

NatHERS and BASIX Report

250538 ATCHISON STREET

Client:
Setia

Revision:
A

Date:
25/09/2025

REPORT INFORMATION

Project	Atchison Street
Title	NatHERS and BASIX Report
Client	Setia
Revision	A
Revision Date	25/09/2025
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REVISION SCHEDULE

Revision	Date	Issue Name	Author	Authorised
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1 Introduction

This report provides an assessment of the projected thermal comfort, water efficiency, energy performance, and material reporting for the proposed development at 20–22 Atchison Street, St Leonards NSW 2065. The assessment has been prepared to support the State Significant Development Application (SSDA) and demonstrates compliance with the sustainability requirements of both the Nationwide House Energy Rating Scheme (NatHERS) and the Building Sustainability Index (BASIX).

Thermal performance modelling was undertaken using Hero v4.1 software to estimate heating and cooling loads. The analysis considers architectural documentation and specifications prepared by Cox Architecture.

The assessment draws on the following architectural plans prepared by Cox Architecture and received on 24/09/2025:

A-DA-0001[1], A-DA-1100[1], A-DA-1101[1], A-DA-1102[16], A-DA-2100[1], A-DA-2101[1], A-DA-2102[1], A-DA-2103[1], A-DA-2104[1], A-DA-2110[1], A-DA-2111[1], A-DA-2112[1], A-DA-2113[1], A-DA-2114[1], A-DA-2115[1], A-DA-2116[1], A-DA-2117[1], A-DA-2118[1], A-DA-2119[1], A-DA-2120[1], A-DA-2121[1], A-DA-3100[1], A-DA-3101[1], A-DA-4100[1], A-DA-4101[1].

2 Analysis Overview

The BASIX assessment evaluates four key sustainability components:

- Water
- Thermal Comfort
- Energy
- Materials

Each category is assessed independently against minimum compliance benchmarks:

- Water: 40% minimum target
- Thermal Comfort: Pass/Fail based on heating and cooling caps
- Energy: 63% minimum target
- Materials: no embodied emission target, only reporting

2.1 Water

The proposed development meets the BASIX Water Target of 46%.

Water consumption is calculated based on the efficiency of fixed fixtures and appliances, including taps, showerheads, toilets, dishwashers, and washing machines.

A rainwater reuse system was not incorporated, as modelling indicated that varying tank sizes and available roof catchment area would not significantly improve the BASIX water score.

2.2 Thermal Comfort

Thermal comfort compliance is determined by heating and cooling energy caps set by the Department of Planning. Using Hero v4.1, the annual energy demand for heating and cooling was modelled for each dwelling, expressed in MJ/m².

Each apartment is assessed against individual heating and cooling caps, while the overall development must also comply with stricter overall caps.

2.3 Energy

The development achieves the BASIX Energy Target of 63%.

Energy performance is based on the efficiency of fixed building services and appliances, including:

- Air-conditioning systems
- Hot water systems
- Lighting
- Exhaust fans
- Cooktops and ovens
- Clothes drying facilities

2.4 Materials

The BASIX Materials assessment does not include a minimum compliance target; rather, it requires reporting of the building materials used to calculate embodied emissions. The assessment considers the environmental impact of key building elements, including:

- Floors
- Walls
- Roofs
- Windows

The reporting focuses on the embodied greenhouse gas emissions associated with the selection of construction materials. While BASIX does not mandate a minimum performance standard for materials, the development has recorded and reported all required material selections as part of the assessment.

3 Inclusions Summary

3.1 Thermal Comfort Inclusions

Glazing Doors/Windows*

- Fixed panel windows (double-glazing, aluminium frames):
 - U-value 2.33 (equal or lower than)
 - SHGC 0.30 (±5%)
- Awning windows (double-glazing, aluminium frames)
 - U-value 2.33 (equal or lower than)
 - SHGC 0.30 (±5%)
- Sliding doors (double-glazing, aluminium frames):
 - U-value 2.33 (equal or lower than)
 - SHGC 0.30 (±5%)

* Note: Due to the early stage of design, same performance values have been applied to all fixed, awning, sliding windows which will be further refined at CC stage.

Roof and ceiling

- Minimum 200mm Concrete with plasterboard ceiling, no insulation where neighbouring units are above
- Minimum 200mm Concrete with plasterboard with R3.5 continuous insulation (insulation only value, no thermal bridging was allowed for) where balcony is above,
- Minimum 200mm Concrete with plasterboard ceiling with R3.5 continuous insulation (insulation only value, no thermal bridging was allowed for) to soffit of concrete where roof is over

External Colour - Medium ($0.475 < SA < 0.7$)

Ceiling Penetrations

- Sealed downlights: 1 per 5 m², ceiling penetration 100mm diameter with 50mm clearance
- Sealed exhaust fans: kitchen, bathroom, ensuite and laundry, ceiling penetration 250mm diameter with 50mm clearance

Ceiling Fans

- Ceiling fans various diam 1200/1500/1800/2100mm – refer to drawings for location and size

Floors

- Minimum 200mm Concrete with a minimum R3.5 insulation (insulation only value, no thermal bridging was allowed for) required where part open subfloor is below
- Minimum 200mm Concrete between levels, no insulation required where conditioned space below

Floor coverings - Carpet to bedrooms, tiles to bathrooms and ensuites, vinyl hybrid elsewhere

External Wall

- Curtain wall (façade) glass spandrel insulated panel with R2.5 insulation (insulation value only) within 90x40mm, BMT 0.75mm metal stud @600 ctrs (default), R0.2 thermal break and plasterboard internally
- 200mm Concrete wall with R2.5 insulation (insulation value only) within 90x40mm, BMT 0.75mm metal stud @600 ctrs (default), R0.2 thermal break and plasterboard internally

External Colour - medium

Inter-tenancy walls

- 75mm Hebel Power Panel to walls adjacent to neighbours, R1.5 insulation (insulation only value)
- 75mm Hebel Power Panel to walls adjacent to corridors with R1.5 insulation (insulation only value)
- 200mm concrete with plasterboard lining as per plans to walls next to lifts and stairs (no insulation)

Walls within dwellings

- Plasterboard on studs – no insulation

External Shading

- Shading as per stamped documentation

3.2 BASIX Water Inclusions

Fixtures within units

- Showerheads 4 stars (>6 but ≤ 7.5 L/min)
- Toilets: 4 stars
- Taps: 6 stars

Fixtures within common areas

- Showerheads 4 stars (>6 but ≤ 7.5 L/min)
- Toilets: 4 stars
- Taps: 6 stars

Appliances within units

- Washing machine: 4 stars
- Dishwasher: 5 stars

Central rainwater storage

- 10kL rainwater tank used for irrigation and one car washing bay

Fire sprinkler test water

- Fire sprinkler system operates on an open loop system

Landscape

- 0 m² lawn
- 486 m² garden
- 271 m² low-water or indigenous species

3.3 BASIX Energy Inclusions

Hot water system

- Central system: Electric heat pump – air sourced, COP 3.5-4 with R0.1 (~38mm) insulation to ring main and supply risers.

Heating and cooling

Central cooling system: System type : water source packaged units

- Heat rejection method : cooling tower
- Unit efficiency : high-COP > 4.5

Central heating system : System type : water source packaged units

- Energy source: electric heat pump
- Unit efficiency : medium-COP 3.5-4.5

Lift motors

- All lifts have gearless traction with VVVF motor and regenerative drive
- 3 lifts with 36 levels served by lift and 46 levels between upper and lower lift shaft

Ventilation to common areas

- Building management - supply + exhaust - time clock or BMS controlled
- Bathroom (Level 4) - exhaust only - time clock or BMS controlled
- Residential Amenities (Level 4) – natural ventilation
- Basement carpark – supply + exhaust - time clock or BMS controlled
- Waste and Recycling – ventilation exhaust only – continuous
- Plant/Services – exhaust only – time clock or BMS controlled
- Residential storage/bike parking – supply only - time clock or BMS controlled
- Shared carpark B1 – supply + exhaust – time clock or BMS controlled
- Substation – no mechanical ventilation
- Ground floor lobby – tempered supply only – time clock or BMS controlled
- Shared loading bay LG – exhaust only – continuous
- Plant/Services rooftop – natural ventilation
- Corridors with windows - natural ventilation
- Corridors without windows – tempered supply air only – time clock or BMS controlled
- Basement lift lobbies- supply only– time clock or BMS controlled

Artificial lighting to common areas

- Lift bank – LED - connected to lift call button
- Building management – LED - manual on/off
- Bathroom (Level 4) – LED - manual on/off
- Residential amenities(Level 4) – LED-manual on/off
- Basement Carpark – LED - zoned switching with motion
- Waste and recycling – LED - motion sensors
- Plant / services – LED - time clocks
- Residential storage / bike parking – LED – motion sensors
- Shared carpark B1 – LED - time clock and motion sensors
- Substation – LED - motion sensors
- Ground floor lobby – LED - time clock and motion sensors
- Shared loading bay LG – LED - time clock and motion sensors
- Plant/Services rooftop – LED - motion sensors
- Corridors with windows – LED - time clock and motion sensors
- Corridors without windows – LED - time clock and motion sensors
- Basement lift lobbies- LED - time clock and motion sensors

Appliances and other efficiency measures within units

- Induction cooktop and electric oven
- Dishwashers: 4.5 stars
- Clothes dryer: 10 stars

Artificial lighting within units

- All light fittings within each room are to have sealed LED fixtures installed

Ventilation within units

- Bathroom exhaust : individual fan , open to façade
- Kitchen exhaust : individual fan , open to façade
- Laundry exhaust : individual fan , open to façade

Other

- Building management system (BMS) to be installed
- Active power factor correction (PFC) to be installed

Alternative Energy

- Minimum 65 kW PV system

4 Conclusion

The NatHERS and BASIX assessment confirms that the proposed development at 20–22 Atchison Street, St Leonards, satisfies all relevant sustainability requirements. The project demonstrates compliance in the following areas:

- NatHERS Thermal Comfort: All apartments meet the prescribed heating and cooling caps under the NatHERS methodology, with performance validated through Hero v4.1 modelling. This ensures comfortable indoor environments with reduced reliance on mechanical heating and cooling.
- BASIX Water: Achieves a score of 46%, exceeding the minimum 40% target through efficient fixtures, appliances, and rainwater storage for irrigation and car washing.
- BASIX Energy: Achieves the minimum 63% target, supported by efficient central plant systems, high-performance appliances, LED lighting, and a 65 kW photovoltaic system.
- BASIX Materials: All required material selections have been reported, ensuring transparency of embodied emissions in line with BASIX reporting obligations.

In summary, the proposed development achieves compliance with both NatHERS and BASIX performance standards. The integration of efficient systems, high-performing fabric elements, and renewable energy infrastructure demonstrates a clear commitment to sustainable design, reduced operational impacts, and improved occupant comfort.

Appendix A – BASIX Assessment

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1814566M

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

Secretary

Date of issue: Thursday, 25 September 2025

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



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-IJ8R5P-01.

Project summary

Project name	Atchison Street
Street address	20-22 ATCHISON STREET ST LEONARDS 2065
Local Government Area	NORTH SYDNEY
Plan type and plan number	Strata Plan DP740017, 120/-/DP564606
Lot no.	1
Section no.	-/DP740017, 120/-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	181
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 46	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 63	Target 63
Materials	✓ -3	Target n/a

Certificate Prepared by

Name / Company Name: LEHR CONSULTANTS INTERNATIONAL (AUSTRALIA) PTY LTD

ABN (if applicable): 92124107973

Description of project

Project address	
Project name	Atchison Street
Street address	20-22 ATCHISON STREET ST LEONARDS 2065
Local Government Area	NORTH SYDNEY
Plan type and plan number	Strata Plan DP740017, 120/-/DP564606
Lot no.	1
Section no.	-/DP740017, 120/-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	181
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	1374.4
Roof area (m ²)	309
Non-residential floor area (m ²)	1905
Residential car spaces	81
Non-residential car spaces	6

Common area landscape		
Common area lawn (m²)	0	
Common area garden (m²)	486	
Area of indigenous or low water use species (m²)	271	
Assessor details and thermal loads		
Assessor number	DMN/25/2269	
Certificate number	HR-IJ8R5P-01	
Climate zone	56	
Project score		
Water	✔ 46	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 63	Target 63
Materials	✔ -3	Target n/a

Description of project

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

Residential flat buildings - Building1, 181 dwellings, 40 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)
02.01	1	107	0	0	0
02.05	1	64	0	0	0
03.02	1	69	0	0	0
03.06	3	126	0	0	0
06.03	1	50	0	0	0
07.01	1	55	0	0	0
07.05	2	84	0	0	0
08.03	1	50	0	0	0
09.01	1	55	0	0	0
09.05	2	84	0	0	0
10.03	1	50	0	0	0
11.01	1	55	0	0	0
11.05	2	84	0	0	0
12.03	1	50	0	0	0
13.01	1	55	0	0	0
13.05	2	84	0	0	0
14.03	1	50	0	0	0
15.01	1	91	0	0	0
15.05	2	76.4	0	0	0
16.04	1	66	0	0	0
17.03	2	88	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)
02.02	1	69	0	0	0
02.06	3	126	0	0	0
03.03	1	69	0	0	0
03.07	1	62	0	0	0
06.04	1	70	0	0	0
07.02	1	51	0	0	0
07.06	2	83	0	0	0
08.04	1	70	0	0	0
09.02	1	51	0	0	0
09.06	2	83	0	0	0
10.04	1	70	0	0	0
11.02	1	51	0	0	0
11.06	2	83	0	0	0
12.04	1	70	0	0	0
13.02	1	51	0	0	0
13.06	2	83	0	0	0
14.04	1	70	0	0	0
15.02	1	72	0	0	0
16.01	1	91	0	0	0
16.05	2	76.4	0	0	0
17.04	1	66	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)
02.03	1	69	0	0	0
02.07	1	62	0	0	0
03.04	2	100	0	0	0
06.01	1	55	0	0	0
06.05	2	84	0	0	0
07.03	1	50	0	0	0
08.01	1	55	0	0	0
08.05	2	84	0	0	0
09.03	1	50	0	0	0
10.01	1	55	0	0	0
10.05	2	84	0	0	0
11.03	1	50	0	0	0
12.01	1	55	0	0	0
12.05	2	84	0	0	0
13.03	1	50	0	0	0
14.01	1	55	0	0	0
14.05	2	84	0	0	0
15.03	2	88	0	0	0
16.02	1	72	0	0	0
17.01	1	91	0	0	0
17.05	2	85	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)
02.04	2	100	0	0	0
03.01	1	107	0	0	0
03.05	1	64	0	0	0
06.02	1	51	0	0	0
06.06	2	83	0	0	0
07.04	1	70	0	0	0
08.02	1	51	0	0	0
08.06	2	83	0	0	0
09.04	1	70	0	0	0
10.02	1	51	0	0	0
10.06	2	83	0	0	0
11.04	1	70	0	0	0
12.02	1	51	0	0	0
12.06	2	83	0	0	0
13.04	1	70	0	0	0
14.02	1	51	0	0	0
14.06	2	83	0	0	0
15.04	1	66	0	0	0
16.03	2	88	0	0	0
17.02	1	72	0	0	0
18.01	1	91	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)
18.02	1	72	0	0	0
19.01	1	91	0	0	0
19.05	2	85	0	0	0
20.04	1	66	0	0	0
21.03	2	88	0	0	0
22.02	1	72	0	0	0
23.01	1	91	0	0	0
23.05	2	85	0	0	0
24.04	1	66	0	0	0
25.03	2	88	0	0	0
26.02	1	72	0	0	0
27.01	1	91	0	0	0
27.05	2	85	0	0	0
28.04	1	66	0	0	0
29.03	2	88	0	0	0
30.02	3	118	0	0	0
31.02	3	118	0	0	0
32.02	3	118	0	0	0
33.02	3	118	0	0	0
34.02	3	118	0	0	0
35.02	3	118	0	0	0
36.02	3	118	0	0	0
37.02	3	118	0	0	0
38.02	3	118	0	0	0
39.02	3	229	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)
18.03	2	88	0	0	0
19.02	1	72	0	0	0
20.01	1	91	0	0	0
20.05	2	85	0	0	0
21.04	1	66	0	0	0
22.03	2	88	0	0	0
23.02	1	72	0	0	0
24.01	1	91	0	0	0
24.05	2	85	0	0	0
25.04	1	66	0	0	0
26.03	2	88	0	0	0
27.02	1	72	0	0	0
28.01	1	91	0	0	0
28.05	2	85	0	0	0
29.04	1	66	0	0	0
30.03	2	89	0	0	0
31.03	2	89	0	0	0
32.03	2	89	0	0	0
33.03	2	89	0	0	0
34.03	2	89	0	0	0
35.03	2	89	0	0	0
36.03	2	89	0	0	0
37.03	2	89	0	0	0
38.03	2	89	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)
18.04	1	66	0	0	0
19.03	2	88	0	0	0
20.02	1	72	0	0	0
21.01	1	91	0	0	0
21.05	2	85	0	0	0
22.04	1	66	0	0	0
23.03	2	88	0	0	0
24.02	1	72	0	0	0
25.01	1	91	0	0	0
25.05	2	85	0	0	0
26.04	1	66	0	0	0
27.03	2	88	0	0	0
28.02	1	72	0	0	0
29.01	1	91	0	0	0
29.05	2	85	0	0	0
30.04	2	86	0	0	0
31.04	2	86	0	0	0
32.04	2	86	0	0	0
33.04	2	86	0	0	0
34.04	2	86	0	0	0
35.04	2	86	0	0	0
36.04	2	86	0	0	0
37.04	2	86	0	0	0
38.04	2	86	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)
18.05	2	85	0	0	0
19.04	1	66	0	0	0
20.03	2	88	0	0	0
21.02	1	72	0	0	0
22.01	1	91	0	0	0
22.05	2	85	0	0	0
23.04	1	66	0	0	0
24.03	2	88	0	0	0
25.02	1	72	0	0	0
26.01	1	91	0	0	0
26.05	2	85	0	0	0
27.04	1	66	0	0	0
28.03	2	88	0	0	0
29.02	1	72	0	0	0
30.01	3	116	0	0	0
31.01	3	116	0	0	0
32.01	3	116	0	0	0
33.01	3	116	0	0	0
34.01	3	116	0	0	0
35.01	3	116	0	0	0
36.01	3	116	0	0	0
37.01	3	116	0	0	0
38.01	3	116	0	0	0
39.01	3	218	0	0	0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)
Lift bank (No. 1)	-
Basement Carpark	3857
Residential storage / bike parking	522
Ground floor lobby	61
Residential Amenities (Level 4)	55
Basement lift lobbies	86.94

Common area	Floor area (m²)
building mngmt	35
Waste and Recycling	155
Shared Carpark B1	770
Shared Loading Bay LG	561.24
Upper level corridors with windows	1079.1

Common area	Floor area (m²)
Bathroom (Level 4)	7
Plant / Services	310.26
Substation	67.73
Plant / Services Rooftop	172.64
Upper level corridors without windows	259.82

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

3. Commitments for single dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be 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 - Building1

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above open subfloor, frame: suspended concrete slab	369.1	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	17081	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad), frame: light steel frame	5149.6	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	8686	-
Internal wall type 2	75 mm AAC panel, frame:light steel frame	4857	fibreglass batts or roll

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	1454	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	1126	-	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)
-	5615	-	5615	-	-	-	-

(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	6 star	6 star	-	4 star	5 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Central water tank (No. 1)	See central systems	See central systems	yes	no	no	no	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(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, open to façade	manual switch on/off	individual fan, open to façade	manual switch on/off	individual fan, open to façade	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
06.05, 06.06, 07.05, 07.06, 08.05, 08.06, 09.06, 10.05, 10.06, 11.05, 11.06, 12.05, 12.06, 13.05, 13.06, 14.05, 14.06, 15.05, 16.05, 17.05, 18.05, 19.05, 20.05, 21.05, 22.05, 24.05, 25.05, 26.05, 27.05, 28.05, 29.05, 30.03, 30.04, 31.03, 31.04, 32.03, 32.04, 33.04, 34.03, 34.04,	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1)	Central heating system (No. 1)	0	yes

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
35.03, 35.04, 36.03, 36.04, 37.03, 37.04, 38.03, 38.04						
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
All dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	10.0 star	no	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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)
02.01	6.5	4.8	11.300
02.02	5.8	5.7	11.500
02.03	5.7	5.6	11.300
02.04	3.9	13	16.900
02.05	0.2	17.2	17.400
02.06	11.6	12.1	23.700
02.07	18.7	5.6	24.300
03.01	14.6	9	23.600
03.02	15.5	10.2	25.700
03.03	15.3	10.2	25.500
03.04	11	18.8	29.800
03.05	1.8	17.6	19.400
03.06	22.5	13.8	36.300
03.07	28.1	9.2	37.300
06.01	13.4	5.7	19.100
06.02	8	3.6	11.600
06.03	8.3	3.7	12.000
06.04	9.9	13.5	23.400

	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)
06.05	28.4	5.4	33.800
06.06	32.1	5.3	37.400
07.01	11.1	6.4	17.500
07.02	4.5	3.9	8.400
07.03	5	4.2	9.200
07.04	9.4	15	24.400
07.05	26.3	6.2	32.500
07.06	26.3	6.4	32.700
08.01	11.4	6.4	17.800
08.02	4.6	3.7	8.300
08.03	5.2	4.2	9.400
08.04	9.7	14.7	24.400
09.01	11.6	6.3	17.900
09.02	4.8	3.7	8.500
09.03	5.4	4.2	9.600
09.04	9.9	14.7	24.600
09.05	26.9	6.3	33.200
09.06	26.9	6.1	33.000
10.01	11.7	6	17.700
10.02	4.9	3.8	8.700
10.03	5.5	4.2	9.700
10.04	10.1	14.8	24.900
10.05	27	6.3	33.300
10.06	27.0	6.1	33.100
11.01	12	6.2	18.200
11.02	5.1	3.6	8.700
11.03	5.7	4.3	10.000
11.04	10.3	14.6	24.900
11.05	27.3	6.3	33.600
11.06	27.2	6.1	33.300
12.01	12.1	6.1	18.200

	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)
12.02	5.2	3.4	8.600
12.03	5.8	4.5	10.300
12.04	10.4	14.7	25.100
12.05	27.4	6.3	33.700
12.06	27.3	6	33.300
13.01	12.4	6.1	18.500
13.02	5.4	3.3	8.700
13.03	5.9	4.4	10.300
13.04	10.7	14.4	25.100
13.05	27.6	6	33.600
13.06	27.5	6	33.500
14.01	13	6.3	19.300
14.02	5.6	3.7	9.300
14.03	8.3	4.6	12.900
14.04	11.3	14.7	26.000
14.05	28.3	6.4	34.700
14.06	27.6	6.1	33.700
15.01	7.5	3.4	10.900
15.02	8.1	4.9	13.000
15.03	7.8	20	27.800
15.04	30.1	5.9	36.000
15.05	29.6	5.1	34.700
16.01	29.5	5.2	34.700
16.03	7.8	18.3	26.100
16.04	29.1	5.7	34.800
17.02	8.5	5	13.500
17.03	8	18.5	26.500
17.04	29	5.7	34.700
18.04	28.6	5.8	34.400
19.02	8.7	5	13.700
19.03	8.2	17.9	26.100

	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)
19.04	28.5	5.9	34.400
20.04	28.3	5.8	34.100
21.03	8.3	17.8	26.100
21.04	28.0	5.9	33.900
21.05	28.7	5.3	34.000
22.03	8.3	17.9	26.200
22.04	28.5	5.8	34.300
22.05	28.7	5.4	34.100
23.02	9	5.2	14.200
23.03	8.4	17.9	26.300
23.04	28.4	5.8	34.200
23.05	29	5.3	34.300
24.01	7.8	3.5	11.300
24.02	9.2	5	14.200
24.03	8.5	17.7	26.200
24.04	28.3	5.6	33.900
25.01	7.8	3.6	11.400
25.03	8.6	17.6	26.200
25.04	28.9	5.7	34.600
26.01	8.1	3.8	11.900
26.02	9.3	5.3	14.600
26.03	8.7	17.5	26.200
26.04	29.5	5.9	35.400
26.05	29.4	5.4	34.800
27.01	7.9	3.9	11.800
27.03	8.7	17.4	26.100
27.04	29.5	5.7	35.200
27.05	29.3	5.4	34.700
28.01	10.6	6.3	16.900
28.02	12.2	6.2	18.400
28.03	12.2	21.1	33.300

	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)
28.04	29.7	5.7	35.400
28.05	29.6	5.4	35.000
29.01	8.6	3.8	12.400
29.02	9.6	5.3	14.900
29.03	9.5	18.8	28.300
29.04	31.3	5.9	37.200
29.05	29.7	5.4	35.100
30.01	9.1	3.4	12.500
30.02	5.9	6.4	12.300
30.04	27.7	3.9	31.600
31.01	9.2	3.4	12.600
31.03	22.2	8.2	30.400
31.04	27.8	3.9	31.700
32.04	28	3.9	31.900
33.04	28	4	32.000
34.01	9.4	3.3	12.700
34.02	6	6.6	12.600
34.03	22.5	8.1	30.600
34.04	28.1	3.9	32.000
35.01	9.5	3.5	13.000
35.04	28.4	4	32.400
36.01	9.5	3.4	12.900
36.04	28.3	4	32.300
37.01	9.8	3.5	13.300
37.02	3.6	5.8	9.400
37.03	22.9	8.4	31.300
37.04	28.5	4.1	32.600
38.01	9.8	3.4	13.200
38.02	4.8	5.9	10.700
38.03	22.5	8.2	30.700
38.04	28.2	3.8	32.000

	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)
39.01	25.7	8.4	34.100
39.02	19.2	12.6	31.800
08.05, 08.06	26.6	6.2	32.800
16.05, 17.05	29.4	5.2	34.600
18.02, 20.02	8.6	5.2	13.800
18.03, 20.03	8.1	18.1	26.200
18.05, 20.05	29.2	5.2	34.400
21.02, 22.02	8.8	5.2	14.000
22.01, 23.01	7.7	3.4	11.100
24.05, 25.05	29.2	5.4	34.600
25.02, 27.02	9.3	5.2	14.500
32.01, 33.01	9.3	3.3	12.600
35.02, 36.02	6	6.8	12.800
35.03, 36.03	22.6	8.3	30.900
30.03, 32.03, 33.03	22.3	8.1	30.400
31.02, 32.02, 33.02	5.9	6.6	12.500
All other dwellings	7.5	3.5	11.000

(c) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	10000	To collect run-off from at least: - 268 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 486 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site
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.		✓	✓

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

Common area	Common area ventilation system		Common area lighting		
	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	no
building mngmt	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Bathroom (Level 4)	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Basement Carpark	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	no
Waste and Recycling	ventilation exhaust only	none i.e., continuous	light-emitting diode	motion sensors	no
Plant / Services	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	time clocks	no
Residential storage / bike parking	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	no
Shared Carpark B1	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Substation	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Ground floor lobby	tempered supply air only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Shared Loading Bay LG	ventilation exhaust only	none i.e., continuous	light-emitting diode	time clock and motion sensors	no
Plant / Services Rooftop	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Residential Amenities (Level 4)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Upper level corridors with windows	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Upper level corridors without windows	tempered supply air only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Basement lift lobbies	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 36 number of levels from the bottom of the lift shaft to the top of the lift shaft: 46 number of lifts: 3 lift load capacity: <1001 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.5 < COP <= 4.0
Central cooling system (No. 1)	water source packaged units	Heat rejection method: cooling tower Unit efficiency (min): high – COP > 4.5
Central heating system (No. 1)	water source packaged units + heated water	Energy source: electric heat pump Unit efficiency medium – COP 3.5 – 4.5

2. 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.		✓	

3. 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.		✓	

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

(b) Common areas and central systems/facilities

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

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

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 65 peak kW
Other	Building management system installed?: yes Active power factor correction installed?: yes	-

Notes

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

Legend

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

Appendix B – NatHERS Assessment

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. #HR-IJ8R5P-01

Generated on 24 Sep 2025 using Hero 4.1

Property

Address 20-22 Atchison St, St Leonards, NSW, 2065
Lot/DP
NatHERS climate zone 56 - Mascot AMO



Accredited assessor

Name Jovana Klikovac
Business name LCI Consultants International
Email jovana.klikovac@lciconsultants.com.au
Phone +61 401201486
Accreditation No. DMN/25/2269
Assessor Accrediting Organisation DMN

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-IJ8R5P-01>.

When using either link, ensure you are visiting <http://www.hero-software.com.au>



National Construction Code (NCC) requirements

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

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

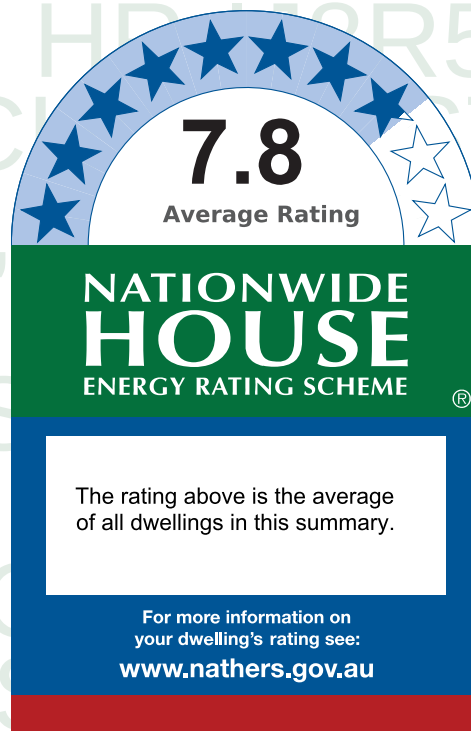
The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-H6IR5H-01	Unit 02.01	6.5 (33)	4.8 (20)	11.3	9.1	n/a
HR-1PEKPW-01	Unit 02.02	5.8 (33)	5.7 (20)	11.5	9.1	n/a
HR-75AF1V-01	Unit 02.03	5.7 (33)	5.6 (20)	11.3	9.1	n/a

Thermal performance Star rating



NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	15.7	7.2
Maximum load	32.1	19.3
Average limit	29.7	21.2
Maximum limit	32.9	20.4

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-VZN1HE-01	Unit 02.04	3.9 (33)	13.0 (20)	16.8	8.4	n/a
HR-EDSJFU-01	Unit 02.05	0.2 (33)	17.2 (20)	17.4	8.4	n/a
HR-XS7OAN-01	Unit 02.06	11.6 (33)	12.1 (20)	23.7	7.7	n/a
HR-48PQYQ-01	Unit 02.07	18.7 (33)	5.6 (20)	24.2	7.6	n/a
HR-NLJP6V-01	Unit 03.01	14.6 (33)	9.0 (20)	23.6	7.7	n/a
HR-5J2I7H-01	Unit 03.02	15.5 (33)	10.2 (20)	25.7	7.4	n/a
HR-1LQKSD-01	Unit 03.03	15.3 (33)	10.2 (20)	25.5	7.4	n/a
HR-DF1KWT-01	Unit 03.04	11.0 (33)	18.8 (20)	29.7	7.0	n/a
HR-6LNTQN-01	Unit 03.05	1.8 (33)	17.6 (20)	19.4	8.2	n/a
HR-DH1AC3-01	Unit 03.06	22.5 (33)	13.8 (20)	36.3	6.2	n/a
HR-5AKIB7-01	Unit 03.07	28.1 (33)	9.2 (20)	37.3	6.1	n/a
HR-Q2T3WD-01	Unit 06.01	13.4 (34)	5.7 (21)	19.1	8.2	n/a
HR-V8MAL7-01	Unit 06.02	8.0 (34)	3.6 (21)	11.6	9.1	n/a
HR-PSI0XO-01	Unit 06.03	8.3 (34)	3.7 (21)	12.0	8.9	n/a
HR-YJRCVL-01	Unit 06.04	9.9 (34)	13.5 (21)	23.4	7.7	n/a
HR-JH3IO9-01	Unit 06.05	28.4 (34)	5.4 (21)	33.8	6.5	n/a
HR-J4Q59J-01	Unit 06.06	32.1 (34)	5.3 (21)	37.4	6.1	n/a
HR-W7H0KO-01	Unit 07.01	11.1 (34)	6.4 (21)	17.5	8.4	n/a
HR-MBTUIL-01	Unit 07.02	4.5 (34)	3.9 (21)	8.3	9.6	n/a
HR-1ZLZZY-01	Unit 07.03	5.0 (34)	4.2 (21)	9.2	9.4	n/a
HR-EMWS5N-01	Unit 07.04	9.4 (34)	15.0 (21)	24.4	7.6	n/a
HR-6R4ND0-01	Unit 07.05	26.3 (34)	6.2 (21)	32.5	6.7	n/a
HR-XDBAGB-01	Unit 07.06	26.3 (34)	6.4 (21)	32.8	6.7	n/a
HR-TZNLNX-01	Unit 08.01	11.4 (34)	6.4 (21)	17.7	8.3	n/a
HR-18QYVV-01	Unit 08.02	4.6 (34)	3.7 (21)	8.3	9.6	n/a
HR-WOJ6WQ-01	Unit 08.03	5.2 (34)	4.2 (21)	9.4	9.4	n/a
HR-XRNB4F-01	Unit 08.04	9.7 (34)	14.7 (21)	24.4	7.6	n/a
HR-MT5ZF5-01	Unit 08.05	26.6 (34)	6.2 (21)	32.8	6.6	n/a
HR-KHURDL-01	Unit 08.06	26.6 (34)	6.2 (21)	32.8	6.6	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-TVE7UA-01	Unit 09.01	11.6 (34)	6.3 (21)	17.9	8.3	n/a
HR-HIPM3S-01	Unit 09.02	4.8 (34)	3.7 (21)	8.5	9.6	n/a
HR-TEBTDH-01	Unit 09.03	5.4 (34)	4.2 (21)	9.6	9.4	n/a
HR-5GB7QX-01	Unit 09.04	9.9 (34)	14.7 (21)	24.6	7.5	n/a
HR-3CQ7X3-01	Unit 09.05	26.9 (34)	6.3 (21)	33.2	6.6	n/a
HR-I1L0G9-01	Unit 09.06	26.9 (34)	6.1 (21)	33.0	6.6	n/a
HR-TCM0WA-01	Unit 10.01	11.7 (34)	6.0 (21)	17.8	8.3	n/a
HR-ERF3LN-01	Unit 10.02	4.9 (34)	3.8 (21)	8.7	9.6	n/a
HR-T5EFVF-01	Unit 10.03	5.5 (34)	4.2 (21)	9.7	9.4	n/a
HR-NIJW1L-01	Unit 10.04	10.1 (34)	14.8 (21)	24.9	7.5	n/a
HR-JIQYQK-01	Unit 10.05	27.0 (34)	6.3 (21)	33.3	6.6	n/a
HR-K3PWIK-01	Unit 10.06	27.0 (34)	6.1 (21)	33.0	6.6	n/a
HR-9WDNI0-01	Unit 11.01	12.0 (34)	6.2 (21)	18.2	8.3	n/a
HR-ZAIH6H-01	Unit 11.02	5.1 (34)	3.6 (21)	8.7	9.5	n/a
HR-A9ET1P-01	Unit 11.03	5.7 (34)	4.3 (21)	9.9	9.3	n/a
HR-FPM15J-01	Unit 11.04	10.3 (34)	14.6 (21)	24.8	7.5	n/a
HR-LY1EG8-01	Unit 11.05	27.3 (34)	6.3 (21)	33.6	6.6	n/a
HR-XYPV57-01	Unit 11.06	27.2 (34)	6.1 (21)	33.3	6.6	n/a
HR-TGORD9-01	Unit 12.01	12.1 (34)	6.1 (21)	18.2	8.3	n/a
HR-Y0FTTM-01	Unit 12.02	5.2 (34)	3.4 (21)	8.6	9.6	n/a
HR-GLLOP1-01	Unit 12.03	5.8 (34)	4.5 (21)	10.3	9.3	n/a
HR-QT0N0N-01	Unit 12.04	10.4 (34)	14.7 (21)	25.1	7.4	n/a
HR-EM9XED-01	Unit 12.05	27.4 (34)	6.3 (21)	33.6	6.5	n/a
HR-9RORP8-01	Unit 12.06	27.3 (34)	6.0 (21)	33.3	6.6	n/a
HR-U4XU5Z-01	Unit 13.01	12.4 (34)	6.1 (21)	18.5	8.2	n/a
HR-EJVO47-01	Unit 13.02	5.4 (34)	3.3 (21)	8.7	9.6	n/a
HR-WDLBMR-01	Unit 13.03	5.9 (34)	4.4 (21)	10.3	9.3	n/a
HR-IZ86VL-01	Unit 13.04	10.7 (34)	14.4 (21)	25.1	7.4	n/a
HR-JJ6IG1-01	Unit 13.05	27.6 (34)	6.5 (21)	34.0	6.4	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-MTFR7I-01	Unit 13.06	27.5 (34)	6.0 (21)	33.5	6.6	n/a
HR-ZFTSCT-01	Unit 14.01	13.0 (34)	6.3 (21)	19.2	8.2	n/a
HR-U19ZOR-01	Unit 14.02	5.6 (34)	3.7 (21)	9.4	9.4	n/a
HR-Y7FBM7-01	Unit 14.03	8.3 (34)	4.6 (21)	12.9	8.9	n/a
HR-W9GFQM-01	Unit 14.04	11.3 (34)	14.7 (21)	25.9	7.4	n/a
HR-E73N0Y-01	Unit 14.05	28.3 (34)	6.4 (21)	34.8	6.4	n/a
HR-XEDLKX-01	Unit 14.06	27.6 (34)	6.1 (21)	33.8	6.5	n/a
HR-3MH8GA-01	Unit 15.01	8.5 (34)	3.7 (21)	12.2	8.9	n/a
HR-OOMOG0-01	Unit 15.02	8.6 (34)	4.9 (21)	13.6	8.8	n/a
HR-11EUKR-01	Unit 15.03	8.7 (34)	18.6 (21)	27.3	7.3	n/a
HR-O4GU5E-01	Unit 15.04	30.1 (34)	5.9 (21)	36.1	6.2	n/a
HR-ITDUZ8-01	Unit 15.05	29.6 (34)	5.2 (21)	34.9	6.4	n/a
HR-Q8MVVN-01	Unit 16.01	7.1 (34)	3.4 (21)	10.5	9.3	n/a
HR-KIUJ6U-01	Unit 16.02	8.3 (34)	5.1 (21)	13.4	8.8	n/a
HR-7KUPG7-01	Unit 16.03	7.8 (34)	18.1 (21)	25.9	7.4	n/a
HR-O06HVR-01	Unit 16.04	29.1 (34)	5.7 (21)	34.8	6.4	n/a
HR-H03L3X-01	Unit 16.05	29.5 (34)	5.2 (21)	34.7	6.4	n/a
HR-DZM8VM-01	Unit 17.01	7.5 (34)	3.5 (21)	11.0	9.2	n/a
HR-VSTYF6-01	Unit 17.02	8.5 (34)	5.0 (21)	13.5	8.8	n/a
HR-BMY195-01	Unit 17.03	8.0 (34)	18.2 (21)	26.2	7.4	n/a
HR-TAV5P5-01	Unit 17.04	29.0 (34)	5.7 (21)	34.7	6.4	n/a
HR-NRMST2-01	Unit 17.05	29.4 (34)	5.2 (21)	34.6	6.4	n/a
HR-7XNRGM-01	Unit 18.01	7.5 (34)	3.5 (21)	11.0	9.2	n/a
HR-CEKCQV-01	Unit 18.02	8.6 (34)	5.2 (21)	13.8	8.8	n/a
HR-BQ6CL2-01	Unit 18.03	8.1 (34)	18.1 (21)	26.1	7.4	n/a
HR-FJ40NC-01	Unit 18.04	28.6 (34)	5.8 (21)	34.4	6.4	n/a
HR-4CSUMT-01	Unit 18.05	29.2 (34)	5.2 (21)	34.4	6.4	n/a
HR-CA9ZBN-01	Unit 19.01	7.5 (34)	3.5 (21)	11.0	9.2	n/a
HR-UULNTT-01	Unit 19.02	8.7 (34)	5.0 (21)	13.7	8.8	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-HCSDIB-01	Unit 19.03	8.2 (34)	17.9 (21)	26.1	7.4	n/a
HR-X6CC9Q-01	Unit 19.04	28.5 (34)	5.9 (21)	34.3	6.4	n/a
HR-M7DV7Q-01	Unit 19.05	29.0 (34)	5.3 (21)	34.2	6.4	n/a
HR-88D0LK-01	Unit 20.01	7.5 (34)	3.5 (21)	11.1	9.2	n/a
HR-EWYZVB-01	Unit 20.02	8.8 (34)	5.2 (21)	14.0	8.7	n/a
HR-NB8MB7-01	Unit 20.03	8.3 (34)	17.8 (21)	26.1	7.4	n/a
HR-NUVPLB-01	Unit 20.04	28.3 (34)	5.8 (21)	34.2	6.4	n/a
HR-SG8K8S-01	Unit 20.05	28.7 (34)	5.4 (21)	34.1	6.4	n/a
HR-HM9PWT-01	Unit 21.01	7.7 (34)	3.4 (21)	11.1	9.2	n/a
HR-WOIZJ3-01	Unit 21.02	8.8 (34)	5.2 (21)	14.1	8.7	n/a
HR-QIHS8X-01	Unit 21.03	8.3 (34)	17.9 (21)	26.1	7.4	n/a
HR-ID04GX-01	Unit 21.04	28.0 (34)	5.9 (21)	34.0	6.5	n/a
HR-08S4ZT-01	Unit 21.05	28.7 (34)	5.3 (21)	34.0	6.5	n/a
HR-D7YYJN-01	Unit 22.01	7.7 (34)	3.4 (21)	11.1	9.1	n/a
HR-4PLVTK-01	Unit 22.02	8.9 (34)	5.2 (21)	14.2	8.7	n/a
HR-MU5IGT-01	Unit 22.03	8.4 (34)	17.9 (21)	26.3	7.4	n/a
HR-15ACAA-01	Unit 22.04	28.5 (34)	5.8 (21)	34.3	6.4	n/a
HR-HI2M7T-01	Unit 22.05	28.8 (34)	5.3 (21)	34.1	6.4	n/a
HR-3VQHPY-01	Unit 23.01	7.7 (34)	3.4 (21)	11.1	9.2	n/a
HR-CFS90L-01	Unit 23.02	9.0 (34)	5.2 (21)	14.3	8.7	n/a
HR-1OVFZY-01	Unit 23.03	8.5 (34)	17.9 (21)	26.4	7.4	n/a
HR-ZXII4A-01	Unit 23.04	28.4 (34)	5.8 (21)	34.2	6.4	n/a
HR-5RYBWZ-01	Unit 23.05	29.0 (34)	5.3 (21)	34.3	6.4	n/a
HR-FVAFFJ-01	Unit 24.01	7.8 (34)	3.5 (21)	11.3	9.1	n/a
HR-V086BJ-01	Unit 24.02	9.2 (34)	5.0 (21)	14.2	8.7	n/a
HR-5ONVP4-01	Unit 24.03	8.5 (34)	17.7 (21)	26.2	7.4	n/a
HR-92CZA2-01	Unit 24.04	28.3 (34)	5.6 (21)	33.9	6.5	n/a
HR-06GWN5-01	Unit 24.05	29.1 (34)	5.4 (21)	34.5	6.4	n/a
HR-6Y4QK6-01	Unit 25.01	7.8 (34)	3.6 (21)	11.3	9.1	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-A8HLM-01	Unit 25.02	9.3 (34)	5.2 (21)	14.5	8.7	n/a
HR-A72U6W-01	Unit 25.03	8.6 (34)	17.6 (21)	26.2	7.4	n/a
HR-EOEW99-01	Unit 25.04	28.9 (34)	5.7 (21)	34.6	6.4	n/a
HR-L8C4E8-01	Unit 25.05	29.2 (34)	5.4 (21)	34.6	6.4	n/a
HR-8SAGI5-01	Unit 26.01	8.1 (34)	3.8 (21)	11.9	9.0	n/a
HR-N32797-01	Unit 26.02	9.3 (34)	5.3 (21)	14.6	8.7	n/a
HR-HA7IVR-01	Unit 26.03	8.7 (34)	17.5 (21)	26.2	7.4	n/a
HR-OYDO4H-01	Unit 26.04	29.5 (34)	5.9 (21)	35.4	6.3	n/a
HR-KKXQDY-01	Unit 26.05	29.4 (34)	5.4 (21)	34.8	6.4	n/a
HR-SQ2242-01	Unit 27.01	7.9 (34)	3.9 (21)	11.8	9.0	n/a
HR-LQI6AZ-01	Unit 27.02	9.3 (34)	5.2 (21)	14.6	8.7	n/a
HR-VWSUO2-01	Unit 27.03	8.7 (34)	17.4 (21)	26.1	7.4	n/a
HR-EL9V4V-01	Unit 27.04	29.5 (34)	5.7 (21)	35.2	6.3	n/a
HR-GBW7H1-01	Unit 27.05	29.3 (34)	5.4 (21)	34.7	6.4	n/a
HR-2UYSFI-01	Unit 28.01	8.1 (34)	3.9 (21)	12.0	8.9	n/a
HR-Q25JAL-01	Unit 28.02	9.5 (34)	5.3 (21)	14.8	8.6	n/a
HR-E1ZDSH-01	Unit 28.03	9.0 (34)	17.7 (21)	26.6	7.3	n/a
HR-422MPW-01	Unit 28.04	29.7 (34)	5.7 (21)	35.4	6.3	n/a
HR-6XOUL0-01	Unit 28.05	29.6 (34)	5.4 (21)	35.0	6.4	n/a
HR-QJF5PV-01	Unit 29.01	8.5 (33)	3.9 (20)	12.4	8.9	n/a
HR-ZPL80C-01	Unit 29.02	9.6 (33)	5.4 (20)	15.1	8.6	n/a
HR-UJTM6X-01	Unit 29.03	9.5 (33)	19.3 (20)	28.8	7.1	n/a
HR-1O0S88-01	Unit 29.04	30.5 (33)	5.8 (20)	36.4	6.2	n/a
HR-PRY2CJ-01	Unit 29.05	29.7 (33)	5.4 (20)	35.1	6.4	n/a
HR-YB3VJH-01	Unit 30.01	9.1 (34)	3.4 (21)	12.5	8.9	n/a
HR-0OWCZ9-01	Unit 30.02	5.9 (34)	6.4 (21)	12.4	8.9	n/a
HR-UOLQCN-01	Unit 30.03	22.0 (34)	8.0 (21)	30.0	7.0	n/a
HR-ZHT9R7-01	Unit 30.04	27.7 (34)	3.9 (21)	31.6	6.8	n/a
HR-B218KG-01	Unit 31.01	9.2 (34)	3.4 (21)	12.6	8.9	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-W1RS60-01	Unit 31.02	5.9 (34)	6.6 (21)	12.5	8.9	n/a
HR-3WW90G-01	Unit 31.03	22.2 (34)	8.2 (21)	30.3	6.9	n/a
HR-YKMMMZ-01	Unit 31.04	27.8 (34)	3.9 (21)	31.7	6.8	n/a
HR-5V2XC7-01	Unit 32.01	9.3 (34)	3.4 (21)	12.7	8.9	n/a
HR-URV2XF-01	Unit 32.02	5.9 (34)	6.7 (21)	12.6	8.9	n/a
HR-4TPTA8-01	Unit 32.03	22.3 (34)	8.1 (21)	30.5	6.9	n/a
HR-YXX2DH-01	Unit 32.04	28.0 (34)	3.9 (21)	31.9	6.8	n/a
HR-KT7GU8-01	Unit 33.01	9.3 (34)	3.3 (21)	12.6	8.9	n/a
HR-A7PVG0-01	Unit 33.02	5.9 (34)	6.6 (21)	12.5	8.9	n/a
HR-59OPHA-01	Unit 33.03	22.3 (34)	8.1 (21)	30.5	6.9	n/a
HR-F57DHF-01	Unit 33.04	28.0 (34)	4.0 (21)	31.9	6.8	n/a
HR-YT8L9Y-01	Unit 34.01	9.4 (34)	3.3 (21)	12.7	8.9	n/a
HR-FBBGNT-01	Unit 34.02	6.0 (34)	6.6 (21)	12.6	8.9	n/a
HR-723HPZ-01	Unit 34.03	22.5 (34)	8.1 (21)	30.6	6.9	n/a
HR-ZIRDCI-01	Unit 34.04	28.1 (34)	3.9 (21)	32.1	6.7	n/a
HR-IOX7RO-01	Unit 35.01	9.5 (34)	3.5 (21)	13.0	8.9	n/a
HR-AY67FO-01	Unit 35.02	6.0 (34)	6.8 (21)	12.8	8.9	n/a
HR-CMBFQ5-01	Unit 35.03	22.6 (34)	8.3 (21)	30.9	6.9	n/a
HR-SVDYS7-01	Unit 35.04	28.3 (34)	4.0 (21)	32.3	6.7	n/a
HR-SJEO61-01	Unit 36.01	9.5 (34)	3.4 (21)	12.9	8.9	n/a
HR-Y0YC5I-01	Unit 36.02	6.0 (34)	6.9 (21)	12.9	8.9	n/a
HR-6V79EP-01	Unit 36.03	22.6 (34)	8.2 (21)	30.8	6.9	n/a
HR-GD5F2X-01	Unit 36.04	28.3 (34)	4.0 (21)	32.3	6.7	n/a
HR-7ZMC5Q-01	Unit 37.01	9.8 (34)	3.5 (21)	13.2	8.8	n/a
HR-26Q7IL-01	Unit 37.02	3.6 (34)	5.8 (21)	9.5	9.4	n/a
HR-3JOC2H-01	Unit 37.03	22.9 (34)	8.4 (21)	31.2	6.8	n/a
HR-B2RIW6-01	Unit 37.04	28.5 (34)	4.1 (21)	32.6	6.7	n/a
HR-Q80AVV-01	Unit 38.01	10.4 (33)	3.6 (20)	14.0	8.7	n/a
HR-NV1LNL-01	Unit 38.02	5.0 (33)	5.7 (20)	10.7	9.2	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-4LACGF-01	Unit 38.03	23.3 (33)	8.3 (20)	31.6	6.8	n/a
HR-1ZPKVL-01	Unit 38.04	29.6 (33)	3.9 (20)	33.5	6.6	n/a
HR-555W6S-01	Unit 39.01	26.2 (33)	8.4 (20)	34.6	6.4	n/a
HR-PXFZQB-01	Unit 39.02	19.2 (33)	12.4 (20)	31.6	6.8	n/a
Averages	181x (Total)	15.7	7.2	23.0	7.8	n/a
Maximum Loads and Minimum Ratings		32.1	19.3	37.4	6.1	n/a

