



IGS INTEGRATED
GROUP
SERVICES



40-48 Redan Street, Mosman NSW

BASIX & NatHERS Assessment Report

04th March 2026



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1 Executive Summary

IGS has been commissioned to assess the interaction of the residential area of the proposed development at 40-48 Redan Street, Mosman NSW, with the local environment in terms of BASIX compliance.

A BASIX Certificate is a regulatory requirement and demonstrates compliance with the NSW Government's sustainability targets. BASIX assessment and certification has been completed for this project (Certificate No 1835840M).

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

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

- Water Efficiency
- Energy Efficiency
- Thermal Comfort

This development achieves the following targets:

- Water Efficiency: 42% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 63% reduction (minimum requirements under BASIX: 60%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

2 Introduction

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

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

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

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

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

3 Building Description

The proposed development will be located at 40-48 Redan Street, Mosman NSW.

The application seeks development consent for the redevelopment of the site for a multi-storey in-fill affordable housing residential development for 53 dwellings.

Specifically, this application seeks approval for the following:

- Demolition of the existing structures on site, including 5 dwellings and vehicle crossovers.
- Site preparation works including:
 - Tree removal.
 - Excavation across the site.
- Construction of a multi-storey residential flat building comprising:
 - Two levels of basement for 106 car parking spaces, services and storage.
 - 53 residential dwellings in 2-, 3- and 4-bedroom configurations.
 - Communal open space at ground level, level 1 and level 5.
- Ancillary vehicular entry and public domain work from Redan Street.
- Provision of 15% affordable housing to be managed by a community housing provider for a period of 15 years from date of the Occupation Certificate.
- Extension and augmentation of physical infrastructure and utilities as required.

Refer to Architectural Plans prepared by FJC Studio appended to the Environmental Impact Statement.

3.1 The Site

The site is located at 40-48 Redan Street, Mosman and comprises the following landholdings:

- Lot 1 on Deposited Plan 33257
- Lot 2 on Deposited Plan 33257
- Lot 1 on Deposited Plan 921113
- Lot 13 on Deposited Plan 920285
- Lot 1 on Deposited Plan 455982
- Lot 9 on Deposited Plan 1350
- Lot 10 on Deposited Plan 1350
- Lot 11 on Deposited Plan 1350

The site is regular in shape and has an area of approximately 3,233 square metres. The site currently accommodates four 2-storey residential dwellings, and one 2-storey attached dwelling in a landscaped setting. The site has a primary frontage to Redan Street to the east and a rear frontage to Redan Lane to the west.

The site is in Mosman, a suburban local government area (LGA) in Sydney's north shore. The site has excellent access to public amenities including supermarkets, cafes and destination shops along Military Road and at Spit Junction, and access to recreational areas including Balmoral Beach to the east and Georges Heights headland to the south. Spit Junction is a recognised town centre under the low and mid-rise (LMR) policy. The site is also close to regular bus services in the immediate vicinity.

The site is not a listed heritage item or located within a heritage conservation area, however Redan Street reserve is listed as a local heritage item in the Mosman Local Environmental Plan 2012 (LEP). The site to the immediate south at 36-38 Redan Street containing a pair of semi-

detached houses and to the east at 29 Redan Street containing a house are also a listed local heritage item. The location of the site is illustrated in Figure 3-1.

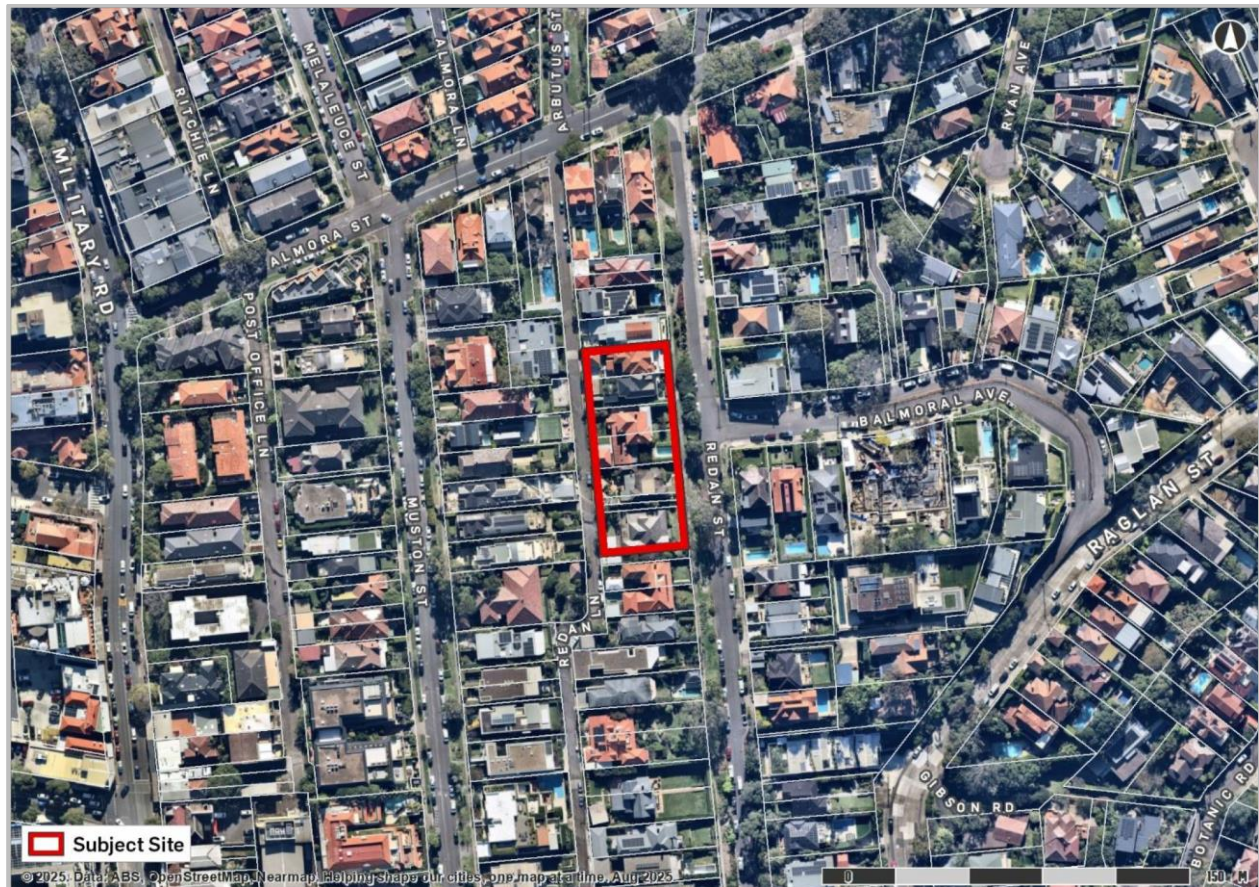


Figure 3-1. Site Location

3.2 Information Used in Review

Our review is based on the following architectural drawings by FJC Studio listed in Table 3-1.

Table 3-1. Architectural drawings list.

Drawing Title	Drawing Number
Basement 1	21B1
Basement 2	21B2
Ground Floor Plan	2102
Level 1 Plan	2103
Level 2 Plan	2104
Level 3 Plan	2105
Level 4 Plan	2106
Level 5 Plan	2107
Level 6 Plan	2108
Level 7 Plan	2109
Level 8 Plan	2110
Level 9 Plan	2111
Level 10 Plant	2112
Roof Plan	2113
Elevation North	3000

Elevation East – Redan Street	3001
Elevation South	3002
Elevation West – Redan Lane	3003
Section 1 EW North	4000
Section 2 EW centre	4001
Section 3 EW South	4002
Section 4 NS	4003

4 BASIX water Section

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

The proposed development will meet the mandatory BASIX water target of 40% as long as the water commitments detailed in Table 4-1 are installed. For details of the requirements necessary to achieve this target, please refer to the BASIX Certificate No. 1835840M.

Table 4-1. Water Commitments.

Common Areas and Central Systems	
Common areas	- No common showerhead facility. - No common toilet facility. 4-star (water-rated) taps. - No common clothes washer facility.
Central systems	- Rainwater tank (No. 1) with capacity of minimum 3,000L (minimum), collecting run-off from minimum 1667m² of roof area, used for irrigation of common area landscape with minimum area of 78.2m². - Fire sprinkler system (No. 1).
Private Dwellings	
Fixtures for apartments	4-star (Water Rating) showerheads with a flow rate > 4.5 but ≤ 6 L/min. 4-star (Water Rating) toilets. 5-star (Water Rating) kitchen taps. 5-star (Water Rating) bathroom taps. 2-star (Water Rating) clothes washers. 4-star (Water Rating) dishwashers. - On demand hot water recirculation.
Individual outdoor pool	Units G.01, G.02, G.03, G.04 and G.05: Pool capacity: 6kL, with cover and not shaded.

5 BASIX Thermal comfort Section

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

5.1 Modelling Assumptions

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

Building geometry and orientation were modelled according to supplied drawings.

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

Table 5-1. Building Fabric Requirements.

Element	Insulation/glazing
External walls	Brick Veneer with minimum added R2.7 thermal insulation (Steel frame). Color: Light
Internal walls	Party walls between units and to corridors: - Concrete Panel/Blocks filled, plasterboard wall with minimum added R1.5 thermal insulation. Walls to lifts, stair walls, etc.: - Concrete Block with minimum added R1.5 thermal insulation. Any other Walls: - Stud, Plasterboard with no added insulation.
Floor	Where unconditioned area below: - Suspended Concrete Slab Floor with minimum added R2.5 thermal insulation. All other areas: - Concrete Slab with no added insulation.
Ceiling	Where unconditioned area above: - Concrete slab, Plasterboard on Steel with minimum added R5.0 thermal insulation (Steel frame). - Color: Light.
Roof	Concrete with no added insulation (ceiling insulation).
Ceiling Penetrations	All Units: - Sealed LED downlights and exhaust fans. 1400mm diameter ceiling fan for living area and bedrooms.
Glazing	Maximum total system U-Value of 2.0 and SHGC of 0.25 $\pm$ 5%.

Note:

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

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

6 BASIX Energy Section

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

Table 6-1. Energy Commitments.

Component		Commitment
Common Areas of residential areas	Lift Banks	- Lift Bank (No. 1) Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 9. Number of levels from the bottom of the lift shaft to the top of the lift shaft: 9. Number of lifts: 1. Lift load capacity: ≥ 1001 kg but ≤ 1500kg. - Lift Bank (No. 2) Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 11. Number of levels from the bottom of the lift shaft to the top of the lift shaft: 11. Number of lifts: 1. Lift load capacity: ≥ 1001 kg but ≤ 1500kg. - Lift Bank (No. 3) Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 12. Number of levels from the bottom of the lift shaft to the top of the lift shaft: 12. Number of lifts: 2. Lift load capacity: ≥ 1001 kg but ≤ 1500kg.
	Ventilation	- Undercover car park area: ventilation (supply & exhaust), controlled with carbon monoxide monitor and VSD fan. - Switch room: ventilation supply only, thermostatically controlled. - Garbage room: ventilation exhaust only. - Plant or service rooms: ventilation supply only, interlocked to light. - Fire pump room: ventilation (supply & exhaust), thermostatically controlled. - Ground and Hallway Lobby: ventilation supply only, time clock or BMS controlled.
	Lighting	- Lifts: LED lighting, connected to the lift call button. - Undercover car park area: LED lighting with motion sensors. - Switch room: LED lighting with manual on / manual off. - Garbage room: LED lighting with motion sensors. - Plant or service rooms: LED lighting with manual on / manual off. - Fire pump room: LED lighting with manual on / manual off. - Ground and Hallway Lobby: LED lighting with time clock and motion sensors.
	Central Hot Water	Gas-fired storage (manifolded) with R0.6 insulation to the pipes.

Component		Commitment
	Alternative Energy Supply	No PV.
Private Dwellings	Ventilation	- Bathroom Exhaust: Individual fan, ducted to façade or roof, interlocked to light with timer off. - Kitchen Exhaust: Individual fan, ducted to façade or roof, manual switch on/off. - Laundry Exhaust: Individual fan, ducted to façade or roof, interlocked to light.
	Heating & Cooling To living and bedroom areas	- Heating: 1-phase air-conditioning – ducted, EER 3.0-3.5. - Cooling: 1-phase air-conditioning – ducted, EER 3.0-3.5.
	Pool Heating	Units G.01, G.02, G.03, G.04 and G.05: Gas heating to be controlled by timer.
	Lighting	Fluorescent or LED lights with dedicated fittings.
	Appliances & other	- Gas cooktops and electric ovens. 3.5-star (energy rating) dishwashers. 4-star (energy rating) clothes dryers. - Indoor or sheltered clothes drying line. - Private outdoor or unsheltered clothes drying line.

7 Disclaimer

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

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

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

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

8 Summary & Conclusion

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

Subject to the provisions of this report the proposed development will be able to achieve the BASIX requirements. For further details, please refer to the BASIX Certificate 1835840M provided.

APPENDIX A – BASIX CERTIFICATE

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1835840M

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: Wednesday, 04 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 Y2MXDFWC1R.

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

Project summary

Project name	40-48 Redan Street, Mosman NSW 2088
Street address	40-48 REDAN STREET MOSMAN 2088
Local Government Area	MOSMAN
Plan type and plan number	Deposited Plan DP921113, DP929591, DP455982, DP33257, DP1350, DP920285
Lot no.	1, 2, 9, 10, 11, 13
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	53
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 42	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 63	Target 60
Materials	✓ -50	Target n/a

If any changes to this BASIX certificate are required, please contact IGS with following details:

Project reference: 40-48 Redan Street, Mosman NSW 2088

Contact number: 0430 108 801

Certificate Prepared by

Name / Company Name: IGS

ABN (if applicable): 68163019029

Description of project

Project address	
Project name	40-48 Redan Street, Mosman NSW 2088
Street address	40-48 REDAN STREET MOSMAN 2088
Local Government Area	MOSMAN
Plan type and plan number	Deposited Plan DP921113, DP929591, DP455982, DP33257, DP1350, DP920285
Lot no.	1, 2, 9, 10, 11, 13
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	53
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	3233
Roof area (m ²)	2084
Non-residential floor area (m ²)	-
Residential car spaces	106
Non-residential car spaces	-

Common area landscape			
Common area lawn (m²)	60.4		
Common area garden (m²)	591.8		
Area of indigenous or low water use species (m²)	574		
Assessor details and thermal loads			
Assessor number	DMN/12/1407		
Certificate number	Y2MXDFWC1R		
Climate zone	56		
Project score			
Water		42	Target 40
Thermal Performance		Pass	Target Pass
Energy		63	Target 60
Materials		-50	Target n/a

Description of project

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

Residential flat buildings - Building1, 53 dwellings, 10 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.01	3	150	0	16.1	15.6
1.05	2	92	0	11	10.7
2.03	3	159	0	17	16.5
3.02	3	201	0	19.5	18.9
3.06	3	139	0	6	5.8
4.04	3	183	0	0	0
5.02	3	201	0	0	0
6.02	3	201	0	0	0
7.01	3	198	0	0	0
8.01	3	196	0	0	0
G01	3	170	0	109.7	106.4
G05	3	129	0	86	83.4
T.04	2	144	0	6	4.5
T.08	2	112	0	3.9	3.8

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.02	3	168	0	17.5	17
1.06	2	94	0	10.6	10.3
2.04	3	170	0	4.8	4.7
3.03	3	198	0	16.8	16.3
4.01	3	197	0	0	0
4.05	3	175	0	0	0
5.03	3	198	0	0	0
6.03	3	198	0	0	0
7.02	3	201	0	0	0
8.02	3	177	0	0	0
G02	3	165	0	47.2	45.8
T.01	2	112	0	3.7	3.6
T.05	2	119	0	4	3.9

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.03	3	162	0	15.9	15.4
2.01	3	148	0	17.2	16.7
2.05	3	129	0	23.3	22.6
3.04	3	183	0	4.8	4.7
4.02	3	201	0	0	0
4.06	3	140	0	0	0
5.04	3	183	0	0	0
6.04	3	183	0	0	0
7.03	3	197	0	0	0
8.03	4+	321	0	0	0
G03	3	166	0	46.4	45
T.02	2	125	0	4.5	4.4
T.06	2	149	0	4.8	4.7

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.04	2	110	0	13.4	13
2.02	3	160	0	17.5	17
3.01	3	198	0	0	0
3.05	3	174	0	3.6	3.5
4.03	3	198	0	0	0
5.01	3	198	0	0	0
6.01	3	197	0	0	0
6.05	3	187	0	0	0
7.04	3	184	0	0	0
9.01	4+	291	0	14.4	14
G04	3	141	0	54.6	53
T.03	2	125	0	4.5	4.4
T.07	2	107	0	5	3.9

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)
Lift bank (No. 1)	-
Undercover car park area	4222
Plant or service room	374

Common area	Floor area (m²)
Lift bank (No. 2)	-
Switch room	26
Fire pump room	37

Common area	Floor area (m²)
Lift bank (No. 3)	-
Garbage room	90
Ground and Hallway Lobby	258

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	2000	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	2000	-	-
floors above habitable rooms, frame: suspended concrete slab	9606	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer, frame: light steel frame	3000	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	75 mm AAC panel, frame:light steel frame	2300	-
Internal wall type 2	plasterboard, frame:light steel frame	2300	-

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	2084	-	-

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)
-	800	-	800	-	-	-	-

(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
G01, G02, G03, G04, G05	4 star (> 4.5 but ≤ 6 L/min)	4 star	5 star	5 star	On demand HW recirculation	2 star	4 star	6	yes	outdoors	no	-	-	-

	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 other dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	On demand HW recirculation	2 star	4 star	-	-	-	-	-	-	-

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓

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

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

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

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
G01, G02, G03, G04, G05	gas	not specified	yes	-	-	gas cooktop & electric oven	3.5 star	4 star	yes	yes
All other dwellings	-	-	-	-	-	gas cooktop & electric oven	3.5 star	4 star	yes	yes

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

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
All dwellings	19.05	10.95	30.000

(c) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	3000	To collect run-off from at least: - 1667 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 78.2 square metres of common landscaped area on the site
Fire sprinkler system (No. 1)	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	-
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	-
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	-
Undercover car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	-
Switch room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	-
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	-
Plant or service room	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	-
Fire pump room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Ground and Hallway Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 9 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 11 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

Central energy systems	Type	Specification
Lift bank (No. 3)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 12 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)

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

(b) Common areas and central systems/facilities

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

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

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

Central energy systems	Type	Specification
Other	-	-

Notes

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

Legend

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

APPENDIX B – NATHERS CERTIFICATE

Note: this group certificate is for a representative sample of dwellings. The full certificate for all dwellings will be produced at a later stage, once the design is further developed. If any changes are required, please contact us on 0430 108 801.

Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. Y2MXDFWC1R

Generated on 4 Mar 2026 using FirstRate5 v5.5.5a

Property

Address 40-48 Redan Street,
Mosman, NSW, 2088

Lot/DP

NatHERS Climate Zone Mascot (Sydney Airport)



Accredited assessor

Name Patrick Phelan

Business name Energy Water and Environment

Email patrick@ewenvironment.com.au

Phone 0402586813

Accreditation No. DMN/12/1407

Assessor Accrediting Organisation Design Matters National

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=Y2MXDFWC1R&GrpCert=1>

When using either link, ensure you are visiting www.fr5.com.au.



National Construction Code (NCC) requirements

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

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

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

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

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
Y9NFYMY1O9	1.04	8.8 (N/A)	10.4 (N/A)	19.2	8.2	NA
S3L286K3ED	1.06	10.9 (N/A)	10.1 (N/A)	21.0	8	NA

Thermal performance Star rating



NATIONWIDE HOUSE ENERGY RATING SCHEME®

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

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

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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	19.3	8.5
Maximum allowable limit	N/A	N/A

Whole of Home performance rating

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

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



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/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
KRUAND7FYO	4.06	27.5 (N/A)	6.3 (N/A)	33.8	6.5	NA
0COKNU4H0B	6.05	26.2 (N/A)	8.6 (N/A)	34.8	6.4	NA
2EN1QS65MK	8.01	9.4 (N/A)	8.8 (N/A)	18.2	8.3	NA
AR67KE554V	8.02	15.9 (N/A)	5.6 (N/A)	21.5	7.9	NA
MPPWMQPAOO	8.03	28.8 (N/A)	7.8 (N/A)	36.6	6.2	NA
CCCDLGD2T5	9.01	28.2 (N/A)	9.3 (N/A)	37.5	6.1	NA
GB3NOJFRAI	G.05	18.0 (N/A)	9.3 (N/A)	27.3	7.3	NA



Explanatory notes

About this report

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

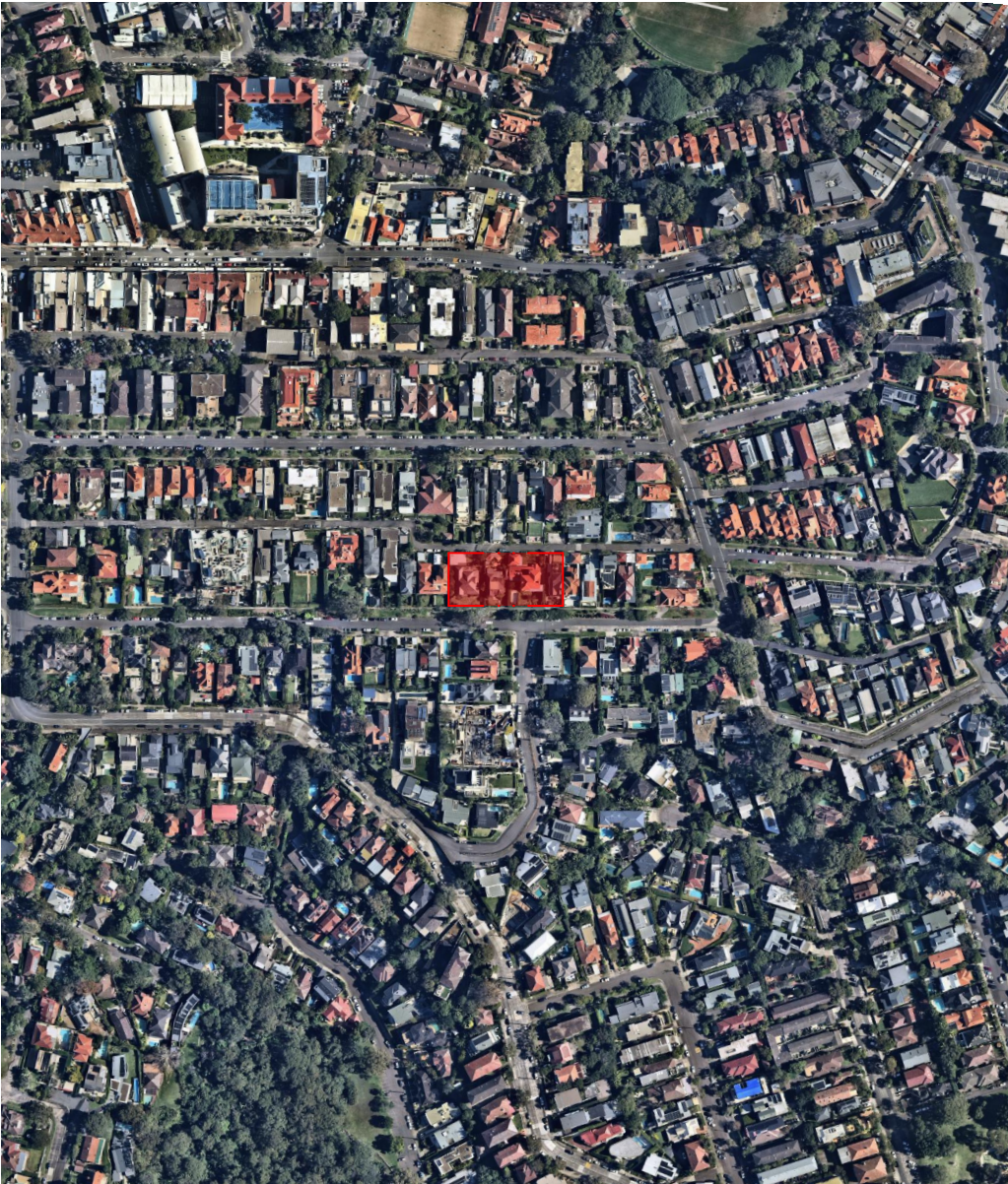
The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other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

