

Pitt Street South Over Station Development (PSS OSD)

Ecologically Sustainable Development Report and Sustainability Strategy

Pitt Street Developer South Pty Ltd

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Report title	Ecologically Sustainable Development Report and Sustainability Strategy	1024769

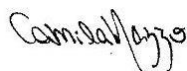
Document Revision History

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B	22 January 2020	Final Draft SSD DA Report
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Executive Summary

The Pitt Street South Over Station Development (OSD) is a proposed new Build-to-Rent (BtR) residential tower to be constructed above the Pitt Street Metro Station. Ecologically Sustainable Design (ESD) principles are being applied in the design, delivery and operation of the project, and third-party verification will be provided through Green Star Design & As-Built v1.3 certification.

The following commitments have been made for the residential component of the development:

- Achieve a 5-Star rating using the Green Star Design & As-Built v1.3 rating tool.
- Exceed BASIX minimum compliance requirements for energy and water including:
 - BASIX Energy score: 30% reduction in Greenhouse Gas (GHG) emissions
 - BASIX Water score: Greater than 40% saving in potable water consumption
 - BASIX Thermal Comfort: Achieve better than 6-Star average HERS star rating across the project

The project will develop the following initiatives during the detailed design phase:

- Efficient building services, systems, equipment and controls incorporating sub-metering for improved tracking of operational performance.
- Apply passive design principles to improve thermal comfort and reduce air-conditioning energy through a high-performance facade with low-e double glazing, insulation and fixed shading.
- Provision of energy and water efficient appliances for all apartments.
- Regenerative lifts with best-in-class energy efficiency performance.
- Rainwater capture and reuse for non-potable demands.
- Close proximity to public transport and amenities.
- More sustainable timber and concrete specification (refer to Structural SSD Report (SMCSWSPS-TTW-OSS-ST-REP-000001) Rev A by TTW for concrete specification).
- Low-Volatile organic compounds (VOC) paints, carpets, sealants and adhesives and low formaldehyde engineered wood products.
- Diversion of construction waste from landfill and on-site operational waste management facilities.
- A climate risk and adaptation assessment to identify practical actions to be taken to manage risks from climate impacts and make the building more resilient.

Sustainability initiatives proposed are described in greater detail in Section 3 of this report.

1.0 Introduction

1.1 General

This report has been prepared to accompany a detailed State Significant Development (SSD) development application (DA) for a residential Over Station Development (OSD) above the new Sydney Metro Pitt Street South Station. The detailed SSD DA is consistent with the Concept Approval (SSD 17_8876) granted for the maximum building envelope on the site, as proposed to be modified.

The Minister for Planning, or their delegate, is the consent authority for the SSD DA and this application is lodged with the NSW Department of Planning, Industry and Environment (NSW DPIE) for assessment.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 28 October 2019. The detailed SSD DA seeks development consent for:

- Construction of a new residential tower with a maximum building height of RL 171.6.
- Integration with the approved Critical State Significant Infrastructure project (CSSI) proposal including though not limited to:
 - Structures, mechanical and electronic systems, and services; and
 - Vertical transfers.
- Use of spaces within the CSSI 'metro box' building envelope for the purposes of:
 - Retail tenancies;
 - Residential lobby and residential amenities;
 - Loading and services access.
- Utilities and services provision.
- Stratum subdivision (Station/ OSD).

1.2 The Project

1.2.1 Site

The site is located within the Sydney CBD, on the corner of Bathurst Street and Pitt Street. It has two separate street frontages, Pitt Street to the west and Bathurst Street to the north. The area surrounding the site consists of predominantly residential high-density buildings and some commercial buildings, with finer grain and heritage buildings dispersed throughout.

The site has an approximate area of 1,710sqm and is now known as Lot 10 in DP 1255507. The street address is 125 Bathurst Street, Sydney.

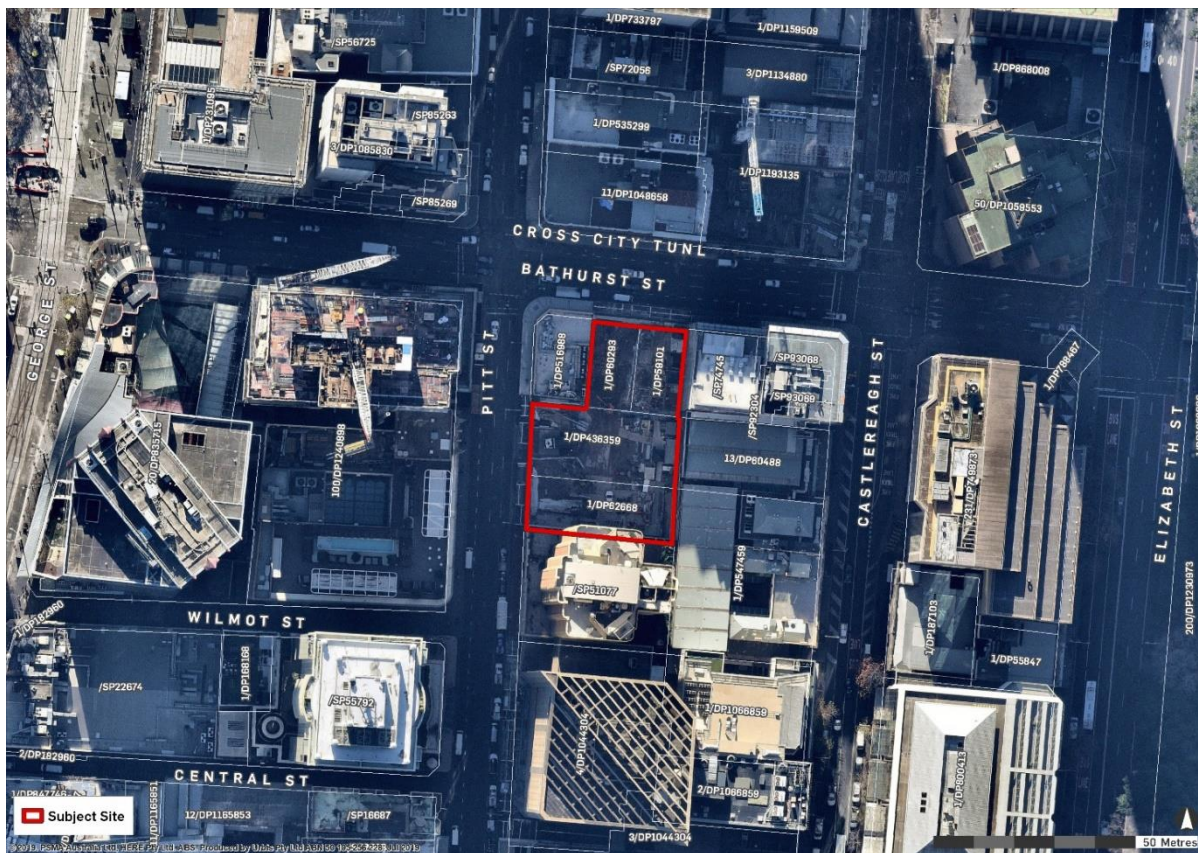


Figure 1: Location Plan

1.2.2 Sydney Metro Description

Sydney Metro is Australia's biggest public transport program. A new standalone railway, this 21st century network will revolutionise the way Sydney travels.

There are four core components:

Sydney Metro Northwest (formerly the 36km North West Rail Link)

This project is now complete and passenger services commenced in May 2019 between Rouse Hill and Chatswood, with a metro train every four minutes in the peak. The project was delivered on time and \$1 billion under budget.

Sydney Metro City & Southwest

Sydney Metro City & Southwest project includes a new 30km metro line extending metro rail from the end of Metro Northwest at Chatswood, under Sydney Harbour, through new CBD stations and southwest to Bankstown. It is due to open in 2024 with the ultimate capacity to run a metro train every two minutes each way through the centre of Sydney. Sydney Metro City & Southwest will deliver new metro stations at Crows Nest, Victoria Cross, Barangaroo, Martin Place, Pitt Street, Waterloo and new underground metro platforms at Central Station. In addition it will upgrade and convert all 11 stations between Sydenham and Bankstown to metro standards.

In 2024, customers will benefit from a new fully-air conditioned Sydney Metro train every four minutes in the peak in each direction with lifts, level platforms and platform screen doors for safety, accessibility and increased security.

Sydney Metro West

Sydney Metro West is a new underground railway connecting Greater Parramatta and the Sydney CBD. This once-in-a-century infrastructure investment will transform Sydney for generations to come, doubling rail capacity between these two areas, linking new communities to rail services and supporting employment growth and housing supply between the two CBDs.

The locations of seven proposed metro stations have been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Burwood North, Five Dock and The Bays.

The NSW Government is assessing an optional station at Pyrmont and further planning is underway to determine the location of a new metro station in the Sydney CBD.

Sydney Metro Greater West

Metro rail will also service Greater Western Sydney and the new Western Sydney International (Nancy Bird Walton) Airport. The new railway line will become the transport spine for the Western Parkland City's growth for generations to come, connecting communities and travellers with the rest of Sydney's public transport system with a fast, safe and easy metro service. The Australian and NSW governments are equal partners in the delivery of this new railway.

The Sydney Metro Project is illustrated in the figure below.

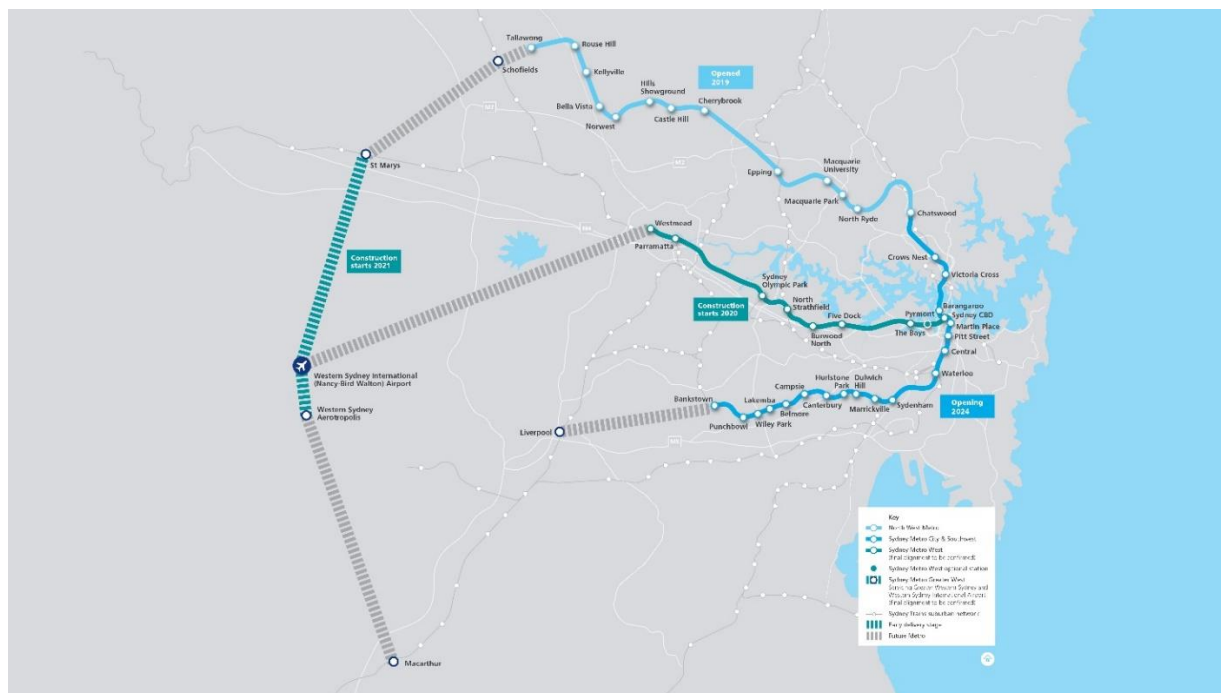
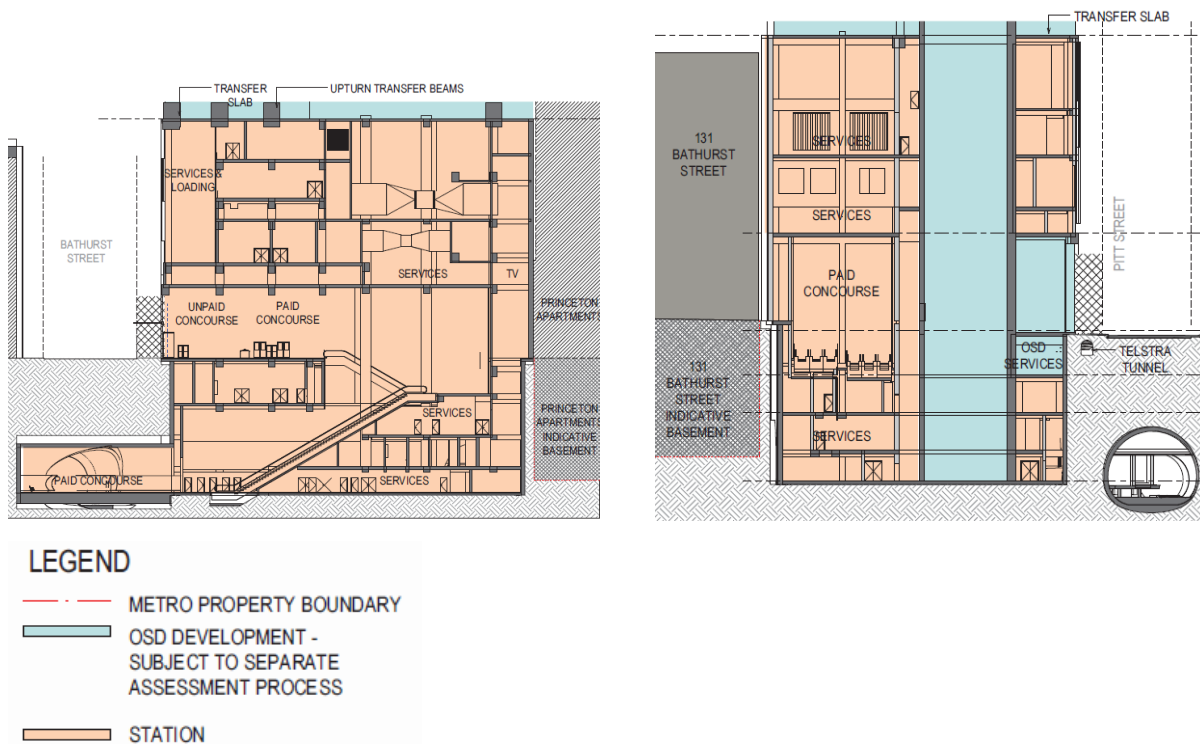


Figure 2: Sydney Metro Alignment Map

On 9 January 2017, the Minister for Planning approved the Sydney Metro City & Southwest - Chatswood to Sydenham project as a Critical State Significant Infrastructure project (reference SSI 15_7400) (CSSI Approval). The terms of the CSSI Approval includes all works required to construct the Sydney Metro Pitt Street Station, including the demolition of existing buildings and structures on both sites (north and south). The CSSI Approval also includes construction of below and above ground works within the metro station structure for appropriate integration with over station developments.

The CSSI Approval included Indicative Interface Drawings for the below and above ground works at Pitt Street South Metro Station site. The delineation between the approved Sydney Metro works, generally described as within the “metro box”, and the Over Station Development (OSD) elements are illustrated below. The delineation line between the CSSI Approved works and the OSD envelope is generally described below or above the transfer slab level respectively.



Source: CSSI Preferred Infrastructure Report (TfNSW)

Figure 3: Pitt Street Station (North-South Section)

Figure 4: Pitt Street Station (East-West Section)

The Preferred Infrastructure Report (PIR) noted that the integration of the OSD elements and the metro station elements would be subject to the design resolution process, noting that the detailed design of the “metro box” may vary from the concept design assessed within the planning approval.

As such in summary:

- The CSSI Approval provides consent for the construction of all structures within the approved “metro box” envelope for Pitt Street South.
- The CSSI Approval provides consent for the fit out and use of all areas within the approved “metro box” envelope that relate to the ongoing use and operation of the Sydney Metro.
- The CSSI Approval provides consent for the embellishment of the public domain, and the architectural design of the “metro box” envelope as it relates to the approved Sydney Metro and the approved Pitt Street South Station Design & Precinct Plan.

- Separate development consent however is required to be issued by the NSW DPIE for the use and fit-out of space within the “metro box” envelope for areas related to the OSD, and notably the construction and use of the OSD itself.

As per the requirements of clause 7.20 of the *Sydney Local Environmental Plan 2012*, as the OSD exceeds a height of 55 metres above ground level (among other triggers), development consent is first required to be issued in a Concept (formerly known as Stage 1) DA. This is described below.

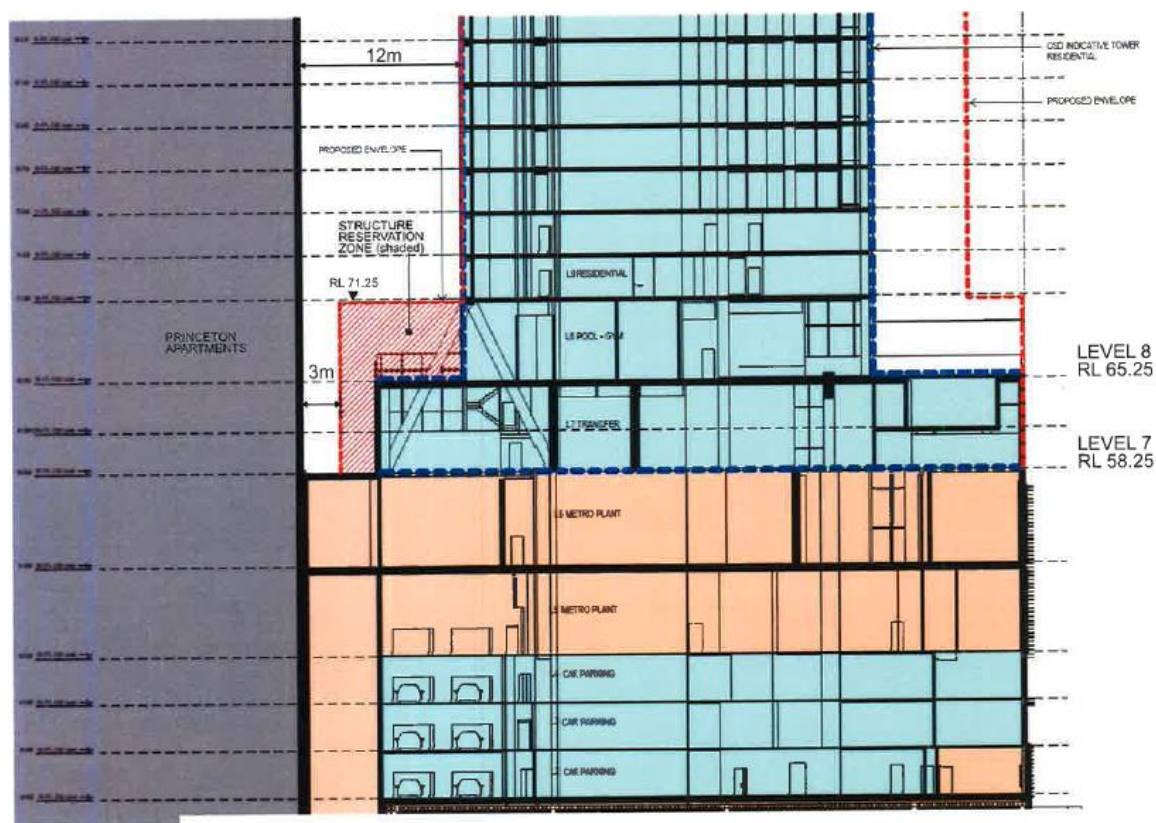
1.2.3 Pitt Street South Over Station Development (OSD)

Development consent was granted on 25 June 2019 for the Concept Development Application (SSD 8876) for Pitt Street South OSD including:

- A maximum building envelope, including street wall and setbacks for the over station development.
- A maximum building height of RL171.6.
- Podium level car parking for a maximum of 34 parking spaces.
- Conceptual land use for either one of a residential or commercial scheme (not both). NO maximum Gross Floor Area was approved as part of SSD 8876.

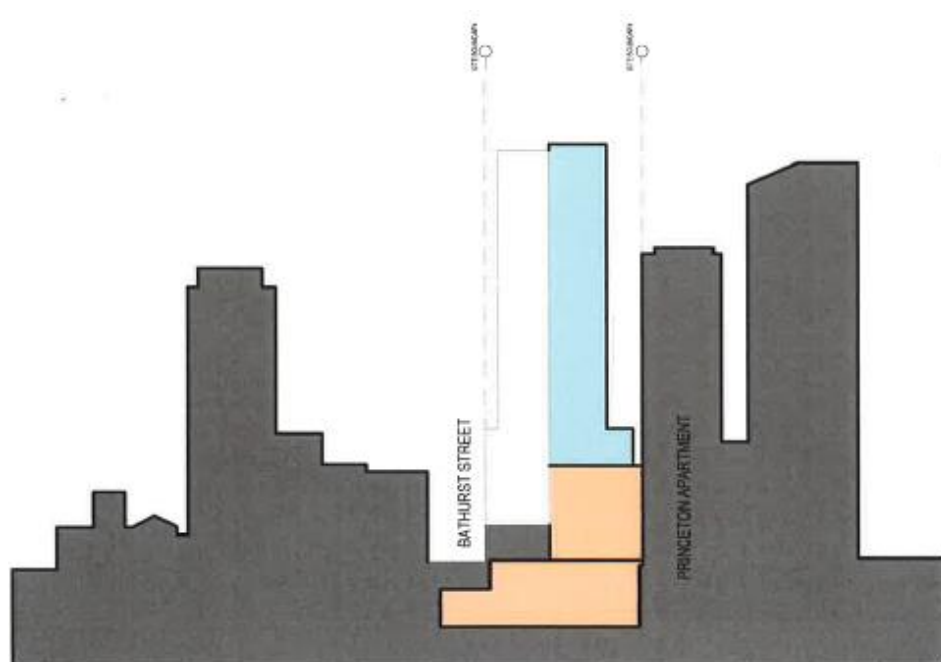
The building envelope approved within the Concept SSD DA provides a numeric delineation between the CSSI Approval “metro box” envelope and the OSD building envelope. As illustrated in the figures below, the delineation line between the two projects is defined at RL 58.25 (Level 7).

For the purposes of the Detailed (Stage 2) SSD DA, it is noted that while there are two separate planning applications that apply to the site (CCSI and SSD DA), this report addresses the full development across the site to provide contextual assessment.