Explanatory notes

About the ratings

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

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

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

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

Appendix C – Stamped Architectural Plans

20-22 ATCHISON STREET
ST LEONARDS, NSW 2065

DRAWING LIST			
SHEET No.	SHEET NAME	REVISION	DATE
01 Cover Sheets			
A-DA-0001	COVER SHEET - DRAWING INDEX	1	18/09/2025
11 Site Plans			
A-DA-1100	LOCATION PLAN	1	18/09/2025
A-DA-1101	SITE PLAN & SITE ANALYSIS	1	18/09/2025
A-DA-1102	DEMOLITION PLAN	1	18/09/2025
21 Floor Plans			
A-DA-2100	BASEMENT 5	1	18/09/2025
A-DA-2101	BASEMENT 4	1	18/09/2025
A-DA-2102	BASEMENT 3	1	18/09/2025
A-DA-2103	BASEMENT 2	1	18/09/2025
A-DA-2104	BASEMENT 1	1	18/09/2025
A-DA-2110	LOWER GROUND	1	18/09/2025
A-DA-2111	BASEMENT EGRESS	1	18/09/2025
A-DA-2112	GROUND FLOOR	1	18/09/2025
A-DA-2113	LEVEL 1 - COMMERCIAL	1	18/09/2025
A-DA-2114	LEVEL 2 - 3 - RESIDENTIAL PODIUM	1	18/09/2025
A-DA-2115	LEVEL 4 - AMENITIES	1	18/09/2025
A-DA-2116	LEVEL 6 - 14 - RESIDENTIAL	1	18/09/2025
A-DA-2117	LEVEL 15 - 29 - RESIDENTIAL	1	18/09/2025
A-DA-2118	LEVEL 30 - 38 - RESIDENTIAL	1	18/09/2025
A-DA-2119	LEVEL 39 - PENTHOUSES	1	18/09/2025
A-DA-2120	ROOF PLANT	1	18/09/2025
A-DA-2121	ROOF UPPER	1	18/09/2025
31 Elevations			
A-DA-3100	BUILDING ELEVATIONS - NORTH & EAST	1	18/09/2025
A-DA-3101	BUILDING ELEVATIONS - SOUTH & WEST	1	18/09/2025
41 Sections			
A-DA-4100	BUILDING SECTION - EAST WEST	1	18/09/2025
A-DA-4101	BUILDING SECTION - NORTH SOUTH	1	18/09/2025
81 Compliance Diagrams			
A-DA-8100	SHADOW DIAGRAMS	1	18/09/2025
A-DA-8106	ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 1	1	18/09/2025
A-DA-8107	ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 2	1	18/09/2025
A-DA-8108	ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 3	1	18/09/2025
A-DA-8109	ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 4	1	18/09/2025
A-DA-8110	ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 5	1	18/09/2025
A-DA-8111	ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 6	1	18/09/2025
91 Development Calculations			
A-DA-9102	DEVELOPMENT CALCULATIONS STORAGE - SHEET 1	1	18/09/2025
A-DA-9103	DEVELOPMENT CALCULATIONS STORAGE - SHEET 2	1	18/09/2025

NatHERS Thermal Comfort Inclusions

Glazing Doors/Windows*

- Fixed panel windows (double-glazing, aluminium frames):
 - U-value 2.33 (equal or lower than)
 - SHGC 0.30 (±5%)
- Awning windows (double-glazing, aluminium frames)
 - U-value 2.33 (equal or lower than)
 - SHGC 0.30 (±5%)
- Sliding doors (double-glazing, aluminium frames):
 - U-value 2.33 (equal or lower than)
 - SHGC 0.30 (±5%)

* Note: Due to the early stage of design, same performance values have been applied to all fixed, awning, sliding windows which will be further refined at CC stage.

Roof and ceiling

- Minimum 200mm Concrete with plasterboard ceiling, no insulation where neighbouring units are above
- Minimum 200mm Concrete with plasterboard with R3.5 continuous insulation (insulation only value, no thermal bridging was allowed for) where balcony is above,
- Minimum 200mm Concrete with plasterboard ceiling with R3.5 continuous insulation (insulation only value, no thermal bridging was allowed for) to soffit of concrete where roof is over

External Colour - Medium (0.475 < SA < 0.7)

Ceiling Penetrations

- Sealed downlights: 1 per 5 m2, ceiling penetration 100mm diameter with 50mm clearance
- Sealed exhaust fans: kitchen, bathroom, ensuite and laundry, ceiling penetration 250mm diameter with 50mm clearance

Ceiling Fans

- Ceiling fans various diam 1200/1500/1800/2100mm – refer to drawings for location and size

Floors

- Minimum 200mm Concrete with a minimum R3.5 insulation (insulation only value, no thermal bridging was allowed for) required where part open subfloor is below
- Minimum 200mm Concrete between levels, no insulation required where conditioned space below

Floor coverings - Carpet to bedrooms, tiles to bathrooms and ensuites, vinyl hybrid elsewhere

External Wall

- Curtain wall (façade) glass spandrel insulated panel with R2.5 insulation (insulation value only) within 90x40mm, BMT 0.75mm metal stud @600 ctrs (default), R0.2 thermal break and plasterboard internally
- 200mm Concrete wall with R2.5 insulation (insulation value only) within 90x40mm, BMT 0.75mm metal stud @600 ctrs (default), R0.2 thermal break and plasterboard internally

External Colour - medium

Inter-tenancy walls

- 75mm Hebel Power Panel to walls adjacent to neighbours, R1.5 insulation (insulation only value)
- 75mm Hebel Power Panel to walls adjacent to corridors with R1.5 insulation (insulation only value)
- 200mm concrete with plasterboard lining as per plans to walls next to lifts and stairs (no insulation)

Walls within dwellings

- Plasterboard on studs – no insulation

External Shading

- Shading as per stamped documentation

BASIX – Water requirements

Landscape

- 0 m2 lawn
- 486 m2 garden
- 271 m2 low-water or indigenous species

Central rainwater storage

- 10kL rainwater tank used for irrigation and one car washing bay

Fire sprinkler test water

- Fire sprinkler system operates on an open loop system

BASIX – Energy requirements

Hot water system

- Central system: Electric heat pump – air sourced, with R0.1 (~38mm) insulation to ring main and supply risers.

Alternative Energy

- Minimum 65 kW PV system



ARTISTS IMPRESSION ONLY

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Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer



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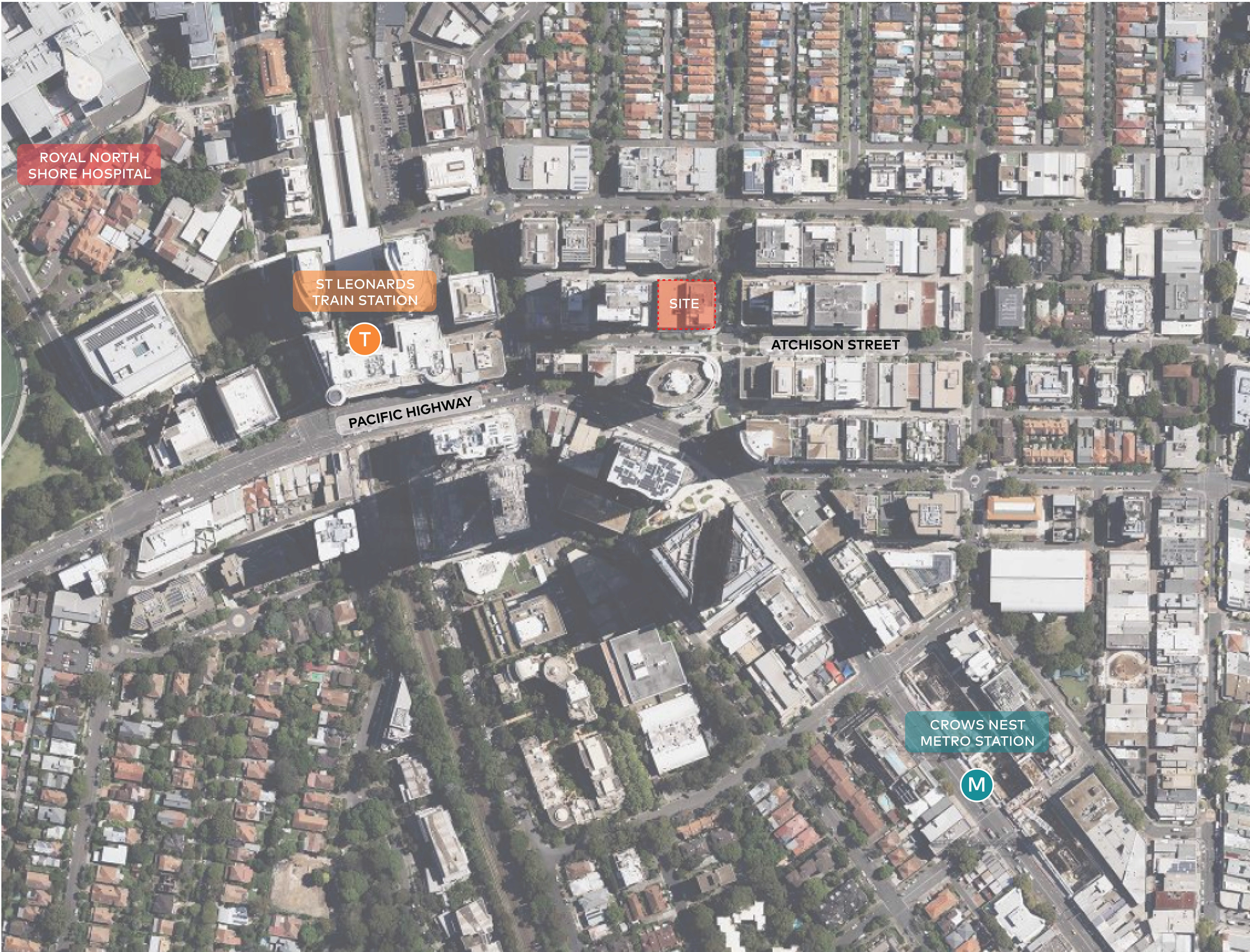
Cox Architecture
70 George Street
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coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	COVER SHEET - DRAWING INDEX

Document Control Status:	
Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	@ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-0001	1

PLOT STAMP DATE: 25/06/2025 2:25:28 PM



LOCATION PLAN NTS

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Salt3 L4, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

**Certificate No. #HR-IJ8R5P-01**
Scan QR code or follow website link for rating details.

Assessor name
Jovana Kikovic

Accreditation No.
DMN/25/2269

Property Address
20-22 Atchison St, St Leonards, NSW, 2065

<http://www.hero-software.com.au/pdf/HR-IJ8R5P-01>



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coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client

Setia Sydney Pty Ltd

Project No.

223107.00

Project

ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

In the language of the CAMMERAYGAL people,

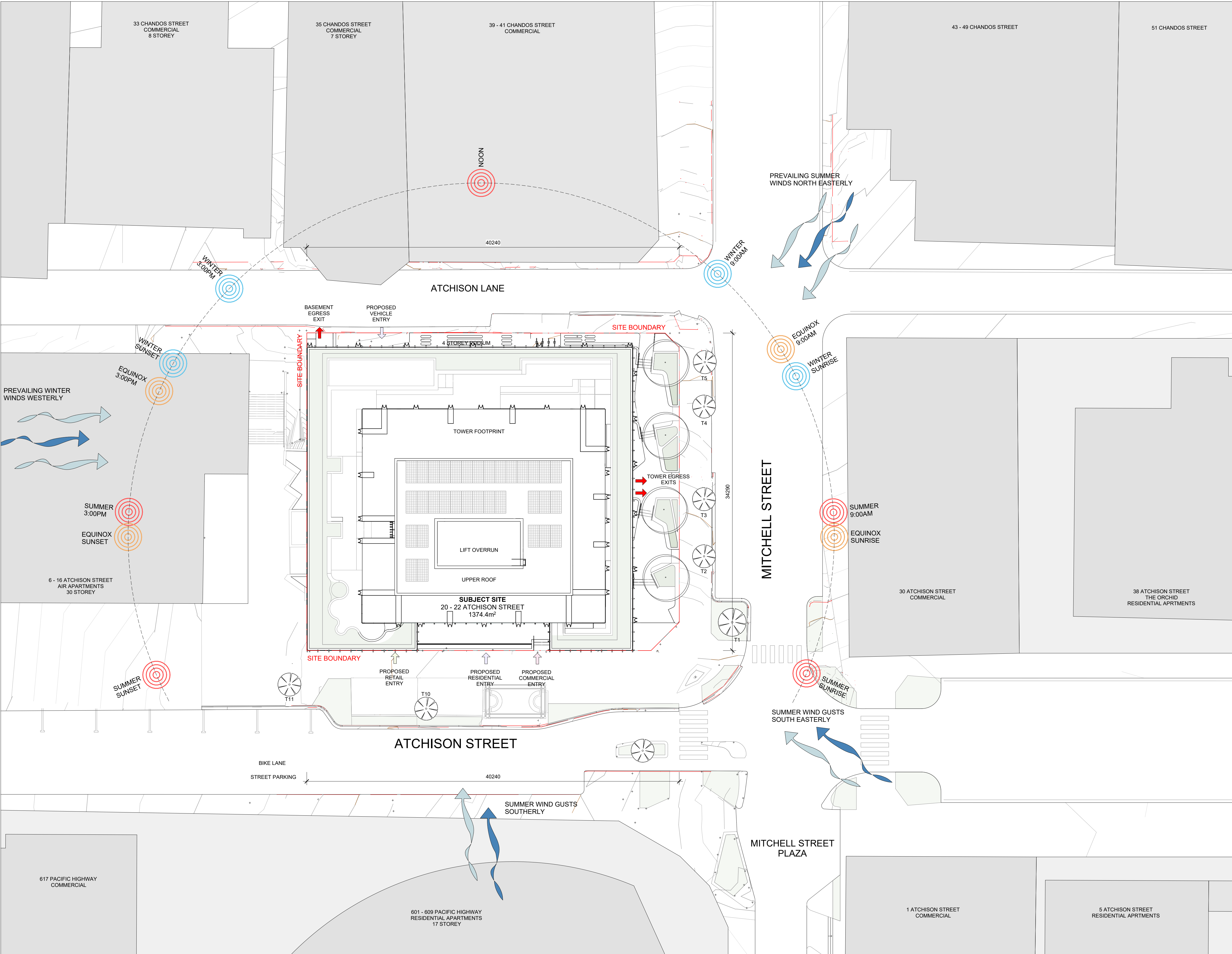
Drawing Title

LOCATION PLAN

Document Control Status:

Co-ordinated:	Drawn:
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Project Architect:	Scale:
RB	1 : 1 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-1100	1





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Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9854 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND

- SITE BOUNDARY
- PROPOSED TREES
- EXISTING TREES
- ENTRY POINTS
- SUN PATH
- WIND DIRECTION



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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

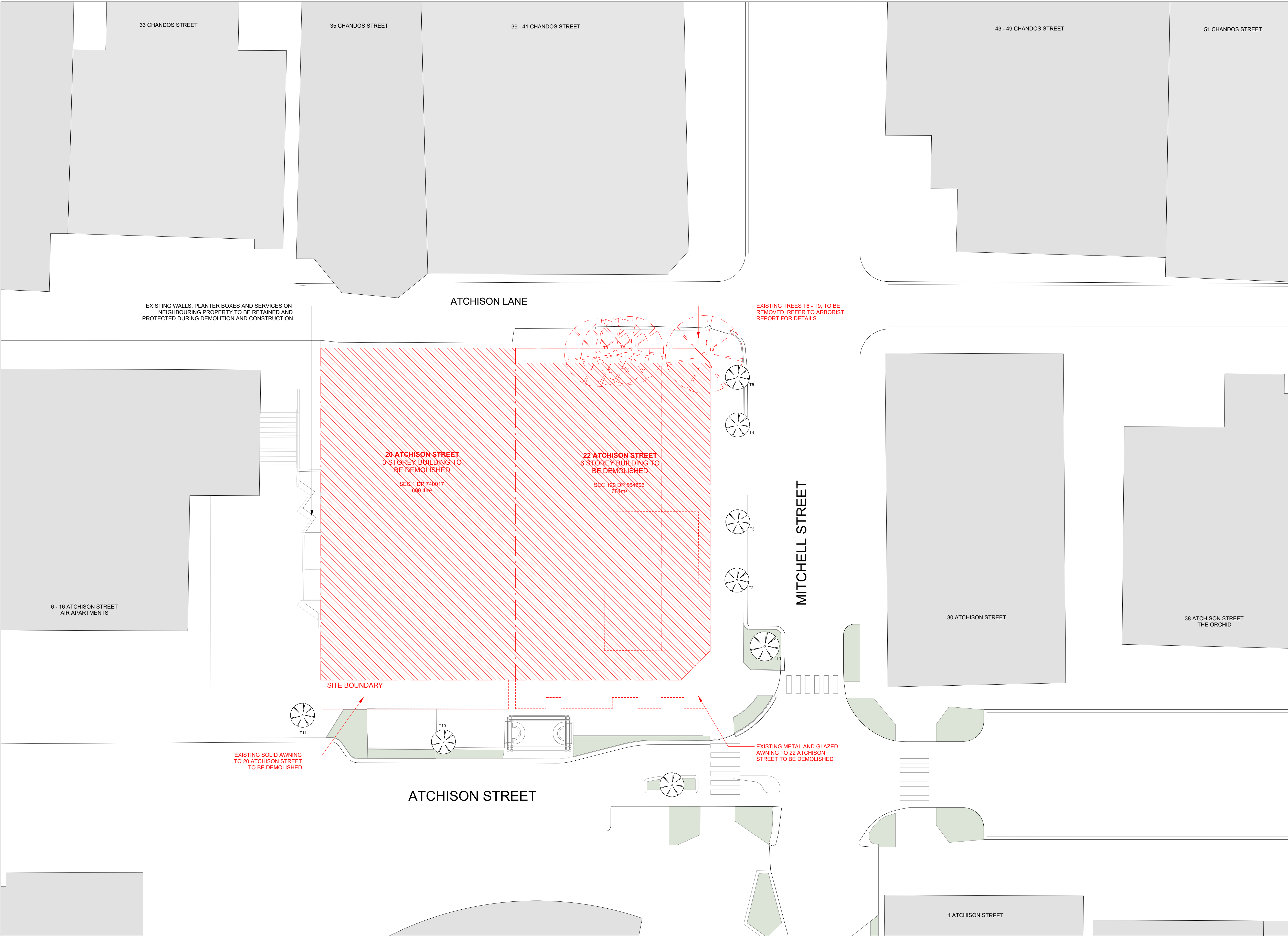
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
SITE PLAN & SITE ANALYSIS

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 200 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-1101	Revision: 1



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Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L4, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND

- SITE BOUNDARY
- BUILDING TO BE DEMOLISHED
- EXISTING BUILDINGS
- EXISTING TREES TO BE DEMOLISHED



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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

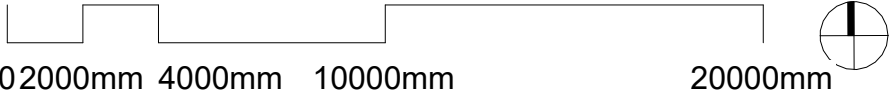
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
DEMOLITION PLAN

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 200 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-1102	Revision: 1



PLOT STAMP DATE: 24/09/2025 2:58:19 PM

PARKING SCHEDULE	
CAR PARK TYPE	NUMBER OF SPACES

BASEMENT 1	
2500mm x 1200mm / MOTORCYCLE	1
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	4
5400mm x 2400mm SERVICE	1

BASEMENT 2	
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1

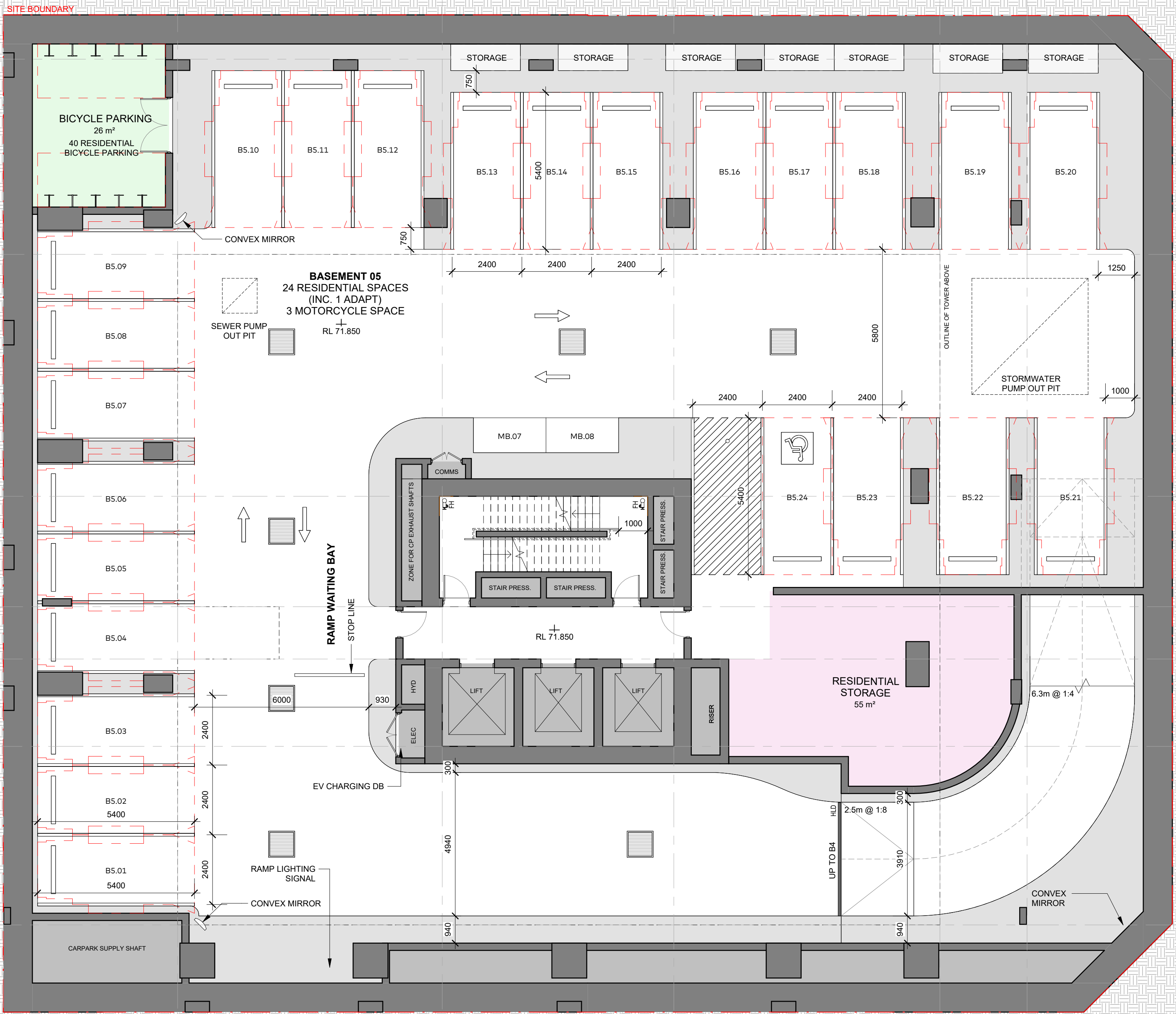
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2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	6
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1

BASEMENT 4	
2500mm x 1200mm / MOTORCYCLE	3
5400mm x 2400mm RESIDENTIAL	5
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1

BASEMENT 5	
2500mm x 1200mm / MOTORCYCLE	2
5400mm x 2400mm RESIDENTIAL	23
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES

2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96



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Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
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Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND	
	RESIDENTIAL STORAGE
	BICYCLE PARKING
	3B RESIDENTIAL
	SERVICES



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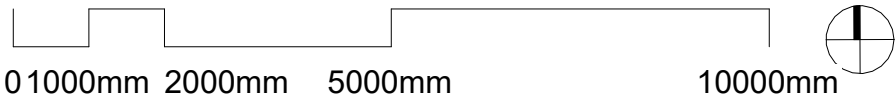
Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,

Drawing Title	BASEMENT 5
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Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2100	1



PLOT STAMP DATE: 24/09/2025 2:56:28 PM

PARKING SCHEDULE		
CAR PARK TYPE		NUMBER OF SPACES
BASEMENT 1		
2500mm x 1200mm / MOTORCYCLE		1
5400mm x 2400mm COMMERCIAL		4
5400mm x 2400mm COMMERCIAL ACCESSIBLE		1
5400mm x 2400mm RESIDENTIAL		4
5400mm x 2400mm SERVICE		1

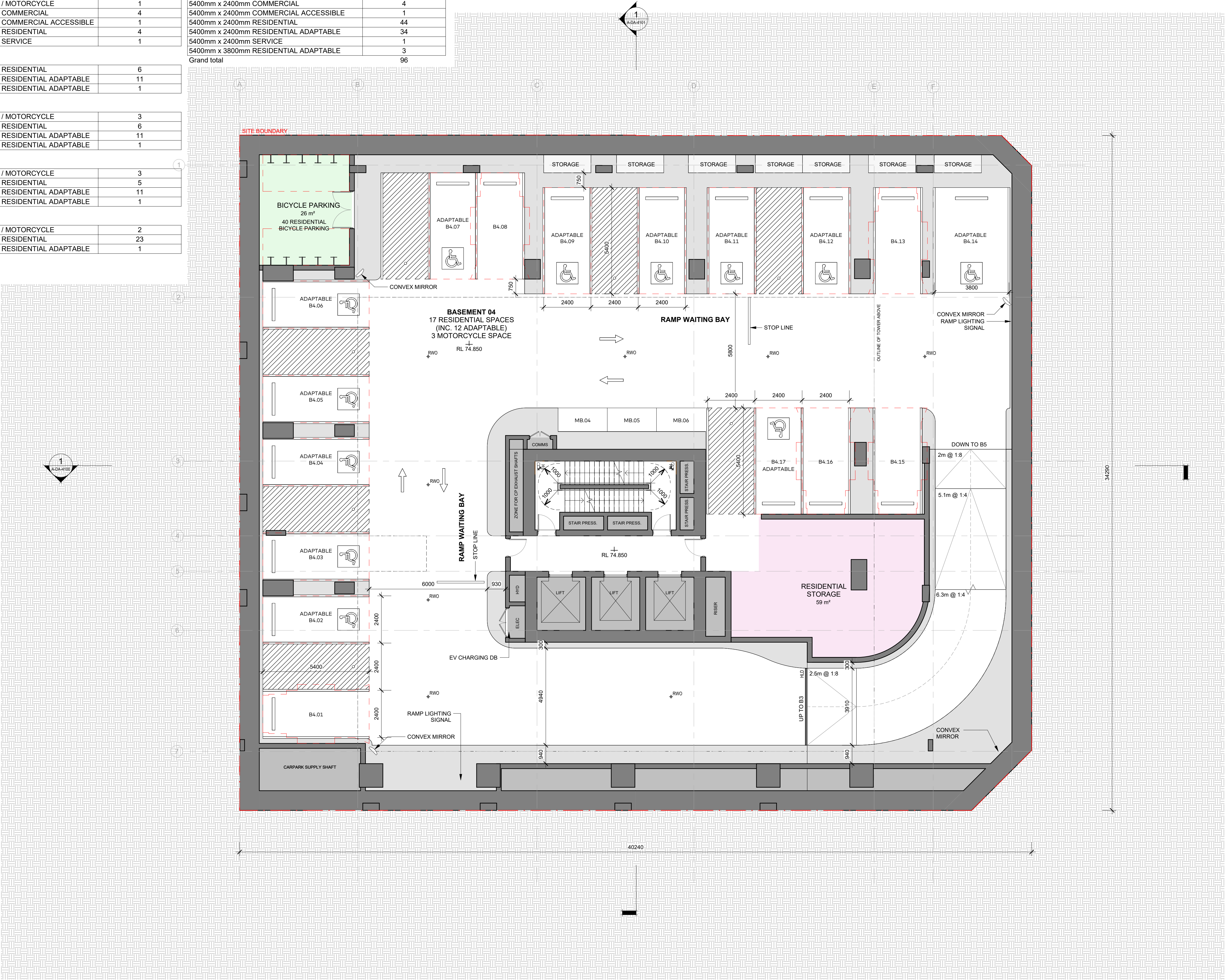
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5400mm x 2400mm RESIDENTIAL	6	
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BASEMENT 3		
2500mm x 1200mm / MOTORCYCLE	3	
5400mm x 2400mm RESIDENTIAL	6	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11	
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1	

BASEMENT 4		
2500mm x 1200mm / MOTORCYCLE	3	
5400mm x 2400mm RESIDENTIAL	5	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11	
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1	

BASEMENT 5		
2500mm x 1200mm / MOTORCYCLE	2	
5400mm x 2400mm RESIDENTIAL	23	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1	

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96



Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

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Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND	
	RESIDENTIAL STORAGE
	BICYCLE PARKING
	3B RESIDENTIAL
	SERVICES



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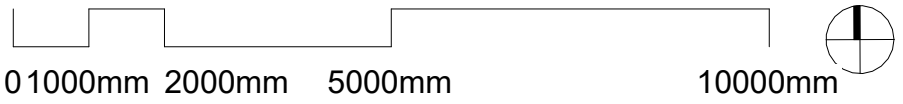
Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,

Drawing Title	BASEMENT 4
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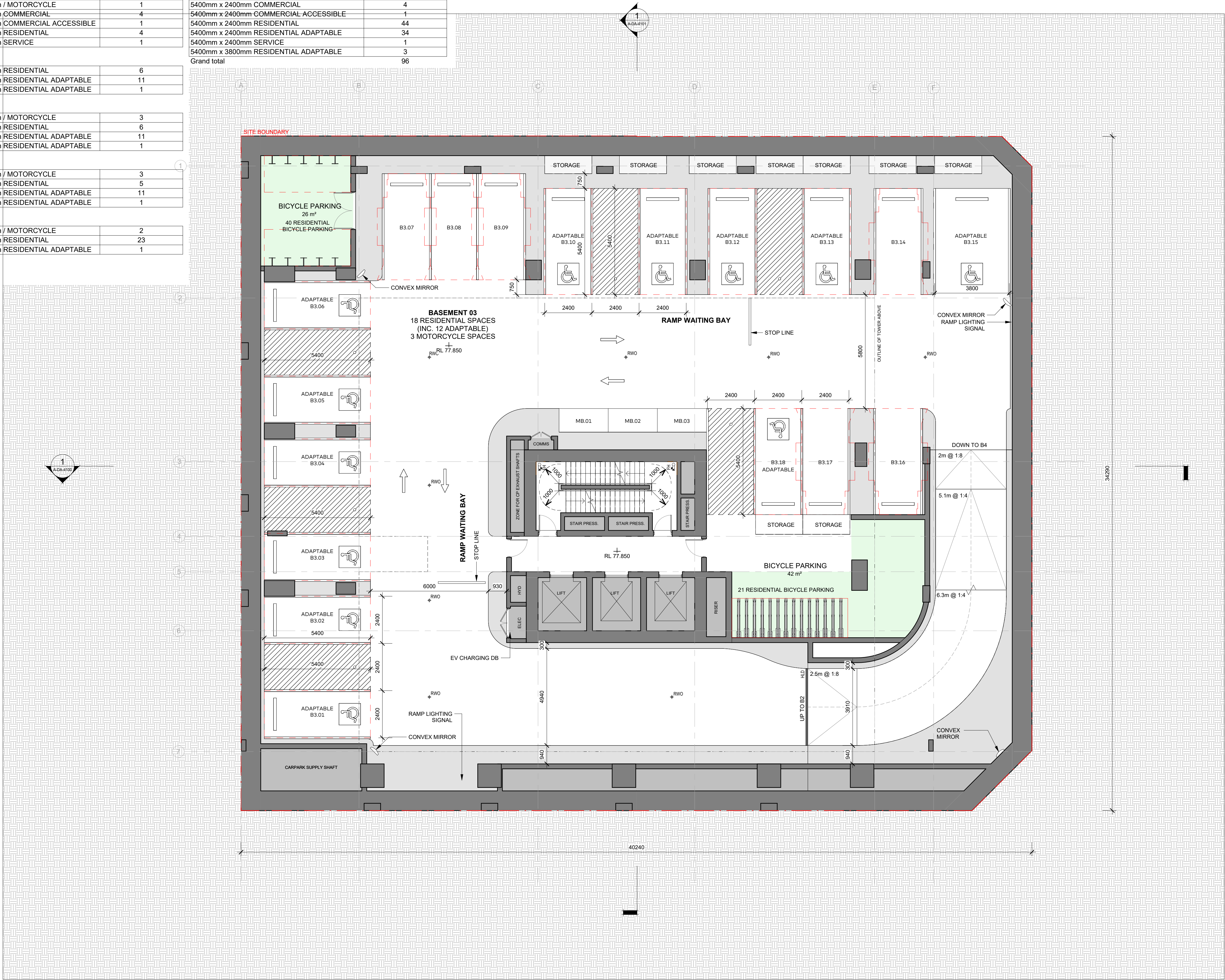
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Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2101	Revision:	1



