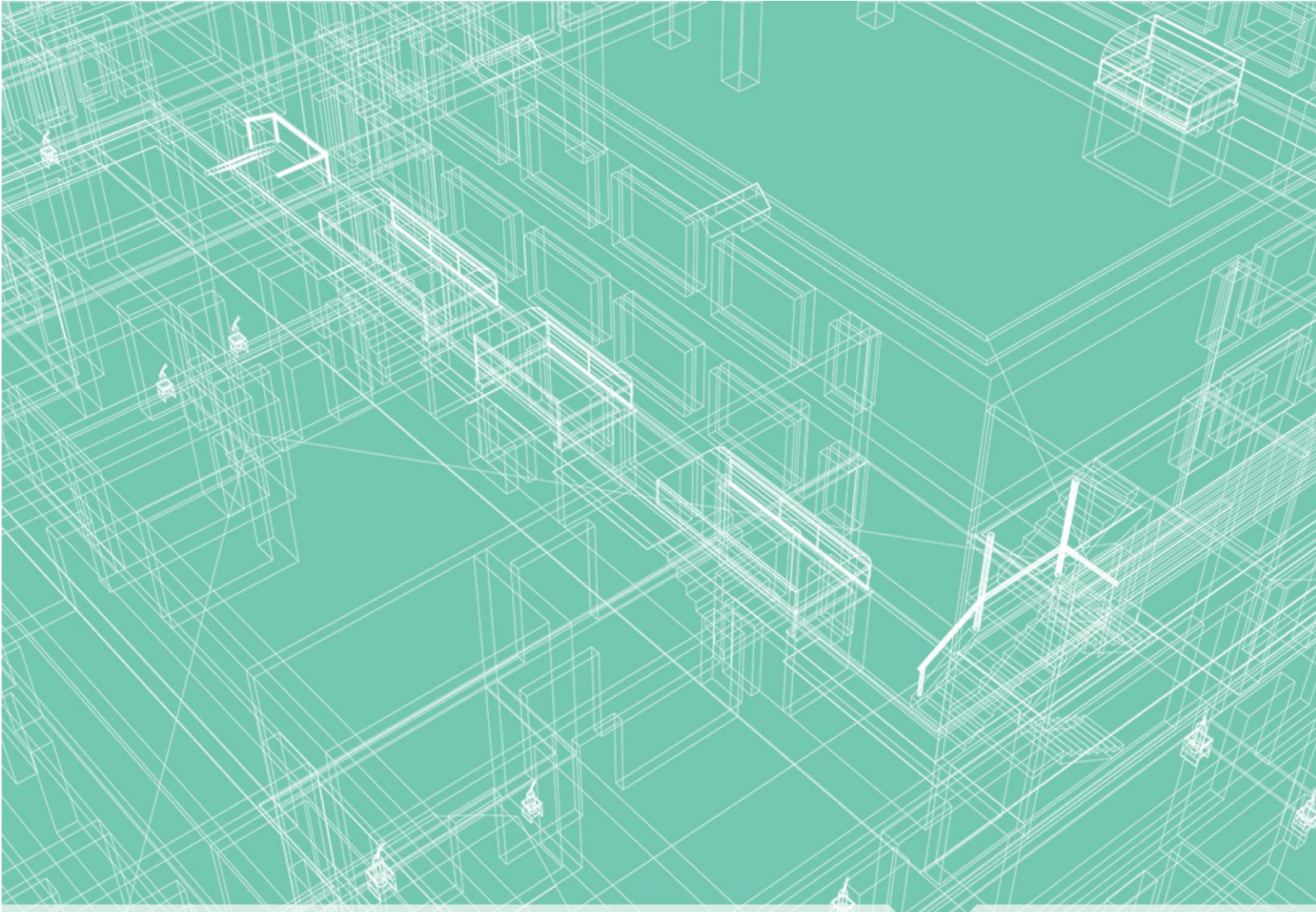


ESD REPORT

251-257 MAROUBRA ROAD & 133-135 GARDEN STREET, MAROUBRA

ESD SERVICES

JHA

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DOCUMENT CONTROL SHEET

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Project Name	251-257 Maroubra Road & 133-135 Garden Street, Maroubra
Description	ESD Report
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EXECUTIVE SUMMARY

JHA Consulting Engineers has prepared this Environmentally Sustainable Design (ESD) Report to support the State Significant Development Application (SSDA) for the proposed development at 251-257 Maroubra Road & 133-135 Garden Street, Maroubra.

The project demonstrates its commitment to environmental, social and economic sustainability by delivering high-performance, resilient and inclusive facilities designed for long-term community benefit. Key sustainability outcomes have been developed in alignment with the Secretary's Environmental Assessment Requirements (SEARs) (SSD-87865706, issued 16 July 2025) Requirement #15, the Sustainable Buildings SEPP 2022 and NCC 2022 Section J.

This report should be read in conjunction with the architectural design documentation by BKA Architecture and other specialist consultant reports. It draws on concept design inputs and stakeholder feedback to guide implementation of the ESD strategy.

The following key initiatives have been integrated into the project:

- Energy and Emissions: High-efficiency HVAC systems, LED lighting with controls, rooftop solar PV, and comprehensive sub-metering.
- Indoor Environmental Quality: Acoustic treatments, biophilic elements, low-VOC materials, and thermal comfort controls to support health and wellbeing.
- Natural Ventilation and Views: Cross-ventilation and visual connection to landscaped outdoor areas to enhance occupant comfort and productivity.
- Water and Ecology: Rainwater harvesting, WELS-rated fixtures, and strategies to reduce potable water demand and improve stormwater quality.
- Low-Carbon Materials: Use of materials with low embodied carbon and recycled content.
- Inclusion and Access: Universal design elements including accessible toilets, step-free entries, and compliant circulation paths to ensure equitable access.

These strategies reflect the project's commitment to environmental leadership, resource efficiency, and inclusive, high-performing learning spaces.

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1 INTRODUCTION

The purpose of this report is to demonstrate how the proposed development complies with the Environmentally Sustainable Development (ESD) requirements set out in the Secretary's Environmental Assessment Requirements (SEARs) and Chapter 2 & 3 of the Sustainable Buildings SEPP (SB SEPP). The report supports the development application for the project, which includes 120 new residential units and childcare facility at 251-257 Maroubra Road & 133-135 Garden Street, Maroubra.

This document serves as a performance specification, outlining the ESD requirements, relevant actions, and supporting documentation necessary to meet the project's environmental targets and ratings. It defines the design strategies to be implemented by Consultants, Contractors, and Subcontractors to achieve the specified sustainability outcomes.

The project is designed to align with the following sustainability standards:

- Sustainable Buildings SEPP 2022 – Chapter 2 & 3
- National Construction Code (NCC) 2022 Section J

1.1 PROJECT DESCRIPTION

The proposed development for the facility located at 251-257 Maroubra Road & 133-135 Garden Street, Maroubra will result in the construction of 120 new residential units and childcare facility.

Building type and function: Class 2, 7a & 9b

NCC Climate Zone: Climate Zone 5



Aerial photo of site

1.2 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

In accordance with section 4.39 of the Environmental Planning & Assessment Act 1979 (EP&A Act), SEARs for SSD-91627487 have been issued. This report has been prepared to respond to the issued SEARs, as set out in the table below.

SEARs	Response/Location in Report
SSD-91627487	
Identify how ESD principles (as defined in section 193 of the EP&A regulation) are incorporated in the design and ongoing operation of the development.	The development applies ESD strategies through passive design—high-performance glazing, shading, natural ventilation, and optimal orientation—to cut energy use and emissions across construction and operation.
Where relevant, provide an assessment of the development against the standards for non-residential development set out in Chapter 3 of State Environmental Planning Policy (Sustainable Buildings) 2022.	The proposed development has been assessed against the relevant non-residential sustainability standards in Chapter 3 of the State Environmental Planning Policy (Sustainable Buildings) 2022 (SB SEPP), with the assessment addressing the following requirements: ▪ Energy & Water Performance (Sec. 4) - Development will meet minimum energy standards. - Section J compliance report (Appendix D) - NatHERS ratings are targeted to meet/exceed typology requirements. (Appendix B) ▪ Embodied Emissions (Appendix C): - Embodied emissions form submitted before Construction Certificate. - Quantifies emissions from key materials (concrete, steel, aluminum) and outlines reduction strategies. ▪ Future Electrification (Sec. 4): - Building designed to be fully electric ▪ On-site Renewable Energy (Sec. 4): - Rooftop solar PV and other systems considered. - Integration subject to feasibility, detailed design, and structural capacity.
Chapter 2 & 3 of SB SEPP 2022	**Response/Location in Report**
Chapter 2 – Residential Requirements (Class 2)	
Sustainability Standards for Residential Development (BASIX)	Appendix A: BASIX Certificate

1.3 STAKEHOLDERS CONSULTATION

The stakeholders consulted and/or contributed to the development of this report are listed below.

Stakeholders	Role
SLD Sydney	Head Contractor
BKA Architecture	Architect
JHA Consulting Engineers	ESD

2 SUSTAINABLE BUILDINGS SEPP 2022

The NSW Government is committed to ensuring that new and renovated buildings are sustainable and resilient for future climate and bring NSW closer to net zero emissions. To achieve the goal a new State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP) was made in August 2022 and was made effective from 1 October 2023. Based on the proposed building type different sustainability standards apply as follows:

- Sustainability Standards for Residential Development (BASIX) (Residential Portion)
- General Sustainability Provisions (Childcare Portion)

2.1 SUSTAINABILITY STANDARD FOR RESIDENTIAL DEVELOPMENT [BASIX]

As per the Environmental Planning and Assessment Regulation 2021, a ***BASIX building*** means a building that contains ***at least 1 dwelling*** but does not include the following: -

- Hotel or motel accommodation,
- A boarding house, hostel or co-living housing that: -
    - Accommodates more than 12 residents, or
    - Has a gross floor exceeding 300 square meters.

In accordance with Chapter 2.1 of Sustainable Building SEPP 2022, the SB SEPP is applicable to all ***BASIX building*** that involves:

- ***development that involves the erection, but not the relocation, of a BASIX building***,
- development that involves a change of building use by which a building becomes a BASIX building,
- development that involves the alteration of a BASIX building, if the estimated development cost is $50,000 or more,
- development for the purposes of a swimming pool or spa, or combination of swimming pools and spas, that: -
    - services 1 dwelling only, and
    - has a capacity, or combined capacity, of 40,000 litres or more.

Hence the ***Sustainability Standards for Residential Development (BASIX)*** applies to this development. Please refer to the BASIX Certificate (Appendix A & B) provided.

2.2 GENERAL SUSTAINABILITY PROVISIONS

In accordance with Chapter 3.1 of Sustainable Building SEPP 2022, the General Sustainability Provisions is applicable to all non-residential development that involves:

- The erection of a new building, if the development has a capital investment value of $5 million or more; or
- Alterations, enlargement or extension of an existing building, if the development has a capital investment value of $10 million or more.

Currently, the General Sustainability Provisions requires evidence new development is designed to enable the following:

- The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials.
- A reduction in peak demand for electricity, including through the use of energy efficiency technology.
- A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design.
- The generation and storage of renewable energy.
- The metering and monitoring of energy consumption.
- The minimisation of consumption of potable water.

Refer to Sections 4 of this report for details of how the proposed development has considered and addressed the requirements of the General Sustainability Provisions.

3 SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS) RESPONSE

3.1 IDENTIFY HOW ESD PRINCIPLES (AS DEFINED IN SECTION 193 OF THE EP&A REGULATION) ARE INCORPORATED IN THE DESIGN AND ONGOING OPERATION OF THE DEVELOPMENT.

The development integrates the following four principles of ecologically sustainable development as defined in Section 193 of the Environmental Planning and Assessment (EP&A) Regulation 2021:

3.1.1 THE PRECAUTIONARY PRINCIPLE

This principle requires that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

- Project Response: The design team has proactively integrated high-performance glazing and shading to mitigate the risk of future climate-driven temperature increases.
- Waste Management: A comprehensive Waste Management Plan has been devised to ensure responsible handling of demolition and construction materials, aiming to divert 80% of waste from landfills to prevent long-term environmental contamination.
- Equipment Selection: The use of high-efficiency air-cooled heat rejection systems instead of water-based systems reduces the risk of water scarcity impact and potential Legionella concerns.

3.1.2 INTER-GENERATIONAL EQUITY

The principle of inter-generational equity is that the present generation should ensure the health, diversity, and productivity of the environment are maintained or enhanced for the benefit of future generations.

- Emissions Reduction: By utilizing rooftop solar PV and high-efficiency LED lighting with automatic controls, the project significantly reduces its operational carbon footprint, contributing to the mitigation of long-term climate change for future residents.
- Resource Conservation: The project specifies WELS-rated fixtures (e.g., 5-star taps and urinals) to conserve potable water, ensuring this vital resource remains available for future generations.
- Durability: The commitment to high-quality building fabric and low-embodied carbon materials ensures a long-lived, resilient structure that will not become a premature burden on future waste streams.

3.1.3 CONSERVATION OF BIOLOGICAL DIVERSITY AND ECOLOGICAL INTEGRITY

This principle dictates that the conservation of biological diversity and ecological integrity should be a fundamental consideration in the design and operation of the development.

- Urban Heat Island Mitigation: The use of light-colored roofing material with low solar absorptance helps mitigate elevated local temperatures, supporting the local micro-environment and ecological stability.
- Stormwater and Ecology: Rainwater harvesting and strategies to improve stormwater quality protect the local aquatic ecosystems from runoff pollutants.
- Biophilic Design: The inclusion of biophilic elements and visual connections to landscaped outdoor areas supports a connection between occupants and the natural environment.

3.1.4 IMPROVED VALUATION, PRICING AND INCENTIVE MECHANISMS

This principle involves the inclusion of environmental factors in the valuation of assets and services, ensuring those who generate waste or emissions bear the cost.

- Energy Monitoring: Comprehensive sub-metering for electricity and solar PV generation allows for accurate tracking and management of energy use. This ensures that energy costs are transparently valued and can be managed effectively during the building's operation.
- Efficiency as Value: By designing systems that surpass the minimum requirements of NCC 2022 Section J, the project internalizes the "cost" of energy efficiency into the initial capital investment, providing long-term economic value through reduced utility costs.
- Waste Minimization: Reusing cut and excavation materials for backfilling on-site reduces the economic and environmental costs associated with transporting and disposing of waste.

3.2 WHERE RELEVANT, PROVIDE AN ASSESSMENT OF THE DEVELOPMENT AGAINST THE STANDARDS FOR NON-RESIDENTIAL DEVELOPMENT SET OUT IN CHAPTER 3 OF STATE ENVIRONMENTAL PLANNING POLICY (SUSTAINABLE BUILDINGS) 2022.

3.2.1 PROJECT RESPONSE

Where relevant, the proposed development has been assessed against the sustainability standards for non-residential development set out in Chapter 3 of the State Environmental Planning Policy (Sustainable Buildings) 2022 (SB SEPP). The assessment addresses the applicable requirements as follows:

3.2.1.1 Energy and Water Performance Standards

- Where relevant, the development will comply with the minimum energy performance standards in accordance with Section 3 of the SB SEPP.
- A Section J (NCC Volume One) compliance report has been shared with the contractor, architect and consultants.
- A NatHERS (Appendix B) and BASIX report (Appendix A) has been prepared for the project in demonstrate the Energy and Water target to be met.

3.2.1.2 Design for Future Electrification

- The development has designed to be full electric in operation, no gas connection to the site.

3.2.1.3 On-site Renewable Energy

- On-site renewable energy system has been designed and staged across all buildings of the site.
- Where viable, systems will be integrated into the design to offset base building energy demand, subject to detailed design and structural capacity analysis.

4 PROPOSED ESD INITIATIVES

The proposed development is committed to incorporating best practices ESD initiatives that are appropriate to the intended usage of the buildings. In particular, the proposed ESD initiatives that address the General Sustainability Provisions requirements are detailed below.

4.1 CONSTRUCTION WASTE MINIMISATION

4.1.1 CONSTRUCTION WASTE MANAGEMENT PLAN

Effective waste collection and disposal are crucial for safeguarding the environment and public health today. To ensure responsible handling of demolition and construction waste, a comprehensive waste management plan will be devised and implemented. This plan will encompass strategies for minimizing waste generation, maximizing material reuse, recycling, and reprocessing, and reducing the volume of materials destined for landfill. Cut and excavation materials will also be reused for backfilling or for grading purposes to level the site where possible. As part of the project's waste minimization efforts, the aim is to divert up to 80% of construction and demolition waste from ending up in landfills.

4.2 PEAK ELECTRICITY DEMAND REDUCTION

4.2.1 HEATING, COOLING AND VENTILATION SYSTEMS

The air-conditioning and ventilation systems will be designed to surpass the minimum requirements of the NCC 2022 Section J Energy Efficiency Part J6. The NCC Section J requirements for Part J6 includes minimum requirements for the energy efficient design and control of HVAC systems to reduce and recover energy.

A high-efficiency air-cooled heat rejection system is proposed. The control mechanisms for the air-conditioning system will be engineered to minimize energy consumption by ensuring the schedule and setpoints are appropriate to the intended operation of the buildings.

To enhance efficiency further, ductwork systems will be designed to minimize system pressure losses, thereby reducing the power required by fan motors. This includes selecting equipment that minimizes coil and fitting drops, as well as employing appropriately sized ductwork to minimize friction losses.

In spaces such as bathrooms/toilets, laundries, and equipment plant areas, natural ventilation will be prioritized wherever feasible. Mechanical ventilation will be incorporated only where necessary to ensure air quality and temperature levels.

4.2.2 LIGHTING

The lighting design will comply with NCC 2022 Section J Energy Efficiency Part J7. The illumination density will be in accordance with J7D3. To minimize energy consumption and optimize lighting efficiency, the proposed development will be using LED fittings. The energy efficient light fittings will be complemented by an automatic control system featuring timer controls, PIR occupancy sensors and/or microwave occupancy sensors as appropriate to enhance operational efficiency.

To capitalize on natural daylight, where appropriate, lighting in regularly occupied spaces will be provided with a daylight sensor to adjust artificial light output or turn lights off when sufficient natural daylight is available to the space. For larger areas, perimeter lighting will be segregated into distinct zones to maximize natural light utilization.

External luminaires will adhere to AS 4282:1997 to prevent light pollution and maintain compliance with specified benchmarks for night sky illumination. This will ensure that the project's external lighting does not contribute to light pollution in the surrounding environment and wasting energy at the same time.

4.2.3 DOMESTIC HOT WATER

The project will use heat pump-based technology for domestic hot water to generate hot water energy efficiently.

4.3 MATERIALS

Appropriate building design and material selection will help ensure that thermal comfort can be maintained without overreliance on mechanical systems. Passive design strategies, including the use of performance glazing, shading elements, and effective insulation, will reduce demand for mechanical air conditioning. This will lead to a meaningful reduction in both energy consumption and greenhouse gas emissions.

4.3.1 BUILDING ENVELOPE PERFORMANCE

The building fabric will be designed to meet and/or improve upon the minimum BASIX requirements for the building envelope. Thermal breaks will be incorporated into walls, floors, and roofs where appropriate to ensure a continuous thermal barrier on the building envelope, reducing the flow of thermal energy between conductive materials.

4.3.1.1 BUILDING FABRIC

Building Elements	Indicative BASIX Requirements
Envelope Roof/Ceiling	Total R-Value of 3.7 $K.m^2/W$
Envelope Walls	Total R-Value of 1.4 $K.m^2/W$
Envelope Floors	Total R-Value of 2.0 $K.m^2/W$

.

To achieve the above requirements, insulation will be required for the building's walls and roof/ceilings. Insulation serves to mitigate heat transfer, thereby reducing heat loss during winter and heat gain in summer. By effectively managing thermal flow, insulation significantly decreases the heating and cooling demands placed on air-conditioning systems.

Additionally, employing light-coloured roofing material with low solar absorptance (SA) is recommended. This will help deflect more sunlight, thereby minimising summer heat buildup in the roof space. Furthermore, it contributes to mitigating elevated local temperatures, known as the heat island effect. Notably, this approach will also enhance the efficiency of solar PV panels, as their efficiency improves under cooler conditions.

4.3.1.2 EXTERNAL GLAZING

Glazing is a major source of unwanted heat gain in the summer and can cause significant heat loss in the winter due to its low insulation performance. Therefore, a high thermal performance glazing system is recommended. Performance glazing substantially reduces heat transmission. This reduces conduction heat loss in winter and reduces the amount of direct solar heat gains in summer. This will correspond to a reduction of both heating and cooling loads.

The indicative glazing specifications to comply with BASIX assessment is provided below.

Glazing	Indicative Specifications	Comments
External Glazing	Total System U <=5.5 Total System SHGC<=0.36	Single Glazed Tinted or the like

4.3.2 SHADING AND DAYLIGHTING

Solar access offers significant benefits for indoor environmental quality by providing access to natural daylight and reducing reliance on artificial lighting. However, excessive solar access, particularly direct solar radiation heat, can lead

to increased HVAC energy demands and thermal discomfort. To harness the advantages of solar access while mitigating its drawbacks, passive design principles are employed.

Passive solar heating aims to harness solar heat for free heating in winter while preventing excessive heat gain in summer. Similarly, passive cooling strategies aim to block heat entry during summer months. These principles leverage site-specific solar access to optimize indoor environmental quality and reduce HVAC energy consumption through tailored shading solutions.

In the proposed building, appropriate external shading devices in the form of eaves will be strategically utilised to block the intense summer sun while allowing the lower winter sun to penetrate for passive heating. These passive design features not only enhance daylighting and external views for occupants but also reduce the need for artificial lighting, leading to improved alertness, mood, and productivity. Additionally, connecting occupants to nature through external views fosters a positive and constructive experience within the built environment.

4.4 INDOOR ENVIRONMENTAL QUALITY

For this project, incorporating the best practice initiatives related to Indoor Environmental Quality (IEQ) is crucial to creating a healthy, comfortable, and productive environment for the occupants. Some sustainable IEQ initiatives tailored within the buildings are listed below.

4.4.1 Maximize Natural Ventilation and Daylight

DUs, common areas, and corridors have been designed to support cross-ventilation, reducing reliance on mechanical cooling and promoting fresh air movement throughout the building. Openable windows and vents further enhance natural airflow.

The design also maximises access to natural daylight through generous windows, lowering the need for artificial lighting. Strategic glazing placement and clear sightlines to landscaped outdoor areas provide visual connection to nature. High VLT (Visible Light Transmittance) glazing allows generous daylight penetration, improving comfort and supporting occupant wellbeing.

4.4.2 Air Filtration Systems

The buildings will incorporate high-efficiency air filtration systems such as MERV-13 or HEPA filters to remove airborne pollutants, allergens, and particulate matter. This will improve air quality and ensure a healthier indoor environment for occupants.

4.4.3 Low-VOC Materials

The facility will ensure low-VOC (volatile organic compounds) paints, adhesives, finishes, and materials are being used in the buildings to reduce the release of harmful chemicals.

4.4.4 Thermal Comfort

The buildings will incorporate strategies such as individual thermostats, external and internal shading devices to maintain ambient indoor temperatures.

4.4.5 Acoustic Design

Acoustic design measures have been included to create a comfortable learning environment. Acoustic ceilings, double-glazed windows, and insulated internal walls will reduce noise transfer between spaces. These interventions help maintain low noise levels in the DUs, enhancing comfort and speech intelligibility.

4.5 RENEWABLE ENERGY

4.5.1 PHOTOVOLTAICS

To reduce the building's grid electricity consumption and greenhouse gas emissions with an onsite renewable source, a roof-mounted photovoltaic system (PV) is proposed for the project.

4.6 ENERGY METERING AND MONITORING

4.6.1 ELECTRICITY METERING AND MONITORING

Electricity metering and sub-metering will be provided in accordance with Section J requirements to monitor and manage electricity consumption in the building. Sub-metering is to be provided to enable individual time-of-use energy data recording of the on-site renewable energy equipment. The sub-meters required will be interlinked by a communication system that collates the time-of-use energy data to a single interface monitoring system where it can be stored, analysed and reviewed.

4.7 WATER CONSERVATION

The following water conservation initiatives are proposed to help reduce the use of potable water.

4.7.1 FITTINGS AND FIXTURES

Water-efficient fixtures and fittings will be installed in accordance with the Australian Government's Water Efficiency Labelling Scheme (WELS) to reduce potable water consumption. All fixtures and fittings will meet the minimum WELS Rating as specified in the table below.

Water Fittings / Fixtures	Minimum WELS Rating Proposed for the Buildings	Highest Available Rating (AS/NZS 6400-2016)
Showerheads	4 (>6.0, but <= 7.5L/min)	4
Toilets	4	5
Urinals	5	5
Bathroom Taps	5	6
Dishwashers (excluding commercial equipment)	5	6
Washing Machines (excluding commercial equipment)	4	6

4.7.2 RAINWATER COLLECTION AND REUSE

The project will consider the capturing of rainwater for reuse in landscape irrigation. The nominated rainwater tank sizing will be based on the available catchment area and the predicted monthly demand for rainwater reuse to be determined by the project's hydraulic consultant.

4.7.3 HEAT REJECTION SYSTEM

The project will use of air-cooled heat rejection systems as opposed to water-based heat rejection to reduce water demand.

5 CONCLUSION

The proposed development at 251-257 Maroubra Road & 133-135 Garden Street, Maroubra demonstrates a clear commitment to environmentally sustainable design, aligning with the principles of the SB SEPP 2022, SEARs, and recognised industry frameworks. The project integrates passive design, resource efficiency, climate resilience, and inclusive design strategies to deliver high-performance learning environments that are comfortable, adaptable, and low impact.

Through a considered approach to energy use, water conservation, material selection, and indoor environmental quality, the development supports both immediate and long-term sustainability outcomes. Measures to build climate resilience further demonstrates the project's commitment to sustainable design and inclusive values.

This report provides the foundation for integrating sustainability into the design, construction and operational stages of the project. It should be read in conjunction with the supporting architectural and consultant documentation and will be updated as required to ensure compliance with statutory obligations and best practice benchmarks throughout the project lifecycle.

APPENDIX A – BASIX CERTIFICATE

BASIX™ Certificate

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

Multi Dwelling

Certificate number: 1836249M

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

Secretary
Date of issue: Friday, 06 March 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0012826760.

Project summary	
Project name	251-257 Maroubra Road, Maroubra
Street address	251-253 MAROUBRA ROAD MAROUBRA 2035
Local Government Area	RANDWICK
Plan type and plan number	Deposited Plan 14198
Lot No.	D
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	120
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	67	Target 60
Materials	✔	-65	Target n/a

Certificate Prepared by
Name / Company Name: JHA Consulting Engineers (NSW) Pty Ltd
ABN (if applicable): 48612666172

Description of project

Project address	
Project name	251-257 Maroubra Road, Maroubra
Street address	251-253 MAROUBRA ROAD MAROUBRA 2035
Local Government Area	RANDWICK
Plan type and plan number	Deposited Plan 14198
Lot No.	D
Section no.	-

Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	120
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	3270
Roof area (m²)	1530
Non-residential floor area (m²)	0.00
Residential car spaces	152
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	1573
Common area garden (m²)	0
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	20647
Certificate number	0012826760
Climate zone	56

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	67	Target 60
Materials	✔	-65	Target n/a

Description of project

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

Residential flat buildings - Building1, 120 dwellings, 9 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A1.01	2	81	0	0	0
A1.05	3	99	0	0	0
A2.03	3	104	0	0	0
A3.01	2	81	0	0	0
A3.05	3	99	0	0	0
A4.03	3	104	0	0	0
A5.01	3	101	0	0	0
A5.05	3	95	0	0	0
A6.04	3	99	0	0	0
A7.03	2	78	0	0	0
A8.02	3	114	0	0	0
A9.03	3	120	0	0	0
B1.04	2	84	0	0	0
B1.08	1	40	0	0	0
B2.03	2	92	0	0	0
B2.07	1	40	0	0	0
B2.11	1	40	0	0	0
B3.02	2	83	0	0	0
B3.06	2	84	0	0	0
B3.10	1	40	0	0	0
B4.01	3	95	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A1.02	1	53	0	0	0
A1.06	3	95	0	0	0
A2.04	2	78	0	0	0
A3.02	1	53	0	0	0
A3.06	3	95	0	0	0
A4.04	2	78	0	0	0
A5.02	3	116	0	0	0
A6.01	3	101	0	0	0
A6.05	3	95	0	0	0
A7.04	3	99	0	0	0
A8.03	3	120	0	0	0
B1.01	2	92	0	0	0
B1.05	1	40	0	0	0
B1.09	1	40	0	0	0
B2.04	1	61	0	0	0
B2.08	1	40	0	0	0
B2.12	1	56	0	0	0
B3.03	2	92	0	0	0
B3.07	1	40	0	0	0
B3.11	1	40	0	0	0
B4.02	2	83	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A1.03	3	104	0	0	0
A2.01	2	81	0	0	0
A2.05	3	99	0	0	0
A3.03	3	104	0	0	0
A4.01	3	104	0	0	0
A4.05	3	99	0	0	0
A5.03	2	78	0	0	0
A6.02	3	116	0	0	0
A7.01	3	101	0	0	0
A7.05	3	95	0	0	0
A9.01	4+	131	0	0	0
B1.02	1	61	0	0	0
B1.06	1	40	0	0	0
B2.01	3	95	0	0	0
B2.05	2	93	0	0	0
B2.09	1	40	0	0	0
B2.13	1	57	0	0	0
B3.04	1	61	0	0	0
B3.08	1	40	0	0	0
B3.12	1	56	0	0	0
B4.03	2	78	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A1.04	2	78	0	0	0
A2.02	1	53	0	0	0
A2.06	3	95	0	0	0
A3.04	2	78	0	0	0
A4.02	1	53	0	0	0
A4.06	3	95	0	0	0
A5.04	3	99	0	0	0
A6.03	2	78	0	0	0
A7.02	3	116	0	0	0
A8.01	4+	169	0	0	0
A9.02	3	114	0	0	0
B1.03	2	93	0	0	0
B1.07	1	40	0	0	0
B2.02	2	83	0	0	0
B2.06	2	84	0	0	0
B2.10	1	40	0	0	0
B3.01	3	95	0	0	0
B3.05	2	93	0	0	0
B3.09	1	40	0	0	0
B3.13	1	57	0	0	0
B4.04	2	78	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B4.05	3	97	0	0	0
B5.01	3	95	0	0	0
B5.05	3	97	0	0	0
B6.01	3	95	0	0	0
B6.05	3	97	0	0	0
B7.01	3	95	0	0	0
B7.05	3	97	0	0	0
B8.01	3	120	0	0	0
B9.01	3	120	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B4.06	2	81	0	0	0
B5.02	2	83	0	0	0
B5.06	2	81	0	0	0
B6.02	2	83	0	0	0
B6.06	2	81	0	0	0
B7.02	2	83	0	0	0
B7.06	2	81	0	0	0
B8.02	3	134	0	0	0
B9.02	3	134	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B4.07	2	82	0	0	0
B5.03	2	78	0	0	0
B5.07	2	80	0	0	0
B6.03	2	78	0	0	0
B6.07	2	80	0	0	0
B7.03	2	78	0	0	0
B7.07	2	80	0	0	0
B8.03	4+	162	0	0	0
B9.03	4+	162	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B4.08	2	84	0	0	0
B5.04	2	78	0	0	0
B5.08	2	84	0	0	0
B6.04	2	78	0	0	0
B6.08	2	84	0	0	0
B7.04	2	78	0	0	0
B7.08	2	84	0	0	0
B8.04	4+	157	0	0	0
B9.04	4+	147	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)
Undercover car park area (L4)	2738
Undercover car park area (L1)	2738
Waste management	133
Hallway/lobby type (L1)	132
Hallway/lobby type (L4)	124
Hallway/lobby type (L7)	124

Common area	Floor area (m²)
Undercover car park area (L3)	2738
Lift motor room (No. B)	18
Bulk waste	28
Hallway/lobby type (L2)	142
Hallway/lobby type (L5)	124
Hallway/lobby type (L8)	102

Common area	Floor area (m²)
Undercover car park area (L2)	2738
Lift motor room (No. A)	13
Ground floor lobby type (No. 1)	115
Hallway/lobby type (L3)	142
Hallway/lobby type (L6)	124
Hallway/lobby type (L9)	102

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
suspended floor above enclosed subfloor, frame: suspended concrete slab	1225	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	21462	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	AAC veneer,frame:light steel frame	8000	-	fibreglass batts or roll

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

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

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: no frame	1530	-	rockwool batts, roll or pump-in

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)**
1500	-	-	1500	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	5 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	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	-	-	-	-	-	electric cooktop & electric oven	4 star	5 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.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A1.01	9.3	9.8	19.100
A1.02	6.4	13.5	19.900
A1.03	12.7	7.4	20.100
A1.04	10.7	8.7	19.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A1.05	9.7	10.6	20.300
A1.06	4.5	11.6	16.100
A2.01	8.4	8.4	16.800
A2.02	5.9	13.8	19.700
A2.03	13.7	9.7	23.400
A2.04	13.8	9.7	23.500
A2.05	7.8	21.4	29.200
A2.06	3.2	15.8	19.000
A3.01	12.3	10	22.300
A3.02	9.3	13	22.300
A3.03	17.8	8.8	26.600
A3.04	19.2	9.6	28.800
A3.05	10.9	11.4	22.300
A3.06	5.3	11.3	16.600
A4.01	5.8	15.7	21.500
A4.02	4.5	20	24.500
A4.03	18.4	8.7	27.100
A4.04	20.3	9.5	29.800
A4.05	12.7	10	22.700
A4.06	6.4	11.1	17.500
A5.01	14.5	11.6	26.100
A5.02	18.3	9.7	28.000
A5.03	21.00	9.5	30.500
A5.04	12.2	11.6	23.800
A5.05	6.1	10.8	16.900
A6.01	15	11.6	26.600
A6.02	18.9	9.7	28.600
A6.04	12.6	11.8	24.400
A6.05	6.4	10.6	17.000
A7.01	7.4	17.9	25.300
A7.02	19.8	9.7	29.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A7.03	22.4	9.4	31.800
A7.04	10	20.3	30.300
A7.05	6.6	10.4	17.000
A8.02	24	7.1	31.100
A8.03	6.1	11.4	17.500
A9.02	30.6	7.4	38.000
A9.03	9.5	8.9	18.400
B1.01	3.9	7.6	11.500
B1.02	2.6	7.7	10.300
B1.03	2.1	7.4	9.500
B1.04	7.8	8.9	16.700
B1.06	15.9	11.8	27.700
B1.07	14.4	9	23.400
B1.08	15.3	12.1	27.400
B1.09	18.3	15	33.300
B2.01	11.3	13.5	24.800
B2.02	4.4	18.4	22.800
B2.03	3.7	7.7	11.400
B2.04	2.7	7.5	10.200
B2.05	2	7.5	9.500
B2.06	3.4	9.5	12.900
B2.08	5.8	14.4	20.200
B2.09	4.6	10.3	14.900
B2.10	5.5	14.5	20.000
B2.11	9.8	18	27.800
B2.12	15.2	8.21	23.410
B2.13	15.2	8.2	23.400
B3.01	15.5	11.5	27.000
B3.02	7.9	17.5	25.400
B3.03	6.1	6.9	13.000
B3.04	1.9	20.8	22.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
B3.05	3.6	6.5	10.100
B3.06	2.2	14.3	16.500
B3.07	16.3	7.9	24.200
B3.08	9.5	10.3	19.800
B3.09	7.9	8.4	16.300
B3.10	8.7	11.2	19.900
B3.11	17.8	13	30.800
B3.12	6.7	15.3	22.000
B3.13	17.8	9.3	27.100
B4.01	17.9	10.9	28.800
B4.02	9.3	16	25.300
B4.04	4.8	8.4	13.200
B4.05	7.2	12.5	19.700
B4.06	13	13.4	26.400
B4.07	16.8	11.4	28.200
B4.08	23.3	8.9	32.200
B5.01	16.7	11.5	28.200
B5.02	8.9	17.2	26.100
B5.03	5.3	8.4	13.700
B5.04	5	8.4	13.400
B5.05	7.5	12.7	20.200
B5.06	13.5	13.2	26.700
B5.07	17.3	11.8	29.100
B5.08	21	9	30.000
B6.01	17	11.2	28.200
B6.02	9.2	17.2	26.400
B6.05	7.9	12.5	20.400
B6.06	14	13.2	27.200
B6.07	17.8	11.5	29.300
B6.08	21.6	9.1	30.700
B7.01	16.7	11.8	28.500

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
B7.02	12.7	21.3	34.000
B7.03	5.7	8.4	14.100
B7.05	8.2	12.6	20.800
B7.06	21.9	11.1	33.000
B7.07	15	17.6	32.600
B7.08	22.1	9.1	31.200
B8.02	8.6	10	18.600
B8.04	19.7	18.1	37.800
B9.02	12.9	8.6	21.500
B9.03	15.4	9.8	25.200
B9.04	12.9	13.9	26.800
A6.03, B1.05	21.6	9.4	31.000
A8.01, B8.01	23	14.7	37.700
A9.01, B9.01	20.4	17.4	37.800
B2.07, B8.03	9.5	10.9	20.400
B4.03, B6.04	5.2	8.5	13.700
All other dwellings	5.4	8.5	13.900

(c) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	5000	To collect run-off from at least: - 1530 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 1573 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area (L4)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	yes
Undercover car park area (L3)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	yes
Undercover car park area (L2)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	yes
Undercover car park area (L1)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	yes
Lift motor room (No. B)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Lift motor room (No. A)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Waste management	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bulk waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Ground floor lobby type (No. 1)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	yes
Hallway/lobby type (L1)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L2)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L3)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L4)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes

	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**
Hallway/lobby type (L5)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L6)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L7)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L8)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L9)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

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	no common facility	no common facility	no common facility	no common laundry facility

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 19.8 peak kW
Other	Building management system installed?: yes	-

Notes

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

Legend

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

APPENDIX B – NATHERS CERTIFICATE

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. 0012826760

Generated on 06 Mar 2026 using BERS Pro v5.2.2 (3.23)

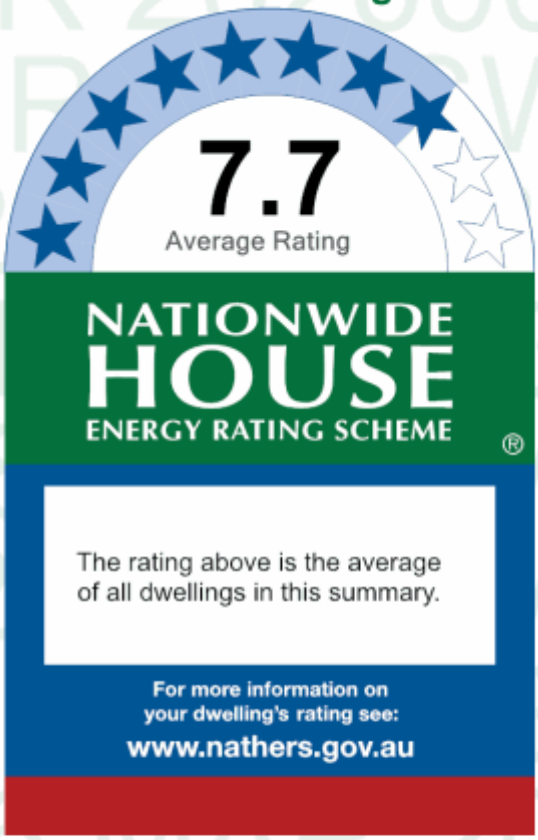
Property

Address	251-257 Maroubra Road, MAROUBRA , NSW , 2035
Lot/DP	Lot C DP 14198
NatHERS Climate Zone	56 Mascot (Sydney Airport)

Accredited assessor

Name	Lawrence Yu
Business name	JHA Consulting Engineers
Email	lawrence.yu@jhaengineers.com.au
Phone	02 9437 1000
Accreditation No.	20647
Assessor Accrediting Organisation	ABSA

Thermal performance star rating



Verification

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

National Construction Code (NCC) requirements

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

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

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

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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	11.9	11.4
Maximum block limit	N/A	N/A

Whole of Home performance rating

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star Rating	Whole of Home Rating
0012824496-02	A1.01	9.3 (N/A)	9.8 (N/A)	19.2	8.2	0
0012824538-02	A1.02	6.4 (N/A)	13.5 (N/A)	19.9	8.1	0

Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m^2/p.a.]	Cooling load (load limit) [MJ/m^2/p.a.]	Total load [MJ/m^2/p.a.]	Star Rating	Whole of Home Rating
0012824553-02	A1.03	12.7 (N/A)	7.4 (N/A)	20.1	8.1	0
0012824595-02	A1.04	10.7 (N/A)	8.7 (N/A)	19.4	8.2	0
0012824629-02	A1.05	9.7 (N/A)	10.6 (N/A)	20.3	8.1	0
0012824660-02	A1.06	4.5 (N/A)	11.6 (N/A)	16.1	8.4	0
0012824686-02	A2.01	8.4 (N/A)	8.4 (N/A)	16.9	8.4	0
0012824710-03	A2.02	5.9 (N/A)	13.8 (N/A)	19.7	8.1	0
0012824751-03	A2.03	13.7 (N/A)	9.7 (N/A)	23.4	7.7	0
0012824777-02	A2.04	13.8 (N/A)	9.7 (N/A)	23.4	7.7	0
0012824819-02	A2.05	7.8 (N/A)	13.4 (N/A)	21.2	7.9	0
0012824843-02	A2.06	3.2 (N/A)	15.8 (N/A)	19.1	8.2	0
0012824876-02	A3.01	12.3 (N/A)	10.0 (N/A)	22.3	7.8	0
0012825857	A3.02	9.3 (N/A)	13.0 (N/A)	22.3	7.8	0
0012825865	A3.03	17.8 (N/A)	8.8 (N/A)	26.6	7.3	0
0012824926-02	A3.04	19.2 (N/A)	9.6 (N/A)	28.8	7.1	0
0012824959-02	A3.05	10.9 (N/A)	11.4 (N/A)	22.3	7.8	0
0012824983-02	A3.06	5.3 (N/A)	11.3 (N/A)	16.6	8.4	0
0012825014-02	A4.01	5.8 (N/A)	15.7 (N/A)	21.5	7.9	0
0012825048-02	A4.02	4.5 (N/A)	20.0 (N/A)	24.5	7.6	0
0012825071-02	A4.03	18.4 (N/A)	8.7 (N/A)	27.1	7.3	0
0012825105-02	A4.04	20.3 (N/A)	9.5 (N/A)	29.8	7	0
0012825139-02	A4.05	12.7 (N/A)	10.0 (N/A)	22.7	7.8	0
0012825162-02	A4.06	6.4 (N/A)	11.1 (N/A)	17.6	8.3	0
0012825196-02	A5.01	14.5 (N/A)	11.6 (N/A)	26.1	7.4	0
0012825220-02	A5.02	18.3 (N/A)	9.7 (N/A)	28.0	7.2	0
0012825246-02	A5.03	21.0 (N/A)	9.5 (N/A)	30.5	6.9	0
0012824488-02	A5.04	12.2 (N/A)	11.6 (N/A)	23.9	7.6	0
0012824504-02	A5.05	6.1 (N/A)	10.8 (N/A)	16.9	8.4	0
0012824520-02	A6.01	15.0 (N/A)	11.6 (N/A)	26.6	7.3	0
0012824561-02	A6.02	18.9 (N/A)	9.7 (N/A)	28.5	7.2	0
0012824587-02	A6.03	21.6 (N/A)	9.4 (N/A)	31.1	6.9	0
0012824611-02	A6.04	12.6 (N/A)	11.8 (N/A)	24.4	7.6	0
0012824645-02	A6.05	6.4 (N/A)	10.6 (N/A)	17.0	8.4	0
0012824678-02	A7.01	7.4 (N/A)	17.9 (N/A)	25.3	7.4	0
0012824702-02	A7.02	19.8 (N/A)	9.7 (N/A)	29.5	7.1	0

0012824736-02	A7.03	22.4 (N/A)	9.4 (N/A)	31.8	6.8	0
0012824769-02	A7.04	10.0 (N/A)	20.3 (N/A)	30.3	6.9	0
0012824793-02	A7.05	6.6 (N/A)	10.4 (N/A)	17.0	8.4	0
0012824827-02	A8.01	23.0 (N/A)	14.7 (N/A)	37.7	6	0
0012824850-02	A8.02	24.0 (N/A)	7.1 (N/A)	31.1	6.9	0
0012824884-02	A8.03	6.1 (N/A)	11.4 (N/A)	17.5	8.4	0
0012824892-02	A9.01	20.4 (N/A)	17.4 (N/A)	37.8	6	0
0012824918-02	A9.02	30.6 (N/A)	7.4 (N/A)	38.0	6	0
0012824942-02	A9.03	9.5 (N/A)	8.9 (N/A)	18.5	8.3	0
0012824975-02	B1.01	3.9 (N/A)	7.6 (N/A)	11.5	9.1	0
0012825006-02	B1.02	2.6 (N/A)	7.7 (N/A)	10.3	9.3	0
0012825030-02	B1.03	2.1 (N/A)	7.4 (N/A)	9.6	9.4	0
0012825063-02	B1.04	7.8 (N/A)	8.9 (N/A)	16.7	8.4	0
0012825089-02	B1.05	21.6 (N/A)	9.4 (N/A)	31.0	6.9	0
0012825113-02	B1.06	15.9 (N/A)	11.8 (N/A)	27.7	7.2	0
0012825154-02	B1.07	14.4 (N/A)	9.0 (N/A)	23.4	7.7	0
0012825188-02	B1.08	15.3 (N/A)	12.1 (N/A)	27.3	7.3	0
0012825212-02	B1.09	18.3 (N/A)	15.0 (N/A)	33.2	6.6	0
0012825238-02	B2.01	11.3 (N/A)	13.5 (N/A)	24.7	7.5	0
0012824470-02	B2.02	4.4 (N/A)	18.4 (N/A)	22.8	7.8	0
0012824512-02	B2.03	3.7 (N/A)	7.7 (N/A)	11.4	9.1	0
0012824546-03	B2.04	2.7 (N/A)	7.5 (N/A)	10.2	9.3	0
0012824579-02	B2.05	2.0 (N/A)	7.5 (N/A)	9.5	9.4	0
0012824603-02	B2.06	3.4 (N/A)	9.5 (N/A)	12.9	8.9	0
0012824637-02	B2.07	9.5 (N/A)	10.9 (N/A)	20.4	8.1	0
0012824652-02	B2.08	5.8 (N/A)	14.4 (N/A)	20.2	8.1	0
0012824694-02	B2.09	4.6 (N/A)	10.3 (N/A)	14.9	8.6	0
0012824728-02	B2.10	5.5 (N/A)	14.5 (N/A)	20.0	8.1	0
0012824744-02	B2.11	9.8 (N/A)	18.0 (N/A)	27.8	7.2	0
0012824785-02	B2.12	15.2 (N/A)	8.2 (N/A)	23.4	7.7	0
0012826798	B2.13	22.1 (N/A)	9.2 (N/A)	31.3	6.8	0
0012824801-02	B3.01	15.5 (N/A)	11.5 (N/A)	27.0	7.3	0
0012824835-02	B3.02	7.9 (N/A)	17.5 (N/A)	25.4	7.4	0
0012824868-02	B3.03	6.1 (N/A)	6.9 (N/A)	13.0	8.9	0
0012825873	B3.04	1.9 (N/A)	20.8 (N/A)	22.7	7.8	0
0012824900-02	B3.05	3.6 (N/A)	6.5 (N/A)	10.1	9.3	0
0012824934-02	B3.06	2.2 (N/A)	14.3 (N/A)	16.5	8.4	0
0012824967-02	B3.07	16.3 (N/A)	7.9 (N/A)	24.3	7.6	0

