

SSDA ESD Report

51-55 Archer Street, Chatswood, NSW 2067



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04 June 2026

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301351953

Revision Schedule

Revision No.	Date	Description	Prepared by	Quality Reviewer	Independent Reviewer	Project Manager Final Approval
P01	22/04/2026	Draft	Anu Pandey	Tianlu Yang	Tianlu Yang	Mathew McGrory
P02	04/06/2026	Final	Anu Pandey	Rebecca Dracup	Rebecca Dracup	Rebecca Dracup

Disclaimer

This report has been developed based on the Development Application information provided to Stantec. Stantec has taken every effort to ensure the information presented in this report is an accurate reflection of the development but cannot guarantee the final performance of the building. The content of the development, including systems, materiality and finishes is subject to final architectural and client approval and subject to change.

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Executive Summary

This Ecological Sustainable Development (ESD) Report has been prepared on behalf of AB Chatswood Pty Ltd as part of a State Significant Development Application for a Class 2 residential development at 51 - 55 Archer Street, Chatswood, NSW 2067.

The report aims to identify the ESD concepts and initiatives that are proposed to be included within the project & ensure the development delivers a sustainable project outcome.

Information contained within Ecologically Sustainable Development Report has been prepared in direct response to:

- Planning Secretary's Environmental Assessment Requirements (SEARs)
- NSW Environmental Planning and Assessment Act 1979
- The NSW Environmental Planning and Assessment Regulation 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- National Construction Code 2022

The report includes:

- An overview of the sustainability drivers for the project (both regulatory & identified project drivers);
- An assessment of the greenhouse gas emission, energy, water and materials and proposed measures to minimise consumption.
- Detail regarding specific ESD initiatives which are to be targeted throughout all phases of the project.
- An ESD framework defining the principles and targets for addressing sustainability considerations into the design, construction, and operation of the site.

In accordance with the above, the project will achieve the following key sustainability commitments:

- Demonstrate BASIX (Building Sustainability Index) compliance for energy efficiency, water efficiency and thermal comfort.
 - BASIX Energy score: 63% reduction in Greenhouse Gas (GHG) emissions.
 - BASIX Water score: 40% saving in potable water consumption.
 - BASIX Thermal Comfort: 7-Star average NatHERS star rating across the project.
- Exceed NCC Section J compliance for energy efficiency.
- Energy efficiency measures including;
 - Energy efficient mechanical systems design
 - High performance façade
 - A 20kW solar photovoltaic system generate renewable energy
 - Energy efficient lifts - Gearless Traction with VVVF Motor
 - Efficient lighting control
- Building design to keep spaces passively cooler through shading and vegetation to mitigate the localised impact of urban heating whilst maintaining adequate natural light, solar access and biodiversity.
- Water sensitive design elements including:
 - High WELS rated water fixtures



- 5kL Rainwater tank connected to landscape irrigation

The following sections detail the development's specific sustainable design response in more detail.



1 Introduction

This Ecological Sustainable Development (ESD) Report has been prepared on behalf of AB Chatswood Pty Ltd as part of a State Significant Development Application for a Class 2 residential development at 51 - 55 Archer Street, Chatswood, NSW 2067.

The purpose of this report is to identify the ESD concepts and initiatives that are proposed to be included within the project and ensure that the development delivers a sustainable project outcome.

1.1 Project Background

The project comprises a building including 114 apartments. The target GFA for the project is 14,931.2 m² (planning GFA), consisting of:

- 1767m² of site area
- Appropriate carparking and public and private open space.

Table 1. Apartment Mix

Apartment Type	% of Total Units	Count
Affordable - 1B	24	27
Affordable - 2B	16	18
Affordable - Studio	5	6
Premium Apartment - 3B	44	50
Sky Home - 4B	11	12
Penthouse - 4B	1	1
Total		114



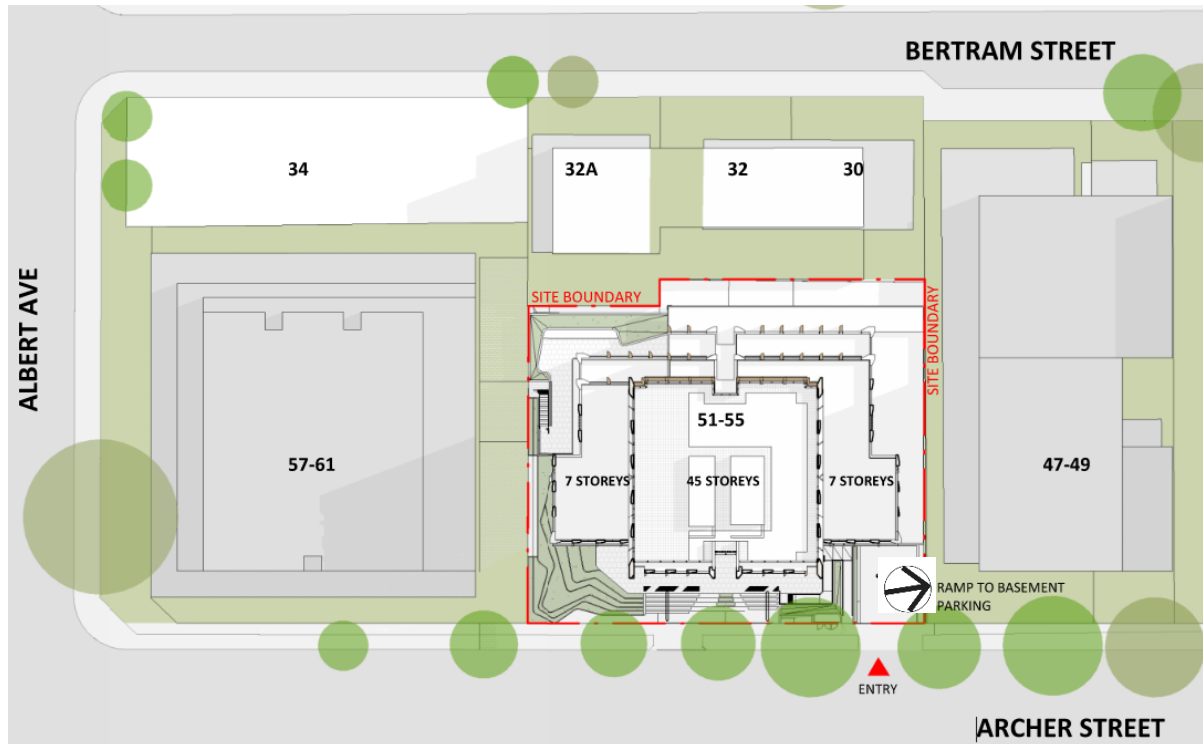


Figure 1: Site Plan (Source: PTW Architects)

2 Sustainability Design Framework

The proposed sustainability response for the project includes various associated drivers, including the following regulatory frameworks:

- Planning Secretary's Environmental Assessment Requirements (SEARs)
- NSW Environmental Planning and Assessment Act 1979
- The NSW Environmental Planning and Assessment Regulation 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- National Construction Code 2022

2.1 Planning Secretary's Environmental Assessment Requirements (SEARs)

Issue and Assessment Requirements

9. Ecologically Sustainable Development (ESD)

- Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development.
- Demonstrate how the development will meet or exceed the relevant industry recognized building sustainability and environmental performance standards.

- Demonstrate how the development minimizes greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and materials resources.

2.2 NSW Environmental Planning and Assessment Act 1979

Section 1.3 "Objects of Act" of the Environmental Planning and Assessment Act 1979 states the following:

The objects of this Act are as follows:

- b) to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment.

2.3 The NSW Environmental Planning and Assessment Regulation 2021

Schedule 193 of Division 5 of Part 8 of the Environmental Planning and Assessment Regulation 2021 states:

193 Principles of ecologically sustainable development

(1) The principles of ecologically sustainable development are the following—

- (a) the precautionary principle,
- (b) inter-generational equity,
- (c) conservation of biological diversity and ecological integrity,
- (d) improved valuation, pricing and incentive mechanisms.

(2) The precautionary principle is that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

(3) In applying the precautionary principle, public and private decisions should be guided by—

- (a) careful evaluation to avoid, wherever practicable, serious or irreversible damage to the environment, and
- (b) an assessment of the risk-weighted consequences of various options.

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

(5) The principle of the conservation of biological diversity and ecological integrity is that the conservation of biological diversity and ecological integrity should be a fundamental consideration.



(6) The principle of improved valuation, pricing and incentive mechanisms is that environmental factors should be included in the valuation of assets and services, such as—

- (a) polluter pays, that is, those who generate pollution and waste should bear the cost of containment, avoidance or abatement, and
- (b) the users of goods and services should pay prices based on the full life cycle of the costs of providing the goods and services, including the use of natural resources and assets and the ultimate disposal of waste, and
- (c) established environmental goals should be pursued in the most cost effective way by establishing incentive structures, including market mechanisms, that enable those best placed to maximise benefits or minimise costs to develop their own solutions and responses to environmental problems.

2.4 State Environmental Planning Policy (Sustainable Buildings) SEPP 2022

Sustainable Buildings SEPP 2022 outlines the standards for residential development—BASIX. Project's proposed sustainability response has been provided next to each of the provisions.

Section 2.1 (1) and (5) of the State Environmental Planning Policy (Sustainable Buildings) 2022 states:

- 2.1 Standards for BASIX development and BASIX optional development
- (1) Schedule 1 sets out the standards that apply to BASIX development referred to in paragraphs (a) and (b) of the definition of BASIX development in the Environmental Planning and Assessment Regulation 2021.
- (5) Development consent must not be granted to development to which the standards specified in Schedule 1 or 2 apply unless the consent authority is satisfied the embodied emissions attributable to the development have been quantified.

Schedule 1 Standards for erection of BASIX buildings and change of use to BASIX buildings

Part 1 Energy and water use

2 Energy use

- (1) This section specifies the standard for energy use for different types of development according to the climate zone in which the development will be carried out.
- (2) The standard is that the amount of greenhouse gas emissions resulting from the use of energy attributable to an occupant of the development over a year must be less than the baseline, by at least the percentage specified in Table 1 for the development.
- (7) Column 5 of Table 1 specifies the percentage for residential flat buildings and shop top housing with 6–20 storeys above ground level (existing).

According to Table 2, for Climate zone 56, the amount of greenhouse gas emissions resulting from the use of energy attributable to an occupant of the development over a year must be less than the baseline, by at least 63%.



3 Water use

- (1) This section specifies the standard for water use for development, according to the area shown on the Water Use Map in which the development will be carried out.
- (2) The standard is that the average daily amount of mains-supplied potable water use attributable to an occupant of the development over a year must be less than the baseline, by at least the percentage shown on the Water Use Map for the land on which the development will be carried out.

According to Water Use Map, for postcode 2017, the average daily amount of mains-supplied potable water use attributable to an occupant of the development over a year must be less than the baseline, by at least 40%.

Part 2 Thermal performance

4 Application of Part

- (1) This Part specifies the standard for thermal performance for different types of development according to the climate zone in which the development will be carried out.
- (2) The standard represents the maximum amount of energy that may be used to heat and cool a dwelling to a comfortable temperature, measured in megajoules per square metre of the conditioned floor area of the dwelling over a year.

7 Residential flat buildings and shop-top housing with 6 or more storeys

- (1) This section applies to dwellings in residential flat buildings and shop-top housing with 6 or more storeys above ground level (existing).
- (2) Column 1 of Table 4 specifies the standard for the total heating and cooling of a dwelling in the residential flat building or shop-top housing.
- (3) Column 2 of Table 4 specifies the standard for heating a dwelling in the residential flat building or shop-top housing.
- (4) Column 3 of Table 4 specifies the standard for cooling a dwelling in the residential flat building or shop-top housing.
- (5) Column 4 of Table 4 specifies the standard for the total heating and cooling of all dwellings in the residential flat building or shop-top housing, calculated as a weighted average according to the conditioned floor area of a dwelling.
- (6) Column 5 of Table 4 specifies the standard for heating all dwellings in the residential flat building or shop-top housing, calculated as a weighted average according to the conditioned floor area of a dwelling.
- (7) Column 6 of Table 4 specifies the standard for cooling all dwellings in the residential flat building or shop-top housing, calculated as a weighted average according to the conditioned floor area of a dwelling.

According to Table 3, the requirement for thermal performance (not more than) are:



Heating a dwelling in the residential flat building: 34.4 MJ/m²

Cooling a dwelling in the residential flat building: 21.4 MJ/m²

Heating all dwellings in the residential flat building or shop-top housing, calculated as a weighted average: 28.1 MJ/m²

Cooling all dwellings in the residential flat building or shop-top housing, calculated as a weighted average: 20.0 MJ/m²

2.4.1 Building Sustainability Index (BASIX)

BASIX is implemented under the Environmental Planning and Assessment Act and applies to all residential dwelling types within NSW. BASIX forms both part of the development application and building certification process within the state of NSW.

BASIX sets water and greenhouse gas reduction targets relative to the NSW average benchmark for per person potable water consumption and greenhouse gas emissions with the residential sector. The proposed residential development is required to meet the following BASIX benchmark targets.

Table 2. BASIX benchmark targets

Climate Zone	BASIX Energy Target	BASIX Water Target
56	63	40

BASIX also sets the minimum performance levels for thermal comfort of the dwelling and replaces the NCC Energy Efficiency benchmarks within the state of NSW. As the development is located within climate zone- 56, the residential dwelling units shall maintain heating and cooling loads below the maximum allowance defined by the BASIX Thermal Comfort Protocol.

Table 3. BASIX Limits

	Maximum Total Load (MJ/m ² /annum)	Maximum Heating Load (MJ/m ² /annum)	Maximum Cooling Load (MJ/m ² /annum)
For each apartment (individual)	38.0	34.4	21.4
For the development (average)	30	28.1	20.0

Thermal comfort levels are assessed via a simulation method in accordance with the NatHERS House Energy Rating protocol.

Table 4: NatHERS Star Rating

Minimum NatHERS Star Rating NCC 2022 (For individual Dwelling)	Average NatHERS Star Rating for NCC 2022
6 Star	7 Star



2.5 National Construction Code 2022

The project will be required to demonstrate compliance with the NCC 2022 Section J energy efficiency provisions. Section J outlines minimum performance requirements including:

- Maximum greenhouse gas emissions (GHG) levels;
- Minimum thermal envelope performance for building elements such as walls, floors, roof and external glazing;
- Minimum performance requirements for building sealing;
- Maximum lighting power densities for internal lighting design;
- Minimum performance levels for building air conditioning and ventilation systems;
- Minimum requirements for energy and water data collection; and
- Minimum access for maintenance requirements.

The proposed performance standards for Section J (NCC 2022) will outline the thermal performance requirements for code compliant façade designs, meaning consideration must be shown for the amount of exposed glazing included within the façade design.

The development will need to seek to optimise energy efficiency and thermal performance via design elements which improve the building façade performance including façade design, thermal envelope, HVAC system selection and lighting design.

3 Project Design Response

The following section documents the project's response to the ESD requirements outlined in the sections above. It is noted that several ESD requirements are duplicated within the applicable drivers for this project and the responses below may apply to multiple requirements.

3.1 Principles of Ecologically Sustainable Design

The following provides a direct response to the principles of ecologically sustainable design as documented within the NSW Environmental Planning and Assessment Regulations 2021.

The Precautionary Principle

The development will be designed to improve above business-as-usual and minimum compliance obligations to avoid, where practicable, damage to the environment and achieve broad sustainability outcomes. Adequate due diligence has been undertaken to assess the local environment and identify potential risks associated with the project. If the ESD principles set out in the applicable regulatory policies, plans, controls and Australian best-practice guidelines are considered, supported and acted upon to satisfy their objective, serious or irreversible environmental damage is not foreseen.

Inter-Generational Equity

The activity supports inter-generational equity by reducing resource use and creating spaces that enhances occupant well-being for both present and future generations.



The development will integrate best practice energy and water conservation techniques, reducing the demand on resources. Low-flow fixtures and fittings will be utilised to decrease water consumption, ensuring a more sustainable use of resources. New landscaping will feature pockets of planted environments, enhancing biodiversity and maintaining green spaces for future generations to enjoy. All waste streams will be managed using ecologically safe methods, in compliance with environmental regulations. Wastewater and stormwater will be directed to appropriate sewer or stormwater systems, as per legal requirements.

By incorporating these measures, the development will conserve valuable resources, ensuring their availability for future generations while meeting the needs of the present.

Conservation of biological diversity and ecological integrity

A qualified professional should assess the site's biodiversity and ecological integrity. Thoughtful landscape design helps preserve biological diversity and maintain ecological health by protecting local plants and animals and maximising green infrastructure. Strategies include reducing the urban heat island effect and increasing tree canopy to support native wildlife. The development will prioritise restoring environmental conditions by creating landscaping plans that rehabilitate local flora and fauna while enhancing green infrastructure.

Improved valuation, pricing and incentive mechanisms

This project will integrate several initiatives which aim to internalise pollution and other undesirable environmental outcomes. Contractors will be requested to provide and abide by an Environmental Management Plan and Environmental Management System which are in accordance with NSW Environmental Management Systems Guidelines or a similar standard. This places a value on environmentally responsible building practices and places a form of “polluter pays” onto the contractors to ensure they are held responsible for the environmental management of the building site as they complete their work.

3.2 ESD Opportunities & Initiatives

ESD opportunities and initiatives that align with the best practice Sustainable Design Frameworks and principles outlined in Section 2 have been identified for consideration on this project. The following examples should be reviewed alongside the design documentation prepared by the project's architects. Stantec notes that the design is still being developed, and these concepts will continue to be considered as the project progresses.

Fundamental to the success of improving the ESD outcome for the project is the adoption of strong design philosophy. ESD initiatives have the ability to:

- Reducing energy and water consumption;
- Minimising upfront and operational carbon emissions;
- Promoting the use of sustainable materials and reducing waste;
- Provide net positive biodiversity outcomes better than the pre-development condition.



3.2.1 Energy and Greenhouse Gas Emissions Reduction

A variety of greenhouse gas and energy efficiency measures are applicable to the proposed activity and will form part of the design and operation of the spaces. The final strategy will be a combination of sustainability, operational feasibility, architectural intent and site-specific appropriateness.

The energy efficiency strategy follows the hierarchy below. Best practice energy conservation dictates that in the first instance demand is reduced. This has a much greater benefit to the overall long-term sustainability of the site compared to efficiency measures or renewables/offsets. As such, the focus will be on the elements that provide the greatest impact and return on investment.

Lifecycle Impacts of Sustainable Design Outcomes

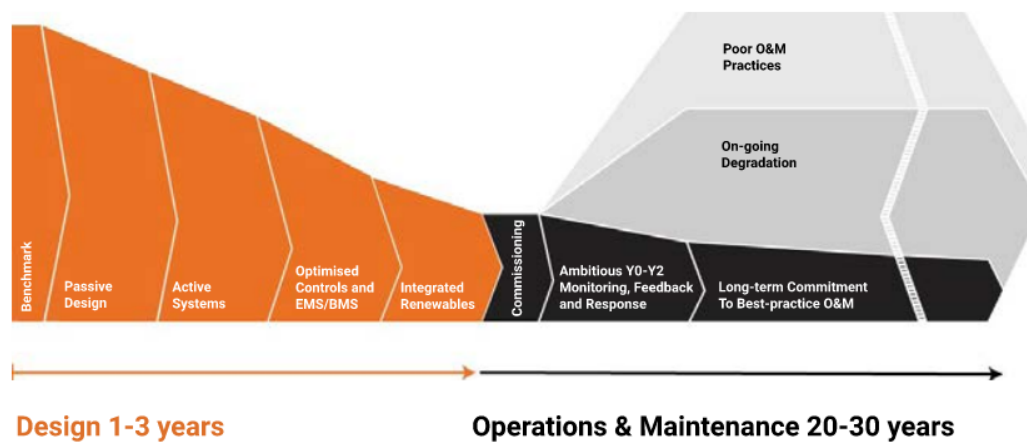


Figure 2: Example Greenhouse Gas Emission Reduction Hierarchy

Energy efficiency measures which will be applied across the development to reduce its energy consumption include:

Energy efficiency measures applied across the development to reduce energy consumption include:

- Meeting and exceeding **NatHERS and BASIX minimum requirements** by applying the energy, water, and thermal comfort strategies described above. A BASIX Energy Score of at least 63 and a BASIX Water Score of at least 40 is achieved.
- Exceed **NCC Section J** compliance for energy efficiency.
- **Renewable Energy** - On-site solar photovoltaic systems over rooftop or on canopies over communal open space will reduce the project's electricity demand.
- **Efficient HVAC System** – Selection of efficient HVAC systems with high Energy Efficiency Ratio (EER) and Coefficient of Performance (COP), appropriately designed to meet the needs of the internal loads.
- **Water Efficient Fixtures and Fittings** - Selection of low-flow taps and showerheads, which will reduce the hot water demand across the development.
- **Efficient Lighting Systems** - Providing high efficiency LED lighting with lighting controls including timing, and occupancy sensors to reduce the demand on the lighting system. Light pollution shall be managed via effective external lighting design.
- **Natural Ventilation** - Corridors, lobbies and carpark will be naturally ventilated where feasible.