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

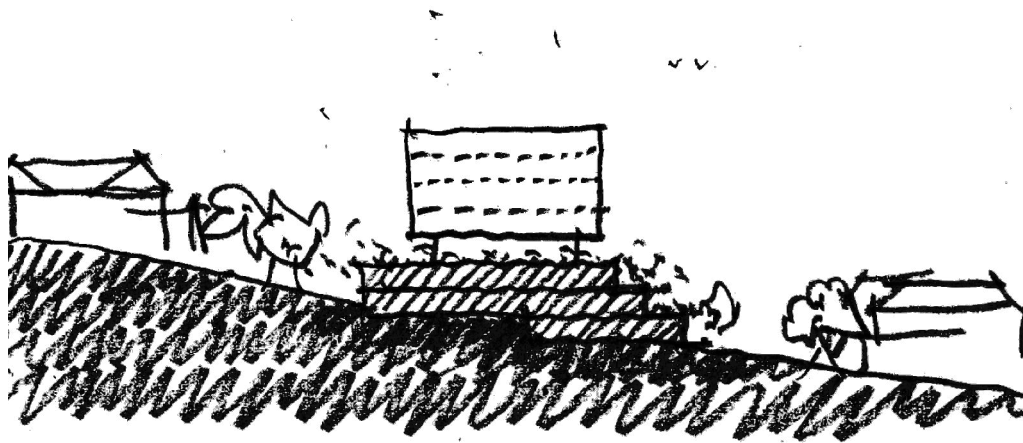
Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor

APPENDIX C – STAMPED ARCHITECTURAL DRAWINGS

Drawing Schedule			
Subset Name	Layout ID	Layout Name	Current Revision ID
Cover Page			
	0000	Cover Page	B
Site Plan			
	1000	Site Plan	B
	1001	Site Analysis	B
Demolition			
	1501	Demolition Plan	B
GA Floor Plans			
	21B2	Basement 2	B
	21B1	Basement 1	B
	2102	Ground Floor Plan	B
	2103	Level 1 Plan	B
	2104	Level 2 Plan	B
	2105	Level 3 Plan	B
	2106	Level 4 Plan	B
	2107	Level 5 Plan	B
	2108	Level 6 Plan	B
	2109	Level 7 Plan	B
	2110	Level 8 Plan	B
	2111	Level 9 Plan	B
	2112	Level 10 Plant	B
	2113	Roof Plan	B
GFA Plans			
	2800	GFA Plans	B
	2801	GFA Plans	B
Elevations			
	3000	Elevation North	B
	3001	Elevation East - Redan Street	B
	3002	Elevation South	B
	3003	Elevation West - Redan Lane	B
Sections			
	4000	Section 1 EW North	B
	4001	Section 2 EW Centre	B
	4002	Section 3 EW South	B
	4003	Section 4 NS	B
Compliance			
	6000	Solar and No Solar Complinace	B
	6001	Solar and No Solar Complinace	B
	6002	Sun Eye Views	B
	6003	Cross Ventilation	B
	6004	Cross Ventilation	B
	6005	Communal Open Space	B
	6006	Deep Soil Zones	B
	6007	Shadow Analysis June 21 9am-3pm	B
	6008	Adaptable and Silver Living Compliance	B
	6009	Adaptable and Silver Living Compliance	B
	6010	Pre-Adapted and Post-Adapted Apartment Layouts	B
	6011	Pre-Adapted and Post-Adapted Apartment Layouts	B
	6012	Landscaped Area	B
	6020	Elevational Shadows, June 21 9am-3pm, 38 Redan St N	B
	6021	Elevational Shadows, June 21 9am-3pm, 29 Redan St N	B
	6022	Elevational Shadows, June 21 9am-3pm, 29 Redan St W	B

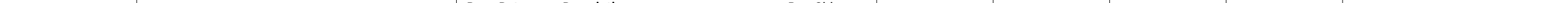


Aerial Site Photo
1:5000



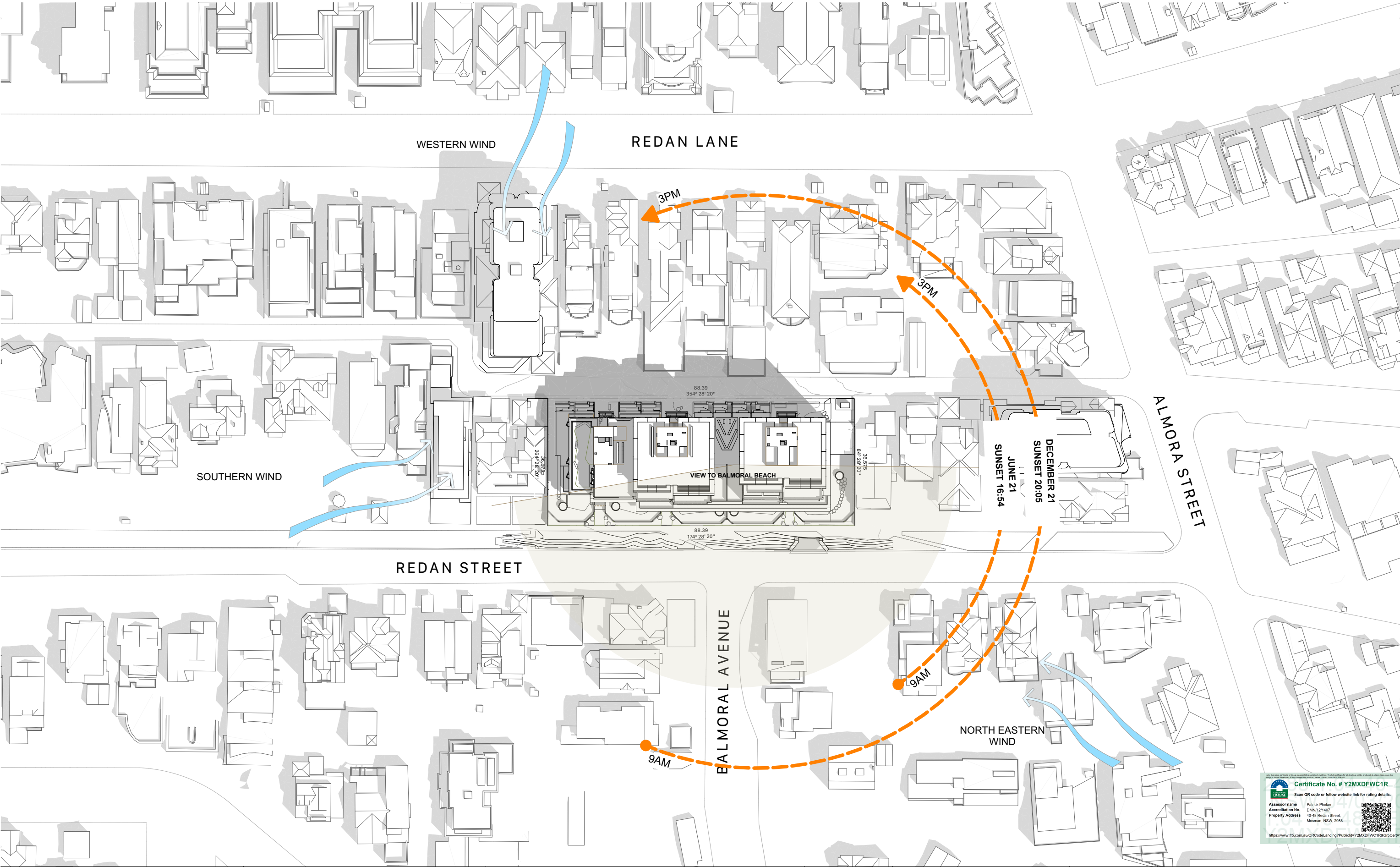
Concept Sketch
NTS

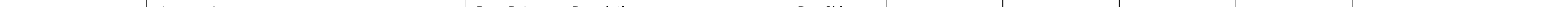


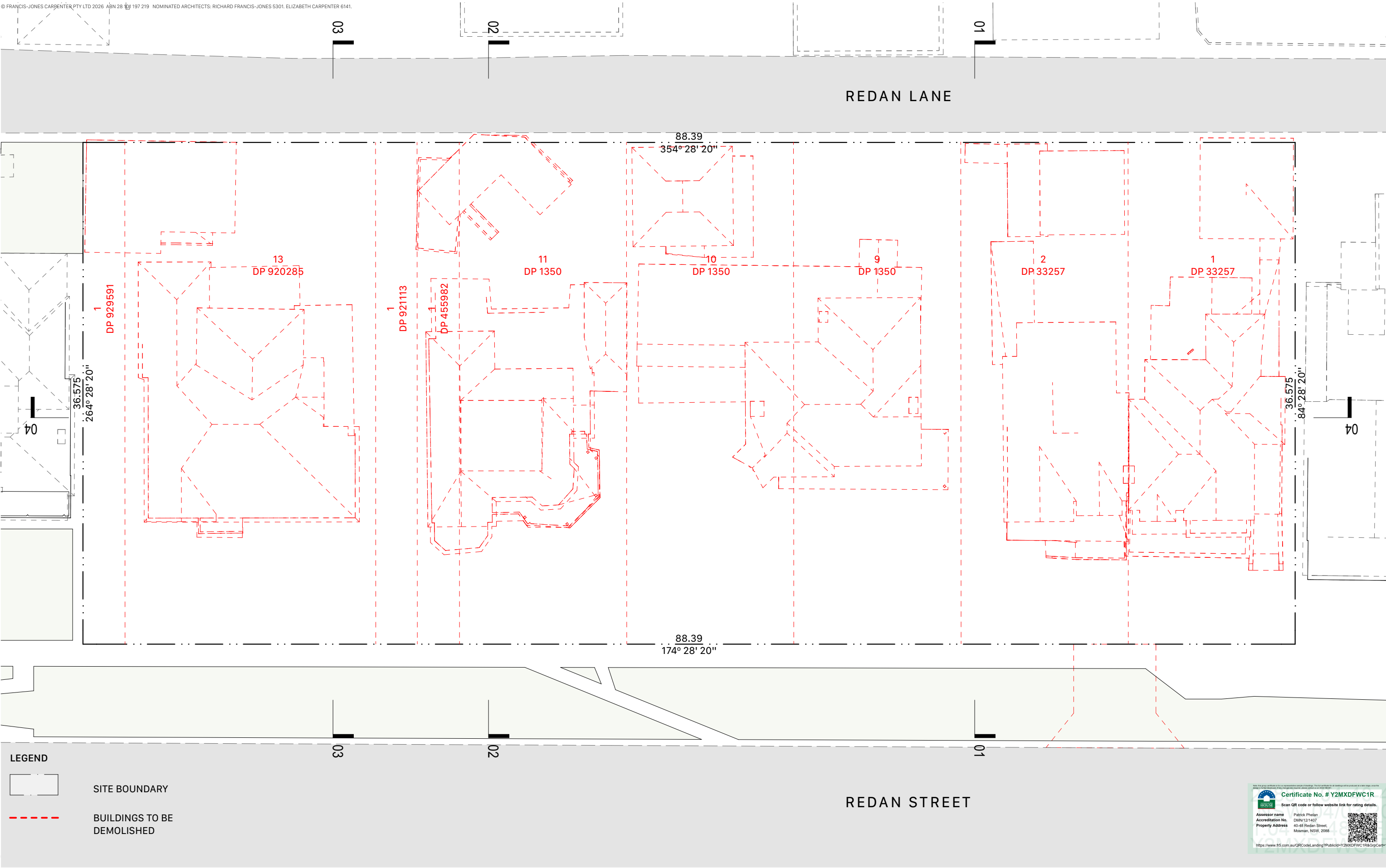
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Cover Page Cover Page	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	50	100	200m	
		B	27/2/2026	SSD Submission - Lodgment	IS	1:5000 @ A3	TPRS	0000	B						



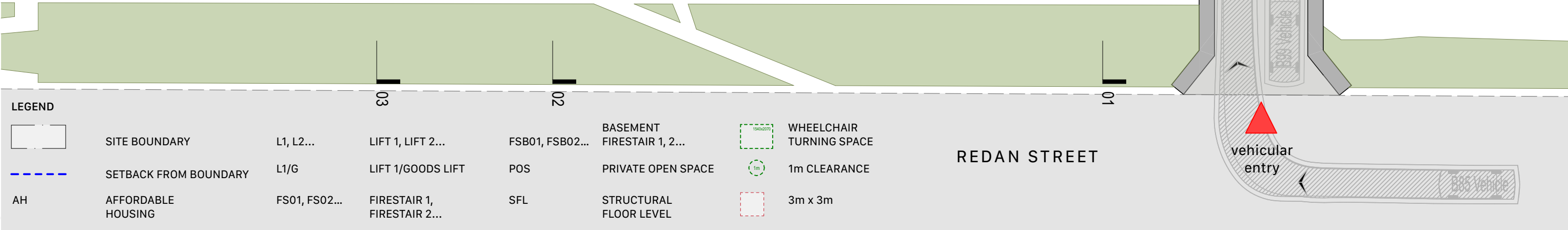
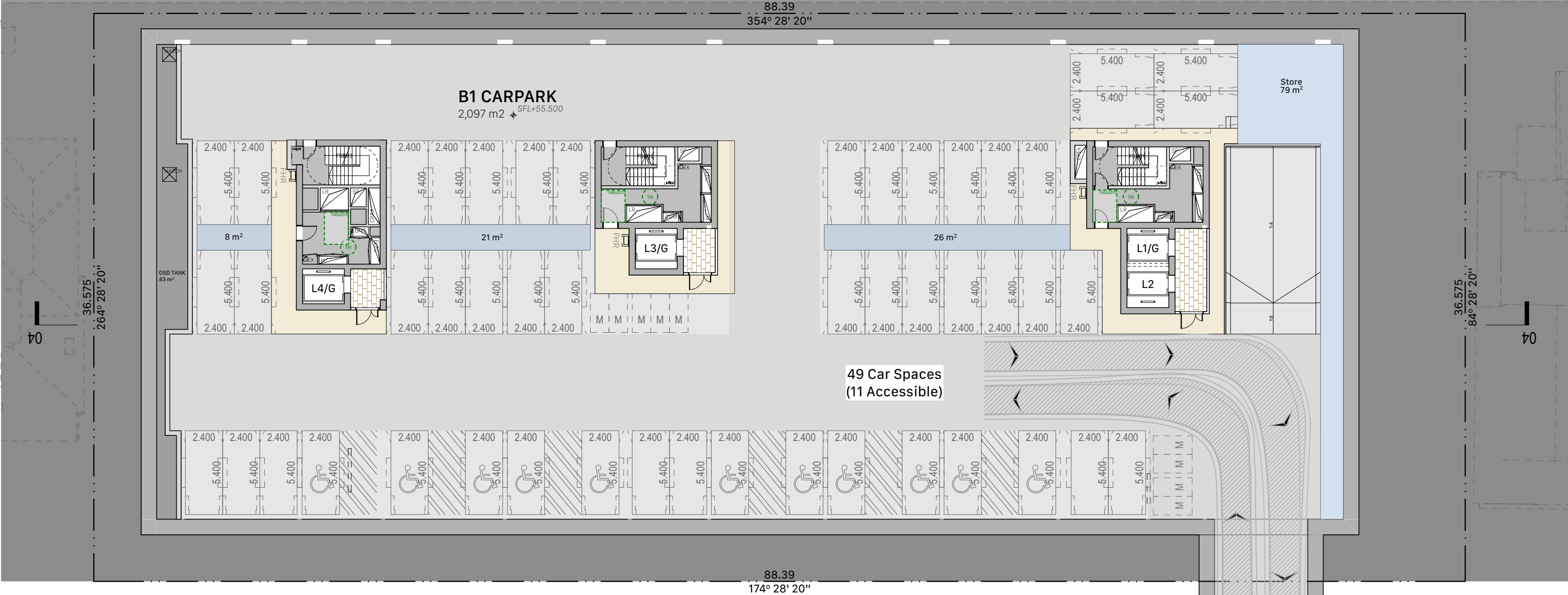
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Site Plan Site Plan	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0102050m
		B	27/2/2026	SSD Submission	Lodgment	IS	1:1000 @ A3	TPRS	1000	B	



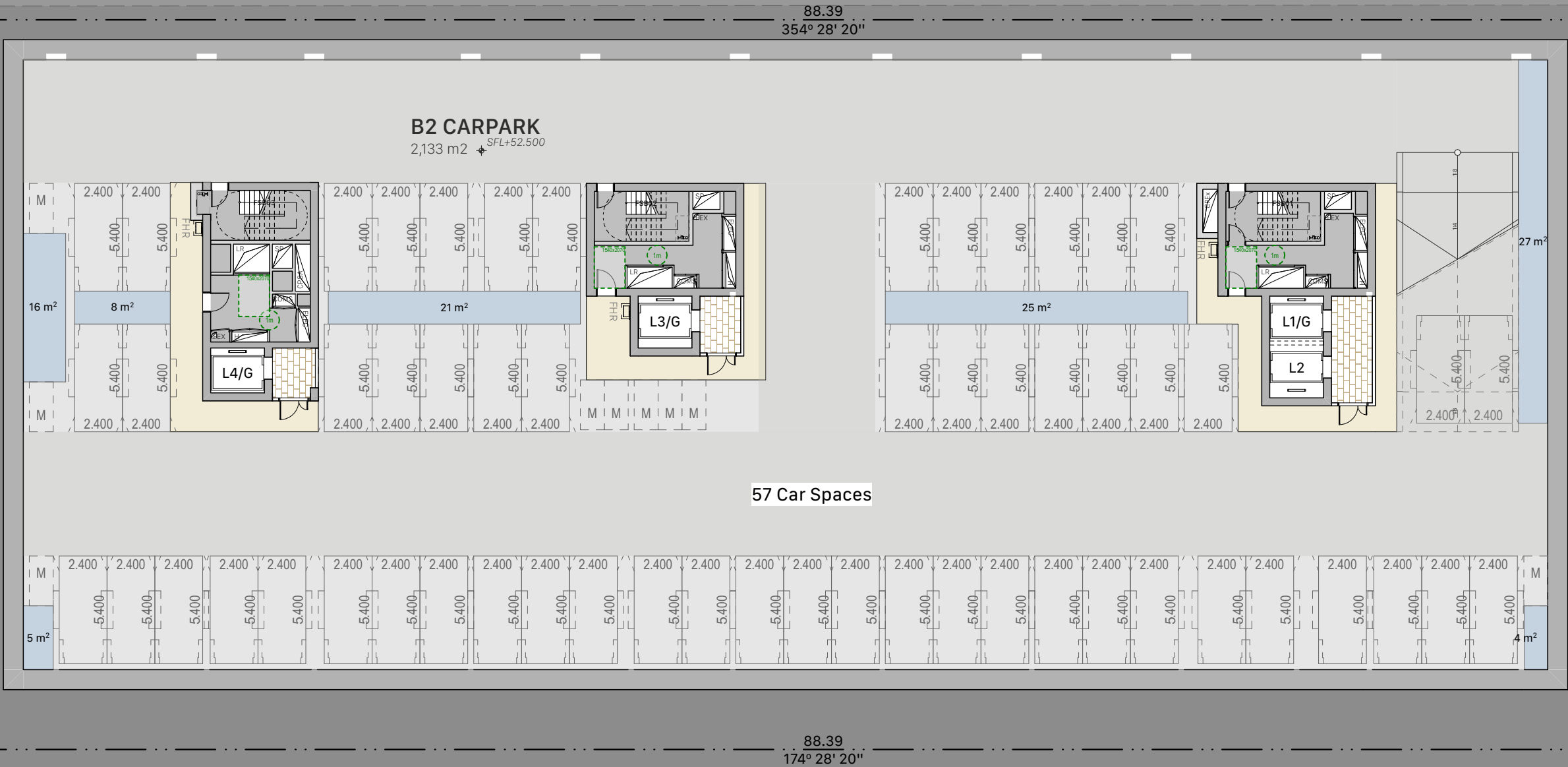
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Site Analysis Site Plan	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	10	20	50m	
		B	27/2/2026	SSD Submission - Lodgment	IS	1:1000 @ A3	TPRS	1001	B						



40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Demolition Plan Demolition	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	2.5	5	10m	
		B	27/2/2026	SSD Submission	-	Lodgment	IS	1:250 @ A3	TPRS	1501	B				



40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Basement 1 GA Floor Plans	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0 2.5 5 10m
		B	27/2/2026	SSD Submission	Lodgment	IS	1:250 @ A3	TPRS	21B1	B	



LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Basement 2
GA Floor Plans

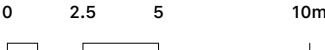
Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

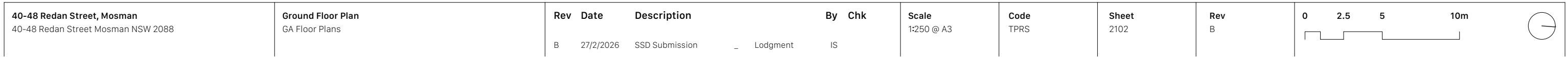
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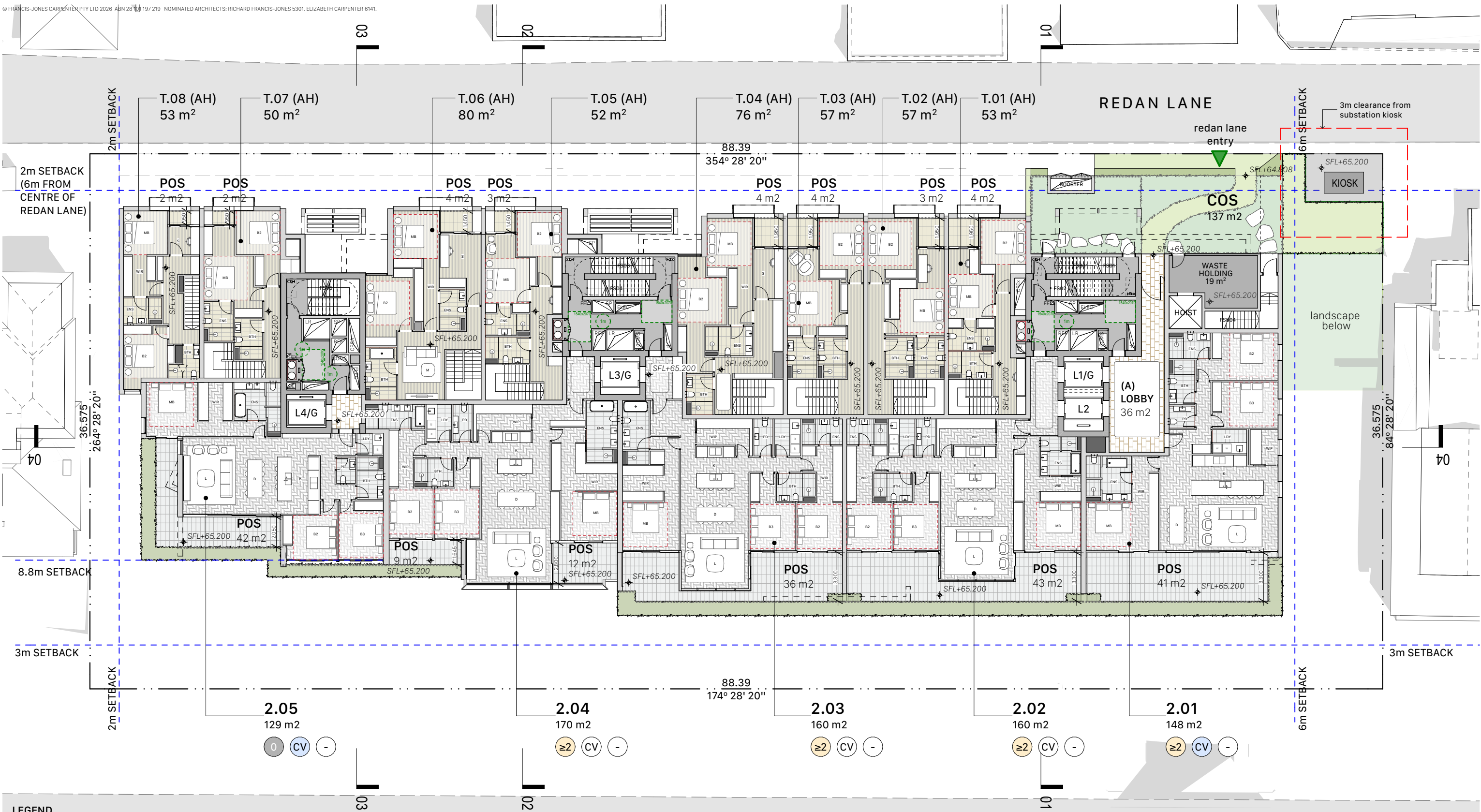
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Sheet
21B2

Rev
B







LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m



40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 2 Plan
GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale
1:250 @ A3

Code
TPRS

Sheet
2104

Rev
B

0 2.5 5 10m





LEGEND

SITE BOUNDARY

SETBACK FROM BOUNDARY

AH

AFFORDABLE HOUSING

L1, L2...

LIFT 1, LIFT 2...

L1/G

LIFT 1/GOODS LIFT

FS01, FS02...

FIRESTAIR 1, FIRESTAIR 2...