0012824991-02	B3.08	9.5 (N/A)	10.3 (N/A)	19.8	8.1	0
0012825022-02	B3.09	7.9 (N/A)	8.4 (N/A)	16.3	8.4	0
0012825055-02	B3.10	8.7 (N/A)	11.2 (N/A)	19.9	8.1	0
0012825097-02	B3.11	17.8 (N/A)	13.0 (N/A)	30.8	6.9	0
0012825121-02	B3.12	6.7 (N/A)	15.3 (N/A)	22.1	7.9	0
0012825147-02	B3.13	17.8 (N/A)	9.3 (N/A)	27.0	7.3	0
0012825170-02	B4.01	17.9 (N/A)	10.9 (N/A)	28.7	7.1	0
0012825204-02	B4.02	9.3 (N/A)	16.0 (N/A)	25.3	7.4	0
0012825279-02	B4.03	5.2 (N/A)	8.5 (N/A)	13.7	8.8	0
0012825303-02	B4.04	4.8 (N/A)	8.4 (N/A)	13.2	8.9	0
0012825337-02	B4.05	7.2 (N/A)	12.5 (N/A)	19.7	8.1	0
0012825378-02	B4.06	13.0 (N/A)	13.4 (N/A)	26.4	7.4	0
0012825402-02	B4.07	16.8 (N/A)	11.4 (N/A)	28.2	7.2	0
0012825436-02	B4.08	23.3 (N/A)	8.9 (N/A)	32.2	6.7	0
0012825469-02	B5.01	16.7 (N/A)	11.5 (N/A)	28.2	7.2	0
0012825493-02	B5.02	8.9 (N/A)	17.2 (N/A)	26.1	7.4	0
0012825527-02	B5.03	5.3 (N/A)	8.4 (N/A)	13.8	8.8	0
0012825543-02	B5.04	5.0 (N/A)	8.4 (N/A)	13.4	8.8	0
0012825584-02	B5.05	7.5 (N/A)	12.7 (N/A)	20.3	8.1	0
0012825618-02	B5.06	13.5 (N/A)	13.2 (N/A)	26.7	7.3	0
0012825642-02	B5.07	17.3 (N/A)	11.8 (N/A)	29.0	7.1	0
0012825261-02	B5.08	21.0 (N/A)	9.0 (N/A)	30.0	7	0
0012825295-02	B6.01	17.0 (N/A)	11.2 (N/A)	28.2	7.2	0
0012825329-02	B6.02	9.2 (N/A)	17.2 (N/A)	26.4	7.4	0
0012825352-02	B6.03	5.4 (N/A)	8.5 (N/A)	14.0	8.8	0
0012825386-02	B6.04	5.2 (N/A)	8.5 (N/A)	13.7	8.8	0
0012825410-02	B6.05	7.9 (N/A)	12.5 (N/A)	20.4	8.1	0
0012825444-02	B6.06	14.0 (N/A)	13.2 (N/A)	27.2	7.3	0
0012825477-02	B6.07	17.8 (N/A)	11.5 (N/A)	29.3	7.1	0
0012825485-02	B6.08	21.6 (N/A)	9.1 (N/A)	30.7	6.9	0
0012825519-02	B7.01	16.7 (N/A)	11.8 (N/A)	28.4	7.2	0
0012825550-02	B7.02	12.7 (N/A)	21.3 (N/A)	34.0	6.5	0
0012825568-02	B7.03	5.7 (N/A)	8.4 (N/A)	14.1	8.7	0
0012825592-02	B7.04	5.4 (N/A)	8.5 (N/A)	14.0	8.8	0
0012825626-02	B7.05	8.2 (N/A)	12.6 (N/A)	20.8	8	0
0012825253-02	B7.06	21.9 (N/A)	11.1 (N/A)	33.1	6.6	0
0012825287-02	B7.07	17.6 (N/A)	15.0 (N/A)	32.6	6.7	0
0012825311-02	B7.08	22.1 (N/A)	9.1 (N/A)	31.2	6.9	0

0012825345-03	B8.01	24.8 (N/A)	11.1 (N/A)	36.0	6.3	0
0012825360-02	B8.02	8.6 (N/A)	10.0 (N/A)	18.6	8.2	0
0012825394-02	B8.03	9.5 (N/A)	10.9 (N/A)	20.4	8.1	0
0012825428-02	B8.04	19.7 (N/A)	18.1 (N/A)	37.8	6	0
0012825451-06	B9.01	27.6 (N/A)	10.3 (N/A)	37.9	6	0
0012825501-02	B9.02	12.9 (N/A)	8.6 (N/A)	21.5	7.9	0
0012825535-02	B9.03	15.4 (N/A)	9.8 (N/A)	25.2	7.4	0
0012825576-02	B9.04	12.9 (N/A)	13.9 (N/A)	26.9	7.3	0

Explanatory notes

About this ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. Individual unit ratings are listed in the ‘Summary of all dwellings’ section of this Certificate.
NatHERS ratings use computer modelling to evaluate a home’s energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home’s building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
For more details about an individual dwelling’s assessment, refer to the individual dwelling’s NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.
Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.
Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.
Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor’s responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.
The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling’s design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.
Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

APPENDIX C – EMBODIED EMISSION MATERIALS FORM

Step 1: About the building

Fill out blue cells

Building location and site data		Unit	Note	Comment
Building address	133-135 Garden St & 251-257 Maroubra Rd, Maroubra			
Postcode	2035		Required	Postcode of building
Town/city	MAROUBRA + 3 other localities		Town/city/suburb/region automated from postcode (may not give exact town name)	Town/city/suburb/region of the building site.
Distance to nearest major city/town		km	Enter for rural/regional locations only	Declare the shortest route by road to your site from the centre of your nearest major city (>100,000 people). The route must be traversable by a semitrailer truck.
Project stage	Development Application		Required	Stage of development
New build or major renovation?	New build		Required	
Brownfield or greenfield site?	Brownfield		Required	

Floor area by NCC building classification	Gross (GFA)	Net (NLA/NSA/UFA)	Unit	Note	
Please enter all floor areas relevant to your building. Leave areas blank if not applicable. Please enter Gross Floor Area (GFA) for all building classifications. Please also enter the corresponding net area (Net Lettable Area, Net Sellable Area or Usable Floor Area) where it is commonly used for that building classification.					
Class 1a: Detached residential buildings			m²	Required for Class 1a: Detached residential houses, townhouses	Gross Floor Area (GFA), as defined by the AIQS Australian Cost Management Manual
Class 1b: Boarding houses and hostels			m²	Required for Class 1b: Boarding house, guest house, hostel	Net area (Net Lettable Area, Net Sellable Area, Usable Floor Area), as defined by the PCA's Method of Measurement
Class 2: Multi-unit residential buildings	11,931	11,931	m²	Required for Class 2: Multi-unit residential, including apartment buildings	
Class 3: Other residential buildings			m²	Required for Class 3: Other residential buildings	
Class 4: Residential inside non-residential			m²	Required for Class 4: Residential building inside a non-residential building, e.g., caretaker residence	
Class 5: Office buildings			m²	Required for Class 5: Office building	
Class 6: Retail buildings			m²	Required for Class 6: Retail building, e.g., shop, restaurant, café	
Class 7a: Carparks			m²	Required for Class 7a: Carparks	
Class 7b: Warehouse-type buildings			m²	Required for Class 7b: Warehouses, wholesalers and storage facilities	
Class 8: Industrial buildings			m²	Required for Class 8: Industrial buildings, e.g., factories and workshops	
Class 9a: Healthcare buildings			m²	Required for Class 9a: Healthcare, e.g., hospitals, clinics, day surgeries	
Class 9b: Civic buildings	1,178	1,178	m²	Required for Class 9b: Civic buildings, e.g., theatres, civic centres, train stations	
Class 9c: Aged care and personal care buildings			m²	Required for Class 9c: Aged care and personal care	
Class 10a: Non-habitable buildings			m²	Required for Class 10a: Non-habitable buildings including sheds, carports and private garages	
Class 10b: Miscellaneous structures			m²	Required for Class 10b: Miscellaneous structures, including fences, masts, antennas, retaining walls and swimming pools	
Class 10c: Bushfire shelters			m²	Required for Class 10c: Bushfire shelters not attached to a Class 1a building	
Total	13,109	13,109	m²	Required: Sum of m² inputs must be more than 0.	

Project information	Value	Unit	Note	
Total cost of project	79,941,013	AUD excl. GST	Required	Include labour, materials, transport, plant, equipment and professional fees. Exclude GST, land, finance, escalation and other costs.
Building design life	50	years	Required	If uncertain, enter 50 years
Estimated envelope life		years	Optional	
Estimated replacement cycle for mechanical services		years	Optional	
Estimated replacement cycle for vertical transportation		years	Optional	

Dimensions of the building and the site	Value	Unit	Note	
Site area	3,217	m²	Required	Total area of site to external boundary.
Shared services or infrastructure	No		Required	Indicate if there are shared services that the building utilises, or shared foundations, basement or podium
Building footprint area	2,835	m²	Required	Total floor area of the ground floor measured to the outside edge of the floorplate.
Typical floor area (if different to building footprint area)	1,710	m²	Only needed if different to row above	
Typical floor perimeter	282	m	Required	
Area of external carpark (not included in GFA)		m^2	Required. Enter 0 if not applicable.	
Area of external hardstand (not included in GFA)		m^2	Required. Enter 0 if not applicable.	
Area of other hard landscaping (not included in GFA)		m^2	Required. Enter 0 if not applicable.	Include all other impervious areas. For example, patios, paths and driveways (not already included in carparks and hardstands above).
Number of floors/storeys above ground, including ground floor	10	no.	Required	
Number of floors/storeys below ground	4	no.	Required. Enter 0 if not applicable.	
Number of floors/storeys of car parking	4	no.	Required. Enter 0 if not applicable.	
Total height above ground	33	m	Required	Measured from the average finished grade to the highest point of the building, excluding protrusions (lighting rods, masts, chimneys, etc.)

Structural material choices	Value	Unit	Note	
Foundation type	Spot/pad footing		Required	
Frame type (dominant)	Reinforced concrete		Required	
Suspended floor type (typical)	Reinforced concrete		Only needed for multi-storey buildings	
Describe low carbon materials specified in your building (e.g. green concrete, low carbon bricks)			Required	
Describe recycled content specified in your building (e.g. recycled steel)			Required	

Step 2: Quantity of materials

Complete all blue cells that are applicable to the building. Leave items that aren't applicable blank.

Fill out blue cells

Material category	Sub-category 1	Sub-category 2	Sub-category 3	Value	Unit of measure	Comment	AIQS ACMM Code	ICMS3 (Level 3 Codes Construction)
Structure								
The structural parts of the building that are below ground (substructure) and above ground (superstructure). This includes fill below the substructure, foundations, basement levels, suspended floors, wall structure, roof structure, stairs, lift shafts and balconies. It excludes external areas such as hardstands, carparks, patios, etc.								
Coverage of structural material spend	-	-	-	90	%	Required. Coverage of spend for structural elements entered below. Minimum requirement = 80%. Exclude head contractor preliminaries and margins.		
Concrete in-situ	≤10 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>10 MPa to ≤20 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>20 MPa to ≤32 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>32 MPa to ≤40 MPa	-	-	4,950.0	m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>40 MPa to ≤50 MPa	-	-	550.0	m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>50 MPa to ≤60 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>60 MPa to ≤80 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>80 MPa to ≤100 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete in-situ	>100 MPa	-	-		m³	Please enter reinforcing steel as part of "Reinforcing steel" below	01_SB or 02-11	02 or 03
Concrete pre-cast panel	-	-	-		m³	Please enter reinforcing steel in relevant line items below. If not known at DA stage, please make your best estimate. If not known at CC stage, please ask your supplier.	01_SB or 02-11	02 or 03
Concrete block	Hollow core	-	-		m³	Enter as cubic metres, calculated as (area in m²) * (thickness in mm / 1000). Please include all block fill concrete and all reinforcing steel in relevant line items above/below.	01_SB	02 or 03
Concrete block/brick	Solid	-	-		m³	Enter as cubic metres, calculated as (area in m²) * (thickness in mm / 1000)	01_SB	02 or 03
Concrete block/brick	Solid AAC	-	-		m³	Solid Aerated Autoclaved Concrete (AAC) block. Enter as cubic metres, calculated as (area in m²) * (thickness in mm / 1000).	01_SB	02 or 03
Mortar	-	-	-		kg		01_SB	02 or 03
Reinforcing steel	Bar & mesh	-	-	825,000	kg	**Include all reinforcing steel bar/mesh in the building's structure in this row.** Usually this is calculated as kg/m³ per concrete element and then summed. Example: 10 m³ of 40 MPa concrete @ 100 kg/m³ + 5 m³ of 50 MPa concrete @ 150 kg/m³ = 1,750 kg reinforcing steel.	01_SB or 02-11	02 or 03
Reinforcing steel	Fibre & strand	-	-		kg	**Include all steel fibre reinforcing and steel strand in the building's structure in this row.**	01_SB or 02-11	02 or 03
Structural steel	Hot rolled structural	-	-		t	Examples include universal beams, universal columns and welded beams	01_SB	02 or 03
Structural steel	Cold formed structural	-	-		t	Examples include C purlins, Z purlins and all light gauge steel framing	01_SB	02 or 03
Structural steel	Other welded structural	-	-		t		01_SB	02 or 03
Structural steel	Plate	-	-		t	Include any allowance for connections here	01_SB	02 or 03
Structural steel	Sheet	-	-		t		01_SB	02 or 03
Stainless steel	-	-	-		t	Primarily for engineered timber structure connections	02_11	02 or 03
Reinforced concrete piles	Concrete	-	-	636	m³	Please enter reinforcing steel in the line below. If not known at DA stage, please make your best estimate. If not known at CC stage, please ask your supplier.	01_SB	02 or 03
Reinforced concrete piles	Steel reinforcing				kg	If not known at DA stage, please make your best estimate. If not known at CC stage, please ask your supplier.	01_SB	02 or 03
Steel piles	-	-	-		t	Where concrete and reinforcing steel are also used, enter these in the rows above.	01_SB	02 or 03
Timber poles/piles	-	-	-		m³	Where concrete and reinforcing steel are also used, enter these in the rows above.	01_SB	02 or 03
Timber (solid)	Sawn softwood	-	-		m³		02_11	02 or 03
Timber (solid)	Sawn hardwood	-	-		m³		02_11	02 or 03
Timber (engineered)	CLT	-	-		m³		02_11	02 or 03
Timber (engineered)	Glulam	-	-		m³		02_11	02 or 03
Timber (engineered)	LVL	-	-		m³		02_11	02 or 03
Timber (engineered)	OSB	-	-		m³	Enter as cubic metres, calculated as (area of wall in m²) * (thickness in mm / 1000)	02_11	02 or 03
Brick	Heat cured	-	-		m³	Enter as cubic metres, calculated as (area of wall in m²) * (thickness in mm / 1000)	02_11	02 or 03
Structural Insulated Panel (SIP)	Steel outer	-	-		m²		01_SB	02 or 03
Structural Insulated Panel (SIP)	Aluminium outer	-	-		m²		01_SB	02 or 03
Structural Insulated Panel (SIP)	Engineered timber outer	-	-		m²		01_SB	02 or 03
Fill	-	-	-		t	Include purchased material only. Exclude site-won material.	01_SB	01
Sand & gravel	-	-	-		t	Include purchased material only. Exclude site-won material and sand/gravel in concrete.	01_SB	01
Waterproofing membrane	Bituminous	-	-		m²		01_SB	01 or 02 or 03
Waterproofing membrane	Polyethylene	-	-		m²		01_SB	01 or 02 or 03
Other structural (Describe and add unit >>)		-	-			Please enter a description for any structural material that does not fit a predefined classification		
Other structural (Describe and add unit >>)		-	-			Please enter a description for any structural material that does not fit a predefined classification		
Other structural (Describe and add unit >>)		-	-			Please enter a description for any structural material that does not fit a predefined classification		
Envelope								
The skin of the building that separates the internal building from the external environment. This includes the roof cladding, wall cladding, windows, doors and internal/external shading. It also includes insulation and the internal wall lining of envelope walls.								
Coverage of envelope material spend	-	-	-		%	Required. Coverage of spend for the envelope items you have entered below. Minimum requirement = 80%. Exclude head contractor preliminaries and margins.		
Roof cladding	Profiled steel	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap in the roofing sheets. This row includes all metal-coated and pre-painted steel sheets where steel is the base metal. Examples include: galvanised steel, zinc-aluminium (zincalume) coated steel and zinc-aluminium-magnesium (ZAM) coated steel, whether painted or unpainted.	05_RF	03 or 04
Roof cladding	Profiled aluminium	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap in the roofing sheets. This row also includes pre-painted aluminium sheets.	05_RF	03 or 04
Roof cladding	Profiled zinc	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap in the roofing sheets. This row also includes pre-painted zinc sheets.	05_RF	03 or 04
Roof cladding	Membrane	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap in the membrane sheets.	05_RF	03 or 04
Roof cladding	Tiles (traditional clay)	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap between the tiles.	05_RF	03 or 04
Roof cladding	Tiles (concrete)	-	-		m²	Enter as m² of roof area. Exclude allowances for overlap between the tiles.	05_RF	03 or 04

Step 3: Certifier details

Fill out blue cells

The material quantities must be determined through an itemised list of building materials (such as a bill of quantities) and certified by a quantity surveyor, designer, engineer or NABERS Assessor.

Person that completed this form	Value	Note
Name		Required
Company	SLD	Required
ABN		
Profession		Required
Qualification or registration		Required

Person that certified the details in this form	Value	Note
Name	Eddith Chu	Required
Company	JHA Consulting Engineers	Required
ABN	48612666172	
Profession	Sustainability Engineer	Required
Qualification or registration	NABERS 91007	Required

Confirmation of certification	Value	Note
Are 80% of material costs captured for the building's structure, envelope and external works?	Yes	Required
If no - why not?		

Additional comments from data provider

Additional comments of certifier
The Sign-off is based on information completed by SLD

Attach this Excel spreadsheet to your development application or construction certificate application.

APPENDIX D – SECTION J REPORT

ABN 48 612 666 172

Sydney | Brisbane | Melbourne

Level 20, 2 Market St
Sydney NSW 2000

PO Box Q453
Queen Victoria Building
NSW 1230

Ph (02) 9437 1000

9 March 2026

SLD Building & Construction

Level 1, Suite 1A, 5 Belmore Street

Burwood NSW 2134

Attention: C. Mendoza

Dear Carlos,

RE: National Construction Code (NCC) 2022 Amendment 2 Volume One Section J Part J4 Statement of Compliance

JOB NO.: 250640

REVISION NO.: A

SUBJECT PREMISE: CHILDCARE AREAS | 251-257 MAROUBRA ROAD & 133-135 GARDEN STREET, MAROUBRA NSW 2035

This NCC Section J Part J4 statement has been prepared to demonstrate design compliance for the new development of the childcare areas located at 251-257 Maroubra Road & 133-135 Garden Street, Maroubra NSW 2035.

The proposed development is located in climate Zone 5 as defined by the NCC 2022 Building Code of Australia – Volume One.

In accordance with A2G1, compliance with the NCC is achieved by complying with the Governing Requirements of the NCC and the Performance Requirements. The Performance Requirements are satisfied by Performance Solution, Deemed-to-Satisfy Solution or a combination of both.

The table below shows the areas assessed, NCC 2022 Building Classification the Performance Requirements, the Method of Compliance, and the DTS Provisions subjected to Performance Solution.

Building Area Description	NCC Classification	Performance Requirements	Method of Compliance
Childcare	9b	J1P1	DTS

Compliance with Performance Requirement J1P1 will be achieved subject to this report and compliance with J4D3 (1-5), J3, J5, J6, J7, J8 & J9 being met by the relevant designers / contractors.

The assessment is based on the architectural drawings listed below.

Architectural Drawings BKA Architecture
Project no. 24029
Issued 12/02/26

Building	Drawing Title	Drawing No	Revision
Childcare areas at 251-257 Maroubra Road & 133-135 Garden Street	Ground Floor Plan	DA 100	A
	Streetscape Elevation	DA 200	A
	North Elevation - Maroubra Road	DA 201	A
	East Elevation	DA 202	A
	South Elevation - Maroubra Lane	DA 203	A
	West Elevation - Garden Street	DA 204	A
	Section 1	DA 300	A
	Section 2	DA 301	A
	Section 3	DA 302	A
	Section 4	DA 303	A
	Section 5	DA 304	A

As per the Deemed-to-Satisfy Provisions of **NCC 2022 Amendment 2 Volume One**, design compliance with Part J4 can be met subject to the following specifications:

Part J4 Building Fabric

Required **Total R-value** including allowance for **thermal bridging**.

Elements	Total Construction R-value	Notes
Roof/Ceiling	R3.7 (Downwards, SA < 0.45)	1. It is a total system performance value and **NOT** the insulation. 2. The impact of **Thermal Bridging** must be included in the building envelope total system R-value calculations.
Envelope Walls	R1.4	
Envelope Floors (suspended)	R2.0	

Required **Total System U-value** and **SHGC**.

Location/Type	Window Assembly (Glass & Frame)		Description
	U-value	SHGC	
External	5.5	0.36	Single Glazed Tinted or the like

Please refer to Attachment A for the facade calculator demonstrating compliance, and Attachment B for the mark-ups of the building fabrics thermal construction requirements.

Additional Section J Compliance Notes

Note project needs to adhere to the following NCC 2022 Section J construction requirements as applicable:

- *J4D3 (1-4) Thermal Construction – general* installation requirements for insulations
- *J4D3 (5)* The required total R-value and total system U-value, including thermal bridging calculation.

JHA recommend the following general construction requirements from Section J of the NCC 2022 be included in the architectural specification and drawings to ensure compliance.

- *Part J5 – Building Sealing*
  - *J5D3 Chimneys and flues*
  - *J5D4 Roof lights*
  - *J5D5 Windows and doors*
  - *J5D6 Exhaust fans*
  - *J5D7 Construction of ceilings, walls and floors*
  - *J5D8 Evaporative coolers*

Full Name of Designer:	Felisa Garcia
Qualifications:	B LArch
Address of Designer:	JHA Level 20, 2 Market Street SYDNEY NSW 2000
Business Telephone No:	(02) 9437 1000
Name of Employer:	JHA

Yours sincerely,



Felisa Garcia

ESD Consultant

Disclaimer

This statement is prepared for the nominated recipient only and relates to the specific scope of work and agreement between JHA and the client (the recipient). It is not to be used or relied upon by any third party for any purpose.

Revision History

REV	DATE	Amendment
Draft	23/12/25	Preliminary Issue
P1	10/02/26	Preliminary Issue-2
A	09/03/26	SSDA Submission

Attachment A – Facade Calculator

Project Name	251-257 Maroubra Road & 133-135 Garden Street - Childcare
Project No.	250640
NCC Climate Zone	CZ 5
NCC Building Class	Other
Drawing Azimuth	350.7

NCC 2022 Volume One - Façade Calculator

by JHA

In accordance with NCC 2022 Volume One *J4D6 Walls and Glazing* and *Specification 37*.

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The **total System U-value** of the proposed building is 2.00 , less than the Max. total System U-value of 2.0 .
The **total Representative Air-conditioning Energy Value (Er)** of the proposed building is 100.06 , less than the Max. Er of 100.57 .
Therefore, based on the **Thermal Performance Specifications** used in the tables below, **the proposed building façades comply with Part J4 via *Method 2***.

Results

Aspect	J4D6(4)		Method 1		Method 2	
	Wall R-value		Total System U-value			
	Min. R-Value	Achieved R-Value	Max. U-Value	Achieved U-Value	Max. U-Value	Achieved U-Value
N	1.0	1.40	2.0	2.12	2.0	2.00
E	1.0	1.40	2.0	3.17		
S	1.4	1.40	2.0	0.71		
W	1.0	1.40	2.0	1.88		

Aspect	Method 1		Method 2			
	Solar Admittance		Representative Air-conditioning Energy Value			
	Max SA	Achieved SA	Max Er	Achieved Er	Max Er	Achieved Er
N	0.13	0.16	31.88	38.92	100.57	100.06
E	0.13	0.13	43.25	42.03		
S	0.13	0.00	0.00	0.00		
W	0.13	0.10	25.43	19.10		

Areas Summary

Aspect	Total Wall-Glazing Areas Summary				
	Total W-G Areas [m2]	Total Wall [m2]	Total Glazing [m2]	Wall to Total W-G Ratio	
N	181.1	127.8	53.3	70.6%	73.1%
E	203.0	98.8	104.2	48.7%	
S	183.6	183.6	0.0	100.0%	
W	205.8	155.5	50.3	75.6%	

Aspect	External Wall-Glazing Areas Summary				
	Total Ext. W-G Areas [m2]	Total External Wall [m2]	Total External Glazing [m2]	Ext Wall to Tot. Ext. W-G Ratio	
N	107.6	54.3	53.3	50.5%	53.2%
E	193.4	89.2	104.2	46.1%	
S	31.2	31.2	0.0	100.0%	
W	111.8	61.5	50.3	55.0%	

Façade Inputs & Walls Thermal Specifications

Aspect	Envelope Areas						Walls Thermal Performance	
	Wall Type Reference	External Envelope Areas [m2]	Internal Envelope Areas [m2]	External excluded Areas [m2]	Internal excluded Areas [m2]	Total W-G Areas [m2]	Total R-Value	Area x (1/R-value)
North	1	*110.0*	*73.5*	*2.4*	*0.0*	181.1	*1.40*	91.3
	2					0.0	*1.00*	0.0
	3					0.0	*1.00*	0.0
	4					0.0	*1.00*	0.0
East	5	*198.2*	*9.6*	*4.8*	*0.0*	203.0	*1.40*	70.6
	6					0.0	*1.00*	0.0
	7					0.0	*1.00*	0.0
	8					0.0	*1.00*	0.0
South	9	*31.2*	*152.4*	*0.0*	*0.0*	183.6	*1.40*	131.1
	10					0.0	*1.00*	0.0
	11					0.0	*1.00*	0.0
	12					0.0	*1.00*	0.0
West	13	*111.8*	*96.0*	*0.0*	*1.9*	205.8	*1.40*	111.1
	14					0.0	*1.00*	0.0
	15					0.0	*1.00*	0.0
	16					0.0	*1.00*	0.0

Glazing Thermal Specifications

Aspect	Glazing Thermal Performance			
	Glazing Type Reference	Total U-Value	Total SHGC	Area x U-Value
North	N1	*5.5*	*0.36*	293.0
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	*5.5*	*0.36*	573.2
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	*5.5*	*0.36*	0.0
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	*5.5*	*0.36*	276.6
	W2			0.0
	W3			0.0
	W4			0.0

Glazing Details

Glazing Identification	External / Internal	Level	Glazing Type Reference	Wall Type Reference	Window			Shading				Shading Multiplier [SM]	Area x SM x SHGC
					Height [m]	Width [m]	Area [m²]	P [m]	H [m]	P/H	G/H		
N01	External	G	N1	1	3.60	1.30	4.7	0.93	4.20	0.22	0.14	0.89	1.50
N02	External	G	N1	1	3.60	4.00	14.4	0.93	4.20	0.22	0.14	0.89	4.61
N03	External	G	N1	1	3.60	1.50	5.4	0.93	4.20	0.22	0.14	0.89	1.73
N04	External	G	N1	1	3.60	4.00	14.4	0.93	4.20	0.22	0.14	0.89	4.61
N05	External	G	N1	1	3.60	4.00	14.4	0.93	4.20	0.22	0.14	0.89	4.61
							0.0			-	-	1.00	-
E01	External	G	E1	5	3.60	4.35	15.7	1.17	4.20	0.28	0.14	0.89	5.02
E02	External	G	E1	5	3.60	3.50	12.6	5.82	4.20	1.39	0.14	0.40	1.81
E03	External	G	E1	5	3.60	4.30	15.5	10.92	4.20	2.60	0.14	0.40	2.23
E04	External	G	E1	5	3.60	2.00	7.2	10.95	4.20	2.61	0.14	0.40	1.04
E05	External	G	E1	5	3.60	4.30	15.5	6.07	4.20	1.45	0.14	0.40	2.23
E06	External	G	E1	5	3.60	4.30	15.5	0.97	4.20	0.23	0.14	0.89	4.96
E07	External	G	E1	5	3.60	3.90	14.0	1.09	4.20	0.26	0.14	0.89	4.50
E08	External	G	E1	5	3.60	2.30	8.3	1.09	4.20	0.26	0.14	0.89	2.65
							0.0			-	-	1.00	-
W01	External	G	W1	13	1.55	1.20	1.9	14.21	3.05	4.66	0.49	0.68	0.46
W02	External	G	W1	13	1.55	1.20	1.9	14.21	3.05	4.66	0.49	0.68	0.46
W03	External	G	W1	13	1.55	1.20	1.9	14.21	3.05	4.66	0.49	0.68	0.46
W04	External	G	W1	13	1.55	1.20	1.9	14.21	3.05	4.66	0.49	0.68	0.46
W05	External	G	W1	13	3.90	3.00	11.7	7.18	4.20	1.71	0.07	0.35	1.47
W06	External	G	W1	13	1.00	2.35	2.4	7.18	3.20	2.24	0.69	0.79	0.67
W07	External	G	W1	13	3.90	3.00	11.7	9.86	4.20	2.35	0.07	0.35	1.47
W08	External	G	W1	13	3.60	4.75	17.1	1.18	4.20	0.28	0.14	0.89	5.48

Attachment B – Building Fabric Requirements Markups

NCC 2022 Volume One Section J4 DtS Requirements
Building Fabric Required total system R-Values

LEGEND

- ROOF/CEILING - R3.7 (DOWNWARDS, SOLAR ABSORPTANCE OF THE UPPER SURFACE OF A ROOF MUST NOT BE MORE THAN 0.45)
- ENVELOPE WALLS - R1.4
- ENVELOPE FLOORS - R2.0

GLAZING SPECIFICATION

Glazing (Glass + Frame) requirements:
U-value 5.5 SHGC 0.36

STANDARD NOTES

1) The R-values s a total system performance value and NOT insulation.

2) The above construction are only to be applied to non-glazed portions of the envelope and spandrel panels; glazing must be installed as per the architectural layouts with its thermal performances pursuant to the respective glazing specifications stated in the Section J report.

4) For Climate Zone 5, a slab-on-ground floor that does not have an in-slab heating or cooling system is considered to achieve a total R-Value of R2.0.

JHA
MARKUP / SKETCH

DOCUMENT No.:	250640
DOCUMENT TITLE:	251-257 Maroubra Road & 133-135 Garden Street - Childcare
	Section J DTS Building Fabric Markups
DOCUMENT REV:	A
DOCUMENT BY: FG	DATE: 09/03/2026

MAROUBRA ROAD

EXISTING BUS ZONE

NEW PLANTING & STREET TREES

EX. BUS STOP TO BE RETAINED

T24

+35,160 +35,472 +36,271

1.8m FENCE above street level

GAS MTR

Egress gate

+33,890

3m SETBACK

+35,100

FLOOR ABOVE

2.4m SETBACK

PUBLIC OPEN SPACE

ACTIVITY ROOM 6
Age group: 3-5
20 children
2 ECTs
Min. 65sqm
71.84 m²

Junior WC
A: 11.42 m²

Sleeping Area
A: 15.40 m²

ACTIVITY ROOM 5
Age group: 3-5
20 children
2 ECTs
Min. 65sqm
69.43 m²

OPEN CUBBY HOUSE

+36,170

T20

4,000

DA 302

SLIP CAR

Storage

MAIL

+35,100

+33,980

+34,240

RESIDENTIAL ENTRY LOBBY B

+34,265

REFER TO LANDSCAPE ARCHITECT'S PLANS FOR FURTHER DETAIL

RACING SLIDES

FLOOR ABOVE

STAIR PRESS BELOW

PUBLIC LOBBY C

Cleaner's Store
A: 10.95 m²

ACTIVITY ROOM 4
Age group: 2-3
20 children
4 ECTs
Min. 65sqm
66.42 m²

430.53 m²
COVERED OUTDOOR PLAYSPACE

SLOPE

DA 204

+34,185

+35,100

PUBLIC OPEN SPACE

FIRE HYD

NEW GREEN STRIP - INFILL & STREET TREES

+35,100

Junior WC
A: 7.03 m²

868.67 m²
TOTAL OUTDOOR PLAYSPACE

RACING SLIDES

T19

DA 202

GARDEN STREET

T2

+34,185

RAISED SAND PIT

RAISED SAND PIT

1:8

CHILDCARE ENTRY ONLY

1:8

+34,185

KEEP CLEAR

+33,941

6m SETBACK - ADG

FLOOR ABOVE

6m SETBACK - ADG

+35,100

TEE-PEE

+37,000

T15

T15

Bill Prep
Nappy Change
A: 5.41 m²

Cot Room
A: 19.23 m²

Junior WC
A: 7.82 m²

+34,360

+35,100

ACTIVITY ROOM
Age group: 0-2
20 children
5 ECTs
Min. 65sqm
65.43 m²

HOT WATER PLANT

+33,900

+34,187

PUBLIC OPEN SPACE

Cleaner's Cup.
A: 2.28 m²

+34,360

Laundry
A: 9.30 m²

+34,360

+35,700

T3

BIKE RACK

BIKE RACK

MAIL

A1

A2

CHP EXH.

RESIDENTIAL ENTRY LOBBY A

FIRE TANK
36.84 m²

T4

+34,580

23 x 660L Recycling

Waste Management Room
140.76 m²

14 x 1100L General Waste

14 x 240L FOGO

BIN CHUTE CORE A

CAGE AROUND CHUTE SYSTEM

FIRE HYDRANT PUMP

SPRINKLER PUMP

+34,360

+36,300

+34,520

SUBSTATION
19.32 m²

+33,439

Bulk Waste Store
27.89 m²

HYD HOT WATER PLANT

+36,900

+34,139

1.8m FENCE

+38,430

1.8m SETBACK

Concrete footpath

SERVICES/ SUBSTATION

Concrete footpath

+34,756

MAROUBRA LANE

TEMPORARY WASTE TRUCK LOADING AREA KEEP CLEAR DURING OPERATION TIME

DA 305

DA 304

DA 303

DA 301

DA 201

DA 203

DA 204

DA 205

DA 206

DA 207

DA 208

DA 209

DA 210

DA 211

DA 212

DA 213

DA 214

DA 215

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DA 287

DA 288

DA 289

DA 290

DA 291

DA 292

DA 293

DA 294

DA 295

DA 296

DA 297

DA 298

DA 299

DA 300

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances
- Childcare Administration Room
- Childcare Activity Room
- Childcare Sleeping Area

General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

All dimensions are in millimetres unless stated otherwise.
All architectural, drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing, BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
T : 02 9712 0238

3. Arborist
Seasoned Tree Consulting
David Gowenlock
T : 0415 961 074

4. Landscape
Conzept
Robert Frew
T : 02 9922 5312

5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic
Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

Client
BSWLD MAROUBRA PTY LTD

Architect
BKA Architecture

SYDNEY
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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Ground Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 100

ABN 48 612 666 172

Sydney | Brisbane | Melbourne

Level 20, 2 Market St
Sydney NSW 2000

PO Box Q453
Queen Victoria Building
NSW 1230

Ph (02) 9437 1000

9 March 2026

SLD Building & Construction

Level 1, Suite 1A, 5 Belmore Street

Burwood NSW 2134

Attention: C. Mendoza

Dear Carlos,

RE: National Construction Code (NCC) 2022 Amendment 2 Volume One Section J Part J4 Statement of Compliance

JOB NO.: 250640

REVISION NO.: A

SUBJECT PREMISE: CHILDCARE AREAS | 251-257 MAROUBRA ROAD & 133-135 GARDEN STREET, MAROUBRA NSW 2035

This NCC Section J Part J4 statement has been prepared to demonstrate design compliance for the new development of the childcare areas located at 251-257 Maroubra Road & 133-135 Garden Street, Maroubra NSW 2035.

The proposed development is located in climate Zone 5 as defined by the NCC 2022 Building Code of Australia – Volume One.

In accordance with A2G1, compliance with the NCC is achieved by complying with the Governing Requirements of the NCC and the Performance Requirements. The Performance Requirements are satisfied by Performance Solution, Deemed-to-Satisfy Solution or a combination of both.

The table below shows the areas assessed, NCC 2022 Building Classification the Performance Requirements, the Method of Compliance, and the DTS Provisions subjected to Performance Solution.

Building Area Description	NCC Classification	Performance Requirements	Method of Compliance
Childcare	9b	J1P1	DTS

Compliance with Performance Requirement J1P1 will be achieved subject to this report and compliance with J4D3 (1-5), J3, J5, J6, J7, J8 & J9 being met by the relevant designers / contractors.

The assessment is based on the architectural drawings listed below.

Architectural Drawings BKA Architecture
Project no. 24029
Issued 12/02/26

Building	Drawing Title	Drawing No	Revision
Childcare areas at 251-257 Maroubra Road & 133-135 Garden Street	Ground Floor Plan	DA 100	A
	Streetscape Elevation	DA 200	A
	North Elevation - Maroubra Road	DA 201	A
	East Elevation	DA 202	A
	South Elevation - Maroubra Lane	DA 203	A
	West Elevation - Garden Street	DA 204	A
	Section 1	DA 300	A
	Section 2	DA 301	A
	Section 3	DA 302	A
	Section 4	DA 303	A
	Section 5	DA 304	A

As per the Deemed-to-Satisfy Provisions of **NCC 2022 Amendment 2 Volume One**, design compliance with Part J4 can be met subject to the following specifications:

Part J4 Building Fabric

Required **Total R-value** including allowance for **thermal bridging**.

Elements	Total Construction R-value	Notes
Roof/Ceiling	R3.7 (Downwards, SA < 0.45)	1. It is a total system performance value and **NOT** the insulation. 2. The impact of **Thermal Bridging** must be included in the building envelope total system R-value calculations.
Envelope Walls	R1.4	
Envelope Floors (suspended)	R2.0	

Required **Total System U-value** and **SHGC**.

Location/Type	Window Assembly (Glass & Frame)		Description
	U-value	SHGC	
External	5.5	0.36	Single Glazed Tinted or the like

Please refer to Attachment A for the facade calculator demonstrating compliance, and Attachment B for the mark-ups of the building fabrics thermal construction requirements.

Additional Section J Compliance Notes

Note project needs to adhere to the following NCC 2022 Section J construction requirements as applicable:

- *J4D3 (1-4) Thermal Construction – general* installation requirements for insulations
- *J4D3 (5)* The required total R-value and total system U-value, including thermal bridging calculation.

JHA recommend the following general construction requirements from Section J of the NCC 2022 be included in the architectural specification and drawings to ensure compliance.

- *Part J5 – Building Sealing*
  - *J5D3 Chimneys and flues*
  - *J5D4 Roof lights*
  - *J5D5 Windows and doors*
  - *J5D6 Exhaust fans*
  - *J5D7 Construction of ceilings, walls and floors*
  - *J5D8 Evaporative coolers*

Full Name of Designer:	Felisa Garcia
Qualifications:	B LArch
Address of Designer:	JHA Level 20, 2 Market Street SYDNEY NSW 2000
Business Telephone No:	(02) 9437 1000
Name of Employer:	JHA

Yours sincerely,



Felisa Garcia

ESD Consultant

Disclaimer

This statement is prepared for the nominated recipient only and relates to the specific scope of work and agreement between JHA and the client (the recipient). It is not to be used or relied upon by any third party for any purpose.

Revision History

REV	DATE	Amendment
Draft	23/12/25	Preliminary Issue
P1	10/02/26	Preliminary Issue-2
A	09/03/26	SSDA Submission

Attachment A – Facade Calculator

Project Name	251-257 Maroubra Road & 133-135 Garden Street - Childcare
Project No.	250640
NCC Climate Zone	CZ 5
NCC Building Class	Other
Drawing Azimuth	350.7

NCC 2022 Volume One - Façade Calculator

by JHA

In accordance with NCC 2022 Volume One *J4D6 Walls and Glazing* and *Specification 37*.

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The **total System U-value** of the proposed building is 2.00 , less than the Max. total System U-value of 2.0 .
The **total Representative Air-conditioning Energy Value (Er)** of the proposed building is 100.06 , less than the Max. Er of 100.57 .
Therefore, based on the **Thermal Performance Specifications** used in the tables below, **the proposed building façades comply with Part J4 via *Method 2***.

Results

Aspect	J4D6(4)		Method 1		Method 2	
	Wall R-value		Total System U-value			
	Min. R-Value	Achieved R-Value	Max. U-Value	Achieved U-Value	Max. U-Value	Achieved U-Value
N	1.0	1.40	2.0	2.12	2.0	2.00
E	1.0	1.40	2.0	3.17		
S	1.4	1.40	2.0	0.71		
W	1.0	1.40	2.0	1.88		

Aspect	Method 1		Method 2			
	Solar Admittance		Representative Air-conditioning Energy Value			
	Max SA	Achieved SA	Max Er	Achieved Er	Max Er	Achieved Er
N	0.13	0.16	31.88	38.92	100.57	100.06
E	0.13	0.13	43.25	42.03		
S	0.13	0.00	0.00	0.00		
W	0.13	0.10	25.43	19.10		

Areas Summary

Aspect	Total Wall-Glazing Areas Summary				
	Total W-G Areas [m2]	Total Wall [m2]	Total Glazing [m2]	Wall to Total W-G Ratio	
N	181.1	127.8	53.3	70.6%	73.1%
E	203.0	98.8	104.2	48.7%	
S	183.6	183.6	0.0	100.0%	
W	205.8	155.5	50.3	75.6%	

Aspect	External Wall-Glazing Areas Summary				
	Total Ext. W-G Areas [m2]	Total External Wall [m2]	Total External Glazing [m2]	Ext Wall to Tot. Ext. W-G Ratio	
N	107.6	54.3	53.3	50.5%	53.2%
E	193.4	89.2	104.2	46.1%	
S	31.2	31.2	0.0	100.0%	
W	111.8	61.5	50.3	55.0%	

Façade Inputs & Walls Thermal Specifications

Aspect	Envelope Areas						Walls Thermal Performance	
	Wall Type Reference	External Envelope Areas [m2]	Internal Envelope Areas [m2]	External excluded Areas [m2]	Internal excluded Areas [m2]	Total W-G Areas [m2]	Total R-Value	Area x (1/R-value)
North	1	*110.0*	*73.5*	*2.4*	*0.0*	181.1	*1.40*	91.3
	2					0.0	*1.00*	0.0
	3					0.0	*1.00*	0.0
	4					0.0	*1.00*	0.0
East	5	*198.2*	*9.6*	*4.8*	*0.0*	203.0	*1.40*	70.6
	6					0.0	*1.00*	0.0
	7					0.0	*1.00*	0.0
	8					0.0	*1.00*	0.0
South	9	*31.2*	*152.4*	*0.0*	*0.0*	183.6	*1.40*	131.1
	10					0.0	*1.00*	0.0
	11					0.0	*1.00*	0.0
	12					0.0	*1.00*	0.0
West	13	*111.8*	*96.0*	*0.0*	*1.9*	205.8	*1.40*	111.1
	14					0.0	*1.00*	0.0
	15					0.0	*1.00*	0.0
	16					0.0	*1.00*	0.0

Glazing Thermal Specifications

Aspect	Glazing Thermal Performance			
	Glazing Type Reference	Total U-Value	Total SHGC	Area x U-Value
North	N1	*5.5*	*0.36*	293.0
	N2			0.0
	N3			0.0
	N4			0.0
East	E1	*5.5*	*0.36*	573.2
	E2			0.0
	E3			0.0
	E4			0.0
South	S1	*5.5*	*0.36*	0.0
	S2			0.0
	S3			0.0
	S4			0.0
West	W1	*5.5*	*0.36*	276.6
	W2			0.0
	W3			0.0
	W4			0.0

Glazing Details

Glazing Identification	External / Internal	Level	Glazing Type Reference	Wall Type Reference	Window			Shading				Shading Multiplier [SM]	Area x SM x SHGC
					Height [m]	Width [m]	Area [m²]	P [m]	H [m]	P/H	G/H		
N01	External	G	N1	1	3.60	1.30	4.7	0.93	4.20	0.22	0.14	0.89	1.50
N02	External	G	N1	1	3.60	4.00	14.4	0.93	4.20	0.22	0.14	0.89	4.61
N03	External	G	N1	1	3.60	1.50	5.4	0.93	4.20	0.22	0.14	0.89	1.73
N04	External	G	N1	1	3.60	4.00	14.4	0.93	4.20	0.22	0.14	0.89	4.61
N05	External	G	N1	1	3.60	4.00	14.4	0.93	4.20	0.22	0.14	0.89	4.61
							0.0			-	-	1.00	-
E01	External	G	E1	5	3.60	4.35	15.7	1.17	4.20	0.28	0.14	0.89	5.02
E02	External	G	E1	5	3.60	3.50	12.6	5.82	4.20	1.39	0.14	0.40	1.81
E03	External	G	E1	5	3.60	4.30	15.5	10.92	4.20	2.60	0.14	0.40	2.23
E04	External	G	E1	5	3.60	2.00	7.2	10.95	4.20	2.61	0.14	0.40	1.04
E05	External	G	E1	5	3.60	4.30	15.5	6.07	4.20	1.45	0.14	0.40	2.23
E06	External	G	E1	5	3.60	4.30	15.5	0.97	4.20	0.23	0.14	0.89	4.96
E07	External	G	E1	5	3.60	3.90	14.0	1.09	4.20	0.26	0.14	0.89	4.50
E08	External	G	E1	5	3.60	2.30	8.3	1.09	4.20	0.26	0.14	0.89	2.65
							0.0			-	-	1.00	-
W01	External	G	W1	13	1.55	1.20	1.9	14.21	3.05	4.66	0.49	0.68	0.46
W02	External	G	W1	13	1.55	1.20	1.9	14.21	3.05	4.66	0.49	0.68	0.46
W03	External	G	W1	13	1.55	1.20	1.9	14.21	3.05	4.66	0.49	0.68	0.46
W04	External	G	W1	13	1.55	1.20	1.9	14.21	3.05	4.66	0.49	0.68	0.46
W05	External	G	W1	13	3.90	3.00	11.7	7.18	4.20	1.71	0.07	0.35	1.47
W06	External	G	W1	13	1.00	2.35	2.4	7.18	3.20	2.24	0.69	0.79	0.67
W07	External	G	W1	13	3.90	3.00	11.7	9.86	4.20	2.35	0.07	0.35	1.47
W08	External	G	W1	13	3.60	4.75	17.1	1.18	4.20	0.28	0.14	0.89	5.48

Attachment B – Building Fabric Requirements Markups

NCC 2022 Volume One Section J4 DtS Requirements
Building Fabric Required total system R-Values

LEGEND

- ROOF/CEILING - R3.7 (DOWNWARDS, SOLAR ABSORPTANCE OF THE UPPER SURFACE OF A ROOF MUST NOT BE MORE THAN 0.45)
- ENVELOPE WALLS - R1.4
- ENVELOPE FLOORS - R2.0

GLAZING SPECIFICATION

Glazing (Glass + Frame) requirements:
U-value 5.5 SHGC 0.36

STANDARD NOTES

1) The R-values s a total system performance value and NOT insulation.