- **High Quality Daylight and Views** - Focusing on the wellbeing of the occupant to delivering daylight comfort and healthy indoors spaces with high quality views towards the exterior.
- **Glazing** - Considering high performance glazing, to exceed the thermal requirements of the Building Code of Australia.

3.2.2 Water Efficiency

A variety of water efficiency measures can be applied to the proposed development. These best practice water efficiency measures to be implemented to reduce water consumption include:

- **Water efficient fixtures and fittings (WELS rating)** - Selection of low-flow taps and showerheads, which will reduce the hot water demand across the development.
- **Rainwater harvesting and reuse** - Rooftop rainwater collection and reuse on landscaping.
- **Selection of native & low water plants / trees** - Native plants are designed to thrive in the Australian environment and are typically more resilient than their exotic counterparts. Low water species will reduce even more irrigation demand.

3.2.3 Waste Management

In order to facilitate sustainable waste management in accordance with the principles of Ecologically Sustainable Development, waste minimisation and resource recovery, easy access to waste systems, pollution prevention associated with waste management practices will be taken into consideration as part of waste management strategy.

The activity aims to increase on-site recycling and resource optimisation through adoption of the Waste Management Hierarchy with the ultimate goal of reducing waste going to landfill, which is in line with *The Waste Avoidance and Resource Recovery Act, 2001 and the NSW Waste Avoidance and Resource Recovery Strategy 2014-21*. The waste reduction strategy follows the hierarchy pyramid below.

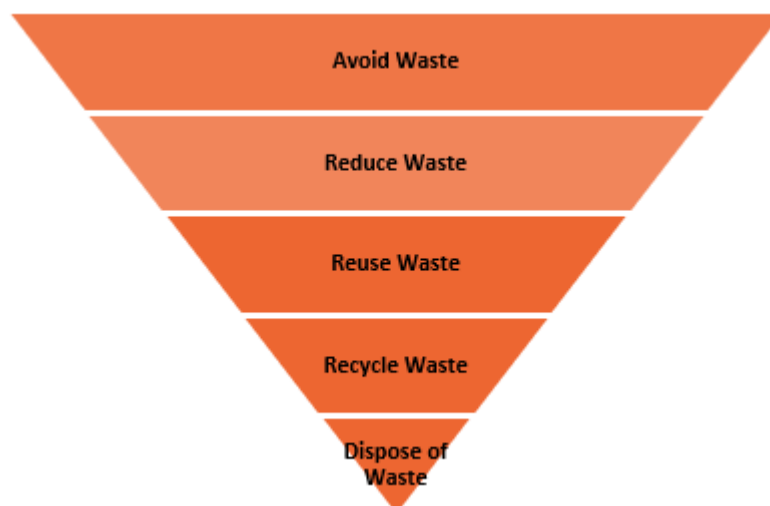


Figure 3: The "Waste Hierarchy"

The key objectives for the management of waste generated by the demolition, early works and construction will include:



- **Minimise** waste generation on-site;
- **Segregate** waste on-site to maximise recycling;
- Store waste on-site appropriately to **prevent cross-contamination** and/or mixing of different waste;
- **Segregate hazardous waste** for appropriate treatment and disposal, where applicable;
- Request Contractors to provide and abide by an **Environmental Management System** to be in accordance with NSW Environmental Management Systems Guidelines or a similar standard.
- Where appropriate, set targets for **demolition and construction waste diversion** from landfill. Implement Best-practice construction waste management plans and actively engaging with the supply chain to minimize waste, promote recycling, and enhance resource efficiency.
- Develop an **operational waste and recycling strategy**. Once the new development is under operation, operational guidelines, best practice procedures and appropriate monitoring and control measures should be developed.

3.2.4 Biodiversity protection

The proposed development seeks to promote biodiversity protection and acknowledge the wellbeing and community opportunities that can be achieved through access to natural landscapes.

- **Green Roof** – Level 7 communal spaces with vegetation to reduce localised urban heat.
- **Landscaping - Tree canopy cover** and **native vegetation** selection, that enhances biodiversity and maintain green spaces for future generations to enjoy.

3.2.5 Sustainable Materials

Low carbon material measures will be applied to the proposed development, including dematerialisation options such as:

- **Use of steel** sourced from manufacturers who are members of the Australian Steel Institute Sustainability Charter for sustainable and energy reducing steel manufacture.
- **Best practice PVC plastics** in formwork, piping, blinds, cables, and conduits. PVC generally has a reputation for damaging the environment in their production, both upstream and downstream of the manufacturing process and the use of Best Practice PVC will minimise these impacts.
- **Sustainable products** - Consideration of materials and products with sustainability certifications such as, environmental product declarations, third party sustainability certifications or product stewardship programs.
- **Reduce material use** - The selection of a limited materials palette, and the exploration of options to reduce mortar, aims to reduce total material usage and potential for waste.
- **Construction and demolition waste** - The project will consider targeting a landfill diversion rate of 90% of construction and demolition waste.
- Completion of the **BASIX Materials Index**.

3.2.6 BASIX

BASIX sets water, greenhouse gas reduction and materials relative to the NSW average benchmark for per person potable water consumption & greenhouse gas emissions within the residential sector. BASIX also sets the minimum performance levels for thermal comfort of the dwelling and replaces the NCC



Energy Efficiency benchmarks within the state of NSW. Thermal comfort levels are assessed via a simulation method in accordance with the NatHERS House Energy Rating protocol. Modelling for BASIX has been completed for the residential section of the development to ensure it meets the required minimum standards. The following sections outline the baseline BASIX inclusions and proposed strategies to achieve compliance in each category.

3.2.6.1 Water

Table 5. BASIX Water Inclusions

BASIX Water Inclusions:
Alternative Water Supply • A rainwater tank of 5,000L has been included within BASIX and is required to collect rainwater from approximately 408 m² of roof area which is to be used for irrigation of approximately 504 m² of landscaped areas, and one car wash bay.
Fixtures & Fittings: We note that fixtures with the following WELS ratings have been included in the BASIX Assessment: Common areas (as applicable) & all dwellings: • 4 Star WELS minimum rated Showerheads (> 4.5 but ≤ 6 L/min) • 4 Star WELS minimum rated Toilets • 5 Star WELS minimum rated Kitchen taps • 5 Star WELS minimum rated Bathroom taps We note a reduction in the quality of these appliances will affect the water aspect of the BASIX rating.
Outdoor Pool Level 44 unit 44.1: 9.18m³ pool with pool cover Level 32 to 43 , all units: 5.2m³ pool with no pool cover

3.2.6.2 Thermal Comfort

Table 6. BASIX Building Fabric Inclusions

BASIX Fabric Inclusions:
External Walls: Level 32 to level 44 : A minimum of R2.7 insulation with R0.2 thermal break added to 100mm thick Concrete external walls with internal plasterboard lining. Level 1 to level 31 : A minimum of R2.5 insulation with R0.2 thermal break added to 100mm thick Concrete external walls with internal plasterboard lining. Wall to internal corridors: Wall between unconditioned hallway / corridor and apartments: A minimum of R2.5 insulation added to 200mm Concrete blocks with internal plasterboard lining. Internal Walls to Adjoining apartments: No thermal insulation required to partition walls between adjoining apartments as they are treated as conditioned spaces.



Spandrel Panels:

A minimum of R1.5 insulation added to all spandrel panels to achieve a minimum Total of R-Value of R1.66.

Note: The thermal performance requirements do not consider acoustic or other design requirements which may dictate insulation or other for non-thermal purposes.

Wall Heights:

Floor to ceiling heights as indicated on the architectural drawings.

Floors:

200mm concrete suspended floor, no insulation required to units with units above

Exposed Soffit: Add R2.0 continuous insulation to underside of exposed suspended concrete

Floors above unconditioned hallway / corridor / carpark: Add R2.0 continuous insulation to underside of exposed suspended concrete

Ceilings:

Plasterboard ceilings, no insulation required to units with units above.

Plasterboard ceilings below balconies : minimum R2.0 continuous insulation (insulation only).

Plasterboard ceilings below 300mm concrete roof: minimum R5.0 continuous insulation in ceiling (insulation only).

All ceiling penetrations: downlights and exhaust fans are sealed to prevent the movement of air between a zone and another zone, neighbour or roof/attic space. Sizes as below:

- Exhaust fans: 250 x 250mm with 50mm clearance

Downlights: 100 x 100mm with 50mm clearance

Roof Type:

A minimum of R4.46 (125mm XPS Extruded polystyrene) insulation is expected to be added to concrete slab of roof.

Floor Coverings

The following design specifications have been included within the NatHERS Assessments:

- Carpet to bedrooms (default NatHERS floor coverings per modelling guidelines as drawings do not show floor coverings yet).
- Ceramic tiles to the bathrooms/wet areas. (default NatHERS floor coverings per modelling guidelines as drawings do not show floor coverings yet).

Timber floorboards to all other internal areas. (default NatHERS floor coverings per modelling guidelines as drawings do not show floor coverings yet).

Windows and Glazed Doors (Fixed and/or Operable):

Level 1 to level 6 : Awning / Casement/ Fixed/ Sliding: U-Value 3.1 SHGC 0.27



Level 7 to level 44 : Awning / Casement/ Bifold: U-Value 2.91 SHGC 0.44 ; Fixed/ Sliding: U-Value 2.9 SHGC 0.51

Level 32 to level 43: East façade windows(Fixed windows: U1.78 SHGC 0.51; Sliding Doors: U1.7, SHGC0.57)

All windows have been specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047.

Note: The thermal performance values for all windows detailed above are for glass and framing system combined.

Ceiling Fans

Some apartments require ceiling fans. Table below lists number and location of ceiling fans.

Number Of Fans + Location	Buildings/Units
One 1200mm Ceiling fan in Living room	L1.5,L1.6, L2.5,L2.6, L3.1,L3.3, L3.5,L3.6, L3.7,L4.3, L5.3,L5.6, L6.3,L6.6, L29.2,L31.2,L44.1
One 1200mm Ceiling fan in Living room + one ceiling fan in on bedroom	L21.2
Two 1200mm Ceiling fans in Living room + one 1200mm ceiling fan in space near upstairs staircase	L42.2
Two 1200mm Ceiling fans in Living room + one 1200mm ceiling fan in sitting area near downstairs staircase + one 1200mm ceiling fan in space near upstairs staircase	L34.2, L36.2, L38.2, L40.2
Two 1200mm Ceiling fans in Living room + one 1200mm ceiling fan in sitting area near downstairs staircase + one 1200mm ceiling fan in space near upstairs staircase + one 1200mm ceiling fan in Kitchen	L32.2
Two 1200mm Ceiling fans in Living room + one 1200mm ceiling fan in rumpus room+ one 1200mm ceiling fan in sitting area near downstairs staircase + one 1200mm ceiling fan in space near upstairs staircase + one 1200mm ceiling fan in Kitchen.	L32.1, L34.1, L36.1, L38.1, L40.1, L42.1

3.2.6.3 Energy

Table 7. BASIX ENERGY Inclusions

BASIX Energy Inclusions:

Alternative Energy Supply/ Solar Photovoltaic System

Solar PV panels with a minimum 20kW peak capacity.

Air Leakage

Kitchen, bathroom, and laundry exhaust shall be via individual fan ducted to façade or roof.



Back-draft dampers will be installed to prevent air infiltration.

Hot Water System

Gas fired storage

Piping insulation both internal and external (rig main and supply riser) must have R0.45 insulation (~20mm)

HVAC system:

System type: 3-phase air conditioning - ducted / EER 3.0 – 3.5 Cooling, 3-phase air conditioning - ducted / EER 3.0 – 3.5 Heating

Dwellings Lighting:

Dedicated fluorescent or LED lamps, all downlights to be sealed

Vertical Transportation:

Gearless traction lifts with VVVF motor all storeys of all buildings

Dwelling Appliance Specifications:

The following minimum energy performance specifications have been included within the BASIX assessment:

- Gas cooktops and electric ovens to all dwellings.
- Dishwasher: not specified

Clothes dryer: 2 Star

Pool Heating:

Level 32 to 44 pools, all units : No pool heating, pool pump on timer.

Lighting:

Dwellings:

Dedicated LED Lamps throughout.

Common Areas:

Dedicated LED Lamps throughout.

Zoned switching and Motion Sensor to:

- Car Park areas
- Fire stairs

Manual on/off switch to:

- Switch room
 - All plant and service rooms
-



- Garbage rooms

Motion Sensors to:

- Storage spaces

All lifts: LED connected to lift call button

Time clock and motion sensors to:

- corridors/hallway spaces and ground floor lobbies
- Doc Master and FCR room

Internal Communal room

Ventilation:

Dwellings:

Bathroom – individual fan ducted to façade or roof

Laundry – individual fan ducted to façade or roof

Kitchen range hood – individual fan ducted to façade or roof

Common Areas:

Ventilation supply + exhaust with a carbon monoxide monitor and VSD fan

- Car Park Basements

Ventilation exhaust only

- Garbage rooms

Ventilation exhaust only interlocked to light

- Plant or Service room

Ventilation exhaust only , time clock or BMS controlled

- Storage spaces

Ventilation supply only, thermostatically controlled

- MSB and COMMS room

Ventilation supply only, time clock or BMS controlled

- All fire stairs (during fire mode all basement fire stairs and stairs related to buildings higher than 25m will have a stair pressurization system)
- corridors/hallway spaces and ground floor lobbies

Air conditioning System, time clock or BMS controlled

- Doc Master and FCR room

Internal Communal area



3.2.7 NCC 2022 Section J

NCC 2022 Section J energy efficiency provisions will apply to the design and construction of the development with the intent to ensure the build form and associated building services demonstrate a minimum level of energy efficiency performance.

All conditioned (heated or cooled) areas of the project are required to comply with the thermal performance requirements of Section J 2022. Compliance will be demonstrated by assessing these areas using the methods specified in Section J.



4 Summary of Design Response

Ecologically Sustainable Design continues to be a driving consideration in the ongoing development of the residential building at 51 - 55 Archer Street, Chatswood, NSW 2067. In line with the development's core vision, the project will aim to incorporate strategies and initiatives to ensure a sustainable outcome centred around well-being and resilience.

The ESD initiatives outlined in this report are intended to be used as a design guide for the development. The specific initiatives that will be installed will be refined further throughout the construction documentation phase and may be subject to feasibility analysis. The initiatives are being designed to comply with the guidelines set out by the relevant authorities.

The development's commitment to reducing the overall environmental impact is evident in the holistic approach taken to long-term sustainability. The documented initiatives cover a range of categories including:

- Energy and Greenhouse Gas Emissions Reduction
- Water Efficiency
- Waste Management
- Biodiversity Protection
- Sustainable Materials

We trust this report provides sufficient overview of the project's commitment to environmentally sustainable design.





Appendices



Appendix A BASIX Certificate

Refer over.



BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1842981M_02

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: Tuesday, 21 April 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 HR-73L062-01.

Project summary

Project name	51-55 Archer Street, Chatswood_02
Street address	51 ARCHER STREET CHATSWOOD 2067
Local Government Area	WILLOUGHBY
Plan type and plan number	Deposited Plan 346744
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	114
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

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

Certificate Prepared by

Name / Company Name: STANTEC AUSTRALIA PTY LTD

ABN (if applicable): 17007820322

Description of project

Project address	
Project name	51-55 Archer Street, Chatswood_02
Street address	51 ARCHER STREET CHATSWOOD 2067
Local Government Area	WILLOUGHBY
Plan type and plan number	Deposited Plan 346744
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	114
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	1767.00
Roof area (m²)	408
Non-residential floor area (m²)	0
Residential car spaces	136
Non-residential car spaces	0

Common area landscape		
Common area lawn (m²)	0	
Common area garden (m²)	504	
Area of indigenous or low water use species (m²)	200	
Assessor details and thermal loads		
Assessor number	DMN/21/2042	
Certificate number	HR-73L062-01	
Climate zone	56	
Project score		
Water	40	Target 40
Thermal Performance	Pass	Target Pass
Energy	63	Target 63
Materials	-100	Target n/a

Description of project

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

Residential flat buildings - Building1, 114 dwellings, 45 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)
L1.1	1	56.00	0.00	0.00	0.00
L1.5	1	37.00	0.00	0.00	0.00
L1.9	1	57.00	0.00	0.00	0.00
L11.2	3	135.00	0.00	0.00	0.00
L13.2	3	135.00	0.00	0.00	0.00
L15.2	3	135.00	0.00	0.00	0.00
L17.2	3	135.00	0.00	0.00	0.00
L19.2	3	135.00	0.00	0.00	0.00
L2.4	1	69.00	0.00	0.00	0.00
L2.8	2	88.00	0.00	0.00	0.00
L21.1	3	143.00	0.00	0.00	0.00
L23.1	3	143.00	0.00	0.00	0.00
L25.1	3	143.00	0.00	0.00	0.00
L27.1	3	143.00	0.00	0.00	0.00
L29.1	3	143.00	0.00	0.00	0.00
L3.3	2	76.00	0.00	0.00	0.00
L3.7	2	81.00	0.00	0.00	0.00
L30.2	3	135.00	0.00	0.00	0.00
L32.2	4+	236.00	0.00	0.00	0.00
L36.2	4+	236.00	0.00	0.00	0.00
L4.2	2	87.00	0.00	0.00	0.00
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)
L1.2	2	86.00	0.00	0.00	0.00
L1.6	1	37.00	0.00	0.00	0.00
L10.1	3	143.00	0.00	0.00	0.00
L12.1	3	143.00	0.00	0.00	0.00
L14.1	3	143.00	0.00	0.00	0.00
L16.1	3	143.00	0.00	0.00	0.00
L18.1	3	143.00	0.00	0.00	0.00
L2.1	1	56.00	0.00	0.00	0.00
L2.5	1	37.00	0.00	0.00	0.00
L2.9	1	57.00	0.00	0.00	0.00
L21.2	3	135.00	0.00	0.00	0.00
L23.2	3	135.00	0.00	0.00	0.00
L25.2	3	135.00	0.00	0.00	0.00
L27.2	3	135.00	0.00	0.00	0.00
L29.2	3	135.00	0.00	0.00	0.00
L3.4	1	69.00	0.00	0.00	0.00
L3.8	2	88.00	0.00	0.00	0.00
L31.1	3	143.00	0.00	0.00	0.00
L34.1	4+	233.00	0.00	0.00	0.00
L38.1	4+	233.00	0.00	0.00	0.00
L4.3	1	51.00	0.00	0.00	0.00
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)
L1.3	2	76.00	0.00	0.00	0.00
L1.7	2	81.00	0.00	0.00	0.00
L10.2	3	135.00	0.00	0.00	0.00
L12.2	3	135.00	0.00	0.00	0.00
L14.2	3	135.00	0.00	0.00	0.00
L16.2	3	135.00	0.00	0.00	0.00
L18.2	3	135.00	0.00	0.00	0.00
L2.2	2	86.00	0.00	0.00	0.00
L2.6	1	37.00	0.00	0.00	0.00
L20.1	3	143.00	0.00	0.00	0.00
L22.1	3	143.00	0.00	0.00	0.00
L24.1	3	143.00	0.00	0.00	0.00
L26.1	3	143.00	0.00	0.00	0.00
L28.1	3	143.00	0.00	0.00	0.00
L3.1	1	56.00	0.00	0.00	0.00
L3.5	1	37.00	0.00	0.00	0.00
L3.9	1	57.00	0.00	0.00	0.00
L31.2	3	135.00	0.00	0.00	0.00
L34.2	4+	236.00	0.00	0.00	0.00
L38.2	4+	236.00	0.00	0.00	0.00
L4.4	1	49.00	0.00	0.00	0.00
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)
L1.4	1	69.00	0.00	0.00	0.00
L1.8	2	88.00	0.00	0.00	0.00
L11.1	3	143.00	0.00	0.00	0.00
L13.1	3	143.00	0.00	0.00	0.00
L15.1	3	143.00	0.00	0.00	0.00
L17.1	3	143.00	0.00	0.00	0.00
L19.1	3	143.00	0.00	0.00	0.00
L2.3	2	76.00	0.00	0.00	0.00
L2.7	2	81.00	0.00	0.00	0.00
L20.2	3	135.00	0.00	0.00	0.00
L22.2	3	135.00	0.00	0.00	0.00
L24.2	3	135.00	0.00	0.00	0.00
L26.2	3	135.00	0.00	0.00	0.00
L28.2	3	135.00	0.00	0.00	0.00
L3.2	2	86.00	0.00	0.00	0.00
L3.6	1	37.00	0.00	0.00	0.00
L30.1	3	143.00	0.00	0.00	0.00
L32.1	4+	233.00	0.00	0.00	0.00
L36.1	4+	233.00	0.00	0.00	0.00
L4.1	1	58.00	0.00	0.00	0.00
L4.5	1	54.00	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
L4.6	1	57.00	0.00	0.00	0.00
L40.2	4+	236.00	0.00	0.00	0.00
L5.1	1	58.00	0.00	0.00	0.00
L5.5	1	54.00	0.00	0.00	0.00
L6.1	1	58.00	0.00	0.00	0.00
L6.5	1	54.00	0.00	0.00	0.00
L7.1	3	139.00	0.00	0.00	0.00
L9.1	3	143.00	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
L4.7	2	88.00	0.00	0.00	0.00
L42.1	4+	233.00	0.00	0.00	0.00
L5.2	2	87.00	0.00	0.00	0.00
L5.6	1	57.00	0.00	0.00	0.00
L6.2	2	87.00	0.00	0.00	0.00
L6.6	1	57.00	0.00	0.00	0.00
L7.2	3	130.00	0.00	0.00	0.00
L9.2	3	135.00	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
L4.8	1	57.00	0.00	0.00	0.00
L42.2	4+	236.00	0.00	0.00	0.00
L5.3	1	51.00	0.00	0.00	0.00
L5.7	2	88.00	0.00	0.00	0.00
L6.3	1	51.00	0.00	0.00	0.00
L6.7	2	88.00	0.00	0.00	0.00
L8.1	3	143.00	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
L40.1	4+	233.00	0.00	0.00	0.00
L44.1	4+	292.00	0.00	0.00	0.00
L5.4	1	49.00	0.00	0.00	0.00
L5.8	1	57.00	0.00	0.00	0.00
L6.4	1	49.00	0.00	0.00	0.00
L6.8	1	57.00	0.00	0.00	0.00
L8.2	3	135.00	0.00	0.00	0.00

