

APPENDIX B – NATHERS CERTIFICATE

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1836247M

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: Friday, 06 March 2026

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



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0012828660.

Project summary

Project name	Lavender Bay
Street address	7 MIDDLEMISS STREET LAVENDER BAY 2060
Local Government Area	NORTH SYDNEY
Plan type and plan number	Strata Plan 538
Lot No.	4
Section no.	-
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	163
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 49	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 68	Target 63
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: JHA Consulting Engineers (NSW) Pty Ltd

ABN (if applicable): 48612666172

Description of project

Project address	
Project name	Lavender Bay
Street address	7 MIDDLEMISS STREET LAVENDER BAY 2060
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Plan type and plan number	Strata Plan 538
Lot No.	4
Section no.	-
Project type	
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	163
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	2305
Roof area (m²)	1082
Non-residential floor area (m²)	0
Residential car spaces	191
Non-residential car spaces	0

Common area landscape		
Common area lawn (m²)	576	
Common area garden (m²)	853	
Area of indigenous or low water use species (m²)	0	
Assessor details and thermal loads		
Assessor number	20647	
Certificate number	0012828660	
Climate zone	17	
Project score		
Water	✔ 49	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 68	Target 63
Materials	✔ -100	Target n/a

Description of project

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

Residential flat buildings - Tower A, 81 dwellings, 23 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A10.1	3	152.1	0	0	0
A11.1	3	152.1	0	0	0
A12.1	3	152.1	0	0	0
A13.1	3	152.1	0	0	0
A14.1	3	152.1	0	0	0
A15.1	3	152.1	0	0	0
A16.1	3	152.1	0	0	0
A17.1	3	152.1	0	0	0
A18.1	3	152.1	0	0	0
A19.1	3	152.1	0	0	0
A2.1	2	81.5	0	0	0
A2.5	2	120.7	0	0	0
A20.4	2	106.5	0	0	0
A22.1	3	151.5	0	0	0
A3.2	2	91.7	0	0	0
A5.3	2	92.7	0	0	0
A6.2	2	88.6	0	0	0
A7.1	2	77.7	0	0	0
A7.5	2	89.8	0	0	0
A8.4	2	107.3	0	0	0
A9.4	2	107.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A10.2	2	88.6	0	0	0
A11.2	2	88.6	0	0	0
A12.2	2	88.6	0	0	0
A13.2	2	88.6	0	0	0
A14.2	2	88.6	0	0	0
A15.2	2	88.6	0	0	0
A16.2	2	88.6	0	0	0
A17.2	2	88.6	0	0	0
A18.2	2	88.6	0	0	0
A19.2	2	88.6	0	0	0
A2.2	2	91.3	0	0	0
A20.1	3	152.1	0	0	0
A21.1	3	151.5	0	0	0
A22.2	3	155.6	0	0	0
A3.3	1	70.8	0	0	0
A5.4	2	79.5	0	0	0
A6.3	2	92.7	0	0	0
A7.2	2	88.6	0	0	0
A8.1	3	152.1	0	0	0
A9.1	3	152.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A10.3	2	92.7	0	0	0
A11.3	2	92.7	0	0	0
A12.3	2	92.7	0	0	0
A13.3	2	92.7	0	0	0
A14.3	2	92.7	0	0	0
A15.3	2	92.7	0	0	0
A16.3	2	92.7	0	0	0
A17.3	2	92.7	0	0	0
A18.3	2	92.7	0	0	0
A19.3	2	92.7	0	0	0
A2.3	2	98.1	0	0	0
A20.2	2	88.6	0	0	0
A21.2	3	155.6	0	0	0
A22.3	3	132.6	0	0	0
A5.1	2	77.7	0	0	0
A5.5	2	90	0	0	0
A6.4	2	79.5	0	0	0
A7.3	2	92.7	0	0	0
A8.2	2	88.6	0	0	0
A9.2	2	88.6	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A10.4	2	107.3	0	0	0
A11.4	2	107.3	0	0	0
A12.4	2	107.3	0	0	0
A13.4	2	107.3	0	0	0
A14.4	2	107.3	0	0	0
A15.4	2	107.3	0	0	0
A16.4	2	107.3	0	0	0
A17.4	2	107.3	0	0	0
A18.4	2	107.3	0	0	0
A19.4	2	106.5	0	0	0
A2.4	1	52.9	0	0	0
A20.3	2	92.7	0	0	0
A21.3	3	131.4	0	0	0
A3.1	2	81.5	0	0	0
A5.2	2	88.6	0	0	0
A6.1	2	77.7	0	0	0
A6.5	2	90	0	0	0
A7.4	2	79.3	0	0	0
A8.3	2	92.7	0	0	0
A9.3	2	92.7	0	0	0

Residential flat buildings - Tower B, 82 dwellings, 32 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B10.1	2	115.7	0	0	0
B11.2	2	95.6	0	0	0
B12.3	2	84.7	0	0	0
B14.1	2	115.7	0	0	0
B15.2	2	78.3	0	0	0
B16.3	2	84.7	0	0	0
B18.1	3	133	0	0	0
B19.2	2	82	0	0	0
B2.3	2	71.5	0	0	0
B20.3	2	84.7	0	0	0
B22.1	3	133.1	0	0	0
B23.2	3	145.2	0	0	0
B25.2	3	145.2	0	0	0
B27.2	3	145.2	0	0	0
B29.2	3	145.2	0	0	0
B3.4	2	88.4	0	0	0
B31.2	3	145.2	0	0	0
B5.1	2	112.8	0	0	0
B6.3	1	65	0	0	0
B8.1	2	115.7	0	0	0
B9.2	2	95.6	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B10.2	2	95.6	0	0	0
B11.3	2	84.7	0	0	0
B13.1	2	115.7	0	0	0
B14.2	2	95.6	0	0	0
B15.3	2	84.7	0	0	0
B17.1	3	133	0	0	0
B18.2	2	82	0	0	0
B19.3	2	84.7	0	0	0
B2.4	2	88.4	0	0	0
B21.1	3	133.1	0	0	0
B22.2	2	82	0	0	0
B24.1	3	153.8	0	0	0
B26.1	3	153.8	0	0	0
B28.1	3	153.8	0	0	0
B3.1	2	113.5	0	0	0
B30.1	3	153.8	0	0	0
B4.1	2	113.5	0	0	0
B5.2	3	145.1	0	0	0
B7.1	2	115.7	0	0	0
B8.2	2	95.6	0	0	0
B9.3	2	84.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B10.3	2	84.7	0	0	0
B12.1	2	115.7	0	0	0
B13.2	2	95.6	0	0	0
B14.3	2	84.7	0	0	0
B16.1	3	132.6	0	0	0
B17.2	2	82	0	0	0
B18.3	2	84.7	0	0	0
B2.1	2	113.5	0	0	0
B20.1	3	133.1	0	0	0
B21.2	2	82	0	0	0
B22.3	2	84.7	0	0	0
B24.2	3	145.2	0	0	0
B26.2	3	145.2	0	0	0
B28.2	3	145.2	0	0	0
B3.2	3	145.8	0	0	0
B30.2	3	145.2	0	0	0
B4.2	3	145.8	0	0	0
B6.1	2	105.9	0	0	0
B7.2	2	95.6	0	0	0
B8.3	2	84.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B11.1	2	115.7	0	0	0
B12.2	2	95.6	0	0	0
B13.3	2	84.7	0	0	0
B15.1	2	97.9	0	0	0
B16.2	2	82	0	0	0
B17.3	2	84.7	0	0	0
B19.1	3	133.4	0	0	0
B2.2	3	145.8	0	0	0
B20.2	2	82	0	0	0
B21.3	2	84.7	0	0	0
B23.1	3	153.8	0	0	0
B25.1	3	153.8	0	0	0
B27.1	3	153.8	0	0	0
B29.1	3	153.8	0	0	0
B3.3	2	71.5	0	0	0
B31.1	3	153.8	0	0	0
B4.3	2	71.5	0	0	0
B6.2	2	76.8	0	0	0
B7.3	2	84.7	0	0	0
B9.1	2	115.7	0	0	0