2) The above construction are only to be applied to non-glazed portions of the envelope and spandrel panels; glazing must be installed as per the architectural layouts with its thermal performances pursuant to the respective glazing specifications stated in the Section J report.

4) For Climate Zone 5, a slab-on-ground floor that does not have an in-slab heating or cooling system is considered to achieve a total R-Value of R2.0.

JHA
MARKUP / SKETCH

DOCUMENT No.:	250640
DOCUMENT TITLE:	251-257 Maroubra Road & 133-135 Garden Street - Childcare
	Section J DTS Building Fabric Markups
DOCUMENT REV:	A
DOCUMENT BY: FG	DATE: 09/03/2026

MAROUBRA ROAD

EXISTING BUS ZONE

NEW PLANTING & STREET TREES

EX. BUS STOP TO BE RETAINED

T24

+35,160 +35,472 +36,271

1.8m FENCE above street level

GAS MTR

Egress gate

+33,890

3m SETBACK

+35,100

FLOOR ABOVE

2.4m SETBACK

PUBLIC OPEN SPACE

ACTIVITY ROOM 6
Age group: 3-5
20 children
2 ECTs
Min. 65sqm
71.84 m²

Junior WC
A: 11.42 m²

Sleeping Area
A: 15.40 m²

ACTIVITY ROOM 5
Age group: 3-5
20 children
2 ECTs
Min. 65sqm
69.43 m²

OPEN CUBBY HOUSE

+36,170

T20

4,000

DA 302

SLIP CAR

Storage

MAIL

+35,100

+33,980

+34,240

RESIDENTIAL ENTRY LOBBY B

+34,265

REFER TO LANDSCAPE ARCHITECT'S PLANS FOR FURTHER DETAIL

RACING SLIDES

FLOOR ABOVE

STAIR PRESS BELOW

PUBLIC LOBBY C

Cleaner's Store
A: 10.95 m²

ACTIVITY ROOM 4
Age group: 2-3
20 children
4 ECTs
Min. 65sqm
66.42 m²

430.53 m²
COVERED OUTDOOR PLAYSPACE

SLOPE

DA 204

+34,185

+35,100

PUBLIC OPEN SPACE

FIRE HYD

NEW GREEN STRIP - INFILL & STREET TREES

+35,100

Junior WC
A: 7.03 m²

868.67 m²
TOTAL OUTDOOR PLAYSPACE

RACING SLIDES

T19

DA 202

GARDEN STREET

T2

+34,185

RAISED SAND PIT

RAISED SAND PIT

1:8

CHILDCARE ENTRY ONLY

1:8

+34,185

KEEP CLEAR

+33,941

6m SETBACK - ADG

FLOOR ABOVE

6m SETBACK - ADG

+35,100

TEE-PEE

+37,000

T15

T15

Bill Prep
Nappy Change
A: 5.41 m²

Cot Room
A: 19.23 m²

Junior WC
A: 7.82 m²

+34,360

+35,100

ACTIVITY ROOM
Age group: 0-2
20 children
5 ECTs
Min. 65sqm
65.43 m²

HOT WATER PLANT

+33,900

+34,187

PUBLIC OPEN SPACE

Cleaner's Cup.
A: 2.28 m²

+34,360

Laundry
A: 9.30 m²

+34,360

+35,700

T3

BIKE RACK

BIKE RACK

MAIL

A1

A2

CHP EXH.

RESIDENTIAL ENTRY LOBBY A

FIRE TANK
36.84 m²

T4

+34,580

23 x 660L Recycling

Waste Management Room
140.76 m²

14 x 1100L General Waste

14 x 240L FOGO

BIN CHUTE CORE A

CAGE AROUND CHUTE SYSTEM

FIRE HYDRANT PUMP

SPRINKLER PUMP

+34,360

+36,300

+34,520

SUBSTATION
19.32 m²

+33,439

Bulk Waste Store
27.89 m²

HYD HOT WATER PLANT

+36,900

+34,139

1.8m FENCE

+38,430

1.8m SETBACK

Concrete footpath

SERVICES/ SUBSTATION

Concrete footpath

+34,756

MAROUBRA LANE

TEMPORARY WASTE TRUCK LOADING AREA KEEP CLEAR DURING OPERATION TIME

DA 305

DA 304

DA 303

DA 301

DA 201

DA 203

DA 204

DA 205

DA 206

DA 207

DA 208

DA 209

DA 210

DA 211

DA 212

DA 213

DA 214

DA 215

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DA 286

DA 287

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DA 289

DA 290

DA 291

DA 292

DA 293

DA 294

DA 295

DA 296

DA 297

DA 298

DA 299

DA 300

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances
- Childcare Administration Room
- Childcare Activity Room
- Childcare Sleeping Area

General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

All dimensions are in millimetres unless stated otherwise.
All architectural, drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing, BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
T : 02 9712 0238

3. Arborist
Seasoned Tree Consulting
David Gowenlock
T : 0415 961 074

4. Landscape
Conzept
Robert Frew
T : 02 9922 5312

5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic
Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
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10. Photomontage
Platypus Digit
Gordon Kam
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Client
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Drawn
CM, SA, RD

Print Date
12/2/2026

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JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Ground Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 100

BASIX™ Certificate

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

Multi Dwelling

Certificate number: 1836249M

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

Secretary
Date of issue: Friday, 06 March 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0012826760.

Project summary	
Project name	251-257 Maroubra Road, Maroubra
Street address	251-253 MAROUBRA ROAD MAROUBRA 2035
Local Government Area	RANDWICK
Plan type and plan number	Deposited Plan 14198
Lot No.	D
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	120
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	67	Target 60
Materials	✔	-65	Target n/a

Certificate Prepared by
Name / Company Name: JHA Consulting Engineers (NSW) Pty Ltd
ABN (if applicable): 48612666172

Description of project

Project address	
Project name	251-257 Maroubra Road, Maroubra
Street address	251-253 MAROUBRA ROAD MAROUBRA 2035
Local Government Area	RANDWICK
Plan type and plan number	Deposited Plan 14198
Lot No.	D
Section no.	-

Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	120
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	3270
Roof area (m²)	1530
Non-residential floor area (m²)	0.00
Residential car spaces	152
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	1573
Common area garden (m²)	0
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	20647
Certificate number	0012826760
Climate zone	56

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	67	Target 60
Materials	✔	-65	Target n/a

Description of project

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

Residential flat buildings - Building1, 120 dwellings, 9 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A1.01	2	81	0	0	0
A1.05	3	99	0	0	0
A2.03	3	104	0	0	0
A3.01	2	81	0	0	0
A3.05	3	99	0	0	0
A4.03	3	104	0	0	0
A5.01	3	101	0	0	0
A5.05	3	95	0	0	0
A6.04	3	99	0	0	0
A7.03	2	78	0	0	0
A8.02	3	114	0	0	0
A9.03	3	120	0	0	0
B1.04	2	84	0	0	0
B1.08	1	40	0	0	0
B2.03	2	92	0	0	0
B2.07	1	40	0	0	0
B2.11	1	40	0	0	0
B3.02	2	83	0	0	0
B3.06	2	84	0	0	0
B3.10	1	40	0	0	0
B4.01	3	95	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A1.02	1	53	0	0	0
A1.06	3	95	0	0	0
A2.04	2	78	0	0	0
A3.02	1	53	0	0	0
A3.06	3	95	0	0	0
A4.04	2	78	0	0	0
A5.02	3	116	0	0	0
A6.01	3	101	0	0	0
A6.05	3	95	0	0	0
A7.04	3	99	0	0	0
A8.03	3	120	0	0	0
B1.01	2	92	0	0	0
B1.05	1	40	0	0	0
B1.09	1	40	0	0	0
B2.04	1	61	0	0	0
B2.08	1	40	0	0	0
B2.12	1	56	0	0	0
B3.03	2	92	0	0	0
B3.07	1	40	0	0	0
B3.11	1	40	0	0	0
B4.02	2	83	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A1.03	3	104	0	0	0
A2.01	2	81	0	0	0
A2.05	3	99	0	0	0
A3.03	3	104	0	0	0
A4.01	3	104	0	0	0
A4.05	3	99	0	0	0
A5.03	2	78	0	0	0
A6.02	3	116	0	0	0
A7.01	3	101	0	0	0
A7.05	3	95	0	0	0
A9.01	4+	131	0	0	0
B1.02	1	61	0	0	0
B1.06	1	40	0	0	0
B2.01	3	95	0	0	0
B2.05	2	93	0	0	0
B2.09	1	40	0	0	0
B2.13	1	57	0	0	0
B3.04	1	61	0	0	0
B3.08	1	40	0	0	0
B3.12	1	56	0	0	0
B4.03	2	78	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A1.04	2	78	0	0	0
A2.02	1	53	0	0	0
A2.06	3	95	0	0	0
A3.04	2	78	0	0	0
A4.02	1	53	0	0	0
A4.06	3	95	0	0	0
A5.04	3	99	0	0	0
A6.03	2	78	0	0	0
A7.02	3	116	0	0	0
A8.01	4+	169	0	0	0
A9.02	3	114	0	0	0
B1.03	2	93	0	0	0
B1.07	1	40	0	0	0
B2.02	2	83	0	0	0
B2.06	2	84	0	0	0
B2.10	1	40	0	0	0
B3.01	3	95	0	0	0
B3.05	2	93	0	0	0
B3.09	1	40	0	0	0
B3.13	1	57	0	0	0
B4.04	2	78	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B4.05	3	97	0	0	0
B5.01	3	95	0	0	0
B5.05	3	97	0	0	0
B6.01	3	95	0	0	0
B6.05	3	97	0	0	0
B7.01	3	95	0	0	0
B7.05	3	97	0	0	0
B8.01	3	120	0	0	0
B9.01	3	120	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B4.06	2	81	0	0	0
B5.02	2	83	0	0	0
B5.06	2	81	0	0	0
B6.02	2	83	0	0	0
B6.06	2	81	0	0	0
B7.02	2	83	0	0	0
B7.06	2	81	0	0	0
B8.02	3	134	0	0	0
B9.02	3	134	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B4.07	2	82	0	0	0
B5.03	2	78	0	0	0
B5.07	2	80	0	0	0
B6.03	2	78	0	0	0
B6.07	2	80	0	0	0
B7.03	2	78	0	0	0
B7.07	2	80	0	0	0
B8.03	4+	162	0	0	0
B9.03	4+	162	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B4.08	2	84	0	0	0
B5.04	2	78	0	0	0
B5.08	2	84	0	0	0
B6.04	2	78	0	0	0
B6.08	2	84	0	0	0
B7.04	2	78	0	0	0
B7.08	2	84	0	0	0
B8.04	4+	157	0	0	0
B9.04	4+	147	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)
Undercover car park area (L4)	2738
Undercover car park area (L1)	2738
Waste management	133
Hallway/lobby type (L1)	132
Hallway/lobby type (L4)	124
Hallway/lobby type (L7)	124

Common area	Floor area (m²)
Undercover car park area (L3)	2738
Lift motor room (No. B)	18
Bulk waste	28
Hallway/lobby type (L2)	142
Hallway/lobby type (L5)	124
Hallway/lobby type (L8)	102

Common area	Floor area (m²)
Undercover car park area (L2)	2738
Lift motor room (No. A)	13
Ground floor lobby type (No. 1)	115
Hallway/lobby type (L3)	142
Hallway/lobby type (L6)	124
Hallway/lobby type (L9)	102

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
suspended floor above enclosed subfloor, frame: suspended concrete slab	1225	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	21462	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	AAC veneer,frame:light steel frame	8000	-	fibreglass batts or roll

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

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

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: no frame	1530	-	rockwool batts, roll or pump-in

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)**
1500	-	-	1500	-	-	-	-

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	5 star	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	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	-	-	-	-	-	electric cooktop & electric oven	4 star	5 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.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A1.01	9.3	9.8	19.100
A1.02	6.4	13.5	19.900
A1.03	12.7	7.4	20.100
A1.04	10.7	8.7	19.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A1.05	9.7	10.6	20.300
A1.06	4.5	11.6	16.100
A2.01	8.4	8.4	16.800
A2.02	5.9	13.8	19.700
A2.03	13.7	9.7	23.400
A2.04	13.8	9.7	23.500
A2.05	7.8	21.4	29.200
A2.06	3.2	15.8	19.000
A3.01	12.3	10	22.300
A3.02	9.3	13	22.300
A3.03	17.8	8.8	26.600
A3.04	19.2	9.6	28.800
A3.05	10.9	11.4	22.300
A3.06	5.3	11.3	16.600
A4.01	5.8	15.7	21.500
A4.02	4.5	20	24.500
A4.03	18.4	8.7	27.100
A4.04	20.3	9.5	29.800
A4.05	12.7	10	22.700
A4.06	6.4	11.1	17.500
A5.01	14.5	11.6	26.100
A5.02	18.3	9.7	28.000
A5.03	21.00	9.5	30.500
A5.04	12.2	11.6	23.800
A5.05	6.1	10.8	16.900
A6.01	15	11.6	26.600
A6.02	18.9	9.7	28.600
A6.04	12.6	11.8	24.400
A6.05	6.4	10.6	17.000
A7.01	7.4	17.9	25.300
A7.02	19.8	9.7	29.500

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A7.03	22.4	9.4	31.800
A7.04	10	20.3	30.300
A7.05	6.6	10.4	17.000
A8.02	24	7.1	31.100
A8.03	6.1	11.4	17.500
A9.02	30.6	7.4	38.000
A9.03	9.5	8.9	18.400
B1.01	3.9	7.6	11.500
B1.02	2.6	7.7	10.300
B1.03	2.1	7.4	9.500
B1.04	7.8	8.9	16.700
B1.06	15.9	11.8	27.700
B1.07	14.4	9	23.400
B1.08	15.3	12.1	27.400
B1.09	18.3	15	33.300
B2.01	11.3	13.5	24.800
B2.02	4.4	18.4	22.800
B2.03	3.7	7.7	11.400
B2.04	2.7	7.5	10.200
B2.05	2	7.5	9.500
B2.06	3.4	9.5	12.900
B2.08	5.8	14.4	20.200
B2.09	4.6	10.3	14.900
B2.10	5.5	14.5	20.000
B2.11	9.8	18	27.800
B2.12	15.2	8.21	23.410
B2.13	15.2	8.2	23.400
B3.01	15.5	11.5	27.000
B3.02	7.9	17.5	25.400
B3.03	6.1	6.9	13.000
B3.04	1.9	20.8	22.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
B3.05	3.6	6.5	10.100
B3.06	2.2	14.3	16.500
B3.07	16.3	7.9	24.200
B3.08	9.5	10.3	19.800
B3.09	7.9	8.4	16.300
B3.10	8.7	11.2	19.900
B3.11	17.8	13	30.800
B3.12	6.7	15.3	22.000
B3.13	17.8	9.3	27.100
B4.01	17.9	10.9	28.800
B4.02	9.3	16	25.300
B4.04	4.8	8.4	13.200
B4.05	7.2	12.5	19.700
B4.06	13	13.4	26.400
B4.07	16.8	11.4	28.200
B4.08	23.3	8.9	32.200
B5.01	16.7	11.5	28.200
B5.02	8.9	17.2	26.100
B5.03	5.3	8.4	13.700
B5.04	5	8.4	13.400
B5.05	7.5	12.7	20.200
B5.06	13.5	13.2	26.700
B5.07	17.3	11.8	29.100
B5.08	21	9	30.000
B6.01	17	11.2	28.200
B6.02	9.2	17.2	26.400
B6.05	7.9	12.5	20.400
B6.06	14	13.2	27.200
B6.07	17.8	11.5	29.300
B6.08	21.6	9.1	30.700
B7.01	16.7	11.8	28.500

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
B7.02	12.7	21.3	34.000
B7.03	5.7	8.4	14.100
B7.05	8.2	12.6	20.800
B7.06	21.9	11.1	33.000
B7.07	15	17.6	32.600
B7.08	22.1	9.1	31.200
B8.02	8.6	10	18.600
B8.04	19.7	18.1	37.800
B9.02	12.9	8.6	21.500
B9.03	15.4	9.8	25.200
B9.04	12.9	13.9	26.800
A6.03, B1.05	21.6	9.4	31.000
A8.01, B8.01	23	14.7	37.700
A9.01, B9.01	20.4	17.4	37.800
B2.07, B8.03	9.5	10.9	20.400
B4.03, B6.04	5.2	8.5	13.700
All other dwellings	5.4	8.5	13.900

(c) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	5000	To collect run-off from at least: - 1530 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 1573 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area (L4)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	yes
Undercover car park area (L3)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	yes
Undercover car park area (L2)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	yes
Undercover car park area (L1)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	yes
Lift motor room (No. B)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Lift motor room (No. A)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Waste management	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bulk waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Ground floor lobby type (No. 1)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	yes
Hallway/lobby type (L1)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L2)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L3)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L4)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes

	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**
Hallway/lobby type (L5)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L6)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L7)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L8)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway/lobby type (L9)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

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	no common facility	no common facility	no common facility	no common laundry facility

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 19.8 peak kW
Other	Building management system installed?: yes	-

Notes

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

Legend

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

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. 0012826760

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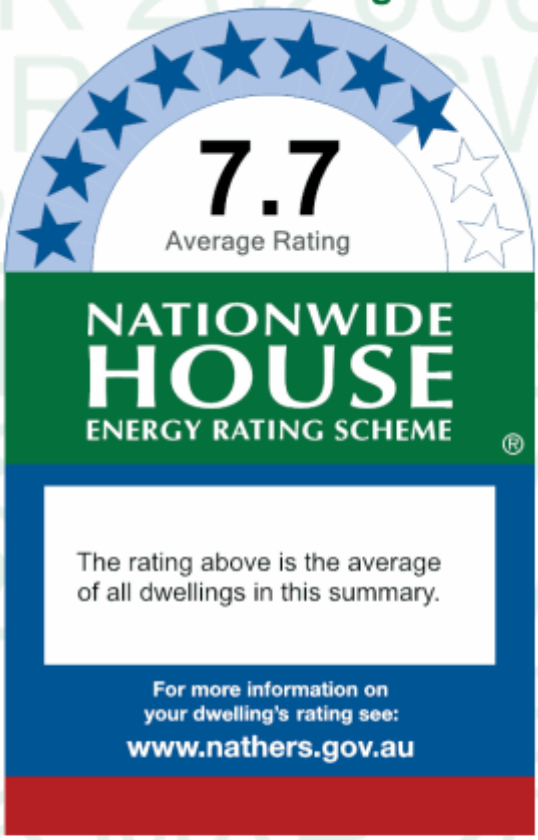
Property

Address	251-257 Maroubra Road, MAROUBRA , NSW , 2035
Lot/DP	Lot C DP 14198
NatHERS Climate Zone	56 Mascot (Sydney Airport)

Accredited assessor

Name	Lawrence Yu
Business name	JHA Consulting Engineers
Email	lawrence.yu@jhaengineers.com.au
Phone	02 9437 1000
Accreditation No.	20647
Assessor Accrediting Organisation	ABSA

Thermal performance star rating



Verification

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

National Construction Code (NCC) requirements

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

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

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

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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	11.9	11.4
Maximum block limit	N/A	N/A

Whole of Home performance rating

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star Rating	Whole of Home Rating
0012824496-02	A1.01	9.3 (N/A)	9.8 (N/A)	19.2	8.2	0
0012824538-02	A1.02	6.4 (N/A)	13.5 (N/A)	19.9	8.1	0

Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (load limit) [MJ/m^2/p.a.]	Cooling load (load limit) [MJ/m^2/p.a.]	Total load [MJ/m^2/p.a.]	Star Rating	Whole of Home Rating
0012824553-02	A1.03	12.7 (N/A)	7.4 (N/A)	20.1	8.1	0
0012824595-02	A1.04	10.7 (N/A)	8.7 (N/A)	19.4	8.2	0
0012824629-02	A1.05	9.7 (N/A)	10.6 (N/A)	20.3	8.1	0
0012824660-02	A1.06	4.5 (N/A)	11.6 (N/A)	16.1	8.4	0
0012824686-02	A2.01	8.4 (N/A)	8.4 (N/A)	16.9	8.4	0
0012824710-03	A2.02	5.9 (N/A)	13.8 (N/A)	19.7	8.1	0
0012824751-03	A2.03	13.7 (N/A)	9.7 (N/A)	23.4	7.7	0
0012824777-02	A2.04	13.8 (N/A)	9.7 (N/A)	23.4	7.7	0
0012824819-02	A2.05	7.8 (N/A)	13.4 (N/A)	21.2	7.9	0
0012824843-02	A2.06	3.2 (N/A)	15.8 (N/A)	19.1	8.2	0
0012824876-02	A3.01	12.3 (N/A)	10.0 (N/A)	22.3	7.8	0
0012825857	A3.02	9.3 (N/A)	13.0 (N/A)	22.3	7.8	0
0012825865	A3.03	17.8 (N/A)	8.8 (N/A)	26.6	7.3	0
0012824926-02	A3.04	19.2 (N/A)	9.6 (N/A)	28.8	7.1	0
0012824959-02	A3.05	10.9 (N/A)	11.4 (N/A)	22.3	7.8	0
0012824983-02	A3.06	5.3 (N/A)	11.3 (N/A)	16.6	8.4	0
0012825014-02	A4.01	5.8 (N/A)	15.7 (N/A)	21.5	7.9	0
0012825048-02	A4.02	4.5 (N/A)	20.0 (N/A)	24.5	7.6	0
0012825071-02	A4.03	18.4 (N/A)	8.7 (N/A)	27.1	7.3	0
0012825105-02	A4.04	20.3 (N/A)	9.5 (N/A)	29.8	7	0
0012825139-02	A4.05	12.7 (N/A)	10.0 (N/A)	22.7	7.8	0
0012825162-02	A4.06	6.4 (N/A)	11.1 (N/A)	17.6	8.3	0
0012825196-02	A5.01	14.5 (N/A)	11.6 (N/A)	26.1	7.4	0
0012825220-02	A5.02	18.3 (N/A)	9.7 (N/A)	28.0	7.2	0
0012825246-02	A5.03	21.0 (N/A)	9.5 (N/A)	30.5	6.9	0
0012824488-02	A5.04	12.2 (N/A)	11.6 (N/A)	23.9	7.6	0
0012824504-02	A5.05	6.1 (N/A)	10.8 (N/A)	16.9	8.4	0
0012824520-02	A6.01	15.0 (N/A)	11.6 (N/A)	26.6	7.3	0
0012824561-02	A6.02	18.9 (N/A)	9.7 (N/A)	28.5	7.2	0
0012824587-02	A6.03	21.6 (N/A)	9.4 (N/A)	31.1	6.9	0
0012824611-02	A6.04	12.6 (N/A)	11.8 (N/A)	24.4	7.6	0
0012824645-02	A6.05	6.4 (N/A)	10.6 (N/A)	17.0	8.4	0
0012824678-02	A7.01	7.4 (N/A)	17.9 (N/A)	25.3	7.4	0
0012824702-02	A7.02	19.8 (N/A)	9.7 (N/A)	29.5	7.1	0

0012824736-02	A7.03	22.4 (N/A)	9.4 (N/A)	31.8	6.8	0
0012824769-02	A7.04	10.0 (N/A)	20.3 (N/A)	30.3	6.9	0
0012824793-02	A7.05	6.6 (N/A)	10.4 (N/A)	17.0	8.4	0
0012824827-02	A8.01	23.0 (N/A)	14.7 (N/A)	37.7	6	0
0012824850-02	A8.02	24.0 (N/A)	7.1 (N/A)	31.1	6.9	0
0012824884-02	A8.03	6.1 (N/A)	11.4 (N/A)	17.5	8.4	0
0012824892-02	A9.01	20.4 (N/A)	17.4 (N/A)	37.8	6	0
0012824918-02	A9.02	30.6 (N/A)	7.4 (N/A)	38.0	6	0
0012824942-02	A9.03	9.5 (N/A)	8.9 (N/A)	18.5	8.3	0
0012824975-02	B1.01	3.9 (N/A)	7.6 (N/A)	11.5	9.1	0
0012825006-02	B1.02	2.6 (N/A)	7.7 (N/A)	10.3	9.3	0
0012825030-02	B1.03	2.1 (N/A)	7.4 (N/A)	9.6	9.4	0
0012825063-02	B1.04	7.8 (N/A)	8.9 (N/A)	16.7	8.4	0
0012825089-02	B1.05	21.6 (N/A)	9.4 (N/A)	31.0	6.9	0
0012825113-02	B1.06	15.9 (N/A)	11.8 (N/A)	27.7	7.2	0
0012825154-02	B1.07	14.4 (N/A)	9.0 (N/A)	23.4	7.7	0
0012825188-02	B1.08	15.3 (N/A)	12.1 (N/A)	27.3	7.3	0
0012825212-02	B1.09	18.3 (N/A)	15.0 (N/A)	33.2	6.6	0
0012825238-02	B2.01	11.3 (N/A)	13.5 (N/A)	24.7	7.5	0
0012824470-02	B2.02	4.4 (N/A)	18.4 (N/A)	22.8	7.8	0
0012824512-02	B2.03	3.7 (N/A)	7.7 (N/A)	11.4	9.1	0
0012824546-03	B2.04	2.7 (N/A)	7.5 (N/A)	10.2	9.3	0
0012824579-02	B2.05	2.0 (N/A)	7.5 (N/A)	9.5	9.4	0
0012824603-02	B2.06	3.4 (N/A)	9.5 (N/A)	12.9	8.9	0
0012824637-02	B2.07	9.5 (N/A)	10.9 (N/A)	20.4	8.1	0
0012824652-02	B2.08	5.8 (N/A)	14.4 (N/A)	20.2	8.1	0
0012824694-02	B2.09	4.6 (N/A)	10.3 (N/A)	14.9	8.6	0
0012824728-02	B2.10	5.5 (N/A)	14.5 (N/A)	20.0	8.1	0
0012824744-02	B2.11	9.8 (N/A)	18.0 (N/A)	27.8	7.2	0
0012824785-02	B2.12	15.2 (N/A)	8.2 (N/A)	23.4	7.7	0
0012826798	B2.13	22.1 (N/A)	9.2 (N/A)	31.3	6.8	0
0012824801-02	B3.01	15.5 (N/A)	11.5 (N/A)	27.0	7.3	0
0012824835-02	B3.02	7.9 (N/A)	17.5 (N/A)	25.4	7.4	0
0012824868-02	B3.03	6.1 (N/A)	6.9 (N/A)	13.0	8.9	0
0012825873	B3.04	1.9 (N/A)	20.8 (N/A)	22.7	7.8	0
0012824900-02	B3.05	3.6 (N/A)	6.5 (N/A)	10.1	9.3	0
0012824934-02	B3.06	2.2 (N/A)	14.3 (N/A)	16.5	8.4	0
0012824967-02	B3.07	16.3 (N/A)	7.9 (N/A)	24.3	7.6	0

0012824991-02	B3.08	9.5 (N/A)	10.3 (N/A)	19.8	8.1	0
0012825022-02	B3.09	7.9 (N/A)	8.4 (N/A)	16.3	8.4	0
0012825055-02	B3.10	8.7 (N/A)	11.2 (N/A)	19.9	8.1	0
0012825097-02	B3.11	17.8 (N/A)	13.0 (N/A)	30.8	6.9	0
0012825121-02	B3.12	6.7 (N/A)	15.3 (N/A)	22.1	7.9	0
0012825147-02	B3.13	17.8 (N/A)	9.3 (N/A)	27.0	7.3	0
0012825170-02	B4.01	17.9 (N/A)	10.9 (N/A)	28.7	7.1	0
0012825204-02	B4.02	9.3 (N/A)	16.0 (N/A)	25.3	7.4	0
0012825279-02	B4.03	5.2 (N/A)	8.5 (N/A)	13.7	8.8	0
0012825303-02	B4.04	4.8 (N/A)	8.4 (N/A)	13.2	8.9	0
0012825337-02	B4.05	7.2 (N/A)	12.5 (N/A)	19.7	8.1	0
0012825378-02	B4.06	13.0 (N/A)	13.4 (N/A)	26.4	7.4	0
0012825402-02	B4.07	16.8 (N/A)	11.4 (N/A)	28.2	7.2	0
0012825436-02	B4.08	23.3 (N/A)	8.9 (N/A)	32.2	6.7	0
0012825469-02	B5.01	16.7 (N/A)	11.5 (N/A)	28.2	7.2	0
0012825493-02	B5.02	8.9 (N/A)	17.2 (N/A)	26.1	7.4	0
0012825527-02	B5.03	5.3 (N/A)	8.4 (N/A)	13.8	8.8	0
0012825543-02	B5.04	5.0 (N/A)	8.4 (N/A)	13.4	8.8	0
0012825584-02	B5.05	7.5 (N/A)	12.7 (N/A)	20.3	8.1	0
0012825618-02	B5.06	13.5 (N/A)	13.2 (N/A)	26.7	7.3	0
0012825642-02	B5.07	17.3 (N/A)	11.8 (N/A)	29.0	7.1	0
0012825261-02	B5.08	21.0 (N/A)	9.0 (N/A)	30.0	7	0
0012825295-02	B6.01	17.0 (N/A)	11.2 (N/A)	28.2	7.2	0
0012825329-02	B6.02	9.2 (N/A)	17.2 (N/A)	26.4	7.4	0
0012825352-02	B6.03	5.4 (N/A)	8.5 (N/A)	14.0	8.8	0
0012825386-02	B6.04	5.2 (N/A)	8.5 (N/A)	13.7	8.8	0
0012825410-02	B6.05	7.9 (N/A)	12.5 (N/A)	20.4	8.1	0
0012825444-02	B6.06	14.0 (N/A)	13.2 (N/A)	27.2	7.3	0
0012825477-02	B6.07	17.8 (N/A)	11.5 (N/A)	29.3	7.1	0
0012825485-02	B6.08	21.6 (N/A)	9.1 (N/A)	30.7	6.9	0
0012825519-02	B7.01	16.7 (N/A)	11.8 (N/A)	28.4	7.2	0
0012825550-02	B7.02	12.7 (N/A)	21.3 (N/A)	34.0	6.5	0
0012825568-02	B7.03	5.7 (N/A)	8.4 (N/A)	14.1	8.7	0
0012825592-02	B7.04	5.4 (N/A)	8.5 (N/A)	14.0	8.8	0
0012825626-02	B7.05	8.2 (N/A)	12.6 (N/A)	20.8	8	0
0012825253-02	B7.06	21.9 (N/A)	11.1 (N/A)	33.1	6.6	0
0012825287-02	B7.07	17.6 (N/A)	15.0 (N/A)	32.6	6.7	0
0012825311-02	B7.08	22.1 (N/A)	9.1 (N/A)	31.2	6.9	0

0012825345-03	B8.01	24.8 (N/A)	11.1 (N/A)	36.0	6.3	0
0012825360-02	B8.02	8.6 (N/A)	10.0 (N/A)	18.6	8.2	0
0012825394-02	B8.03	9.5 (N/A)	10.9 (N/A)	20.4	8.1	0
0012825428-02	B8.04	19.7 (N/A)	18.1 (N/A)	37.8	6	0
0012825451-06	B9.01	27.6 (N/A)	10.3 (N/A)	37.9	6	0
0012825501-02	B9.02	12.9 (N/A)	8.6 (N/A)	21.5	7.9	0
0012825535-02	B9.03	15.4 (N/A)	9.8 (N/A)	25.2	7.4	0
0012825576-02	B9.04	12.9 (N/A)	13.9 (N/A)	26.9	7.3	0

Explanatory notes

About this ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. Individual unit ratings are listed in the ‘Summary of all dwellings’ section of this Certificate.
NatHERS ratings use computer modelling to evaluate a home’s energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home’s building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads.
For more details about an individual dwelling’s assessment, refer to the individual dwelling’s NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.
Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.
Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.
Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor’s responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.
The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling’s design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.
Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.
Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Residential Flat Building & Childcare Development

251-257 Maroubra Rd & 133-135 Garden St, Maroubra NSW



Perspective View - CGI Artist Impression



Location Map

Thermal Comfort	Accreditation Number:	ABSA 20647		
External walls		Requirements		
AAC Panel Direct Fix	All Units	Medium colour	R2.0	Bulk + Anti-glare foil
Internal walls				
Stud, plasterboard	All Units	No insulation		
Partition walls				
AAC, plasterboard	All Units	No insulation		
Ceiling				
Internal ceiling - Concrete, plasterboard		No insulation		
External ceiling - Concrete, plasterboard	All Exposed Ceiling	R3.0 Bulk insulation		
Roof				
Waterproofing membrane		No insulation		
Floors				
Suspended concrete slab		R2.0 Bulk insulation		
Windows				
ALM-004-03		Performance glazing with U-value 4.3 and SHGC 0.53		
Ceiling Penetration				
Lighting specification		As per default worse case scenario 1 per 5 sq meters of ceiling area to each room.		
Exhaust Fan		Kitchen, bathroom and laundry		
Overshadowing details		Adjoining units calculated into model calculations		
Site				
Orientation of nominal north elevation		As shown on plans		

Certificate No. 0012826760
Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035
hstar.com.au/QR/Generate?p=|SLierkTj
Version 2025.0

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

LEP ZONES

SP2 INFRASTRUCTURE
R2 LOW DENSITY RESIDENTIAL
R3 MEDIUM DENSITY RESIDENTIAL

ARCHITECTURAL DRAWINGS		
Drawing No.	**Drawing Name**	**Scale**
DA 000	Cover Sheet	
DA 001	GFA Diagrams - Overall	1:500
DA 002	GFA Diagrams - Affordable Housing & Childcare	1:500
DA 003	Solar Access Diagrams	1:500
DA 004	Natural Ventilation Diagrams	1:500
DA 005	ADG Compliance	
DA 006	Existing Site Photos	
DA 007	Existing Site Analysis	1:300
DA 008	Demolition Plan	1:150
DA 009	Excavation Plan	1:150
DA 010	Site Plan	
DA 011	Analysis - Deep Soil and Landscaped Area	
DA 012	Analysis - Communal Open Space	
DA 013	Analysis - Setbacks	1:500
DA 014	Analysis - Height Plane	
DA 015	Analysis - Future Character of the Area	
DA 016	Analysis - Tree Canopy Coverage	1:150
DA 017	Analysis - Typical Floor Plan	1:200
DA 090	Basement 04 Floor Plan	1:150
DA 091	Basement 03 Floor Plan	1:150
DA 092	Basement 02 Floor Plan	1:150
DA 093	Basement 01 Floor Plan	1:150
DA 100	Ground Floor Plan	1:150
DA 101	Level 01 Floor Plan	1:150
DA 102	Level 02-03 Floor Plan	1:150
DA 103	Level 04 Floor Plan	1:150
DA 104	Level 05-07 Floor Plan	1:150
DA 105	Level 08 Floor Plan	1:150
DA 106	Level 09 Floor Plan	1:150
DA 107	Roof Plan	1:150
DA 108	Adaptable Units	1:100
DA 200	Streetscape Elevation	1:250
DA 201	North Elevation - Maroubra Road	1:150
DA 202	East Elevation	1:150
DA 203	South Elevation - Maroubra Lane	1:150
DA 204	West Elevation - Garden Street	1:150
DA 300	Section 1	1:150
DA 301	Section 2	1:150
DA 302	Section 3	1:150
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DA 600	External Finishes Schedule	
DA 601	Materiality	
DA 700	Eye of the Sun Diagram - 9am	
DA 701	Eye of the Sun Diagram - 10am	
DA 702	Eye of the Sun Diagram - 11am	
DA 703	Eye of the Sun Diagram - 12pm	
DA 704	Eye of the Sun Diagram - 1pm	
DA 705	Eye of the Sun Diagram - 2pm	
DA 706	Eye of the Sun Diagram - 3pm	
DA 710	Shadow Diagrams 1	1:1000
DA 711	Shadow Diagrams 2	1:1000
DA 712	Shadow Diagrams 3	1:1000
DA 713	Shadow Diagrams 4	1:1000
DA 800	3D Views - Sheet 1	
DA 801	3D Views - Sheet 2	
DA 802	3D Views - Sheet 3	

General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

All dimensions are in millimetres unless stated otherwise.
All architectural, drawings are to be read in conjunction with the relevant consultant documents. All dimensions and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Refer all discrepancies to the Architect for determination. Drawings are not to be scaled, use only figured dimensions. This drawing is copyright and must not be retained, copied or used without the permission of BKA Architecture. This document has been prepared for and on behalf of the clients noted on the drawing, BKA Architecture's responsibility is to these clients only and not to any third party who may rely on these documents. Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.
Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
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2. Surveyor
RGM
Huy Thai
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3. Arborist
Seasoned Tree Consulting
David Gowenlock
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4. Landscape
Conzept
Robert Frew
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5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic
Koikas Acoustics
Rowan Frizell
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8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
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10. Photomontage
Platypus Digit
Gordon Kam
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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

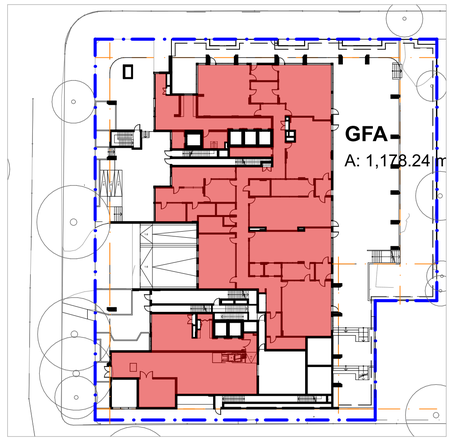
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

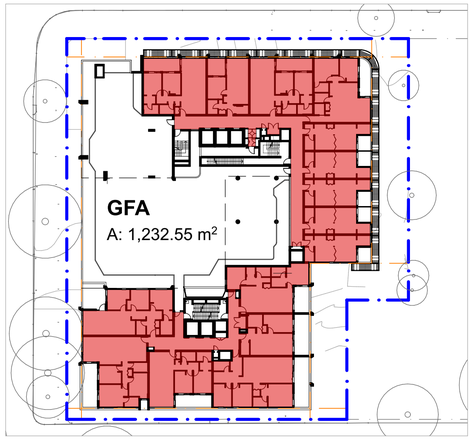
Drawing
Cover Sheet

Project No. **24029**
Revision **A**
Drawing No. **DA 000**

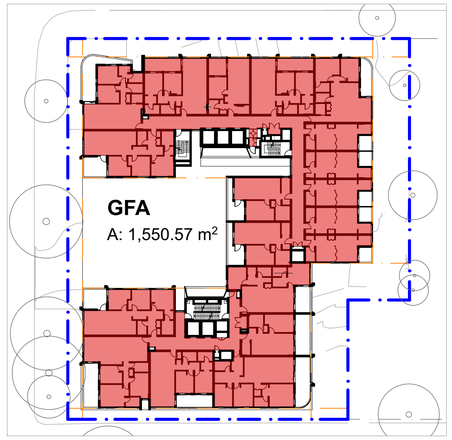
GFA Diagrams & Calculations



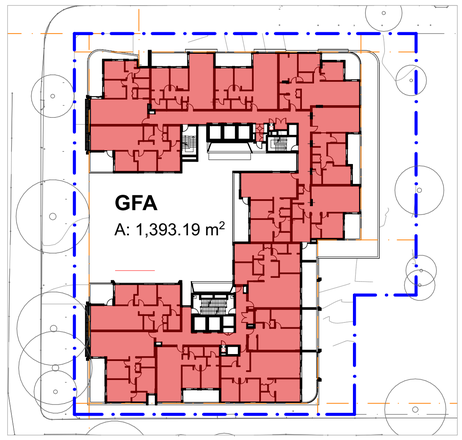
1 Ground Level 1:500



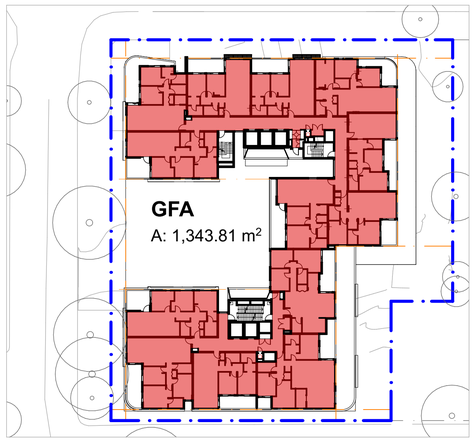
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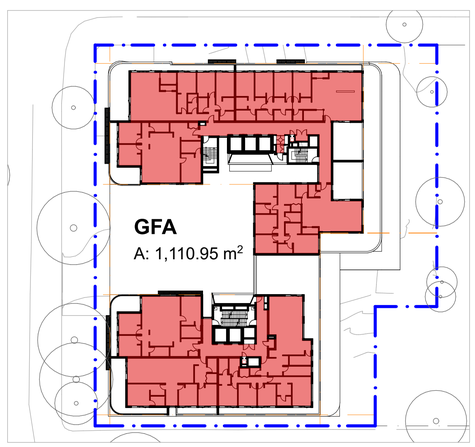
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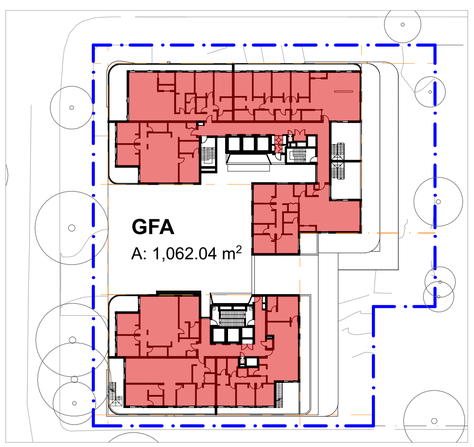
4 Level 04 1:500



5 Level 05-07 1:500



6 Level 08 1:500



7 Level 09 1:500

Site Area	A (DP 14198)	486.9 m2
	B(DP 14198)	486.9 m2
	C (DP 14198)	619.7 m2
	D (DP 14198)	619.7 m2
	E (DP 14198)	619.7 m2
	D (DP 320521)	429 m2
	TOTAL (BY TITLE)	3261.9 m2
	TOTAL (BY CALCULATION)	**3270.1** m2

Control Data	
Note: Council controls overruled by SEPP & SSD	
LEP Zoning	R3 Medium Density Residential
Proposed Building Height	35.6m
Proposed FSR	4.02:1

Overall GFA Calculations (m2) approx.	
Storey	**Gross Floor Area (m2)**
Basement 4	0
Basement 3	0
Basement 2	0
Basement 1	40.17
Ground Floor	1,178.24
Level 1	1,232.55
Level 2	1,550.57
Level 3	1,550.57
Level 4	1,393.19
Level 5	1,343.81
Level 6	1,343.81
Level 7	1,343.81
Level 8	1,110.95
Level 9	1,062.04
Roof	0
TOTAL GFA	13149.71
TOTAL FSR (x:1)	**4.02 :1**

Ground	327.20
Level 1 - 9	11,931.30
TOTAL GFA	12,258.50

Apartment Mix	**PROPOSED YIELD**			
	Standard	Adaptable	**Total**	**%**
Studio	15	0	**15**	13%
1 Bed	3	8	**11**	9%
2 Bed	45	0	**45**	38%
3 Bed	27	16	**43**	36%
4 Bed (Penthouses)	6	0	**6**	5%
TOTAL UNITS	96	24	**120**	

Apartment Type DCP Requirements	**Required No. of Units**	**Proposed No. of Units**
Adaptable Units - 20% of all units	24	24

Certificate No. 0012826760
HOUSE Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035
hstar.com.au/QR/Generate?p=jSLierkTj Version 2025.0

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

Car Parking Rates - RESIDENTIAL

	Required Spaces								**Proposed Spaces**
	NSW Housing SEPP Non-Affordable (Standard Units)		NSW Housing SEPP In-fill Affordable (Affordable Units)		ADG - Guide to Traffic Generating Developments		DCP B7 Table 1 (maximum)		
	rate per unit	total required	rate per unit	total required	rate per unit	total required	rate per unit	total required	
Studio	0.5	0	0.4	6	0.4	6	0.5	7.5	N/A
1 Bed	0.5	2.0	0.4	2.8	0.4	4.4	1	11	N/A
2 Bed	1	36.0	0.5	4.5	0.7	31.5	1.2	54	N/A
3+ Bed	1.5	73.5	1	0	1.2	58.8	1.5	73.5	N/A
TOTAL	111.5		13.3		100.7		146		**145**
Visitors	N/A				1 space per 7 units	17.1	1 space per 4 units	30	30
TOTAL RESIDENTIAL	**124.8**				**117.8**		**176.0**		**175 (incl. accessible)**
Accessible Parking	N/A				N/A		1 per adaptable unit	24	**24**
Car Wash Bay	N/A				N/A		N/A	N/A	**1**
Motorcycle / Scooter	N/A				N/A		5% of parking requirement	8.8	**14**
Bicycle Parking	N/A				N/A		1 space per 2 units	60	**80 (incl. On-street)**
Bicycle Parking - Visitors	N/A				N/A		1 space per 10 units	12	
Service / Loading Bays	N/A				N/A		1 space per 50 units	2.4	**3**
On-Street Bicycle Parking	N/A				N/A		N/A		**5**

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North

Scale at A1
1:500

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

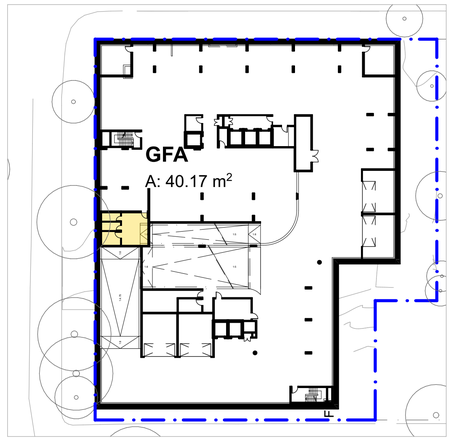
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Project
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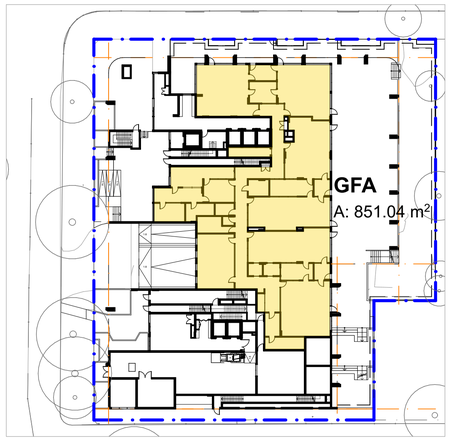
Drawing
GFA Diagrams - Overall

