLUDES AREAS DEDICATED AS PUBLIC SPACES OR THOROUGHFARES SUCH AS FOYERS, ATRIUM AND BUILDING SERVICE AREAS.

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LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT
KHA
30 Mouat St, Fremantle, WA 6160
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admin_perth@khastudio.com.au

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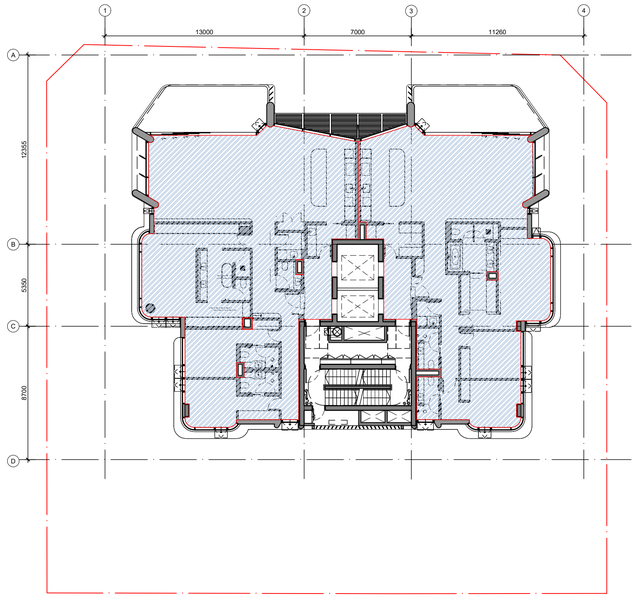
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

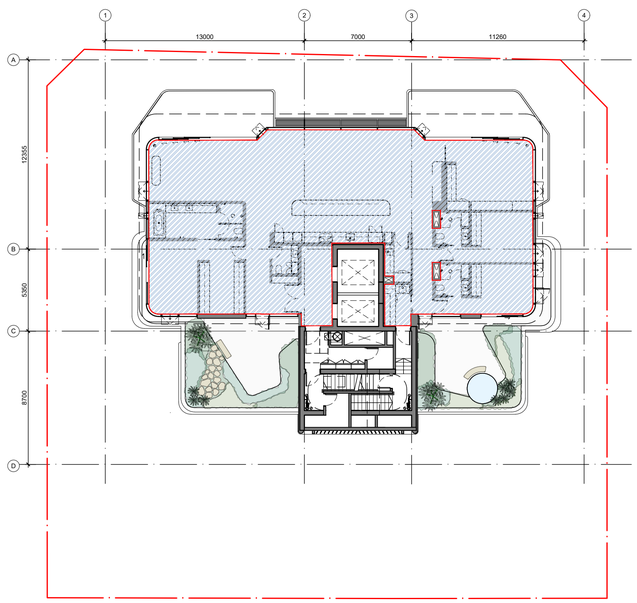
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SCALE (@ A1)	1:200	
DATE	26.11.25	

DRAWING TITLE
AREA PLANS - GFA SHEET 1

DRAWING NUMBER	ISSUE
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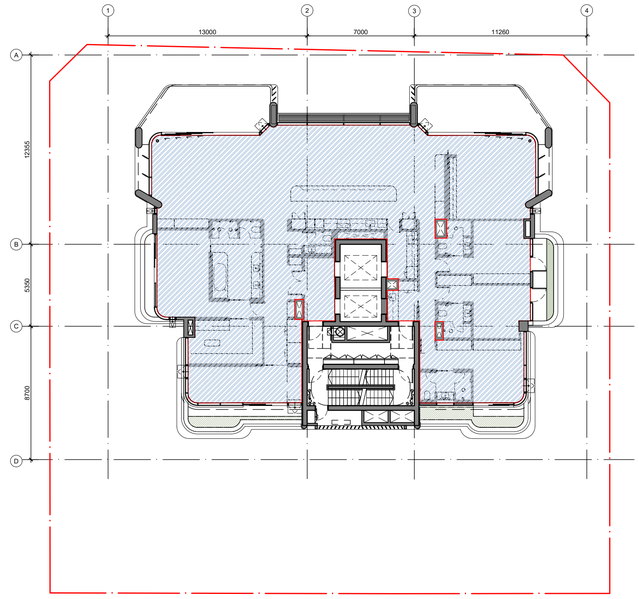


LEVEL 4-12 TYPICAL FLOOR PLAN
(NOTE: BALCONY VARIES ON ALTERNATIVE FLOORS)

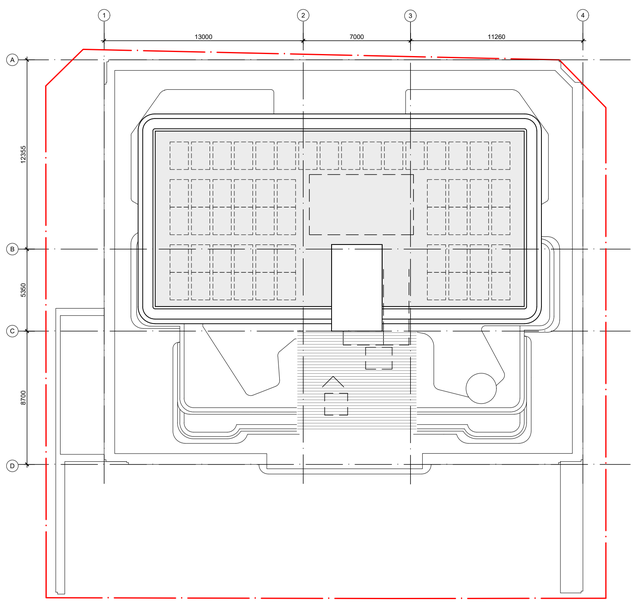


LEVEL 15 PENTHOUSE

Certificate No. # AU4Q5XQOFV
Scan QR code or follow website link for rating details.
Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 45-53 Macleay Street, Potts Point, NSW, 2011
https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1



LEVEL 13-14 SUB-PENTHOUSE PLAN



ROOF PLAN

GFA LEGEND

- RETAIL
- AFFORDABLE HOUSING
- RESIDENTIAL

NOTES / LEGEND / MATERIAL

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DEFINITIONS

GROSS BUILDING AREA (GBA)
THE TOTAL ENCLOSED AND UNENCLOSED AREA OF THE BUILDING AT ALL BUILDING FLOOR LEVELS MEASURED BETWEEN THE NORMAL OUTSIDE FACE OF ANY ENCLOSING WALL, BALUSTRADES AND SUPPORTS INCLUDING BASEMENTS.

GROSS FLOOR AREA (GFA)
GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4 METRES ABOVE THE FLOOR, AND INCLUDES:
(a) THE AREA OF A MEZZANINE, AND
(b) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
(c) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC,
BUT EXCLUDES:
(d) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
(e) ANY BASEMENT:
(i) STORAGE, AND
(ii) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND
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LEGEND

SITE BOUNDARY

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
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ARCHITECT
KHA
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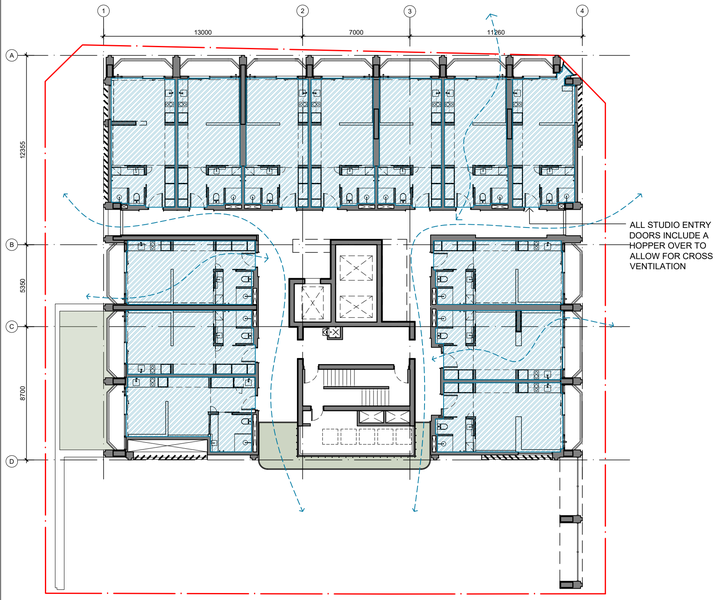
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

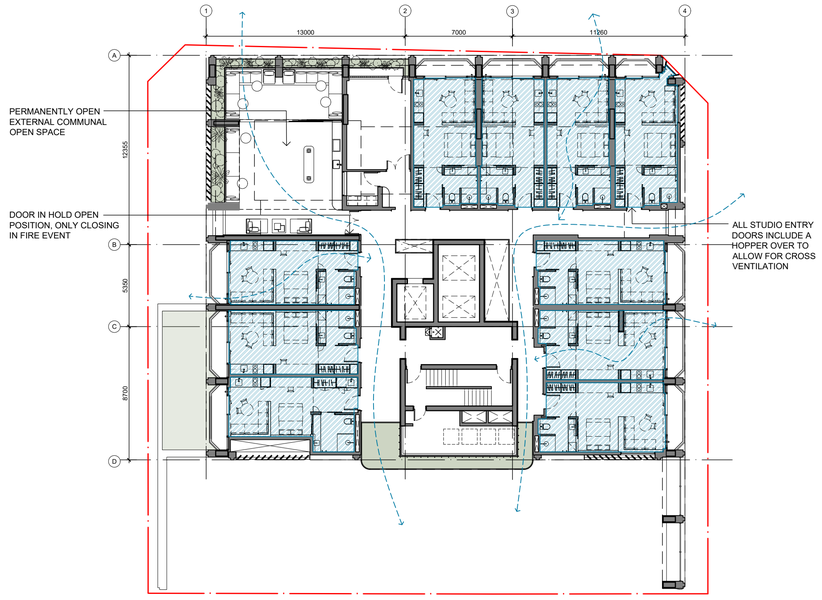
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SCALE (@ A1)	1:200	
DATE	26.11.25	

