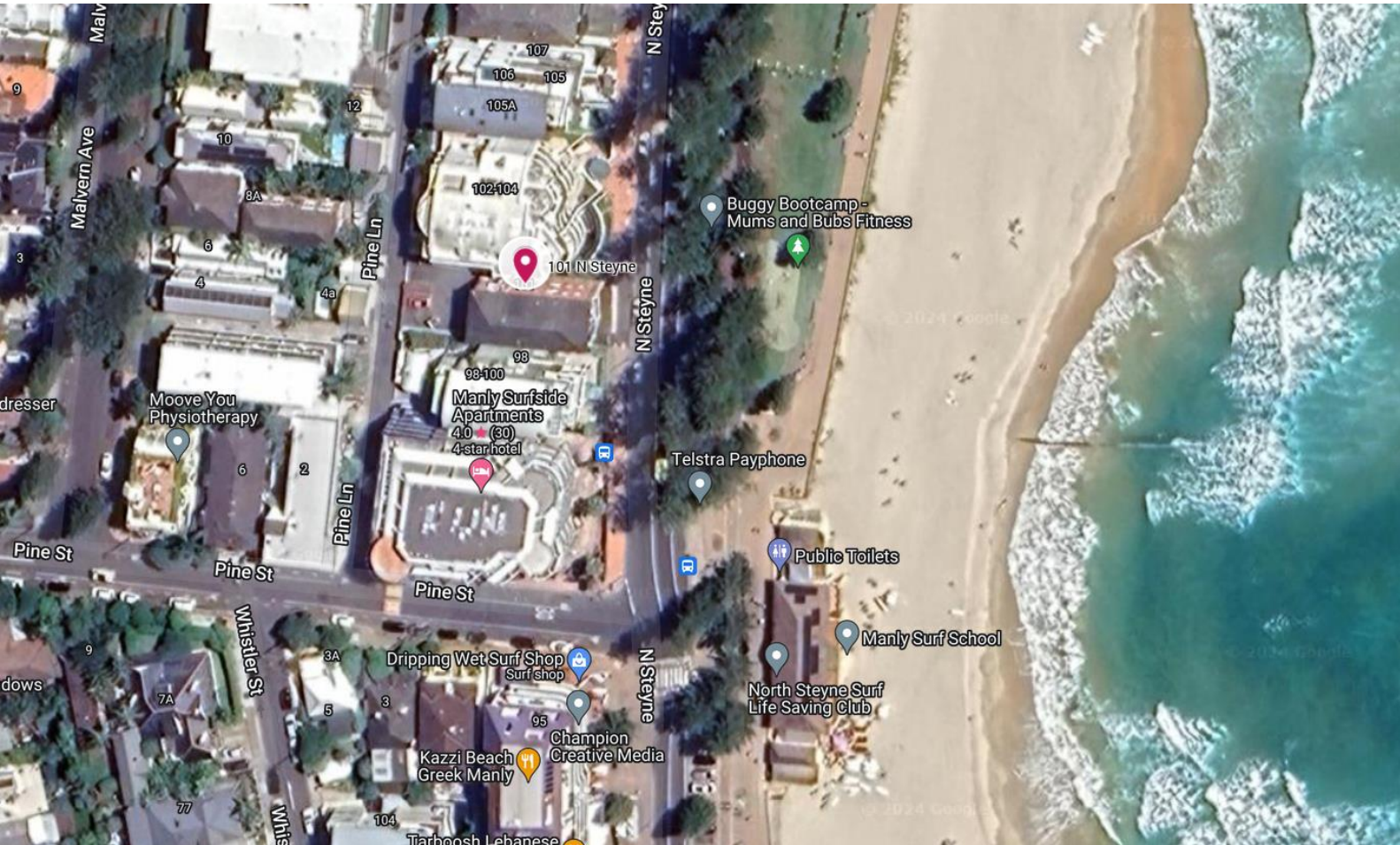




IGS INTEGRATED
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SERVICES



101 North Steyne, Manly NSW

BASIX Assessment Report

18th December 2024



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Document Control

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1. EXECUTIVE SUMMARY

IGS has been commissioned to assess the interaction of the residential area of the proposed development at 101 North Steyne, Manly NSW, with the local environment in terms of BASIX compliance.

A BASIX Certificate is a regulatory requirement and demonstrates compliance with the NSW Government's sustainability targets. BASIX assessment and certification has been completed for this project (Certificate No 1778522M).

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

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

- Water Efficiency
- Energy Efficiency
- Thermal Comfort

This development achieves the following targets:

- Water Efficiency: 40% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 61% reduction (minimum requirements under BASIX: 61%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

2. INTRODUCTION

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

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

The energy section evaluates gas and electrical energy used for heating, cooling lighting, ventilation and appliances. The BASIX Energy target requires the development to use 61% less energy than the NSW average.

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

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

3. BUILDING DESCRIPTION

The proposed development will be located at 101 North Steyne, Manly NSW.

3.1 Information Used in Review

Our review is based on the following architectural drawings by Smart design Architects (Table 1).

Table 1. Architectural drawings list.

Drawing title	Drawing number
B1 Plan	DA099
L00 Plan	DA100
L01 Plan	DA101
L02 Plan	DA102
L03 Plan	DA103
L04 Plan	DA104
Roof Plan	DA105
Elev - N S	DA400
Elev - E W	DA401
Sect - A B	DA450

4. BASIX WATER SECTION

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

The proposed development will meet the mandatory BASIX water target of 40% as long as the water commitments detailed in Table 2 are installed. For details of the requirements necessary to achieve this target, please refer to the BASIX Certificate No. 1778522M.

Table 2. Water Commitments.

Common Areas and Central Systems	
Common areas	<ul style="list-style-type: none"> • 4-star (> 4.5 but <= 6 L/min) showerhead. • No common toilet facility. • 4-star (water-rated) taps. • No common clothes washer facility.
Private Dwellings	
Fixtures	<ul style="list-style-type: none"> • 4-star (Water Rating) showerheads with a flow rate > 4.5 but <= 6 L/min. • 4-star (Water Rating) toilets. • 6-star (Water Rating) kitchen taps. • 6-star (Water Rating) bathroom taps. • 4-star (Water Rating) dishwashers. • On demand hot water recirculation.
Individual spa	<ul style="list-style-type: none"> • Unit no. 1: spa capacity: 5kL, with cover and not shaded.

5. BASIX THERMAL COMFORT SECTION

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

5.1 Modelling Assumptions

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

Building geometry and orientation were modelled according to supplied drawings.

The "base-case" building fabric and estimated glazing and thermal performance requirements are described in Table 3 below. Please note the estimated requirements below are based on the nominated construction materials by the architect.

Table 3. Building Fabric Requirements.

Element	Insulation/glazing		
External walls	Minimum added R2.8 thermal insulation.		
Internal walls	Party walls between units and to corridors, lifts, etc.: <ul style="list-style-type: none">Minimum added R1.5 thermal insulation. Any other Walls: <ul style="list-style-type: none">Stud, plasterboard with no added insulation.		
Floors	Where unconditioned area below: <ul style="list-style-type: none">Suspended Concrete Slab Floor with minimum added R3.0 thermal insulation. All other area: <ul style="list-style-type: none">Concrete, Plasterboard with no added insulation.		
Ceilings	Where unconditioned area above: <ul style="list-style-type: none">Concrete slab with minimum added R4.5 thermal insulation.		
Roof	<ul style="list-style-type: none">Concrete with no added insulation (ceiling insulation).Lightweight Metal Deck roof with added R1.0 insulation.		
Ceiling Penetration	<ul style="list-style-type: none">Sealed LED downlights and exhaust fans.1200 diameter ceiling fan for living area and Bedrooms.		
Estimated Glazing Requirements			
Units	Window Type	Total System U-Value (W/m2K)	Total System SHGC
L01.02, L02.02, L03.01.	Fixed Sliding	Maximum U-value ≤ 3.2	0.49 \pm 5%
	Awning Casement	Maximum U-value ≤ 3.2	0.46 \pm 5%
L00.01, L01.01, L02.01.	Fixed	Maximum U-value ≤ 2.18	0.30 \pm 5%
	Sliding	Maximum U-value ≤ 2.2	0.27 \pm 5%
	Awning	Maximum U-value ≤ 2.2	0.28 \pm 5%
	Casement	Maximum U-value ≤ 2.2	0.30 \pm 5%
L03.02.	Fixed	Maximum U-value ≤ 2.02	0.30 \pm 5%
	Sliding	Maximum U-value ≤ 2.03	0.29 \pm 5%
	Awning	Maximum U-value ≤ 2.08	0.27 \pm 5%
	Casement	Maximum U-value ≤ 2.02	0.27 \pm 5%
Skylight		Maximum U-value ≤ 2.53	0.21 \pm 5%

Note:

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

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

6. BASIX ENERGY SECTION

The Energy performance of the development has been assessed using the online BASIX Tool. The assessment has considered Common Area and Central System features including the lifts, ventilation and lighting for common areas (corridors, lobbies, car park etc.), centralised domestic hot water and the efficiency of preferred lighting and appliances in the dwellings. The proposed development will meet the mandatory BASIX Energy target of 61% as long as the energy commitments detailed in Table 4 are installed.

Table 4. Energy Commitments.

Component		Commitment
Common Areas of residential areas	Lift bank	<ul style="list-style-type: none"> Lift bank No.1: Gearless traction with VVVF motor. Number of levels with apartments served by a lift: 6 Number of levels from the bottom of the lift shaft to the top of the lift shaft: 6 Number of lifts: 1 Lift load capacity: ≥ 1001 kg but ≤ 1500kg
	Swimming pool / Sauna	<ul style="list-style-type: none"> N/A
	Ventilation	<ul style="list-style-type: none"> Carpark: ventilation (supply & exhaust). Controlled with carbon monoxide monitor and VSD fan. Switch room: ventilation (supply only), Thermostatically controlled. Garbage room: ventilation exhaust only. Plant or service rooms: ventilation (exhaust only), Thermostatically controlled. Ground floor lobby type: ventilation (supply only), Time clock or BMS controlled. Hallways/Lobby areas: ventilation (supply only), Time clock or BMS controlled.
	Lighting	<ul style="list-style-type: none"> Carpark: LED lighting with motion sensors. Lift bank: LED lighting, connected to the lift call button. Switch room: LED lighting with manual on / manual off. Garbage room: LED lighting with motion sensors. Plant or service rooms: LED lighting with manual on / manual off. Ground floor lobby type: LED lighting with time clock and motion sensors. Hallways/Lobby areas: LED lighting with time clock and motion sensors.
	Central Hot Water	<ul style="list-style-type: none"> Electric heat pump – air sourced. R0.6 insulation to the pipes. Unit Efficiency: $3.0 < \text{COP} \leq 3.5$
Private Dwellings	Ventilation	<ul style="list-style-type: none"> Bathroom: Individual fan, ducted to façade or roof, interlocked to light with timer off. Kitchen Exhaust: Individual fan, ducted to façade or roof, manual on/off switch. Laundry Exhaust: Individual fan, ducted to façade or roof, interlocked to light.