PLOT STAMP DATE: 24/09/2025 2:55:34 PM

BASEMENT 5		
2500mm x 1200mm	/ MOTORCYCLE	2
5400mm x 2400mm	RESIDENTIAL	23
5400mm x 2400mm	RESIDENTIAL ADAPTABLE	1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96

[illegible]

Seta L1: 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L1: 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8233 9900	Town Planner
Mainhardt 466 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L1: 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9564 3733	Landscape Architect
Slattery L10: 14 Martin Pl, Sydney, NSW 2000 Tel: (02) 9423 8550	Quantity Surveyor
Salt3 L1: 20 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L1: 20 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

-  RESIDENTIAL STORAGE
-  BICYCLE PARKING
-  3B RESIDENTIAL
- SERVICES



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Ramin Jahromi no. 10000

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Client Setia Sydney Pty Ltd

Project No.	223107.00
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Project **ATCHISON STREET**

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

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Drawing Title

BASEMENT 3

Document Control Status:

Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:		Revision:	

NOT CATALOGUED DATE: 01/06/2006 09:44 AM

PARKING SCHEDULE		
CAR PARK TYPE		NUMBER OF SPACES
BASEMENT 1		
2500mm x 1200mm / MOTORCYCLE		1
5400mm x 2400mm COMMERCIAL		4
5400mm x 2400mm COMMERCIAL ACCESSIBLE		1
5400mm x 2400mm RESIDENTIAL		4
5400mm x 2400mm SERVICE		1

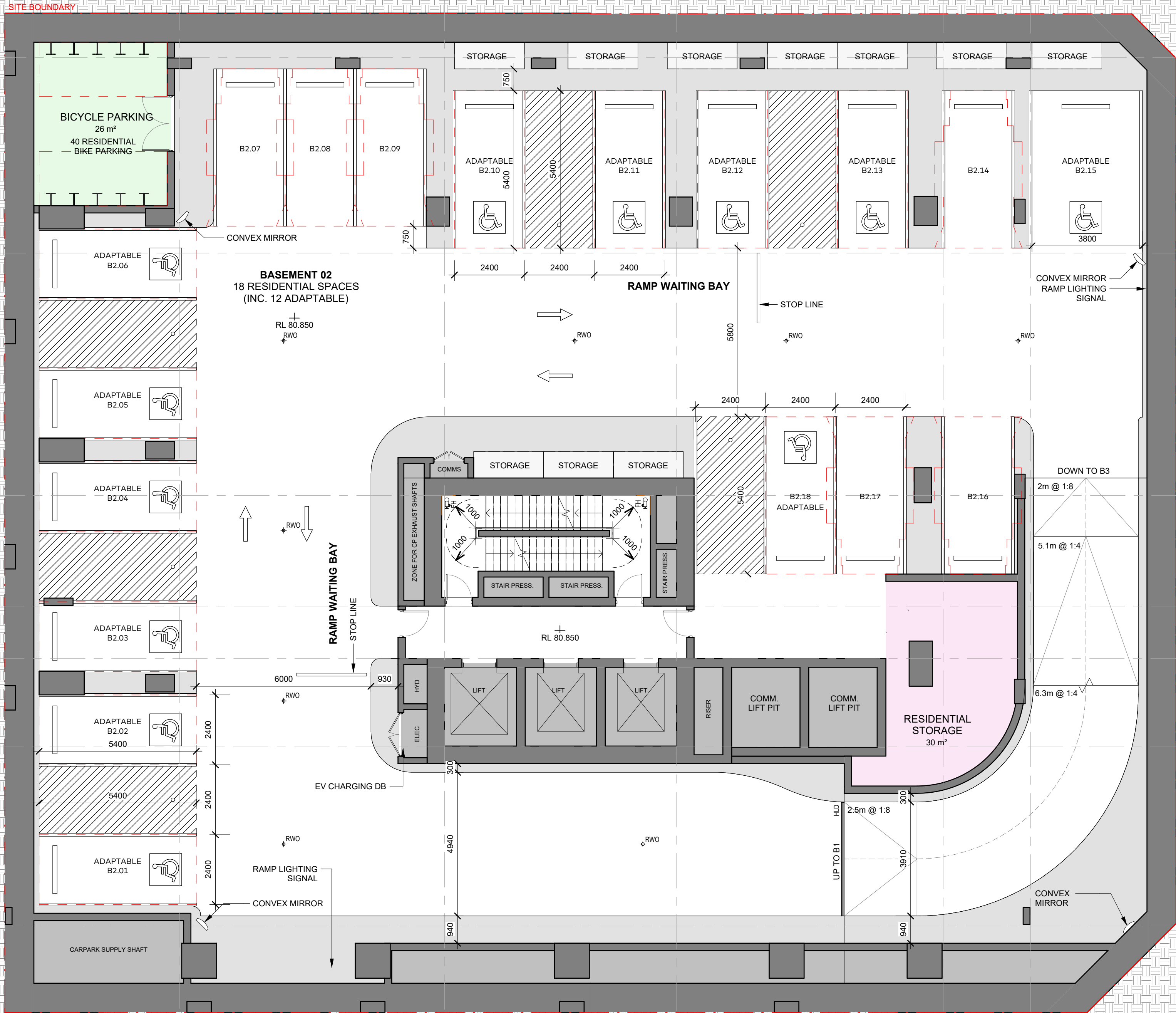
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5400mm x 2400mm RESIDENTIAL ADAPTABLE	11	
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BASEMENT 3		
2500mm x 1200mm / MOTORCYCLE	3	
5400mm x 2400mm RESIDENTIAL	6	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11	
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1	

BASEMENT 4		
2500mm x 1200mm / MOTORCYCLE	3	
5400mm x 2400mm RESIDENTIAL	5	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11	
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1	

BASEMENT 5		
2500mm x 1200mm / MOTORCYCLE	2	
5400mm x 2400mm RESIDENTIAL	23	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1	

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL-ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96



Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

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Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND	
	RESIDENTIAL STORAGE
	BICYCLE PARKING
	3B RESIDENTIAL
	SERVICES



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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

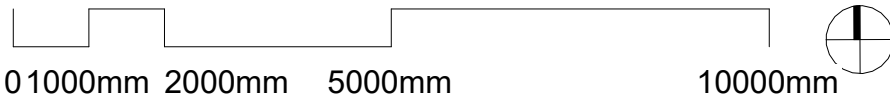
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

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BASEMENT 2

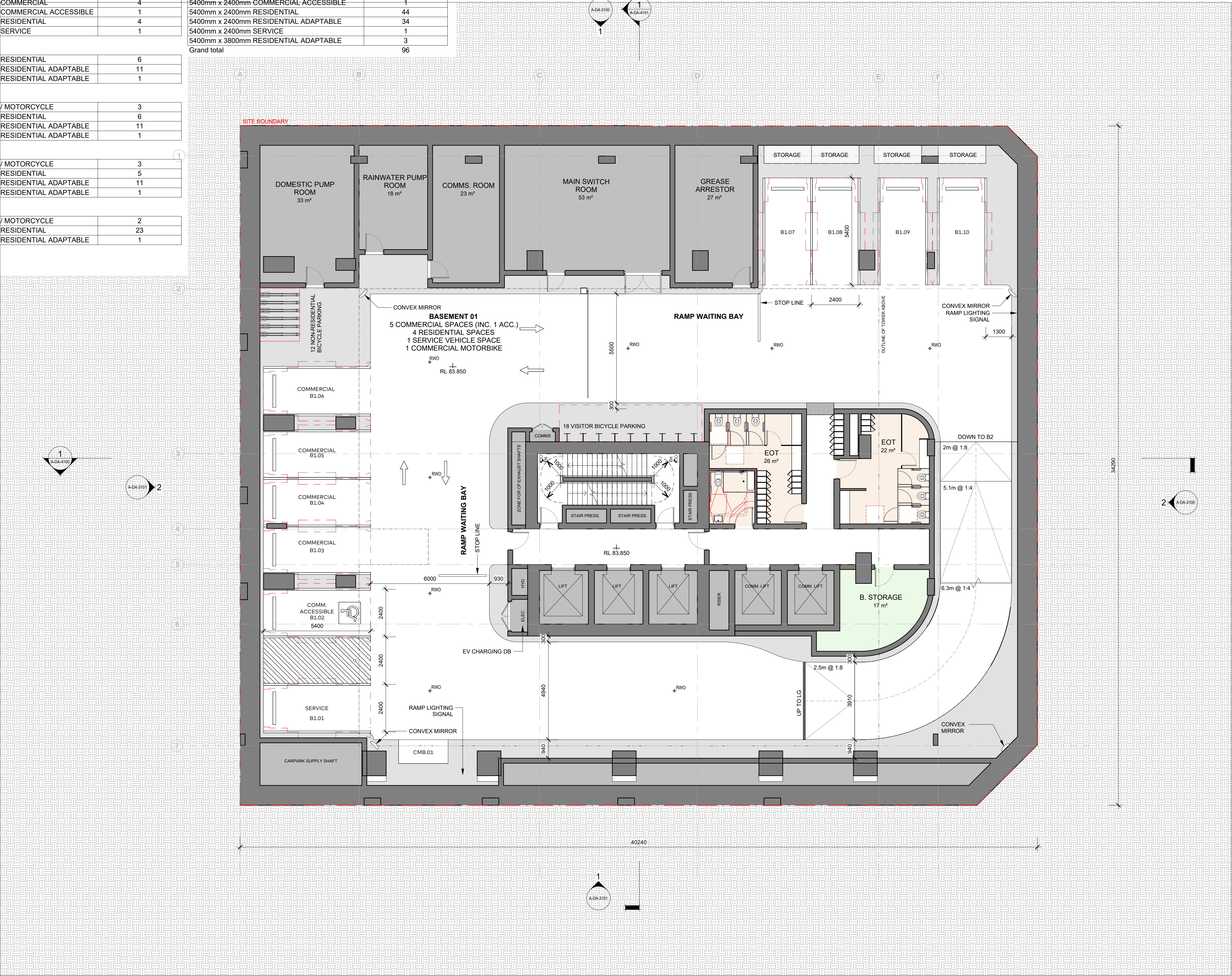
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Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-2103	Revision: 1



PARKING SCHEDULE		
CAR PARK TYPE		NUMBER OF SPACES
BASEMENT 1		
2500mm x 1200mm / MOTORCYCLE		1
5400mm x 2400mm COMMERCIAL		4
5400mm x 2400mm COMMERCIAL ACCESSIBLE		1
5400mm x 2400mm RESIDENTIAL		4
5400mm x 2400mm SERVICE		1
BASEMENT 2		
5400mm x 2400mm RESIDENTIAL		6
5400mm x 2400mm RESIDENTIAL ADAPTABLE		11
5400mm x 3800mm RESIDENTIAL ADAPTABLE		1
BASEMENT 3		
2500mm x 1200mm / MOTORCYCLE		3
5400mm x 2400mm RESIDENTIAL		6
5400mm x 2400mm RESIDENTIAL ADAPTABLE		11
5400mm x 3800mm RESIDENTIAL ADAPTABLE		1
BASEMENT 4		
2500mm x 1200mm / MOTORCYCLE		3
5400mm x 2400mm RESIDENTIAL		5
5400mm x 2400mm RESIDENTIAL ADAPTABLE		11
5400mm x 3800mm RESIDENTIAL ADAPTABLE		1
BASEMENT 5		
2500mm x 1200mm / MOTORCYCLE		2
5400mm x 2400mm RESIDENTIAL		23
5400mm x 2400mm RESIDENTIAL ADAPTABLE		1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96



Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

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Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850		Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995		Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995		Waste Engineer

LEGEND	
	RESIDENTIAL STORAGE
	BICYCLE PARKING
	3B RESIDENTIAL
	SERVICES



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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

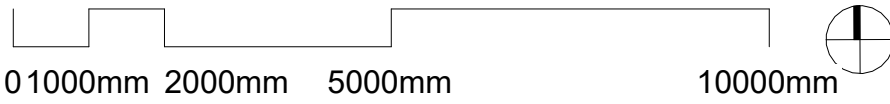
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

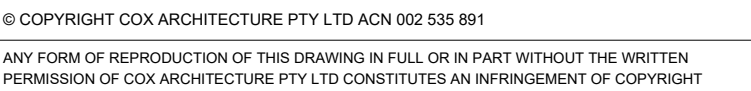
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BASEMENT 1

Document Control Status:

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Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2104	Revision:	1



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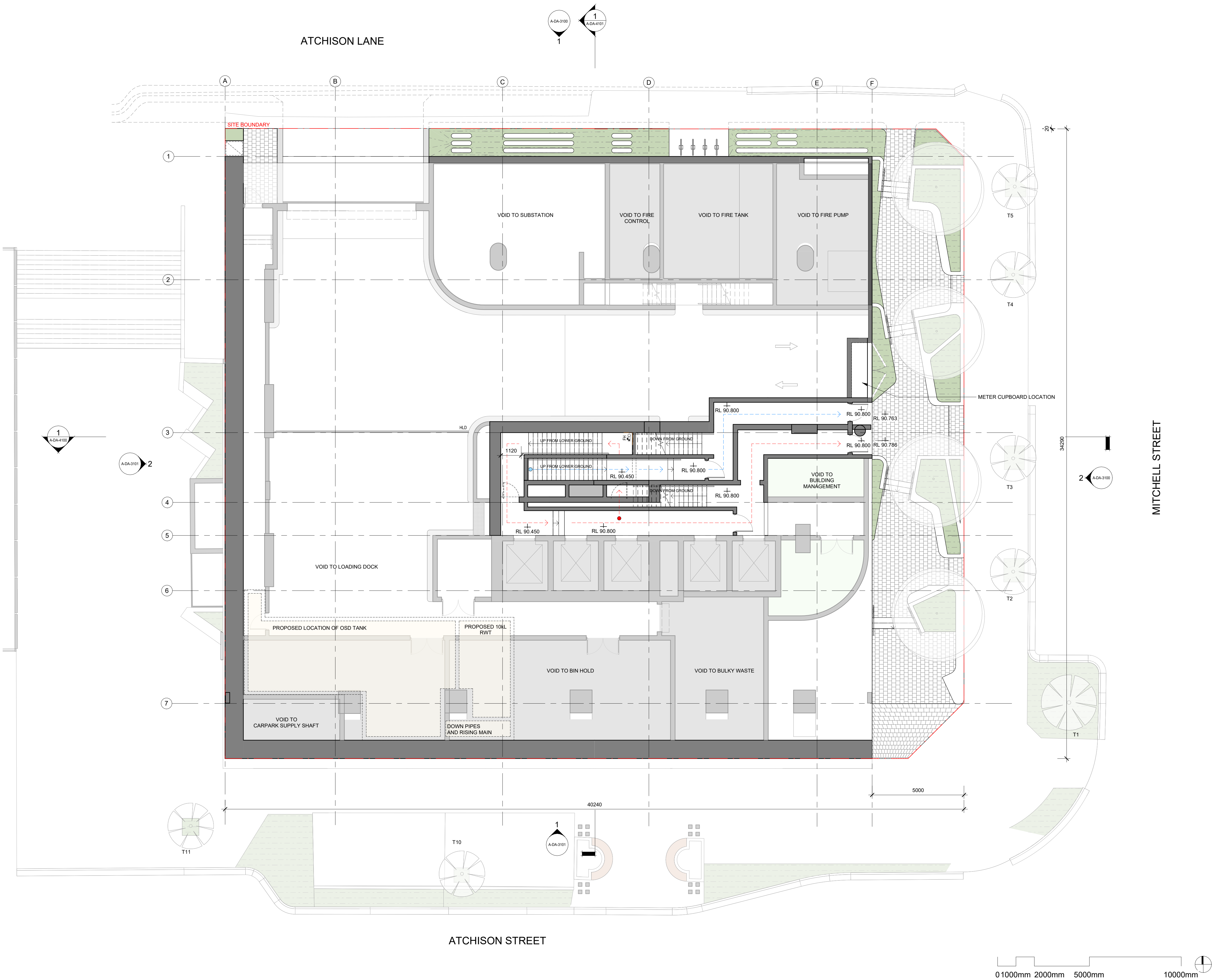
Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8233 9900	Town Planner
Mainhardt 456 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L8, 102 Pitt St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L8, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

SERVICES	SERVICES
BICYCLE PARKING	BICYCLE PARKING
BUILDING MANAGEMENT	BUILDING MANAGEMENT
COMMERCIAL	COMMERCIAL
RESIDENTIAL LOBBY	RESIDENTIAL LOBBY
RESIDENTIAL AMENITIES	RESIDENTIAL AMENITIES
1B RESIDENTIAL	1B RESIDENTIAL
2B RESIDENTIAL	2B RESIDENTIAL
3B RESIDENTIAL	3B RESIDENTIAL
PENTHOUSE	PENTHOUSE



Document Control Status:

Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2110	Revision:	1



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Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
Slatery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND

SERVICES	BICYCLE PARKING	BUILDING MANAGEMENT	COMMERCIAL	RESIDENTIAL LOBBY	RESIDENTIAL AMENITIES	1B RESIDENTIAL	2B RESIDENTIAL	3B RESIDENTIAL	PENTHOUSE
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Setia

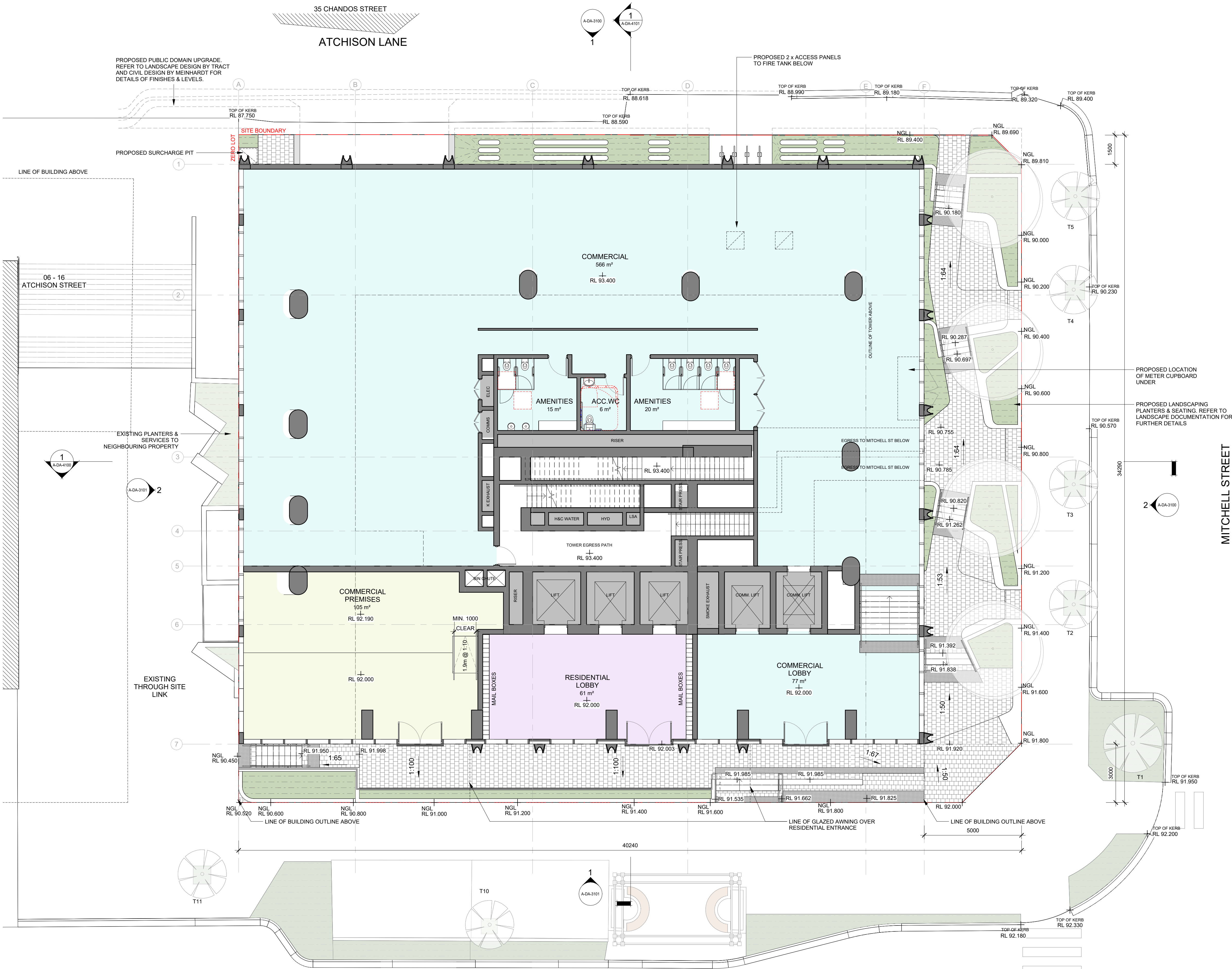
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Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
Address	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	BASEMENT EGRESS

Document Control Status:	
Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
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Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L4, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND	
	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE

Certificate No. #HR-IJ8R5P-01
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Assessor name: Jovana Kikovic
Accreditation No: DMN/25/2269
Property Address: 20-22 Atchison St, St Leonards, NSW, 2065
<http://www.hero-software.com.au/pdf/HR-IJ8R5P-01>

Setia

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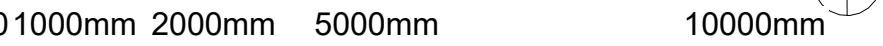
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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

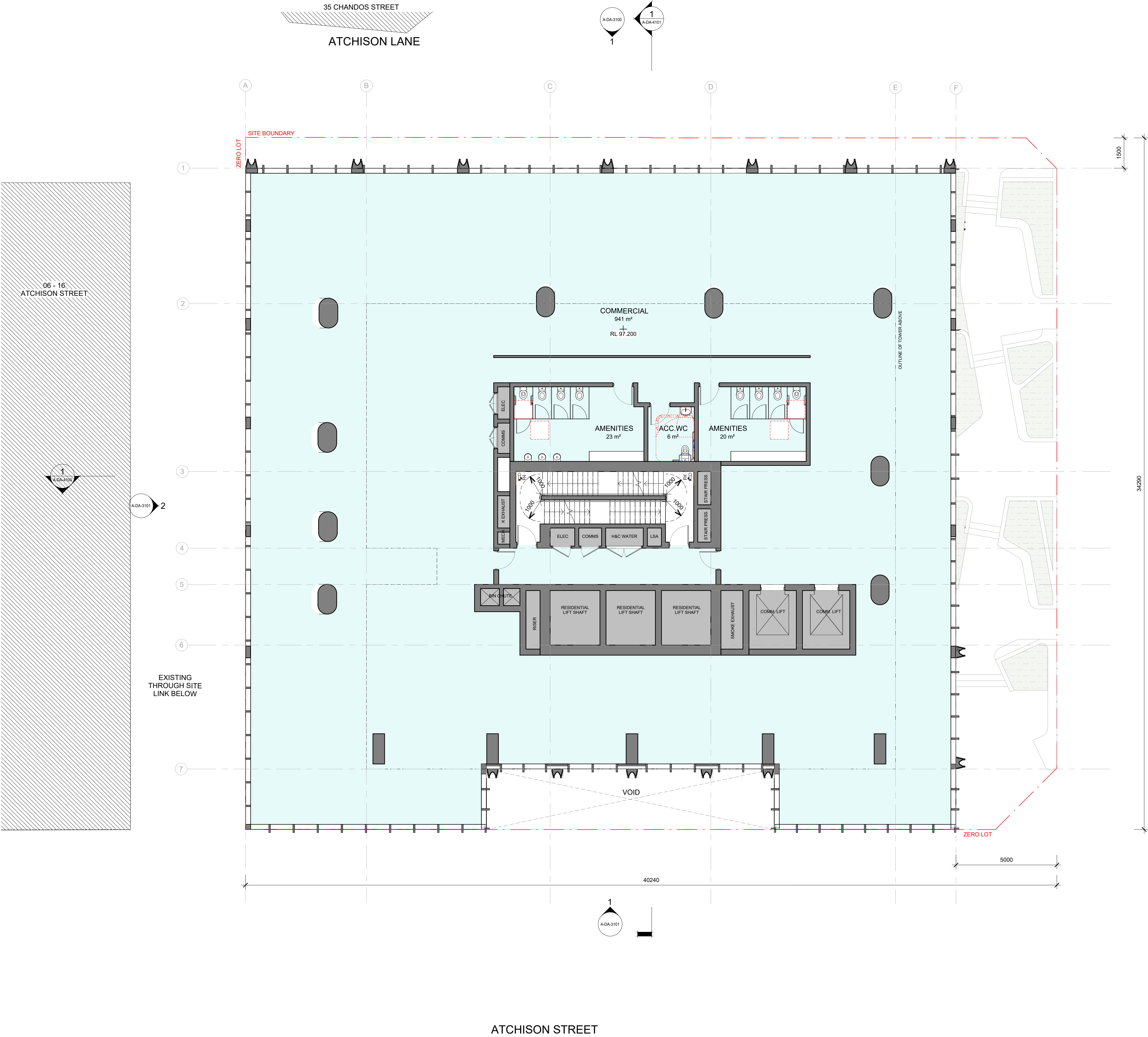
Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	GROUND FLOOR

Document Control Status:	
Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2112	1

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Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L4, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND	
	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
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Setia

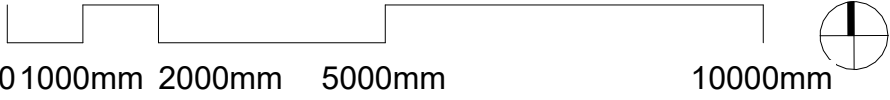
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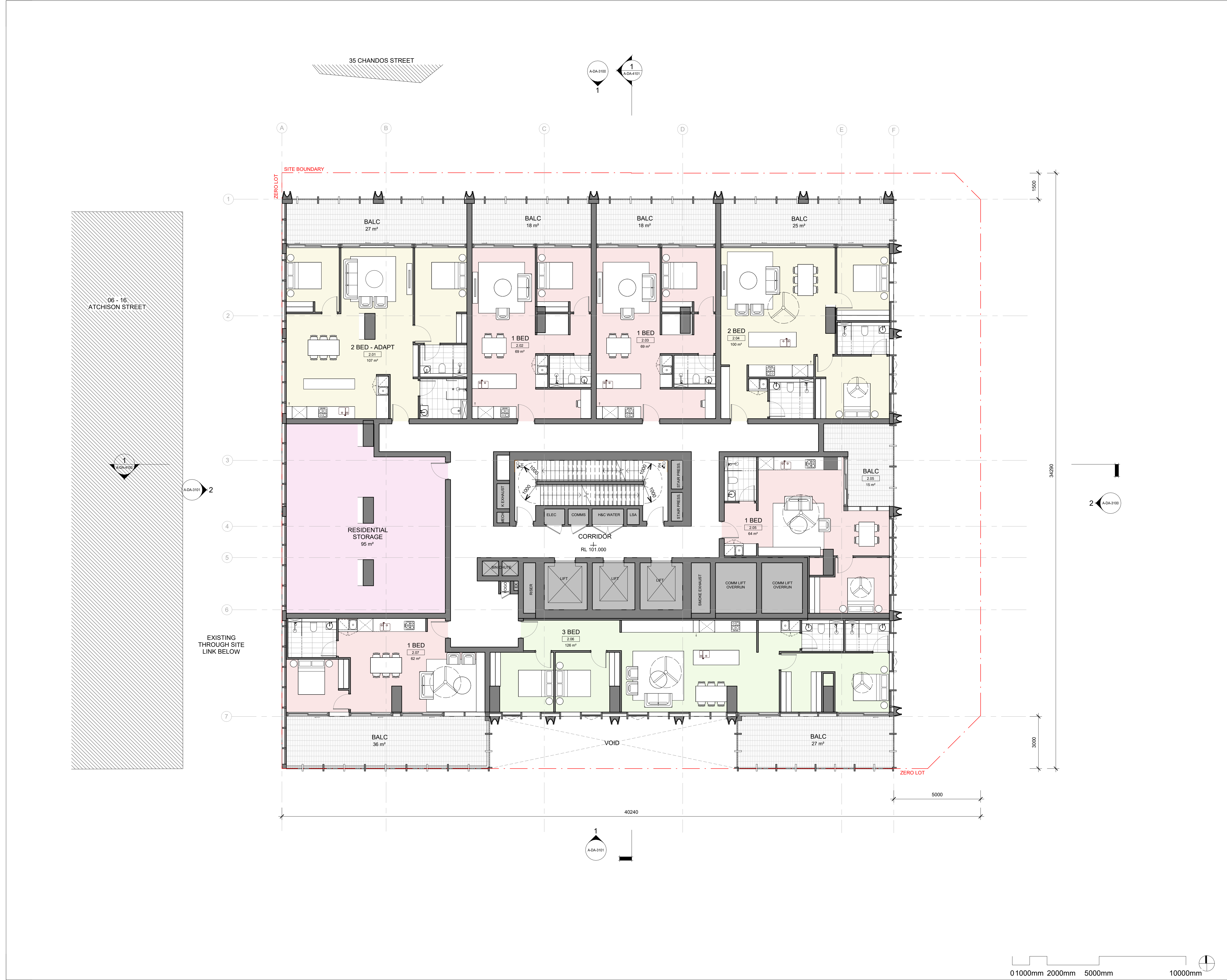
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coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	LEVEL 1 - COMMERCIAL

Document Control Status:			
PLANNING PROPOSAL			
Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2113	Revision:	1





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Town Planner

Meinhardt
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Tel: (02) 9699 3088
Structure & Building Services

Tract
L6, 80 Mount St, North Sydney, NSW 2060
Tel: (02) 9554 3733
Landscape Architect

Slattery
L10, 14 Martin Pl, Sydney, NSW 2000
(02) 9423 8850
Quantity Surveyor

Salt3
L4, 201 Kent St, Sydney NSW 2000
(02) 9068 7995
Traffic Engineer

Salt3
L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995
Waste Engineer

LEGEND

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE

Certificate No. #HR-IJ8R5P-01
Scan QR code or follow website link for rating details.

Assessor name: Jovana Kikovic
Accreditation No: DMV25/2269
Property Address: 20-22 Atchison St, St Leonards, NSW, 2055
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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

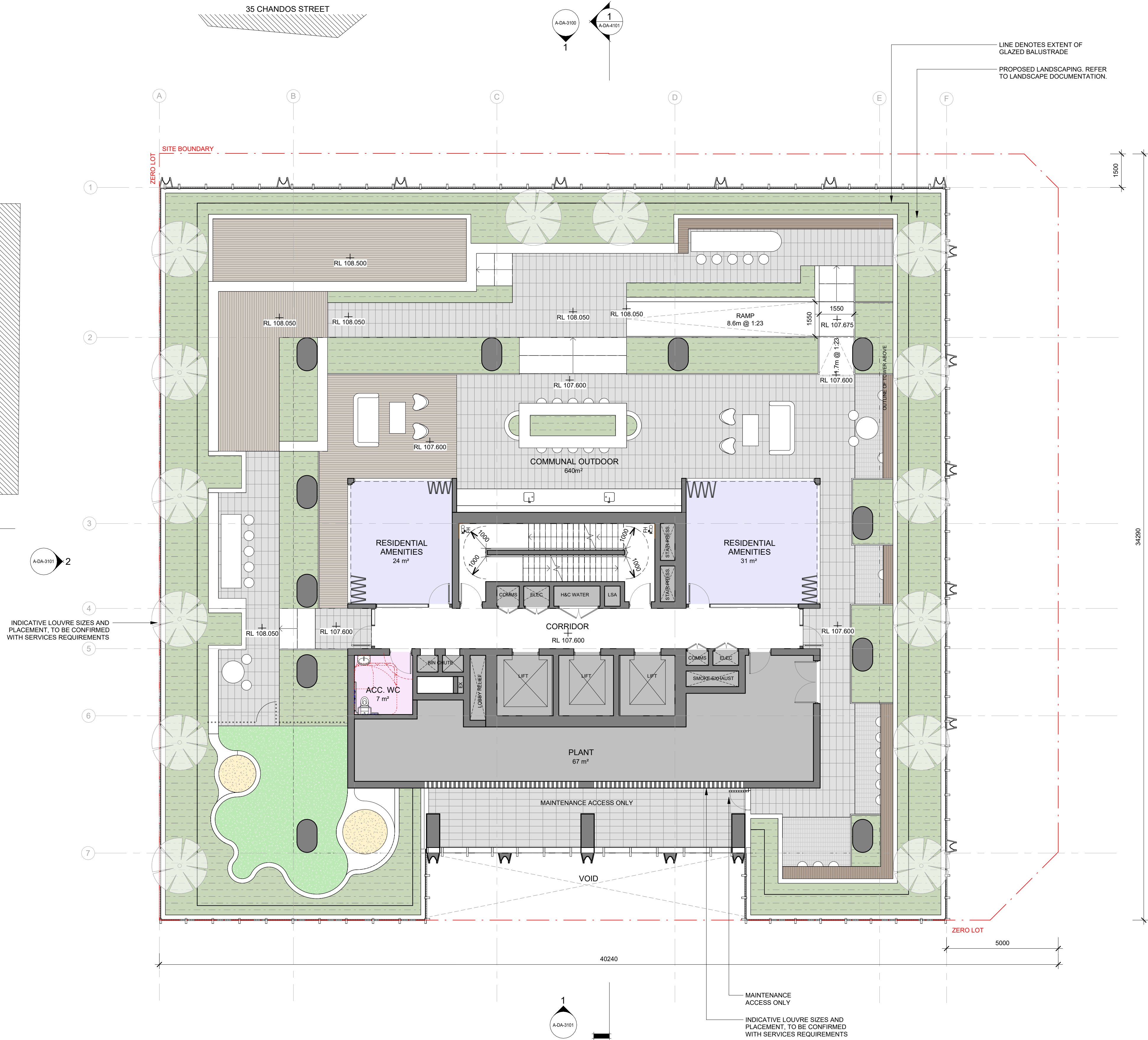
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LEVEL 2 - 3 - RESIDENTIAL PODIUM

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 100 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-2114	Revision: 1

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Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND

■	SERVICES
■	BICYCLE PARKING
■	BUILDING MANAGEMENT
■	COMMERCIAL
■	RESIDENTIAL LOBBY
■	RESIDENTIAL AMENITIES
■	1B RESIDENTIAL
■	2B RESIDENTIAL
■	3B RESIDENTIAL
■	PENTHOUSE



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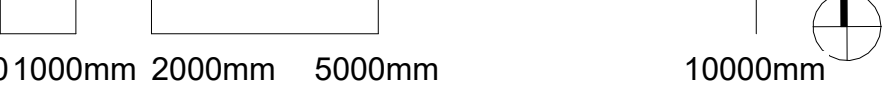
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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

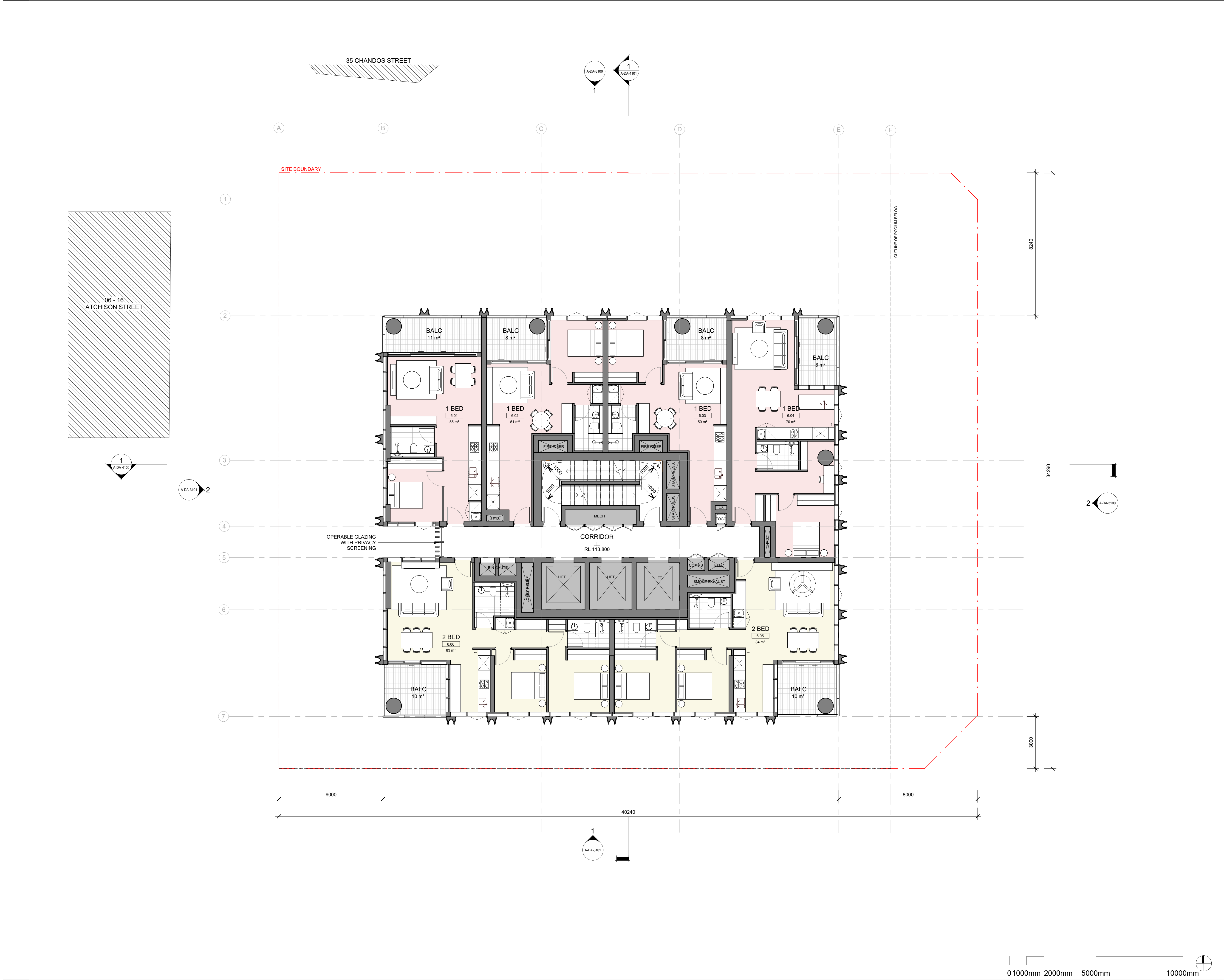
Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	LEVEL 4 - AMENITIES

Document Control Status:	
Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2115	1

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Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND	
	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE

**Certificate No. #HR-IJ8R5P-01**
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Assessor name
Jovana Kikovic

Accreditation No.
DMN/25/2269

Property Address
20-22 Atchison St, St Leonards, NSW, 2065

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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	LEVEL 6 - 14 - RESIDENTIAL

Document Control Status:	
Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2116	1

