



CPM

5 COMMONWEALTH PARADE

CLIENT: Re-Form Projects

Transmittal (\$4.55)			
NO.	DRAWING TITLE	DATE	REVISION
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BASIX™ Report

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

Project summary		
Project name	5 Commonwealth Parade_10	
Street address	5 COMMONWEALTH PARADE MANLY 2095	
Local Government Area	Manly Council	
Plan type and plan number	Deposited Plan 7180	
Lot no.	2	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	3	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	40	Target 40
Thermal Comfort	Pass	Target Pass
Energy	30	Target 30

14th July 2025

NatHERS Thermal Performance Specifications (BASIX Thermal Comfort) 5 Commonwealth Parade, Manly						
<i>These are the Specifications upon which the Certified Assessment is based. If details included in these Specifications vary from other drawings or written specifications, these Specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project.</i>						
Windows*	Glass	Frame	U value	SHGC	Detail	
Default	Double glazed, low E high solar gain	Aluminium	4.3	0.47	Generally for window types: Awning, hinged doors	
Default	Double glazed, low E high solar gain	Aluminium	4.3	0.53	Generally for window types: Sliding window/ door, double hung, fixed	
<i>* The glass type and frame descriptions are indicative only. The U-value and SHGC performance figures must be met to achieve compliance.</i>						
Skylights	Glass	Frame	U value	SHGC	Detail	
Default	Double glazed, clear	Aluminium	4.2	0.72	All skylights	
External walls		Construction	Added Insulation		Detail	
Concrete / AFS			R 2.0		For levels G, 1 and 2	
Framed			R 2.5		For level 3	
Internal walls		Construction	Added Insulation		Detail	
Plasterboard on studs			None		Within units	
Concrete			R 1.0		For unit 01: wall separating units from common lobbies	
Concrete / Plasterboard on studs			R 1.0		For unit 01: wall separating unit from void space	
Floors		Construction	Added Insulation		Detail	
Concrete			None			
Ceilings		Construction	Added Insulation		Detail	
Plasterboard			(see roof detail below)			
Roof		Construction	Added Insulation		Detail	
Concrete			R 1.0		Concrete roofs	
Metal sheeting			R 3.5		Roof over level 3	
Other Requirements						
All exhaust fans and downlights (if installed) to be sealed to prevent air-infiltration						

IMPORTANT NOTES:
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1	24/07/2025	\$4.55 - JULY 2025	MG/DN

REVISION NOTES



2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759

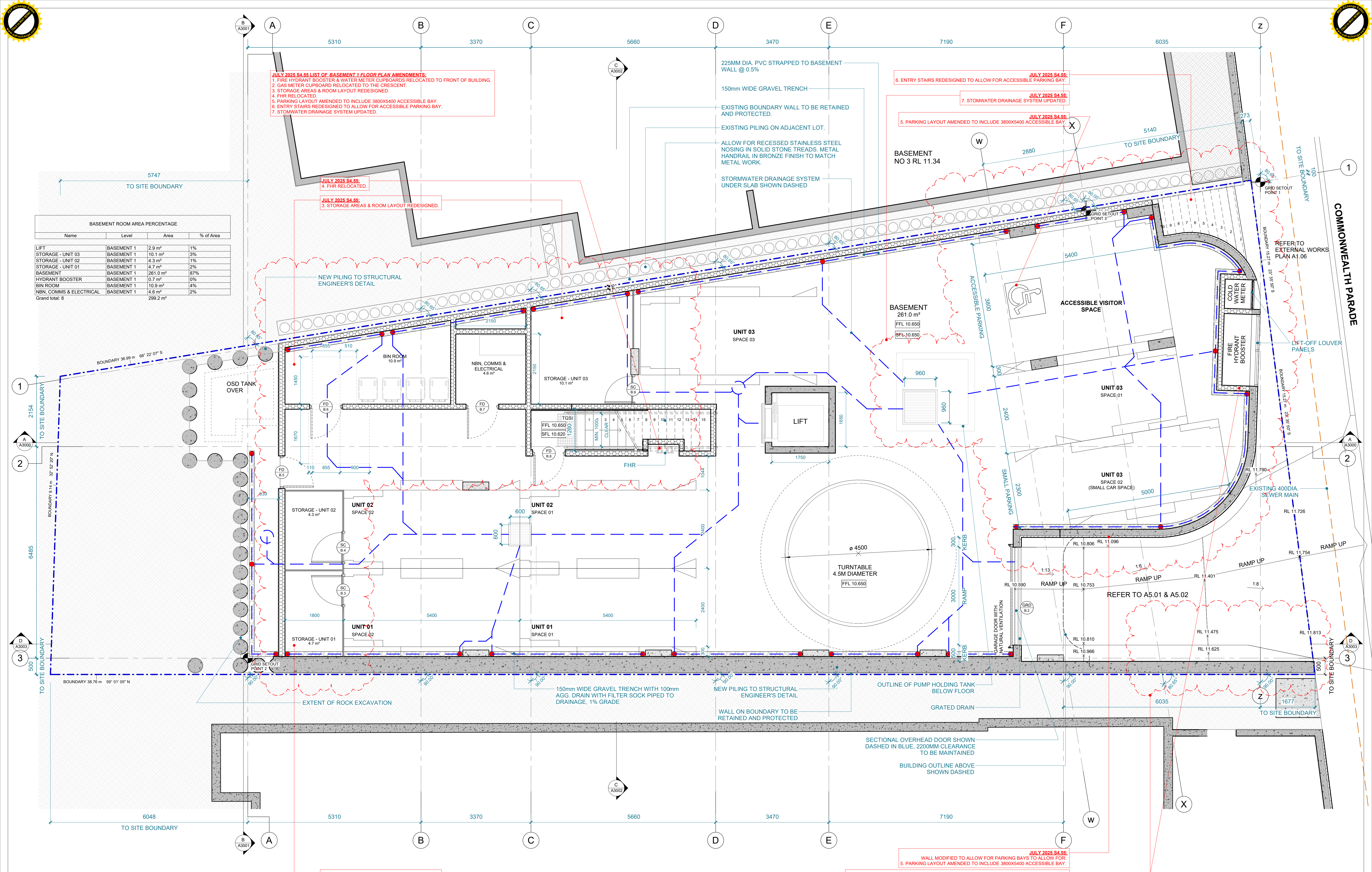
Nominated Architect:
Bridie Gough 8280

CPM

5 COMMONWEALTH PARADE

Re-Form Projects

DRAWING TITLE		PROJECT	
COVER PAGE		CMP	
SCALE	STATUS	NUMBER	REVISION
@A1	\$4.55	A0000	1



BASEMENT ROOM AREA PERCENTAGE				
Name	Level	Area	% of Area	
LIFT	BASEMENT 1	2.9 m²	1%	
STORAGE - UNIT 03	BASEMENT 1	10.1 m²	3%	
STORAGE - UNIT 02	BASEMENT 1	4.3 m²	1%	
STORAGE - UNIT 01	BASEMENT 1	4.7 m²	2%	
BASEMENT	BASEMENT 1	261.0 m²	87%	
HYDRANT BOOSTER	BASEMENT 1	0.7 m²	0%	
BIN ROOM	BASEMENT 1	10.9 m²	4%	
NBN, COMMS & ELECTRICAL	BASEMENT 1	4.6 m²	2%	
Grand total: 8		299.2 m²		