Description of project

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

Common areas of unit building - Tower B

Common area	Floor area (m ²)	Common area	Floor area (m ²)
Lift bank (No. 1)	-	Lift bank (No. 2)	-

Common areas of the development (non-building specific)

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Gym	70	Underground carpark (Combined)	8101	Garbage room (Combined)	233
Communal areas (Combined)	304.0	Plant or service room (Combined)	1124.9	Comms	12.5
Stairs (Combined)	1501	Sauna & Yoga	108	Ground floor lobby	312
Hallway/lobby (Combined)	2743				

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Tower A

(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 - Tower B

(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 multi-dwelling housing

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

4. Commitments for single dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

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

1. Commitments for Residential flat buildings - Tower A

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above open subfloor, frame: suspended concrete slab	15000	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete panel/ plasterboard, frame: light steel frame	5000	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	10000	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
no	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	700	-	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)
-	4000	-	4000	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	4 star	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	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
A22.1, A22.2, A22.3	-	-	-	-	0	-
All other dwellings	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1)	Central heating system (No. 1)	0	no

	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
A22.1, A22.2, A22.3	-	-	-	-	-	gas cooktop & electric oven	4 star	7.0 star	-	-
All other dwellings	-	-	-	-	-	gas cooktop & electric oven	4 star	7.0 star	no	yes

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A10.1	16	11.3	27.300
A10.2	16.5	7.4	23.900
A10.3	32.2	5.9	38.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A10.4	28.7	5.5	34.200
A11.1	16.1	11.6	27.700
A11.2	16.6	7.5	24.100
A11.3	32.4	5.9	38.300
A11.4	28.9	5.4	34.300
A12.1	16.3	11.4	27.700
A12.2	16.9	7.5	24.400
A12.3	32.7	6.1	38.800
A12.4	29.2	5.4	34.600
A13.1	16.4	11.4	27.800
A13.2	16.9	7.6	24.500
A13.3	32.8	6.2	39.000
A13.4	29.3	5.4	34.700
A14.1	16.6	11.3	27.900
A14.2	17.2	7.5	24.700
A14.3	25.4	6.9	32.300
A14.4	29.7	5.3	35.000
A15.1	16.8	11.2	28.000
A15.2	17.5	7.3	24.800
A15.3	25.6	6.9	32.500
A15.4	29.8	5.3	35.100
A16.1	16.9	11.1	28.000
A16.2	17.6	7.3	24.900
A16.3	25.7	6.9	32.600
A16.4	30	5.4	35.400
A17.1	17	11.4	28.400
A17.2	17.8	7.3	25.100
A17.3	25.9	7.1	33.000
A17.4	30.1	5.3	35.400
A18.1	17.1	11.2	28.300
A18.2	17.9	7.3	25.200

	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)
A18.3	26	7.1	33.100
A18.4	30.3	5.3	35.600
A19.1	17.4	11.1	28.500
A19.2	18.2	7.3	25.500
A19.3	26.3	7	33.300
A19.4	30.6	5.3	35.900
A2.1	10.9	8.5	19.400
A2.2	18.4	5.8	24.200
A2.3	26.7	4.5	31.200
A2.4	18.7	9.2	27.900
A2.5	18.9	17.1	36.000
A20.1	17.5	11.1	28.600
A20.2	18.3	7.2	25.500
A20.3	23.6	9.3	32.900
A20.4	20.8	5.6	26.400
A21.1	13.6	9.1	22.700
A21.2	22.4	6.4	28.800
A21.3	25.8	6.8	32.600
A22.1	16.7	7.4	24.100
A22.2	30.2	5.2	35.400
A22.3	33.3	5	38.300
A3.1	8.8	19.2	28.000
A3.2	6.2	12.1	18.300
A3.3	9.1	12.4	21.500
A5.1	15.2	8	23.200
A5.2	13.8	8.4	22.200
A5.3	21.8	9.8	31.600
A5.4	33.1	4.2	37.300
A5.5	15.4	10.3	25.700
A6.1	13	8	21.000
A6.2	13.2	8.5	21.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A6.3	28.4	6.5	34.900
A6.4	26.7	5.6	32.300
A6.5	12.7	11.6	24.300
A7.1	13.3	7.8	21.100
A7.2	13.6	8.3	21.900
A7.3	28.9	6.9	35.800
A7.4	27.3	5.9	33.200
A7.5	14.2	13.1	27.300
A8.1	14	13.1	27.100
A8.2	14.1	8	22.100
A8.3	29.5	6.7	36.200
A8.4	27.1	5.8	32.900
A9.1	14.2	13.2	27.400
A9.2	14.4	8.1	22.500
A9.3	29.8	6.5	36.300
All other dwellings	26.8	5.8	32.600

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 150 kLs	Location: Tower A Pool shaded: yes	-

(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
Swimming pool (No. 1)	Heating source: no heating	Pump controlled by timer: yes
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 20 number of levels from the bottom of the lift shaft to the top of the lift shaft: 29 number of lifts: 2 lift load capacity: >1500kg
Central hot water system (No. 1)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: no external pipework; (b) Piping internal to building: R1.0 (~38 mm)

2. Commitments for Residential flat buildings - Tower B

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above open subfloor, frame: suspended concrete slab	15000	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete panel/ plasterboard,frame:light steel frame	5000	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	10000	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
no	-	-

Ceiling and roof types

Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	700	-	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)
-	4000	-	4000	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	4 star	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	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	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1)	Central heating system (No. 1)	0	no

	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	-	-	-	-	-	gas cooktop & electric oven	4 star	7.0 star	no	yes

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B10.1	19.5	9.5	29.000
B10.2	21.8	8.7	30.500
B10.3	19.2	10.4	29.600
B11.1	19.7	9.5	29.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B11.2	21.9	8.4	30.300
B11.3	19.3	10.3	29.600
B12.1	20	9.3	29.300
B12.2	22.2	8.3	30.500
B12.3	19.5	10.3	29.800
B13.1	20.1	9.4	29.500
B13.2	22.3	8.2	30.500
B13.3	19.7	10.2	29.900
B14.1	20.4	9.2	29.600
B14.2	22.6	8.5	31.100
B14.3	19.9	10.2	30.100
B15.1	18.4	12.3	30.700
B15.2	24.5	6.7	31.200
B15.3	20.1	10.3	30.400
B16.1	22	10.1	32.100
B16.2	25.1	6.1	31.200
B16.3	20.2	10.3	30.500
B17.1	22.1	10.2	32.300
B17.2	25.2	6	31.200
B17.3	20.3	10.1	30.400
B18.1	22.2	10.1	32.300
B18.2	25.6	5.8	31.400
B18.3	20.4	10.1	30.500
B19.1	22.5	10.1	32.600
B19.2	25.9	5.8	31.700
B19.3	20.6	10.1	30.700
B2.1	20.1	9	29.100
B2.2	15	4.8	19.800
B2.3	11.7	5.4	17.100
B2.4	19.9	3.3	23.200
B20.2	26	5.8	31.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B21.2	26.3	5.8	32.100
B22.1	22.8	10.1	32.900
B22.2	17.1	14.6	31.700
B22.3	20.9	10.2	31.100
B23.1	20.3	9.3	29.600
B23.2	19.9	7.8	27.700
B24.1	20.4	9.3	29.700
B25.1	20.6	9.3	29.900
B26.1	20.7	9.3	30.000
B26.2	20.2	7.8	28.000
B29.1	20.9	9.2	30.100
B29.2	20.5	7.8	28.300
B3.1	16.7	10.2	26.900
B3.2	14.6	5	19.600
B3.3	9.2	7.1	16.300
B3.4	20.5	3.9	24.400
B30.1	21	9.1	30.100
B30.2	20.6	7.7	28.300
B31.1	28.5	6.4	34.900
B31.2	26.1	6.3	32.400
B4.1	21	8	29.000
B4.2	17.6	3.8	21.400
B4.3	17.3	4.1	21.400
B5.1	17.2	18.5	35.700
B5.2	15.5	10.4	25.900
B6.1	20.2	8.7	28.900
B6.2	16.9	11	27.900
B6.3	20.6	17.7	38.300
B7.1	17.8	10.2	28.000
B7.2	20.4	10.3	30.700
B7.3	15.6	11.3	26.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B8.1	17	10.9	27.900
B8.2	19.4	10.5	29.900
B8.3	17	11.6	28.600
B9.1	17.4	10.7	28.100
B9.2	19.7	10.4	30.100
B9.3	17.3	11.8	29.100
B20.1, B21.1	22.7	10.1	32.800
B20.3, B21.3	20.7	10.2	30.900
B24.2, B25.2	20	7.8	27.800
B27.1, B28.1	20.8	9.2	30.000
All other dwellings	20.3	7.8	28.100

