BASIX™ Certificate

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

Multi Dwelling

Certificate number: 1827640M

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: Thursday, 18 December 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate COFDYXHF39.

Project summary	
Project name	RSL ANZAC Village - ILUs
Street address	90 VETERANS PARADE NARRABEEN 2101
Local Government Area	NORTHERN BEACHES
Plan type and plan number	Deposited Plan 774980
Lot No.	1
Section no.	-
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	78
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score			
Water	✔	53	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	87	Target 61
Materials	✔	-100	Target n/a

Certificate Prepared by
Name / Company Name: NORTHROP CONSULTING ENGINEERS PTY LIMITED
ABN (if applicable): 81094433100

Description of project

Project address	
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Project type	
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	78
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	22135
Roof area (m²)	2770.35
Non-residential floor area (m²)	500
Residential car spaces	91
Non-residential car spaces	15

Common area landscape	
Common area lawn (m²)	0
Common area garden (m²)	1000
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	HERA10363
Certificate number	COFDYXHF39
Climate zone	56

Project score			
Water	✔	53	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	87	Target 61
Materials	✔	-100	Target n/a

Description of project

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

Residential flat buildings - Building 1, 39 dwellings, 5 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)
111	2	104.7	0	0	0
115	2	96.5	0	0	0
121	2	104.7	0	0	0
125	2	96.5	0	0	0
131	2	104.7	0	0	0
135	2	96.5	0	0	0
141	2	104.7	0	0	0
145	2	96.5	0	0	0
151	2	131.8	0	0	0
155	2	96.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
112	3	133.7	0	0	0
116	3	121.7	0	0	0
122	3	133.7	0	0	0
126	3	121.7	0	0	0
132	3	133.7	0	0	0
136	3	121.7	0	0	0
142	3	133.7	0	0	0
146	3	121.7	0	0	0
152	3	148	0	0	0
156	3	121.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
113	3	121.7	0	0	0
117	3	133.5	0	0	0
123	3	121.7	0	0	0
127	3	133.5	0	0	0
133	3	121.7	0	0	0
137	3	133.5	0	0	0
143	3	121.7	0	0	0
147	3	133.5	0	0	0
153	3	121.7	0	0	0
157	3	148	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
114	1	71.3	0	0	0
118	2	104.7	0	0	0
124	1	71.3	0	0	0
128	2	104.7	0	0	0
134	1	71.3	0	0	0
138	2	104.7	0	0	0
144	1	71.3	0	0	0
148	2	104.7	0	0	0
154	1	71.3	0	0	0

Residential flat buildings - Building 2, 39 dwellings, 4 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
201	2	104.4	0	0	0
205	2	111.4	0	0	0
212	2	132.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
202	2	111.4	0	0	0
206	3	132.7	0	0	0
213	2	111.4	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
203	2	88.5	0	0	0
207	2	101.4	0	0	0
214	2	88.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
204	2	96.5	0	0	0
211	2	104.6	0	0	0
215	2	96.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
216	2	111.4	0	0	0
222	2	132.9	0	0	0
226	2	111.4	0	0	0
232	2	132.9	0	0	0
236	2	111.4	0	0	0
242	2	132.9	0	0	0
246	2	111.4	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
217	2	132.7	0	0	0
223	2	111.4	0	0	0
227	2	132.7	0	0	0
233	2	111.4	0	0	0
237	2	132.7	0	0	0
243	2	111.4	0	0	0
247	2	132.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
218	2	104.6	0	0	0
224	2	88.4	0	0	0
228	2	104.6	0	0	0
234	2	88.5	0	0	0
238	2	104.6	0	0	0
244	2	88.5	0	0	0
248	2	104.6	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
221	2	104.6	0	0	0
225	2	96.5	0	0	0
231	2	104.6	0	0	0
235	2	96.5	0	0	0
241	2	104.6	0	0	0
245	2	96.5	0	0	0

Description of project

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

Common areas of unit building - Building 1

Common area	Floor area (m²)
Garbage room (No. 1)	37.4

Common area	Floor area (m²)
Building 1 Plant Room	226

Common area	Floor area (m²)
Hallway/lobby type (Bld. 1)	280

Common areas of unit building - Building 2

Common area	Floor area (m²)
Lift bank (No. 1)	-
Building 2 Plant Room	221

Common area	Floor area (m²)
Lift bank (No. 2)	-
Hallway/lobby type (Bld. 2)	326

Common area	Floor area (m²)
Garbage room (No. 2)	28.9

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Main Comms Room	23.5

Common area	Floor area (m²)
Fire Pump Room	64.5

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building 1

- (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 Residential flat buildings - Building 2

- (a) Buildings
  - (i) Materials
- (b) Dwellings
  - (i) Water
  - (ii) Energy
  - (iii) Thermal Performance
- (c) Common areas and central systems/facilities
  - (i) Water
  - (ii) Energy

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

- (a) Buildings 'Other'
  - (i) Materials
- (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 - Building 1

(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
floors above habitable rooms, frame: suspended concrete slab	4931.73	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	1969.4	-	fibreglass batts or roll
External wall type 2	framed (metal clad),frame:light steel frame	565	-	fibreglass batts or roll

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:timber - untreated softwood	5731.3	-
Internal wall type 2	single skin masonry, frame:no frame	10	-

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

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	3569	-	fibreglass batts or roll
concrete - plasterboard internal, frame: light steel frame	847	-	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	1158.3	-	1158.3	-	-	-	-

(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	-	4.5 star	4.5 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	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	4 star	5 star	yes	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
111	4	7.2	11.200
112	11.1	18.1	29.200
113	12.6	9.3	21.900
114	24.5	12.6	37.100

	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)
115	15.2	13.8	29.000
116	10.3	10.3	20.600
117	4.2	18.5	22.700
118	3.6	8.4	12.000
121	3.7	11.3	15.000
122	8.3	16.3	24.600
123	13.4	14.9	28.300
124	17.2	14.9	32.100
125	14.6	13.8	28.400
126	9.3	16.9	26.200
127	4.5	14.5	19.000
128	3.6	13.1	16.700
131	4.8	9.1	13.900
132	12.3	14.6	26.900
133	15.7	11.2	26.900
134	21.4	13.6	35.000
135	19.5	12.7	32.200
136	12.8	15.2	28.000
137	7.5	16.7	24.200
138	4.5	13.8	18.300
141	6.7	9.7	16.400
142	10.9	15.2	26.100
143	16.3	11	27.300
144	21.8	13.5	35.300
145	20	12.5	32.500
146	13.6	14.8	28.400
147	8	15.7	23.700
148	4.8	14.6	19.400
151	10.5	9.1	19.600
152	22	11.9	33.900
153	26.4	10.9	37.300

	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)**
154	24.5	12.7	37.200
155	25.3	12.8	38.100
156	21.8	16.2	38.000
All other dwellings	14.2	13.4	27.600

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	5 star	no common laundry facility

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

	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**
Garbage room (No. 1)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	yes
Building 1 Plant Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Hallway/lobby type (Bld. 1)	ventilation supply only	none i.e., continuous	light-emitting diode	time clock and motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 1 lift load capacity: <1001 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.3 (~13 mm); (b) Piping internal to building: R0.3 (~13 mm) (c) Unit Efficiency: 2.0 < COP <= 2.5

2. Commitments for Residential flat buildings - Building 2

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above garage, frame: suspended concrete slab	700	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	4151.05	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	1972.7	-	fibreglass batts or roll
External wall type 2	framed (metal clad),frame:light steel frame	368.6	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:timber - untreated softwood	5798.3	fibreglass batts or roll
Internal wall type 2	single skin masonry, frame:no frame	10	-

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	826.6	-	fibreglass batts or roll
concrete - plasterboard internal, frame: light steel frame	3180	-	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
-	1124.2	-	1124.2	-	-	-	-

(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	-	4.5 star	4.5 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. 2)	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	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	4 star	5 star	yes	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
201	6.9	14.71	21.610
202	24.7	12.2	36.900
203	22.3	10.2	32.500
204	21	13.1	34.100

	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)
205	17.4	13.4	30.800
206	7.2	17	24.200
207	5.9	16.2	22.100
211	3.8	14.1	17.900
212	6.8	14.8	21.600
213	16.5	17.3	33.800
214	15.2	11.2	26.400
215	12.9	15.5	28.400
216	8.7	18.5	27.200
217	4.2	14.4	18.600
218	3.6	13.6	17.200
221	4.8	11.5	16.300
222	8.1	17.4	25.500
223	18	15.8	33.800
224	15.9	11	26.900
225	13.9	15.4	29.300
226	9.3	17.8	27.100
227	4.6	17.1	21.700
228	3.1	17.6	20.700
231	5.1	11.5	16.600
232	10.1	14.1	24.200
233	21.9	13.8	35.700
234	18.4	8.6	27.000
235	17	11.5	28.500
236	12.7	17.5	30.200
237	7.2	15.6	22.800
238	4	14.9	18.900
241	10.4	18.3	28.700
242	20.3	17.3	37.600
243	25.5	12	37.500
244	25.3	10.4	35.700

	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)**
245	23.4	13.6	37.000
246	23	14.9	37.900
247	13.6	18.2	31.800
All other dwellings	9.8	13.4	23.200

(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	4 star	5 star	no common laundry facility

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

	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	-
Garbage room (No. 2)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	yes
Building 2 Plant Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Hallway/lobby type (Bld. 2)	ventilation supply only	none i.e., continuous	light-emitting diode	time clock and motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 1 lift load capacity: <1001 kg
Central hot water system (No. 2)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.3 (~13 mm); (b) Piping internal to building: R0.3 (~13 mm) (c) Unit Efficiency: 2.0 < COP <= 2.5

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

(a) Buildings 'Other'

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above open subfloor, frame: suspended concrete slab	83.6	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	100	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:timber - untreated softwood	10	-
Internal wall type 2	single skin masonry, frame:no frame	10	-

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
-	-	-	

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)
-	-	-	-	-	-	-	-

(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	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	15000	To collect run-off from at least: - 2770 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 1000 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Main Comms Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes
Fire Pump Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 145 peak kW
Other	Building management system installed?: yes Active power factor correction installed?: yes	-

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).

BASIX™ Certificate

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

Multi Dwelling

Certificate number: 1827642M

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: Thursday, 18 December 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

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

Project summary	
Project name	RSL ANZAC Village
Street address	90 VETERANS PARADE NARRABEEN 2101
Local Government Area	NORTHERN BEACHES
Plan type and plan number	Deposited Plan -
Lot no.	-
Section no.	-
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	7
No. of single dwelling houses	0

Project score			
Water	✔	54	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	100	Target 72
Materials	✔	-33	Target n/a

Certificate Prepared by
Name / Company Name: NORTHROP CONSULTING ENGINEERS PTY LIMITED
ABN (if applicable): 81094433100

Description of project

Project address	
Project name	RSL ANZAC Village
Street address	90 VETERANS PARADE NARRABEEN 2101
Local Government Area	NORTHERN BEACHES
Plan type and plan number	Deposited Plan -
Lot no.	-
Section no.	-

Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	7
No. of single dwelling houses	0

Site details	
Site area (m²)	1645
Roof area (m²)	993
Non-residential floor area (m²)	-
Residential car spaces	14
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	0
Common area garden (m²)	300
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	HERA10363
Certificate number	DCUAJIQEHO
Climate zone	56

Project score			
Water	✔	54	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	100	Target 72
Materials	✔	-33	Target n/a

Description of project

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

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
TH01	3	142.8	44	0	0
TH05	3	142.8	44	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)
TH02	3	142.8	44	0	0
TH06	3	142.8	44	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)
TH03	3	142.8	44	0	0
TH07	3	142.8	44	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)
TH04	3	142.8	44	0	0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

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 multi-dwelling housing

(a) 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	-	-	-	-	-	-	-	-	-	-

	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	Individual water tank (No. 1)	Tank size (min) 1000 liters	To collect run-off from at least: 142 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	no	yes	yes	no	no

(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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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;		✔	
(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".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	electric storage	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	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	2	yes

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

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	between >0° to <=10° degree to the horizontal	5	NE

(iii) Thermal Performance and Materials	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	✔	✔	✔

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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)
TH01	13.3	12.9	26.200
TH02	11.5	9.4	20.900
TH03	18.1	10.1	28.200
TH04	15.2	11.7	26.900
TH05	19.7	10.2	29.900
TH06	18.3	10.7	29.000
All other dwellings	17.1	11.6	28.700

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
All dwellings	58.7	-	89.6	38.53	no

	Floor types									
	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
All dwellings	58.7	fibreglass batts or roll	-	conventional slab	concrete - suspended	89.6	fibreglass batts or roll	-	-	-

	Floor types										
	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
All dwellings	-	-	-	concrete - suspended	38.53	fibreglass batts or roll	concrete slab on ground	44	-	none	conventional slab

	External walls							
	External wall type 1				External wall type 2			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	brick veneer, frame : light steel frame	124	fibreglass batts or roll	-	-	-	-	-

	External walls							
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

	Internal walls								
	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
All dwellings	plasterboard, frame: light steel frame	19.5	fibreglass batts or roll	plasterboard, frame: timber - untreated softwood	-	-	-	-	-

	Ceiling and roof								
	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
TH06, TH07	framed - metal roof, frame: light steel frame	88.4	Ceiling:fibreglass batts or roll,Roof: none	concrete - plasterboard internal, frame: light steel frame	54.4	Ceiling:,Roof: none	-	-	Ceiling:,Roof:
All other dwellings	framed - metal roof, frame: light steel frame	88.2	Ceiling:fibreglass batts or roll,Roof: none	concrete - plasterboard internal	58.7	Ceiling:,Roof: none	-	-	Ceiling:,Roof:

	Glazing type			Frame types				
Dwelling no.	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
TH06, TH07	-	30	-	30	-	-	-	-
All other dwellings	-	40	-	40	-	-	-	-

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

(b) Common areas and central systems/facilities

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

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

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

Central energy systems	Type	Specification
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).

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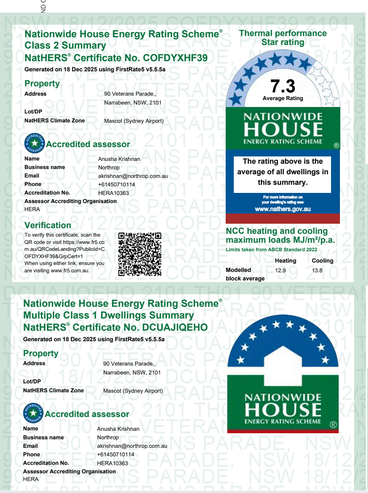
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RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct

90 Veterans Parade, Narrabeen, New South Wales







DA DRAWING LIST	
SERIES	**DA SHEET NAME**
0000 MISC	
DA0001	COVER SHEET
DA0010	3D VIEWS - EXISTING
DA0011	3D VIEWS - DEMOLITION
DA0013	3D VIEWS - SOUTH PROPOSED
DA0014	3D VIEWS - WEST PROPOSED
DA0015	3D VIEWS - NORTH PROPOSED
DA0016	3D VIEWS - EAST PROPOSED
DA0021	STREET VIEW - LANTANA STREET SITE ENTRANCE
DA0022	STREET VIEW - STAGE 1 EAST COURTYARD
DA0023	STREET VIEW - ENDEVOUR DRIVE STAGE 1 EAST APPROACH
DA0024	STREET VIEW - ENDEAVOUR DRIVE STAGE 1 NORTH APPROACH
DA0025	STREET VIEW - STAGE 1 WEST ENTRANCE
DA0026	STREET VIEW - STAGE 1 WEST ENTRANCE 2
DA0027	STREET VIEW - STAGE 1 SOUTHWEST APPROACH
DA0028	STREET VIEW - STAGE 1 SOUTHEAST APPROACH
DA0031	ACCOMMODATION SCHEDULE
DA0042	DIAGRAMS - GFA
DA0051	SOLAR COMPLIANCE
DA0052	CROSS VENTILATION COMPLIANCE
1000 SITE	
DA1000	SITE BOUNDARY
DA1001	SITE SURVEY PLAN
DA1101	SITE PLAN DEMOLITION
DA1102	SITE PLAN PROPOSED
DA1104	SITE PLAN DEMOLITION (STAGE 5)
2000 PLANS	
DA2001	GENERAL ARRANGEMENT PLAN LEVEL B1
DA2010	GENERAL ARRANGEMENT PLAN LEVEL 00
DA2011	GENERAL ARRANGEMENT PLAN LEVEL 01
DA2012	GENERAL ARRANGEMENT PLAN LEVEL 02
DA2013	GENERAL ARRANGEMENT PLAN LEVEL 03
DA2014	GENERAL ARRANGEMENT PLAN LEVEL 04
DA2015	GENERAL ARRANGEMENT PLAN LEVEL 05
DA2020	GENERAL ARRANGEMENT PLAN LEVEL ROOF