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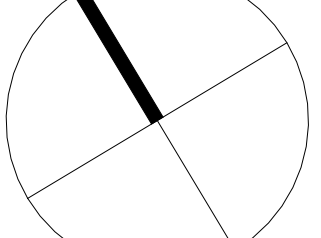
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Nominated Architect:
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BASEMENT 1 FLOOR PLAN

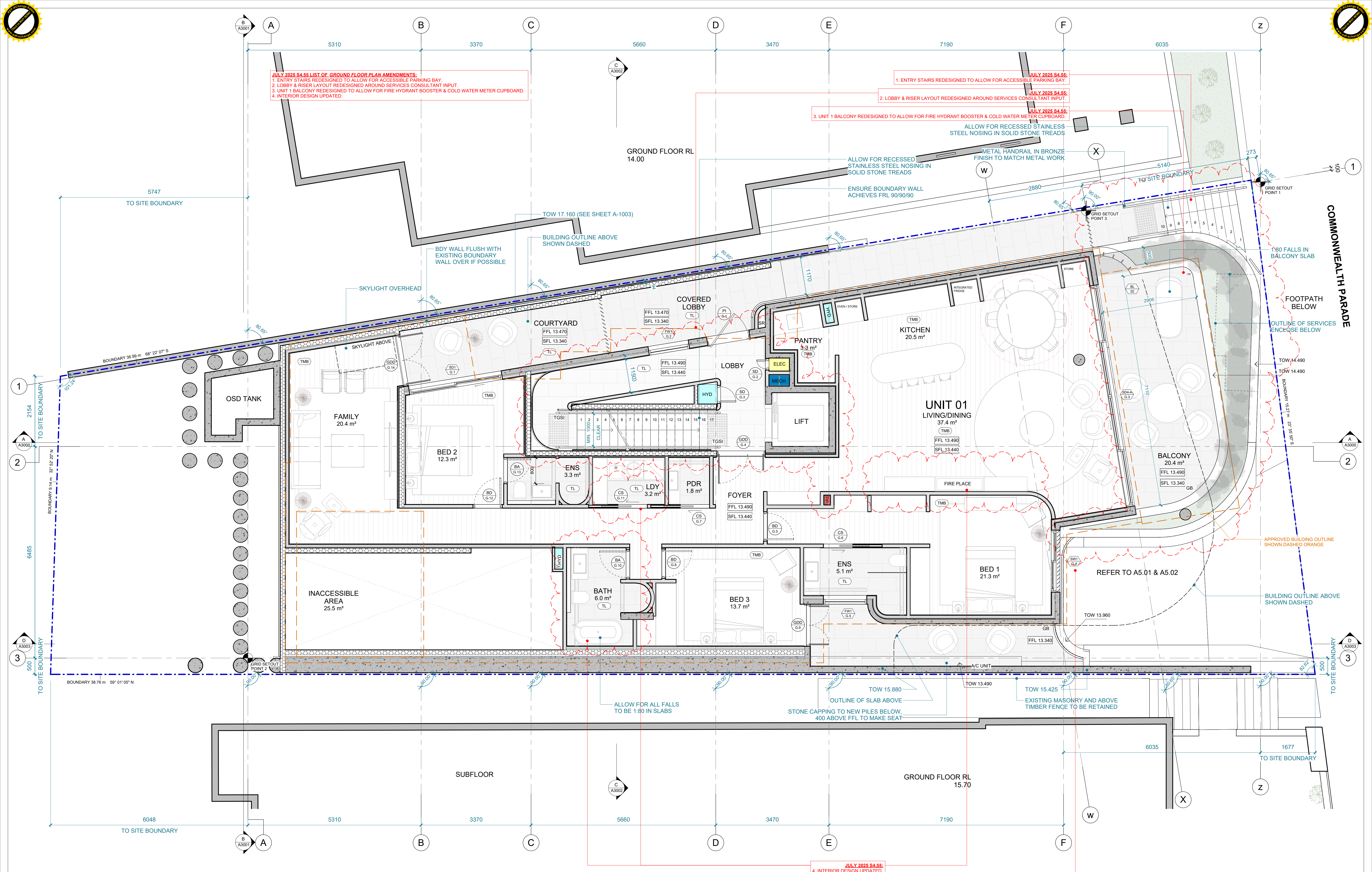
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STATUS
S4.55

NUMBER
A1001

PROJECT
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REVISION
15



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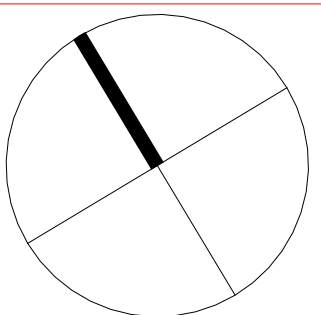
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Nominated Architect:
Bridie Gough 8280

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DRAWING TITLE
GROUND FLOOR PLAN

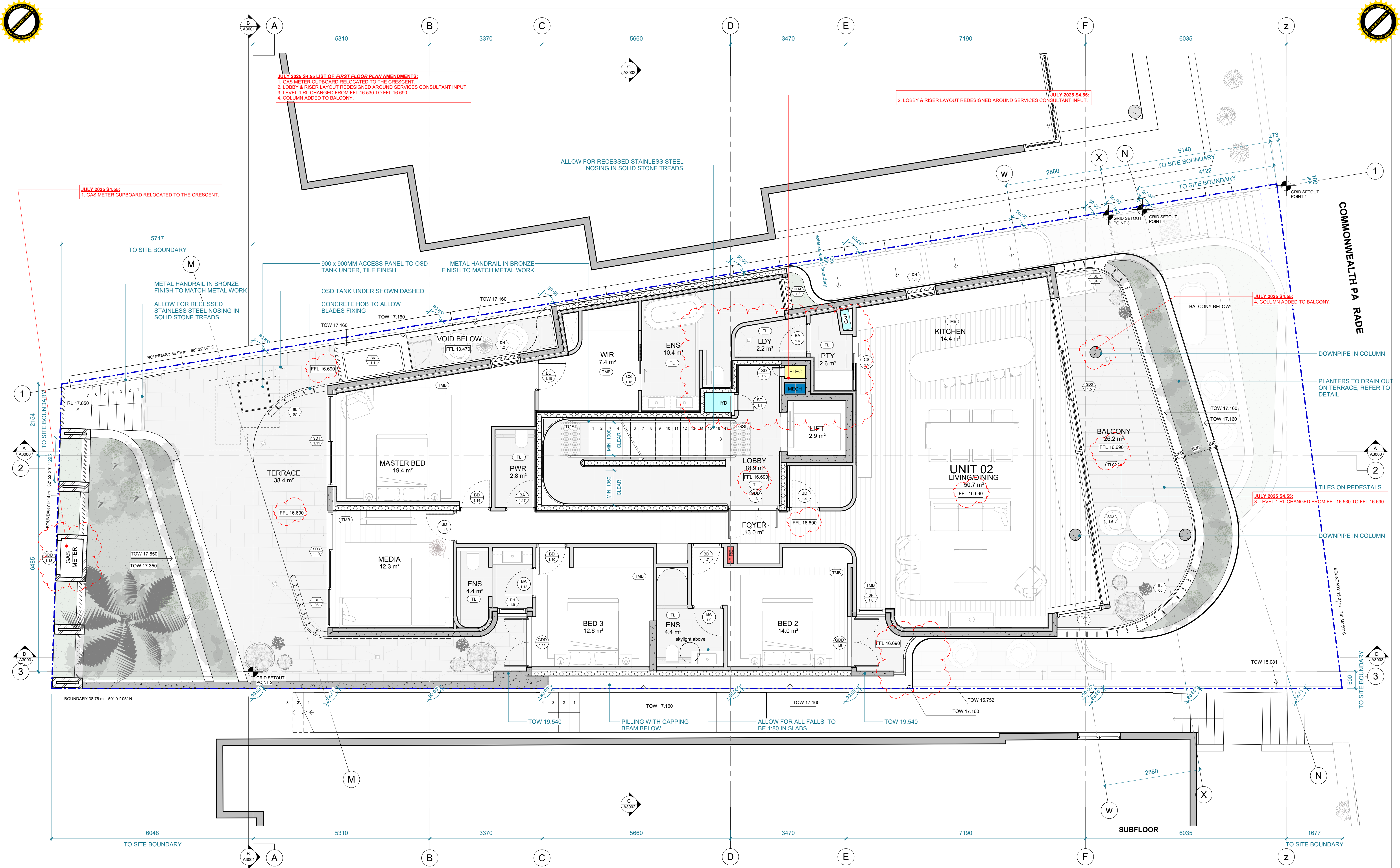
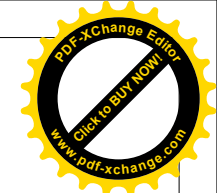
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STATUS
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14