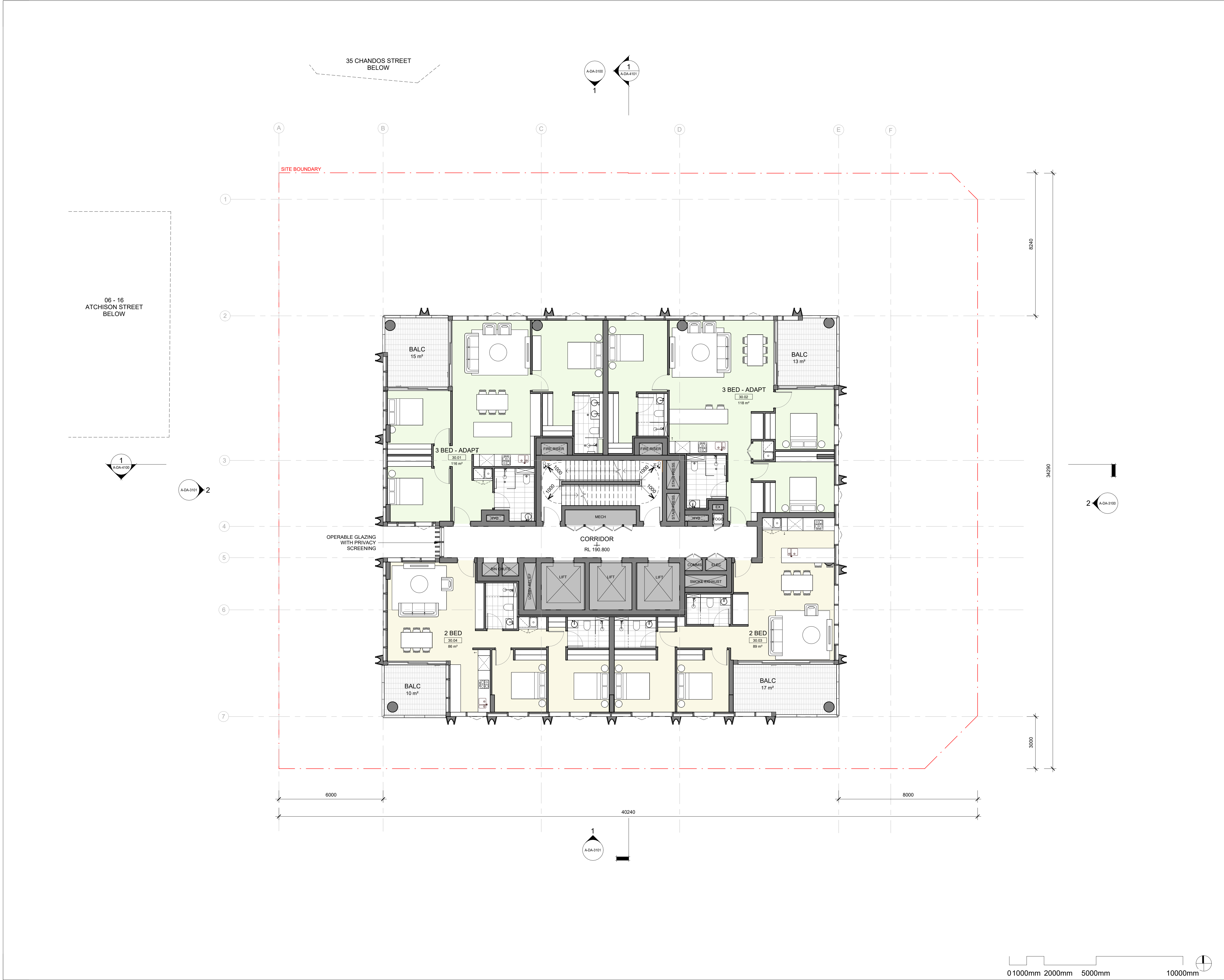


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Mainhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract LA, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 LA, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 LA, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE



Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2117	Revision:	1



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Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L4, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND	
	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE



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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	LEVEL 30 - 38 - RESIDENTIAL

Document Control Status:	
Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 100 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-2118	Revision: 1



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Mainhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract LA, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 LA, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 LA, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE



Client Setia Sydney Pty Ltd

Project **ATCHISON STREET**

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

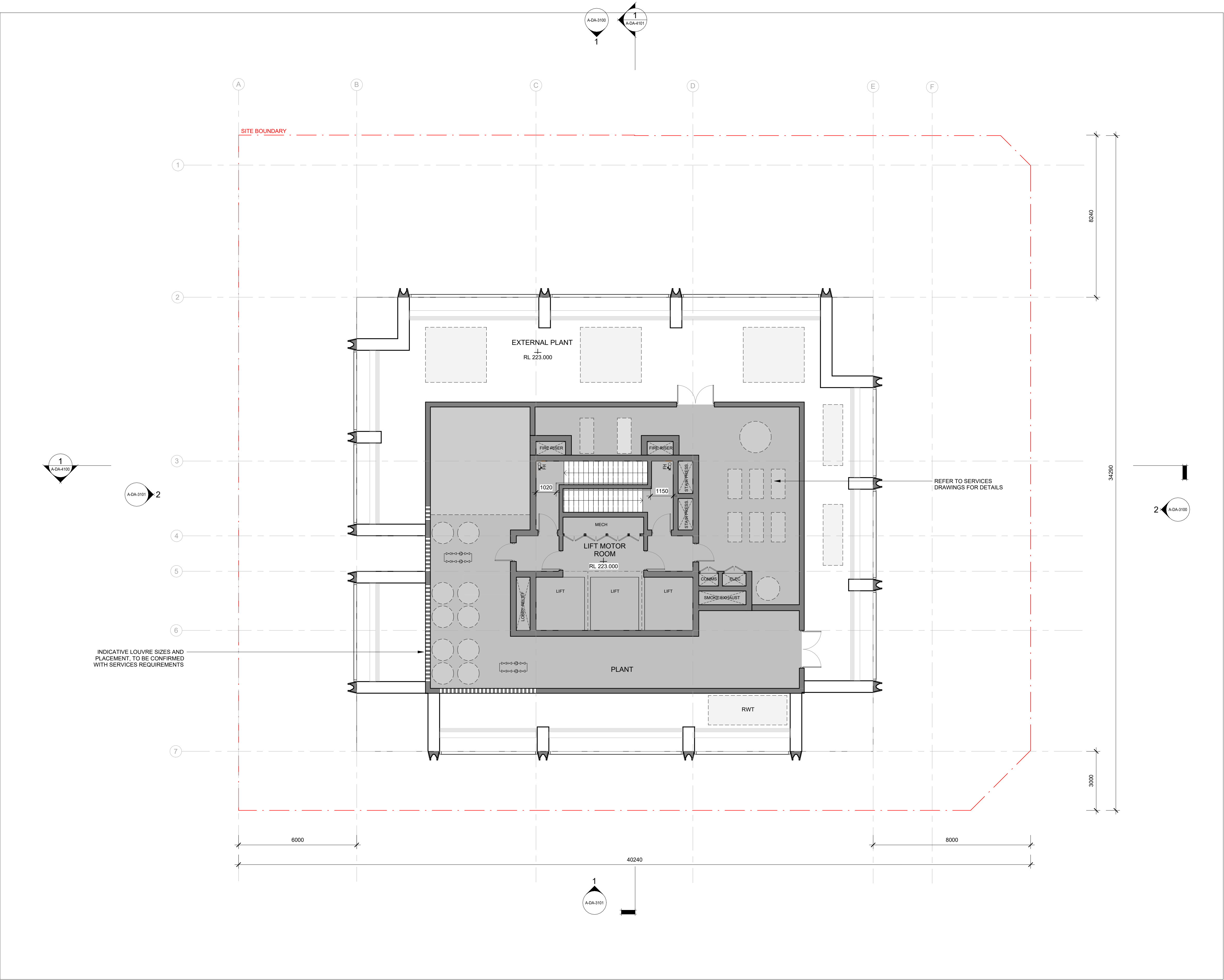
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Drawing Title

LEVEL 39 - PENTHOUSES

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Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 100 @ A1
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Urbis		Town Planner	
L6, 123 Pitt St, Sydney, NSW 2000			
Tel: (02) 8533 9900			
Meinhardt		Structure & Building Services	
4/66 Clarence St, Sydney, NSW 2000			
Tel: (02) 9699 3088			
Tract		Landscape Architect	
L6, 80 Mount St, North Sydney, NSW 2060			
Tel: (02) 9654 3733			
Slattery		Quantity Surveyor	
L10, 14 Martin Pl, Sydney, NSW 2000			
(02) 9423 8850			
Salt3		Traffic Engineer	
L6, 201 Kent St, Sydney NSW 2000			
(02) 9068 7995			
Salt3		Waste Engineer	
L6, 201 Kent St, Sydney NSW 2000			
(02) 9068 7995			

LEGEND	
	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE



Setia

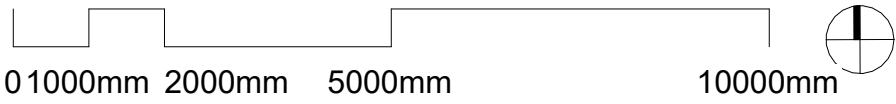
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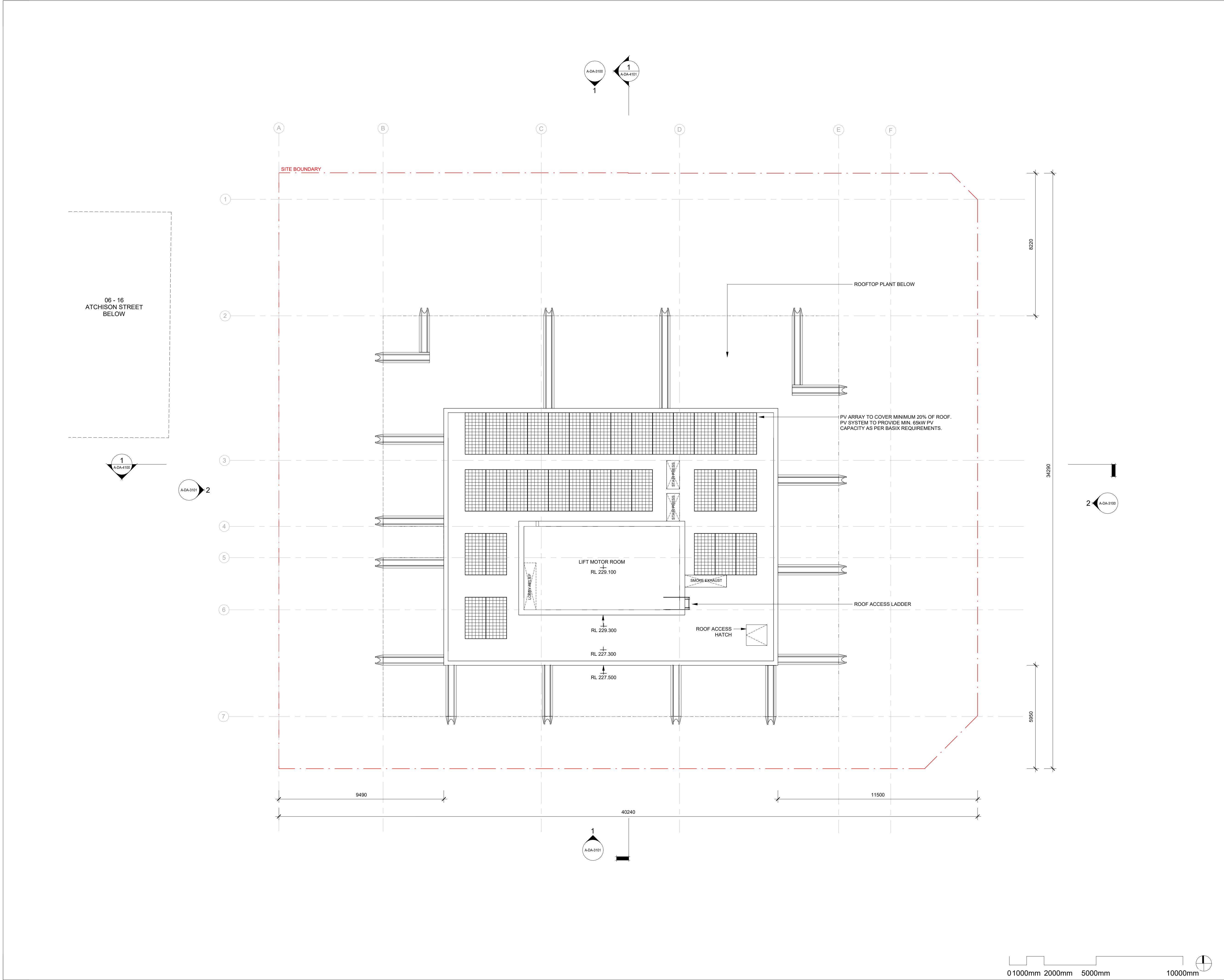
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Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	ROOF PLANT

Document Control Status:			
Co-ordinated:		Drawn:	
KH		KH	
Project Architect:		Scale:	
RB		1 : 100 @ A1	
Project Director:		Date:	
RJ		18/09/2025	
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Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L4, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND

- SERVICES
- BICYCLE PARKING
- BUILDING MANAGEMENT
- COMMERCIAL
- RESIDENTIAL LOBBY
- RESIDENTIAL AMENITIES
- 1B RESIDENTIAL
- 2B RESIDENTIAL
- 3B RESIDENTIAL
- PENTHOUSE



Setia

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Nominated Architects:
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Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	ROOF UPPER

Document Control Status:	
Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2121	1

1 NORTH BUILDING ELEVATION
SCALE 1 : 300

2 EAST BUILDING ELEVATION
SCALE 1 : 300

03000mm 6000mm 15000mm 30000mm

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Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer



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Nominated Architects:
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Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
BUILDING ELEVATIONS - NORTH & EAST

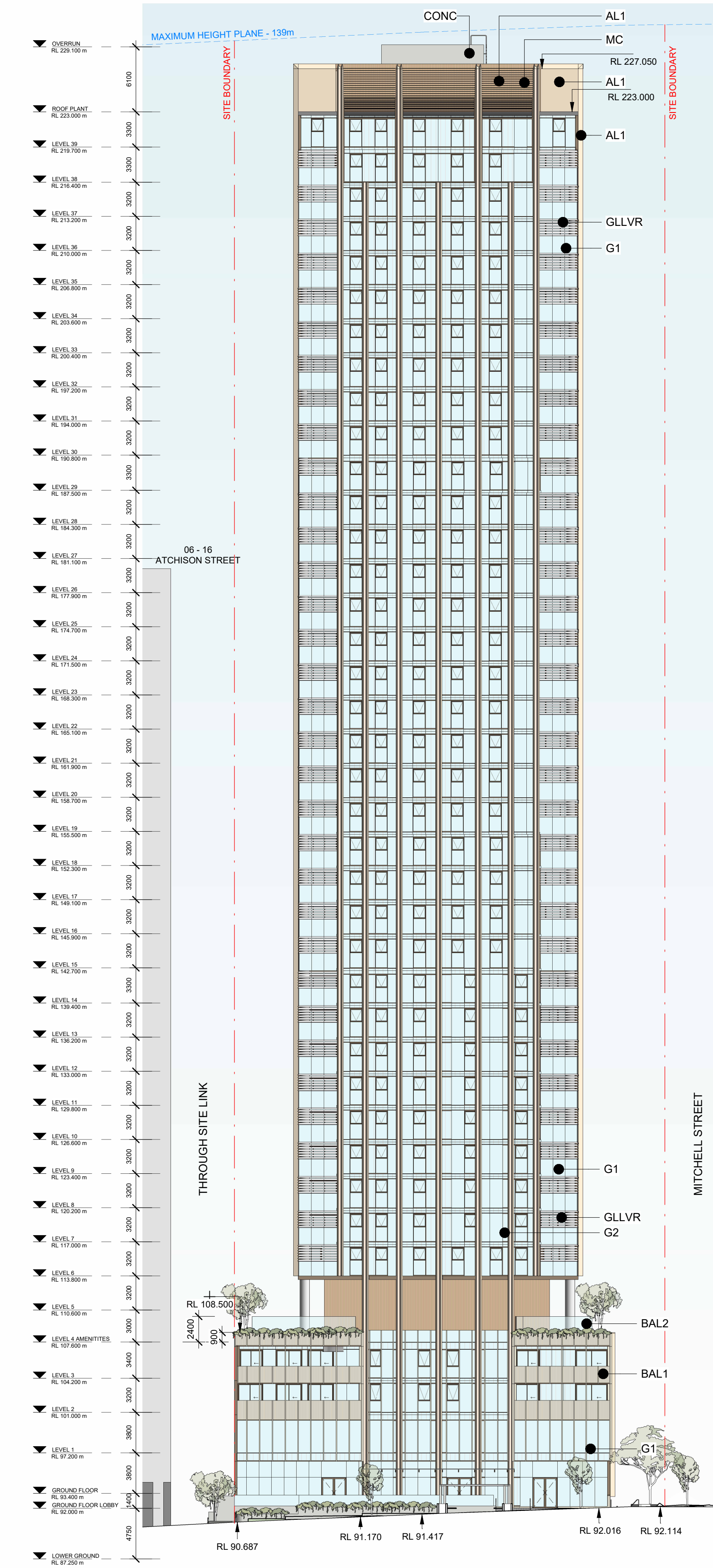
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Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 300 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-3100	Revision: 1

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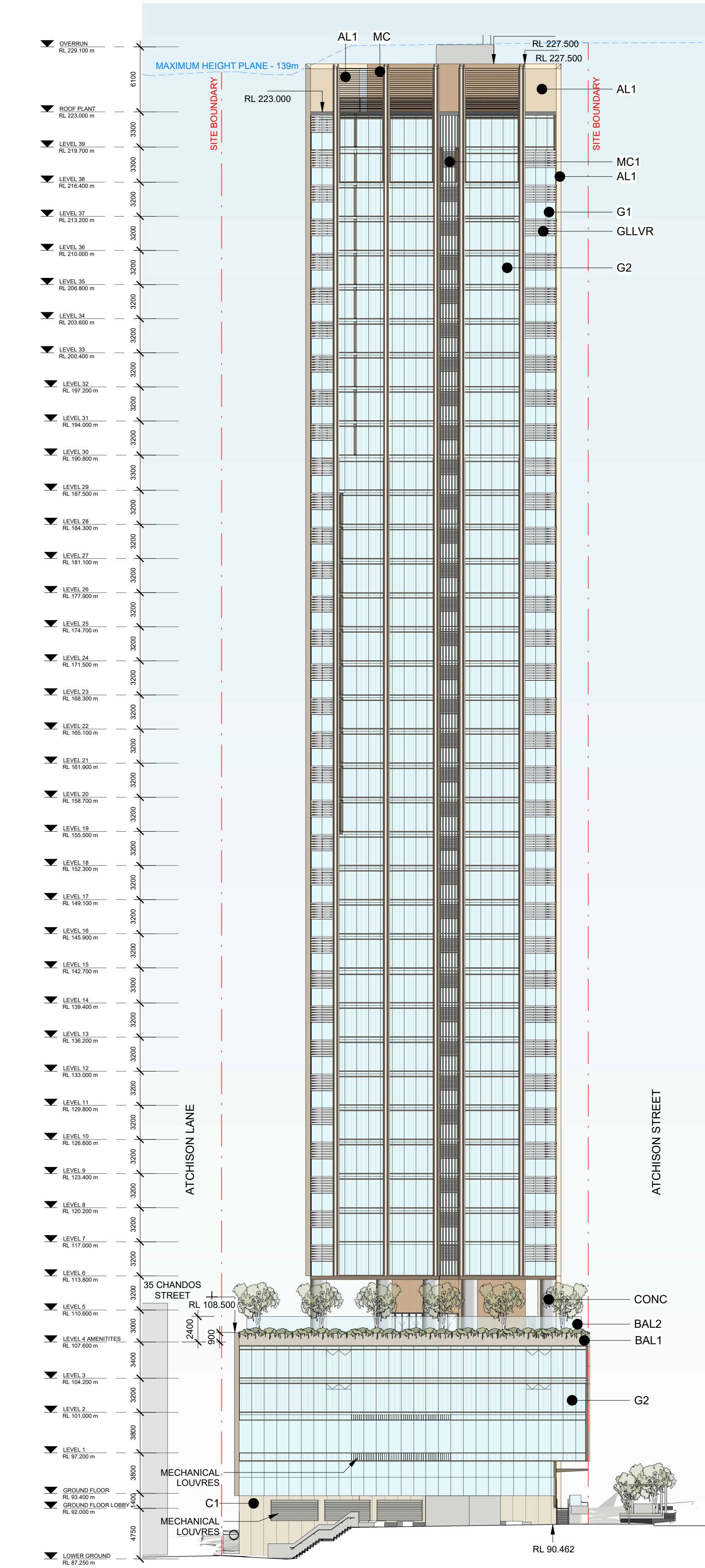
1 SOUTH BUILDING ELEVATION

SCALE 1 : 300



2 WEST BUILDING ELEVATION

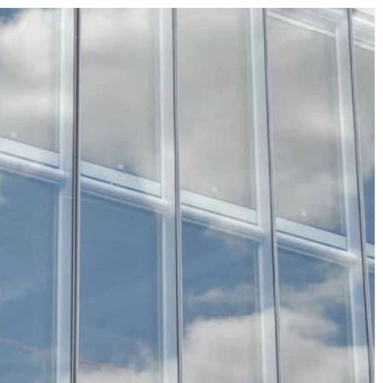
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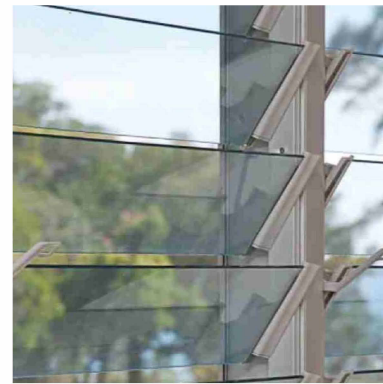
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CONCRETE - BEIGE



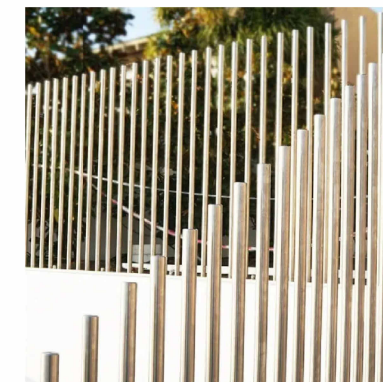
C1
SANDSTONE COLOURED
CLADDING



G1
PERFORMANCE GLAZING
WITH LOW E COATING



GLLVR
FIXED, OPEN, PERFORMANCE
GLAZING LOUVRES WITH
LOW E COATING



BAL1
PALISADE BALUSTRADE



AL1
MATTE ALUMINIUM -
SANDSTONE COLOUR



MC1
METAL - LIGHT BRONZE
COLOUR



G2
SHADOW BOX GLASS PANEL



MCB1
METAL BATTEN CLADDING
WITH BACKING - LIGHT
TERRACOTTA



BAL2
GLASS BALUSTRADE

03000mm 6000mm 15000mm 30000mm

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Tract L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Landscape Architect
Slatery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L10, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer



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Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

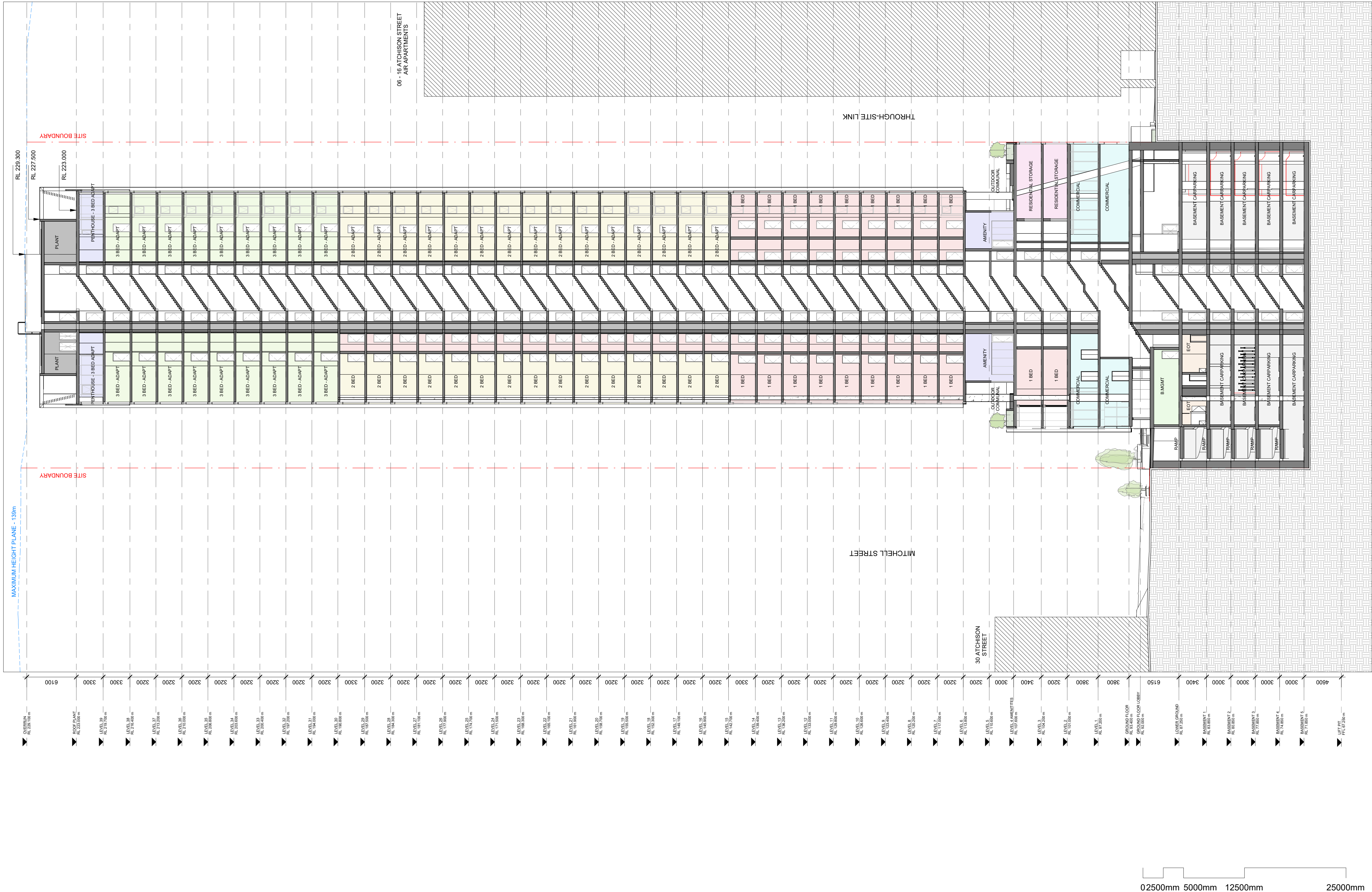
Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
BUILDING ELEVATIONS - SOUTH & WEST

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 300 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-3101	Revision: 1

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Tel: (02) 9699 3088			
Tract		Landscape Architect	
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Tel: (02) 9554 3733			
Slattery		Quantity Surveyor	
L10, 14 Martin Pl, Sydney, NSW 2000			
(02) 9423 8850			
Salt3		Traffic Engineer	
L6, 201 Kent St, Sydney NSW 2000			
(02) 9088 7995			
Salt3		Waste Engineer	
L6, 201 Kent St, Sydney NSW 2000			
(02) 9088 7995			

LEGEND	
	PLANT / SERVICES
	BASEMENT
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE
	RESIDENTIAL AMENITIES
	COMMERCIAL

**Certificate No. #HR-IJ8R5P-01**
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Assessor name
Jovana Kikovic

Accreditation No.
DMN/25/2269

Property Address
20-22 Atchison St, St Leonards, NSW, 2065



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Client

Setia Sydney Pty Ltd

Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	BUILDING SECTION - EAST WEST

Document Control Status:	
Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	As indicated @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-4100	1

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Tract L8, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9954 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer



Setia

C O X

Client **Setia Sydney Pty Ltd**

Project **ATCHISON STREET**

20-22 Atchison St. St Leonards, NSW 2065

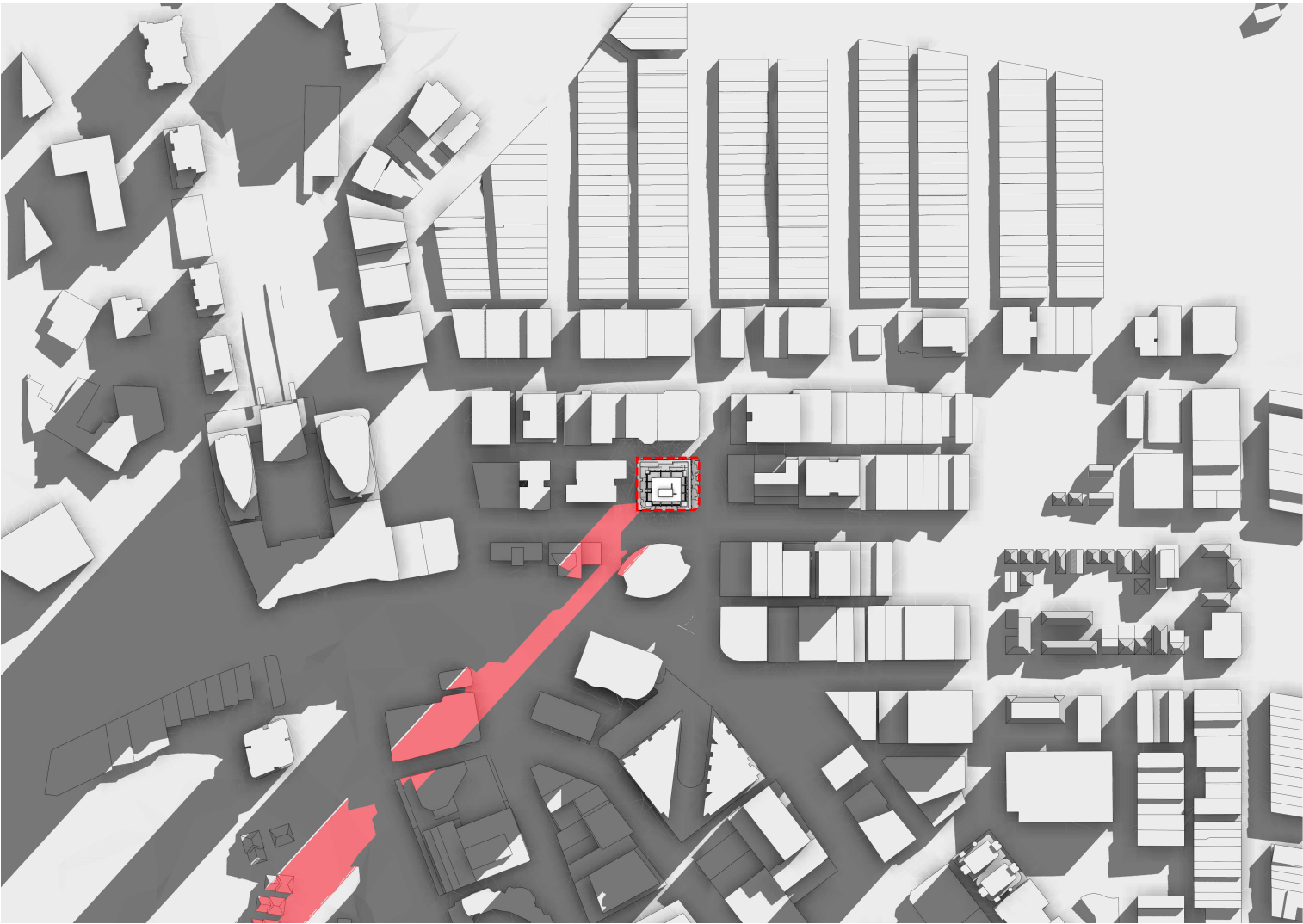
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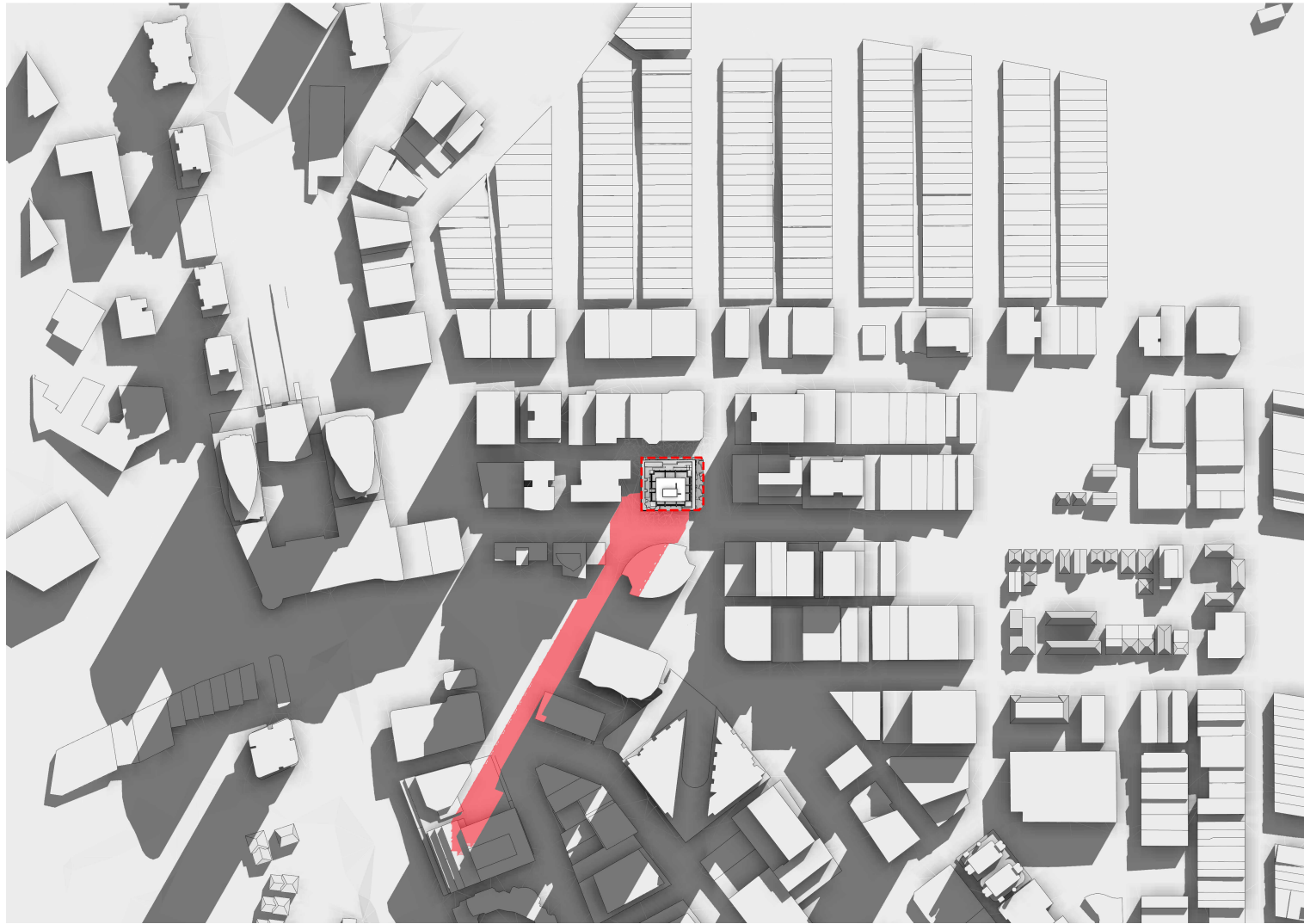
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BUILDING SECTION - NORTH SOUTH

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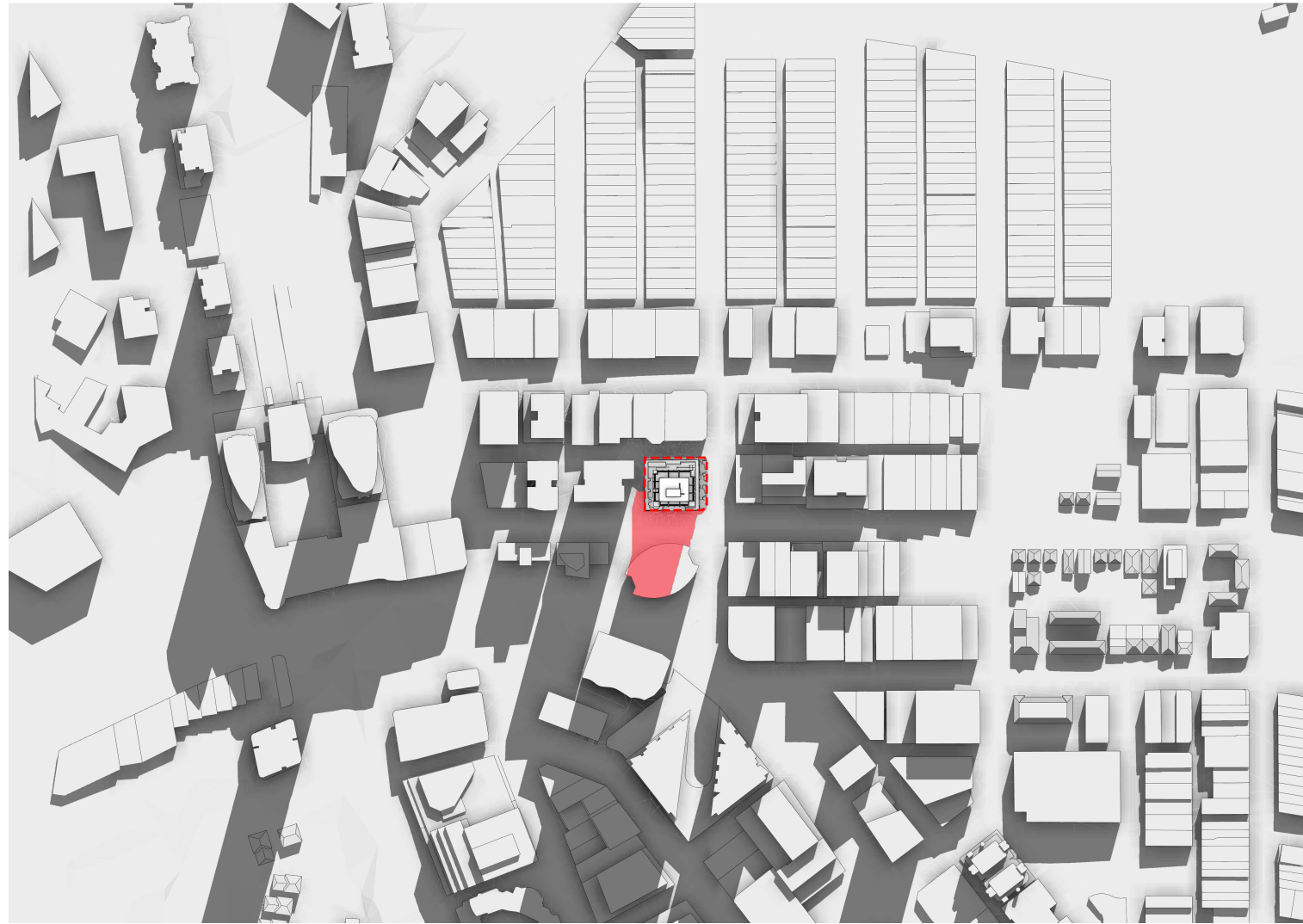
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Project Architect:	RB	Scale:	1 : 250 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-4101	Revision:	1



WINTER SOLISTICE 9am



WINTER SOLISTICE 10am



WINTER SOLISTICE 11am



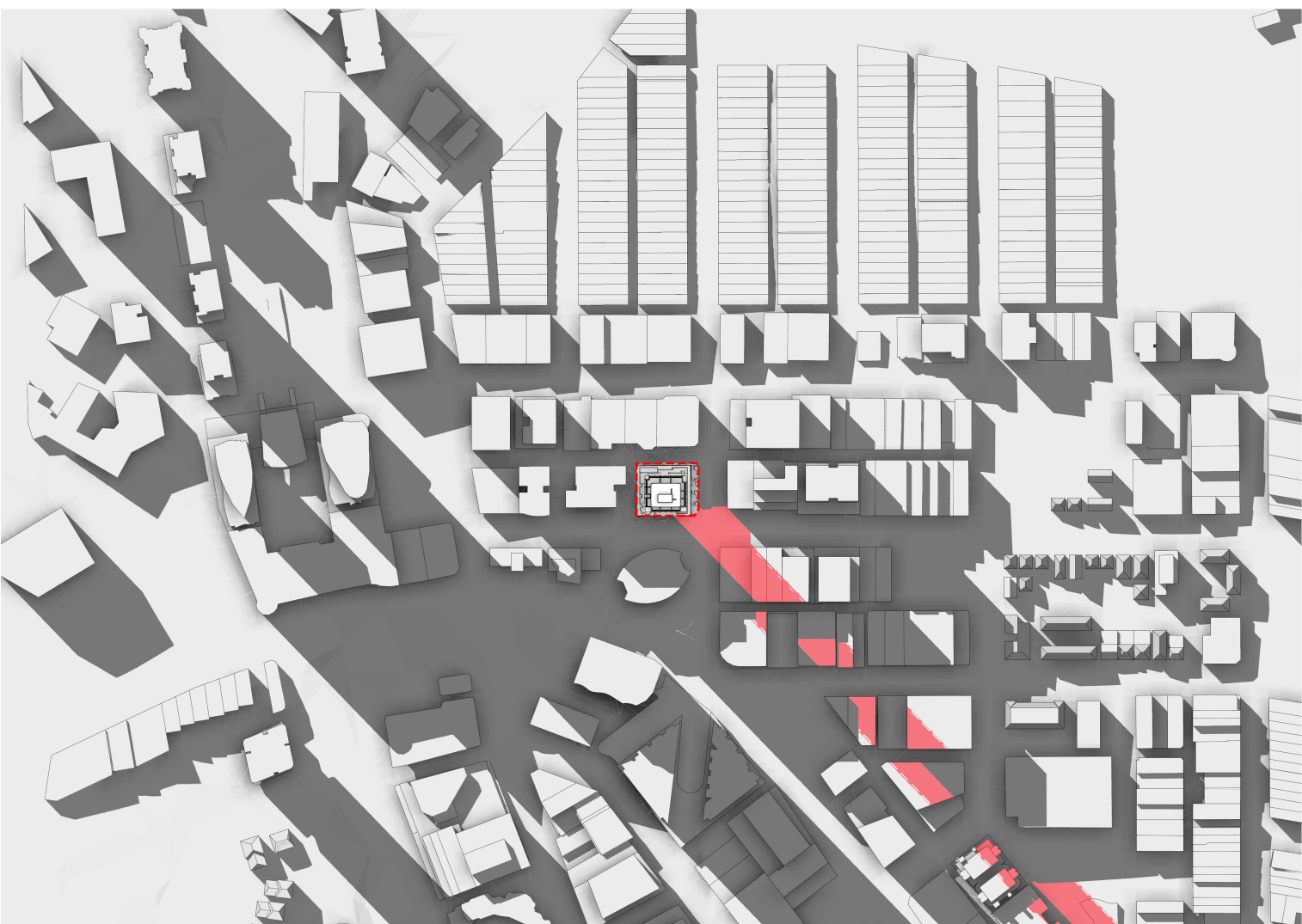
WINTER SOLISTICE 12pm



WINTER SOLISTICE 1pm



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Slatery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L4, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND

PROPOSED SHADOW

**Certificate No. #HR-IJ8R5P-01**
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Assessor name
Jovana Kikovic

Accreditation No.
DMN/25/2269

Property Address
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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client

Setia Sydney Pty Ltd

Project No.