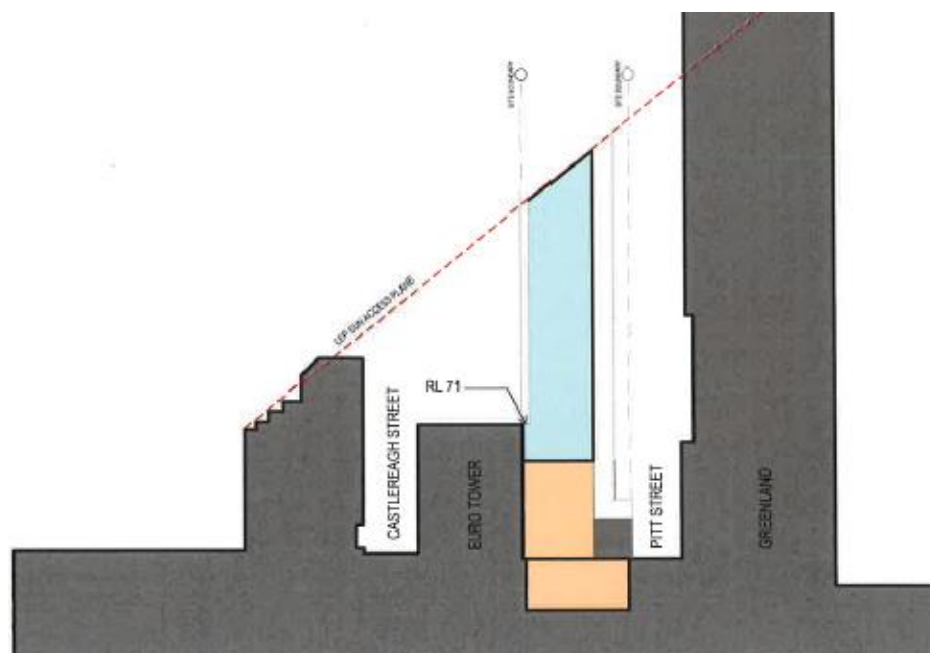
Source: SSD 8876 Concept Stamped Plans

Figure 5: Pitt Street South Concept SSD DA – Building Section



Source: SSD 8876 Concept Stamped Plans

Figure 6: Pitt Street South Concept SSD DA – North South Section



Source: SSD 8876 Concept Stamped Plans

Figure 7: Pitt Street South Concept SSD DA – East West Section

1.3 Response to SEARS

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARS) Dated 28 October 2019. Specifically, this report has been prepared to respond to the SEARS requirements summarised in Table 1:

Table 1 – SEARS requirements

Item	Description of requirement	Section reference (this report)
7 - Ecologically Sustainable Development (ESD)	a) Detail how ESD principles (as defined in clause 6(4) and 7 of Schedule 2 of the EP&A Regulation 2000) will be incorporated in the design, construction and operation of the development.	Section 3
7 - Ecologically Sustainable Development (ESD)	b) Include a framework for how the proposed development will reflect national best practice sustainable building principles to improve environmental performance, including energy and water efficient design and technology, use of renewable energy and best practice in waste management strategy including any opportunity for food scraps/composting strategies. c) Demonstrate sufficient waste and recycling management facilities storage and holding areas for servicing.	Section 3 Please also refer to Draft Operational Waste Management Plan (Ref 19SYW0027) Rev. 1, prepared by TTM.
Plans and Documents	Demonstrate any sun shading devices required to mitigate against solar gain.	Refer to Architectural Design Report and Urban Design Statement and Section 3 of this report.

The report has also been prepared in response to the following Condition of Consent for the State Significant Development Concept (SSD 8876) for the OSD summarised in Table 2.

Table 2 – Concept Approval of Conditions of Consent

Item	Description of requirement	Section reference (this report)
B9 - Environmental Performance / ESD	Demonstrate how the principles of ecologically sustainable development (ESD) have been incorporated into the design, construction and ongoing operation of the proposal. The ESD credentials shall be in accordance with the framework, targets and visions of the ESD Report lodged with the EIS prepared by GHD (August 2018) and updated Addendum Report dated 2 November 2019.	Section 3
B10 - Environmental Performance/ ESD	Proposed minimum performance targets for environmental performance are: (a) If the entire site is a residential building: (i) Achieve minimum BASIX 30 energy; and, (ii) Exceed minimum compliance with BASIX Water. (b) Green Star ratings: (i) If building is predominantly residential, then 5 Star Green Star	Section 3

2.0 Sustainability Objectives

2.1 Overview

The sustainability framework for the South OSD project has been developed in line with the Sydney Metro City & Southwest Sustainability Strategy 2017-2024 June 2019 update. This includes objectives, targets and initiatives for Metro projects, many of which can also be applied to overstation buildings. The requirements in that document have been expanded upon to include specific commitments and initiatives developed by the OSD South project team for inclusion or investigation in this project.

2.2 Sydney Metro Sustainability Objectives

Sydney Metro's sustainability objectives applicable to the project are provided below.

Table 3 – Sydney Metro Objectives

Theme	Objective
<i>Governance</i>	Demonstrate leadership by embedding sustainability objectives into decision-making. Demonstrate a high level of performance against objectives and appropriate benchmarks. Be accountable and report publicly on performance.
<i>Carbon & Energy Management</i>	Improve the shift toward lower carbon transport. Reduce energy use and carbon emissions during construction. Reduce energy use and carbon emissions during operations. Support innovative and cost-effective approaches to energy efficiency, low-carbon / renewable energy sources and energy procurement.
<i>Environmental performance</i>	Reduce sources of pollution and optimise control at source to avoid environmental harm. Comply with environmental obligations outlined in applicable project planning approvals.
<i>Climate change resilience</i>	Infrastructure and operations will be resilient to the impacts of climate change.
<i>Resources – Water Efficiency</i>	Minimise use of potable water. Maximise opportunities for reuse of rainwater, stormwater, wastewater and groundwater.
<i>Resources – Waste & Materials</i>	Minimise waste through the project lifecycle. Reduce materials consumption. Consider embodied impacts in materials selection. Maximise beneficial reuse of spoil.
<i>Biodiversity Conservation</i>	Protect and create biodiversity through appropriate planning, management and financial controls
<i>Heritage Conservation</i>	Protect and promote heritage through appropriate design, planning, and management controls.
<i>Liveability</i>	Promote improved public transport patronage by maximising connectivity and interchange capabilities. Provide well-designed stations and precincts that are comfortable, accessible, safe and attractive.

Theme	Objective
<i>Community Benefit</i>	<p>Make a positive contribution to community health and well-being.</p> <p>Ensure community and local stakeholder engagement and involvement in the development of the project.</p> <p>Contribute to the delivery of legacy projects to benefit local communities.</p> <p>Create opportunities for local business involvement during the delivery and operations phases.</p> <p>Consider community benefit of residual land development.</p> <p>Minimise negative impacts on the community and local businesses during construction and operation.</p>
<i>Supply chain</i>	<p>Influence contractors, subcontractors and materials suppliers to adopt sustainability objectives in their works and procurement.</p>
<i>Workforce Development</i>	<p>Increase opportunities for employment of local people, participation of local businesses, and participation of small and medium sized enterprises (SMEs).</p> <p>Enable targeted and transferable skills development which resolves local and national skills shortages, supports industry to compete in home and global markets, and embeds a health and safety culture within all induction and training activities, promoting continuous improvement.</p> <p>Increased workforce diversity and inclusion, targeting indigenous workers and businesses, female representation in non-traditional trades, and long term unemployed.</p> <p>Inspire future talent and develop capacity in the sector, engaging young people via education and work experience, collaborating with higher education institutions to provide programs responding to rapid transit and other infrastructure requirement, and supporting vocational career development through apprenticeships and traineeships.</p>
<i>Economic</i>	<p>Consider adopting a Whole of Life Costing model to maximise sustainability benefits.</p> <p>Optimise development opportunities for residual land.</p> <p>Capture sustainability benefits in the business case for the project.</p>

3.0 Sustainability Framework & Design Response

3.1 Project Specific Sustainability Framework

The following sustainability framework has been developed for this project including targets and proposed initiatives. This framework captures all of the sustainability categories that apply to the project as well as supporting the Sydney Metro objectives outlined in Section 2.2.

The framework will be used throughout the design and construction stages to inform and refine sustainability solutions.

Table 4 – Sustainability Framework for Pitt St South

Theme	Objective	Target & Initiatives
<i>Governance</i>	Demonstrate a high level of performance against objectives and appropriate benchmarks.	<p>Achieve minimum 5 Star Green Star rating using Green Star Design & As-Built (v1.3¹) rating tool.</p> <p>Exceed BASIX minimum compliance requirements for energy and water including:</p> <ul style="list-style-type: none"> BASIX Energy score: 30% reduction in Greenhouse Gas (GHG) emissions BASIX Water score: Greater than 40% saving in potable water consumption. BASIX Thermal Comfort: Better than 6-Star average star rating. <p>Please refer Section 3.2 Green Star, Section 3.3 BASIX and Section 3.4 NCC Section J.</p>
<i>Carbon & energy Management</i>	<p>Reduce energy use and GHG emissions, in transport, during construction and operation.</p> <p>Incorporate passive design measures to minimise energy consumption.</p> <p>Support innovative and cost-effective approaches to energy efficiency, low-carbon / renewable energy sources and energy procurement.</p>	<p>Develop and implement a construction environmental management plan during construction to manage construction energy and GHG emissions.</p> <p>Minimise energy demand of building through passive design, efficient systems, services and appliances.</p> <p>Install photovoltaic (PV) renewable energy system for renewable energy generation.</p> <p>Best practice commissioning & tuning processes will be implemented, with independent verification, enhanced operations and maintenance information provided to facilities management and building user information provided to occupants to encourage more efficient use of systems.</p> <p>A building management control system will provide advanced metering and monitoring of energy systems.</p> <p>Transport carbon requirements minimised through delivery of the Pitt St Metro Station and proximity of the development to a large number of varied amenities within walking distance - the project achieves a walkscore of 100% according to www.walkscore.com.</p>

¹ The current version of Green Star is v1.3 which will be targeted on this project.

Theme	Objective	Target & Initiatives
		Please refer Section 3.2 Green Star and Section 3.3 BASIX for further details.
<i>Environmental performance</i>	<p>Reduce sources of pollution and optimise control at source to avoid environmental harm.</p> <p>Comply with environmental obligations outlined in applicable project planning approvals.</p>	<p>A best practice environmental management plan will be developed and implemented during construction.</p> <p>The Head Contractor CPB is certified to ISO14001.</p>
<i>Climate change resilience</i>	Design for resilience to the impacts of climate change.	<p>A climate risk and adaptation assessment has been undertaken to identify practical actions to be taken to manage risks from climate impacts and make the building more resilient.</p> <p>The Climate Change Adaptation Plan (CCAP) has been undertaken in accordance with the following standards to meet the requirements of Green Star Design and As-Built v1.3 Credit 3 Adaptation and Resilience:</p> <ul style="list-style-type: none"> AS 5334:2013 - Standard for climate change adaptation for settlements and infrastructure. ISO31000-2009 Risk Management – Principles and Guidance. Climate Change Risks and Impacts, A guide for Government and Business.
<i>Resources – Water Efficiency</i>	<p>Minimise use of potable water.</p> <p>Maximise opportunities for reuse of rainwater, stormwater, wastewater and groundwater.</p>	<p>Water-efficient fittings, fixtures and appliances will be installed to minimise water demand during operation.</p> <p>Rainwater harvesting for reuse in landscape irrigation.</p> <p>Best practice commissioning & tuning processes will be implemented, with independent verification, enhanced operations and maintenance information provided to facilities management and building user information provided to occupants to encourage more efficient use of systems.</p> <p>Please refer Section 3.2 Green Star and Section 3.3 BASIX for further details.</p>
<i>Resources – Waste & Materials</i>	Minimise waste and reduce negative environmental impacts of construction materials and practices over the project lifecycle	<p>The following initiatives will minimise waste and negative environmental impacts of materials used during construction:</p> <ul style="list-style-type: none"> Concrete mixes to reduce Portland Cement content and recycled aggregates. Timber to be reused or sourced from certified suppliers. Hazardous material risk assessment to reduce use of toxic materials. Best practice PVC compliance for formworks, pipes, flooring, blinds & cables. Preference materials with a high recycled or reused content, low embodied carbon, third-party environmental /

Theme	Objective	Target & Initiatives
		<p>social certification or materials that are sourced locally or from social enterprises. Source materials responsibly.</p> <ul style="list-style-type: none"> Divert a minimum of 90% of non-hazardous construction / demolition waste from landfill via reuse or recycling. <p>The following initiatives will minimise waste and negative environmental impacts of materials during operation:</p> <ul style="list-style-type: none"> Best practice refuse management for the collection, separation, storage, transfer and disposal of refuse within the development. This includes associated bin quantities, storage capacities, equipment details, collection frequencies and site access details. Regular waste streams to include general, comingled, secure paper, oil, food waste, cardboard and glass. Optional benchtop composter for residents. On-site placement of a reverse vending machine for container to be considered in order to facilitate recycling. Dedicated and adequate space for bulky goods and furniture storage, retail waste and waste recycling facilities. Best practice equipment and the presence of a monitoring and maintenance plan to support on-going inspections and maintenance of waste and related equipment and facilities. Regular audits of the refuse types, weights and movements to facilitate refuse minimisation. On-going education for residents, staffs and contractors to achieve intended waste management arrangements.
<i>Biodiversity Conservation</i>	Protect and create biodiversity through appropriate planning, management and financial controls.	A landscaped outdoor terrace is being provided on Level 6 to enhance the ecological value of the site and provide green spaces for residents to enjoy.
<i>Heritage Conservation</i>	Protect and promote heritage through appropriate design, planning, and management controls.	Comply with planning approval requirements in relation to heritage.
<i>Liveability, health & wellbeing</i>	Encouraging active, social, meaningful lives and providing the buildings, infrastructure and spaces to support good health and wellbeing for all ages.	<p>Liveability is improved through the provision of public transport improving connectivity and access.</p> <p>The wellbeing of visitors and occupants is being addressed through the design by considering features which improve the indoor environment quality of the buildings. Features which will be considered include:</p> <ul style="list-style-type: none"> High performance façade incorporating shading, high-performance glazing and insulation will improve occupant comfort and reduce air-conditioning costs.










Theme	Objective	Target & Initiatives
		<ul style="list-style-type: none"> Sources of indoor air contamination will be ducted to the façade including toilets, laundries and kitchens. An appropriate acoustic design, addressing internal noise levels, reverberation time and acoustic separation. An electric lighting design with appropriate lighting levels eliminating lighting glare and providing control for users. High Visual Light Transmittance glass for maximising daylight penetration. Internal blinds for minimising glare discomfort risk. Use of low VOC paints, adhesives, sealants and carpets and low formaldehyde emission engineered wood products in all internal areas. Well-connected spaces encouraging active transport including bike storage.
<i>Supply Chain</i>	Influence contractors, subcontractors and materials suppliers to adopt sustainability objectives in their works and procurement.	<p>Develop and implement a sustainable procurement strategy during construction, to cover:</p> <ul style="list-style-type: none"> Environmentally responsible procurement. Socially responsibly procurement including ethical sourcing and modern slavery. Transparency.

3.2 Green Star

The Green Building Council Australia (GBCA) Green Star – Design & As Built rating tool assesses the sustainability attributes of a building through nine categories outlined in the following table.

Each category contains a number of different credits, and each credit is worth 1 or more points.

Table 5 – Green Star Objectives

	Category name	Aim
	Management	Aims to encourage and reward the adoption of practices and processes that support best practice sustainability outcomes throughout the different phases of a project's design, construction and ongoing operation.
	Indoor Environment Quality	Aims to encourage and reward initiatives that enhance the comfort and well-being of occupants. The credits within this category address issues such as air quality, thermal comfort and acoustic comfort.
	Energy	Aims to reward projects that are designed and constructed to reduce overall greenhouse emissions from operations by addressing energy demand reduction, use efficiency and generation from alternative sources.
	Transport	Aims to reward projects that facilitate a reduction on the dependency of private car use as an important means of reducing overall greenhouse gas emissions, as well as to encourage the provision of alternative forms of transportation.
	Water	Aims to encourage and reward initiatives that reduce the consumption of potable water through measures such as the incorporation of water efficient fixtures and building systems and water re-use.
	Materials	Aims to address the consumption of resources for the project, by encouraging the selection of low-impact materials.
	Land use & ecology	Aims to reduce the negative impacts on sites' ecological value as a result of urban development and reward projects that minimise harm and enhance the quality of local ecology.
	Emissions	Aims to assess the environmental impacts of 'point source' pollution generated by projects and reduce their effects on the atmosphere, watercourse and native animals.
	Innovation	Aims to recognise the implementation of innovative practices, processes and strategies that promote sustainability in the built environment.

The Pitt Street South OSD development is targeting a 5-Star Green Star rating using the Green Star Design & As-Built v1.3 rating tool. A certified 5 Star Green Star rating is achieved if the project achieves at least 60 points. A margin is typically added to minimise risk of achieving the rating.

The project is currently targeting 63 credit points with a further 9 credit points to be confirmed (TBC). Points targeted fall into the following categories:

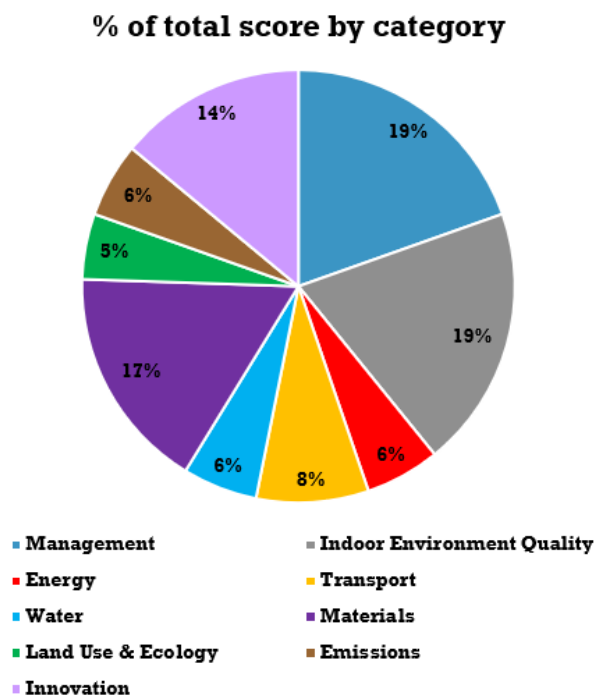


Figure 8: Green Star points by category

The following graph shows points targeted versus points available in each category, as well as points to be confirmed.

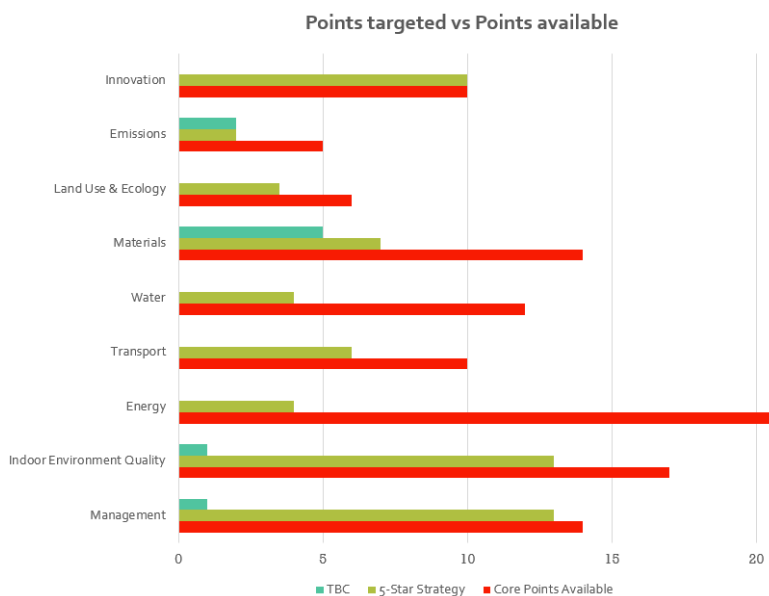


Figure 9: Points targeted vs points available

3.3 BASIX

3.3.1 Minimum regulatory BASIX Requirements

New Class 1 and Class 2 residential developments in NSW must comply with BASIX requirements developed by the Department of Planning, Industry and Environment (DPIE). This replaces Section J of Volume 1 of the Building Code of Australia for apartments in Class 2 buildings. There are three components with minimum compliance targets varying by type of building and location. The three components are energy, water and thermal comfort.

3.3.1.1 Energy

The energy section of BASIX aims to reduce the greenhouse gas (GHG) emissions of all new residential dwellings. The benchmark is 3,292 kgCO₂ per person per year, which was the average for homes prior to the introduction of BASIX in 2004. The energy target ranges from 10% to 50% reductions from the benchmark, depending on the climate zone and the building type.

For projects located in the Sydney CBD and with over 6 storeys of residential units, the minimum regulatory energy target is 25%. For the Pitt Street South OSD project, the commitment is to a 30% energy score.

Table 6 – BASIX Energy Targets

Energy	BASIX Target Zone	Target	Building Type
Minimum regulatory requirement	E1A	25%	High Rise (6 storey units or higher)
Pitt St South OSD Commitment	E1A	30%	High Rise (6 storey units or higher)

3.3.1.2 Water

The water section of BASIX aims to reduce the potable water consumption of all new residential developments. The benchmark is 90,340 litres of water per person per year (or 247 litres per person per day), which was the average potable water consumption of a home prior to the introduction of BASIX in 2004.

The water reduction target ranges from 40% to 0% depending on the climate zone. Projects in the Sydney CBD are required to achieve a minimum 40% water score. The Pitt Street South OSD project has committed to improving on the minimum requirements for water.

Table 7 – BASIX Water Targets

Water	BASIX Target Zone	Target
Minimum regulatory requirement	East Coast	40%
Pitt St South OSD Commitment	East Coast	Exceed 40%

3.3.1.3 Thermal Comfort

The thermal comfort section of BASIX aims to ensure thermal comfort for a dwelling's occupants, appropriate to the climate and season, reduce greenhouse gas emissions from artificial cooling and heating through passive design, and reduce the demand for new, or upgraded, energy infrastructure by managing peak demand for energy required for cooling and heating.

Compliance with BASIX thermal comfort criteria are set out in the BASIX Thermal Comfort Protocol (dated November 2017) and requires all units to be assessed by accredited NatHERS assessors using approved software. The BASIX climate zone for thermal comfort for Pitt Street South OSD is 17 (Sydney CBD). There are minimum regulatory thermal comfort allowances for this climate zone, outlined in the following table. The Pitt Street South OSD project has committed to exceeding the minimum requirements for thermal performance.

Table 8 – BASIX Thermal Comfort Targets

Criteria	Maximum regulatory allowance (MJ/m ²)
Average heating load per apartment	25
Average cooling load per apartment	28.2
Individual heating load per apartment	28.2
Individual cooling load per apartment	31.8

3.3.2 BASIX Compliance Strategy

BASIX modelling has been undertaken for the residential development to demonstrate compliance with the minimum commitments.

The following sections outline the proposed strategies to achieve the required performance in each category: energy, water and thermal comfort.

3.3.2.1 Energy

Summary of inclusions

Inclusions in the BASIX Energy model are outlined in the following table.

Table 9 – BASIX Energy Targets

Category	Description
Central cooling system	System type: Chilled water fan coil units Energy source: Electric driven compressor Heat rejection: Cooling tower Unit efficiency - High (COP>4.5)
Central heating system	System type: fan coil + heated water Energy source: Gas boiler
Central hot water system	Electric heat pump – gas boosted Piping insulation both internal and external (ringmain and supply riser) must have R1.0 insulation
Vertical Transportation Systems	Gearless traction lifts with VVVF motor Lift cars with LED lighting connected to the lift call buttons Please see BASIX screenshots below for details
Mechanical Systems (Common Areas)	Please see BASIX screenshots below for details

Category	Description
Electrical Systems (Common Areas)	Please see BASIX screenshots below for details
Pool, Spa and Sauna	Pool heating system: Electric heat pump - Pump controlled by timer Spa heating system: Electric heat pump - Pump controlled by timer Sauna heating system: electric infrared on / timer off
Alternate Energy supply	Photovoltaic system: 40kW peak installed rated electrical output
Mechanical Systems (Dwellings)	Bathroom and laundry exhaust: individual fan, ducted to façade or roof with manual switch on/ off Kitchen exhaust: individual fan, ducted to façade or roof with manual switch on/ off
Electrical Systems (Dwellings)	Dedicated fluorescent or LED lamps, all downlights to be sealed and non-ventilated
Installed Appliances (Dwellings)	Induction cooktop & electric oven 4-Star refrigerator with well-ventilated refrigerator space 4.5-Star dishwasher 5-Star clothes washer 6-Star clothes dryer
Other	BMS system to be installed Active Power factor correction to be installed Air conditioning is day-night zoned between bedroom and living rooms
Energy Score Required	30%
Energy Score Achieved	30%

Common area lighting & ventilation details

Common area ventilation system type and efficiency measures are outlined in the following table.