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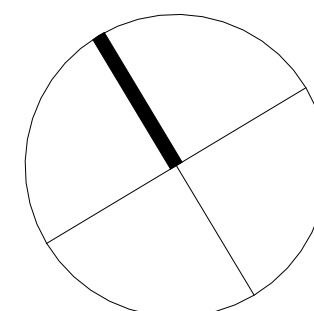
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Nominated Architect:
Bridie Gough 8280

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5 COMMONWEALTH PARADE

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FIRST FLOOR PLAN

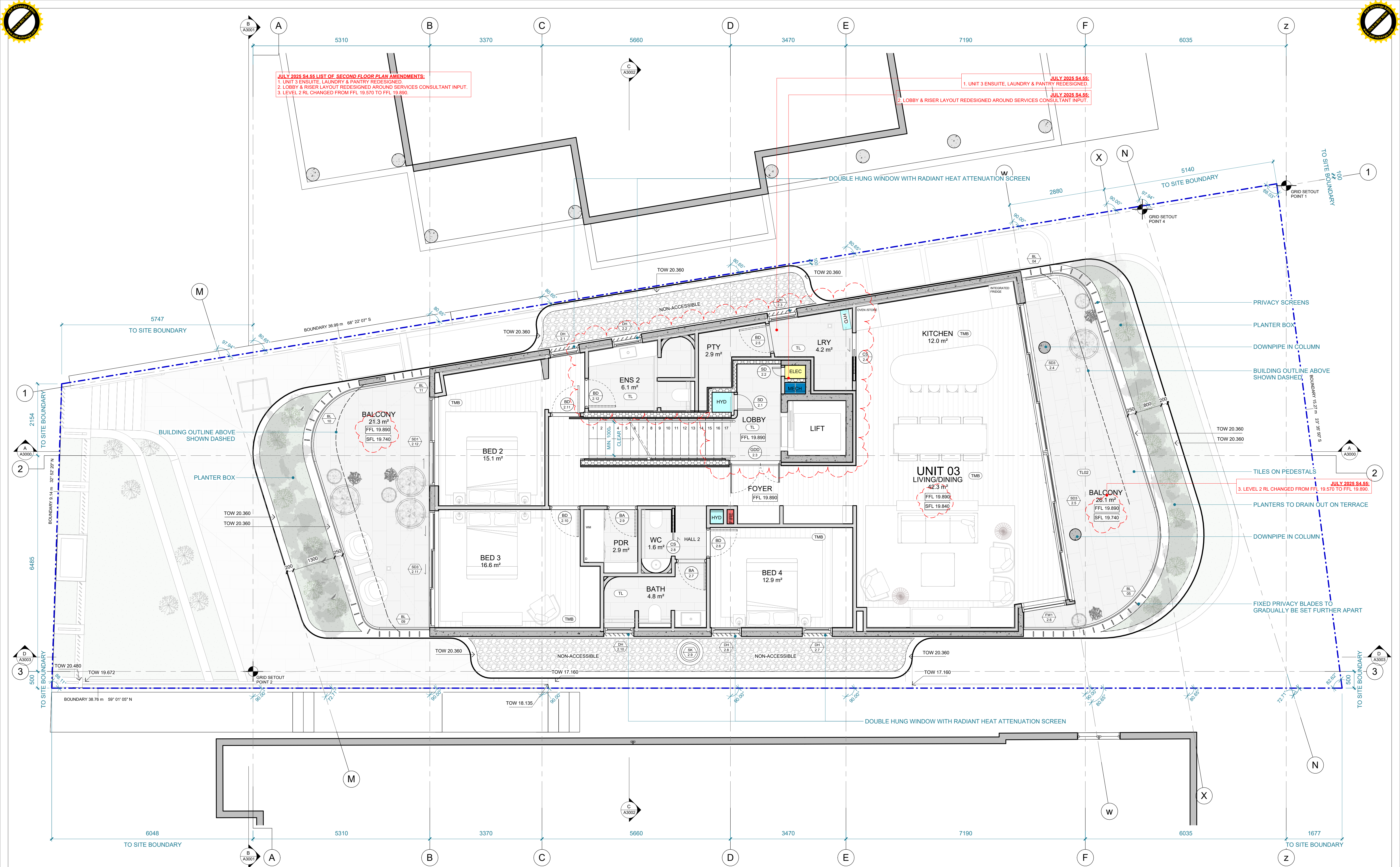
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STATUS
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NUMBER
A1003

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12



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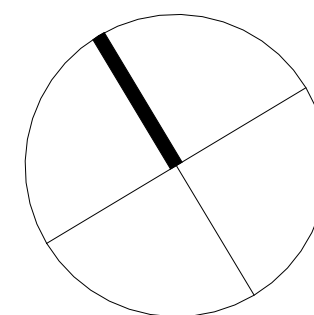
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Nominated Architect:
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5 COMMONWEALTH PARADE

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DRAWING TITLE
SECOND FLOOR PLAN

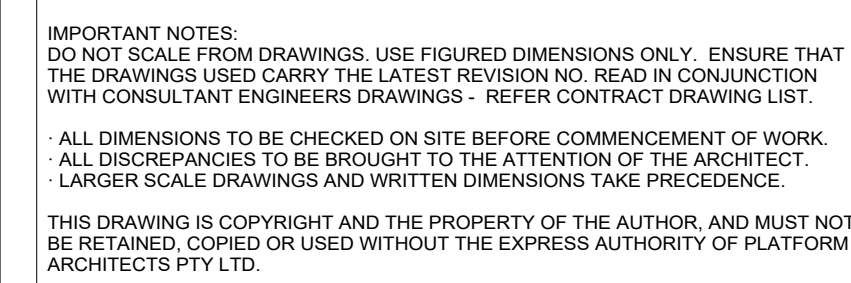
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STATUS
S4.55