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

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

	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	yes
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 30 number of levels from the bottom of the lift shaft to the top of the lift shaft: 37 number of lifts: 2 lift load capacity: >1500kg
Central hot water system (No. 2)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: no external pipework; (b) Piping internal to building: R1.0 (~38 mm)

3. 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.	✓	✓	✓
(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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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; (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".		✓	
(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.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.		✓	

4. Commitments for single dwelling houses

(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.	✓	✓	✓
(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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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; (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".		✓	
(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.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.		✓	

5. 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	15000	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete panel/ plasterboard,frame:light steel frame	5000	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	10000	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
no	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	700	-	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)
-	4000	-	4000	-	-	-	-

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(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
Gym	tempered supply air only	time clock or BMS controlled	light-emitting diode	manual on / manual off	yes
Underground carpark (Combined)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	daylight sensor and motion sensor	yes
Garbage room (Combined)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Communal areas (Combined)	tempered supply air only	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	yes
Plant or service room (Combined)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes
Comms	tempered supply air only	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	yes
Stairs (Combined)	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	yes
Sauna & Yoga	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	yes
Ground floor lobby	tempered supply air only	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	yes
Hallway/lobby (Combined)	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	yes

Central energy systems	Type	Specification
Sauna (No. 1)	Heating source: gas	Efficiency measure: manual on / timer off
Central cooling system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: water cooled condenser Unit efficiency (min): high – COP > 5.5
Central heating system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor + water sourced evaporator Unit efficiency high – COP > 5.5
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 40 peak kW
Other	Building management system 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).

Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. 0012828660

Generated on 06 Mar 2026 using BERS Pro v5.2.6 (3.23)

Property

Address 64-66 Lavender Street,
LAVENDER BAY , NSW , 2060

Lot/DP Lot 4 DP 19368

NatHERS Climate Zone 17 Sydney RO (Observatory Hill)



Accredited assessor

Name Lawrence Yu

Business name JHA Consulting Engineers

Email lawrence.yu@jhaengineers.com.au

Phone 02 9437 1000

Accreditation No. 20647

Assessor Accrediting Organisation
ABSA

Verification

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



National Construction Code (NCC) requirements

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

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

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012826905	A.2.1	10.9 (N/A)	8.5 (N/A)	19.4	8.3	0
0012826939	A.2.2	18.4 (N/A)	5.8 (N/A)	24.2	7.7	0

Thermal performance star rating



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

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

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

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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	20.8	8.6
Maximum block limit	N/A	N/A

Whole of Home performance rating

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



Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star Rating	Whole of Home Rating
0012826962	A.2.3	26.7 (N/A)	4.5 (N/A)	31.2	6.9	0
0012826996	A.2.4	18.7 (N/A)	9.2 (N/A)	28.0	7.3	0
0012827028	A.2.5	18.9 (N/A)	17.1 (N/A)	36.0	6.4	0
0012827051	A.3.1	8.8 (N/A)	19.2 (N/A)	28.0	7.3	0
0012827085	A.3.2	6.2 (N/A)	12.1 (N/A)	18.3	8.4	0
0012827119	A.3.3	9.1 (N/A)	12.4 (N/A)	21.5	8.1	0
0012827143	A.5.1	15.2 (N/A)	8.0 (N/A)	23.2	7.9	0
0012827176	A.5.2	13.8 (N/A)	8.4 (N/A)	22.2	7.9	0
0012827200	A.5.3	21.8 (N/A)	9.8 (N/A)	31.6	6.8	0
0012827234	A.5.4	33.1 (N/A)	4.2 (N/A)	37.3	6.2	0
0012827275	A.5.5	15.4 (N/A)	10.3 (N/A)	25.7	7.5	0
0012827309	A.6.1	13.0 (N/A)	8.0 (N/A)	21.0	8.1	0
0012827333	A.6.2	13.2 (N/A)	8.5 (N/A)	21.6	8.1	0
0012827374	A.6.3	28.4 (N/A)	6.5 (N/A)	35.0	6.5	0
0012827408	A.6.4	26.7 (N/A)	5.6 (N/A)	32.3	6.8	0
0012827432	A.6.5	12.7 (N/A)	11.6 (N/A)	24.3	7.7	0
0012827465	A.7.1	13.3 (N/A)	7.8 (N/A)	21.1	8.1	0
0012827499	A.7.2	13.6 (N/A)	8.3 (N/A)	21.9	8	0
0012827515	A.7.3	28.9 (N/A)	6.9 (N/A)	35.8	6.4	0
0012827531	A.7.4	27.3 (N/A)	5.9 (N/A)	33.2	6.7	0
0012827549	A.7.5	14.2 (N/A)	13.1 (N/A)	27.3	7.3	0
0012826871	A.8.1	14.0 (N/A)	13.1 (N/A)	27.2	7.4	0
0012826889	A.8.2	14.1 (N/A)	8.0 (N/A)	22.1	7.9	0
0012826913	A.8.3	29.5 (N/A)	6.7 (N/A)	36.2	6.4	0
0012826947	A.8.4	27.1 (N/A)	5.8 (N/A)	32.9	6.7	0
0012826970	A.9.1	14.2 (N/A)	13.2 (N/A)	27.4	7.3	0
0012827002	A.9.2	14.4 (N/A)	8.1 (N/A)	22.5	7.9	0
0012827036	A.9.3	29.8 (N/A)	6.5 (N/A)	36.4	6.3	0
0012827069	A.9.4	26.8 (N/A)	5.8 (N/A)	32.6	6.7	0
0012827093	A.10.1	16.0 (N/A)	11.3 (N/A)	27.3	7.3	0
0012827127	A.10.2	16.5 (N/A)	7.4 (N/A)	23.9	7.8	0
0012827150	A.10.3	32.2 (N/A)	5.9 (N/A)	38.2	6.1	0
0012827184	A.10.4	28.7 (N/A)	5.5 (N/A)	34.2	6.6	0
0012827218	A.11.1	16.1 (N/A)	11.6 (N/A)	27.7	7.3	0