223107.00

Project

ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

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Drawing Title

SHADOW DIAGRAMS

Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-8100	1

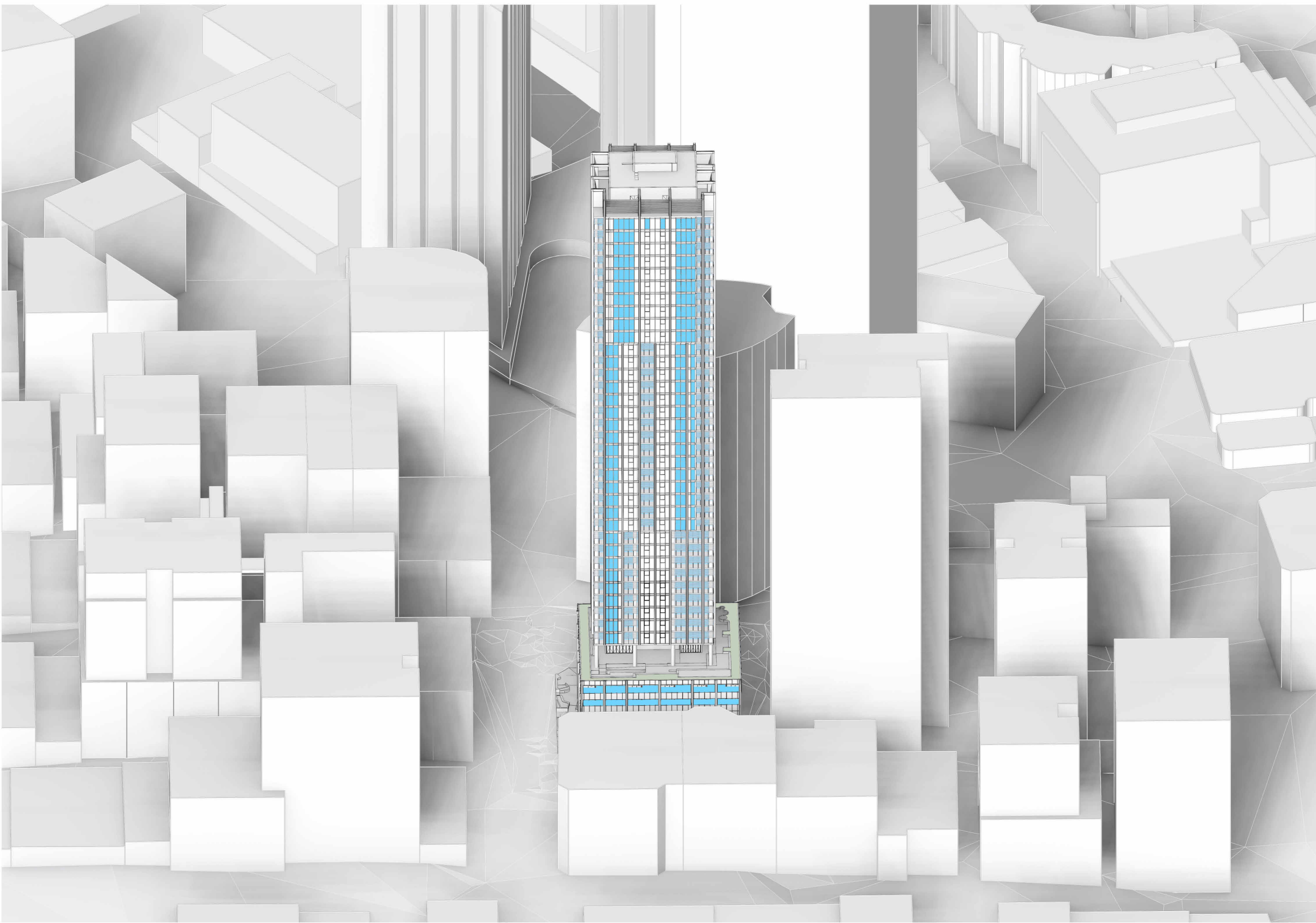
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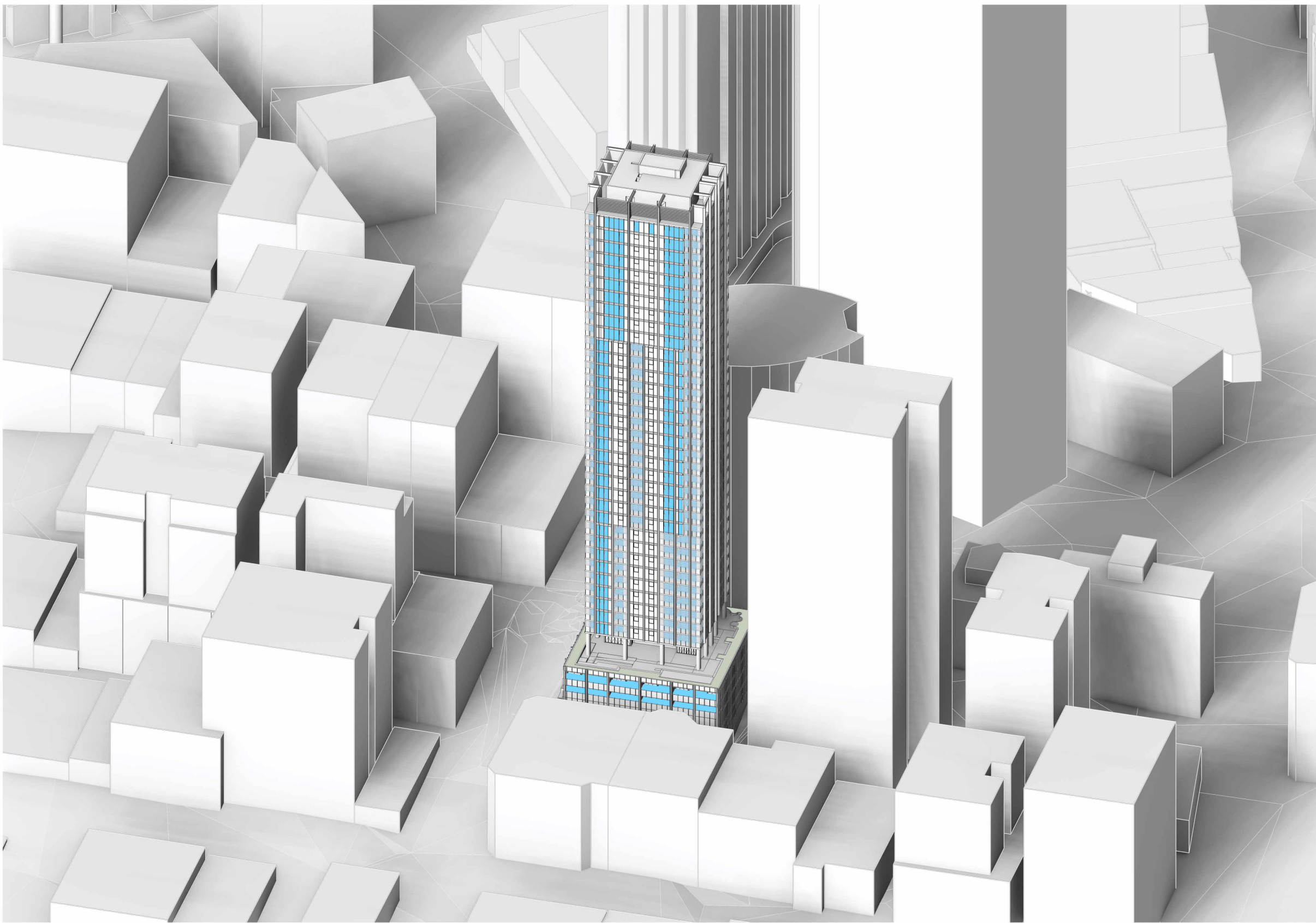
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Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

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Assessor name
Jovana Kilkovac

Accreditation No.
DMN/25/2269

Property Address
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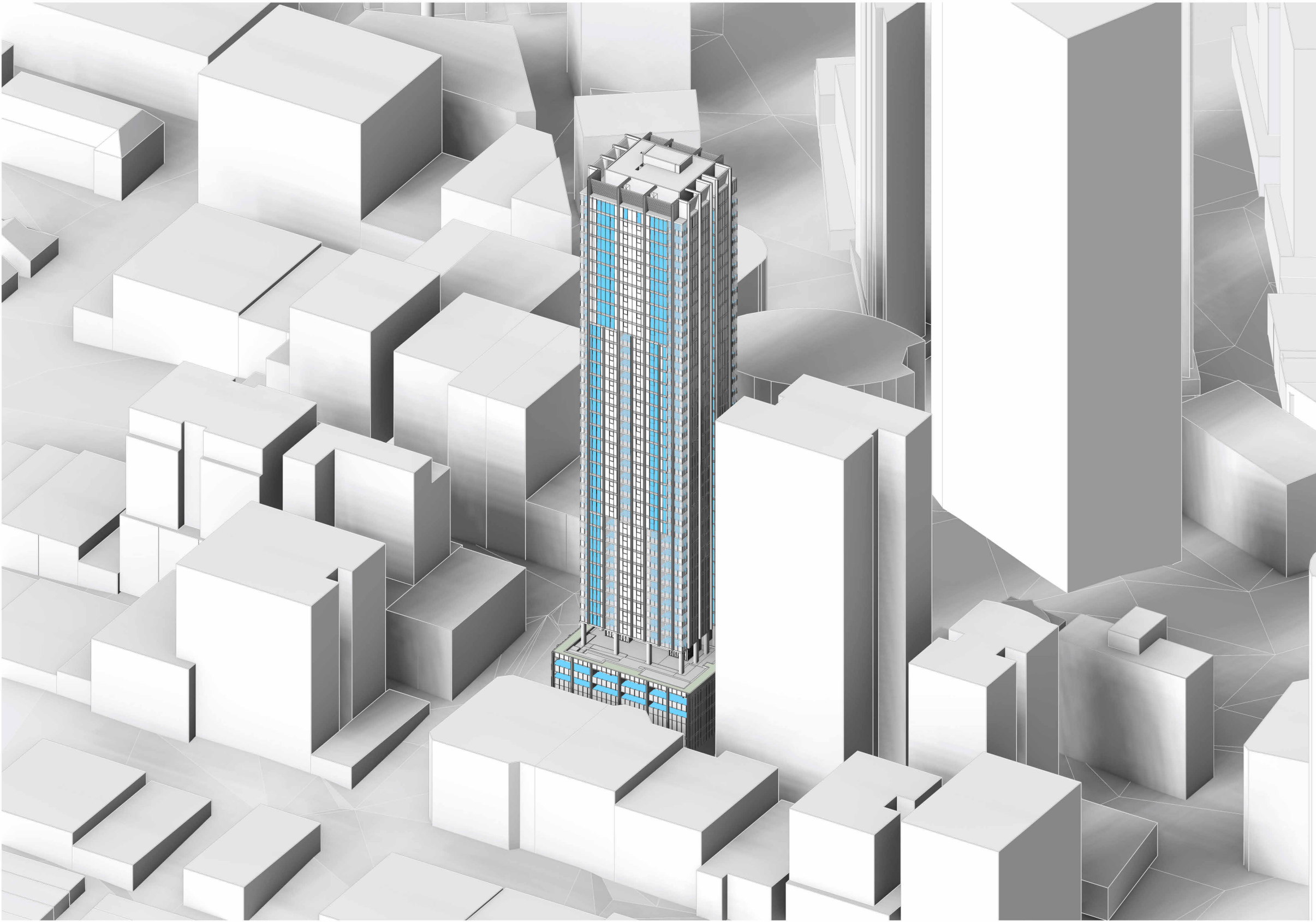
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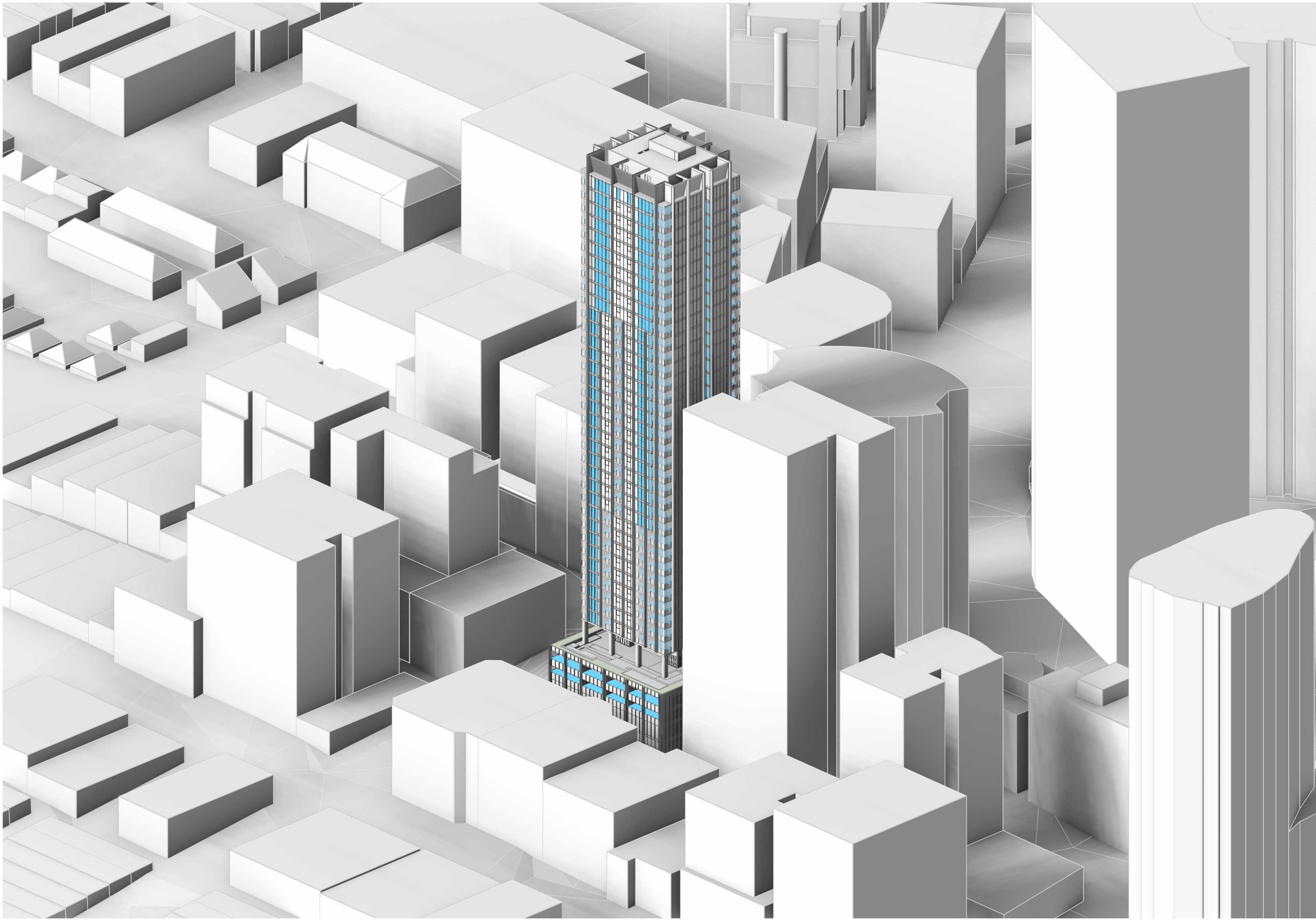
Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	VIEWS FROM SUN - SHEET 1

Document Control Status:			
Co-ordinated:		Drawn:	
KH		KH	
Project Architect:		Scale:	
RB		@ A1	
Project Director:		Date:	
RJ		18/09/2025	
Drawing Number:		Revision:	
A-DA-8101		1	



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Town Planner

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Tel: (02) 9699 3088

Structure & Building Services

Tract
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Tel: (02) 9554 3733

Landscape Architect

Slattery
L10, 14 Martin Pl, Sydney, NSW 2000
(02) 9423 8850

Quantity Surveyor

Salt3
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995

Traffic Engineer

Salt3
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995

Waste Engineer



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Ramin Jahromi no. 10000

Client

Setia Sydney Pty Ltd

Project No.

223107.00

Project

ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

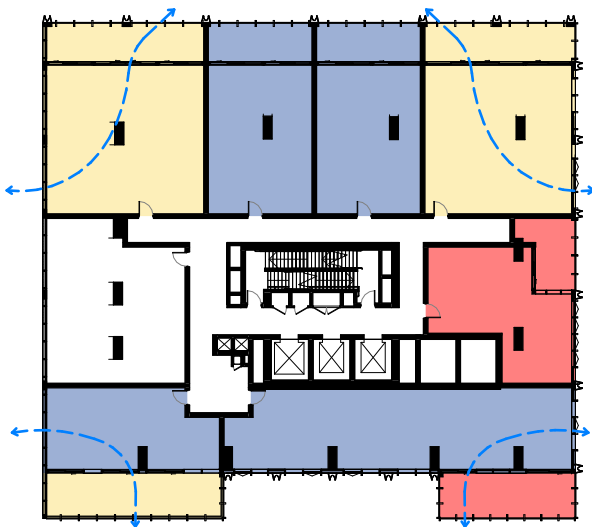
In the language of the CAMMERAYGAL people,

Drawing Title

VIEWS FROM SUN - SHEET 2

Document Control Status:

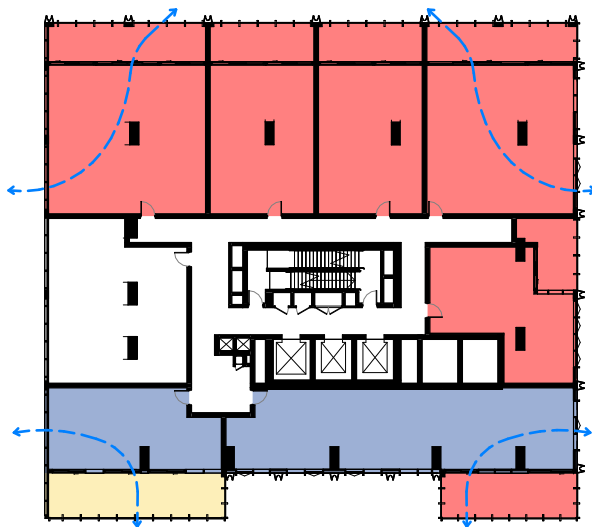
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KH	KH
Project Architect:	Scale:
RB	@ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-8102	1



LEVEL 2

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		1
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		4
TOTAL NO. OF UNITS		7

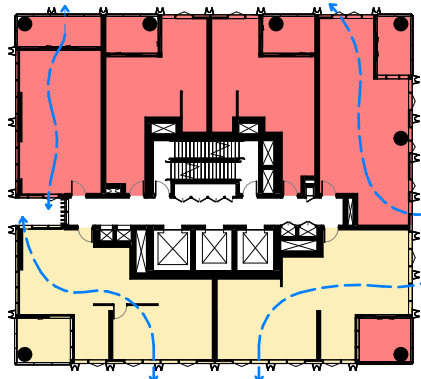
NATURAL VENTILATION (FIRST 9 STOREYS)		UNITS
↔ NATURAL CROSS VENTILATION		4
TOTAL NO. OF UNITS		7



LEVEL 3

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		5
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		2
TOTAL NO. OF UNITS		7

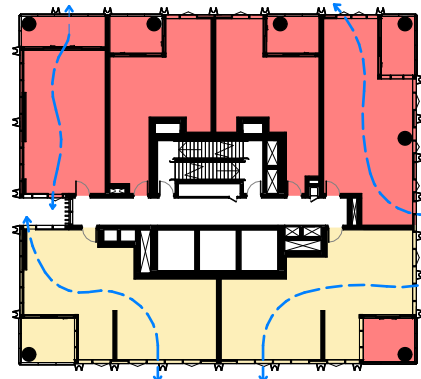
NATURAL VENTILATION (FIRST 9 STOREYS)		UNITS
↔ NATURAL CROSS VENTILATION		4
TOTAL NO. OF UNITS		7



LEVEL 6

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		6

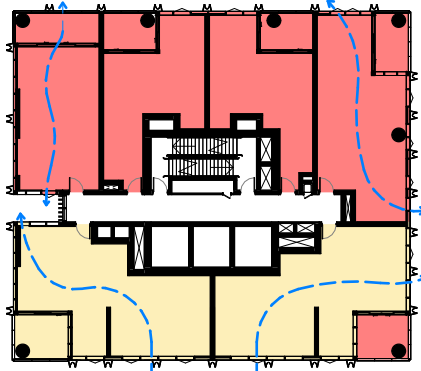
NATURAL VENTILATION (FIRST 9 STOREYS)		UNITS
↔ NATURAL CROSS VENTILATION		4
TOTAL NO. OF UNITS		6



LEVEL 7

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		6

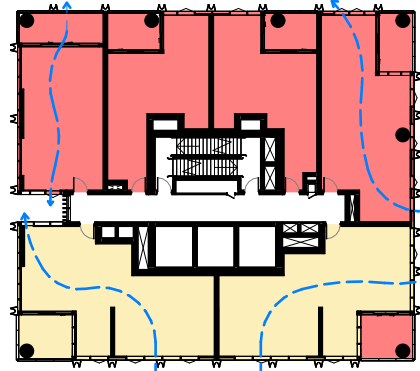
NATURAL VENTILATION (FIRST 9 STOREYS)		UNITS
↔ NATURAL CROSS VENTILATION		4
TOTAL NO. OF UNITS		6



LEVEL 8

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		6

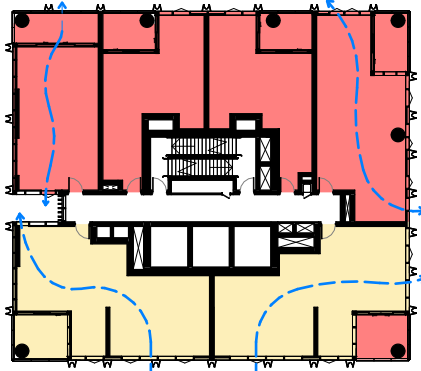
NATURAL VENTILATION (FIRST 9 STOREYS)		UNITS
↔ NATURAL CROSS VENTILATION		4
TOTAL NO. OF UNITS		6



LEVEL 9

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		6

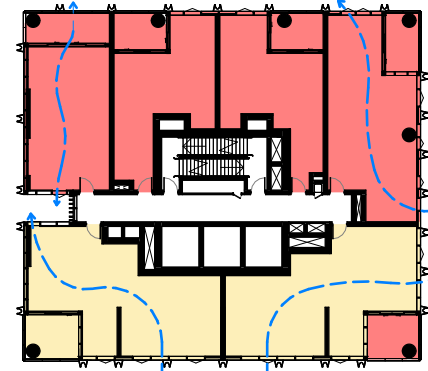
NATURAL VENTILATION (FIRST 9 STOREYS)		UNITS
↔ NATURAL CROSS VENTILATION		4
TOTAL NO. OF UNITS		6



LEVEL 10

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		6

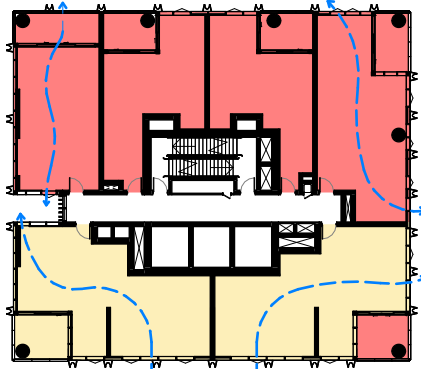
NATURAL VENTILATION (FIRST 9 STOREYS)		UNITS
↔ NATURAL CROSS VENTILATION		4
TOTAL NO. OF UNITS		6



LEVEL 11

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		6

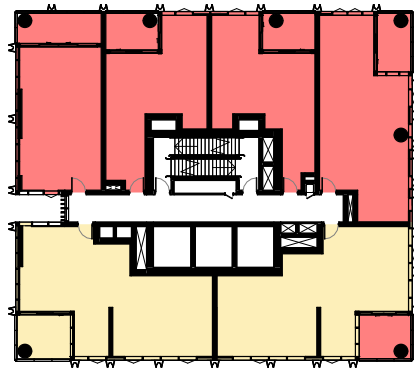
NATURAL VENTILATION (FIRST 9 STOREYS)		UNITS
↔ NATURAL CROSS VENTILATION		4
TOTAL NO. OF UNITS		6



LEVEL 12

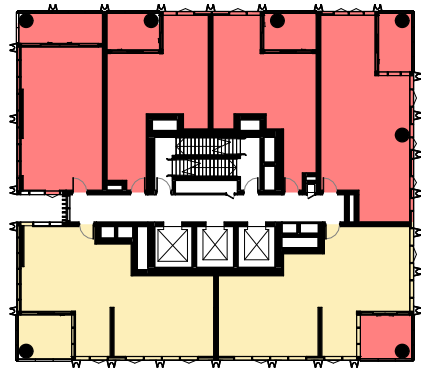
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● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		6

NATURAL VENTILATION (FIRST 9 STOREYS)		UNITS
↔ NATURAL CROSS VENTILATION		4
TOTAL NO. OF UNITS		6



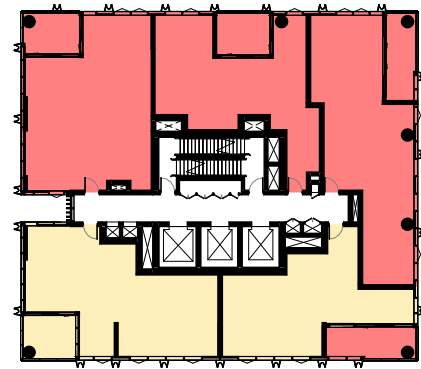
LEVEL 13

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		6



LEVEL 14

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		6



LEVEL 15

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		3
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

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Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995		Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995		Waste Engineer

ADG - SOLAR COMPLIANCE		
SOLAR ACCESS	NO. UNITS	%
2 OR MORE HOURS	134	74%
LESS THAN 2 HOURS	41	23%
NO DIRECT SOLAR	6	3%

ADG - CROSS VENTILATION		
CROSS VENTILATION	NO. UNITS	%
CROSS VENT ACHIEVED	24	63%
CROSS VENT NOT ACHIEVED	14	37%



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Nominated Architects:
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Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
ADG COMPLIANCE - SOLAR & CROSS
VENTILATION - SHEET 1

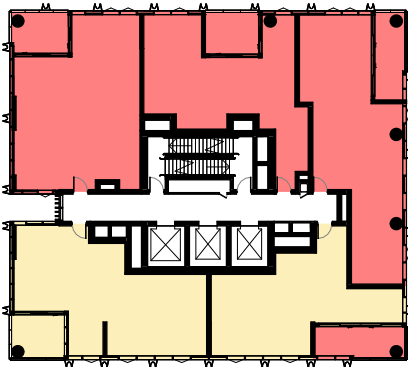
Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	As indicated @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:

A-DA-8103

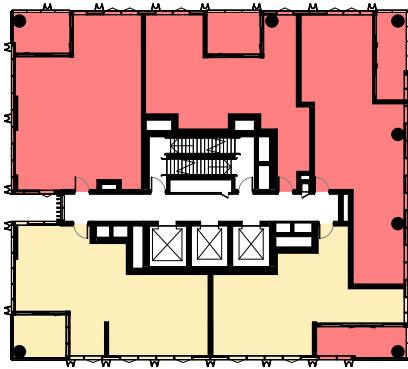
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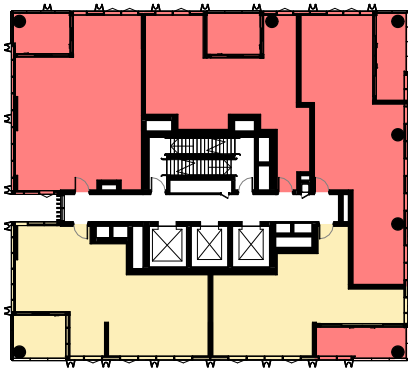
LEVEL 16

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		3
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



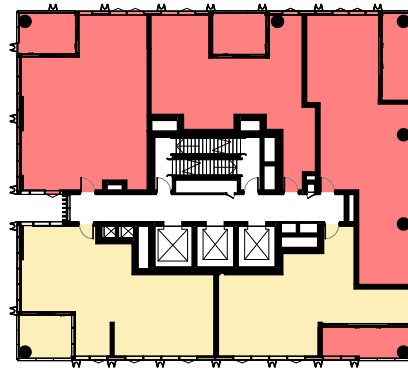
LEVEL 17

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		3
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



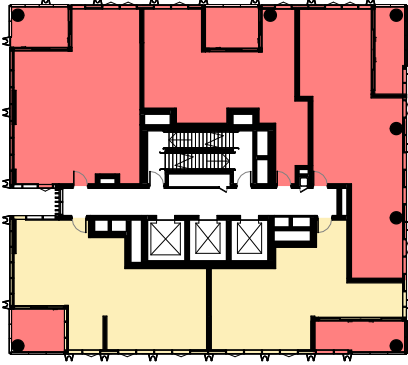
LEVEL 18

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		3
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



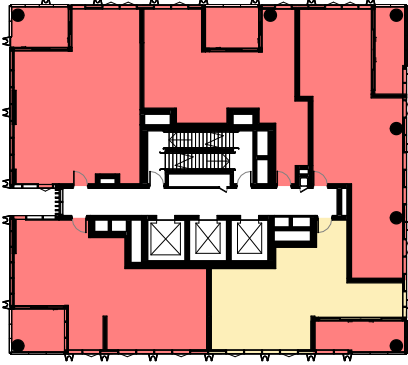
LEVEL 19

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		3
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



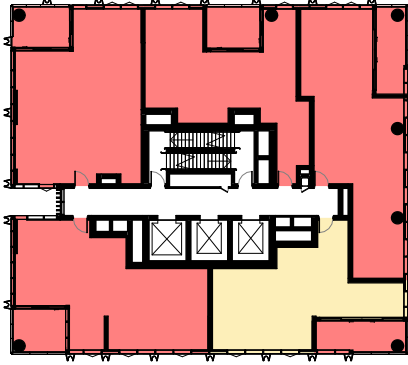
LEVEL 20

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		3
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



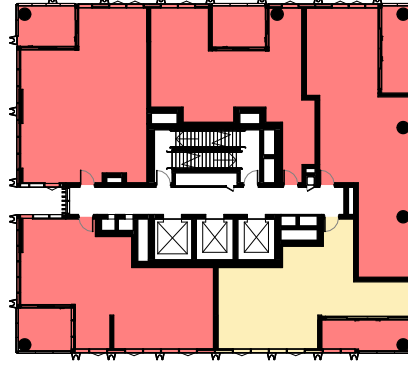
LEVEL 21

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



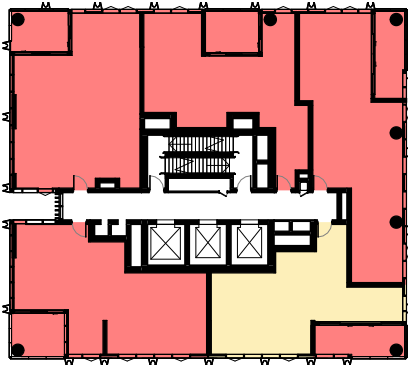
LEVEL 22

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



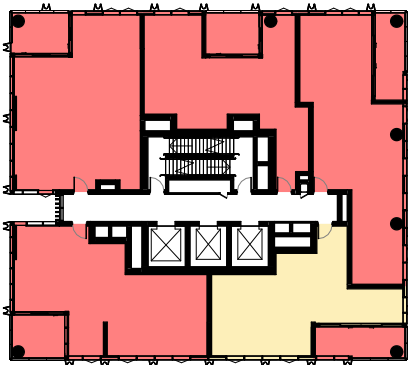
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CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



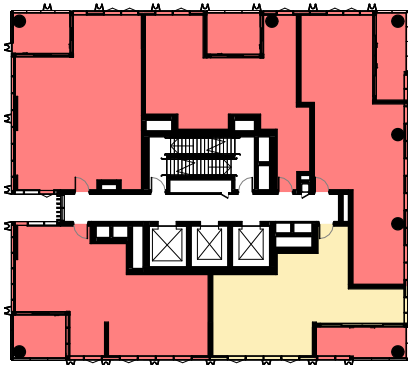
LEVEL 24

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



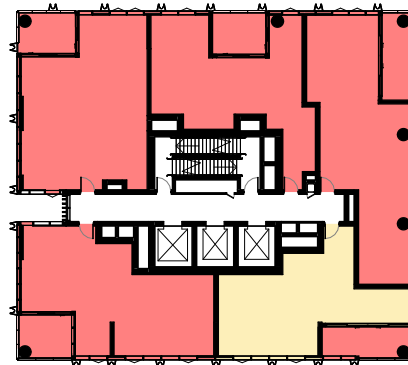
LEVEL 25

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



LEVEL 26

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



LEVEL 27

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia Project Manager
L1, 155 Franklin St, Melbourne, VIC 3000

Urbis Town Planner
L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 8533 9900

Meinhardt Structure & Building Services
4/66 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088

Tract Landscape Architect
L8, 80 Mount St, North Sydney, NSW 2060
Tel: (02) 9654 3733

Slatery Quantity Surveyor
L10, 14 Martin Pl, Sydney, NSW 2000
(02) 9423 8850

Salt3 Traffic Engineer
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995

Salt3 Waste Engineer
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995

ADG - SOLAR COMPLIANCE		
SOLAR ACCESS	NO. UNITS	%
2 OR MORE HOURS	134	74%
LESS THAN 2 HOURS	41	23%
NO DIRECT SOLAR	6	3%

ADG - CROSS VENTILATION		
CROSS VENTILATION	NO. UNITS	%
CROSS VENT ACHIEVED	24	63%
CROSS VENT NOT ACHIEVED	14	37%



Setia

COX

Cox Architecture Nominated Architects:
70 George Street Joe Agius no. 6491
The Rocks NSW 2000 Ramin Jahromi no. 10000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Client Setia Sydney Pty Ltd

Project No. 223107.00

Project ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement In the language of the CAMMERAYGAL people,

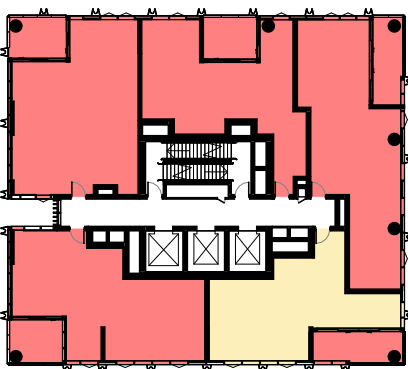
Drawing Title ADG COMPLIANCE - SOLAR & CROSS VENTILATION - SHEET 2

Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	As indicated @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-8104	1

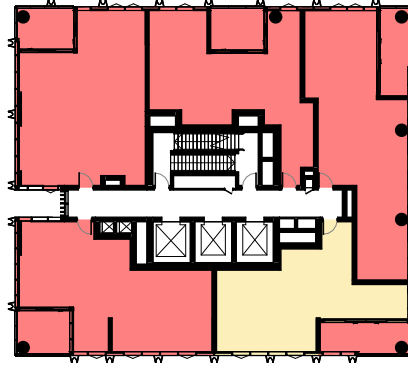
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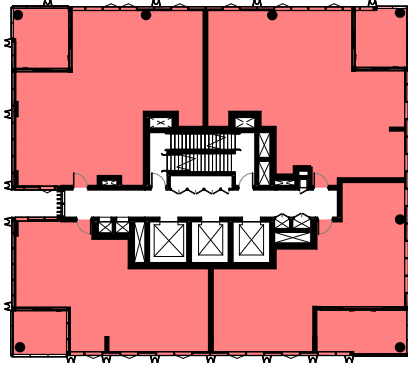
LEVEL 28

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



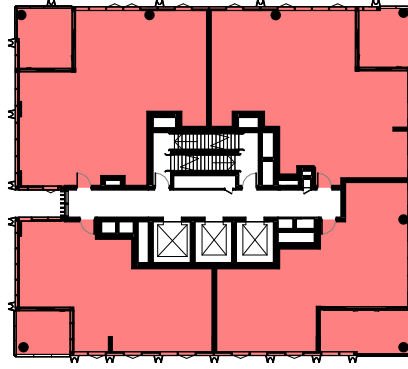
LEVEL 29

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



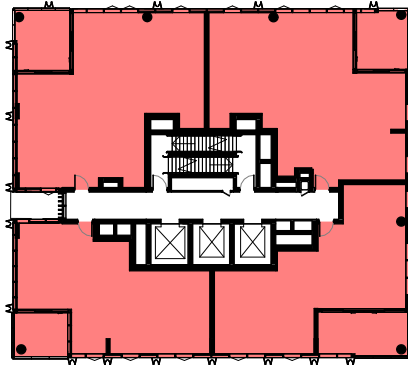
LEVEL 30

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



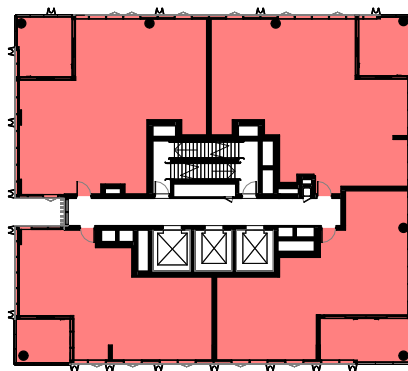
LEVEL 31

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



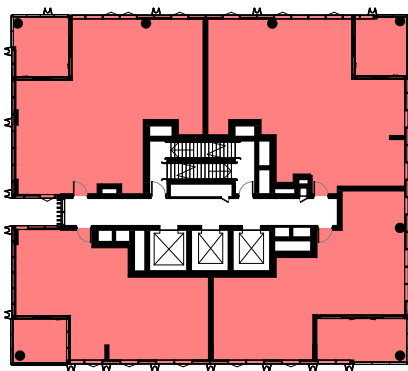
LEVEL 32

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



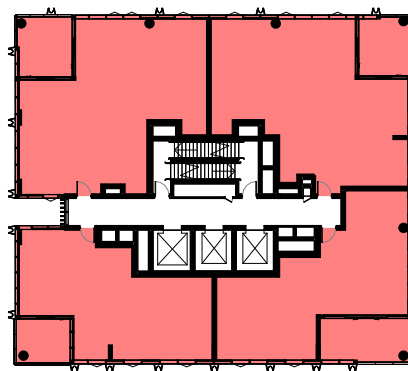
LEVEL 33

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



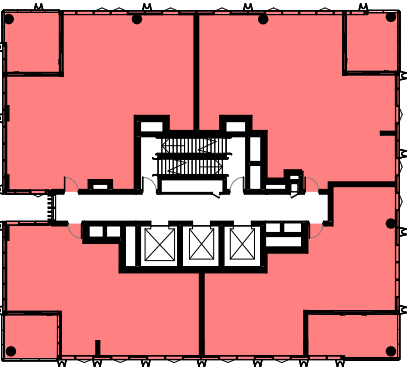
LEVEL 34

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



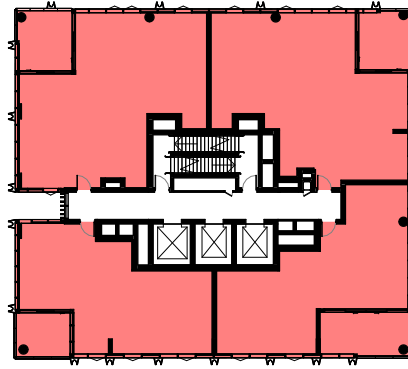
LEVEL 35

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



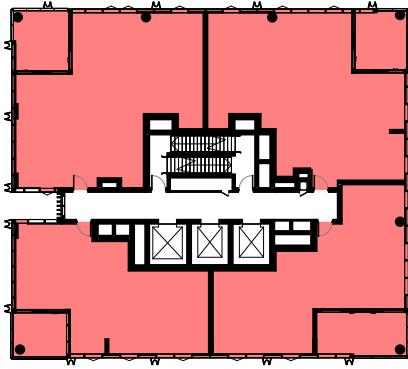
LEVEL 36

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



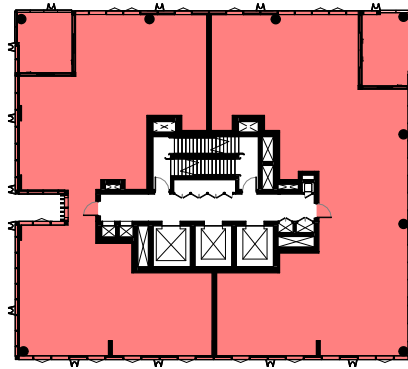
LEVEL 37

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



LEVEL 38

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



LEVEL 39

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		2
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		2