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AREA PLANS - GFA SHEET 2

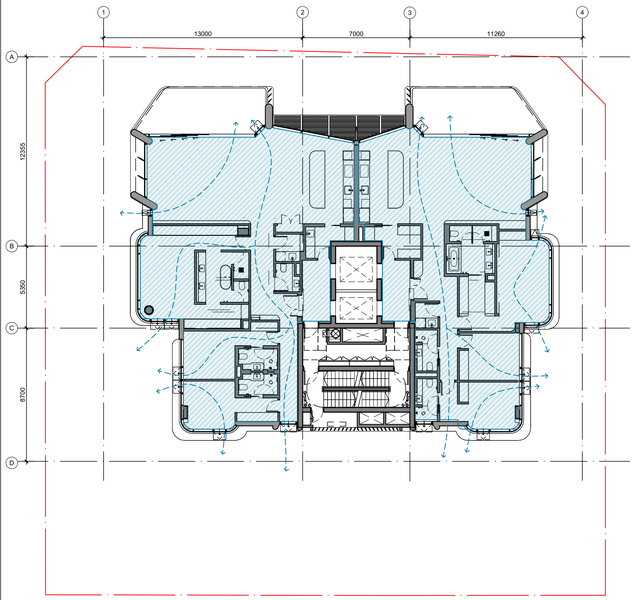
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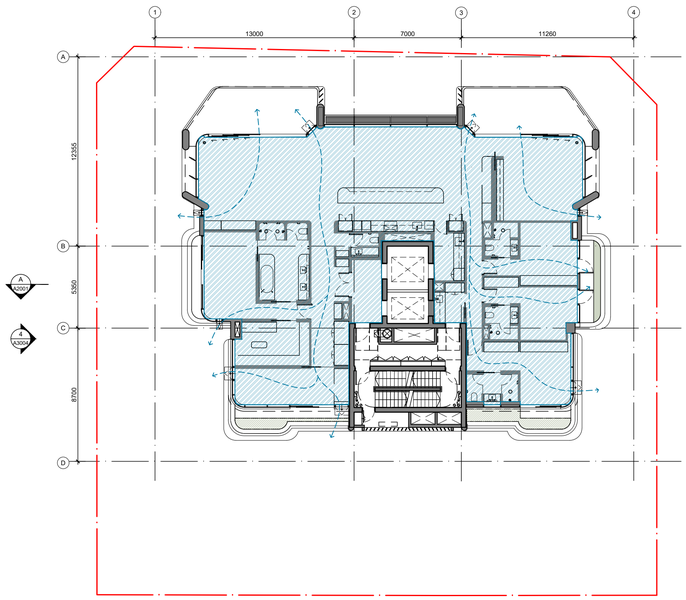
LEVEL 1 PLAN



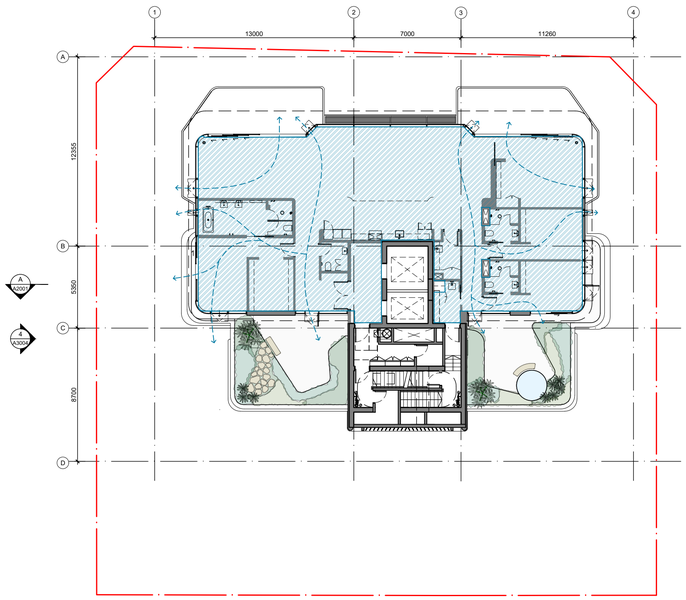
LEVEL 2 PLAN



LEVEL 4-12 TYPICAL FLOOR PLAN
(NOTE: BALCONY VARIES ON ALTERNATIVE FLOORS)



LEVEL 13-14 SUB-PENTHOUSE



LEVEL 15 PENTHOUSE

CROSS VENTILATION LEGEND

OBJECTIVE 4B-3
DESIGN CRITERIA
1. AT LEAST 60% OF APARTMENTS NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING. APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED.

CAPABLE TO RECEIVE NATURAL CROSS VENTILATION

DOES NOT RECEIVE NATURAL CROSS VENTILATION

LEVEL	YES	NO
Roof		
Level 15	1	0
Level 14	1	0
Level 13	1	0
Level 12	2	0
Level 11	2	0
Level 10	2	0
Level 09	2	0
Level 08	2	0
Level 07	2	0
Level 06	2	0
Level 05	2	0
Level 04	2	0
Level 03		
Level 02	10	0
Level 01	13	0
Ground (RL Varies)		
Basement 01		
Basement 02		
Basement 03		
Basement 04		
TOTAL UP TO LEVEL 8	**33**	**0**
	100.0%	**0.0%**

Cross Ventilation up to Level 8 (9th storey);
33/33 = 100% is capable to achieve natural cross ventilation.

NOTES / LEGEND / MATERIAL

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LEGEND
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CLIENT

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Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
admin_perth@khastudio.com.au

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PROJECT: MACLEAY ST. POTTS POINT
REF: 653

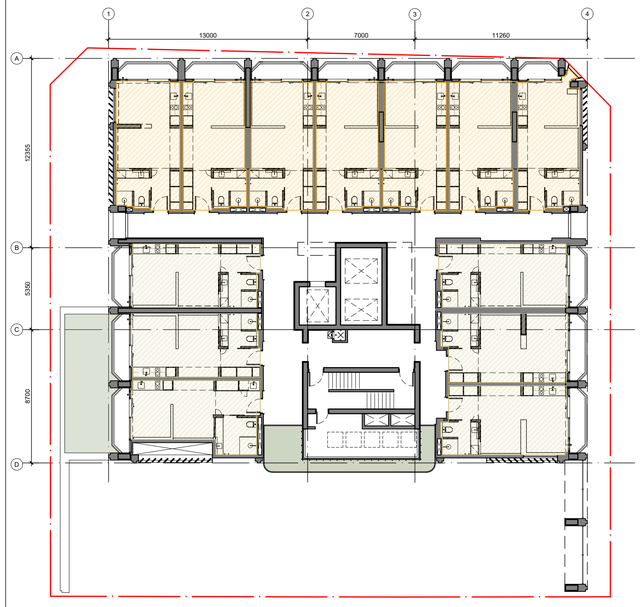
ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

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SCALE (@ A1)	1:200
DATE	26.11.25

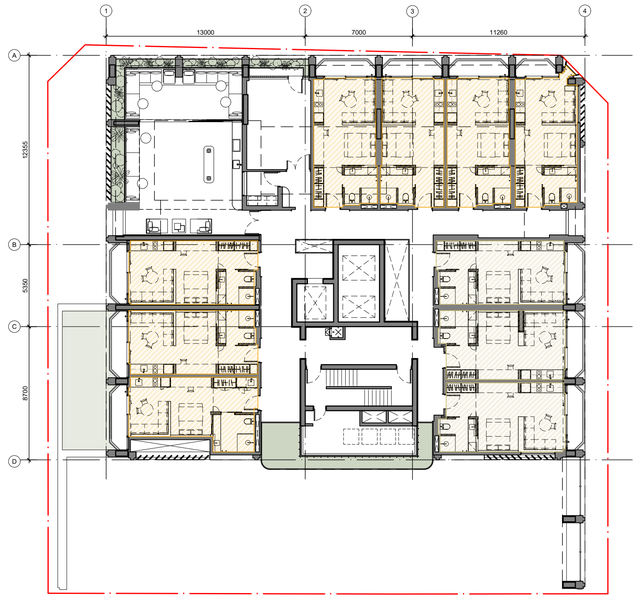
NORTH

DRAWING TITLE
ADG COMPLIANCE DRAWING
CROSS VENTILATION

DRAWING NUMBER	ISSUE
A9020	A



LEVEL 1 PLAN



LEVEL 2 PLAN

SOLAR ACCESS LEGEND

OBJECTIVE 4A-1
DESIGN CRITERIA
1. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER IN THE SYDNEY METROPOLITAN AREA AND IN THE NEWCASTLE AND WOLLONGONG LOCAL GOVERNMENT AREAS
2. NOT APPLICABLE
3. A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9 AM AND 3 PM AT MID WINTER

2 HRS — MINIMUM 2 HOURS SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM

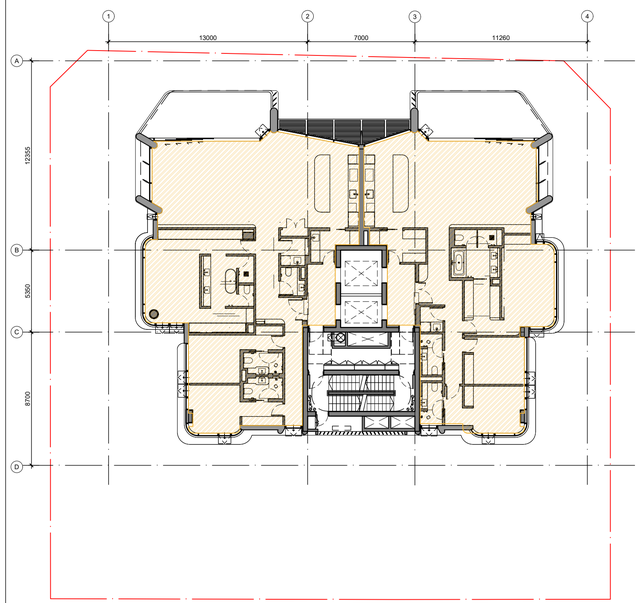
>15 MINS — MINIMUM 15 MINUTES SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM

<15 MINS — LESS THAN 15 MINUTES SUNLIGHT TO LIVING ROOM & PRIVATE OPEN SPACE RECEIVED ON THE 21ST JUNE BETWEEN 9AM - 3PM

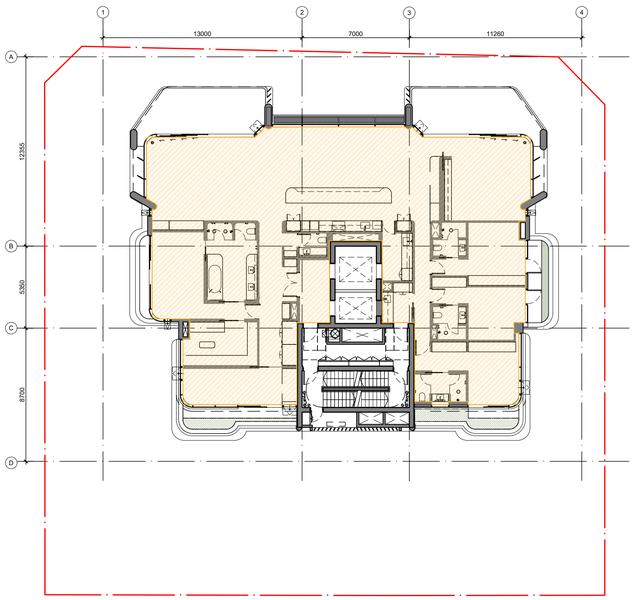
LEVEL	2 HRS	>15 MINS	<15 MINS
Roof			
Level 15	1		
Level 14	1		
Level 13	1		
Level 12	2		
Level 11	2		
Level 10	2		
Level 09	2		
Level 08	2		
Level 07	2		
Level 06	2		
Level 05	2		
Level 04	2		
Level 03			
Level 02	7	3	0
Level 01	7	6	0
Ground (RL Varies)			
Basement 01			
Basement 02			
Basement 03			
Basement 04			
TOTAL	**35**	**9**	**0**
	79.5%	**20.5%**	**0.0%**

Living rooms and private open spaces of 79.5% of apartments are expected to receive a minimum of 2 hours of direct sunlight between 9am and 3pm at mid-winter.

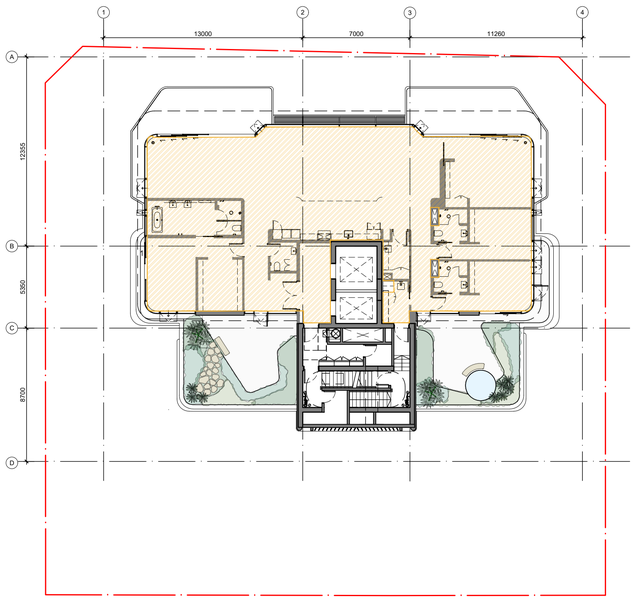
No apartments (0%) receive no direct sunlight between 9am and 3pm at mid-winter.



LEVEL 4-12 TYPICAL FLOOR PLAN
(NOTE: BALCONY VARIES ON ALTERNATIVE FLOORS)



LEVEL 13-14 SUB-PENTHOUSE



LEVEL 15 PENTHOUSE

NOTES / LEGEND / MATERIAL

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LEGEND
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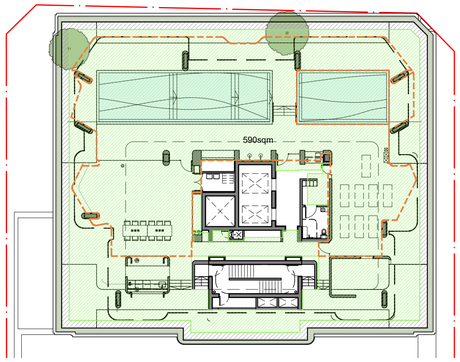
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
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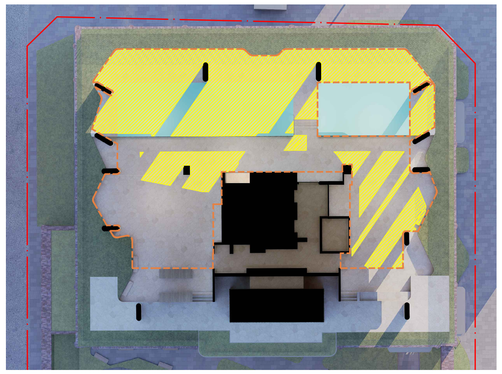
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SCALE (@ A1)	1:200	
DATE	26.11.25	

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ADG COMPLIANCE DRAWING
SOLAR ACCESS

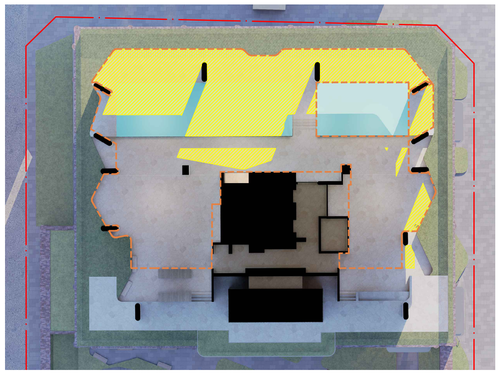
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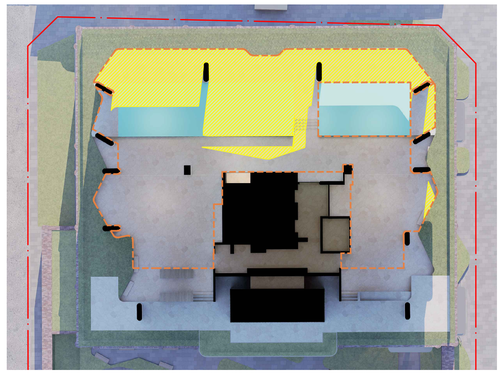
LEVEL 3 - COMMUNAL OPEN SPACE (COS)
590sqm OF COS, 336sqm OF PRINCIPLE USABLE PART



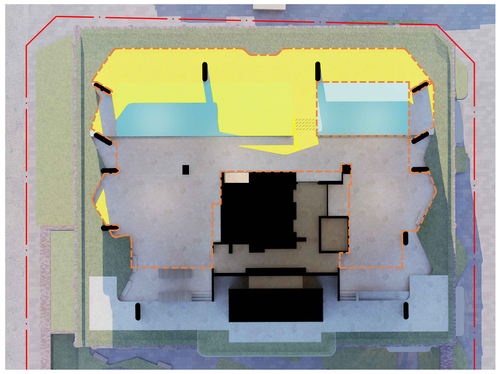
SOLAR ACCESS - 9AM
175sqm TO PRINCIPLE USABLE PART (52.1%)



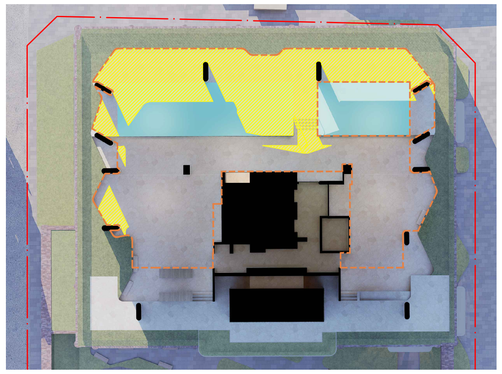
SOLAR ACCESS - 10AM
141sqm TO PRINCIPLE USABLE PART (42.0%)



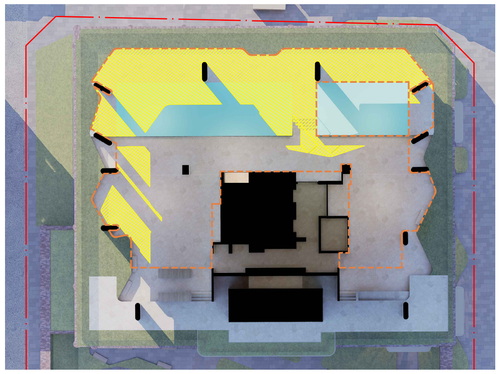
SOLAR ACCESS - 11AM
128sqm TO PRINCIPLE USABLE PART (38.1%)