<u>0012827242</u>	A.11.2	16.6 (N/A)	7.5 (N/A)	24.1	7.7	0
<u>0012827267</u>	A.11.3	32.4 (N/A)	5.9 (N/A)	38.3	6.1	0
<u>0012827291</u>	A.11.4	28.9 (N/A)	5.4 (N/A)	34.3	6.6	0
<u>0012827325</u>	A.12.1	16.3 (N/A)	11.4 (N/A)	27.7	7.3	0
<u>0012827358</u>	A.12.2	16.9 (N/A)	7.5 (N/A)	24.4	7.7	0
<u>0012827382</u>	A.12.3	32.7 (N/A)	6.1 (N/A)	38.8	6	0
<u>0012827416</u>	A.12.4	29.2 (N/A)	5.4 (N/A)	34.6	6.5	0
<u>0012827440</u>	A.13.1	16.4 (N/A)	11.4 (N/A)	27.8	7.3	0
<u>0012827473</u>	A.13.2	16.9 (N/A)	7.6 (N/A)	24.5	7.7	0
<u>0012818357-01</u>	A.13.3	32.9 (N/A)	6.2 (N/A)	39.0	6	0
<u>0012827523</u>	A.13.4	29.3 (N/A)	5.4 (N/A)	34.7	6.5	0
<u>0012826863</u>	A.14.1	16.6 (N/A)	11.3 (N/A)	28.0	7.3	0
<u>0012826897</u>	A.14.2	17.2 (N/A)	7.5 (N/A)	24.7	7.7	0
<u>0012826921</u>	A.14.3	25.4 (N/A)	6.9 (N/A)	32.3	6.8	0
<u>0012826954</u>	A.14.4	29.7 (N/A)	5.3 (N/A)	34.9	6.5	0
<u>0012826988</u>	A.15.1	16.8 (N/A)	11.2 (N/A)	27.9	7.3	0
<u>0012827010</u>	A.15.2	17.5 (N/A)	7.3 (N/A)	24.8	7.7	0
<u>0012827044</u>	A.15.3	25.6 (N/A)	6.9 (N/A)	32.5	6.8	0
<u>0012827077</u>	A.15.4	29.8 (N/A)	5.3 (N/A)	35.1	6.4	0
<u>0012827101</u>	A.16.1	16.9 (N/A)	11.1 (N/A)	28.0	7.3	0
<u>0012827135</u>	A.16.2	17.6 (N/A)	7.3 (N/A)	25.0	7.6	0
<u>0012827168</u>	A.16.3	25.7 (N/A)	6.9 (N/A)	32.6	6.7	0
<u>0012827192</u>	A.16.4	30.0 (N/A)	5.4 (N/A)	35.3	6.4	0
<u>0012827226</u>	A.17.1	17.0 (N/A)	11.4 (N/A)	28.4	7.2	0
<u>0012827259</u>	A.17.2	17.8 (N/A)	7.3 (N/A)	25.1	7.6	0
<u>0012827283</u>	A.17.3	25.9 (N/A)	7.1 (N/A)	33.0	6.7	0
<u>0012827317</u>	A.17.4	30.1 (N/A)	5.3 (N/A)	35.5	6.4	0
<u>0012827341</u>	A.18.1	17.1 (N/A)	11.2 (N/A)	28.4	7.2	0
<u>0012827366</u>	A.18.2	17.9 (N/A)	7.3 (N/A)	25.2	7.6	0
<u>0012827390</u>	A.18.3	26.0 (N/A)	7.1 (N/A)	33.1	6.7	0
<u>0012827424</u>	A.18.4	30.3 (N/A)	5.3 (N/A)	35.6	6.4	0
<u>0012827457</u>	A.19.1	17.4 (N/A)	11.1 (N/A)	28.5	7.2	0
<u>0012827481</u>	A.19.2	18.2 (N/A)	7.3 (N/A)	25.6	7.6	0
<u>0012827507</u>	A.19.3	26.3 (N/A)	7.0 (N/A)	33.3	6.7	0
<u>0012827572</u>	A.19.4	30.6 (N/A)	5.3 (N/A)	35.9	6.4	0
<u>0012827606</u>	A.20.1	17.5 (N/A)	11.1 (N/A)	28.7	7.2	0
<u>0012827622</u>	A.20.2	18.3 (N/A)	7.2 (N/A)	25.5	7.6	0
<u>0012827648</u>	A.20.3	23.6 (N/A)	9.3 (N/A)	32.9	6.7	0



<u>0012827564</u>	A.20.4	30.8 (N/A)	5.6 (N/A)	36.3	6.3	0
<u>0012827580</u>	A.21.1	13.6 (N/A)	9.1 (N/A)	22.7	7.9	0
<u>0012827614</u>	A.21.2	22.4 (N/A)	6.4 (N/A)	28.8	7.2	0
<u>0012827630</u>	A.21.3	25.8 (N/A)	6.8 (N/A)	32.6	6.7	0
<u>0012827655</u>	A.22.1	16.7 (N/A)	7.4 (N/A)	24.1	7.7	0
<u>0012827556</u>	A.22.2	30.2 (N/A)	5.2 (N/A)	35.3	6.4	0
<u>0012827598</u>	A.22.3	33.3 (N/A)	5.0 (N/A)	38.3	6.1	0
<u>0012827697</u>	B.2.1	20.1 (N/A)	9.0 (N/A)	29.2	7.1	0
<u>0012827721</u>	B.2.2	15.0 (N/A)	4.8 (N/A)	19.8	8.3	0
<u>0012827754</u>	B.2.3	11.7 (N/A)	5.4 (N/A)	17.1	8.6	0
<u>0012827788</u>	B.2.4	19.9 (N/A)	3.3 (N/A)	23.2	7.9	0
<u>0012827812</u>	B.3.1	16.7 (N/A)	10.2 (N/A)	26.9	7.4	0
<u>0012827853</u>	B.3.2	14.6 (N/A)	5.0 (N/A)	19.6	8.3	0
<u>0012827879</u>	B.3.3	9.2 (N/A)	7.1 (N/A)	16.3	8.7	0
<u>0012827903</u>	B.3.4	20.5 (N/A)	3.9 (N/A)	24.4	7.7	0
<u>0012827945</u>	B.4.1	21.0 (N/A)	8.0 (N/A)	29.0	7.1	0
<u>0012827978</u>	B.4.2	17.6 (N/A)	3.8 (N/A)	21.4	8.1	0
<u>0012828018</u>	B.4.3	17.3 (N/A)	4.1 (N/A)	21.4	8.1	0
<u>0012828042</u>	B.5.1	17.2 (N/A)	18.5 (N/A)	35.7	6.4	0
<u>0012828075</u>	B.5.2	15.5 (N/A)	10.4 (N/A)	26.0	7.5	0
<u>0012828109</u>	B.6.1	20.2 (N/A)	8.7 (N/A)	28.8	7.2	0
<u>0012828133</u>	B.6.2	16.9 (N/A)	11.0 (N/A)	27.9	7.3	0
<u>0012828166</u>	B.6.3	20.6 (N/A)	17.7 (N/A)	38.3	6.1	0
<u>0012828190</u>	B.7.1	17.8 (N/A)	10.2 (N/A)	28.0	7.3	0
<u>0012828224</u>	B.7.2	20.4 (N/A)	10.3 (N/A)	30.7	6.9	0
<u>0012828240</u>	B.7.3	15.6 (N/A)	11.3 (N/A)	26.9	7.4	0
<u>0012828299</u>	B.8.1	17.0 (N/A)	10.9 (N/A)	27.9	7.3	0
<u>0012828323</u>	B.8.2	19.4 (N/A)	10.5 (N/A)	29.9	7	0
<u>0012828356</u>	B.8.3	17.0 (N/A)	11.6 (N/A)	28.6	7.2	0
<u>0012828380</u>	B.9.1	17.4 (N/A)	10.7 (N/A)	28.1	7.2	0
<u>0012828414</u>	B.9.2	19.7 (N/A)	10.4 (N/A)	30.0	7	0
<u>0012828448</u>	B.9.3	17.3 (N/A)	11.8 (N/A)	29.1	7.1	0
<u>0012828463</u>	B.10.1	19.5 (N/A)	9.5 (N/A)	29.0	7.1	0
<u>0012828471</u>	B.10.2	21.8 (N/A)	8.7 (N/A)	30.4	6.9	0
<u>0012827663</u>	B.10.3	19.2 (N/A)	10.4 (N/A)	29.6	7.1	0
<u>0012827705</u>	B.11.1	19.7 (N/A)	9.5 (N/A)	29.2	7.1	0
<u>0012827739</u>	B.11.2	21.9 (N/A)	8.4 (N/A)	30.3	6.9	0
<u>0012827762</u>	B.11.3	19.3 (N/A)	10.3 (N/A)	29.6	7.1	0