FSB01, FSB02...

PRIVATE OPEN SPACE

POS

STRUCTURAL FLOOR LEVEL

SFL

STRUCTURAL FLOOR LEVEL

1540/2070

WHEELCHAIR TURNING SPACE

1m

1m CLEARANCE

3m x 3m

Certificate No. # Y2MXDFWC1R

Scan QR code or follow website link for rating details.

Assessor name Patrick Phelan

Accreditation No. DMN121407

Property Address 40-48 Redan Street, Mosman, NSW, 2088

<https://www.fjc.com.au/QRCode/Landing/PublicId=Y2MXDFWC1R&GspCert=1>

40-48 Redan Street, Mosman

40-48 Redan Street Mosman NSW 2088

Level 3 Plan

GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale

1:250 @ A3

Code

TPRS

Sheet

2105

Rev

B

0

2.5

5

10m

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LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m



40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 4 Plan
GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale
1:250 @ A3

Code
TPRS

Sheet
2106

Rev
B

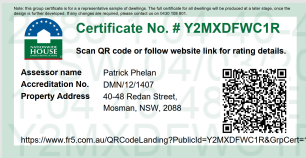
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LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m



40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 5 Plan
GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale
1:250 @ A3

Code
TPRS

Sheet
2107

Rev
B

0 2.5 5 10m





LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m



40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 6 Plan
GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale
1:250 @ A3

Code
TPRS

Sheet
2108

Rev
B

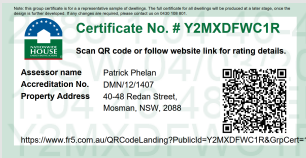
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LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m



40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 7 Plan
GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale
1:250 @ A3

Code
TPRS

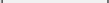
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Rev
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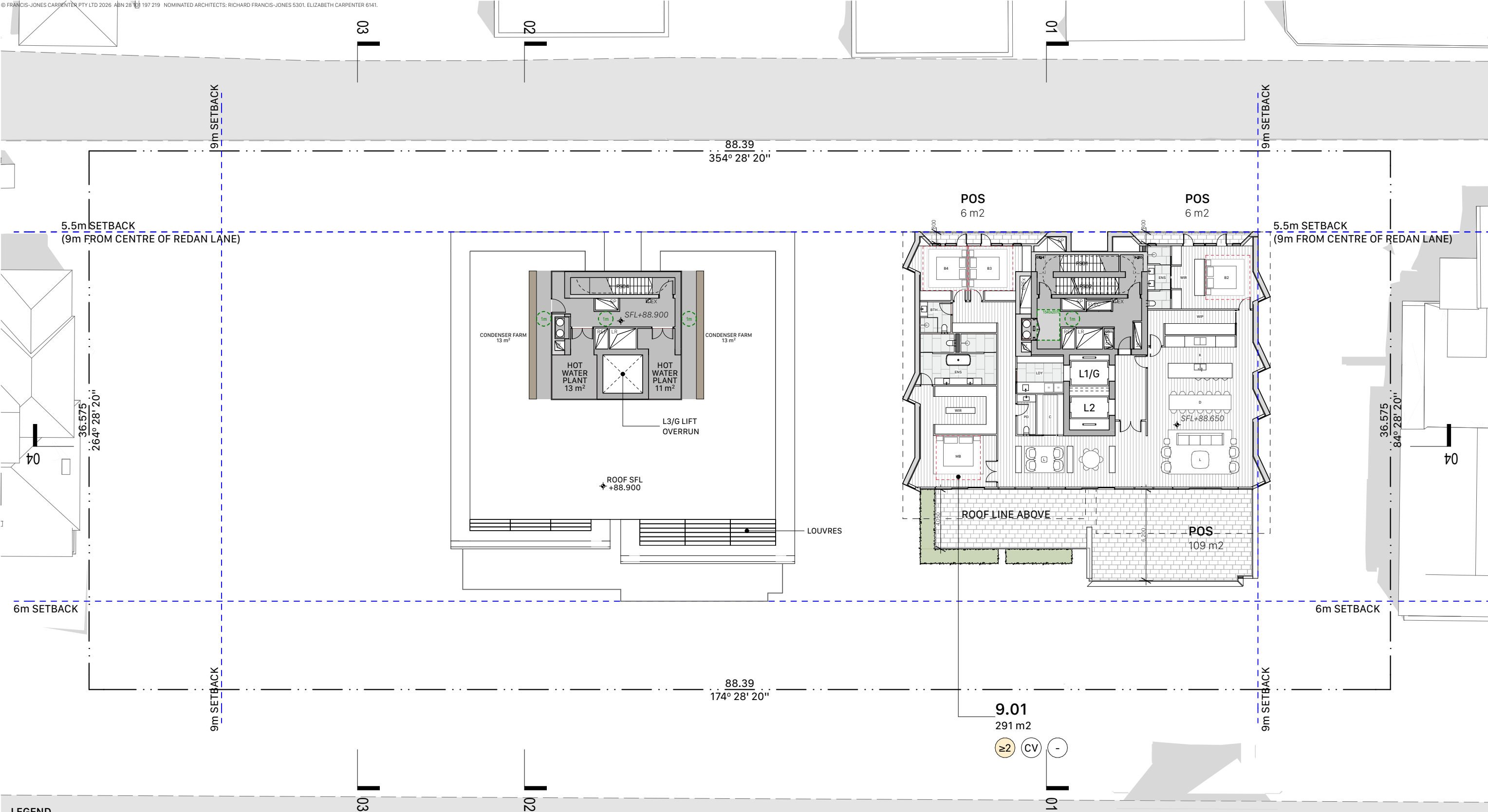
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LEGEND		03	02	01
	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	BASEMENT FIRESTAIR 1, 2...
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	PRIVATE OPEN SPACE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	STRUCTURAL FLOOR LEVEL
				WHEELCHAIR TURNING SPACE
				1m CLEARANCE
				3m x 3m

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Level 8 Plan GA Floor Plans	Rev Date Description By Chk	Scale 1:250 @ A3	Code TPRS	Sheet 2110	Rev B	0 2.5 5 10m	
		B 27/2/2026 SSD Submission – Lodgment IS						



LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m



40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 9 Plan
GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale
1:250 @ A3

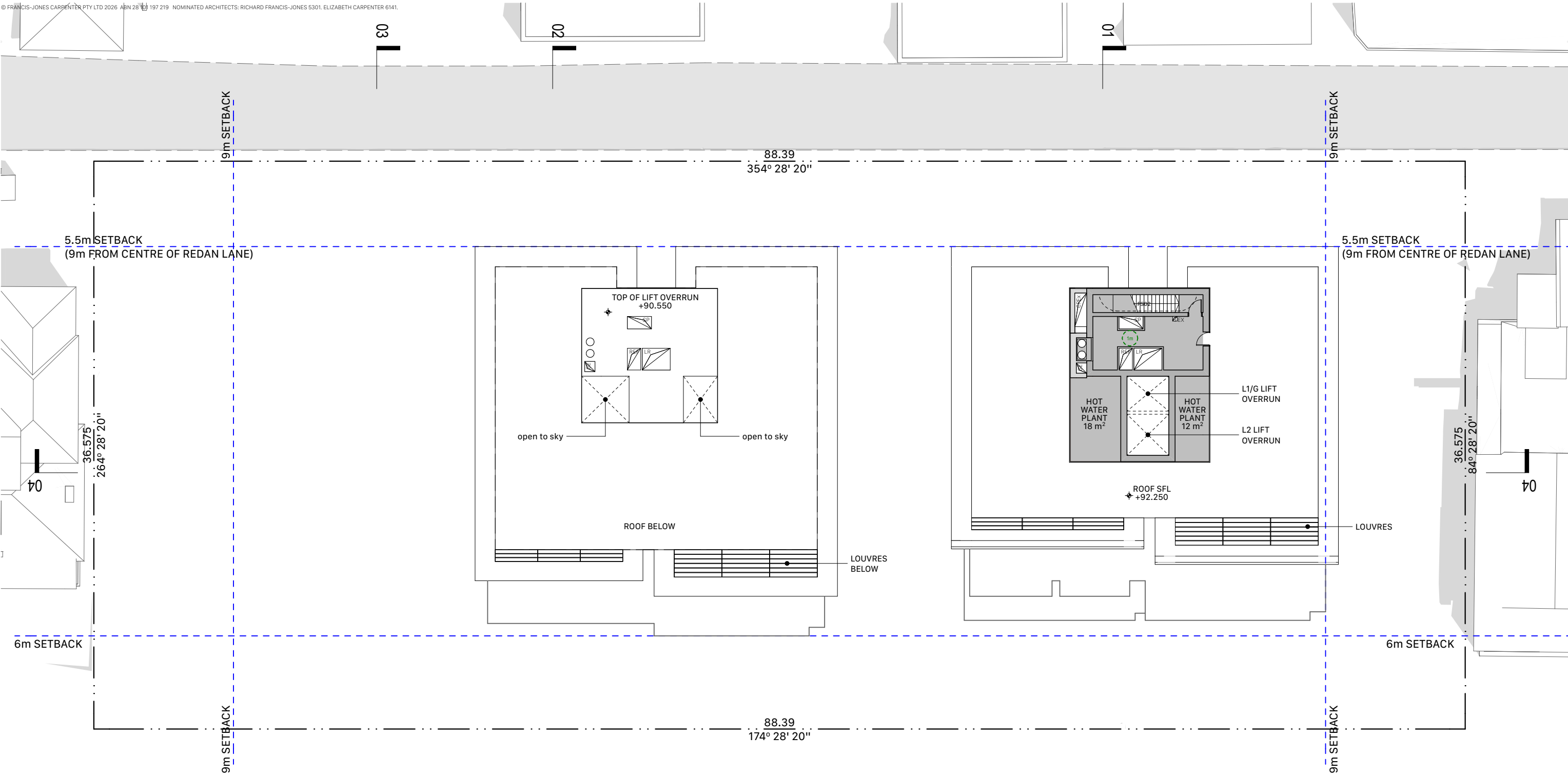
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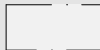
Rev
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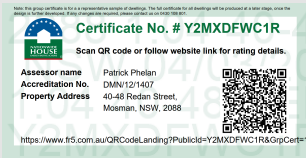
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LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m



40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 10 Plant
GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale
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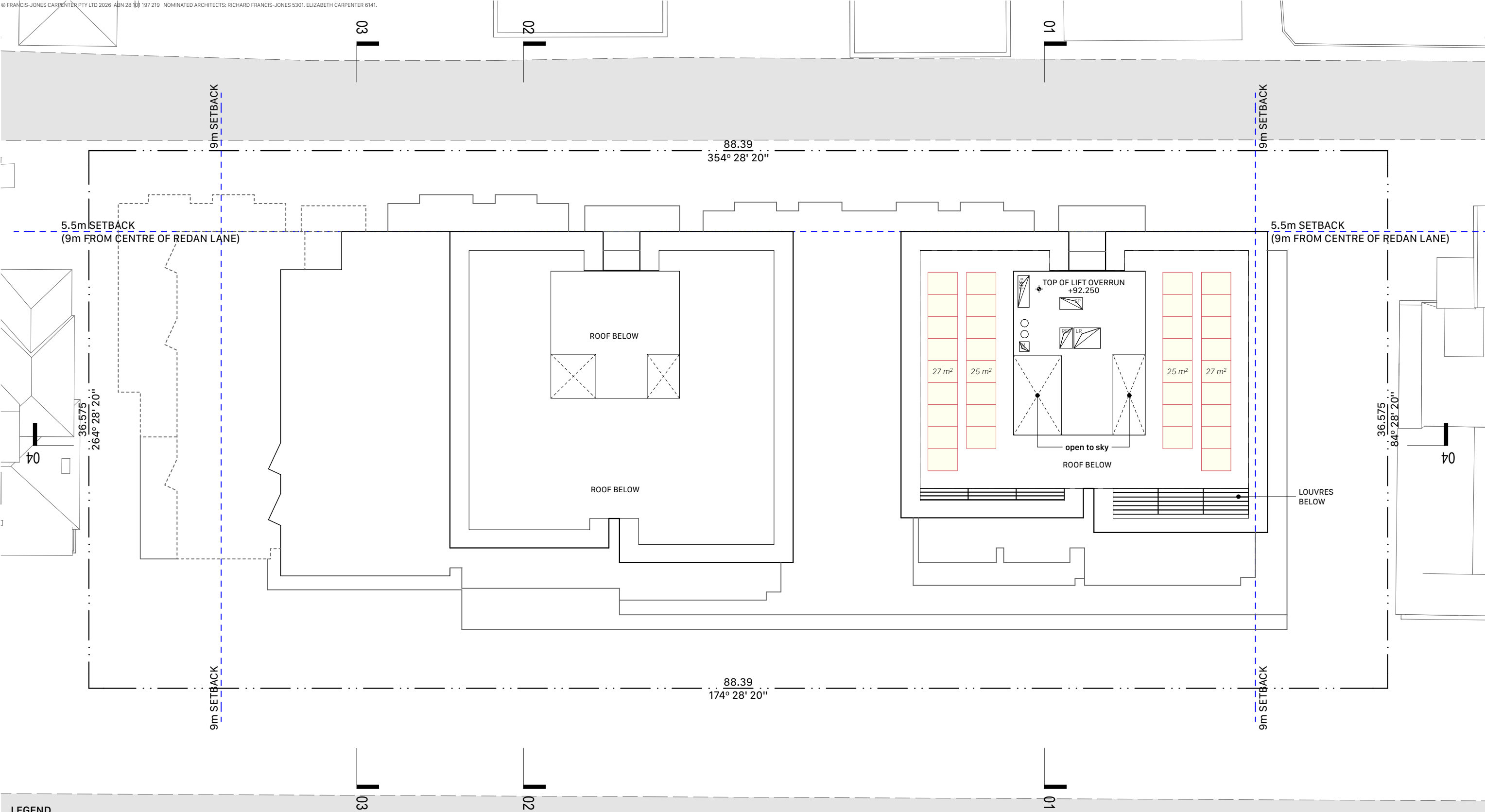
Code
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Sheet
2112

Rev
B

0 2.5 5 10m





LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE		SOLAR PANELS
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE		
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m		



40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Roof Plan
GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale
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Code
TPRS

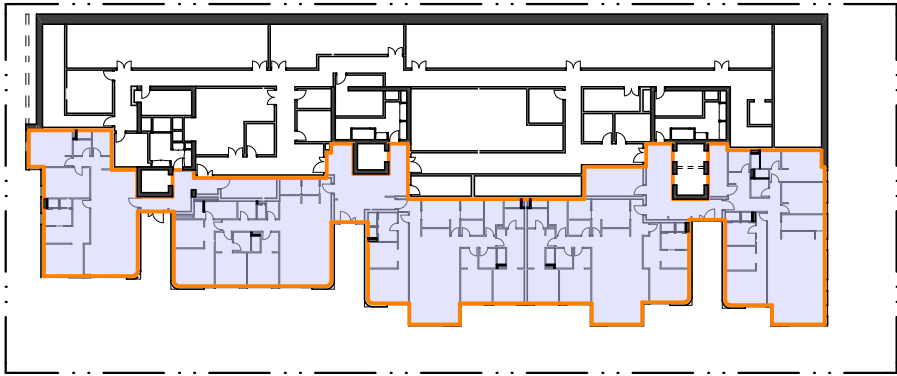
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Rev
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0 2.5 5 10m



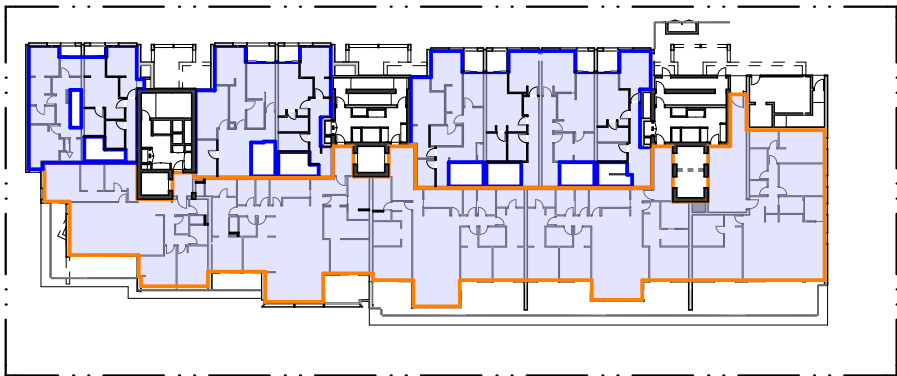
GROUND
GFA
885.5 m²



PLAN Ground Floor
1:750

LEVEL 02
GFA AH
105.3 m²

LEVEL 02
GFA AH
135.4 m²



LEVEL 02
GFA AH
250.9 m²

LEVEL 02
GFA
813.0 m²

PLAN Level 02
1:750

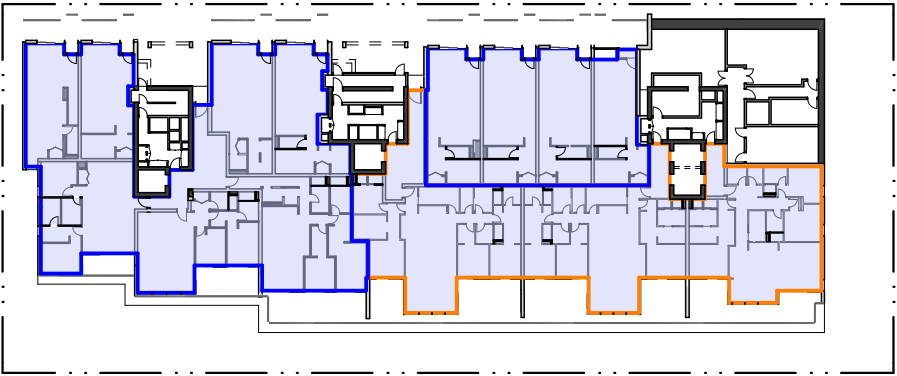
LEVEL 04 SOUTH
GFA
695.5 m²



LEVEL 04 NORTH
GFA
391.6 m²

PLAN Level 04
1:750

LEVEL 01
GFA AH
589.4 m²

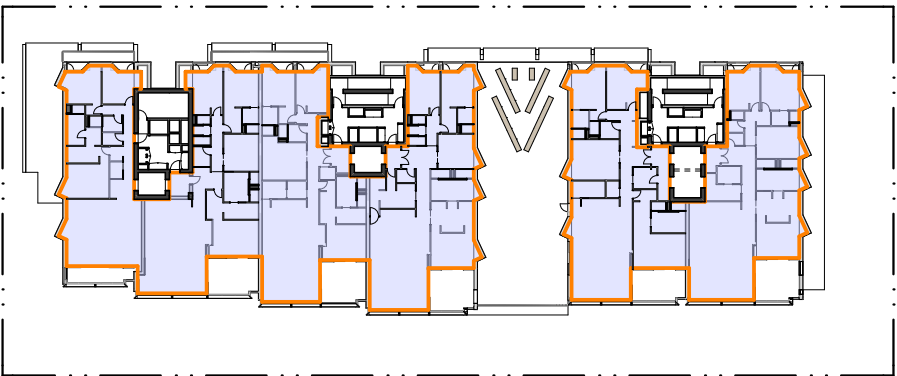


LEVEL 01
GFA AH
272.9 m²

LEVEL 01
GFA
520.9 m²

PLAN Level 01 Redan Lane
1:750

LEVEL 03 SOUTH
GFA
694.4 m²

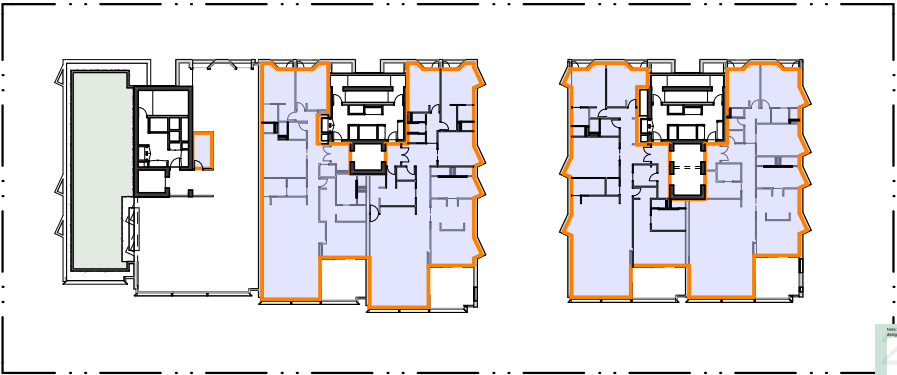


LEVEL 03 NORTH
GFA
392.3 m²

PLAN Level 03
1:750

LEVEL 05 SOUTH
GFA
6.7 m²

LEVEL 05 SOUTH
GFA
374.6 m²

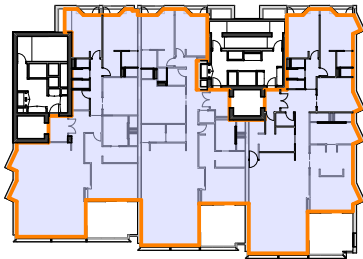


LEVEL 05 NORTH
GFA
392.3 m²

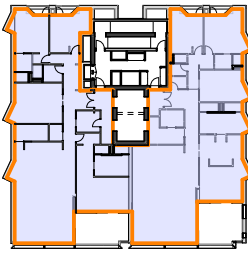
PLAN Level 05
1:750



LEVEL 06 SOUTH
GFA
564.1 m²

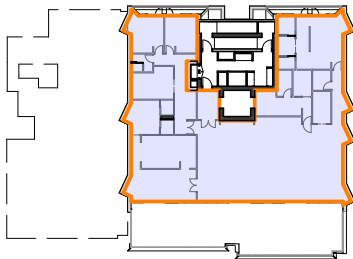


LEVEL 06 NORTH
GFA
391.6 m²

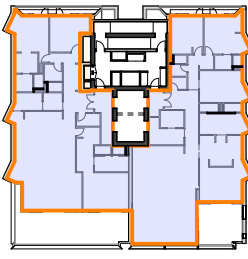


PLAN Level 06
1:750

LEVEL 08 SOUTH
GFA
317.1 m²

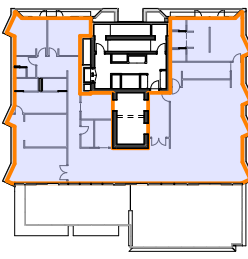
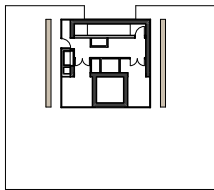