Project No. **24029**
Revision **A**
Drawing No. **DA 001**

Childcare Calculations



1 Basement 1
1:500



2 Ground Level
1:500

Car Parking Rates - CHILDCARE					
	Required Spaces				Proposed Spaces
	ADG - Guide to Traffic Generating Developments		DCP B7 Table 1		
	rate	total required	rate	total required	
Drop-off (per children)	1 in 4	30	1 in 8	15	**15**
Staff	N/A	N/A	1 in 2	11	**11**
	NCC 2022 D4D6		Childcare Planning Guideline		
	rate	total required	rate	total required	
Accessible Parking	1 per 100 car spaces	1	1 in 100 for staff and children (separately)	2	**2**
TOTAL CHILDCARE	**31.0**		**28.0**		**28**
Bicycle Parking	N/A		1 bike space per 10 car spaces	2.8	**12**
Service / Loading Bays	N/A		1 space per 2000sqm GFA	0.4	**1**

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Childcare Places*	Proposed
Children (years 0-2)	40
Children (years 2-3)	40
Children (years 3-5)	40
TOTAL CHILDREN	**120**
Staff (for years 0-2) Rate: 1 in 4	10
Staff (for years 2-3) Rate: 1in 5	8
Staff (for years 3-5) Rate: 1 in 11	4
TOTAL STAFF	**22**

* under the Education and Care Services National Regulations (2011 SI 653)

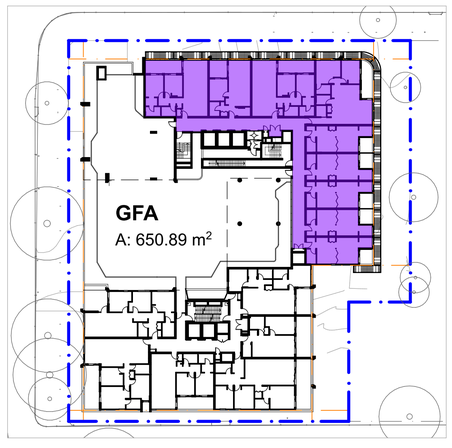
Childcare Storage*	Required	Proposed
Internal (minimum 0.2m3 per child)	24	129.98
External (minimum 0.3m3 per child)	36	37.29
TOTAL	**60**	**167.27**

* under the Education and Care Services National Regulations (2011 SI 653)

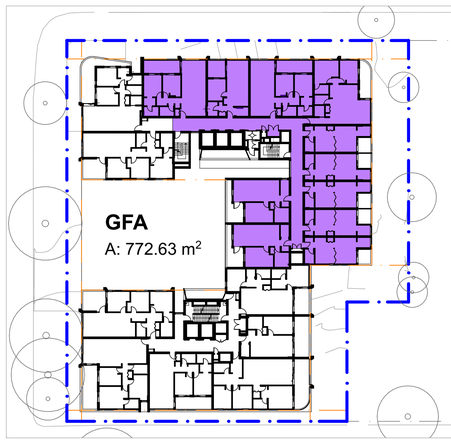
Childcare GFA Calculations (m2) approx.		
	Required*	Proposed
Unencumbered indoor space (3.25m2 per child)	390	405.33
Other Areas (Indoor Only)	485.88	
TOTAL GFA	891.21	
Unencumbered outdoor space (7m2 per child)	840	868.67

* DPIE Child Care Planning Guideline 2021

Affordable Housing Calculations



2 Level 01
1:500



3 Level 02
1:500



2 Level 03
1:500

Legend

- Childcare GFA
- Affordable Housing GFA

TOTAL NO. OF UNITS :	**120**
TOTAL RES. GFA	**12258.50**
TOTAL GFA (incl. CCC)	**13149.71**

ADG COMPLIANT

PROPOSED AFFORDABLE UNITS					
LEVEL	UNIT	BEDS	GFA (m2)	SOLAR - LIVING h min. 2h	SOLAR - POS h min. 2h
Level 01	B1.01	2	92.92	6	2
	B1.02	1 + STUDY	61.25	6	4
	B1.03	2	93.04	6	3
	B1.04	2 + STUDY	84.29	1	2
	B1.05	STUDIO	40.23	2	2
	B1.06	STUDIO	40.28	2	2
	B1.07	STUDIO	40.28	2	2
	B1.08	STUDIO	40.28	2	2
	B1.09	STUDIO	40.28	2	0
	Circulation/Other Area		118.04		
Level 02	B2.03	2	92.92	6	2
	B2.04	1 + STUDY	61.25	6	4
	B2.05	2	93.04	6	3
	B2.06	2 + STUDY	84.29	1	2
	B2.07	STUDIO	40.23	2	2
	B2.08	STUDIO	40.28	2	2
	B2.09	STUDIO	40.28	2	2
	B2.10	STUDIO	40.28	2	2
	B2.11	STUDIO	40.28	2	0
	B2.12	1 + STUDY (ADAPT)	57.45	0	0
	B2.13	1 + STUDY (ADAPT)	57.60	0	0
	Circulation/Other Area		124.73		
Level 03	B3.07	STUDIO	40.23	2	2
	B3.08	STUDIO	40.28	2	2
	B3.09	STUDIO	40.28	2	2
	B3.10	STUDIO	40.28	2	2
	B3.11	STUDIO	40.28	2	0
	B3.12	1 + STUDY (ADAPT)	57.45	0	0
	B3.13	1 + STUDY (ADAPT)	57.60	0	0
	Circulation/Other Area		100.38		
TOTAL	**27**		**1840.30**	**21**	**20**
TOTAL %:	**23%**		**15%**	**78%**	**74%**

AFFORDABLE HOUSING

15% OF RESIDENTIAL GFA IS ALLOCATED TO AFFORDABLE HOUSING (27 UNITS)

ADG COMPLIANCE

78% AFFORDABLE APARTMENT LIVING AREAS RECEIVE 2HRS OF SOLAR (9-3pm WINTER SOLSTICE)

74% AFFORDABLE APARTMENT PRIVATE OPEN SPACES RECEIVE 2HRS OF SOLAR (9-3pm WINTER SOLSTICE)

LEGEND:				
	STUDIO		**15**	55.6%
	1 BEDROOM		**6**	22.2%
	2 BEDROOM		**6**	22.2%

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North

Scale at A1
1:500

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

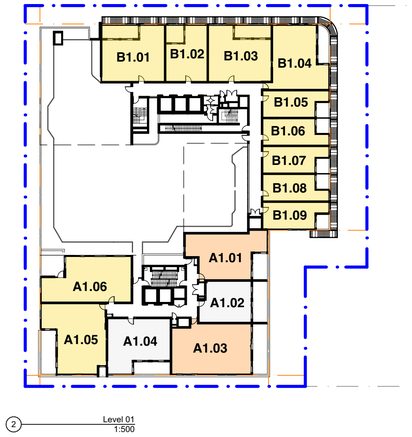
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JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
GFA Diagrams - Affordable Housing & Childcare

Project No. **24029**
Revision **A**
Drawing No. **DA 002**

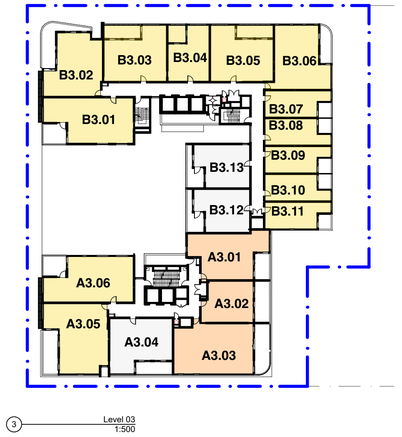
Solar Access Diagrams



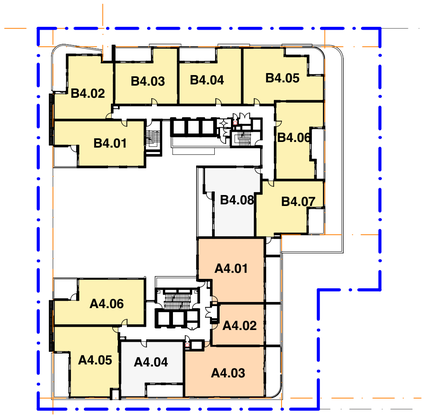
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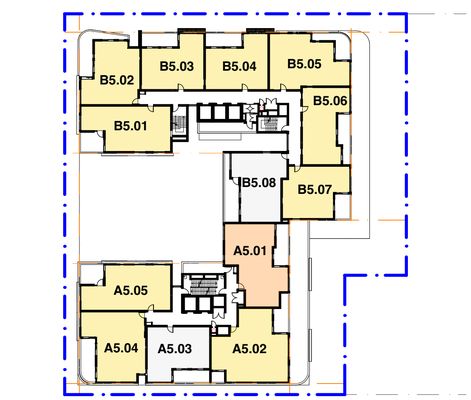
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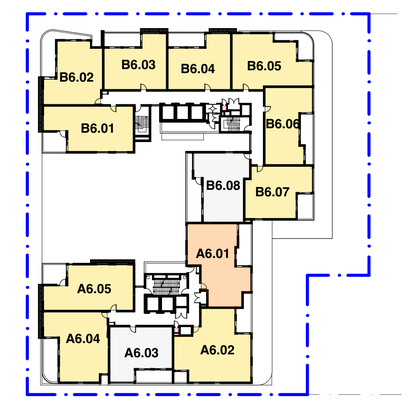
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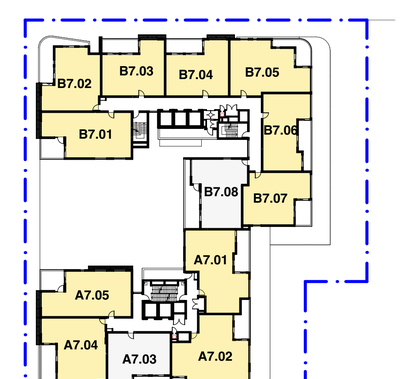
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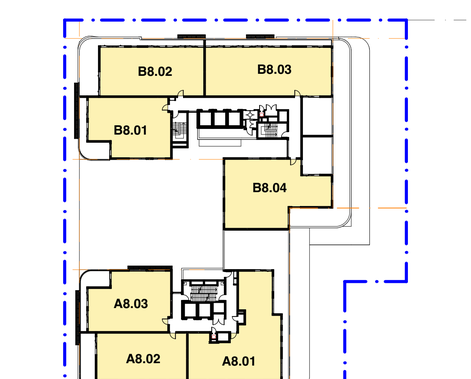
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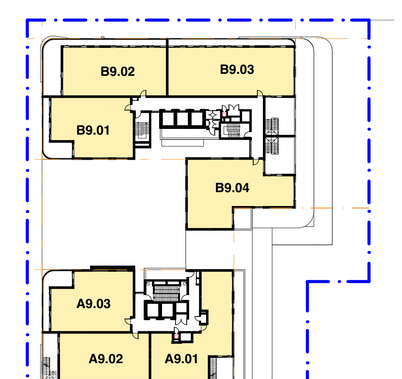
6 Level 06 1:500



7 Level 07 1:500



8 Level 08 1:500



9 Level 09 1:500

2 OR MORE HRS

LESS THAN 2 HRS

NO DIRECT SUNLIGHT

104 OF 120 UNITS (87%) RECEIVE DIRECT SOLAR BETWEEN 9-3PM (WINTER SOLSTICE)





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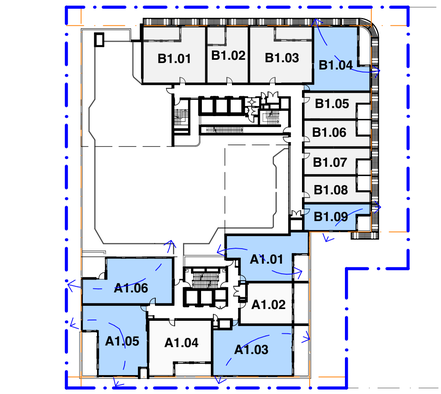
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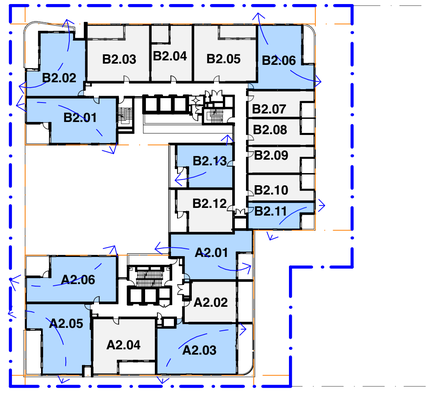
Drawing
Solar Access Diagrams

Project No. **24029**
Revision **A**
Drawing No. **DA 003**

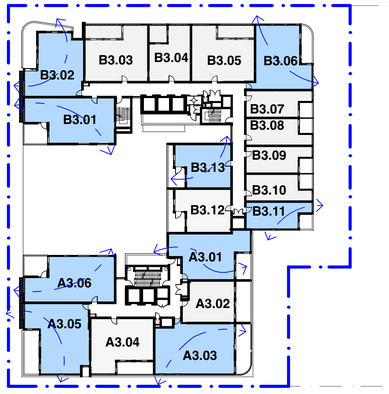
Natural Ventilation Diagrams



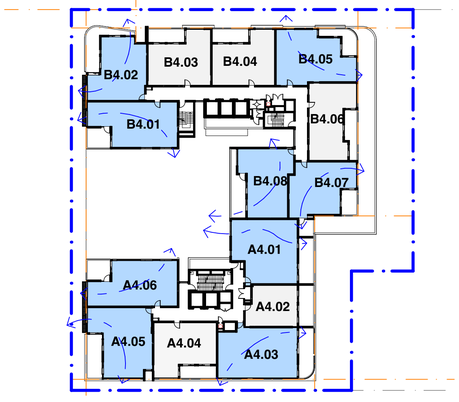
1 Level 01 1:500



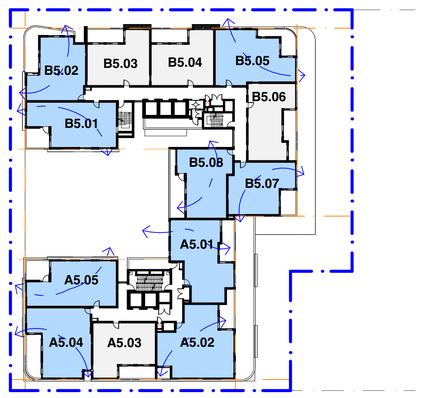
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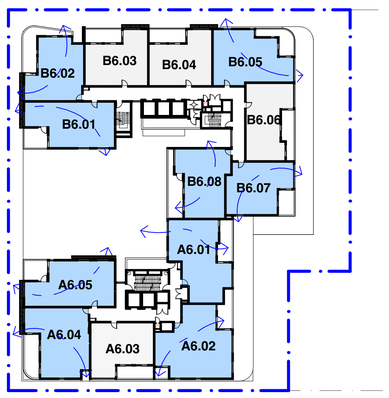
3 Level 03 1:500



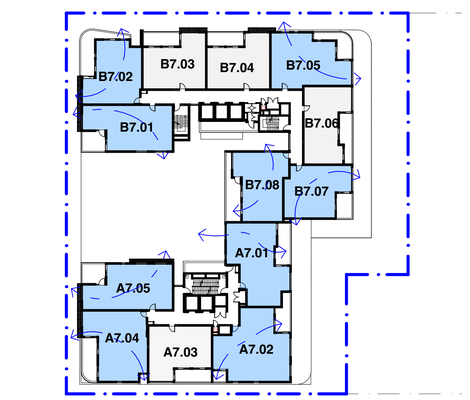
4 Level 04 1:500



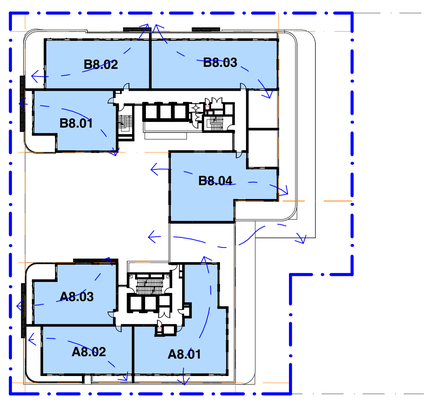
5 Level 05 1:500



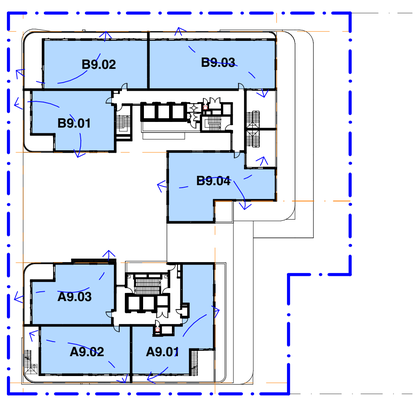
6 Level 06 1:500



7 Level 07 1:500



8 Level 08 1:500



9 Level 09 1:500

ACHIEVE CROSS VENTILATION

77 OF 120 UNITS ACHIEVE CROSS VENTILATION (64.17%)

Certificate No. 0012826760
Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035
hstar.com.au/QR/Generate?p=jSLierkTj
Version 2025.0

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Lawrence Yu
Assessor Number 20647
The Accredited Assessor identified has undertaken Quality Assurance Verified Software and has agreed to follow the ABSA Code of Practice

General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
T : 02 9712 0238

3. Arborist
Seasoned Tree Consulting
David Gowenlock
T : 0415 961 074

4. Landscape
Conzept
Robert Frew
T : 02 9922 5312

5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic
Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

Client
BSWLD MAROUBRA PTY LTD

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BKA Architecture

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Clunes
NSW 2480

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North

Scale at A1
1:500

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Natural Ventilation Diagrams

Project No. 24029
Revision A
Drawing No. DA 004

ADG Compliance Table

PROPOSED UNITS			INTERNAL AREA		SOLAR & VENTILATION				PRIVATE OPEN SPACE		STORAGE m3		
LEVEL	UNIT	BEDS	ADG min. m2	PROPOSED GFA m2	SOLAR - LIVING h min. 2h	SOLAR - POS h min. 2h	DIRECT SOLAR min. 85%	CROSS-VENT min. 60%	ADG min. m2	PROPOSED POS m2	ADG min. m3	STORAGE (INT) min. 50% of Total Req.	STORAGE (EXT) min. Basement Provision
Level 01	A1.01	2 + STUDY	75	81.49	0	0	✓	✓	10	10.22	8	4.62	3.38
	A1.02	1 + STUDY (ADAPT)	50	53.35	0	0			8	16.08	6	3.01	2.99
	A1.03	3 + STUDY (ADAPT)	95	104.33	0	1	✓	✓	12	19.19	10	6.22	3.78
	A1.04	2	75	78.16	0	0			10	11.6	8	4.01	3.99
	A1.05	3	95	99.17	3	2	✓	✓	12	16.69	10	6.1	3.90
	A1.06	3 (ADAPT)	95	95.00	3	3	✓	✓	15	15.39	10	5.27	4.73
	B1.01	2	75	92.92	6	2	✓		10	12.61	8	4.01	3.99
	B1.02	1 + STUDY	50	61.25	6	4	✓		8	8.22	6	3.61	2.39
	B1.03	2	75	93.04	6	3	✓		10	12.07	8	4.37	3.63
	B1.04	2 + STUDY	75	84.29	2	2	✓	✓	10	10.54	8	4.49	3.51
	B1.05	STUDIO	35	40.23	2	2	✓		4	4.8	4	2.8	1.20
	B1.06	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B1.07	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B1.08	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B1.09	STUDIO	35	40.28	2	0	✓	✓	4	4.92	4	2.8	1.20
	Circulation/Other Area			188.2									
Level 02	A2.01	2 + STUDY	75	81.49	0	0	✓	✓	10	10.22	8	4.74	3.26
	A2.02	1 + STUDY (ADAPT)	50	53.35	0.5	0	✓		8	16.08	6	3.01	2.99
	A2.03	3 + STUDY (ADAPT)	95	104.33	0	1	✓	✓	12	19.02	10	6.22	3.78
	A2.04	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A2.05	3	95	99.17	3	2	✓	✓	12	17.16	10	6.1	3.90
	A2.06	3 (ADAPT)	95	95.00	3	3	✓	✓	12	12.05	10	5.27	4.73
	B2.01	3 (ADAPT)	95	95.00	3	2	✓	✓	12	12.05	10	5.27	4.73
	B2.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B2.03	2	75	92.92	6	2	✓		10	12.61	8	4.01	3.99
	B2.04	1 + STUDY	50	61.25	6	4	✓		8	8.22	6	3.6	2.40
	B2.05	2	75	93.04	6	3	✓		10	12.07	8	4.37	3.63
	B2.06	2 + STUDY	75	84.29	2	2	✓	✓	10	10.54	8	4.49	3.51
	B2.07	STUDIO	35	40.23	2	2	✓		4	4.8	4	2.8	1.20
	B2.08	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B2.09	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B2.10	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B2.11	STUDIO	35	40.28	2	0	✓	✓	4	4.92	4	2.8	1.20
	B2.12	1 + STUDY (ADAPT)	50	57.45	0	0			8	12.06	6	3.01	2.99
	B2.13	1 + STUDY (ADAPT)	50	57.60	0	0		✓	8	12.06	6	3.01	2.99
	Circulation/Other Area			213.15									
Level 03	A3.01	2 + STUDY	75	81.49	0	0	✓	✓	10	10.22	8	4.74	3.26
	A3.02	1 + STUDY (ADAPT)	50	53.35	0.5	0	✓		8	16.08	6	3.01	2.99
	A3.03	3 + STUDY (ADAPT)	95	104.33	0	1	✓	✓	12	19.02	10	6.22	3.78
	A3.04	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A3.05	3	95	99.17	3	2	✓	✓	12	17.16	10	6.1	3.90
	A3.06	3 (ADAPT)	95	95.00	3	3	✓		12	12.05	10	5.27	4.73
	B3.01	3 (ADAPT)	95	95.00	3	2	✓	✓	12	12.05	10	5.27	4.73
	B3.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B3.03	2	75	92.92	6	2	✓		10	12.61	8	4.01	3.99
	B3.04	1 + STUDY	50	61.25	6	4	✓		8	8.22	6	3.6	2.40
	B3.05	2	75	93.04	6	3	✓		10	12.07	8	4.37	3.63
	B3.06	2 + STUDY	75	84.29	2	2	✓	✓	10	10.54	8	4.49	3.51
	B3.07	STUDIO	35	40.23	2	2	✓		4	4.8	4	2.8	1.20
	B3.08	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B3.09	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B3.10	STUDIO	35	40.28	2	2	✓		4	4.82	4	2.8	1.20
	B3.11	STUDIO	35	40.28	2	0	✓	✓	4	4.92	4	2.8	1.20
	B3.12	1 + STUDY (ADAPT)	50	57.45	0	0			8	12.06	6	3.01	2.99
	B3.13	1 + STUDY (ADAPT)	50	57.60	0	0		✓	8	12.06	6	3.01	2.99
	Circulation/Other Area			213.15									
Level 04	A4.01	3	95	104.30	0	0	✓	✓	12	17.92	10	7.1	2.90
	A4.02	1 + STUDY (ADAPT)	50	53.35	0.5	0	✓		8	16.08	6	3.01	2.99
	A4.03	3 + STUDY (ADAPT)	95	104.33	0	1	✓	✓	12	19.02	10	6.21	3.79
	A4.04	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A4.05	3	95	99.17	3	1	✓	✓	12	17.16	10	6.18	3.82
	A4.06	3 (ADAPT)	95	95.00	3	3	✓	✓	12	12.05	10	5.27	4.73
	B4.01	3 (ADAPT)	95	95.00	3	2	✓	✓	12	12.05	10	5.27	4.73
	B4.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B4.03	2	75	78.39	6	4	✓		10	12.9	8	4.01	3.99
	B4.04	2	75	78.28	6	4	✓		10	12.95	8	4.01	3.99
	B4.05	3 + STUDY	95	97.74	2	2	✓	✓	12	14.14	10	6.01	3.99
	B4.06	2 + STUDY	75	81.08	2	2	✓	✓	10	13.9	8	4.98	3.02
	B4.07	2 + STUDY	75	82.26	2	2	✓	✓	10	16.72	8	5.76	2.24
	B4.08	2 + STUDY	75	84.48	0	0		✓	10	20.56	8	4.97	3.03
	Circulation/Other Area			178.63									
Level 05	A5.01	3 + STUDY	95	101.16	0	0	✓	✓	12	14.8	10	6.13	3.87
	A5.02	3 + STUDY	95	116.75	2	0	✓	✓	12	16.44	10	6.77	3.23
	A5.03	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A5.04	3	95	99.17	3	2	✓	✓	12	16.46	10	6.18	3.82
	A5.05	3	95	95.00	3	3	✓	✓	12	12.05	10	5.27	4.73
	B5.01	3 (ADAPT)	95	95.00	3	3	✓	✓	12	12.05	10	5.27	4.73
	B5.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B5.03	2	75	78.35	6	4	✓		10	12.93	8	4.01	3.99
	B5.04	2	75	78.33	6	4	✓		10	12.95	8	4.01	3.99
	B5.05	3 + STUDY	95	97.76	2	2	✓	✓	12	14.14	10	6.01	3.99
	B5.06	2 + STUDY	75	81.08	2	2	✓	✓	10	13.9	8	4.98	3.02
	B5.07	2 + STUDY	75	80.47	2	2	✓	✓	10	10.12	8	5.11	2.89
	B5.08	2 + STUDY	75	84.48	0	0		✓	10	20.55	8	4.97	3.03
	Circulation/Other Area			175.08									
Level 06	A6.01	3 + STUDY	95	101.16	0.5	0	✓	✓	12	14.8	10	6.13	3.87
	A6.02	3 + STUDY	95	116.75	2	1	✓	✓	12	16.44	10	6.77	3.23
	A6.03	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A6.04	3	95	99.17	3	2	✓	✓	12	16.46	10	6.18	3.82
	A6.05	3	95	95.00	4	3	✓	✓	12	12.05	10	5.27	4.73
	B6.01	3 (ADAPT)	95	95.00	3	3	✓	✓	12	12.1	10	5.27	4.73
	B6.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B6.03	2	75	78.35	6	4	✓		10	12.93	8	4.01	3.99
	B6.04	2	75	78.33	6	4	✓		10	12.95	8	4.01	3.99
	B6.05	3 + STUDY	95	97.76	2	2	✓	✓	12	14.14	10	6.01	3.99
	B6.06	2 + STUDY	75	81.08	2	2	✓	✓	10	13.9	8	4.98	3.02
	B6.07	2 + STUDY	75	80.47	2	2	✓	✓	10	10.12	8	5.11	2.89
	B6.08	2 + STUDY	75	84.48	0	0		✓	10	20.55	8	4.97	3.03
	Circulation/Other Area			175.08									
Level 07	A7.01	3 + STUDY	95	101.16	2	0	✓	✓	12	14.8	10	6.13	3.87
	A7.02	3 + STUDY	95	116.75	2	2	✓	✓	12	16.44	10	6.77	3.23
	A7.03	2	75	78.16	0	0			10	11.9	8	4.01	3.99
	A7.04	3	95	99.17	3	2	✓	✓	12	16.46	10	6.18	3.82
	A7.05	3	95	95.00	4	3	✓	✓	12	12.05	10	5.27	4.73
	B7.01	3 (ADAPT)	95	95.00	3	3	✓	✓	12	12.1	10	5.27	4.73
	B7.02	2	75	83.02	3	2	✓	✓	10	21.51	8	4.19	3.81
	B7.03	2	75	78.35	6	4	✓		10	12.93	8	4.01	3.99
	B7.04	2	75	78.33	6	4	✓		10	12.95	8	4.01	3.99
	B7.05	3 + STUDY	95	97.76	2	2	✓	✓	12	14.14	10	6.01	3.99
	B7.06	2 + STUDY	75	81.08	2	2	✓	✓	10	13.9	8	4.98	3.02
	B7.07	2 + STUDY	75	80.47	2	2	✓	✓	10	10.12	8	5.11	2.89
	B7.08	2 + STUDY	75	84.48	0	0		✓	10	20.55	8	4.97	3.03
	Circulation/Other Area			175.08									
Level 08	A8.01	SUB-PENT	112	169.37	6	6	✓	✓	12	112.37	10	11.58	-1.58
	A8.02	3	95	114.27	1	3	✓	✓	12	34.32	10	5.97	4.03
	A8.03	3 (ADAPT)	95	120.89	6	6	✓	✓	12	18.97	10	8.65	1.35
	B8.01	3 (ADAPT)	95	120.89	0	3	✓	✓	12	18.97	10	8.65	1.35
	B8.02	3 + STUDY	95	134.18	6	6	✓	✓	12	43.33	10	5.26	4.74
	B8.03	SUB-PENT	107	162.90	6	2	✓	✓	12	49.19	10	11.68	-1.68
	B8.04	SUB-PENT	112	157.99	2	2	✓	✓	12	29.13	10	5.54	4.46
	Circulation/Other Area			130.46									
Level 09	A9.01	PENTHOUSE	112	131.54	2	2	✓	✓	12	101.13	10	7.11	2.89
	A9.02	3	95	114.37	1	3	✓	✓	12	115.52	10	5.97	4.03
	A9.03	3	95	120.89	6	6	✓	✓	12	18.97	10	8.65	1.35
	B9.01	3 (ADAPT)	95	120.89	0	3	✓	✓	12	19.26	10	8.65	1.35
	B9.02	3 + STUDY	95	134.18	6	6	✓	✓	12	43.34	10	5.26	4.74
	B9.03	PENTHOUSE	107	162.90	6	2	✓	✓	12	120.17	10	10.37	-0.37
	B9.04	PENTHOUSE	107	147.23	2	2	✓	✓	12	97.26	10	5.48	4.52
	Circulation/Other Area			130.04									
TOTAL	**120**			**11,931.30**	**87**	**84**	**104**	**77**					
TOTAL %:					**73%**	**70%**	**87%**	**64.17%**					

ADG COMPLIANCE - SOLAR

73% APARTMENT LIVING AREAS RECEIVE 2HRS OF SOLAR (9-3pm WINTER SOLSTICE)

70% APARTMENT PRIVATE OPEN SPACES RECEIVE 2HRS OF SOLAR (9-3pm WINTER SOLSTICE)

87% APARTMENTS (ANY ROOM) RECEIVE DIRECT SOLAR (9-3pm WINTER SOLSTICE)

ADG COMPLIANCE - VENTILATION

64% APARTMENTS HAVE NATURAL CROSS-VENTILATION

ADG COMPLIANCE - AREAS

ALL APARTMENTS ACHIEVE REQUIRED AREAS FOR INTERNAL APARTMENT SIZES, STORAGE & PRIVATE OPEN SPACES

LEGEND:				
	STUDIO		**15**	12.50%
	1 BEDROOM		**11**	9.17%
	2 BEDROOM		**45**	37.50%
	3 BEDROOM		**43**	35.83%
	4 BEDROOM		**6**	5.00%

ADG COMPLIANT

TOTAL NO. OF UNITS :	**120**
TOTAL RES. GFA	**12258.50**
TOTAL GFA (incl. CCC)	**13149.71**

Certificate No. 0012826760

Scan QR code or follow website link for rating details.

Assessor name Lawrence Yu

Accreditation No. 20647

Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035

hstar.com.au/QR/Generate?p=jSLierkTj

Version 2025.0

ABSA

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

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

Assessor Name Lawrence Yu

Assessor Number 20647

The Accredited Assessor identified has undertaken ABSA Training, verified Software and has agreed to follow the ABSA Code of Practice

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
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3. Arborist
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5. Civil and Stormwater
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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
ADG Compliance

Project No.	Revision	Drawing No.
24029	**A**	**DA 005**











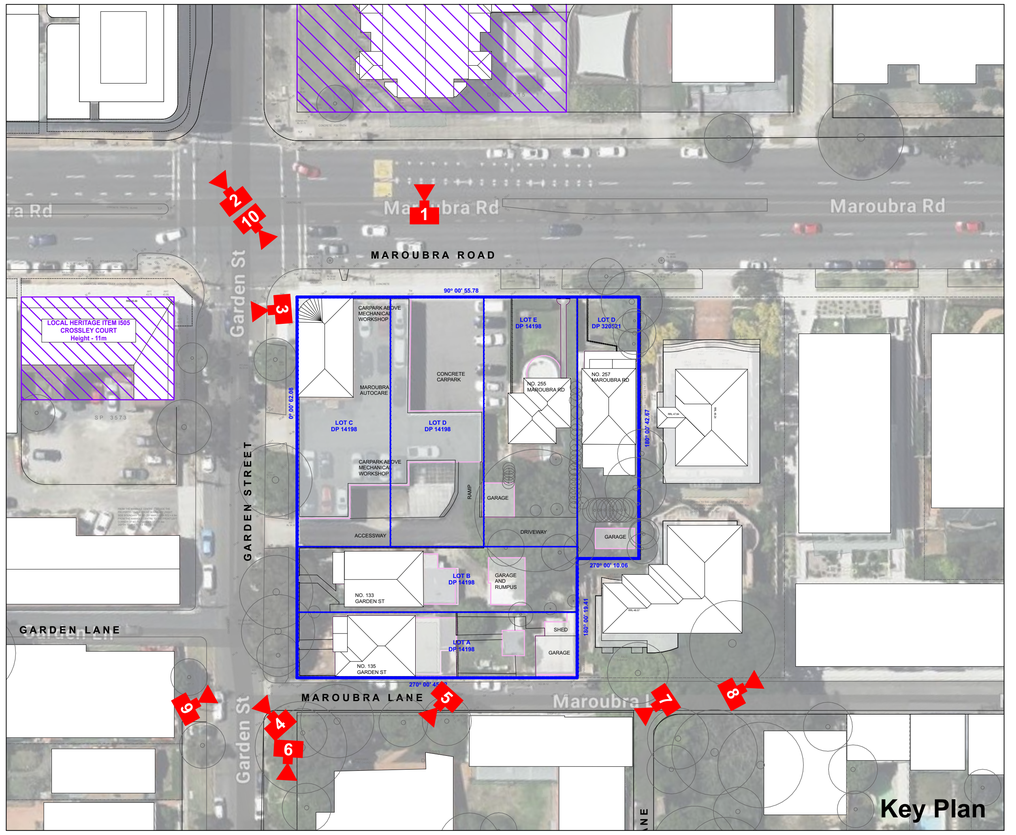












1. HOLY FAMILY CATHOLIC CHURCH ON MAROUBRA ROAD
(NORTH OF THE SUBJECT SITE)

2. No.128 APARTMENTS ON MAROUBRA ROAD

3. CROSSLEY COURT ON MAROUBRA ROAD
(WEST THE SUBJECT SITE)

4. MAROUBRA CENTRE ON GARDEN STREET
(WEST THE SUBJECT SITE)

5. BAPTIST CHURCH ON MAROUBRA LANE
(SOUTH THE SUBJECT SITE)

6. ROW OF HOUSES
(SOUTH THE SUBJECT SITE)

7. BRICK HOUSE ON MAROUBRA LANE

8. NEW HOUSE ON MAROUBRA LANE
(EAST OF THE SUBJECT SITE)

9. No.135 GARDEN ST
(PART OF THE SUBJECT SITE)

10. MAROUBRA AUTOCARE ON MAROUBRA ROAD
(PART OF THE SUBJECT SITE)





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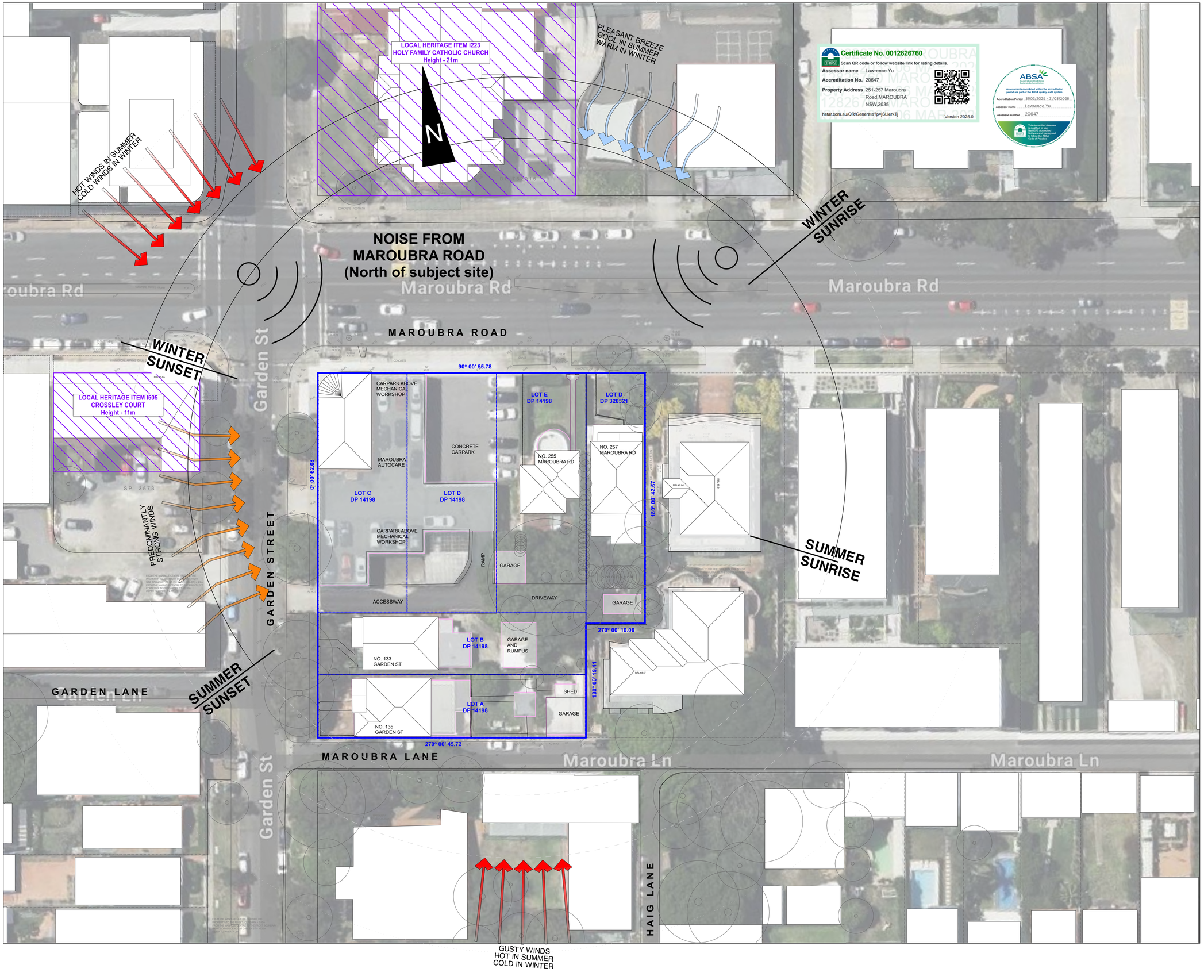
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Existing Site Photos

Project No. **24029**

Revision **A**

Drawing No. **DA 006**



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

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1:300

Status
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Drawn
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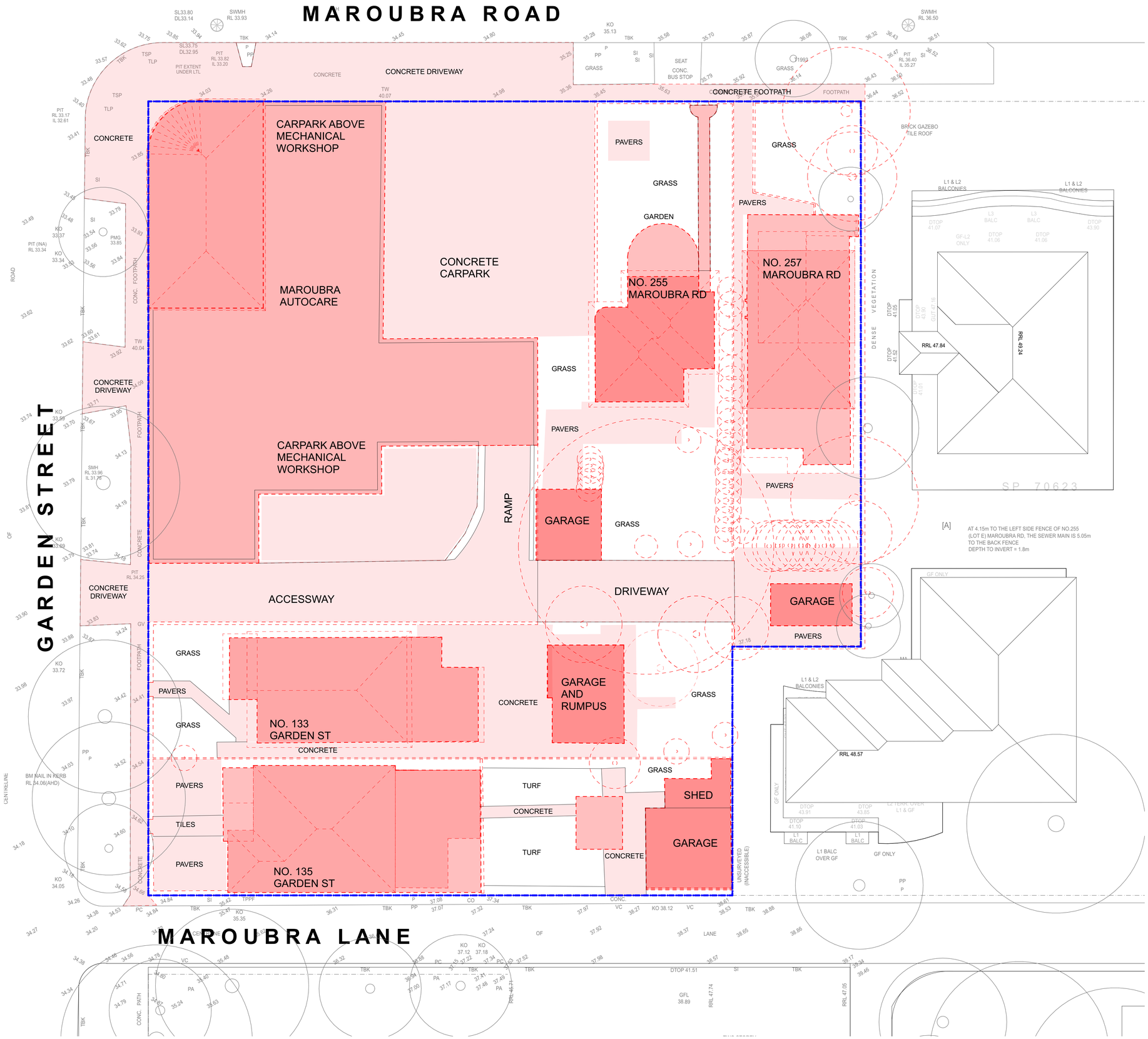
Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Existing Site Analysis

Project No.	Revision	Drawing No.
24029	A	DA 007



LEGEND

- SITE BOUNDARY
- EXISTING TO BE DEMOLISHED
- EXISTING TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED
- 0.00 EXISTING LEVELS

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Assessor Number 20647
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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

Print Date
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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Demolition Plan

Project No.	Revision	Drawing No.
24029	A	DA 008

MAROUBRA ROAD

GARDEN STREET

MAROUBRA LANE

NOTE: Line of shoring wall ⌀750mm

RL 20,855
Level of Bottom Excavation

+35,100

T1 — TPZ Area: 68.8 m² | TPZ Encroachment: 4.81 m² | % Encroachment: 7.1%

T2 — TPZ Area: 157.5 m² | TPZ Encroachment: 31.30 m² | % Encroachment: 19.8%

T3 — TPZ Area: 152.2 m² | TPZ Encroachment: 31.39 m² | % Encroachment: 20%

T4 — TPZ Area: 141.9 m² | TPZ Encroachment: 30.12 m² | % Encroachment: 21.2%

T5 — TPZ Area: 55.42 m² | TPZ Encroachment: 4.34 m² | % Encroachment: 7.83%

T24 — TPZ Area: 99.9 m² | TPZ Encroachment: 5.55 m² | % Encroachment: 5.5%

T6, T7, T8, T9, T10, T11, T12, T13, T14, T15, T16, T17, T18, T19, T20, T21, T22, T23, T25, T26, T27, T28, T29

LEGEND

- SITE BOUNDARY
- LINE OF SHORING WALL
- PROPOSED EXCAVATION
- EXISTING TREES
- Trees Proposed to be removed
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- TPZ Encroachment Area
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree

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Assessor Name Lawrence Yu
Assessor Number 20647
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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

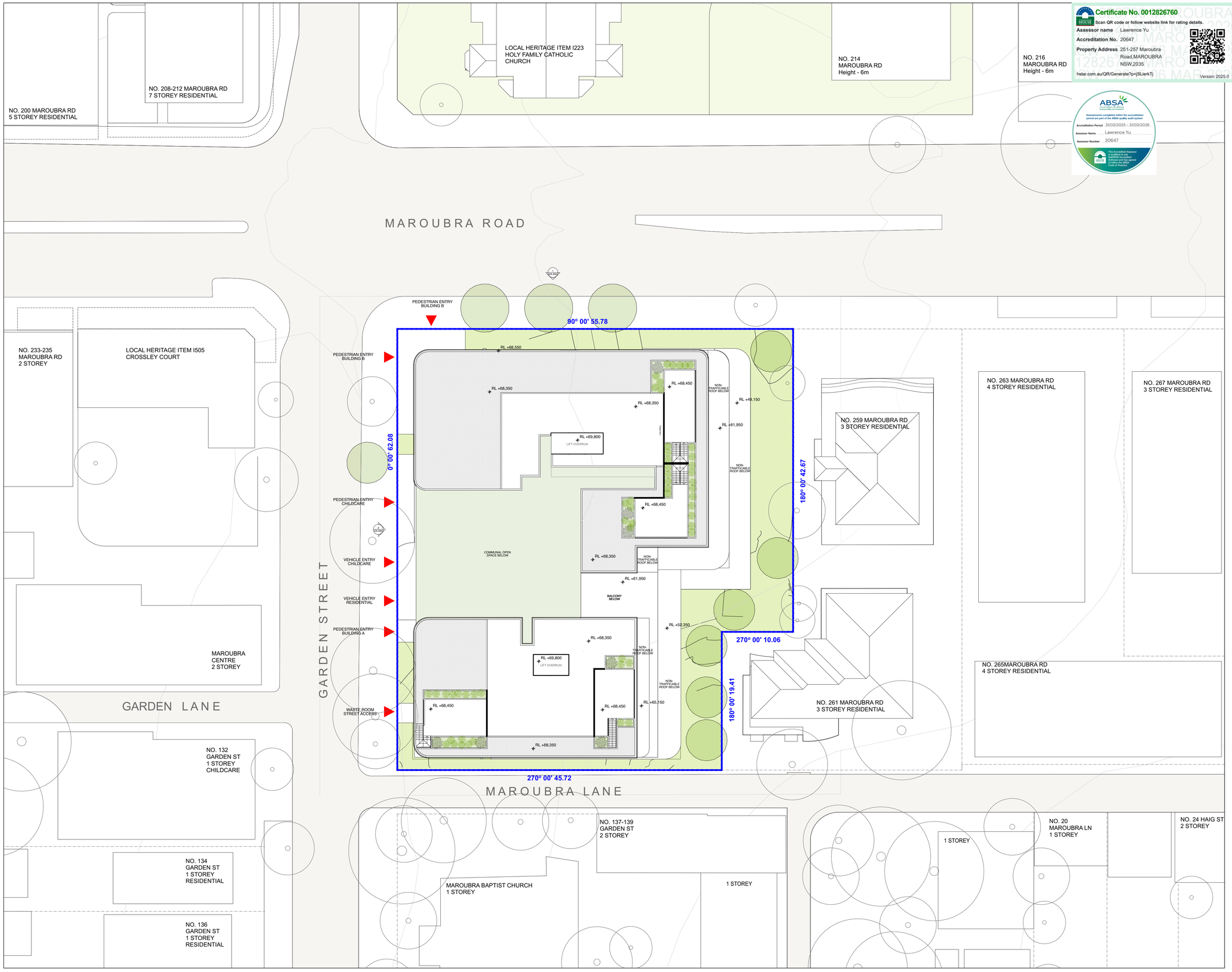
Print Date
12/2/2026

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JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Excavation Plan