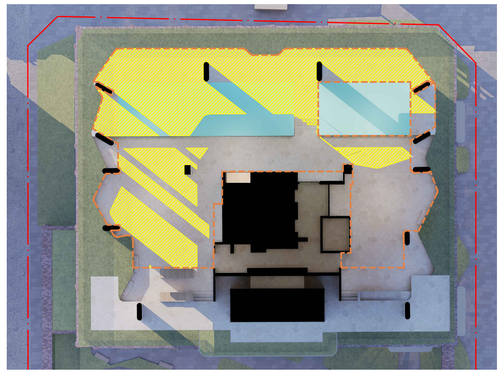
SOLAR ACCESS - 12PM
124sqm TO PRINCIPLE USABLE PART (36.9%)



SOLAR ACCESS - 1PM
123sqm TO PRINCIPLE USABLE PART (36.6%)



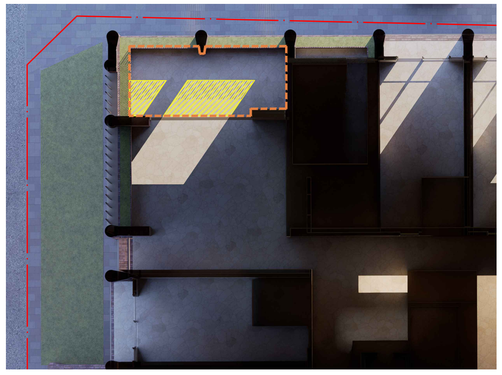
SOLAR ACCESS - 2PM
134sqm TO PRINCIPLE USABLE PART (39.9%)



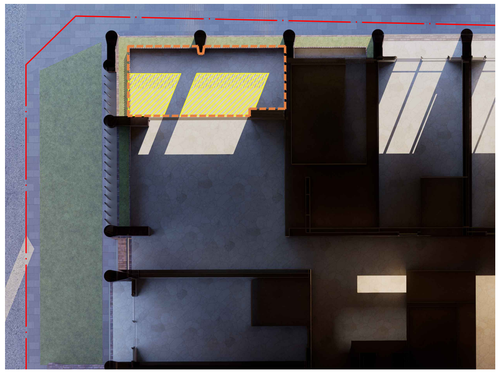
SOLAR ACCESS - 3PM
168sqm TO PRINCIPLE USABLE PART (50.0%)



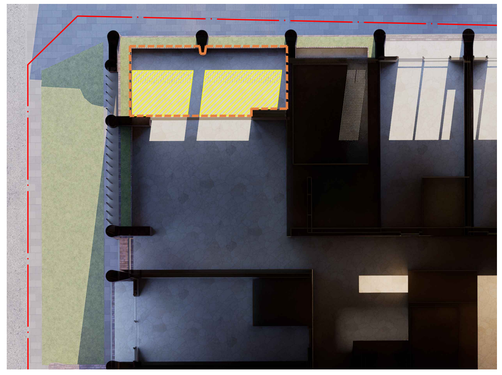
LEVEL 2 - COMMUNAL OPEN SPACE (COS)
96sqm OF COS, 26sqm OF PRINCIPLE USABLE PART



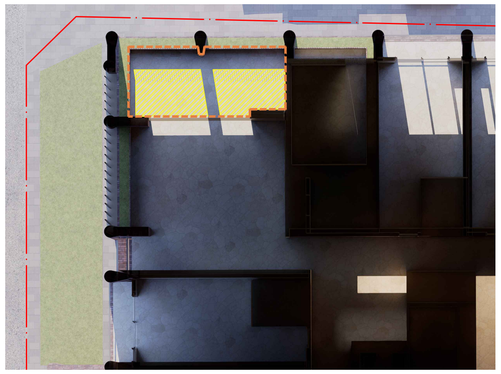
SOLAR ACCESS - 9AM
8sqm TO PRINCIPLE USABLE PART (30.8%)



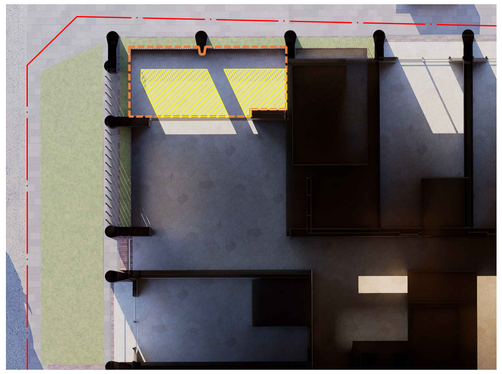
SOLAR ACCESS - 10AM
12sqm TO PRINCIPLE USABLE PART (46.2%)



SOLAR ACCESS - 11AM
14sqm TO PRINCIPLE USABLE PART (53.8%)



SOLAR ACCESS - 12PM
15sqm TO PRINCIPLE USABLE PART (57.7%)



SOLAR ACCESS - 1PM
13sqm TO PRINCIPLE USABLE PART (50.0%)



SOLAR ACCESS - 2PM
10sqm TO PRINCIPLE USABLE PART (38.5%)



SOLAR ACCESS - 3PM
6sqm TO PRINCIPLE USABLE PART (23.1%)

NOTES / LEGEND / MATERIAL

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LEGEND

PRINCIPLE USABLE PART OF COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE

DIRECT SOLAR ACCESS

ADG COMPLIANCE REQUIREMENT:

OBJECTIVE 3D-1 AN ADEQUATE AREA OF COMMUNAL OPEN SPACE IS PROVIDED TO ENHANCE RESIDENTIAL AMENITY AND TO PROVIDE OPPORTUNITIES FOR LANDSCAPING

1.COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE (SEE FIGURE 3D.3)

2.DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID-WINTER)

Total 686sqm of Communal Open Space is proposed for the project, which is 53% of the project Site (1289sqm).

Additional communal spaces are provided as outlined in the ADG Assessment Table (Appendix B of Design Report).

2 Hours of direct sunlight to the principle usable part of the communal Open Space on Level 2 and Level 3 is anticipated to be achieved, as shown in adjacent diagrams.

Solar access to Level 2 communal open space is maximised along northern and western elevations, balancing privacy, solar amenity and passive surveillance of the public domain along McDonald Street and McDonald Lane. Also refer to ADG Assessment Table (Appendix B of Design Report) for further information.

Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name	Patrick Phelan
Accreditation No.	DMN/12/1407
Property Address	45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

KHA
30 Mouat St, Fremantle, WA 6160
T:+618 93364545 F:+618 93364546
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PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

NORTH

DRAWING TITLE
ADG COMPLIANCE DRAWING
SOLAR ACCESS TO COS

DRAWING NUMBER	ISSUE
A 9022	A



1 OVERSHADOWING COMPARISON - 9:00am



2 OVERSHADOWING COMPARISON - 10:00am



3 OVERSHADOWING COMPARISON - 11:00am



4 OVERSHADOWING COMPARISON - 12:00pm



5 OVERSHADOWING COMPARISON - 1:00pm



6 OVERSHADOWING COMPARISON - 2:00pm



7 OVERSHADOWING COMPARISON - 3:00pm

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LEGEND

- INDICATIVE SHADOW OUTLINE FOR EXISTING BUILDING
- INDICATIVE SHADOW OUTLINE FOR PROPOSED BUILDING
- INDICATIVE ADDITIONAL OVERSHADOWING COMPARED TO EXISTING BUILDING
- INDICATIVE REDUCED OVERSHADOWING COMPARED TO EXISTING BUILDING

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DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

NORTH

DRAWING TITLE
OVERSHADOWING COMPARISON
9am - 3pm

DRAWING NUMBER	ISSUE
A9040	A



1 OVERSHADOWING COMPARISON - 9:00am



2 OVERSHADOWING COMPARISON - 10:00am



3 OVERSHADOWING COMPARISON - 11:00am



4 OVERSHADOWING COMPARISON - 12:00pm



5 OVERSHADOWING COMPARISON - 1:00pm



6 OVERSHADOWING COMPARISON - 2:00pm



7 OVERSHADOWING COMPARISON - 3:00pm

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LEGEND

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- INDICATIVE SHADOW OUTLINE FOR PROPOSED BUILDING
- INDICATIVE ADDITIONAL OVERSHADOWING COMPARED TO SSDA ENVELOPE
- INDICATIVE REDUCED OVERSHADOWING COMPARED TO SSDA ENVELOPE

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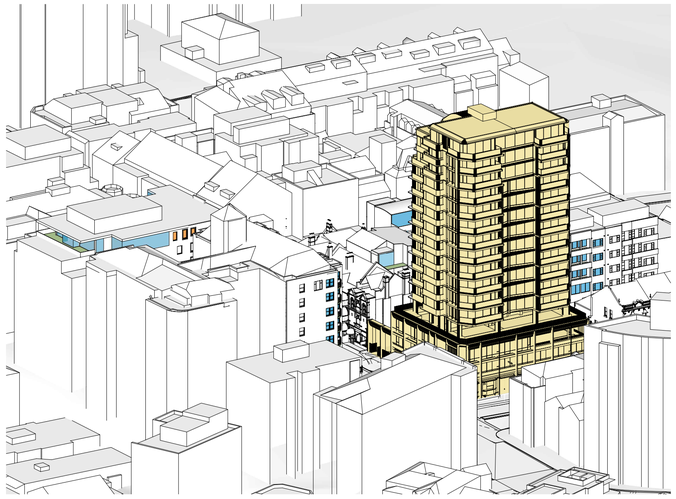
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

