

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1245741M

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: Monday, 11 October 2021

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



Project summary		
Project name	Senior Living at 54 Bardo Rd, Newport_03 S4.56(1)	
Street address	54 Bardo Road Newport 2106	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited DP 4689	
Lot no.	42	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	6	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 48	Target 45




Certificate Prepared by

Name / Company Name: Loka Consulting Engineers PTY LTD

ABN (if applicable): 16600535457

Description of project

Project address	
Project name	Senior Living at 54 Bardo Rd, Newport_03 S4.56(1)
Street address	54 Bardo Road Newport 2106
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited DP 4689
Lot no.	42
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	6
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	1226.32
Roof area (m ²)	617
Non-residential floor area (m ²)	0.0
Residential car spaces	8
Non-residential car spaces	0

Common area landscape	
Common area lawn (m ²)	155.0
Common area garden (m ²)	0.0
Area of indigenous or low water use species (m ²)	0.0
Assessor details	
Assessor number	101399
Certificate number	GFA68J5ZS8
Climate zone	56
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No
Project score	
Water	 42 Target 40
Thermal Comfort	 Pass Target Pass
Energy	 48 Target 45

Description of project

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

Residential flat buildings - Building1, 6 dwellings, 2 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)
101	2	89.5	3.9	0.0	0.0
G04	2	88.2	1.2	67.0	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)
102	3	112.4	0.7	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)
G01	2	85.7	3.9	40.0	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)
G02	3	107.9	0.7	100.0	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)
G03	3	100.3	3.9	70.0	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 (m ²)	Common area	Floor area (m ²)
Car park area (No. 1)	563.0	Lift car (No.1)	-

Common areas of the development (non-building specific)

Common area	Floor area (m ²)
Garbage room (No. 1)	7.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(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 - Building1

(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.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	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	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	central water tank (no. 1)	See central systems	See central systems	yes	no	yes	no	no
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	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-

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
G03	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	yes
101, G01	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes
All other dwellings	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	1-phase airconditioning EER 2.5 - 3.0	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

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	-	-	-	-	gas cooktop & electric oven	3.5 star	yes	4 star	4 star	-	yes	yes

(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.			

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

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
101	22.8	16.3
102	8.6	11.9
G01	26.0	16.9
G02	12.7	20.1
G03	13.6	16.9
All other dwellings	13.1	22.1

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	10000.0	To collect run-off from at least: - 321.0 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 120.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

(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
Car park area (No. 1)	ventilation exhaust only	carbon monoxide monitor + VSD fan	compact fluorescent	time clock and motion sensors	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 3

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	no common facility	no common facility	4 star	no common laundry facility

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

	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
Garbage room (No. 1)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	No

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).

PROPOSED SENIORS HOUSING

6 DWELLINGS, BASEMENT CARPARKING & ASSOCIATED LANDSCAPING

54 BARDO RD, NEWPORT, NSW 2106



NATHERS Building Thermal Modelling Performance Specifications	
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. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents. Window and Skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U-value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.	
Thermal Modelling Software: FirstRate5 v5.3.1a (3.21)	
External and Internal Walls Insulation	
External Walls	Brick Veneer - R 2.5 for Unit G01 and G02 Scyon Axon Cladding - R 2.5 For Unit G03, G04, 101 and 102
Party walls	Logic Wall 162mm - None
Internal Walls	Plasterboard Stud Wall - None
Floor, Ceiling and Roof Insulation	
Unit Floor - Suspended Slab 200mm	R 2.5 for all Units
Ceiling	R 6.0 for Unit G03, G04, 101 and 102
Ceiling	None for Unit G01 and G02
Roof - Metal with dark colour	R 1.3 roof blanket with reflective foil sarking
Window/Skylight (*Refer to BASIX Commitment Report and NATHERS Certificates for details)	
All Windows	For Unit G01, G02, G03, 101 and 102, Aluminium Framed Single Glazed High-Solar Gain Low-E (U = 5.4 ; SHGC = 0.49 for Type A windows or SHGC = 0.58 for Type B windows)
	For Unit G04, Aluminium Framed Single Glazed Low-Solar Gain Low-E (U = 5.6 ; SHGC = 0.36 for Type A windows or SHGC = 0.41 for Type B windows)
Floor Coverings	
Carpet	Bedroom
Tiles	Kitchen, dining and living areas, toilet, laundry and hallway
54 Bardo Road, Newport NSW - S4.56(1)	