DA DRAWING LIST	
SERIES	**DA SHEET NAME**
3100 ELEV	
DA3101	SITE ELEVATIONS
DA3111	BUILDING 1 ELEVATIONS
DA3112	BUILDING 1 ELEVATIONS
DA3121	BUILDING 2 ELEVATIONS
DA3122	BUILDING 2 ELEVATIONS
DA3131	TOWNHOUSE ELEVATIONS
3200 SECT	
DA3201	SECTIONS
DA3202	SECTIONS
4100 WALL SECT	
DA4101	BUILDING 1 SECTIONS
DA4102	BUILDING 1 SECTIONS
DA4103	BUILDING 2 SECTIONS
DA4104	TOWNHOUSE SECTIONS
DA4105	SWIMMING POOL SECTIONS
DA4107	CAFE SECTIONS
DA4108	PODIUM SECTION
5100 UNIT TYPES	
DA5112	ILU UNIT TYPE 1B_2
DA5121	ILU UNIT TYPE 2B_3
DA5123	ILU UNIT TYPE 2B_5
DA5124	ILU UNIT TYPE 2B_6
DA5127	ILU UNIT TYPE 2B_9
DA5132	ILU UNIT TYPE 3B_2
DA5133	ILU UNIT TYPE 3B_3
DA5140	ILU UNIT TYPE PH_1
DA5141	ILU UNIT TYPE PH_2
DA5161	TOWNHOUSE UNIT
8600 OVERSHADOWING DIAGRAMS	
DA8601	SUN EYES JUNE 21 EXISTING
DA8602	SUN EYES JUNE 21 PROPOSED
DA8603	SUN EYES MARCH 21 EXISTING
DA8604	SUN EYES MARCH 21 PROPOSED
DA8605	SUN EYES DEC 21 EXISTING
DA8606	SUN EYES DEC 21 PROPOSED
DA8611	OVERSHADOWING PLANS JUNE 21 EXISTING
DA8612	OVERSHADOWING PLANS JUNE 21 PROPOSED
DA8613	OVERSHADOWING PLANS MARCH 21 EXISTING
DA8614	OVERSHADOWING PLANS MARCH 21 PROPOSED
DA8615	OVERSHADOWING PLANS DEC 21 EXISTING
DA8616	OVERSHADOWING PLANS DEC 21 PROPOSED

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NOMINATED ARCHITECTS
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
07	16/12/25	DA SUBMISSION		
06	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
COVER SHEET

SCALE
@ A1

SHEET NUMBER
DA0001

REVISION
07

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BUILDING 1 ILU
Ground Floor:
1 BED 0
2 BED 0
3 BED 0

Podium (L1):
1 BED 1
2 BED 3
3 BED 4

L2, L3, L4:
1 BED 1
2 BED 3
3 BED 4

Penthouse (L5):
1 BED 1
2 BED 1
3 BED 2
PENT 3

TOTAL: 39
1 BED 5
2 BED 13
3 BED 18
PENT 3

BUILDING 2 ILU
Ground Floor:
1 BED 1
2 BED 5
3 BED 1

Podium (L1):
1 BED 1
2 BED 5
3 BED 2

L2, L3, L4:
1 BED 1
2 BED 5
3 BED 2

TOTAL: 39
1 BED 0
2 BED 30
3 BED 9
PENT 0

TOWNHOUSE
Number of townhouse:
3 BED 7

TOTAL: 7

TOTAL MIX (BUILDING 1 AND BUILDING 2)
TOTAL: 78
1 BED 6.41%
2 BED 55.12%
3 BED 34.62%
PENT 3.85%

APARTMENT SCHEDULE - BUILDING 1

Level	Number	Type	Occupancy	Area	Solar Access	Cross Ventilated	Storage
1-BED							
BLD1 - LEVEL 1	114	1B2	1-BED	71 m²	NO	NO	5.97 m³
BLD1 - LEVEL 2	124	1B2	1-BED	71 m²	NO	YES	5.97 m³
BLD1 - LEVEL 3	134	1B2	1-BED	71 m²	NO	YES	5.97 m³
BLD1 - LEVEL 4	144	1B2	1-BED	71 m²	NO	YES	5.97 m³
BLD1 - LEVEL 5	154	1B2	1-BED	71 m²	YES	YES	5.97 m³
1-BED: 5							
2-BED							
BLD1 - LEVEL 1	111	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD1 - LEVEL 1	118	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD1 - LEVEL 2	121	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD1 - LEVEL 2	128	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD1 - LEVEL 3	131	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD1 - LEVEL 3	138	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD1 - LEVEL 4	141	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD1 - LEVEL 4	148	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD1 - LEVEL 1	115	2B6	2-BED	96 m²	NO	NO	5.43 m³
BLD1 - LEVEL 2	125	2B6	2-BED	96 m²	NO	YES	5.43 m³
BLD1 - LEVEL 3	135	2B6	2-BED	96 m²	NO	YES	5.43 m³
BLD1 - LEVEL 4	145	2B6	2-BED	96 m²	NO	YES	5.43 m³
BLD1 - LEVEL 5	155	2B6	2-BED	97 m²	YES	YES	5.43 m³
2-BED: 13							
3-BED							
BLD1 - LEVEL 1	112	3B2	3-BED	134 m²	YES	YES	6.93 m³
BLD1 - LEVEL 1	117	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD1 - LEVEL 2	122	3B2	3-BED	134 m²	YES	YES	6.93 m³
BLD1 - LEVEL 2	127	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD1 - LEVEL 3	132	3B2	3-BED	134 m²	YES	YES	6.93 m³
BLD1 - LEVEL 3	137	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD1 - LEVEL 4	142	3B2	3-BED	134 m²	YES	YES	6.93 m³
BLD1 - LEVEL 4	147	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD1 - LEVEL 1	113	3B3	3-BED COMPACT	122 m²	NO	YES	7.56 m³
BLD1 - LEVEL 1	116	3B3	3-BED COMPACT	122 m²	YES	YES	7.56 m³
BLD1 - LEVEL 2	123	3B3	3-BED COMPACT	122 m²	NO	YES	7.56 m³
BLD1 - LEVEL 2	126	3B3	3-BED COMPACT	122 m²	YES	YES	7.56 m³
BLD1 - LEVEL 3	133	3B3	3-BED COMPACT	122 m²	NO	YES	7.56 m³
BLD1 - LEVEL 3	136	3B3	3-BED COMPACT	122 m²	YES	YES	7.56 m³
BLD1 - LEVEL 4	143	3B3	3-BED COMPACT	122 m²	YES	YES	7.56 m³
BLD1 - LEVEL 4	146	3B3	3-BED COMPACT	122 m²	YES	YES	7.56 m³
BLD1 - LEVEL 5	153	3B3	3-BED COMPACT	122 m²	YES	YES	7.56 m³
BLD1 - LEVEL 5	156	3B3	3-BED COMPACT	122 m²	YES	YES	7.56 m³
3-BED: 18							
PENTHOUSE							
BLD1 - LEVEL 5	151	PH1	3-BED	132 m²	YES	NO	10.02 m³
BLD1 - LEVEL 5	152	PH2	3-BED	148 m²	YES	YES	10.45 m³
BLD1 - LEVEL 5	157	PH2	3-BED	148 m²	YES	YES	10.45 m³
PENTHOUSE: 3							
TOTAL: 39							

APARTMENT SCHEDULE - TOWNHOUSES

Number	Occupancy	Area	Solar Access	Cross Ventilated	Storage
301	3 BED	148 m²	NO	YES	5.97 m³
302	3 BED	148 m²	NO	YES	5.97 m³
303	3 BED	148 m²	YES	YES	5.97 m³
304	3 BED	148 m²	YES	YES	5.97 m³
305	3 BED	148 m²	YES	YES	5.97 m³
306	3 BED	148 m²	YES	YES	5.97 m³
307	3 BED	148 m²	YES	YES	5.97 m³
TOTAL: 14		1037 m²			41.79 m³

APARTMENT SCHEDULE - BUILDING 2

Level	Number	Type	Occupancy	Area	Solar Access	Cross Ventilated	Storage
2-BED							
BLD2 - GROUND LEVEL	201	2B3	2-BED + STUDY	104 m²	YES	NO	4.44 m³
BLD2 - GROUND LEVEL	207	2B3	2-BED + STUDY	104 m²	YES	NO	4.44 m³
BLD2 - LEVEL 1	211	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD2 - LEVEL 1	218	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD2 - LEVEL 2	221	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD2 - LEVEL 2	228	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD2 - LEVEL 3	231	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD2 - LEVEL 3	238	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD2 - LEVEL 4	241	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD2 - LEVEL 4	248	2B3	2-BED + STUDY	105 m²	YES	NO	4.44 m³
BLD2 - GROUND LEVEL	203	2B5	2-BED COMPACT	89 m²	NO	NO	4.30 m³
BLD2 - LEVEL 1	214	2B5	2-BED COMPACT	89 m²	NO	NO	4.30 m³
BLD2 - LEVEL 2	224	2B5	2-BED COMPACT	89 m²	NO	YES	4.30 m³
BLD2 - LEVEL 3	234	2B5	2-BED COMPACT	89 m²	NO	YES	4.30 m³
BLD2 - LEVEL 4	244	2B5	2-BED COMPACT	89 m²	YES	YES	4.30 m³
BLD2 - GROUND LEVEL	204	2B6	2-BED	97 m²	NO	NO	5.43 m³
BLD2 - LEVEL 1	215	2B6	2-BED	96 m²	NO	NO	5.43 m³
BLD2 - LEVEL 2	225	2B6	2-BED	96 m²	NO	YES	5.43 m³
BLD2 - LEVEL 3	235	2B6	2-BED	96 m²	NO	YES	5.43 m³
BLD2 - LEVEL 4	245	2B6	2-BED	96 m²	YES	YES	5.43 m³
BLD2 - GROUND LEVEL	202	2B9	2-BED + STUDY	111 m²	NO	YES	8.10 m³
BLD2 - GROUND LEVEL	205	2B9	2-BED + STUDY	111 m²	YES	YES	8.10 m³
BLD2 - LEVEL 1	213	2B9	2-BED + STUDY	111 m²	NO	YES	8.10 m³
BLD2 - LEVEL 1	216	2B9	2-BED + STUDY	111 m²	YES	YES	8.10 m³
BLD2 - LEVEL 2	223	2B9	2-BED + STUDY	111 m²	NO	YES	8.10 m³
BLD2 - LEVEL 2	226	2B9	2-BED + STUDY	111 m²	YES	YES	8.10 m³
BLD2 - LEVEL 3	233	2B9	2-BED + STUDY	111 m²	YES	YES	8.10 m³
BLD2 - LEVEL 3	236	2B9	2-BED + STUDY	111 m²	YES	YES	8.10 m³
BLD2 - LEVEL 4	243	2B9	2-BED + STUDY	111 m²	YES	YES	8.10 m³
BLD2 - LEVEL 4	246	2B9	2-BED + STUDY	111 m²	YES	YES	8.10 m³
2-BED: 30							
3-BED							
BLD2 - GROUND LEVEL	206	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD2 - LEVEL 1	212	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD2 - LEVEL 1	217	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD2 - LEVEL 2	222	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD2 - LEVEL 2	227	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD2 - LEVEL 3	232	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD2 - LEVEL 3	237	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD2 - LEVEL 4	242	3B2	3-BED	133 m²	YES	YES	6.93 m³
BLD2 - LEVEL 4	247	3B2	3-BED	133 m²	YES	YES	6.93 m³
3-BED: 9							
TOTAL: 39							

ADG STORAGE REQUIREMENTS

1 BEDROOM: 6m³
2 BEDROOM: 8m³
3 BEDROOM: 10m³
MIN. 50% WITHIN APARTMENT

BUILDING 1

NO. OF APARTMENTS

1-BED	5
2-BED	13
3-BED	21
TOTAL STORAGE REQUIRED	30 + 104 + 210 = 344 m³
TOTAL STORAGE WITHIN APARTMENTS	244 m³ (71%)
TOTAL STORAGE WITHIN BASEMENT	100 m³

BUILDING 2

NO. OF APARTMENTS

1-BED	-
2-BED	30
3-BED	9
TOTAL STORAGE REQUIRED	0 + 240 + 90 = 330 m³
TOTAL STORAGE WITHIN APARTMENTS	230 m³ (70%)
TOTAL STORAGE WITHIN BASEMENT	100 m³

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39
Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

Property
Address 90 Veterans Parade,, Narrabeen, NSW, 2101
Lot/DP
NatHERS Climate Zone Mascot (Sydney Airport)

Accredited assessor
Name Anusha Krishnan
Business name Northrop
Email akrishnan@northrop.com.au
Phone +61450710114
Accreditation No. HERA10363
Assessor Accrediting Organisation HERA

Verification
To verify this certificate, scan the QR code or visit https://www.frs.gov.au/QRCodeLanding?PublicId=COFDYXHF39&GigCert=1
When using either link, ensure you are visiting www.frs.com.au.

Thermal performance Star rating
7.3 Average Rating
NATIONWIDE HOUSE ENERGY RATING SCHEME®
The rating above is the average of all dwellings in this summary.
For more information on your dwelling's rating see www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m²/p.a.
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	12.9	13.6

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJIQEHO
Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

Property
Address 90 Veterans Parade,, Narrabeen, NSW, 2101
Lot/DP
NatHERS Climate Zone Mascot (Sydney Airport)

Accredited assessor
Name Anusha Krishnan
Business name Northrop
Email akrishnan@northrop.com.au
Phone +61450710114
Accreditation No. HERA10363
Assessor Accrediting Organisation HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME®

AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
10	16/12/25	DA SUBMISSION		
09	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ACCOMMODATION SCHEDULE

SCALE
1 : 200 @ A1

SHEET NUMBER
DA0031

REVISION
10



5 DA1102 - SITE PLAN PROPOSED
1 : 400

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. COFDYXHF39

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710174
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

Verification

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Thermal performance Star rating

7.3 Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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

For more details on Nationwide House Energy Rating Scheme, visit www.nathers.gov.au/

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

Loads taken from NatHERS Assessor (ESL)

	Heating	Cooling
Modelled block average	12.8	10.8

Nationwide House Energy Rating Scheme® Multiple Class 1 Dwellings Summary

NatHERS® Certificate No. DCUAJQEHO

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710114
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME

PARADE, NSW 1871
PARADE, NSW 1871

SITE ANALYSIS LEGEND

- EXISTING BUILT FORM
- LOT BOUNDARY
- C2 ISP1 BOUNDARY
- PROPOSED STAGE 1 BOUNDARY
- PEDESTRIAN ACCESS
- VEHICLE ACCESS

AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct

PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
07	16/12/25	DA SUBMISSION		
06	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SITE PLAN PROPOSED

SCALE
As indicated @ A0

SHEET NUMBER
DA1102

REVISION
07

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Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. COFDYXHF39

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710174
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

Verification

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Thermal performance Star rating

7.3 Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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

For more details on Nationwide House Energy Rating Scheme® visit www.nathers.gov.au/

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

Loads taken from NatHERS Assessor (ESU

	Heating	Cooling
Modelled	12.8	10.8
Stock average		

Nationwide House Energy Rating Scheme® Multiple Class 1 Dwellings Summary

NatHERS® Certificate No. DCUAJQEHO

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710114
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME

MECH POOL PLANT 61.3 m²
RL 39.400
POOL
RL 40.930
VENTILATION PLENUM
VENTILATION PLENUM
BALANCE TANK
RL 41.150
10 x E scooter Parking Bays
MOBILITY SCOOTER PARKING 94.8 m²
10 x E bike spaces
CAR WASH BAY
GOODS LIFT
STORE
FILTRATION POOL PLANT 73.3 m²
CHEMICALS 21 m²
STORAGE 69.4 m²
LOADING BAY
RESIDENTIAL LEVEL ABOVE
HEAT PUMPS 33.9 m²
MAIN COMMS ROOM 23.3 m²
4,203.35 sq m
SUBMAIN 1.1 SWITCHH 11.5 m²
HYDRANT TANK 143.7 m²
STORAGE 5.4 m²
FIRE TANK 71.7 m³
FIRE PUMP ROOM 64.5 m²
CONVEX MIRROR
ILU FACILITIES WASTE 10.4 m²
SEWER PUMP OUT
ONE WAY
ACC 7.3 m²
GIVE WAY
LIFT LOBBY
BLD 2 BIN HOLDING ROOM 29.9 m²
Bin chutes above
REFUSE VEHICLE BAY
STORAGE 16.8 m²
RL 39.950
BULK WASTE 16.1 m²
STORAGE 15.6 m²
RAINWATER TANK 7 m³
GREASE ARRESTOR
RWT&CW PUMP ROOM 22.5 m²
STORE 3.6 m²
STORAGE ROOM 96.4 m²
ELEC / COMMS 1.5 m²
LIFT LOBBY
ACC WC 6.4 m²
BLD 1 BIN ROOM 57.4 m²
Bin chutes above
REFUSE VEHICLE BAY
SEWER PUMP OUT
MSB ROOM 35.8 m²
SW BASEMENT PUMP OUT
RL 39.950
SECURITY LINE
EXTENT OF SLAB ABOVE
OSD TANK 43 m³
OSD TANK 43 m³
OSD TANK 72.2 m³
OSD TANK 72.2 m³
TOWNHOUSES ABOVE

BASEMENT CAR PARKING LEGEND-TOTAL: 122
- INDEPENDENT LIVING UNITS PARKING (2.5M) (91)
- DISABLED PARKING (2.5M WITH DEDICATED SPACE) (4)
- DISABLED PARKING (3.2m WIDE) (12)
- VISITOR PARKING (2.4m WIDE) (12)
- STAFF PARKING (2.4m WIDE) (3)

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NOMINATED ARCHITECTS
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BRIAN MARIOTTI 9453,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

PARKING SCHEDULE

	Count
Accessible Parking with Dedicated Space_2600 x 5400	4
Accessible Parking_3200 x 5400	12
Independent Living Unit Parking_2600 x 5400	91
Staff Parking_2600 x 5400	3
Visitor_2600 x 5400	12
	122

SERVICES RISER
- MECHANICAL
- ELECTRICAL
- HYDRAULIC
- OTHER / UTILITY

BUILDING 1 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Amenities Exhaust Riser
M4 Exhaust Riser for Acc.
M5 Storage Exhaust Riser
M6 Car Park Exhaust Riser
M7 Supply Riser
M8 Kitchen Exhaust Riser
M9 Lobby Supply Riser
M10 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1, E2 Combined Electricals and Communications Cupboard Riser
E3 Combined Electricals, Communications Cupboard Riser and House DB

BUILDING 2 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Storage Supply Riser
M4 Lobby Supply Riser
M5 Car Park Supply Riser
M6 Pump Room Supply Riser
M7 Exhaust Riser for Acc.
M8 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1 Combined Electricals and Communications Cupboard Riser

TOWNHOUSE - Riser Key.