LEVEL 08 NORTH
GFA
366.1 m²



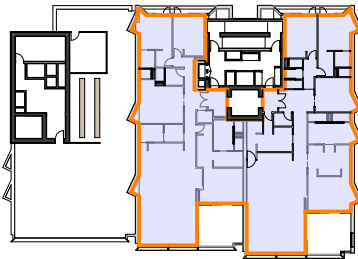
PLAN Level 08
1:750

LEVEL 09 NORTH
GFA
288.2 m²

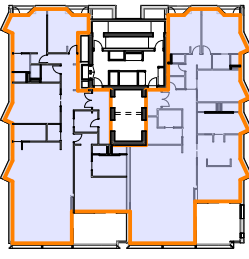


PLAN Level 09
1:750

LEVEL 07 SOUTH
GFA
374.7 m²



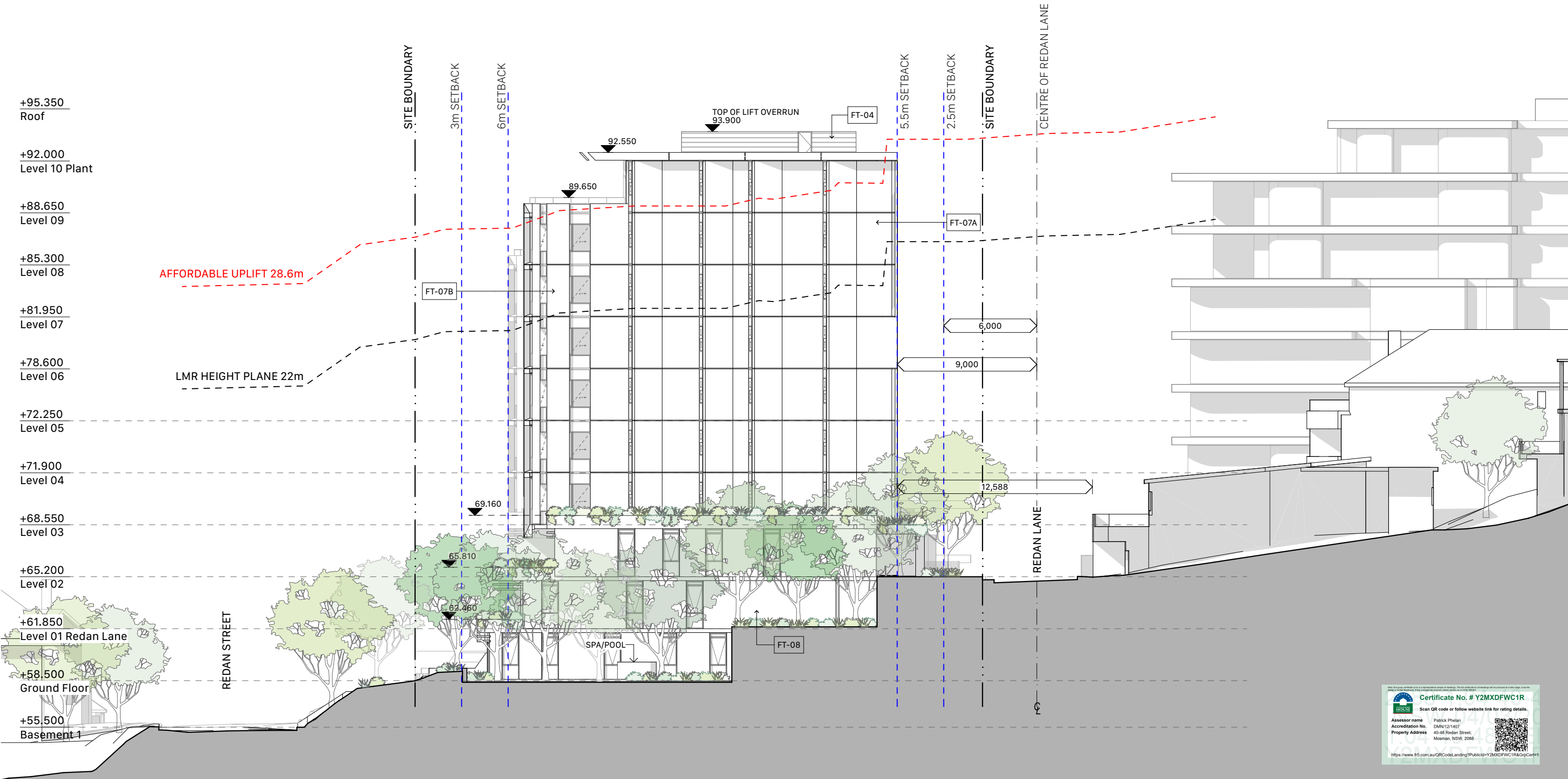
LEVEL 07 NORTH
GFA
392.3 m²



PLAN Level 07
1:750

Apartment Yield			
Apartment Type	Quantity	Zone Name	
APT. 2 BED	1	1.04 (AH)	
APT. 2 BED	1	1.05 (AH)	
APT. 2 BED	1	1.06 (AH)	
APT. 3BED	1	1.01	
APT. 3BED	8	1.02	
APT. 3BED	53	1.03	
APT. 3BED	1	2.01	
Floor (Story)	Zone Category	Room Name	Area
Ground Floor	RESIDENTIAL	GFA	885.5 m ²
Level 01 Redan Lane	RESIDENTIAL	GFA	520.9 m ²
Level 01 Redan Lane	RESIDENTIAL	GFA AH	862.3 m ²
Level 02	RESIDENTIAL	GFA	813.0 m ²
Level 02	RESIDENTIAL	GFA AH	491.6 m ²
Level 03	RESIDENTIAL	GFA	1,086.7 m ²
Level 04	RESIDENTIAL	GFA	1,087.1 m ²
Level 05	RESIDENTIAL	GFA	773.6 m ²
Level 06	RESIDENTIAL	GFA	955.7 m ²
Level 07	RESIDENTIAL	GFA	767.0 m ²
Level 08	RESIDENTIAL	GFA	683.2 m ²
Level 09	RESIDENTIAL	GFA	288.2 m ²
TOTAL GFA			9,214.8 m ²





LEGEND

FT-01 FT-01A	LIGHT COLOURED METAL FRAME ELEMENT (FT-01) WITH CLEAR FIXED GLAZING PANELS (FT-01A)	FT-02	DARK GREY MASONRY FINISH WALLS WITH ALUMINIUM-FRAMED WINDOWS/DOORS OR SIMILAR	FT-03	FULL HEIGHT GLAZING GLASS BALUSTRADE	FT-05	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH FULL HEIGHT GLAZING AND DOORS WITHIN DEEP REVEALS	FT-06	WARM-COLOURED MASONRY FINISH TO WALLS, FULL HEIGHT GLAZING AND DOORS WITHIN METAL PORTALS	FT-07A	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH INTEGRATED POP-OUT WINDOWS ORIENTATED TOWARDS VIEWS	FT-08	DARK GREY MASONRY FINISH WALLS WITH FULL HEIGHT GLAZING	FT-10	SOLID EXTERNAL PLANTER BOXES WITH GLASS BALUSTRADE BEHIND
	GLASS BALUSTRADE LIGHT COLOURED METAL SLAB EDGE COVER		ALUMINIUM HORIZONTAL LOUVRES METAL PALISADE BALUSTRADE SOLID EXTERNAL PLANTER BOXES	FT-04	CHAMPAGNE COLOURED CLADDING OR SIMILAR		METAL PALISADE BALUSTRADE METAL TRIM AT SLAB LEVELS		METAL PALISADE BALUSTRADE		METAL TRIM AT SLAB LEVELS	FT-07B	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH METAL TRIM AT SLAB LEVELS		

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Elevation North
Elevations

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

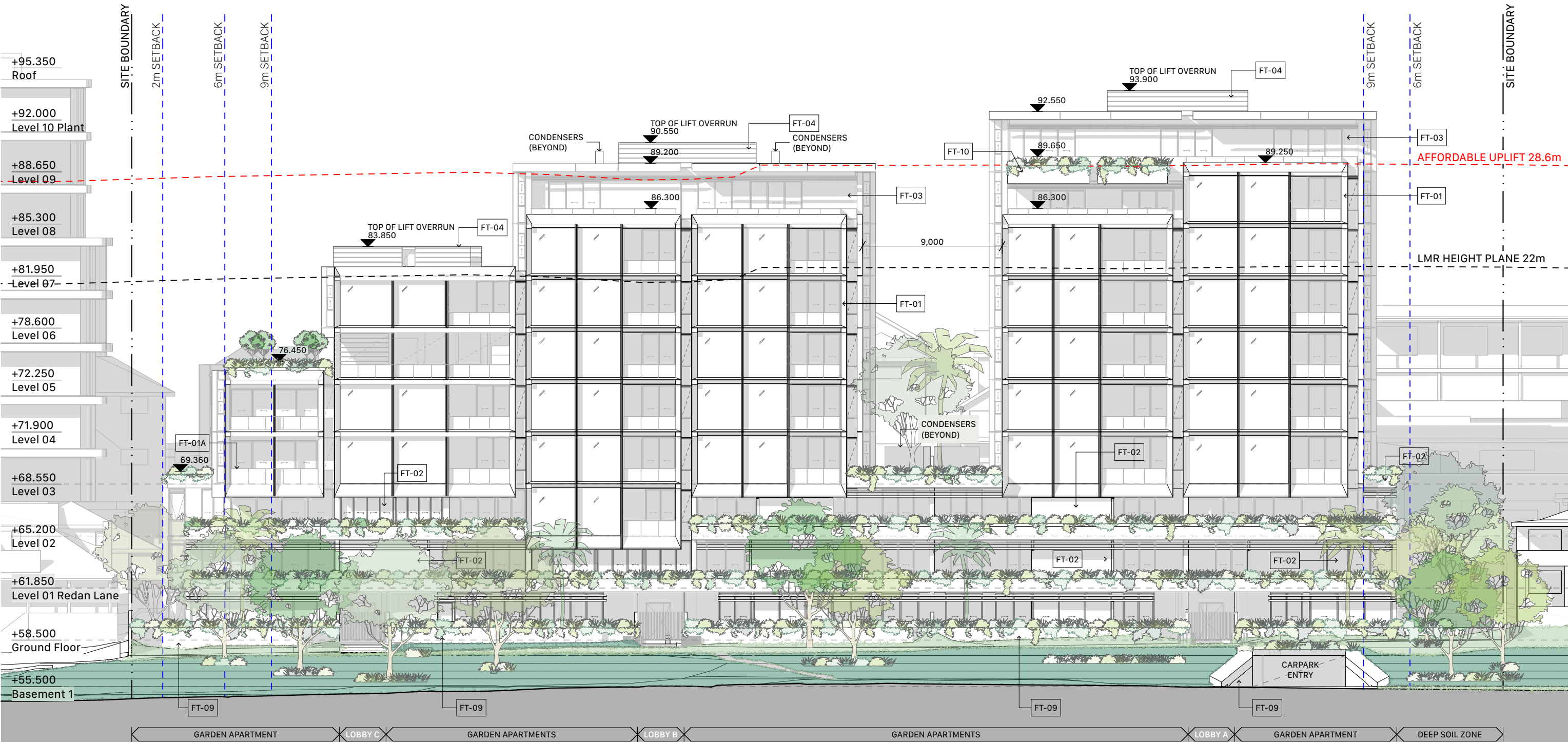
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Code
TPRS

Sheet
3000

Rev
B

0 2.5 5 10m



LEGEND

FT-01 FT-01A	LIGHT COLOURED METAL FRAME ELEMENT (FT-01) WITH CLEAR FIXED GLAZING PANELS (FT-01A)	FT-02	DARK GREY MASONRY FINISH WALLS WITH ALUMINIUM-FRAMED WINDOWS/DOORS OR SIMILAR	FT-03	FULL HEIGHT GLAZING GLASS BALUSTRADE	FT-05	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH FULL HEIGHT GLAZING AND DOORS WITHIN DEEP REVEALS	FT-06	WARM-COLOURED MASONRY FINISH TO WALLS, FULL HEIGHT GLAZING AND DOORS WITHIN METAL PORTALS	FT-07A	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH INTEGRATED POP-OUT WINDOWS ORIENTATED TOWARDS VIEWS	FT-08	DARK GREY MASONRY FINISH WALLS WITH FULL HEIGHT GLAZING	FT-10	SOLID EXTERNAL PLANTER BOXES WITH GLASS BALUSTRADE BEHIND
	GLASS BALUSTRADE LIGHT COLOURED METAL SLAB EDGE COVER		ALUMINIUM HORIZONTAL LOUVRES METAL PALISADE BALUSTRADE SOLID EXTERNAL PLANTER BOXES	FT-04	CHAMPAGNE COLOURED CLADDING OR SIMILAR		METAL PALISADE BALUSTRADE METAL TRIM AT SLAB LEVELS		METAL PALISADE BALUSTRADE	FT-07B	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH METAL TRIM AT SLAB LEVELS	FT-09	SANDSTONE WALLS		

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Elevation East - Redan Street
Elevations

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale
1:250 @ A3

Code
TPRS

Sheet
3001

Rev
B

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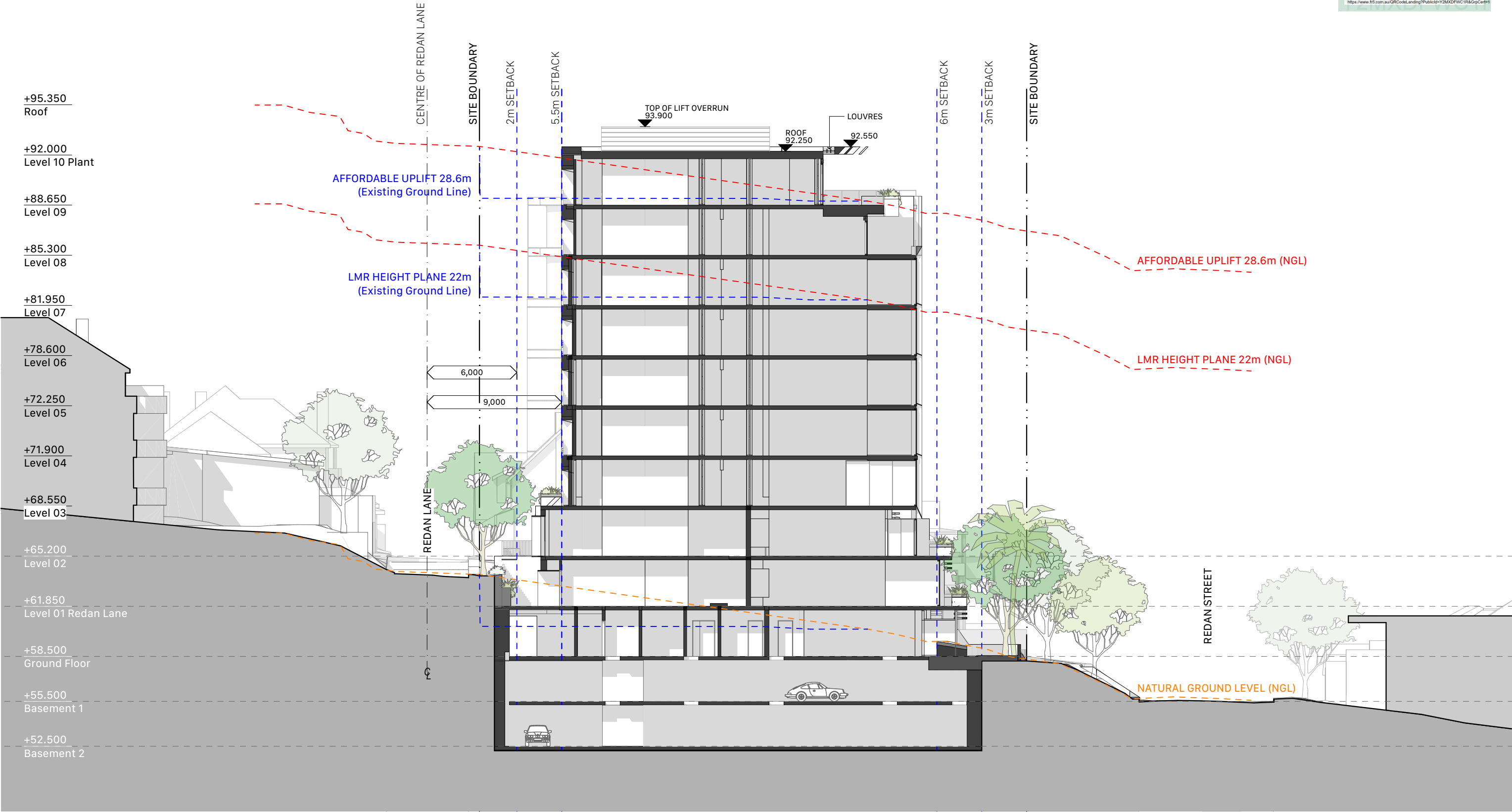


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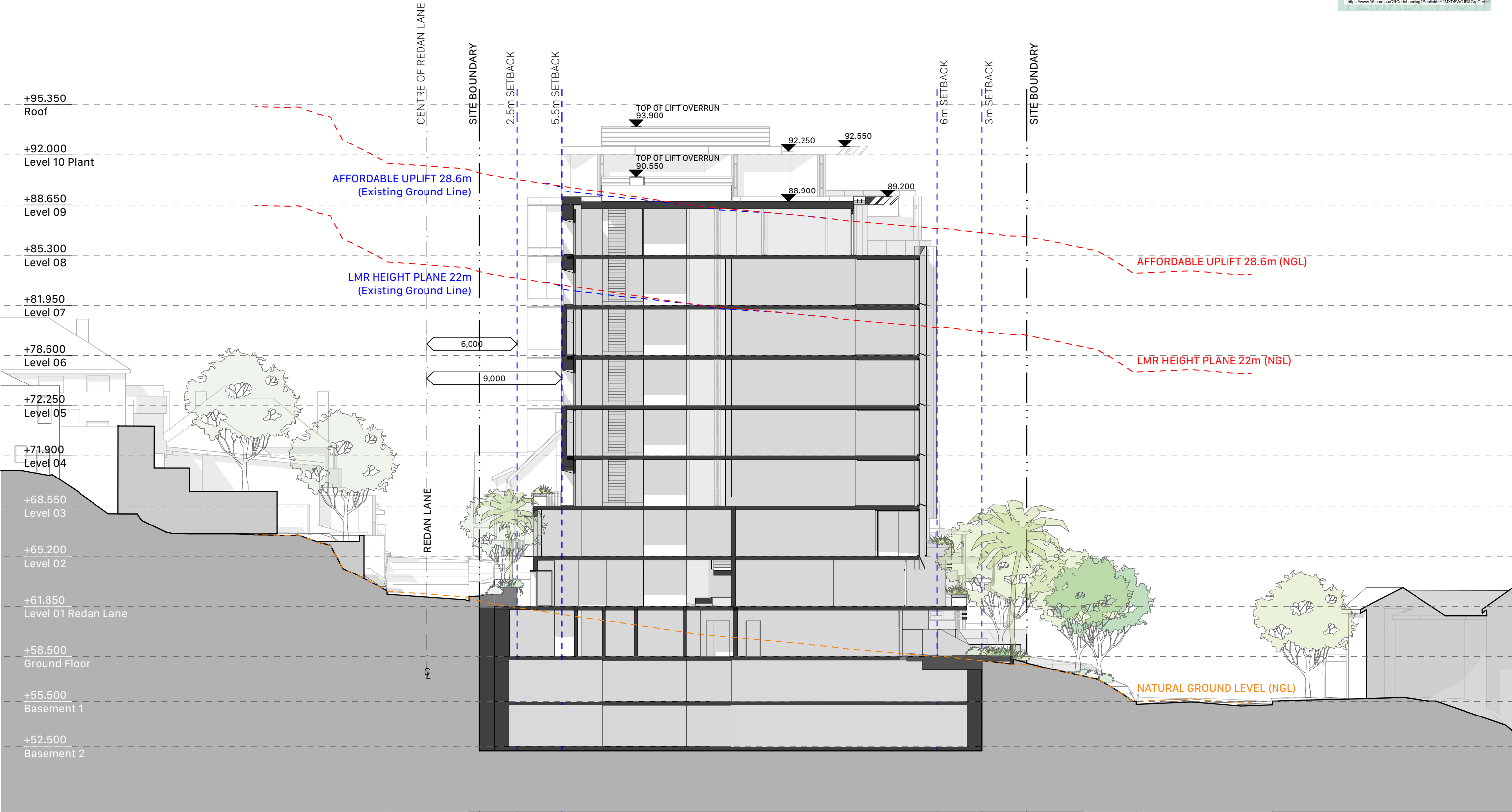


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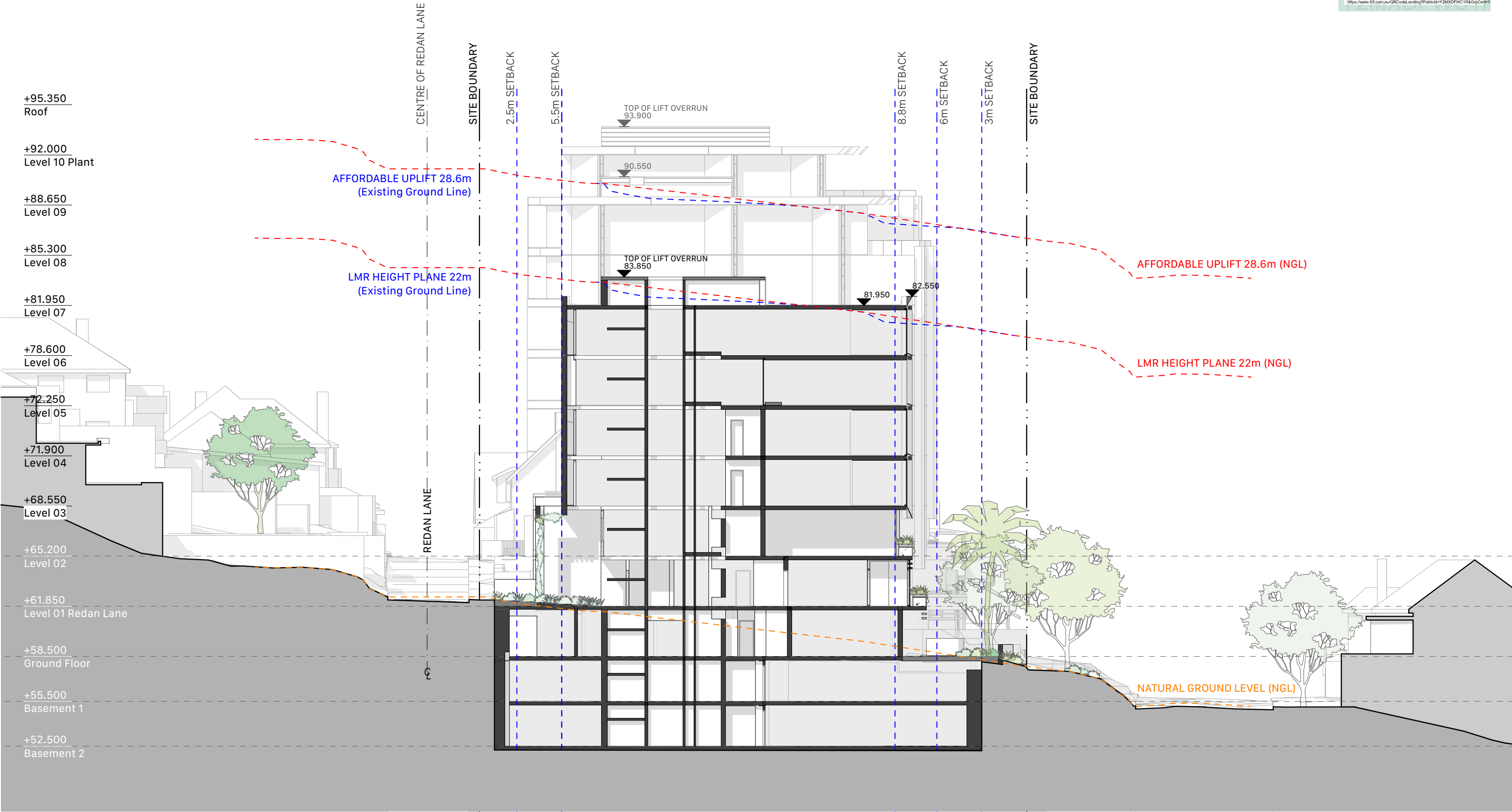
architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 t +61 2 9251 7077 w fjcstudio.com



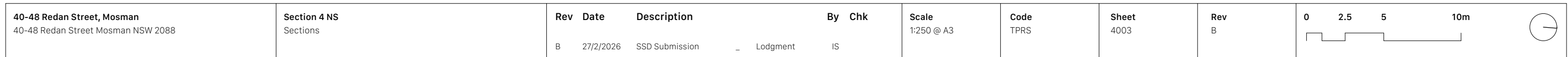
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Section 1 EW North Sections	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	2.5	5	10m	
		B	27/2/2026	SSD Submission	-	Lodgment	IS	1:250 @ A3	TPRS	4000	B				

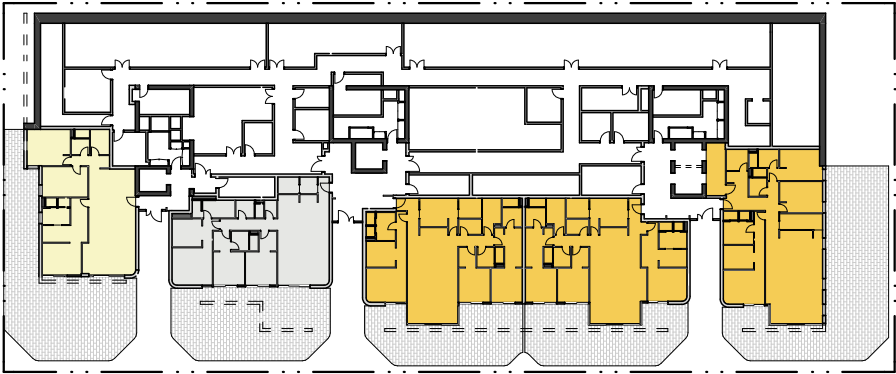


40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Section 2 EW Centre Sections	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	02.5510m
		B	27/2/2026	SSD Submission	Lodgment	IS	1:250 @ A3	TPRS	4001	B	

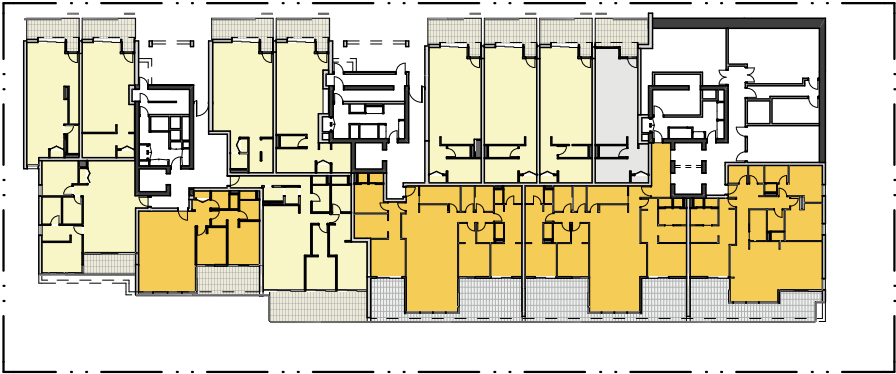


40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Section 3 EW South Sections	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	02.5510m
		B	27/2/2026	SSD Submission	Lodgment	IS	1:250 @ A3	TPRS	4002	B	