<u>0012827796</u>	B.12.1	20.0 (N/A)	9.3 (N/A)	29.3	7.1	0
<u>0012827820</u>	B.12.2	22.2 (N/A)	8.3 (N/A)	30.5	6.9	0
<u>0012827846</u>	B.12.3	19.5 (N/A)	10.3 (N/A)	29.9	7	0
<u>0012827887</u>	B.13.1	20.1 (N/A)	9.4 (N/A)	29.5	7.1	0
<u>0012827911</u>	B.13.2	22.3 (N/A)	8.2 (N/A)	30.6	6.9	0
<u>0012827937</u>	B.13.3	19.7 (N/A)	10.2 (N/A)	29.9	7	0
<u>0012827960</u>	B.14.1	20.4 (N/A)	9.2 (N/A)	29.7	7	0
<u>0012827994</u>	B.14.2	22.6 (N/A)	8.5 (N/A)	31.2	6.9	0
<u>0012828026</u>	B.14.3	19.9 (N/A)	10.2 (N/A)	30.1	6.9	0
<u>0012828059</u>	B.15.1	18.4 (N/A)	12.3 (N/A)	30.8	6.9	0
<u>0012828083</u>	B.15.2	24.5 (N/A)	6.7 (N/A)	31.2	6.9	0
<u>0012828117</u>	B.15.3	20.1 (N/A)	10.3 (N/A)	30.3	6.9	0
<u>0012828141</u>	B.16.1	22.0 (N/A)	10.1 (N/A)	32.1	6.8	0
<u>0012828174</u>	B.16.2	25.1 (N/A)	6.1 (N/A)	31.2	6.9	0
<u>0012828208</u>	B.16.3	20.2 (N/A)	10.3 (N/A)	30.4	6.9	0
<u>0012828232</u>	B.17.1	22.1 (N/A)	10.2 (N/A)	32.2	6.8	0
<u>0012828265</u>	B.17.2	25.2 (N/A)	6.0 (N/A)	31.3	6.9	0
<u>0012828281</u>	B.17.3	20.3 (N/A)	10.1 (N/A)	30.4	6.9	0
<u>0012828315</u>	B.18.1	22.2 (N/A)	10.1 (N/A)	32.3	6.8	0
<u>0012828349</u>	B.18.2	25.6 (N/A)	5.8 (N/A)	31.3	6.9	0
<u>0012828372</u>	B.18.3	20.4 (N/A)	10.1 (N/A)	30.5	6.9	0
<u>0012828406</u>	B.19.1	22.5 (N/A)	10.1 (N/A)	32.6	6.7	0
<u>0012828430</u>	B.19.2	25.9 (N/A)	5.8 (N/A)	31.7	6.8	0
<u>0012828455</u>	B.19.3	20.6 (N/A)	10.1 (N/A)	30.8	6.9	0
<u>0012827671</u>	B.20.1	22.7 (N/A)	10.1 (N/A)	32.7	6.7	0
<u>0012827689</u>	B.20.2	26.0 (N/A)	5.8 (N/A)	31.8	6.8	0
<u>0012827713</u>	B.20.3	20.7 (N/A)	10.2 (N/A)	30.9	6.9	0
<u>0012827747</u>	B.21.1	22.7 (N/A)	10.1 (N/A)	32.7	6.7	0
<u>0012827770</u>	B.21.2	26.3 (N/A)	5.8 (N/A)	32.1	6.8	0
<u>0012827804</u>	B.21.3	20.7 (N/A)	10.2 (N/A)	30.9	6.9	0
<u>0012827838</u>	B.22.1	22.8 (N/A)	10.1 (N/A)	32.9	6.7	0
<u>0012827861</u>	B.22.2	17.1 (N/A)	14.6 (N/A)	31.8	6.8	0
<u>0012827895</u>	B.22.3	20.9 (N/A)	10.2 (N/A)	31.1	6.9	0
<u>0012827929</u>	B.23.1	20.3 (N/A)	9.3 (N/A)	29.6	7.1	0
<u>0012827952</u>	B.23.2	19.9 (N/A)	7.8 (N/A)	27.7	7.3	0
<u>0012827986</u>	B.24.1	20.4 (N/A)	9.3 (N/A)	29.7	7	0
<u>0012828000</u>	B.24.2	20.0 (N/A)	7.8 (N/A)	27.8	7.3	0
<u>0012828034</u>	B.25.1	20.6 (N/A)	9.3 (N/A)	29.8	7	0



<u>0012828067</u>	B.25.2	20.0 (N/A)	7.8 (N/A)	27.9	7.3	0
<u>0012828091</u>	B.26.1	20.7 (N/A)	9.3 (N/A)	29.9	7	0
<u>0012828125</u>	B.26.2	20.2 (N/A)	7.8 (N/A)	28.0	7.3	0
<u>0012828158</u>	B.27.1	20.8 (N/A)	9.2 (N/A)	30.0	7	0
<u>0012828182</u>	B.27.2	20.3 (N/A)	7.8 (N/A)	28.1	7.2	0
<u>0012828216</u>	B.28.1	20.8 (N/A)	9.2 (N/A)	30.0	7	0
<u>0012828257</u>	B.28.2	20.3 (N/A)	7.8 (N/A)	28.1	7.2	0
<u>0012828273</u>	B.29.1	20.9 (N/A)	9.2 (N/A)	30.1	6.9	0
<u>0012828307</u>	B.29.2	20.5 (N/A)	7.8 (N/A)	28.3	7.2	0
<u>0012828331</u>	B.30.1	21.0 (N/A)	9.1 (N/A)	30.2	6.9	0
<u>0012828364</u>	B.30.2	20.6 (N/A)	7.7 (N/A)	28.3	7.2	0
<u>0012828398</u>	B.31.1	28.5 (N/A)	6.4 (N/A)	34.9	6.5	0
<u>0012828422</u>	B.31.2	26.1 (N/A)	6.3 (N/A)	32.4	6.8	0

Explanatory notes

About this ratings

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

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

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

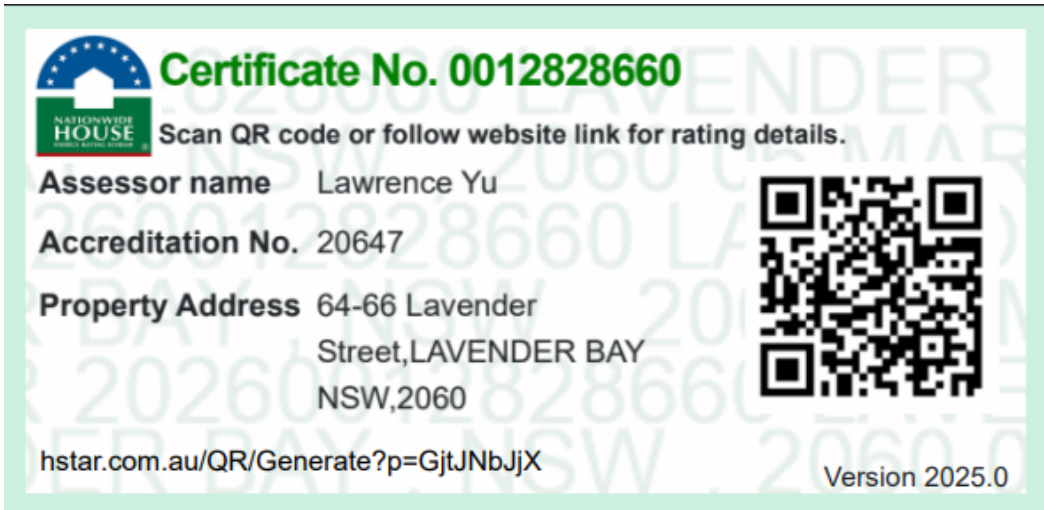
Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.