Mechanical Risers
M1 Air Cooled Condenser
M2 Mech Riser

Electrical Risers
E Cable Riser

Hydraulic Risers
H1 Heat Pump
H2 Rainwater Tank
H3 Drainage Riser

CAFE - Riser Key.

Electrical Risers
E DB Cupboard

REV	DATE	DESCRIPTION	DN	AP
13	16/12/25	DA SUBMISSION		
12	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL B1

SCALE
1 : 200 @ A0

SHEET NUMBER DA2001

REVISION 13

PUBLISH DATE: 16/12/2025 4:09:24 PM
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ENDEAVOUR DRIVE
RECONSTRUCTED ROAD SEGMENT

LAKESHORE DRIVE

LAKESHORE DRIVE
RECONSTRUCTED ROAD SEGMENT

NEW ROAD

LAKESHORE DRIVE
RECONSTRUCTED ROAD SEGMENT

LANTANA AVENUE

VILLAGE PARK

COURTYARD GARDEN

RECESSED POOL COVER
RL 42.300
POOL MECH. ENCLOSURE
SPA
SAUNA 6.3 m²
PLUNGE
RL 42.760
POOL 415.8 m²
LAP POOL
POOL/KIDS POOL
BALANCE TANK BENEATH
DECK SHOWERS
ACCESS
CHANGE
CHANGE
CHANGE
POOL ENTRY AIRLOCK 11.5 m²
CORRIDOR 24.2 m²
SCOOTER ENTRY 10 m²
LOBBY 6.7 m²
WAIT/CHECK
CONCIERGE
SEATING AREA
+ 43.400
GYM 237 m²
FLEXI SPACE 177.8 m²
STORAGE ROOM 22.7 m²
STORAGE 11.7 m²
AMENITIES 14.9 m²
M5
M3
M4
ADMIN OFFICE 14.3 m²
ADMIN OFFICE 12.4 m²
ENGRAVING KITCHEN
SPORT LOUNGE 73.3 m²
PVT DINING
DINING 194.6 m²
DINING ALFRESCO
GLAZING TO BE OMESCRIED
LINE OF PCANTERBOK ABOVE
LINE OF GANGWAY ABOVE
CRAFT AND ART CENTRE 88.2 m²
HAIR AND BEAUTY 65.9 m²
RESIDENTS KITCHEN 89.9 m²
AMENITIES 8.1 m²
RESIDENT LOUNGE 43.1 m²
POS
FFL 43.700
206 3B2 132.7 m²
207 2B3 104.4 m²
201 2B3 104.4 m²
205 2B0 111.4 m²
204 2B6 96.5 m²
203 2B5 98.5 m²
202 2B9 111.4 m²
FFL 43.800
FIRE PUMP ROOM ACCESS
CORRIDOR
72.38 sq m
1:20
+ 43.400
GLAZED SCREEN
RAMP TO BASEMENT
UP
DN
H1
H2
H3
H4
H5
H6
H7
H8
H9
H10
H11
H12
H13
H14
H15
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H38
H39
H40

PUBLISH DATE: 16/12/2025 5:05:19 PM
PUBLISH DATE: 16/12/2025 5:05:19 PM
PUBLISH DATE: 16/12/2025 5:05:19 PM
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Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. COFDYXHF39

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61450710174
Accreditation No.	HERA 10363
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit the following URL: nr.io/COFDXHF39#/QuickCert+? when using either link, ensure you are visiting www.frl.csiro.au.

Thermal performance Star rating

7.3 Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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

For more details on this summary, see www.nathers.gov.au/

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

Loads taken from NatHERS dataset (EA)

	Heating	Cooling
Modelled block average	10.8	10.8

Nationwide House Energy Rating Scheme® Multiple Class 1 Dwellings Summary

NatHERS® Certificate No. DCUAJQEHO

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61450710114
Accreditation No.	HERA 10363
Assessor Accrediting Organisation	HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village
Renewal Project - Stage 1
Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade,
Narrabeen, New South
Wales

DEPARTMENT LEGEND

- 1-BED
- 2-BED
- 3-BED
- ADMINISTRATION AREAS
- AMENITIES
- ARTS - CRAFTS
- CAFE
- CIRCULATION ZONES
- DINING
- FITNESS CLUB
- LOUNGES
- PENTHOUSE
- RESIDENTIAL 1
- RESIDENTIAL 2
- RESIDENTIAL COMMUNITY
- SERVICES
- TOWNHOUSE

SERVICES RISER

- MECHANICAL
- ELECTRICAL
- HYDRAULIC
- OTHER ELETLITY

BUILDING 1 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Amenities Exhaust Riser
M4 Exhaust Riser for Acc.
M5 Storage Exhaust Riser
M6 Car Park Exhaust Riser
M7 Supply Riser
M8 Kitchen Exhaust Riser
M9 Lobby Supply Riser
M10 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1, E2 Combined Electricals and Communications Cupboard Riser Combined Electricals, Communications Cupboard Riser and House DB
E3

BUILDING 2 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Storage Supply Riser
M4 Lobby Supply Riser
M5 Car Park Supply Riser
M6 Pump Room Supply Riser
M7 Exhaust Riser for Acc.
M8 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1 Combined Electricals and Communications Cupboard Riser

TOWNHOUSE - Riser Key

Mechanical Risers
M1 Air Cooled Condenser
M2 Mech Riser

Electrical Risers
E Cable Riser

Hydraulic Risers
H1 Heat Pump
H2 Rainwater Tank
H3 Drainage Riser

CAFE - Riser Key.

Electrical Risers
E DB Cupboard

REV	DATE	DESCRIPTION	DN	AP
14	16/12/25	DA SUBMISSION		
13	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 01

SCALE
1: 200 @ A0

SHEET NUMBER
DA2011

REVISION
14

AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 3264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

PUBLISH DATE: 16/12/2025 5:09:14 PM

PUBLISH DATE: 16/12/2025 5:09:14 PM

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Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. COFDYXHF39

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710174
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit the following URL: nr.io/COFDYXHF39#SUpCam+1 when using either link, ensure you are visiting www.frl.csiro.au.

Thermal performance Star rating

7.3 Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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

For more details on this certificate, visit www.nathers.gov.au/

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

Loads taken from NatHERS dataset 2022

	Heating	Cooling
Modelled block average	12.8	10.8

Nationwide House Energy Rating Scheme® Multiple Class 1 Dwellings Summary

NatHERS® Certificate No. DCUAJQEHO

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710114
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME



AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTS@AJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village
Renewal Project - Stage 1
Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade,
Narrabeen, New South Wales

DEPARTMENT LEGEND

- 1-BED
- 2-BED
- 3-BED
- ADMINISTRATION AREAS
- AMENITIES
- ARTS - CRAFTS
- CAFE
- CIRCULATION ZONES
- DINING
- FITNESS CLUB
- LOUNGES
- PENTHOUSE
- RESIDENTIAL 1
- RESIDENTIAL 2
- RESIDENTIAL COMMUNITY
- SERVICES
- TOWNHOUSE

SERVICES RISER

- MECHANICAL
- ELECTRICAL
- HYDRAULIC
- OTHER /UTILITY

BUILDING 1 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Amenities Exhaust Riser
M4 Exhaust Riser for Acc.
M5 Storage Exhaust Riser
M6 Car Park Exhaust Riser
M7 Supply Riser
M8 Kitchen Exhaust Riser
M9 Lobby Supply Riser
M10 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1, E2 Combined Electricals and Communications Cupboard Riser
E3 Combined Electricals, Communications Cupboard Riser and House DB

BUILDING 2 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Storage Supply Riser
M4 Lobby Supply Riser
M5 Car Park Supply Riser
M6 Pump Room Supply Riser
M7 Exhaust Riser for Acc.
M8 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1 Combined Electricals and Communications Cupboard Riser

TOWNHOUSE - Riser Key.

Mechanical Risers
M1 Air Cooled Condenser
M2 Mech Riser

Electrical Risers
E Cable Riser

Hydraulic Risers
H1 Heat Pump
H2 Rainwater Tank
H3 Drainage Riser

CAFE - Riser Key.

Electrical Risers
E DB Cupboard

REV	DATE	DESCRIPTION	DN	AP
13	16/12/25	DA SUBMISSION		
12	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 02

SCALE
1 : 200 @ A0

SHEET NUMBER
DA2012

REVISION
13

PUBLISH DATE: 16/12/2025 9:55:00 PM
PUBLISH DATE: 16/12/2025 9:55:09 PM
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Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710174
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit the following URL: nr.io/COFDYXHF39#Q2025-C-COFDYXHF39#Q2Cert=1
When using either link, ensure you are visiting www.frl.csiro.au

Thermal performance Star rating

7.3 Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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

For more details on this certificate, visit www.nathers.gov.au/

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

Loads taken from NW/S Session 2012

	Heating	Cooling
Modelled block average	12.8	10.8

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJQEHO

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710114
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME



DEPARTMENT LEGEND

- 1-BED
- 2-BED
- 3-BED
- ADMINISTRATION AREAS
- AMENITIES
- ARTS - CRAFTS
- CAFE
- CIRCULATION ZONES
- DINING
- FITNESS CLUB
- LOUNGES
- PENTHOUSE
- RESIDENTIAL 1
- RESIDENTIAL 2
- RESIDENTIAL COMMUNITY
- SERVICES
- TOWNHOUSE

SERVICES RISER

- MECHANICAL
- ELECTRICAL
- HYDRAULIC
- OTHER /UILTILITY

BUILDING 1 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Amenities Exhaust Riser
M4 Exhaust Riser for Acc.
M5 Storage Exhaust Riser
M6 Car Park Exhaust Riser
M7 Supply Riser
M8 Kitchen Exhaust Riser
M9 Lobby Supply Riser
M10 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1, E2 Combined Electricals and Communications Cupboard Riser
E3 Combined Electricals, Communications Cupboard Riser and House DB

BUILDING 2 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Storage Supply Riser
M4 Lobby Supply Riser
M5 Car Park Supply Riser
M6 Pump Room Supply Riser
M7 Exhaust Riser for Acc.
M8 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1 Combined Electricals and Communications Cupboard Riser

TOWNHOUSE - Riser Key

Mechanical Risers
M1 Air Cooled Condenser
M2 Mech Riser

Electrical Risers
E Cable Riser

Hydraulic Risers
H1 Heat Pump
H2 Rainwater Tank
H3 Drainage Riser

CAFE - Riser Key.

Electrical Risers
E DB Cupboard

AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARCITTI 7431,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village
Renewal Project - Stage 1
Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade,
Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
13	16/12/25	DA SUBMISSION		
12	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 03

SCALE
1 : 200
@ A0

SHEET NUMBER
DA2013

REVISION
13

PUBLISH DATE: 16/12/2025 5:05:05 PM

PUBLISH DATE: 16/12/2025 5:05:05 PM

PUBLISH DATE: CONTRACT ACT FOR EXAMINATION

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Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39
Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Anusha Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61450710174
Accreditation No.: HERA 10363
Assessor Accrediting Organisation: HERA

Verification
To verify this certificate, scan the QR code or visit the following URL: nr.io/COFDYXHF39#Q=NT:COFDYXHF39&QuCam=1
When using either link, ensure you are visiting www.frl.csiro.au

Thermal performance Star rating
7.3 Average Rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
The rating above is the average of all dwellings in this summary.
For more details, visit www.nathers.gov.au/

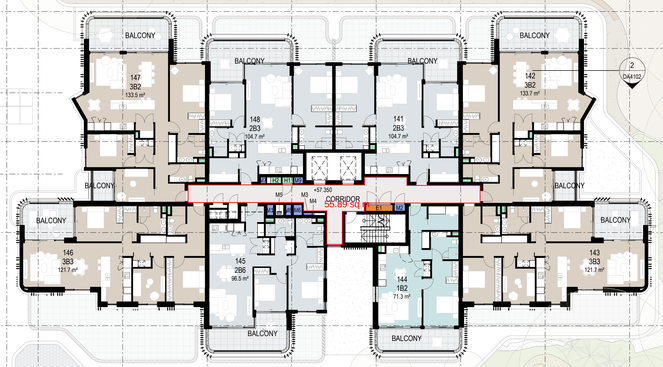
NCC heating and cooling maximum loads MJ/m²/p.a.
Loads taken from NatHERS Assessor 2022

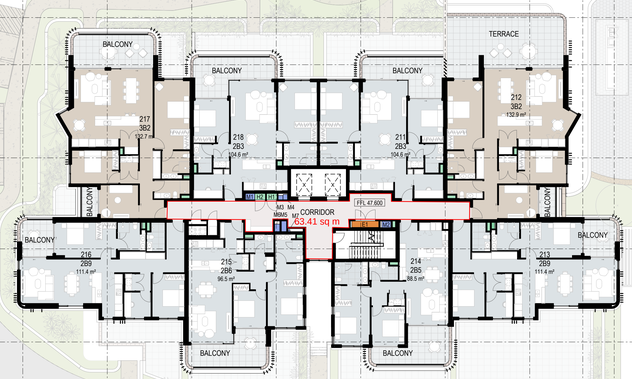
	Heating	Cooling
Modelled block average	12.8	10.8

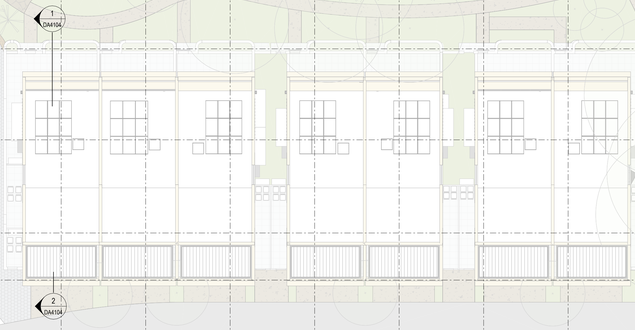
Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJQEHO
Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Anusha Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61450710114
Accreditation No.: HERA 10363
Assessor Accrediting Organisation: HERA







DEPARTMENT LEGEND

- 1-BED
- 2-BED
- 3-BED
- ADMINISTRATION AREAS
- AMENITIES
- ARTS - CRAFTS
- CAFE
- CIRCULATION ZONES
- DINING
- FITNESS CLUB
- LOUNGES
- PENTHOUSE
- RESIDENTIAL 1
- RESIDENTIAL 2
- RESIDENTIAL COMMUNITY
- SERVICES
- TOWNHOUSE

SERVICES RISER

- MECHANICAL
- ELECTRICAL
- HYDRAULIC
- OTHER /UILTILITY

BUILDING 1 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Amenities Exhaust Riser
M4 Exhaust Riser for Acc.
M5 Storage Exhaust Riser
M6 Car Park Exhaust Riser
M7 Supply Riser
M8 Kitchen Exhaust Riser
M9 Lobby Supply Riser
M10 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1, E2 Combined Electricals and Communications Cupboard Riser
E3 Combined Electricals, Communications Cupboard Riser and House DB

BUILDING 2 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Storage Supply Riser
M4 Lobby Supply Riser
M5 Car Park Supply Riser
M6 Pump Room Supply Riser
M7 Exhaust Riser for Acc.
M8 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1 Combined Electricals and Communications Cupboard Riser

TOWNHOUSE - Riser Key

Mechanical Risers
M1 Air Cooled Condenser
M2 Mech Riser

Electrical Risers
E Cable Riser

Hydraulic Risers
H1 Heat Pump
H2 Rainwater Tank
H3 Drainage Riser

CAFE - Riser Key.

Electrical Risers
E DB Cupboard

AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARCITTI 7451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village
Renewal Project - Stage 1
Lifestyle Precinct

PROJECT NO
24015

LOCATION
90 Veterans Parade,
Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
13	16/12/25	DA SUBMISSION		
12	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 04

SCALE
1 : 200
@ A0

SHEET NUMBER
DA2014

REVISION
13

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PUBLISH DATE: 16/12/2025 5:04:01 PM
PUBLISH DATE: 16/12/2025 5:04:01 PM

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. COFDYXHF39

Generated on 10 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710174
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit the following URL in a CertCode,using?Type=COFDYXHF39&UpCase=1 When using either link, ensure you are visiting www.BASIX.com.au

Thermal performance Star rating

7.3 Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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

For more details on this summary, see www.nathers.gov.au

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

Loads taken from NatHERS Assessor v5.5.0

	Heating	Cooling
Modelled block average	12.8	10.8

Nationwide House Energy Rating Scheme® Multiple Class 1 Dwellings Summary

NatHERS® Certificate No. DCUAJQEHO

Generated on 10 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710114
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME



DEPARTMENT LEGEND

- 1-BED
- 2-BED
- 3-BED
- ADMINISTRATION AREAS
- AMENITIES
- ARTS - CRAFTS
- CAFE
- CIRCULATION ZONES
- DINING
- FITNESS CLUB
- LOUNGES
- PENTHOUSE
- RESIDENTIAL 1
- RESIDENTIAL 2
- RESIDENTIAL COMMUNITY
- SERVICES
- TOWNHOUSE

SERVICES RISER

- MECHANICAL
- ELECTRICAL
- HYDRAULIC
- OTHER /UTILITY

BUILDING 1 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Amenities Exhaust Riser
M4 Exhaust Riser for Acc.
M5 Storage Exhaust Riser
M6 Car Park Exhaust Riser
M7 Supply Riser
M8 Kitchen Exhaust Riser
M9 Lobby Supply Riser
M10 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1, E2 Combined Electricals and Communications Cupboard Riser
E3 Combined Electricals, Communications Cupboard Riser and House DB

BUILDING 2 - Corridor Riser Key.