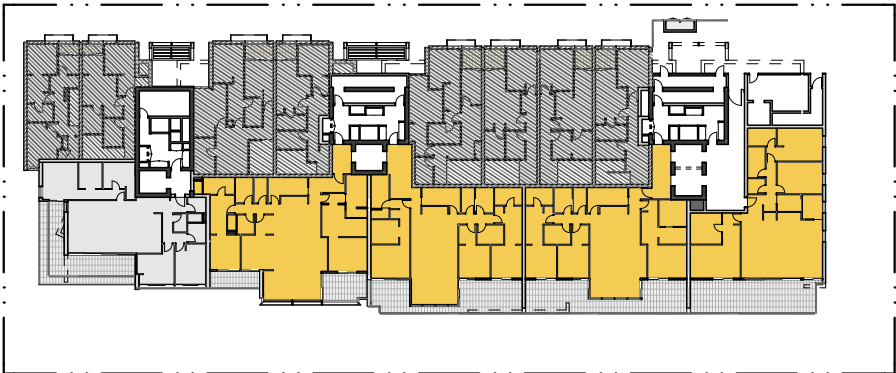




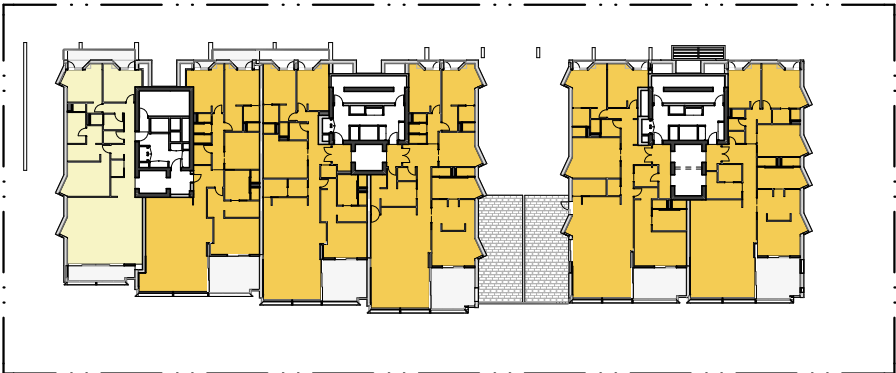
PLAN Ground Floor
1:750



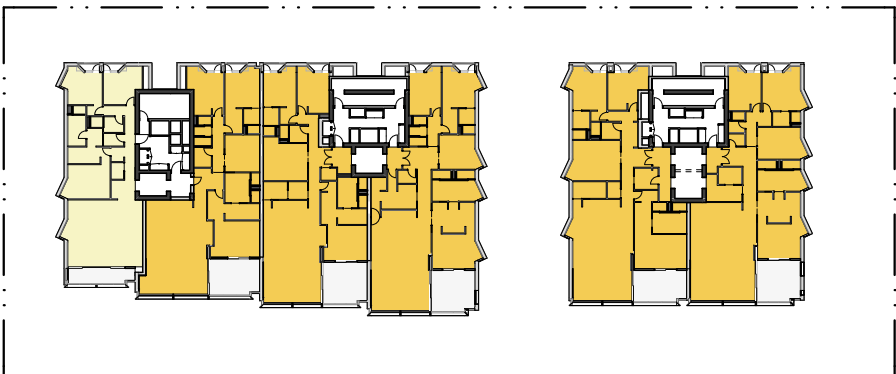
PLAN Level 01 Redan Lane
1:750



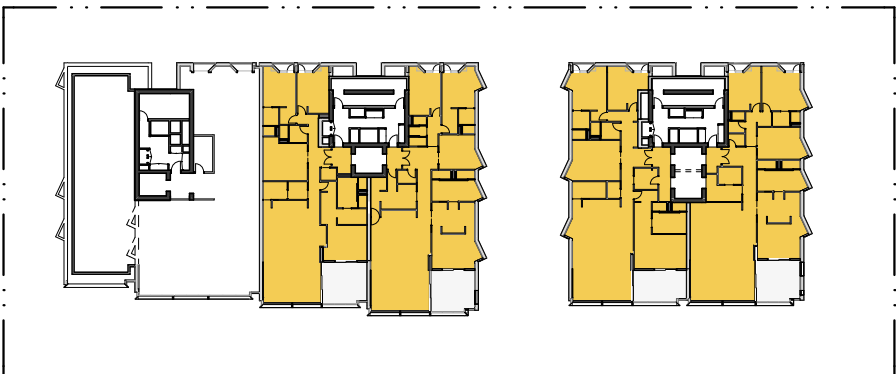
PLAN Level 02
1:750



PLAN Level 03
1:750



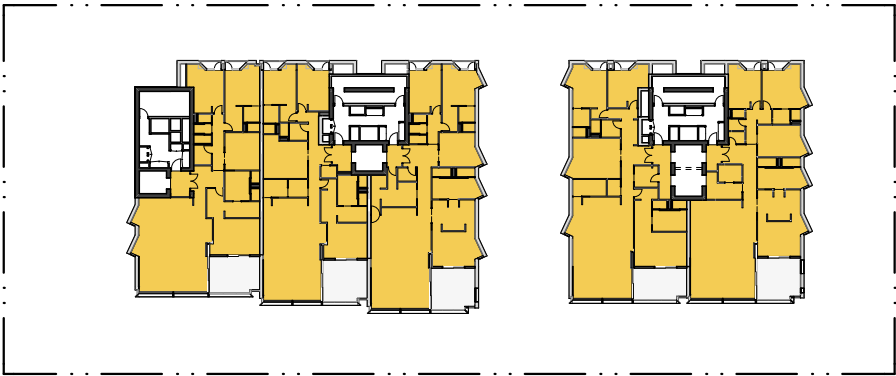
PLAN Level 04
1:750



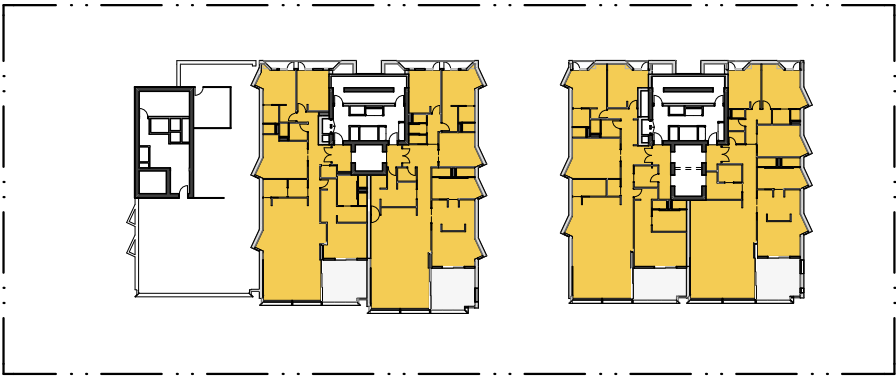
PLAN Level 05
1:750

Not included (AH) Bedroom Level More than 2 hours Between 1-2 hours Less than 15 Minutes

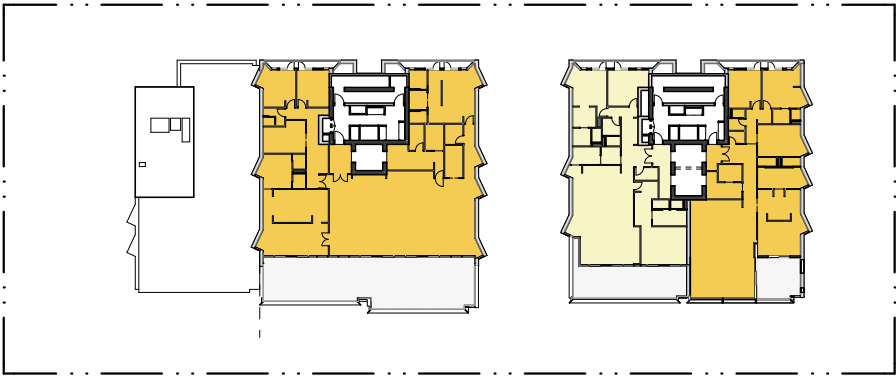
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Solar and No Solar Compliance Compliance	Rev B	Date 27/2/2026	Description SSD Submission	By Lodgment	Chk IS	Scale 1:750 @ A3	Code TPRS	Sheet 6000	Rev B	0 7.5 15 30m	
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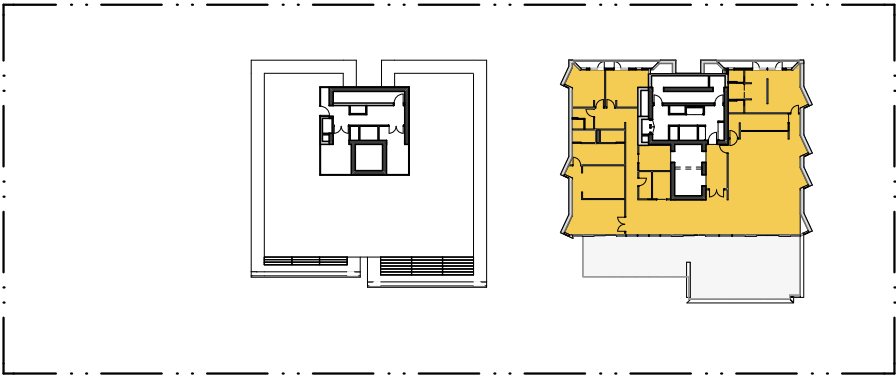
PLAN Level 06
1:750



PLAN Level 07
1:750



PLAN Level 08
1:750



PLAN Level 09
1:750

Solar Access	Solar Compliance	Quantity
Greater than Threshold	More than 2 hours	37 (70 %)
Less than Threshold	Between 1-2 hours	13 (24 %)
No Sun	Less than 15 minutes	3 (6 %)

More than 2 hours Between 1-2 hours Less than 15 Minutes

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Solar and No Solar Compliance	Rev Date Description By Chk B 27/2/2026 SSD Submission Lodgment IS	Scale 1:750 @ A3	Code TPRS	Sheet 6001	Rev B	0 7.5 15 30m
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9AM



10AM



11AM



12 MIDDAY



1PM



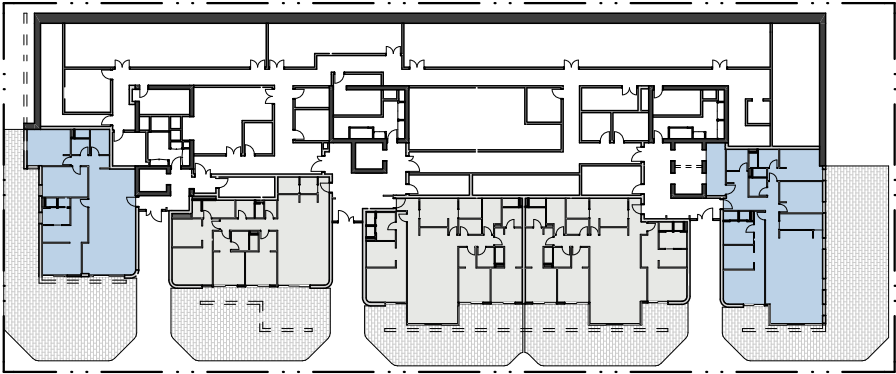
2PM



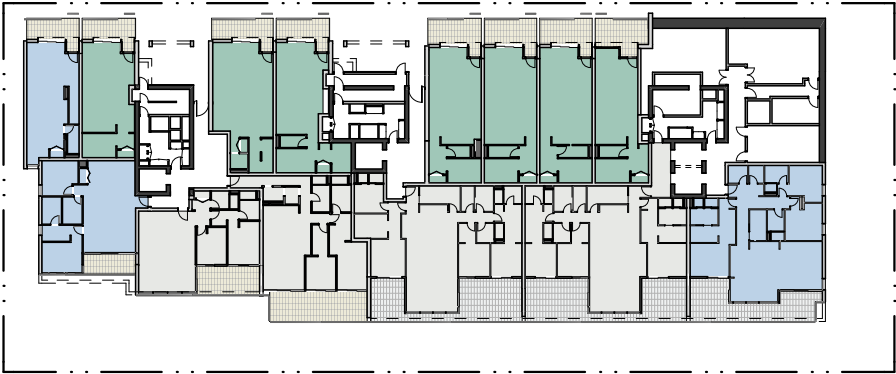
3PM



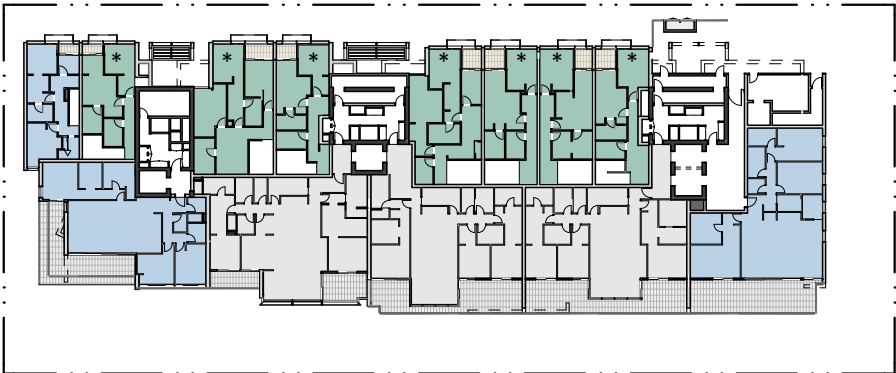
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088		Sun Eye Views Compliance		<table><tr><th>Rev</th><th>Date</th><th>Description</th><th>By</th><th>Chk</th></tr><tr><td>B</td><td>27/2/2026</td><td>SSD Submission</td><td>-</td><td>Lodgment</td></tr></table>		Rev	Date	Description	By	Chk	B	27/2/2026	SSD Submission	-	Lodgment	Scale No Scale @ A3	Code TPRS	Sheet 6002	Rev B	
Rev	Date	Description	By	Chk																
B	27/2/2026	SSD Submission	-	Lodgment																



PLAN Ground Floor
1:750

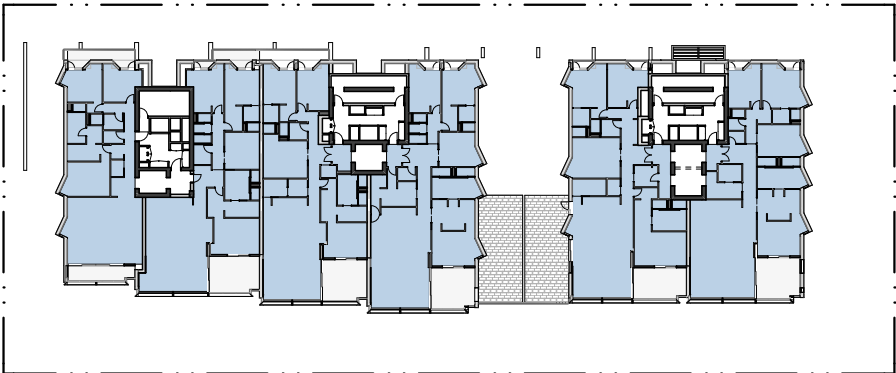


PLAN Level 01 Redan Lane
1:750

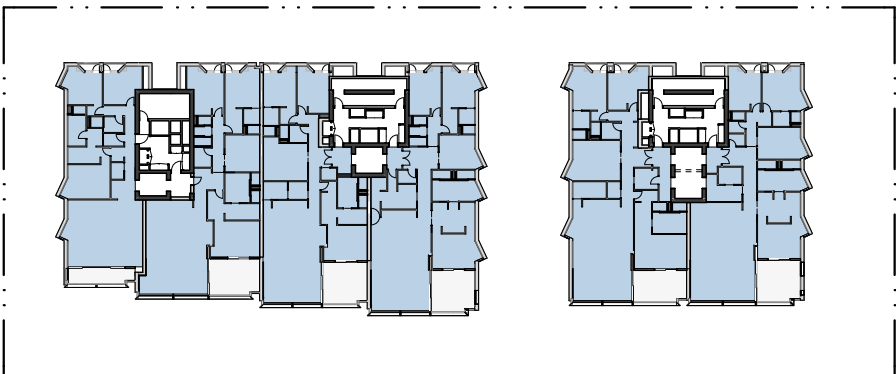


PLAN Level 02
1:750

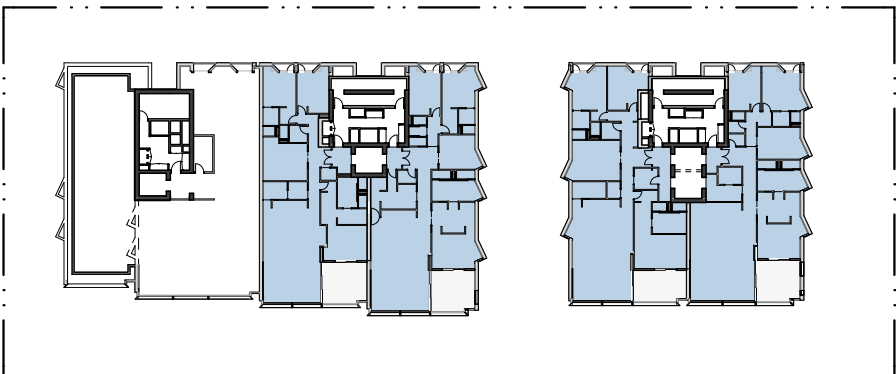
Note: * denotes two storey terraces which only count once for cross ventilation



PLAN Level 03
1:750



PLAN Level 04
1:750

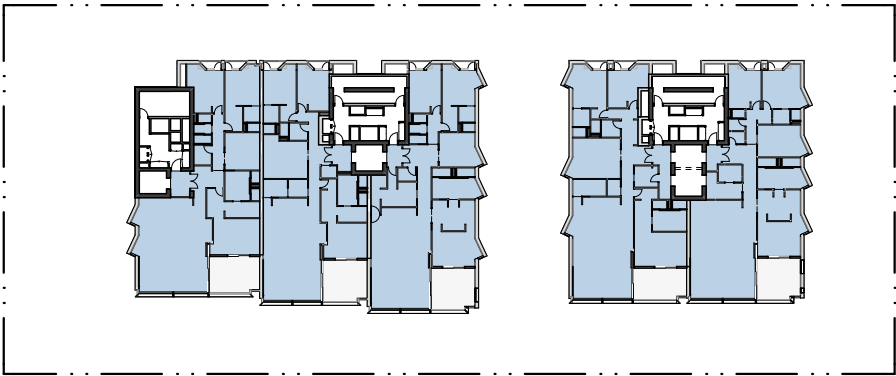


PLAN Level 05
1:750

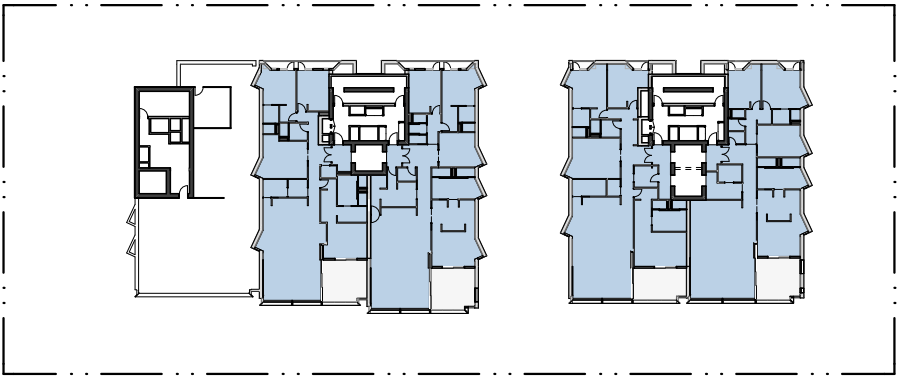


Cross Ventilation Units Assisted Cross Ventilated Units Single Aspect/Not Cross Ventilated

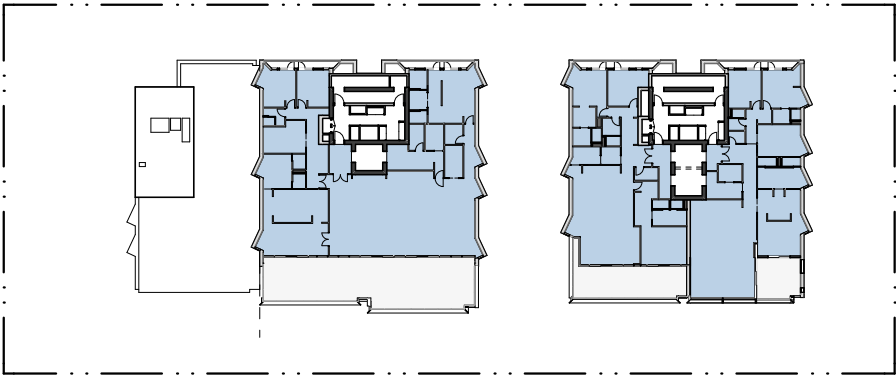
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Cross Ventilation Compliance	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	7.5	15	30m	
		B	27/2/2026	SSD Submission - Lodgment	IS	1:750 @ A3	TPRS	6003	B						



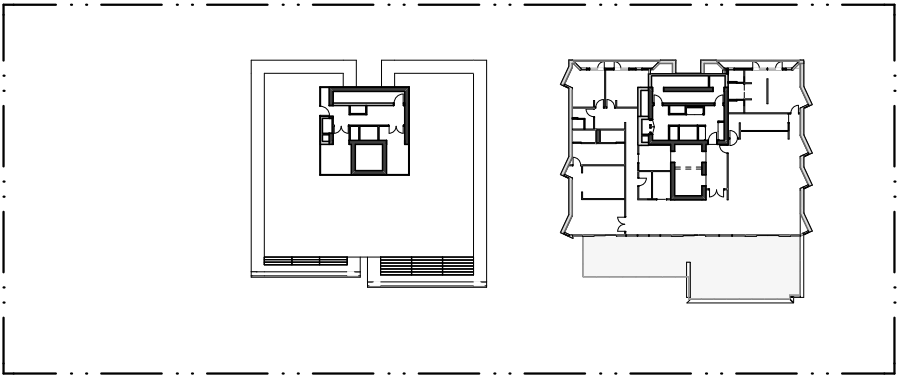
PLAN Level 06
1:750



PLAN Level 07
1:750



PLAN Level 08
1:750



PLAN Level 09
1:750

Note: this level is above 9 storeys, not applicable for cross ventilation count for ADG compliance

Cross Ventillation	Quantity
Assisted	7
Cross Ventilated	35
Non-Applicable	1
Single Aspect	10

Total number of units in the first 9 storeys of the building: **52 units**

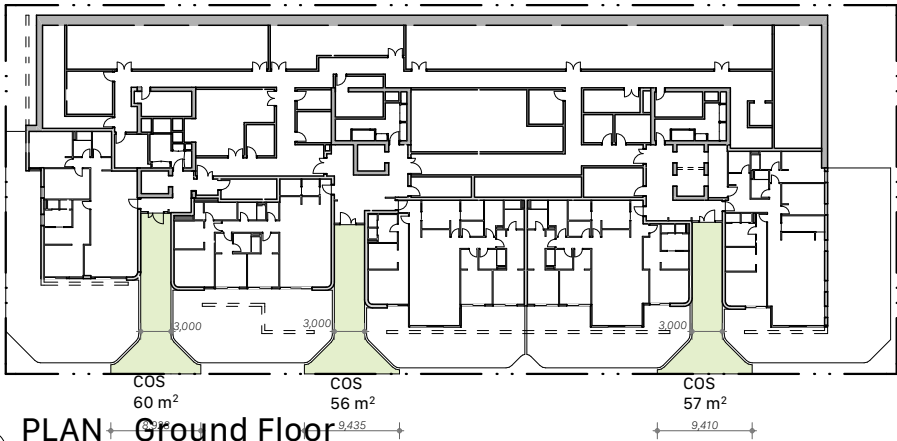
35 out of 52 units are naturally cross ventilated, which is 67%.
(ADG minimum requirement: 60%)

7 units are considered to be cross ventilated with assistance: these are the two storey terraces on Level 1. These units are part of the cross ventilated unit count for ADG compliance.