Component		Commitment
	Heating & Cooling to living and bedroom areas	<ul style="list-style-type: none"> • Heating: 3-phase air-conditioning / EER 3.0 – 3.5 • Cooling: 3-phase air-conditioning / EER 3.0 – 3.5
	Spa Heating	<ul style="list-style-type: none"> • Electric heat pump, to be controlled by timer.
	Lighting	<ul style="list-style-type: none"> • Fluorescent or LED lights with dedicated fittings.
	Appliances	<ul style="list-style-type: none"> • Electric cooktops and electric ovens. • 4-star (energy rating) dishwashers. • 4-star (energy rating) clothes dryers.

7. DISCLAIMER

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

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

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

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

8. SUMMARY & CONCLUSION

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

Subject to the provisions of this report the proposed development will be able to achieve the BASIX requirements. For further details, please refer to the BASIX Certificate 1778522M provided.

APPENDIX A – BASIX CERTIFICATE

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1778522M

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

Secretary

Date of issue: Wednesday, 18 December 2024

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



Project summary

Project name	101 North Steyne Manly NSW 2095
Street address	101 NORTH STEYNE MANLY 2095
Local Government Area	NORTHERN BEACHES
Plan type and plan number	Strata Plan SP4518
Lot no.	CP
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	7
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 61	Target 61
Materials	✓ -100	Target n/a

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

- Project reference: 101 North Steyne, Manly NSW 2095
- Contact number: 0430 108 801





Certificate Prepared by

Name / Company Name: IGS

ABN (if applicable): 68163019029

Description of project

Project address	
Project name	101 North Steyne Manly NSW 2095
Street address	101 NORTH STEYNE MANLY 2095
Local Government Area	NORTHERN BEACHES
Plan type and plan number	Strata Plan SP4518
Lot no.	CP
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	7
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	636
Roof area (m²)	250
Non-residential floor area (m²)	-
Residential car spaces	16
Non-residential car spaces	-

Common area landscape		
Common area lawn (m²)	0	
Common area garden (m²)	45	
Area of indigenous or low water use species (m²)	23	
Assessor details and thermal loads		
Assessor number	DMN/12/1407	
Certificate number	91SFXWVXJA	
Climate zone	56	
Project score		
Water	 40	Target 40
Thermal Performance	 Pass	Target Pass
Energy	 61	Target 61
Materials	 -100	Target n/a

Description of project

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

Residential flat buildings - Building1, 7 dwellings, 5 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1	4+	203	0	44	0
5	3	134	0	3.2	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2	2	127	0	0	0
6	3	168	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
3	3	134	0	3.2	0
7	3	307.3	0	42	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
4	2	127	0	0	0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Lift bank (No. 1)	-	Undercover car park area	460	Switch room	15.5
Garbage room	6.87	Plant or service room	53	Ground floor lobby type	28
Hallway/lobby type	31.8				

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	280	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	292	-	-
floors above habitable rooms, frame: suspended concrete slab	1146	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad), frame: light steel frame	520	-	-
External wall type 2	framed (fibre cement sheet or boards), frame: light steel frame	450	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	890	-
Internal wall type 2	single skin masonry, frame:light steel frame	780	-

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	250	-	-

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	560	-	560	-	-	-	-

(b) Dwellings








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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
1	4 star (> 4.5 but <= 6 L/min)	4 star	6 star	6 star	On demand HW recirculation	not specified	4 star	-	-	-	-	5	yes	no

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All other dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	6 star	6 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

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

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<p>(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:</p> <p>(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</p> <p>(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.</p>		 	
<p>(h) The applicant must install in the dwelling:</p> <p>(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;</p> <p>(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</p> <p>(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.</p>		  	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".			

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

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

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
1	-	-	-	electric heat pump	yes	electric cooktop & electric oven	4 star	4 star	-	-
All other dwellings	-	-	-	-	-	electric cooktop & electric oven	4 star	4 star	-	-

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

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
All dwellings	28	20	48.000

(c) Common areas and central systems/facilities

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

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

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

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

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 6 number of levels from the bottom of the lift shaft to the top of the lift shaft: 6 number of lifts: 1 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: $3.0 < \text{COP} \leq 3.5$

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

(b) Common areas and central systems/facilities

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

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

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

Central energy systems	Type	Specification
Other	-	-

Notes

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

Legend

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

APPENDIX B – REFERENCED ARCHITECTURAL DRAWINGS

LEGEND	
New Wall	<div></div>
Existing/Neighbouring Wall	<div></div>
To be Demolished	<div></div>
Site Boundary	<div></div>

NOTES	
01	All dimensions to be verified on site.
02	Report any discrepancies or omissions to SDS prior to construction.
03	All drawings to be read in conjunction with specification.
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05	All structure to structural engineer's details.
06	Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY NOT FOR CONSTRUCTION		
issue	reason	date
A	DRAFT DA	13.12.24

DRAWING SCHEDULE	
000 -	LEGEND, SITE, DEMOLITION
DA000	LEGEND, DRAWING LIST, SITE MAP
DA001	SITE LOCATION PLAN
DA002	SITE & RF PLAN
DA003	SITE DEMOLITION PLAN

100 -	PLANS
DA099	B1 PLAN
DA100	L00 PLAN
DA101	L01 PLAN
DA102	L02 PLAN
DA103	L03 PLAN
DA104	L04 PLAN
DA105	ROOF PLAN
400 -	ELEVATIONS
DA400	ELEV - N S
DA401	ELEV - E W
450 -	SECTIONS
DA450	SECT - A B
800 -	DIAGRAM
DA800	SUN EYE VIEWS
DA801	SHADOW PLAN
DA802	SHADOW ELEVATIONS 98-100
DA803	SHADOW ELEVATIONS 98-100
DA804	DEEP SOIL ZONES
DA810	GFA PLAN
DA820	LIVEABLE AND ADAPTABLE UNITS