NUMBER
A1004

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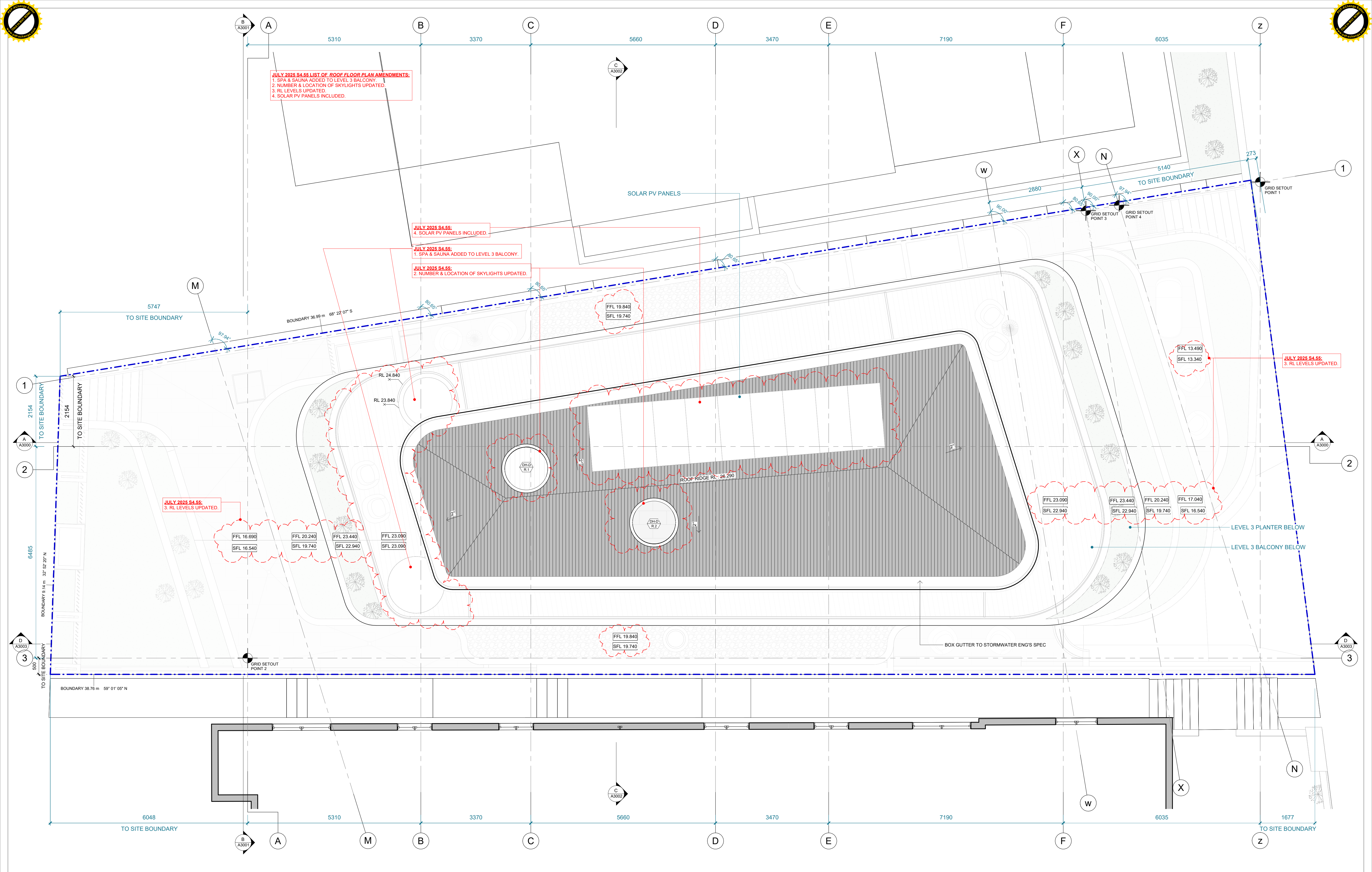
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JULY 2025 \$4.55:
4. MECHANICAL EXHAUST GRILLES INCLUDED

JULY 2025 \$4.55:
1. LEVEL RLs CHANGED.

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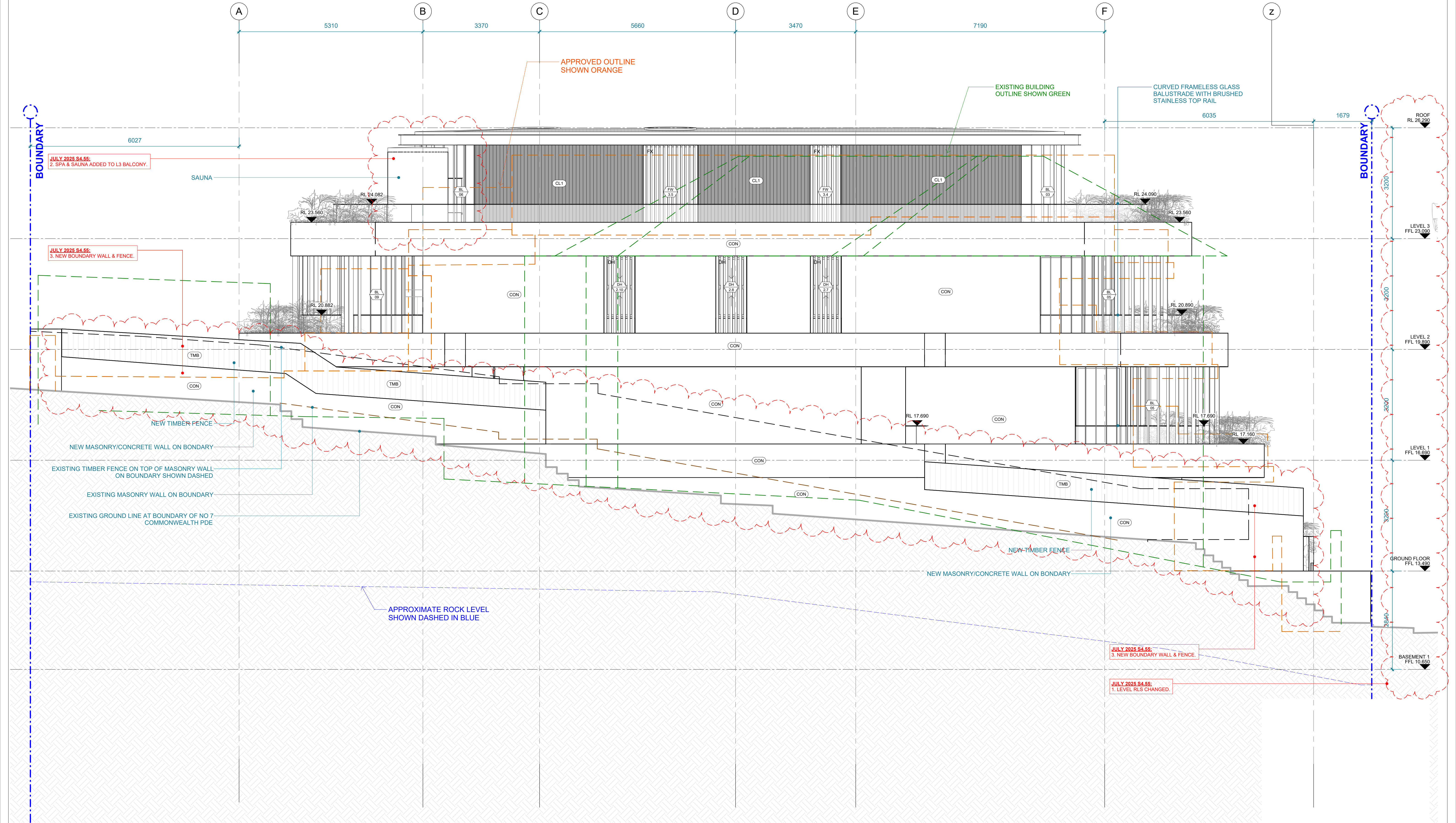
Re-Form Projects

REVISION

9



JULY 2025 S4.55 LIST OF SOUTH ELEVATION AMENDMENTS:
1. LEVEL RLS CHANGED.
2. SPA & SAUNA ADDED TO L3 BALCONY.
3. NEW BOUNDARY WALL & FENCE.