Common area	Area (m ²)	Ventilation system type *	Efficiency measure *
L6 Indoor pool & spa area	427.6	air conditioning system ▼	time clock or BMS controlled ▼
L6 Gym, cardio gym & group fitness	264.5	air conditioning system ▼	time clock or BMS controlled ▼
GF Loading dock	242.5	ventilation exhaust only ▼	carbon monoxide monitor + VSD fan ▼
L1 Bin waste / recycling room	76.6	ventilation (supply + exhaust) ▼	n/a
B01 Fire / Hyd plant	88.4	ventilation (supply + exhaust) ▼	thermostatically controlled ▼
L3 OSD Plant room	66.4	ventilation exhaust only ▼	thermostatically controlled ▼
L4 OSD Plant room	179.1	ventilation exhaust only ▼	thermostatically controlled ▼
L2 OSD BOH	23.3	ventilation exhaust only ▼	thermostatically controlled ▼
L5 OSD Plantroom	48.1	ventilation exhaust only ▼	thermostatically controlled ▼
L1 Main Switch room	51.3	air conditioning system ▼	thermostatically controlled ▼
L37 Plant	235.3	ventilation exhaust only ▼	thermostatically controlled ▼
L38 Plant	123.3	ventilation exhaust only ▼	thermostatically controlled ▼
GF Plant	19.6	ventilation exhaust only ▼	thermostatically controlled ▼
L1 Plant room / Services	175.7	ventilation exhaust only ▼	thermostatically controlled ▼
L6 Plant room	71.25	ventilation exhaust only ▼	thermostatically controlled ▼
OSD Egress Stair	815	no mechanical ventilation ▼	
L6 Wellness lobby & reception	98.5	air conditioning system ▼	time clock or BMS controlled ▼
L3 Bicycle storage	649.1	ventilation (supply + exhaust) ▼	time clock or BMS controlled ▼
Shared Egress Stair	13.1	no mechanical ventilation ▼	
GF BOH Lobby	16.5	ventilation supply only ▼	time clock or BMS controlled ▼
GF Parcel room	17.6	air conditioning system ▼	time clock or BMS controlled ▼
GF Loading dock office	3.6	air conditioning system ▼	time clock or BMS controlled ▼
L1 Bulk waste and store	21.8	ventilation (supply + exhaust) ▼	time clock or BMS controlled ▼
L2 Resident coworking & meeting	239.2	air conditioning system ▼	time clock or BMS controlled ▼
L2 Store & cleaner	16	ventilation supply only ▼	time clock or BMS controlled ▼
L2 Shared amenities	20.1	ventilation exhaust only ▼	time clock or BMS controlled ▼
L6 Wellness WCs	16.6	ventilation exhaust only ▼	time clock or BMS controlled ▼
L6 BOH	3.3	ventilation supply only ▼	time clock or BMS controlled ▼
L35 & L36 Store	16.8	ventilation supply only ▼	time clock or BMS controlled ▼
L35 Rooftop lounge	77.1	air conditioning system ▼	time clock or BMS controlled ▼
WC	5.9	ventilation exhaust only ▼	time clock or BMS controlled ▼
L3 Corridor / Lobby	53.3	ventilation (supply + exhaust) ▼	time clock or BMS controlled ▼
L4 Cleaners Store & Maintenance Room	18.2	ventilation supply only ▼	time clock or BMS controlled ▼
GF OSD lobby	91.3	air conditioning system ▼	time clock or BMS controlled ▼
L7-36 Hallways	2025.5	ventilation (supply + exhaust) ▼	time clock or BMS controlled ▼
L2 Resident circulation	49.2	ventilation (supply + exhaust) ▼	time clock or BMS controlled ▼
OSD service corridor (LV. B1, 1, 4, 5)	198.2	ventilation supply only ▼	time clock or BMS controlled ▼

Common area lighting system type and efficiency measures are outlined in the following table.

Common area	Area (m ²)	Primary lighting system type * ²	Efficiency measure * ²	Lighting control system / BMS ²
L6 Indoor pool & spa area	427.6	light-emitting diode ▼	daylight sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L6 Gym, cardio gym & group fitness	264.5	light-emitting diode ▼	zoned switching ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
GF Loading dock	242.5	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
Lift car (No.1)	n/a	light-emitting diode ▼	connected to lift call button ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
Lift car (No.2)	n/a	light-emitting diode ▼	connected to lift call button ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
Lift car (No.3)	n/a	light-emitting diode ▼	connected to lift call button ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
Lift car (No.4)	n/a	light-emitting diode ▼	connected to lift call button ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L1 Bin waste / recycling room	76.6	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
B01 Fire / Hyd plant	88.4	light-emitting diode ▼	manual on / manual off ▼	<input type="radio"/> Yes <input checked="" type="radio"/> No
L3 OSD Plant room	66.4	light-emitting diode ▼	manual on / manual off ▼	<input type="radio"/> Yes <input checked="" type="radio"/> No
L4 OSD Plant room	179.1	light-emitting diode ▼	manual on / manual off ▼	<input type="radio"/> Yes <input checked="" type="radio"/> No
L2 OSD BOH	23.3	light-emitting diode ▼	manual on / manual off ▼	<input type="radio"/> Yes <input checked="" type="radio"/> No
L5 OSD Plantroom	48.1	light-emitting diode ▼	manual on / manual off ▼	<input type="radio"/> Yes <input checked="" type="radio"/> No
L1 Main Switch room	51.3	light-emitting diode ▼	manual on / manual off ▼	<input type="radio"/> Yes <input checked="" type="radio"/> No
L37 Plant	235.3	light-emitting diode ▼	manual on / manual off ▼	<input type="radio"/> Yes <input checked="" type="radio"/> No
L38 Plant	123.3	light-emitting diode ▼	manual on / manual off ▼	<input type="radio"/> Yes <input checked="" type="radio"/> No
GF Plant	19.6	light-emitting diode ▼	manual on / manual off ▼	<input type="radio"/> Yes <input checked="" type="radio"/> No
L1 Plant room / Services	175.7	light-emitting diode ▼	manual on / manual off ▼	<input type="radio"/> Yes <input checked="" type="radio"/> No
L6 Plant room	71.25	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
OSD Egress Stair	815	light-emitting diode ▼	zoned switching with motion sensor ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L6 Wellness lobby & reception	98.5	light-emitting diode ▼	time clock and motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L3 Bicycle storage	649.1	light-emitting diode ▼	zoned switching with motion sensor ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
Shared Egress Stair	13.1	light-emitting diode ▼	zoned switching with motion sensor ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
GF BOH Lobby	16.5	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
GF Parcel room	17.6	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
GF Loading dock office	3.6	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L1 Bulk waste and store	21.8	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L2 Resident coworking & meeting	239.2	light-emitting diode ▼	daylight sensor and motion sensor ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L2 Store & cleaner	16	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L2 Shared amenities	20.1	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L6 Wellness WCs	16.6	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L6 BOH	3.3	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L35 & L36 Store	16.8	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L35 Rooftop lounge	77.1	light-emitting diode ▼	daylight sensor and motion sensor ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
WC	5.9	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L3 Corridor / Lobby	53.3	light-emitting diode ▼	daylight sensor and motion sensor ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L4 Cleaners Store & Maintenance Room	18.2	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
GF OSD lobby	91.3	light-emitting diode ▼	daylight sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L7-36 Hallways	2025.5	light-emitting diode ▼	daylight sensor and motion sensor ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
L2 Resident circulation	49.2	light-emitting diode ▼	time clock and motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No
OSD service corridor (LV. B1, 1, 4, 5)	198.2	light-emitting diode ▼	motion sensors ▼	<input checked="" type="radio"/> Yes <input type="radio"/> No

Lift Details

In BASIX, the number of storeys is equal to the number of levels served, that is, number of residential levels that a lift door can open on to, plus the lobby levels and the basements dedicated to residential services.

The lifts will be regenerative lifts, which are much more energy efficient than standard lifts, but there is no option for this in the BASIX tool. An alternative assessment pathway will be undertaken to take into account the increased lift efficiency in order to improve the Green Star energy score.

The following lifts are included in BASIX:

Lift systems	Details
Lift (No. 1)	System type* ? <input type="text" value="gearless traction with V V V F motor"/> ▼ Number of storeys (including basement)* ? <input type="text" value="39"/>
Lift (No. 2)	System type* ? <input type="text" value="gearless traction with V V V F motor"/> ▼ Number of storeys (including basement)* ? <input type="text" value="36"/>
Lift (No. 3)	System type* ? <input type="text" value="gearless traction with V V V F motor"/> ▼ Number of storeys (including basement)* ? <input type="text" value="36"/>
Lift (No. 4)	System type* ? <input type="text" value="gearless traction with V V V F motor"/> ▼ Number of storeys (including basement)* ? <input type="text" value="3"/>

Common areas sqm are based on SSDA drawings set issued on 12/05/2020 by Bates Smart.

3.3.2.2 Water Systems

Inclusions in the BASIX Water model are outlined in the following table.

Table 10 – BASIX Water Inclusions

Water Conservation Strategy	
Fixtures (Common areas)	5 Star toilets 5 Star taps 3 Star showerheads (>7.5 and ≤9 L/min)
Fixtures (Dwellings)	4 Star toilets 5 Star Kitchen taps 5 Star Bathroom taps 3 Star showerheads (>7.5 and ≤9 L/min)
Appliances(Dwellings)	4.5 Star dishwashers 4.5 Star clothes washers
Pool & spa	130kL volume 4.1kL spa with cover
Rainwater tank	20,000 L Rainwater storage tank collecting rainwater from 400sqm roof for use in landscape irrigation
Other	Fire sprinkler test water contained in a closed system Private water meter on make-up line connected to BMS Conductivity controlled installed
Water Saving Required	40%
Water Saving Achieved	47%

3.3.2.3 Thermal comfort

Thermal comfort modelling has been undertaken on all apartment layouts. The results of which show that all units pass the BASIX requirements for heating and cooling loads for Sydney Climate Zone 17.

The average performance of all units modelled is 7.1-Star rating.

NatHERS modelling has been completed using FirstRate5 v5.2.11 (3.13) Thermal Comfort Modelling software.

Modelling followed NatHERS modelling requirements and is based on construction information and details within SSDA architectural drawings set issued by Bates Smart, dated 12th May 2020.

3.4 NCC Section J for Common Areas

The Class 2 residential common areas must comply with the National Construction Code (NCC) Section J 2019 fabric requirements including glazing and insulation.

Based on a preliminary Deemed-to-Satisfy (DTS) assessment, the following external glazing performance is required to comply:

Table 11 – BASIX Water Inclusions

Glazing System (glass plus frame)	U-value	SHGC
Amenities levels (L2, L6)	< 5.75	< 0.245
Corridor glazing ²	TBC	TBC

The minimum DTS insulation requirements are outlined in the table below.

Table 12 – BASIX Water Inclusions

Construction element	R-value
Roof	>4.2
Floors	>2.0
Walls	>2.8

² Corridor glazing is only required to comply if they are air-conditioned. This is to be confirmed.

4.0 Conclusion

The Pitt Street South OSD will apply ESD principles in the design, delivery and operation of the project, and third-party verification will be provided through Green Star Design & As-Built v1.3 certification.

The following commitments have been made for the residential component of the development:

- Achieve a 5-Star rating using the Green Star Design & As-Built v1.3 rating tool.
- Exceed BASIX minimum compliance requirements for energy and water including:
 - BASIX Energy score: 30% reduction in Greenhouse Gas (GHG) emissions
 - BASIX Water score: Greater than 40% saving in potable water consumption
 - BASIX Thermal Comfort: Achieve better than 6-Star average HERS star rating across the project

The project will develop the following initiatives during the detailed design phase:

- Efficient building services, systems, equipment and controls incorporating sub-metering for improved tracking of operational performance.
- Apply passive design principles to improve thermal comfort and reduce air-conditioning energy through a high-performance facade with low-e double glazing, insulation and fixed shading.
- Provision of energy and water efficient appliances for all apartments.
- Regenerative lifts with best-in-class energy efficiency performance.
- Rainwater capture and reuse for landscape irrigation.
- Close proximity to public transport and amenities.
- Low-VOC paints, carpets, sealants and adhesives and low formaldehyde engineered wood products.
- Diversion of construction waste from landfill and on-site operational waste management facilities.
- A climate risk and adaptation assessment to identify practical actions to be taken to manage risks from climate impacts and make the building more resilient.

Sustainability initiatives proposed will be developed in further detail as the design progresses. Performance against all the relevant requirements will be tracked and implemented throughout construction and delivery of the Pitt Street South OSD development.

Appendix A: BASIX Certification

SMCSWSPS-CUN-OSS-PL-REP-000002

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1081183M

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 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Friday, 15 May 2020

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary

Project name	Pitt Street Over Station Development South
Street address	125 Bathurst Street Sydney 2000
Local Government Area	Sydney City Council
Plan type and plan number	deposited 1255507
Lot no.	10
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	234
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✓ 47	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 30	Target 25

Certificate Prepared by

Name / Company Name: Cundall

ABN (if applicable): 16104924370

Description of project

Project address

Project name	Pitt Street Over Station Development South
Street address	125 Bathurst Street Sydney 2000
Local Government Area	Sydney City Council
Plan type and plan number	deposited 1255507
Lot no.	10
Section no.	-

Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	234
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	1710
Roof area (m ²)	869
Non-residential floor area (m ²)	0.0
Residential car spaces	0
Non-residential car spaces	0

Common area landscape

Common area lawn (m ²)	0.0
Common area garden (m ²)	200.0
Area of indigenous or low water use species (m ²)	0.0

Assessor details

Assessor number	HERA10015
Certificate number	GJQQ6R5NRV
Climate zone	17

Project score

Water	✓ 47	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 30	Target 25

Description of project

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

Residential flat buildings - Pitt Street Over Station Development South, 234 dwellings, 33 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)
7.01	1	61.0	0.0	0.0	0.0
7.05	3	107.0	0.0	0.0	0.0
8.02	1	50.0	0.0	0.0	0.0
8.06	3	111.0	0.0	0.0	0.0
9.03	1	56.0	0.0	0.0	0.0
9.07	1	56.0	0.0	0.0	0.0
10.02	1	50.0	0.0	0.0	0.0
10.06	1	57.0	0.0	0.0	0.0
11.01	1	61.0	0.0	0.0	0.0
11.05	1	59.0	0.0	0.0	0.0
11.09	2	79.0	0.0	0.0	0.0
12.04	2	75.0	0.0	0.0	0.0
12.08	1	50.0	0.0	0.0	0.0
13.03	1	56.0	0.0	0.0	0.0
13.07	1	56.0	0.0	0.0	0.0
14.02	1	50.0	0.0	0.0	0.0
14.06	2	81.0	0.0	0.0	0.0
15.02	1	50.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
7.02	1	50.0	0.0	0.0	0.0
7.06	3	115.0	0.0	0.0	0.0
8.03	1	56.0	0.0	0.0	0.0
8.07	3	102.0	0.0	0.0	0.0
9.04	2	75.0	0.0	0.0	0.0
9.08	1	50.0	0.0	0.0	0.0
10.03	1	56.0	0.0	0.0	0.0
10.07	1	56.0	0.0	0.0	0.0
11.02	1	50.0	0.0	0.0	0.0
11.06	1	57.0	0.0	0.0	0.0
12.01	1	61.0	0.0	0.0	0.0
12.05	1	59.0	0.0	0.0	0.0
12.09	2	79.0	0.0	0.0	0.0
13.04	2	75.0	0.0	0.0	0.0
13.08	1	50.0	0.0	0.0	0.0
14.03	1	56.0	0.0	0.0	0.0
14.07	2	75.0	0.0	0.0	0.0
15.03	1	56.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
7.03	1	56.0	0.0	0.0	0.0
7.07	3	101.0	0.0	0.0	0.0
8.04	2	70.0	0.0	0.0	0.0
9.01	1	61.0	0.0	0.0	0.0
9.05	1	59.0	0.0	0.0	0.0
9.09	2	79.0	0.0	0.0	0.0
10.04	2	75.0	0.0	0.0	0.0
10.08	1	50.0	0.0	0.0	0.0
11.03	1	56.0	0.0	0.0	0.0
11.07	1	56.0	0.0	0.0	0.0
12.02	1	50.0	0.0	0.0	0.0
12.06	1	57.0	0.0	0.0	0.0
13.01	1	61.0	0.0	0.0	0.0
13.05	1	59.0	0.0	0.0	0.0
13.09	2	79.0	0.0	0.0	0.0
14.04	2	70.0	0.0	0.0	0.0
14.08	2	79.0	0.0	0.0	0.0
15.04	2	70.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
7.04	2	75.0	0.0	0.0	0.0
8.01	1	61.0	0.0	0.0	0.0
8.05	3	103.0	0.0	0.0	0.0
9.02	1	50.0	0.0	0.0	0.0
9.06	1	57.0	0.0	0.0	0.0
10.01	1	61.0	0.0	0.0	0.0
10.05	1	59.0	0.0	0.0	0.0
10.09	2	79.0	0.0	0.0	0.0
11.04	2	75.0	0.0	0.0	0.0
11.08	1	50.0	0.0	0.0	0.0
12.03	1	56.0	0.0	0.0	0.0
12.07	1	56.0	0.0	0.0	0.0
13.02	1	50.0	0.0	0.0	0.0
13.06	1	57.0	0.0	0.0	0.0
14.01	1	61.0	0.0	0.0	0.0
14.05	2	81.0	0.0	0.0	0.0
15.01	1	61.0	0.0	0.0	0.0
15.05	2	81.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
15.06	2	81.0	0.0	0.0	0.0
16.02	1	50.0	0.0	0.0	0.0
16.06	2	81.0	0.0	0.0	0.0
17.02	1	50.0	0.0	0.0	0.0
17.06	2	81.0	0.0	0.0	0.0
18.02	1	50.0	0.0	0.0	0.0
18.06	2	81.0	0.0	0.0	0.0
19.02	1	50.0	0.0	0.0	0.0
19.06	2	81.0	0.0	0.0	0.0
20.02	1	50.0	0.0	0.0	0.0
20.06	2	81.0	0.0	0.0	0.0
21.02	1	50.0	0.0	0.0	0.0
21.06	2	81.0	0.0	0.0	0.0
22.02	1	50.0	0.0	0.0	0.0
22.06	2	81.0	0.0	0.0	0.0
23.02	1	50.0	0.0	0.0	0.0
23.06	2	81.0	0.0	0.0	0.0
24.02	1	50.0	0.0	0.0	0.0
24.06	2	81.0	0.0	0.0	0.0
25.02	1	50.0	0.0	0.0	0.0
25.06	2	81.0	0.0	0.0	0.0
26.02	1	50.0	0.0	0.0	0.0
26.06	2	81.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
15.07	2	75.0	0.0	0.0	0.0
16.03	1	56.0	0.0	0.0	0.0
16.07	2	75.0	0.0	0.0	0.0
17.03	1	56.0	0.0	0.0	0.0
17.07	2	75.0	0.0	0.0	0.0
18.03	1	56.0	0.0	0.0	0.0
18.07	2	75.0	0.0	0.0	0.0
19.03	1	56.0	0.0	0.0	0.0
19.07	2	75.0	0.0	0.0	0.0
20.03	1	56.0	0.0	0.0	0.0
20.07	2	75.0	0.0	0.0	0.0
21.03	1	56.0	0.0	0.0	0.0
21.07	2	75.0	0.0	0.0	0.0
22.03	1	56.0	0.0	0.0	0.0
22.07	2	75.0	0.0	0.0	0.0
23.03	1	56.0	0.0	0.0	0.0
23.07	2	75.0	0.0	0.0	0.0
24.03	1	56.0	0.0	0.0	0.0
24.07	2	75.0	0.0	0.0	0.0
25.03	1	56.0	0.0	0.0	0.0
25.07	2	75.0	0.0	0.0	0.0
26.03	1	56.0	0.0	0.0	0.0
26.07	2	75.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
15.08	2	79.0	0.0	0.0	0.0
16.04	2	70.0	0.0	0.0	0.0
16.08	2	79.0	0.0	0.0	0.0
17.04	2	70.0	0.0	0.0	0.0
17.08	2	79.0	0.0	0.0	0.0
18.04	2	70.0	0.0	0.0	0.0
18.08	2	79.0	0.0	0.0	0.0
19.04	2	70.0	0.0	0.0	0.0
19.08	2	79.0	0.0	0.0	0.0
20.04	2	70.0	0.0	0.0	0.0
20.08	2	79.0	0.0	0.0	0.0
21.04	2	70.0	0.0	0.0	0.0
21.08	2	79.0	0.0	0.0	0.0
22.04	2	70.0	0.0	0.0	0.0
22.08	2	79.0	0.0	0.0	0.0
23.04	2	70.0	0.0	0.0	0.0
23.08	2	79.0	0.0	0.0	0.0
24.04	2	70.0	0.0	0.0	0.0
24.08	2	79.0	0.0	0.0	0.0
25.04	2	70.0	0.0	0.0	0.0
25.08	2	79.0	0.0	0.0	0.0
26.04	2	70.0	0.0	0.0	0.0
26.08	2	79.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
16.01	1	61.0	0.0	0.0	0.0
16.05	2	81.0	0.0	0.0	0.0
17.01	1	61.0	0.0	0.0	0.0
17.05	2	81.0	0.0	0.0	0.0
18.01	1	61.0	0.0	0.0	0.0
18.05	2	81.0	0.0	0.0	0.0
19.01	1	61.0	0.0	0.0	0.0
19.05	2	81.0	0.0	0.0	0.0
20.01	1	61.0	0.0	0.0	0.0
20.05	2	81.0	0.0	0.0	0.0
21.01	1	61.0	0.0	0.0	0.0
21.05	2	81.0	0.0	0.0	0.0
22.01	1	61.0	0.0	0.0	0.0
22.05	2	81.0	0.0	0.0	0.0
23.01	1	61.0	0.0	0.0	0.0
23.05	2	81.0	0.0	0.0	0.0
24.01	1	61.0	0.0	0.0	0.0
24.05	2	81.0	0.0	0.0	0.0
25.01	1	61.0	0.0	0.0	0.0
25.05	2	81.0	0.0	0.0	0.0
26.01	1	61.0	0.0	0.0	0.0
26.05	2	81.0	0.0	0.0	0.0
27.01	1	61.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
27.02	1	50.0	0.0	0.0	0.0
27.06	2	81.0	0.0	0.0	0.0
28.02	1	50.0	0.0	0.0	0.0
28.06	2	81.0	0.0	0.0	0.0
29.02	1	50.0	0.0	0.0	0.0
29.06	2	81.0	0.0	0.0	0.0
30.02	1	50.0	0.0	0.0	0.0
30.06	2	81.0	0.0	0.0	0.0
31.02	1	50.0	0.0	0.0	0.0
31.06	2	81.0	0.0	0.0	0.0
32.02	1	50.0	0.0	0.0	0.0
32.06	2	81.0	0.0	0.0	0.0
33.02	1	50.0	0.0	0.0	0.0
33.06	2	81.0	0.0	0.0	0.0
34.02	1	50.0	0.0	0.0	0.0
34.06	2	81.0	0.0	0.0	0.0
35.02	1	50.0	0.0	0.0	0.0
36.03	1	56.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
27.03	1	56.0	0.0	0.0	0.0
27.07	2	75.0	0.0	0.0	0.0
28.03	1	56.0	0.0	0.0	0.0
28.07	2	75.0	0.0	0.0	0.0
29.03	1	56.0	0.0	0.0	0.0
29.07	2	75.0	0.0	0.0	0.0
30.03	1	56.0	0.0	0.0	0.0
30.07	2	75.0	0.0	0.0	0.0
31.03	1	56.0	0.0	0.0	0.0
31.07	2	75.0	0.0	0.0	0.0
32.03	1	56.0	0.0	0.0	0.0
32.07	2	75.0	0.0	0.0	0.0
33.03	1	56.0	0.0	0.0	0.0
33.07	2	75.0	0.0	0.0	0.0
34.03	1	56.0	0.0	0.0	0.0
34.07	2	75.0	0.0	0.0	0.0
35.03	1	56.0	0.0	0.0	0.0
36.04	2	75.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
27.04	2	70.0	0.0	0.0	0.0
27.08	2	79.0	0.0	0.0	0.0
28.04	2	70.0	0.0	0.0	0.0
28.08	2	79.0	0.0	0.0	0.0
29.04	2	70.0	0.0	0.0	0.0
29.08	2	79.0	0.0	0.0	0.0
30.04	2	70.0	0.0	0.0	0.0
30.08	2	79.0	0.0	0.0	0.0
31.04	2	70.0	0.0	0.0	0.0
31.08	2	79.0	0.0	0.0	0.0
32.04	2	70.0	0.0	0.0	0.0
32.08	2	79.0	0.0	0.0	0.0
33.04	2	70.0	0.0	0.0	0.0
33.08	2	79.0	0.0	0.0	0.0
34.04	2	70.0	0.0	0.0	0.0
34.08	2	79.0	0.0	0.0	0.0
36.01	1	61.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
27.05	2	81.0	0.0	0.0	0.0
28.01	1	61.0	0.0	0.0	0.0
28.05	2	81.0	0.0	0.0	0.0
29.01	1	61.0	0.0	0.0	0.0
29.05	2	81.0	0.0	0.0	0.0
30.01	1	61.0	0.0	0.0	0.0
30.05	2	81.0	0.0	0.0	0.0
31.01	1	61.0	0.0	0.0	0.0
31.05	2	81.0	0.0	0.0	0.0
32.01	1	61.0	0.0	0.0	0.0
32.05	2	81.0	0.0	0.0	0.0
33.01	1	61.0	0.0	0.0	0.0
33.05	2	81.0	0.0	0.0	0.0
34.01	1	61.0	0.0	0.0	0.0
34.05	2	81.0	0.0	0.0	0.0
35.01	1	66.0	0.0	0.0	0.0
36.02	1	50.0	0.0	0.0	0.0