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000		Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900		Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088		Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733		Landscape Architect
Slatery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850		Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995		Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995		Waste Engineer

ADG - SOLAR COMPLIANCE		
SOLAR ACCESS	NO. UNITS	%
2 OR MORE HOURS	134	74%
LESS THAN 2 HOURS	41	23%
NO DIRECT SOLAR	6	3%

ADG - CROSS VENTILATION		
CROSS VENTILATION	NO. UNITS	%
CROSS VENT ACHIEVED	24	63%
CROSS VENT NOT ACHIEVED	14	37%



Setia

COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
ADG COMPLIANCE - SOLAR & CROSS
VENTILATION - SHEET 3

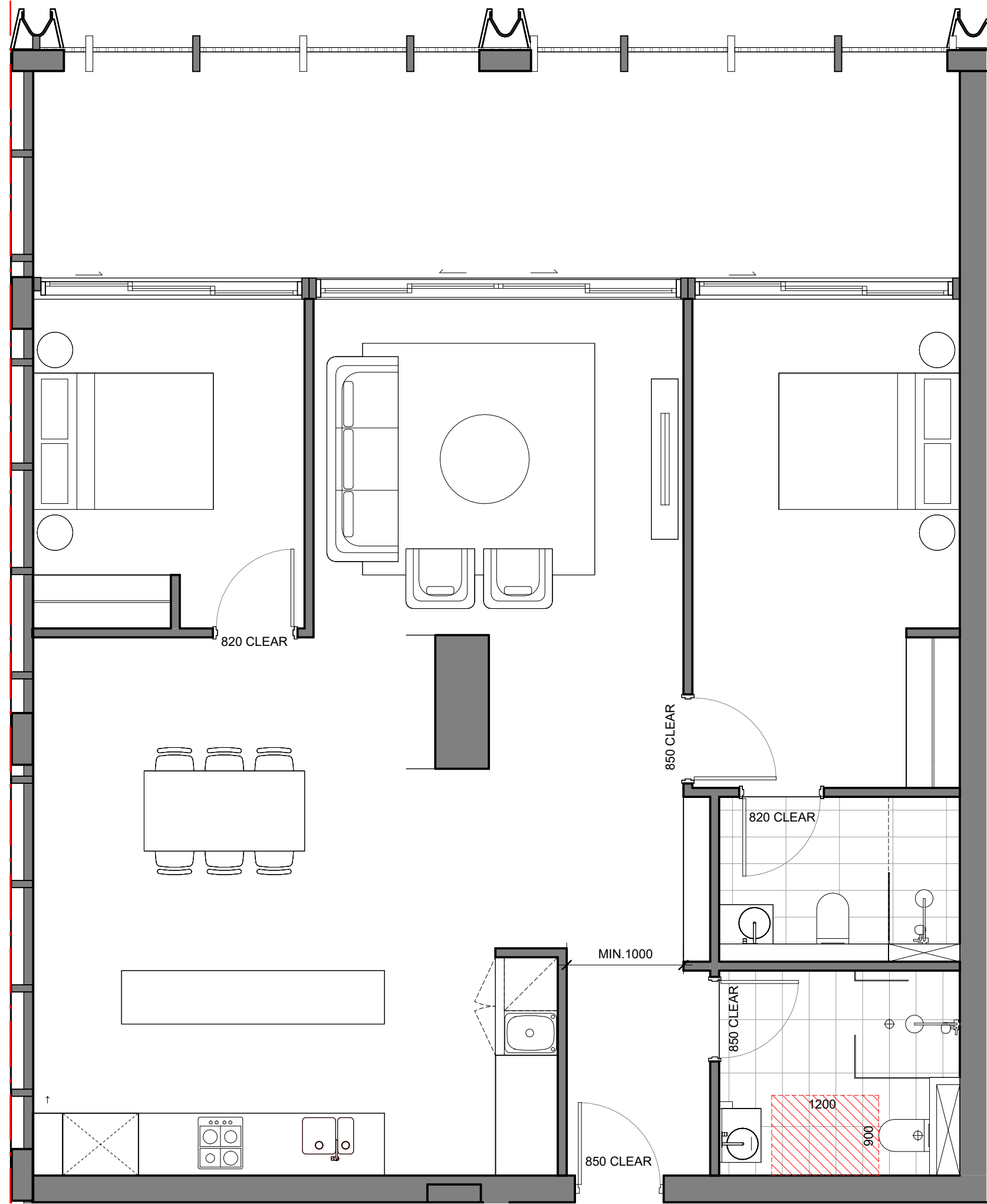
Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	As indicated @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-8105	1

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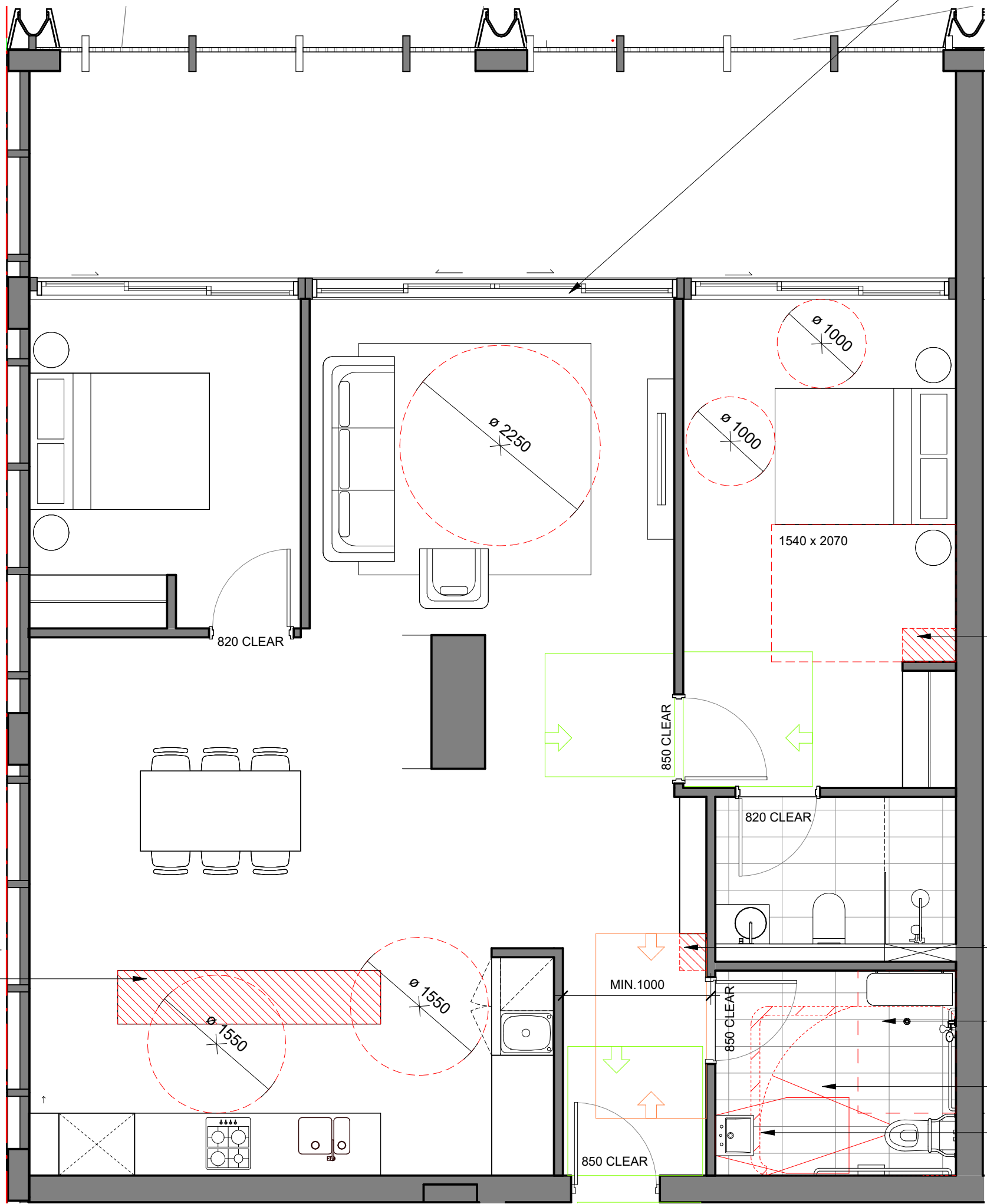


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PRE ADAPTABLE AND SILVER LIVING APARTMENT UNITS

2.01, 3.01



POST ADAPTABLE AND SILVER LIVING APARTMENT UNITS

2.01, 3.01

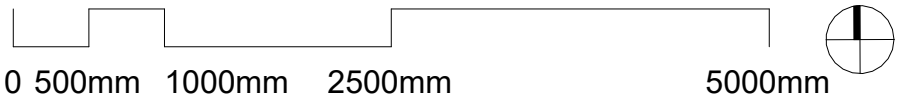
SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT

SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 37

ADAPTABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 37



Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900	Town Planner
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Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer



Setia

COX

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70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000
Australia

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

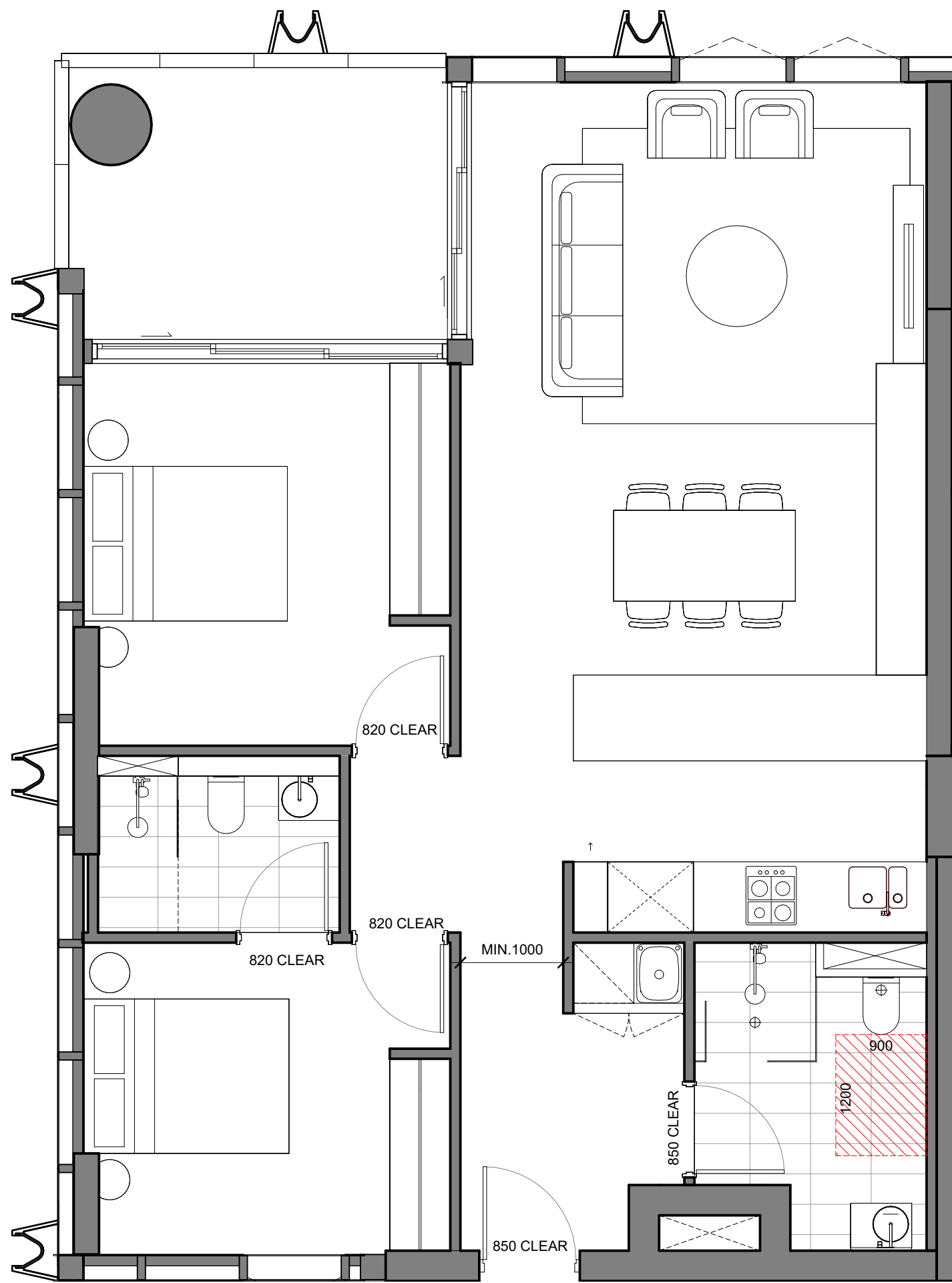
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
ADAPTABLE & LIVEABLE SILVER UNITS -
SHEET 1

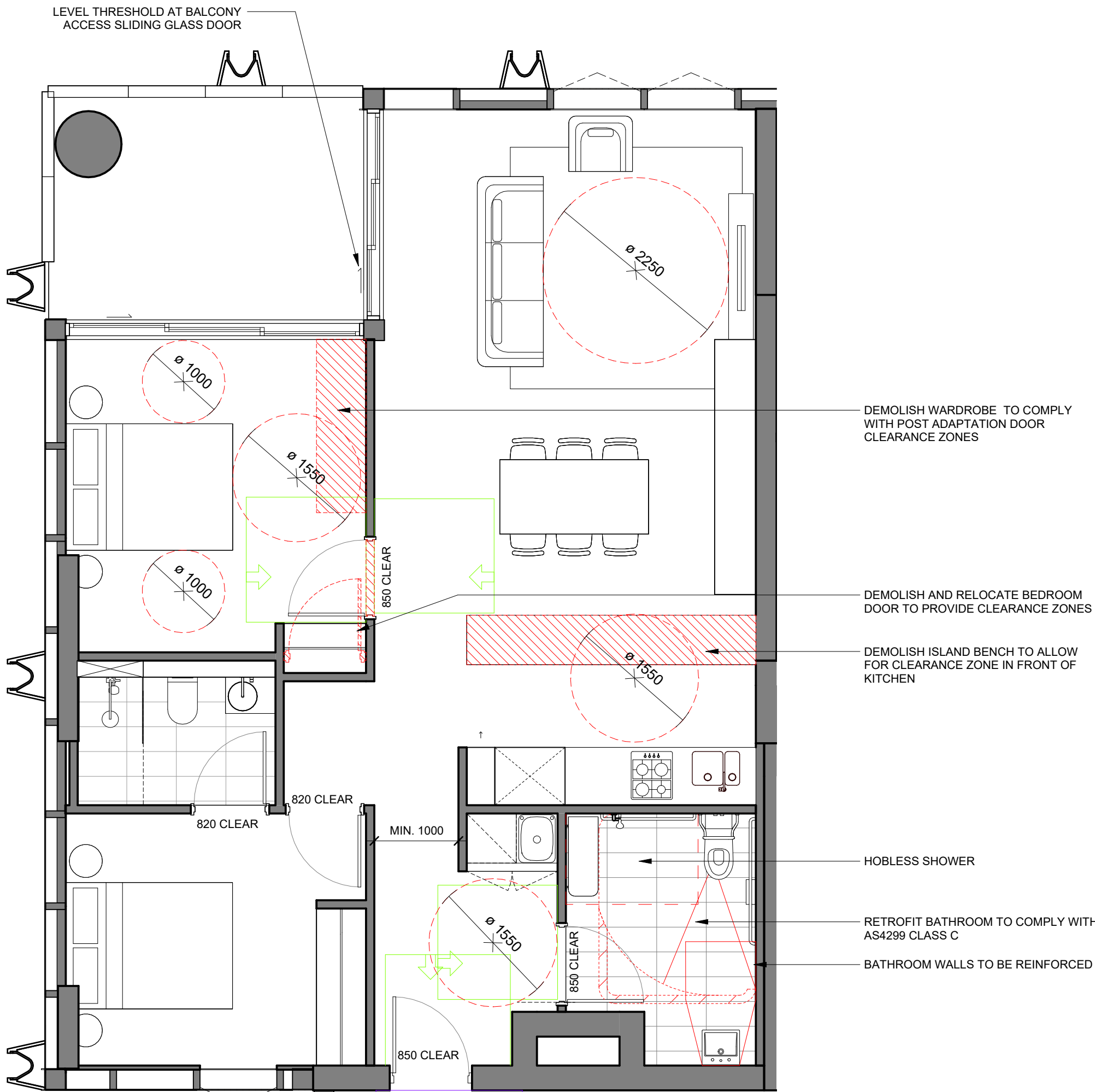
Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 50 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-8106	Revision: 1



PRE ADAPTABLE AND SILVER LIVING APARTMENT UNITS

15.01, 16.01, 17.01, 18.01, 19.01, 20.01, 21.01, 22.01, 23.01, 24.01, 25.01, 26.01, 27.01, 28.01, 29.01



POST ADAPTABLE AND SILVER LIVING APARTMENT UNITS

15.01, 16.01, 17.01, 18.01, 19.01, 20.01, 21.01, 22.01, 23.01, 24.01, 25.01, 26.01, 27.01, 28.01, 29.01

SILVER LIVEABLE APARTMENTS		
Level	Number	Name

LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT

SILVER LIVEABLE APARTMENTS		
Level	Number	Name

LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 37

ADAPTABLE APARTMENTS		
Level	Number	Name

LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 37



Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
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Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer



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Nominated Architects:
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Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
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Drawing Title
ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 2

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 50 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-8107	Revision: 1

PLOT STAMP DATE: 24/09/2025 3:05:18 PM

Selia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L8, 123 Pie St, Sydney, NSW 2000 Tel: (02) 8233 9900	Town Planner
Mainhardt 4/68 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L8, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9664 3793	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7995	Waste Engineer

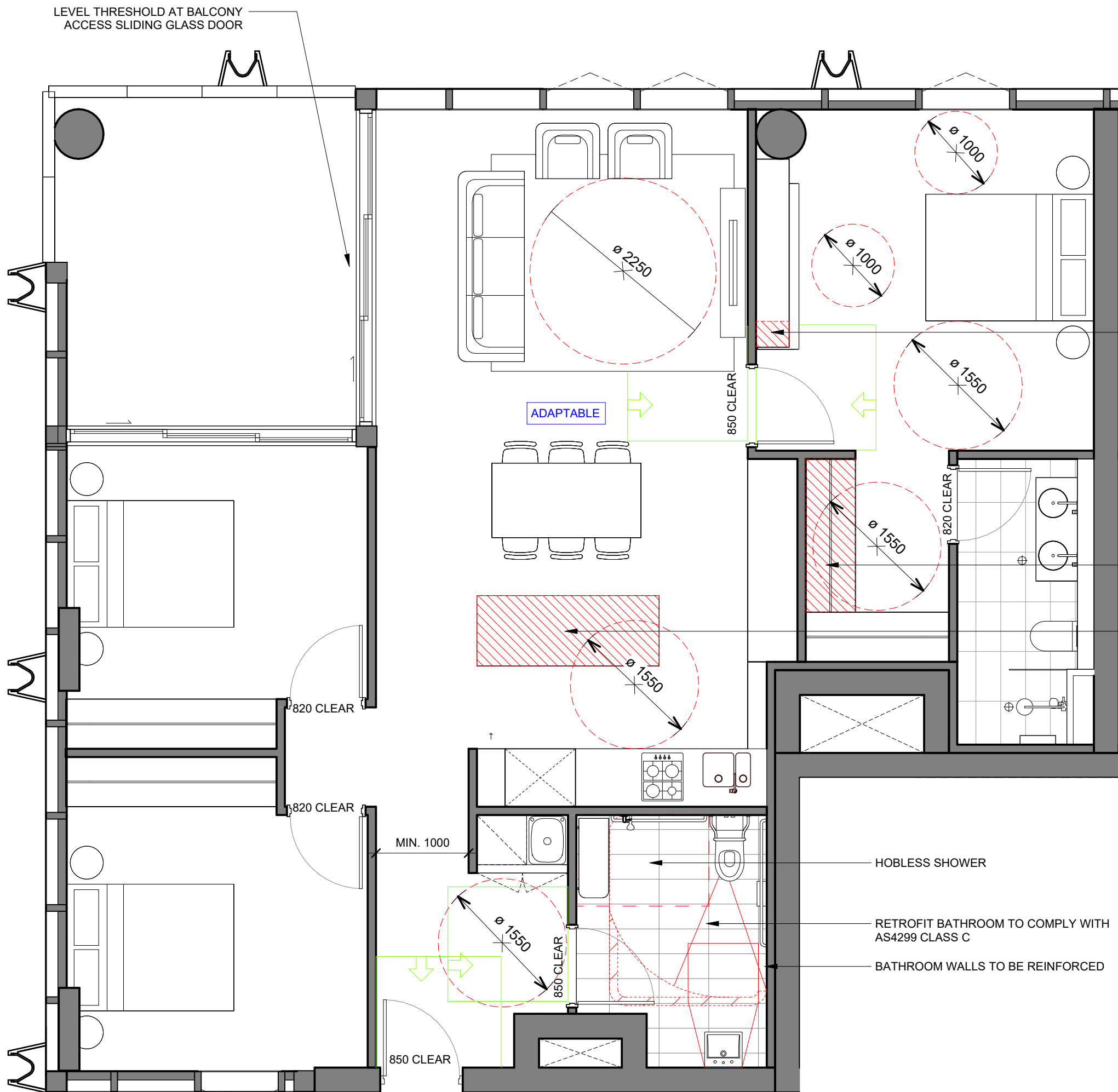


Client **Setia Sydney Pty Ltd**

Project **ATCHISON STREET**

Acknowledgement In the language of the CAMMERAYGAL people,

Document Control Status:



DEMOLISH WARDROBE TO COMPLY WITH POST ADAPTATION CIRCULATION AND CLEARANCE ZONES

DEMOLISH ISLAND BENCH TO ALLOW FOR CLEARANCE ZONE IN FRONT OF KITCHEN

— BATHROOM WALLS TO BE REINFORCED

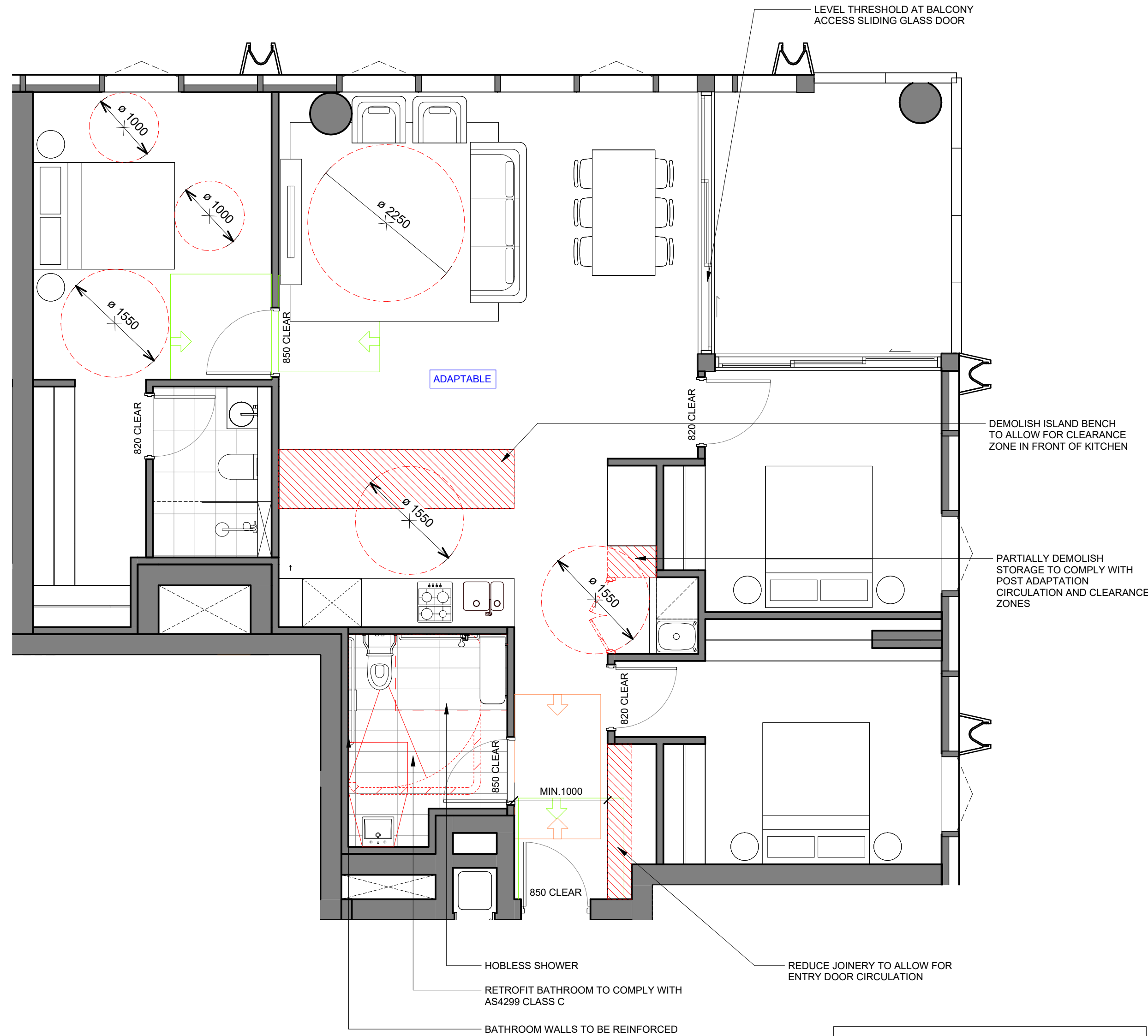
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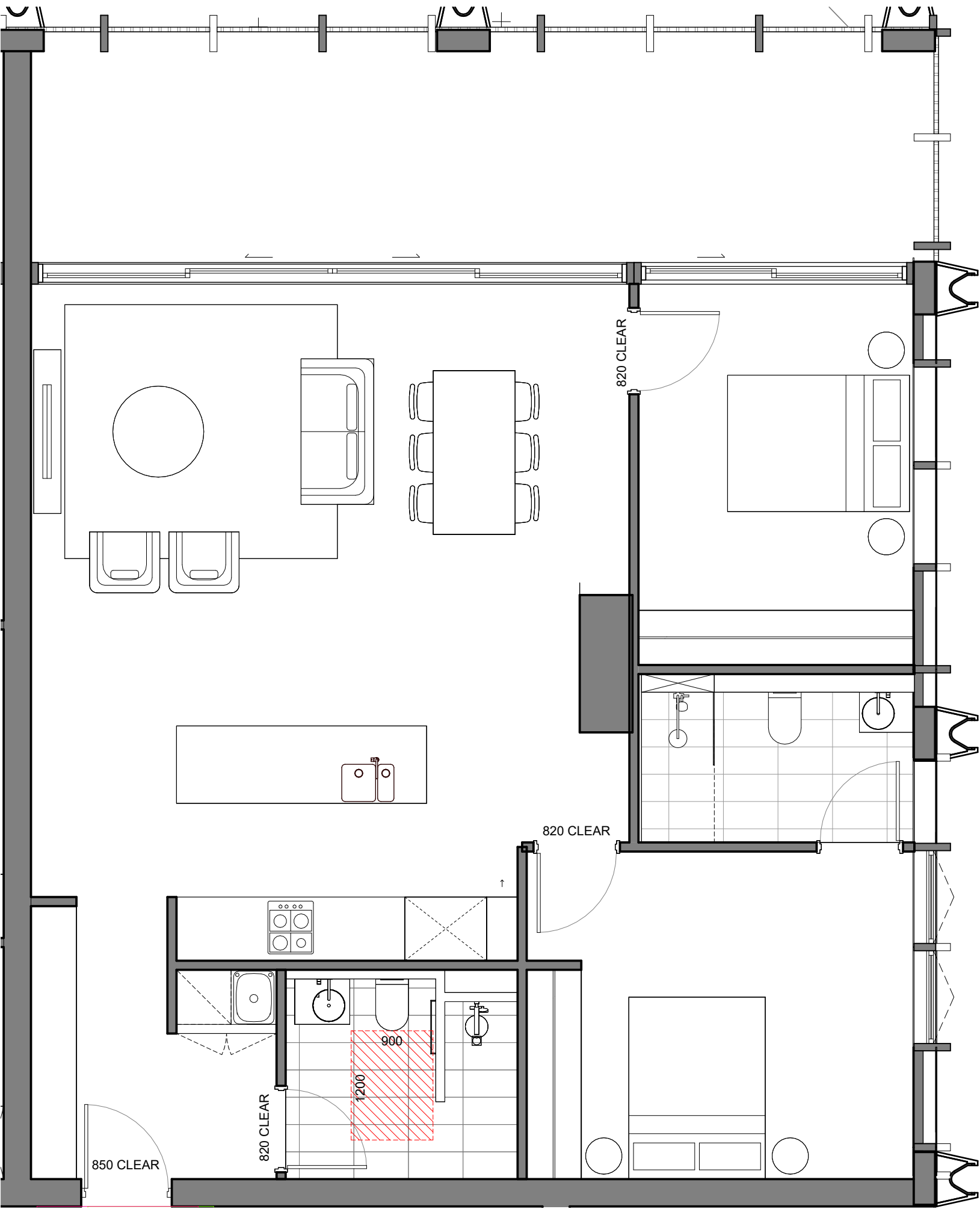
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SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		

Grand total: 37







SILVER LIVING APARTMENT UNITS

2.04, 3.04

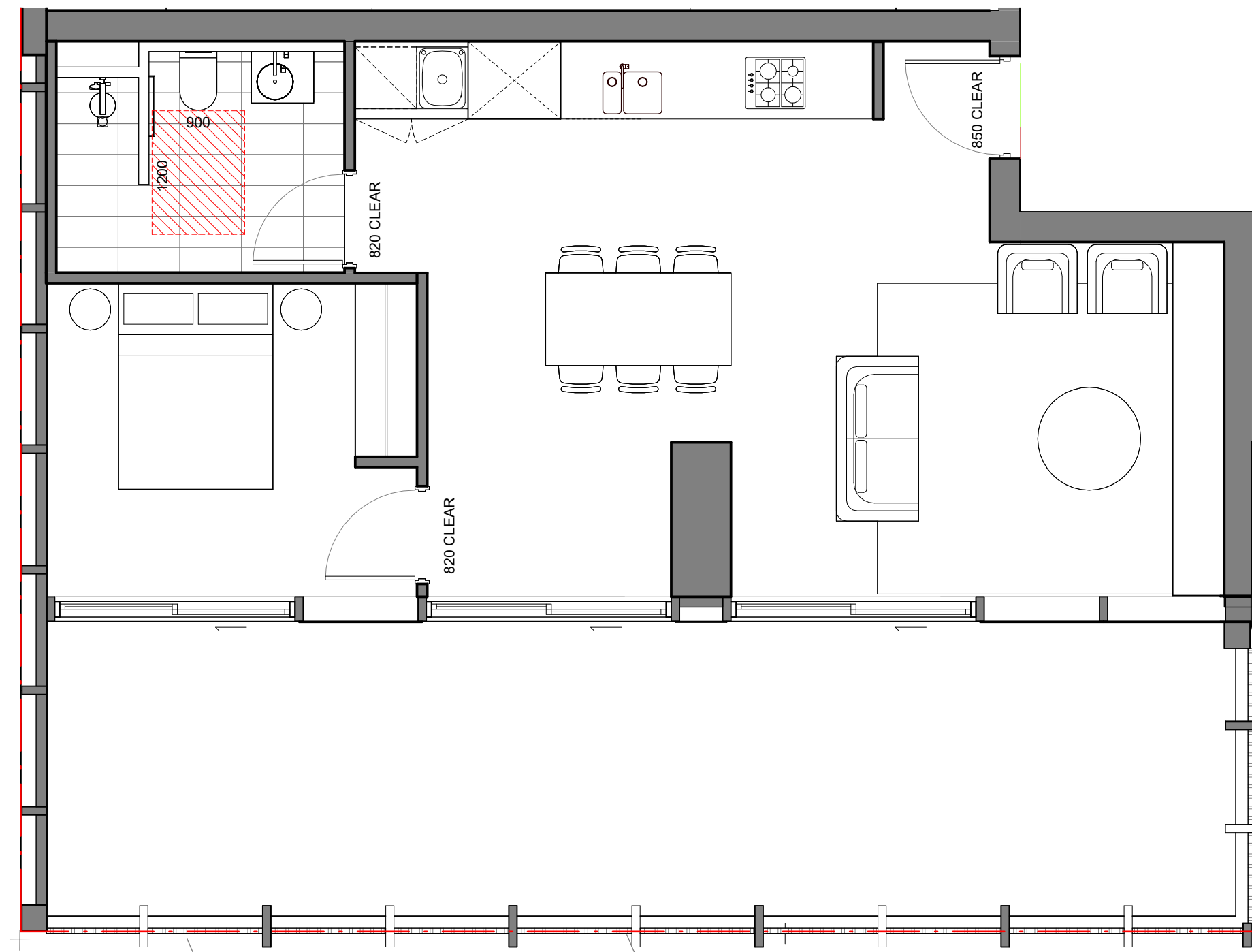
SILVER LIVEABLE APARTMENTS		
Level	Number	Name

LEVEL 2	2.01	2 BED - ADAPT
LEVEL 2	2.04	2 BED
LEVEL 2	2.07	1 BED
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 3	3.04	2 BED
LEVEL 3	3.07	1 BED
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 15	15.02	1 BED
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 16	16.02	1 BED
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 17	17.02	1 BED
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 18	18.02	1 BED
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 19	19.02	1 BED
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 20	20.02	1 BED
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 21	21.02	1 BED
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 22	22.02	1 BED
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 23	23.02	1 BED
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 24	24.02	1 BED
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 25	25.02	1 BED
LEVEL 26	26.01	2 BED - ADAPT

SILVER LIVEABLE APARTMENTS		
Level	Number	Name

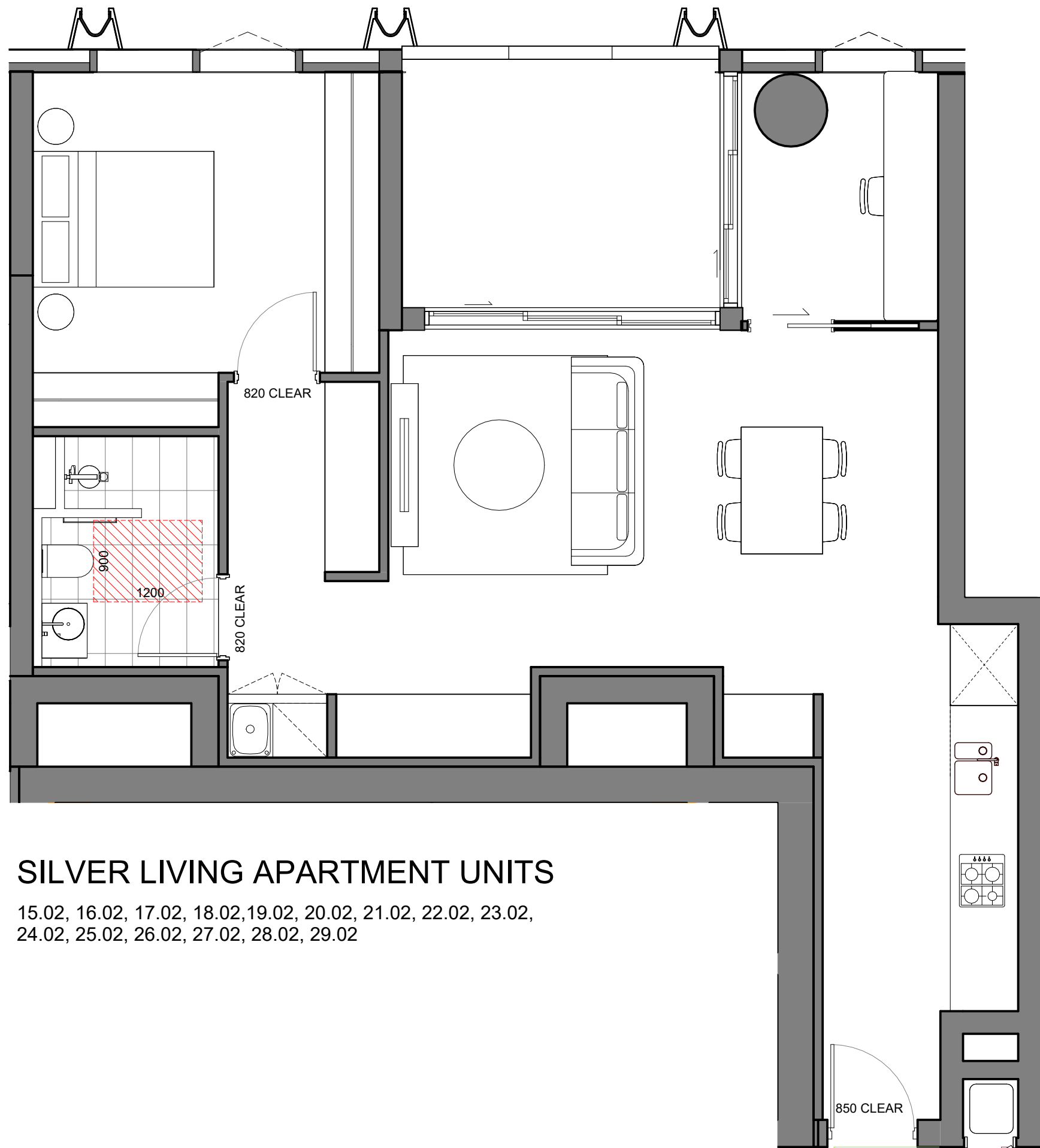
LEVEL 26	26.02	1 BED
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 27	27.02	1 BED
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 28	28.02	1 BED
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 29	29.02	1 BED
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 56



SILVER LIVING APARTMENT UNITS

2.07, 3.07



SILVER LIVING APARTMENT UNITS

15.02, 16.02, 17.02, 18.02, 19.02, 20.02, 21.02, 22.02, 23.02, 24.02, 25.02, 26.02, 27.02, 28.02, 29.02

0 500mm 1000mm 2500mm 5000mm

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Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
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Nominated Architects:
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Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

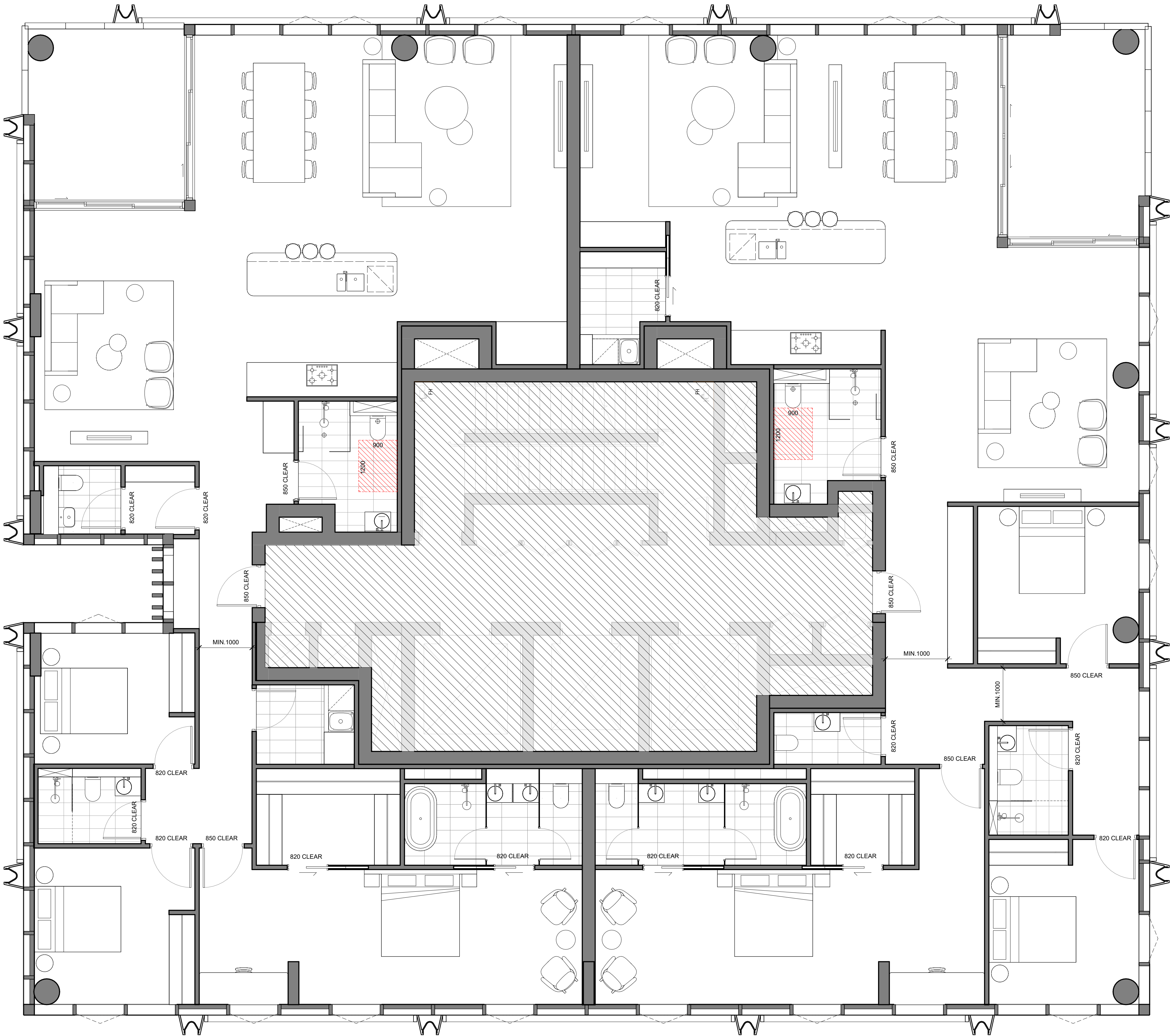
Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
LIVEABLE SILVER UNITS