Project No.	Revision	Drawing No.
24029	A	DA 009



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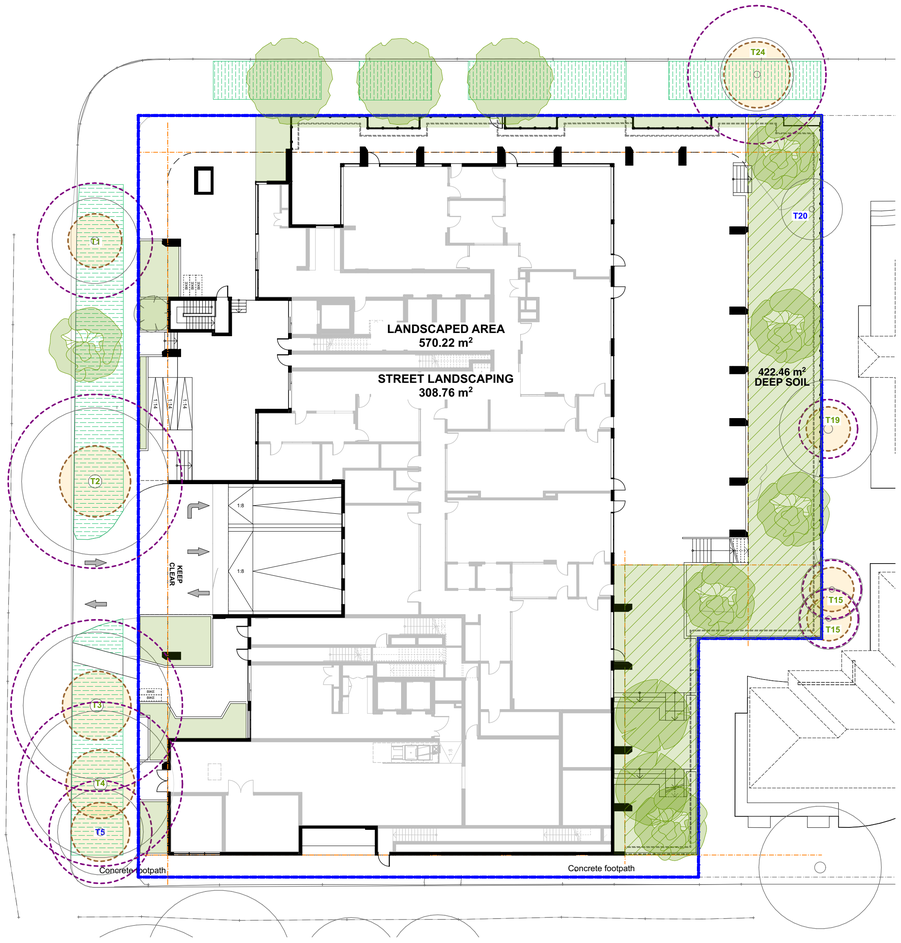
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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Site Plan

Project No.	Revision	Drawing No.
24029	A	DA 010

Deep Soil and Landscaped Area



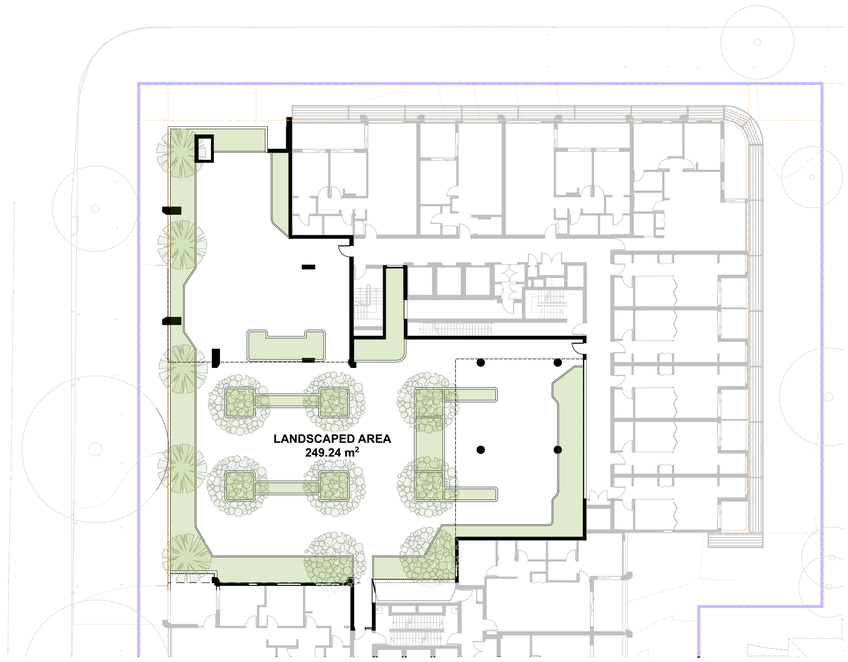
1 Deep Soil & Landscaped Area Plan - Ground Level
1:250

SITE AREA: 3270.1 m2

Landscaping	Area Requirements (m2)	
	ADG Objective 3E-1	Proposed (m2)
Deep soil	(Min. 7% of site area, at least 6m wide)	12.9%
	228.907	422.46
Landscaped Area*	N/A	27.3%
		892.14
Street Landscaping	N/A	308.76

*Note: Landscaped area calculated using RLEP 2012 definition

ADG COMPLIANT



2 Landscaped Area Plan - Level 01
1:250



3 Landscaped Area Plan - Rooftop Terraces
1:250

LEGEND

- SITE BOUNDARY
- ADG REQUIRED DEEP SOIL Min. 6m wide
- LANDSCAPED AREA
- STREET LANDSCAPING

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CM, SA, RD

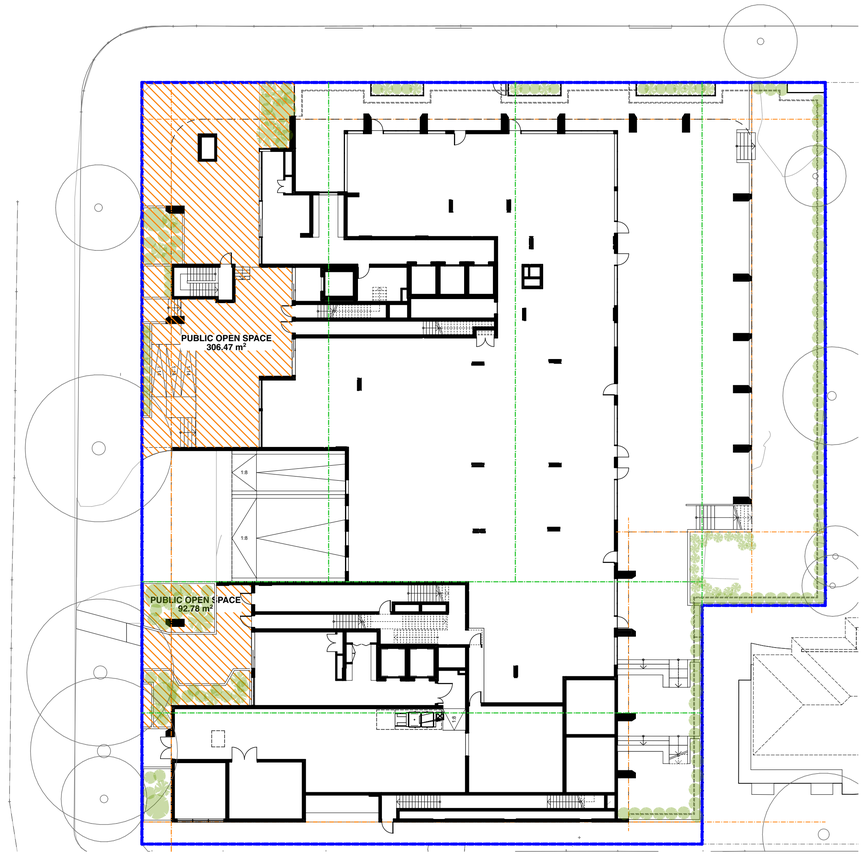
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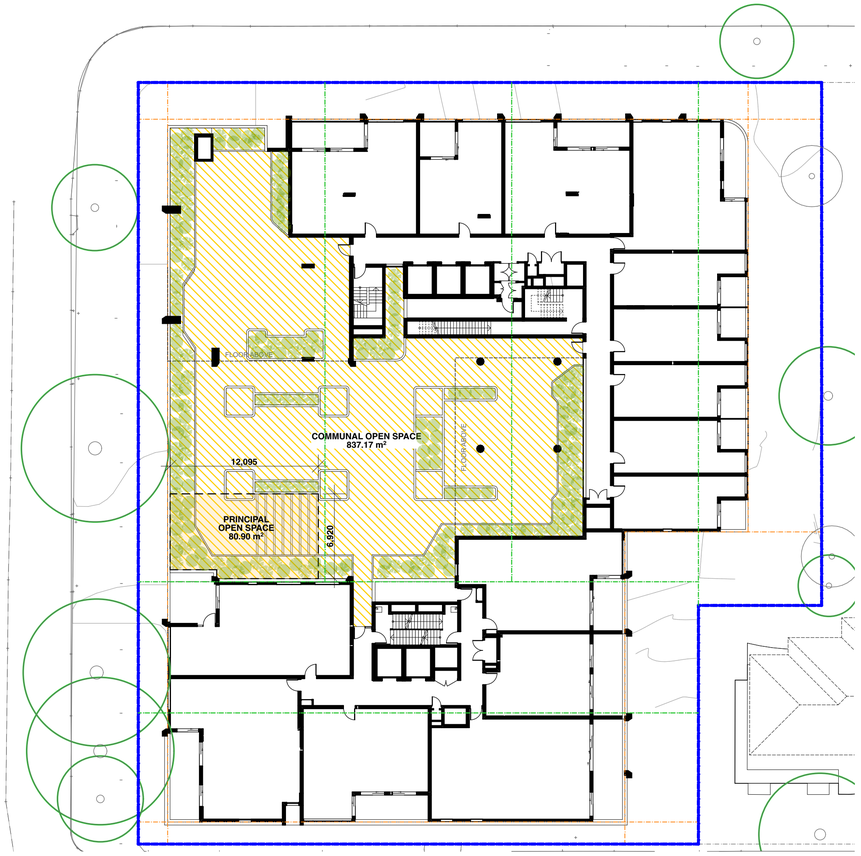
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Analysis - Deep Soil and Landscaped Area

Project No. **24029**
Revision **A**
Drawing No. **DA 011**



1 Public Open Space - Ground Level
1:250



2 Communal Open Space - Level 01
1:250

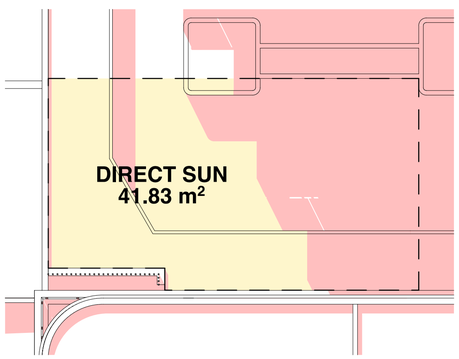
LEGEND

- SITE BOUNDARY
- ADG REQUIRED COMMUNAL OPEN SPACE (COS) Min. 3m wide
- ADG REQUIRED PRINCIPAL OPEN SPACE (POS) Min. 3m wide
- PUBLIC OPEN SPACE

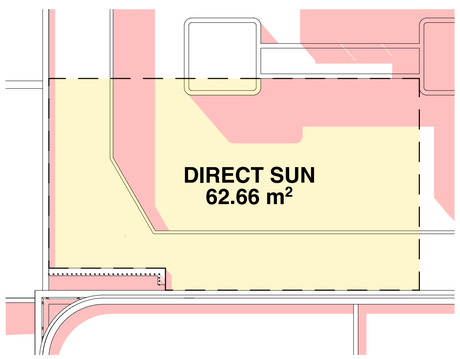
COMMUNAL OPEN SPACE - ADG ANALYSIS	
SITE AREA m2	3270.1
COMMUNAL OPEN SPACE (COS) m2	837.17
PUBLIC OPEN SPACE m2	399.25
PRINCIPAL OPEN SPACE (POS) m2	80.9
COS PROPORTION OF SITE AREA (min. 25%)	25.60%

POS SOLAR ANALYSIS (min. 2h to 50% of POS)		
TIME (JUNE 21)	DIRECT SUNLIGHT m2	PERCENTAGE OF POS (min. 50%)
9am	0	0.00%
10am	0	0.00%
11am	0	0.00%
12pm	15.15	18.73%
1pm	41.83	51.71%
2pm	62.66	77.45%
3pm	54.91	67.87%

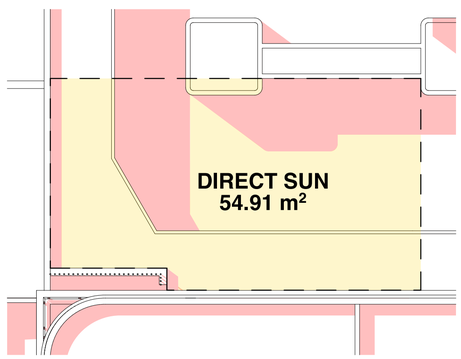
ADG COMPLIANT



3 Principal POS Shadow Diagram - 1pm
1:100



4 Principal POS Shadow Diagram - 2pm
1:100



5 Principal POS Shadow Diagram - 3pm
1:100

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North

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Drawn
CM, SA, RD

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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Analysis - Communal Open Space

Project No. **24029**
Revision **A**
Drawing No. **DA 012**

Setback Analysis

Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

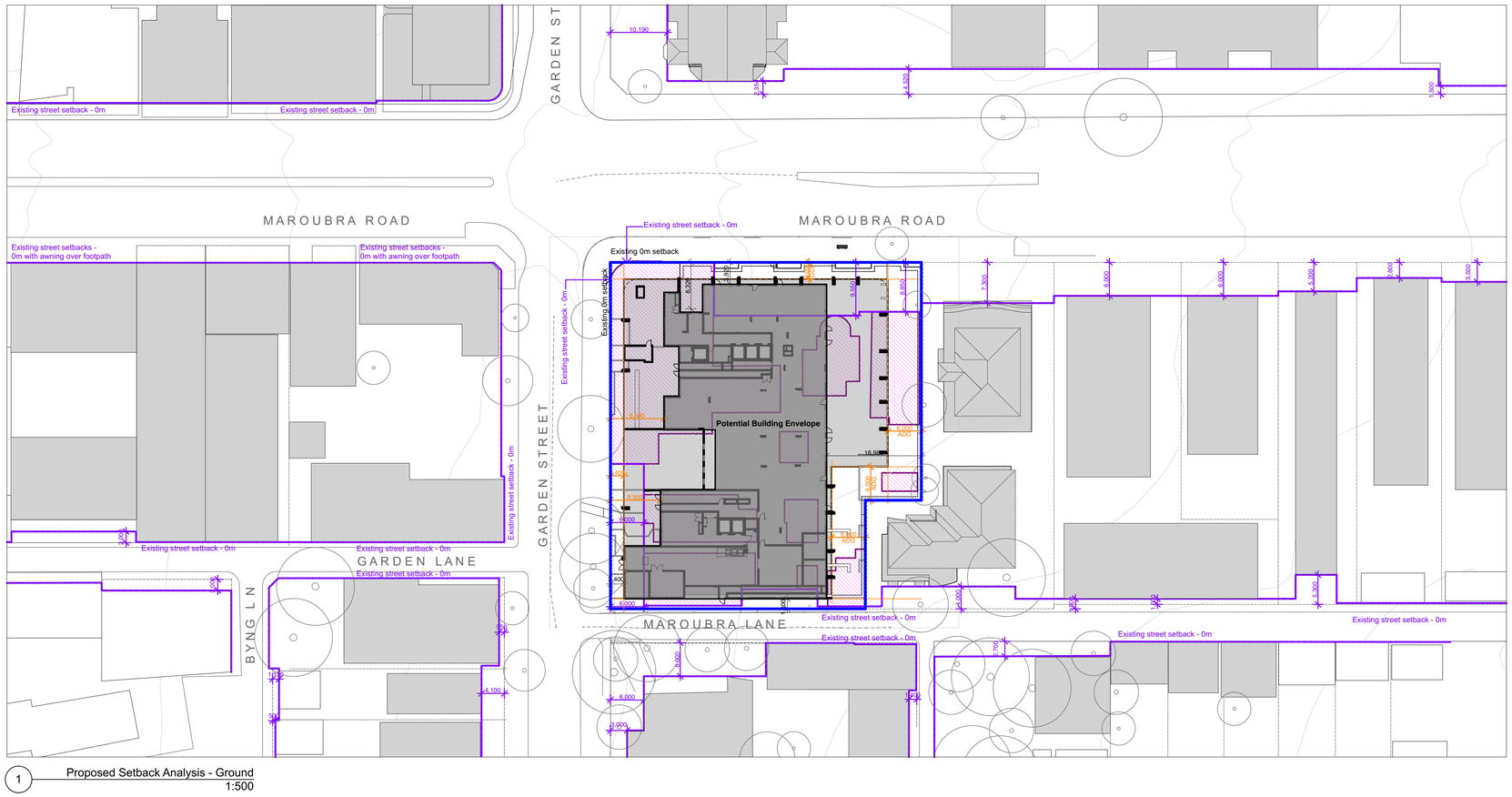
Design criteria

1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

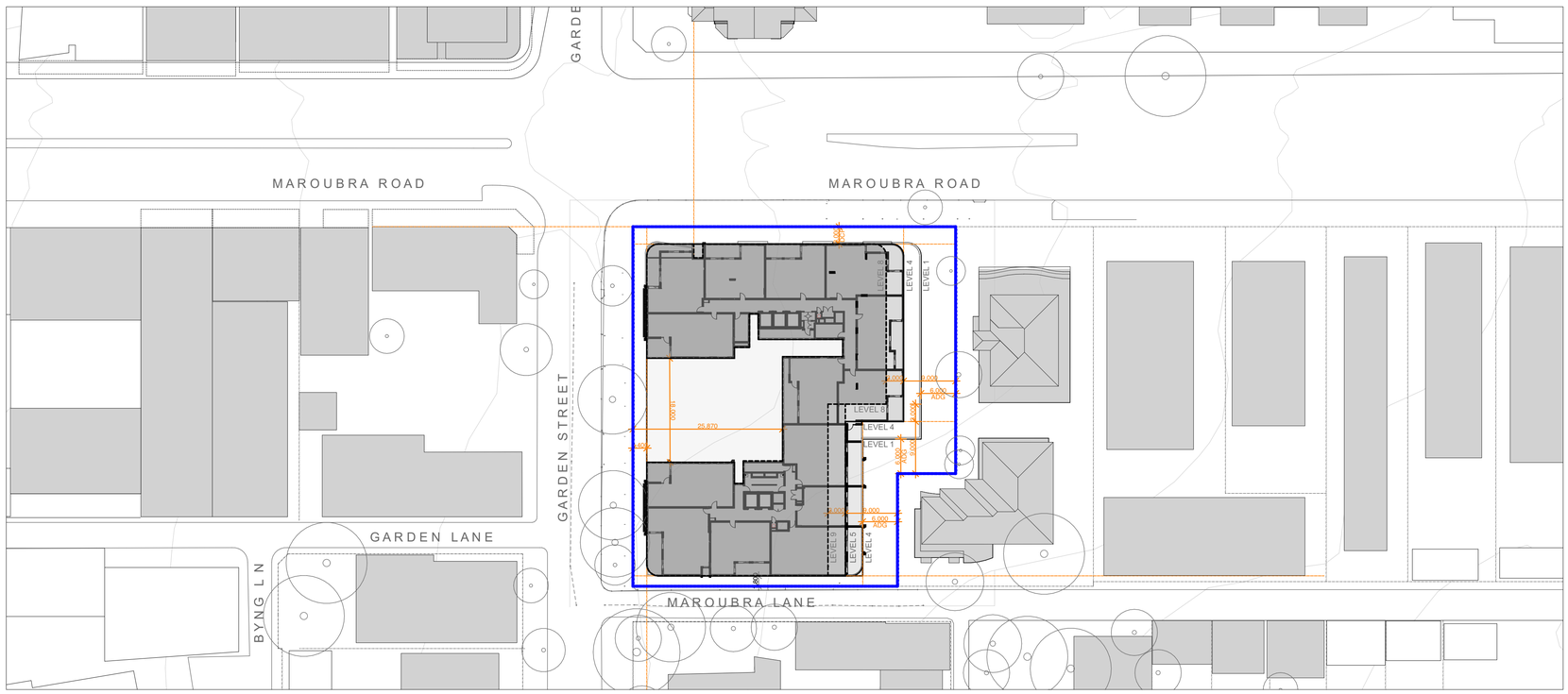
Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

Source: Apartment Design Guide, Part 3F Visual Privacy

Setbacks	DCP Part 3.4	ADG
Street and Front	Consistent with prevailing street setback (primary and secondary frontages) Generally no less than 3m Must incorporate landscape planting	
Side and Rear	Site frontage width of 20m and above requires 4m side setback Provide a minimum rear setback of 15% of allotment depth or 5m, whichever is the greater.	*To Habitable Rooms and Balconies -* 6m min. (up to 4th storey) 9m min. (up to 5-8th storey) 12m min. (9th storey +) *To Non-habitable Rooms -* 3m min. (up to 4th storey) 4.5m min. (up to 5-8th storey) 6m min. (9th storey +)



1 Proposed Setback Analysis - Ground
1:500



2 Proposed Setback Analysis - Typ. level
1:500

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North

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1:500

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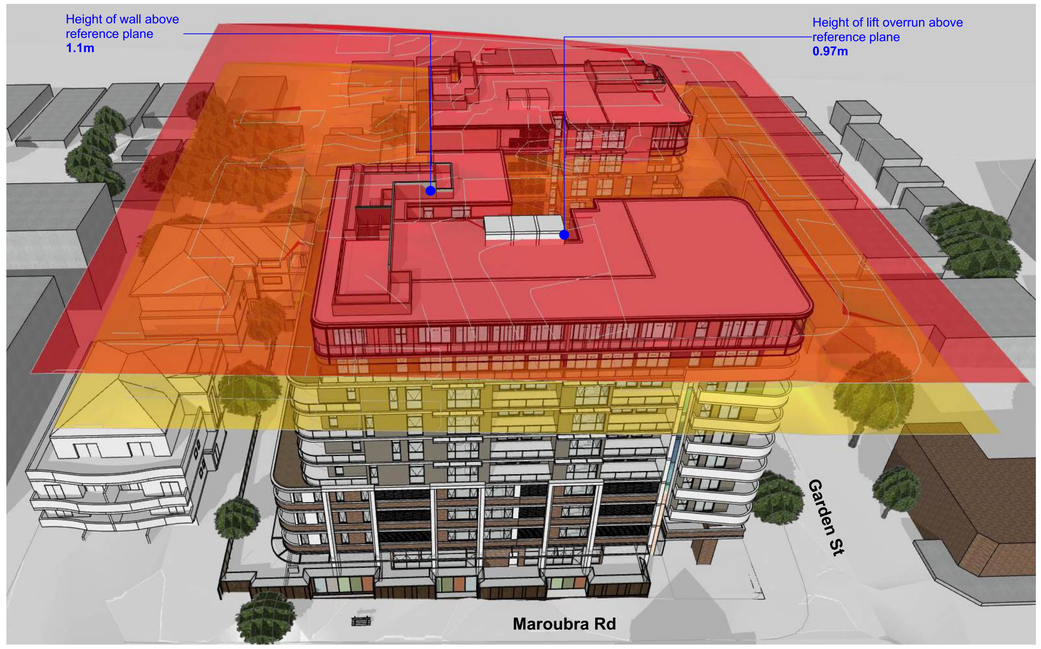
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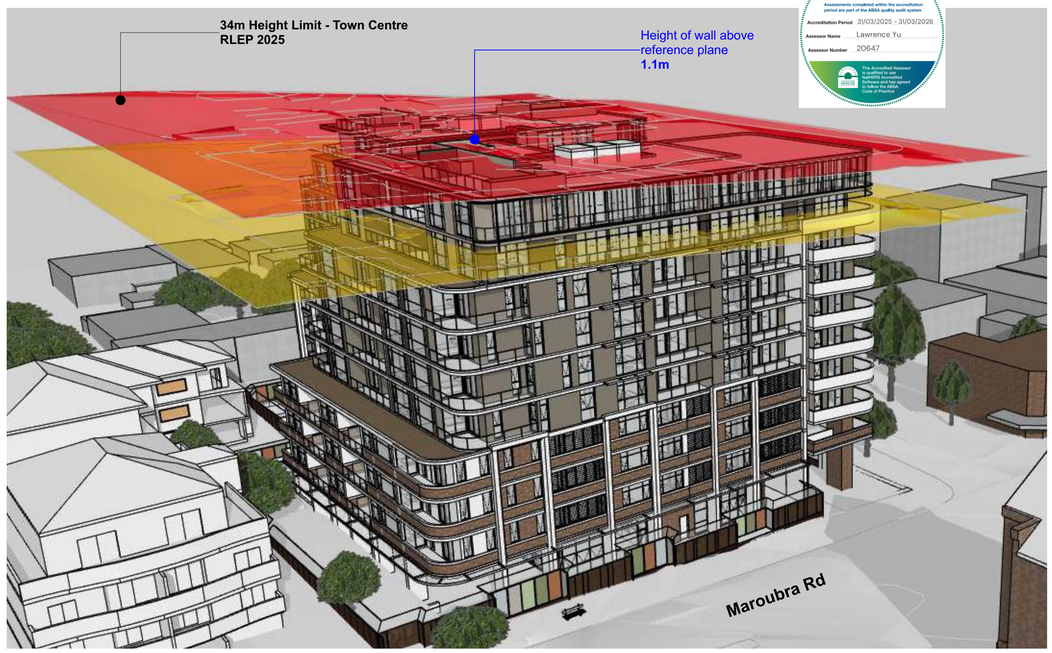
Drawing
Analysis - Setbacks

Project No. **24029**
Revision **A**
Drawing No. **DA 013**

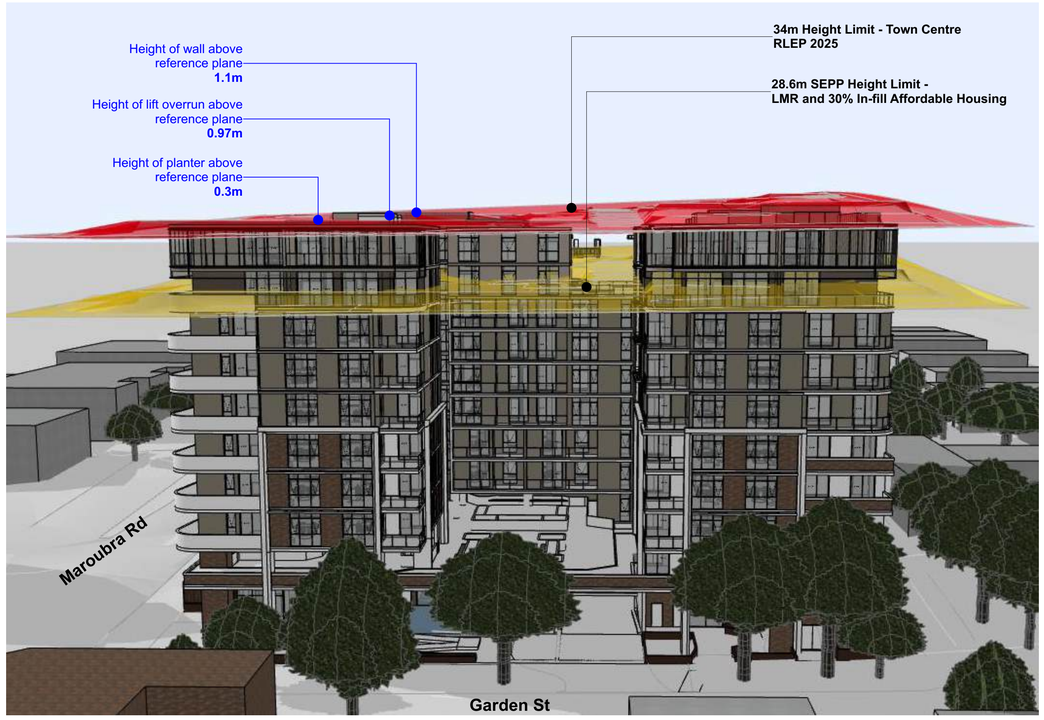
Height Plane Analysis



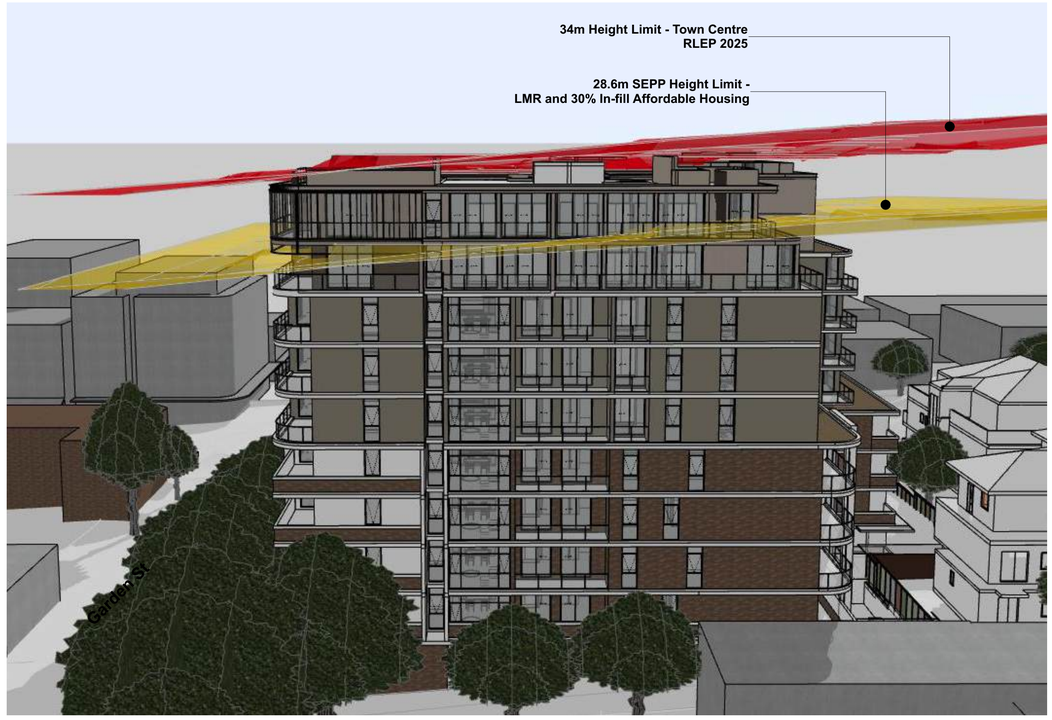
1 North Perspective - Maroubra Rd



2 North-East Perspective - Maroubra Rd



3 North West Perspective - Garden St



4 South West Perspective - Maroubra Ln

NOTE: Max. height limit planes are used as a reference only.

Proposed maximum building height: **35.6m** (incl. 2m roof service zones)

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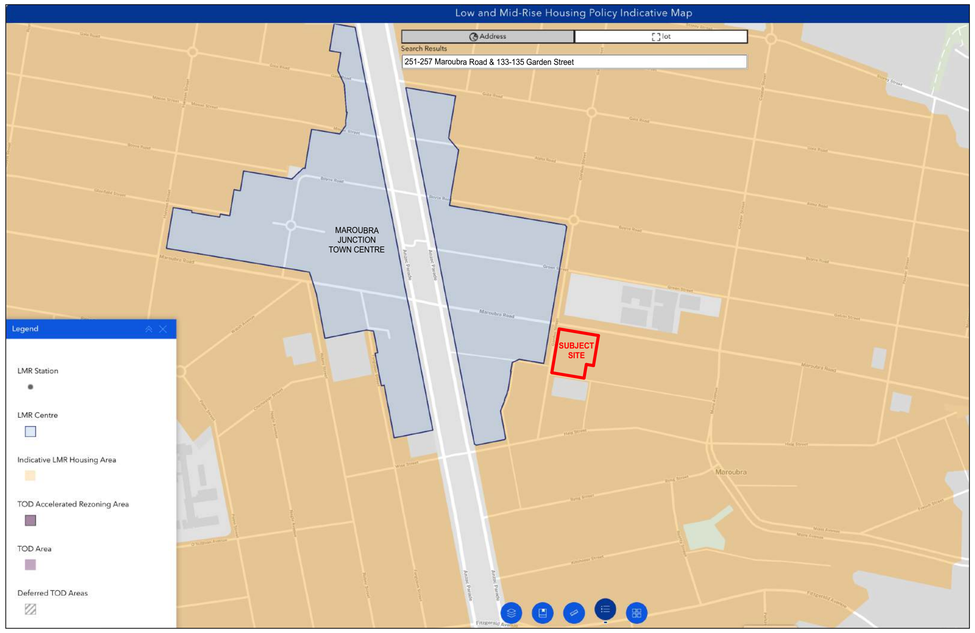
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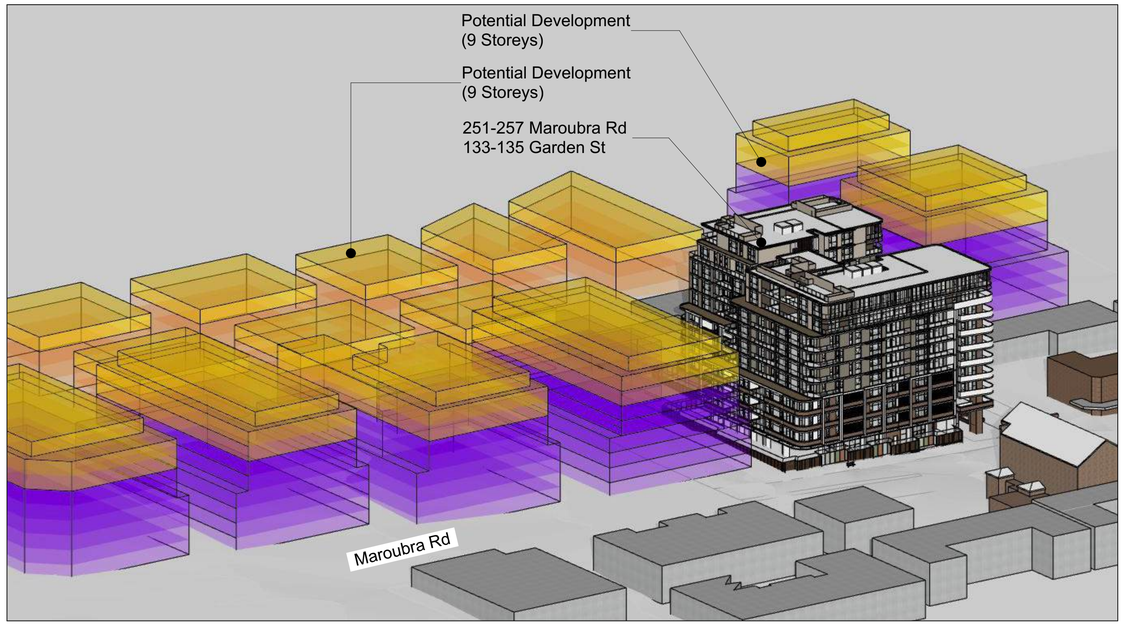
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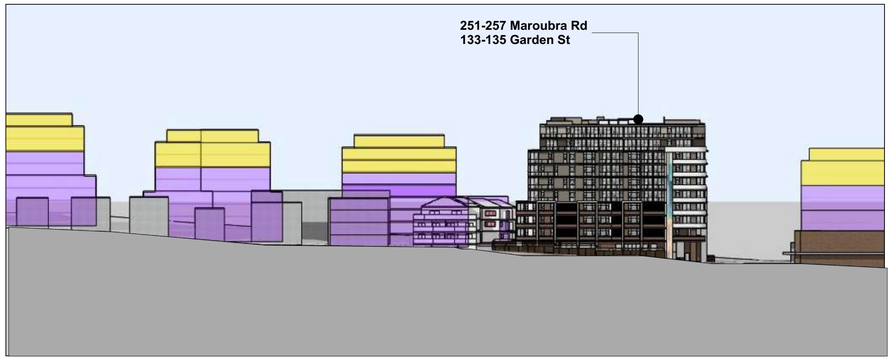
Drawing
Analysis - Height Plane

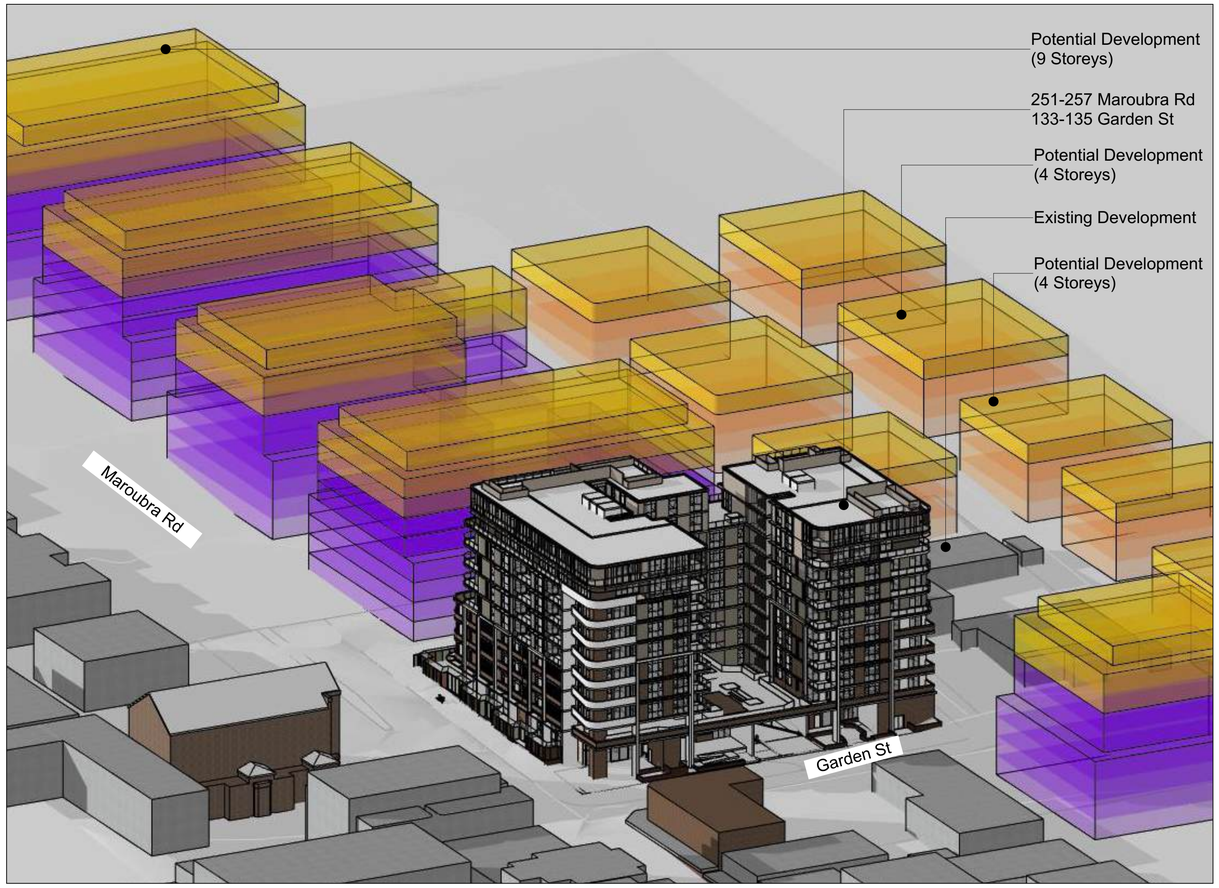
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24029	A	DA 014

Future Character of the Area









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Site Massing Legend:

- Indicative LMR Housing Policy R2
- Indicative LMR Housing Policy R3
- 30% Affordable In-Fill Housing SEPP

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Drawing
Analysis - Future Character of the Area

Project No. **24029**
Revision **A**
Drawing No. **DA 015**



Tree Canopy	Area Requirements (m2)	
	ADG Objective 3E-1	**Proposed (m2)**
Tree Canopy Area	N/A	15.46%
		505.53

LEGEND

- SITE BOUNDARY
- EXISTING RETAINED TREE CANOPY
- PROPOSED TREE CANOPY
- PROPOSED TREE CANOPY AREA WITHIN BOUNDARY

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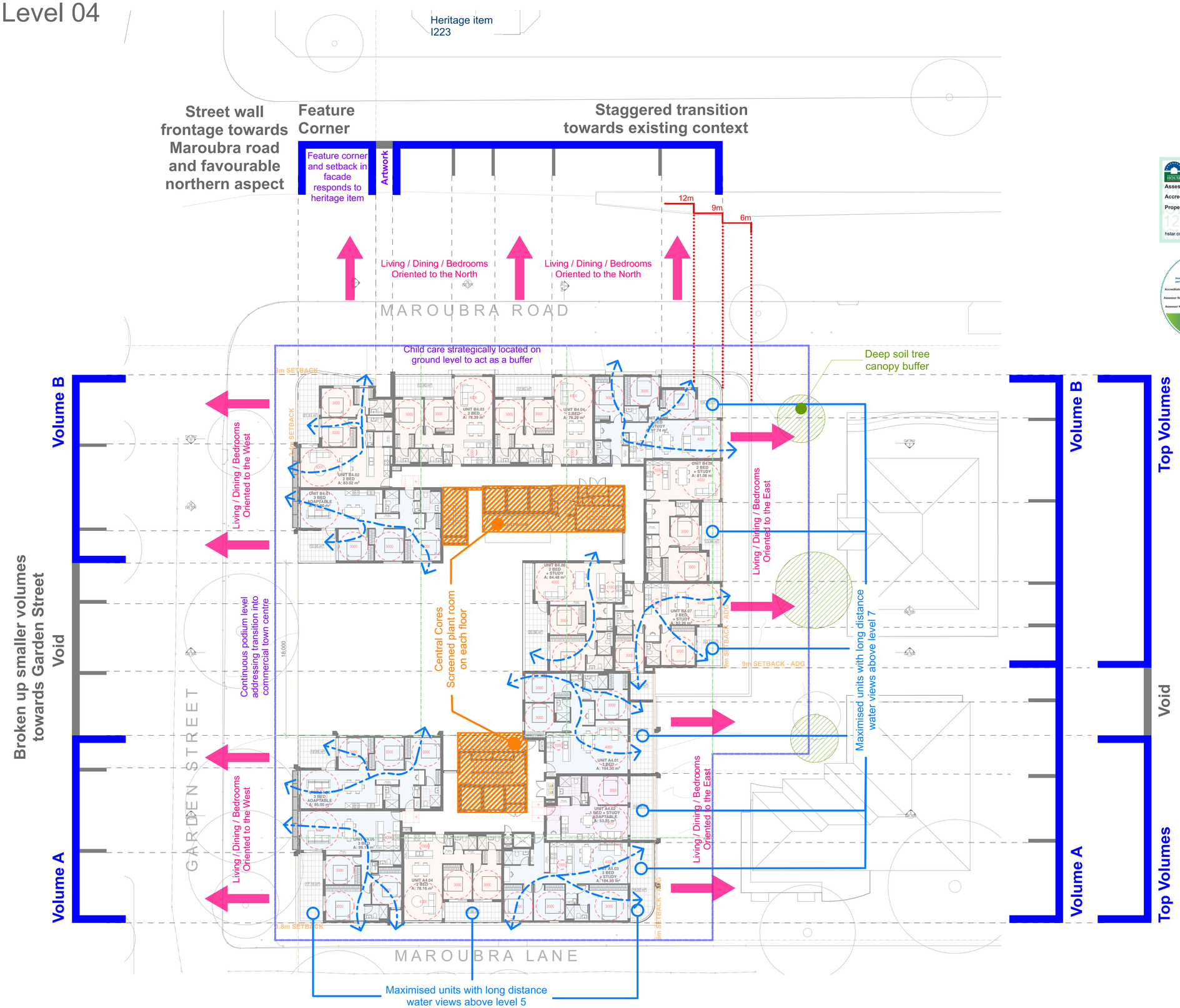
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Drawing
Analysis - Tree Canopy Coverage

Project No. **24029**
Revision **A**
Drawing No. **DA 016**

Architectural Analysis: Typical Floor Plan

Level 04



LEGEND

- SITE BOUNDARY
- 2 BEDROOM
- 3 BEDROOM
- 1 BEDROOM
- CROSS-VENTILATION
- ORIENTATION

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

Certificate No. 0012826760
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Assessor name Lawrence Yu
Accreditation No. 20647
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Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Lawrence Yu
Assessor Number 20647
This Accredited Assessor is qualified to use ABSA accredited Assessment Software and has agreed to follow the ABSA Code of Practice

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3. Arborist
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4. Landscape
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Robert Frew
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5. Civil and Stormwater
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T : 02 9052 6466

6. BCA and Access
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7. Acoustic
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8. Traffic and Parking
Genesis Traffic
Bernard Lo
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9. Waste Management
Elephants Foot
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10. Photomontage
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North