Window System Specification					
Note: Type A performance values apply to awning, bifold, casement, tilt and turn, casement style door and the like. Type B performance values apply to double-hung, fixed, louvre, sliding windows, sliding or stacker doors and the like. Window and Skylight U and SHGC values are according to NFRC. Alternate products or specifications may be used if their U-value is lower, and the SHGC value is less than 5% higher or lower than the U and SHGC values of the product specified above.					
Frame	Type	Glass type	Glazing type	U-value	SHGC
Aluminium	A	High-Solar Low-E	Single	5.4	0.49
			Double	4.3	0.47
			Single	5.4	0.58
			Double	4.3	0.53
	B	Low-Solar Low-E	Single	5.6	0.36
			Double	4.9	0.33
			Single	5.6	0.41
			Double	4.9	0.33

DRAWING LIST

Drawing No.	Drawing Name	Current Revision	Current Revision Date
DA001	COVER PAGE	M	17/09/21
DA002	DEMOLITION PLAN	G	17/09/21
DA003	SITE ANALYSIS	I	17/09/21
DA005	SITE PLAN	I	17/09/21
DA006	BASEMENT PLAN	Q	17/09/21
DA007	GROUND FLOOR PLAN	S	17/09/21
DA008	LEVEL 1 PLAN	P	17/09/21
DA009	ROOF PLAN	J	17/09/21
DA010	NORTH & WEST ELEVATIONS	K	17/09/21
DA011	SOUTH & EAST ELEVATIONS	J	17/09/21
DA012	SECTION AA & BB	I	17/09/21
DA013	SECTION CC & DD	I	17/09/21
DA014	LANDSCAPE CALCULATION PLAN	L	17/09/21
DA015	DEEP SOIL PLAN	K	17/09/21
DA016	GFA CALCULATIONS	J	17/09/21
DA017	SHADOW DIAGRAMS	H	17/09/21
DA018	SOLAR DIAGRAMS	H	17/09/21
DA019	WINDOW SCHEDULE	F	17/09/21

UNIT NUMBER	ROOM TYPE	AREA	POS/BALCONY AREA (m ²)
G01	2 BED	93.2 m ²	50.6
G02	3 BED	114.1 m ²	143.6
G03	3 BED	111.9 m ²	80.2
G04	2 BED	95 m ²	78.8
101	2 BED	97.4 m ²	10.3
102	3 BED	118.9 m ²	12.8

YIELD

GROUND FLOOR GFA	448.78m ²
LEVEL 1 GFA	239.29m ²
TOTAL GFA	688.07m ²
SITE AREA	1226.32m ²
FSR	0.561:1

No.	Date	Description
M	17/09/21	ISSUED FOR S4.56(1) APPROVAL
L	01/04/21	ISSUED FOR APPROVAL
K	16/03/21	ISSUED FOR APPROVAL
J	03/09/20	ISSUED FOR APPROVAL
I	01/09/20	ISSUED FOR COORDINATION
H	31/08/20	ISSUED FOR COORDINATION
G	24/08/20	ISSUED FOR COORDINATION
F	21/08/20	ISSUED FOR COORDINATION, ACCESS COMMENTS INCORPORATED, BASEMENT AMENDED, WINDOW TAGS ADDED
E	20/08/20	ISSUED FOR COORDINATION, REVISED PLANNING ITEMS
D	18/08/20	ISSUED FOR COORDINATION
C	29/07/20	ISSUED FOR PRE-DA MEETING
B	24/07/20	ISSUED FOR INFORMATION
A	23/06/20	ISSUED FOR INFORMATION

GILES TRIBE Level 1, 1 Chandos Street
ST LEONARDS NSW 2065
P 61 2 9254 5005
E gtr@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 801259 507
Mark G Broadley (3623) Stuart D Hill (6459)

Verify all dimensions on site prior to commencement of work. Refer all discrepancies to the Architect for determination. Use figured dimensions in preference to scaling. This drawing is copyright and must not be retained, copied or used without the written consent of Giles Tribe Architects.