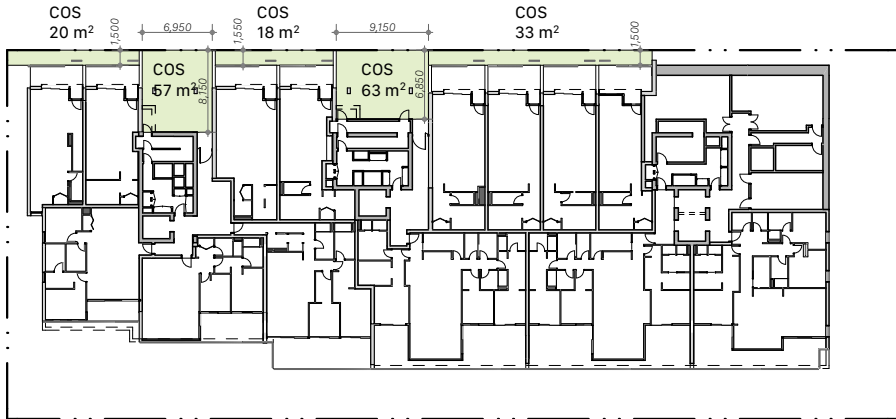


Cross Ventilation Units Assisted Cross Ventilated Units Single Aspect/Not Cross Ventilated

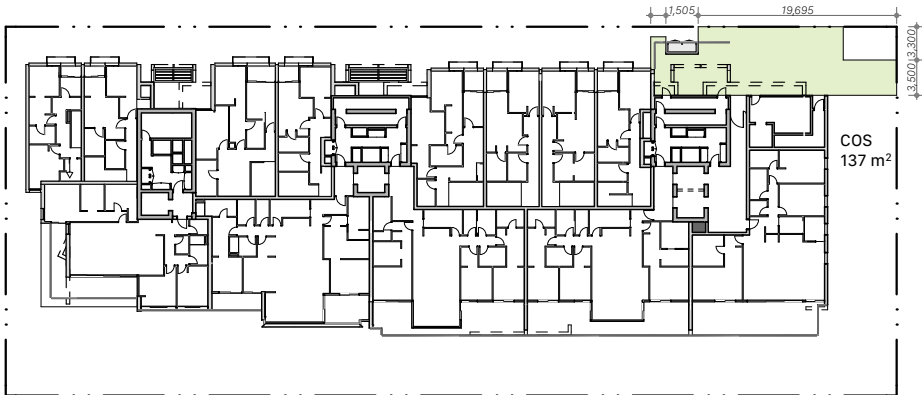
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Cross Ventilation Compliance	Rev Date Description By Chk B 27/2/2026 SSD Submission Lodgment IS	Scale 1:750 @ A3	Code TPRS	Sheet 6004	Rev B	0 7.5 15 30m
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PLAN Ground Floor
1:750



PLAN Level 01 Redan Lane
1:750



PLAN Level 02
1:750



PLAN Level 05
1:750

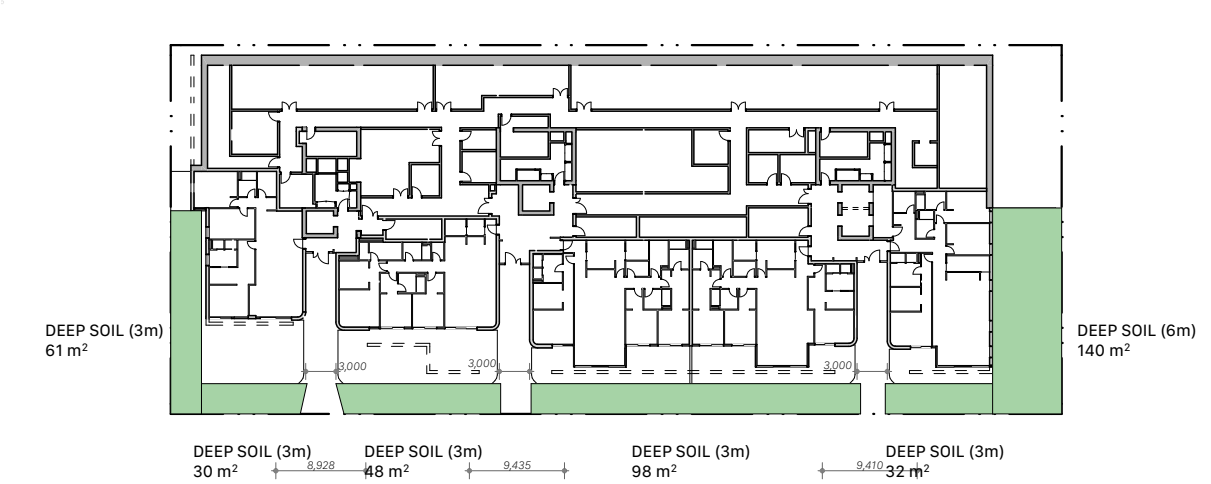
Floor (Story)	Room Name	Area
Ground Floor		
	COS	173.4
Level 01 Redan Lane		
	COS	189.8
Level 02		
	COS	137.4
Level 05		
	COS	332.1
Total Communal Open Space Area:		832.7 m²

Site Area: 3,233sqm

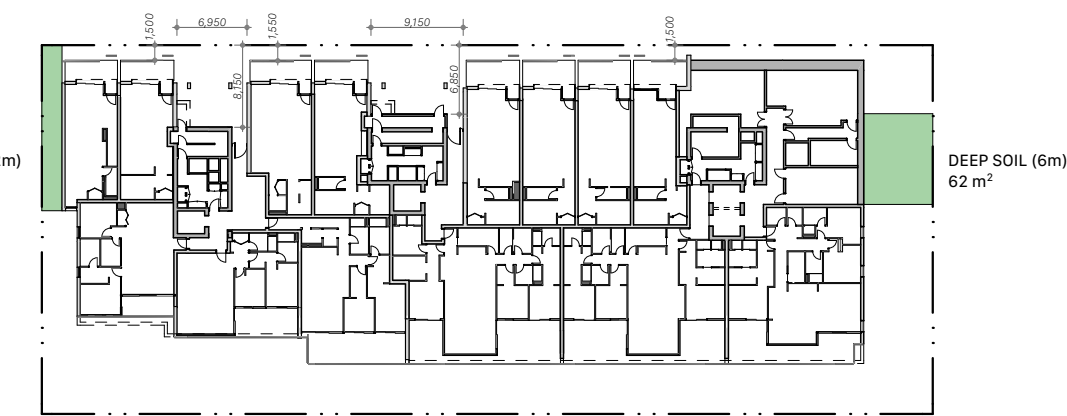
832.7 / 3233 = 25.76%
(ADG minimum requirement: 25% of site area)



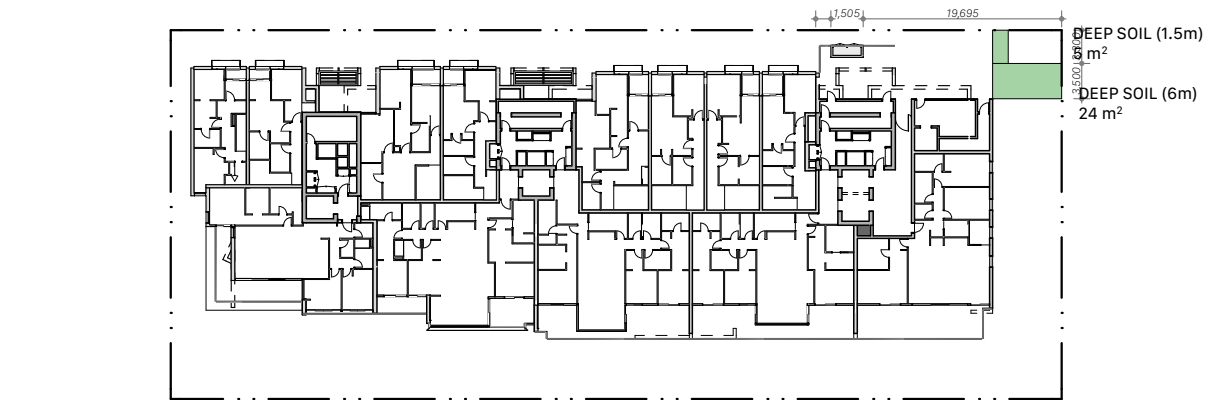
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Communal Open Space Compliance	Rev Date Description By Chk B 27/2/2026 SSD Submission Lodgment IS	Scale 1:750 @ A3	Code TPRS	Sheet 6005	Rev B	0 7.5 15 30m
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PLAN Ground Floor
1:750



PLAN Level 01 Redan Lane
1:750



PLAN Level 02
1:750

Floor (Story)	Room Name	Area
Ground Floor		
	DEEP SOIL (6m)	139.9
	DEEP SOIL (3m)	269.7
Level 01 Redan Lane		
	Deep Soil (2m)	32.8
	DEEP SOIL (6m)	61.7
Level 02		
	DEEP SOIL (6m)	24.0
	DEEP SOIL (1.5m)	5.1
Total Deep Soil Area:		533.2 m²

Site Area: 3,233sqm

533.2 / 3233 = 16.49%
(ADG minimum requirement: 7% of site area)

Total Deep Soil Zone (6m): 225.6m²
Total Deep Soil Zone (3m): 269.7m²
Total Deep Soil Zone (1.5-2m): 37.9m²



40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Deep Soil Zones Compliance	Rev Date Description By Chk B 27/2/2026 SSD Submission Lodgment IS	Scale 1:750 @ A3	Code TPRS	Sheet 6006	Rev B	0 7.5 15 30m
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9AM



12 MIDDAY



3PM



10AM



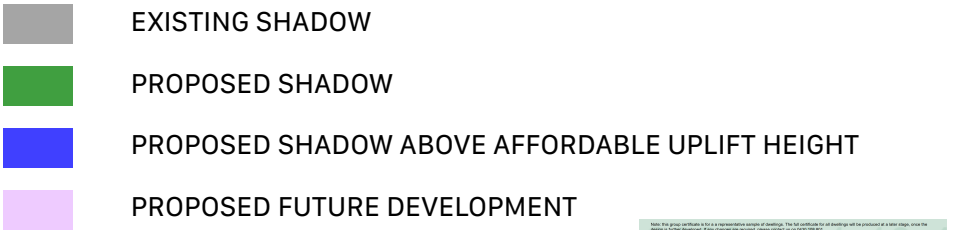
1PM



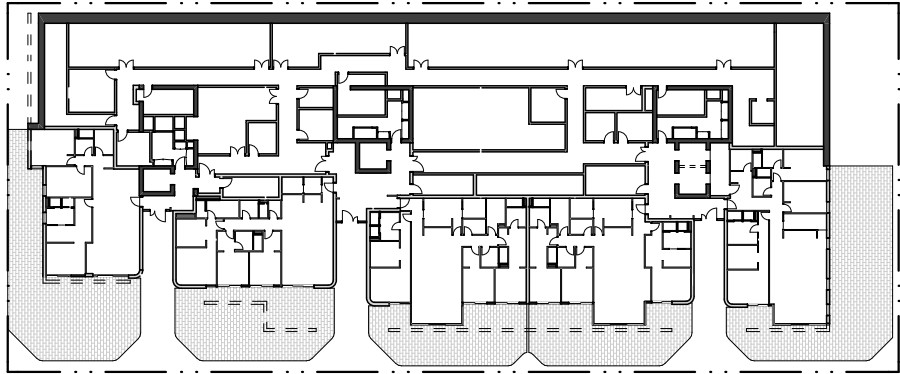
11AM



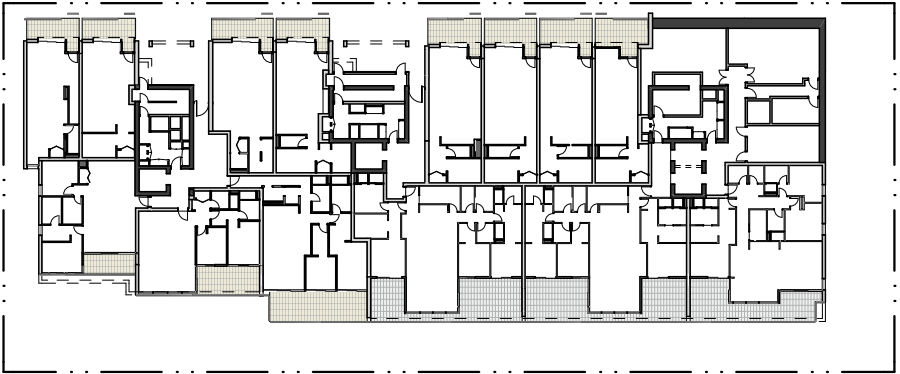
2PM



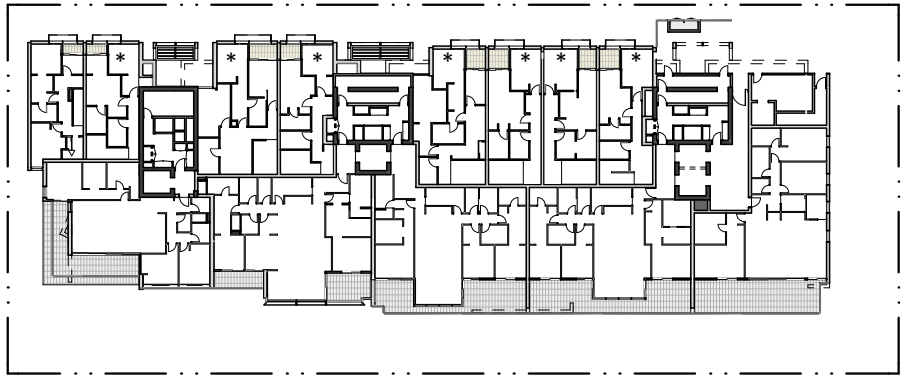
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088		Shadow Analysis June 21 9am-3pm Compliance		Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev
				B	27/2/2026	SSD Submission	Lodgment	IS	No Scale @ A3	TPRS	6007	B



PLAN Ground Floor
1:750



PLAN Level 01 Redan Lane
1:750



PLAN Level 02
1:750

Note: * denotes two storey terraces which only count once for cross ventilation



PLAN Level 03
1:750



PLAN Level 04
1:750



PLAN Level 05
1:750



 Adaptable and Silver Level Liveable Units

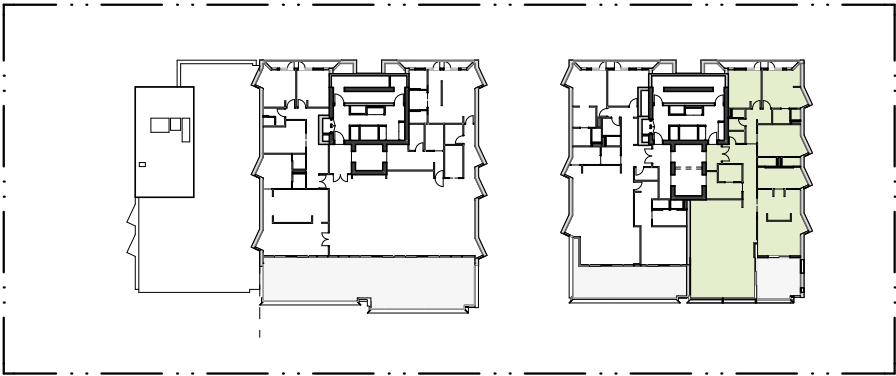
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Adaptable and Silver Living Compliance Compliance	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	7.5	15	30m	
		B	27/2/2026	SSD Submission	-	Lodgment	IS	1:750 @ A3	TPRS	6008	B				



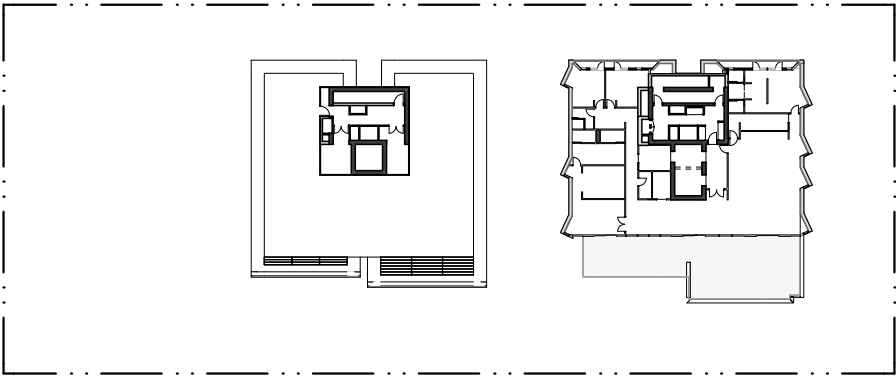
PLAN Level 06
1:750



PLAN Level 07
1:750



PLAN Level 08
1:750



PLAN Level 09
1:750

Floor (Story)	Room Name	Quantity
Level 03		
	3.01	1
	3.03	1
Level 04		
	4.01	1
	4.03	1
Level 05		
	5.03	1
	5.01	1
Level 06		
	6.03	1
	6.01	1

Total: 11



ADAPTABLE UNITS: 11
11/53 units = 21%



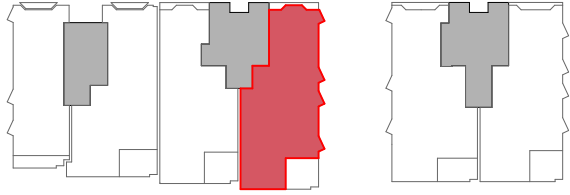
SILVER LEVEL
LIVEABLE UNITS: 11

11/53 units = 21%



Adaptable and Silver Level Liveable Units

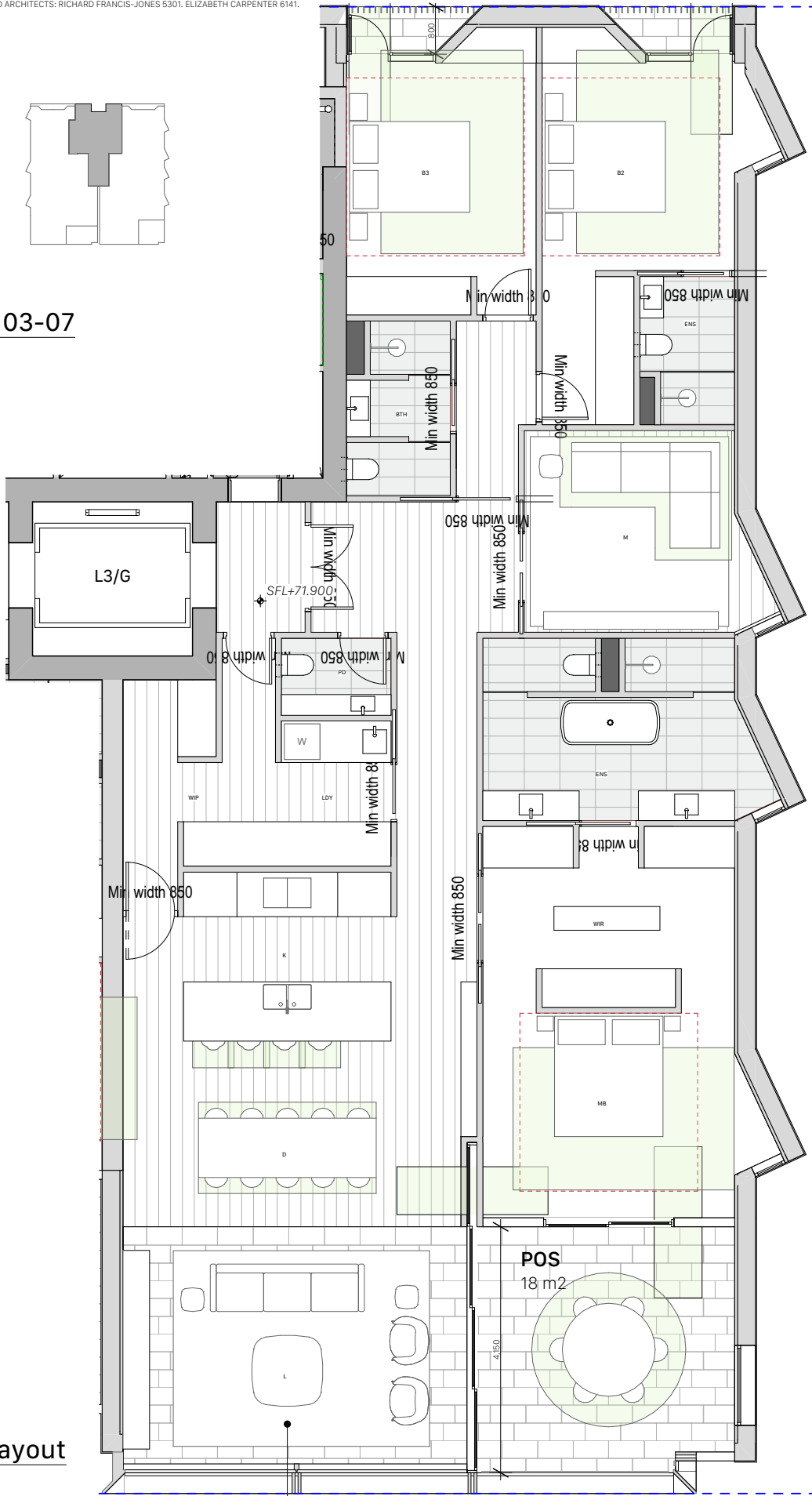
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Adaptable and Silver Living Compliance Compliance	Rev Date Description B 27/2/2026 SSD Submission	By Chk IS	Scale 1:750 @ A3	Code TPRS	Sheet 6009	Rev B	0 7.5 15 30m	
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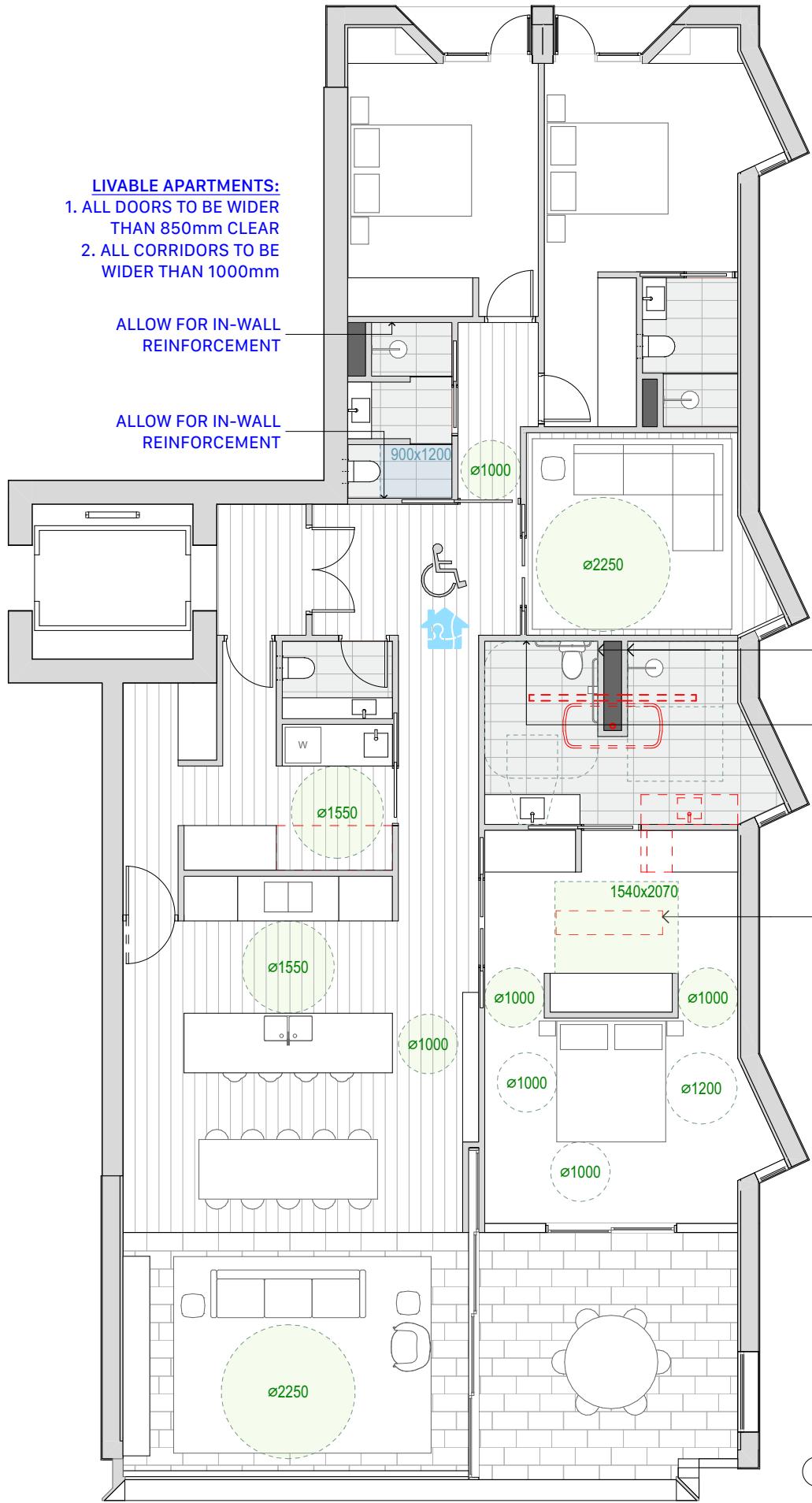
PLAN Key Plan Level 03-07
1:1000