We would like to Acknowledge the Traditional Custodians of the land on which we live and practice. We pay our respects to elders past, present and emerging, whose knowledge has cared for, and will continue to care for Country. We acknowledge that sovereignty was never ceded.

Project Stage	Sheet Number	Sheet Name	Current Revision	Current Revision Date
0000 Preambles				
DA	DA-0000	COVER	3	03.03.2026
0100 Overall				
DA	DA-0101	SITE CONTEXT PLAN	3	03.03.2026
DA	DA-0201	SITE PLAN - EXISTING CONTEXT	3	03.03.2026
DA	DA-0202	SITE PLAN - PROPOSED CONTEXT	4	03.03.2026
DA	DA-0203	SITE ANALYSIS PLAN	3	03.03.2026
DA	DA-0801	3D OVERALL AXONOMETRIC - SHEET 1	3	03.03.2026
DA	DA-0802	3D OVERALL AXONOMETRIC - SHEET 2	3	03.03.2026
DA	DA-2501	PHOTOMONTAGE - SHEET 01	1	03.03.2026
DA	DA-2502	PHOTOMONTAGE - SHEET 02	1	03.03.2026
DA	DA-2503	PHOTOMONTAGE - SHEET 03	1	03.03.2026
DA	DA-2504	PHOTOMONTAGE - SHEET 04	1	03.03.2026
1000 Floor Plans				
DA	DA-1001	FLOOR PLAN - BASEMENT 05	8	03.03.2026
DA	DA-1002	FLOOR PLAN - BASEMENT 04	8	03.03.2026
DA	DA-1003	FLOOR PLAN - BASEMENT 03	8	03.03.2026
DA	DA-1004	FLOOR PLAN - BASEMENT 02	8	03.03.2026
DA	DA-1005	FLOOR PLAN - BASEMENT 01	8	03.03.2026
DA	DA-1006	FLOOR PLAN - LEVEL 00 - GROUND	9	03.03.2026
DA	DA-1007	FLOOR PLAN - LEVEL 01	9	03.03.2026
DA	DA-1008	FLOOR PLAN - LEVEL 02	9	03.03.2026
DA	DA-1009	FLOOR PLAN - LEVEL 03	9	03.03.2026
DA	DA-1010	FLOOR PLAN - LEVEL 04	9	03.03.2026
DA	DA-1011	FLOOR PLAN - LEVEL 05	8	03.03.2026
DA	DA-1012	FLOOR PLAN - LEVEL 06	9	03.03.2026
DA	DA-1013	FLOOR PLAN - LEVEL 07	9	03.03.2026
DA	DA-1014	FLOOR PLAN - LEVEL 08 TO 14	5	03.03.2026
DA	DA-1021	FLOOR PLAN - LEVEL 15	5	03.03.2026
DA	DA-1022	FLOOR PLAN - LEVEL 16 TO 20	5	03.03.2026
DA	DA-1027	FLOOR PLAN - LEVEL 21 TO 22	6	03.03.2026
DA	DA-1029	FLOOR PLAN - LEVEL 23	6	03.03.2026
DA	DA-1030	FLOOR PLAN - LEVEL 24 TO 31	6	03.03.2026
DA	DA-1038	FLOOR PLAN - LEVEL 32	7	03.03.2026
1400 Elevations				
DA	DA-1401	ELEVATIONS - NORTH	4	03.03.2026
DA	DA-1402	ELEVATIONS - SOUTH	4	03.03.2026
DA	DA-1403	ELEVATIONS - EAST	4	03.03.2026
DA	DA-1404	ELEVATIONS - WEST	4	03.03.2026
DA	DA-1405	ELEVATIONS - SOUTH (BUILDING A)	4	03.03.2026
DA	DA-1406	ELEVATIONS - EAST (BUILDING A)	4	03.03.2026
DA	DA-1407	ELEVATIONS - WEST (BUILDING A)	4	03.03.2026
1500 Sections				
DA	DA-1501	BUILDING SECTION A	3	03.03.2026
DA	DA-1502	BUILDING SECTION B	3	03.03.2026
DA	DA-1503	BUILDING SECTION C	3	03.03.2026
1700 Wall Sections				
DA	DA-1701	WALL SECTIONS - SHEET 1	4	03.03.2026
DA	DA-1702	WALL SECTIONS - SHEET 2	4	03.03.2026
4000 Interiors				
DA	DA-4051	ADAPTABLE APARTMENT	3	03.03.2026
DA	DA-4052	LHA GOLD - TYPICAL APARTMENT	3	03.03.2026
DA	DA-4053	LHA PLATINUM - TYPICAL APARTMENT	3	03.03.2026
DA	DA-4054	AFFORDABLE UNITS	1	03.03.2026
8000 Ancillary				
DA	DA-6101	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 1	3	03.03.2026
DA	DA-6102	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 2	3	03.03.2026
DA	DA-6103	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 3	1	03.03.2026
DA	DA-6104	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 4	1	03.03.2026
DA	DA-6105	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 5	1	03.03.2026
DA	DA-6106	COMPLIANCE DRAWINGS - INTERNAL STORAGE DIAGRAMS - SHEET 6	1	03.03.2026
DA	DA-8011	COMPLIANCE DRAWINGS - SHADOW DIAGRAMS	3	03.03.2026
DA	DA-8021	COMPLIANCE DRAWINGS - EYE OF THE SUN	3	03.03.2026
DA	DA-8101	AREA PLANS - GFA	3	03.03.2026
DA	DA-8111	COMPLIANCE DRAWINGS - COMMUNAL OPEN SPACE	3	03.03.2026
DA	DA-8402	COMPLIANCE DRAWINGS - CROSS VENTILATION	3	03.03.2026
DA	DA-8501	COMPLIANCE DRAWINGS - SOLAR DIAGRAMS	3	03.03.2026

Thermal Comfort			Accreditation Number:	ABSA 20647
External walls		Requirements		
Brick Veneer	Podium levels	Medium colour	R2.0	Bulk + Anti-glare foil
AAC Panel Direct Fix		Medium colour	R2.0	Bulk + Anti-glare foil
Spandrel Panels		R1.7 Bulk insulation		
Internal walls		No insulation		
Stud, plasterboard				
Partition walls		No insulation		
AAC, plasterboard				
Ceiling		No insulation		
Internal ceiling - Concrete, plasterboard				
External ceiling - Concrete, plasterboard	All Exposed Ceiling	R3.0 Bulk insulation		
Roof		No insulation		
Waterproofing membrane				
Floors		R2.0 Bulk insulation		
Suspended concrete slab	All Exposed Floors			
Windows		Performance glazing with U-value 2.8 and SHGC 0.39		
Curtain wall				
Awning		Performance glazing with U-value 4.6 and SHGC 0.36		
Fixed Window		Performance glazing with U-value 3.1 and SHGC 0.39		
Sliding Doors		Performance glazing with U-value 3.4 and SHGC 0.33		
Ceiling Penetration		As per default worse case scenario 1 per 5 sq meters of ceiling area to each room.		
Lighting specification				
Exhaust Fan		Kitchen, bathroom and laundry		
Ceiling Fan		All Kitchen/Living areas		
Overshadowing details		Adjoining units calculated into model calculations		
Site		As shown on plans		
Orientation of nominal north elevation				



3-7 Middlemiss St
64-66 Lavender St

SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
www.sjb.com.au

Project Number: **6419**
Date: **03.03.2026**
Client: **CENTRAL ELEMENT**

FOR APPROVAL

CONTRACTOR

BUILDING PRACTITIONER

Builder

CONSULTANTS

ACOUSTIC CONSULTANT

Renzo Tonin

AIR QUALITY, WIND & REFLECTIVITY

RWDI

ARBORIST

Advanced Tree Consulting

HERITAGE & ARCHAEOLOGY CONSULTANT

Artefact

BASIX & ESD

JHA

BIODIVERSITY CONSULTANT

SLR

CIVIL & STORMWATER

AT&L

ELECTRICAL ENGINEER

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ENVIRONMENTAL CONSULTANT

Rapid Geo

FACADE ENGINEER

Prism

FIRE SERVICES

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Rapid Geo

HYDRAULIC ENGINEER

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ICT & TELECOMMUNICATION

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LEVEL 3 ASP

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MECHANICAL ENGINEER

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PLANNER

Planning & Co.