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)	Common area	Floor area (m²)	Common area	Floor area (m²)
Undercover car park area (No. 1)	6063	MSB and COMMS	187.49	Garbage room (No. 1)	142.07
Plant or service room (No. 1)	222.68	Doc Master and FCR room	13.09	Ground floor lobby	106.5
Internal Communal	83.6	Storage	196.63	Hallway/lobby type (No. 1)	328.6
Lift bank (No. 1)	-	Lift bank (No. 2)	-	Lift bank (No. 3)	-

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

3. Commitments for single dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	1426	-	none
suspended floor above garage, frame: suspended concrete slab	7133	-	-
floors above habitable rooms, frame: suspended concrete slab	13511.3	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete panel/ plasterboard, frame: light steel frame	46480.67	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	55409	-
Internal wall type 2	200 mm AAC block, frame:light steel frame	32157	fibreglass batts or roll

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	3918	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1053.2	foil/sarking	foil-foam composite board

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)
96	3600	0	3696	0	0	0	0

(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
L44.1	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	not specified	9.18	yes	outdoors	yes	0	no	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
L32.1, L32.2, L34.1, L34.2, L36.1, L36.2, L38.1, L38.2, L40.1, L40.2, L42.1, L42.2	4 star (> 4.5 but ≤ 6 L/min)	4 star	5 star	5 star	-	not specified	not specified	5.2	no	outdoors	yes	-	-	-
All other dwellings	4 star (> 4.5 but ≤ 6 L/min)	4 star	5 star	5 star	-	not specified	not specified	-	-	-	-	-	-	-

	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.		✓	✓

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
L32.1, L32.2, L34.1, L34.2, L36.1, L36.2, L38.1, L38.2, L40.1, L40.2, L42.1, L42.2, L44.1	no heating	not specified	yes	-	-	gas cooktop & electric oven	-	2 star	no	no
All other dwellings	-	-	-	-	-	gas cooktop & electric oven	-	2 star	no	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

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

Dwelling no.	Thermal loads		
	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)
L1.1	12.70	17.00	29.700
L1.2	6.70	15.20	21.900
L1.3	9.50	15.80	25.300
L1.4	8.80	7.10	15.900
L1.5	4.90	9.40	14.300
L1.6	4.10	10.20	14.300
L1.7	21.50	15.60	37.100
L1.8	9.80	14.20	24.000
L1.9	16.70	14.70	31.400
L10.1	11.8	10.9	22.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
L10.2	3.5	20.9	24.400
L11.1	12	11	23.000
L11.2	3.5	20.4	23.900
L12.1	12.1	10.7	22.800
L12.2	3.6	20.4	24.000
L13.1	12.1	11.1	23.200
L13.2	3.7	20.3	24.000
L14.2	3.8	20.1	23.900
L15.1	12.4	10.9	23.300
L15.2	3.7	20.1	23.800
L16.1	12.5	10.9	23.400
L16.2	4	19.9	23.900
L17.1	12.6	10.9	23.500
L17.2	4	19.7	23.700
L18.1	12.7	10.9	23.600
L18.2	4	20.3	24.300
L19.1	12.9	11	23.900
L19.2	3.9	20	23.900
L2.1	12.3	18.9	31.200
L2.2	6.6	15	21.600
L2.3	4.7	17.4	22.100
L2.4	0.6	9.4	10.000
L2.5	0.4	11.5	11.900
L2.6	0.3	12.6	12.900
L2.7	13.1	17.4	30.500
L2.8	7.1	14.2	21.300
L2.9	16.6	15	31.600
L20.1	13	11	24.000
L20.2	4	19.8	23.800
L21.1	19.3	13.2	32.500
L21.2	8.8	21.4	30.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
L22.1	13.7	10.8	24.500
L23.1	13.3	10.9	24.200
L23.2	4.4	19.8	24.200
L24.1	13.4	11	24.400
L25.1	13.5	10.9	24.400
L25.2	4.2	19.6	23.800
L26.1	13.6	10.5	24.100
L26.2	4.2	19.4	23.600
L27.1	13.8	10.5	24.300
L27.2	4.3	19.2	23.500
L28.1	13.9	10.9	24.800
L28.2	4.4	19.3	23.700
L29.1	20.1	13.2	33.300
L29.2	9.4	21	30.400
L3.1	12.9	14	26.900
L3.2	10.5	18	28.500
L3.3	8.1	15.1	23.200
L3.4	2	11.7	13.700
L3.5	1.3	13.8	15.100
L3.6	1.6	15.8	17.400
L3.7	17.5	16.3	33.800
L3.8	8.1	18.8	26.900
L3.9	17.7	18.6	36.300
L30.2	4.7	19.2	23.900
L31.1	20.2	12.9	33.100
L31.2	9.4	20.9	30.300
L32.1	17.5	19.4	36.900
L32.2	8.9	20.6	29.500
L34.1	18.8	18.1	36.900
L34.2	9.6	20.6	30.200
L36.1	18.8	17.6	36.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
L36.2	9.9	18.1	28.000
L38.1	19.2	17.7	36.900
L38.2	10.2	19.5	29.700
L4.1	18.7	9.7	28.400
L4.2	13.6	9.4	23.000
L4.3	6.1	19.8	25.900
L4.4	1.4	12.2	13.600
L4.5	2.4	8.7	11.100
L4.6	17.1	13.7	30.800
L4.7	14.4	7.8	22.200
L4.8	22.6	8.3	30.900
L40.1	19.4	17.6	37.000
L40.2	10	19.5	29.500
L42.1	20	17.7	37.700
L42.2	10.1	20.1	30.200
L44.1	18.9	15.9	34.800
L5.1	20.2	9.6	29.800
L5.2	14.7	8.8	23.500
L5.3	7.0	17.5	24.500
L5.4	1.6	11.1	12.700
L5.5	2.5	7.6	10.100
L5.6	18.1	9.1	27.200
L5.7	15.2	7.8	23.000
L5.8	24.2	7.7	31.900
L6.1	20.4	9.5	29.900
L6.2	19.2	11.8	31.000
L6.3	9.9	20.7	30.600
L6.4	3.4	12	15.400
L6.5	6.8	8.2	15.000
L6.6	24.4	12.3	36.700
L6.7	19.7	10.8	30.500

	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)
L6.8	24.2	7.8	32.000
L7.1	14.1	10.9	25.000
L7.2	5.8	10.8	16.600
L8.1	11.7	11.2	22.900
L8.2	3.3	20.9	24.200
L9.1	11.5	11	22.500
L9.2	3.3	21.3	24.600
L14.1, L30.1	14.2	10.6	24.800
All other dwellings	4.4	19.7	24.100

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	not specified

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 66.9 kLs	Location: Building1 Pool shaded: yes	-
Central water tank - rainwater or stormwater (No. 1)	5000	To collect run-off from at least: - 408 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 504 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site
Fire sprinkler system (No. 1)	-	-	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
MSB and COMMS	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	no
Garbage room (No. 1)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Plant or service room (No. 1)	ventilation exhaust only	interlocked to light	light-emitting diode	manual on / manual off	no
Doc Master and FCR room	air conditioning system	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Ground floor lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Internal Communal	air conditioning system	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Storage	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: no heating	Pump controlled by timer: yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 6 number of levels from the bottom of the lift shaft to the top of the lift shaft: 13 number of lifts: 1 lift load capacity: <1001 kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 44 number of levels from the bottom of the lift shaft to the top of the lift shaft: 51 number of lifts: 1 lift load capacity: <1001 kg
Lift bank (No. 3)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 44 number of levels from the bottom of the lift shaft to the top of the lift shaft: 51 number of lifts: 1 lift load capacity: <1001 kg
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.45 (~20 mm); (b) Piping internal to building: R0.45 (~20 mm)

2. Commitments for multi-dwelling housing

(a) Dwellings

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

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

3. Commitments for single dwelling houses

(a) Dwellings

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

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

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	not specified

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 20 peak kW
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 Group Certificate

Refer over.



Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. #HR-73L062-01

Generated on 21 Apr 2026 using Hero 4.1

Property

Address 51-55 Archer Street, Chatswood, Chatswood, NSW, 2067
Lot/DP
NatHERS climate zone 56 - Mascot AMO



Accredited assessor

Name Juhi Banerji
Business name Stantec
Email juhi.banerji@stantec.com
Phone +61 8484 7182
Accreditation No. DMN/21/2042
Assessor Accrediting Organisation DMN

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-73L062-01>.
When using either link, ensure you are visiting <http://www.hero-software.com.au>



National Construction Code (NCC) requirements

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

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

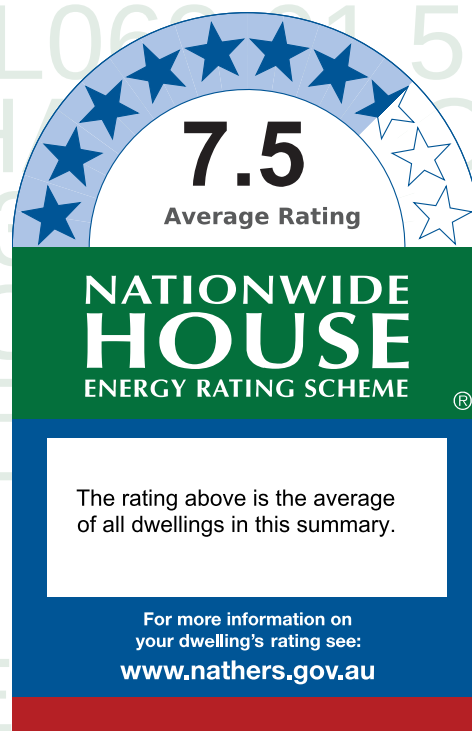
The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-WMH39U-01	L1.1	12.7 (33)	17.0 (20)	29.7	7.0	n/a
HR-XT2ORL-01	L1.2	6.7 (33)	15.2 (20)	21.8	7.9	n/a
HR-819K4K-01	L1.3	9.5 (33)	15.8 (20)	25.3	7.4	n/a

Thermal performance Star rating



NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	10.6	14.6
Maximum load	24.4	21.4
Average limit	29.7	21.2
Maximum limit	32.9	20.4

Whole of Home performance rating

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-EPZ3A5-01	L1.4	8.8 (33)	7.1 (20)	15.9	8.5	n/a
HR-J3W8SV-01	L1.5	4.9 (33)	9.4 (20)	14.3	8.7	n/a
HR-HNWTKA-01	L1.6	4.1 (33)	10.2 (20)	14.2	8.7	n/a
HR-HSR7P8-01	L1.7	21.5 (33)	15.6 (20)	37.1	6.1	n/a
HR-UF6A6G-01	L1.8	9.8 (33)	14.2 (20)	24.0	7.6	n/a
HR-O1V9DJ-01	L1.9	16.7 (33)	14.7 (20)	31.5	6.8	n/a
HR-PS02G4-01	L10.1	11.8 (34)	10.9 (21)	22.7	7.8	n/a
HR-8FVG0X-01	L10.2	3.5 (34)	20.9 (21)	24.3	7.6	n/a
HR-JB0IAA-01	L11.1	12.0 (34)	11.0 (21)	23.0	7.8	n/a
HR-8LH37Q-01	L11.2	3.5 (34)	20.4 (21)	23.9	7.6	n/a
HR-KWFPPZ-01	L12.1	12.1 (34)	10.7 (21)	22.8	7.8	n/a
HR-JGGYG1-01	L12.2	3.6 (34)	20.4 (21)	24.0	7.6	n/a
HR-5J4HUK-01	L13.1	12.1 (34)	11.1 (21)	23.2	7.7	n/a
HR-BTJIWC-01	L13.2	3.7 (34)	20.3 (21)	23.9	7.6	n/a
HR-SA65HH-01	L14.1	12.2 (34)	11.0 (21)	23.2	7.7	n/a
HR-ZV08AL-01	L14.2	3.8 (34)	20.1 (21)	23.9	7.6	n/a
HR-2UFO06-01	L15.1	12.4 (34)	10.9 (21)	23.2	7.7	n/a
HR-OMPQ7V-01	L15.2	3.7 (34)	20.1 (21)	23.8	7.7	n/a
HR-IM4GT2-01	L16.1	12.5 (34)	10.9 (21)	23.3	7.7	n/a
HR-DEE89A-01	L16.2	4.0 (34)	19.9 (21)	23.9	7.6	n/a
HR-NP1HHN-01	L17.1	12.6 (34)	10.9 (21)	23.5	7.7	n/a
HR-Y2HQ3D-01	L17.2	4.0 (34)	19.7 (21)	23.7	7.7	n/a
HR-KDLD08-01	L18.1	12.7 (34)	10.9 (21)	23.7	7.7	n/a
HR-E1YDBT-01	L18.2	4.0 (34)	20.3 (21)	24.3	7.6	n/a
HR-XUEL08-01	L19.1	12.9 (34)	11.0 (21)	23.8	7.6	n/a
HR-FKOBWL-01	L19.2	3.9 (34)	20.0 (21)	23.9	7.6	n/a
HR-GX8EID-01	L2.1	12.3 (33)	18.9 (20)	31.2	6.9	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-ZEGO91-01	L2.2	6.6 (33)	15.0 (20)	21.6	7.9	n/a
HR-03BDWP-01	L2.3	4.7 (33)	17.4 (20)	22.1	7.9	n/a
HR-QM62KA-01	L2.4	0.6 (33)	9.4 (20)	9.9	9.3	n/a
HR-V6FUOZ-01	L2.5	0.4 (33)	11.5 (20)	11.8	9.0	n/a
HR-BBNKIB-01	L2.6	0.3 (33)	12.6 (20)	12.9	8.9	n/a
HR-BTG8VG-01	L2.7	13.1 (33)	17.4 (20)	30.4	6.9	n/a
HR-LAZUSZ-01	L2.8	7.1 (33)	14.2 (20)	21.3	7.9	n/a
HR-WZSMGU-01	L2.9	16.6 (33)	15.0 (20)	31.6	6.8	n/a
HR-RJ2E5N-01	L20.1	13.0 (34)	11.0 (21)	24.0	7.6	n/a
HR-B1I4MJ-01	L20.2	4.0 (34)	19.8 (21)	23.8	7.7	n/a
HR-B83DRX-01	L21.1	19.3 (34)	13.2 (21)	32.6	6.7	n/a
HR-0AKQ8J-01	L21.2	8.8 (34)	21.4 (21)	30.2	6.9	n/a
HR-WJ9HLR-01	L22.1	13.7 (34)	10.8 (21)	24.5	7.6	n/a
HR-HUTDA6-01	L22.2	4.4 (34)	19.7 (21)	24.1	7.6	n/a
HR-1RG6E8-01	L23.1	13.3 (34)	10.9 (21)	24.2	7.6	n/a
HR-SAG2N7-01	L23.2	4.4 (34)	19.8 (21)	24.1	7.6	n/a
HR-M2HY0K-01	L24.1	13.4 (34)	11.0 (21)	24.4	7.6	n/a
HR-0VKOYV-01	L24.2	4.4 (34)	19.7 (21)	24.0	7.6	n/a
HR-11AR85-01	L25.1	13.5 (34)	10.5 (21)	24.0	7.6	n/a
HR-L4LUIS-01	L25.2	4.2 (34)	19.6 (21)	23.8	7.6	n/a
HR-DO1I3I-01	L26.1	13.6 (34)	10.5 (21)	24.1	7.6	n/a
HR-OSG7DA-01	L26.2	4.2 (34)	19.4 (21)	23.6	7.7	n/a
HR-S3G2QT-01	L27.1	13.8 (34)	10.5 (21)	24.3	7.6	n/a
HR-4PEGYW-01	L27.2	4.3 (34)	19.2 (21)	23.5	7.7	n/a
HR-W32QNM-01	L28.1	13.9 (34)	10.9 (21)	24.8	7.5	n/a
HR-0M94FO-01	L28.2	4.4 (34)	19.3 (21)	23.7	7.7	n/a
HR-D891B1-01	L29.1	20.1 (34)	13.2 (21)	33.3	6.6	n/a
HR-ZD50WB-01	L29.2	9.4 (34)	21.0 (21)	30.4	6.9	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-F21FG0-01	L3.1	12.9 (33)	14.0 (20)	26.9	7.3	n/a
HR-SG50T0-01	L3.2	10.5 (33)	18.0 (20)	28.5	7.2	n/a
HR-5WMZUJ-01	L3.3	8.1 (33)	15.1 (20)	23.2	7.7	n/a
HR-A5242N-01	L3.4	2.0 (33)	11.7 (20)	13.7	8.8	n/a
HR-Q6YVEV-01	L3.5	1.3 (33)	13.8 (20)	15.1	8.6	n/a
HR-KW8AEF-01	L3.6	1.6 (33)	15.8 (20)	17.3	8.4	n/a
HR-0C35GS-01	L3.7	17.5 (33)	16.3 (20)	33.8	6.5	n/a
HR-A7YA53-01	L3.8	8.1 (33)	18.8 (20)	26.9	7.3	n/a
HR-FT3XIQ-01	L3.9	17.7 (33)	18.6 (20)	36.3	6.2	n/a
HR-8B4QDI-01	L30.1	14.2 (34)	10.6 (21)	24.8	7.5	n/a
HR-S8ZITW-01	L30.2	4.7 (34)	19.2 (21)	23.9	7.6	n/a
HR-VIXBRF-01	L31.1	20.2 (34)	12.9 (21)	33.2	6.6	n/a
HR-15EL23-01	L31.2	9.4 (34)	20.9 (21)	30.3	6.9	n/a
HR-T4GQX6-01	L32.1	17.5 (33)	19.4 (20)	36.9	6.1	n/a
HR-6CD6VW-01	L32.2	8.9 (33)	20.6 (20)	29.4	7.1	n/a
HR-AC503J-01	L34.1	18.8 (33)	18.1 (20)	36.9	6.1	n/a
HR-SWR1XO-01	L34.2	9.6 (33)	20.6 (20)	30.1	6.9	n/a
HR-AFOVV0-01	L36.1	18.8 (33)	17.6 (20)	36.4	6.2	n/a
HR-VI3ETD-01	L36.2	9.9 (33)	18.1 (20)	28.0	7.2	n/a
HR-8K3EVK-01	L38.1	19.2 (33)	17.7 (20)	36.9	6.1	n/a
HR-50QM1I-01	L38.2	10.2 (33)	19.5 (20)	29.7	7.0	n/a
HR-XOW19R-01	L4.1	18.7 (33)	9.7 (20)	28.4	7.2	n/a
HR-U97U0G-01	L4.2	13.6 (33)	9.4 (20)	23.0	7.8	n/a
HR-HSMC98-01	L4.3	6.1 (33)	19.8 (20)	25.9	7.4	n/a
HR-RCSIGE-01	L4.4	1.4 (33)	12.2 (20)	13.6	8.8	n/a
HR-0IKPN5-01	L4.5	2.4 (33)	8.7 (20)	11.1	9.2	n/a
HR-CXK91G-01	L4.6	17.1 (33)	13.7 (20)	30.8	6.9	n/a
HR-HSUPUS-01	L4.7	14.4 (33)	7.8 (20)	22.2	7.8	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-4AHHVR-01	L4.8	22.6 (33)	8.3 (20)	30.8	6.9	n/a
HR-NV88QK-01	L40.1	19.4 (33)	17.6 (20)	37.0	6.1	n/a
HR-ZTVTUG-01	L40.2	10.0 (33)	19.5 (20)	29.5	7.0	n/a
HR-8VUF1H-01	L42.1	19.8 (33)	17.7 (20)	37.6	6.1	n/a
HR-J3QA45-01	L42.2	9.9 (33)	20.5 (20)	30.4	6.9	n/a
HR-HNCSED-01	L44.1	18.9 (33)	15.9 (20)	34.8	6.4	n/a
HR-JL8CMW-01	L5.1	20.2 (33)	9.6 (20)	29.8	7.0	n/a
HR-INXR92-01	L5.2	14.7 (33)	8.8 (20)	23.6	7.7	n/a
HR-2S6XRW-01	L5.3	7.0 (33)	17.5 (20)	24.5	7.6	n/a
HR-HPFVPB-01	L5.4	1.6 (33)	11.1 (20)	12.7	8.9	n/a
HR-0DA88W-01	L5.5	2.5 (33)	7.6 (20)	10.1	9.3	n/a
HR-VG19E5-01	L5.6	18.1 (33)	9.1 (20)	27.2	7.3	n/a
HR-CZ9ZVW-01	L5.7	15.2 (33)	7.8 (20)	22.9	7.8	n/a
HR-GAM8FT-01	L5.8	24.2 (33)	7.7 (20)	32.0	6.8	n/a
HR-40W0UJ-01	L6.1	20.4 (33)	9.5 (20)	29.9	7.0	n/a
HR-PVGAOX-01	L6.2	19.2 (33)	11.8 (20)	31.0	6.9	n/a
HR-KWI32Y-01	L6.3	9.9 (33)	20.7 (20)	30.6	6.9	n/a
HR-LQ4SDY-01	L6.4	3.4 (33)	12.0 (20)	15.5	8.6	n/a
HR-VDIU5U-01	L6.5	6.8 (33)	8.2 (20)	15.0	8.6	n/a
HR-JO5KYR-01	L6.6	24.4 (33)	12.3 (20)	36.8	6.2	n/a
HR-U1MN43-01	L6.7	19.7 (33)	10.8 (20)	30.5	6.9	n/a
HR-47TCIB-01	L6.8	24.2 (33)	7.8 (20)	32.0	6.8	n/a
HR-YF7NIH-01	L7.1	14.1 (33)	10.9 (20)	25.0	7.4	n/a
HR-L79C4U-01	L7.2	5.8 (33)	10.8 (20)	16.6	8.4	n/a
HR-R3F8YW-01	L8.1	11.7 (34)	11.2 (21)	22.9	7.8	n/a
HR-8516WR-01	L8.2	3.3 (34)	20.9 (21)	24.2	7.6	n/a
HR-TWM7FS-01	L9.1	11.5 (34)	11.0 (21)	22.6	7.8	n/a
HR-PPYJ0U-01	L9.2	3.3 (34)	21.3 (21)	24.6	7.6	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
Averages	114x (Total)	10.6	14.6	25.3	7.5	n/a
Maximum Loads and Minimum Ratings		24.4	21.4	37.6	6.1	n/a

Explanatory notes

About the ratings

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

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

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

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

Appendix C Stamped Drawings

Refer over.