Scale at A1
1:200

Status
SSDA

Drawn
CM, SA, RD

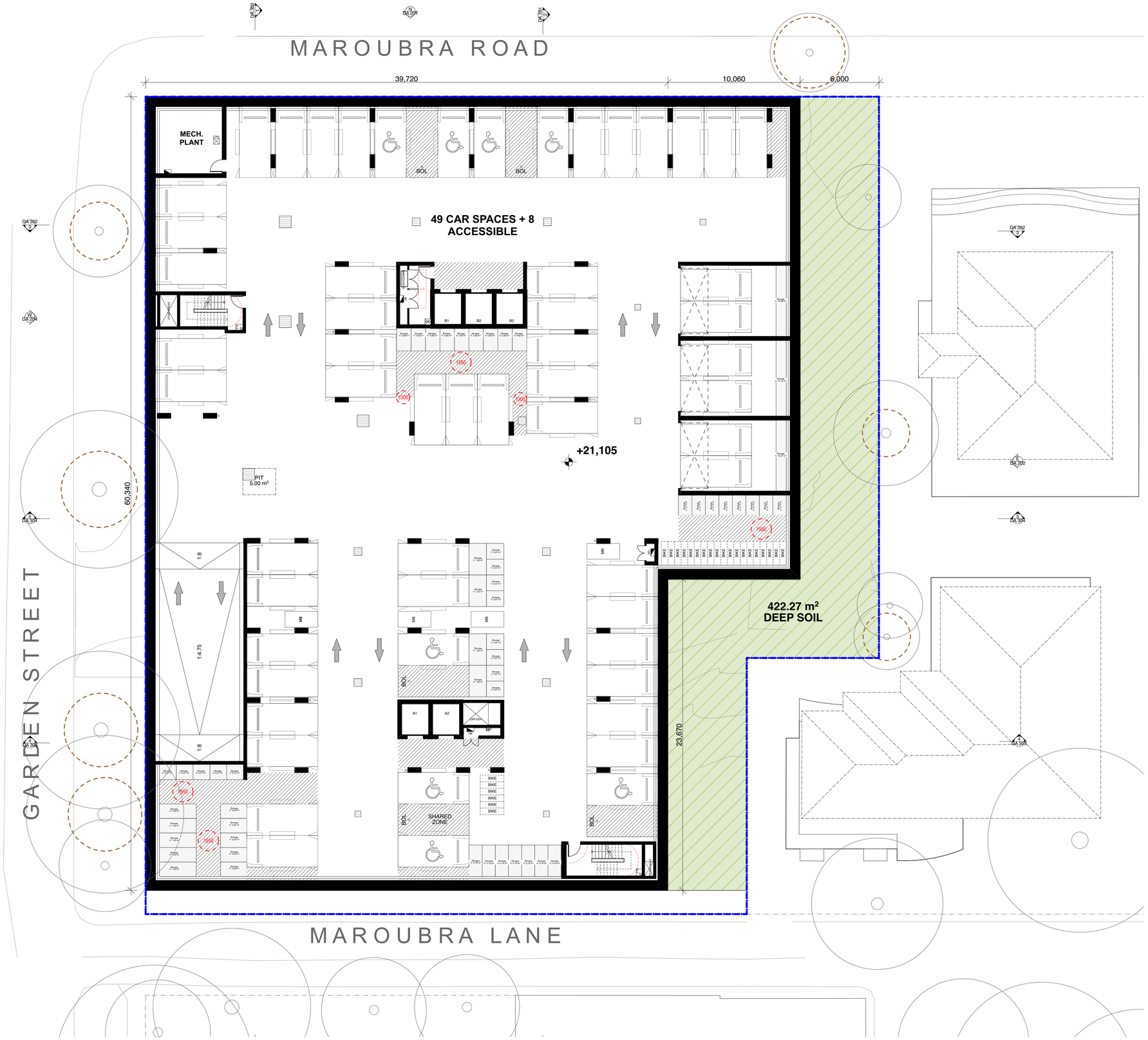
Print Date
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Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Analysis - Typical Floor Plan

Project No. **24029**
Revision **A**
Drawing No. **DA 017**



LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

Certificate No. 0012826760
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Assessor name Lawrence Yu
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Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Lawrence Yu
Assessor Number 20647
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Nominated Architect (NSW) - John Baker 3552

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North

Scale at A1
1:150

Status
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Drawn
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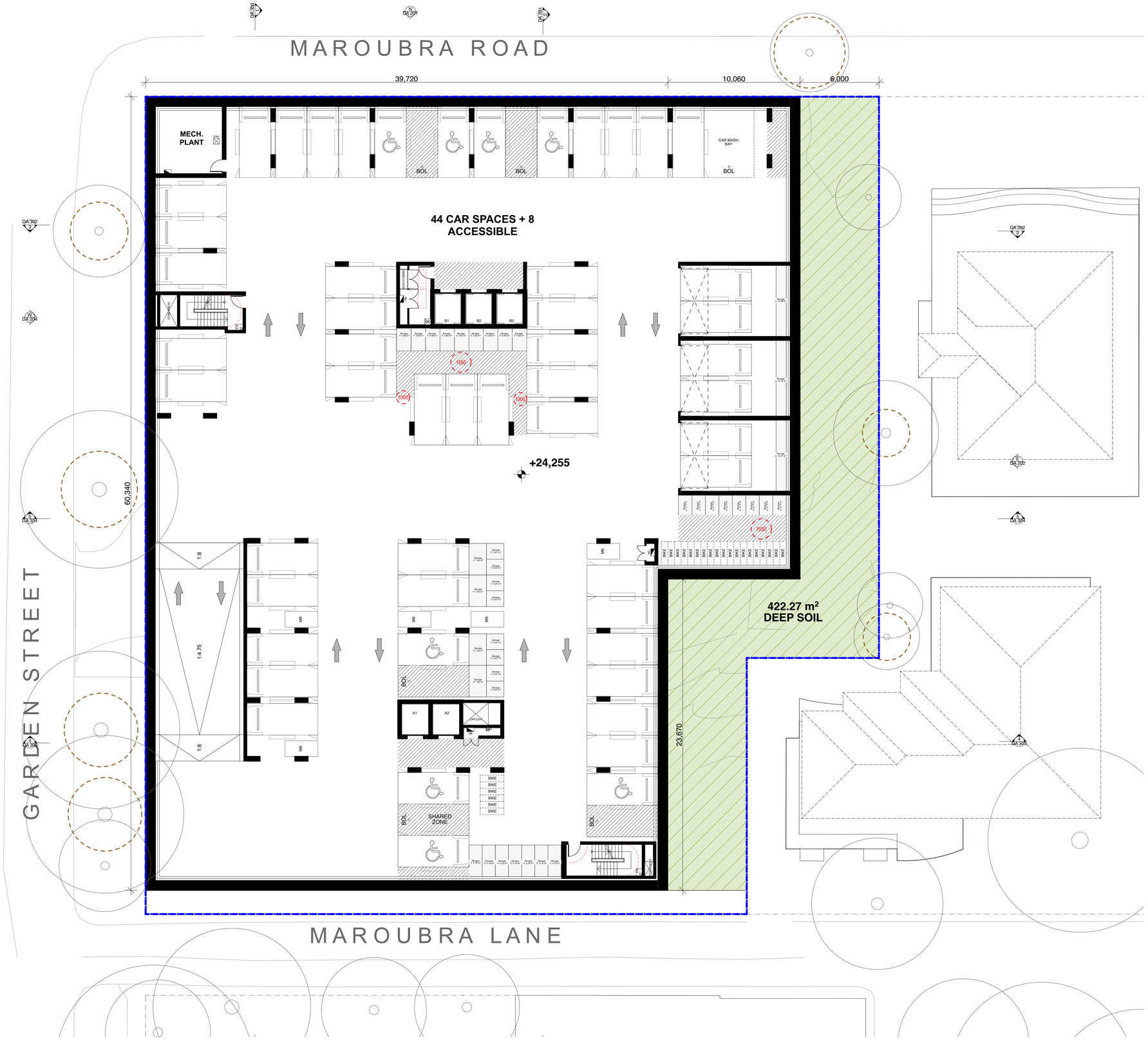
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JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Basement 04 Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 090



LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

Certificate No. 0012826760

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Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035

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Assessor Name Lawrence Yu
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Status
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Drawn
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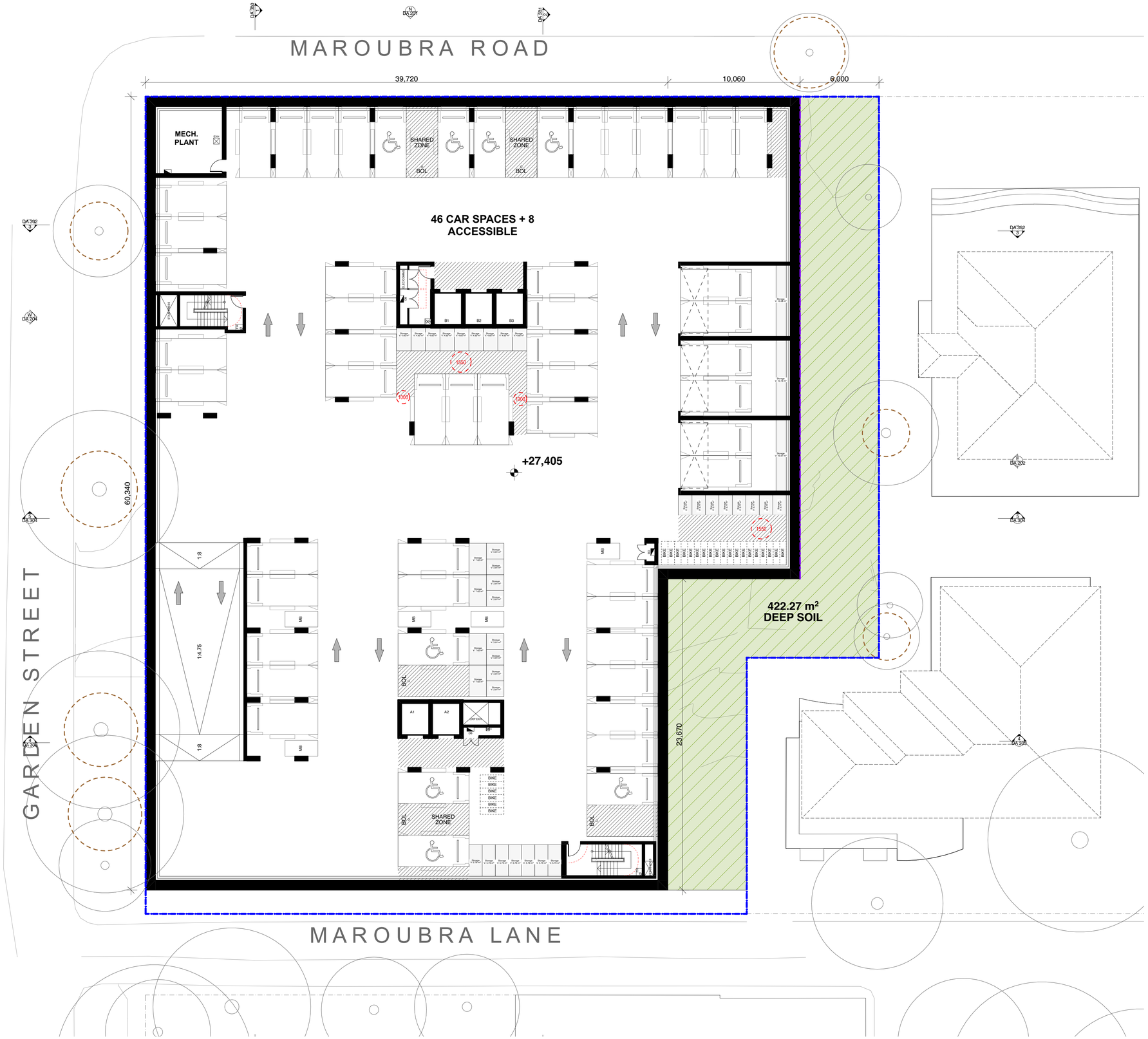
Print Date
12/2/2026

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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Basement 03 Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 091



LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

Certificate No. 0012826760

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North

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Status
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Drawn
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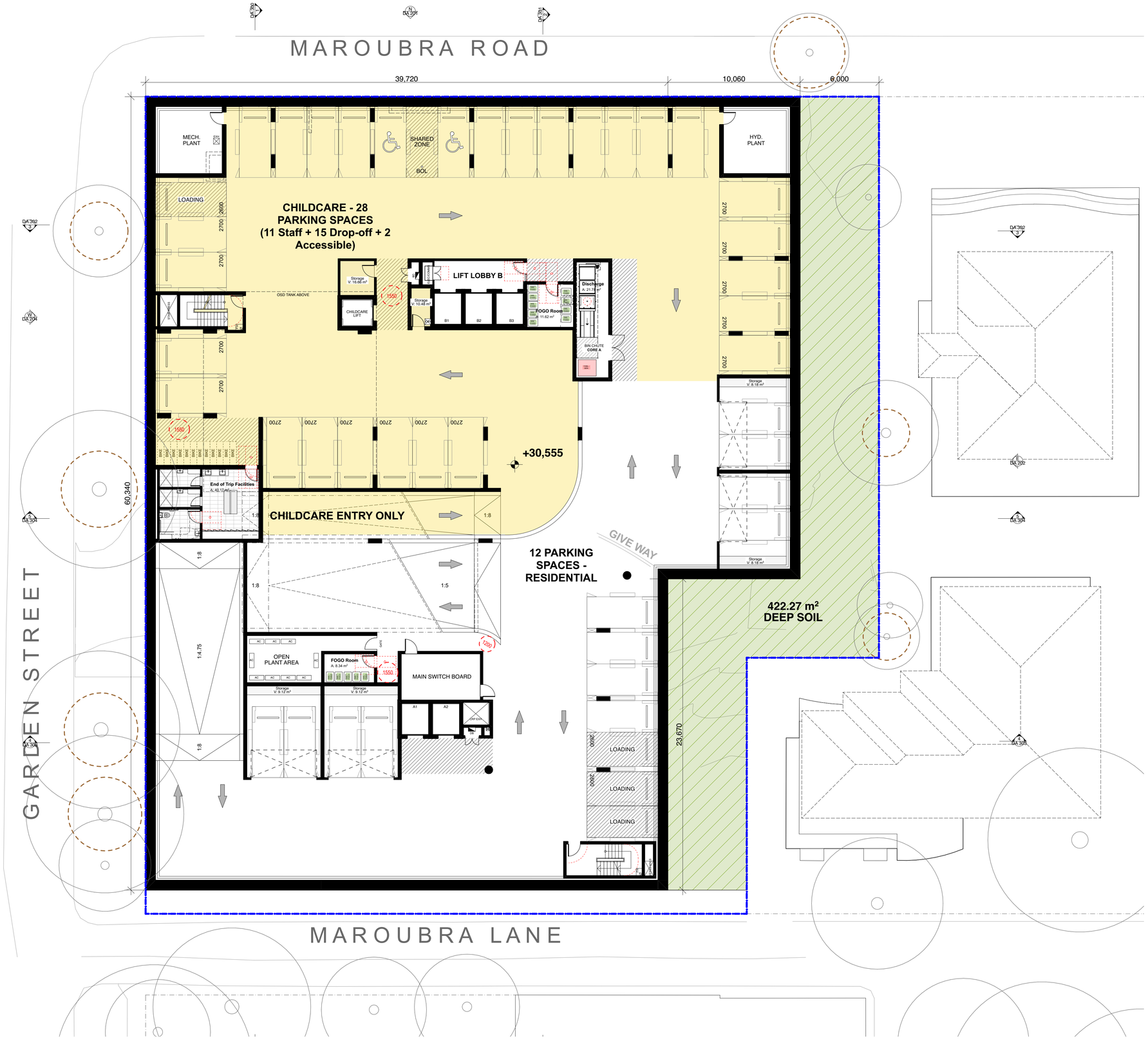
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12/2/2026

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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Basement 02 Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 092



LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

Certificate No. 0012826760

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Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035

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

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North

Scale at A1
1:150

Status
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Drawn
CM, SA, RD

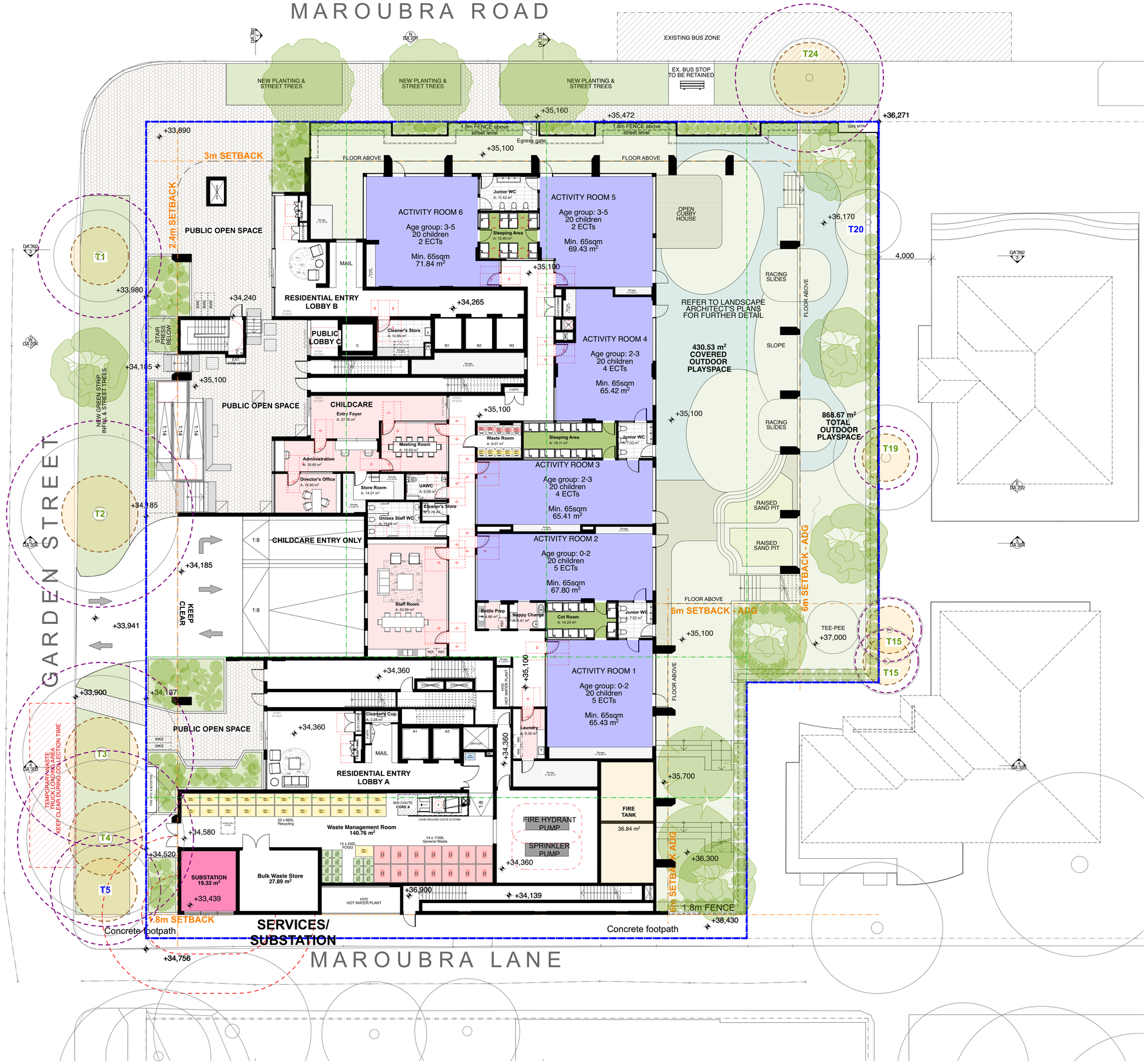
Print Date
12/2/2026

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JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Basement 01 Floor Plan

Project No. 24029
Revision A
Drawing No. DA 093



LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances
- Childcare Administration Room
- Childcare Activity Room
- Childcare Sleeping Area

Certificate No. 0012826760

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Assessor name	Lawrence Yu
Accreditation No.	20647
Property Address	251-257 Maroubra Road,MAROUBRA NSW,2035

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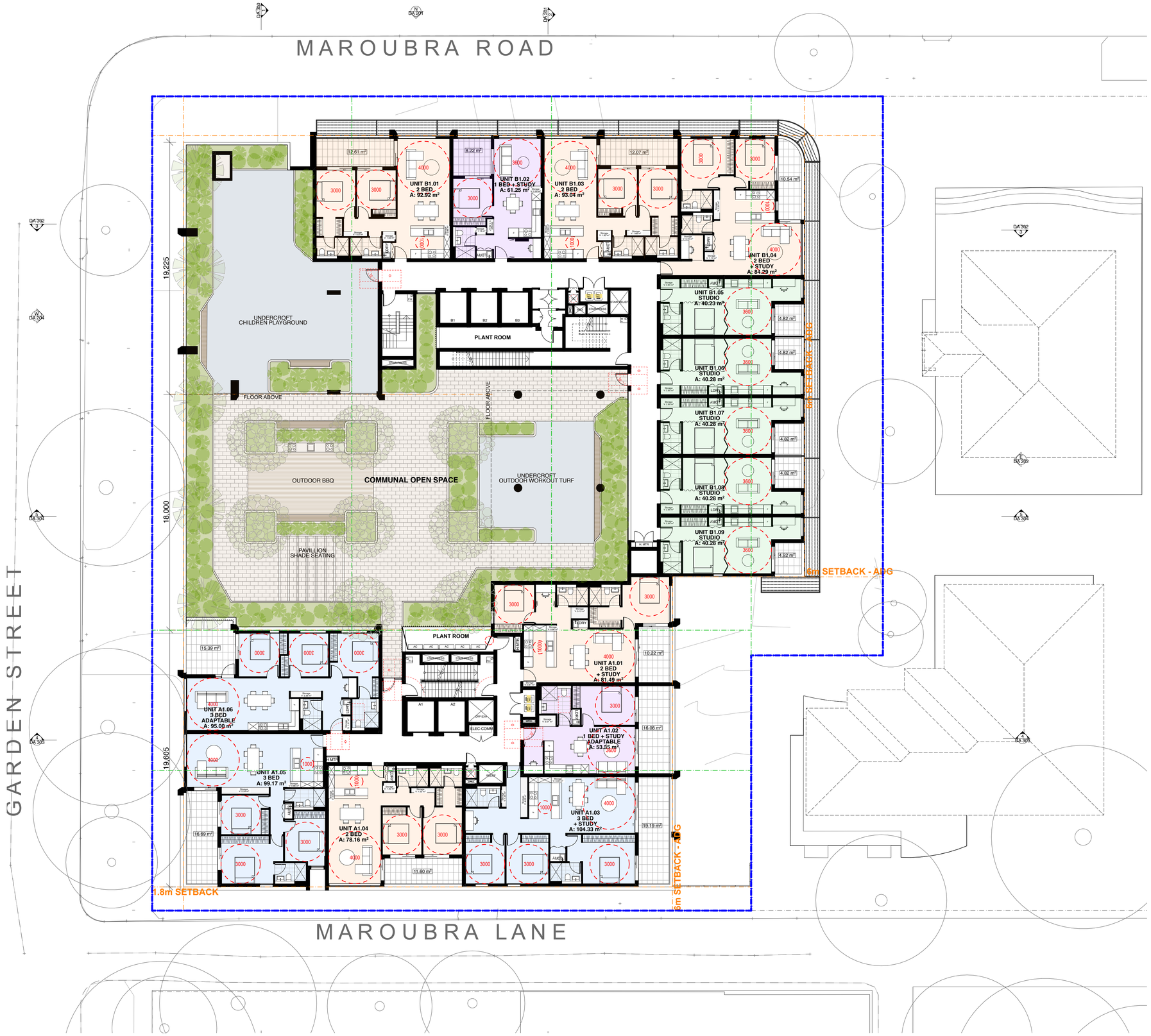
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Ground Floor Plan

Project No.
24029

Revision
A

Drawing No.
DA 100



LEGEND:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

Certificate No. 0012826760

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Assessor name Lawrence Yu

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Assessor Name Lawrence Yu

Assessor Number 20647

This Accredited Assessor has demonstrated competency in selected Software and has agreed to follow the ABSA Code of Practice

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
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- Boundaries
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Drawn
CM, SA, RD

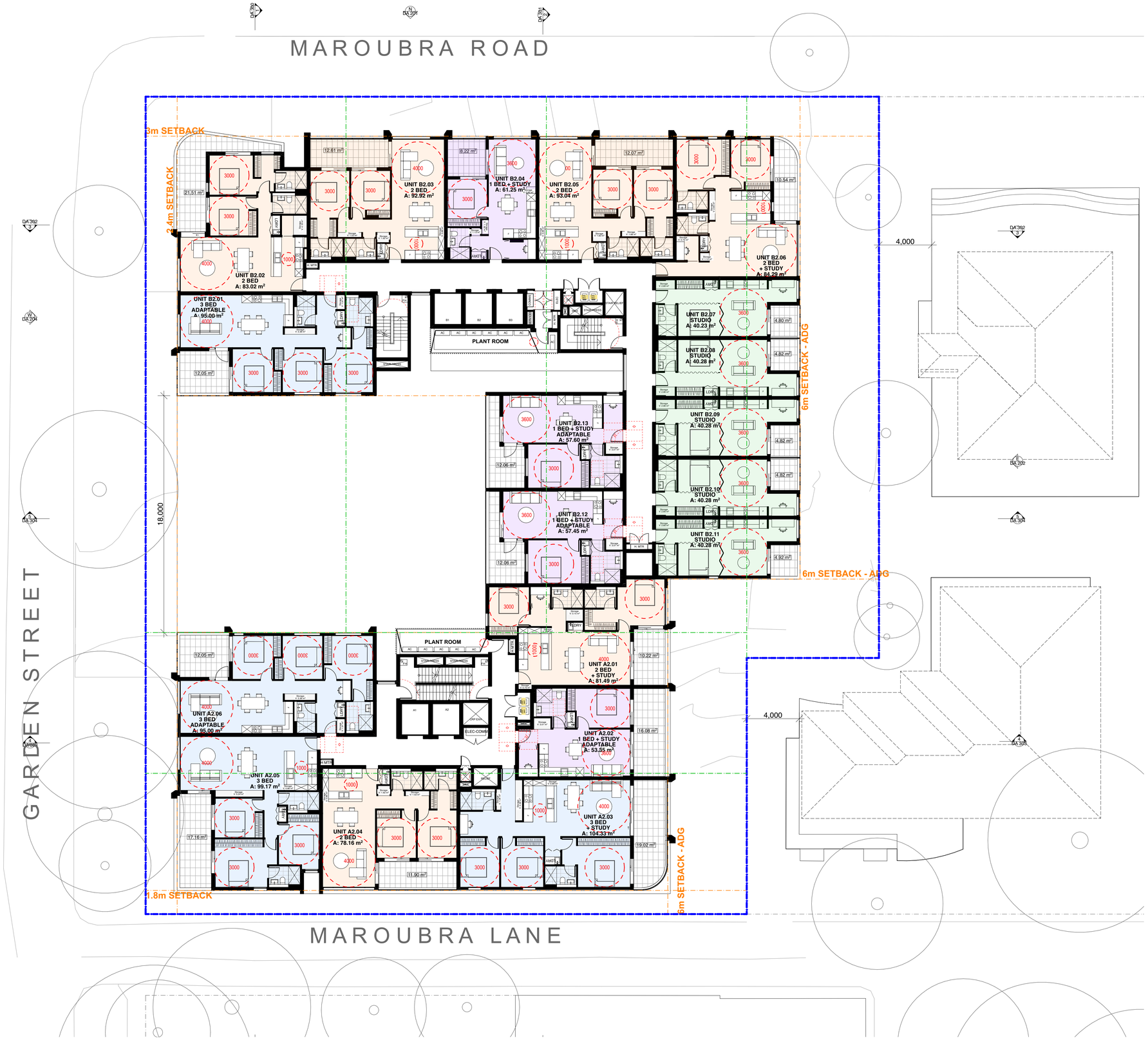
Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 01 Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 101



LEGEND:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

Certificate No. 0012826760
Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035
hstar.com.au/QR/Generate?p=jSLierkTj
Version 2025.0

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Lawrence Yu
Assessor Number 20647
The Accredited Assessor undertook the rating using approved software and has agreed to follow the ABSA Code of Practice

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
T : 02 9712 0238

3. Arborist
Seasoned Tree Consulting
David Gowenlock
T : 0415 961 074

4. Landscape
Conzept
Robert Frew
T : 02 9922 5312

5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic
Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

Client
BSWLD MAROUBRA PTY LTD

Architect
BKA Architecture

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Suite 1.04,
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NSW 2018
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19 Bolton St,
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NSW 2300
E: bka@bka.com.au

NORTH COAST
39-41 Main Street
Clunes
NSW 2480
W: www.bka.com.au

North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

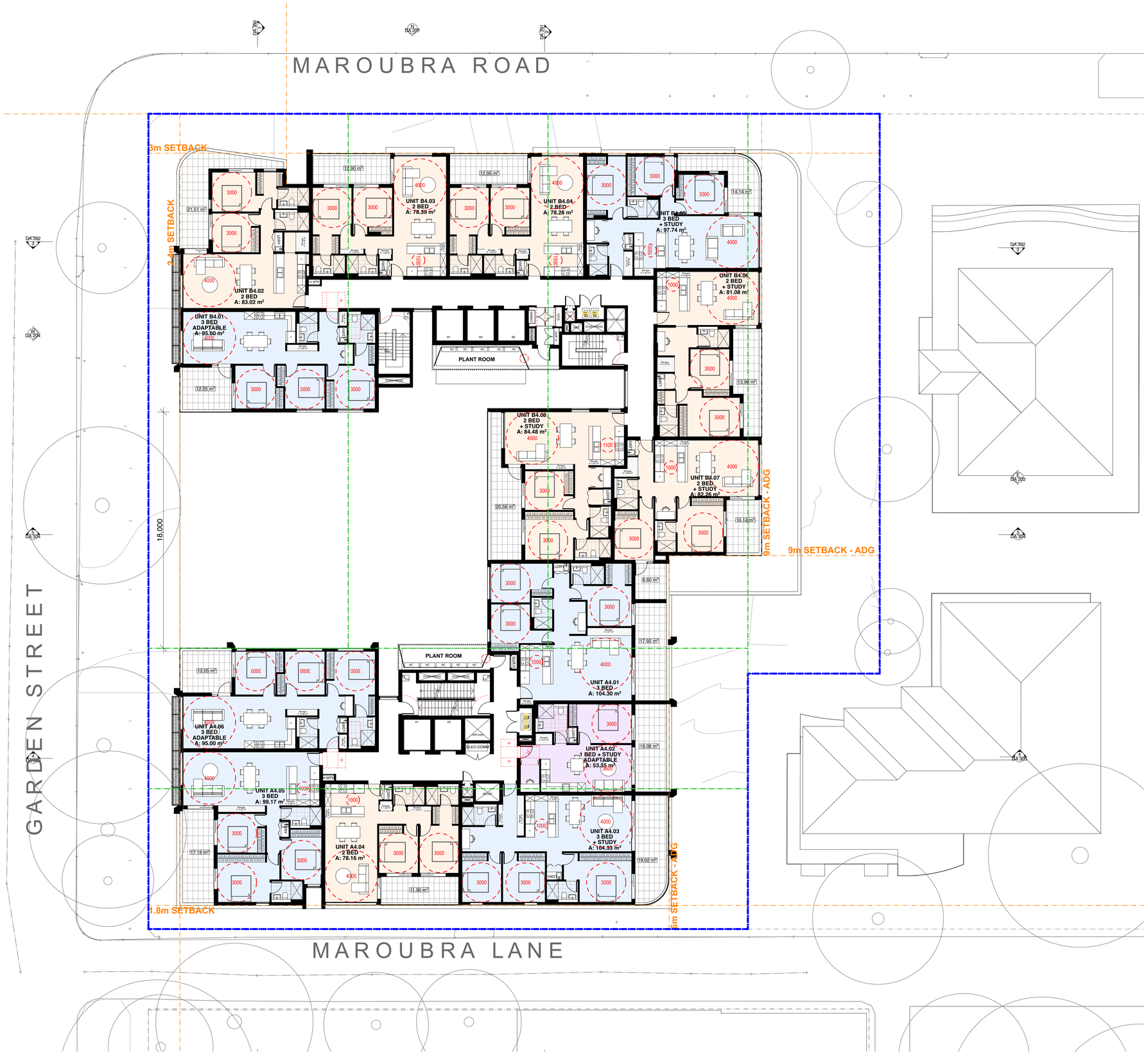
Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 02-03 Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 102



LEGEND:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

Certificate No. 0012826760

Scan QR code or follow website link for rating details.

Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035

hstar.com.au/QR/Generate?p=jSLierkTj

Version 2025.0

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Lawrence Yu
Assessor Number 20647
The Accredited Assessor undertook this assessment using Nationwide House Energy Software and has agreed to follow the ABSA Code of Practice

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
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Huy Thai
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3. Arborist
Seasoned Tree Consulting
David Gowenlock
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4. Landscape
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Robert Frew
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5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
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7. Acoustic
Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

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NORTH COAST
39-41 Main Street
Clunes
NSW 2480
W: www.bka.com.au

North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

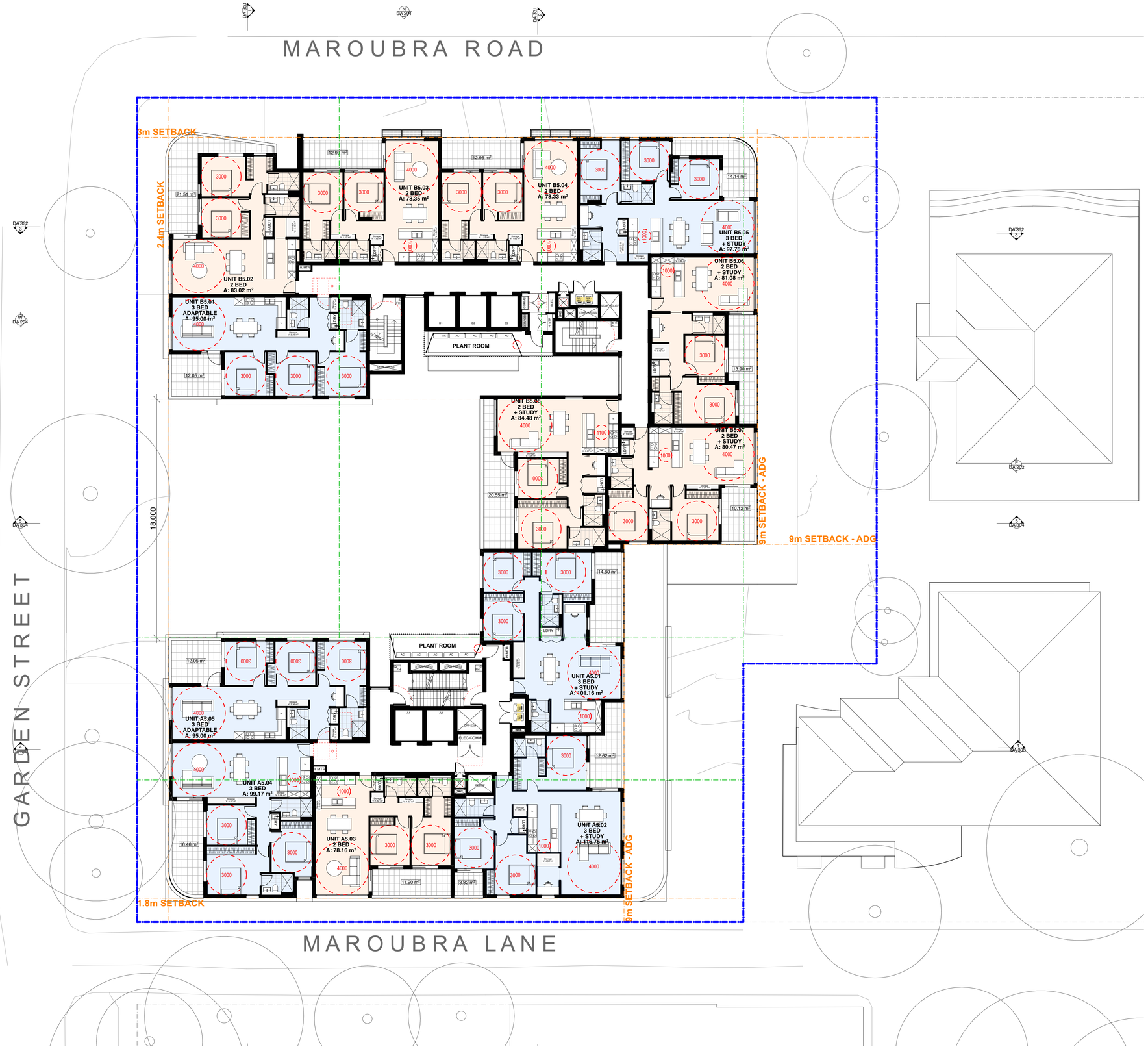
Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 04 Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 103



LEGEND:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

Certificate No. 0012826760

Scan QR code or follow website link for rating details.

Assessor name	Lawrence Yu
Accreditation No.	20647
Property Address	251-257 Maroubra Road,MAROUBRA NSW,2035

hstar.com.au/QR/Generate?p=jSLierkTj

Version 2025.0

ABSA

Australian Building Sustainability Assessors

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

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

The Accredited Assessor undertook the rating using Australian accredited software and has agreed to follow the ABSA Code of Practice

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
T : 02 9712 0238

3. Arborist
Seasoned Tree Consulting
David Gowenlock
T : 0415 961 074

4. Landscape
Conzept
Robert Frew
T : 02 9922 5312

5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic
Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

Client
BSWLD MAROUBRA PTY LTD

Architect

BKA Architecture

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Newcastle
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E: bka@bka.com.au

NORTH COAST
39-41 Main Street
Clunes
NSW 2480
W: www.bka.com.au

North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

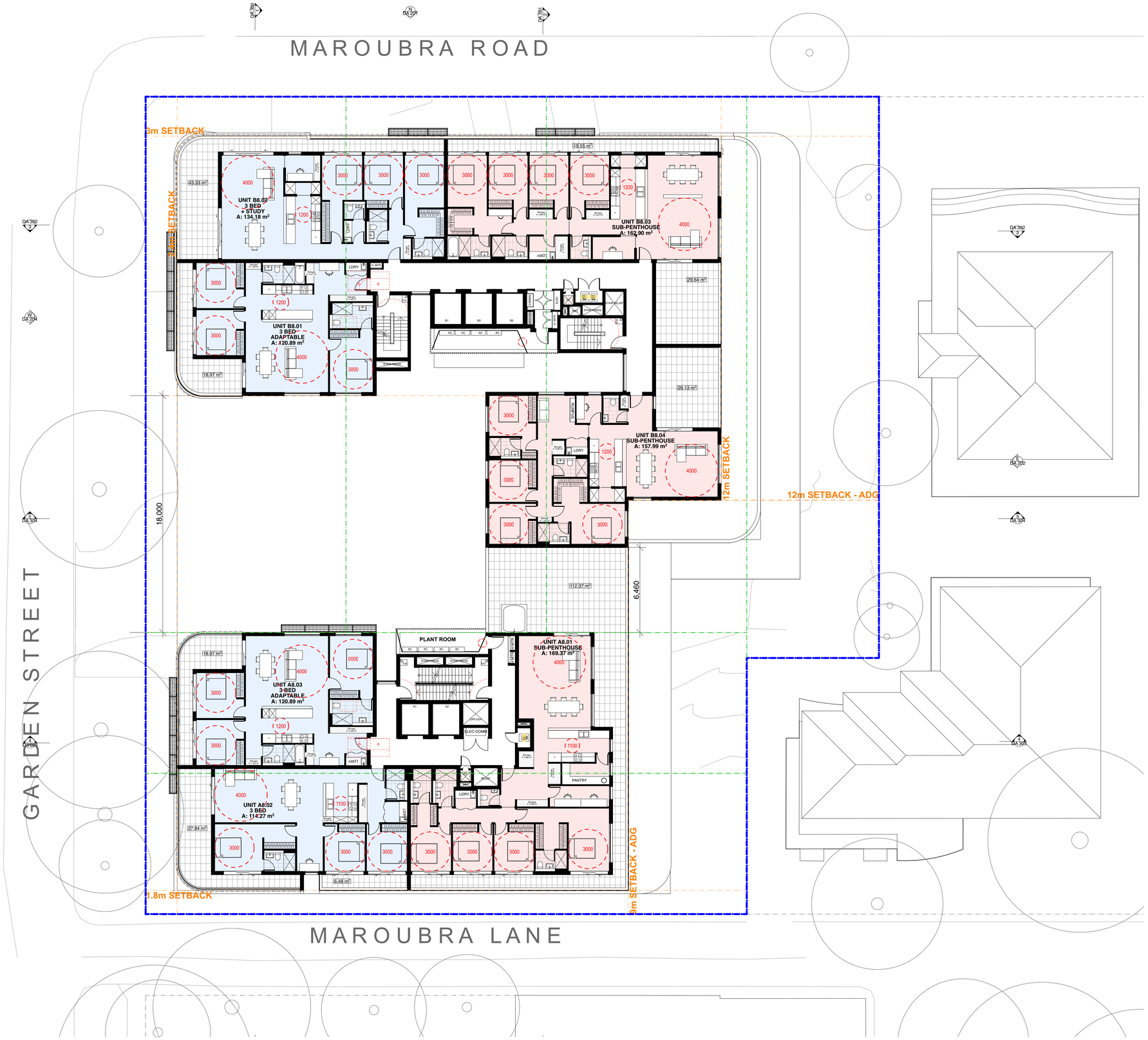
Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 05-07 Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 104



LEGEND:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

Certificate No. 0012826760

Scan QR code or follow website link for rating details.

Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035

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Version 2025.0

ABSA
Australian Building Sustainability Association

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

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

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

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
T : 02 9712 0238

3. Arborist
Seasoned Tree Consulting
David Gowenlock
T : 0415 961 074

4. Landscape
Conzept
Robert Frew
T : 02 9922 5312

5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic
Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

Client
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BKA Architecture

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77 Dunning Ave,
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NSW 2018

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19 Bolton St,
Newcastle
NSW 2300

NORTH COAST
39-41 Main Street
Clunes
NSW 2480

T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au

North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

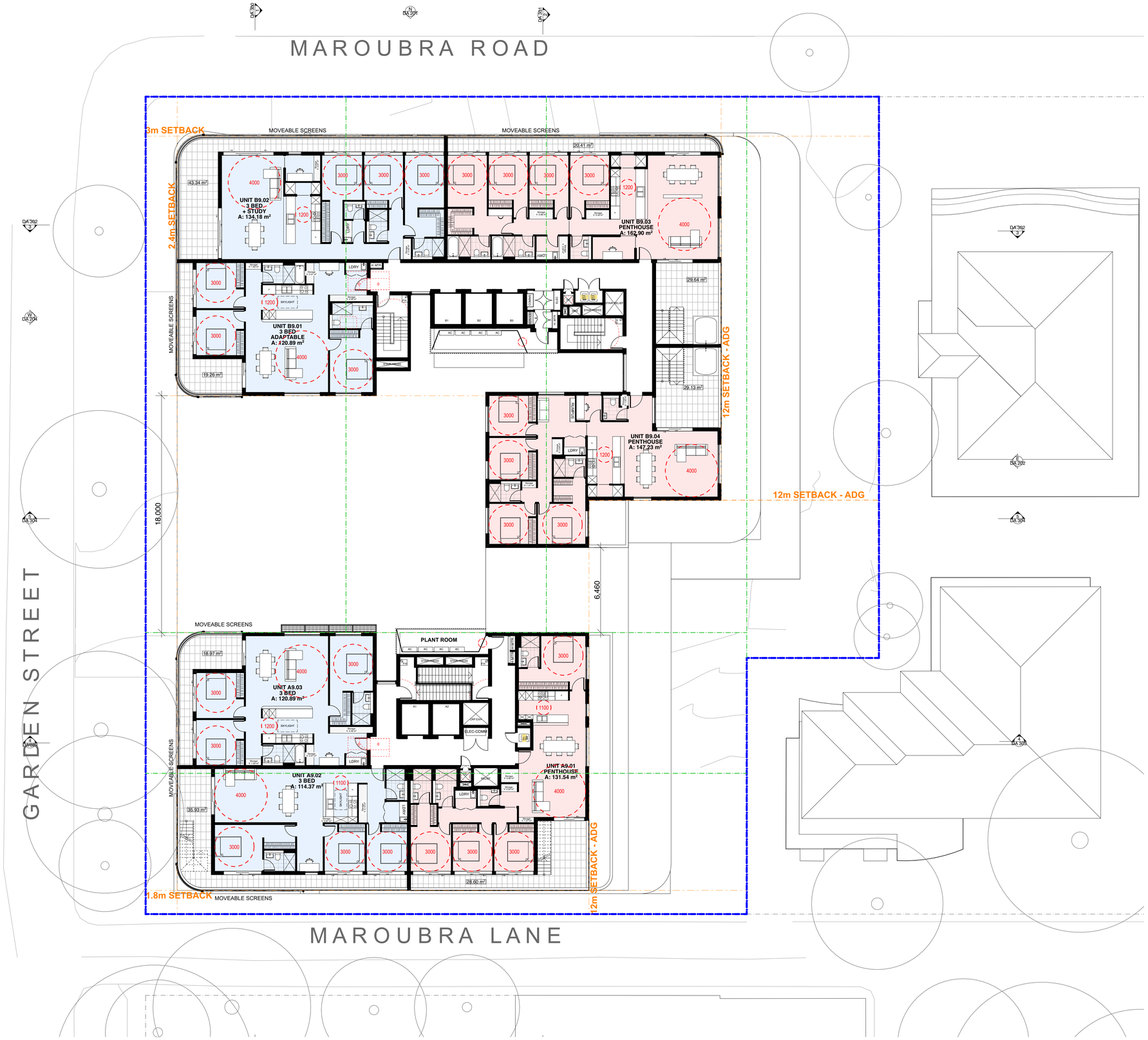
Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 08 Floor Plan

Project No.	Revision	Drawing No.
24029	A	DA 105



LEGEND:

- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 4 Bedroom

Certificate No. 0012826760

Scan QR code or follow website link for rating details.