STRUCTURAL ENGINEER

Centra

SURVEYOR

GeoSurv

TRAFFIC ENGINEER

JMT Consulting

VERTICAL TRANSPORT

JHA

VISUAL IMPACT ASSESSMENT

Urbis

WASTE CONSULTANT

Elephants Foot

WATER SERVICES CONSULTANT

Vinculum





**Certificate No. 0012828660**
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Assessor name Lawrence Yu

Accreditation No. 20647

Property Address 64-66 Lavender Street, LAVENDER BAY NSW, 2060

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Version 2025.0

**ABSA**
Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2025 - 31/03/2026

Assessor Name Lawrence Yu

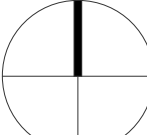
Assessor Number 20647

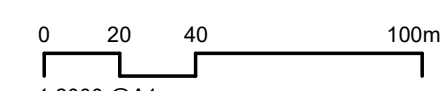
This Accredited Assessor is qualified to use NABERS Accredited Software and has agreed to follow the ABSA Code of Practice

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FOR APPROVAL




0 20 40 100m
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	06.02.2026	FOR APPROVAL	WG	SC
2	12.02.2026	FOR APPROVAL	WG	SC
3	03.03.2026	FOR APPROVAL	WG	SC

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client

Central Element

Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St

Drawing Name

SITE CONTEXT PLAN

Date
03.03.2026

Scale
1 : 2000

Sheet Size
A1

Drawn
SC

Chk.
WG

Job No.
6419

Drawing No.
DA-0101

Revision
/ 3

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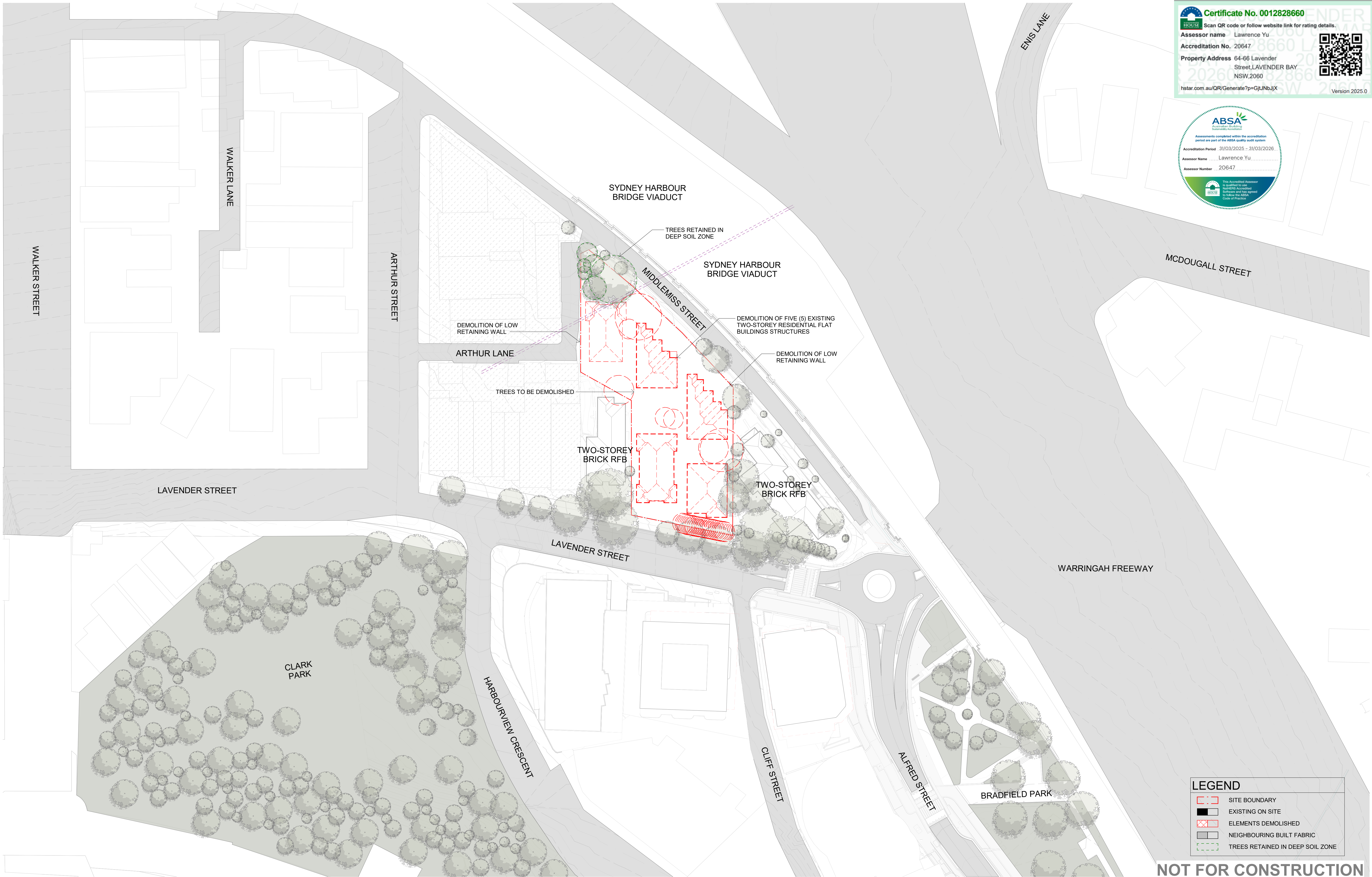


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Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 64-66 Lavender Street, LAVENDER BAY NSW, 2060
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Version 2025.0



LEGEND



 SITE BOUNDARY



 EXISTING ON SITE



 ELEMENTS DEMOLISHED



 NEIGHBOURING BUILT FABRIC

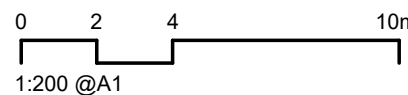
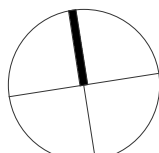


 TREES RETAINED IN DEEP SOIL ZONE

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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1	06.02.2026	FOR APPROVAL	WG	SC
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3	03.03.2026	FOR APPROVAL	WG	SC

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Client



Central
Element

Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St

Drawing Name

SITE PLAN - EXISTING CONTEXT

Date

03.03.2026

Scale

1 : 500

Sheet Size

A1

Drawn

SC

Chk.

WG

Job No.

6419

Drawing No.