51-55 Archer Street, Chatswood

SSDA SUBMISSION
DRAFT |



PREPARED FOR AQUALAND
Aqualand Office, level 37, 264
George street, Sydney NSW 2000
Australia .

PTW

SITE INFORMATION

SITE AREA 1767 m²
ALLOWABLE FSR 6.5 + IAH 30% is 8.45
ALLOWABLE GFA 14931.2 m²

MAX HEIGHT ALLOWED WITH 30% HDA UPLIFT IS 154 M.

AREA SCHEDULE			
ALLOWABLE GFA	AREA	SITE AREA	PROPOSED FSR
14931.2m²	14931.2 m²	1767 m²	8.45

UNIT MIX		
UNIT	COUNT	YIELD
PENTHOUSE		
4B	1	0.9%
	1	0.9%
SKY HOME		
4B	12	10.5%
	12	10.5%
PREMIUM APARTMENT		
3B	50	43.9%
	50	43.9%
AFFORDABLE		
1B	27	23.7%
2B	18	15.8%
STUDIO	6	5.3%
	51	44.7%
GRAND TOTAL	114	100.0%

LIVEABLE & ADAPTABLE HOUSING UNITS

As per ADG 4Q-1, Developments acheive a benchmark of 20% of the total apartments incorporating the livable housing guideline's silver level universal design features.

Total number of units required as per ADG: 20% (23 Units)
Total number of units proposed: 21% (24 Units)

DEEP SOIL AREA SCHEDULE		
LEVEL	DEEP SOIL AREA	PERCENTAGE
G00	92 m²	5%
	124 m²	7%
GRAND TOTAL	216 m²	12%

ADG Required deep soil : 7% Area : 123.7 m²
Proposed deep soli : 7% Area : 124.0 m²

COS AREA SCHEDULE		
LEVEL	AREA	%
G00	456.4 m²	26
GRAND TOTAL	456.4 m²	26

ADG required communal open space : 25% Area : 442 m²
Proposed communal open space : 26% Area : 456 m²

SOLAR ACCESS SUMMARY		
SOLAR ACCESS	COUNT	%
0HRS	6	5%
<2HRS	18	16%
>2HRS	90	79%
GRAND TOTAL: 114	114	100%

As per ADG 4A-1 , Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter(21st of June)

CROSS-VENTILATION SUMMARY		
TYPE	COUNT	%
YES	42	74%
NO	15	26%
GRAND TOTAL: 57	57	100%

CROSS VENTILATION COMPLIANCE

As per ADG 4B-3- At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.

Proposed: 42 Units (74%) out of 57 units are complying with ADG 4B-3 cross ventilation.

CAR PARKING REQUIREMENT AS PER UNIT MIX						
TYPE	STUDIO	1B	2B	3B	4B	TOTAL
AFFORDABLE	2.4	6	15	-	-	23.4
PREMIUM/SKYHOME	-	-	-	75	19.5	94.5
VISITOR			22.8			23
GRAND TOTAL						141

MOTORCYCLE AND BICYCLE REQUIREMENT		
TYPE		TOTAL
MOTORCYCLE	6.5	7
VISITOR MOTORCYCLE	-	-
GRAND TOTAL		7

BICYCLE	11.4	12
VISITOR BICYCLE	11.4	12
GRAND TOTAL		24

PARKING SCHEDULE - OVERALL (PROPOSED)					
LEVEL	RESI	RESI ACC	VISITOR	VISITOR ACC	TOTAL
B02	5	2	16	1	24
B03	27	1	0	0	28
B04	27	1	0	0	28
B05	27	1	0	0	28
B06	27	1	0	0	28
GRAND TOTAL	113	6	16	1	136

PARKING SCHEDULE - BICYCLE (PROPOSED)			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B01	12	12	24
GRAND TOTAL	12	12	24

PARKING SCHEDULE - MOTORCYCLE (PROPOSED)			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B02	3	0	3
B03	4	0	4
GRAND TOTAL	7	0	7

STORAGE

As per ADG4G-1, at least 50% of required storage is to be located with in the apartment.

TYPE	SIZE VOLUME
Studio	4m³
1 Bed	6m³
2 Bed	8m³
3 Bed	10m³
4 Bed	20m³

HOUSING SEPP PARKING RATES

TYPE	AFFORDABLE HOUSING	MARKET HOUSING
Studio or 1 bedroom	Minimum 0.4 parking spaces per dwelling.	Minimum 0.5 parking spaces per dwelling.
2 bedrooms	Minimum 0.5 parking spaces per dwelling.	Minimum 1 parking spaces per dwelling.
3 or more bedrooms	Minimum 1 parking spaces per dwelling.	Minimum 1.5 parking spaces per dwelling.
Visitor	Minimum 1 parking space per 5 dwellings (note this is under the RTA Guide to traffic-generating developments and is not enforced under the Housing SEPP)	

PARKING REQUIREMENTS AS PER WILLOUGHBY DEVELOPMENT CONTROL PLAN PART F

ACCESSIBLE CAR PARKING

CLASS OF BUILDING	ACCESSIBLE CAR PARKING REQUIREMENT
Class 2	Whichever is the greater: a. Minimum 1 resident and 1 visitor space for developments comprising 10 or more units b. 1 space/4 accessible or adaptable units + 1 visitor space for developments comprising 50 or more car parking spaces.

MOTORCYCLE (Chatswood CBD, St Leonards precinct and the Artarmon railway precinct)

TYPE	MOTORCYCLE PARKING REQUIREMENT
Residential zones and the residential components of shop top and mixed-use developments	0.5 space per studio and 1, 2, 3 or more bedroom units; 1 visitor space per 7 dwellings.

BICYCLE (Chatswood CBD, St Leonards precinct and the Artarmon railway precinct)

TYPE	BICYCLE PARKING REQUIREMENT
Residential (excluding dwelling houses and dual occupancies) and residential components of shop top and mixed use developments	1 Class A or B parking spaces per 10 units 1 Class C (rails/racks) per 10 apartments for visitors



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Project PA030594
51-55 Archer Street,
Chatswood

Phase
DEVELOPMENT APPLICATION

Title
A-GENERAL INFORMATION
DEVELOPMENT DATA SHEET

ARCHITECTURAL DRAWING LIST				
SHEET NUMBER	SHEET NAME	REV	DATE	DESCRIPTION
A-GENERAL INFORMATION				
DA-A000000	COVER			
DA-A000001	PERSPECTIVES	B	100426	SSDA SUBMISSION
DA-A000010	DRAWING LIST	B	100426	SSDA SUBMISSION
DA-A100010	DEVELOPMENT DATA SHEET	B	100426	SSDA SUBMISSION
DA-A100012	BASIX			
DA-A200030	SITE PLAN	B	100426	SSDA SUBMISSION
DA-A200040	SITE ANALYSIS	B	100426	SSDA SUBMISSION
DA-A200050	STREETSCAPE ELEVATIONS	B	100426	SSDA SUBMISSION
DA-A200060	STREETSCAPE ELEVATIONS	B	100426	SSDA SUBMISSION
DA-A900010	DEMOLITION PLAN	B	100426	SSDA SUBMISSION
B1-GENERAL ARRANGEMENT PLANS				
DA-B1B1010	BASEMENT 06 FLOOR PLAN	B	100426	SSDA SUBMISSION
DA-B1B2010	BASEMENT 04-05 FLOOR PLAN	B	100426	SSDA SUBMISSION
DA-B1B3010	BASEMENT 03 FLOOR PLAN	B	100426	SSDA SUBMISSION
DA-B1B4010	BASEMENT 02 FLOOR PLAN	B	100426	SSDA SUBMISSION
DA-B1B5010	BASEMENT 01 FLOOR PLAN	B	100426	SSDA SUBMISSION
DA-B1GRD10	GROUND FLOOR PLAN	B	100426	SSDA SUBMISSION
DA-B1L0110	LEVEL 01 PLAN - AFFORDABLE HOUSING	B	100426	SSDA SUBMISSION
DA-B1L0210	LEVEL 02-03 PLAN - AFFORDABLE HOUSING	B	100426	SSDA SUBMISSION
DA-B1L0410	LEVEL 04 PLAN - AFFORDABLE HOUSING	B	100426	SSDA SUBMISSION
DA-B1L0510	LEVEL 05-06 PLANS - AFFORDABLE HOUSING	B	100426	SSDA SUBMISSION
DA-B1L0710	LEVEL 07 PLAN - PREMIUM APARTMENTS	B	100426	SSDA SUBMISSION
DA-B1L0810	LEVEL 08-31 PLAN - PREMIUM APARTMENTS	B	100426	SSDA SUBMISSION
DA-B1L3210	LOWER LEVEL PLAN - TYPICAL SKYHOME (32, 34, 36, 38, 40, 42)	B	100426	SSDA SUBMISSION
DA-B1L3310	UPPER LEVEL PLAN - TYPICAL SKYHOME (33, 35, 37, 39, 41, 43)	B	100426	SSDA SUBMISSION
DA-B1L4410	LEVEL 44 FLOOR PLAN - SKYHOME PENTHOUSE	B	100426	SSDA SUBMISSION
DA-B1L4510	ROOF PLAN	B	100426	SSDA SUBMISSION
C1-ELEVATIONS				
DA-C110010	NORTH ELEVATION	B	100426	SSDA SUBMISSION
DA-C120010	EAST ELEVATION	B	100426	SSDA SUBMISSION
DA-C130010	SOUTH ELEVATION	B	100426	SSDA SUBMISSION
DA-C140010	WEST ELEVATION	B	100426	SSDA SUBMISSION
C2- MATERIALS & FINISHES				
DA-C200020	MATERIALS & FINISHES	B	100426	SSDA SUBMISSION
DA-C200030	MATERIALS & FINISHES	B	100426	SSDA SUBMISSION
DA-C200040	MATERIALS & FINISHES	B	100426	SSDA SUBMISSION
C9-WINDOW SCHEDULES				
DA-C9L0310	WINDOW SCHEDULE - LEVEL 08-31	B	100426	SSDA SUBMISSION
D1-SECTIONS				
DA-D110010	SECTION 01 (EAST-WEST)	B	100426	SSDA SUBMISSION
Q1-ADG COMPLIANCE				
DA-Q12D010	ADG2D-GFA DIAGRAMS	B	100426	SSDA SUBMISSION
DA-Q13D110	COMMUNAL OPEN SPACE & DEEP SOIL	B	100426	SSDA SUBMISSION
DA-Q14A110	SOLAR ACCESS & CROSS VENT COMPLIANCE DIAGRAMS	B	100426	SSDA SUBMISSION
DA-Q14A120	SUN EYE VIEW DIAGRAMS 1	B	100426	SSDA SUBMISSION
DA-Q14A121	SUN EYE VIEW DIAGRAMS 2	B	100426	SSDA SUBMISSION
DA-Q14A130	SHADOW DIAGRAMS 1	B	100426	SSDA SUBMISSION
DA-Q14A131	SHADOW DIAGRAMS 2	B	100426	SSDA SUBMISSION
DA-Q14G110	ADG4G1-STORAGE	B	100426	SSDA SUBMISSION
DA-Q14K110	ADG4K1-APARTMENT MIX	B	100426	SSDA SUBMISSION



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	Rev	Amendment	By	Chk* Reg. Arch	Date

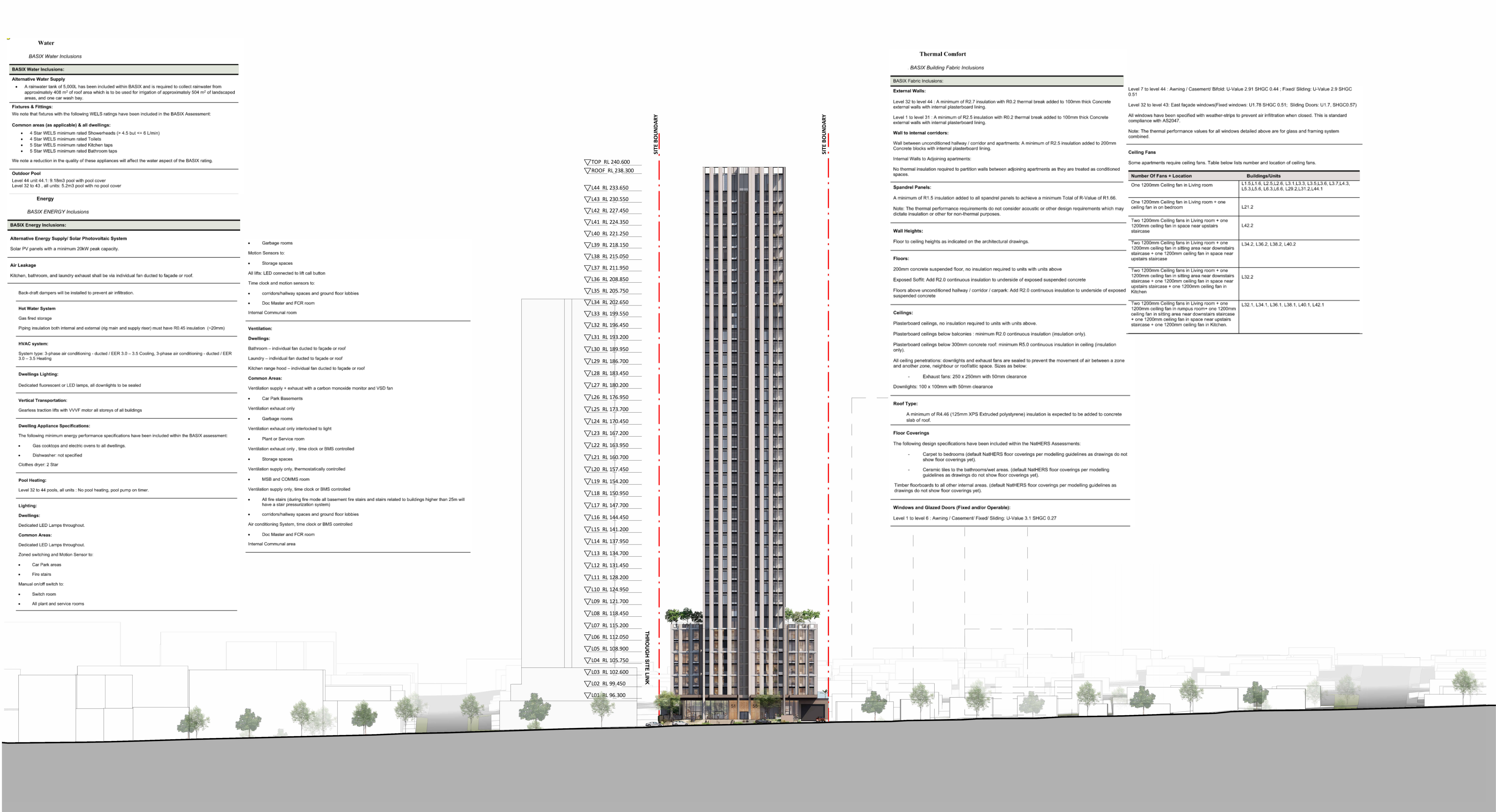
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Project
PA030594
51-55 Archer Street,
Chatswood
Phase
DEVELOPMENT APPLICATION

Title
A-GENERAL INFORMATION
DRAWING LIST
Drawing Number
DA-A000010
Revision



1 STREETSCAPE ELEVATION WEST

1 : 500

LEGEND

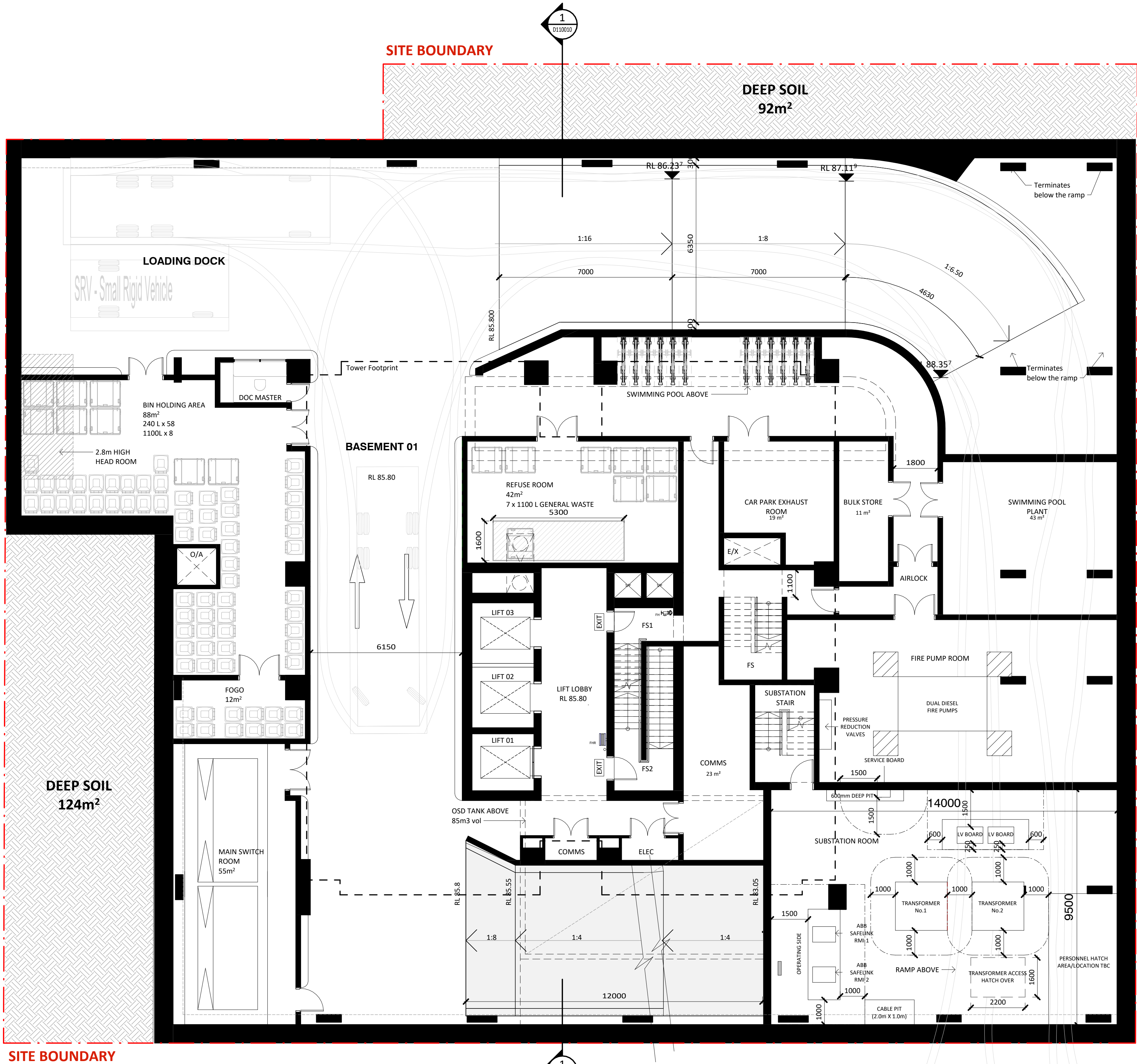
Key Plan:	Drawing Disclaimer: Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects	Consultants	Client AQUALAND Aqualand Office Level 37, 264 George Street Sydney NSW 2000 Australia 1800 278 252 info@aqualand.com.au	Architect PTW Architects Gadigal Country Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au Piedie Thorp & Walker P/L ABN 23 000 454 624 Trading as PTW Architects Nominated Architects Simon Parsons NSW ARB 6098 Diane Jones NSW ARB 4778 Kathryn Loseby NSW ARB 6267	Title A-GENERAL INFORMATION STREETSCAPE ELEVATIONS Drawing Number DA-A200060 Revision B
Note PTW's responsibility for any external building element is strictly limited to that provided for by our relevant scope of Services. Others, including suitably qualified experts as may be required or as is appropriate, carry responsibility for any checking of or other work associated with any design, materials selection, construction or installation of any cladding, facade or external building element.	Rev Amendment	By Chk* Date Reg. Arch	DN SP 100426	Project PA030594 51-55 Archer Street, Chatswood Phase DEVELOPMENT APPLICATION	13/04/2026 4:05:49 PM