Description of project

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

Common areas of unit building - Pitt Street Over Station Development South

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
L6 Indoor pool & spa area	427.6	L6 Gym, cardio gym & group fitness	264.5	GF Loading dock	242.5
Lift car (No.1)	-	Lift car (No.2)	-	Lift car (No.3)	-
Lift car (No.4)	-	L1 Bin waste / recycling room	76.6	B01 Fire / Hyd plant	88.4
L3 OSD Plant room	66.4	L4 OSD Plant room	179.1	L2 OSD BOH	23.3
L5 OSD Plantroom	48.1	L1 Main Switch room	51.3	L37 Plant	235.3
L38 Plant	123.3	GF Plant	19.6	L1 Plant room / Services	175.7
L6 Plant room	71.25	OSD Egress Stair	815.0	L6 Wellness lobby & reception	98.5
L3 Bicycle storage	649.1	Shared Egress Stair	13.1	GF BOH Lobby	16.5
GF Parcel room	17.6	GF Loading dock office	3.6	L1 Bulk waste and store	21.8
L2 Resident coworking & meeting	239.2	L2 Store & cleaner	16.0	L2 Shared amenities	20.1
L6 Wellness WCs	16.6	L6 BOH	3.3	L35 & L36 Store	16.8
L35 Rooftop lounge	77.1	WC	5.9	L3 Corridor / Lobby	53.3
L4 Cleaners Store & Maintenance Room	18.2	GF OSD lobby	91.3	L7-36 Hallways	2025.5
L2 Resident circulation	49.2	OSD service corridor (LV. B1, 1, 4, 5)	198.2		

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Pitt Street Over Station Development South

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

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

- (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 - Pitt Street Over Station Development South

(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.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	5 star	5 star	no	4.5 star	4.5 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

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

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

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
7.05, 7.06, 7.07, 8.05, 8.06, 8.07	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
7.01, 7.02, 7.03, 8.01, 8.02, 8.03, 9.01, 9.02, 9.03, 9.05, 9.06, 9.07, 9.08, 10.01, 10.02, 10.03, 10.05, 10.06, 10.07, 10.08, 11.01, 11.02, 11.03, 11.05, 11.06, 11.07, 11.08, 12.01, 12.02, 12.03, 12.05, 12.06, 12.07, 12.08, 13.01, 13.02, 13.03, 13.05, 13.06,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
13.07, 13.08, 14.01, 14.02, 14.03, 15.01, 15.02, 15.03, 16.01, 16.02, 16.03, 17.01, 17.02, 17.03, 18.01, 18.02, 18.03, 19.01, 19.02, 19.03, 20.01, 20.02, 20.03, 21.01, 21.02, 21.03, 22.01, 22.02, 22.03, 23.01, 23.02, 23.03, 24.01, 24.02, 24.03, 25.01, 25.02, 25.03, 26.01,												

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
26.02, 26.03, 27.01, 27.02, 27.03, 28.01, 28.02, 28.03, 29.01, 29.02, 29.03, 30.01, 30.02, 30.03, 31.01, 31.02, 31.03, 32.01, 32.02, 32.03, 33.01, 33.02, 33.03, 34.01, 34.02, 34.03, 35.01, 35.02, 35.03, 36.01, 36.02, 36.03												
All other dwellings	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	induction cooktop & electric oven	4 star (new rating)	yes	4.5 star	5 star	6 star	no	no

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
7.02	13.8	12.8
7.03	12.3	17.1
7.04	12.8	20.6
7.05	6.2	10.0
7.06	12.3	7.5
7.07	20.7	8.6
8.01	24.9	11.3
8.02	13.1	12.5
8.04	11.0	18.4
8.05	15.8	8.0
8.06	13.7	6.5
8.07	21.1	11.4
9.01	25.0	11.2
9.02	13.2	12.3
9.03	11.5	17.4
9.04	12.7	19.8
9.05	21.9	14.2
9.06	21.1	8.5
9.07	21.1	7.3
9.08	10.3	20.7
9.09	26.9	10.5
10.01	25.1	11.1
10.02	12.4	15.6
10.03	11.5	17.6
10.04	12.7	19.5
10.05	21.4	14.4
10.06	21.3	8.6

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
10.07	21.2	6.9
11.01	25.1	11.0
11.02	13.4	13.5
11.03	11.6	17.2
11.04	12.8	19.8
11.05	21.4	14.7
11.06	21.3	8.5
11.07	13.7	8.8
11.08	10.9	17.5
12.01	25.2	11.0
12.02	13.4	13.3
12.03	11.7	16.9
12.05	21.6	14.9
12.06	21.4	8.4
12.07	21.1	6.8
12.09	26.9	11.1
13.01	25.3	10.6
13.02	13.5	13.3
13.03	11.8	17.2
13.05	21.7	15.1
13.06	22.8	8.2
13.07	21.0	7.2
13.08	11.0	18.6
13.09	26.9	11.2
14.01	25.4	10.6
14.02	13.6	12.2
14.03	11.9	17.2

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
14.04	11.3	17.5
14.05	7.9	15.8
14.06	10.9	9.5
14.07	7.9	13.6
14.08	25.6	11.5
15.01	25.5	10.8
15.02	13.4	13.0
15.03	11.8	16.9
15.04	11.3	17.4
15.07	7.1	14.6
15.08	25.6	11.4
16.01	25.6	10.6
16.02	13.6	12.9
16.03	16.5	16.6
16.04	11.4	17.6
16.07	7.1	14.9
16.08	25.7	11.4
17.01	25.7	10.6
17.02	13.6	13.0
17.05	8.9	16.1
17.07	7.1	15.2
17.08	25.3	11.5
18.01	25.7	10.7
18.04	11.5	17.8
18.06	9.0	10.2
18.07	6.4	17.2
19.01	25.8	10.4

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
19.02	13.7	13.0
19.03	12.1	16.5
19.06	9.0	10.5
19.07	6.4	17.3
19.08	25.0	11.3
20.01	25.9	10.6
20.03	12.1	16.7
20.06	9.0	10.7
20.07	6.5	17.3
20.08	24.4	11.4
21.01	26.0	10.7
21.02	13.9	12.8
21.04	11.7	17.5
21.05	8.7	16.8
21.07	6.5	16.9
21.08	23.9	11.6
22.01	26.0	10.4
22.02	13.9	13.2
22.03	12.2	16.8
22.04	11.6	17.5
22.07	6.5	16.8
22.08	23.6	11.7
23.01	26.1	10.5
23.02	14.1	13.1
23.04	11.7	18.2
23.08	23.5	11.5
24.01	26.1	10.8

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
24.02	14.1	13.0
24.05	8.8	16.7
24.06	8.8	10.9
24.08	23.4	11.5
25.01	26.1	10.4
25.02	14.0	13.1
25.03	12.3	16.6
25.04	11.8	18.0
25.06	8.8	11.0
25.07	6.6	17.0
25.08	23.3	11.4
26.01	26.2	10.5
26.02	14.0	12.9
26.05	8.9	16.5
26.06	8.8	11.1
26.07	6.7	17.0
26.08	23.3	11.2
27.02	14.2	13.0
27.03	12.4	16.5
27.06	8.9	11.0
28.02	14.1	13.3
28.05	9.0	16.2
28.08	23.3	11.5
29.06	8.9	10.8
30.01	26.3	10.7
30.03	12.4	16.2
30.04	12.0	17.6

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
30.05	9.7	16.5
30.06	9.0	10.8
30.08	23.5	11.4
31.02	14.2	13.6
31.03	12.4	16.1
31.05	9.1	16.4
31.08	23.4	11.4
32.02	14.3	13.7
32.03	12.5	16.3
32.04	11.8	17.5
32.06	9.1	10.8
32.07	6.9	16.4
32.08	23.5	11.6
33.01	26.0	10.8
33.02	14.2	13.5
33.03	12.4	16.3
33.06	8.8	11.3
33.07	6.9	16.3
33.08	24.3	11.4
34.01	25.9	10.8
34.02	14.3	13.3
34.04	11.8	17.8
34.05	27.5	19.4
34.06	26.3	12.8
34.07	14.9	22.1
34.08	27.1	17.1
35.01	28.0	13.8

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
35.02	14.5	13.2
35.03	11.5	16.3
36.01	28.0	19.4
36.02	24.3	13.5
36.03	20.6	16.3
36.04	26.9	17.3
7.01, 18.08	25.4	11.5
8.03, 17.04	11.4	17.5
10.08, 12.08	10.9	17.7
10.09, 11.09	26.8	10.9
12.04, 13.04	12.8	19.4
15.05, 16.05	8.9	15.7
17.03, 18.03	12.0	16.6
18.02, 20.02	13.7	12.8
18.05, 19.05	8.6	16.8
19.04, 20.04	11.6	17.6
20.05, 22.05	8.7	16.7
21.03, 23.03	12.2	16.5
21.06, 31.06	9.0	10.9
23.05, 25.05	8.8	16.6
23.07, 24.07	6.6	16.9
24.03, 34.03	12.3	16.4
26.04, 27.04	11.9	18.0
27.05, 29.05	9.0	16.4
27.08, 29.08	23.4	11.3
29.02, 30.02	14.2	13.2
30.07, 31.07	6.8	16.5

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
31.01, 32.01	26.2	10.6
31.04, 33.04	11.8	17.7
32.05, 33.05	9.2	16.5
15.06, 16.06, 17.06	9.0	10.0
22.06, 23.06, 28.06	8.9	10.9
24.04, 28.04, 29.04	11.8	18.1
26.03, 28.03, 29.03	12.4	16.4
27.01, 28.01, 29.01	26.2	10.4
All other dwellings	6.7	16.9

(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	3 star (> 7.5 but ≤ 9 L/min)	5 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	20000.0	To collect run-off from at least: - 400.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 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 200.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Pool (No. 1)	Volume: 130.0 kLs	Location: L6 Indoor pool & spa area	-

Central systems	Size	Configuration	Connection (to allow for...)
Spa (No. 1)	Volume: 4.1 kLs	Location: L6 Indoor pool & spa area Spa cover: yes	-
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Central cooling system (No. 1)	-	Private water meter on make-up line connected to building management system. Conductivity controller installed in the cooling tower.	-

(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	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
L6 Indoor pool & spa area	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensors	Yes
L6 Gym, cardio gym & group fitness	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching	Yes
GF Loading dock	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	Yes
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	Yes

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
L1 Bin waste / recycling room	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	Yes
B01 Fire / Hyd plant	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
L3 OSD Plant room	ventilation exhaust only	thermostatically controlled	light-emitting diode	manual on / manual off	No
L4 OSD Plant room	ventilation exhaust only	thermostatically controlled	light-emitting diode	manual on / manual off	No
L2 OSD BOH	ventilation exhaust only	thermostatically controlled	light-emitting diode	manual on / manual off	No
L5 OSD Plantroom	ventilation exhaust only	thermostatically controlled	light-emitting diode	manual on / manual off	No
L1 Main Switch room	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off	No
L37 Plant	ventilation exhaust only	thermostatically controlled	light-emitting diode	manual on / manual off	No
L38 Plant	ventilation exhaust only	thermostatically controlled	light-emitting diode	manual on / manual off	No
GF Plant	ventilation exhaust only	thermostatically controlled	light-emitting diode	manual on / manual off	No
L1 Plant room / Services	ventilation exhaust only	thermostatically controlled	light-emitting diode	manual on / manual off	No
L6 Plant room	ventilation exhaust only	thermostatically controlled	light-emitting diode	motion sensors	Yes
OSD Egress Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	Yes
L6 Wellness lobby & reception	air conditioning system	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	Yes
L3 Bicycle storage	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	Yes
Shared Egress Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	Yes
GF BOH Lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
GF Parcel room	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
GF Loading dock office	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
L1 Bulk waste and store	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
L2 Resident coworking & meeting	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	Yes

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
L2 Store & cleaner	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
L2 Shared amenities	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
L6 Wellness WCs	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
L6 BOH	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
L35 & L36 Store	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
L35 Rooftop lounge	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	Yes
WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
L3 Corridor / Lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	Yes
L4 Cleaners Store & Maintenance Room	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
GF OSD lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensors	Yes
L7-36 Hallways	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	Yes
L2 Resident circulation	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	Yes
OSD service corridor (LV. B1, 1, 4, 5)	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump - gas boosted	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Central cooling system (No. 1)	chilled water fan coil units	Energy source: electric driven compressor Heat rejection method: cooling tower Unit efficiency (min): high - COP > 4.5
Central heating system (No. 1)	fan coil + heated water	Energy source: gas boiler

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 39
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 36
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 36
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 3
Pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Spa (No. 1)	Heating system: electric heat pump	Pump controlled by timer: yes
Sauna (No. 1)	Heating source: electric infrared	Efficiency measure: manual on / timer off

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	3 star (> 7.5 but ≤ 9 L/min)	5 star	5 star	no common laundry facility

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 40.0 peak kW
Other	Building management system installed?: yes Active power factor correction installed?: yes	-

Notes

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

Legend

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

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate Number: GJQQ6R5NRV

Date of Certificate: 15 May 2020

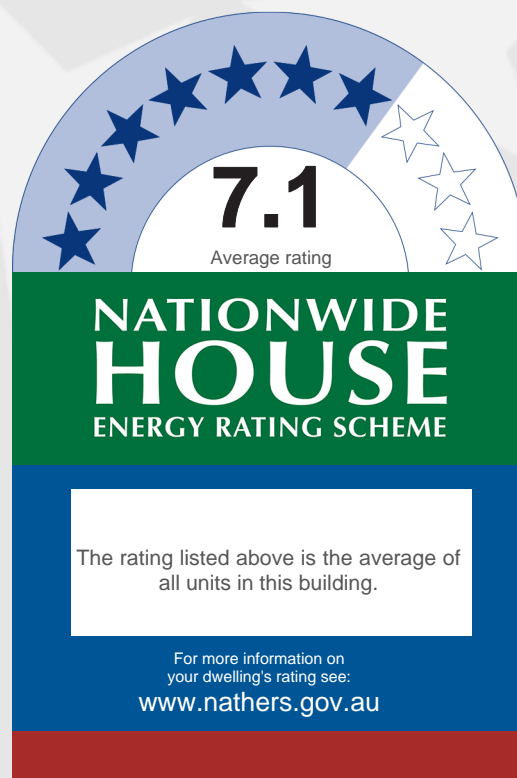
★ Average star rating: 7.1

Assessor details

Accreditation number: **HERA10015**
Name: **Mathuran Marianayagam**
Organisation: **Cundall Johnston & Partners**
Email: **m.marianayagam@cundall.com**
Phone: **0894213700**
Declaration of interest: **No potential conflicts of interest to declare**
Software: **FirstRate5 v5.2.11**
AAO: **HERA**

Dwelling details

Address: **125 Bathurst Street**
Suburb: **Sydney**
State: **NSW**
Postcode: **2000**



Summary of all dwellings

Certification details

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
G8SO0K5B2D	10.01	25.1	11.1	36.2	6.4
U3N0KPO84Y	10.02	12.4	15.6	28	7.3
L10ZVJB2WL	10.03	11.5	17.6	29.1	7.1
ZGZG824Y74	10.04	12.7	19.5	32.2	6.8
06QD91C3TN	10.05	21.4	14.4	35.8	6.4
LGOQSPI23R	10.06	21.3	8.6	29.9	7
IDPROODH2R	10.07	21.2	6.9	28.1	7.2
V0A97OLW03	10.08	10.9	17.7	28.6	7.2
GHJI9T2JXT	10.09	26.8	10.9	37.7	6.2
TCP3RX4DEI	11.01	25.1	11	36.1	6.4
9NEH01OTPX	11.02	13.4	13.5	26.9	7.4
LB7EZGUPL1	11.03	11.6	17.2	28.8	7.1
3M9EZWGFZS	11.04	12.8	19.8	32.6	6.7
7U3XARRSM0	11.05	21.4	14.7	36.1	6.4
3STFXSEKEL	11.06	21.3	8.5	29.8	7
CP1NPXNARD	11.07	13.7	8.8	22.5	7.9

continued

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: GJQQ6R5NRV

Date of Certificate: 15 May 2020

★ Average star rating: 7.1



Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
VI3700IKEH	11.08	10.9	17.5	28.4	7.2
ZBCU8K34QH	11.09	26.8	10.9	37.7	6.2
TNUX0S0OV4	12.01	25.2	11	36.2	6.3
EFSLM3WONQ	12.02	13.4	13.3	26.7	7.4
8L3G2YZVPU	12.03	11.7	16.9	28.6	7.2
58LGWDHHJY	12.04	12.8	19.4	32.2	6.8
2TSFD010MH	12.05	21.6	14.9	36.5	6.3
RJJV7IUO4C	12.06	21.4	8.4	29.8	7
3F8B8G3LZI	12.07	21.1	6.8	27.9	7.3
VOEZXP2XCB	12.08	10.9	17.7	28.6	7.2
78IHCWZZJO	12.09	26.9	11.2	38.1	6.1
FJ5ND6ZU9F	13.01	25.3	10.6	35.9	6.4
ODMNPRJ4ZW	13.02	13.5	13.3	26.8	7.4
N4SMUYFL7T	13.03	11.8	17.2	29	7.1
4WUFU6DXT1M	13.04	12.8	19.4	32.2	6.8
LHWT795JOS	13.05	21.7	15.1	36.8	6.3
BVBSPK1T2O	13.06	22.8	8.2	31	6.9
0NXP282RL	13.07	21	7.2	28.2	7.2
40CNKI9PV	13.08	11	18.6	29.6	7.1
367OSIUWEV	13.09	26.9	11.2	38.1	6.1
TG56952V4T	14.01	25.4	10.6	36	6.4
2YT0H3649K	14.02	13.6	12.2	25.8	7.5
KRO2WT500P	14.03	11.9	17.2	29.1	7.1
LLS54TVBB9	14.04	11.3	17.5	28.8	7.1
TEY4CUY9UE	14.05	7.9	15.8	23.7	7.8
AFV8GB1DKP	14.06	10.9	9.4	20.3	8.2
AB5PIQG6X	14.07	7.9	13.6	21.5	8.1
H5290F2TZB	14.08	25.6	11.5	37.1	6.2
12KPJWTKU4	15.01	25.5	10.8	36.3	6.3
I55LRDOULK	15.02	13.4	13	26.4	7.4
N3OYYNBQPH	15.03	11.8	16.9	28.7	7.2

continued

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate Number: GJQQ6R5NRV

Date of Certificate: 15 May 2020

★ Average star rating: 7.1

Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
Q8AY8UKFPX	15.04	11.3	17.4	28.7	7.2
BCY0DY12XR	15.05	8.9	15.7	24.6	7.7
RYA7U7NV16	15.06	9	10	19	8.3
UD5MOJ4HN6	15.07	7.1	14.6	21.7	8
2JFYJLEYU9	15.08	25.6	11.4	37	6.3
5UAKBT01PN	16.01	25.6	10.6	36.2	6.4
EG64YCXF8I	16.02	13.6	12.9	26.5	7.4
KZWTVTBIPP	16.03	11.9	16.6	28.5	7.2
K2W04N06T1	16.04	11.4	17.6	29	7.1
IRT66GSYRD	16.05	8.9	15.7	24.6	7.7
JJ99IF7RZS	16.06	9	10	19	8.3
RSLACMTF9K	16.07	7.1	14.9	22	8
M0VH93G0XP	16.08	25.7	11.4	37.1	6.2
69KNJPLPUO	17.01	25.7	10.6	36.3	6.3
DX0N6OVE29	17.02	13.6	13	26.6	7.4
2GIPDTQUI9	17.03	12	16.6	28.6	7.2
DEN1D5BGVW	17.04	11.4	17.5	28.9	7.1
240JHUY6U7	17.05	8.9	16.1	25	7.6
7UNWM015K0	17.06	9	10	19	8.3
80HVK9J8JA	17.07	7.1	15.2	22.3	7.9
MOTFG7P8IT	17.08	25.3	11.5	36.8	6.3
6W7Y93NF1J	18.01	25.7	10.7	36.4	6.3
5PXJRDJ6HU	18.02	13.7	12.8	26.5	7.4
S1K0XS1C7P	18.03	12	16.6	28.6	7.2
TG92CD50S3	18.04	11.5	17.8	29.3	7.1
0YFLVBMNPF	18.05	8.6	16.8	25.4	7.6
U2MIDFLHAR	18.06	9	10.2	19.2	8.3
CLHLZZP4HO	18.07	6.4	17.2	23.6	7.8
ISON34W9EW	18.08	25.4	11.5	36.9	6.3
FOW15131Y7	19.01	25.8	10.4	36.2	6.3

continued

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate Number: GJQQ6R5NRV

Date of Certificate: 15 May 2020

★ Average star rating: 7.1

Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
1YZA1OQ3V6	19.02	13.7	13	26.7	7.4
VSFB7BO8OJ	19.03	12.1	16.5	28.6	7.2
SMDOMYZQP8	19.04	11.6	17.6	29.2	7.1
5YFKWT2OWO	19.05	8.6	16.8	25.4	7.6
N2NHAWIU44	19.06	9	10.5	19.5	8.3
N5MPOOVLYD	19.07	6.4	17.3	23.7	7.8
YANWB7M4ON	19.08	25	11.3	36.3	6.3
IXM0HWOREB	20.01	25.9	10.6	36.5	6.3
HFTI2TQSC9	20.02	13.7	12.8	26.5	7.4
N27AVVN10O	20.03	12.1	16.7	28.8	7.1
VMTQCQWD9P	20.04	11.6	17.6	29.2	7.1
R4BF24SRPI	20.05	8.7	16.7	25.4	7.6
74U8GPZLEW	20.06	9	10.7	19.7	8.2
JW00Q5WDFM	20.07	6.5	17.3	23.8	7.8
7MTWRT12H1	20.08	24.4	11.4	35.8	6.4
C5MSR11UJW	21.01	26	10.7	36.7	6.3
0K9NF4DLZ6	21.02	13.9	12.8	26.7	7.4
IOMCKUK7QX	21.03	12.2	16.5	28.7	7.2
Y6ENTOKIYY	21.04	11.7	17.5	29.2	7.1
EB3SVWNGRX	21.05	8.7	16.8	25.5	7.6
PQDKSXSJH6	21.06	9	10.9	19.9	8.2
Q3EW74GV30	21.07	6.5	16.9	23.4	7.8
U5CA2GV3RY	21.08	23.9	11.6	35.5	6.4
BDMIX0H9A9	22.01	26	10.4	36.4	6.3
V5S9T07WEL	22.02	13.9	13.2	27.1	7.4
1WGDFTSFIV	22.03	12.2	16.8	29	7.1
IIG2AAR1TF	22.04	11.6	17.5	29.1	7.1
Q3R6ZHTKVN	22.05	8.7	16.7	25.4	7.6
AMX0XO6IDE	22.06	8.9	10.9	19.8	8.2
JFC858FKO7	22.07	6.5	16.8	23.3	7.8