DA-0201

Revision

/ 3

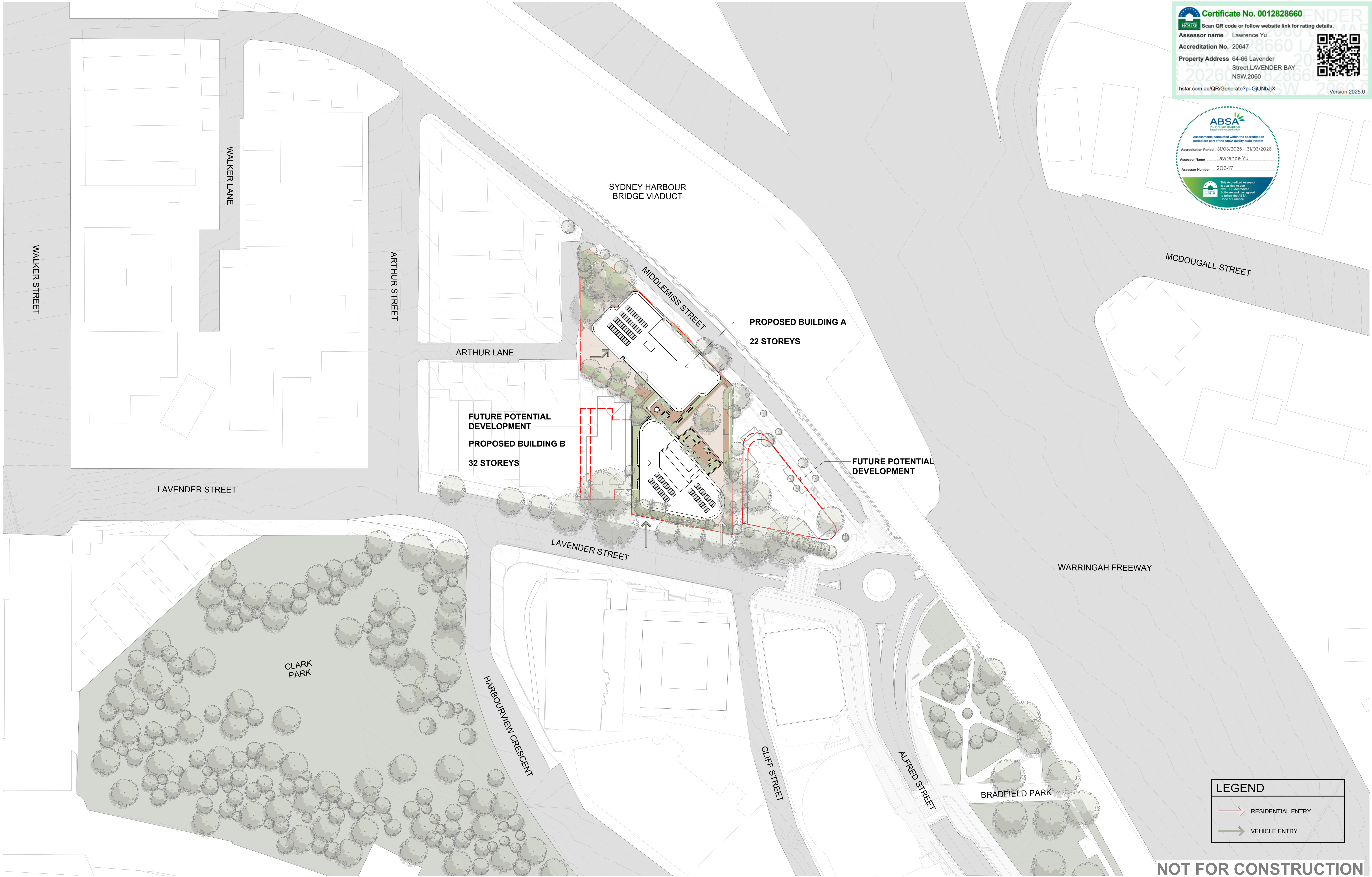
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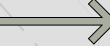
**Certificate No. 0012828660**
Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 64-66 Lavender Street, LAVENDER BAY NSW 2060
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Version 2025.0



**ABSA**
Accreditation
Assessments completed within the accreditation period are part of the ABSA quality audit system.
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Lawrence Yu
Assessor Number 20647
This Accredited Assessor is qualified to use the ABSA Accredited Software and has agreed to follow the ABSA Code of Practice.

LEGEND

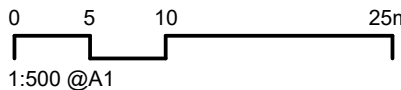
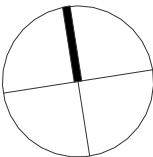
 RESIDENTIAL ENTRY

 VEHICLE ENTRY

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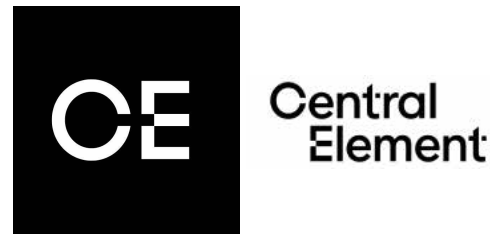


Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	28.01.2026	FOR INFORMATION	WG	SC
2	06.02.2026	FOR APPROVAL	WG	SC
3	12.02.2026	FOR APPROVAL	WG	SC
4	03.03.2026	FOR APPROVAL	WG	SC

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Client



Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St
Drawing Name
SITE PLAN - PROPOSED CONTEXT

Date

03.03.2026

Scale

1 : 500

Sheet Size

A1

Drawn

SC

Chk.

WG

Job No.

6419

Drawing No.

DA-0202

Revision

/ 4

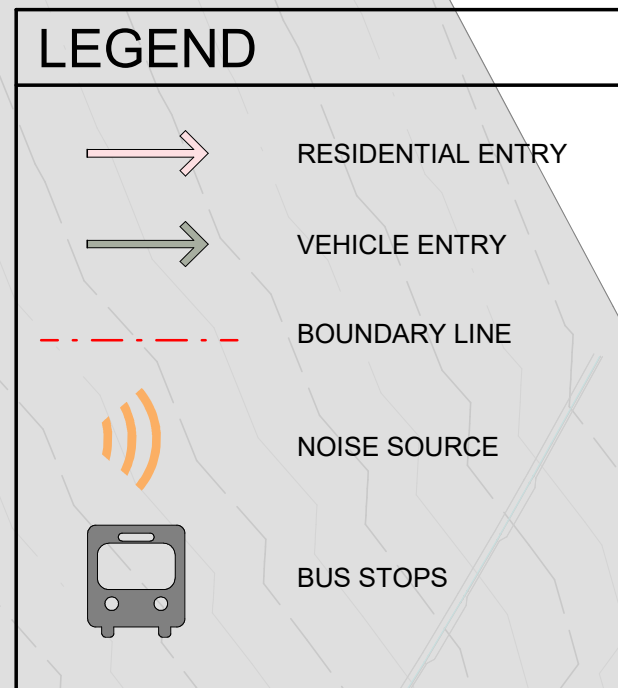
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Accreditation No. 20647
Property Address 64-66 Lavender
Street, LAVENDER BAY
NSW, 2060
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Version 2025.0

**ABSA**
Assessors Building
Sustainability Audits

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Lawrence Yu
Assessor Number 20647


The Accredited Assessor is qualified to use Housi's Assessment Software and has agreed to follow the ABSA Code of Practice

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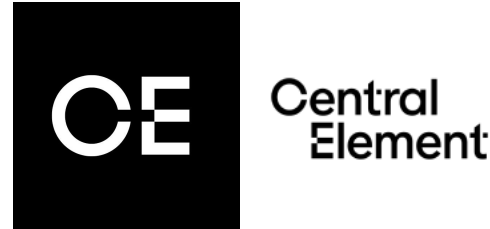
FOR APPROVAL

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	06.02.2026	FOR APPROVAL	WG	SC
2	12.02.2026	FOR APPROVAL	WG	SC
3	03.03.2026	FOR APPROVAL	WG	SC

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Client



Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St

Drawing Name

3D OVERALL AXONOMETRIC - SHEET 1

Date

03.03.2026

Scale

Sheet Size

A1

Drawn

SC

Chk.

WG

Job No.

6419

Drawing No.

DA-0801

Revision

/ 3

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