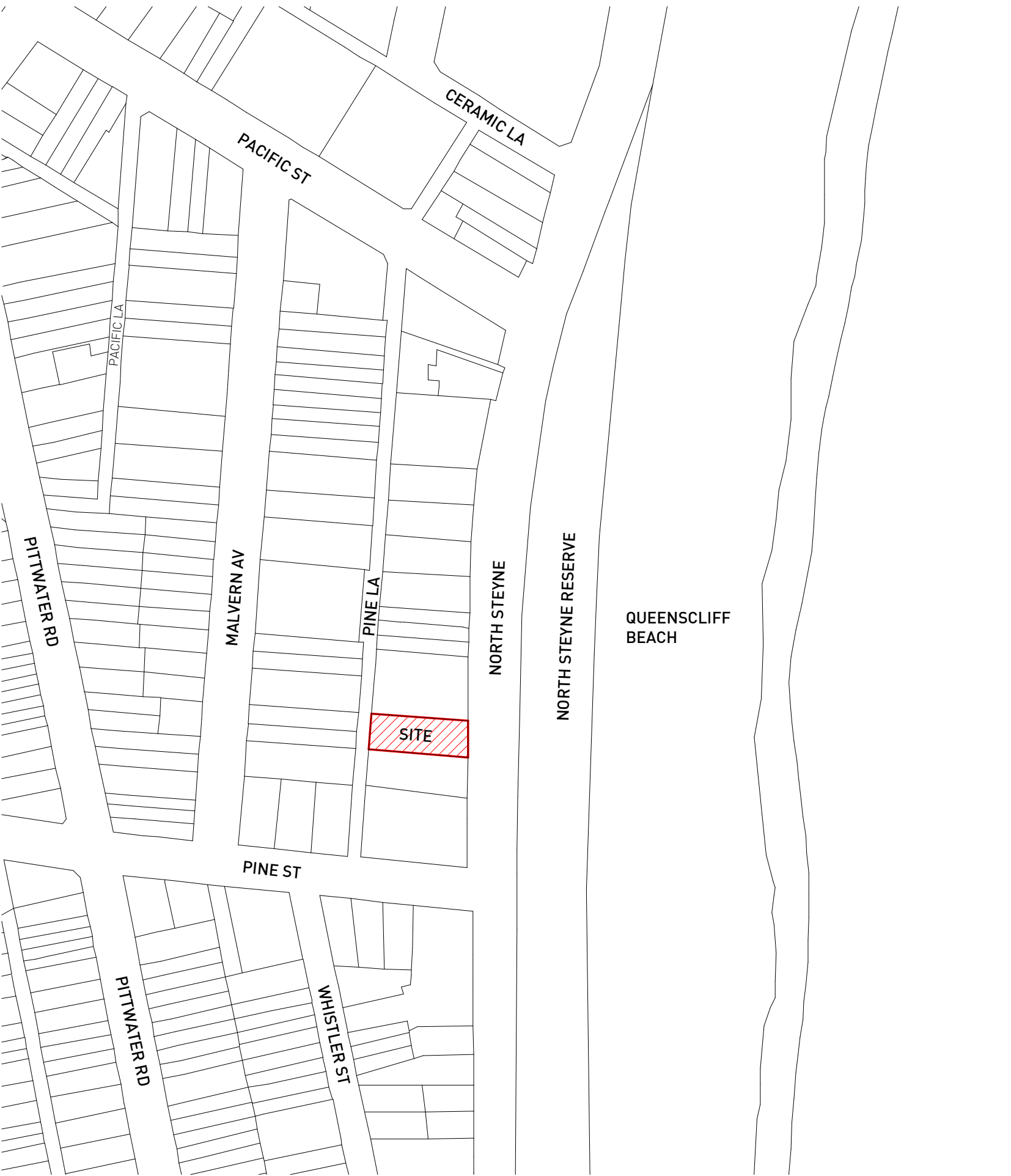
BASIX NOTES

ABBREVIATIONS	
AC	Air Conditioning
ACC SHR	Accessible SHR
ACU	Air Condensor Unit
AFFL	Above Finished Floor Level
ALC	Aluminium Composite System
ALCP	Solid Aluminium Cladding Panel
APT	Apartment, Apartments
AS	Australian Standard
BAL	Balustrade
BALC	Balcony
BCA	Building Code of Australia
BDY	Boundary
BED	Bedroom
BG	Box Gutter
BIT	Bitumen
BK	Brick
BL	Building Line
BLDG	Building
BLS	Ballast
BN	Bin
BOL	Bollard
BRAC	Bicycle Rack
BTH	Bath
CB	Concrete Block
CBD	Cupboard
CFC	Compressed Fibre Cement
CJ	Construction Joint
CLN	Cleaner
COBB	Cobblestone
COL	Column
COMMS	Communications
CONC	Concrete
CONC-S	Concrete Sand Blasted
B	Confirm On Site
COS	Contiguous Piling
CPL	Contiguous Piling
CPT	Carpet
CR	Cement Render
CT	Ceramic Tile
D	Door
DD	Dish Drain
DIA	Diameter
DP	Downpipe
DRC	Drencher
DW	Dishwasher
DWG	Drawing
EA	Equal Angle
EDB	Electrical Distribution Board
EGL	Existing Ground Level
ELEC	Electrical
ENG	Engineer
ENS	Ensuite
ENTRY	Entry
EQ	Equal
EX/EXIST	Existing Structure or Finish
EXH	Exhaust
EXT	External
F	Fixed
FAM	Family
FC	Fibre Cement
FCL	Finished Ceiling Level
FCU	Fan Coil Unit
FE	Fire Extinguisher
FFL	Finished Floor Level
FG	Floor Grate
FGL	Finished Ground Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FIP-M	Fire Mimic Panel
FM	Flexible Mastic
Foyer	Foyer
FW	Floor Waste
G	Glass / Glazing
G-BAL	Glass Balustrade
G-CB	Glass - Colour Backed
G-F	Glazing - Fixed
GALV	Galvanised - hot dipped
GAR	Garage
GND	Ground
GRL#	Grab Rail (number)
HALL	Hallway/Corridor
HRL	Handrail
HWS	Hot Water Service
HYD	Hydraulic
INS	Insulation - Thermal / Acoustic
J	Joinery Item
KIT	Kitchen
KRB	Kerb
LC	Laundry Chute
LDY	Laundry
LIV	Living Room
LOB	Lobby
LV	Louvre
LV-AL	Louvre - Aluminium
MC	Metal Cladding
MDB	Main Distribution Board
ME	Metal
MECH	Mechanical
MEET	Meeting Room
MFE	Metal Fence
MO	Microwave Oven
MR	Metal Roof
MS	Mild Steel
MSB	Main Switch Board
MW	Matwell (with mail)
MZ	Mezzanine
N	New Item
N/A	Not Applicable
NBN	National Broadband Network
NTS	Not To Scale
O/H	Overhead
O/R	Overrun
OF	Overflow Spitter
OPT	Option
OV	Oven
P	Pantry
PB	Plasterboard
PB-FR	Plasterboard - Fire Resistant
PB-MR	Plasterboard - Moisture Resistant
PCD	Powdercoat
PF	Paint Finish
PFC	Parallel Flange Channel
PLT	Plant Room
POL	Polyurethane Finish
PU	Paving Unit
PV	Photovoltaic Cell
R	Refrigerator
R-COMM	Comms Riser
R-ELEC	Electrical Riser
R-HYD	Hydraulic Riser
R-MECH	Mechanical Riser
RAH	Roof Access Hatch
REF	Reference
REQ	Required
RF	Roofing

RHS	Rectangular Hollow Section
RL	Relative Level
ROBE	Robe/Wardrobe
RS	Roller Shutter
RVC	Roof Vent Cowl
RWO	Rain Water Outlet
SB30	30 wide Setting Bead
SCR	Screen
SHR	Shower
SHS	Square Hollow Section
SIM	Similar
SL	Skylight
SNK	Sink
SRO	Shower Rose
SRV	Services
SS	Stainless Steel
ST	Stone
STL	Steel
STN	Stair Nosing
STO	Storage
STR	Fire Stair
FIRE	
STR#	Stair (number)
STRUCT	Structural
SUBST	Substation
SV	Soil Vent
SWP	Stormwater Pit
TBA	To Be Advised
TBC	To Be Confirmed
TEL	Telephone
TERR	Terrace
TGSI	Tactile Ground Surface Indicator
TMF	Timber Floor
TMFE	Timber Fence
TOB	Top of Balustrade
TOC	Top of Column
TOF	Top of Fence
TOK	Top of Kerb
TOP	Top of Parapet
TOW	Top of Wall
TPZ	Tree Protection Zone
TYP	Typical
TZ	Terrazzo
U/G	Underground
U/S	Underside
UA	Unequal Angle
UB	Universal Beam
UC	Universal Column
UNO	Unless Noted Otherwise
UOS	Unless Otherwise Specified
VP	Vent Pipe
W	Window
WC	Water Closet
WC-ACC	Accessible WC
WC-AMB	Ambulant WC
WIR	Walk In Robe
WK	Workstation
WM	Washing Machine
WP	Waste Pipe
WS	Wheelstop
WSC	Waste Chute
WST	Waste / Waste Storage
WT	Water Tank



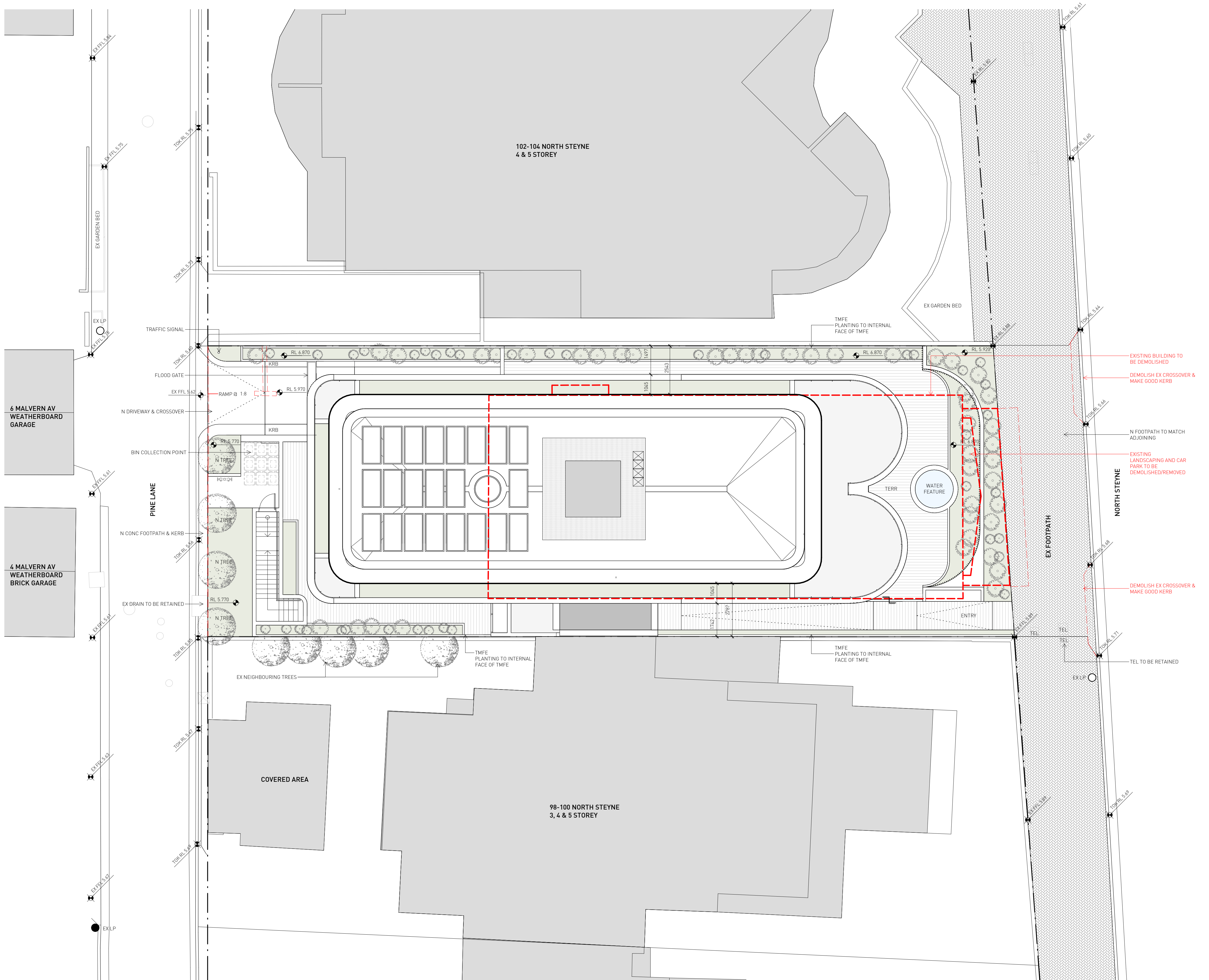
1 PERSPECTIVE



2 LOCATION PLAN



issue	reason	date
A	FOR INFORMATION	12.07.24
B	FOR INFORMATION	01.08.24
C	FOR INFORMATION	28.08.24
D	FOR INFORMATION	10.09.24
E	FOR INFORMATION	30.10.24
F	DRAFT DA	13.12.24