Mechanical Risers
M1 Refridgerant Riser
M2 Refridgerant Riser
M3 Storage Supply Riser
M4 Lobby Supply Riser
M5 Car Park Supply Riser
M6 Pump Room Supply Riser
M7 Exhaust Riser for Acc.
M8 Garbage Exhaust Fan

Hydraulic Risers
H1 Hydraulic Meter Cupboard Riser
H2 Hydraulic Meter Cupboard Riser

Electrical Risers
E1 Combined Electricals and Communications Cupboard Riser

TOWNHOUSE - Riser Key.

Mechanical Risers
M1 Air Cooled Condenser
M2 Mech Riser

Electrical Risers
E Cable Riser

Hydraulic Risers
H1 Heat Pump
H2 Rainwater Tank
H3 Drainage Riser

CAFE - Riser Key.

Electrical Risers
E DB Cupboard

AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTS@AJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9453,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
14	16/12/25	DA SUBMISSION		
13	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 05

SCALE
1 : 200 @ A0

SHEET NUMBER
DA2015

REVISION
14

PUBLISH DATE: 16/12/2025 4:08:29 PM

PUBLISH DATE: 16/12/2025 4:08:29 PM

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Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. COFDYXHF39

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710174
Accreditation No.	HERA 10363
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit the following URL: nr.io/CWCoeLuwkqJ?f=abcd=C-OFDYXHF39&bQuCa=
When using either link, ensure you are visiting www.frl.csiro.au

Thermal performance Star rating

7.3 Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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

For more details, go to www.nathers.gov.au/

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

Loads taken from NatHERS Assessor (ESA)

	Heating	Cooling
Modelled block average	10.8	10.8

Nationwide House Energy Rating Scheme® Multiple Class 1 Dwellings Summary

NatHERS® Certificate No. DCUAJQEHO

Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61452710114
Accreditation No.	HERA 10363
Assessor Accrediting Organisation	HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME

BUILDING 1

BUILDING 2

HW HEAT PUMP/ WATER TANK

AIR COOLED CONDENSER

SOLAR PANELS

ACCESS LADDER

RL 64.900 · RL 64.550 · RL 65.500 · RL 66.750 · RL 47.480 · RL 61.550 · RL 61.500 · RL 60.700 · RL 62.150 · RL 63.400 · RL 52.190 · RL 52.460 · RL 52.730 · RL 53.110 · RL 53.295 · RL 53.500

DEPARTMENT LEGEND

- 1-BED
- 2-BED
- 3-BED
- ADMINISTRATION AREAS
- AMENITIES
- ARTS - CRAFTS
- CAFE
- CIRCULATION ZONES
- DINING
- FITNESS CLUB
- LOUNGES
- PENTHOUSE
- RESIDENTIAL 1
- RESIDENTIAL 2
- RESIDENTIAL COMMUNITY
- SERVICES
- TOWNHOUSE

SERVICES RISER

- MECHANICAL
- ELECTRICAL
- HYDRAULIC
- OTHER /UTILITY

BUILDING 1 - Corridor Riser Key.

Mechanical Risers
- M1 Refridgerant Riser
- M2 Refridgerant Riser
- M3 Amenities Exhaust Riser
- M4 Exhaust Riser for Acc.
- M5 Storage Exhaust Riser
- M6 Car Park Exhaust Riser
- M7 Supply Riser
- M8 Kitchen Exhaust Riser
- M9 Lobby Supply Riser
- M10 Garbage Exhaust Fan

Hydraulic Risers
- H1 Hydraulic Meter Cupboard Riser
- H2 Hydraulic Meter Cupboard Riser

Electrical Risers
- E1, E2 Combined Electricals and Communications Cupboard Riser Combined Electricals, Communications Cupboard Riser and House DB
- E3

BUILDING 2 - Corridor Riser Key.

Mechanical Risers
- M1 Refridgerant Riser
- M2 Refridgerant Riser
- M3 Storage Supply Riser
- M4 Lobby Supply Riser
- M5 Car Park Supply Riser
- M6 Pump Room Supply Riser
- M7 Exhaust Riser for Acc.
- M8 Garbage Exhaust Fan

Hydraulic Risers
- H1 Hydraulic Meter Cupboard Riser
- H2 Hydraulic Meter Cupboard Riser

Electrical Risers
- E1 Combined Electricals and Communications Cupboard Riser

TOWNHOUSE - Riser Key.

Mechanical Risers
- M1 Air Cooled Condenser
- M2 Mech Riser

Electrical Risers
- E Cable Riser

Hydraulic Risers
- H1 Heat Pump
- H2 Rainwater Tank
- H3 Drainage Riser

CAFE - Riser Key.

Electrical Risers
- E DB Cupboard

AJC ARCHITECTS
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ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village
Renewal Project - Stage 1
Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade,
Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
13	16/12/25	DA SUBMISSION		
12	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL ROOF

SCALE
1 : 200 @ A0

SHEET NUMBER
DA2020

REVISION
13

PUBLISH DATE: 16/12/2025 8:02:20 PM
PUBLISH DATE: 16/12/2025 8:02:29 PM
CONTRACT ACT FOR CLARIFICATION



1 DA3101 - NORTH-EAST ELEVATION
1 : 200



2 DA3101 - SOUTH-WEST ELEVATION
1 : 200



3 DA3101 - SOUTH-EAST ELEVATION
1 : 200



4 DA3101 - NORTH-WEST ELEVATION
1 : 200

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJQEHO
Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
LodgP: Manly
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Amanda Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61450730114
Accreditation No.: HERA10363
Assessor Accrediting Organisation: HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39
Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
LodgP: Manly
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Amanda Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61450730114
Accreditation No.: HERA10363
Assessor Accrediting Organisation: HERA

Verification
To verify this certificate, scan the QR code using your phone or visit nathers.energy.gov.au/certificate/COFDYXHF39#COFDYXHF39 When using either link, ensure you are visiting www.3rt.com.au.

Thermal performance Star rating
7.3
Average Rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
The rating above is the average of all dwellings in this summary.
For more information on NatHERS visit www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m²/p.a.
Limits taken from NCC Volume One 2022

	Heating	Cooling
Modelled	12.8	13.6
Block average		

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AJC ARCHITECTS
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CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTS@AJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9453,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village
Renewal Project - Stage 1
Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade,
Narrabeen, New South
Wales

REV	DATE	DESCRIPTION	DN	AP
08	16/12/25	DA SUBMISSION		
07	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SITE ELEVATIONS

SCALE
1 : 200
@ A0

SHEET NUMBER
DA3101

REVISION
08



1 DA3111 - BUILDING 1 NORTH-EAST ELEVATION
1: 100



2 DA3111 - BUILDING 1 SOUTH-WEST ELEVATION
1: 100

Nationwide House Energy Rating Scheme® Class 2 Summary
NatHERS® Certificate No. COFDYXHF39
Generated on 18 Dec 2025 using FirstRate5 v5.5.0a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
LodgP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Amanta Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61452710174
Accreditation No.: HERA 10363
Assessor Accrediting Organisation: HERA

Verification
To verify this certificate, scan the QR code or visit the following URL: https://www.nathers.gov.au/COFDYXHF39#a3cnC4 When using either link, ensure you are visiting www.BYI.com.au

Thermal performance Star rating
7.3 Average Rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
The rating above is the average of all dwellings in this summary.
For more details go to www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m²/p.a.
Looks value from NatHERS thermal simulation

	Heating	Cooling
Modelled block average	10.8	10.8

Nationwide House Energy Rating Scheme® Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJQEHO
Generated on 18 Dec 2025 using FirstRate5 v5.5.0a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
LodgP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Amanta Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61452710114
Accreditation No.: HERA 10363
Assessor Accrediting Organisation: HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME

FINISHES SCHEDULE			
CODE	DESCRIPTION	EXAMPLE SAMPLE	LOCATION
BR01	LIGHT GREY/SILVER BRICK		Building 1 - Facades - Terrace Planter Walls
BR02	WARM RED BRICK		Building 2 - Facades - Terrace Planter Walls
BR03	BUFF/CREAM BRICK		Building 3 - Facades - Terrace Planter Walls
PC01	MEDIUM GREY POWDERCOAT		Building 1 - Vertical Fins
PC02	MEDIUM BRONZE POWDERCOAT		Building 2 - Vertical Fins
PC03	CHAMPAGNE POWDERCOAT		Townhouse - Fascias - Railings - Cafe Roof
PC04	DARK GREY POWDERCOAT		- Glazing Profiles - Standing Seam Cladding
CL01	METAL BATTENS WITH WARM TIMBER TEXTURE		External Soffits
RE01	OFF-WHITE RENDER		- Perimeter Walls Separating Public & Private Zones - Blade Walls
RE02	CONCRETE EFFECT RENDER		- External Columns - Blade Walls - Level 1 Slab Edge Profile
ST01	WHITE SANDSTONE		- Perimeter Walls Separating Public & Private Zones - Blade Walls
GL01	WARM GREY COLOURBACK GLASS		- Facade Spandrel Panels
CO01	LIGHT GREY CONCRETE		- External Columns - Blade Walls - Level 1 Slab Edge Profile

Key Plan

AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9453,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
07	16/12/25	DA SUBMISSION		
04	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING 1 ELEVATIONS

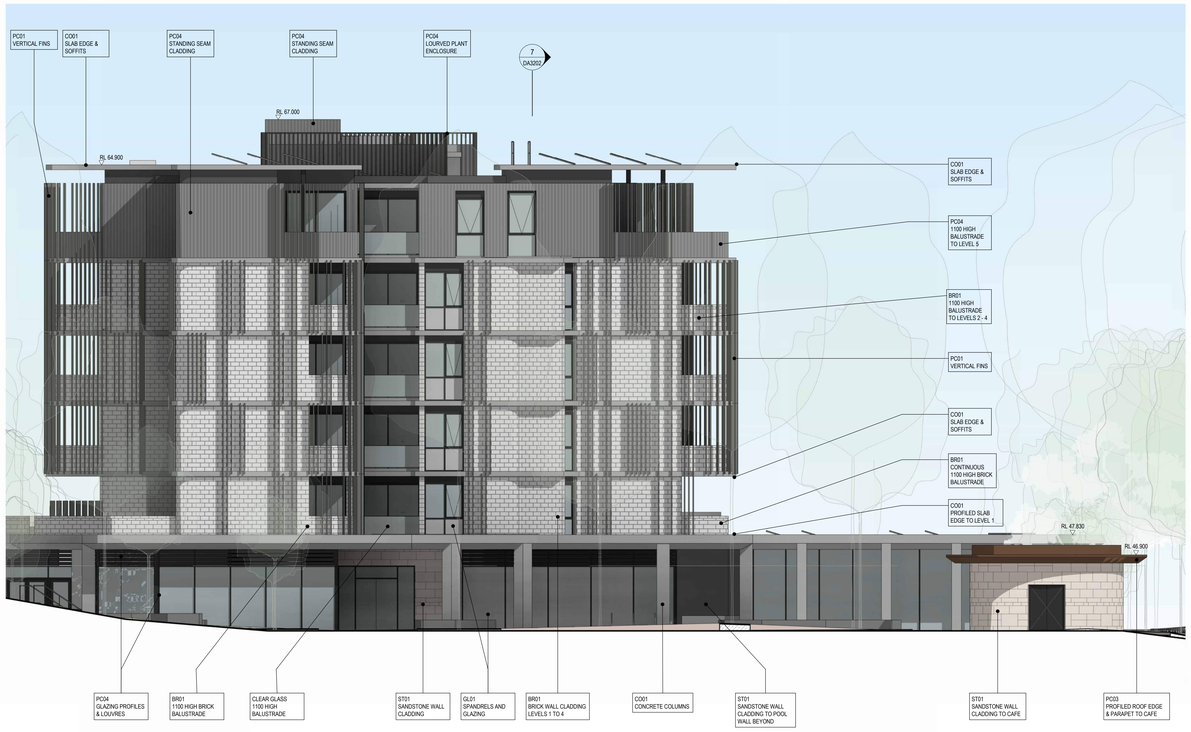
SCALE
As indicated @ A0

SHEET NUMBER
DA3111

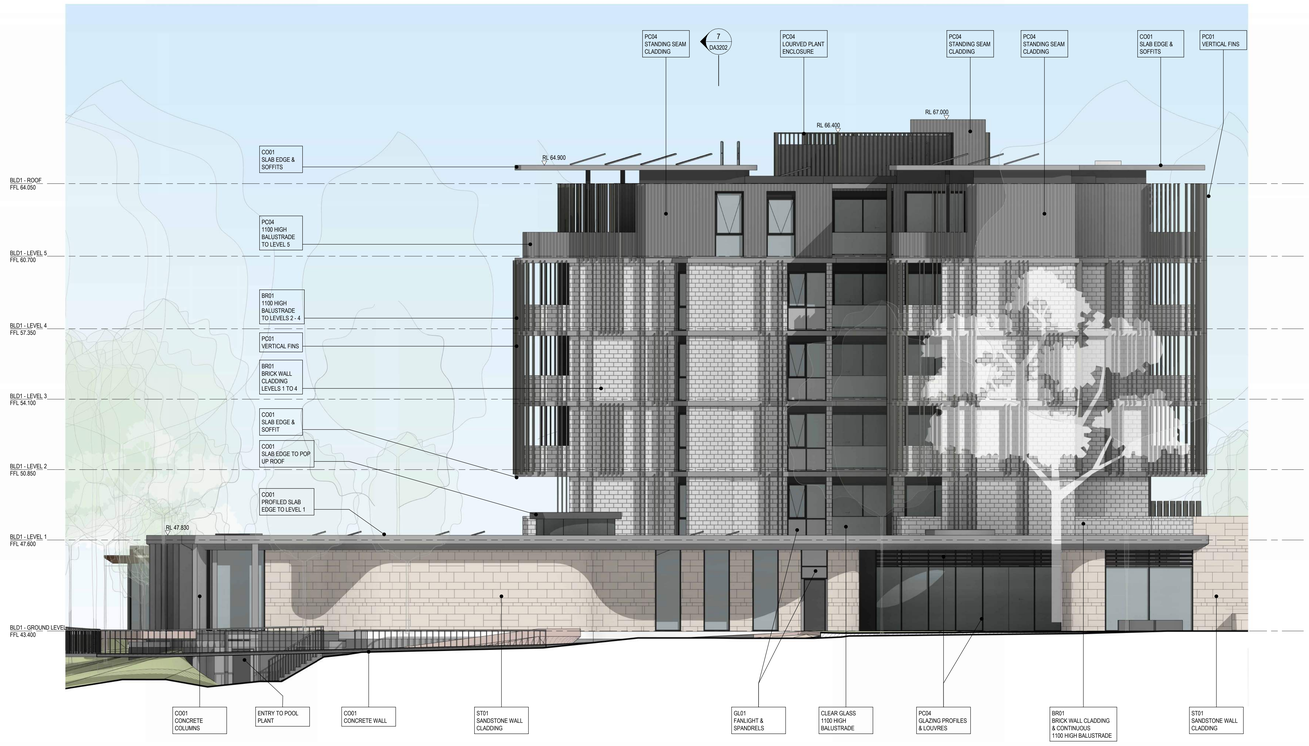
REVISION
07

PUBLISH DATE: 16/12/2025 3:19:04 PM
PUBLISH DATE: 16/12/2025 3:19:04 PM
CONTRACT ACT FOR CLARIFICATION
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PUBLISH DATE: 16/12/2025 8:55:57 PM
PUBLISH DATE: 16/12/2025 8:56:27 PM
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1 DA3112 - BUILDING 1 SOUTH-EAST ELEVATION
1 : 100



2 DA3112 - BUILDING 1 NORTH-WEST ELEVATION
1 : 100

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39
Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Anusha Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61452710174
Accreditation No.: HERA 10363
Assessor Accrediting Organisation: HERA

Verification
To verify this certificate, scan the QR code or visit the following URL: https://www.nathers.gov.au/COFDYXHF39#AUpCam=1 When using either link, ensure you are visiting www.BYLaw.au

Thermal performance Star rating
7.3 Average Rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
The rating above is the average of all dwellings in this summary.
For more details on this certificate, go to www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m²/p.a.
Loads varies from NatHERS Assessor (ESL)

	Heating	Cooling
Modelled	12.8	10.8
Stock average		

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJQEHO
Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

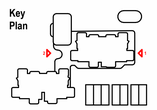
Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Anusha Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61452710114
Accreditation No.: HERA 10363
Assessor Accrediting Organisation: HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME

FINISHES SCHEDULE			
CODE	DESCRIPTION	EXAMPLE SAMPLE	LOCATION
BR01	LIGHT GREY/SILVER BRICK		Building 1 - Facades - Terrace Planter Walls
BR02	WARM RED BRICK		Building 2 - Facades - Terrace Planter Walls
BR03	BUFF/CREAM BRICK		Building 3 - Facades - Terrace Planter Walls
PC01	MEDIUM GREY POWDERCOAT		Building 1 - Vertical Fins
PC02	MEDIUM BRONZE POWDERCOAT		Building 2 - Vertical Fins
PC03	CHAMPAGNE POWDERCOAT		Townhouse - Fascias - Railings - Cafe Roof
PC04	DARK GREY POWDERCOAT		- Glazing Profiles - Standing Seam Cladding
CL01	METAL BATTENS WITH WARM TIMBER TEXTURE		External Soffits
RE01	OFF-WHITE RENDER		- Perimeter Walls Separating Public & Private Zones - Blade Walls
RE02	CONCRETE EFFECT RENDER		- External Columns - Blade Walls - Level 1 Slab Edge Profile
ST01	WHITE SANDSTONE		- Perimeter Walls Separating Public & Private Zones - Blade Walls
GL01	WARM GREY COLOURBACK GLASS		- Facade Spandrel Panels
CO01	LIGHT GREY CONCRETE		- External Columns - Blade Walls - Level 1 Slab Edge Profile

Key Plan



AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
07	16/12/25	DA SUBMISSION		
06	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING 1 ELEVATIONS

SCALE
As indicated @ A0

SHEET NUMBER
DA3112

REVISION
07

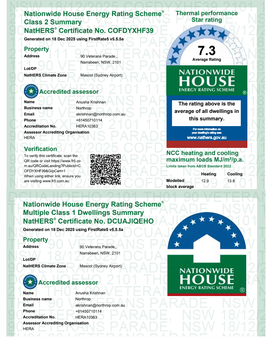
PUBLISH DATE: 16/12/2025 9:54:54 PM
PUBLISH DATE: 16/12/2025 9:54:54 PM
DR CLARIFICATION



1 BUILDING 2 - NORTH-EAST ELEVATION
1 : 100



2 BUILDING 2 - SOUTH-WEST ELEVATION
1 : 100



FINISHES SCHEDULE			
CODE	DESCRIPTION	EXAMPLE SAMPLE	LOCATION
BR01	LIGHT GREY/SILVER BRICK		Building 1 - Facades - Terrace Planter Walls
BR02	WARM RED BRICK		Building 2 - Facades - Terrace Planter Walls
BR03	BUFF/CREAM BRICK		Building 3 - Facades - Terrace Planter Walls
PC01	MEDIUM GREY POWDERCOAT		Building 1 - Vertical Fins
PC02	MEDIUM BRONZE POWDERCOAT		Building 2 - Vertical Fins
PC03	CHAMPAGNE POWDERCOAT		Townhouse - Fascias - Railings - Cafe Roof
PC04	DARK GREY POWDERCOAT		- Glazing Profiles - Standing Seam Cladding
CL01	METAL BATTENS WITH WARM TIMBER TEXTURE		External Soffits
RE01	OFF-WHITE RENDER		- Perimeter Walls Separating Public & Private Zones - Blade Walls
RE02	CONCRETE EFFECT RENDER		- External Columns - Blade Walls - Level 1 Slab Edge Profile
ST01	WHITE SANDSTONE		- Perimeter Walls Separating Public & Private Zones - Blade Walls
GL01	WARM GREY COLOURBACK GLASS		- Facade Spandrel Panels
CO01	LIGHT GREY CONCRETE		- External Columns - Blade Walls - Level 1 Slab Edge Profile

Key Plan

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ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
07	16/12/25	DA SUBMISSION		
06	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING 2 ELEVATIONS

SCALE
As indicated @ A0

SHEET NUMBER
DA3121

REVISION
07

PUBLISH DATE: 16/10/2025 8:35:29 PM
PUBLISH DATE: 16/10/2025 8:35:29 PM
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1 BUILDING 2 - SOUTH-EAST ELEVATION
1 : 100



2 BUILDING 2 - NORTH-WEST ELEVATION
1 : 100

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39
Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Anusha Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61452710174
Accreditation No.: HERA 10363
Assessor Accrediting Organisation: HERA

Verification
To verify this certificate, scan the QR code or visit the following URL in a CoolCircuits.org [FirstRate5-COFDYXHF39&QuCam=1
When using either link, ensure you are visiting www.frl.csiro.au

Thermal performance Star rating
7.3
Average Rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
The rating above is the average of all dwellings in this summary.
For more details on this certificate, go to www.nathers.gov.au/

NCC heating and cooling maximum loads MJ/m²/p.a.
Loads varies from NatHERS Assessor (ESU CFDYXHF39&QuCam=1

	Heating	Cooling
Weighted block average	12.8	10.8

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJQEHO
Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Anusha Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61452710114
Accreditation No.: HERA 10363
Assessor Accrediting Organisation: HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME

FINISHES SCHEDULE

CODE	DESCRIPTION	EXAMPLE SAMPLE	LOCATION
BR01	LIGHT GREY/SILVER BRICK		Building 1 - Facades - Terrace Planter Walls
BR02	WARM RED BRICK		Building 2 - Facades - Terrace Planter Walls
BR03	BUFF/CREAM BRICK		Building 3 - Facades - Terrace Planter Walls
PC01	MEDIUM GREY POWDERCOAT		Building 1 - Vertical Fins
PC02	MEDIUM BRONZE POWDERCOAT		Building 2 - Vertical Fins
PC03	CHAMPAGNE POWDERCOAT		Townhouse - Fascias - Railings - Cafe Roof
PC04	DARK GREY POWDERCOAT		- Glazing Profiles - Standing Seam Cladding
CL01	METAL BATTENS WITH WARM TIMBER TEXTURE		External Soffits
RE01	OFF-WHITE RENDER		- Perimeter Walls Separating Public & Private Zones - Blade Walls
RE02	CONCRETE EFFECT RENDER		- External Columns - Blade Walls - Level 1 Slab Edge Profile
ST01	WHITE SANDSTONE		- Perimeter Walls Separating Public & Private Zones - Blade Walls
GL01	WARM GREY COLOURBACK GLASS		- Facade Spandrel Panels
CO01	LIGHT GREY CONCRETE		- External Columns - Blade Walls - Level 1 Slab Edge Profile

Key Plan

AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9211 8222 AJCARCHITECTS@AJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9431,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
07	16/12/25	DA SUBMISSION		
06	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING 2 ELEVATIONS

SCALE
As indicated @ A0

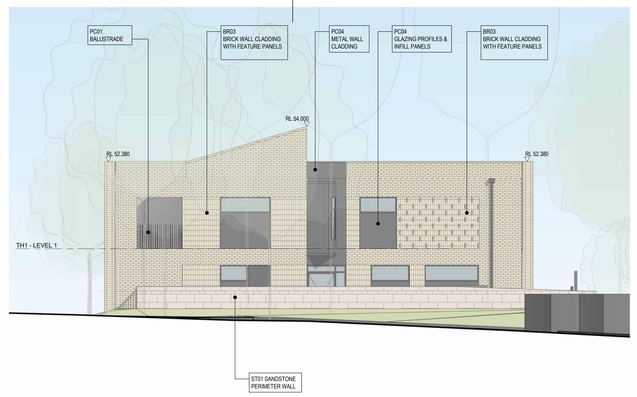
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REVISION
07

PUBLISH DATE: 16/12/2025 8:46:33 PM



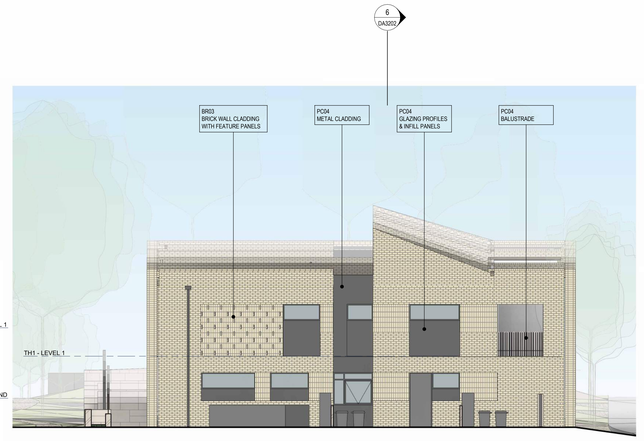
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1 : 100



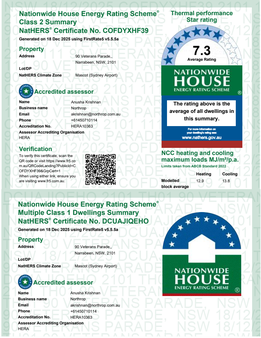
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1 : 100



2 DA3131 - TOWNHOUSE - SOUTH-WEST ELEVATION
1 : 100

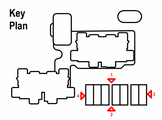


4 DA3131 - TOWNHOUSE - NORTH-WEST ELEVATION
1 : 100



FINISHES SCHEDULE			
CODE	DESCRIPTION	EXAMPLE SAMPLE	LOCATION
BR01	LIGHT GREY/SILVER BRICK		Building 1 - Facades - Terrace Planter Walls
BR02	WARM RED BRICK		Building 2 - Facades - Terrace Planter Walls
BR03	BUFF/CREAM BRICK		Building 3 - Facades - Terrace Planter Walls
PC01	MEDIUM GREY POWDERCOAT		Building 1 - Vertical Fins
PC02	MEDIUM BRONZE POWDERCOAT		Building 2 - Vertical Fins
PC03	CHAMPAGNE POWDERCOAT		Townhouse - Fascias - Railings - Cafe Roof
PC04	DARK GREY POWDERCOAT		- Glazing Profiles - Standing Seam Cladding
CL01	METAL BATTENS WITH WARM TIMBER TEXTURE		External Soffits
RE01	OFF-WHITE RENDER		- Perimeter Walls Separating Public & Private Zones - Blade Walls
RE02	CONCRETE EFFECT RENDER		- External Columns - Blade Walls - Level 1 Slab Edge Profile
ST01	WHITE SANDSTONE		- Perimeter Walls Separating Public & Private Zones - Blade Walls
GL01	WARM GREY COLOURBACK GLASS		- Facade Spandrel Panels
CO01	LIGHT GREY CONCRETE		- External Columns - Blade Walls - Level 1 Slab Edge Profile

Key Plan



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GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9211 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
08	16/12/25	DA SUBMISSION		
07	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

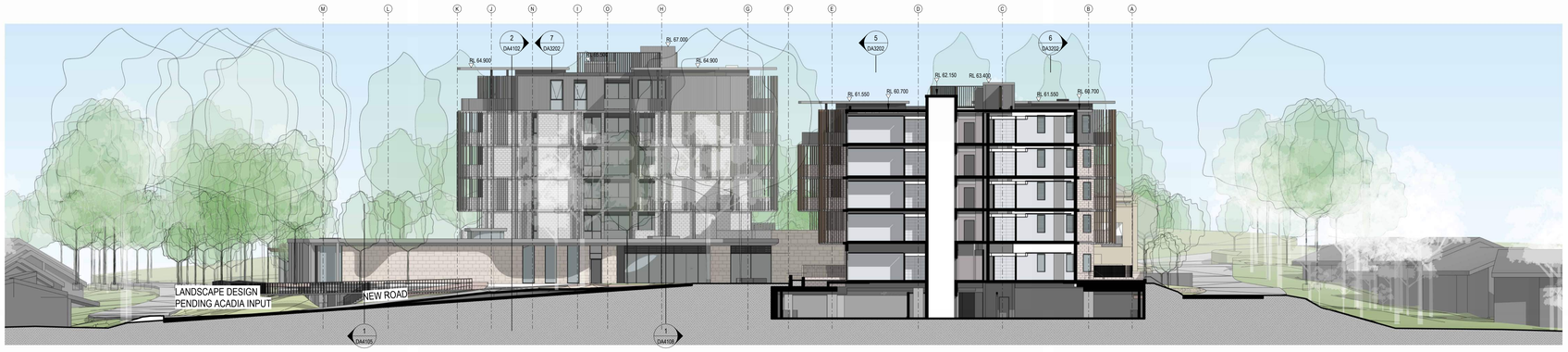
SHEET TITLE
TOWNHOUSE ELEVATIONS

SCALE
As indicated @ A0

SHEET NUMBER
DA3131

REVISION
08

PUBLISH DATE: 16/12/2025 7:58:41 PM
PUBLISH DATE: 16/12/2025 7:58:44 PM
FOR CLARIFICATION



1 DA3201 - SECTION 01
1 : 200



2 DA3201 - SECTION 02
1 : 200



3 DA3201 - SECTION 03
1 : 200



4 DA3201 - SECTION 04
1 : 200

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39
Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Anusha Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61452710174
Accreditation No.: HERA10363
Assessor Accrediting Organisation: HERA

Verification
To verify this certificate, scan the QR code or visit the following URL: nr.ax/COFDYXHF39#AQUACert=1 When using either link, ensure you are visiting www.frl.csiro.au.

Thermal performance Star rating
7.3 Average Rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
The rating above is the average of all dwellings in this summary.
For more details, see www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m²/p.a.
Loads taken from NatHERS Assessor (Ed.)

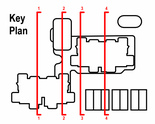
	Heating	Cooling
Modelled	12.8	10.8
Stock average		

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJIQEHO
Generated on 16 Dec 2025 using FirstRate5 v5.5.0a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Anusha Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61452710114
Accreditation No.: HERA10363
Assessor Accrediting Organisation: HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME



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CHIPPENDALE NSW, 2008 AUSTRALIA
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ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
08	16/12/25	DA SUBMISSION		
07	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

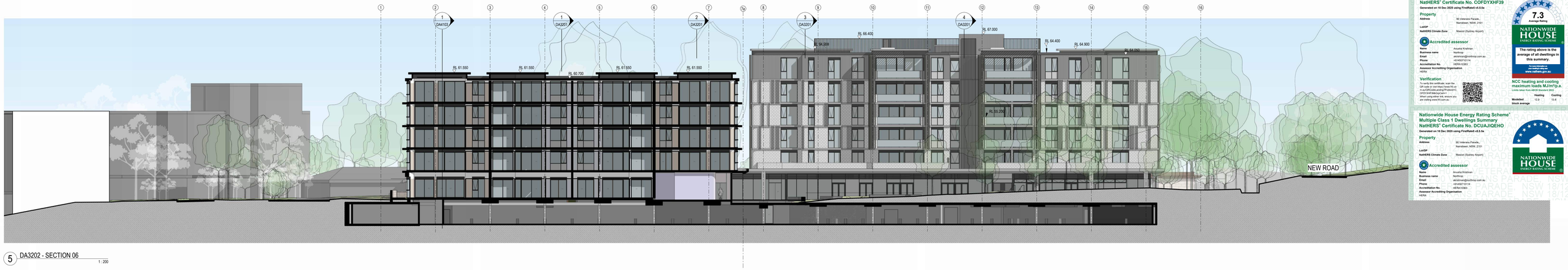
SHEET TITLE
SECTIONS

SCALE
As indicated @ A0

SHEET NUMBER
DA3201

REVISION
08

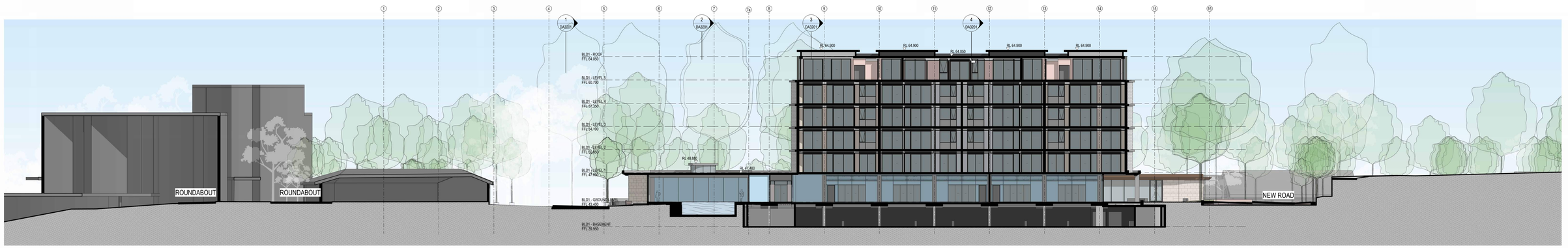
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FILE OUT FOR CLARIFICATION



5 DA3202 - SECTION 06
1 : 200



6 DA3202 - SECTION 08
1 : 200



7 DA3202 - SECTION 10
1 : 200

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39
Generated on 16 Dec 2025 using FirstRate5 v5.5.6a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Anusha Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61452710174
Accreditation No.: HERA10363
Assessor Accrediting Organisation: HERA

Verification
To verify this certificate, scan the QR code or visit the following URL: nr.ag/COFDYXHF39&Sq2Cam1 When using either link, ensure you are visiting www.frl.com.au

Thermal performance Star rating
7.3
Average Rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
The rating above is the average of all dwellings in this summary.
For more details, visit www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m²/p.a.
Limits taken from NSW Basix® 2022

	Heating	Cooling
Modelled	12.8	10.8
Stock average		

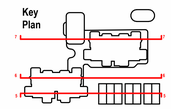
Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJQEHO
Generated on 16 Dec 2025 using FirstRate5 v5.5.6a

Property
Address: 90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP:
NatHERS Climate Zone: Mascot (Sydney Airport)

Accredited assessor
Name: Anusha Krishnan
Business name: Northrop
Email: akrishnan@northrop.com.au
Phone: +61452710114
Accreditation No.: HERA10363
Assessor Accrediting Organisation: HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME

Key Plan



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79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARCOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village
Renewal Project - Stage 1
Lifestyle Precinct
PROJECT NO
24019

LOCATION
90 Veterans Parade,
Narrabeen, New South
Wales

REV	DATE	DESCRIPTION	DN	AP
08	16/12/25	DA SUBMISSION		
07	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SECTIONS

SCALE
As indicated @ A0

SHEET NUMBER
DA3202

REVISION
08

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39

Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

Property

Address 90 Veterans Parade, Narrabeen, NSW, 2101

Lot/DP

NatHERS Climate Zone Mascot (Sydney Airport)

Accredited assessor

Name Anusha Krishnan
Business name Northrop
Email akrishnan@northrop.com.au
Phone +61450710114
Accreditation No. HERA10363
Assessor Accrediting Organisation HERA

Verification

To verify this certificate, scan the QR code or visit https://www.95.com.au/QRCodeLanding/?PublicId=COFDYXHF39&CrgCertn=1
When using either link, ensure you are visiting www.95.com.au.