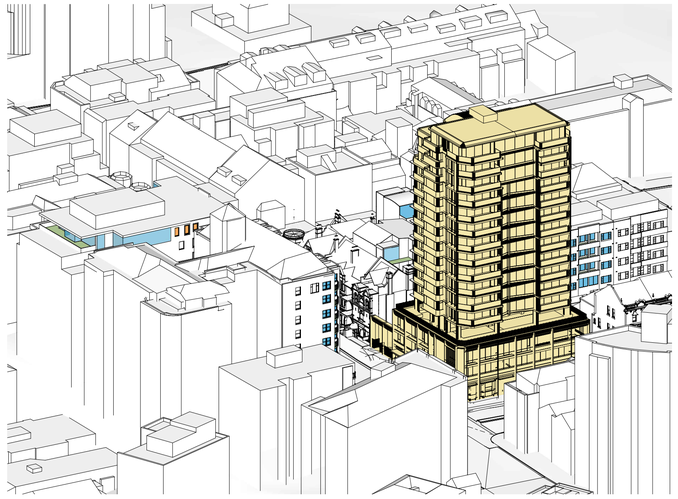
DRAWN	KHA	NORTH
SCALE (@ A1)	NTS	
DATE	26.11.25	

DRAWING TITLE
OVERSHADOWING COMPARISON
9am - 3pm

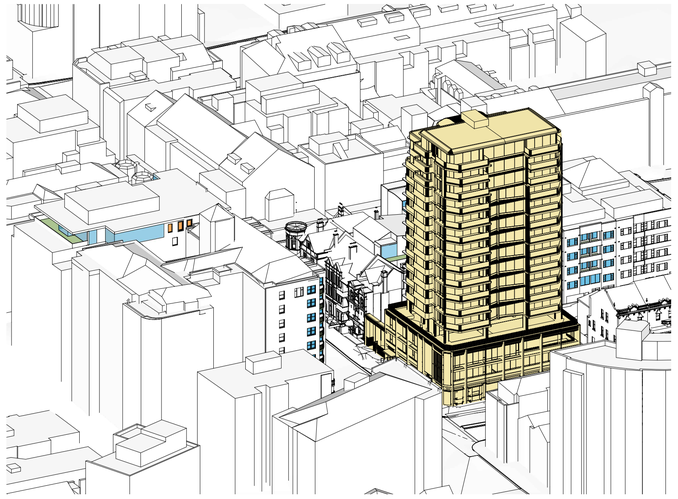
DRAWING NUMBER	ISSUE
A9041	A



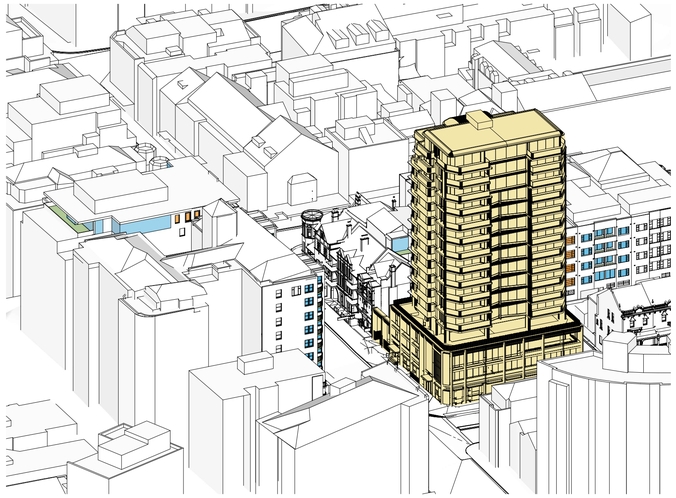
1 PROPOSED SCHEME - VIEW FROM THE SUN - 9:00am



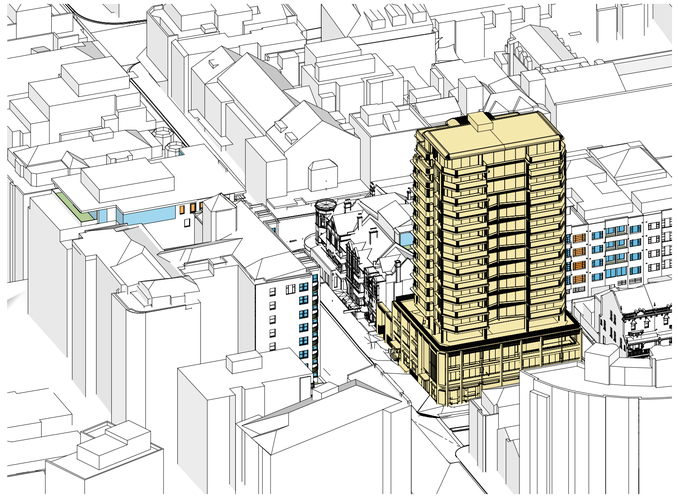
2 PROPOSED SCHEME - VIEW FROM THE SUN - 9:15am



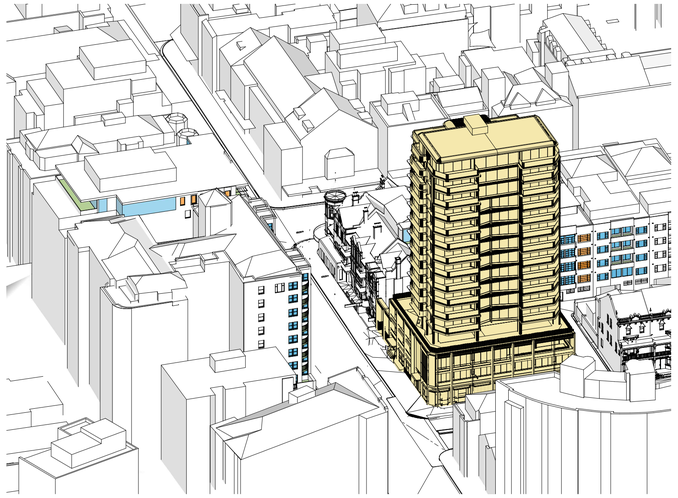
3 PROPOSED SCHEME - VIEW FROM THE SUN - 9:30am



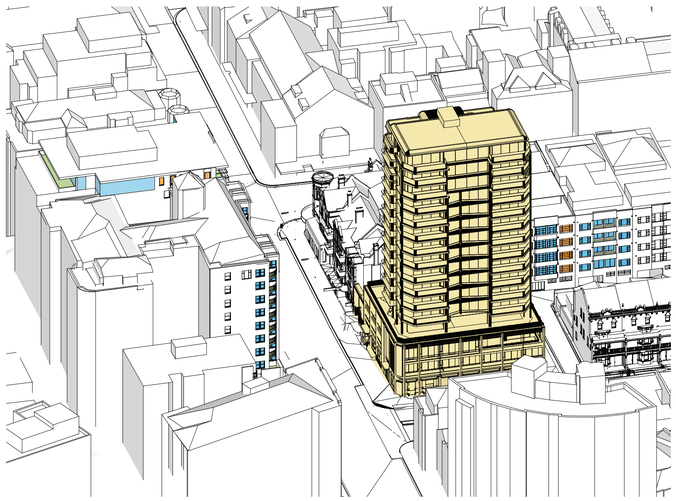
4 PROPOSED SCHEME - VIEW FROM THE SUN - 9:45am



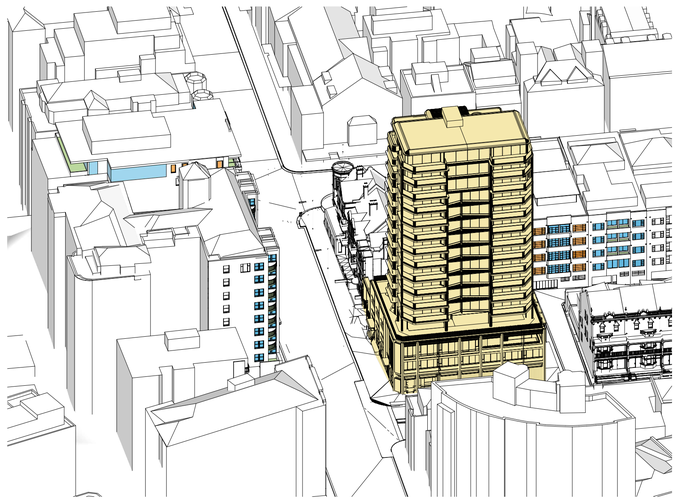
5 PROPOSED SCHEME - VIEW FROM THE SUN - 10:00am



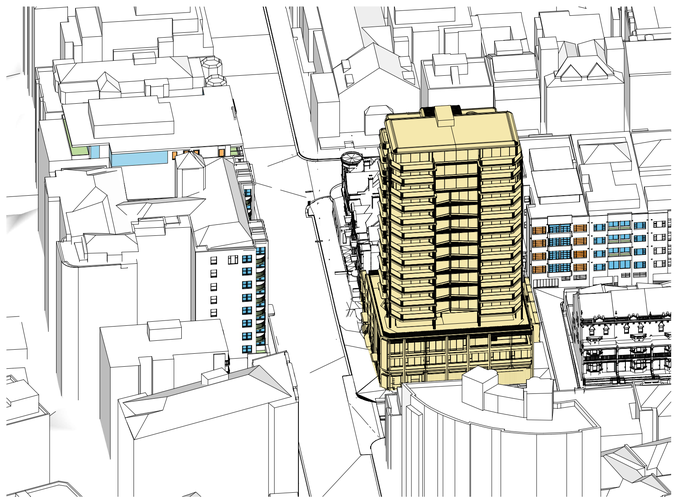
6 PROPOSED SCHEME - VIEW FROM THE SUN - 10:15am