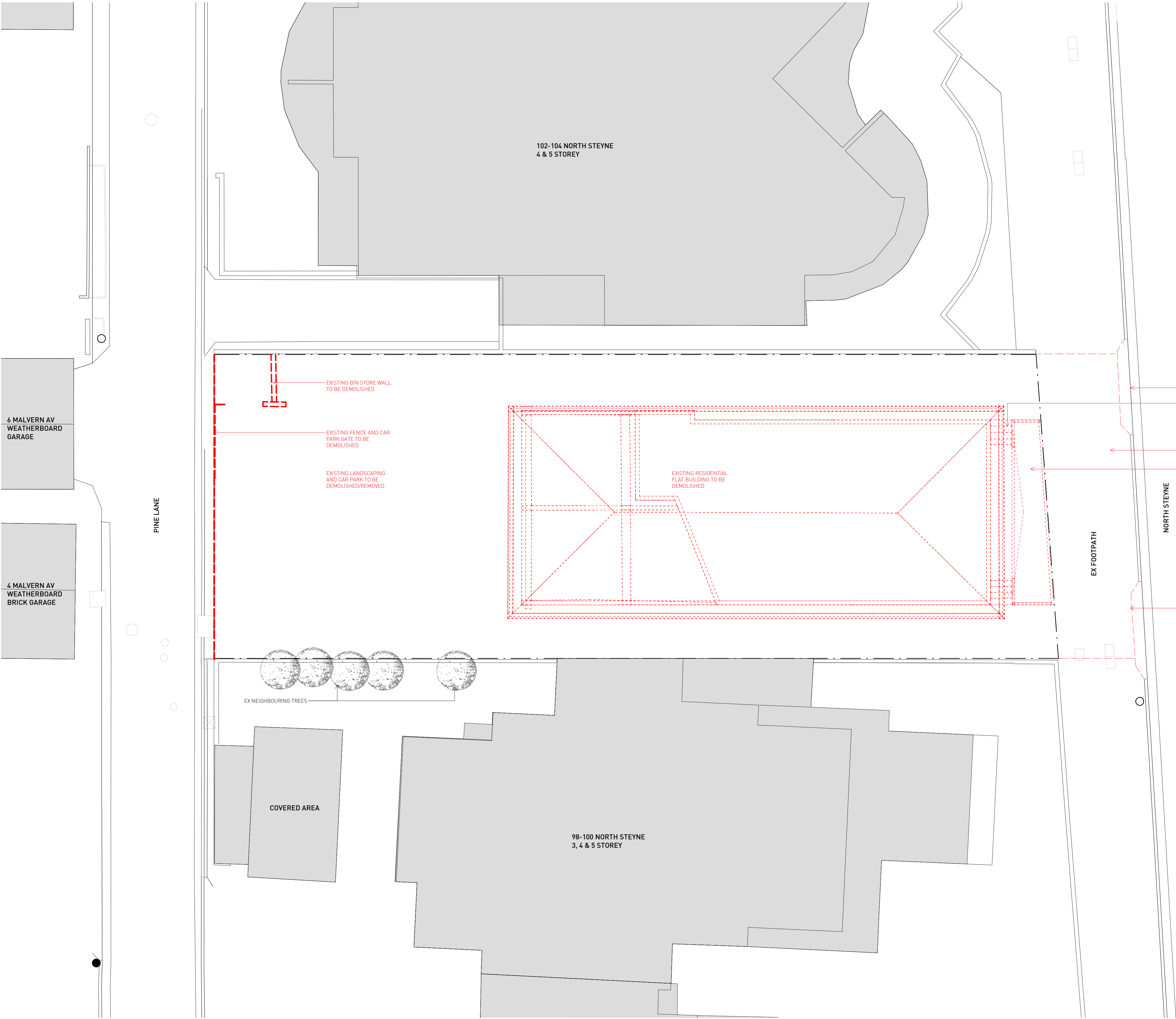
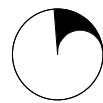
LEGEND	
New Wall	<div></div>
Existing/Neighbouring Wall	<div></div>
To be Demolished	<div></div>
Site Boundary	<div></div>

NOTES

- 01 All dimensions to be verified on site.
- 02 Report any discrepancies or omissions to SDS prior to construction.
- 03 All drawings to be read in conjunction with specification.
- 04 All drawings to be read in conjunction with consultants' drawings.
- 05 All structure to structural engineer's details.
- 06 Refer to architect for ambiguous details or when clarification is required.

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D	FOR INFORMATION	10.09.24
E	DRAFT DA	13.12.24



LEGEND

New Wall

Existing/Neighbouring Wall

To be Demolished

Site Boundary

- NOTES
- 01

All dimensions to be verified on site.
- 02

Report any discrepancies or omissions to SDS prior to construction.
- 03

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- 04

All drawings to be read in conjunction with consultants' drawings.
- 05

All structure to structural engineer's details.
- 06

Refer to architect for ambiguous details or when clarification is required.

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E	FOR INFORMATION	18.09.24
F	FOR INFORMATION	26.09.24
G	FOR INFORMATION	02.10.24
H	FOR INFORMATION	08.10.24
I	FOR INFORMATION	24.10.24
J	FOR INFORMATION	30.10.24
K	FOR INFORMATION	12.11.24
L	FOR INFORMATION	26.11.24
M	FOR INFORMATION	29.11.24
N	FOR INFORMATION	09.12.24
O	FOR INFORMATION	06.12.24
P	DRAFT DA	13.12.24

TOTAL CAR SPACES = 16

TOTAL BIKE SPACES = 13



LEGEND

New Wall

Existing/Neighbouring Wall

To be Demolished

Site Boundary

COMPLIANCE SYMBOL LEGEND

CROSS VENTILATION

LIVABLE

ACCESSIBLE

SOLAR ACCESS >2HRS +

SOLAR ACCESS <2HRS

SOLAR ACCESS NONE

LANDSCAPE LEGEND

NEW TREE

EXISTING TREE RETAINED

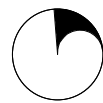
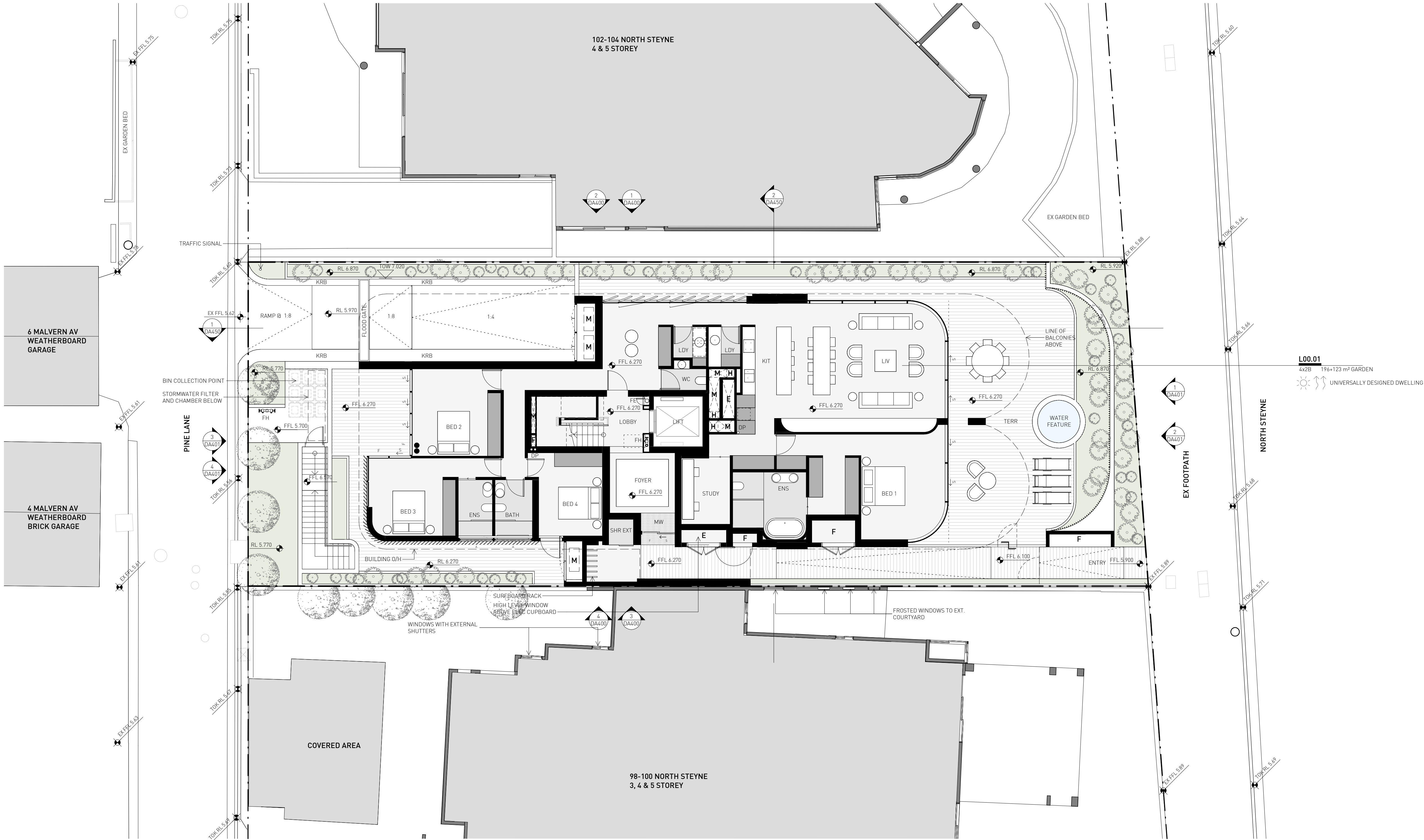
EXISTING TREE REMOVED

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O	DRAFT DA	13.12.24



LEGEND	
New Wall	<div></div>
Existing/Neighbouring Wall	<div></div>
To be Demolished	<div></div>
Site Boundary	<div></div>

COMPLIANCE SYMBOL LEGEND

<div></div>	CROSS VENTILATION
<div></div>	LIVABLE
<div></div>	ACCESSIBLE
<div></div>	SOLAR ACCESS ≥2HRS +
<div></div>	SOLAR ACCESS <2HRS
<div></div>	SOLAR ACCESS NONE

LANDSCAPE LEGEND

<div></div>	NEW TREE
<div></div>	EXISTING TREE RETAINED
<div></div>	EXISTING TREE REMOVED

NOTES

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L	FOR INFORMATION	06.12.24
M	DRAFT DA	13.12.24

L01.01 / L02.01

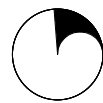
2x3B 94 +23 m² BALC

UNIVERSALLY DESIGNED DWELLING

L01.02 / L02.02

3x3B 165 +23 m² BALC

UNIVERSALLY DESIGNED DWELLING



LEGEND	
New Wall	<div></div>
Existing/Neighbouring Wall	<div></div>
To be Demolished	<div></div>
Site Boundary	<div></div>

COMPLIANCE SYMBOL LEGEND

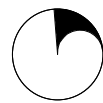
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<div></div>	LIVABLE
<div></div>	ACCESSIBLE
<div></div>	SOLAR ACCESS ≥2HRS +
<div></div>	SOLAR ACCESS <2HRS
<div></div>	SOLAR ACCESS NONE

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J	FOR INFORMATION	06.12.24
K	DRAFT DA	13.12.24



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Existing/Neighbouring Wall	<div></div>
To be Demolished	<div></div>
Site Boundary	<div></div>