Built Property
Client:
Project:

**54 BARDO ROAD
NEWPORT 2106
NSW**

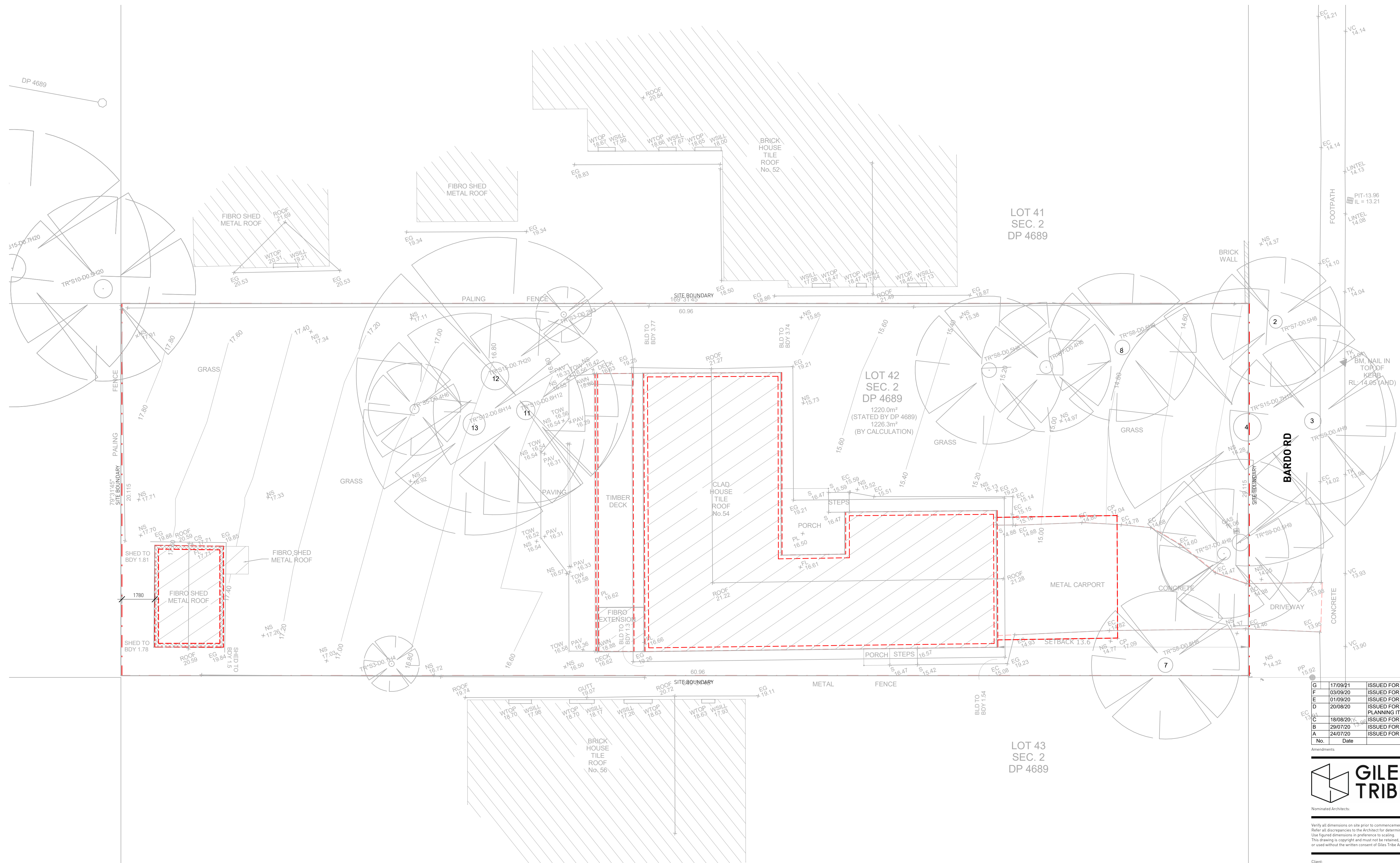
Status:
FOR S4.55 APPROVAL

Scale:	Job No.	Drawing No.	Rev.
Sheet Size: A1	20055	DA001	M
Date: 01/25/07	Drawn: YL	Reviewed: VY	