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Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

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5 COMMONWEALTH PARADE

Re-Form Projects

DRAWING TITLE
SOUTH ELEVATION

SCALE
1 : 50@A1

STATUS
S4.55

NUMBER
A2001

PROJECT
CMP

REVISION
9

JULY 2025 S4.55 LIST OF EAST ELEVATION AMENDMENTS:
1. LEVEL RLs CHANGED.
2. FIRE HYDRANT BOOSTER & WATER METER CUPBOARDS RELOCATED TO FRONT OF BUILDING.
3. NEW BOUNDARY WALL & FENCE.

JULY 2025 S4.55:
1. LEVEL RLs CHANGED.

JULY 2025 S4.55:
3. NEW BOUNDARY WALL & FENCE.

JULY 2025 S4.55:
2. FIRE HYDRANT BOOSTER & WATER METER CUPBOARDS RELOCATED TO FRONT OF BUILDINGS.

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REVISION NOTES



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DRAWING TITLE
EAST ELEVATION

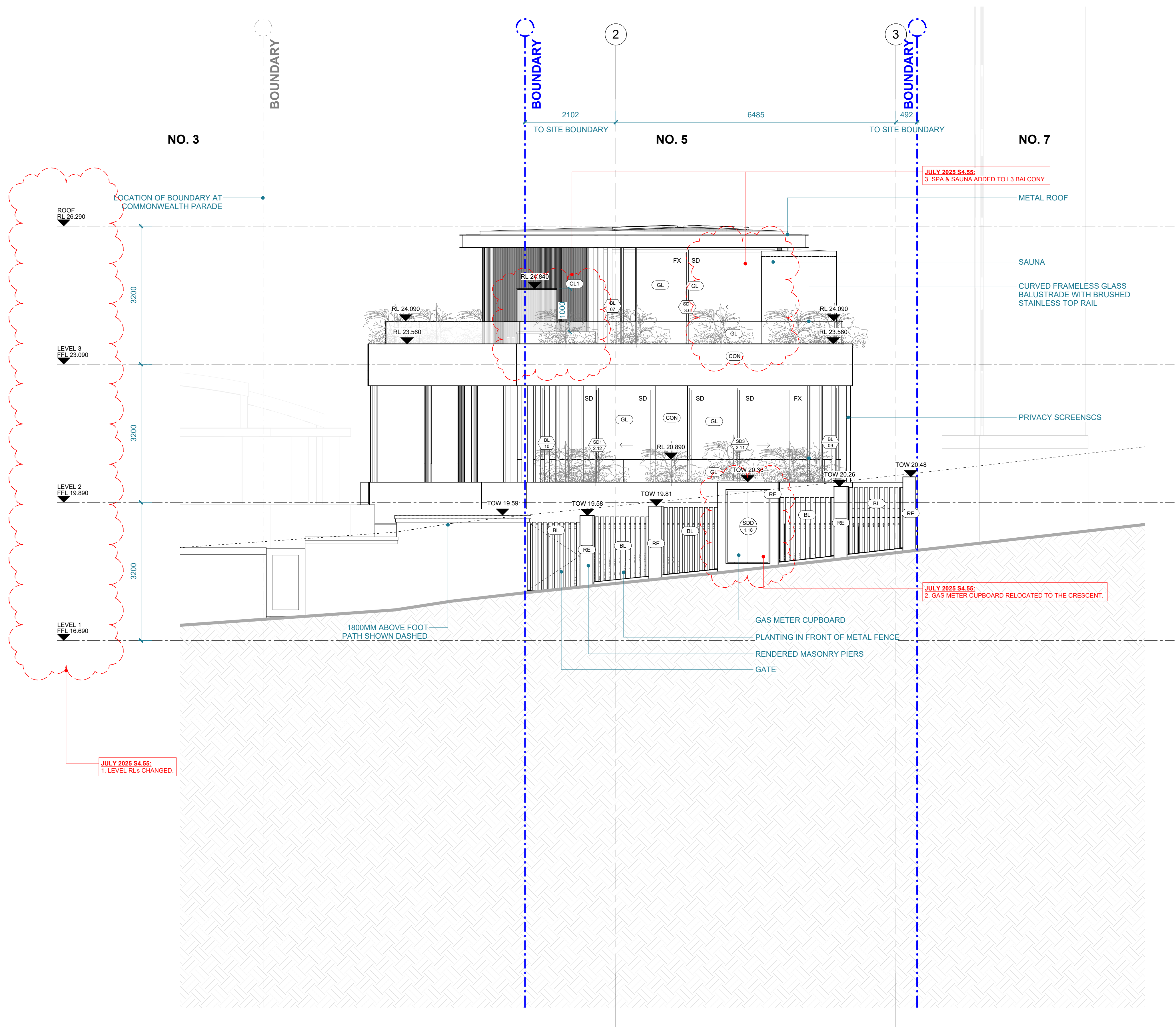
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1 : 50@A1
STATUS
S4.55

NUMBER
A2002

PROJECT
CMP
REVISION
10



JULY 2025 S4.55 LIST OF WEST ELEVATION AMENDMENTS:
1. LEVEL RLs CHANGED.
2. GAS METER CUPBOARD RELOCATED TO THE CRESCENT.
3. SPA & SAUNA ADDED TO L3 BALCONY.



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Re-Form Projects

DRAWING TITLE
WEST ELEVATION

SCALE
1 : 50@A1

STATUS
S4.55

NUMBER
A2003

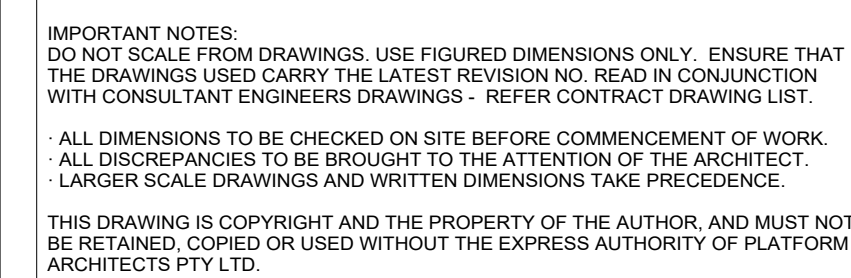
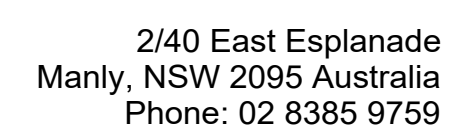
PROJECT
CMP

REVISION
10



JULY 2025 S4.55:
2. SPA ADDED TO UNIT 3 BALCONY.

JULY 2025 S4.55:
1. LEVEL RLs CHANGED.