COMPLIANCE SYMBOL LEGEND

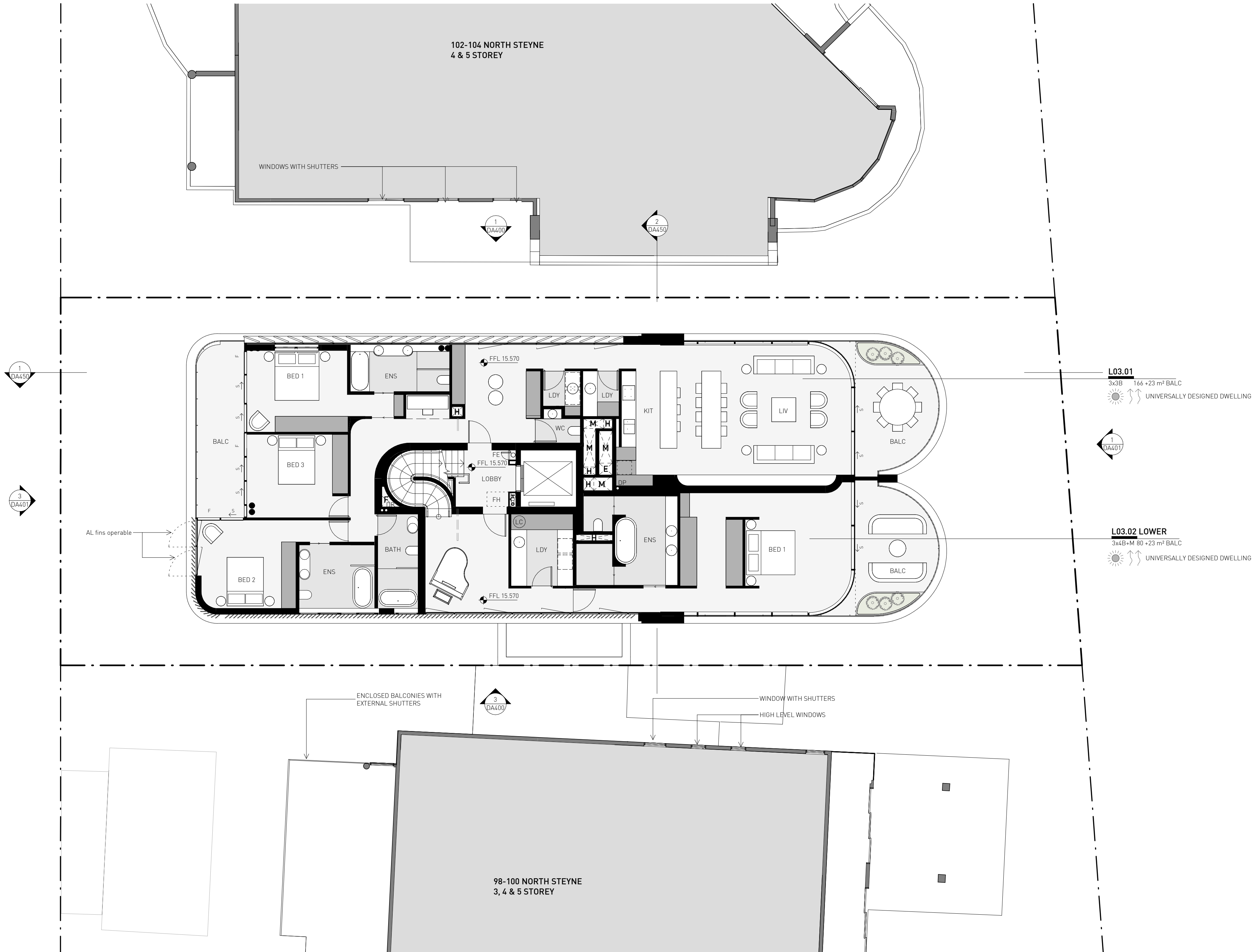
<div></div>	CROSS VENTILATION
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<div></div>	SOLAR ACCESS ≥2HRS +
<div></div>	SOLAR ACCESS <2HRS
<div></div>	SOLAR ACCESS NONE

NOTES

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K	FOR INFORMATION	09.12.24
L	FOR INFORMATION	06.12.24
M	DRAFT DA	13.12.24



LEGEND	
New Wall	<div></div>
Existing/Neighbouring Wall	<div></div>
To be Demolished	<div></div>
Site Boundary	<div></div>

COMPLIANCE SYMBOL LEGEND

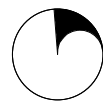
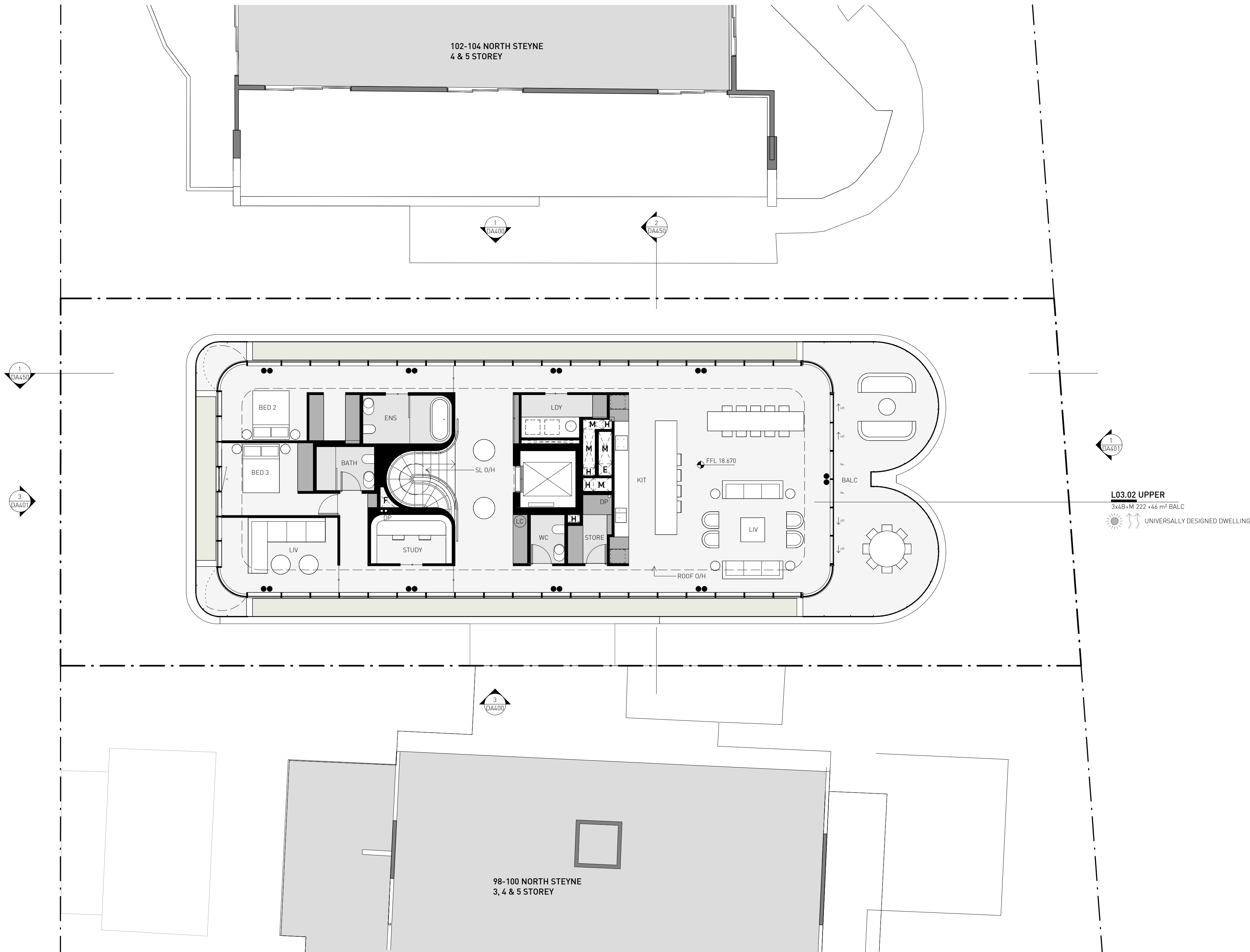
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<div></div>	LIVABLE
<div></div>	ACCESSIBLE
<div></div>	SOLAR ACCESS ≥2HRS +
<div></div>	SOLAR ACCESS <2HRS
<div></div>	SOLAR ACCESS NONE

NOTES

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- 06 Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
NOT FOR CONSTRUCTION

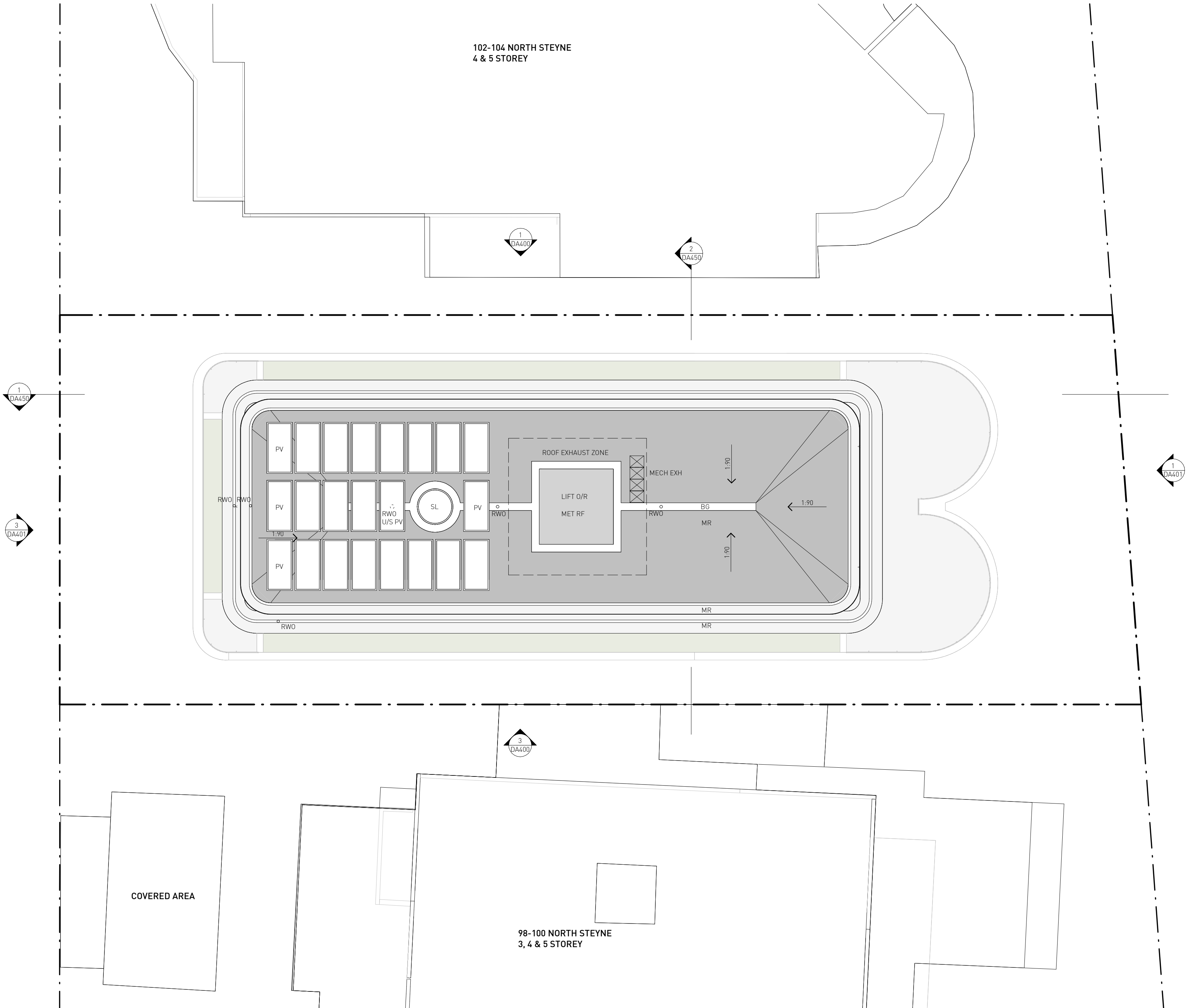
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B	FOR INFORMATION	01.08.24
C	FOR INFORMATION	28.08.24
D	FOR INFORMATION	10.09.24
E	FOR INFORMATION	18.09.24
F	FOR INFORMATION	26.09.24
G	FOR INFORMATION	08.10.24
H	FOR INFORMATION	30.10.24
I	FOR INFORMATION	12.11.24
J	FOR INFORMATION	29.11.24
K	FOR INFORMATION	09.12.24
L	FOR INFORMATION	06.12.24
M	DRAFT DA	13.12.24