continued

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate Number: GJQQ6R5NRV

Date of Certificate: 15 May 2020

★ Average star rating: 7.1

Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
9IT5V5VPEW	22.08	23.6	11.7	35.3	6.4
DIYP7OCCFN	23.01	26.1	10.5	36.6	6.3
S3LDD5KZ5Z	23.02	14.1	13.1	27.2	7.4
JW4FE9S635	23.03	12.2	16.5	28.7	7.2
0JVMOAQXAR	23.04	11.7	18.2	29.9	7
5CFBPG6Q10	23.05	8.8	16.6	25.4	7.6
V6UPMROSK8	23.06	8.9	10.9	19.8	8.2
5FIJWII9YC	23.07	6.6	16.9	23.5	7.8
OXYN3GR308	23.08	23.5	11.5	35	6.5
X689EB426S	24.01	26.1	10.8	36.9	6.3
KMYPCIONV6	24.02	14.1	13	27.1	7.4
8QBKVL3PWD	24.03	12.3	16.4	28.7	7.2
UL1WGTGN7L	24.04	11.8	18.1	29.9	7
CD3POXAO6P	24.05	8.8	16.7	25.5	7.6
MBOE0H4YO3	24.06	8.8	10.9	19.7	8.2
HPF279VBIS	24.07	6.6	16.9	23.5	7.8
CBQJ35XV57	24.08	23.4	11.5	34.9	6.5
KPSH0T7X59	25.01	26.1	10.4	36.5	6.3
ZR8DEX7ASP	25.02	14	13.1	27.1	7.4
C9FOMKVEK5	25.03	12.3	16.6	28.9	7.1
TI2QS277CO	25.04	11.8	18	29.8	7
C7FJ3UDMFG	25.05	8.8	16.6	25.4	7.6
7XDQ5LJD5P	25.06	8.8	11	19.8	8.2
0A7DNE36V2	25.07	6.6	17	23.6	7.8
HI9E86EMVH	25.08	23.3	11.4	34.7	6.5
Y8BQT4USU9	26.01	26.2	10.5	36.7	6.3
P2H14JBDIZ	26.02	14	12.9	26.9	7.4
4ETILGD2Q0	26.03	12.4	16.4	28.8	7.2
M42PNLY9YS	26.04	11.9	18	29.9	7
66UH0R5620	26.05	8.9	16.5	25.4	7.6

continued

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate Number: GJQQ6R5NRV

Date of Certificate: 15 May 2020

★ Average star rating: 7.1

Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
59UV3TO2FN	26.06	8.8	11.1	19.9	8.2
12C3XV92OT	26.07	6.7	17	23.7	7.8
UBOZ27UMS3	26.08	23.3	11.2	34.5	6.5
KH905MJHV3	27.01	26.2	10.4	36.6	6.3
764L1E30TF	27.02	14.2	13	27.2	7.4
RCRJF3U425	27.03	12.4	16.5	28.9	7.1
9BJLCT2M8K	27.04	11.9	18	29.9	7
L2HUVXHD8Y	27.05	9	16.4	25.4	7.6
D32NMHZZUB	27.06	8.9	11	19.9	8.2
2POZ45WSIH	27.07	6.7	16.9	23.6	7.8
MR2J3Z57YS	27.08	23.4	11.3	34.7	6.5
CL0B68FILC	28.01	26.2	10.4	36.6	6.3
LE95ZA9R0U	28.02	14.1	13.3	27.4	7.3
78HH6RM1CT	28.03	12.4	16.4	28.8	7.2
RRK1D3L0QN	28.04	11.8	18.1	29.9	7
ZG2EG8F5Z6	28.05	9	16.2	25.2	7.6
XWR55DESEP	28.06	8.9	10.9	19.8	8.2
WNF2U33I25	28.07	6.7	16.9	23.6	7.8
ZJAN50GDB8	28.08	23.3	11.3	34.6	6.5
MRCG559P69	29.01	26.2	10.4	36.6	6.3
Z2VB1MAATM	29.02	14.2	13.2	27.4	7.3
F6D4GOVEAE	29.03	12.4	16.4	28.8	7.1
7AQGCFK96Z	29.04	11.8	18.1	29.9	7
0GUZ2POI9R	29.05	9	16.4	25.4	7.6
K5P1CYMO8W	29.06	8.9	10.8	19.7	8.2
0VSRN0Q1OW	29.07	6.7	16.9	23.6	7.8
0CAOP88U0Q	29.08	23.4	11.3	34.7	6.5
QYV88Q6QQL	30.01	26.3	10.7	37	6.3
QML8V67Y8W	30.02	14.2	13.2	27.4	7.3
HHU60E1YW9	30.03	12.4	16.2	28.6	7.2

continued

Nationwide House Energy Rating Scheme* — Class 2 summary



Certificate Number: GJQQ6R5NRV

Date of Certificate: 15 May 2020

★ Average star rating: 7.1

Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
EP014YL95D	30.04	12	17.6	29.6	7.1
FN3ANSY2MJ	30.05	9.7	16.5	26.2	7.4
LLVXS11PHQ	30.06	9	10.8	19.8	8.2
EIB9R0X6K5	30.07	6.8	16.5	23.3	7.8
ZYE164NTSH	30.08	23.5	11.4	34.9	6.5
P9LNX34DIV	31.01	26.2	10.6	36.8	6.3
661P97L4SW	31.02	14.2	13.6	27.8	7.3
42RRTXH30Y	31.03	12.4	16.1	28.5	7.2
5H6AAF6XLY	31.04	11.8	17.7	29.5	7.1
6UYY836Z29	31.05	9.1	16.4	25.5	7.6
SSB5MXS449	31.06	9	10.9	19.9	8.2
WAMT0Z91O4	31.07	6.8	16.5	23.3	7.8
AYT40KE2SZ	31.08	23.4	11.4	34.8	6.5
4JYXWIJ09N	32.01	26.2	10.6	36.8	6.3
SCLFSCW5KL	32.02	14.3	13.7	28	7.3
Y5DYQQSYCQ	32.03	12.5	16.3	28.8	7.2
ZFXW80AW9L	32.04	11.8	17.5	29.3	7.1
L7SD7VL2IB	32.05	9.2	16.5	25.7	7.5
JE3KE9GAHG	32.06	9.1	10.8	19.9	8.2
ZVXTYMOZH2	32.07	6.9	16.4	23.3	7.8
B96890M904	32.08	23.5	11.6	35.1	6.4
F0QBGUMMR9	33.01	26	10.8	36.8	6.3
TAO3W0K9PV	33.02	14.2	13.5	27.7	7.3
GVVPAJ15KO	33.03	12.4	16.3	28.7	7.2
WHJMA9EVME	33.04	11.8	17.7	29.5	7.1
ACIIIIVDMJ	33.05	9.2	16.5	25.7	7.5
PMTFXTAB7	33.06	8.8	11.3	20.1	8.2
MRBDML0B2X	33.07	6.9	16.3	23.2	7.9
WYXLUENNH9	33.08	24.3	11.4	35.7	6.4
VPX4JZ8QWC	34.01	25.9	10.8	36.7	6.3

continued

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: GJQQ6R5NRV

Date of Certificate: 15 May 2020

★ Average star rating: 7.1



Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
D7Z44SAB6U	34.02	14.3	13.3	27.6	7.3
N5HNBVTTE4	34.03	12.3	16.4	28.7	7.2
M92SN1T8YF	34.04	11.8	17.8	29.6	7.1
OFTYB3KJBW	34.05	27.5	19.4	46.9	5.3
OTPVO0HK3Y	34.06	26.7	12.8	39.5	5.9
FPL10EFGRC	34.07	14.9	22.1	37	6.3
9BM0FHLSMH	34.08	27.1	17.1	44.2	5.4
KJRSQ3TGEW	35.01	27.8	14.1	41.9	5.7
TJFA993187	35.02	14.5	13.2	27.7	7.3
XE29WMGYPG	35.03	11.5	16.3	27.8	7.3
OZ8VO673L6	36.01	27.7	20.1	47.8	5.2
U9B4S05M1G	36.02	24.3	13.5	37.8	6.2
NUUOUGRS6D	36.03	20.7	16.1	36.8	6.3
X508H4LTWD	36.04	26.9	17.3	44.2	5.4
0PVWRD8SSZ	7.01	25.4	11.5	36.9	6.3
EXU8MGXT6R	7.02	13.8	12.8	26.6	7.4
Z5FSQDRK3G	7.03	12.3	17.1	29.4	7.1
THX0ORFKW2	7.04	12.8	20.6	33.4	6.7
GVT70AP8WP	7.05	6.2	10	16.2	8.6
T4Q5R5KCFN	7.06	12.3	7.5	19.8	8.2
VXZMG7A3U5	7.07	20.7	8.6	29.3	7.1
TIYQ8TPRJP	8.01	24.9	11.3	36.2	6.4
MQ6N0ET0KF	8.02	13.1	12.5	25.6	7.5
OK0LFGW7NU	8.03	11.4	17.5	28.9	7.1
W9935VZSTC	8.04	11	18.4	29.4	7.1
XWVG5JYQZ7	8.05	15.8	8	23.8	7.8
E25PLJSNK1	8.06	13.7	6.5	20.2	8.2
7SDY3NQDRF	8.07	21.1	11.4	32.5	6.8
NORI2HF0XO	9.01	25	11.2	36.2	6.4
0LKU4KM696	9.02	13.2	12.3	25.5	7.6

continued

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **GJQQ6R5NRV**

Date of Certificate: **15 May 2020**

★ Average star rating: **7.1**



Summary of all dwellings continued

Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
V8MHMQPK5Y	9.03	11.5	17.4	28.9	7.1
9D9QUISV6M	9.04	12.7	19.8	32.5	6.8
IPFJOX3WV1	9.05	21.9	14.2	36.1	6.4
Z8F10OBJ6M	9.06	21.1	8.5	29.6	7
1458PWL39V	9.07	21.1	7.3	28.4	7.2
20AWXG2D3Y	9.08	10.3	20.7	31	6.9
X2YD9B8H0F	9.09	26.9	10.5	37.4	6.2

This building achieves an average star rating of: **7.1**

100mm AT FULL SIZE Plot Date & Time [DATE / TIME STAMP]

NatHERS Thermal Comfort Inclusions	
Glazing Doors/Windows	<p>Aluminium non-thermally broken framed double glazing to all units:</p> <p>U-value: 2.59 (equal to or lower than) SHGC: 0.36 (±5%) – Curtain wall fixed glazing U-value: 3.20 (equal to or lower than) SHGC: 0.37 (±5%) – Curtain wall casement windows U-value: 3.20 (equal to or lower than) SHGC: 0.36 (±5%) – Sliding Door into curtain wall frame and to balcony U-value: 2.80 (equal to or lower than) SHGC: 0.37 (±5%) – Window wall fixed glazing U-value: 3.50 (equal to or lower than) SHGC: 0.36 (±5%) – Window wall casement windows U-value: 3.51 (equal to or lower than) SHGC: 0.30 (±5%) – Hinge glazed door to balcony</p> <p>Apartment 36.04 does not form part of curtain wall. All glazing values follow window wall values listed above.</p> <p>Given values are NFRC, total window system values (glass and frames)</p> <p>NOTE: openability modelled as per NatHERS Technical Note Version June 2019 – 8.9 with regard to restricted openings</p>
Ceiling	<p>225mm concrete slab, no insulation required to units with units above 225mm concrete slab, minimum R1.0 insulation (insulation only) required to units with balcony/unconditioned spaces above, unit 34.08 requires minimum R3.0 ceiling insulation (insulation only), units 36.02, 36.03 and 36.04 require minimum R2.5 insulation (insulation only) and unit 36.01 require minimum R7.0 ceiling insulation (insulation only). For units where ceiling thermal upgrade is required please refer to certified drawings</p> <p>NOTE: loss of ceiling insulation due to penetrations have been accounted for in accordance with BASIX Thermal Comfort Protocol Section 4.13.1 and NatHERS Technical Note Version June 2019</p>
External Wall	<p>Insulated solid curtain wall – minimum R2.5 (insulation only) for all units except where noted. Total R-Value 2.77 Insulated GRC columns – minimum R2.5 (insulation only) for all units except where noted. Total R-Value 3.12 Insulated wall between apartment and balcony – minimum R2.0 (insulation only) for all units except where noted. Total R-Value 2.40 Insulated Shear Wall - external wall or between apartment and corridor with minimum insulation of R2.0 (insulation only). Total R-Value 2.70 For units where wall thermal upgrade is required please refer to certified drawings: - Unit 35.01: requires minimum insulation R2.5 (insulation only) to all walls between apartment and balcony (including shear wall) and to all walls shared between apartment and corridor and apartment and storeroom. - Unit 36.01: requires minimum insulation R2.5 (insulation only) to all walls between apartment and balcony (including shear wall), minimum R2.0 insulation (insulation only) to all walls shared between apartment and corridor and minimum R3.5 insulation (insulation only) to all external walls.</p> <p>NOTE: default colour modelled as per NatHERS Technical Note Version June 2019 – Section 7.1</p>
Inter-tenancy Walls	Party wall – minimum R1.0 (insulation only) to all walls between neighbouring units and adjacent common areas except where noted. Total R-Value 1.69
Internal Walls within Dwellings	Plasterboard on studs – no insulation required Internal Shear walls – no insulation required
Floors	<p>225mm concrete suspended floor, no insulation required to units with units below 225mm concrete suspended floor, minimum R1.0 insulation (insulation only) required to units with balcony/unconditioned spaces below and minimum R1.5 insulation (insulation only) required to unit 36.01 as marked within certified drawings. For units where floor thermal upgrade is required please refer to certified drawings:</p>
Floor Coverings	<p>Bedrooms and WIR: carpet Wet areas: tiles Kitchen, living/dining, hall, study, corridors: timber</p>
Artificial Lighting within Units	<p>All light fittings within each room are to be sealed LED fixtures NOTE: modelled as per NatHERS Assessor Handbook Version June 2019 – Section 8.8.1.3</p>
Ventilation within Units	<p>Bathroom – sealed individual ducted fans Laundry – sealed individual ducted fans Kitchen range hood: sealed individual ducted fans NOTE: modelled as per NatHERS Assessor Handbook Version June 2019 – Section 8.8.1.2</p>



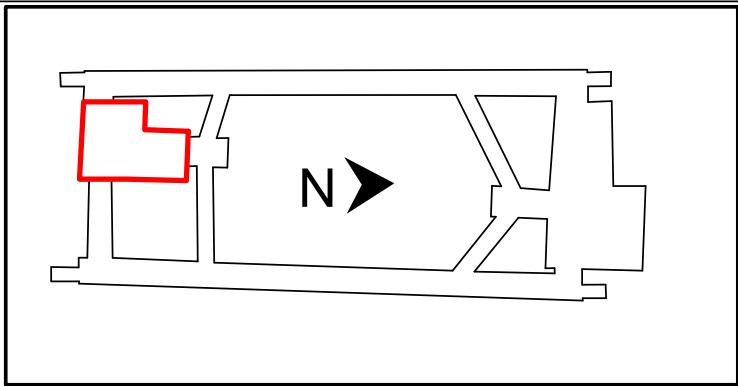
Certificate Number: GJQQ6R5NRV
Assessor Name: Mathuran Marianayagam
Accreditation number: HERA10015
Certificate date: 15 May 2020
Dwelling address: 125 Bathurst Street, Sydney NSW 2000
www.nathers.gov.au



<https://www.nr5.com.au/QRCodeLanding?PublicId=GJQQ6R5NRV&GrpCert=>

REV.	BY	DATE	DESCRIPTION	APPD.
E		12.05.20	Stage 2 SSD DA - Final	
D		07.04.20	Stage 2 SSD DA - For Landowners Consent	
C		31.03.20	SSDA Issue	
B		10.02.20	SSDA Issue	
P2		20.01.20	Preliminary - SSDA Issue	
P1		20.12.19	Preliminary - SSDA Issue	

A1 Original	Co-ordinate System: MGA Zone 56	Height Datum: A.H.D.	This sheet may be prepared using colour and may be incomplete if copied
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NOTE: Do not scale from this drawing.

CLIENT



ISDP



The information shown on this drawing is for the purposes of the Sydney Metro Project only. No warranty is given or implied as to its suitability for any other purpose. The Service Providers accept no liability arising from the use of this drawing and the information shown thereon for any purpose other than the Sydney Metro Project.

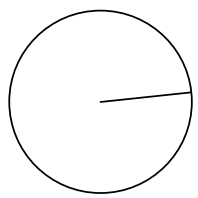
SERVICE PROVIDERS

Foster + Partners
C O X **C J ARMS**
BATESSMART. **LCI**
aurecon **TTW**

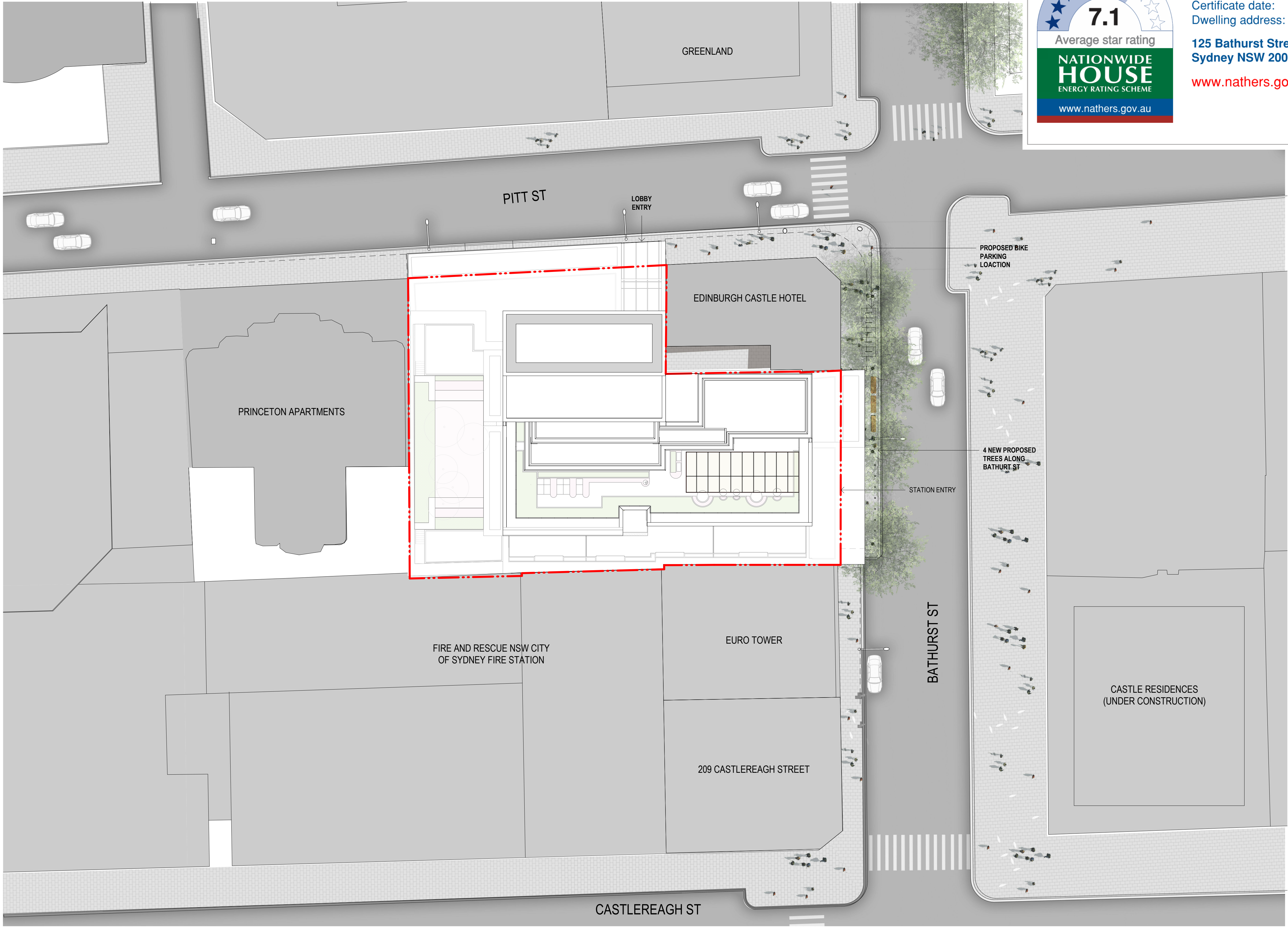
DRAWN: Author
DESIGNED: Designer
DRG CHECK: Checker
DESIGN CHECK: Checker
APPROVED: Approver

PITT STREET SOUTH OVER
STATION DEVELOPMENT (PSS OSD)
Stage 2 SSD DA
COVER SHEET

STATUS: Stage 2 SSD DA - Final	SHEET OF	©
METRO DRG No.		