Thermal performance Star rating

7.3 Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME®

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

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

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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled hour average	12.9	13.8

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJIQEHO

Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

Property

Address 90 Veterans Parade, Narrabeen, NSW, 2101

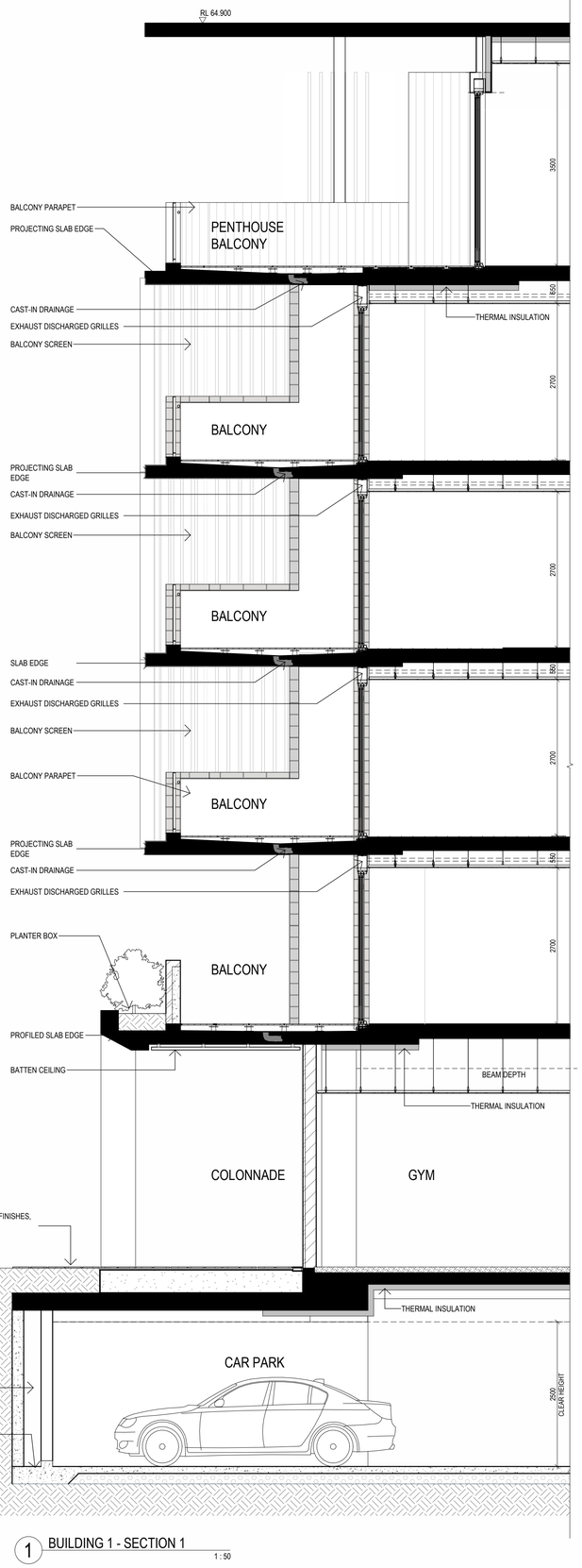
Lot/DP

NatHERS Climate Zone Mascot (Sydney Airport)

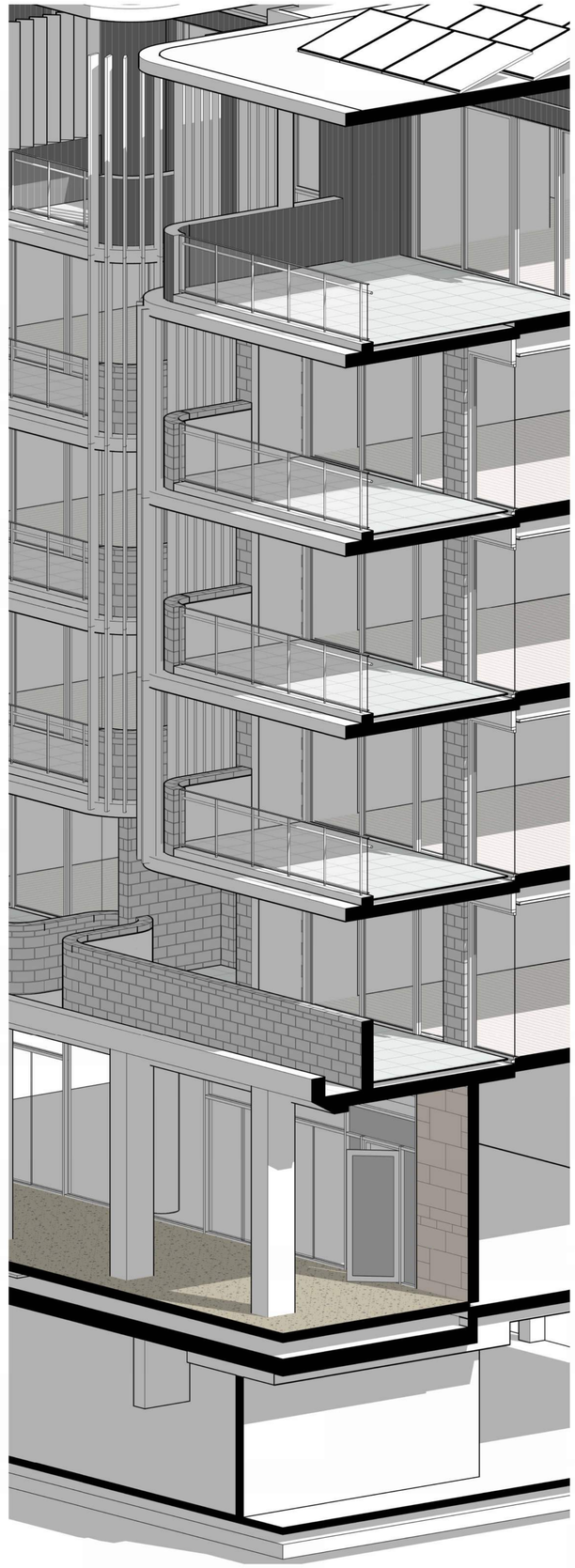
Accredited assessor

Name Anusha Krishnan
Business name Northrop
Email akrishnan@northrop.com.au
Phone +61450710114
Accreditation No. HERA10363
Assessor Accrediting Organisation HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME®

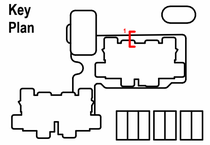


1 BUILDING 1 - SECTION 1
1 : 50



FINISHES SCHEDULE			
CODE	DESCRIPTION	EXAMPLE SAMPLE	LOCATION
BR01	LIGHT GREY/SILVER BRICK		Building 1 - Facades - Terrace Planter Walls
BR02	WARM RED BRICK		Building 2 - Facades - Terrace Planter Walls
BR03	BUFF/CREAM BRICK		Building 3 - Facades - Terrace Planter Walls
PC01	MEDIUM GREY POWDERCOAT		Building 1 - Vertical Fins
PC02	MEDIUM BRONZE POWDERCOAT		Building 2 - Vertical Fins
PC03	CHAMPAGNE POWDERCOAT		Townhouse - Fascias - Railings - Cafe Roof
PC04	DARK GREY POWDERCOAT		- Glazing Profiles - Standing Seam Cladding
CL01	METAL BATTENS WITH WARM TIMBER TEXTURE		External Soffits
RE01	OFF-WHITE RENDER		- Perimeter Walls Separating Public & Private Zones - Blade Walls
RE02	CONCRETE EFFECT RENDER		- External Columns - Blade Walls - Level 1 Slab Edge Profile
ST01	WHITE SANDSTONE		- Perimeter Walls Separating Public & Private Zones - Blade Walls
GL01	WARM GREY COLOURBACK GLASS		- Facade Spandrel Panels
CO01	LIGHT GREY CONCRETE		- External Columns - Blade Walls - Level 1 Slab Edge Profile

Key Plan



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NOMINATED ARCHITECTS
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct

PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
04	16/12/25	DA SUBMISSION		
03	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING 1 SECTIONS

SCALE
As indicated @ A1

SHEET NUMBER
DA4101

REVISION
04

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39
Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61450710114
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding/?Pub6id=COFDYXHF39&GuCert=1
When using either link, ensure you

Thermal performance Star rating

7.3
Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME®

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

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

NCC heating and cooling maximum loads MJ/m²/p.a.
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	42.2	42.2

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJIQEHO
Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

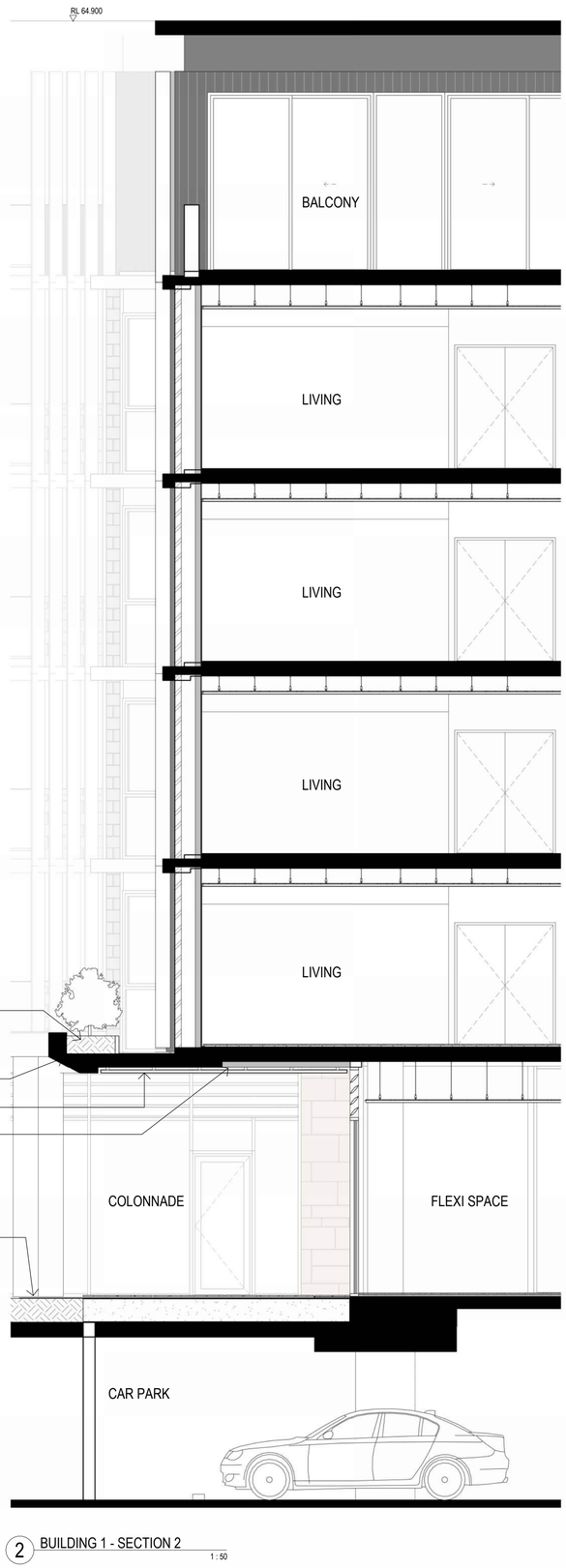
Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

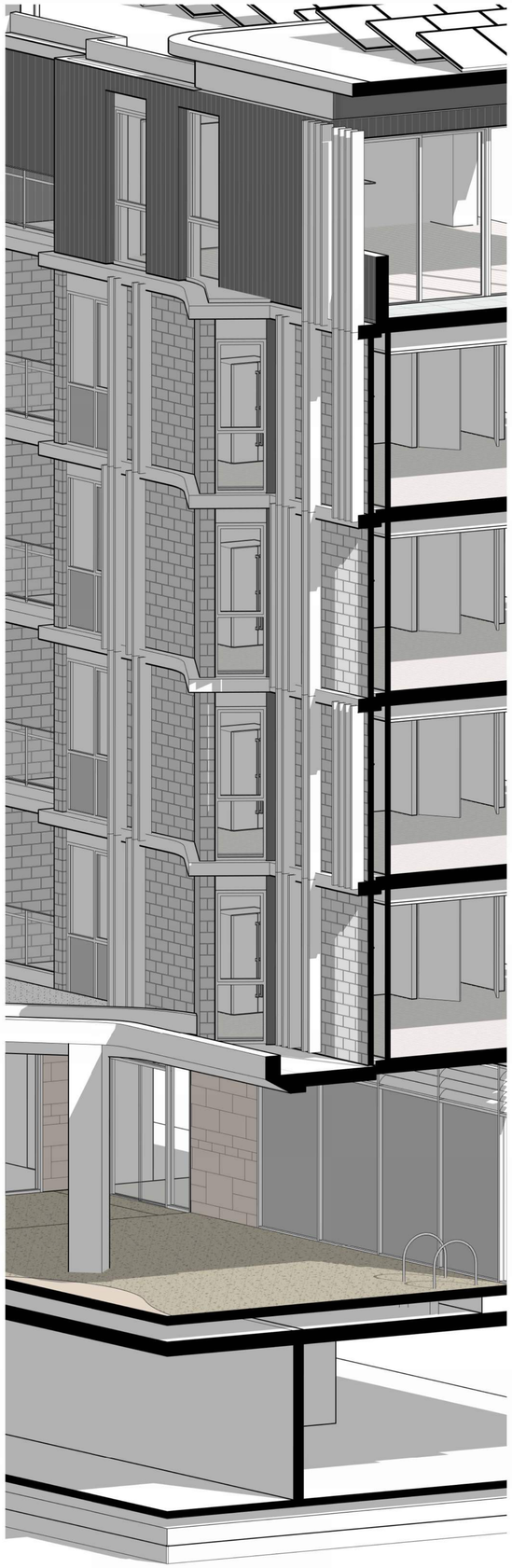
Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61450710114
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME®

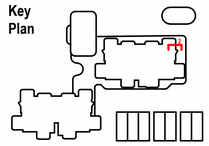


2 BUILDING 1 - SECTION 2
1 : 50



FINISHES SCHEDULE			
CODE	DESCRIPTION	EXAMPLE SAMPLE	LOCATION
BR01	LIGHT GREY/SILVER BRICK		Building 1 - Facades - Terrace Planter Walls
BR02	WARM RED BRICK		Building 2 - Facades - Terrace Planter Walls
BR03	BUFF/CREAM BRICK		Building 3 - Facades - Terrace Planter Walls
PC01	MEDIUM GREY POWDERCOAT		Building 1 - Vertical Fins
PC02	MEDIUM BRONZE POWDERCOAT		Building 2 - Vertical Fins
PC03	CHAMPAGNE POWDERCOAT		Townhouse - Fascias - Railings - Cafe Roof
PC04	DARK GREY POWDERCOAT		- Glazing Profiles - Standing Seam Cladding
CL01	METAL BATTENS WITH WARM TIMBER TEXTURE		External Soffits
RE01	OFF-WHITE RENDER		- Perimeter Walls Separating Public & Private Zones - Blade Walls
RE02	CONCRETE EFFECT RENDER		- External Columns - Blade Walls - Level 1 Slab Edge Profile
ST01	WHITE SANDSTONE		- Perimeter Walls Separating Public & Private Zones - Blade Walls
GL01	WARM GREY COLOURBACK GLASS		- Facade Spandrel Panels
CO01	LIGHT GREY CONCRETE		- External Columns - Blade Walls - Level 1 Slab Edge Profile

Key Plan



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AJC ARCHITECTS
GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
04	16/12/25	DA SUBMISSION		
03	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING 1 SECTIONS

SCALE
As indicated @ A1

SHEET NUMBER
DA4102

REVISION
04

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39

Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

Property

Address	90 Veterans Parade,, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61450710114
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit https://www.first5.com.au/QRCodeLanding?Publickid=COFDYXHF39&SigCert=1
When using either link, ensure you are visiting www.first5.com.au.