LEGEND	
New Wall	<div></div>
Existing/Neighbouring Wall	<div></div>
To be Demolished	<div></div>
Site Boundary	<div></div>

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PRELIMINARY NOT FOR CONSTRUCTION		
issue	reason	date
A	FOR INFORMATION	26.09.24
B	FOR INFORMATION	08.10.24
C	FOR INFORMATION	30.10.24
D	FOR INFORMATION	29.11.24
E	FOR INFORMATION	09.12.24
F	FOR INFORMATION	06.12.24
G	DRAFT DA	13.12.24



LEGEND

New Wall

Existing/Neighbouring Wall

To be Demolished

Site Boundary

- NOTES
- 01

All dimensions to be verified on site.
- 02

Report any discrepancies or omissions to SDS prior to construction.
- 03

All drawings to be read in conjunction with specification.
- 04

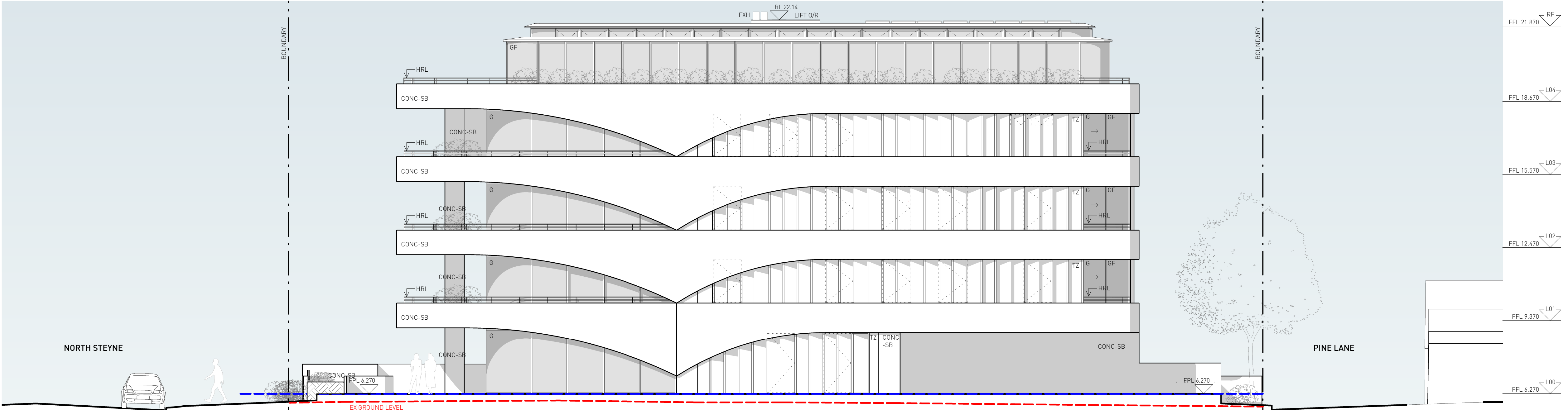
All drawings to be read in conjunction with consultants' drawings.
- 05

All structure to structural engineer's details.
- 06

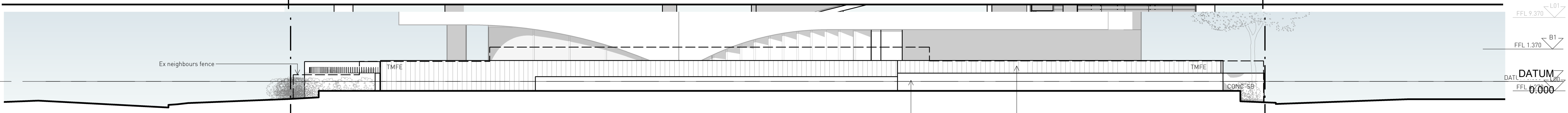
Refer to architect for ambiguous details or when clarification is required.

PRELIMINARY
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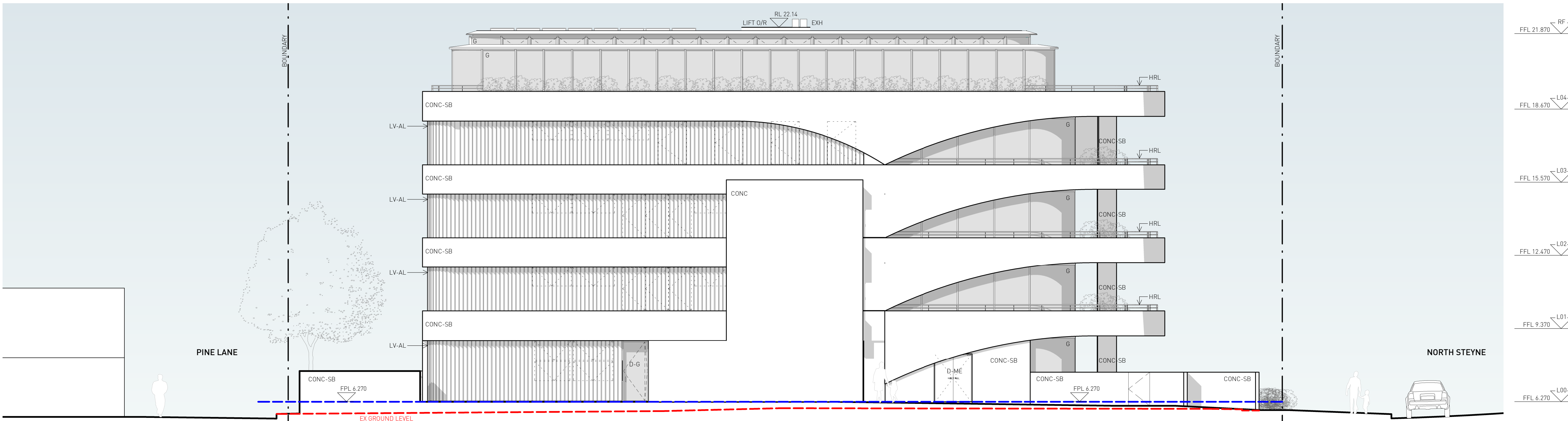
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C	FOR INFORMATION	28.08.24
D	FOR INFORMATION	10.09.24
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H	FOR INFORMATION	30.10.24
I	FOR INFORMATION	29.11.24
J	FOR INFORMATION	09.12.24
K	FOR INFORMATION	06.12.24
L	DRAFT DA	13.12.24



1 NORTH ELEVATION



2 NORTH ELEVATION BOUNDARY



3 SOUTH ELEVATION



4 SOUTH ELEVATION BOUNDARY

LEGEND	
New Wall	<div></div>
Existing/Neighbouring Wall	<div></div>
To be Demolished	<div></div>
Site Boundary	<div></div>