100mm A1 FULL SIZE Plot Date & Time [DATE / TIME STAMP]



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

125 Bathurst Street,
Sydney NSW 2000

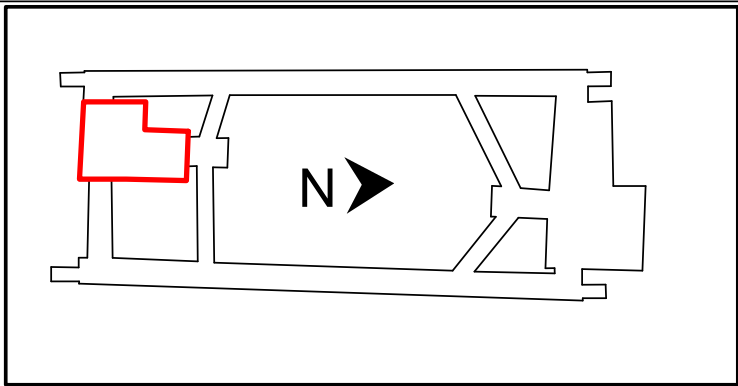
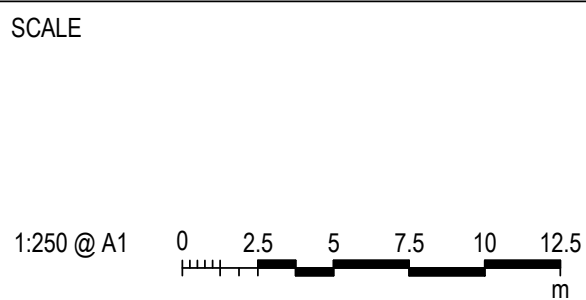
www.nathers.gov.au

GJQQ6R5NRV
Mathuran Marianayagam
HERA10015
15 May 2020

https://www.fr5.com.au/Q
RCodeLanding?PublicId=
GJQQ6R5NRV&GrpCert=

- LEGEND
- PROPERTY BOUNDARY
 - CONCEPT SSDA ENVELOPE
 - OSD CORE
 - OSD SERVICES
 - OSD GENERAL
 - OSD RESIDENT FACILITIES
 - OSD-ONLY EGRESS STAIRS
 - OSD RETAIL TENANCY
 - 1 BEDROOM APARTMENT
 - 2 BEDROOM APARTMENT
 - 3 BEDROOM APARTMENT
 - SHARED EGRESS STAIRS
 - STATION AREAS (SUBJECT TO CSSI APPROVAL)

REV.	BY	DATE	DESCRIPTION	APPD.
D		07.04.20	Stage 2 SSD DA - For Landowners Consent	
C		31.03.20	SSDA Issue	
B		10.02.20	SSDA Issue	
P4		20.01.20	Preliminary - SSDA Issue	
P3		20.12.19	Preliminary - SSDA Issue	
P2		06.12.19	Preliminary - For Review and Coordination	
P1		29.11.19	Preliminary - For Review and Coordination	
A1 Original Co-ordinate System: MGA Zone 56 Height Datum: A.H.D. This sheet may be prepared using colour and may be incomplete if copied				



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Foster + Partners
C O X
BATESSMART.
aurecon

CJ ARMS
LCI
TTW

DRAWN _____ Author

DESIGNED _____ Designer














DRG CHECK _____ Checker

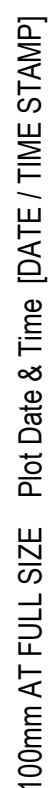
DESIGN CHECK _____ Checker

APPROVED _____ Approver

DRG No. SMCSWSPS-BAT-OSS-AT-DWG-910041			
PITT STREET SOUTH OVER STATION DEVELOPMENT (PSS OSD) Stage 2 SSD DA SITE PLAN			
STATUS: Stage 2 SSD DA - For Landowners Consent		SHEET OF	©
METRO DRG No.			REV : D

LEGEND

-  PROPERTY BOUNDARY
-  CONCEPT SSDA ENVELOPE
-  OSD CORE
-  OSD SERVICES
-  OSD GENERAL
-  OSD RESIDENT FACILITIES
-  OSD-ONLY EGRESS STAIRS
-  OSD RETAIL TENANCY
-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT
-  SHARED EGRESS STAIRS
-  STATION AREAS
(SUBJECT TO SEPARATE
DEVELOPMENT APPROVAL)

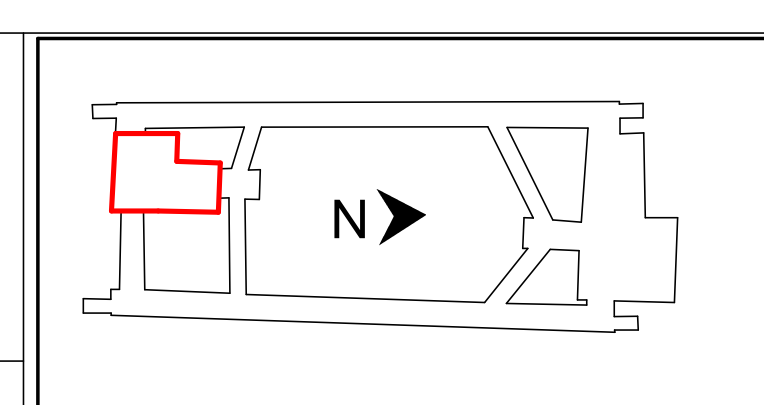
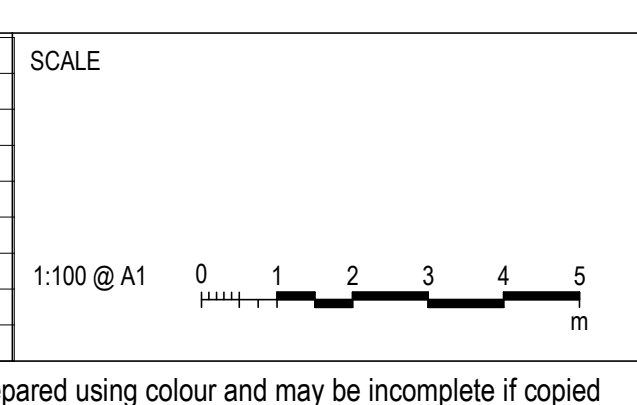


Certificate Number: **GJQQ6R5NRV**
Assessor Name: **Mathuran Marianayagam**
Accreditation number: **HERA10015**
Certificate date: **15 May 2020**
Dwelling address:
**125 Bathurst Street,
Sydney NSW 2000**
www.nathers.gov.au



<https://www.fr5.com.au/QRCodelLanding?PublicId=GJQQ6R5NRV&GmCert=>

F	12.05.20	Stage 2 SSD DA - For Landowners Consent	
E	07.04.20	Stage 2 SSD DA - For Landowners Consent	
D	31.03.20	SSDA Issue	
C	17.02.20	SSDA Issue	
B	10.02.20	SSDA Issue	
P4	20.01.20	Preliminary - SSDA Issue	
P3	20.12.19	Preliminary - SSDA Issue	
P2	06.12.19	Preliminary - For Review and Coordination	
REV.	BY	DATE	DESCRIPTION
A1 Original		Co-ordinate System: MGA Zone 56	Height Datum: A.H.D.
			This sheet may be pre



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C O X C J **ARMS**

BATESSMART. **LCI**

aurecon **TW** Taylor Thompson Whittington

DRAWN _____ Author

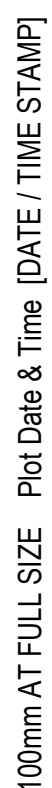
DESIGNED _____ Designer

DRG CHECK _____ Checker

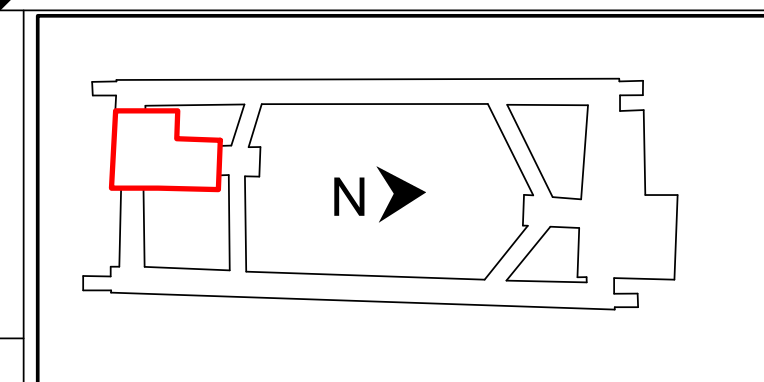
DESIGN CHECK _____ Checker

APPROVED _____ Approver

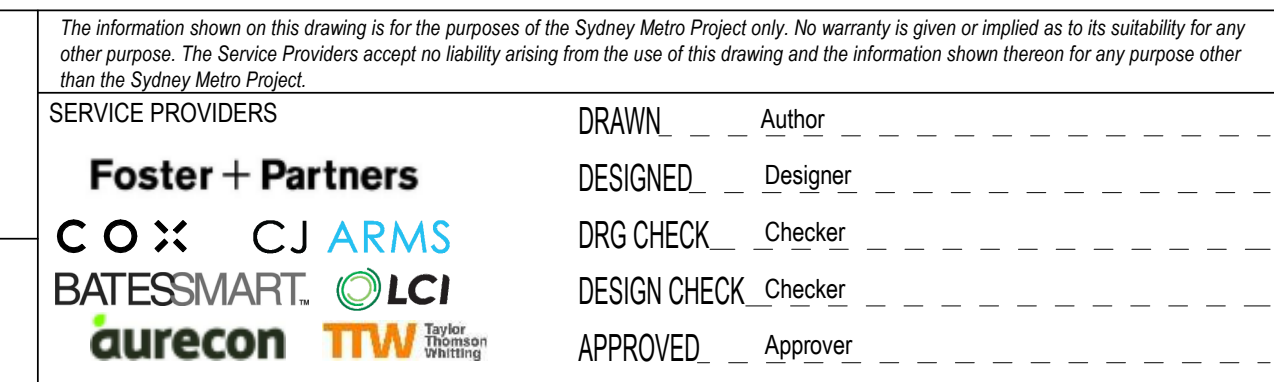
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<p>PITT STREET SOUTH OVER STATION DEVELOPMENT (PSS OSD)</p> <p>Stage 2 SSD DA L08 - GENERAL ARRANGEMENT PLAN</p>			
STATUS: Stage 2 SSD DA - For Landowners Consent		SHEET OF	©
METRO DRG No.			REV. F



Apartment Floor on Level 9 requires added insulation R1.0



NOTE: Do not scale from this drawing.



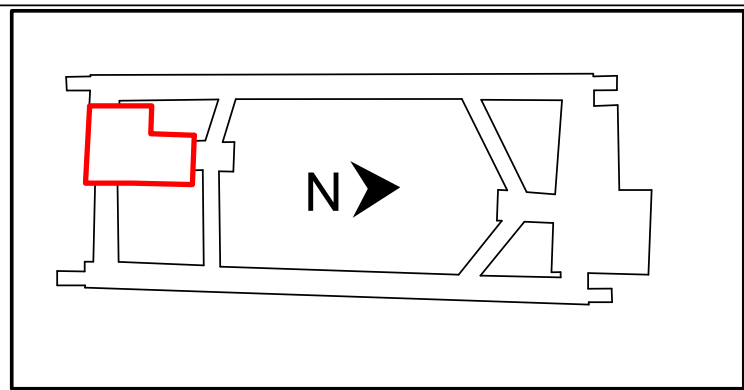
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PITT STREET SOUTH OVER STATION DEVELOPMENT (PSS OSD) Stage 2 SSD DA L09-10 - TYPICAL LOWRISE GENERAL ARRANGEMENT PLAN			
STATUS: Stage 2 SSD DA - For Landowners Consent		SHEET	OF
METRO DRG No.			REV. B

100mm AT FULL SIZE Plot Date & Time [DATE / TIME STAMP]

100mm AT FULL SIZE Plot Date & Time [DATE / TIME STAMP]

REV.	BY	DATE	DESCRIPTION	APPD.
B		12.05.20	Stage 2 SSD DA - For Landowners Consent	
A1 Original			Co-ordinate System: MGA Zone 56	
			Height Datum: A.H.D.	
This sheet may be prepared using colour and may be incomplete if copied				

SCALE				
1:100 @ A1	0	1	2	3
	4	5		
				m



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oix|FLORID | CPB CONTRACTORS

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BATESSMART. | LCI
aurecon | TWW

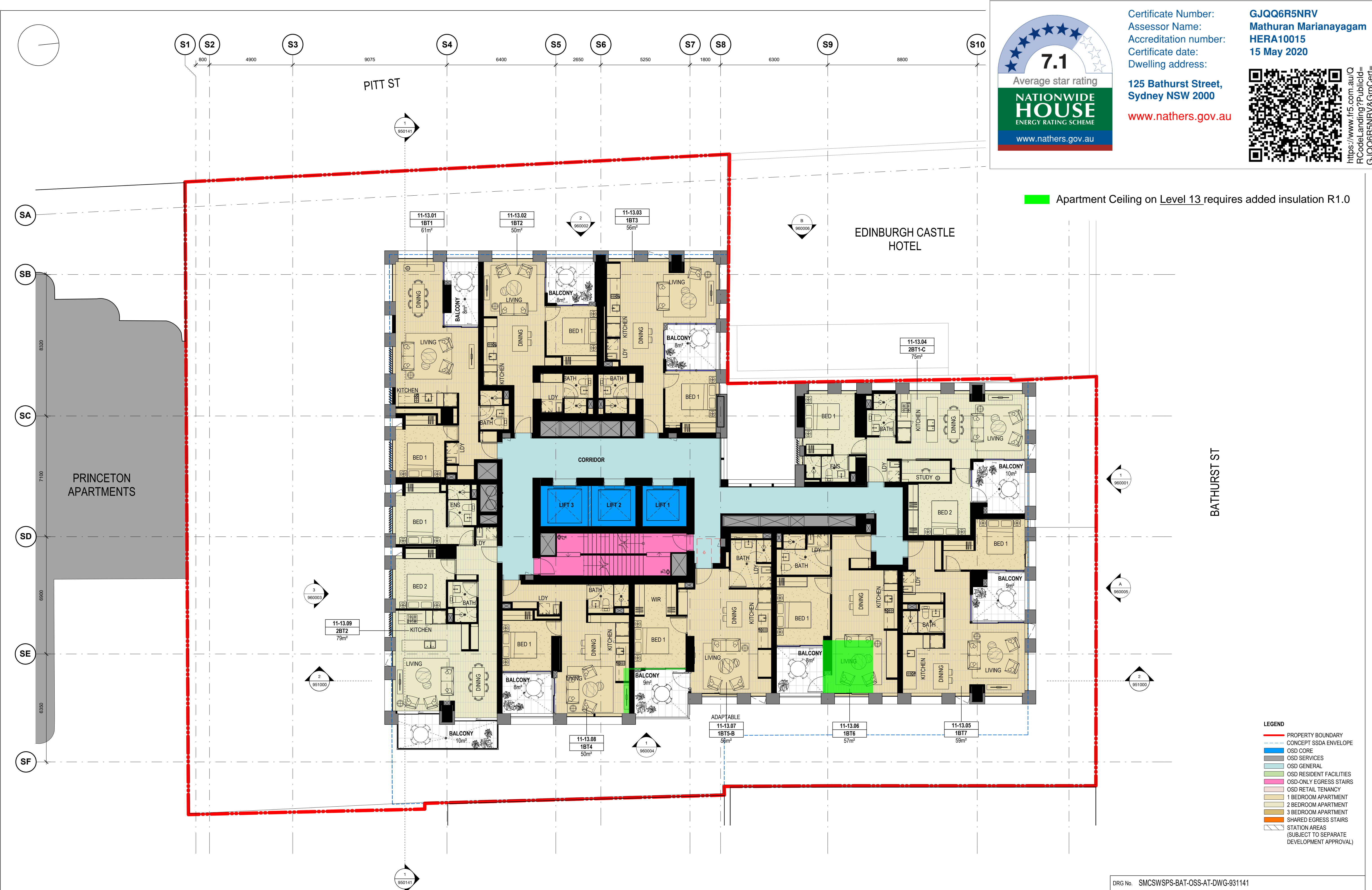
DESIGNED _____ Author _____
DESIGNED _____ Designer _____
DRG CHECK _____ Checker _____
DESIGN CHECK _____ Checker _____
APPROVED _____ Approver _____

DRG No. SMCSWSPS-BAT-OSS-AT-DWG-931141

PITT STREET SOUTH OVER STATION DEVELOPMENT (PSS OSD)
Stage 2 SSD DA
L11-13 - TYPICAL LOWRISE GENERAL ARRANGEMENT PLAN

STATUS: Stage 2 SSD DA - For Landowners Consent SHEET OF ©

METRO DRG No. REV . B

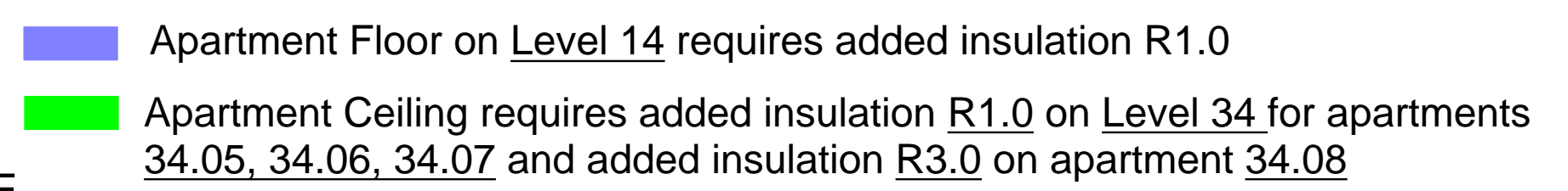


Apartment Ceiling on Level 13 requires added insulation R1.0

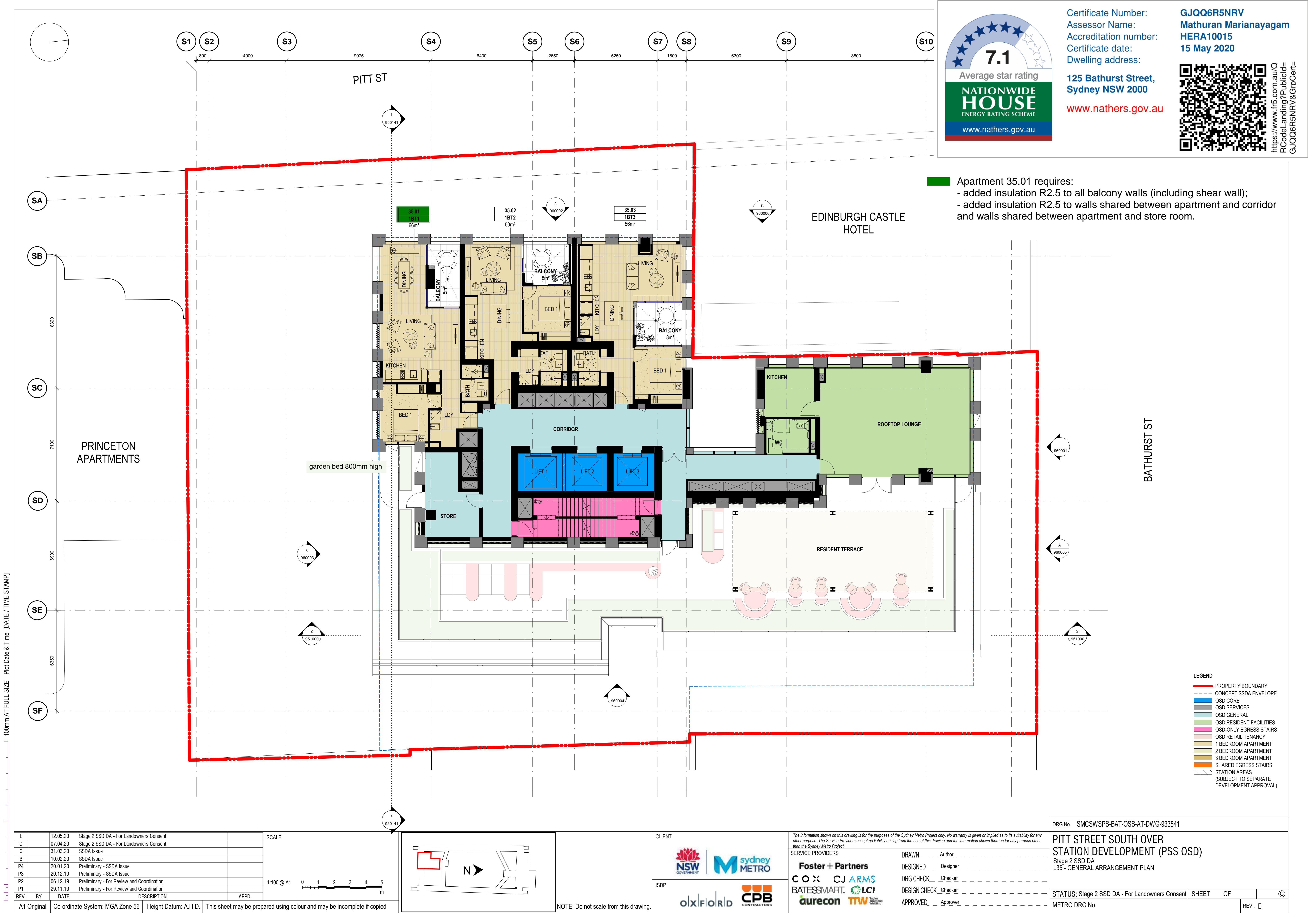
7.1
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: GJQQ6R5NRV
Assessor Name: Mathuran Marianayagam
Accreditation number: HERA10015
Certificate date: 15 May 2020
Dwelling address: 125 Bathurst Street, Sydney NSW 2000
www.nathers.gov.au

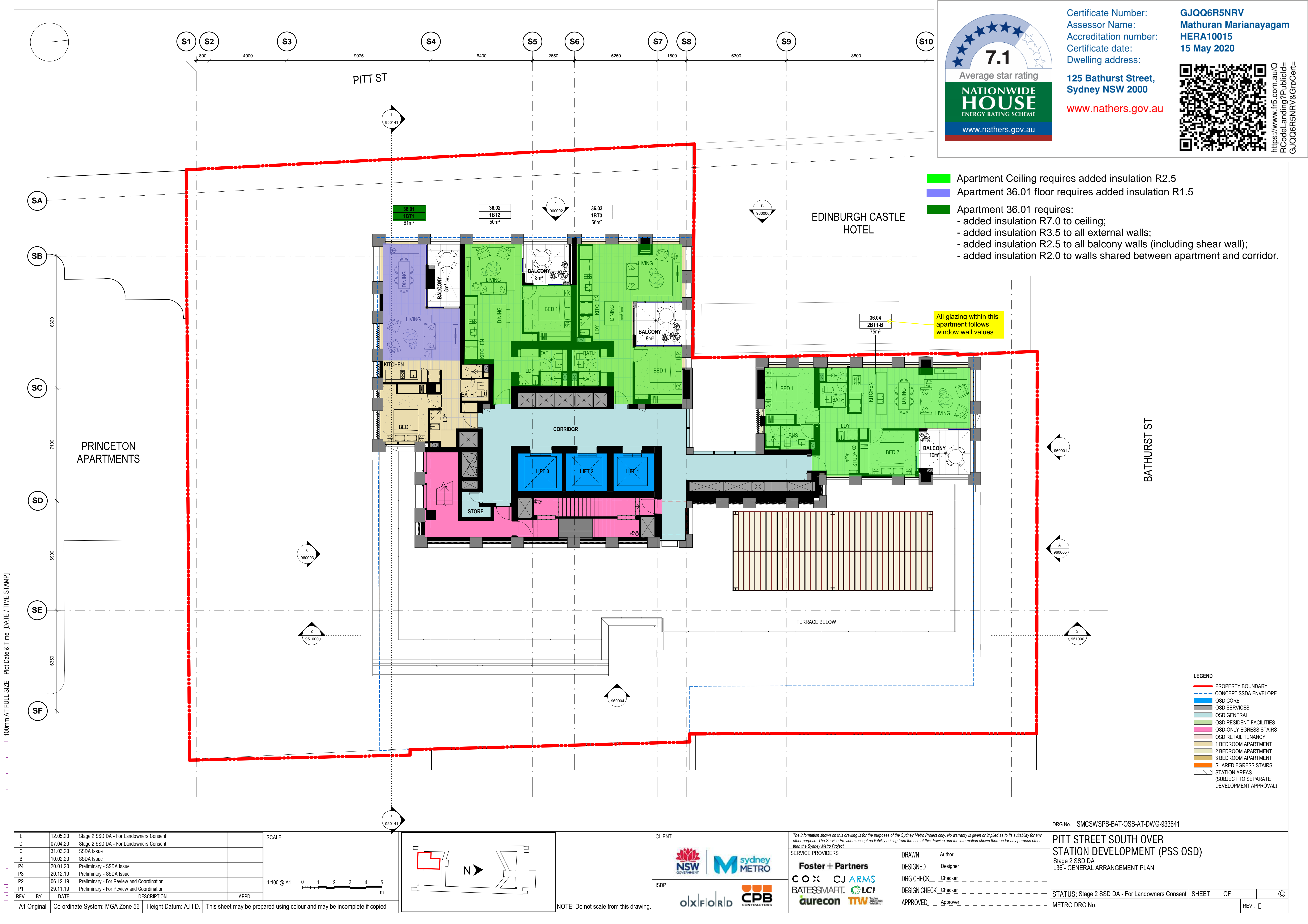
QR Code: https://www.nr5.com.au/Q RCodeLanding?PublicId=GJQQ6R5NRV&GrpCert=



100mm AT FULL SIZE Plot Date & Time [DATE / TIME STAMP]



100mm AT FULL SIZE Plot Date & Time [DATE / TIME STAMP]