7.4 Average star rating
NATIONWIDE HOUSE
Class 2 summary
GFA68J5ZS8 11/10/2021
Assessor: Nermelin Loka
Accreditation No. 101399
Address: 54 Bardo Road for Section 4.56(1) Newport NSW 2106
https://www.frs.com.au/QRCodeLanding?PublicId=GFA68J5ZS8&Grp=Cert1

ABSA
Accreditation No. 01942021-01932022
Assessor: NERMELIN LOKA
Accreditation No. 101399

GILES TRIBE - 3D drawing of proposed seniors housing at 54 Bardo Rd, Newport, NSW 2106



1 DEMOLITION PLAN
DA002 1 : 100

No.	Date	Description
G	17/09/21	ISSUED FOR S4.56(1) APPROVAL
F	03/09/20	ISSUED FOR APPROVAL
D	01/09/20	ISSUED FOR COORDINATION
L	20/08/20	ISSUED FOR COORDINATION, REVISED PLANNING ITEMS
C	18/08/20	ISSUED FOR COORDINATION
B	29/07/20	ISSUED FOR PRE-DA MEETING
A	24/07/20	ISSUED FOR INFORMATION

GILES TRIBE Level 1, 1 Chandos Street
ST LEONARDS NSW 2065
P 61 2 9254 5005
E giles@tribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Nominated Architects: Mark G Broadley (3823) Stuart D Hill (6459)

Verify all dimensions on site prior to commencement of work.
Refer all discrepancies to the Architect for determination.
Use figured dimensions in preference to scaling.
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Client: Built Property
Project: 54 BARDO ROAD NEWPORT 2106 NSW

DEMOLITION PLAN




Status: **FOR S4.55 APPROVAL**

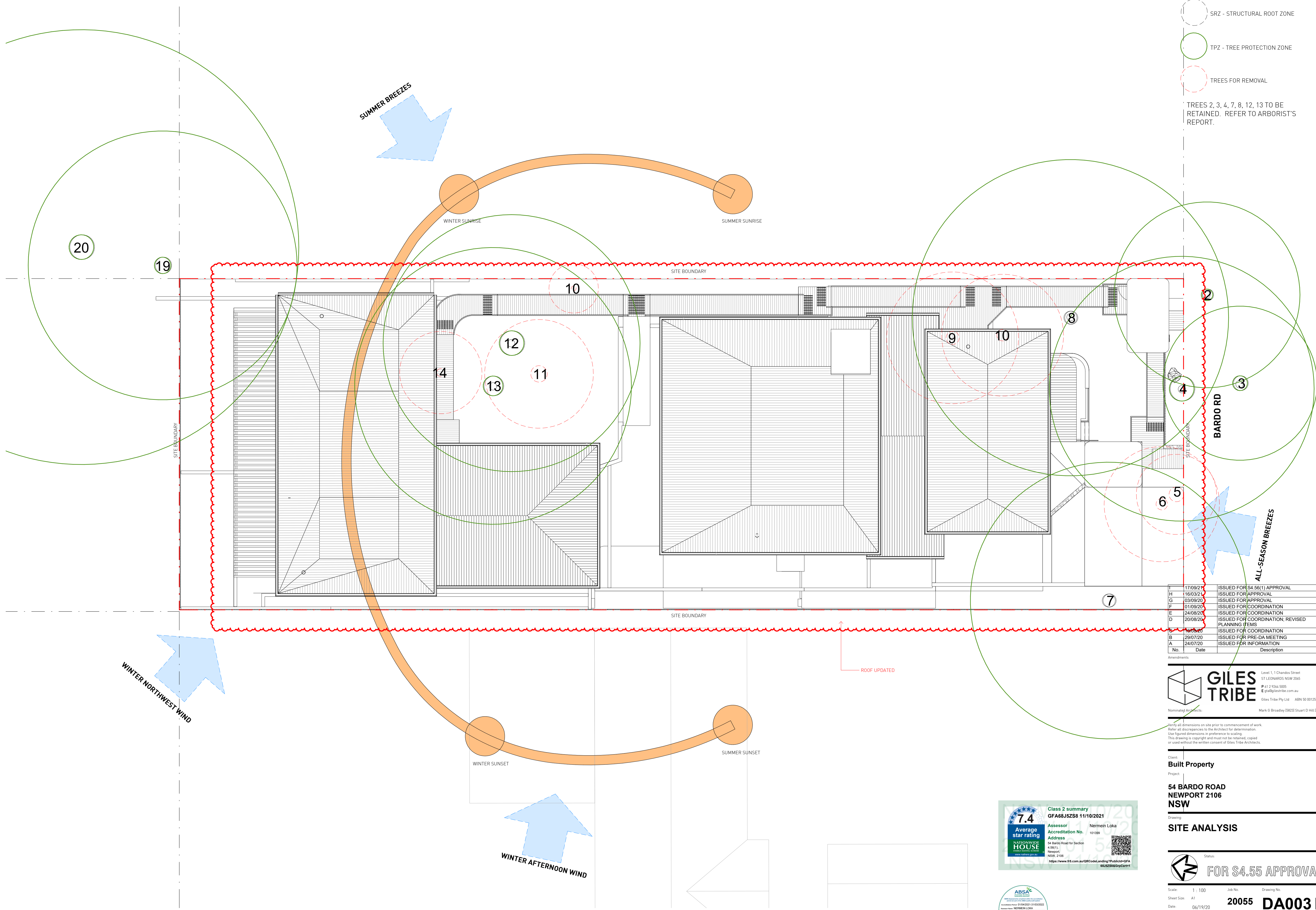
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Sheet Size: A1
Date: 06/19/20 **2055 DA002 G**
Drawn: YL Reviewed: VY