PARKING SCHEDULE - OVERALL					
LEVEL	RESI	R-ACC	VISITOR	V-ACC	TOTAL
B02	5	2	16	1	24
B03	21	4	0	0	25
B04	27	0	0	0	27
B05	27	0	0	0	27
B06	27	0	0	0	27
Grand total	107	6	16	1	130

PARKING SCHEDULE - BICYCLE			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B01	12	12	24
Grand total	12	12	24

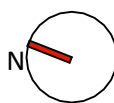
PARKING SCHEDULE - MOTORCYCLE			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B02	3	0	3
B03	4	0	4
Grand total	7	0	7

STORAGE CAGE LEGEND	
ST	STUDIO : 2m³
ST	1BED : 3m³
ST	2BED : 4m³
ST	3BED : 5m³
ST	4BED : 10m³



1 BASEMENT 01 PLAN
1 : 100 @A1

Key Plan:



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Rev Amendment

DN SP 100426

By Chk* Reg. Arch Date



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0 m 1 m 2 m 5 m 8 m
1:100 @A1

Project PA030594
51-55 Archer Street,
Chatswood

Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
BASEMENT 01 FLOOR PLAN

Drawing Number
DA-B1B5010

Revision
B

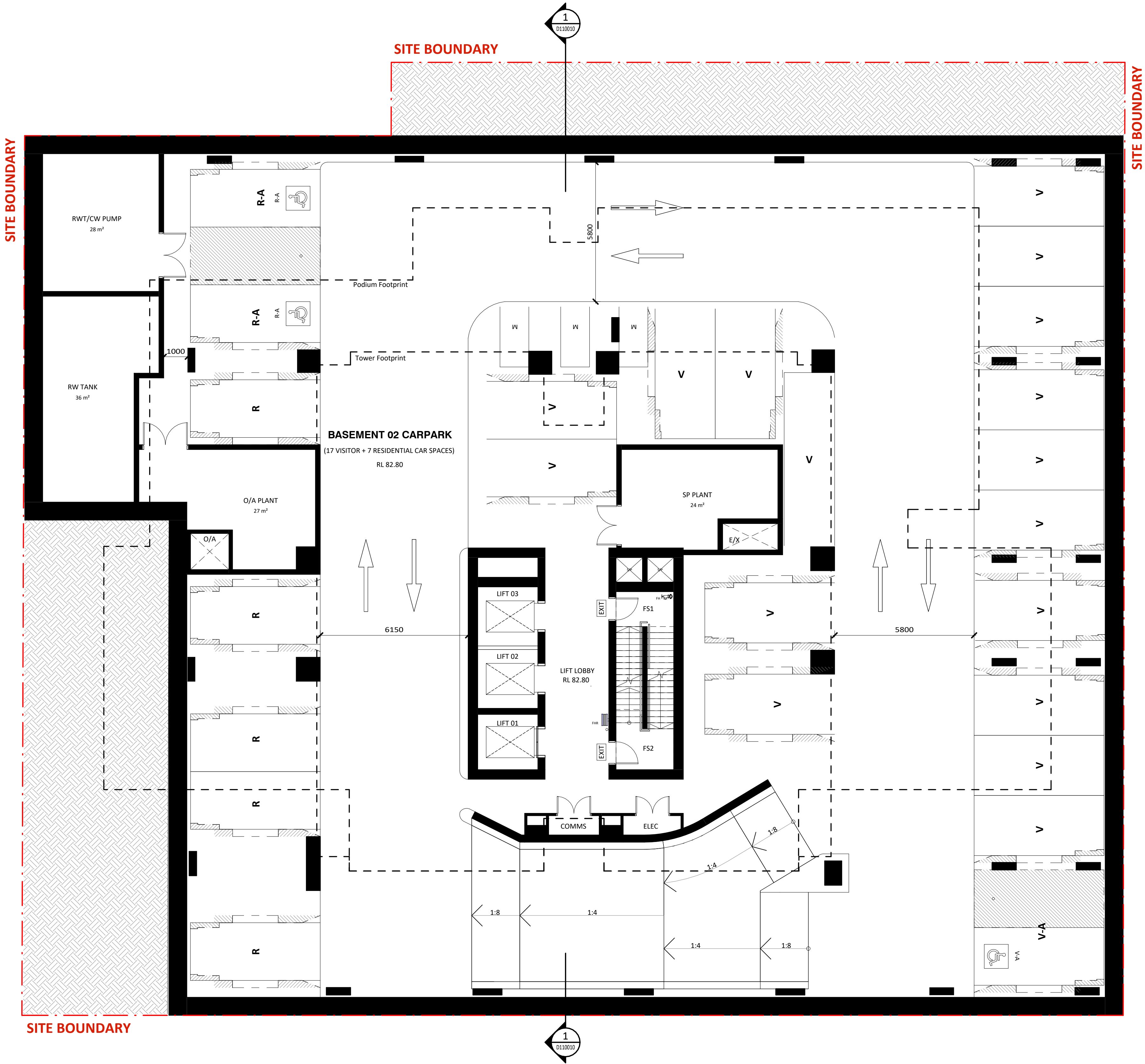


PARKING SCHEDULE - OVERALL					
LEVEL	RESI	R-ACC	VISITOR	V-ACC	TOTAL
B02	5	2	16	1	24
B03	27	1	0	0	28
B04	27	1	0	0	28
B05	27	1	0	0	28
B06	27	1	0	0	28
Grand total	113	6	16	1	136

PARKING SCHEDULE - BICYCLE			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B01	12	12	24
Grand total	12	12	24

PARKING SCHEDULE - MOTORCYCLE			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B02	3	0	3
B03	4	0	4
Grand total	7	0	7

STORAGE CAGE LEGEND	
ST	STUDIO : 2m³
ST	1BED : 3m³
ST	2BED : 4m³
ST	3BED : 5m³
ST	4BED : 10m³



1 BASEMENT 02 PLAN
1 : 100 @A1

Key Plan:

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B	SSDA SUBMISSION	DN	SP	100426
Rev	Amendment	By	Chk* Reg. Arch	Date

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0 m 1 m 2 m 5 m 8 m
1:100 @A1

Project PA030594
**51-55 Archer Street,
Chatswood**

Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
BASEMENT 02 FLOOR PLAN

Drawing Number
DA-B1B4010

Revision
B

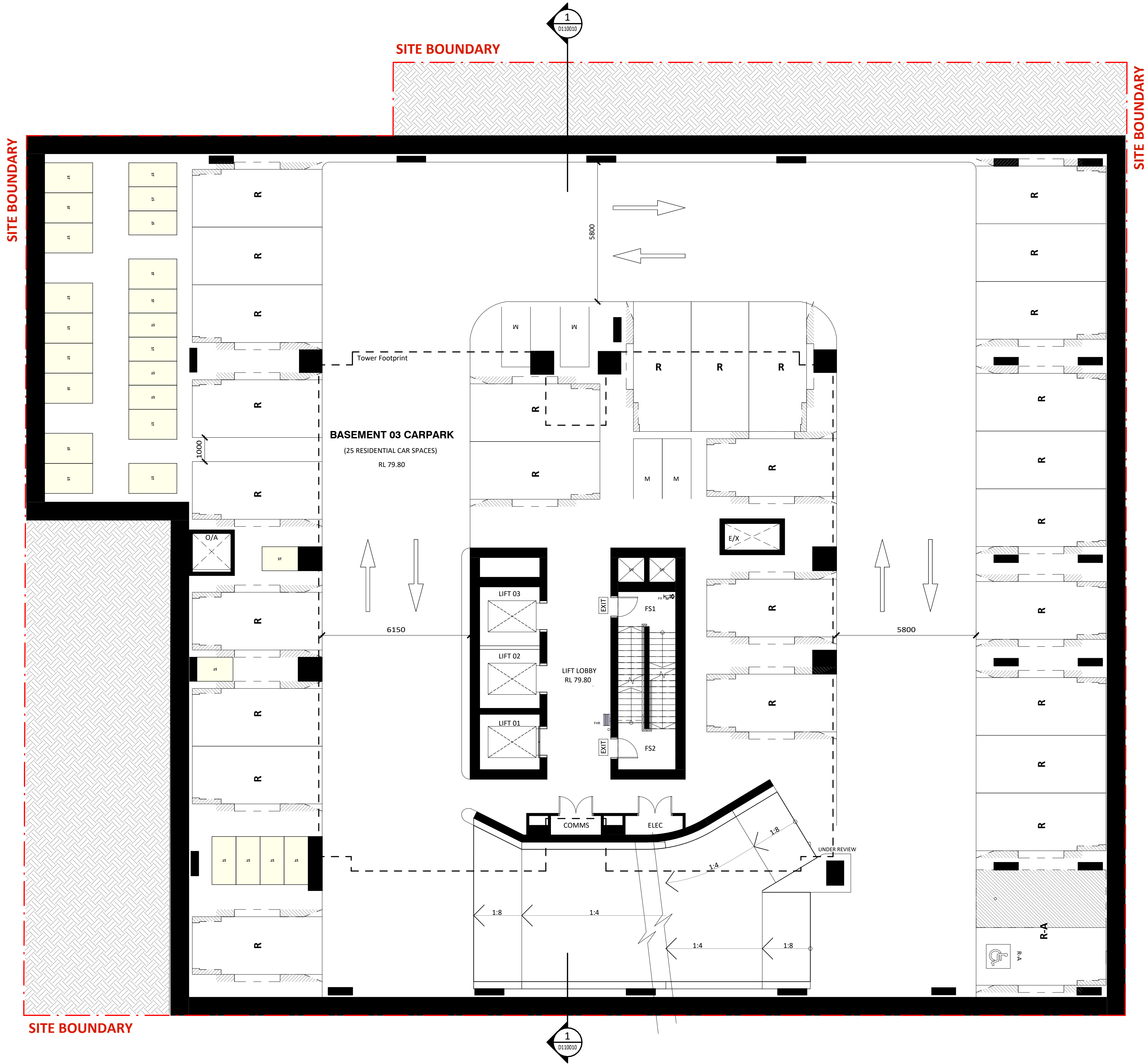


PARKING SCHEDULE - OVERALL					
LEVEL	RESI	R-ACC	VISITOR	V-ACC	TOTAL
B02	5	2	16	1	24
B03	27	1	0	0	28
B04	27	1	0	0	28
B05	27	1	0	0	28
B06	27	1	0	0	28
Grand total	113	6	16	1	136

PARKING SCHEDULE - BICYCLE			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B01	12	12	24
Grand total	12	12	24

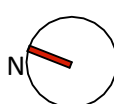
PARKING SCHEDULE - MOTORCYCLE			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B02	3	0	3
B03	4	0	4
Grand total	7	0	7

STORAGE CAGE LEGEND	
ST	STUDIO : 2m³
ST	1BED : 3m³
ST	2BED : 4m³
ST	3BED : 5m³
ST	4BED : 10m³



1 BASEMENT PLAN -B03
1 : 100 @A1

Key Plan:



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B SSDA SUBMISSION

DN SP 100426

Rev Amendment

By Chk*
Reg. Arch Date

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1:100 @A1

Project PA030594
51-55 Archer Street,
Chatswood

Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
BASEMENT 03 FLOOR PLAN

Drawing Number

DA-B1B3010

Revision

B



PARKING SCHEDULE - OVERALL					
LEVEL	RESI	R-ACC	VISITOR	V-ACC	TOTAL
B02	5	2	16	1	24
B03	27	1	0	0	28
B04	27	1	0	0	28
B05	27	1	0	0	28
B06	27	1	0	0	28
Grand total	113	6	16	1	136

PARKING SCHEDULE - BICYCLE			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B01	12	12	24
Grand total	12	12	24

PARKING SCHEDULE - MOTORCYCLE			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B02	3	0	3
B03	4	0	4
Grand total	7	0	7

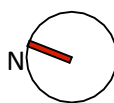
STORAGE CAGE LEGEND

ST	STUDIO : 2m³
ST	1BED : 3m³
ST	2BED : 4m³
ST	3BED : 5m³
ST	4BED : 10m³



1 TYPICAL BASEMENT PLAN(04-05)
1 : 100 @A1

Key Plan:



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DN SP 100426

Rev Amendment

By Chk* Reg. Arch Date

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0 m 1 m 2 m 5 m 8 m
1:100 @A1

Project PA030594
**51-55 Archer Street,
Chatswood**

Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
BASEMENT 04-05 FLOOR PLAN

Drawing Number

DA-B1B2010

Revision

B

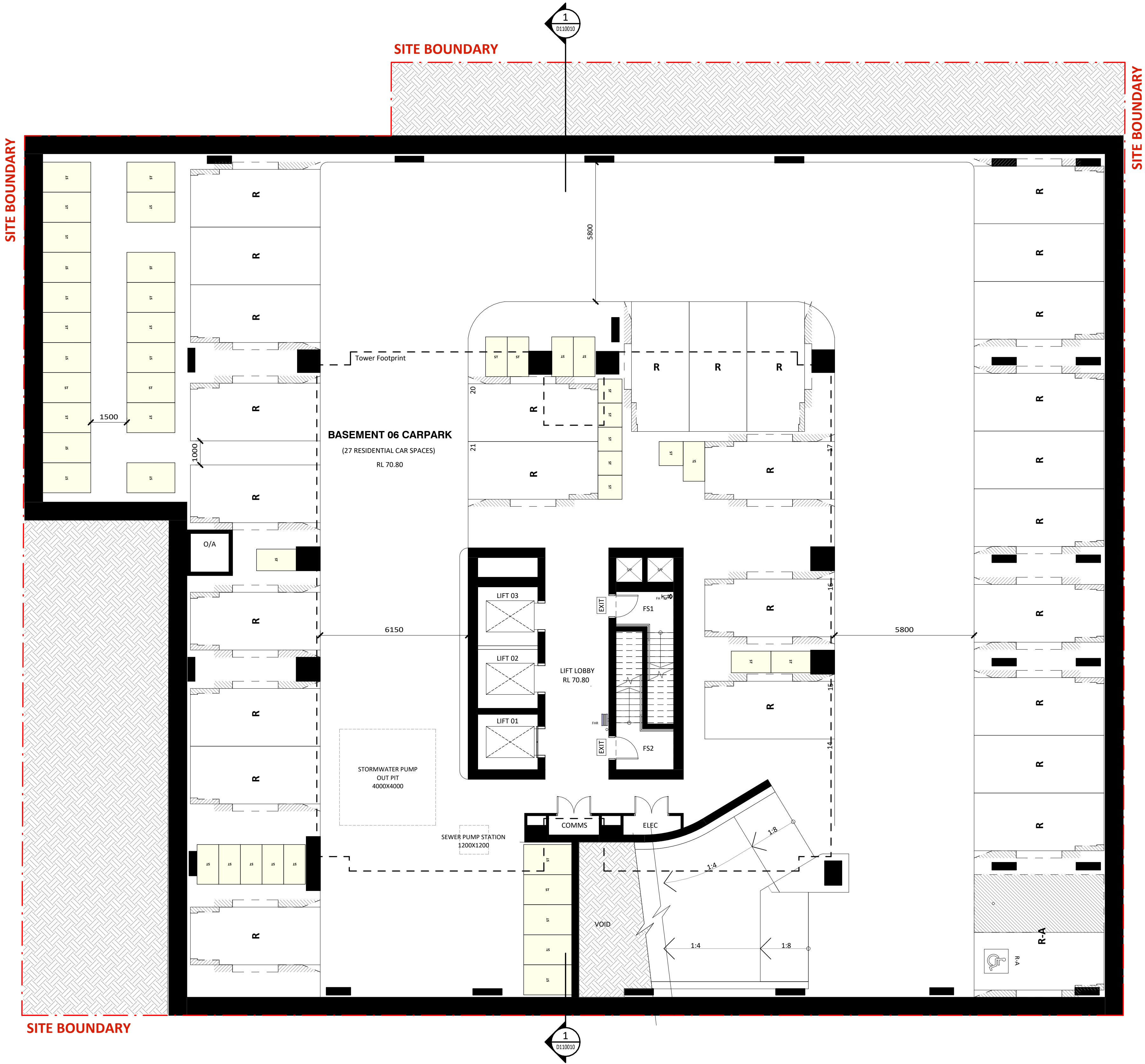


PARKING SCHEDULE - OVERALL					
LEVEL	RESI	R-ACC	VISITOR	V-ACC	TOTAL
B02	5	2	16	1	24
B03	27	1	0	0	28
B04	27	1	0	0	28
B05	27	1	0	0	28
B06	27	1	0	0	28
Grand total	113	6	16	1	136

PARKING SCHEDULE - BICYCLE			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B01	12	12	24
Grand total	12	12	24

PARKING SCHEDULE - MOTORCYCLE			
LEVEL	RESIDENTIAL	VISITOR	TOTAL
B02	3	0	3
B03	4	0	4
Grand total	7	0	7

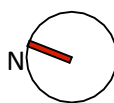
STORAGE CAGE LEGEND	
ST	STUDIO : 2m³
ST	1BED : 3m³
ST	2BED : 4m³
ST	3BED : 5m³
ST	4BED : 10m³



1 BASEMENT 06 PLAN
1 : 100 @A1



Key Plan:



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B SSDA SUBMISSION

Rev Amendment

DN SP 100426

By Chk* Reg. Arch Date

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Kathryn Loseby NSW ARB 6267



0 m 1 m 2 m 5 m 8 m
1:100 @A1

Project PA030594
**51-55 Archer Street,
Chatswood**

Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
BASEMENT 06 FLOOR PLAN

Drawing Number

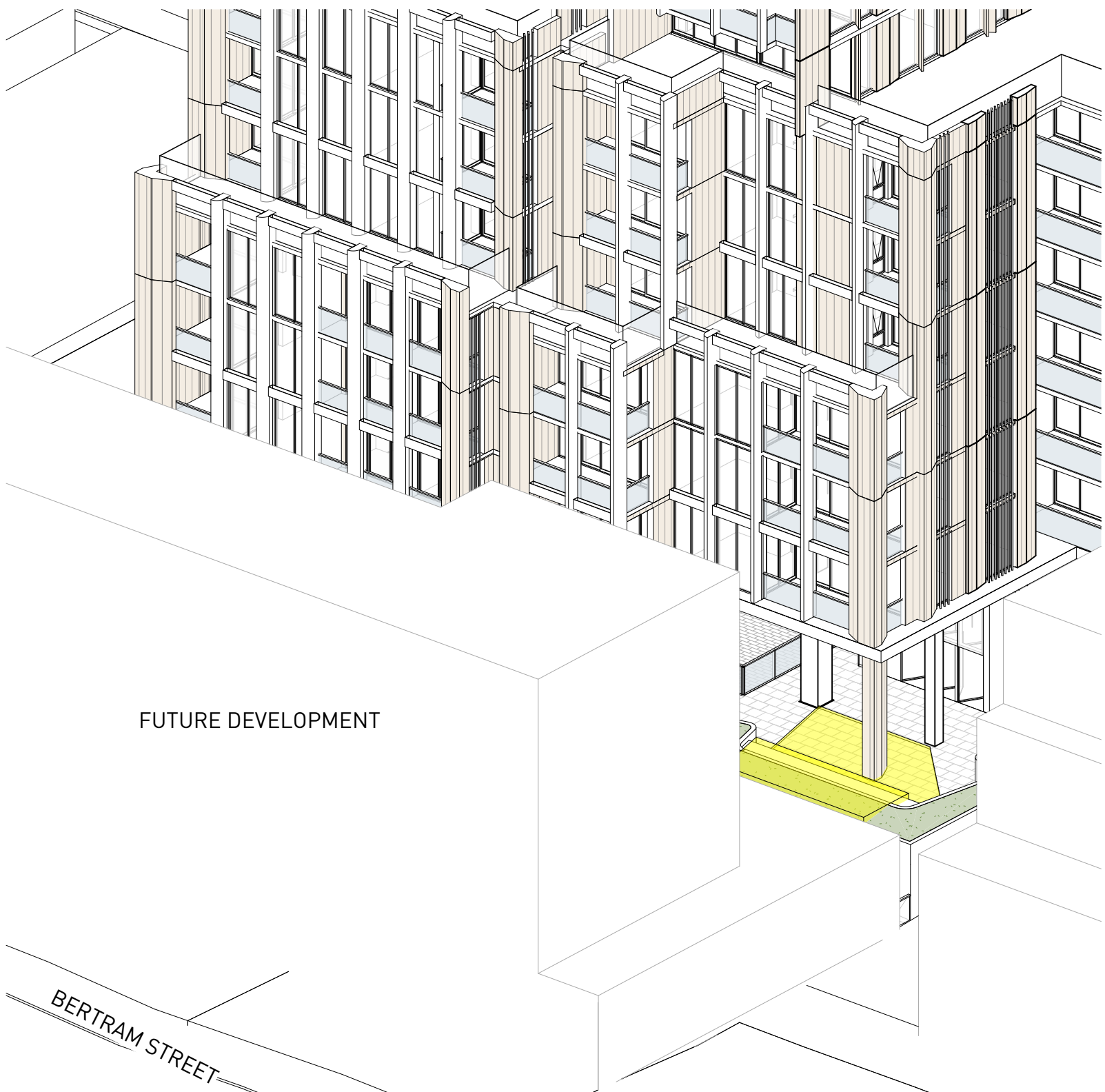
DA-B1B1010

Revision

B



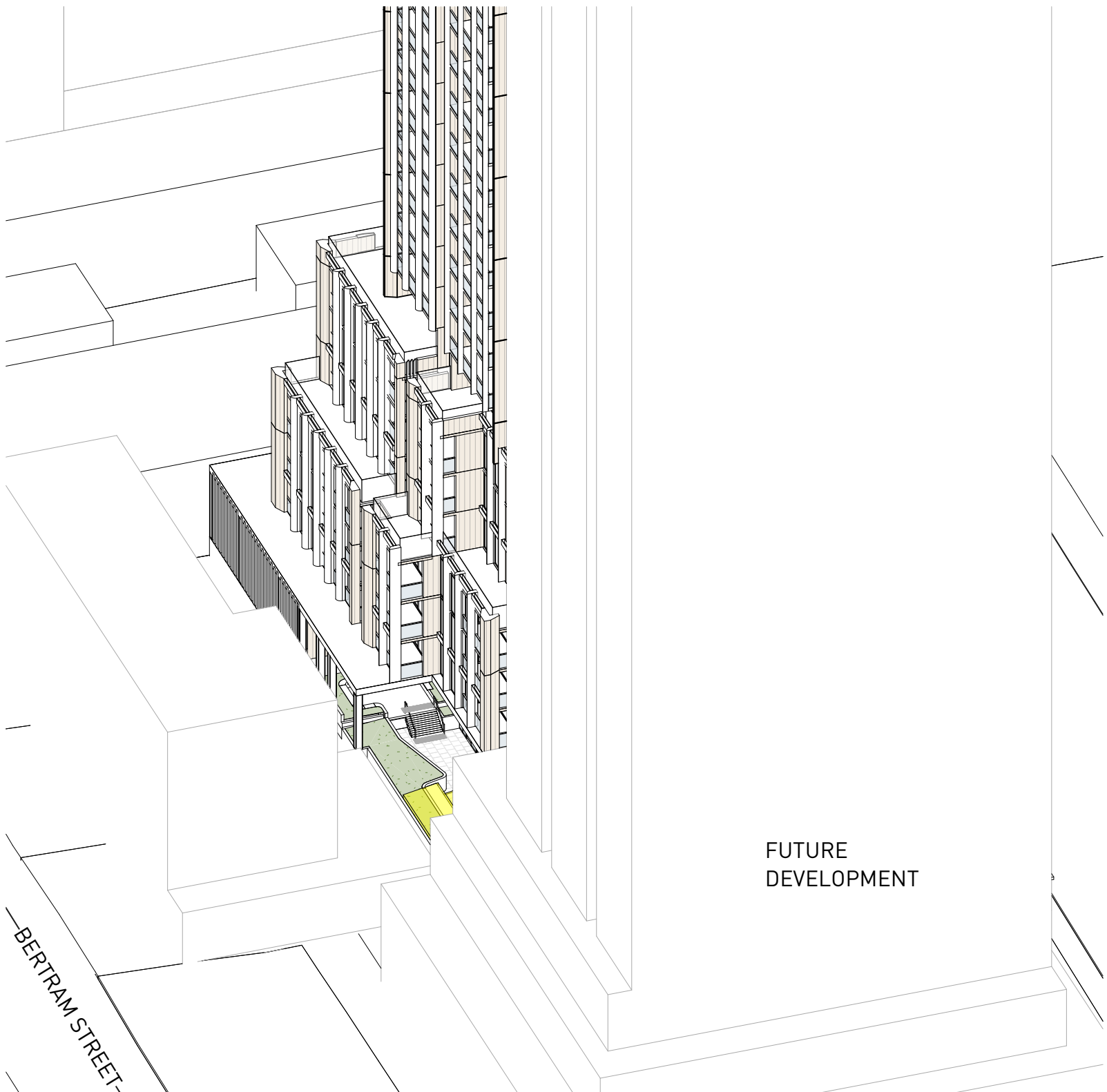
21 JUNE 0900 HRS



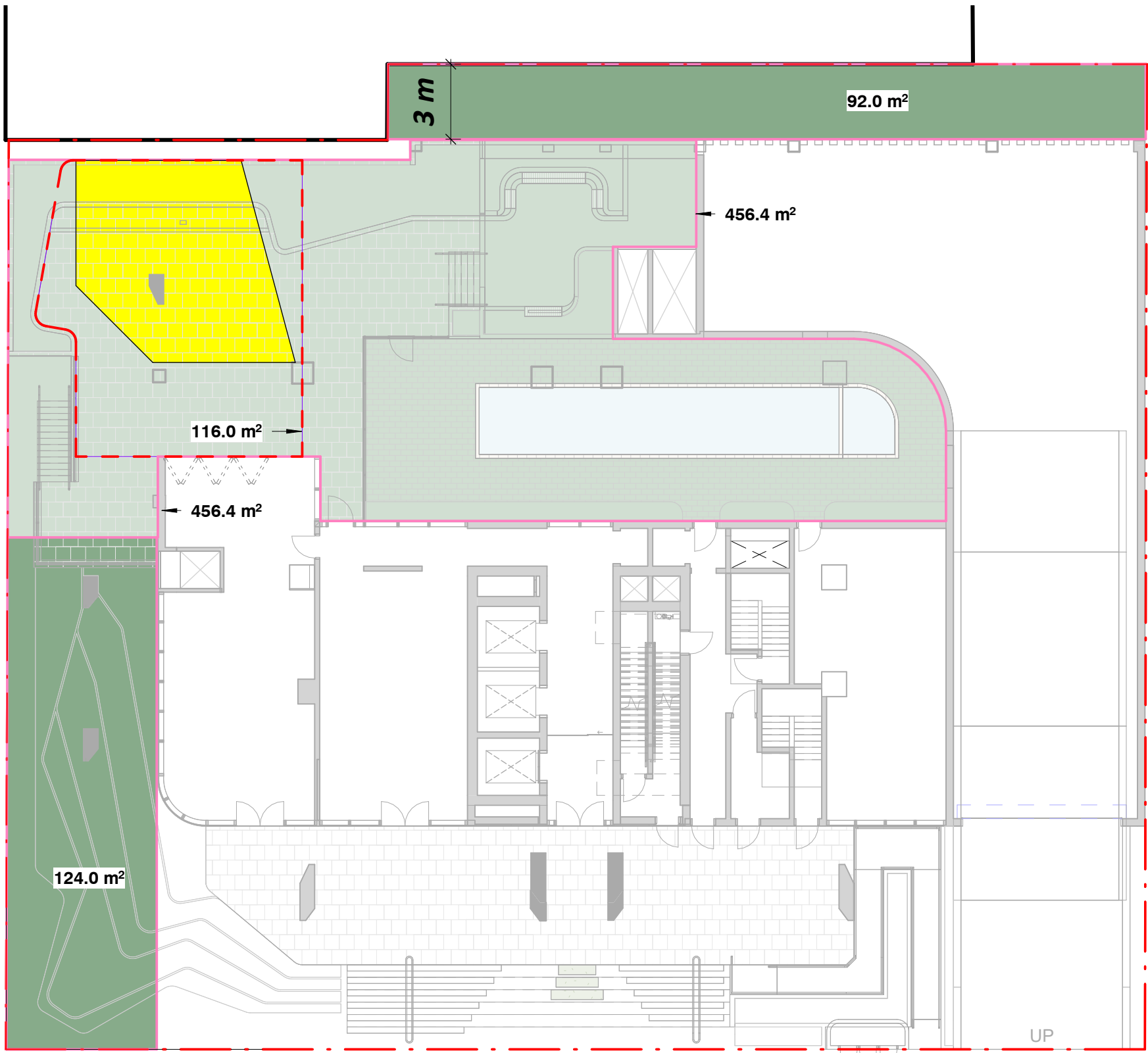
21 JUNE 1000 HRS



21 JUNE 1100 HRS



21 JUNE 1200 HRS



5 DEEP SOIL & COMMUNAL OPEN SPACE

1 : 200 @A1

DEEP SOIL SCHEDULE		
LEVEL	DEEP SOIL AREA	PERCENTAGE
G00	92 m ²	5%
G00	124 m ²	7%
GRAND TOTAL	216 m ²	12%

SITE AREA- 1767 SQM

ADG REQUIRED DEEP SOIL: 7% (123.7 m²)
PROVIDED DEEP SOIL: 7% (124.0 m²)

COMMUNAL OPEN SPACE		
LEVEL	COMMUNAL OPEN SPACE	PERCENTAGE
G00	456 m ²	26%
GRAND TOTAL	456 m ²	26%

SITE AREA- 1767 SQM

ADG REQUIRED COS: 25% (442 m²)
PROVIDED COS: 26% (456.0 m²)

PROPOSED PRIMARY COS: 116m²

ADG REQUIRED PRIMARY COS TO RECEIVE 2 HOURS OF DIRECT SUNLIGHT: 50% (58m²)
REQUIRED PRIMARY COS TO RECEIVE 2 HOURS OF DIRECT SUNLIGHT: 50% (58 m²)

Legend

- DEEP SOIL
- COMMUNAL OPEN SPACE
- PRIMARY COMMUNAL OPEN SPACE
- 50% OF PRIMARY COS AREA TO RECEIVE 2HOURS OF DIRECT SUNLIGHT ON 21ST JUNE BETWEEN 9AM & 3PM



Key Plan:

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B SSDA APPLICATION

Rev Amendment

DN SP 100426

By Chk* Reg. Arch Date

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Kathryn Loseby NSW ARB 6267



NOT TO SCALE

Project PA030165
**51-55 Archer Street,
Chatswood**

Phase
DEVELOPMENT APPLICATION

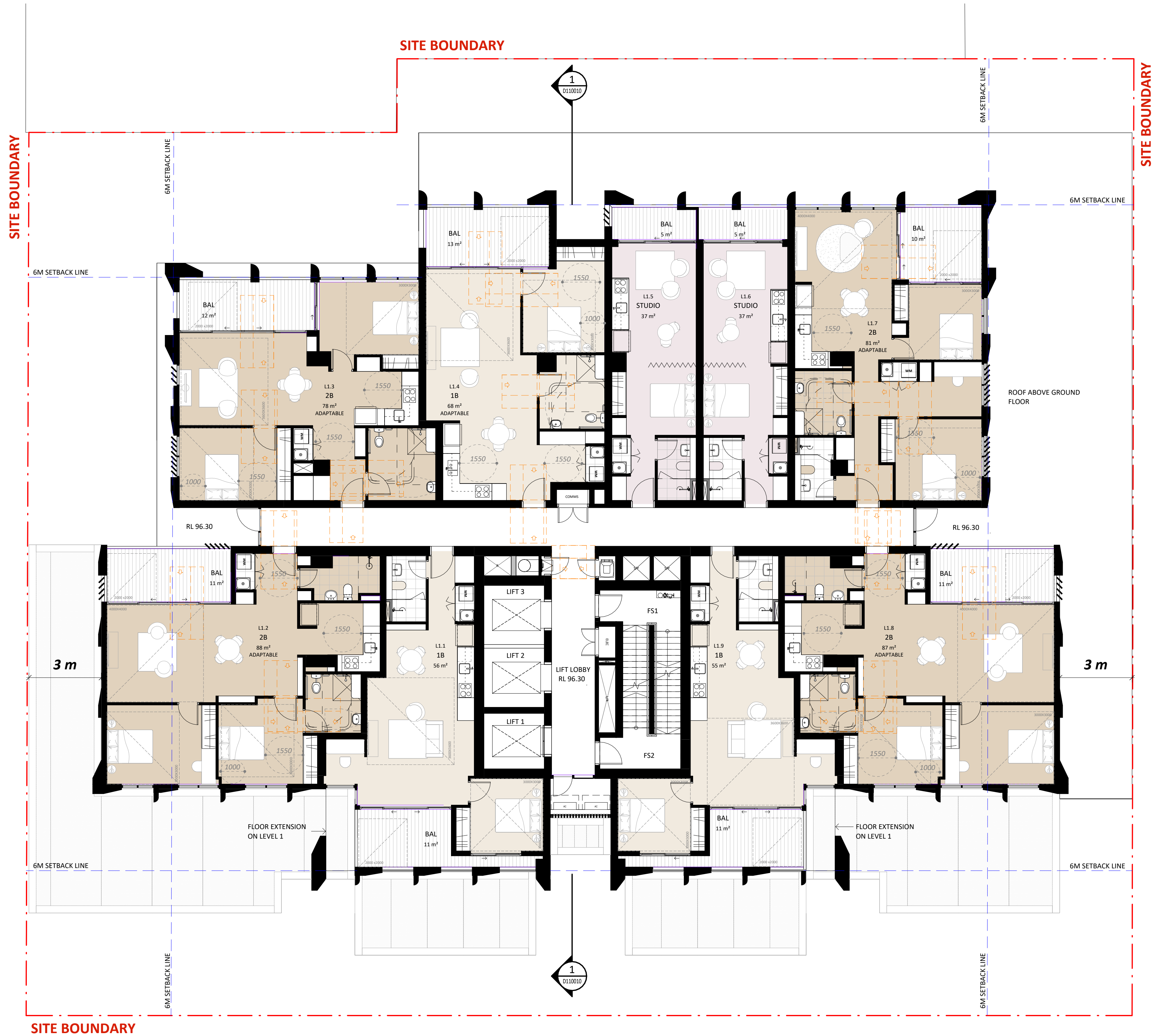
Title
Q1-ADG COMPLIANCE
**COMMUNAL OPEN SPACE &
DEEP SOIL**

Drawing Number
DA-Q13D110

Revision

B

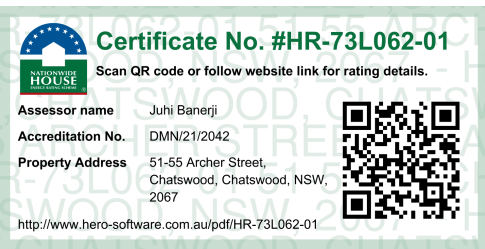




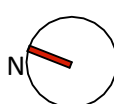
LEGENDS

- BOUNDARY
- SETBACKS
- STUDIO APARTMENT
- 1-BED APARTMENT
- 2-BED APARTMENT
- 3-BED APARTMENT
- 4-BED APARTMENT

1 L01 PLAN
1 : 100 @A1



Key Plan:



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B SSDA SUBMISSION

Rev Amendment

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Kathryn Loseby NSW ARB 6267



0 m 1 m 2 m 5 m 8 m
1:100 @A1

Project PA030594
**51-55 Archer Street,
Chatswood**

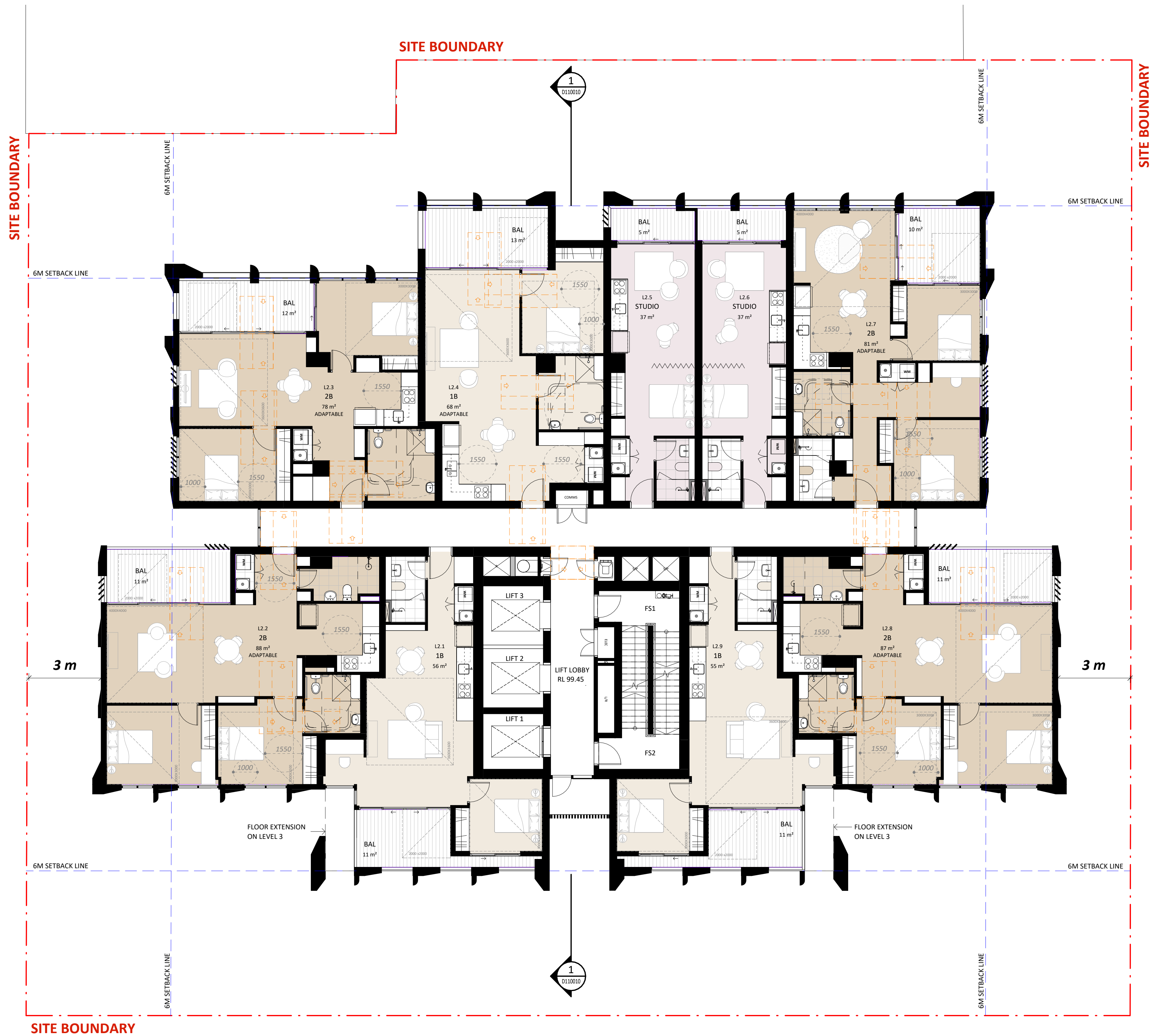
Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
**LEVEL 01 PLAN - AFFORDABLE
HOUSING**

DA-B1L0110

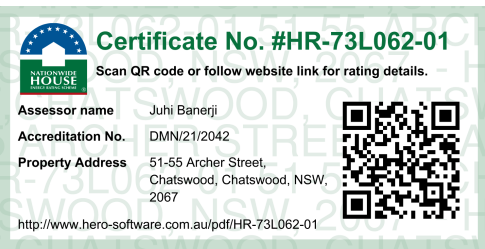
Revision

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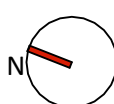


- LEGENDS**
- BOUNDARY
 - SETBACKS
 - STUDIO APARTMENT
 - 1-BED APARTMENT
 - 2-BED APARTMENT
 - 3-BED APARTMENT
 - 4-BED APARTMENT

1 LEVEL 02-03 PLANS
1 : 100 @A1



Key Plan:



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B SSDA SUBMISSION

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0 m 1 m 2 m 5 m 8 m
1:100 @A1