7.1
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

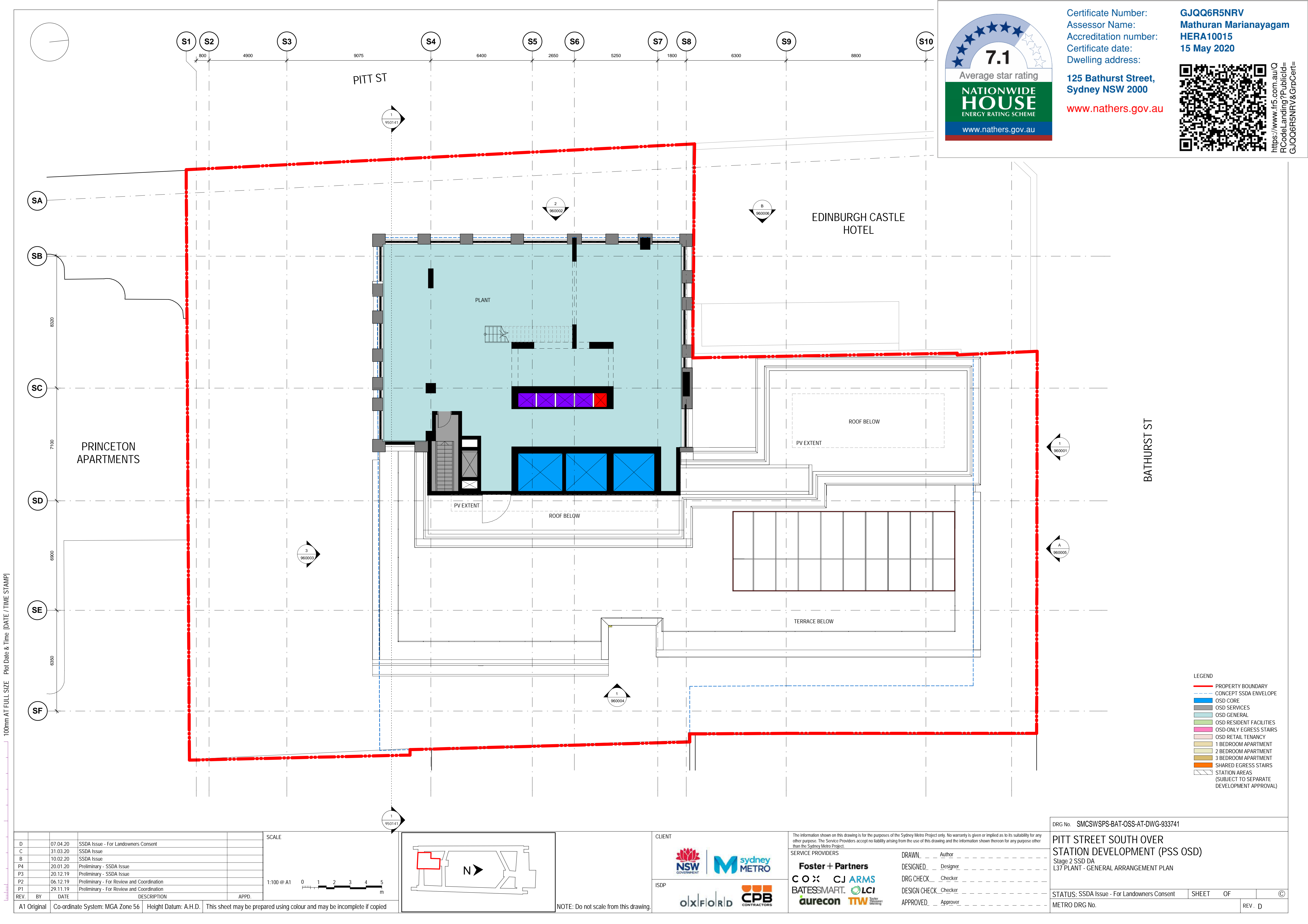
Certificate Number: **GJQQ6R5NRV**
Assessor Name: **Mathuran Marianayagam**
Accreditation number: **HERA10015**
Certificate date: **15 May 2020**
Dwelling address: **125 Bathurst Street, Sydney NSW 2000**
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- Apartment Ceiling requires added insulation R2.5
- Apartment 36.01 floor requires added insulation R1.5
- Apartment 36.01 requires:
 - added insulation R7.0 to ceiling;
 - added insulation R3.5 to all external walls;
 - added insulation R2.5 to all balcony walls (including shear wall);
 - added insulation R2.0 to walls shared between apartment and corridor.

All glazing within this apartment follows window wall values

100mm AT FULL SIZE Plot Date & Time [DATE / TIME STAMP]



Average star rating
7.1
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
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Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

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GJQQ6R5NRV
Mathuran Marianayagam
HERA10015
15 May 2020

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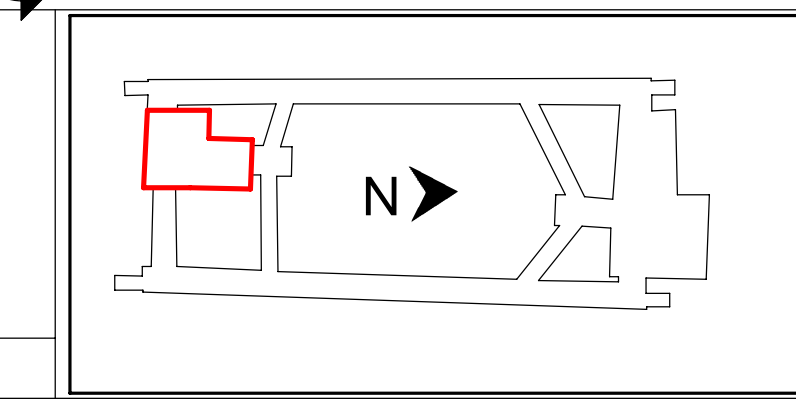
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C		31.03.20	SSDA Issue	
B		10.02.20	SSDA Issue	
P4		20.01.20	Preliminary - SSDA Issue	
P3		20.12.19	Preliminary - SSDA Issue	
P2		06.12.19	Preliminary - For Review and Coordination	
P1		29.11.19	Preliminary - For Review and Coordination	

A1 Original

Co-ordinate System: MGA Zone 56

Height Datum: A.H.D.

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C O X **C J ARMS**

BATESSMART. **LCI**

aurecon **TW**

DESIGNED Author

DESIGN CHECK Checker

APPROVED Approver

DRG No. **SMCSWSPS-BAT-OSS-AT-DWG-933741**

**PITT STREET SOUTH OVER
STATION DEVELOPMENT (PSS OSD)**

Stage 2 SSD DA
L37 PLANT - GENERAL ARRANGEMENT PLAN

STATUS: SSDA Issue - For Landowners Consent


METRO DRG No.

SHEET **OF**

REV **D**

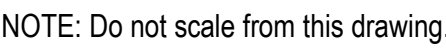
SCALE

1:200 @ A1



0 2 4 6 8 10
m

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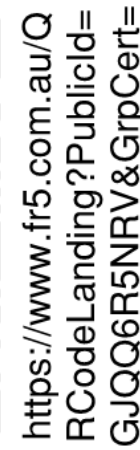


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DRAWN _____ Author _____
DESIGNED _____ Designer _____
DRG CHECK _____ Checker _____
DESIGN CHECK _____ Checker _____
APPROVED _____ Approver _____

SERVICE PROVIDERS



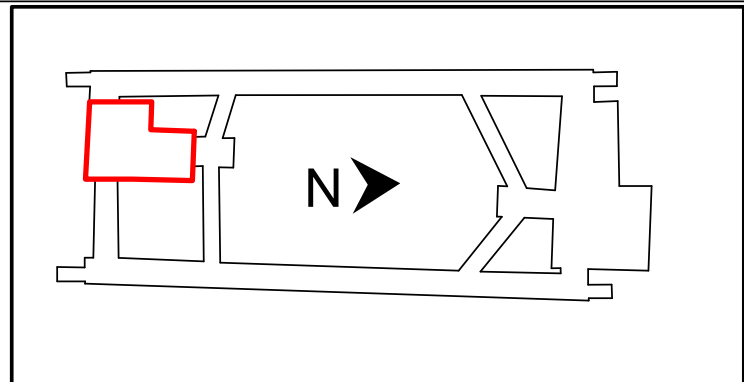
100mm AT FULL SIZE Plot Date & Time [DATE / TIME STAMP]

Legend

REV.	BY	DATE	DESCRIPTION	APPD.
D		07.04.20	Stage 2 SSD DA - For Landowners Consent	
C		31.03.20	SSDA Issue	
B		10.02.20	SSDA Issue	
P2		20.01.20	Preliminary - SSDA Issue	
P1		20.12.19	Preliminary - SSDA Issue	

A1 Original Co-ordinate System: MGA Zone 56 Height Datum: A.H.D. This sheet may be prepared using colour and may be incomplete if copied

SCALE
1:200 @ A1
0 2 4 6 8 10 m



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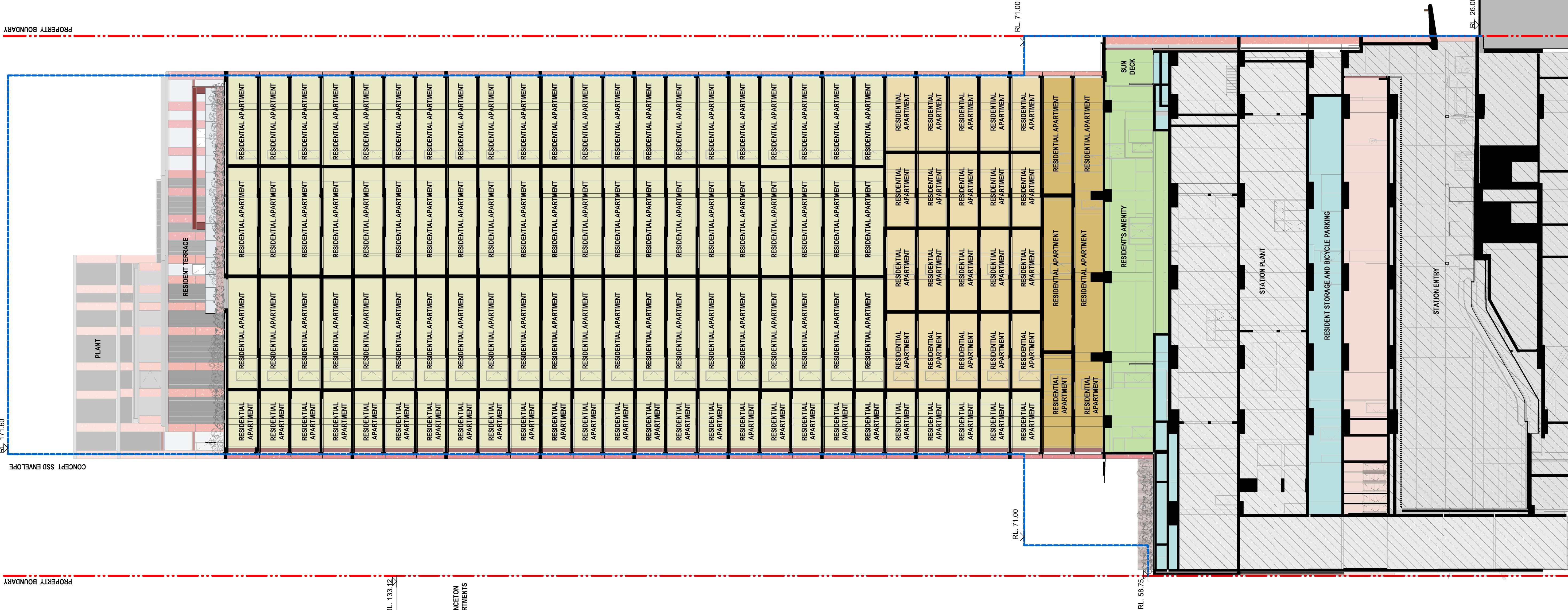
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CJ ARMS	DRG CHECK _____ Checker
BATESSMART.	DESIGN CHECK _____ Checker
LCI	APPROVED _____ Approver
aurecon	
TW	

DRG No. SMCSWSPS-BAT-OSS-AT-DWG-950241	
PITT STREET SOUTH OVER STATION DEVELOPMENT (PSS OSD)	
Stage 2 SSD DA SECTION B-B	
STATUS: Stage 2 SSD DA - For Landowners Consent	SHEET OF
METRO DRG No.	REV . D

L30 S ROOF FFL 165.15 m	L38 S FFL 160.775 m	L37 S FFL 156.45 m	L36 S FFL 163.35 m	L35 S FFL 150.25 m	L34 S FFL 146.95 m	L33 S FFL 143.85 m	L32 S FFL 140.75 m	L31 S FFL 137.65 m	L30 S FFL 134.55 m	L29 S FFL 131.45 m	L28 S FFL 128.35 m	PRINCETON APARTMENTS		L27 S FFL 125.25 m	L26 S FFL 122.15 m	L25 S FFL 119.05 m	L24 S FFL 115.95 m	L23 S FFL 112.85 m	L22 S FFL 109.75 m	L21 S FFL 106.65 m	L20 S FFL 103.55 m	L19 S FFL 100.45 m	L18 S FFL 97.35 m	L17 S FFL 94.25 m	L16 S FFL 91.15 m	L15 S FFL 88.05 m	L14 S FFL 84.95 m	L13 S FFL 81.85 m	L12 S FFL 78.75 m	L11 S FFL 75.65 m	L10 S FFL 72.55 m	L09 S FFL 69.45 m	L08 S FFL 66.35 m	L07 S FFL 63.25 m	L06 S MEZZ FFL 61.95 m	L06 S P FFL 61.95 m	L06 S SUB-FLOOR FFL 56.75 m	L05 S FFL 48.925 m	L04 S FFL 43.1 m	L03 S FFL 39.6 m	L02 S FFL 35.1 m	L01 S FFL 29.6 m	L00 S BATHURST ST FFL 26.47 m	L00 S PITT ST FFL 24.75 m	B01 MEZZ FFL 22.2 m	B01 FFL 19.7 m
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LEGEND
PROPERTY BOUNDARY
CONCEPT SSD ENVELOPE
OSD CORE
OSD SERVICES
OSD GENERAL
OSD RESIDENT FACILITIES
OSD ONLY EGRESS STAIRS
OSD RETAIL TENANCY
RESIDENTIAL APARTMENT
RESIDENTIAL APARTMENT
SHARED EGRESS STAIRS
STATION AREAS
SUBJECT TO SEPARATE DEVELOPMENT APPROVAL



Certificate Number: GJQQ6R5NRV
Assessor Name: Mathuran Marianayagam
Accreditation number: HERA10015
Certificate date: 15 May 2020
Dwelling address: 125 Bathurst Street, Sydney NSW 2000
www.nathers.gov.au



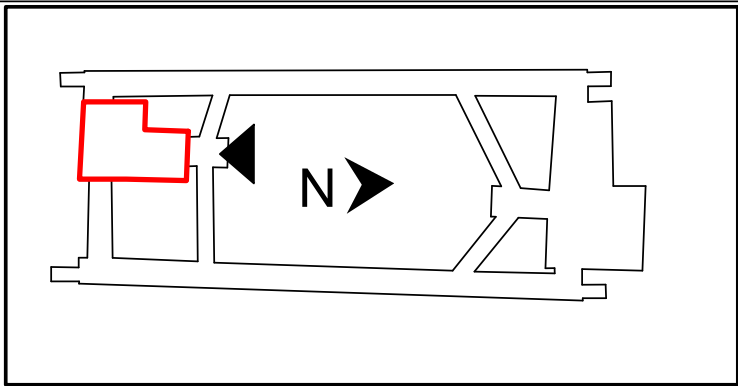
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100mm AT FULL SIZE Plot Date & Time [DATE / TIME STAMP]

100mm

F		12.05.20	Stage 2 SSD DA - For Landowners Consent	
E		07.04.20	Stage 2 SSD DA - For Landowners Consent	
D		31.03.20	SSDA Issue	
C		13.02.20	SSDA Issue	
B		10.02.20	SSDA Issue	
P4		20.01.20	Preliminary - SSDA Issue	
P3		20.12.19	Preliminary - SSDA Issue	
P2		17.12.19	Preliminary - For Review and Coordination	
REV.	BY	DATE	DESCRIPTION	APPD.
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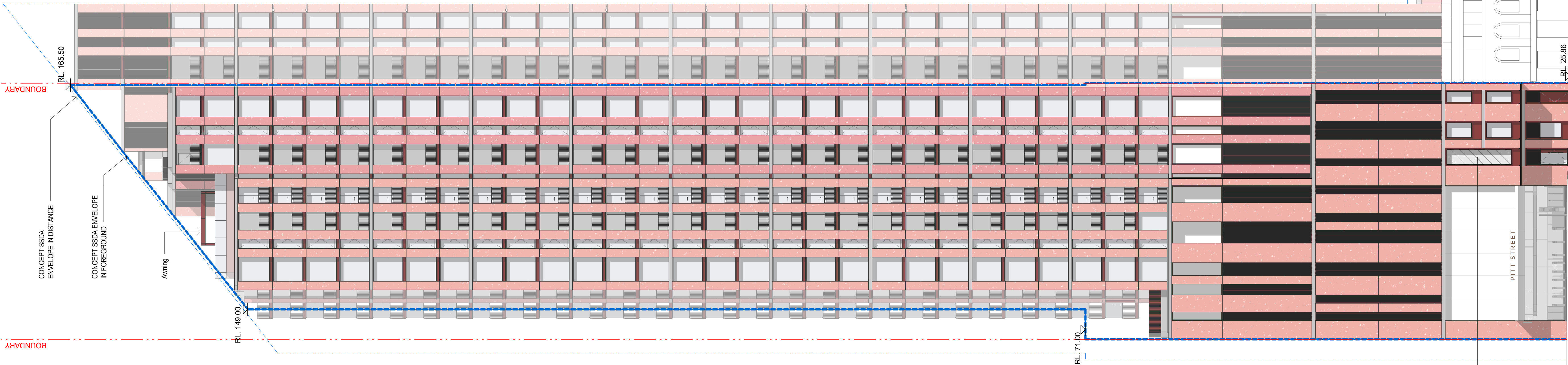


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Foster + Partners	DRAWN _____ Author
C O X	DESIGNED _____ Designer
CJ ARMS	DRG CHECK _____ Checker
BATESSMART.	DESIGN CHECK _____ Checker
aurecon	APPROVED _____ Approver
LCI	
TW	

DRG No. SMCSWSPS-BAT-OSS-AT-DWG-960001			
PITT STREET SOUTH OVER STATION DEVELOPMENT (PSS OSD)			
Stage 2 SSD DA NORTH ELEVATION - BATHURST STREET			
STATUS: Stage 2 SSD DA - For Landowners Consent		SHEET	OF
METRO DRG No.			REV . F



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:
**125 Bathurst Street,
Sydney NSW 2000**
www.nathers.gov.au

GJQQ6R5NRV
Mathuran Marianayagam
HERA10015
15 May 2020



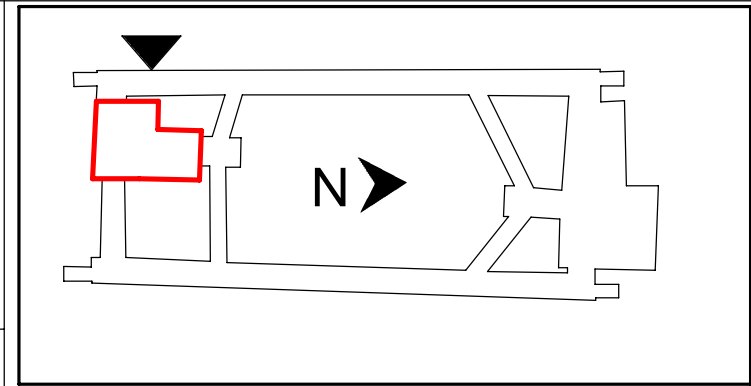
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100mm A1 FULL SIZE Plot Date & Time [DATE / TIME STAMP]



E		07.04.20	Stage 2 SSD DA - For Landowners Consent	
D		31.03.20	SSDA Issue	
C		13.02.20	SSDA Issue	
B		10.02.20	SSDA Issue	
P4		20.01.20	Preliminary - SSDA Issue	
P3		20.12.19	Preliminary - SSDA Issue	
P2		17.12.19	Preliminary - For Review and Coordination	
P1		13.12.19	Preliminary - For Review and Coordination	
REV.	BY	DATE	DESCRIPTION	APPD.
A1 Original			Co-ordinate System: MGA Zone 56	
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This sheet may be prepared using colour and may be incomplete if copied				

SCALE	
1:200 @ A1	0 2 4 6 8 10 m

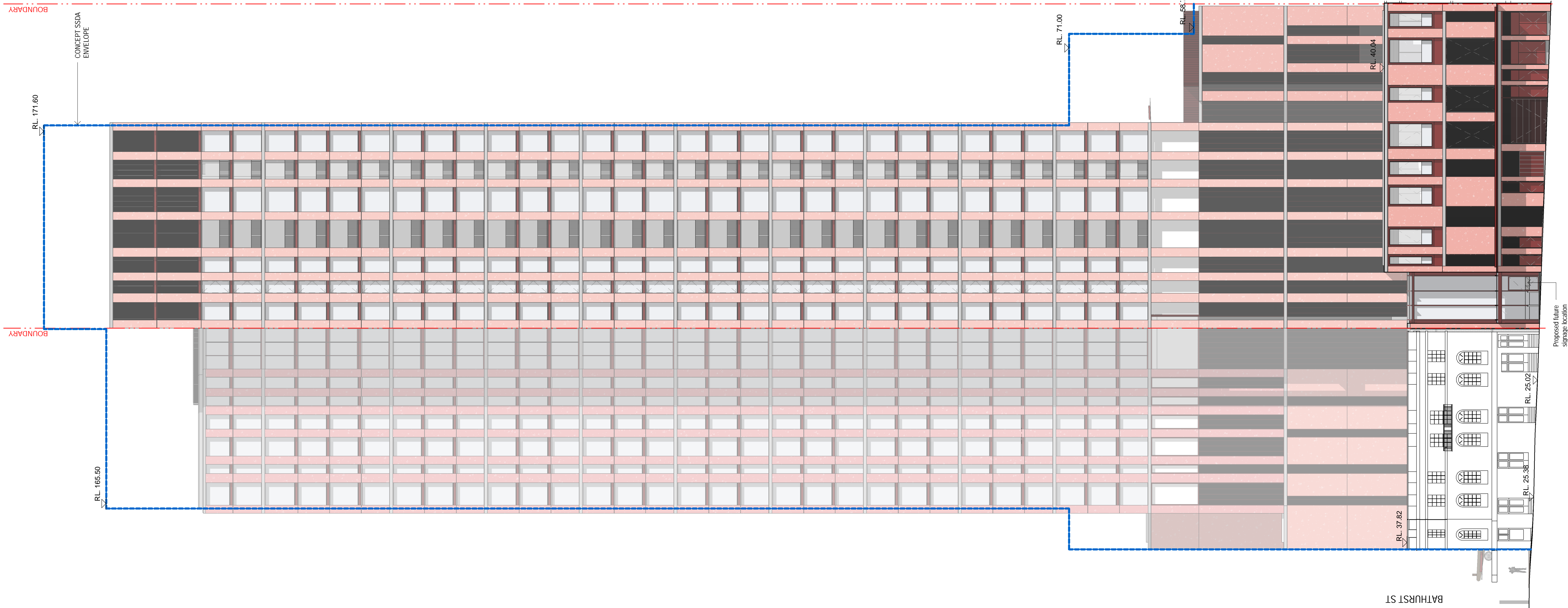


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C O X	DESIGNED _____ Designer
CJ ARMS	DRG CHECK _____ Checker
BATESSMART.	DESIGN CHECK _____ Checker
LCI	APPROVED _____ Approver
aurecon	
TW	
<small>Technical Drawing</small>	