7.4 Average star rating
NATIONWIDE HOUSE ENERGY RATING
Class 2 summary
GFA68J6Z58 11/10/2021
Assessor: Nermin Loka
Accreditation No. 109399
Address: 54 Bardo Road for Section 4-56(1), Newport, NSW, 2106
https://www.nsw.com.au/QRcode/Landing?PublicId=68J6Z58&Gpa=1



V:\GILES\TRIBE-3\Drawings\19\20\20050501_Rev054_Bardo_Rd_Newport_NS0019_54_56(1).rvt

-  SRZ - STRUCTURAL ROOT ZONE
 -  TPZ - TREE PROTECTION ZONE
 -  TREES FOR REMOVAL
- TREES 2, 3, 4, 7, 8, 12, 13 TO BE RETAINED. REFER TO ARBORIST'S REPORT.



No.	Date	Description
H	17/09/21	ISSUED FOR S4.56(1) APPROVAL
G	16/03/21	ISSUED FOR APPROVAL
F	03/09/20	ISSUED FOR APPROVAL
E	01/09/20	ISSUED FOR COORDINATION
D	24/08/20	ISSUED FOR COORDINATION
C	20/08/20	ISSUED FOR COORDINATION, REVISED PLANNING ITEMS
B	16/05/20	ISSUED FOR COORDINATION
A	29/07/20	ISSUED FOR PRE-DA MEETING
A	24/07/20	ISSUED FOR INFORMATION

GILES TRIBE Level 1, Chandos Street
ST LEONARDS NSW 2065
P 61 2 9254 5005
E gtr@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 601259 507

Nominating Architects: Mark G Broadley (3623) Stuart D Hill (6459)

Verify all dimensions on site prior to commencement of work.
Refer all discrepancies to the Architect for determination.
Use figured dimensions in preference to scaling.
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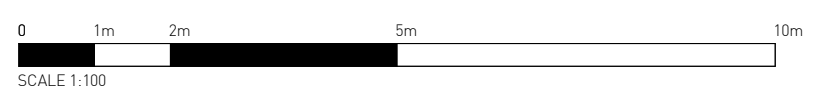
Client: Built Property
Project: 54 BARDO ROAD NEWPORT 2106 NSW

SITE ANALYSIS


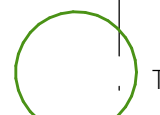
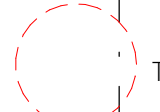
Status: **FOR S4.55 APPROVAL**