7 PROPOSED SCHEME - VIEW FROM THE SUN - 10:30am



8 PROPOSED SCHEME - VIEW FROM THE SUN - 10:45am



9 PROPOSED SCHEME - VIEW FROM THE SUN - 11:00am

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LEGEND

- PRIVATE OPEN SPACE
- LIVING SPACE
- BEDROOM

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

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ARCHITECT

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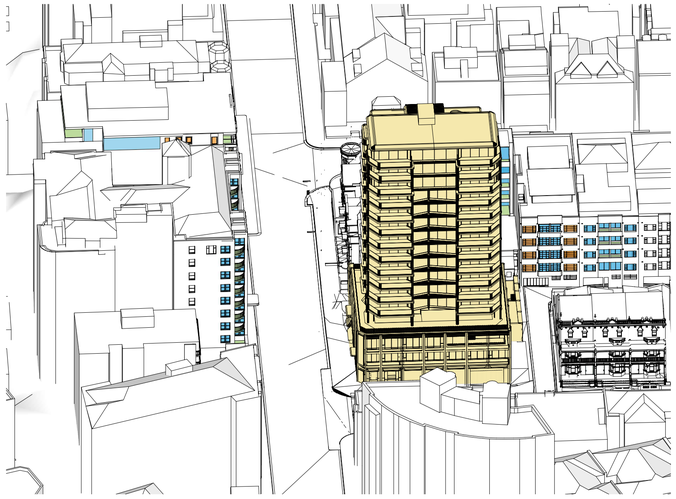
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

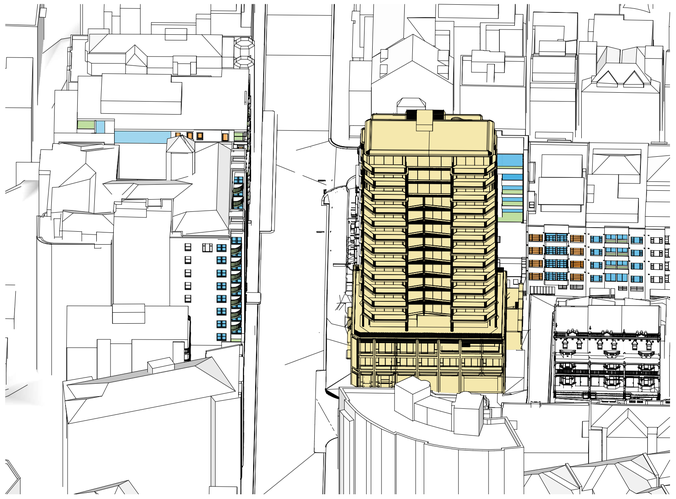
DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
VIEW FROM THE SUN - 21 JUNE
PROPOSED - 9am - 11am

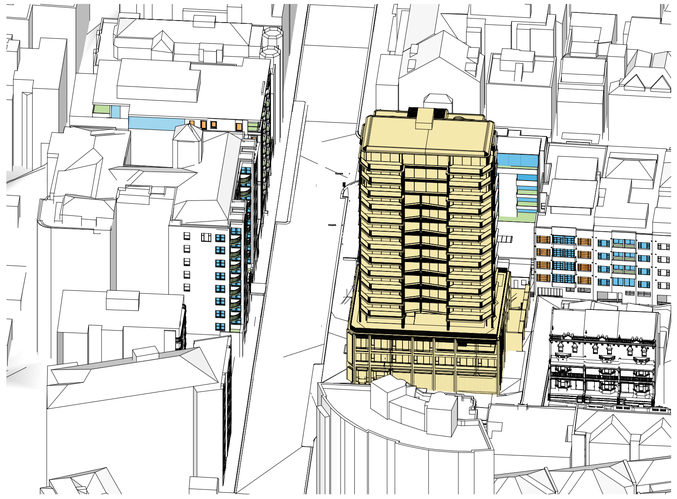
DRAWING NUMBER	ISSUE
A9050	A



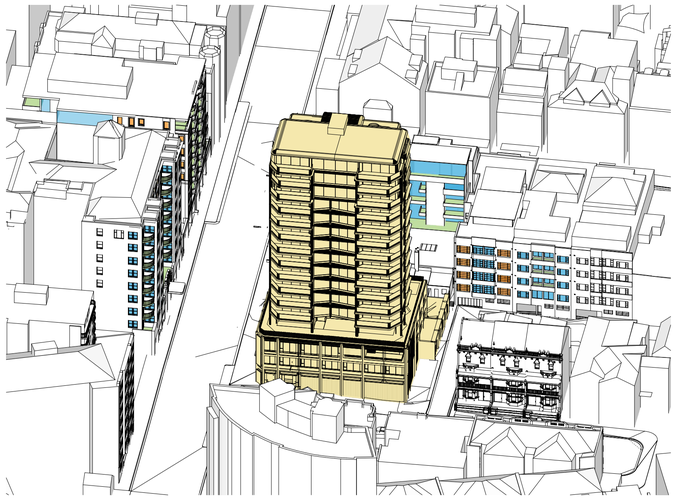
1 PROPOSED SCHEME - VIEW FROM THE SUN - 11:15am



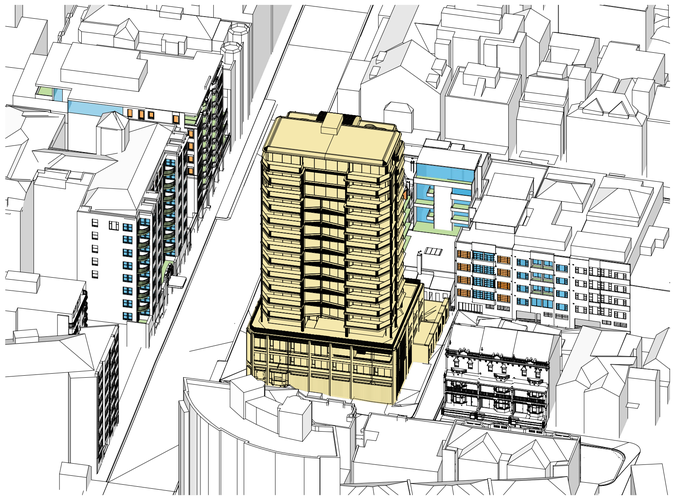
2 PROPOSED SCHEME - VIEW FROM THE SUN - 11:30am



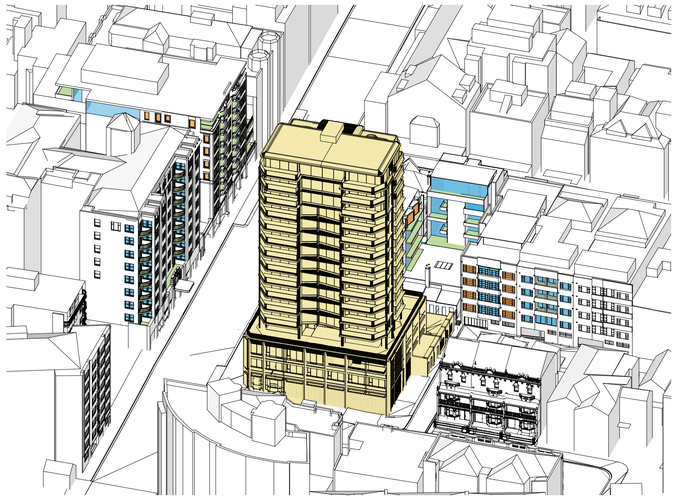
3 PROPOSED SCHEME - VIEW FROM THE SUN - 11:45am



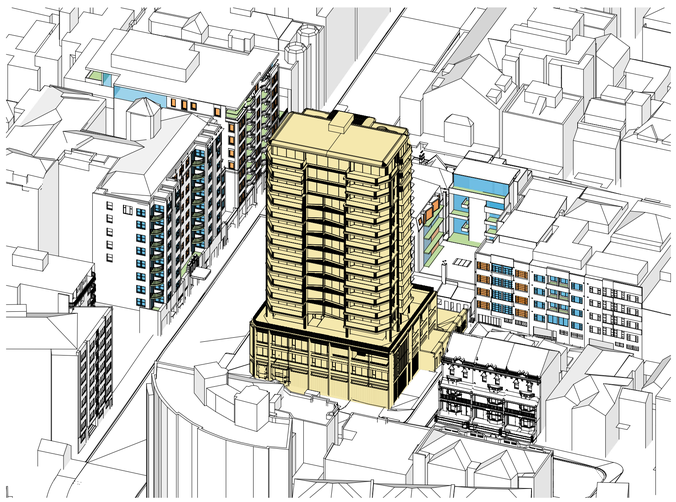
4 PROPOSED SCHEME - VIEW FROM THE SUN - 12:00pm



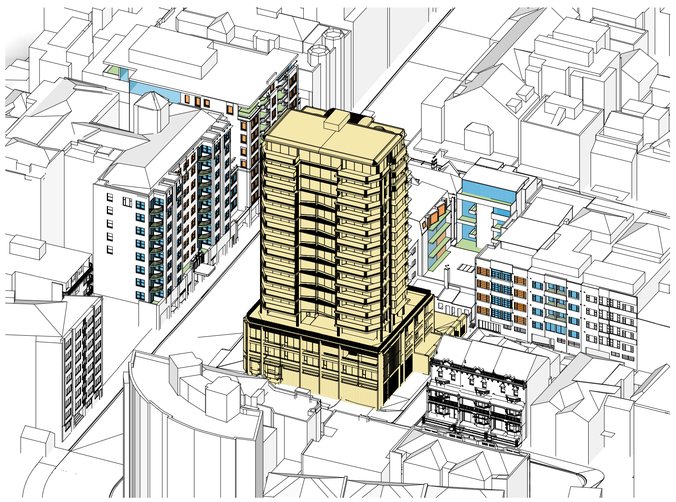
5 PROPOSED SCHEME - VIEW FROM THE SUN - 12:15pm