Assessor name	Lawrence Yu
Accreditation No.	20647
Property Address	251-257 Maroubra Road,MAROUBRA NSW,2035

hstar.com.au/QR/Generate?p=jSLierkTj

Version 2025.0

ABSA Australian Building Sustainability Association

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

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

Assessor Name Lawrence Yu

Assessor Number 20647

The Accredited Assessor identified has completed BuildSMART Australia accredited software and has agreed to follow the ABSA Code of Practice

LEGEND:

- New Tree
- TPZ - Tree Protection Zone
- SRZ - Structural Root Zone
- T# High Retention Value Tree
- T# Medium Retention Value Tree
- T# Low Retention Value Tree
- Proposed Planting
- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines
- Clearances

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
T : 02 9712 0238

3. Arborist
Seasoned Tree Consulting
David Gowenlock
T : 0415 961 074

4. Landscape
Conzept
Robert Frew
T : 02 9922 5312

5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic
Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

Client
BSWLD MAROUBRA PTY LTD

Architect

BKA Architecture

SYDNEY
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77 Dunning Ave,
Rosebery,
NSW 2018

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NSW 2300

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39-41 Main Street
Clunes
NSW 2480

T: +61 2 9318 9200 E: bka@bka.com.au W: www.bka.com.au

North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

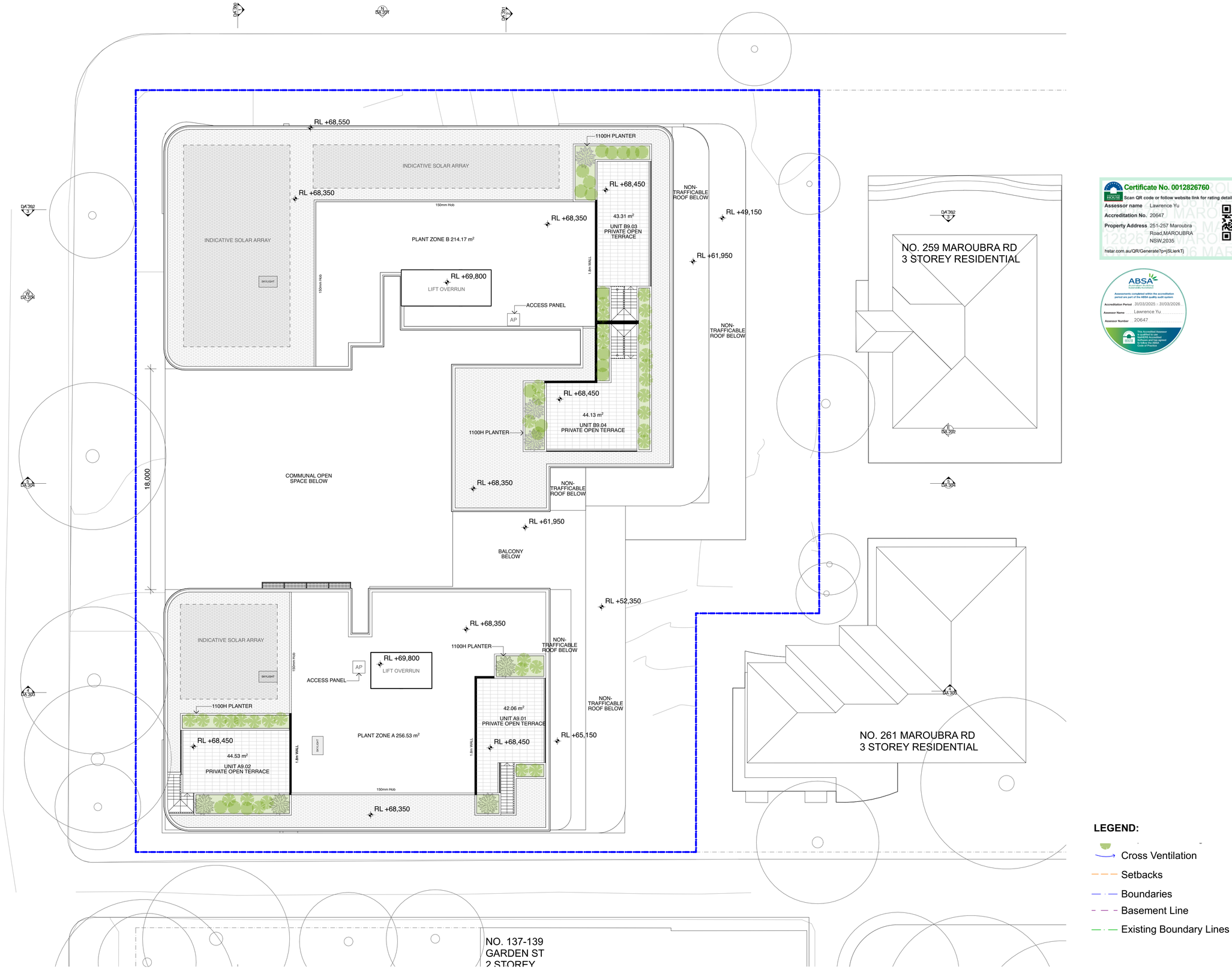
Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Level 09 Floor Plan

Project No.	Revision	Drawing No.
24029	**A**	**DA 106**



LEGEND:

- Cross Ventilation
- Setbacks
- Boundaries
- Basement Line
- Existing Boundary Lines

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

Certificate No. 0012826760
Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035
hstar.com.au/QR/Generate?p=jSLierkTj
Version 2025.0

ABSA
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Lawrence Yu
Assessor Number 20647
The Accredited Assessor undertook the relevant Quality Assurance Software and has agreed to follow the ABSA Code of Practice

1. Planner
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2. Surveyor
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Huy Thai
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3. Arborist
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9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

Client
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Architect
BKA Architecture

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NORTH COAST
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NSW 2480

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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
JG, JB

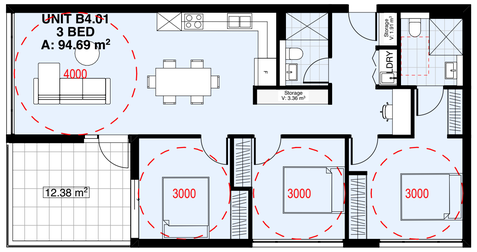
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Roof Plan

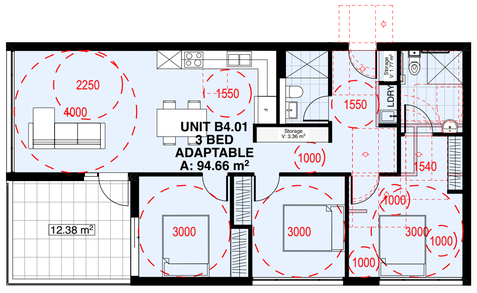
Project No. **24029**
Revision **A**
Drawing No. **DA 107**

Adaptable Units

13 UNITS : A1.06, A2.06, A3.06, A4.06, A5.05, A6.05, A7.05, B2.01, B3.01, B4.01, B5.01, B6.01, B7.01

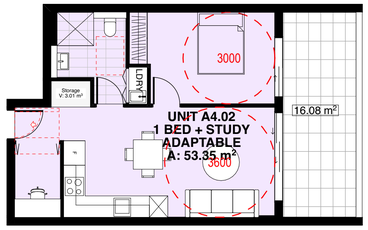


PRE - ADAPTATION

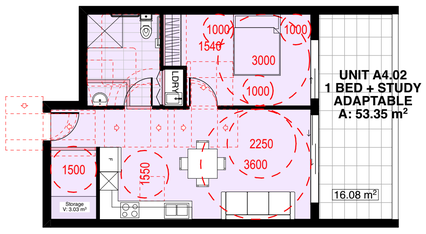


POST - ADAPTATION

8 UNITS : A1.02, A2.02, A3.02, A4.02, B2.12, B2.13, B3.12, B3.13

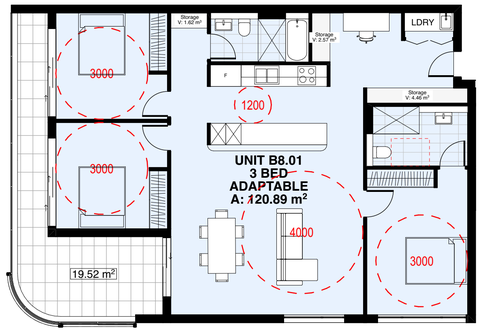


PRE - ADAPTATION

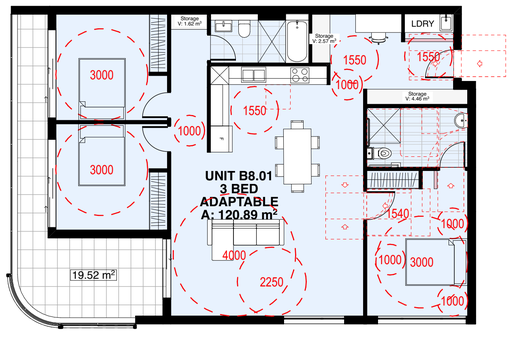


POST - ADAPTATION

3 UNITS : A8.03, B8.01, B9.01



PRE - ADAPTATION



POST - ADAPTATION

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Assessor Number 20647
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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
T : 02 9712 0238

3. Arborist
Seasoned Tree Consulting
David Gowenlock
T : 0415 961 074

4. Landscape
Conzept
Robert Frew
T : 02 9922 5312

5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic
Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

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North

Scale at A1
1:100

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

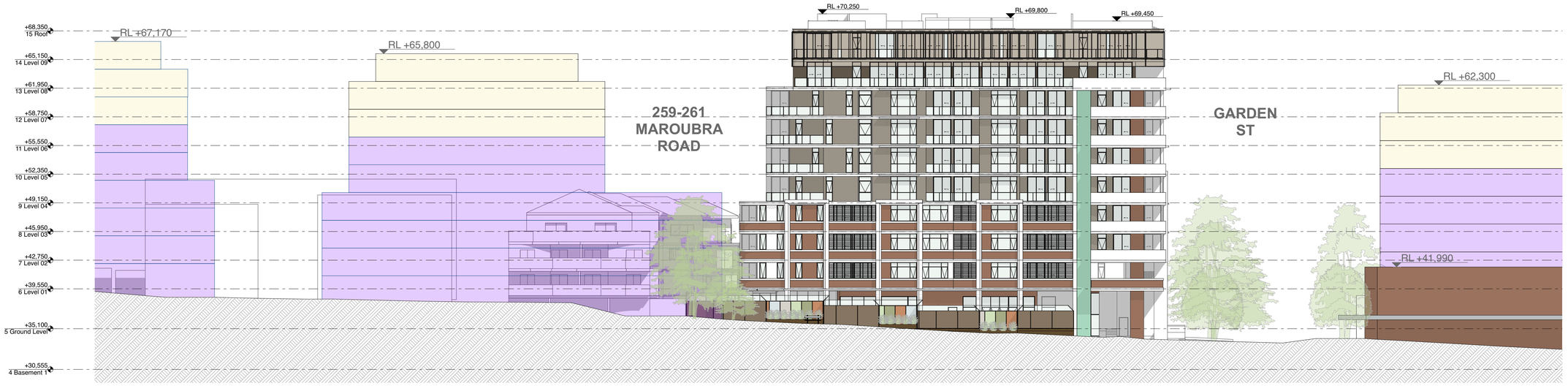
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

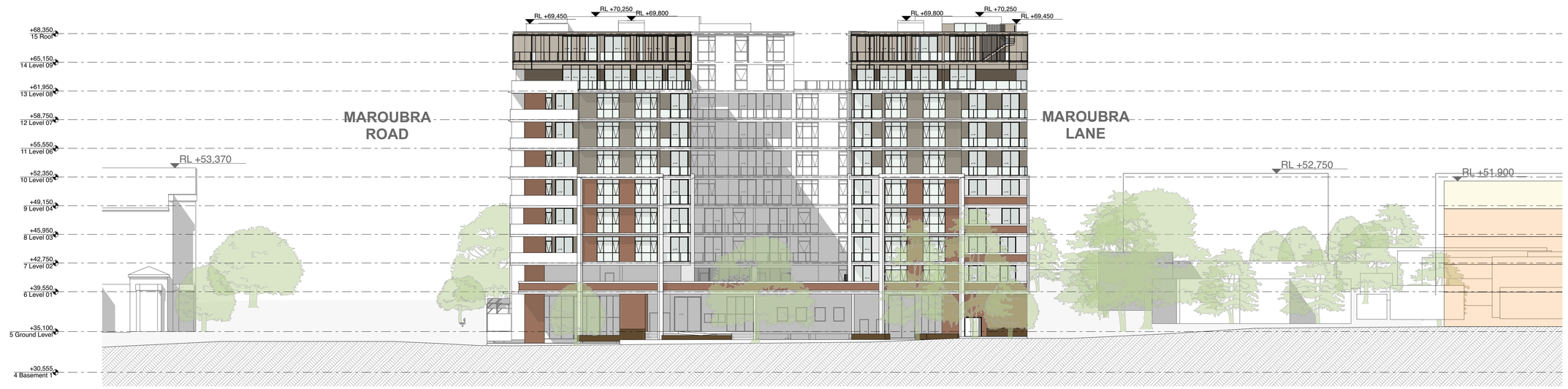
Drawing
Adaptable Units

Project No.	Revision	Drawing No.
24029	A	DA 108

Streetscape Elevations



1 Maroubra Rd Elevation
1:250



2 Garden Street Elevation
1:250

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North

Scale at A1
1:250

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

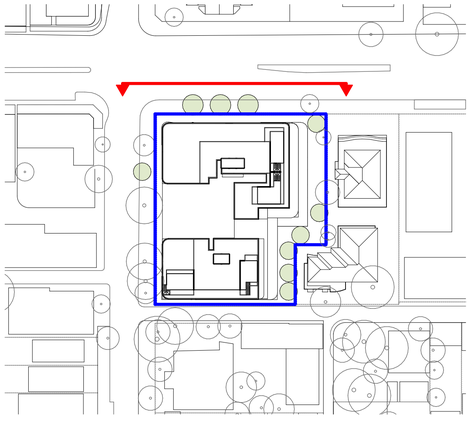
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Drawing
Streetscape Elevation

Project No.	Revision	Drawing No.
24029	**A**	**DA 200**





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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

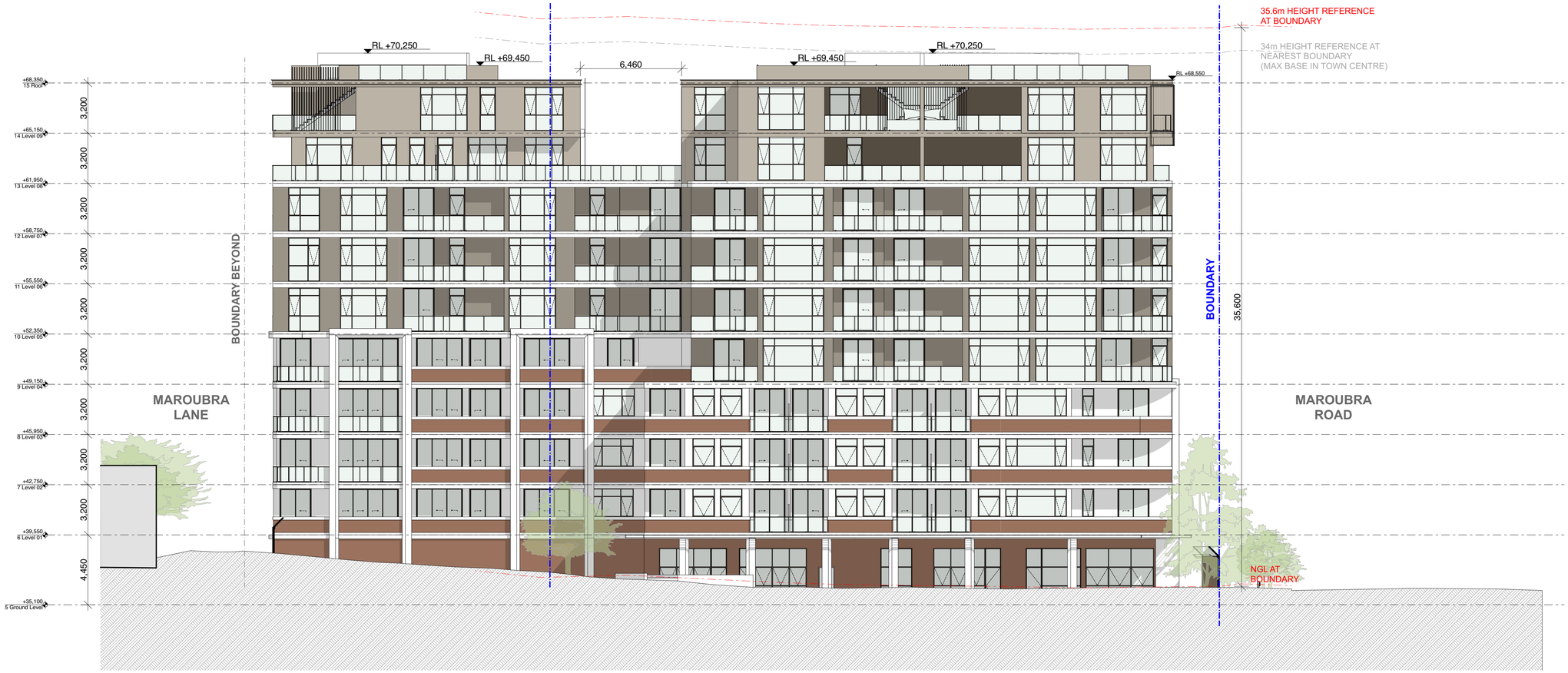
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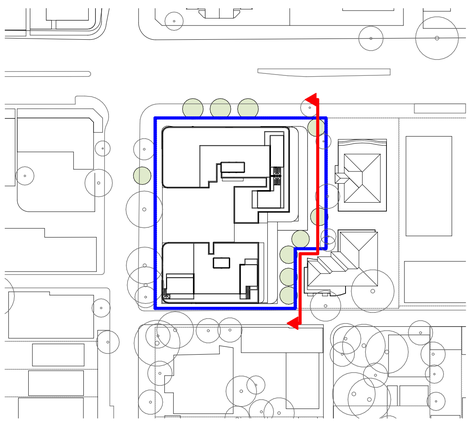
Checked
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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
North Elevation - Maroubra Road

Project No.	Revision	Drawing No.
24029	A	DA 201









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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

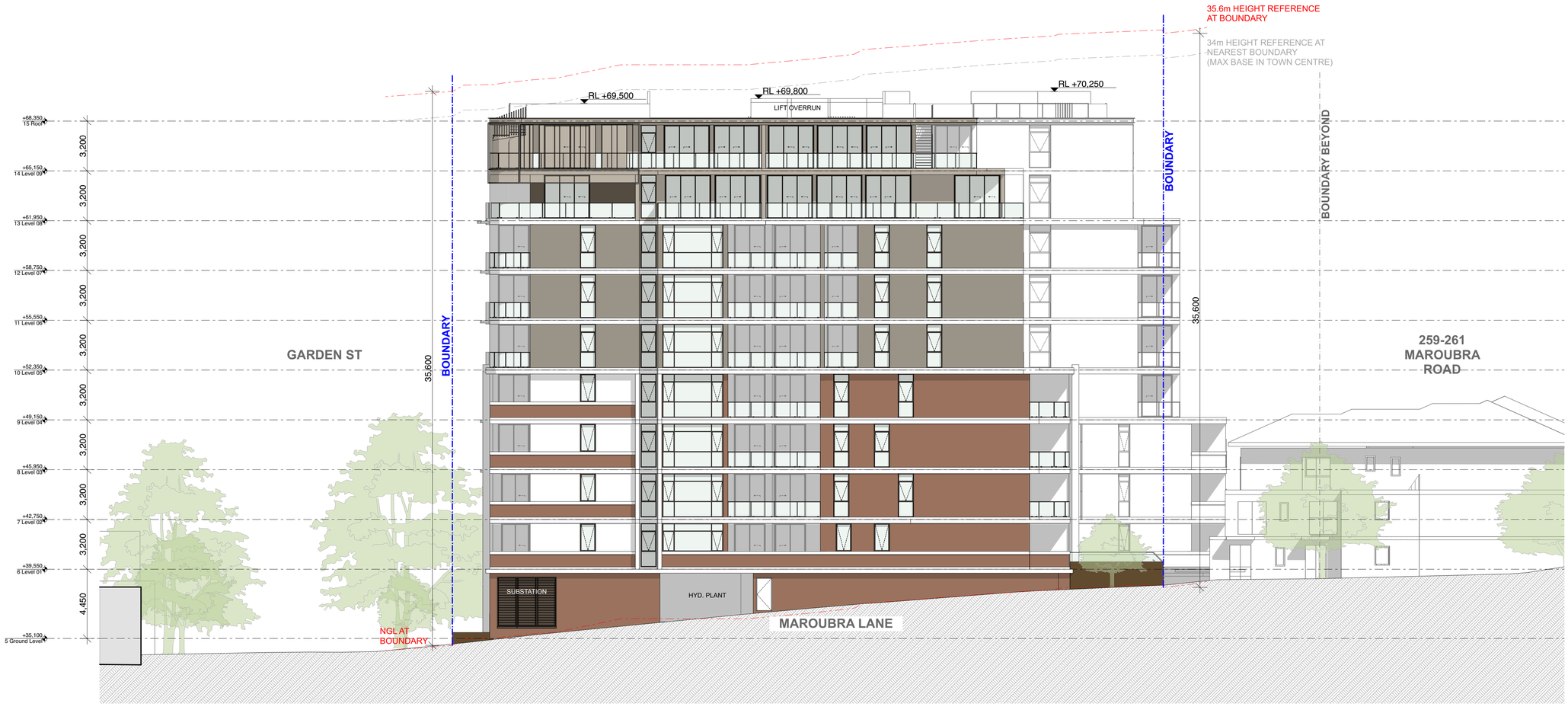
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12/2/2026

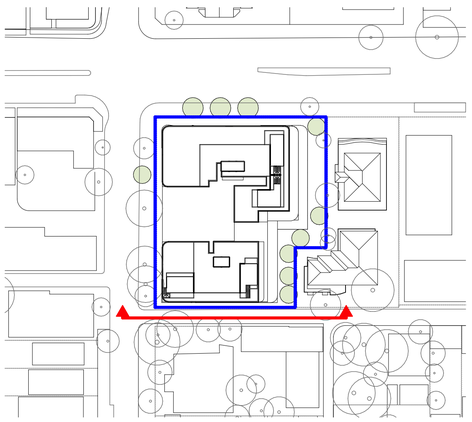
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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
East Elevation

Project No. **24029**
Revision **A**
Drawing No. **DA 202**





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North

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1:150

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

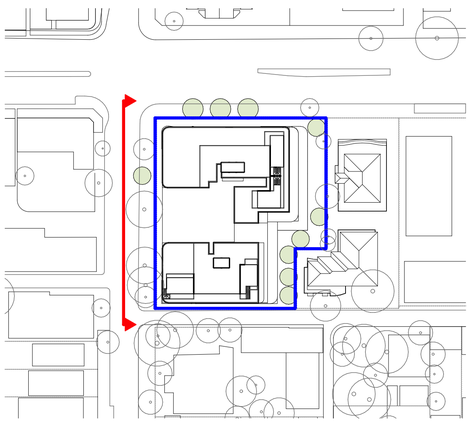
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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
South Elevation - Maroubra Lane

Project No.	Revision	Drawing No.
24029	A	DA 203





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1:150

Status
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Drawn
CM, SA, RD

Print Date
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Checked
JG, JB

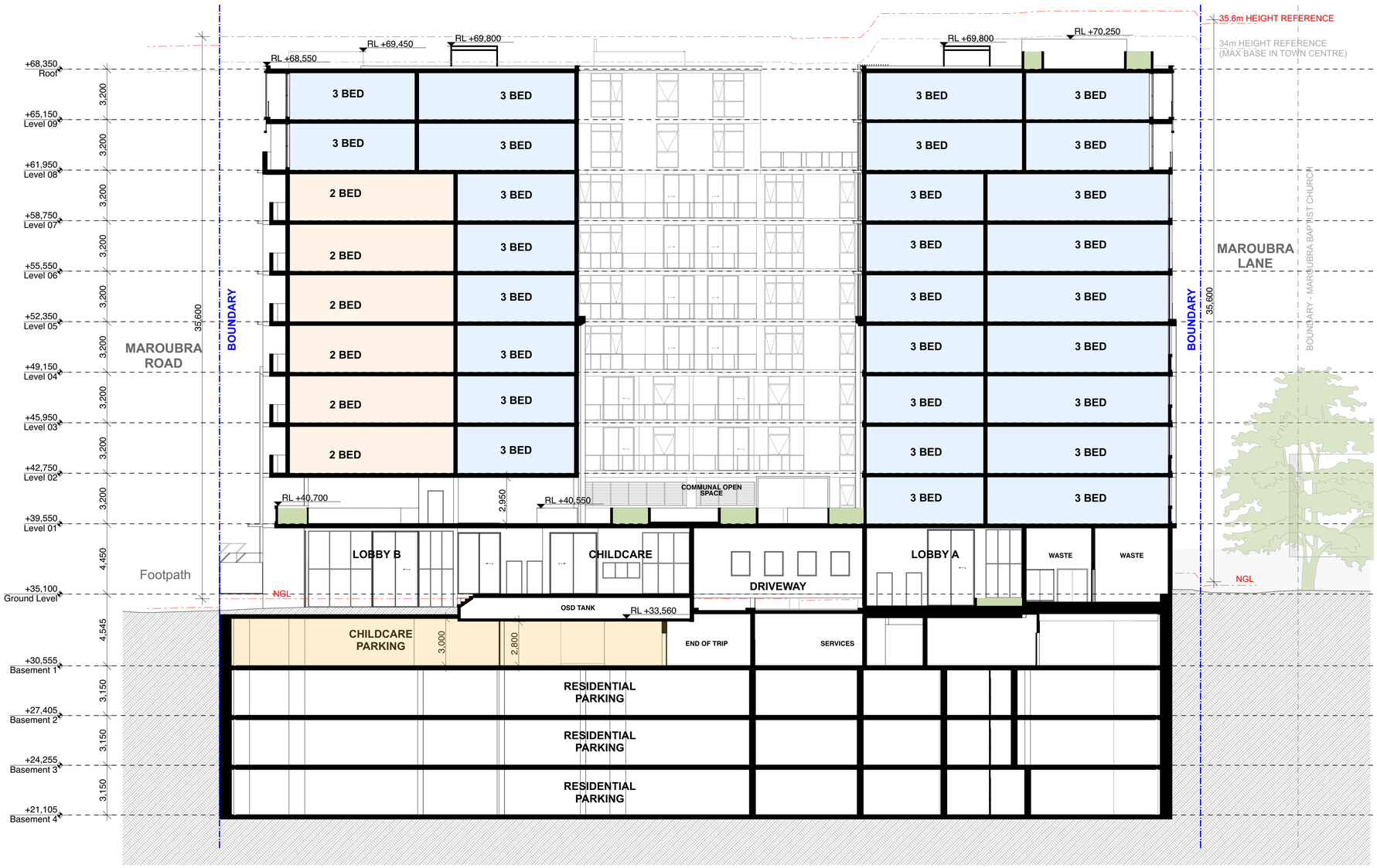
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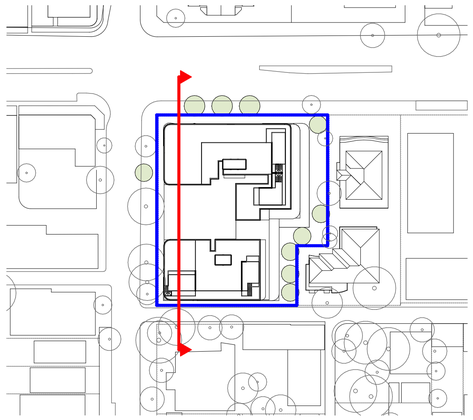
Drawing
West Elevation - Garden Street

Project No. **24029**

Revision **A**

Drawing No. **DA 204**





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North

Scale at A1
1:150

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
JG, JB

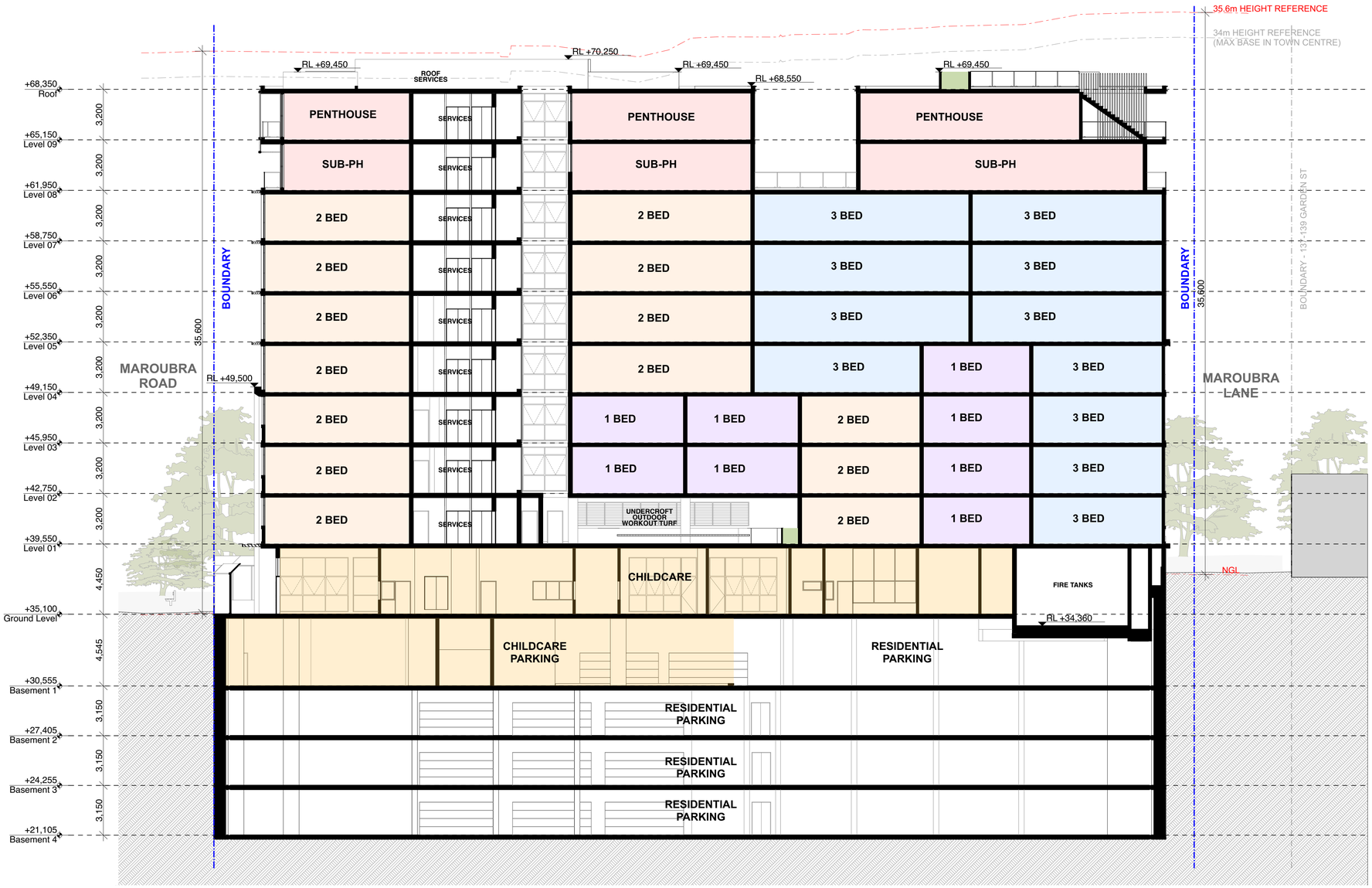
Project
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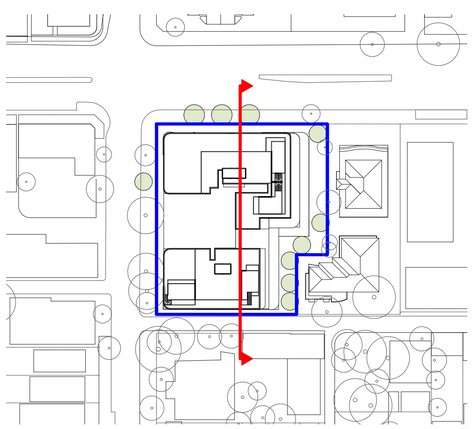
Drawing
Section 1

Project No.
24029

Revision
A

Drawing No.
DA 300





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A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
T : 02 9712 0238

3. Arborist
Seasoned Tree Consulting
David Gowenlock
T : 0415 961 074

4. Landscape
Conzept
Robert Frew
T : 02 9922 5312

5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic
Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
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10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

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North

Scale at A1
1:150

Status
SSDA

Drawn
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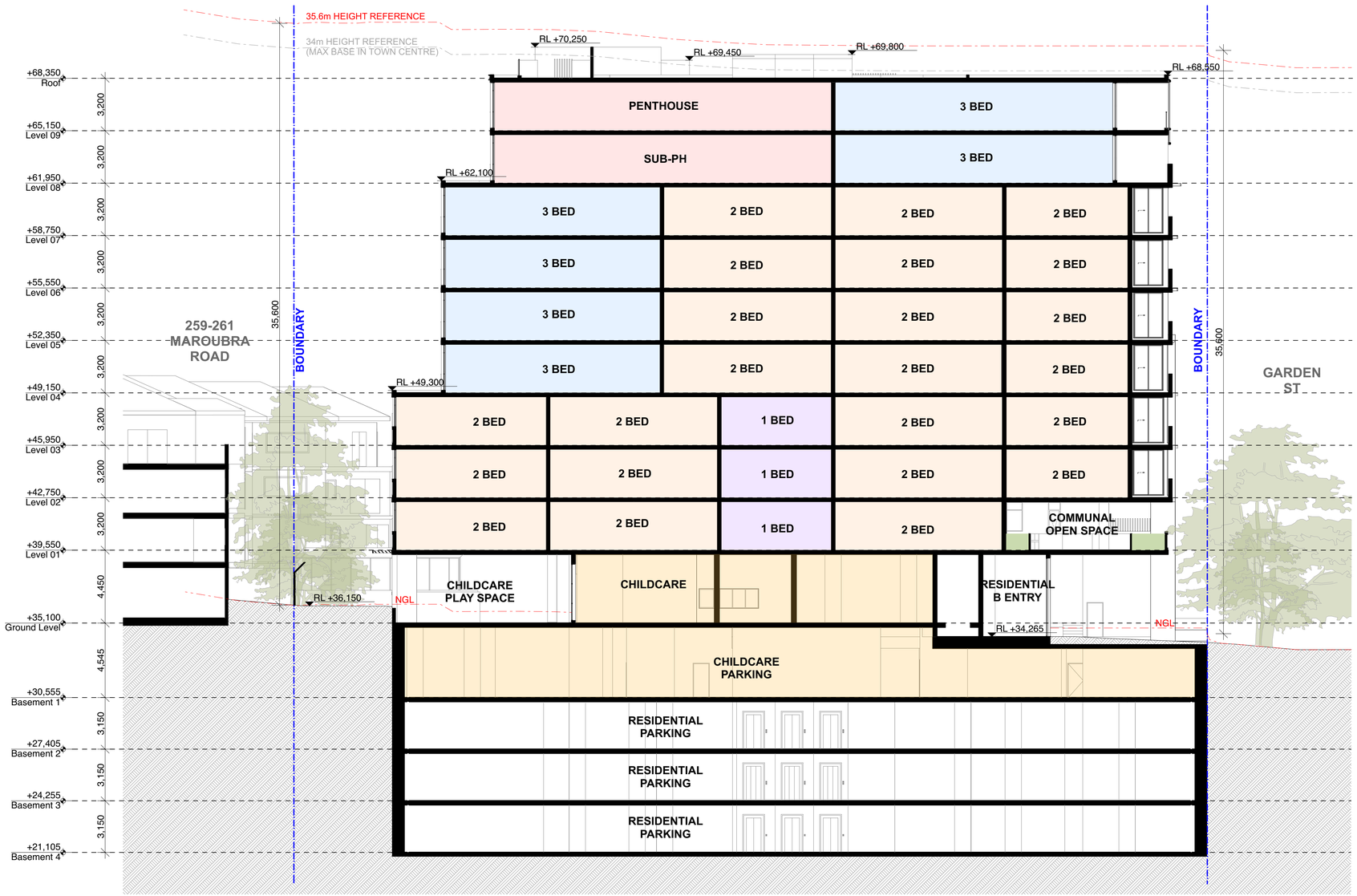
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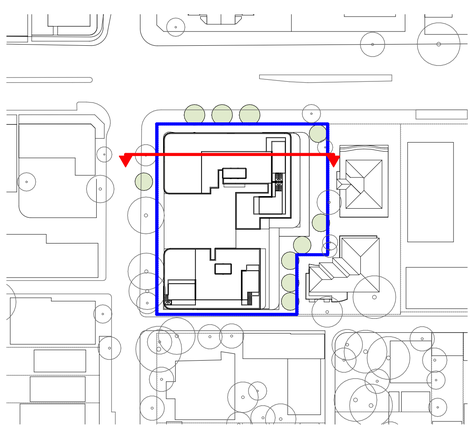
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Drawing
Section 2

Project No. **24029**
Revision **A**
Drawing No. **DA 301**





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North

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Status
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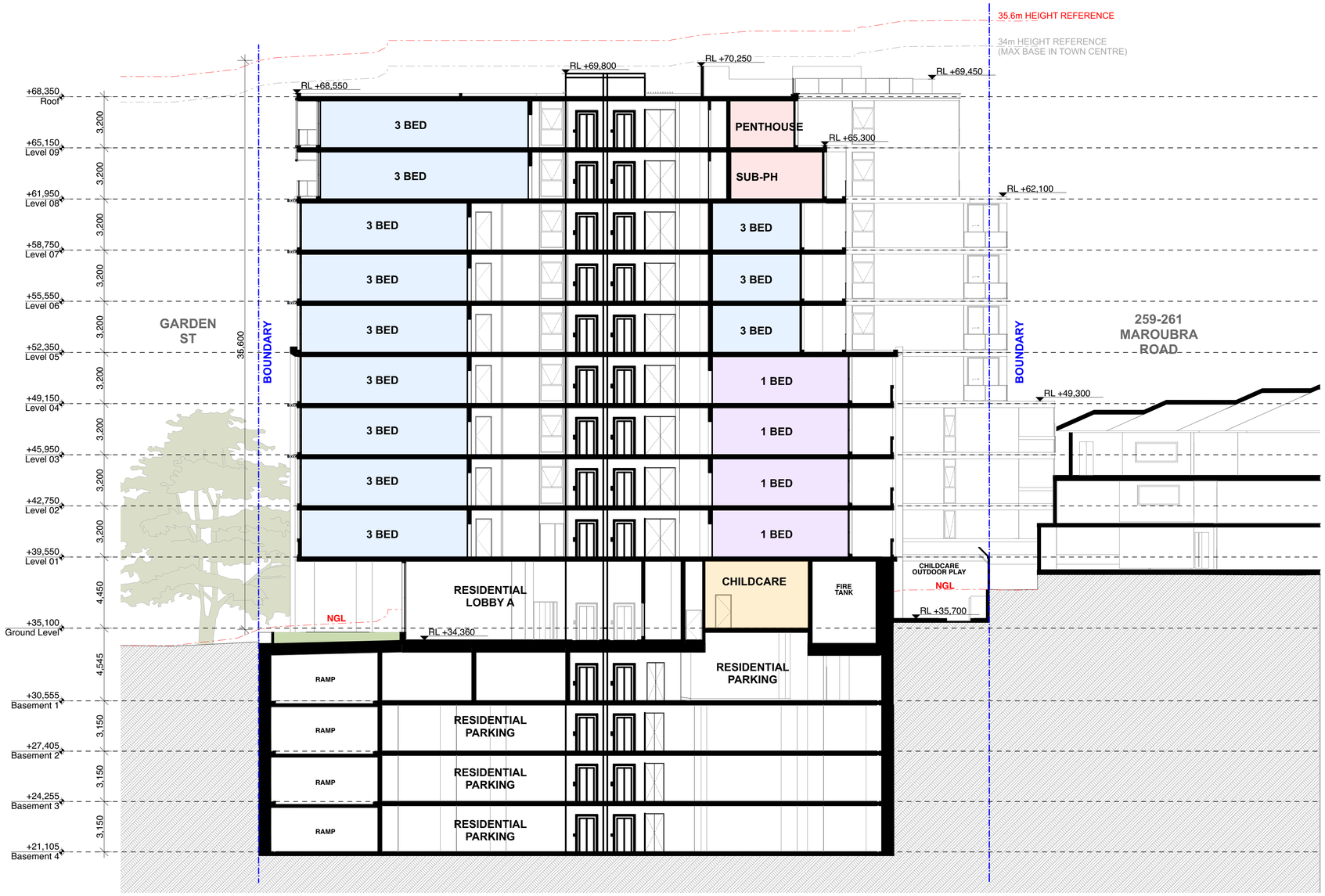
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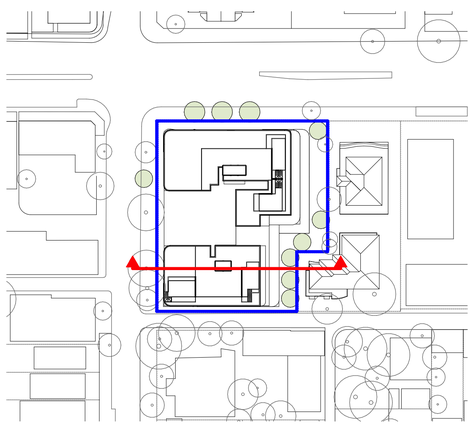
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Drawing
Section 3

Project No. **24029**
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Drawing No. **DA 302**





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North

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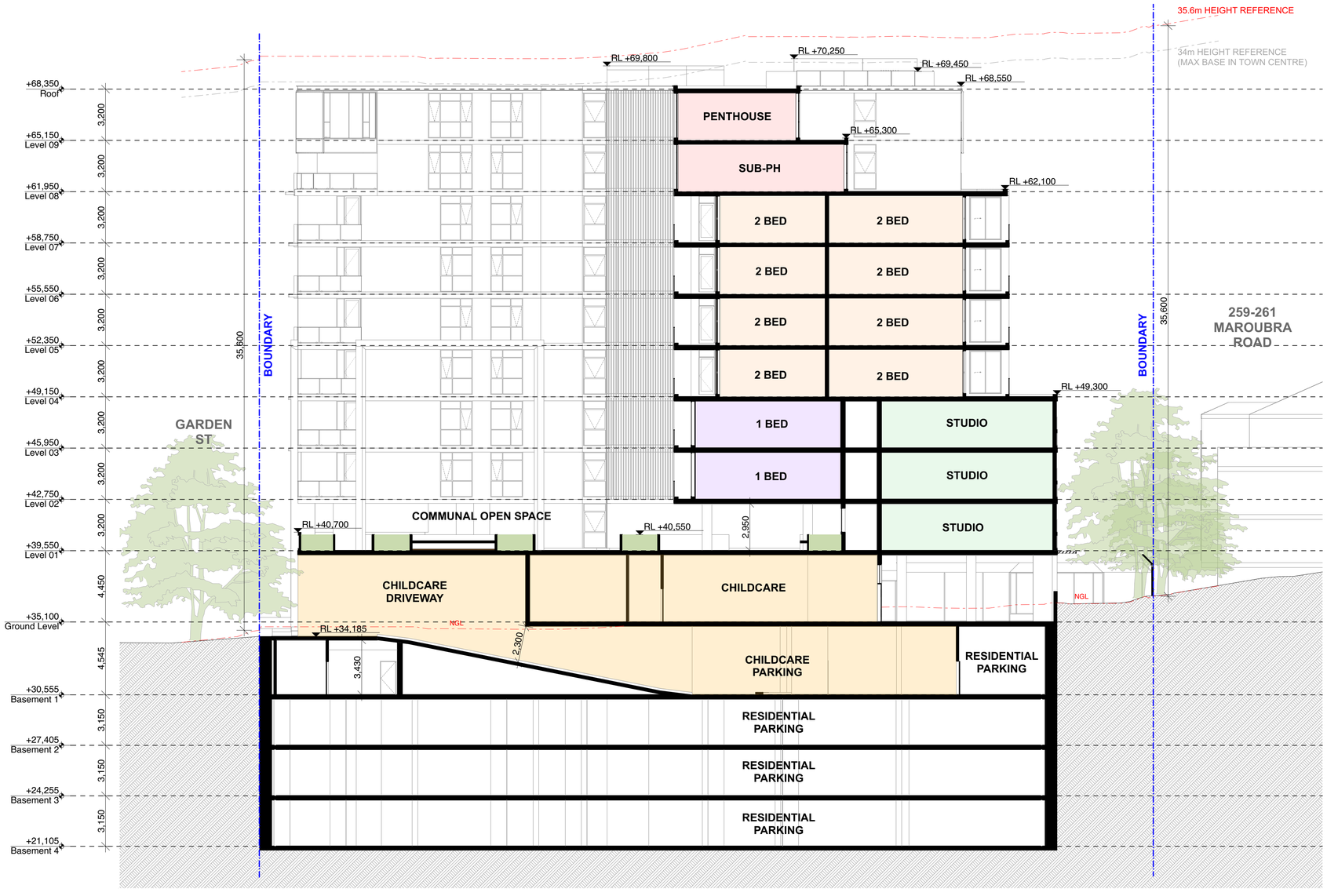
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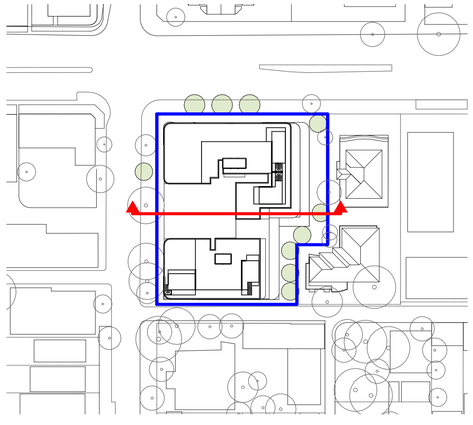
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Drawing
Section 4

Project No. **24029**
Revision **A**
Drawing No. **DA 303**





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Drawing
Section 5

Project No.	Revision	Drawing No.
24029	A	DA 304

External Finishes Schedule





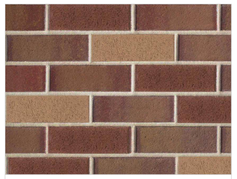
01
PERFORATED HERRINGBONE SCREEN, POWDERCOATED IN DULUX NICKEL PEARL



02
STEEL SHEET EXPRESSED JOINT CLADDING, IN COLORBOND DUNE



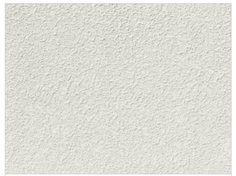
03
CEMENT RENDER WITH PAINT FINISH JASPER



04
TRUBRIX FACADE SYSTEM WITH THIN BRICK BLEND OF REDS, BROWNS AND SAND



05
CEMENT RENDER WITH PAINT FINISH GULLY



06
CEMENT RENDER WITH PAINT FINISH SNOWY MOUNTAINS HALF



07
TIMBER-LOOK ALUMINIUM SOFFIT CLADDING



08
LOUVRE SHADING POWDERCOATED WHITE



09
ALUMINIUM POWDERCOATED FRAMES IN DULUX BRONZE PEARL



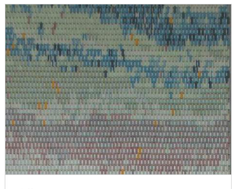
10
CLEAR GLASS BALUSTRADE



11
PERFORATED DECORATIVE SCREEN, POWDERCOAT DULUX BRONZE PEARL



12
COLOURED ACOUSTIC PANEL FENCE



13
FEATURE WALL TILE

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North

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Status
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Drawn
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251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
External Finishes Schedule

Project No. **24029**
Revision **A**
Drawing No. **DA 600**

Materiality



Balanced Composition
Solid heavier brick base + Lighter shaft



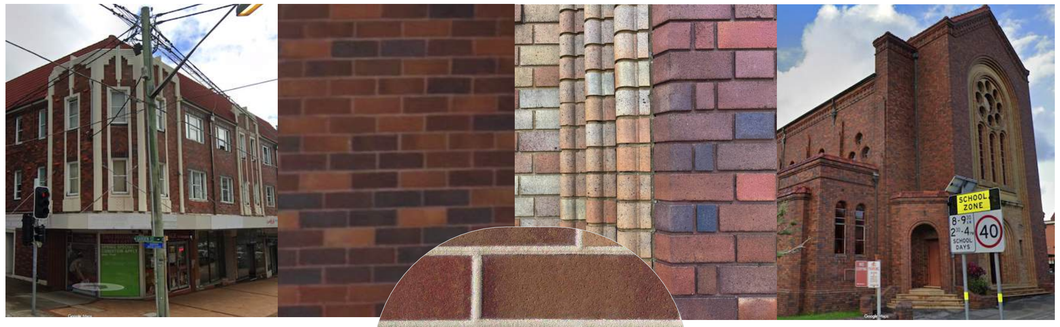
Brick balustrades wrapping around podium level balconies
Earthy material connecting to the natural context



Sculpted curved balcony
Reinterpretation of white art deco ornamentation on Crossley Court



Public artwork - Mural & Sculpture
Emphasis on verticality and connecting with country



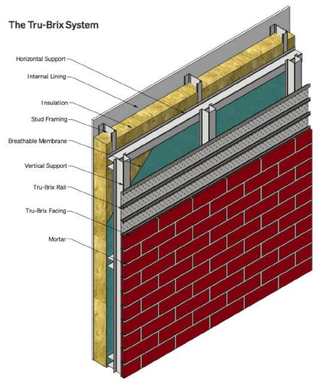
RED BRICK - 35%

MID BROWN BRICK - 50%

BLONDE BRICK - 15%



BRK01
Tru-brix facade with brown, red and sand face brick - custom blend inspired by the neighbouring heritage items



Tru-brix technical section



Perspective view
Key Material Traits

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Drawing
Materiality

Project No. **24029**
Revision **A**
Drawing No. **DA 601**



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

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

Assessor Name Lawrence Yu

Assessor Number 20647

This Accredited Assessor is certified to use NatHERS Accredited Software and has agreed to rules of the NSW Administrator.