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 50 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-8109	Revision: 1

PLOT STAMP DATE: 18/09/2025 3:40:31 PM



ADAPTABLE AND SILVER LIVING APARTMENT UNITS

30.01, 39.02

SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		

ADAPTABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		



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Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer



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Nominated Architects:
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Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

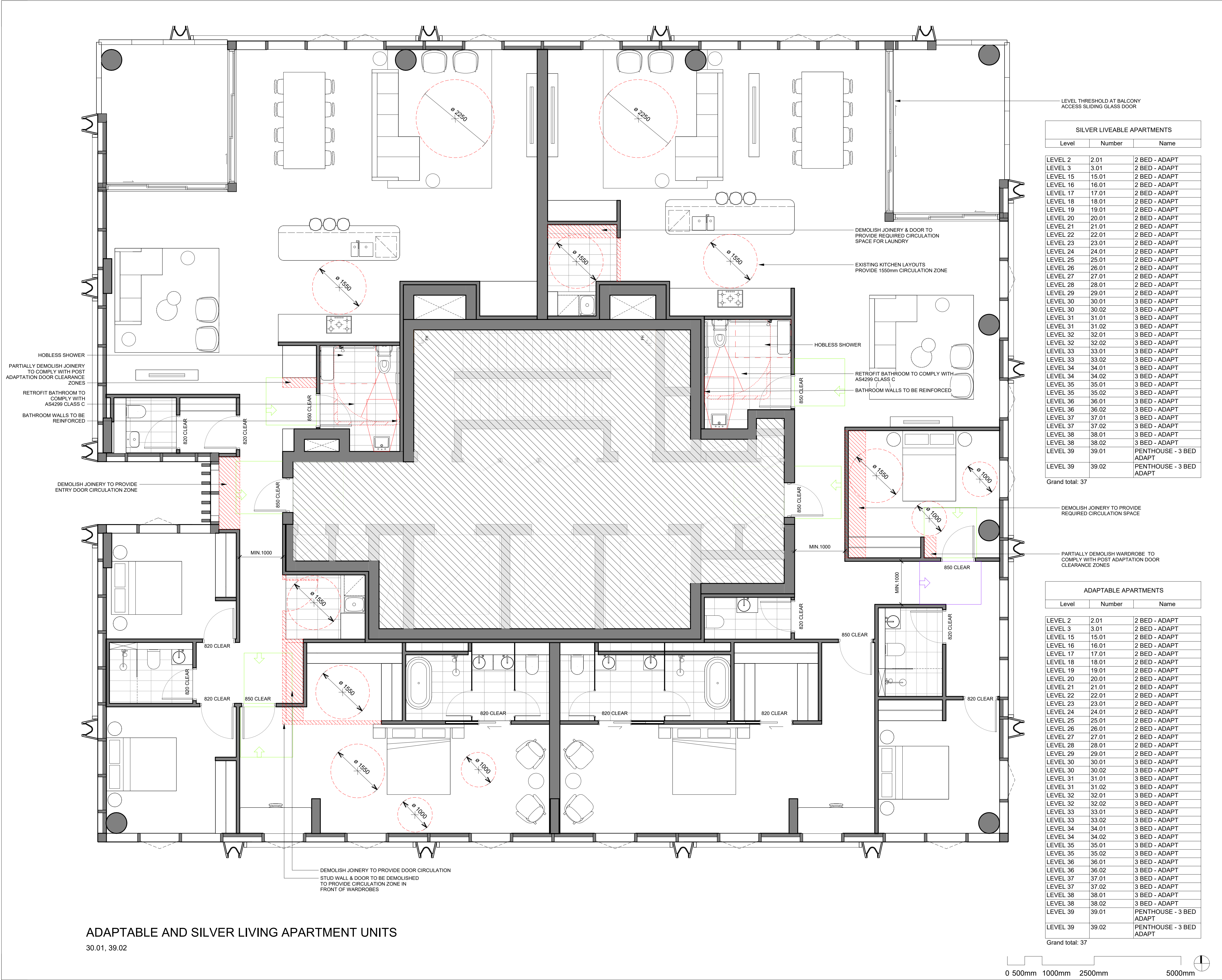
Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 5

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 50 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-8110	Revision: 1

PLOT STAMP DATE: 20/09/2025 3:05:31 PM



ADAPTABLE AND SILVER LIVING APARTMENT UNITS

30.01, 39.02

LEVEL THRESHOLD AT BALCONY
ACCESS SLIDING GLASS DOOR

SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		

DEMOLISH JOINERY TO PROVIDE
REQUIRED CIRCULATION SPACE

PARTIALLY DEMOLISH WARDROBE TO
COMPLY WITH POST ADAPTATION DOOR
CLEARANCE ZONES

ADAPTABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		

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Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
Slattery L10, 14 Martin Pl, Sydney, NSW 2000 (02) 9423 8850	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer



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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
ADAPTABLE & LIVEABLE SILVER UNITS -
SHEET 6

Document Control Status:

Co-ordinated:
KH

Drawn:
KH

Project Architect:
RB

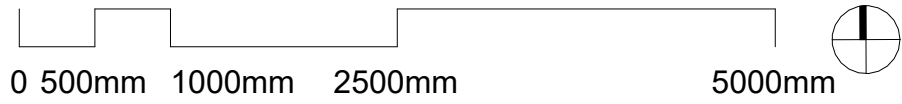
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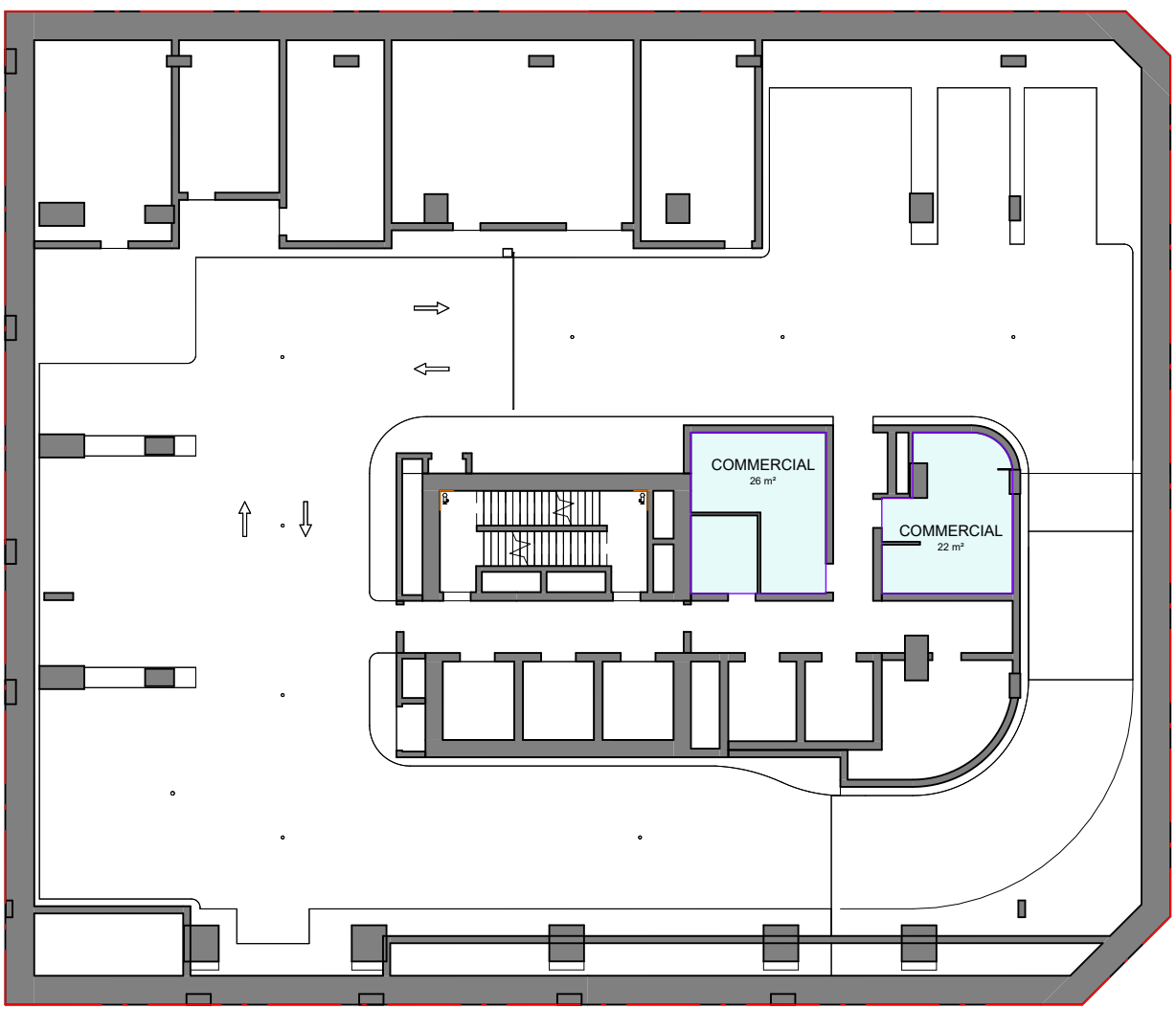
Project Director:
RJ

Date:
18/09/2025

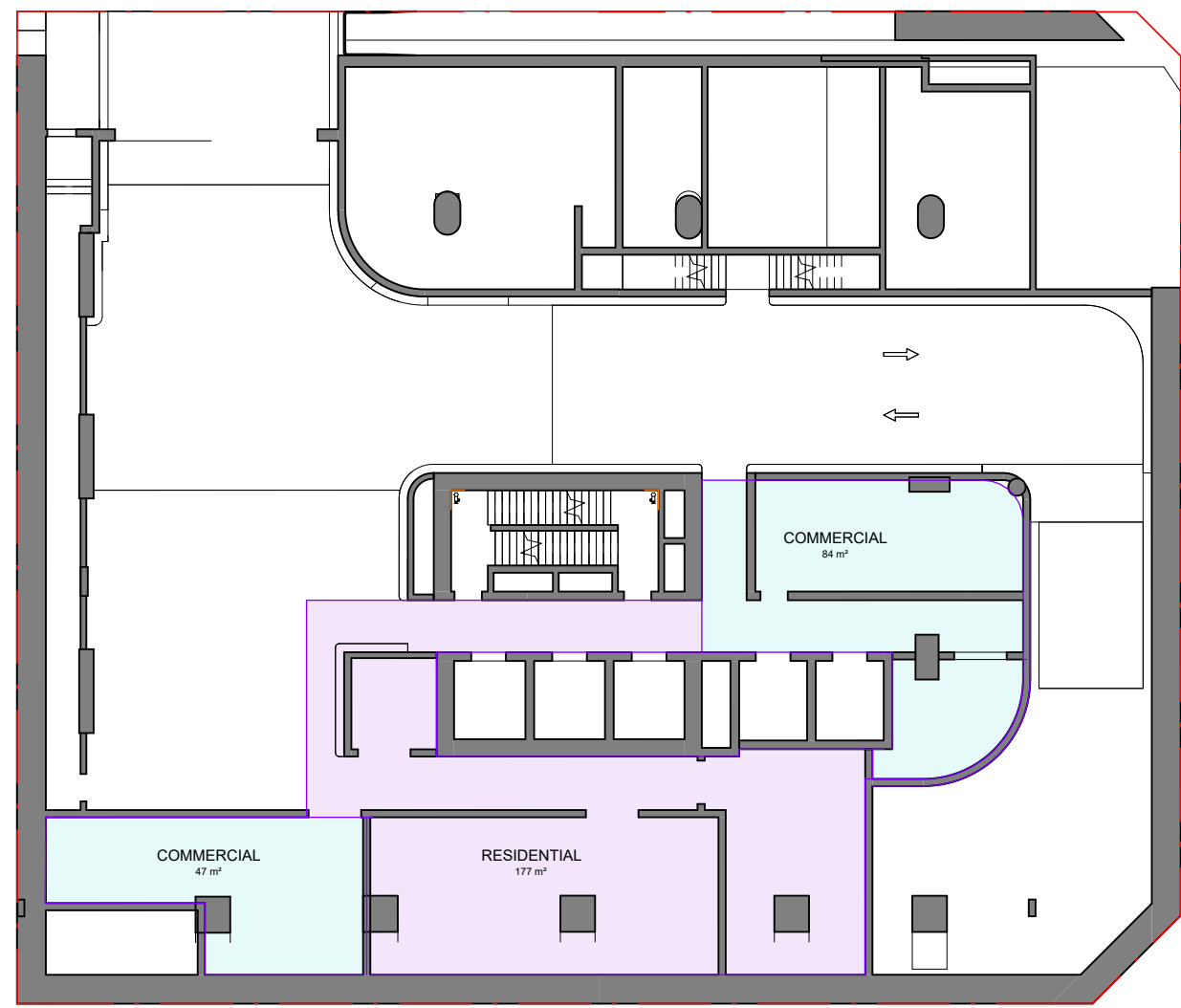
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A-DA-8111

Revision:
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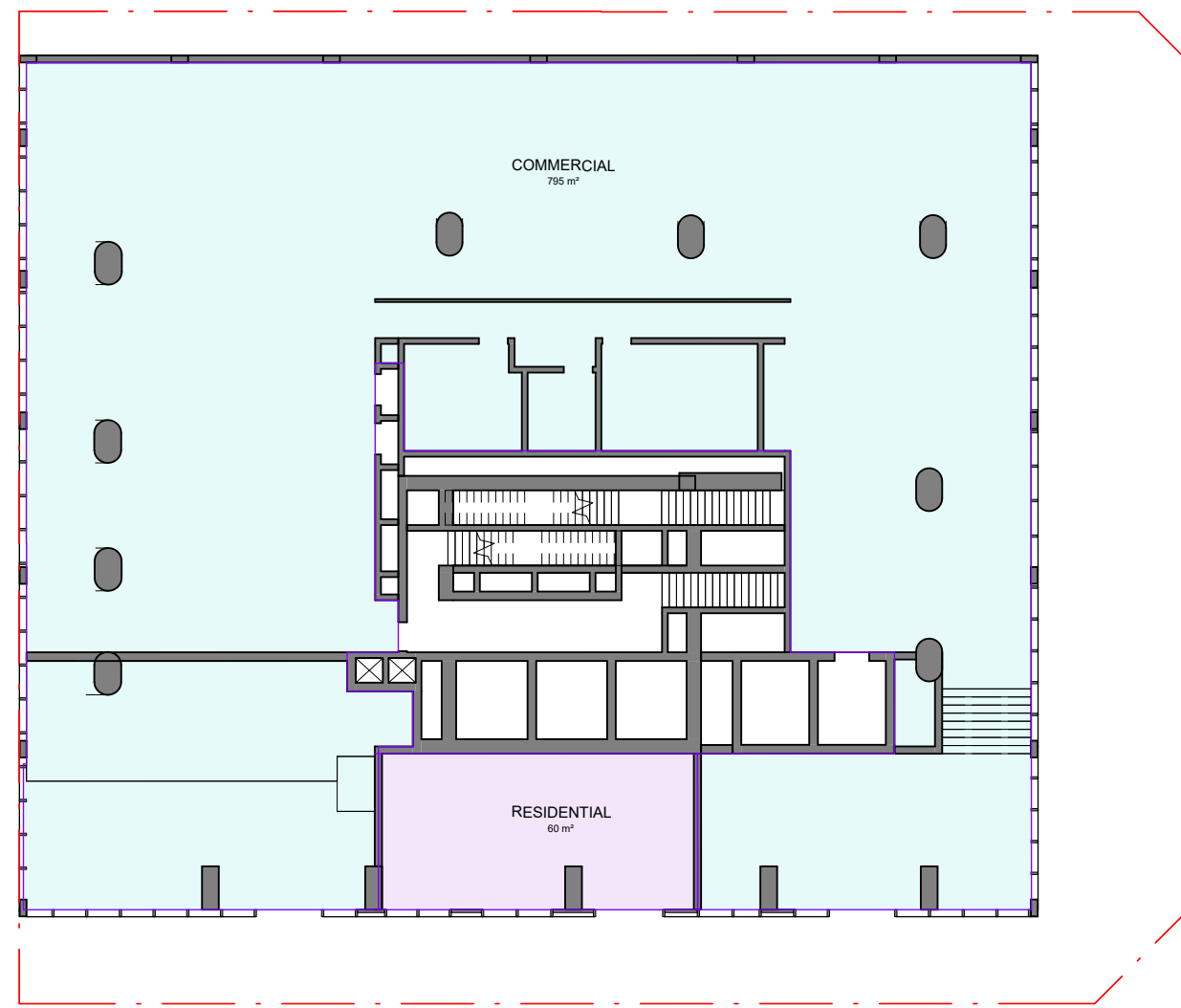




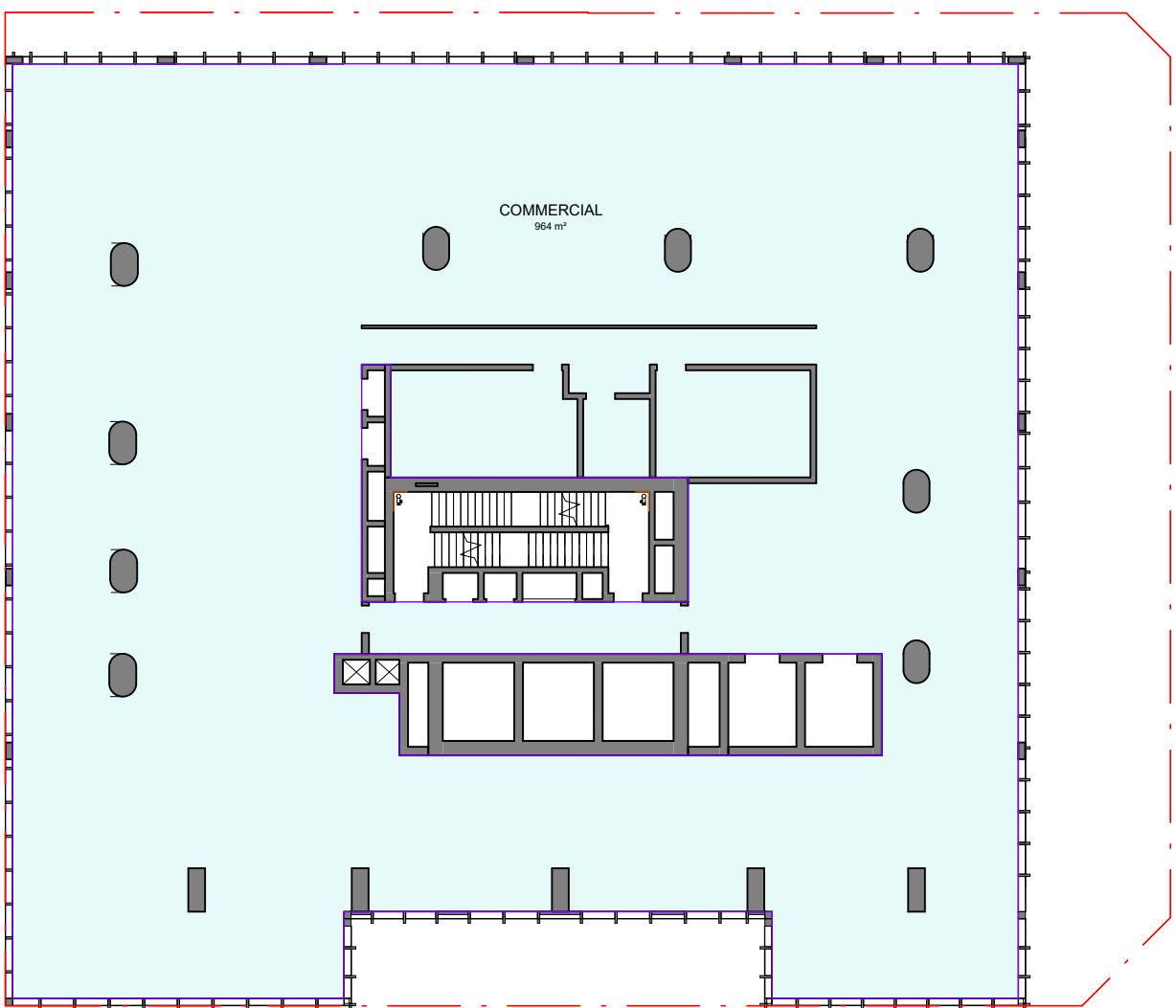
1 BASEMENT 1
SCALE 1 : 250



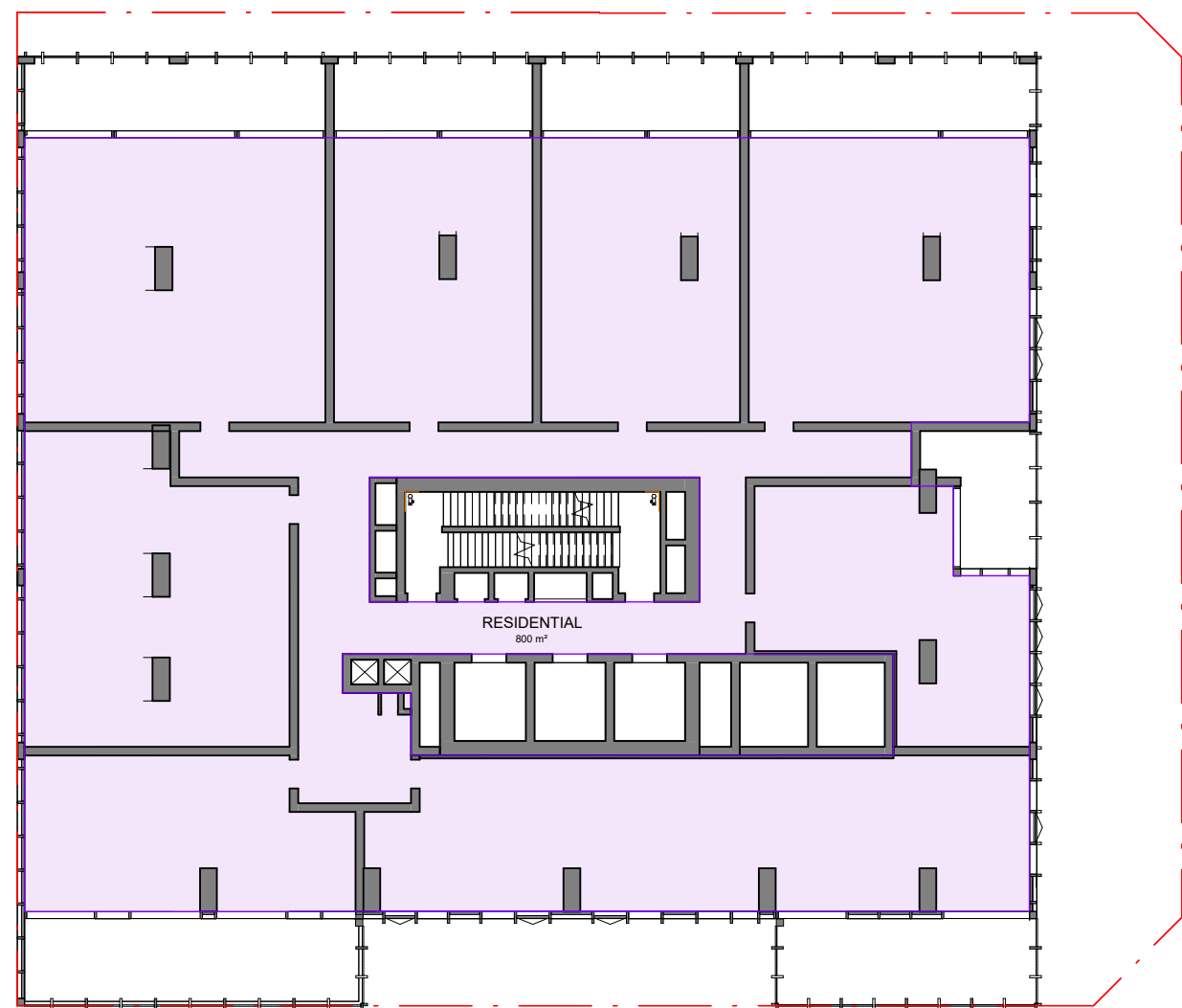
2 LOWER GROUND
SCALE 1 : 250



3 GROUND FLOOR
SCALE 1 : 250



4 LEVEL 1 - COMMERCIAL
SCALE 1 : 250



5 LEVEL 2-3 - RESIDENTIAL PODIUM
SCALE 1 : 250

AREA SCHEDULE - COMMERCIAL GFA	
LEVEL	AREA
BASEMENT 1	48.23 m ²
LOWER GROUND	130.49 m ²
GROUND FLOOR	795.42 m ²
LEVEL 1	963.60 m ²
TOTAL	1937.74 m ²

AREA SCHEDULE - RESIDENTIAL GFA	
LEVEL	AREA
LOWER GROUND	176.65 m ²
GROUND FLOOR	59.55 m ²
LEVEL 2	800.04 m ²
LEVEL 3	800.74 m ²
LEVEL 4 AMENITIES	99.10 m ²
LEVEL 6	420.07 m ²
LEVEL 7	420.07 m ²
LEVEL 8	420.07 m ²
LEVEL 9	420.07 m ²
LEVEL 10	420.07 m ²
LEVEL 11	420.07 m ²
LEVEL 12	420.07 m ²
LEVEL 13	420.07 m ²
LEVEL 14	420.07 m ²
LEVEL 15	425.74 m ²
LEVEL 16	425.74 m ²
LEVEL 17	425.74 m ²
LEVEL 18	425.74 m ²
LEVEL 19	425.74 m ²
LEVEL 20	425.74 m ²
LEVEL 21	425.74 m ²
LEVEL 22	425.74 m ²
LEVEL 23	425.74 m ²
LEVEL 24	425.74 m ²
LEVEL 25	425.74 m ²
LEVEL 26	425.74 m ²
LEVEL 27	425.74 m ²
LEVEL 28	425.74 m ²
LEVEL 29	425.74 m ²
LEVEL 30	430.45 m ²
LEVEL 31	430.45 m ²
LEVEL 32	430.45 m ²
LEVEL 33	430.45 m ²
LEVEL 34	430.45 m ²
LEVEL 35	430.45 m ²
LEVEL 36	430.45 m ²
LEVEL 37	430.45 m ²
LEVEL 38	430.45 m ²
LEVEL 39	456.67 m ²
ROOF PLANT	16.15 m ²
TOTAL	16449.68 m ²

AREA SCHEDULE - TOTAL GFA	
AREA TYPE	AREA
COMMERCIAL	1938 m ²
RESIDENTIAL	16450 m ²
TOTAL	18387 m ²

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

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COMMERCIAL

RESIDENTIAL



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Nominated Architects:
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Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
DEVELOPMENT CALCULATIONS GFA - SHEET 1

Document Control Status:

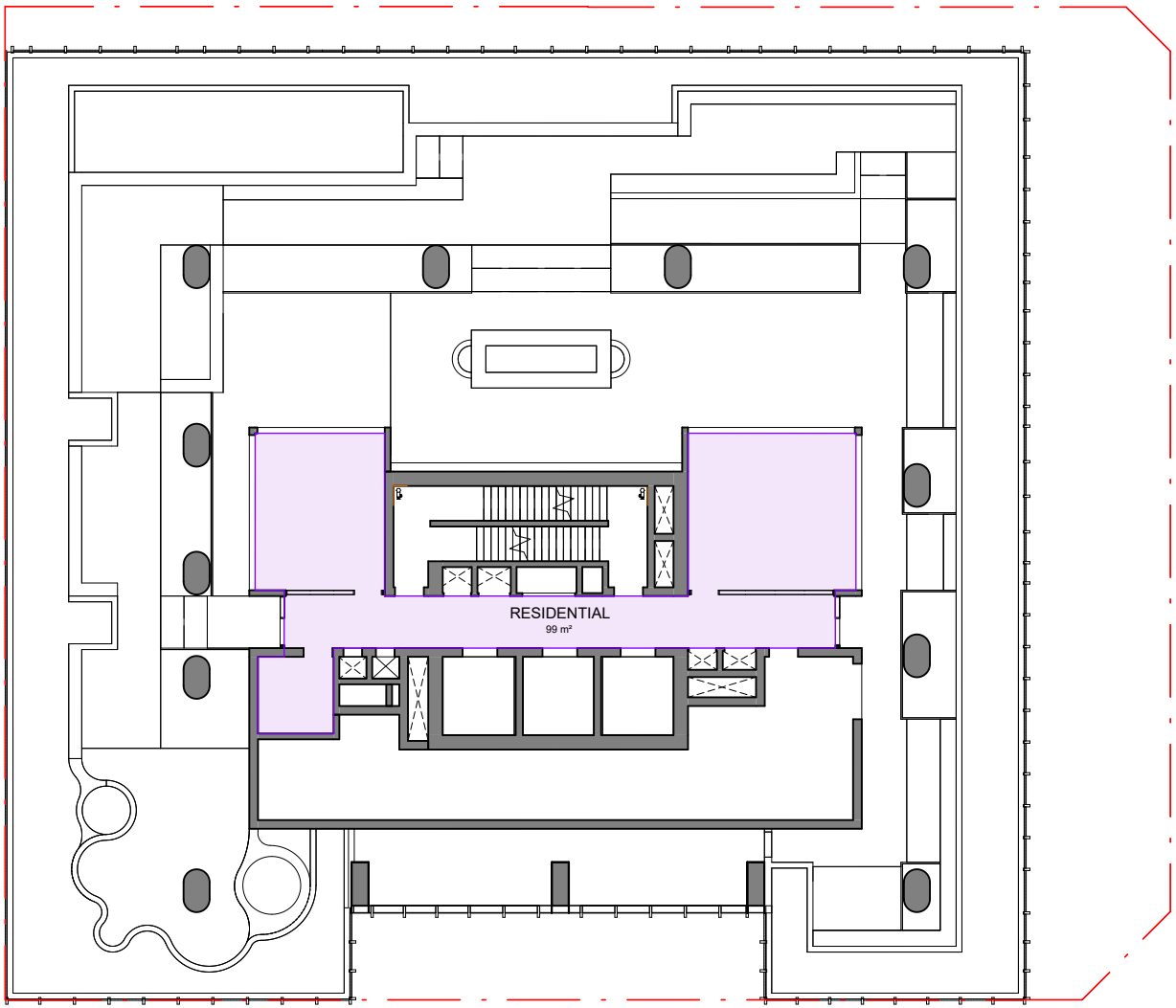
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Drawn: KH

Project Architect: RB
Scale: As indicated @ A1

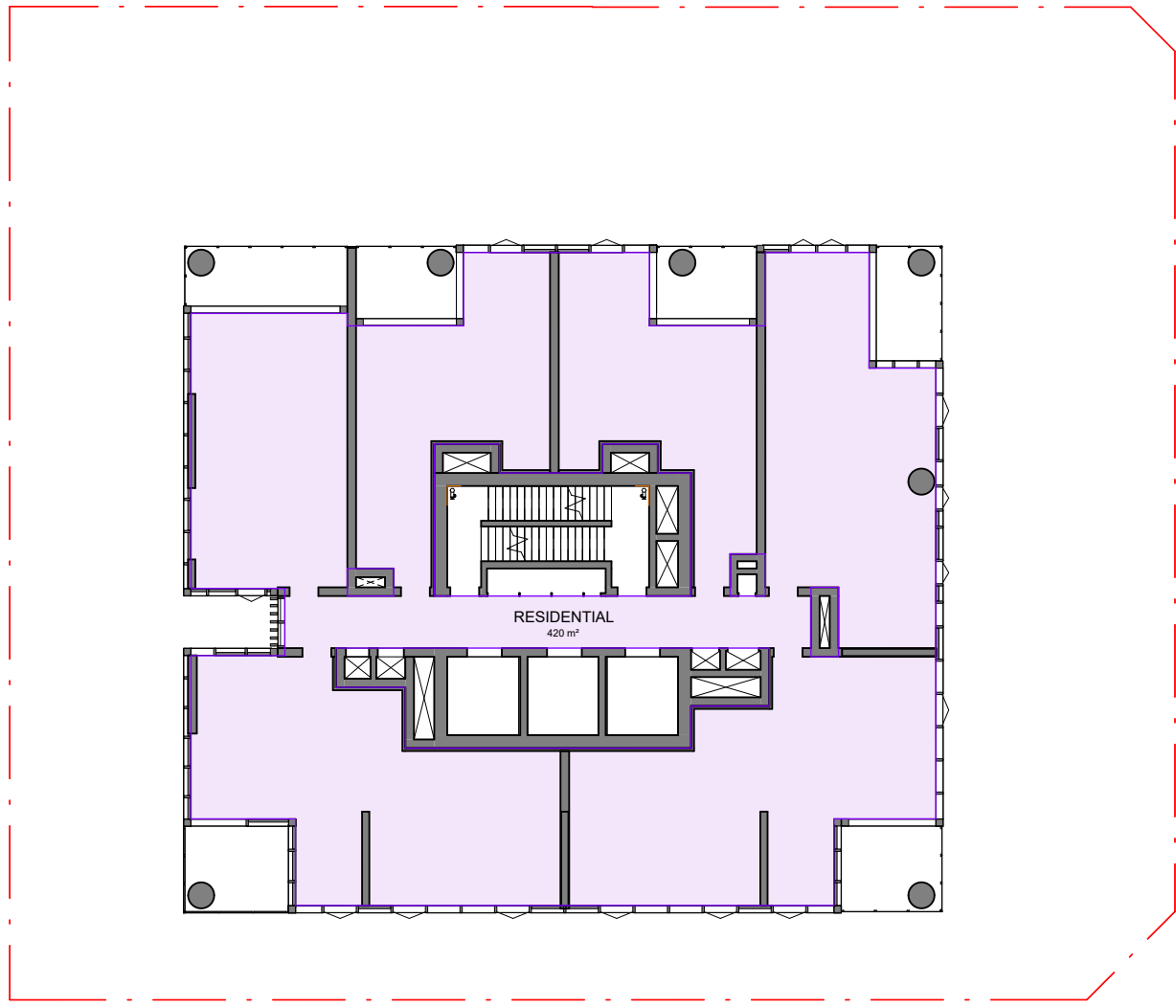
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Date: 18/09/2025