Thermal performance Star rating

7.3
Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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

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

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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	12.8	13.8

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJIQEHO

Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

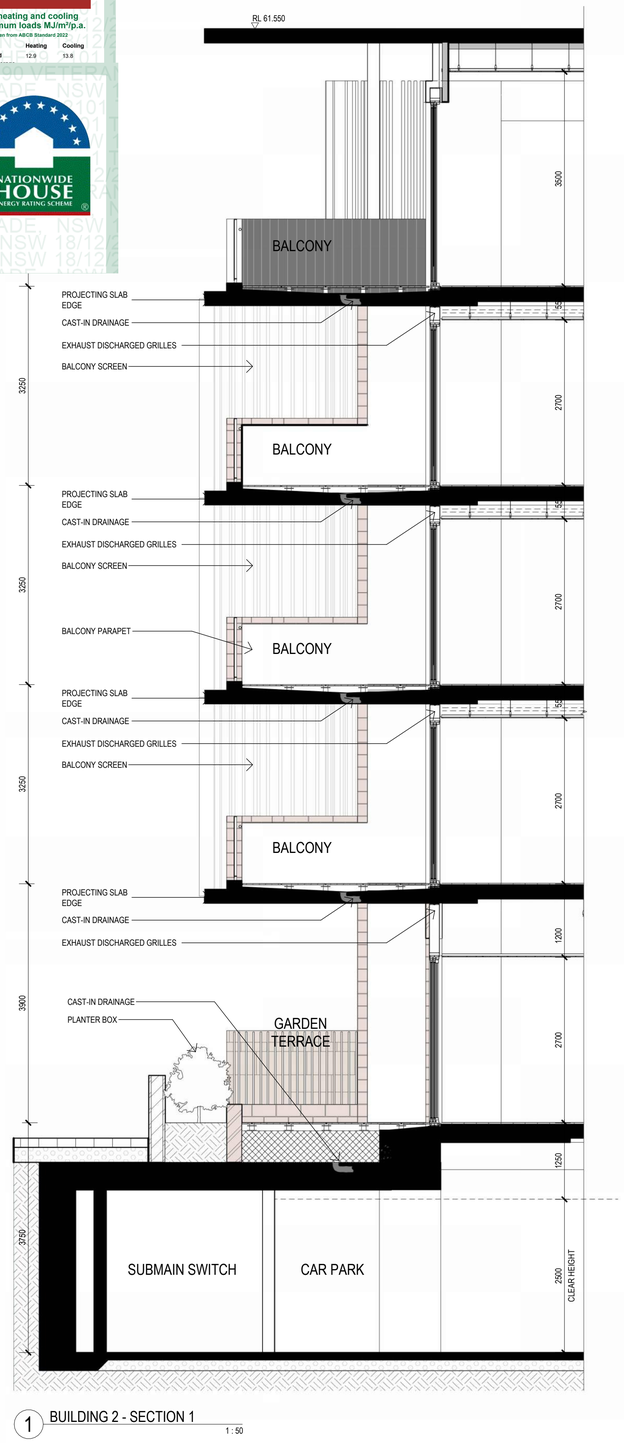
Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61450710114
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME

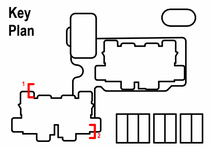


1 BUILDING 2 - SECTION 1
1 : 50



FINISHES SCHEDULE			
CODE	DESCRIPTION	EXAMPLE SAMPLE	LOCATION
BR01	LIGHT GREY/SILVER BRICK		Building 1 - Facades - Terrace Planter Walls
BR02	WARM RED BRICK		Building 2 - Facades - Terrace Planter Walls
BR03	BUFF/CREAM BRICK		Building 3 - Facades - Terrace Planter Walls
PC01	MEDIUM GREY POWDERCOAT		Building 1 - Vertical Fins
PC02	MEDIUM BRONZE POWDERCOAT		Building 2 - Vertical Fins
PC03	CHAMPAGNE POWDERCOAT		Townhouse - Fascias - Railings - Cafe Roof
PC04	DARK GREY POWDERCOAT		- Glazing Profiles - Standing Seam Cladding
CL01	METAL BATTENS WITH WARM TIMBER TEXTURE		External Soffits
RE01	OFF-WHITE RENDER		- Perimeter Walls Separating Public & Private Zones - Blade Walls
RE02	CONCRETE EFFECT RENDER		- External Columns - Blade Walls - Level 1 Slab Edge Profile
ST01	WHITE SANDSTONE		- Perimeter Walls Separating Public & Private Zones - Blade Walls
GL01	WARM GREY COLOURBACK GLASS		- Facade Spandrel Panels
CO01	LIGHT GREY CONCRETE		- External Columns - Blade Walls - Level 1 Slab Edge Profile

Key Plan



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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village
Renewal Project - Stage 1
Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade,
Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
04	16/12/25	DA SUBMISSION		
03	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
BUILDING 2 SECTIONS

SCALE
As indicated @ A1

SHEET NUMBER
DA4103

REVISION
04

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. COFDYXHF39
Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61450710114
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit https://www.frl5.com.au/QRCodeLanding/?FullIdx=COFDYXHF39&GpCert=1
When using either link, ensure you are visiting www.frl5.com.au.

Thermal performance Star rating

7.3
Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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

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

NCC heating and cooling maximum loads MJ/m²/p.a.
Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	12.9	13.6

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJIQEHO
Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

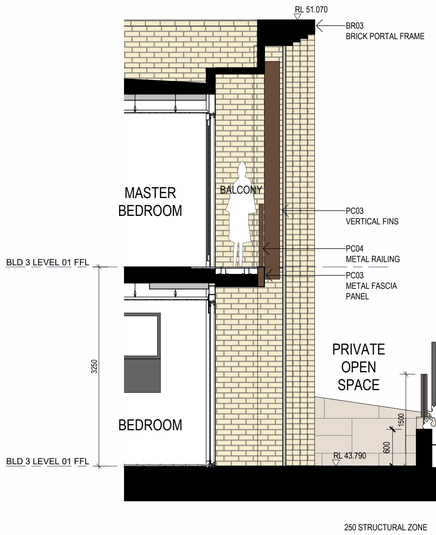
Property

Address	90 Veterans Parade, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

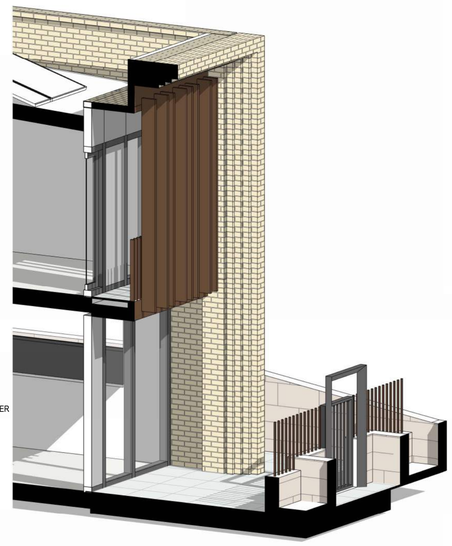
Accredited assessor

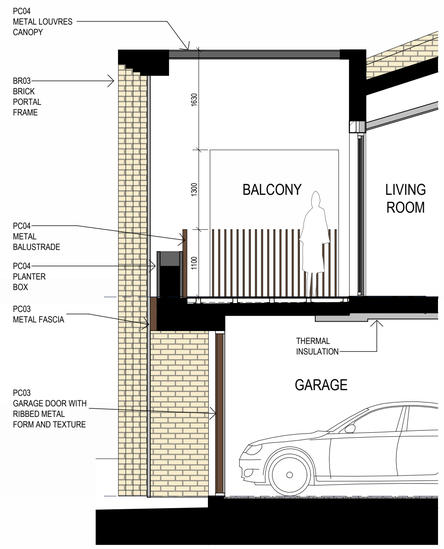
Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61450710114
Accreditation No.	HERA10363
Assessor Accrediting Organisation	HERA

NATIONWIDE HOUSE ENERGY RATING SCHEME

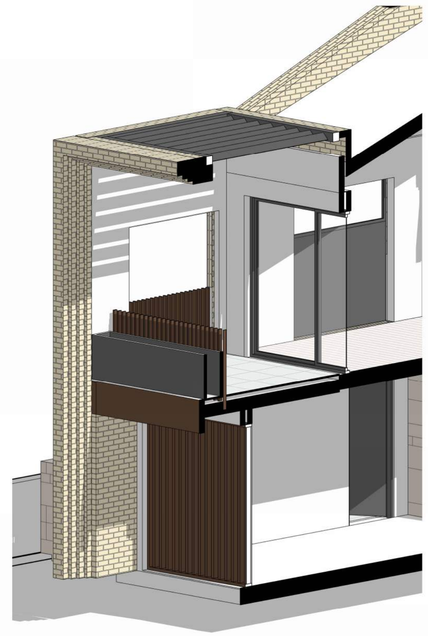


1 TOWNHOUSE - SECTION 1
1 : 50



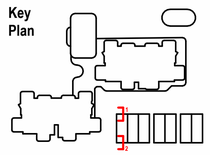


2 TOWNHOUSE - SECTION 2
1 : 50



FINISHES SCHEDULE			
CODE	DESCRIPTION	EXAMPLE SAMPLE	LOCATION
BR01	LIGHT GREY/SILVER BRICK		Building 1 - Facades - Terrace Planter Walls
BR02	WARM RED BRICK		Building 2 - Facades - Terrace Planter Walls
BR03	BUFF/CREAM BRICK		Building 3 - Facades - Terrace Planter Walls
PC01	MEDIUM GREY POWDERCOAT		Building 1 - Vertical Fins
PC02	MEDIUM BRONZE POWDERCOAT		Building 2 - Vertical Fins
PC03	CHAMPAGNE POWDERCOAT		Townhouse - Fascias - Railings - Cafe Roof
PC04	DARK GREY POWDERCOAT		- Glazing Profiles - Standing Seam Cladding
CL01	METAL BATTENS WITH WARM TIMBER TEXTURE		External Soffits
RE01	OFF-WHITE RENDER		- Perimeter Walls Separating Public & Private Zones - Blade Walls
RE02	CONCRETE EFFECT RENDER		- External Columns - Blade Walls - Level 1 Slab Edge Profile
ST01	WHITE SANDSTONE		- Perimeter Walls Separating Public & Private Zones - Blade Walls
GL01	WARM GREY COLOURBACK GLASS		- Facade Spandrel Panels
CO01	LIGHT GREY CONCRETE		- External Columns - Blade Walls - Level 1 Slab Edge Profile

Key Plan



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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
RSL LifeCare (RSLLC)

PROJECT
RSL ANZAC Village Renewal Project - Stage 1 Lifestyle Precinct
PROJECT NO
24015

LOCATION
90 Veterans Parade, Narrabeen, New South Wales

REV	DATE	DESCRIPTION	DN	AP
04	16/12/25	DA SUBMISSION		
03	28/11/25	DRAFT DA		

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
TOWNHOUSE SECTIONS

SCALE
As indicated @ A1

SHEET NUMBER
DA4104

REVISION
04

NORTHROP

BASIX PATHWAY – INDEPENDENT LIVING UNITS

ANZAC Village Renewal - RSL LifeCare

Prepared for RSL LifeCare

NORTHROP.COM.AU



Document Information

PROJECT NUMBER:	SY241331-00
PROJECT NAME:	ANZAC Village Renewal - RSL LifeCare
REPORT TITLE:	BASIX Pathway – Stage 1 Independent Living Units
CLIENT:	RSL LifeCare
REVISION:	R3

REVISION	STATUS	REVISION BY	VERIFIED BY	DATE	COMMENT
1	DRAFT	Anusha Krishnan		4 November 2025	
2	DRAFT	Anusha Krishnan		5 December 2025	Issued for comments
3	DA Submission	Anusha Krishnan		18 December 2025	

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3. Thermal Comfort 4

1. Water Efficiency

Water score required: 40%

Water score achieved by proposed pathway: 53%

The following tables summarise the modelling assumptions for water usage.

A. Modelling inputs for water use in Common areas

NO.	ITEM	ASSUMPTION
1	Rainwater tank	Size: 15 kL
		Roof area for collection: at least 2770m^2
		Uses: • Irrigation to at least 1000 m^2 of common landscape & common area toilet flushing
2	Common area water fixtures	Showerheads: 4-star WELS rated (>4.5 but <=6 L/min
		Taps: 5-star WELS rated
		Toilets: 4-star WELS rated
		Washing Machine: 4-star WELS rated
4	Fire	Sprinklers throughout. Test water to be stored within a closed loop system with a sprinkler recirculating system.

B. Modelling inputs for water use for individual dwellings

NO.	ITEM	ASSUMPTION
1	Showerheads	4-star WELS (>4.5 but <=6 L/min)
2	Toilets	4-star WELS
3	All taps	6-star WELS
4	Clothes Washer	4-star WELS
5	Dishwashers	4.5-star WELS

2. Energy Efficiency

Energy score required: 61%

Energy score achieved by proposed pathway: 87%

C. Modelling inputs for Common Areas and facilities

NO.	ITEM	ASSUMPTION
1	Indoor and outdoor pools	• No Common or Individual Pool Facility Provided
2	Solar panel	• 145 kW capacity
3	Sauna	• No Sauna Provided
4	Lifts	Gearless traction with VVVF motor
5	General	• No common area clothes dryers or drying lines.

Common Area Ventilation and Lighting:

AREA	PRIMARY LIGHTING SYSTEM	LIGHTING EFFICIENCY MEASURE	VENTILATION SYSTEM	VENTILATION EFFICIENCY MEASURE
CARPARK AREAS	LED	time clock + motion sensors	naturally ventilated	n/a
WASTE ROOMS	LED	Manual on/ off	ventilation exhaust only	n/a
SWITCH ROOM	LED	Manual on/ off	ventilation supply only	none i.e continuous
COMMS ROOMS	LED	Manual on/ off	ventilation supply only	Interlocked to light
LIFT BANKS	LED	Connected to lift call button	n/a	n/a
HALLWAYS/LOBBIES	LED	time clock + motion sensors	ventilation supply only	none i.e. continuous
STOREROOMS	LED	motion sensors	n/a	n/a

Residential units Ventilation and Lighting:

AREA	PRIMARY LIGHTING SYSTEM	LIGHTING EFFICIENCY MEASURE	VENTILATION SYSTEM	VENTILATION EFFICIENCY MEASURE
ILU'S	• Kitchen exhaust: individual fan, manual on/off • Laundry exhaust: Individual fan ducted to façade or roof, interlocked to light/timer off • Bathroom exhaust: Individual fan ducted to façade or roof, interlocked to light/timer off • 1-phase EER > 3.0 ducted air-conditioning for heating and cooling in living and bedroom areas • Centralized heat pumps – Domestic hot water			

AREA	PRIMARY LIGHTING SYSTEM	LIGHTING EFFICIENCY MEASURE	VENTILATION SYSTEM	VENTILATION EFFICIENCY MEASURE
	• LED lighting to all dwellings			

Residential units Appliances

NO.	ITEM	ASSUMPTION
1	Individual Dwellings	Induction cooktop & electric oven
		Refrigerator: Provided by resident
		Dishwasher: 4-star energy rating
		Clothes Washer: 5-star energy rating
		Indoor extendable clothes drying line
		Clothes Dryer: 5-star energy rating

3. Thermal Comfort

The building envelope thermal performance, as per the NatHERS assessment, is detailed below.

ELEMENT	CONSTRUCTION/DETAIL
EXTERNAL WALL CONSTRUCTION	Face Brick wall with added R2.5 insulation* Total system R-value 2.8
EXTERNAL WALL SOLAR ABSORPTANCE (0<ABSORPTANCE<1)	0.5 assumed (medium)
UNIT WALLS TO CORRIDOR	Plasterboard Stud Cavity Wall with added R2.0 insulation.
INTERNAL WALL	Plasterboard, no insulation
PARTY WALLS/INTERTENANCY WALLS	Plasterboard Stud Cavity Wall with added R2.0 insulation
EXPOSED ROOF/CEILING INSULATION	Cast Concrete with added R4.0 insulation* Total system R-value 4.2
ROOF SOLAR ABSORPTANCE (0<ABSORPTANCE<1)	0.5 assumed (medium)
SUSPENDED FLOOR TO NON-CONDITIONED SPACE (ABOVE CAR PARK) OR EXTERNAL FLOOR	Cast Concrete with added R2.0 soffit insulation to under slab* Total system R-value 2.2
INTERNAL FLOOR CONSTRUCTION	Suspended Concrete Slab, no insulation
FLOOR COVERINGS	Timber/engineered wood coverings in living areas. Tiles in kitchen and wet areas. Carpets in bedrooms.
WINDOW SYSTEM PERFORMANCE	• Awnings: U-Value of 4.3 and SHGC of 0.47 • Sliding and Fixed: U-Value of 4.1 and SHGC of 0.52
WINDOW OPERABILITY	Window type and openness according to Architectural drawings. All operable windows not next to the balcony, above 2m from the ground, are to be fitted with BCA complying restrictor with adequate strength to act as fall prevention device. These windows have been modelled to have 10% opening which aligns with the NatHERS Technical Notes.
CEILING PENETRATIONS	Thermally sealed downlights have been assumed in all models. Weather seals for all exhausts and ventilation vents have been assumed in all models.

*Note insulation values are total, thermal bridging is not assessed in FirstRate5.

Reference Drawings

The DA submission drawing set, issued on 16/12/2025 has been used to undertake the above assessments.