LEGEND

WINDOWS TO LIVING ROOM / WINTER GARDEN

WINDOWS TO EXISTING NEIGHBOURING LIVING ROOMS

General Notes

DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY MANUFACTURE OR CONSTRUCTION

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner

Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor

RGM
Huy Thai
T : 02 9712 0238

3. Arborist

Seasoned Tree Consulting
David Gowenlock
T : 0415 961 074

4. Landscape

Conzept
Robert Frew
T : 02 9922 5312

5. Civil and Stormwater

Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access

Building Innovations
Mardiros Tatian
T : 02 9099 0370

7. Acoustic

Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking

Genesis Traffic
Bernard Lo
T : 02 7255 8198

9. Waste Management

Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage

Platypus Digit
Gordon Kam
T : 0404 866 018

Client

BSWLD MAROUBRA PTY LTD

Architect

BKA Architecture

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Rosebery,
NSW 2018

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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 9am

Project No. 24029

Revision A

Drawing No. DA 700



Certificate No. 0012826760
Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035
hstar.com.au/QR/Generate?p=jSLierkTj
Version 2025.0

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

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

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Claire Burdett
T : 0423 066 002

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Bernard Lo
T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

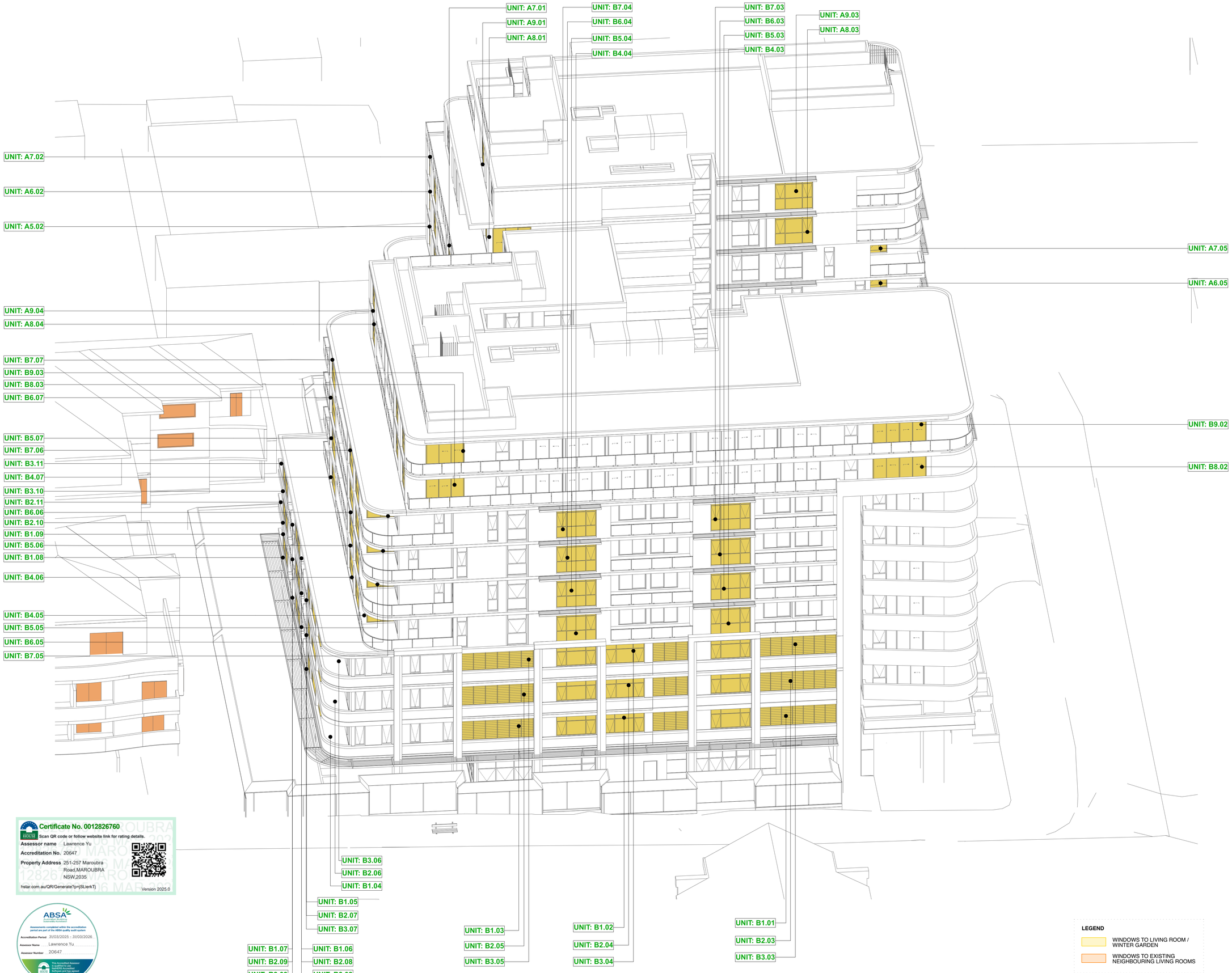
Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 10am

Project No.	Revision	Drawing No.
24029	A	DA 701



Certificate No. 0012826760

Scan QR code or follow website link for rating details.

Assessor name Lawrence Yu

Accreditation No. 20647

Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035

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Version 2025.0

ABSA Australian Building Sustainability Accreditation

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

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

Assessor Name Lawrence Yu

Assessor Number 20647

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

LEGEND

- WINDOWS TO LIVING ROOM / WINTER GARDEN
- WINDOWS TO EXISTING NEIGHBOURING LIVING ROOMS

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

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Gordon Kam
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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 11am

Project No. **24029**

Revision **A**

Drawing No. **DA 702**



General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
T : 02 9712 0238

3. Arborist
Seasoned Tree Consulting
David Gowenlock
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10. Photomontage
Platypus Digit
Gordon Kam
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Client
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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
JG, JB

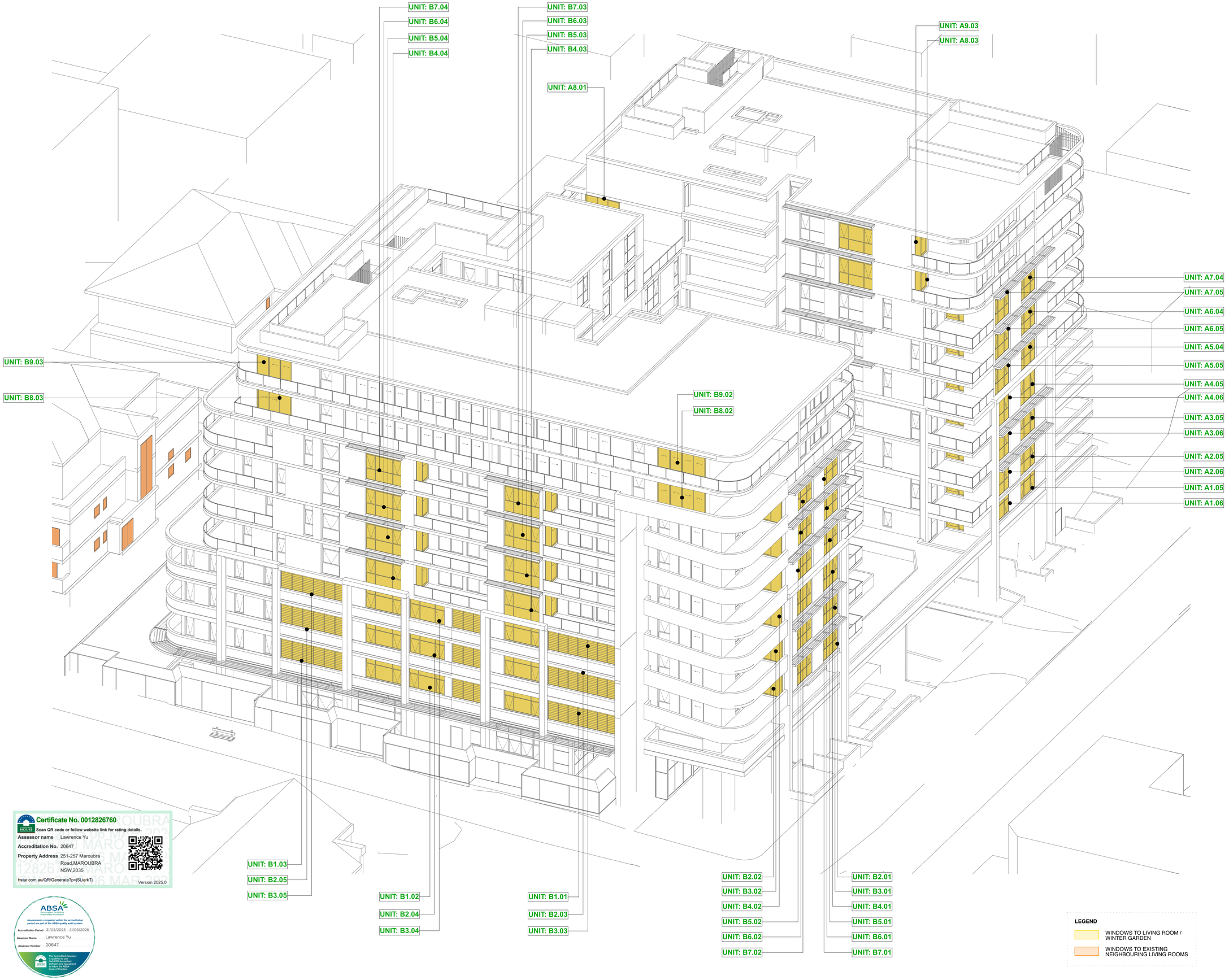
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 12pm

Project No.	Revision	Drawing No.
24029	**A**	**DA 703**

Certificate No. 0012826760
Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035
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Version 2025.0

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



Certificate No. 0012826760

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Assessor name Lawrence Yu

Accreditation No. 20647

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Version 2025.0

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Accreditation Period 31/03/2025 – 31/03/2026

Assessor Name Lawrence Yu

Assessor Number 20647

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

LEGEND

WINDOWS TO LIVING ROOM / WINTER GARDEN

WINDOWS TO EXISTING NEIGHBOURING LIVING ROOMS

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
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3. Arborist
Seasoned Tree Consulting
David Gowenlock
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9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
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Client
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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
JG, JB

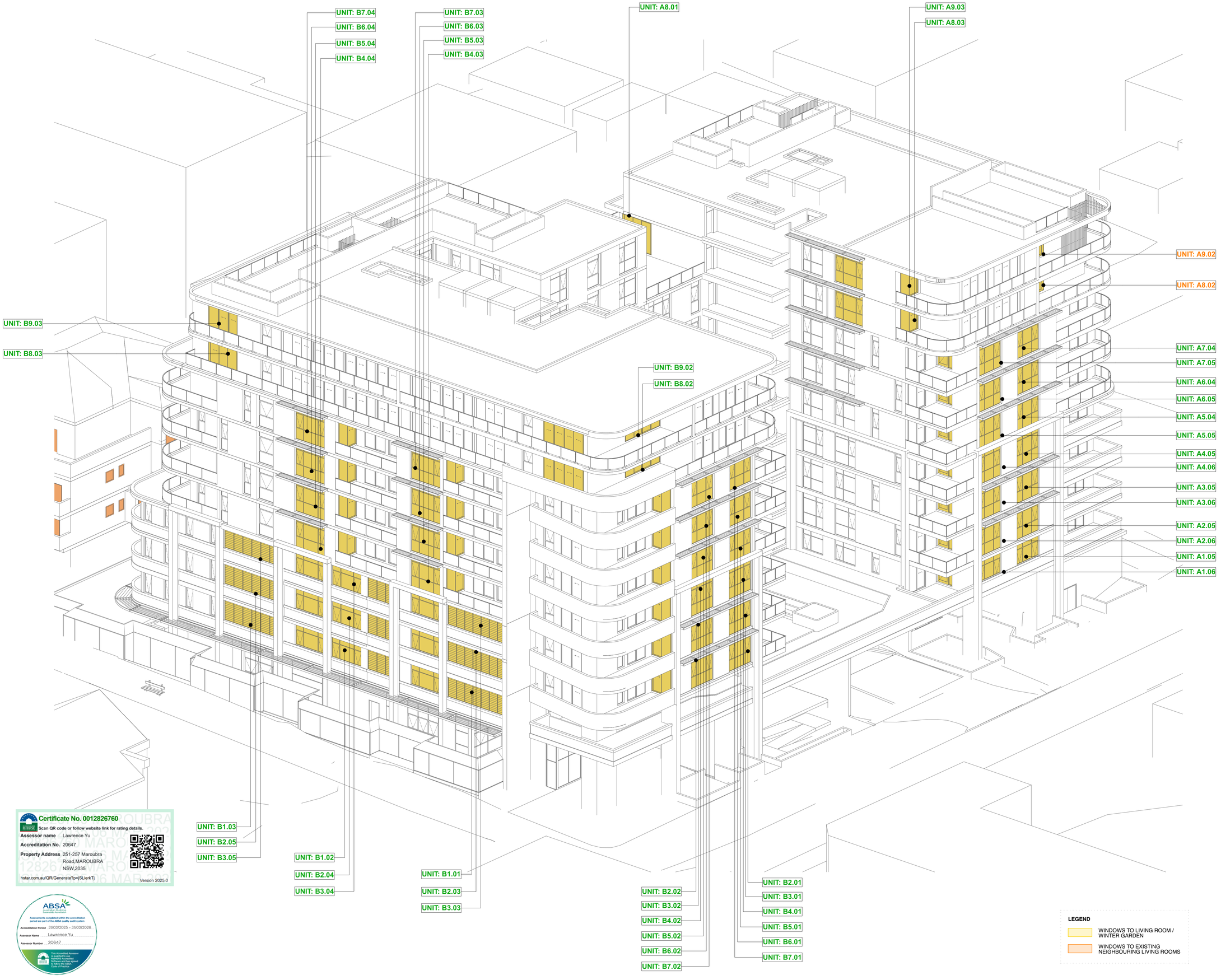
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 1pm

Project No. **24029**

Revision **A**

Drawing No. **DA 704**



Certificate No. 0012826760
HOUSE Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035
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Version 2025.0

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

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

2. Surveyor
RGM
Huy Thai
T : 02 9712 0238

3. Arborist
Seasoned Tree Consulting
David Gowenlock
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Client
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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
JG, JB

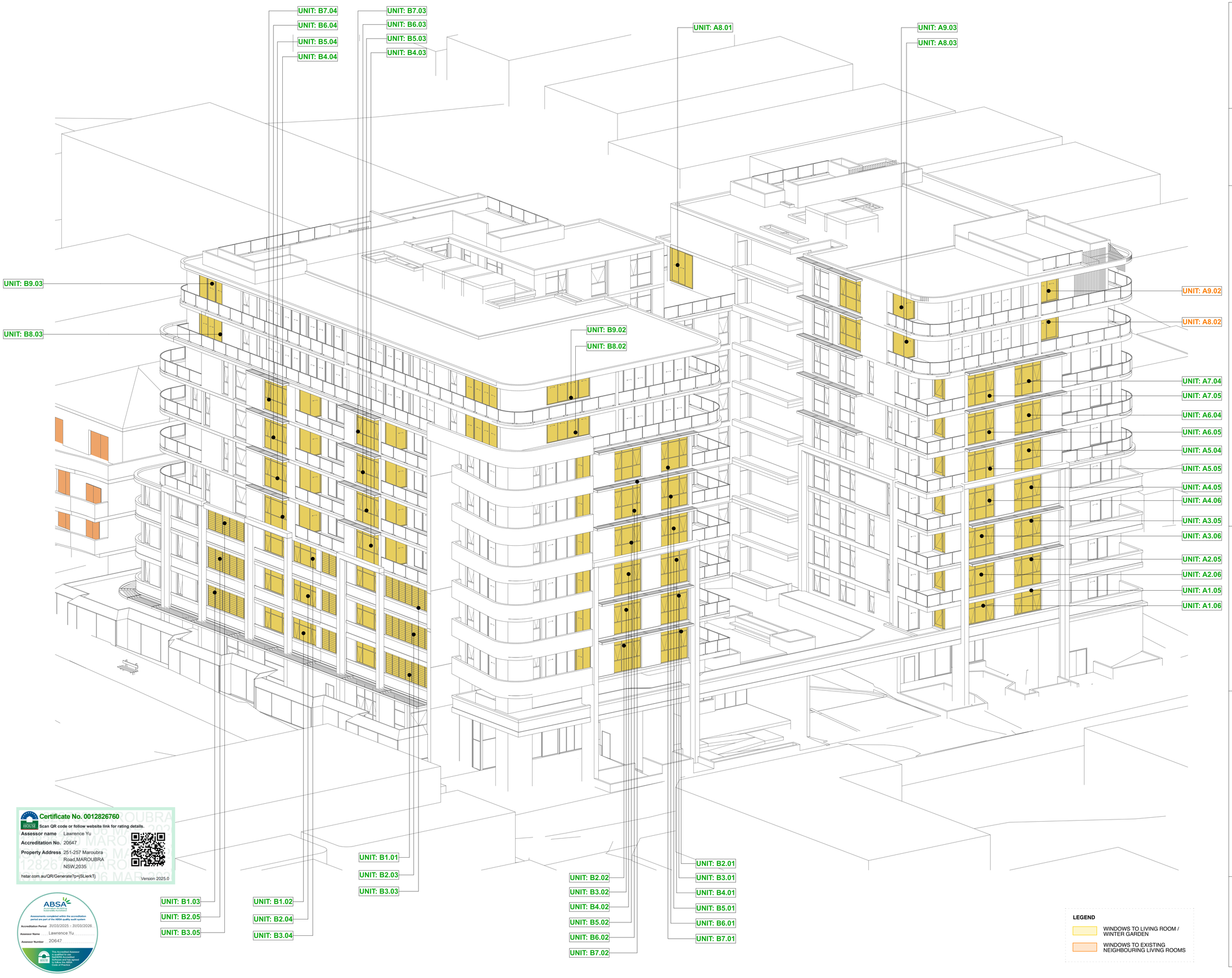
Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Eye of the Sun Diagram - 2pm

Project No. **24029**

Revision **A**

Drawing No. **DA 705**



Certificate No. 0012826760
Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035
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Version 2025.0

ABSA
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Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Lawrence Yu
Assessor Number 20647
This Accredited Assessor is qualified to use Sustainability Assessment Software that has been agreed to follow the ABSA Code of Practice

LEGEND

WINDOWS TO LIVING ROOM / WINTER GARDEN

WINDOWS TO EXISTING NEIGHBOURING LIVING ROOMS

General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
Colliers Urban Planning
Claire Burdett
T : 0423 066 002

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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

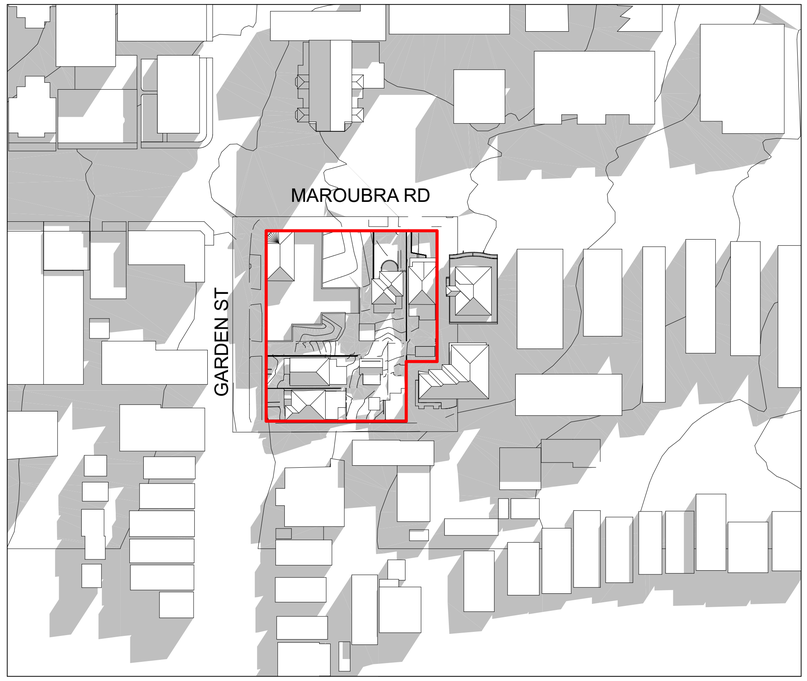
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

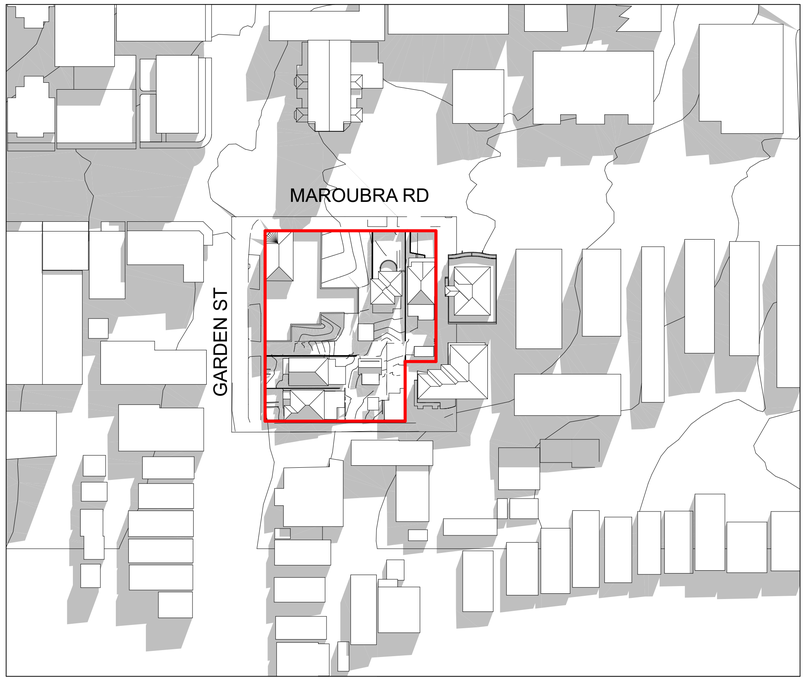
Drawing
Eye of the Sun Diagram - 3pm

Project No.	Revision	Drawing No.
24029	A	DA 706

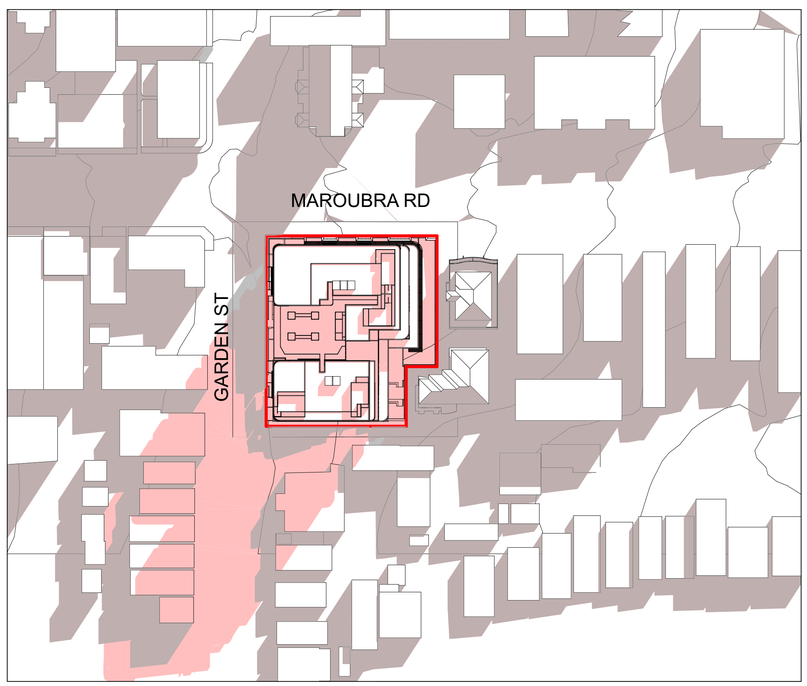
Shadow Diagrams



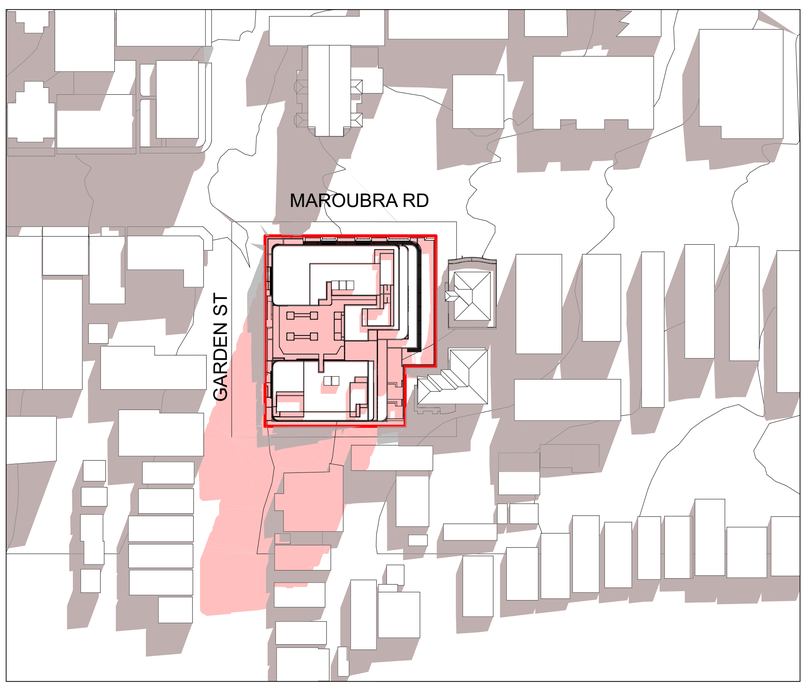
1 Shadow Diagram - 9am Existing
1:1000



2 Shadow Diagram - 10am Existing
1:1000



3 Shadow Diagram - 9am Proposed
1:1000



4 Shadow Diagram - 10am Proposed
1:1000

EXISTING SHADOW

PROPOSED SHADOW





General Notes

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Nominated Architect (NSW) - John Baker 3552

Rev	Date	Issue
A	12/2/2026	SSDA Submission

1. Planner
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2. Surveyor
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Huy Thai
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3. Arborist
Seasoned Tree Consulting
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T : 0415 961 074

4. Landscape
Conzept
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5. Civil and Stormwater
Smart Structures
Kamyar Eivazzadeh
T : 02 9052 6466

6. BCA and Access
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T : 02 9099 0370

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Koikas Acoustics
Rowan Frizell
T : 02 9587 9702

8. Traffic and Parking
Genesis Traffic
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T : 02 7255 8198

9. Waste Management
Elephants Foot
Ruban Jayaratnam
T : 02 9780 3506

10. Photomontage
Platypus Digit
Gordon Kam
T : 0404 866 018

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North

Scale at A1
1:1000

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

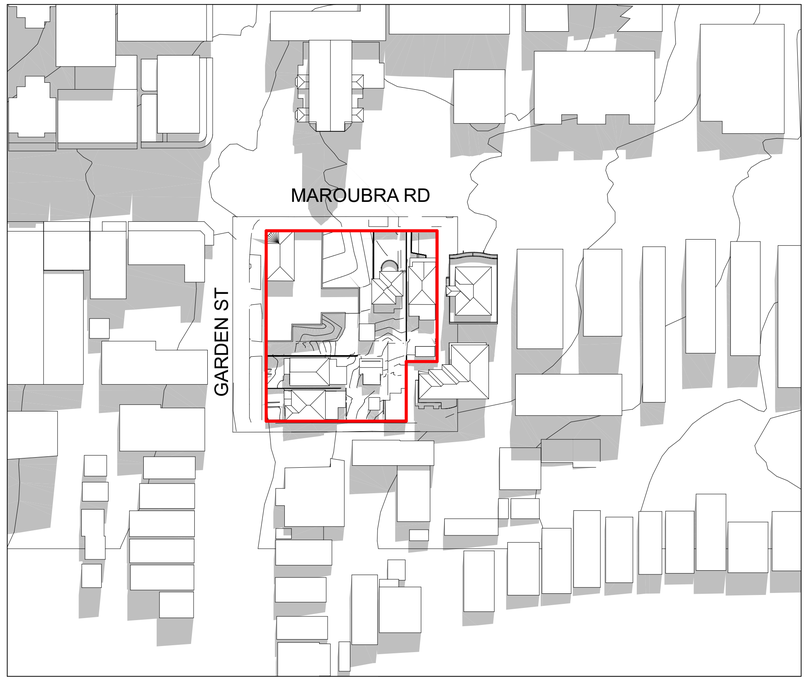
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

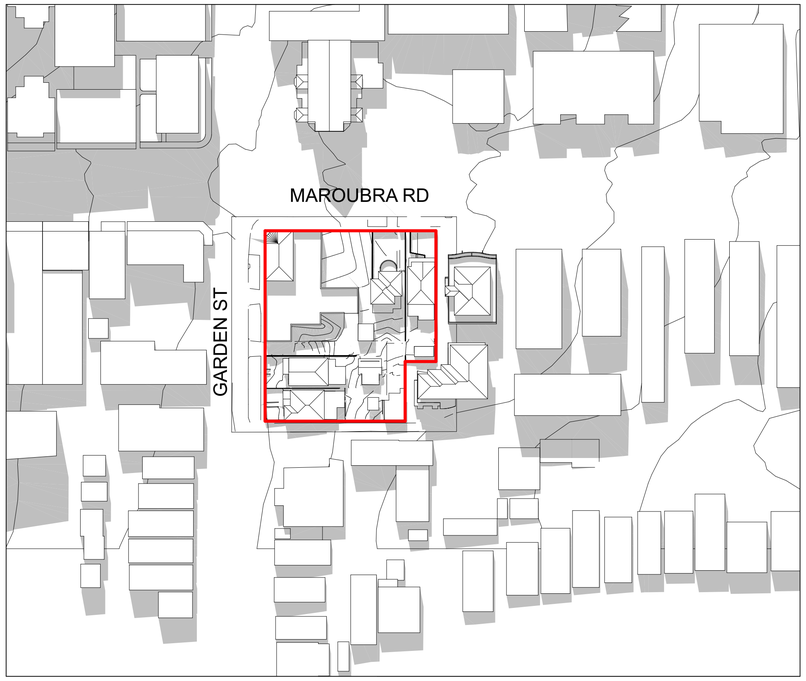
Drawing
Shadow Diagrams 1

Project No.	Revision	Drawing No.
24029	A	DA 710

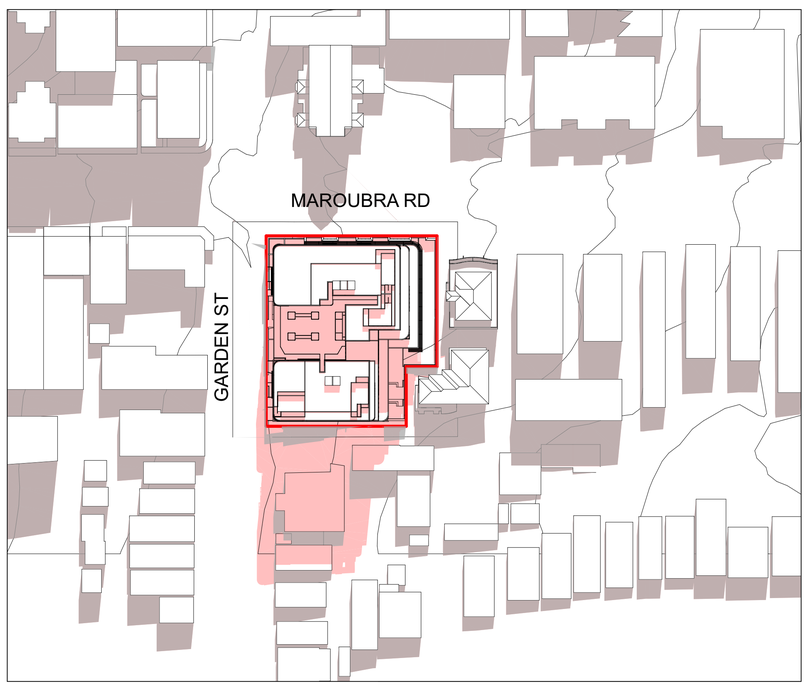
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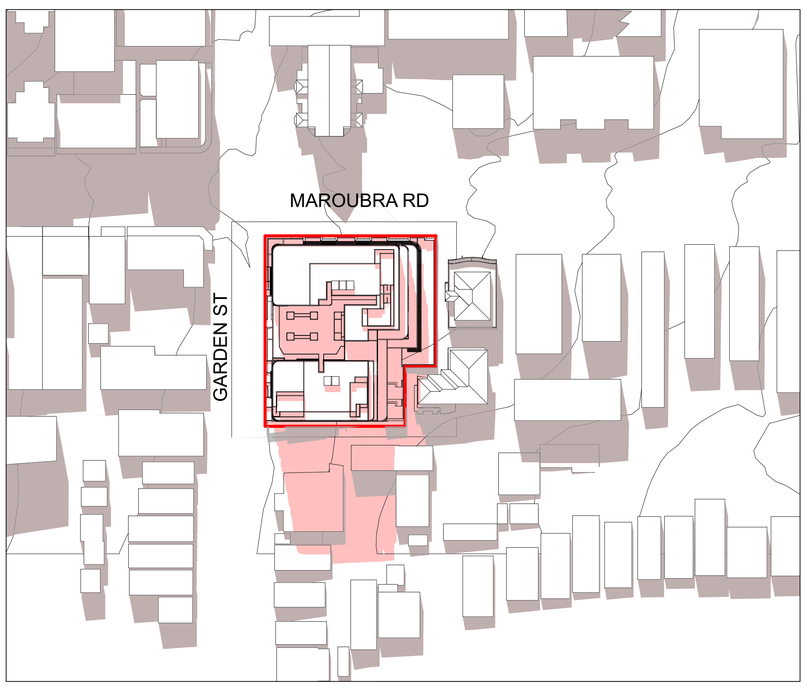
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1:1000



2 Shadow Diagram - 12pm Existing
1:1000



3 Shadow Diagram - 11am Proposed
1:1000



4 Shadow Diagram - 12pm Proposed
1:1000

EXISTING SHADOW

PROPOSED SHADOW

Certificate No. 0012826760
Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 251-257 Maroubra Road,MAROUBRA NSW,2035
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Version 2025.0

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North

Scale at A1
1:1000

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

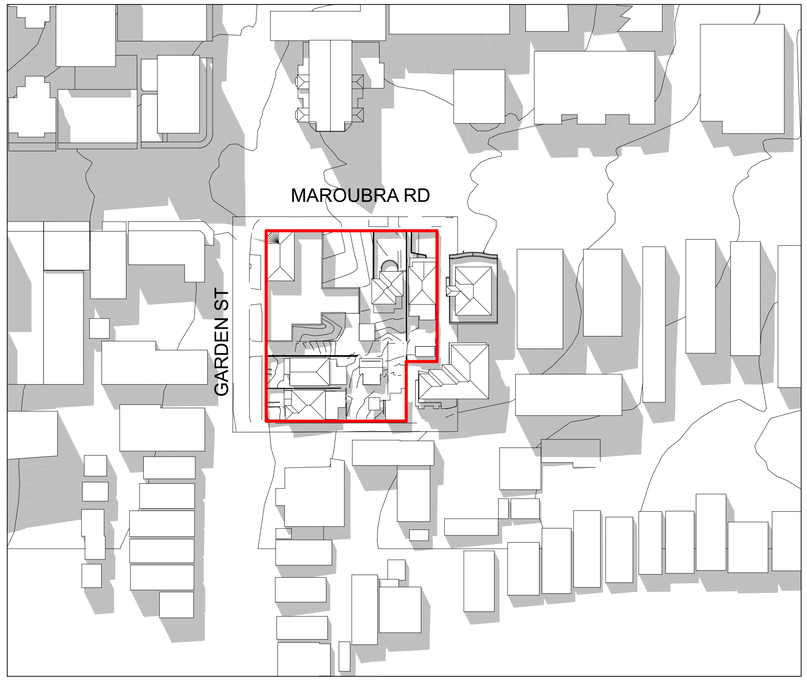
Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

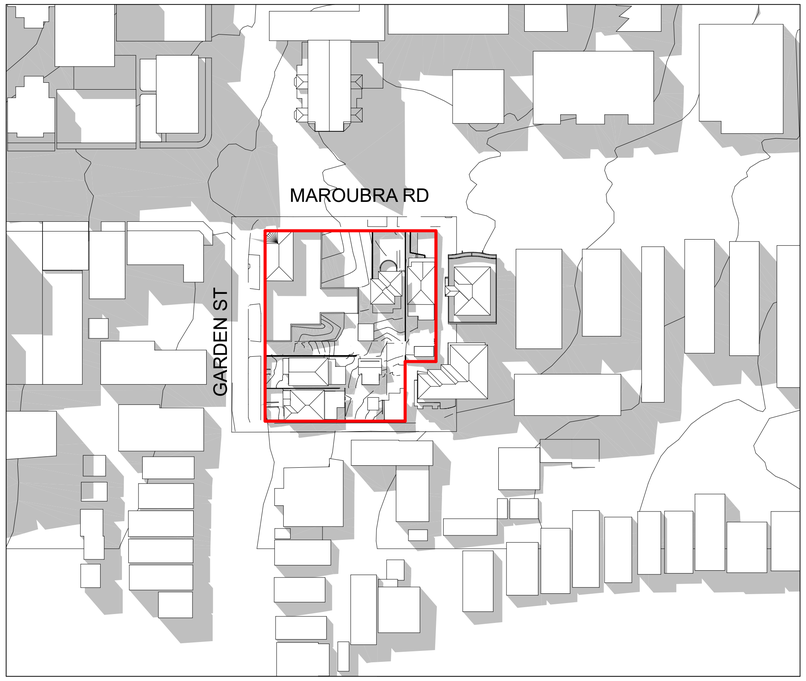
Drawing
Shadow Diagrams 2

Project No.	Revision	Drawing No.
24029	**A**	**DA 711**

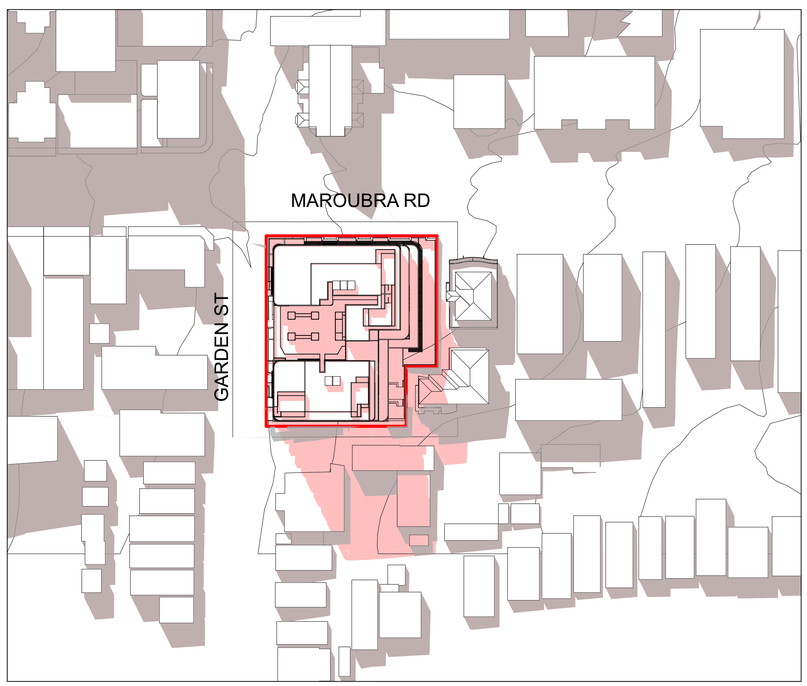
Shadow Diagrams



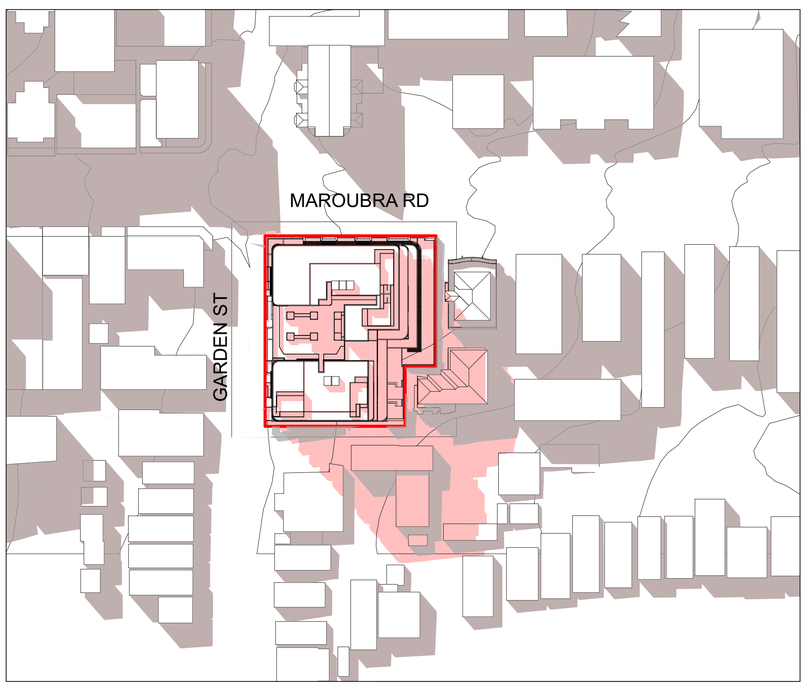
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1:1000



4 Shadow Diagram - 2pm Existing
1:1000



2 Shadow Diagram - 1pm Proposed
1:1000



3 Shadow Diagram - 2pm Proposed
1:1000

EXISTING SHADOW

PROPOSED SHADOW

Certificate No. 0012826760
Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
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Version 2025.0

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North

Scale at A1
1:1000

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

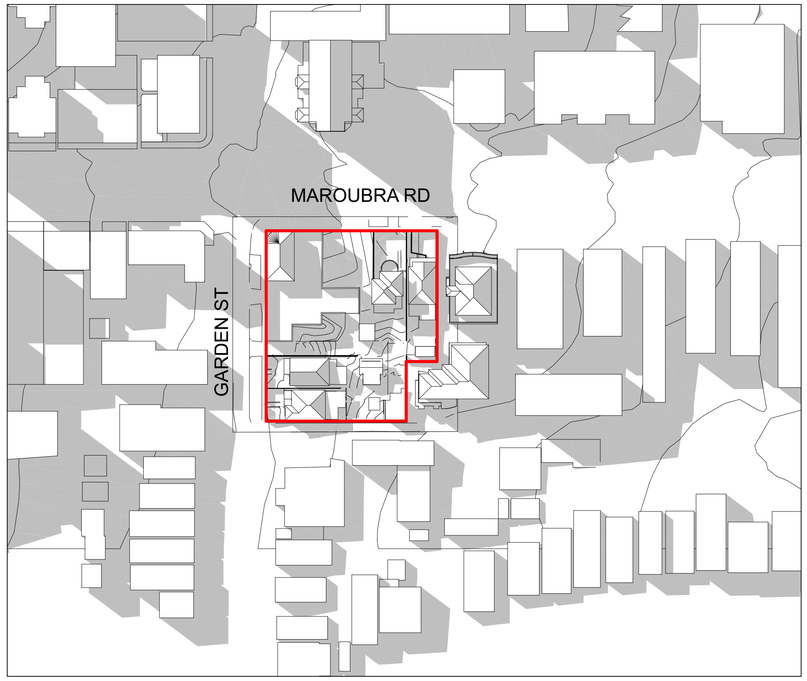
Checked
JG, JB

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251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

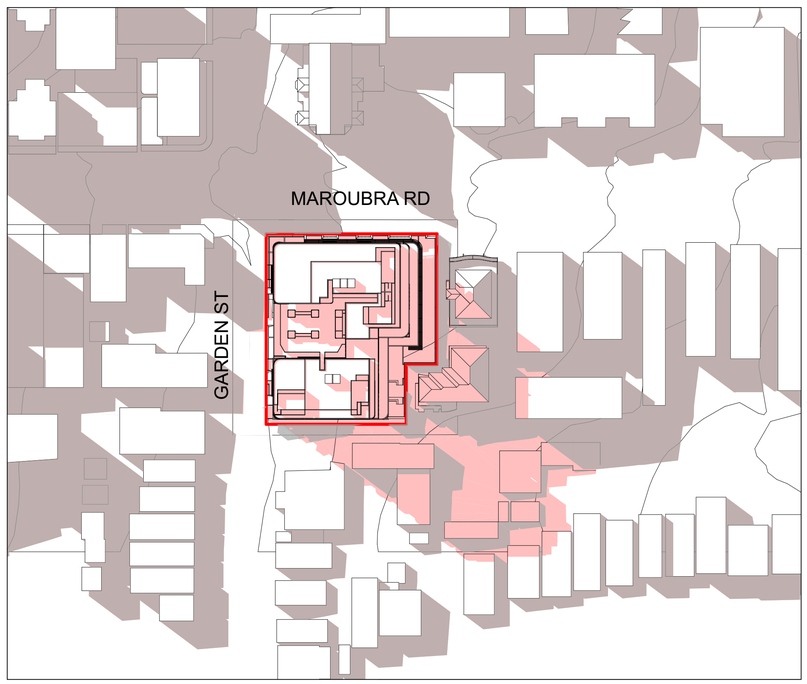
Drawing
Shadow Diagrams 3

Project No.	Revision	Drawing No.
24029	A	DA 712

Shadow Diagrams



1 Shadow Diagram - 3pm Existing
1:1000



2 Shadow Diagram - 3pm Proposed
1:1000

EXISTING SHADOW

PROPOSED SHADOW

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North

Scale at A1
1:1000

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
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Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
Shadow Diagrams 4

Project No.	Revision	Drawing No.
24029	**A**	**DA 713**

Photomontage

1 Artist's CGI Impression - Corner view of Maroubra Road & Garden Street

2 Existing View





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North

Scale at A1

Status
SSDA

Drawn
CM, SA, RD

Print Date
12/2/2026

Checked
JG, JB

Project
251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
3D Views - Sheet 1

Project No.	Revision	Drawing No.
24029	A	DA 800

Photomontage

1 Artist's CGI Impression - View along Maroubra Road towards the Town Centre

2 Existing View





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North

Scale at A1

Status
SSDA

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251 - 257 Maroubra Road & 133 Garden Street Maroubra NSW 2035 Australia

Drawing
3D Views - Sheet 2

Project No. **24029**
Revision **A**
Drawing No. **DA 801**

Photomontage

1 Artist's CGI Impression - Aerial view along Maroubra Road towards the Town Centre

2 Existing View





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Drawing
3D Views - Sheet 3

Project No.	Revision	Drawing No.
24029	A	DA 802