REVISION NOTES

CPM

5 COMMONWEALTH PARADE

Re-Form Projects

DRAWING TITLE
SECTIONS AA

SCALE

1 : 50@A1

STATUS

S4.55

NUMBER
A3000

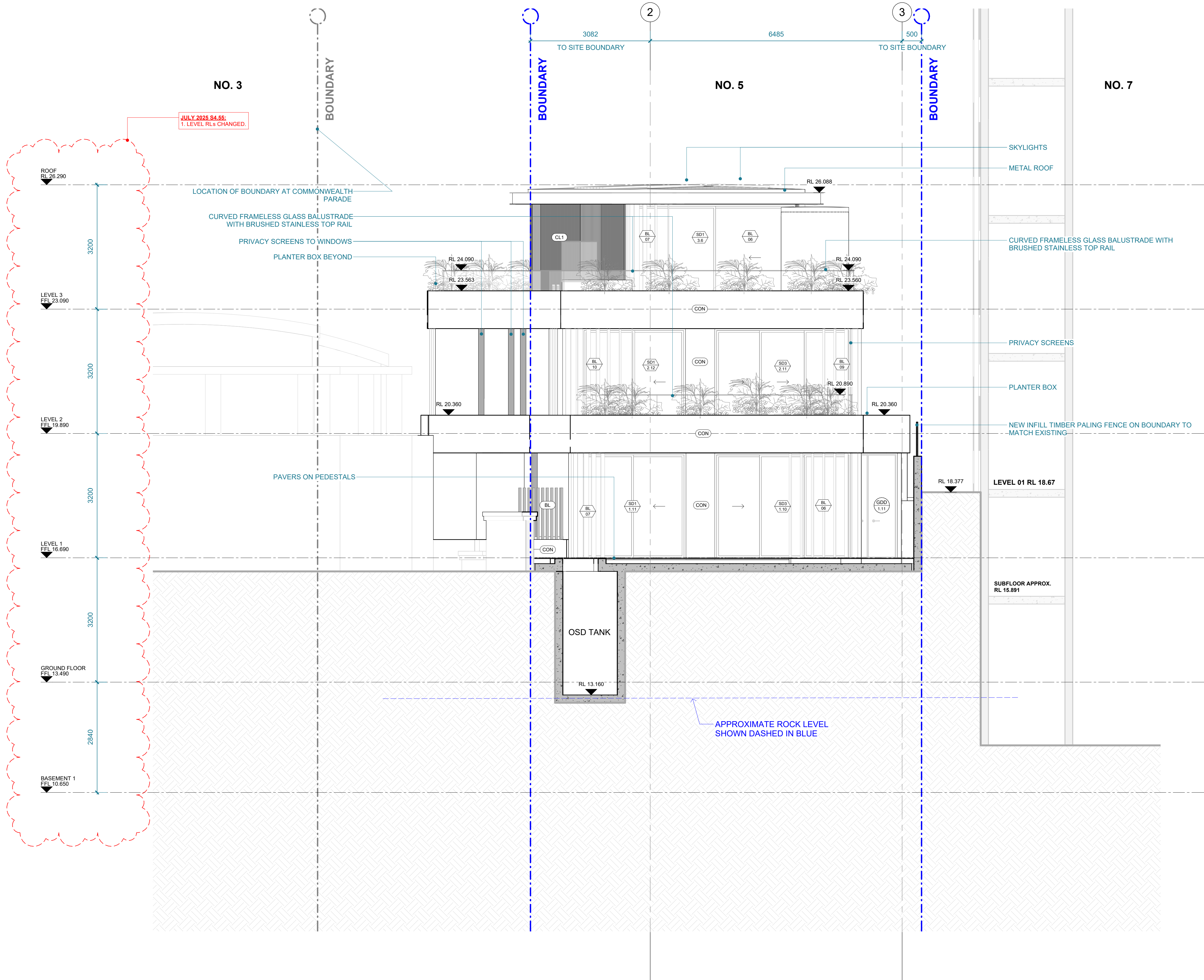
PROJECT
CMP

REVISION

9



JULY 2025 S4.55 LIST OF SECTION BB AMENDMENTS:
1. LEVEL RLs CHANGED.



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5 COMMONWEALTH PARADE

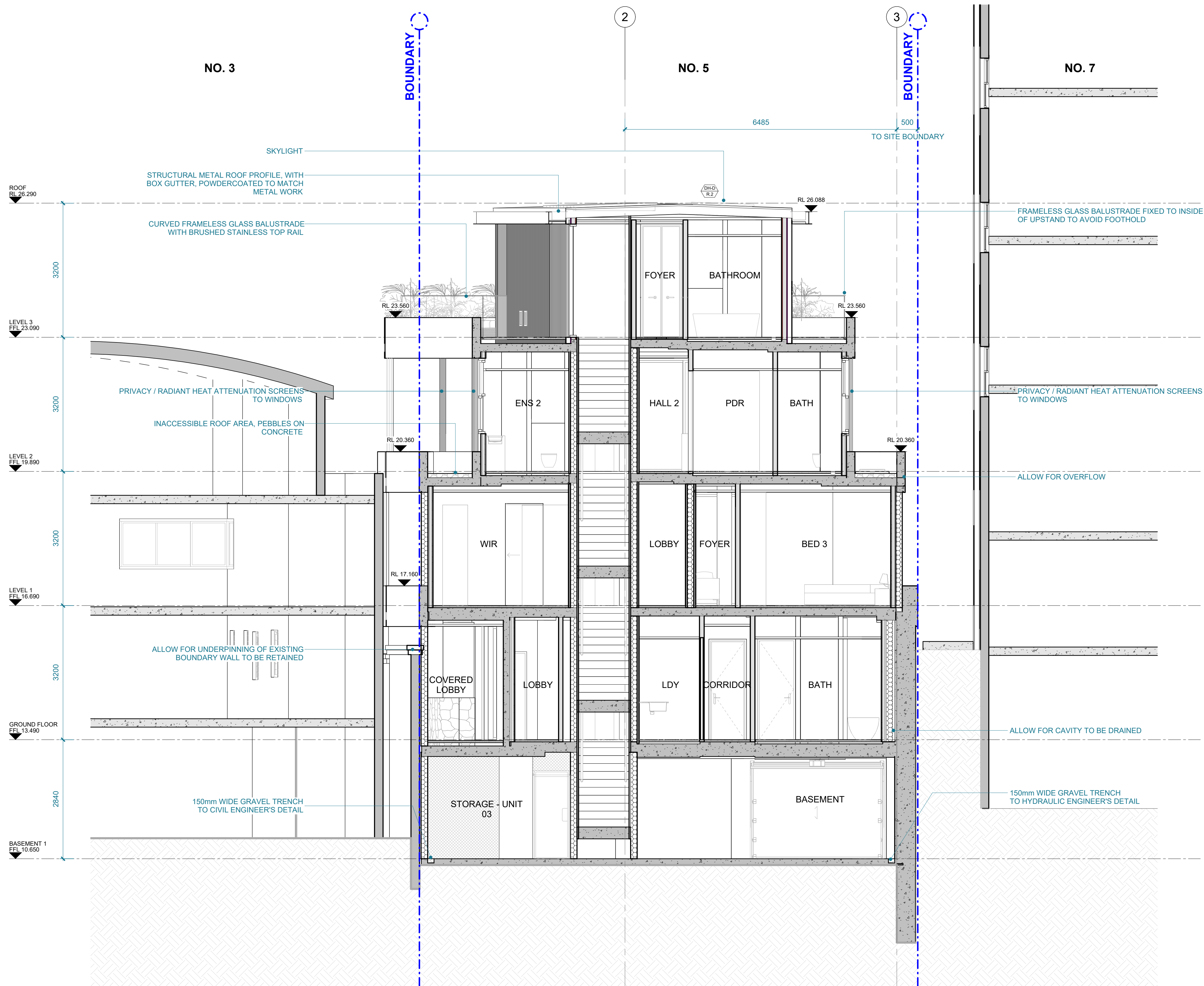
Re-Form Projects

DRAWING TITLE
SECTIONS BB

SCALE
1 : 50@A1
STATUS
S4.55

NUMBER
A3001

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CMP
REVISION
7



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REVISION	DATE	DESCRIPTION	BY
1	29/05/2025	FOR COORDINATION	MG
2	06/06/2025	FOR COORDINATION	MG
3	26/06/2025	FOR COORDINATION	DN/MG
4	08/07/2025	FOR COORDINATION	MG
5	15/07/2025	DRAFT \$4.55 FOR REVIEW	MG/DN
6	22/07/2025	DRAFT \$4.55 FOR REVIEW	MG/DN
7	24/07/2025	\$4.55 - JULY 2025	MG/DN