- NOTES
- 01

All dimensions to be verified on site.
- 02

Report any discrepancies or omissions to SDS prior to construction.
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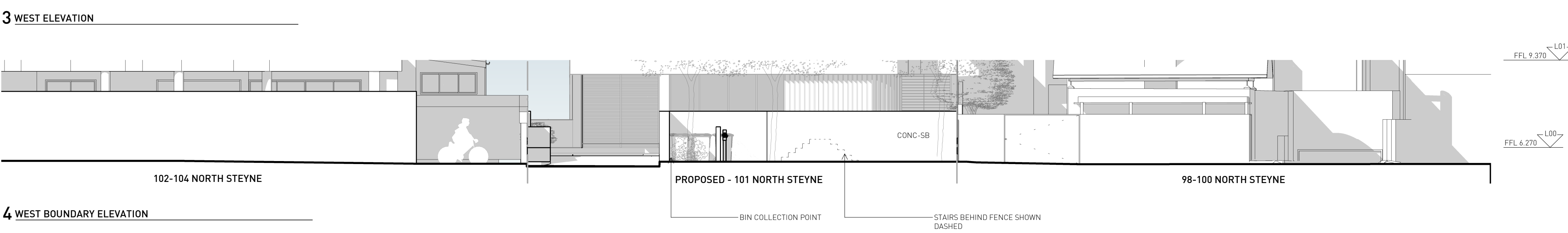
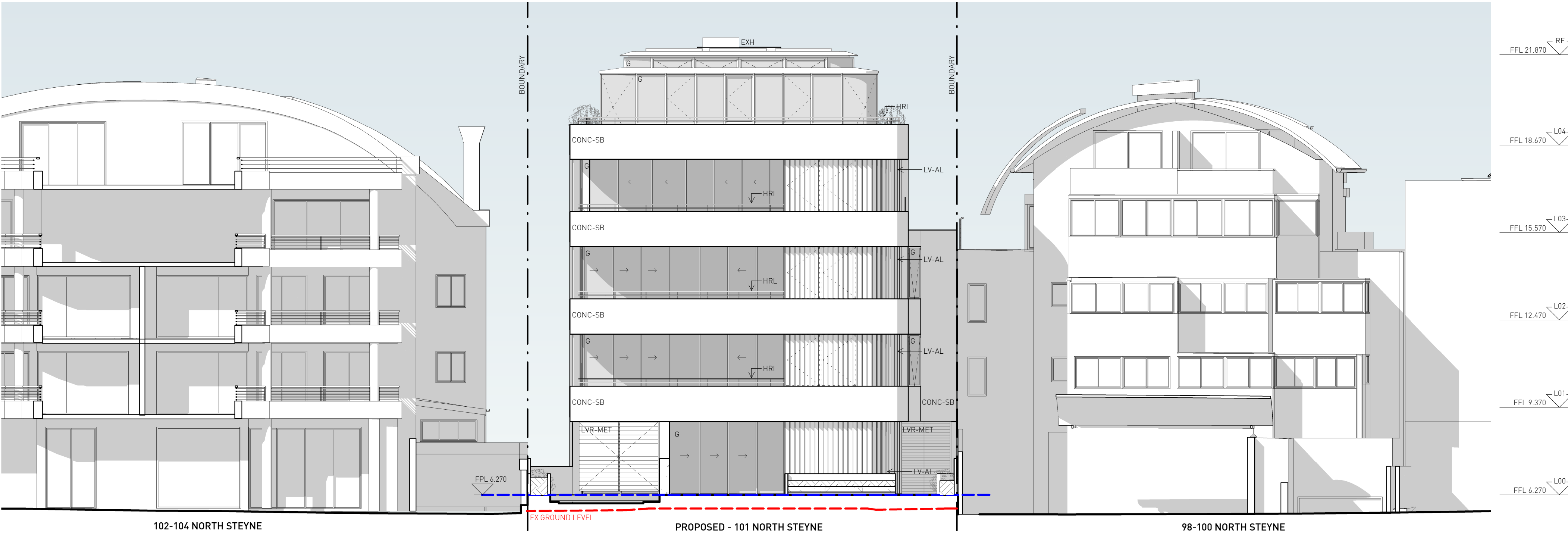
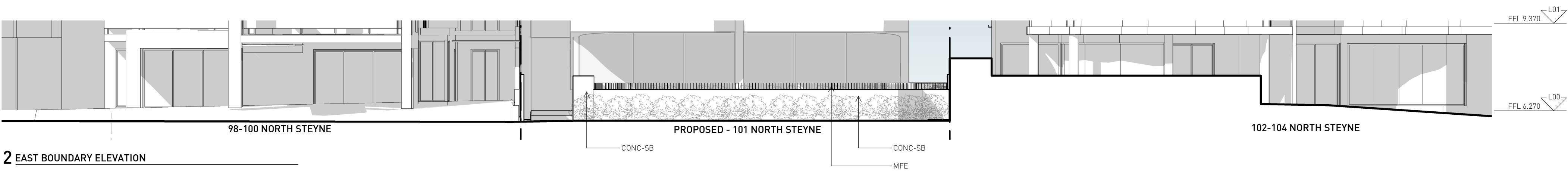
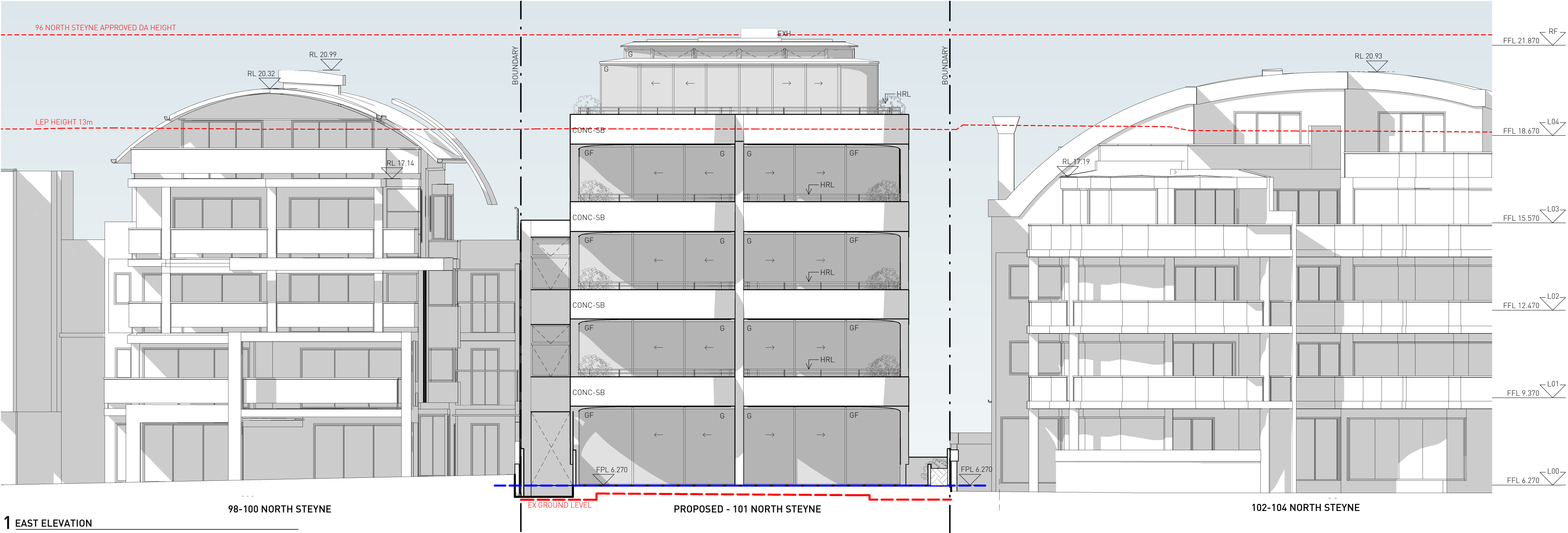
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- 04

All drawings to be read in conjunction with consultants' drawings.
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All structure to structural engineer's details.
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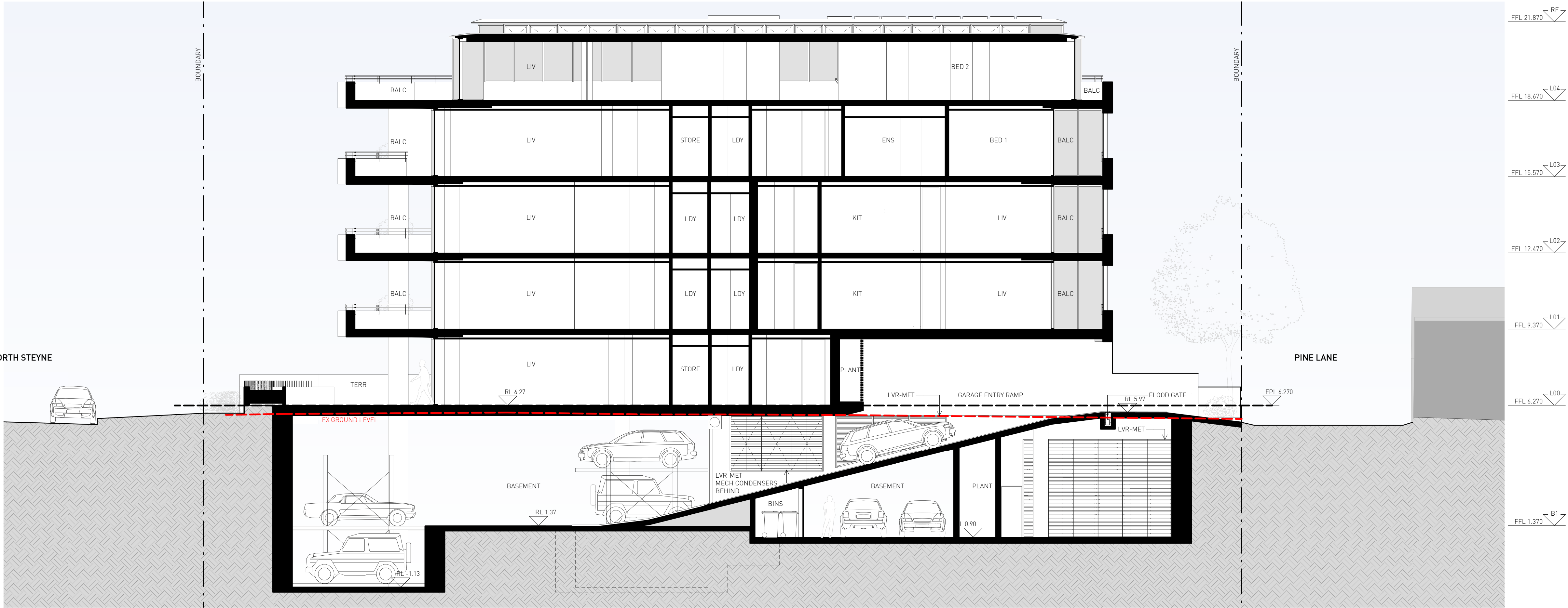
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C	PRE DA	22.08.24
D	FOR INFORMATION	28.08.24
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G	FOR INFORMATION	26.09.24
H	FOR INFORMATION	08.10.24
I	FOR INFORMATION	30.10.24
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K	FOR INFORMATION	09.12.24
L	FOR INFORMATION	06.12.24
M	DRAFT DA	13.12.24