Project PA030594
**51-55 Archer Street,
Chatswood**

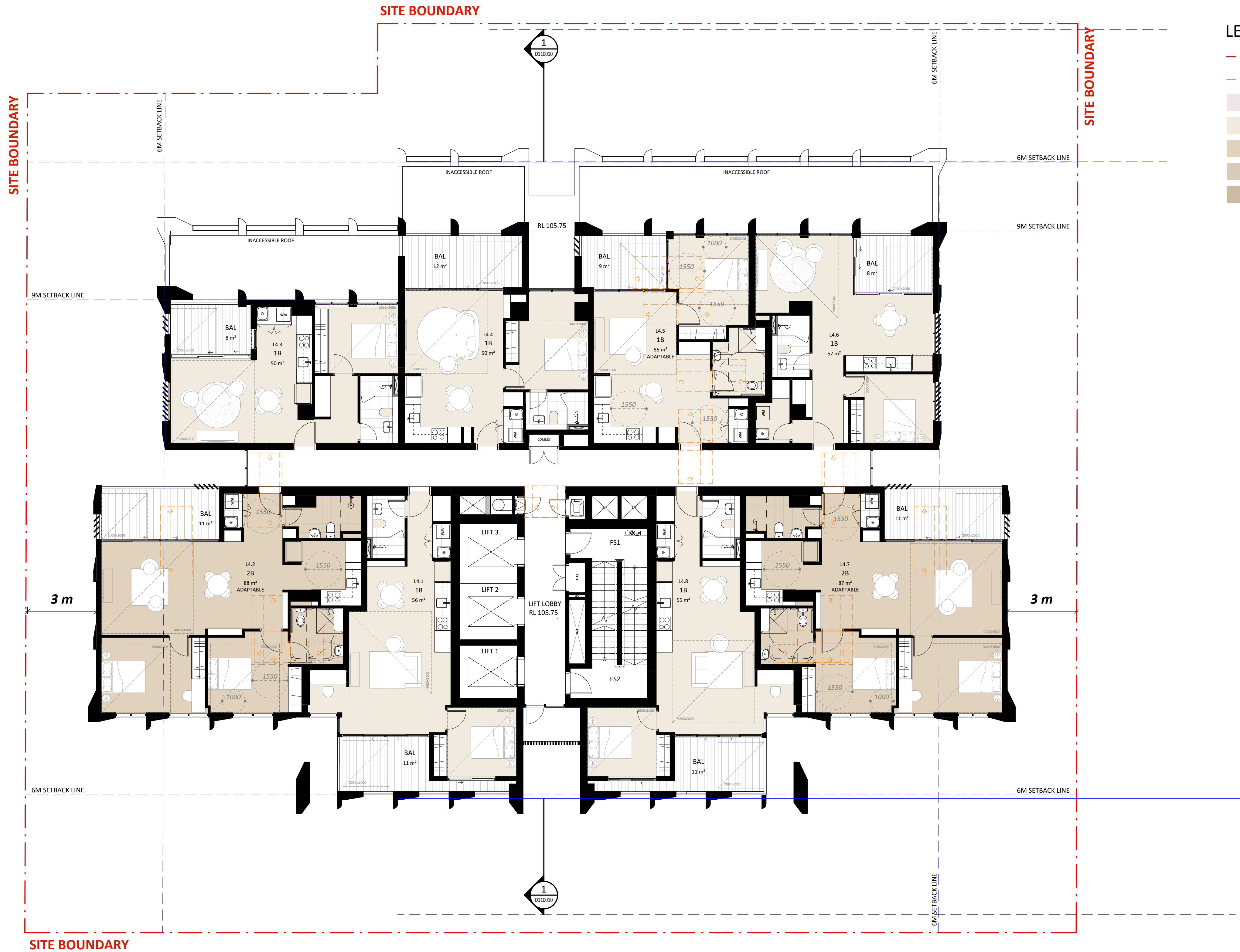
Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
**LEVEL 02-03 PLAN - AFFORDABLE
HOUSING**

Drawing Number
DA-B1L0210

Revision

B

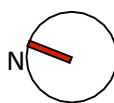


- LEGENDS**
- BOUNDARY
 - SETBACKS
 - STUDIO APARTMENT
 - 1-BED APARTMENT
 - 2-BED APARTMENT
 - 3-BED APARTMENT
 - 4-BED APARTMENT

1 LEVEL 04 PLAN
1 : 100 @A1



Key Plan:



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B SSDA SUBMISSION

DN SP 100426

Rev Amendment

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Reg. Arch Date

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Kathryn Loseby NSW ARB 6267

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0 m 1 m 2 m 5 m 8 m
1:100 @A1

Project PA030594
**51-55 Archer Street,
Chatswood**

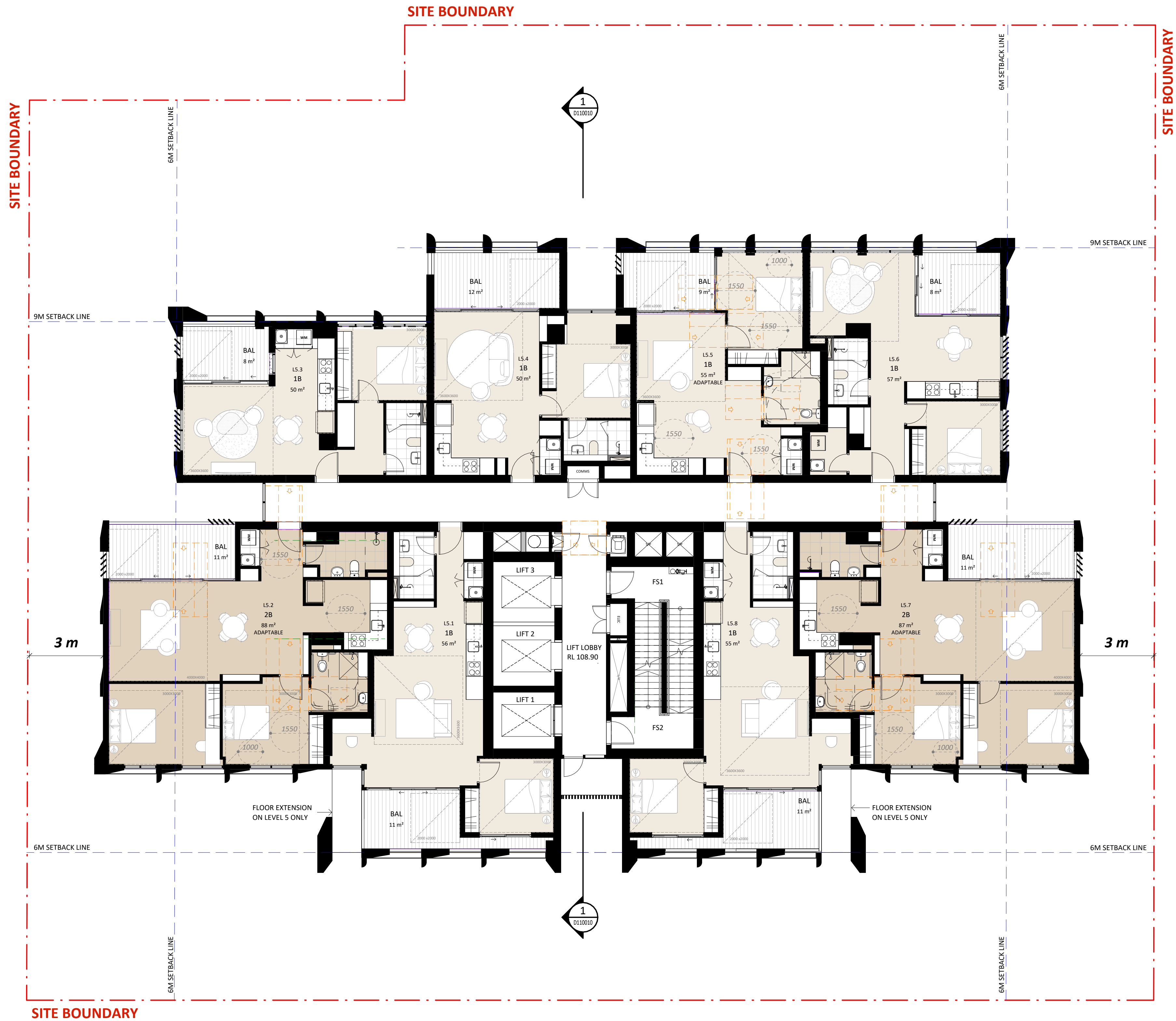
Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
**LEVEL 04 PLAN - AFFORDABLE
HOUSING**

Drawing Number
DA-B1L0410

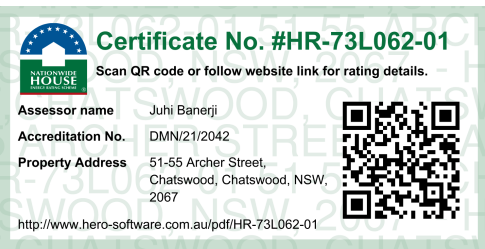
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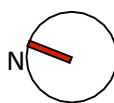


- LEGENDS**
- BOUNDARY
 - SETBACKS
 - STUDIO APARTMENT
 - 1-BED APARTMENT
 - 2-BED APARTMENT
 - 3-BED APARTMENT
 - 4-BED APARTMENT

1 LEVEL 05-06 PLANS
1 : 100



Key Plan:



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B SSDA SUBMISSION

Rev Amendment

DN SP 100426

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1:100 @A1

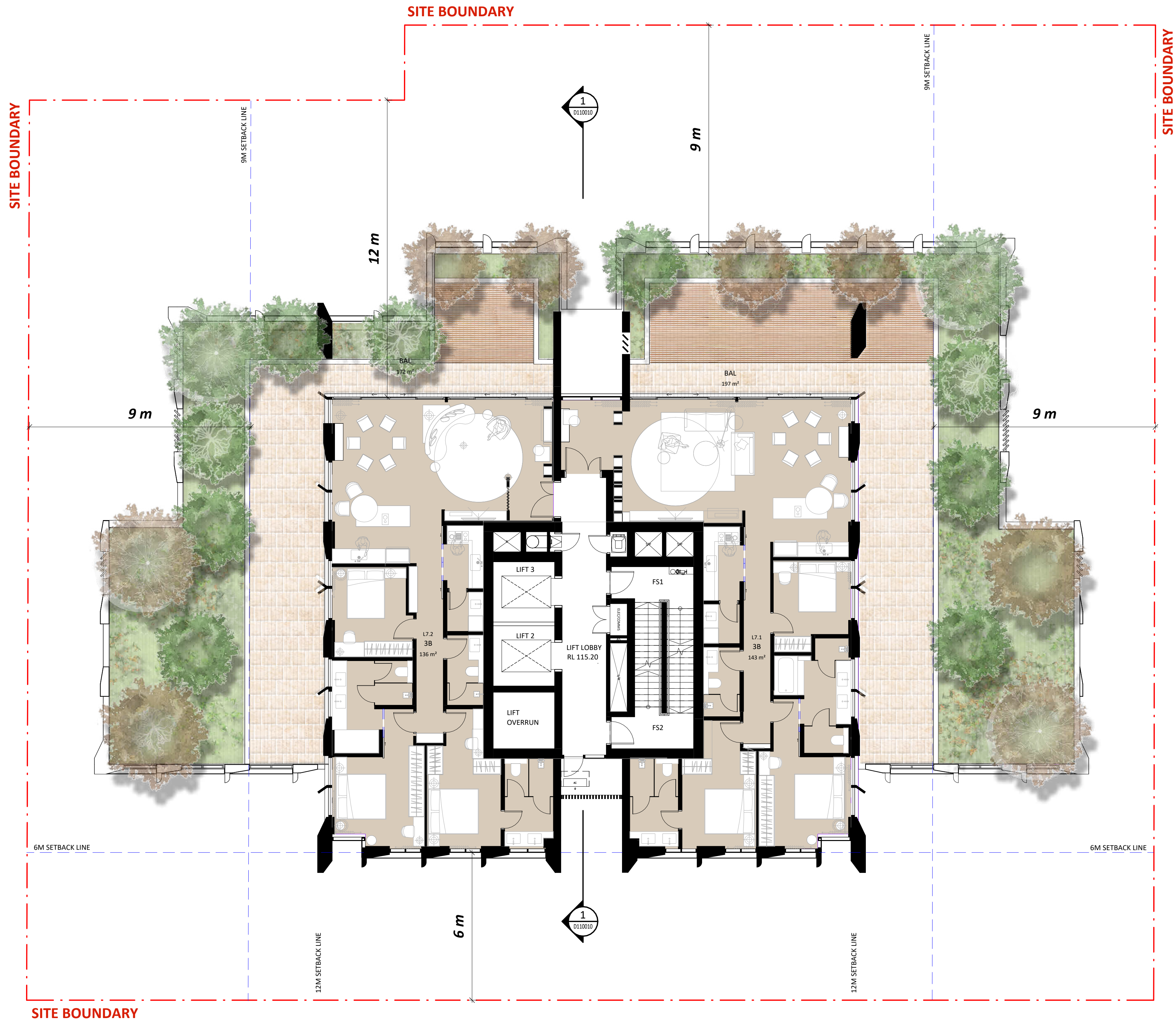
Project PA030594
**51-55 Archer Street,
Chatswood**

Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
LEVEL 05-06 PLANS -
AFFORDABLE HOUSING
Drawing Number

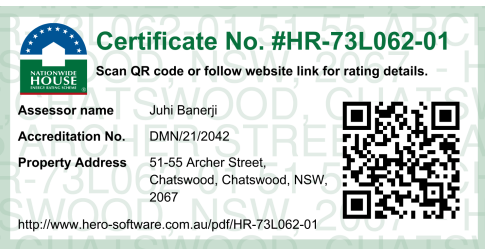
DA-B1L0510

Revision
B

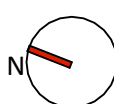


- LEGENDS**
- BOUNDARY
 - SETBACKS
 - STUDIO APARTMENT
 - 1-BED APARTMENT
 - 2-BED APARTMENT
 - 3-BED APARTMENT
 - 4-BED APARTMENT

1 LEVEL 07 PLAN
1 : 100



Key Plan:



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DN SP 100426

Rev Amendment

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Reg. Arch Date

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Kathryn Loseby NSW ARB 6267

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0 m 1 m 2 m 5 m 8 m
1:100 @A1

Project PA030594
**51-55 Archer Street,
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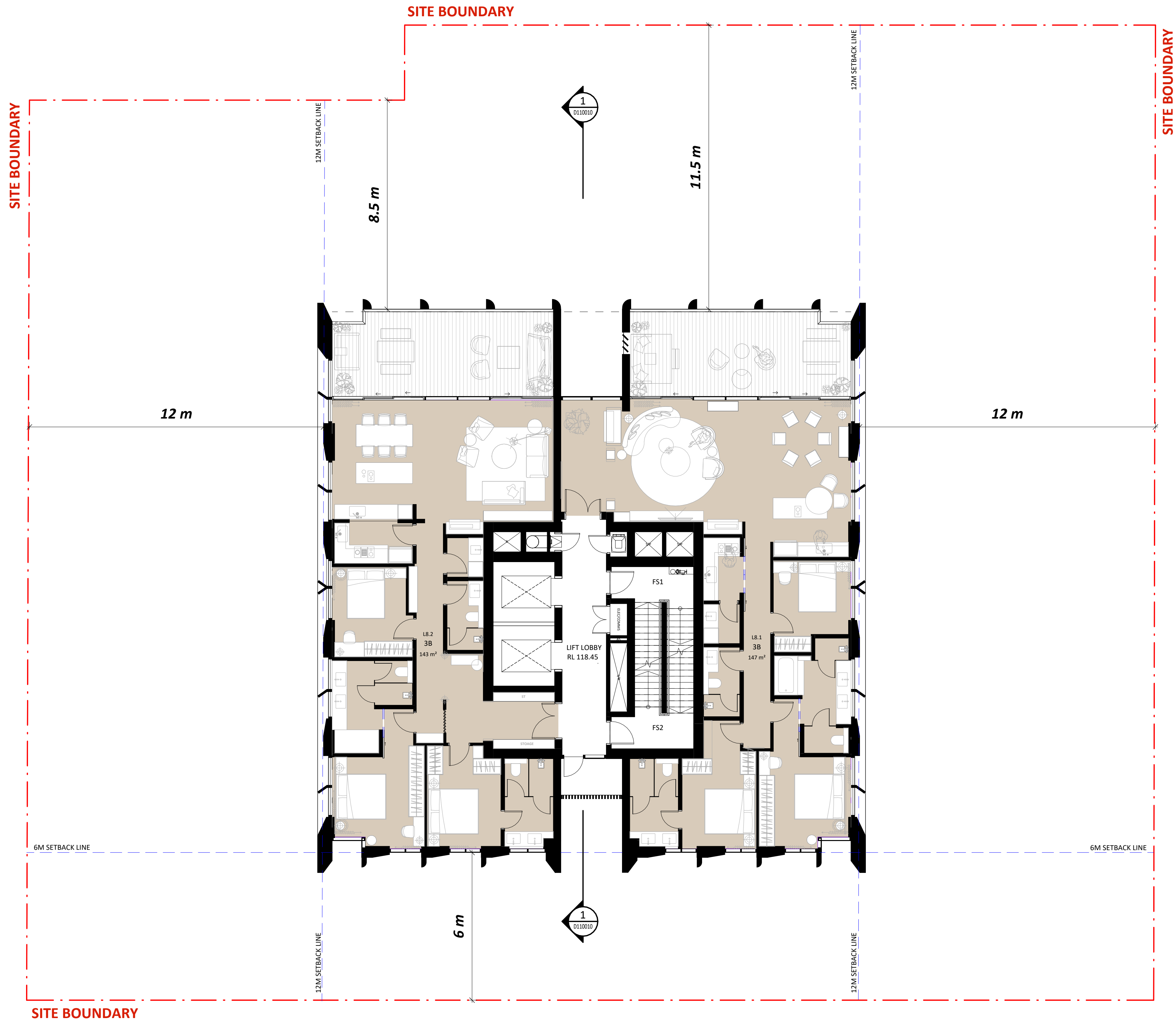
Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
LEVEL 07 PLAN - PREMIUM
APARTMENTS

Drawing Number
DA-B1L0710

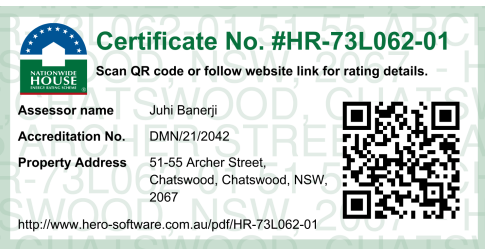
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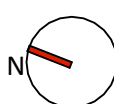


- LEGENDS**
- BOUNDARY
 - SETBACKS
 - STUDIO APARTMENT
 - 1-BED APARTMENT
 - 2-BED APARTMENT
 - 3-BED APARTMENT
 - 4-BED APARTMENT

1 LEVEL 08 - 31 PLANS
1 : 100 @A1



Key Plan:



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B	SSDA SUBMISSION	DN	SP	100426
Rev	Amendment	By	Chk* Reg. Arch	Date

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Kathryn Loseby NSW ARB 6267

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0 m 1 m 2 m 5 m 8 m
1:100 @A1

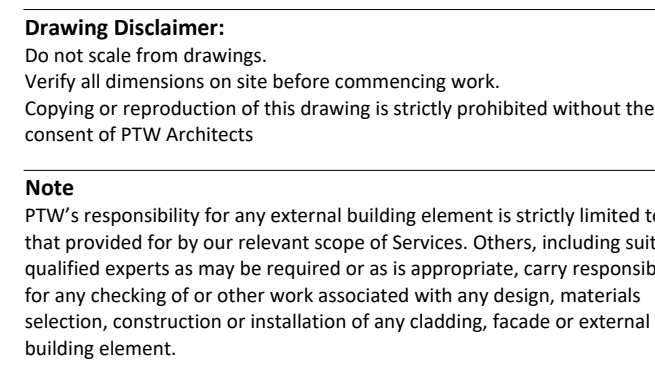
Project PA030594
**51-55 Archer Street,
Chatswood**

Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
LEVEL 08-31 PLAN - PREMIUM
APARTMENTS
Drawing Number DA-B1L0810
Revision B



Key Plan:



B	SSDA SUBMISSION	DN	SP	100426
Rev	Amendment	By	Chk* Reg. Arch	Date

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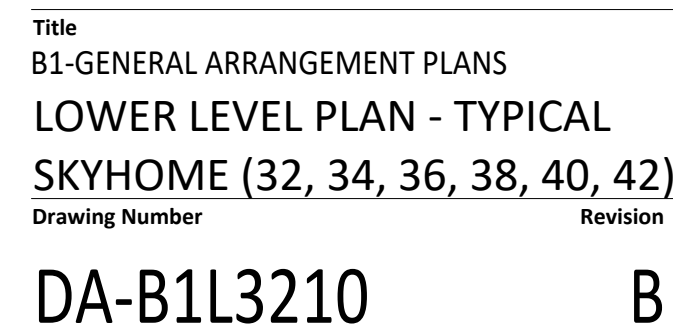