REVISION NOTES



2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

CPM

5 COMMONWEALTH PARADE

Re-Form Projects

DRAWING TITLE
SECTIONS CC

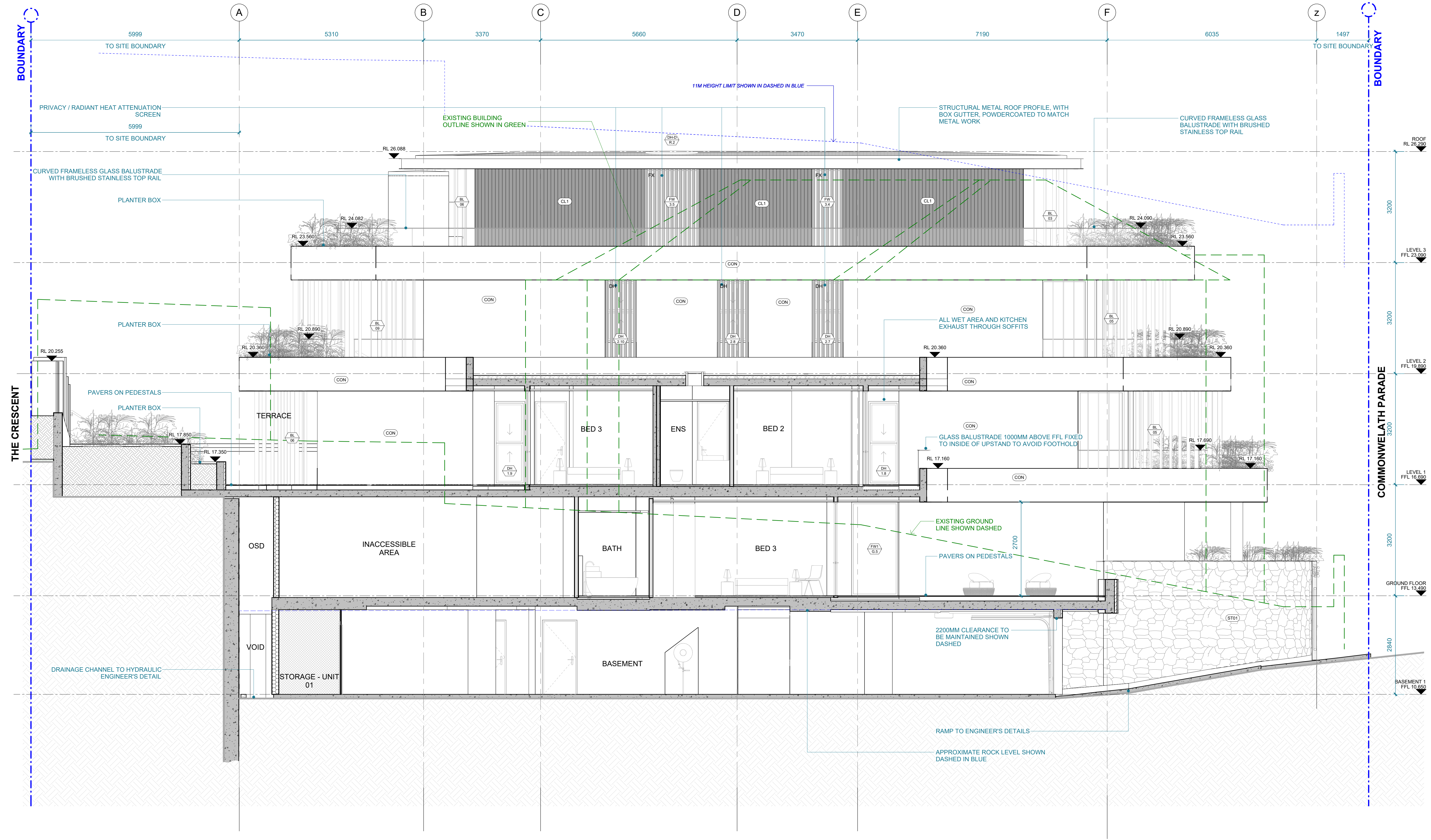
SCALE
1 : 50@A1

STATUS
\$4.55

NUMBER
A3002

PROJECT
CMP

REVISION
7



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REVISION	DATE	DESCRIPTION	BY
1	14/05/2025	FOR COORDINATION	DN
2	29/05/2025	FOR COORDINATION	MG
3	06/06/2025	FOR COORDINATION	MG
4	24/06/2025	FOR COORDINATION	DN/MG
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REVISION NOTES



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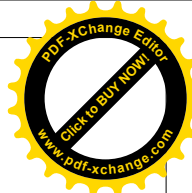
5 COMMONWEALTH PARADE

Re-Form Projects

DRAWING TITLE			PROJECT
SECTIONS DD			CMP
SCALE	STATUS	NUMBER	REVISION
1 : 50@A1	\$4.55	A3003	8



JULY 2025 S4.55 LIST OF WINDOW LEGEND & SCHEDULE AMENDMENTS:
1. WINDOW TYPES & SIZES UPDATED.



A6000 - Schedule - Windows

No.	Type	Width	Height	Sill Height	FRL	U-Value	SHGC	Comments
GROUND FLOOR								
G.1	SD1	2880	2750	-50		4.3	0.53	Double Glazed
G.2	FW1	1250	2700	0		4.3	0.53	Double Glazed
G.3	SD4-A	6870	2750	-50	DRENCHED WINDOW	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
G.4	SW1	1900	2230	470	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
G.5	FW1	1330	2700	0		4.3	0.53	Double Glazed
GROUND FLOOR: 5								
LEVEL 1								
1.1	SK	1800	865			4.2	0.72	Double Glazed
1.2	DH	900	1800	900	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
1.3	DH-B	980	2230	470	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
1.4	DH	900	1800	900	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
1.5	SD3	4665	2750	-50	DRENCHED WINDOW	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
1.6	SD3	4665	2750	-50	DRENCHED WINDOW	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
1.7	FW1	1330	2700	0	DRENCHED WINDOW	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
1.8	DH	880	2400	0		4.3	0.53	Double Glazed
1.9	DH	880	2400	0		4.3	0.53	Double Glazed
1.10	SD3	3505	2750	-50	DRENCHED WINDOW	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
1.11	SD1	2750	2750	-50	DRENCHED WINDOW	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
LEVEL 1: 11								
LEVEL 2								
2.1	DH	900	1800	900	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
2.2	DH	900	1800	900	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
2.3	DH	900	1800	900	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
2.4	SD3	4535	2750	-50	DRENCHED WINDOW	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
2.5	SD3	4535	2750	-50	DRENCHED WINDOW	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
2.6	FW1	1330	2700	0	DRENCHED WINDOW	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
2.7	DH	900	1800	900	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
2.8	DH	900	1800	900	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
2.9	SK	600	600			4.3	0.53	Double Glazed skylight window 600mm diameter.
2.10	DH	900	1800	900	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
2.11	SD3	3505	2750	-50	DRENCHED WINDOW	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
2.12	SD1	2665	2750	-50	DRENCHED WINDOW	4.3	0.53	Double Glazed, window drenching sprinklers to fixed panels
LEVEL 2: 12								
LEVEL 3								
3.1	FW	3300	2700	0	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
3.2	FW1	1330	2700	0	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
3.3	SD3	6610	2750	-50	DRENCHED WINDOW	4.3	0.53	Double Glazed
3.4	FW	900	2700	0	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
3.5	FW	1590	2700	0	RADIANT HEAT ATTENUATION SCREEN	4.3	0.53	Double Glazed, radiant heat attenuation screen.
3.6	SD1	4150	2750	-50		4.3	0.53	Double Glazed
LEVEL 3: 6								
ROOF								
R.1	DH-D	0	0			4.2	0.72	Double Glazed skylight window 1400mm diameter.
R.2	DH-D	0	0			4.2	0.72	Double Glazed skylight window 1400mm diameter.
ROOF: 2								
Grand total: 36								