DRG No. SMCSWSPS-BAT-OSS-AT-DWG-960002		
PITT STREET SOUTH OVER STATION DEVELOPMENT (PSS OSD)		
Stage 2 SSD DA WEST ELEVATION - PITT STREET		
STATUS: Stage 2 SSD DA - For Landowners Consent	SHEET OF	©
METRO DRG No.		REV - E



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:
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GJQQ6R5NRV
Mathuran Marianayagam
HERA10015
15 May 2020



<https://www.fr5.com.au/QRCODELanding?PublicId=GJQQ6R5NRV&GrpCert=>



L39 S ROOF	▽ FFL 165.15 m	---
L38 S	▽ FFL 160.75 m	---
L37 S	▽ FFL 156.45 m	---
L36 S	▽ FFL 153.35 m	---
L35 S	▽ FFL 150.25 m	---
L34 S	▽ FFL 146.95 m	---
L33 S	▽ FFL 143.85 m	---
L32 S	▽ FFL 140.75 m	---
L31 S	▽ FFL 137.85 m	---
L30 S	▽ FFL 134.55 m	---
L29 S	▽ FFL 131.45 m	---
L28 S	▽ FFL 128.35 m	---
L27 S	▽ FFL 125.25 m	---
L26 S	▽ FFL 122.15 m	---
L25 S	▽ FFL 119.05 m	---
L24 S	▽ FFL 116.95 m	---
L23 S	▽ FFL 112.85 m	---
L22 S	▽ FFL 109.75 m	---
L21 S	▽ FFL 106.65 m	---
L20 S	▽ FFL 103.55 m	---
L19 S	▽ FFL 100.45 m	---
L18 S	▽ FFL 97.35 m	---
L17 S	▽ FFL 94.25 m	---
L16 S	▽ FFL 91.15 m	---
L15 S	▽ FFL 88.05 m	---
L14 S	▽ FFL 84.95 m	---
L13 S	▽ FFL 81.85 m	---
L12 S	▽ FFL 78.75 m	---
L11 S	▽ FFL 75.65 m	---
L10 S	▽ FFL 72.55 m	---
L09 S	▽ FFL 69.45 m	---
L08 S	▽ FFL 66.35 m	---
L07 S	▽ FFL 63.25 m	---
L06 S MEZZ	▽ FFL 61.05 m	---
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L06 S SUB-FLOOR	▽ FFL 56.75 m	---
L05 S	▽ FFL 49.925 m	---
L04 S	▽ FFL 43.1 m	---
L03 S	▽ FFL 39.6 m	---
L02 S	▽ FFL 35.1 m	---
L01 S	▽ FFL 29.6 m	---
L00 S BATHURST ST	▽ FFL 26.47 m	---
L00 S PITT ST	▽ FFL 24.75 m	---

SCALE


1:200 @ A1

0 2 4 6 8 10
m

pared using colour and may be incomplete if copied



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SERVICE PROVIDERS		DRAWN _____ Author
Foster + Partners		DESIGNED _____ Designer
COX	CJ ARMS	DRG CHECK _____ Checker
BATESMART.	 LCI	DESIGN CHECK _____ Checker
aurecon	TW <small>Transportation Infrastructure Engineering</small>	APPROVED _____ Approver

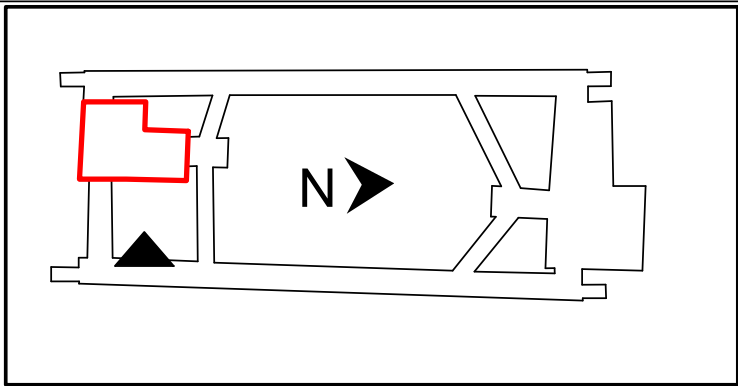
DRG No. SMCSWSPS-BAT-OSS-AT-DWG-960003			
PITT STREET SOUTH OVER STATION DEVELOPMENT (PSS OSD) Stage 2 SSD DA SOUTH ELEVATION			
STATUS: Stage 2 SSD DA - For Landowners Consent		SHEET OF	©
METRO DRG No.			REV. E

100mm A1 FULL SIZE Plot Date & Time [DATE / TIME STAMP]

100mm

F	12.05.20	Stage 2 SSD DA - For Landowners Consent	
E	07.04.20	Stage 2 SSD DA - For Landowners Consent	
D	31.03.20	SSDA Issue	
C	17.02.20	SSDA Issue	
B	10.02.20	SSDA Issue	
P4	20.01.20	Preliminary - SSDA Issue	
P3	20.12.19	Preliminary - SSDA Issue	
P2	17.12.19	Preliminary - For Review and Coordination	
REV.	BY	DATE	DESCRIPTION
A1 Original			Co-ordinate System: MGA Zone 56
			Height Datum: A.H.D.
			This sheet may be prepared using colour and may be incomplete if copied

SCALE
1:200 @ A1
0 2 4 6 8 10 m

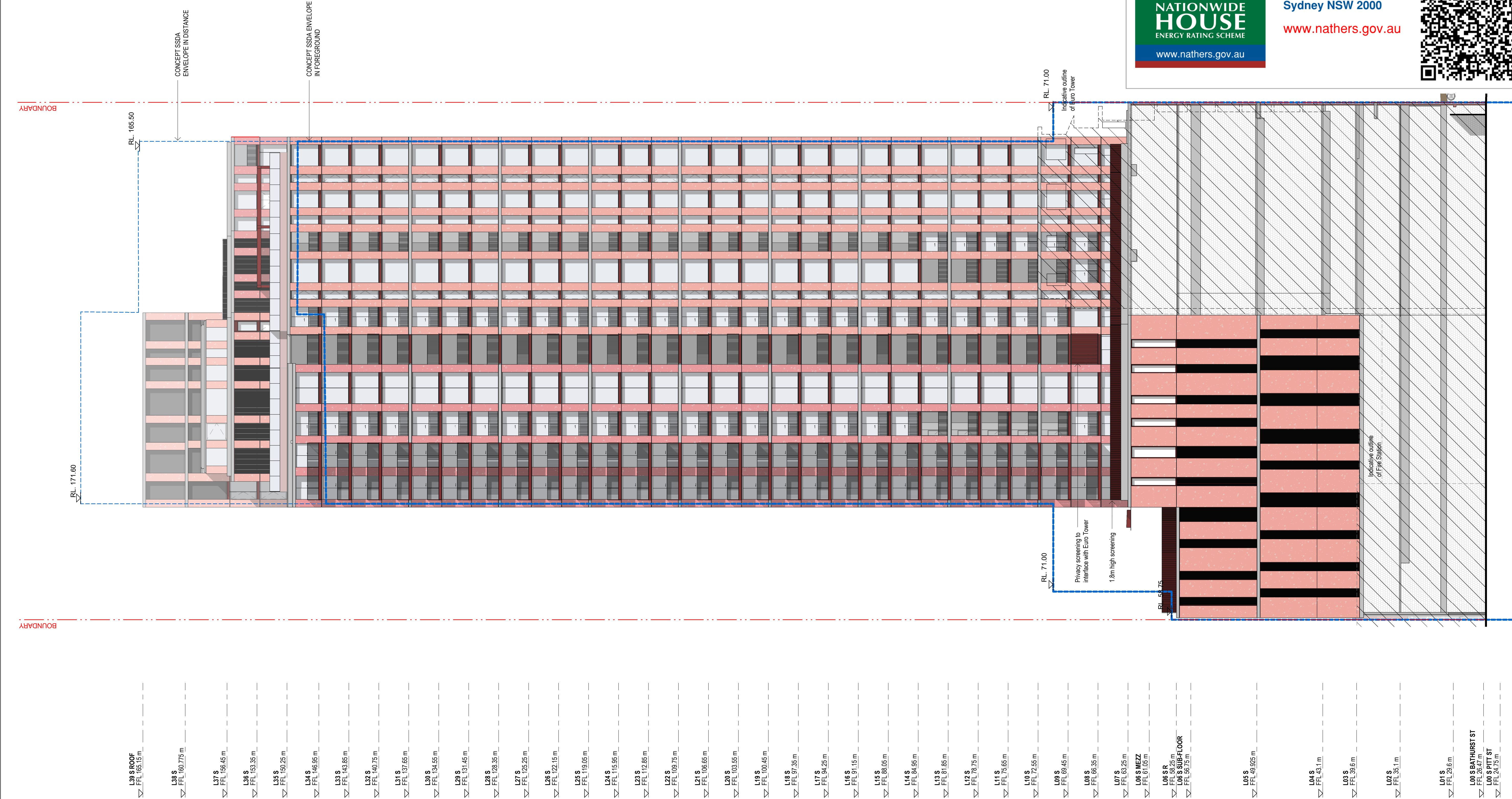


NOTE: Do not scale from this drawing.

CLIENT	 
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SERVICE PROVIDERS	
Foster + Partners	DRAWN _____ Author
C O X	DESIGNED _____ Designer
CJ ARMS	DRG CHECK _____ Checker
BATESSMART.	DESIGN CHECK _____ Checker
aurecon	APPROVED _____ Approver
LCI	
TW	

DRG No. SMCSWSPS-BAT-OSS-AT-DWG-960004		
PITT STREET SOUTH OVER STATION DEVELOPMENT (PSS OSD)		
Stage 2 SSD DA EAST ELEVATION		
STATUS: Stage 2 SSD DA - For Landowners Consent	SHEET OF	©
METRO DRG No.		REV . F



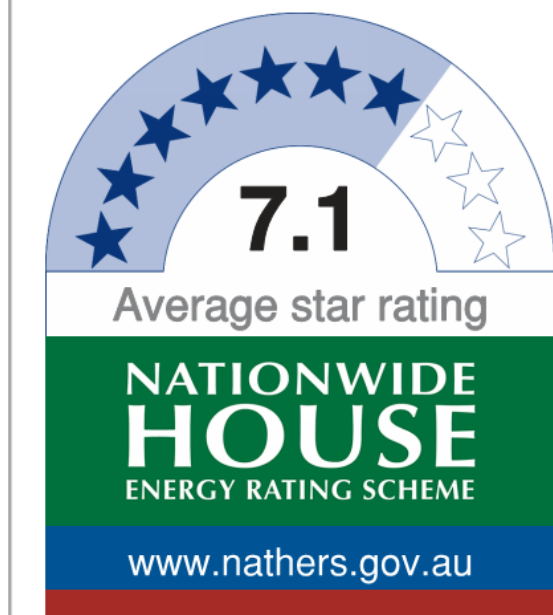
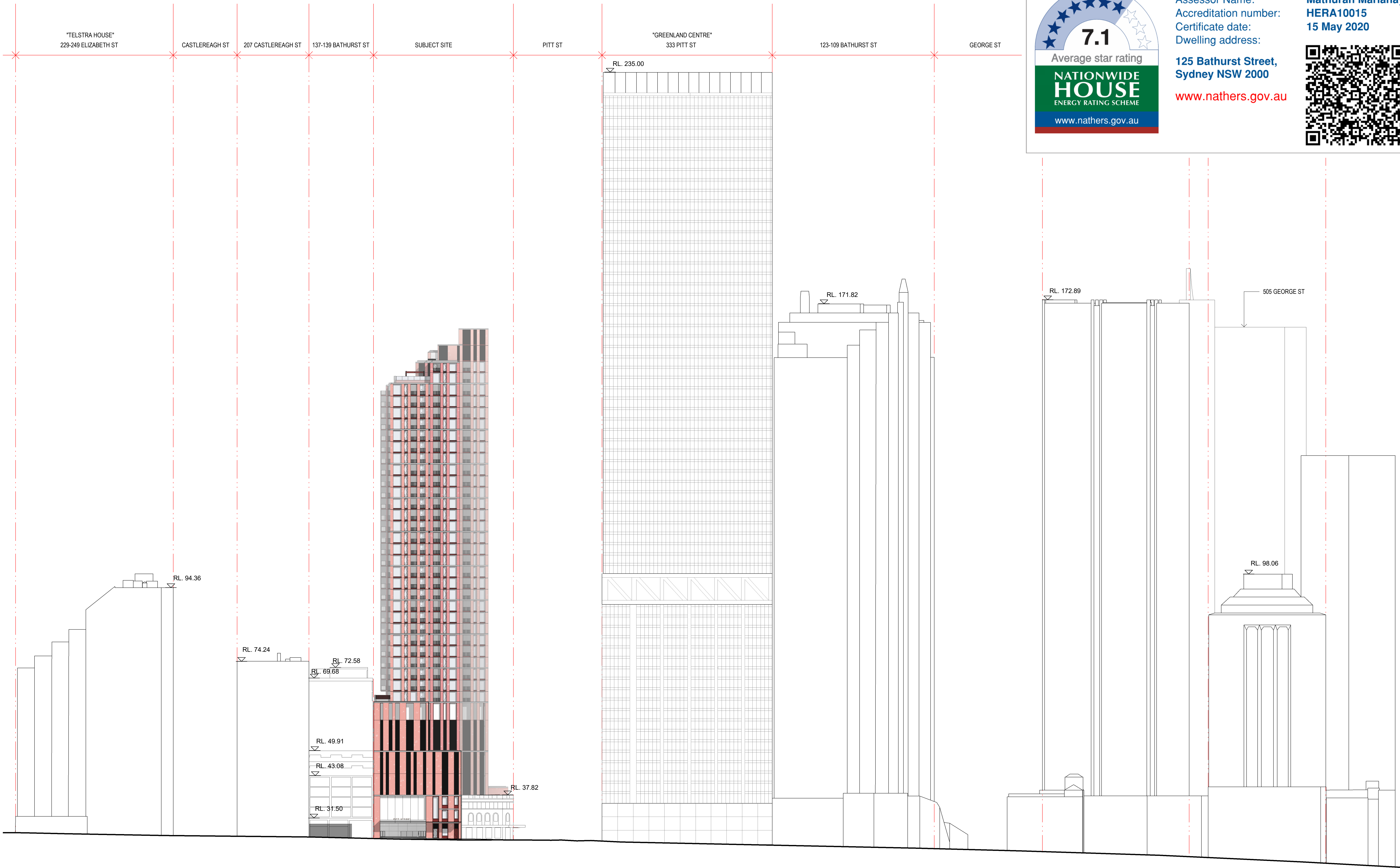
Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:
**125 Bathurst Street,
Sydney NSW 2000**
www.nathers.gov.au

GJQQ6R5NRV
Mathuran Marianayagam
HERA10015
15 May 2020



<https://www.fr5.com.au/QRCODE/Landing?PublicId=GJQQ6R5NRV&GrpCert=>

100mm A1 FULL SIZE Plot Date & Time [DATE / TIME STAMP]



Certificate Number: **GJQQ6R5NRV**
Assessor Name: **Mathuran Marianayagam**
Accreditation number: **HERA10015**
Certificate date: **15 May 2020**
Dwelling address: **125 Bathurst Street, Sydney NSW 2000**
www.nathers.gov.au

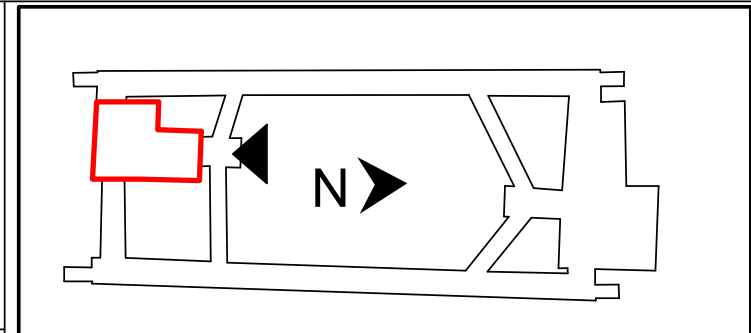

<https://www.fr5.com.au/QRCodeLanding?PublicId=GJQQ6R5NRV&GrpCert=>

E	12.05.20	Stage 2 SSD DA - For Landowners Consent	
D	07.04.20	Stage 2 SSD DA - For Landowners Consent	
C	31.03.20	SSDA Issue	
B	10.02.20	SSDA Issue	
P4	20.01.20	Preliminary - SSDA Issue	
P3	20.12.19	Preliminary - SSDA Issue	
P2	17.12.19	Preliminary - For Review and Coordination	
P1	13.12.19	Preliminary - For Review and Coordination	
REV.	BY	DATE	DESCRIPTION
A1 Original			Co-ordinate System: MGA Zone 56 Height Datum: A.H.D. This sheet may be prepared using colour and may be incomplete if copied

SCALE

1:500 @ A1

0 5 10 15 20 25 m



NOTE: Do not scale from this drawing.

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Foster + Partners
C O X **C J ARMS**
BATESSMART. **LCI**
aurecon **TTW**

DRAWN _____ Author _____
DESIGNED _____ Designer _____
DRG CHECK _____ Checker _____
DESIGN CHECK _____ Checker _____
APPROVED _____ Approver _____

DRG No. **SMCSWSPS-BAT-OSS-AT-DWG-960005**

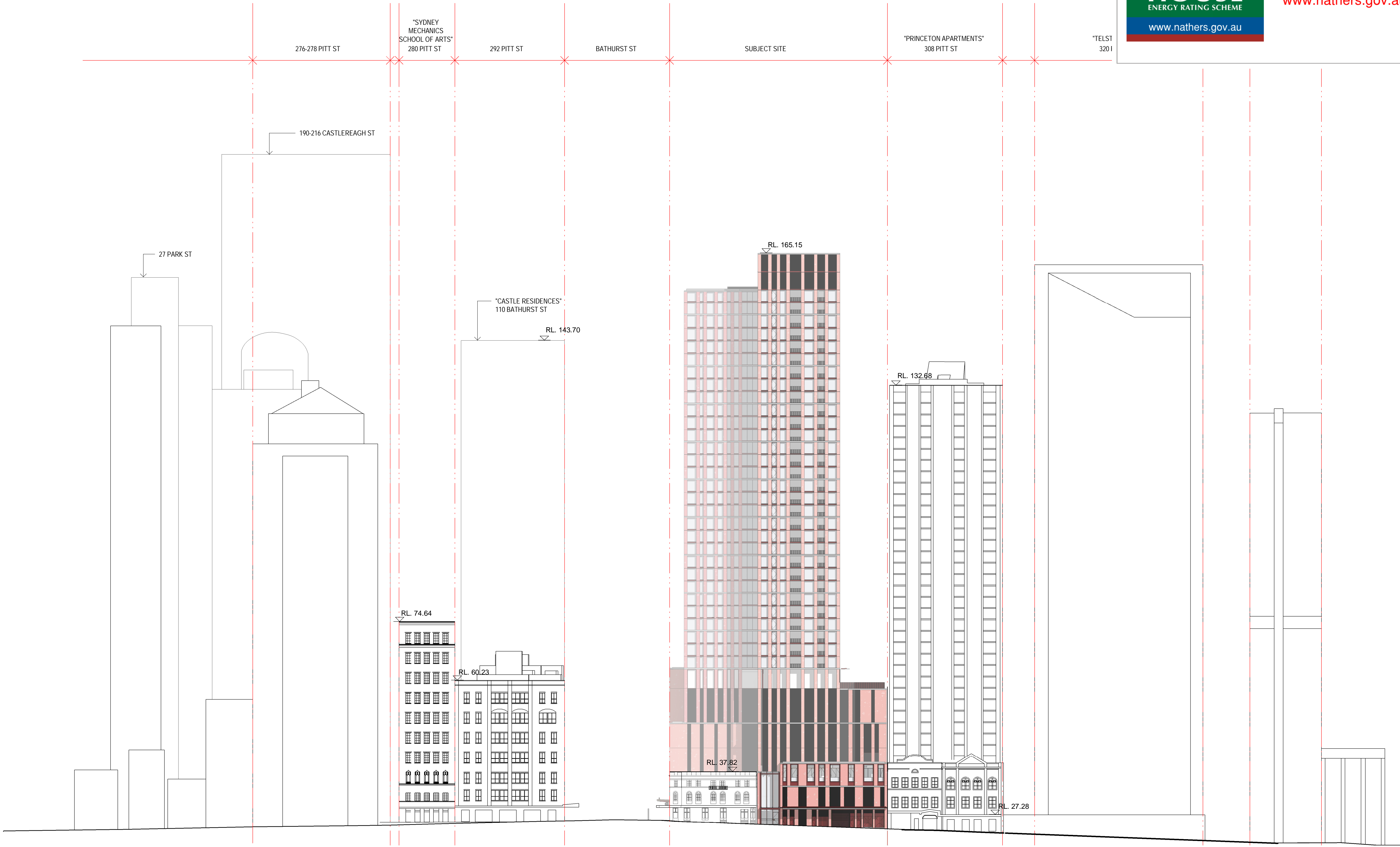
PITT STREET SOUTH OVER STATION DEVELOPMENT (PSS OSD)
Stage 2 SSD DA
BATHURST STREET - STREETSCAPE ELEVATION

STATUS: Stage 2 SSD DA - For Landowners Consent | SHEET OF | ©

METRO DRG No. | REV . E

100mm A1 FULL SIZE Plot Date & Time [DATE / TIME STAMP]

100mm A1 FULL SIZE Plot Date & Time [DATE / TIME STAMP]



Certificate Number:
Assessor Name:
Accreditation number:
Certificate date:
Dwelling address:

GJQQ6R5NRV
Mathuran Marianayagam
HERA10015
15 May 2020

https://www.nr5.com.au/QRCodeLanding?PublicId=GJQQ6R5NRV&GrpCert=

125 Bathurst Street,
Sydney NSW 2000

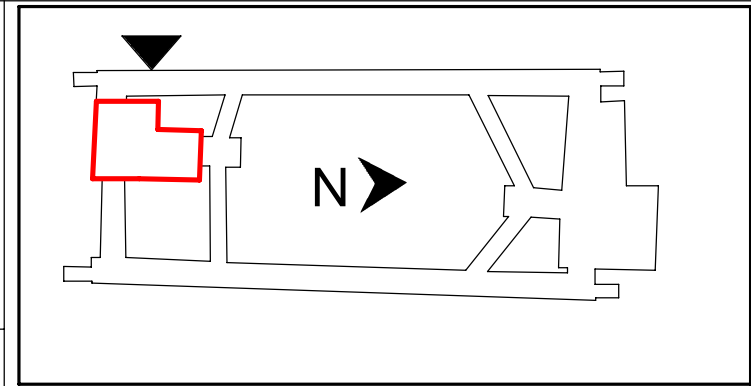
www.nathers.gov.au

REV.	BY	DATE	DESCRIPTION	APPD.
D		07.04.20	Stage 2 SSD DA - For Landowners Consent	
C		31.03.20	SSDA Issue	
B		10.02.20	SSDA Issue	
P4		20.01.20	Preliminary - SSDA Issue	
P3		20.12.19	Preliminary - SSDA Issue	
P2		17.12.19	Preliminary - For Review and Coordination	
P1		13.12.19	Preliminary - For Review and Coordination	

A1 Original	Co-ordinate System: MGA Zone 56	Height Datum: A.H.D.	This sheet may be prepared using colour and may be incomplete if copied
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SCALE

1:500 @ A1



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DRAWN: _____ Author

DESIGNED: _____ Designer

DRG CHECK: _____ Checker

DESIGN CHECK: _____ Checker

APPROVED: _____ Approver

DRG No. **SMCSWSPS-BAT-OSS-AT-DWG-960006**

PITT STREET SOUTH OVER STATION DEVELOPMENT (PSS OSD)
Stage 2 SSD DA
PITT STREET - STREETSCAPE ELEVATION

STATUS: Stage 2 SSD DA - For Landowners Consent

SHEET OF

©

METRO DRG No.

REV : D

Cundall Johnston & Partners PTY

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