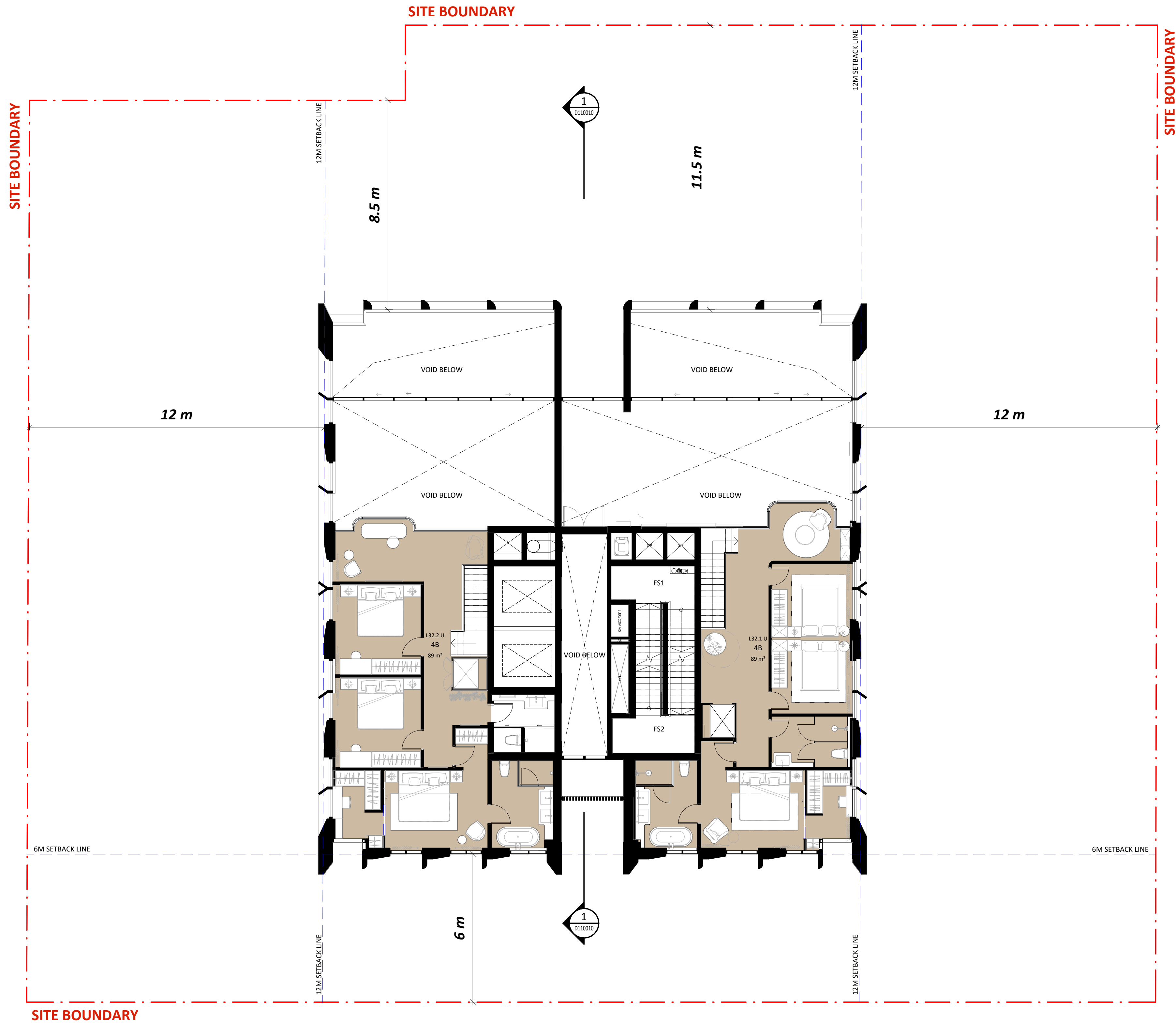
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Kathryn Lo



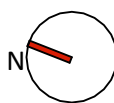


- LEGENDS**
- BOUNDARY
 - SETBACKS
 - STUDIO APARTMENT
 - 1-BED APARTMENT
 - 2-BED APARTMENT
 - 3-BED APARTMENT
 - 4-BED APARTMENT

1 LEVEL 33 PLAN (SKYHOME - UPPER)
1 : 100 @A1



Key Plan:



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B	SSDA SUBMISSION	DN	SP	100426
Rev	Amendment	By	Chk* Reg. Arch	Date

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Diane Jones NSW ARB 4778
Kathryn Loseby NSW ARB 6267



0 m 1 m 2 m 5 m 8 m
1:100 @A1

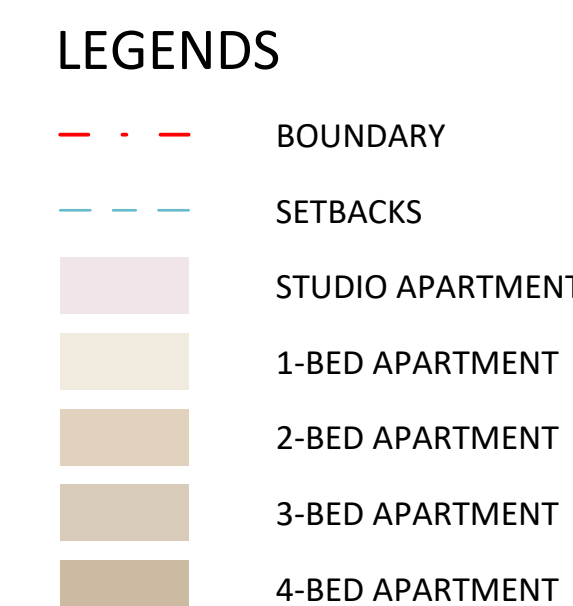
Project PA030594
**51-55 Archer Street,
Chatswood**

Phase
DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
UPPER LEVEL PLAN - TYPICAL
SKYHOME (33, 35, 37, 39, 41, 43)
DA-B1L3310

Drawing Number **Revision**

13/04/2026 10:42:17 AM



Autodesk Docs://51-55 Archer Street Chatswood - Aqualand/PA030594CP-PTW-AR-ZZ-M-A-5000.mt



Certificate No. #HR-73L062-01

Scan QR code or follow website link for rating details.

Assessor name	Juhi Banerji	
Accreditation No.	DMN212042	
Property Address	51-55 Archer Street, Chatswood, Chatswood, NSW 2067	

<http://www.hero360.com.au/jpdrHR-73L062-01>

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B	SSDA SUBMISSION	DN	SP	100426
Rev	Amendment	By	Chk* Reg. Arch	Date

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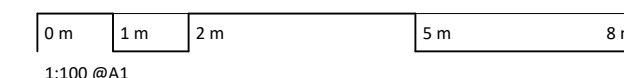
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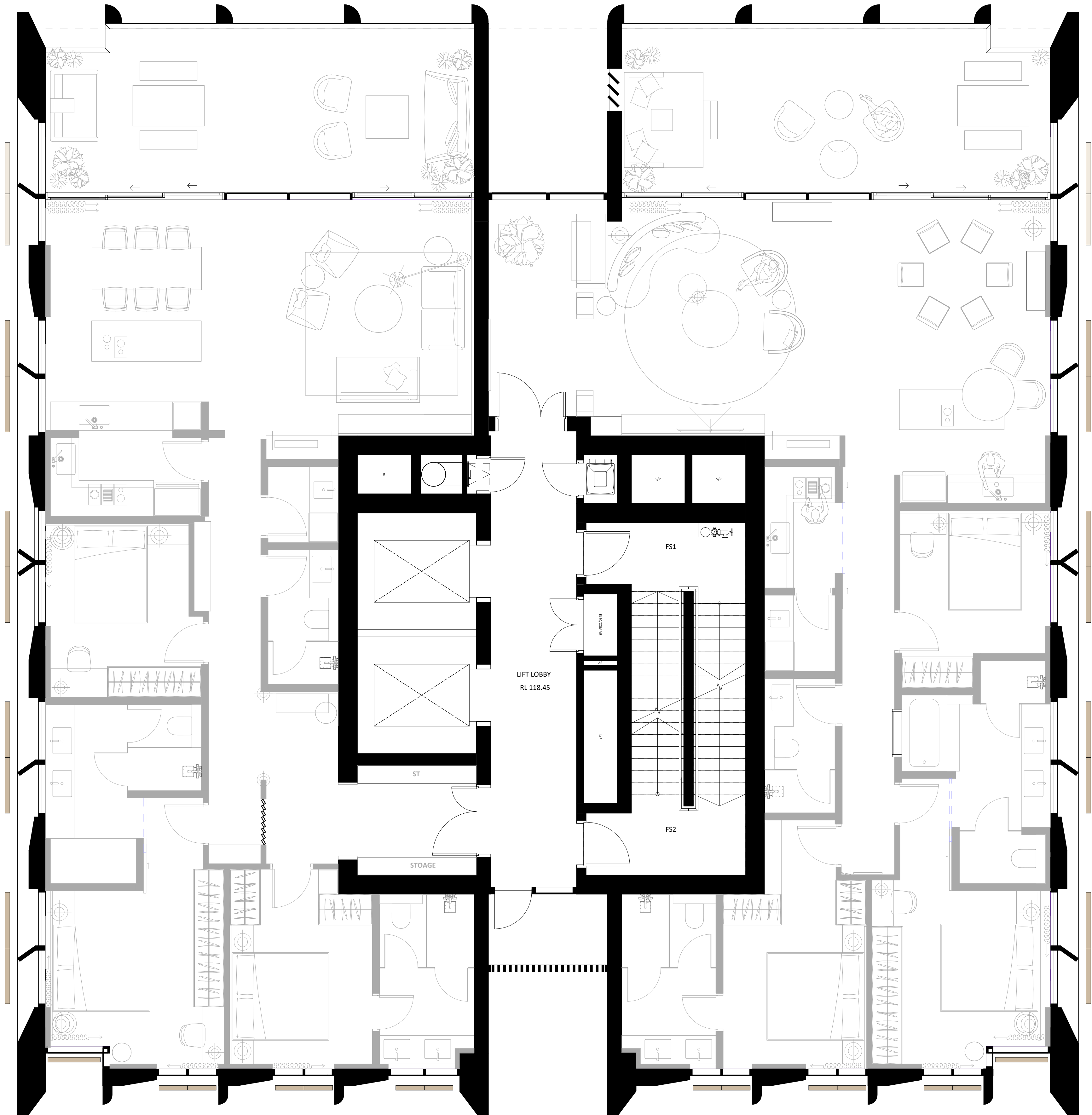
Project PA030594
51-55 Archer Street,
Chatswood

DEVELOPMENT APPLICATION

Title
B1-GENERAL ARRANGEMENT PLANS
LEVEL 44 FLOOR PLAN -
SKYHOME PENTHOUSE

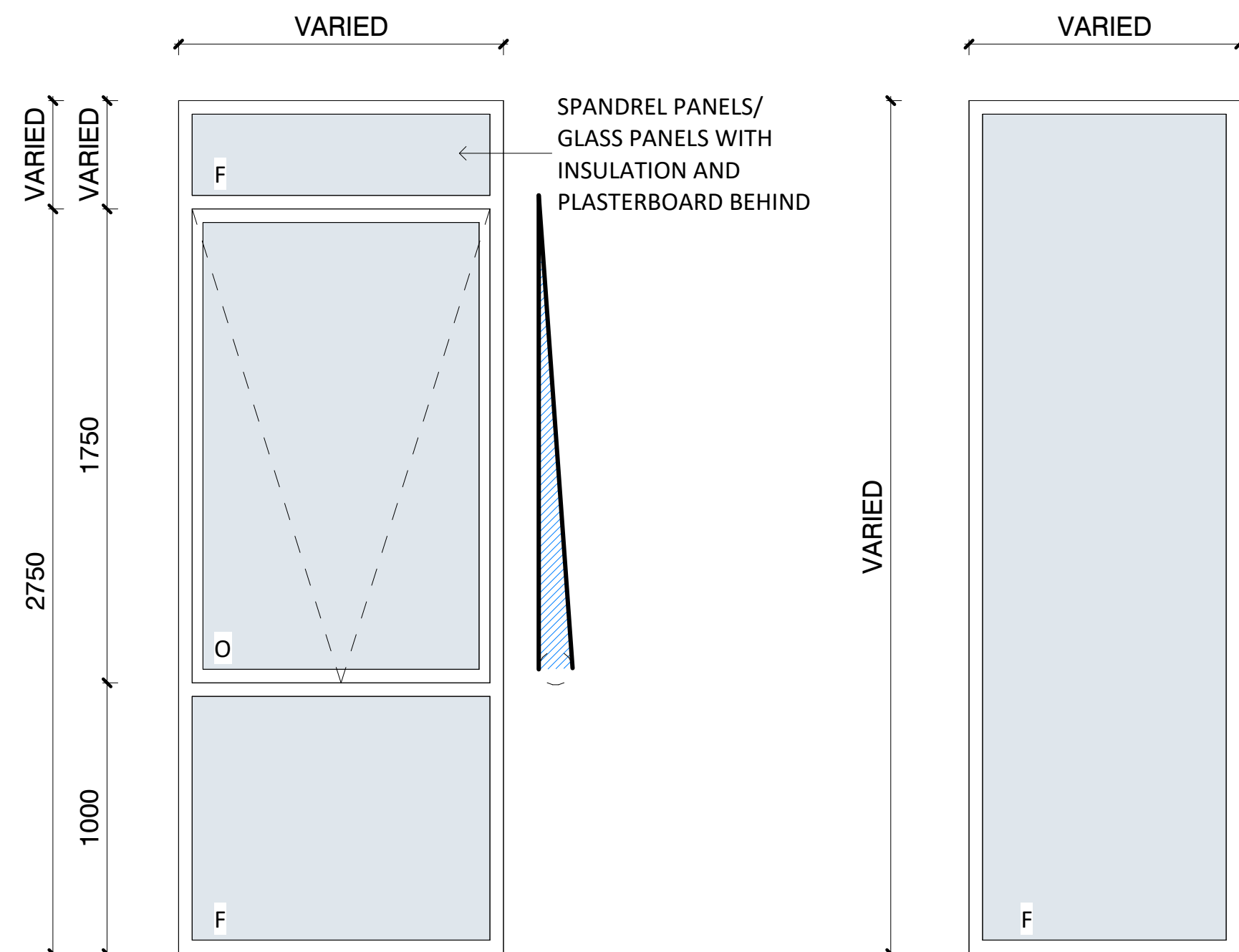
DA-B1L4410

Revision
B



1 TYPICAL TOWER PLANS
1 : 50 @A1

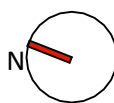
- LEGEND
- FIXED WINDOW
 - FIXED GLAZING , FLOOR TO CEILING HEIGHT WITH 1 X OUTWARD AWNING WINDOW



TYPICAL AWNING WINDOW
1 : 20 @A1

TYPICAL FIXED WINDOW
1 : 20 @A1

Key Plan:



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B SSDA SUBMISSION

Rev Amendment

DN SP 100426

By Chk* Reg. Arch Date

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0 m 1 m 2 m 5 m 8 m
1:100 @A1

Project PA030594
**51-55 Archer Street,
Chatswood**

Phase
DEVELOPMENT APPLICATION

Title
C9-WINDOW SCHEDULES
WINDOW SCHEDULE - LEVEL

08-31
DA-C9L0310

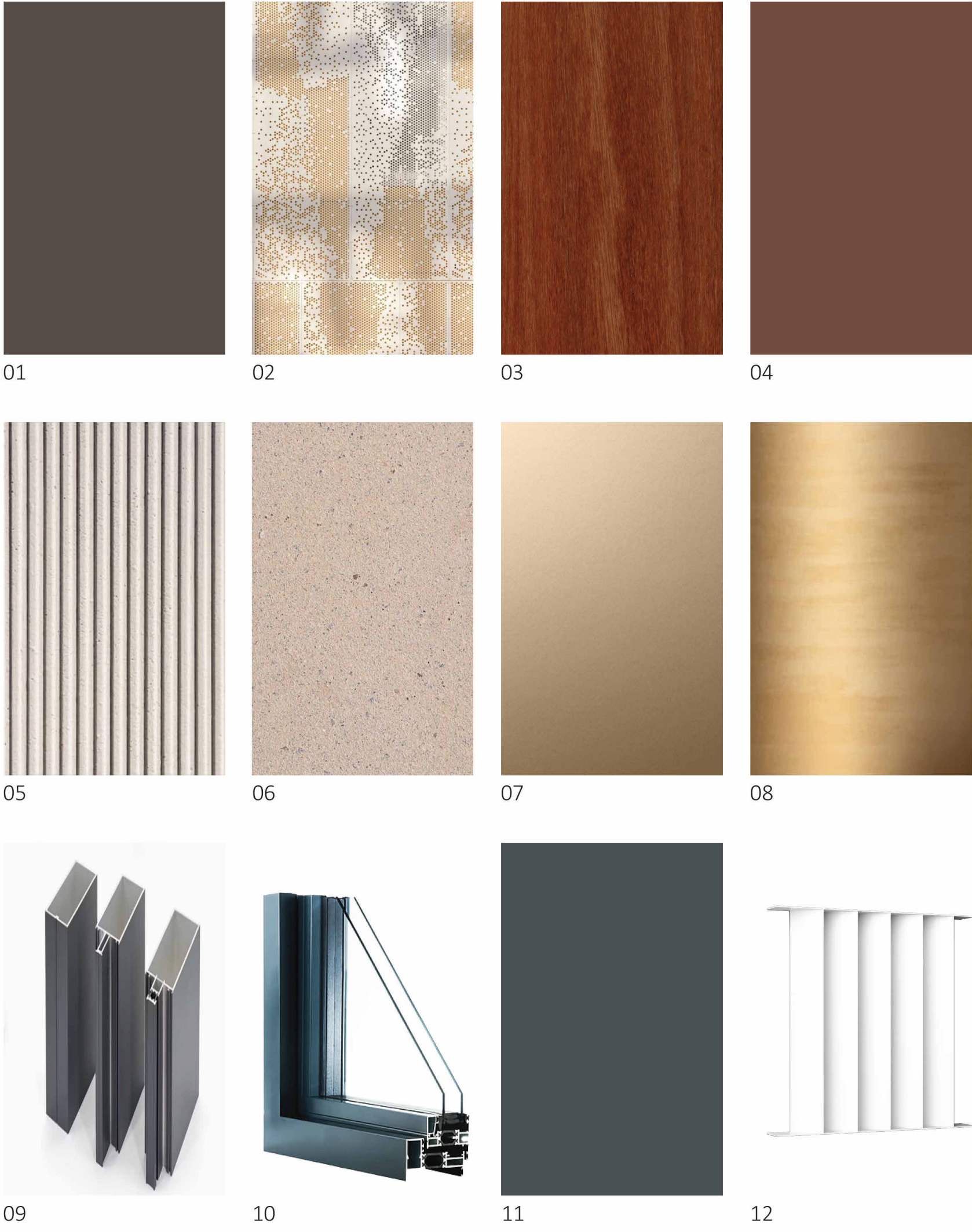
Revision

B

14/04/2026 5:14:06 PM



MATERIAL BOARD



LEGEND

01. HAMMERSLEY BROWN POWDERCOATED ALUMINUM PANEL
02. PRINTED METAL MESH IN CHAMPAGNE/GOLD COLOR
03. BLUE GOLD TIMBER TRIMS
04. ANODIZED ALUMINUM
05. RIBBED PRECAST CONCRETE PANEL RENDER & PAINT (FINISH: SANDSTONE)
06. PRECAST CONCRETE PANEL (FINISH: SANDSTONE)
07. CUSTOM PROFILE ALUMINUM EXTRUSION (POWDERCOATED)- CHAMPAGNE COLOR
08. CUSTOM PROFILE ALUMINUM EXTRUSION (POWDERCOATED)- BRASS COLOR
09. DARK GREY ALUMINUM FRAMES
10. DOUBLE GLAZING WINDOWS.
11. SLAB EDGE RENDER & PAINT DARK GREY
12. CUSTOM PROFILE ALUMINUM EXTRUSION (POWDERCOATED)- WHITE COLOR



1 MATERIAL_WEST ELEVATION
1 : 125



Key Plan:

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B	SSDA SUBMISSION	DN	SP	100426
Rev	Amendment	By	Chk* Reg. Arch	Date

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0 m 1.25 m 2.5 m 6.25 m 10 m
1:125 @A1

Project PA030594
**51-55 Archer Street,
Chatswood**

Phase
DEVELOPMENT APPLICATION

Title
C2- MATERIALS & FINISHES
MATERIALS & FINISHES

Drawing Number
DA-C200020

Revision
B

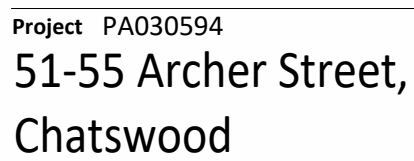


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Drawing Number

DA-C110010

1 NORTH ELEVATION
1 : 250 @A1

Key Plan:

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B SSDA SUBMISSION

DN SP 100426

Rev	Amendment	By	Chk* Reg. Arch	Date
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0 m 1.5 m 3 m 7.5 m 12 m
1:150 @A1

Project PA030594
**51-55 Archer Street,
Chatswood**

Phase
DEVELOPMENT APPLICATION

Title
C1-ELEVATIONS
EAST ELEVATION

Drawing Number
DA-C120010

Revision
B



1 EAST ELEVATION
1 : 250 @A1

Key Plan:

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B SSDA SUBMISSION

DN SP 100426

Rev	Amendment	By	Chk* Reg. Arch	Date
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PTW

0 m 1.5 m 3 m 7.5 m 12 m
1:150 @A1

Project PA030594
**51-55 Archer Street,
Chatswood**

Phase
DEVELOPMENT APPLICATION



Title
C1-ELEVATIONS
SOUTH ELEVATION

Drawing Number
DA-C130010

Revision
B

1 SOUTH ELEVATION
1 : 250 @A1