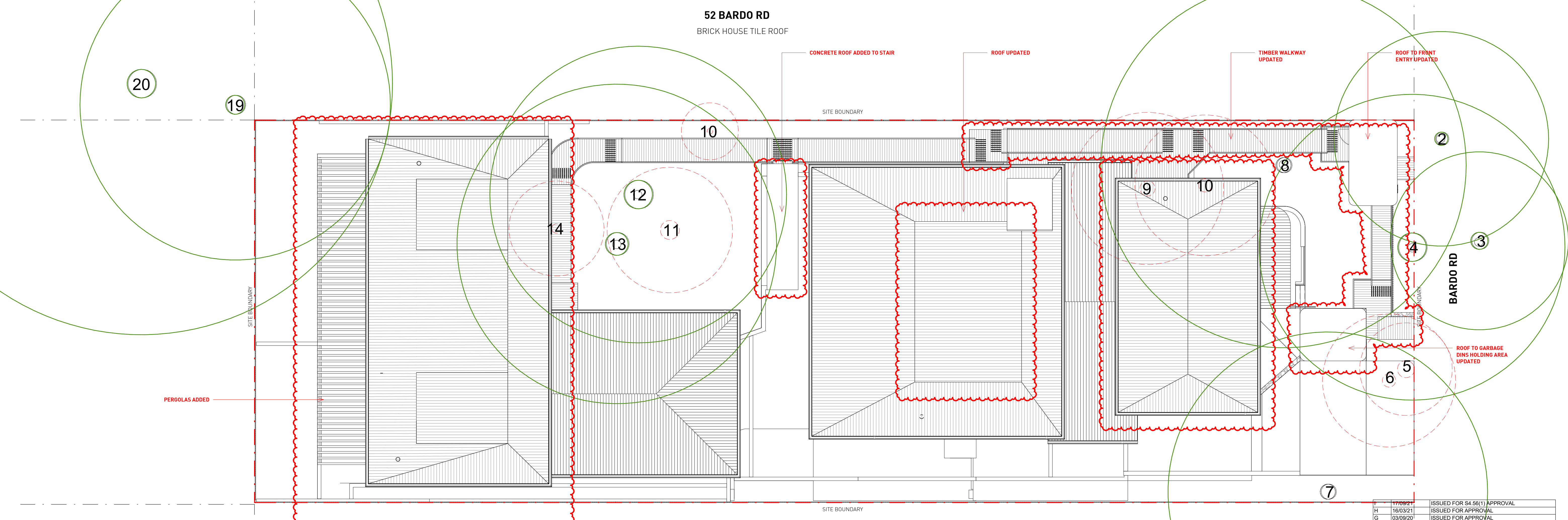
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Sheet Size: A1 **2055 DA0031**
Date: 06/19/20 Drawn: YL Reviewed: VY

7.4 Average star rating
NATIONWIDE HOUSE
Assessor: Nermin Loka
Accreditation No. 101368
Address: 54 Bardo Road for Section 4.9(1)(1)
Newport, NSW, 2106
https://www.95.com.au/QRCodeLanding/Public/GFA-68J5Z58&GpCint1



VOLLESTRIE-3\Drawings\W2020\005001_2\Rev04_Bardo Rd, Newport, NSW\019_54_5611.rvt

-  SRZ - STRUCTURAL ROOT ZONE
 -  TPZ - TREE PROTECTION ZONE
 -  TREES FOR REMOVAL
- TREES 2, 3, 4, 7, 8, 12, 13 TO BE RETAINED. REFER TO ARBORIST'S REPORT.



No.	Date	Description
17/09/21		ISSUED FOR S4.56(1) APPROVAL
H	16/03/21	ISSUED FOR APPROVAL
G	03/09/20	ISSUED FOR APPROVAL
F	01/09/20	ISSUED FOR COORDINATION
E	20/08/20	ISSUED FOR COORDINATION, REVISED PLANNING ITEMS
D	18/08/20	ISSUED FOR COORDINATION
C	29/07/20	ISSUED FOR PRE-DA MEETING
B	24/07/20	ISSUED FOR INFORMATION
A	21/07/20	ISSUED FOR INFORMATION

GILES TRIBE Level 1, 1 Chandos Street
 ST LEONARDS NSW 2065
 P 61 2 9254 5005
 E gtr@gilestribe.com.au
 Giles Tribe Pty Ltd ABN 50 801259 507
 Mark G Broadley (3823) Stuart D Hill (6459)
 Nominated Architects

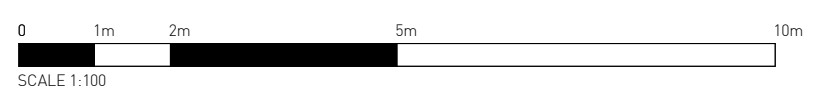
Verify all dimensions on site prior to commencement of work.
 Refer all discrepancies to the Architect for determination.
 Use figured dimensions in preference to scaling.
 This drawing is copyright and must not be retained, copied or used without the written consent of Giles Tribe Architects.