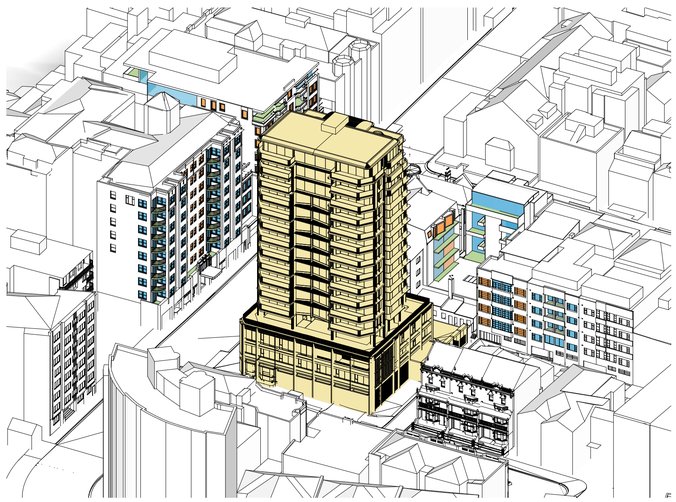
6 PROPOSED SCHEME - VIEW FROM THE SUN - 12:30pm



7 PROPOSED SCHEME - VIEW FROM THE SUN - 12:45pm



8 PROPOSED SCHEME - VIEW FROM THE SUN - 1:00pm



9 PROPOSED SCHEME - VIEW FROM THE SUN - 1:15pm

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LEGEND

- PRIVATE OPEN SPACE
- LIVING SPACE
- BEDROOM

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

T&P Chimes Development Pty Ltd
Level 34 - Suite 3402
Australia Square
264 George Street, Sydney NSW 2000

ARCHITECT

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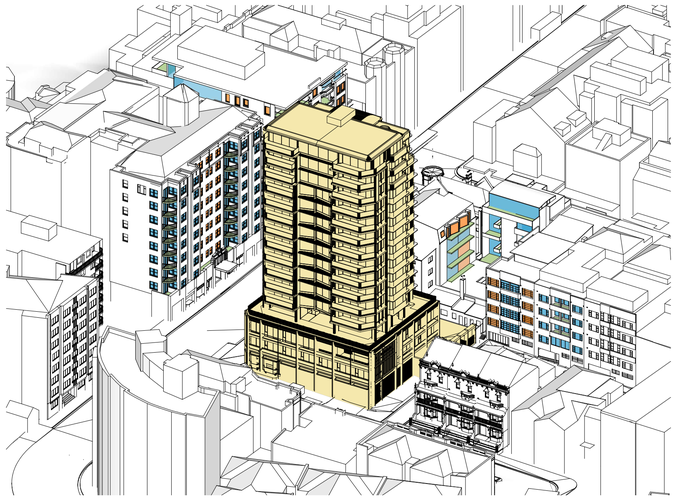
PROJECT	REF
MACLEAY ST. POTTS POINT	653

ADDRESS
45-53 MACLEAY ST.
POTTS POINT, SYDNEY, NSW 2011

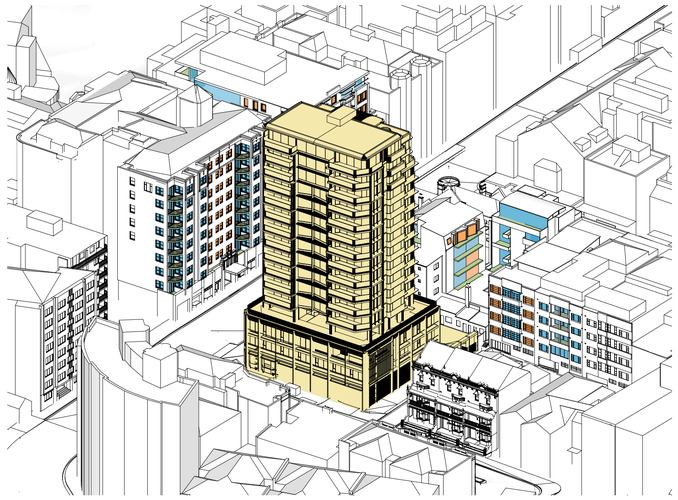
DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
VIEW FROM THE SUN - 21 JUNE
PROPOSED - 11:15am - 1:15pm

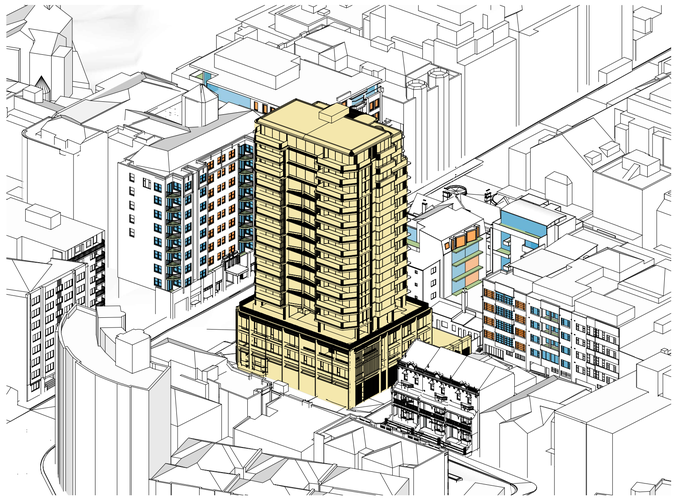
DRAWING NUMBER	ISSUE
A9051	A



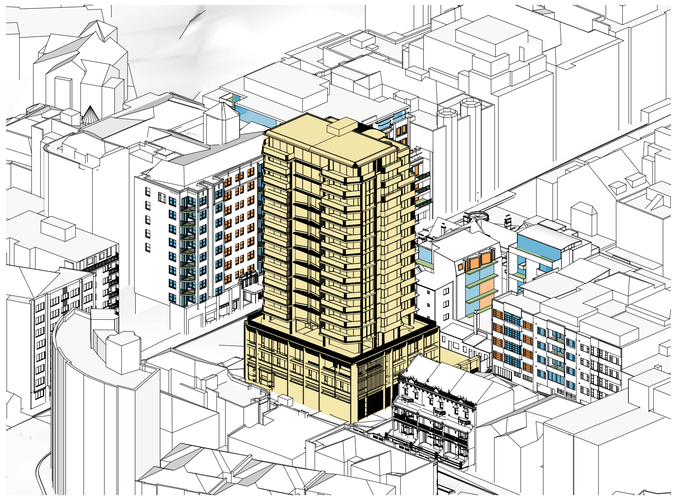
1 PROPOSED SCHEME - VIEW FROM THE SUN - 1:30pm



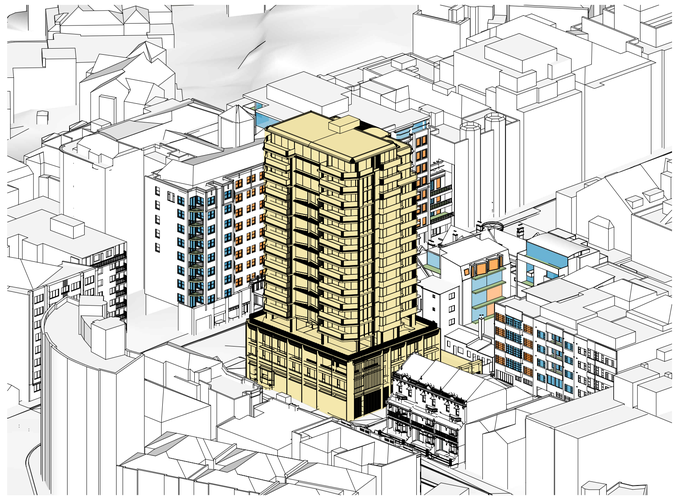
2 PROPOSED SCHEME - VIEW FROM THE SUN - 1:45pm



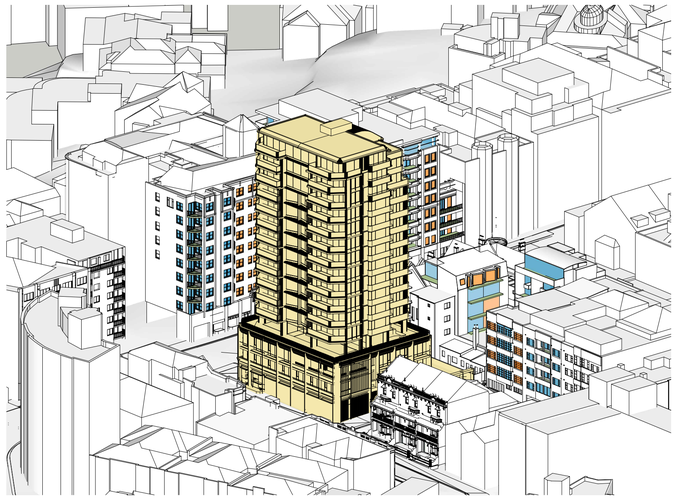
3 PROPOSED SCHEME - VIEW FROM THE SUN - 2:00pm



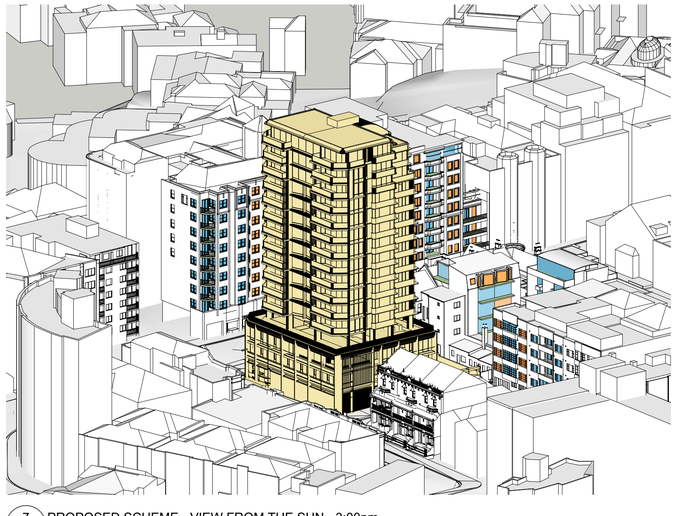
4 PROPOSED SCHEME - VIEW FROM THE SUN - 2:15pm