Table 4 Referenced Architectural Drawings

DRAWING NO.	TITLE	REV	DATE; DESCRIPTION
DA1102	Site Plan Proposed	07	16/12/2025; DA SUBMISSION
DA2001	General Arrangement Plan Level B1	13	16/12/2025; DA SUBMISSION
DA2010	General Arrangement Plan Level 00	15	16/12/2025; DA SUBMISSION
DA2011	General Arrangement Plan Level 01	14	16/12/2025; DA SUBMISSION
DA2012	General Arrangement Plan Level 02	13	16/12/2025; DA SUBMISSION
DA2013	General Arrangement Plan Level 03	13	16/12/2025; DA SUBMISSION
DA2014	General Arrangement Plan Level 04	13	16/12/2025; DA SUBMISSION
DA2015	General Arrangement Plan Level 05	14	16/12/2025; DA SUBMISSION
DA2020	General Arrangement Plan Level Roof	13	16/12/2025; DA SUBMISSION
DA3101	Site Elevations	08	16/12/2025; DA SUBMISSION
DA3111	Building 1 Elevations	07	16/12/2025; DA SUBMISSION
DA3112	Building 1 Elevations	07	16/12/2025; DA SUBMISSION
DA3121	Building 2 Elevations	07	16/12/2025; DA SUBMISSION
DA3122	Building 2 Elevations	07	16/12/2025; DA SUBMISSION
DA3131	Townhouse Elevations	08	16/12/2025; DA SUBMISSION
DA3201	Sections	08	16/12/2025; DA SUBMISSION
DA3202	Sections	08	16/12/2025; DA SUBMISSION
DA4101	Building 1 Sections	04	16/12/2025; DA SUBMISSION
DA4102	Building 1 Sections	04	16/12/2025; DA SUBMISSION
DA4103	Building 2 Sections	04	16/12/2025; DA SUBMISSION
DA4104	Townhouse Sections	04	16/12/2025; DA SUBMISSION

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BASIX PATHWAY - TOWNHOUSES

ANZAC Village Renewal - RSL LifeCare

Prepared for RSL LifeCare

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Document Information

PROJECT NUMBER:	SY241331-00
PROJECT NAME:	ANZAC Village Renewal - RSL LifeCare
REPORT TITLE:	BASIX Pathway - Stage 1 Townhouses
CLIENT:	RSL LifeCare
REVISION:	R3

REVISION	STATUS	REVISION BY	VERIFIED BY	DATE	COMMENT
1	DRAFT	Anusha Krishnan		4 November 2025	
2	DRAFT	Anusha Krishnan		5 December 2025	Issued for comments
3	DA Submission	Anusha Krishnan		18 December 2025	

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TABLE OF CONTENTS

Document Information 1
1. Water Efficiency 1
2. Energy Efficiency 2
3. Thermal Comfort 3

1. Water Efficiency

Water score required: 40%

Water score achieved by proposed pathway: 54%

The following tables summarise the modelling assumptions for water usage.

A. Modelling inputs for rainwater in townhouses

NO.	ITEM	ASSUMPTION
1	Rainwater tank	Size: 7x 1000 kL (individual tank for each townhouse)
		Roof area for collection: at least 993 m^2
		Uses: • Toilet flushing and laundry

B. Modelling inputs for water use in townhouses

NO.	ITEM	ASSUMPTION
1	Showerheads	4-star WELS (>4.5 but <=6 L/min)
2	Toilets	4-star WELS
3	All taps	6-star WELS
4	Clothes Washer	4-star WELS
5	Dishwashers	4.5-star WELS

2. Energy Efficiency

Energy score required: 72%

Energy score achieved by proposed pathway: 100%

Ventilation and Lighting:

AREA	PRIMARY LIGHTING SYSTEM	LIGHTING EFFICIENCY MEASURE	VENTILATION SYSTEM	VENTILATION EFFICIENCY MEASURE
TOWNHOUSES	• Kitchen exhaust: individual fan, manual on/off • Laundry exhaust: Individual fan ducted to façade or roof, interlocked to light/timer off • Bathroom exhaust: Individual fan ducted to façade or roof, interlocked to light/timer off • 1-phase EER > 3.0 ducted air-conditioning for heating and cooling in living and bedroom areas • Domestic Hot water – Electric Storage • LED lighting to all dwellings • 5kW PV on each Townhouse roof			

Appliances

AREA	ASSUMPTION
TOWNHOUESES	Induction cooktop & electric oven
	Refrigerator: Not specified
	Dishwasher: 4-star energy rating
	Clothes Washer: 5-star energy rating
	Indoor extendable clothes drying line
	Clothes Dryer: 5-star energy rating

3. Thermal Comfort

The building envelope thermal performance, as per the NatHERS assessment, is detailed below.

ELEMENT	CONSTRUCTION/DETAIL
EXTERNAL WALL CONSTRUCTION	Face Brick wall with added R2.5 insulation + R.02 thermal break
EXTERNAL WALL SOLAR ABSORPTANCE (0<ABSORPTANCE<1)	0.5 assumed (medium)
UNIT WALLS TO CORRIDOR	Plasterboard Stud Cavity Wall, No added insulation.
INTERNAL WALL	Plasterboard, no insulation
PARTY WALLS/INTERTENANCY WALLS	Face brick wall, No Insulation
EXPOSED ROOF/CEILING INSULATION	Light weight metal roof with added R5.0 insulation + R.02 thermal break
ROOF SOLAR ABSORPTANCE (0<ABSORPTANCE<1)	0.5 assumed (medium)
SUSPENDED FLOOR TO NON-CONDITIONED SPACE (ABOVE CAR PARK) OR EXTERNAL FLOOR	Suspended Concrete Slab with added R2.0 insulation
INTERNAL FLOOR CONSTRUCTION	Suspended Concrete Slab with added R2.0 insulation
FLOOR COVERINGS	• Timber/engineered wood coverings in living areas. • Tiles in kitchen and wet areas. • Carpets in bedrooms.
WINDOW SYSTEM PERFORMANCE	• Awnings: U-Value of 2.91 and SHGC of 0.44 • Sliding and Fixed: U-Value of 2.9and SHGC of 0.51
WINDOW OPERABILITY	Window type and openness according to Architectural drawings. All operable windows not next to the balcony, above 2m from the ground, are to be fitted with BCA complying restrictor with adequate strength to act as fall prevention device. These windows have been modelled to have 10% opening which aligns with the NatHERS Technical Notes.
CEILING PENETRATIONS	Thermally sealed downlights have been assumed in all models. Weather seals for all exhausts and ventilation vents have been assumed in all models.

Reference Drawings

The DA submission drawing set, issued on 16/12/2025 has been used to undertake the above assessments.

Table 3 Referenced Architectural Drawings

DRAWING NO.	TITLE	REV	DATE; DESCRIPTION
DA1102	Site Plan Proposed	07	16/12/2025; DA SUBMISSION
DA2001	General Arrangement Plan Level B1	13	16/12/2025; DA SUBMISSION
DA2010	General Arrangement Plan Level 00	15	16/12/2025; DA SUBMISSION
DA2011	General Arrangement Plan Level 01	14	16/12/2025; DA SUBMISSION
DA2012	General Arrangement Plan Level 02	13	16/12/2025; DA SUBMISSION
DA3101	Site Elevations	08	16/12/2025; DA SUBMISSION
DA3131	Townhouse Elevations	08	16/12/2025; DA SUBMISSION
DA3201	Sections	08	16/12/2025; DA SUBMISSION
DA3202	Sections	08	16/12/2025; DA SUBMISSION
DA4104	Townhouse Sections	04	16/12/2025; DA SUBMISSION

NORTHROP

Nationwide House Energy Rating Scheme® Class 2 Summary
NatHERS® Certificate No. COFDYXHF39

Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

Property

Address	90 Veterans Parade,, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61450710114
Accreditation No.	HERA10363

Assessor Accrediting Organisation
HERA

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=COFDYXHF39&GrpCert=1
When using either link, ensure you are visiting www.fr5.com.au.

National Construction Code (NCC) requirements

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

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

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

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

Thermal performance Star rating

7.3
Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME®

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

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

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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	12.9	13.8
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
EEZX10I1OX	111	4.0 (N/A)	7.2 (N/A)	11.2	9.1	NA
NZ5IOJTRT3	112	11.1 (N/A)	18.1 (N/A)	29.2	7.1	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
NDNOHNOCYJ	113	12.6 (N/A)	9.3 (N/A)	21.9	7.9	NA
L3YYOLIBIA	114	24.5 (N/A)	12.6 (N/A)	37.1	6.1	NA
VQMQ19921H	115	15.2 (N/A)	13.8 (N/A)	29.0	7.1	NA
Z58K2D7Q5C	116	10.3 (N/A)	10.3 (N/A)	20.6	8	NA
K45XXHFMT9	117	4.2 (N/A)	18.5 (N/A)	22.7	7.8	NA
44QPPRFIYE	118	3.6 (N/A)	8.4 (N/A)	12.0	9	NA
8N5KUYEE7G	121	3.7 (N/A)	11.3 (N/A)	15.0	8.6	NA
MX8FEPYGMW	122	8.3 (N/A)	16.3 (N/A)	24.6	7.6	NA
EEN3T5NYXD	123	13.4 (N/A)	14.9 (N/A)	28.3	7.2	NA
3S7RC93FZJ	124	17.2 (N/A)	14.9 (N/A)	32.1	6.7	NA
0T32PVYUCY	125	14.6 (N/A)	15.3 (N/A)	29.9	7	NA
PHQDYMAWZJ	126	9.3 (N/A)	16.9 (N/A)	26.2	7.4	NA
GJIOVV6U7N	127	4.5 (N/A)	14.5 (N/A)	19.0	8.2	NA
S5R8VWKQ1R	128	3.6 (N/A)	13.1 (N/A)	16.7	8.4	NA
HRVL5HNANP	131	4.8 (N/A)	9.1 (N/A)	13.9	8.8	NA
75336S8XKH	132	12.3 (N/A)	14.6 (N/A)	26.9	7.3	NA
SDJYAF7SV3	133	15.7 (N/A)	11.2 (N/A)	26.9	7.3	NA
LXZNVMTY4N	134	21.4 (N/A)	13.6 (N/A)	35.0	6.4	NA
2W88YRUXGB	135	19.5 (N/A)	12.7 (N/A)	32.2	6.7	NA
YMDJRPO0G6	136	12.8 (N/A)	15.2 (N/A)	28.0	7.2	NA
YW7L2T00YD	137	7.5 (N/A)	16.7 (N/A)	24.2	7.6	NA
DS99VJJDY0	138	4.5 (N/A)	13.8 (N/A)	18.3	8.3	NA
UKVX96C5HN	141	6.7 (N/A)	9.7 (N/A)	16.4	8.4	NA
V1QL27Q19T	142	10.9 (N/A)	15.2 (N/A)	26.1	7.4	NA
4MOY9FJANE	143	16.3 (N/A)	11.0 (N/A)	27.3	7.3	NA
4U0ZGFO75N	144	21.8 (N/A)	13.5 (N/A)	35.3	6.3	NA
VX2X5LFJ9B	145	20.0 (N/A)	12.5 (N/A)	32.5	6.7	NA
R3UOSSQ4NP	146	13.6 (N/A)	14.8 (N/A)	28.4	7.2	NA
UIP540UVZ3	147	9.2 (N/A)	15.4 (N/A)	24.6	7.6	NA
84O6XBW31O	148	4.8 (N/A)	14.6 (N/A)	19.4	8.2	NA
O43ZDP7DSR	151	10.5 (N/A)	9.1 (N/A)	19.6	8.1	NA
FUGWCQOSD1	152	22.0 (N/A)	11.9 (N/A)	33.9	6.5	NA
NJUQ5T1KE4	153	26.4 (N/A)	10.9 (N/A)	37.3	6.1	NA
L1H2K5LYF7	154	24.5 (N/A)	12.7 (N/A)	37.2	6.1	NA
KGKW8MTU0A	155	25.3 (N/A)	12.8 (N/A)	38.1	6	NA
GF62MKTU3A	156	22.0 (N/A)	16.1 (N/A)	38.1	5.9	NA
WZFCD7PUZP	157	14.2 (N/A)	13.4 (N/A)	27.6	7.2	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
ZXDREZEAXN	201	6.9 (N/A)	11.0 (N/A)	17.9	8.3	NA
UR0I423K6B	202	24.7 (N/A)	12.2 (N/A)	36.9	6.1	NA
9WC5ZQ14G7	203	22.3 (N/A)	10.2 (N/A)	32.5	6.7	NA
1K3Y3EQGYX	204	21.0 (N/A)	13.1 (N/A)	34.1	6.4	NA
URPP57ACZ7	205	17.4 (N/A)	13.4 (N/A)	30.8	6.9	NA
97YQSD54ZD	206	7.2 (N/A)	17.0 (N/A)	24.2	7.6	NA
KJZ19Z03P6	207	5.9 (N/A)	16.2 (N/A)	22.1	7.9	NA
OPLYAQLQMP	211	3.8 (N/A)	14.1 (N/A)	17.9	8.3	NA
NG7YMZQS1Y	212	6.8 (N/A)	14.8 (N/A)	21.6	7.9	NA
NL00OD0FDE	213	16.5 (N/A)	17.3 (N/A)	33.8	6.5	NA
K3TC3AAHEJ	214	15.2 (N/A)	11.2 (N/A)	26.4	7.4	NA
BQT4A0D2V5	215	12.9 (N/A)	15.4 (N/A)	28.3	7.2	NA
J5SFQLQ4AN	216	8.7 (N/A)	18.5 (N/A)	27.2	7.3	NA
G9M2PRH6UL	217	4.2 (N/A)	14.4 (N/A)	18.6	8.2	NA
8JKTP3B8CN	218	3.6 (N/A)	13.6 (N/A)	17.2	8.4	NA
9NLAZL1VQA	222	8.1 (N/A)	17.4 (N/A)	25.5	7.4	NA
XPO18J2US9	223	18.0 (N/A)	15.8 (N/A)	33.8	6.5	NA
5T7KWBQ9FQ	224	15.9 (N/A)	11.0 (N/A)	26.9	7.3	NA
JPZAX9U51P	225	13.9 (N/A)	15.4 (N/A)	29.3	7.1	NA
FFVY0PIPAD	226	9.3 (N/A)	17.8 (N/A)	27.1	7.3	NA
1RVD9UI08V	227	4.6 (N/A)	17.1 (N/A)	21.7	7.9	NA
PNJIOI3LE9	228	3.1 (N/A)	17.6 (N/A)	20.7	8	NA
TCCEA6FNMD	231	5.1 (N/A)	11.5 (N/A)	16.6	8.4	NA
N3EFXY5BJN	232	10.1 (N/A)	14.1 (N/A)	24.2	7.6	NA
RLUA9P2CED	233	21.9 (N/A)	13.8 (N/A)	35.7	6.3	NA
NM5WKAH5CJ	234	19.1 (N/A)	9.4 (N/A)	28.5	7.2	NA
UOMDOTU0GM	235	17.0 (N/A)	11.5 (N/A)	28.5	7.2	NA
IBAXEXILS5	236	12.7 (N/A)	17.5 (N/A)	30.2	6.9	NA
CHFX7D2JQN	237	7.2 (N/A)	15.6 (N/A)	22.8	7.8	NA
Q2ZI0VEWAI	238	4.0 (N/A)	14.9 (N/A)	18.9	8.2	NA
INS9NJVBOH	241	10.4 (N/A)	18.3 (N/A)	28.7	7.1	NA
MJ978R965N	242	18.1 (N/A)	16.8 (N/A)	34.9	6.4	NA
A1K6FGP0L4	243	25.5 (N/A)	12.0 (N/A)	37.5	6.1	NA
N1HP5H75AM	244	25.3 (N/A)	10.4 (N/A)	35.7	6.3	NA
NPTFPS8RSK	245	23.4 (N/A)	13.6 (N/A)	37.0	6.1	NA
B3QJPOY0V0	246	23.0 (N/A)	14.9 (N/A)	37.9	6	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
7SCK6H4BJ1	247	13.6 (N/A)	18.2 (N/A)	31.8	6.8	NA
96A0JAAUXL	248	9.8 (N/A)	13.4 (N/A)	23.2	7.7	NA
AM9T0VILBY	311	4.8 (N/A)	11.5 (N/A)	16.3	8.4	NA

Explanatory notes

About this report

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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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

Nationwide House Energy Rating Scheme®
Multiple Class 1 Dwellings Summary
NatHERS® Certificate No. DCUAJIQEHO

Generated on 18 Dec 2025 using FirstRate5 v5.5.5a

Property

Address	90 Veterans Parade,, Narrabeen, NSW, 2101
Lot/DP	
NatHERS Climate Zone	Mascot (Sydney Airport)

Accredited assessor

Name	Anusha Krishnan
Business name	Northrop
Email	akrishnan@northrop.com.au
Phone	+61450710114
Accreditation No.	HERA10363

Assessor Accrediting Organisation
HERA

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.com.au/QRCodeLanding?PublicId=DCUAJIQEHO&GrpCert=1
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National Construction Code (NCC) requirements

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

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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
SUCSSU9XVG	TH01	13.3 (N/A)	12.9 (N/A)	26.2	7.4	NA
LZQMV9XLC9	TH02	11.5 (N/A)	9.4 (N/A)	20.9	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
BYNS2PPAHX	TH03	18.1 (N/A)	10.1 (N/A)	28.2	7.2	NA
C2OMET7I6B	TH04	15.2 (N/A)	11.7 (N/A)	26.9	7.3	NA
5DP0CEQM4Y	TH05	19.7 (N/A)	10.2 (N/A)	29.9	7	NA
L7RKP4GTZD	TH06	18.3 (N/A)	10.7 (N/A)	29.0	7.1	NA
F8P8DSKDHB	TH07	17.1 (N/A)	11.6 (N/A)	28.7	7.1	NA

Explanatory notes

About this report

This is a summary of NCC Class 1 dwellings in a development. For more details of each dwelling refer to the individual dwelling's certificate using the certificate number in summary of all dwellings table

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*.

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