Client: Built Property
Project: 54 Bardo Road Newport 2106 NSW

Drawn: VY
Site Plan

Status: FOR S4.55 APPROVAL

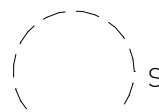


Scale: 1 : 100 Job No. Drawing No. Rev.
 Sheet Size: A1 **2055 DA0051**
 Date: 06/19/20 Drawn: VY Reviewed: VY



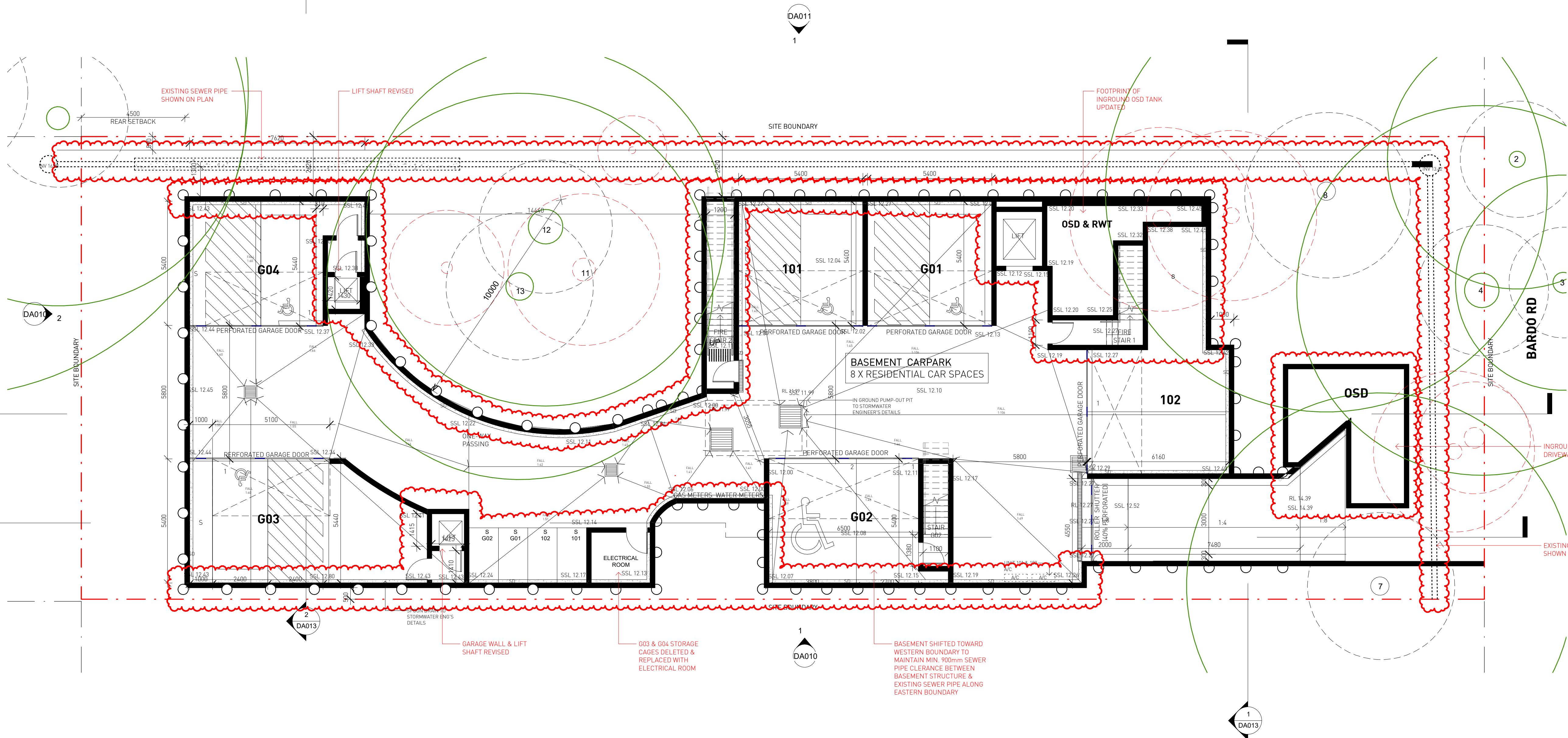
Class 2 summary
7.4 Average star rating
NATIONWIDE HOUSE 2023
 Assessor: Nermein Loka
 Accreditation No. 101360
 Address: 54 Bardo Road for Section 4.56(1), Newport, NSW, 2106
 https://www.nsw.gov.au/QRCodeLanding?PublicId=GFA68J5Z58
 68J5Z58GpCenF1