5 PROPOSED SCHEME - VIEW FROM THE SUN - 2:30pm



6 PROPOSED SCHEME - VIEW FROM THE SUN - 2:45pm



7 PROPOSED SCHEME - VIEW FROM THE SUN - 3:00pm

NOTES / LEGEND / MATERIAL

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NOTES

1. THE CONTEXT MODEL FOR ASSESSED BUILDINGS AS USED FOR SOLAR ANALYSIS HAS BEEN PROVIDED BY TIMBERLACE AND WAS PREVIOUSLY PREPARED BY SJB.
2. LOCATION AND ALLOCATIONS OF PRIVATE OPEN SPACE, BEDROOM WINDOWS AND LIVING ROOM WINDOWS HAVE BEEN ADOPTED FROM INFORMATION PREPARED BY SJB (WITH EXCEPTION OF ITEM RAISED UNDER 3).
3. FOR 57-59 MACLEAY STREET, UNIT 3-SE THE ALLOCATION OF FUNCTIONS BEYOND WINDOWS HAS BEEN BASED UPON INFORMATION WITHIN PREVIOUSLY DEVELOPED DETAILED TABLES OVER PREVIOUS SUN EYE DIAGRAMS, PREPARED BY SJB. ANALYSIS OF THIS PREVIOUSLY DEVELOPED TABLE SUGGESTS THAT ONE OF THE WINDOWS TO THIS UNIT IS ALLOCATED TO A LIVING SPACE. THIS HAS BEEN UPDATED IN THE SUN EYE DIAGRAMS TO REFLECT THE CORRECTED BLUE HATCH.

Certificate No. # AU4Q5XQOFV

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan
Accreditation No. DMN/12/1407
Property Address 45-53 Macleay Street, Potts Point, NSW, 2011

https://www.fr5.com.au/QRCodeLanding?PublicId=AU4Q5XQOFV&GrpCert=1

LEGEND

- PRIVATE OPEN SPACE
- LIVING SPACE
- BEDROOM

ISSUE	DATE	AMENDMENT	CHECKED
A	26.11.25	ISSUED FOR SSDA	KHA

STATUS

DEVELOPMENT APPLICATION

CLIENT

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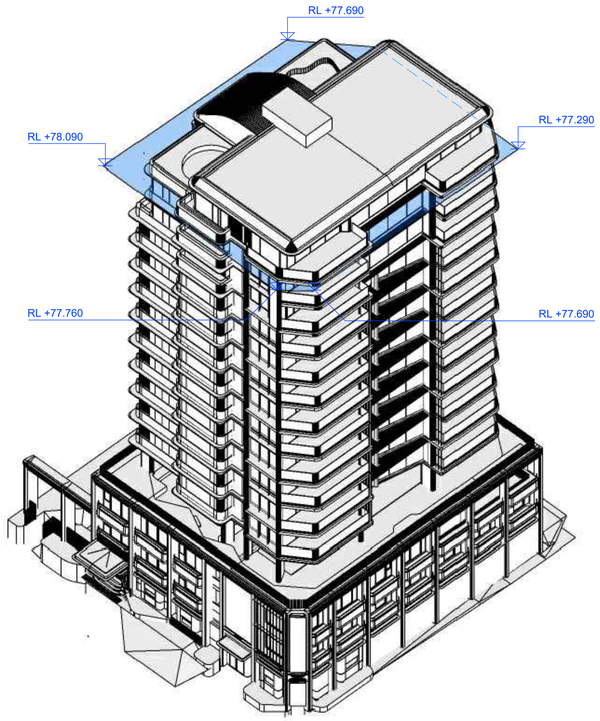
PROJECT	REF
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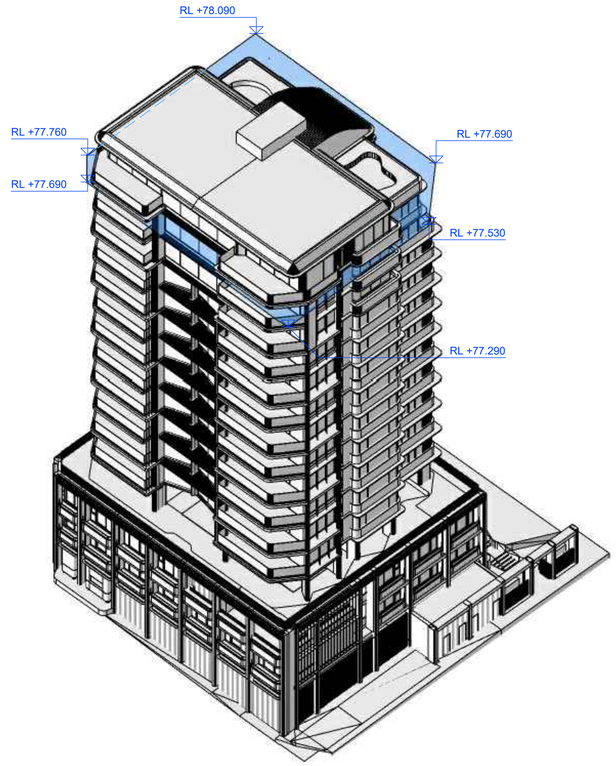
DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
VIEW FROM THE SUN - 21 JUNE
PROPOSED - 1:30pm - 3:00pm

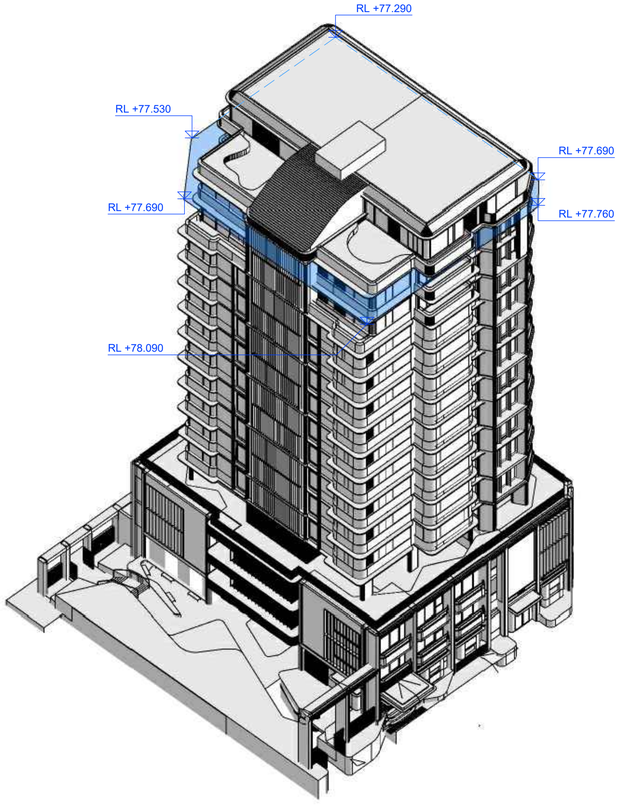
DRAWING NUMBER	ISSUE
A9052	A



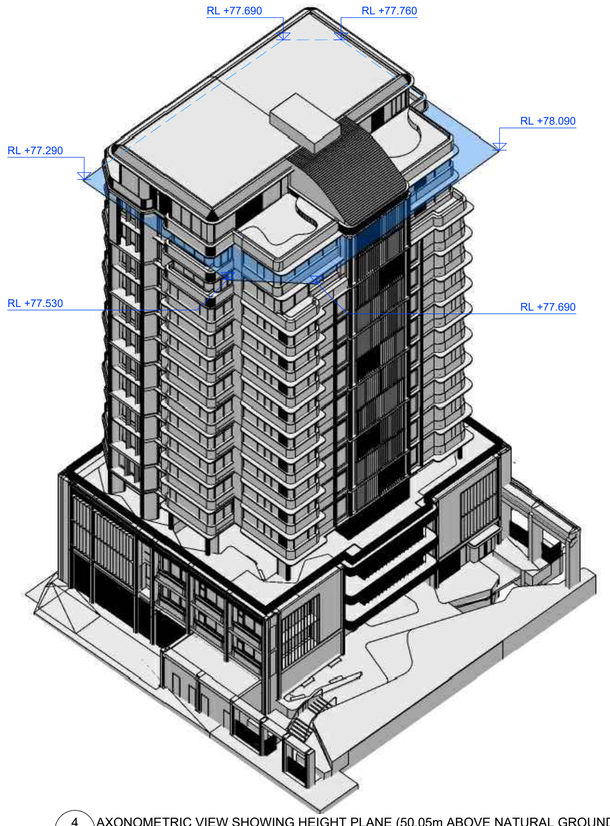
1 AXONOMETRIC VIEW SHOWING HEIGHT PLANE (50.05m ABOVE NATURAL GROUND LEVEL)
VIEWING FROM NORTHEAST



2 AXONOMETRIC VIEW SHOWING HEIGHT PLANE (50.05m ABOVE NATURAL GROUND LEVEL)
VIEWING FROM NORTHWEST



3 AXONOMETRIC VIEW SHOWING HEIGHT PLANE (50.05m ABOVE NATURAL GROUND LEVEL)
VIEWING FROM SOUTHEAST



4 AXONOMETRIC VIEW SHOWING HEIGHT PLANE (50.05m ABOVE NATURAL GROUND LEVEL)
VIEWING FROM SOUTHWEST

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LEGEND

HEIGHT PLANE 50.05m ABOVE NATURAL GROUND LINE

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DRAWN	KHA
SCALE (@ A1)	NTS
DATE	26.11.25

DRAWING TITLE
HEIGHT PLANE
AXONOMETRIC DIAGRAMS

DRAWING NUMBER	ISSUE
A9080	A