ADAPTABLE UNITS: 5

SILVER LEVEL
LIVEABLE UNITS: 5



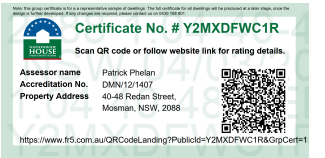
PLAN Pre-Adapted Layout
1:100

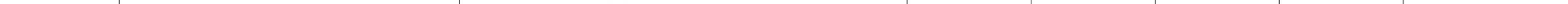


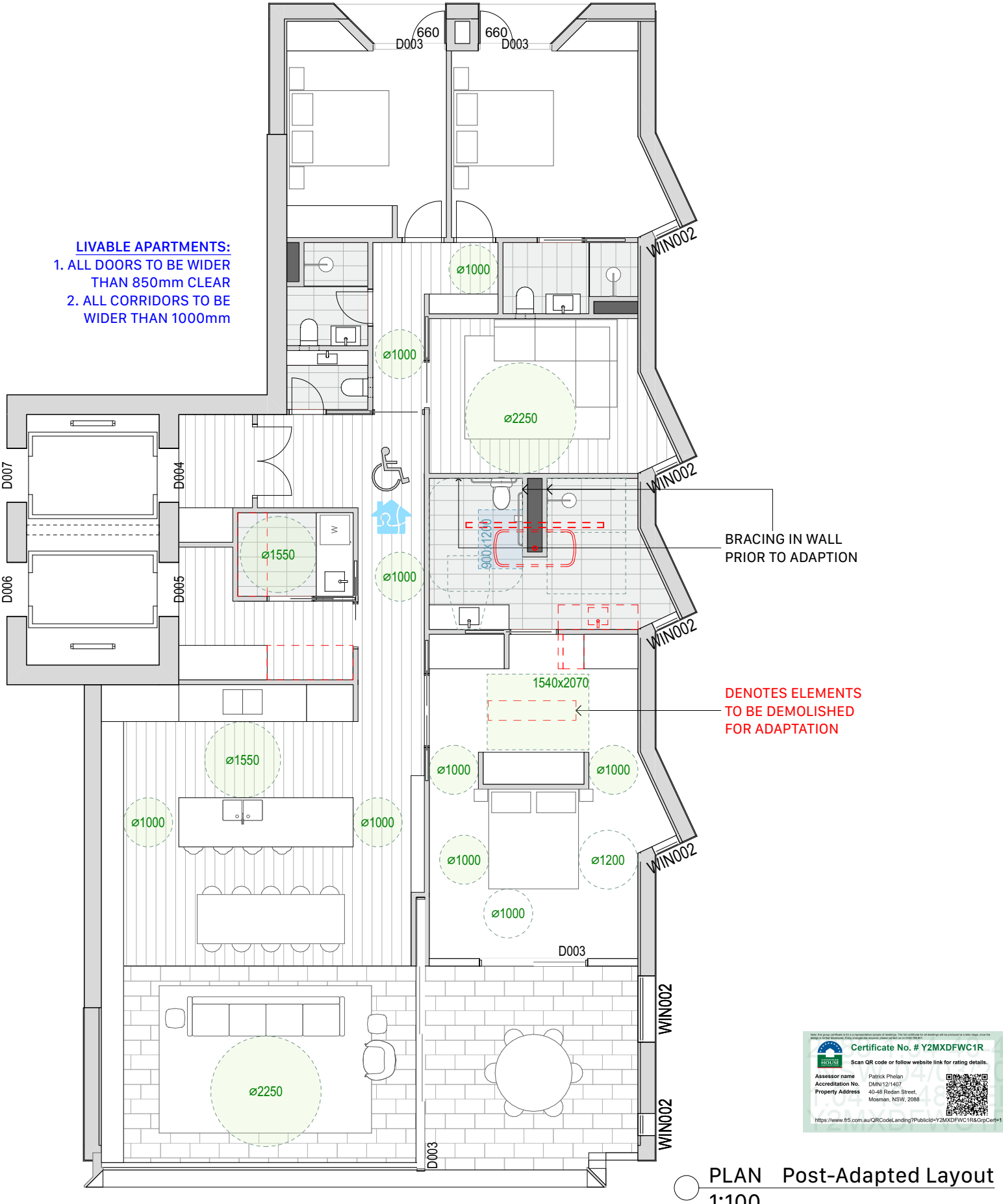
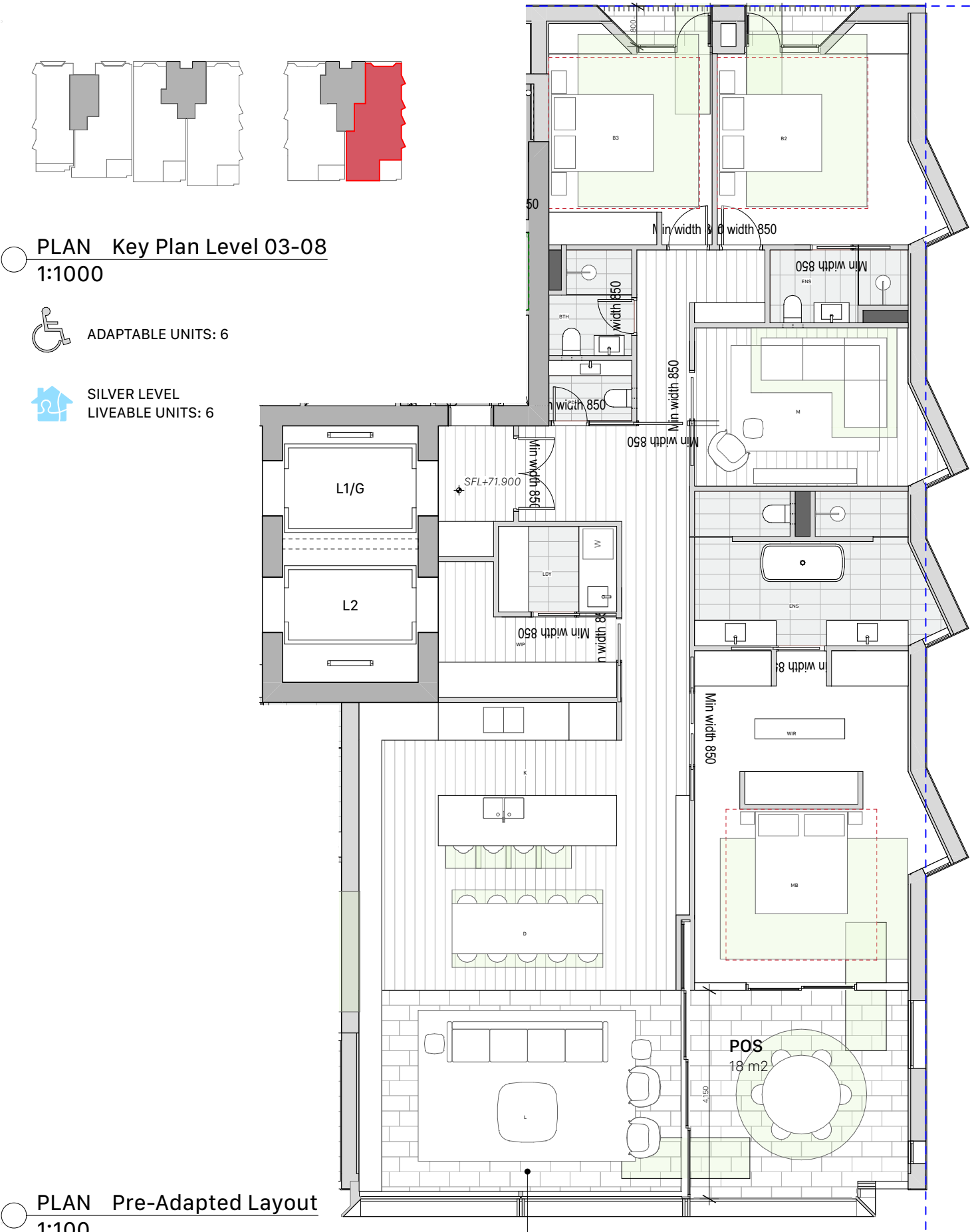
PLAN Post-Adapted Layout
1:100

BRACING IN WALL
PRIOR TO ADAPTION

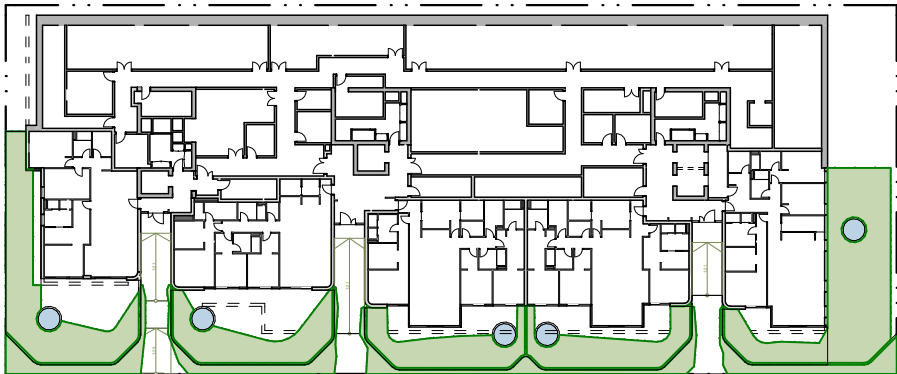
DENOTES ELEMENTS
TO BE DEMOLISHED
FOR ADAPTATION



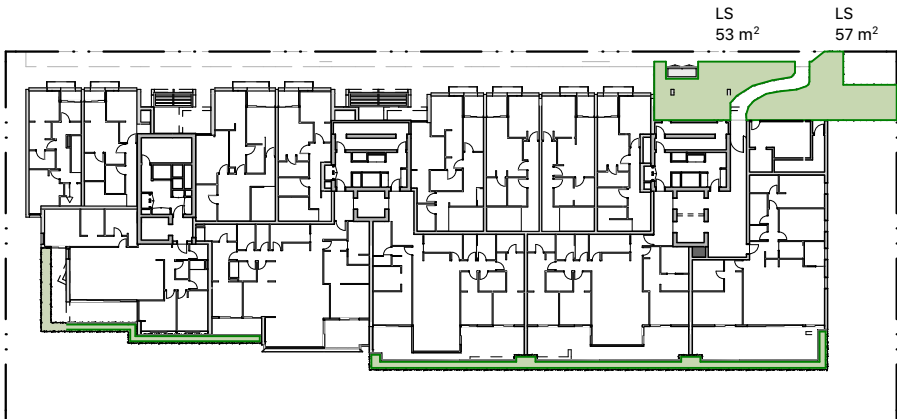
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Pre-Adapted and Post-Adapted Apartment Layouts Compliance	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	1	2	5m	
		B	27/2/2026	SSD Submission - Lodgment	IS	1:100 @ A3	TPRS	6010	B						



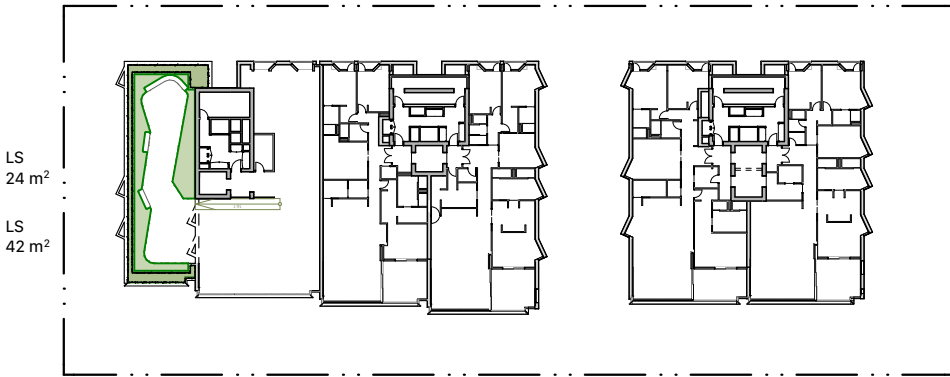
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Pre-Adapted and Post-Adapted Apartment Layouts Compliance	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0 1 2 5m				
		B	27/2/2026	SSD Submission	-	Lodgment	IS	1:100 @ A3	TPRS	6011	B				



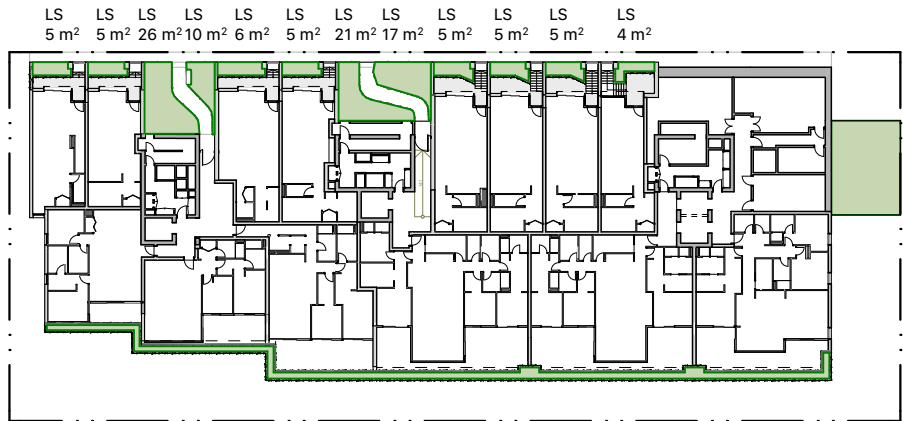
PLAN Ground Floor
1:750



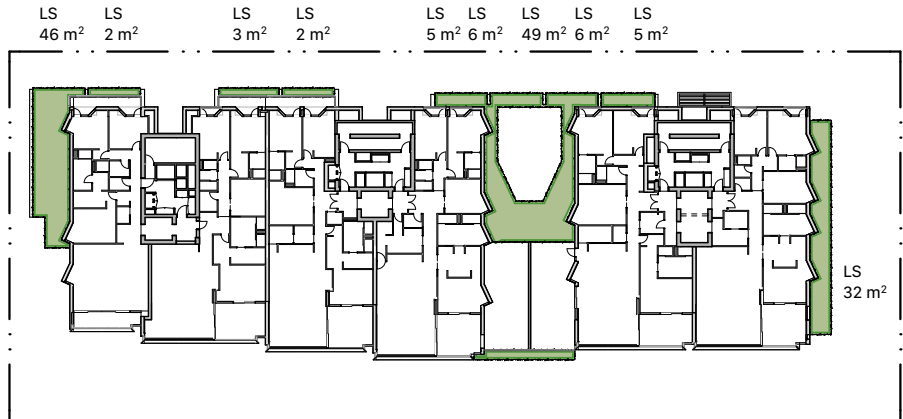
PLAN Level 02
1:750



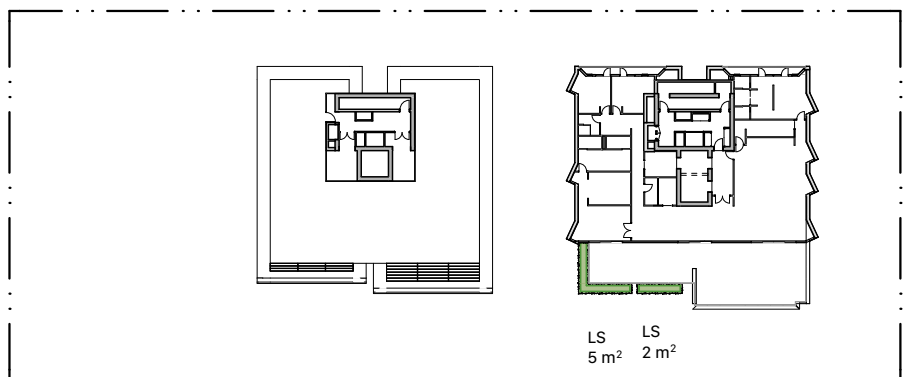
PLAN Level 05
1:750



PLAN Level 01 Redan Lane
1:750



PLAN Level 03
1:750



PLAN Level 09
1:750

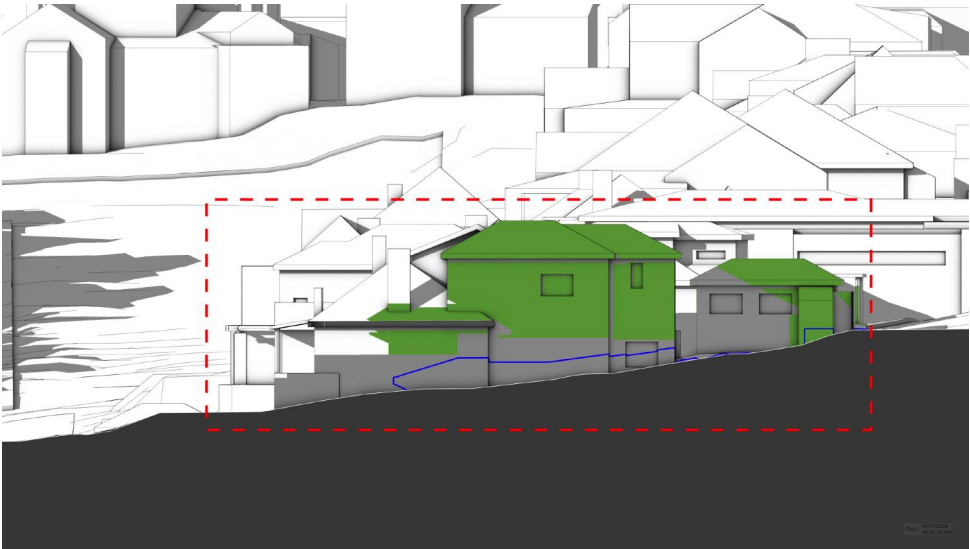


Floor (Story)	Zone Category	Area
Ground Floor		
	LANDSCAPE	481.5
		481.5 m²
Level 01 Redan Lane		
	LANDSCAPE	229.3
		229.3 m²
Level 02		
	LANDSCAPE	157.2
		157.2 m²
Level 03		
	LANDSCAPE	162.4
		162.4 m²
Level 05		
	LANDSCAPE	65.7
		65.7 m²
Level 09		
	LANDSCAPE	8.0
		8.0 m²
Total Landscaped Area:		1,104.1 m²

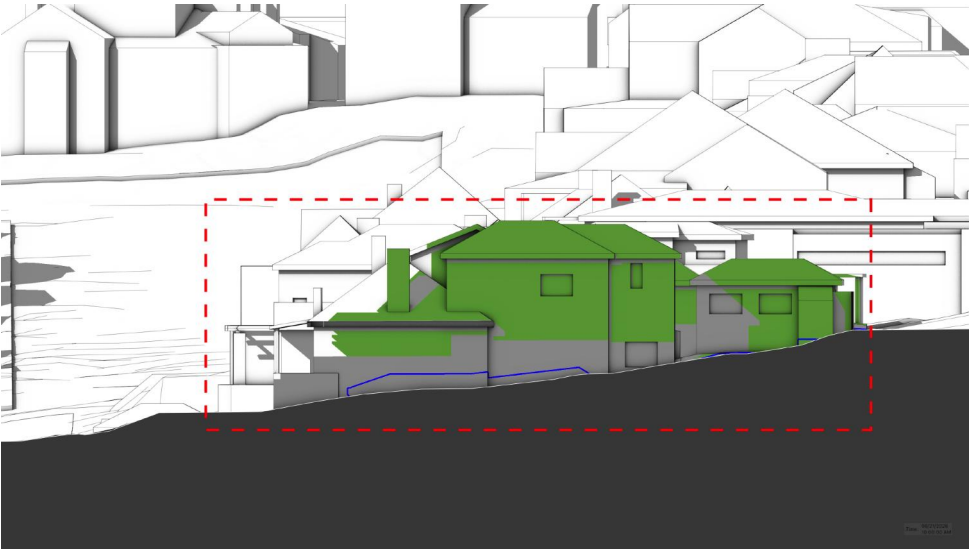
Site Area: 3,233sqm

1104.1 / 3233 = 34.2%
(ADG minimum requirement: 30% of site area)

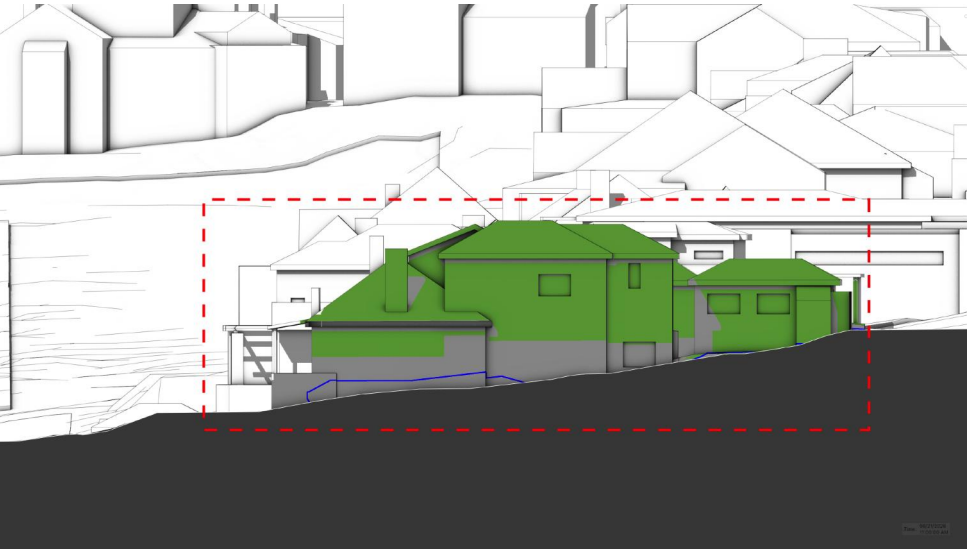
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Landscaped Area Compliance	Rev Date Description B 27/2/2026 SSD Submission	By Chk IS	Scale 1:750 @ A3	Code TPRS	Sheet 6012	Rev B	0 7.5 15 30m
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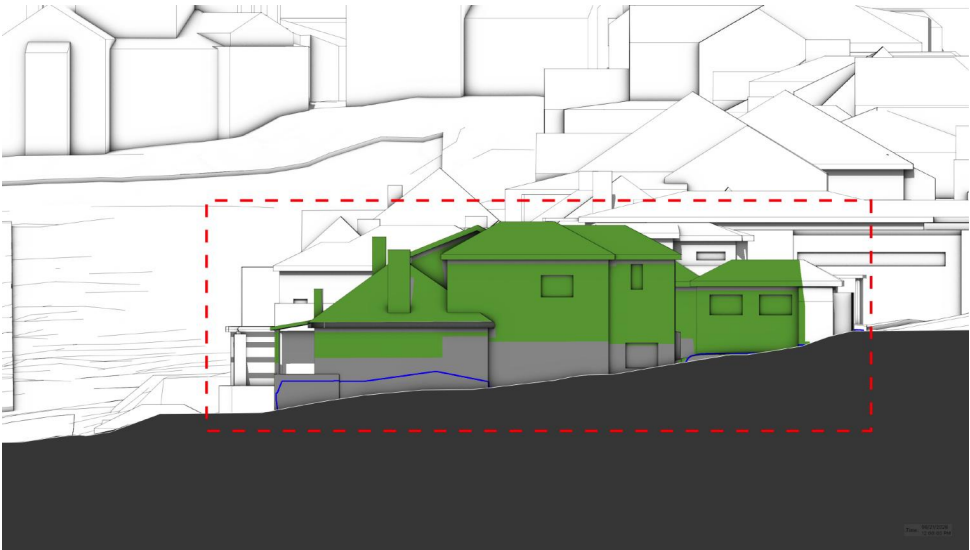
9AM