WINDOW NOTES:

ALL WINDOWS ARE DEPICTED FROM THE OUTSIDE
CHECK ALL OPENING DIMENSIONS ON SITE PRIOR TO ORDERING WINDOWS
ENSURE NO TWO APARTMENTS HAVE THE SAME KEY SET
WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH FRL PLANS TO INDICATE WINDOWS TO BE SPRINKLERED
WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE

LEGEND:

AF AWNING & FIXED WINDOW
AW AWNING WINDOW
BW BIFOLDS
CS CASEMENT
CW CURVED WINDOW
DH DOUBLE HUNG
FW FIXED WINDOW
LV LOUVRES
SD SLIDING DOOR
SH SINGLE HUNG
SK SKYLIGHT
SW SLIDING WINDOW

GLAZING SPECS:

TO COMPLY WITH REQUIREMENTS OF THE BASIX AND NATHERS REPORTS.
ALL WINDOWS TO BE DOUBLE GLAZED AND FRONT FACED.
GLAZING THICKNESS AND LAMINATED SPECS TO FACADE ENG'S DETAILS.
PROVIDE OBSCURE GLASS TO ALL BATHROOMS (UNO).

GENERAL NOTE:

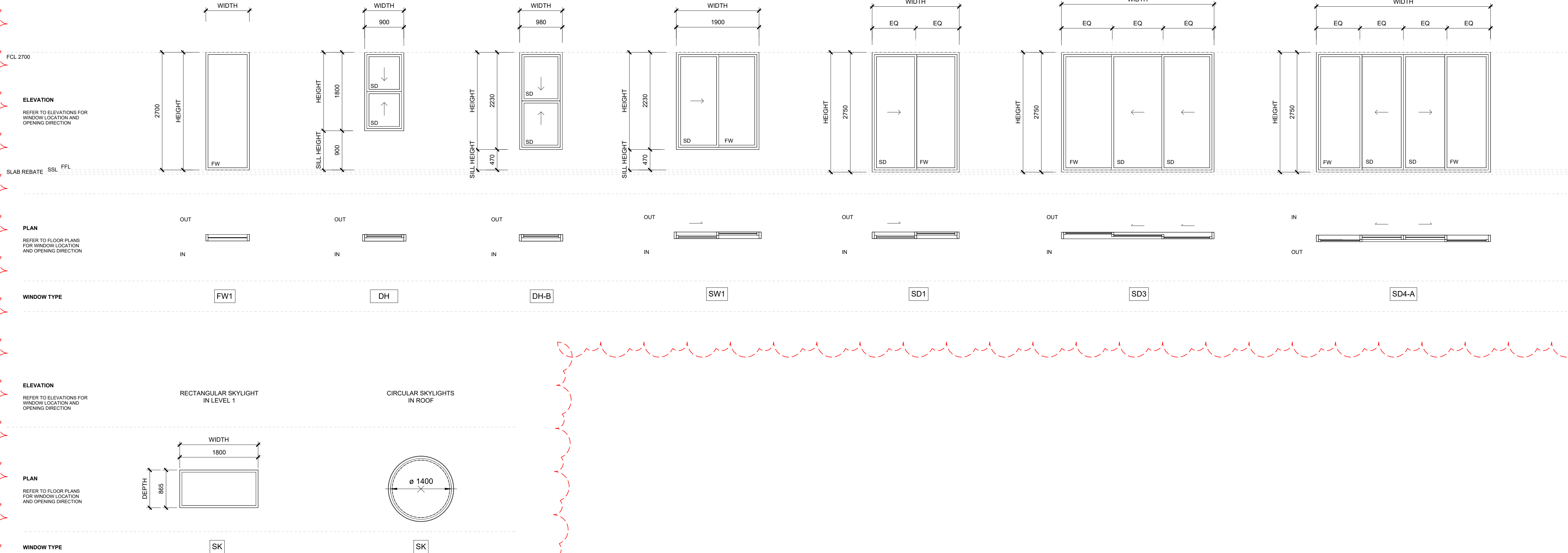
READ ALL WINDOW TYPES IN CONJUNCTION WITH WINDOW SCHEDULE FOR SPECIFIC SIZES (WIDTH, HEIGHT, ETC), FLOOR PLANS AND ELEVATIONS.
ALL WINDOWS TO BE CHECKED ON SITE FOR SIZING OR PRIOR TO INSTALL.
ANY SERVICE ABOVE OR NEAR WINDOW WILL BE REFERRED TO SERVICE ENG'S DETAILS.

VISUAL INDICATORS:

TO BE A SOLID, CONTINUOUS, NONTRANSPARENT CONTRASTING LINE FIXED TO THE GLASS. TOP OF LINE TO BE 100mm AFFL LINE TO BE 75mm THICK. LINE IS TO HAVE A MINIMUM 30% LUMINANCE CONTRAST WHEN VIEWED AGAINST THE FLOOR SURFACE OR SURFACES WITHIN 2m OF THE GLAZING ON THE OPPOSITE SIDE. REFER TO A51428.1(G.3.6).

PROTECTION OF OPENABLE WINDOWS:

ALL OPENABLE AWNING OR SLIDING WINDOWS IN BEDROOMS, STUDIES OR MEDIA ROOMS THROUGHOUT THE PROJECT MUST COMPLY WITH THE FOLLOWING. THE OPENABLE PORTION OF THE WINDOW MUST BE PROTECTED WITH A DEVICE CAPABLE OF RESTRICTING THE WINDOW OPENING. THE DEVICE MUST NOT PERMIT A 120mm SPHERE TO PASS THROUGH THE WINDOW OPENING OR SCREEN. RESIST AN OUTWARD HORIZONTAL ACTION OF 200 N, AND HAVE A CHILD RESISTANT RELEASE MECHANISM IF THE DEVICE IS ABLE TO BE REMOVED, UNLOCKED AND OVERRIDDEN.



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4	18/07/2025	FOR COORDINATION	DN/MG
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DRAWING TITLE

WINDOW SCHEDULE & WINDOW LEGEND

PROJECT

CMP

SCALE

1 : 50@A1

STATUS

S4.55

NUMBER

A6000

REVISION

6