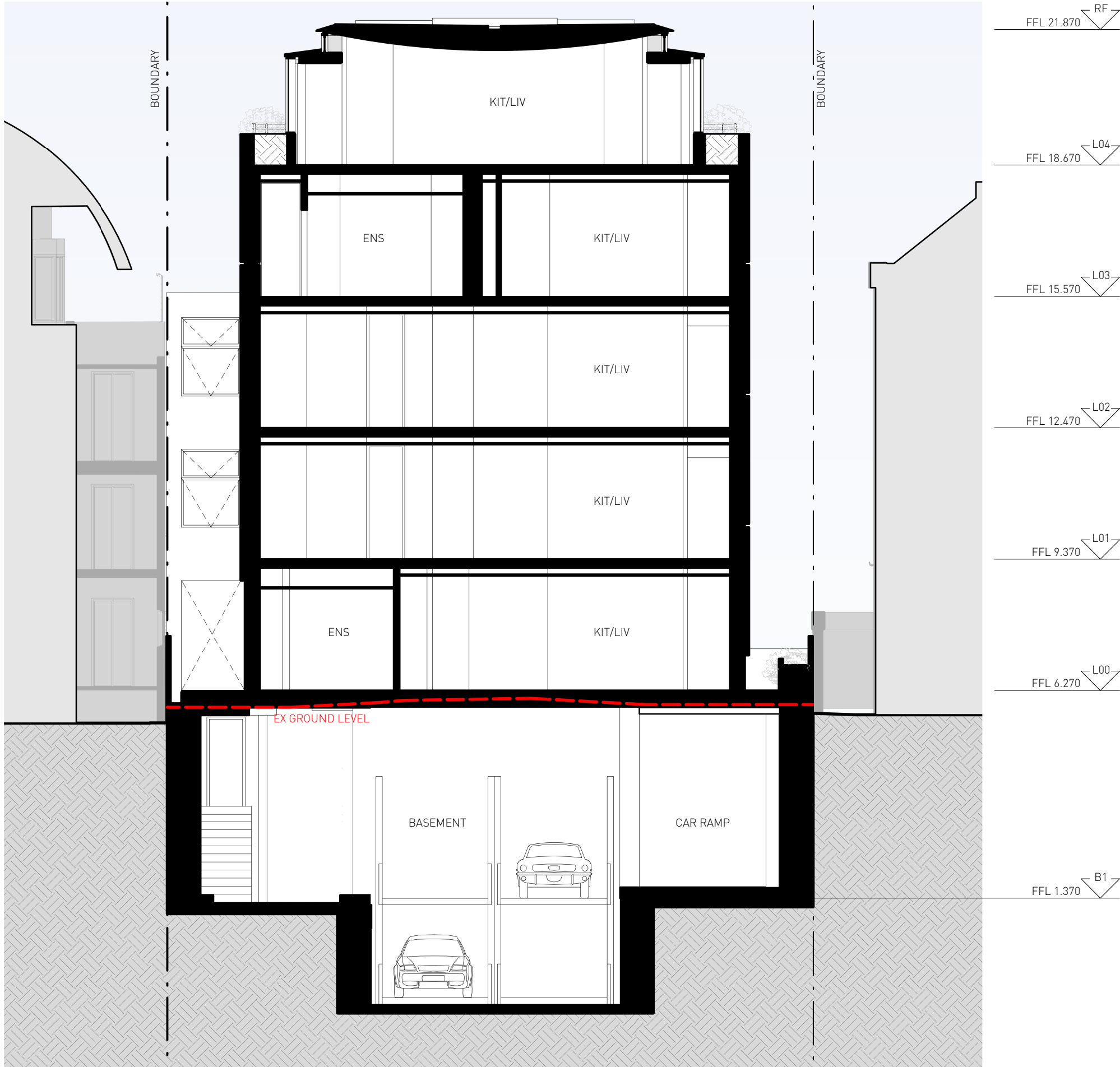
LEGEND	
New Wall	<div></div>
Existing/Neighbouring Wall	<div></div>
To be Demolished	<div></div>
Site Boundary	<div></div>

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I	FOR INFORMATION	30.10.24
J	FOR INFORMATION	29.11.24
K	FOR INFORMATION	09.12.24
L	FOR INFORMATION	06.12.24
M	DRAFT DA	13.12.24



1 SECTION A



2 SECTION B

LEGEND	
New Wall	<div></div>
Existing/Neighbouring Wall	<div></div>
To be Demolished	<div></div>
Site Boundary	<div></div>

COMPLIANCE SYMBOL LEGEND

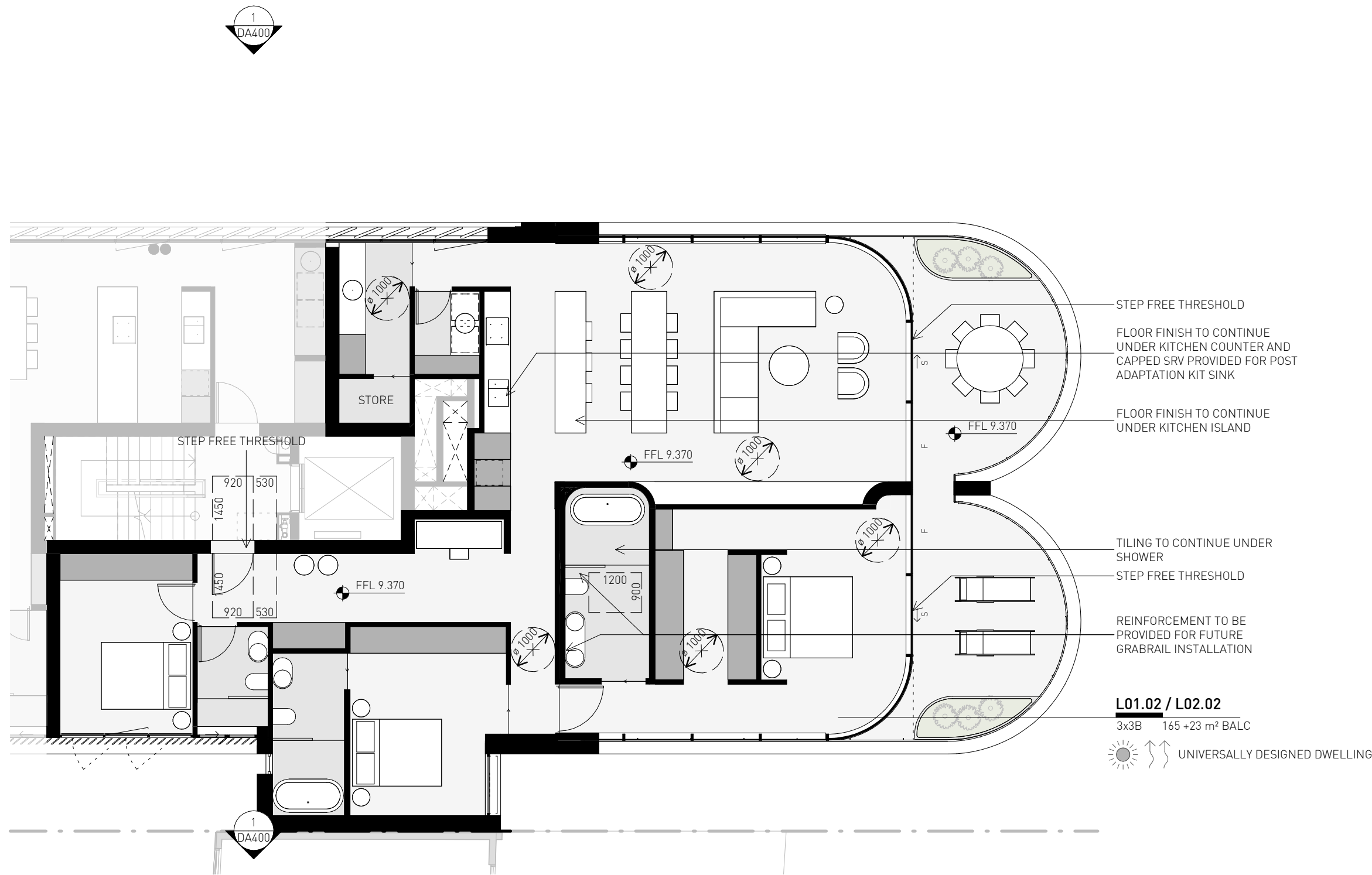
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<div></div>	LIVABLE
<div></div>	ACCESSIBLE
<div></div>	SOLAR ACCESS 2HRS +
<div></div>	SOLAR ACCESS <2HRS
<div></div>	SOLAR ACCESS NONE

NOTES

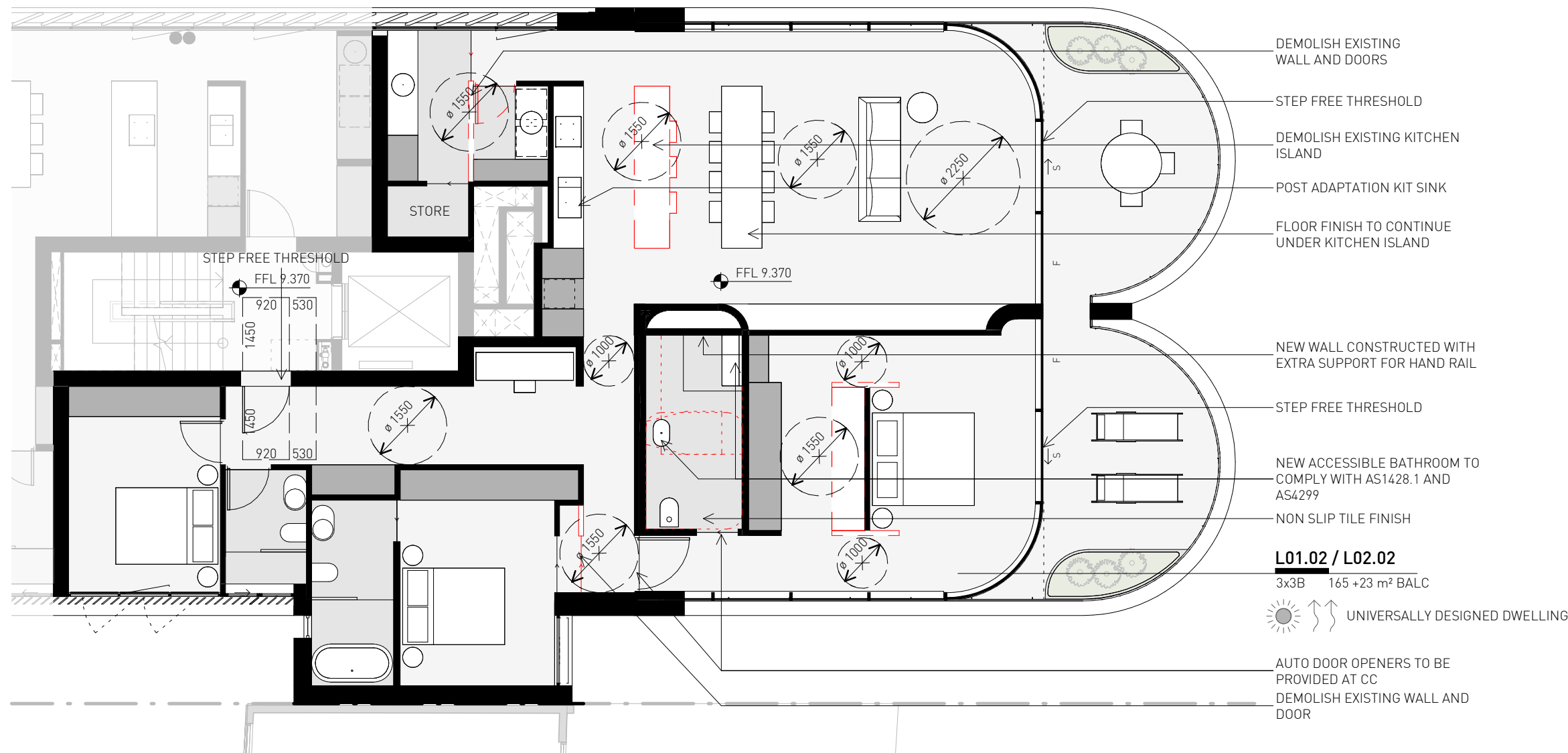
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PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	DRAFT DA	13.12.24



1 L01.02 AND L02.02 LIVEABLE (TYPICAL)



2 L01.02 AND L02.02 ADAPTABLE