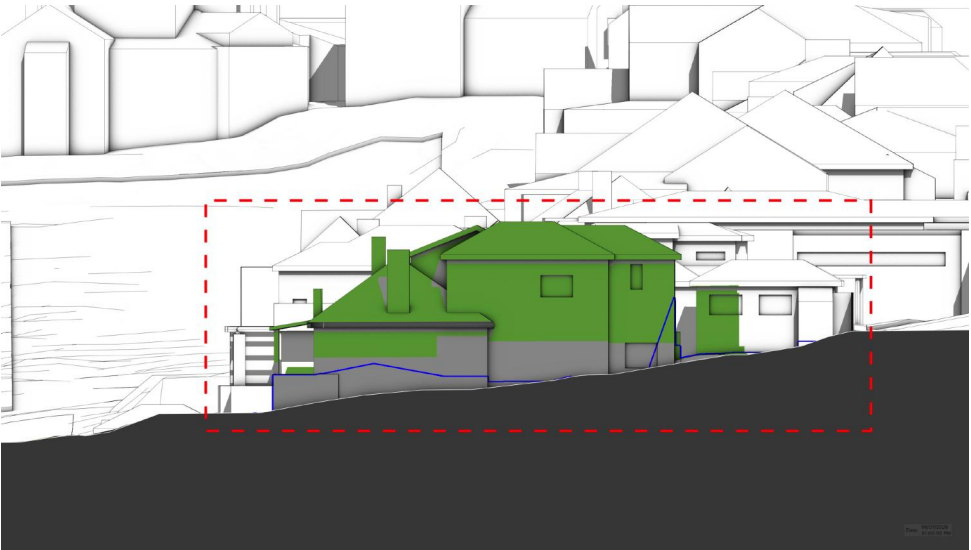
10AM



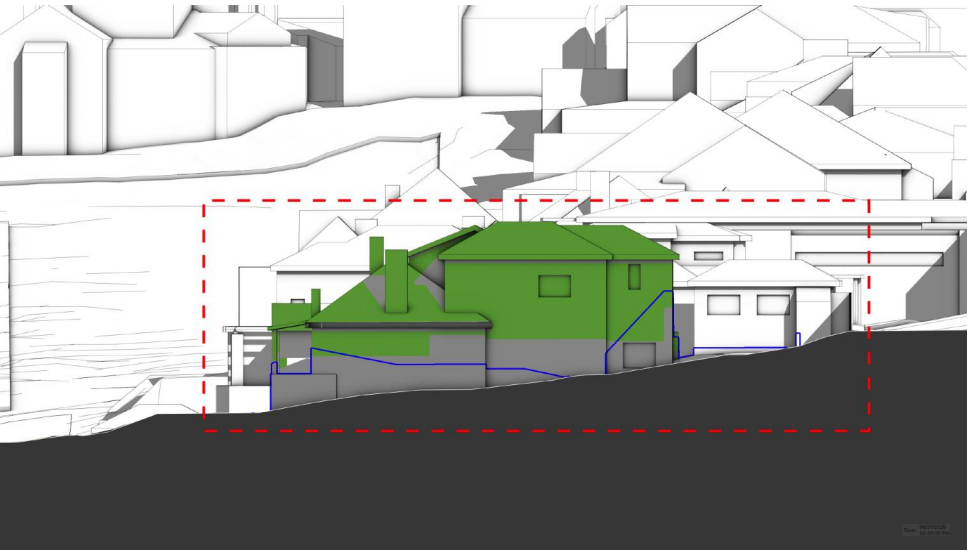
11AM



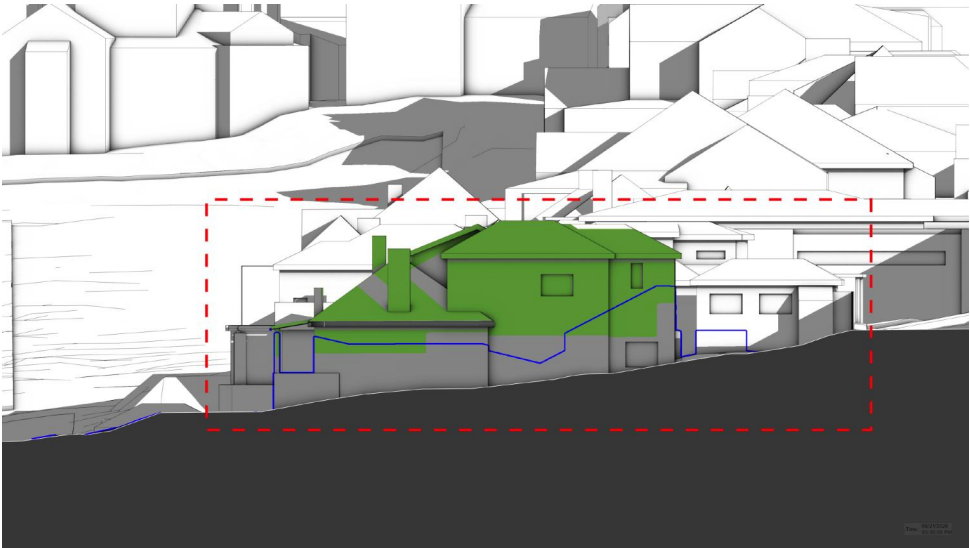
12 MIDDAY



1PM



2PM



3PM

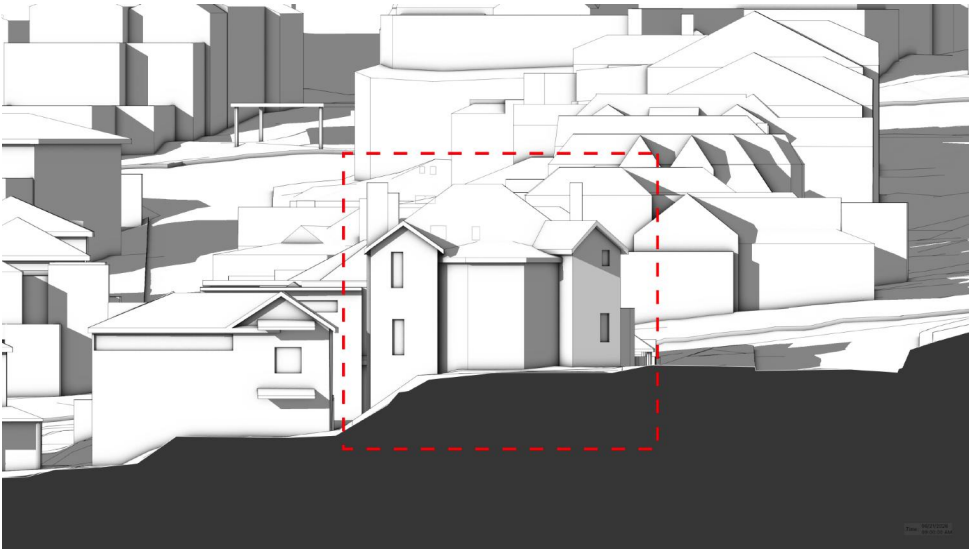


North Elevation of 38 Redan St, Mosman

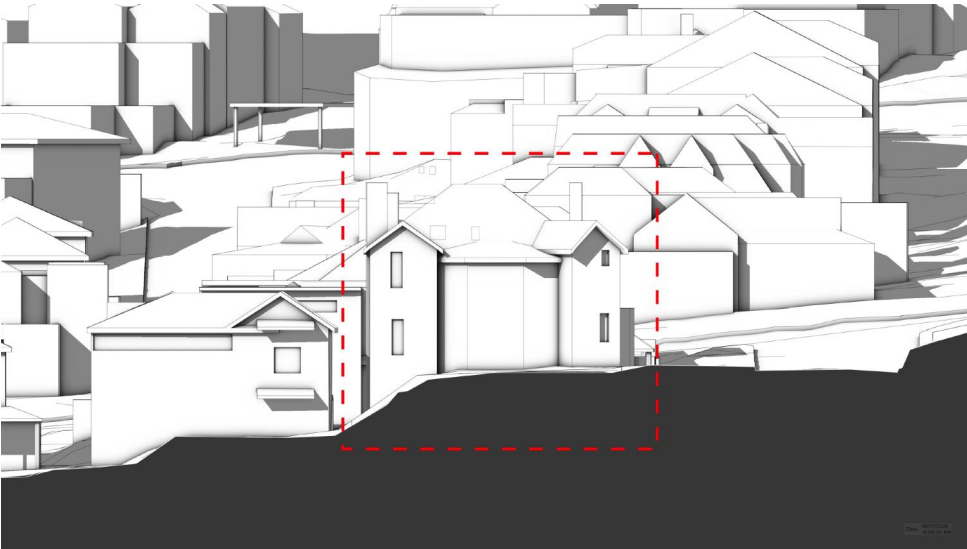
- EXISTING SHADOW
- PROPOSED SHADOW
- PROPOSED SHADOW ABOVE AFFORDABLE UPLIFT HEIGHT
- PROPOSED FUTURE DEVELOPMENT
- OUTLINE OF SHADOW FROM EXISTING 40 REDAN ST



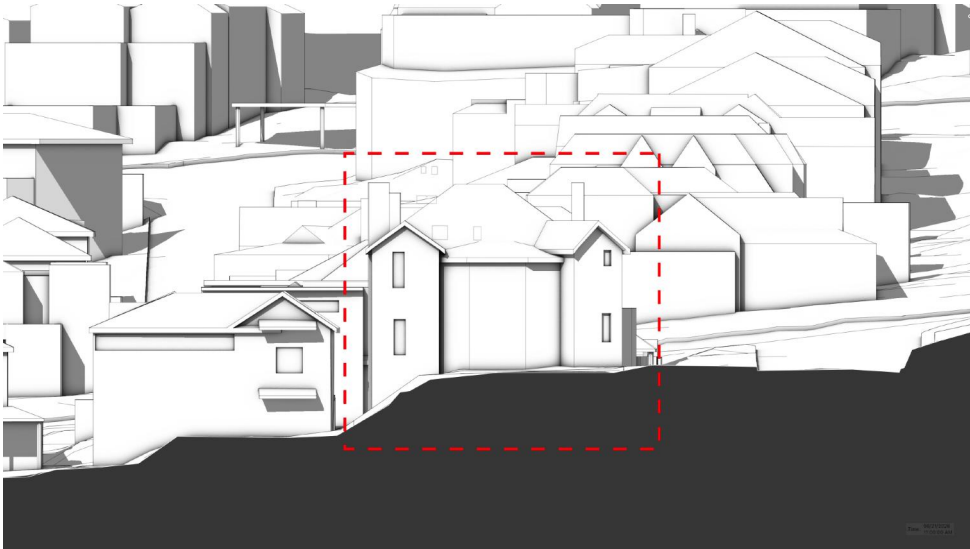
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Elevational Shadows, June 21 9am-3pm, 38 Redan St N Compliance	Rev Date Description	By Chk	Scale	Code	Sheet	Rev	
		B 27/2/2026 SSD Submission	IS	No Scale @ A3	TPRS	6020	B	



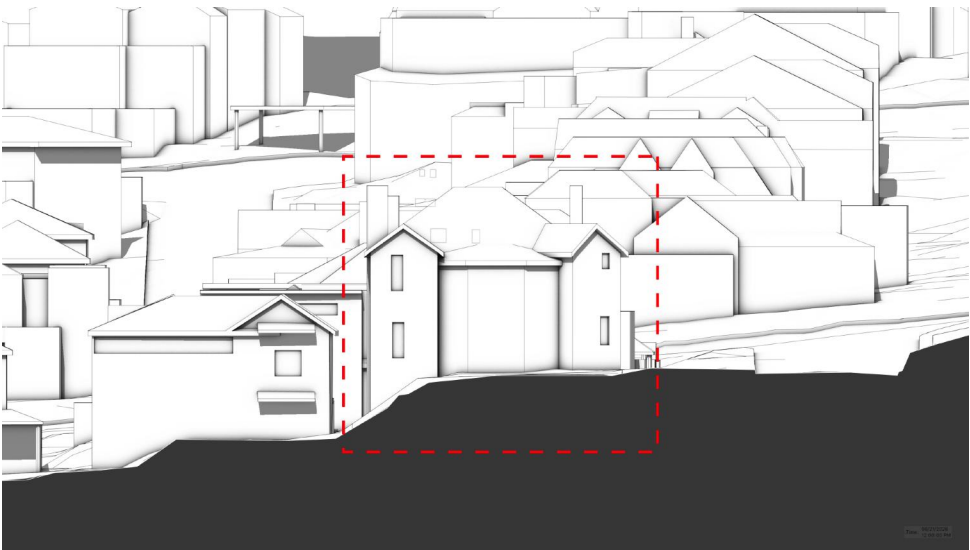
9AM



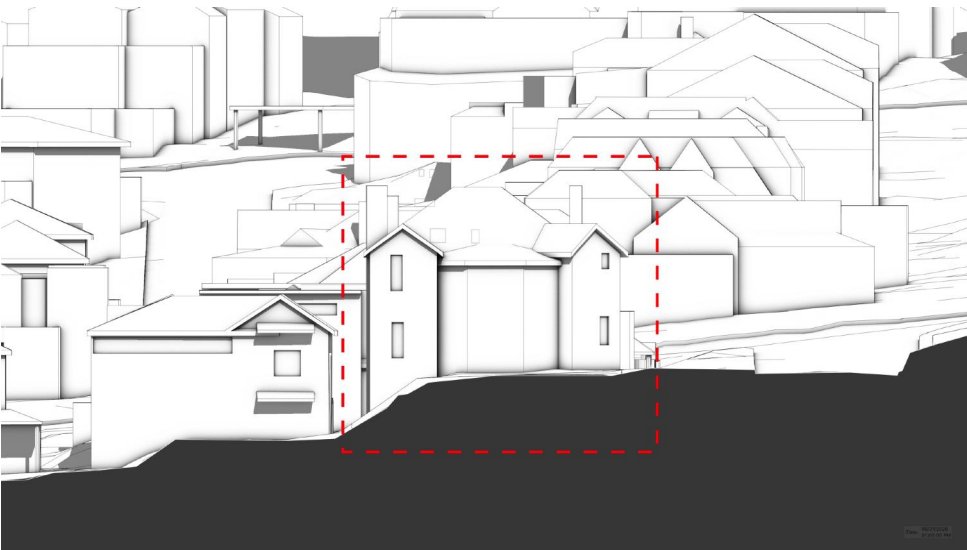
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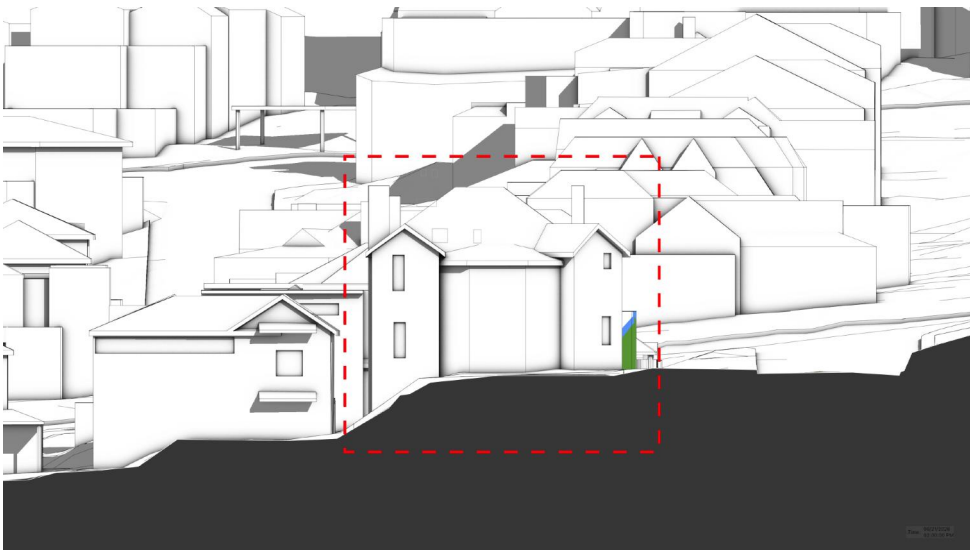
11AM



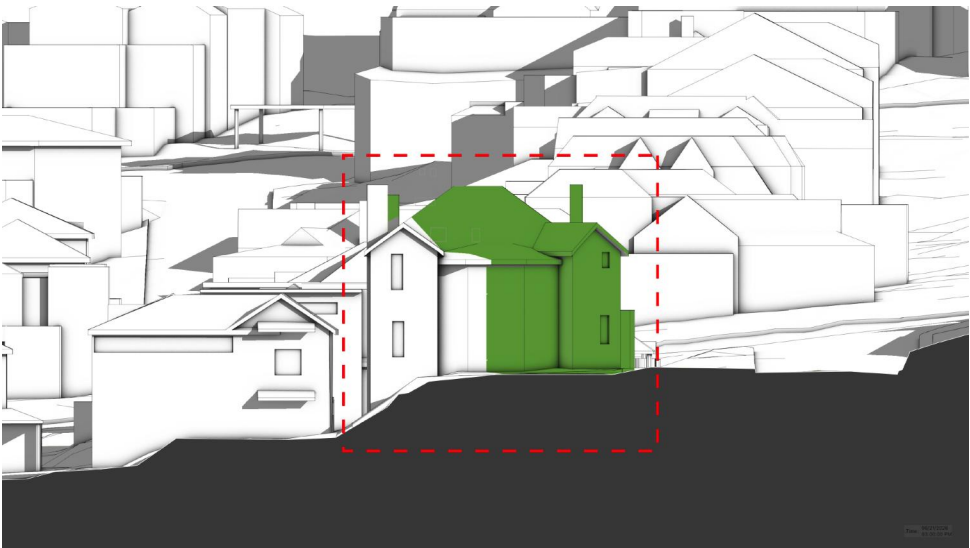
12 MIDDAY



1PM



2PM



3PM

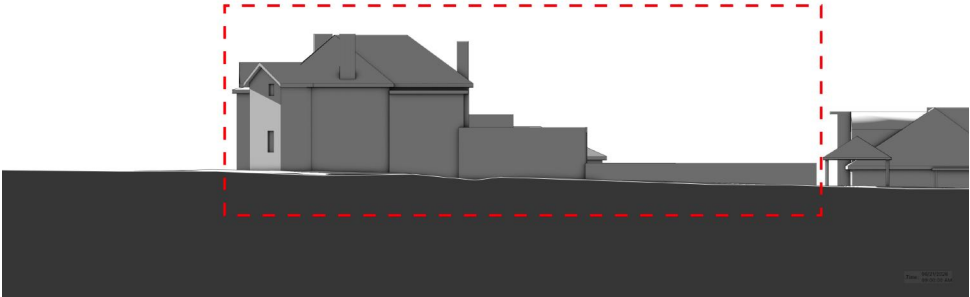


North Elevation of 29 Redan St, Mosman

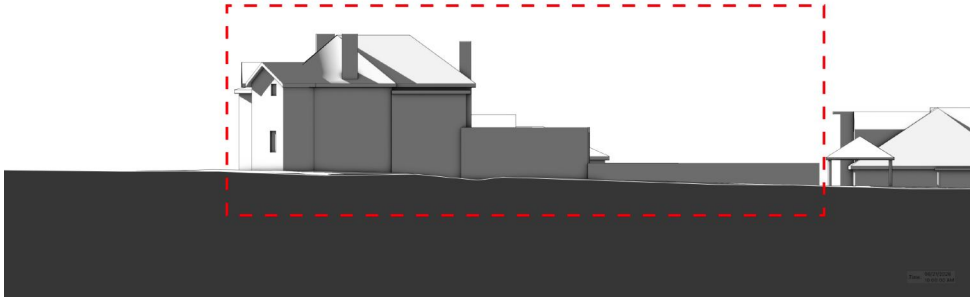
- EXISTING SHADOW
- PROPOSED SHADOW
- PROPOSED SHADOW ABOVE AFFORDABLE UPLIFT HEIGHT
- PROPOSED FUTURE DEVELOPMENT



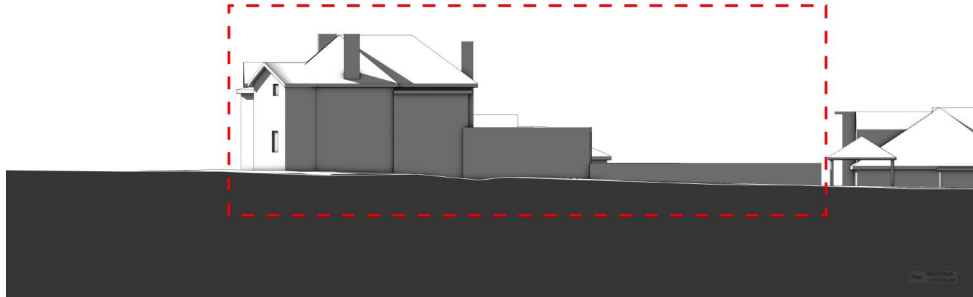
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Elevational Shadows, June 21 9am-3pm, 29 Redan St N Compliance	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	
		B	27/2/2026	SSD Submission		IS	No Scale @ A3	TPRS	6021	B	



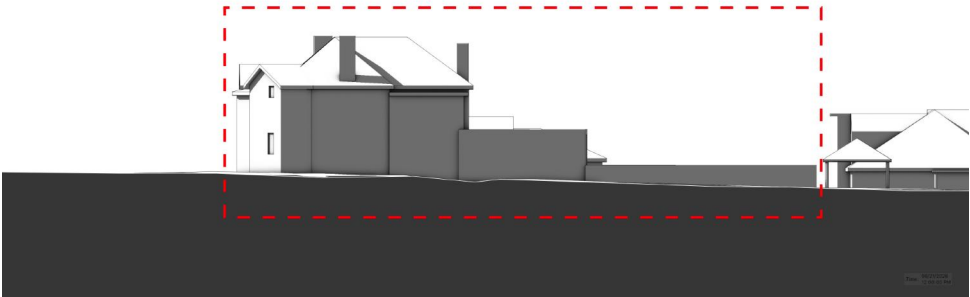
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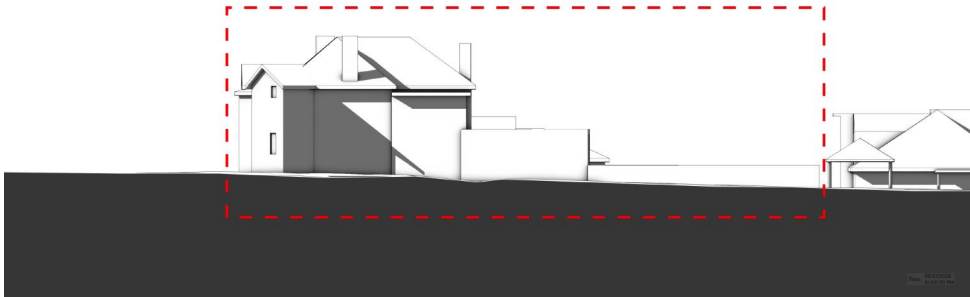
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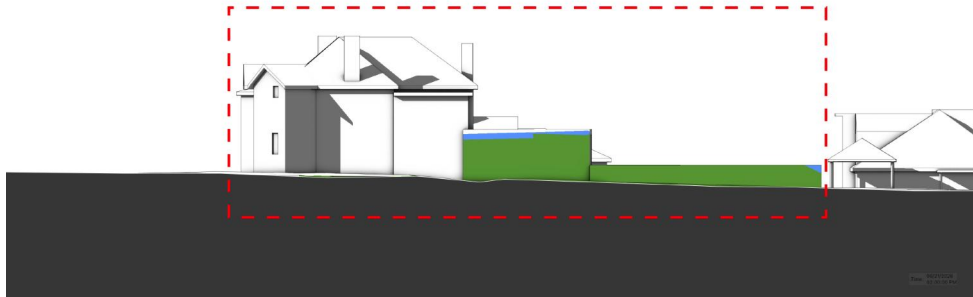
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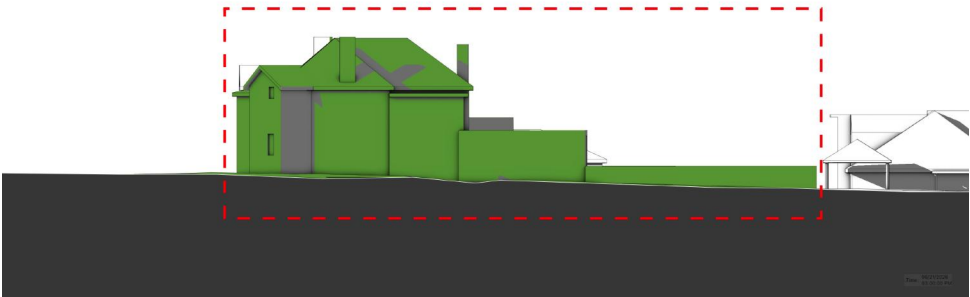
12 MIDDAY



1PM



2PM



3PM



West Elevation of 29 Redan St, Mosman

- EXISTING SHADOW
- PROPOSED SHADOW
- PROPOSED SHADOW ABOVE AFFORDABLE UPLIFT HEIGHT
- PROPOSED FUTURE DEVELOPMENT



40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Elevational Shadows, June 21 9am-3pm, 29 Redan St W Compliance	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	
		B	27/2/2026	SSD Submission		IS	No Scale @ A3	TPRS	6022	B	