Drawing Number: A-DA-9100
Revision: 1

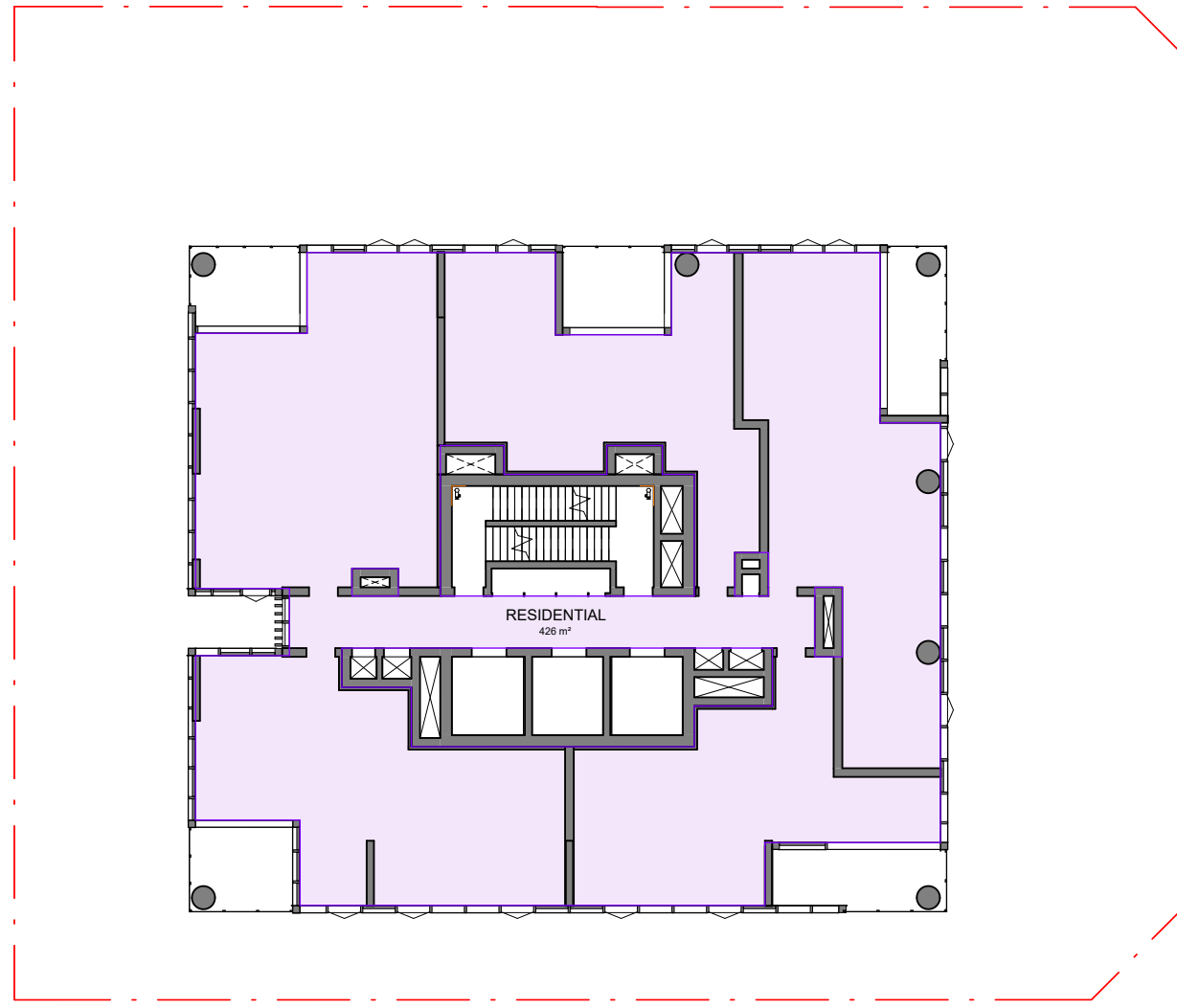
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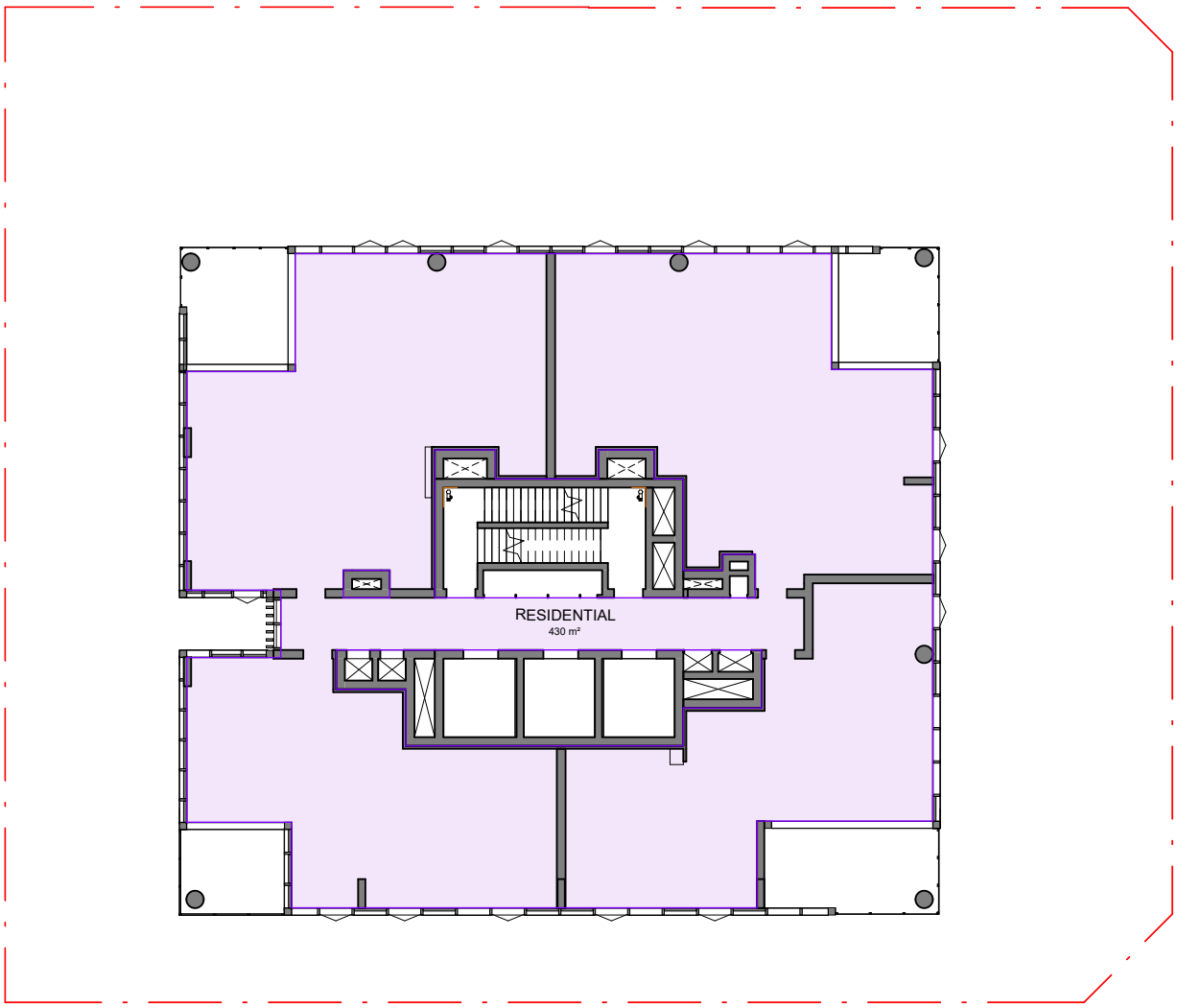
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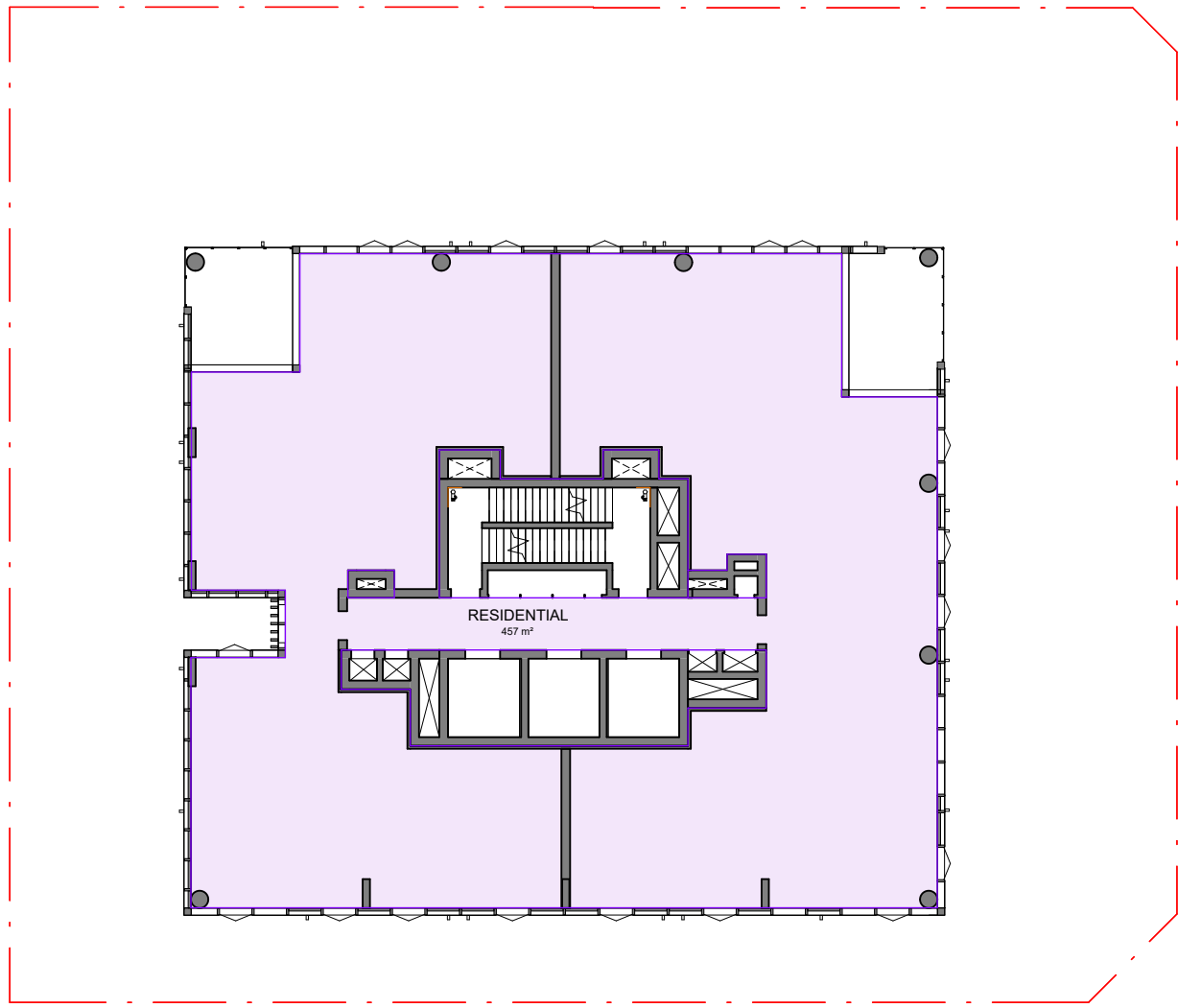
2 LEVEL 6-14 - RESIDENTIAL
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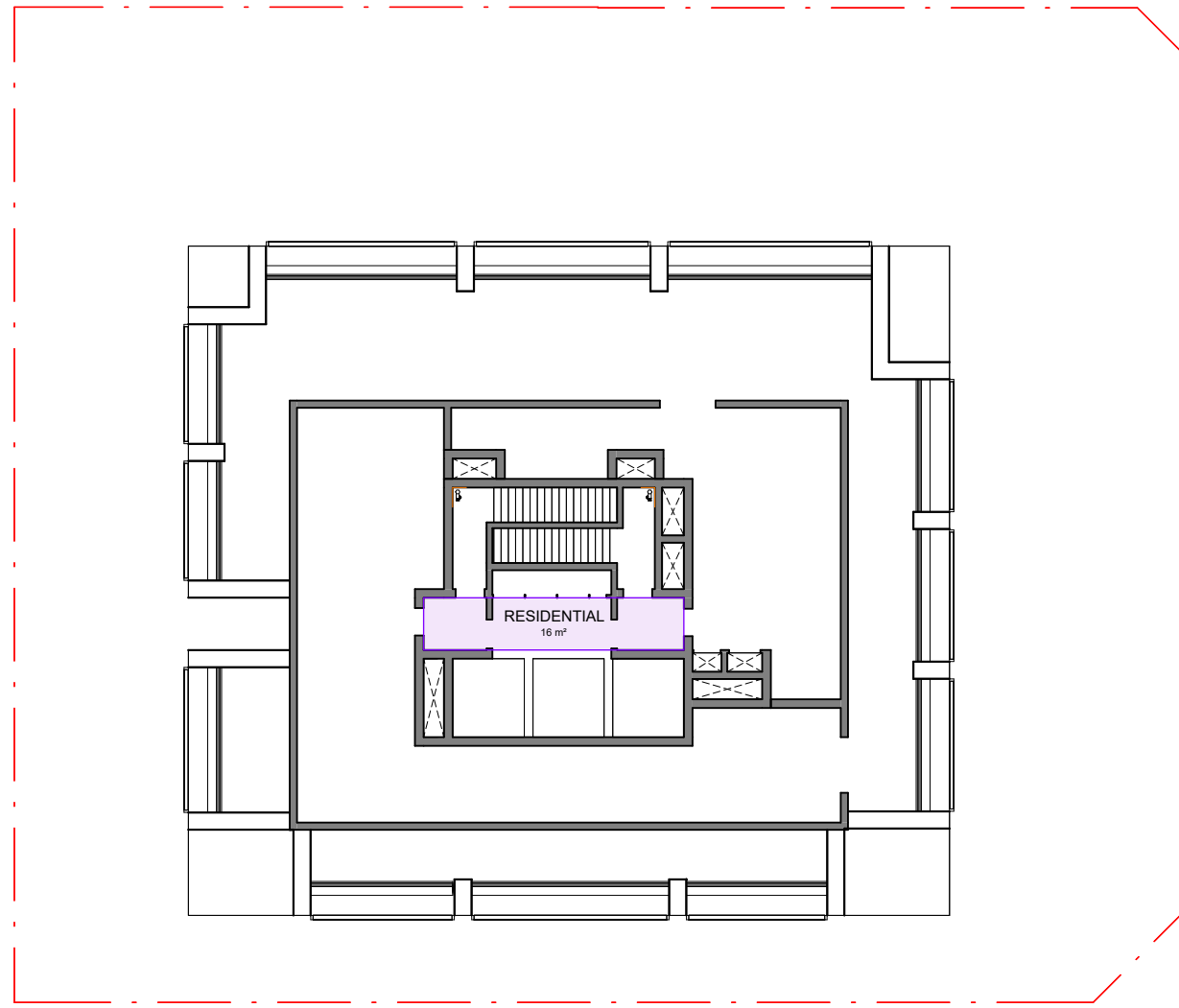
3 LEVEL 15-19 - RESIDENTIAL
SCALE 1 : 250



4 LEVEL 30-38 - RESIDENTIAL
SCALE 1 : 250



5 LEVEL 39 - RESIDENTIAL
SCALE 1 : 250



6 ROOF PLANT
SCALE 1 : 250

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GROUND FLOOR	795.42 m ²
LEVEL 1	963.60 m ²
TOTAL	1937.74 m ²

AREA SCHEDULE - RESIDENTIAL GFA	
LEVEL	AREA
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LEVEL 12	420.07 m ²
LEVEL 13	420.07 m ²
LEVEL 14	420.07 m ²
LEVEL 15	425.74 m ²
LEVEL 16	425.74 m ²
LEVEL 17	425.74 m ²
LEVEL 18	425.74 m ²
LEVEL 19	425.74 m ²
LEVEL 20	425.74 m ²
LEVEL 21	425.74 m ²
LEVEL 22	425.74 m ²
LEVEL 23	425.74 m ²
LEVEL 24	425.74 m ²
LEVEL 25	425.74 m ²
LEVEL 26	425.74 m ²
LEVEL 27	425.74 m ²
LEVEL 28	425.74 m ²
LEVEL 29	425.74 m ²
LEVEL 30	430.45 m ²
LEVEL 31	430.45 m ²
LEVEL 32	430.45 m ²
LEVEL 33	430.45 m ²
LEVEL 34	430.45 m ²
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LEVEL 37	430.45 m ²
LEVEL 38	430.45 m ²
LEVEL 39	456.67 m ²
ROOF PLANT	16.15 m ²
TOTAL	16449.68 m ²

AREA SCHEDULE - TOTAL GFA	
AREA TYPE	AREA
COMMERCIAL	1938 m ²
RESIDENTIAL	16450 m ²
TOTAL	18387 m ²

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LEGEND	
	COMMERCIAL
	RESIDENTIAL



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Ramin Jahromi no. 10000

Client
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Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
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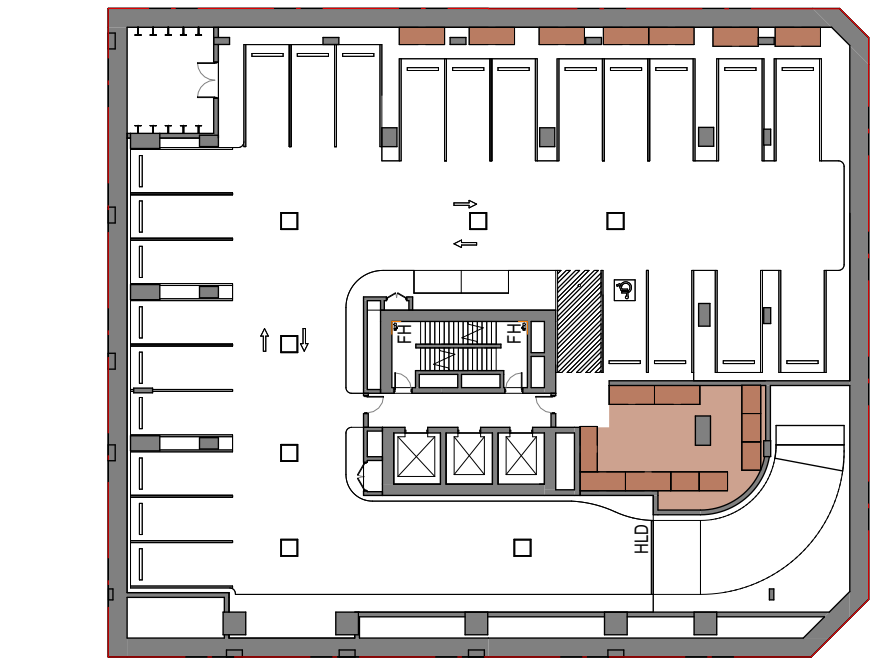
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DEVELOPMENT CALCULATIONS GFA - SHEET 2

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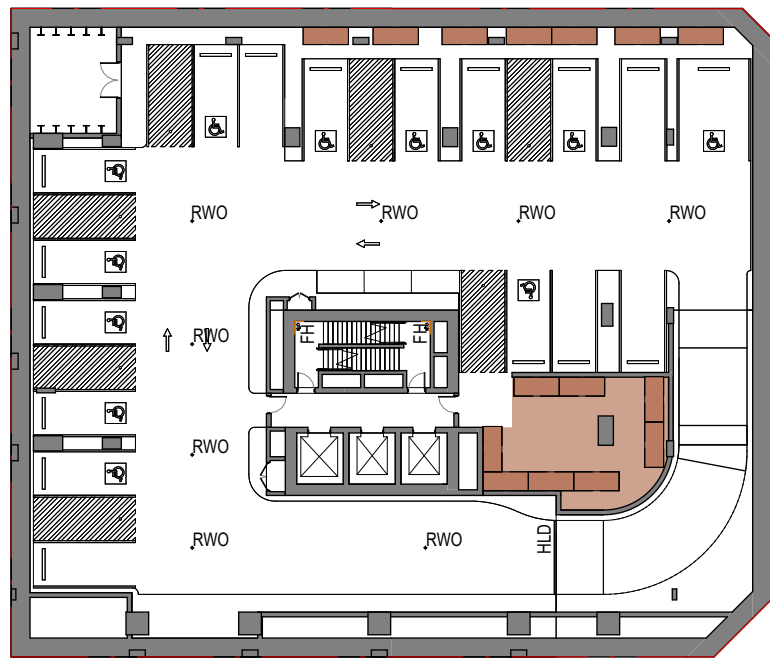
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KH	KH
Project Architect:	Scale:
RB	As indicated @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-9101	1



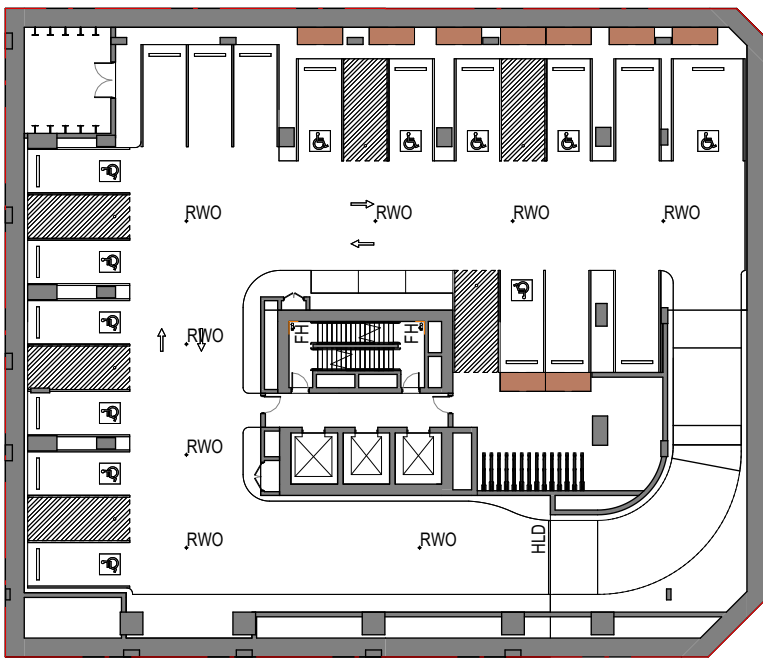
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1 BASEMENT 5 - STORAGE
SCALE 1 : 400



2 BASEMENT 4 - STORAGE
SCALE 1 : 400



3 BASEMENT 3 - STORAGE
SCALE 1 : 400

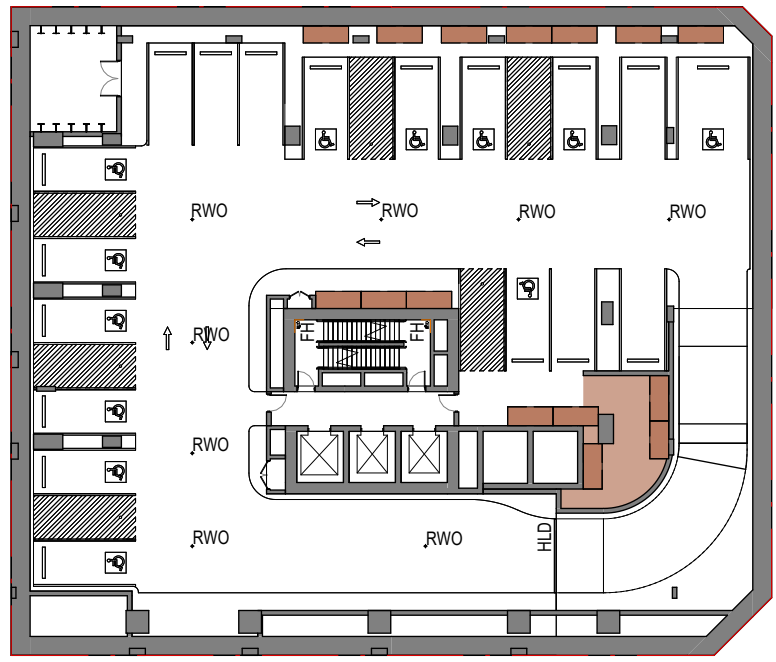
BASEMENT 5	
UNIT NUMBER	EXTERNAL STORAGE
9.06	3.15 m³
10.06	3.15 m³
11.06	3.15 m³
12.06	3.15 m³
13.06	3.15 m³
14.06	5.04 m³
15.01	4.59 m³
16.01	4.59 m³
30.01	5.04 m³
30.04	5.04 m³
31.01	5.04 m³
31.04	4.59 m³
32.01	5.04 m³
33.01	5.04 m³
36.04	4.59 m³
37.04	4.59 m³
38.04	4.59 m³

BASEMENT 4	
UNIT NUMBER	EXTERNAL STORAGE
17.01	4.59 m³
18.01	5.04 m³
19.01	4.59 m³
20.01	4.59 m³
21.01	4.59 m³
22.01	4.59 m³
23.01	4.59 m³
32.04	4.59 m³
33.04	5.04 m³
34.01	5.04 m³
34.04	5.04 m³
35.01	5.04 m³
35.04	5.04 m³
36.01	5.04 m³
37.01	5.04 m³

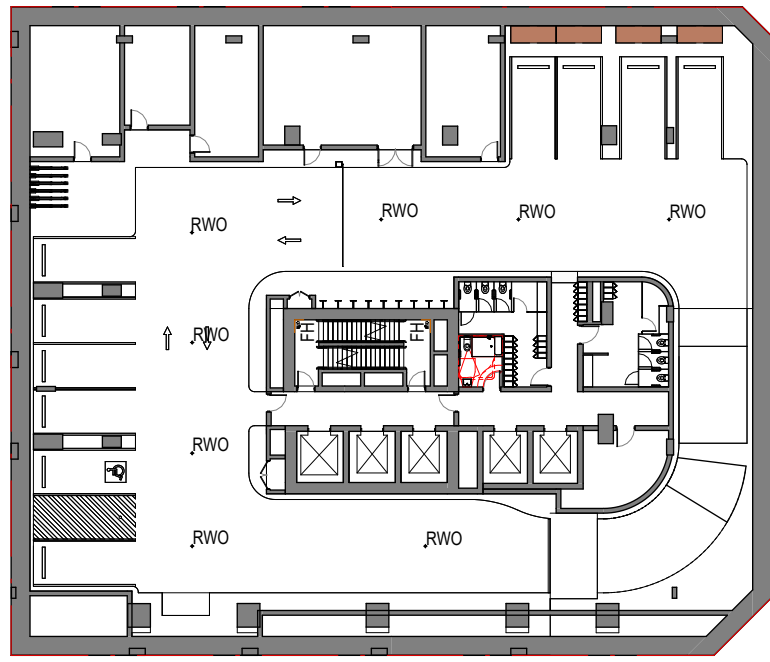
BASEMENT 3	
UNIT NUMBER	EXTERNAL STORAGE
24.01	4.59 m³
25.01	5.04 m³
26.01	4.59 m³
27.01	4.59 m³
28.01	4.59 m³
29.01	4.59 m³
29.03	4.59 m³
30.02	4.59 m³
32.02	5.04 m³

BASEMENT 2	
UNIT NUMBER	EXTERNAL STORAGE
21.03	4.59 m³
22.03	4.59 m³
23.03	4.59 m³
24.03	4.59 m³
25.03	5.04 m³
26.03	4.20 m³
27.03	5.04 m³
28.03	5.04 m³
31.02	4.59 m³
33.02	4.59 m³
34.02	4.59 m³
35.02	4.59 m³
36.02	4.59 m³
37.02	4.59 m³
38.01	5.04 m³

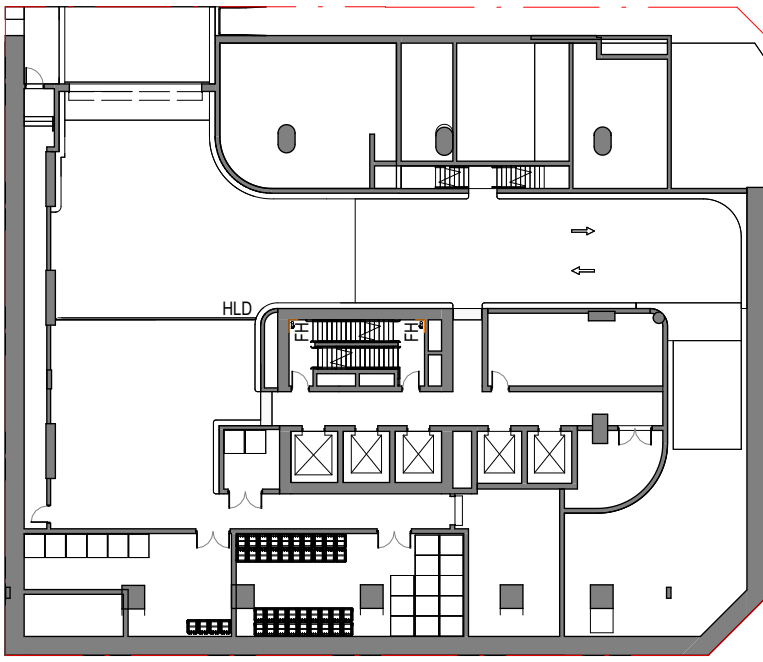
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UNIT NUMBER	EXTERNAL STORAGE
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18.03	4.59 m³
19.03	4.59 m³
20.03	4.59 m³



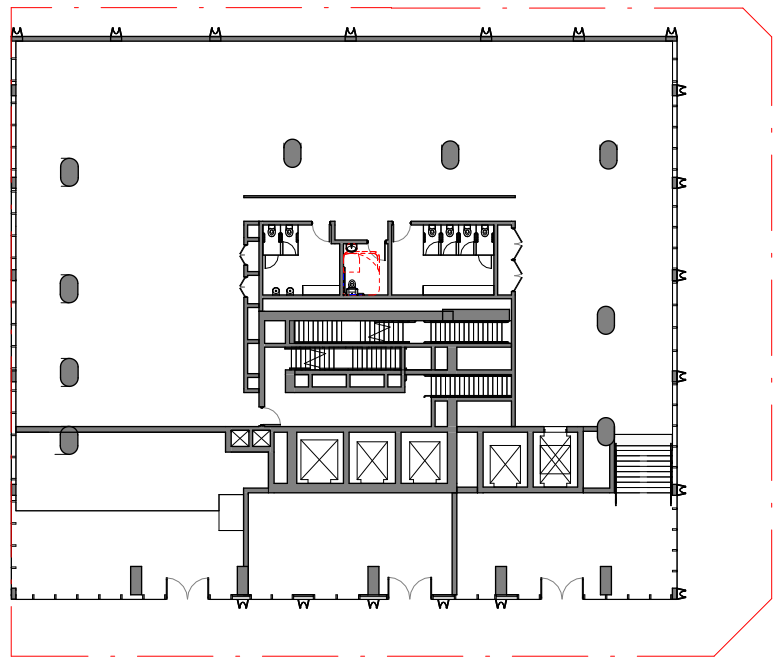
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SCALE 1 : 400



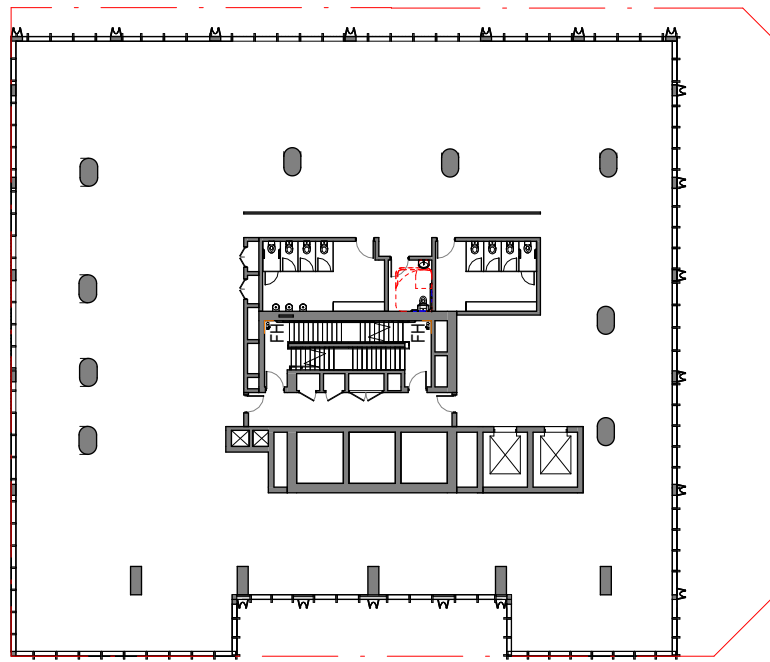
5 BASEMENT 1 - STORAGE
SCALE 1 : 400



6 LOWER GROUND - STORAGE
SCALE 1 : 400



7 GROUND FLOOR - STORAGE
SCALE 1 : 400



8 LEVEL 1 - STORAGE
SCALE 1 : 400



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Ramin Jahromi no. 10000

Client
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Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

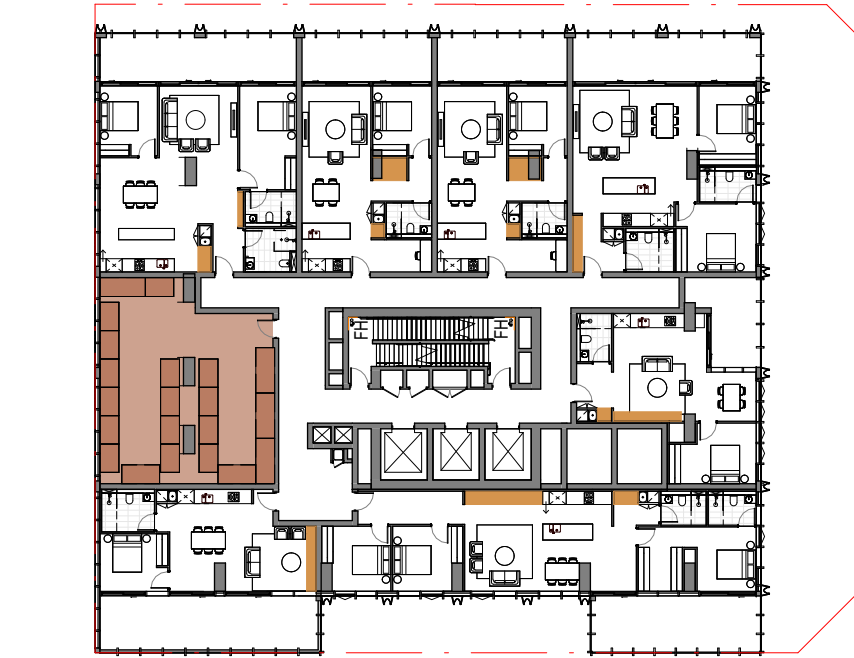
Acknowledgement
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Drawing Title
DEVELOPMENT CALCULATIONS
STORAGE - SHEET 1

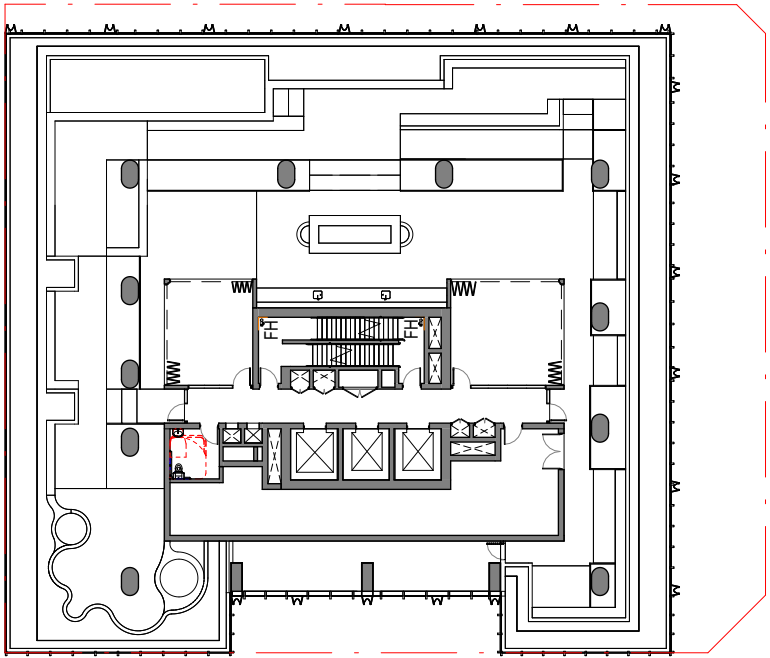
Document Control Status:

Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 400 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-9102	1

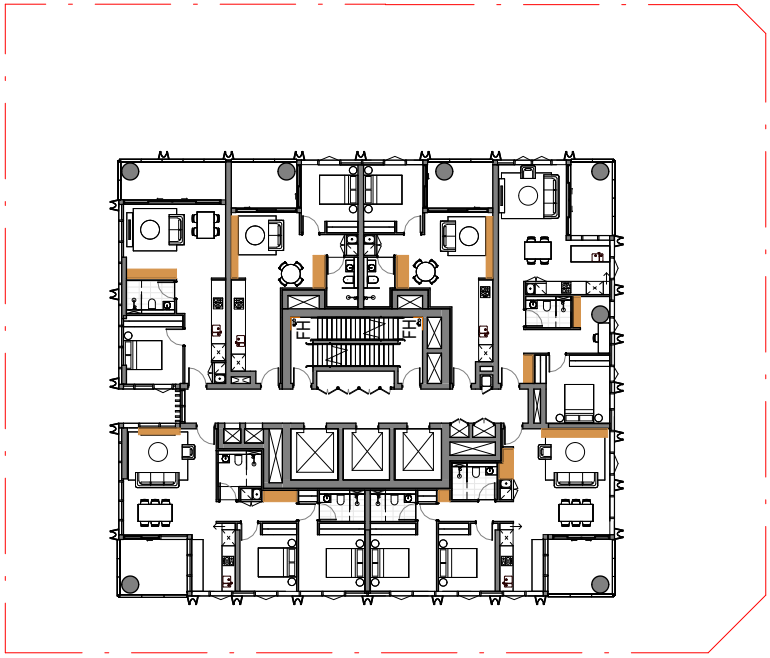
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1 LEVEL 2-3 - STORAGE
SCALE 1: 400



2 LEVEL 4 - STORAGE
SCALE 1: 400



3 LEVEL 6-14 - STORAGE
SCALE 1: 400

LEVEL 2 - 3				
UNIT	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE	ADG REQ.
2.01	2 BED - ADAPT	4.04 m³	4.50 m³	8.00 m³
2.02	1 BED	7.33 m³		6.00 m³
2.03	1 BED	7.13 m³		6.00 m³
2.04	2 BED	4.05 m³	4.50 m³	8.00 m³
2.05	1 BED	6.26 m³	0.00 m³	6.00 m³
2.06	3 BED	10.26 m³	0.00 m³	10.00 m³
2.07	1 BED	4.63 m³	4.50 m³	6.00 m³

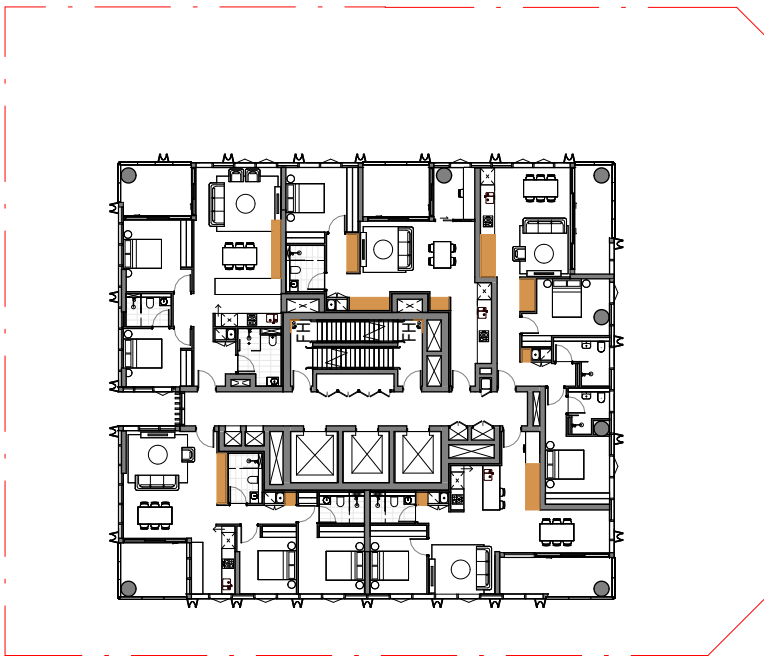
LEVEL 2		LEVEL 3	
UNIT NUMBER	EXTERNAL STORAGE	UNIT NUMBER	EXTERNAL STORAGE
2.01	5.04 m³	3.01	5.04 m³
2.04	5.04 m³	3.04	5.04 m³
2.05	3.15 m³	3.05	3.15 m³
2.07	5.04 m³	3.07	5.04 m³
6.01	3.15 m³	6.06	3.15 m³
6.04	3.15 m³	7.06	3.15 m³
7.01	3.15 m³	8.06	3.15 m³
7.04	3.15 m³	11.04	3.15 m³
8.01	3.15 m³	12.04	3.15 m³
8.04	3.15 m³	13.04	3.15 m³
9.01	3.15 m³	14.04	3.15 m³
9.04	3.15 m³	30.03	4.20 m³
10.01	3.15 m³	31.03	3.15 m³
10.04	3.15 m³	32.03	3.15 m³
11.01	3.15 m³	33.03	3.15 m³
12.01	3.15 m³	34.03	3.15 m³
13.01	3.15 m³	35.03	3.15 m³
14.01	3.15 m³	36.03	3.15 m³
38.02	4.20 m³	37.03	3.15 m³
39.01	5.04 m³	38.03	3.15 m³
39.02	4.20 m³		

LEVEL 6 - 14				
UNIT	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE	ADG REQ.
6.01	1 BED	3.58 m³	3.15 m³	6.00 m³
6.02	1 BED	6.02 m³		6.00 m³
6.03	1 BED	6.00 m³		6.00 m³
6.04	1 BED	3.75 m³	3.15 m³	6.00 m³
6.05	2 BED	8.11 m³	0.00 m³	8.00 m³
6.06	2 BED	4.93 m³	3.15 m³	8.00 m³

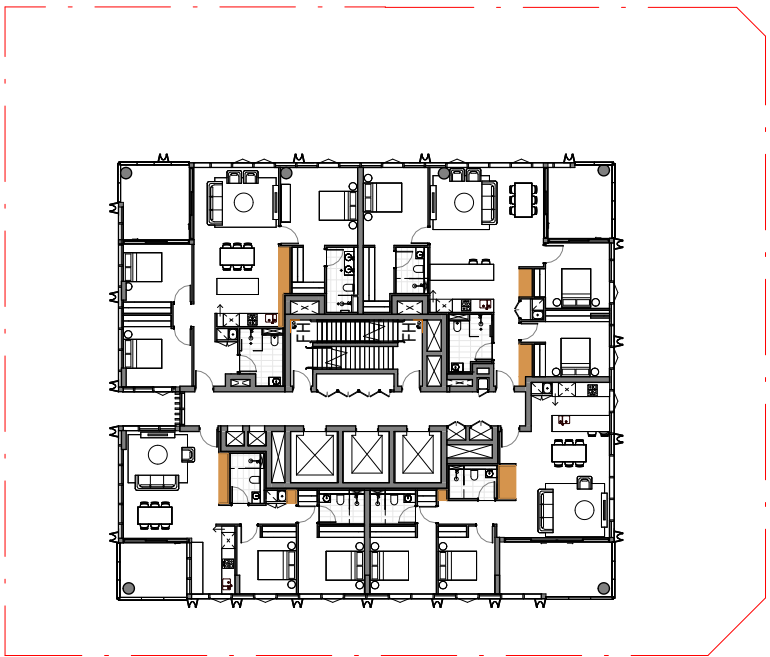
LEVEL 15 - 29				
UNIT	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE	ADG REQ.
15.01	2 BED - ADAPT	4.16 m³	4.59 m³	8.00 m³
15.02	1 BED	9.19 m³		6.00 m³
15.03	2 BED	9.44 m³		8.00 m³
15.04	1 BED	6.02 m³		6.00 m³
15.05	2 BED	4.72 m³	5.04 m³	8.00 m³

LEVEL 30 - 38				
UNIT	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE	ADG REQ.
30.01	3 BED - ADAPT	5.06 m³	5.04 m³	10.00 m³
30.02	3 BED - ADAPT	6.56 m³	4.59 m³	10.00 m³
30.03	2 BED	4.93 m³	4.20 m³	8.00 m³
30.04	2 BED	4.53 m³	5.04 m³	8.00 m³

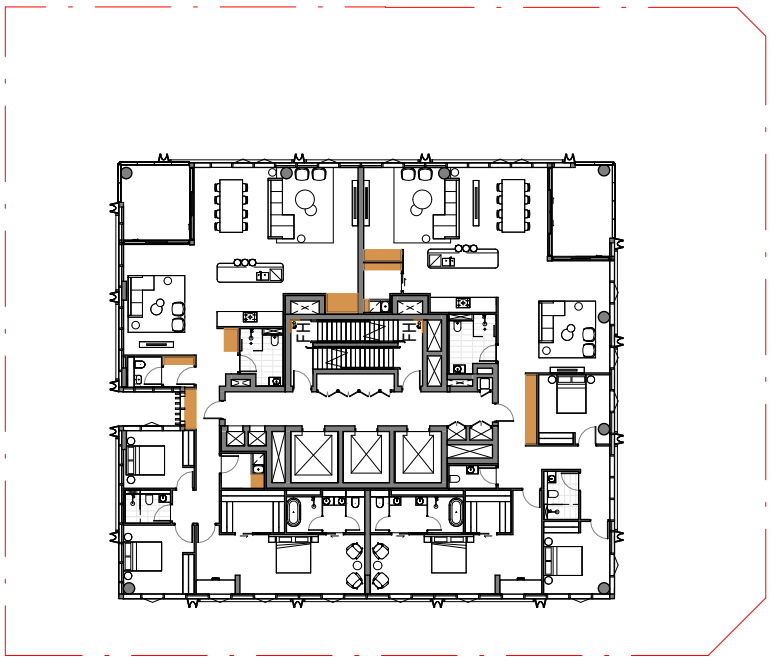
LEVEL 39				
UNIT	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE	ADG REQ.
39.01	PENTHOUSE - 3 BED ADAPT	13.29 m³	5.04 m³	10.00 m³
39.02	PENTHOUSE - 3 BED ADAPT	11.78 m³	4.20 m³	10.00 m³



4 LEVEL 15-29 - STORAGE
SCALE 1: 400



5 LEVEL 30-38 - STORAGE
SCALE 1: 400



6 LEVEL 39 - STORAGE
SCALE 1: 400

Rev	Description	By	Date
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Drawing Title
DEVELOPMENT CALCULATIONS
STORAGE - SHEET 2

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1: 400 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-9103	Revision: 1

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