ABSA
 Australian Building Surveyors Association
 Member since 2019
 Member No. 101360

V:\GILES TRIBE - 3\Drawings\19\2020\06\501 - 2\Rev054_Bardo Rd, Newport, NSW\019_54_56(1).rvt

-  SRZ - STRUCTURAL ROOT ZONE
-  TPZ - TREE PROTECTION ZONE
-  TREES FOR REMOVAL

TREES 2, 3, 4, 7, 8, 12, 13 TO BE RETAINED. REFER TO ARBORIST'S REPORT.



1 BASEMENT PLAN
DA006 1 : 100

No.	Date	Description
Q	17/09/21	ISSUED FOR S4.56(1) APPROVAL
P	01/04/21	ISSUED FOR APPROVAL
O	15/03/21	ISSUED FOR APPROVAL
N	03/09/20	ISSUED FOR APPROVAL
M	01/09/20	ISSUED FOR COORDINATION
L	31/08/20	ISSUED FOR COORDINATION
K	24/08/20	ISSUED FOR COORDINATION; BASEMENT AMENDED
J	24/08/20	ISSUED FOR COORDINATION
I	21/08/20	ISSUED FOR COORDINATION; ACCESS COMMENTS INCORPORATED; BASEMENT AMENDED; WINDOW TAGS ADDED
H	20/08/20	ISSUED FOR COORDINATION; REVISED PLANNING ITEMS
G	18/08/20	ISSUED FOR COORDINATION
F	29/07/20	ISSUED FOR PRE-DA MEETING
E	24/07/20	ISSUED FOR INFORMATION
D	21/07/20	ISSUED FOR INFORMATION
C	03/07/20	ISSUED FOR INFORMATION; INTERNAL LIFT ADDED TO REAR UNITS
B	26/06/20	ISSUED FOR INFORMATION
A	23/06/20	ISSUED FOR INFORMATION

GILES TRIBE Level 1, 1 Chandos Street
ST LEONARDS NSW 2066
P 61 2 9254 5005
E gtr@gilestribes.com.au
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Bradley (3823) Stuart D Hill (6459)

Verify all dimensions on site prior to commencement of work. Refer all discrepancies to the Architect for determination. Use figured dimensions in preference to scaling. This drawing is copyright and must not be retained, copied or used without the written consent of Giles Tribe Architects.

Built Property
Project:
**54 BARDO ROAD
NEWPORT 2106**

Status: **FOR S4.55 APPROVAL**

Scale: 1 : 100 Job No. Drawing No. Rev.
Sheet Size: A1
Date: 08/04/21 **20055 DA006 Q**
Drawn: Author Reviewed: Checker

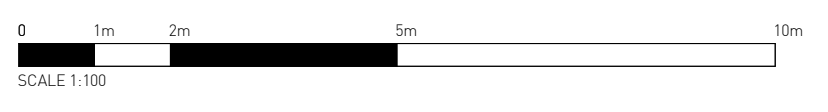
Window System Specification					
Note: Type A performance values apply to awning, bifold, casement, lift and turn, casement style door and the like. Type B performance values apply to double hung, fixed, bowing, sliding windows, sliding or stacker doors and the like. Window and skylight U and SHGC values are according to NFRC. Alternate products or specifications may be used if their U-value is lower and the SHGC value is less than 5% higher or lower than the U and SHGC values of the product specified above.					
Frame	Type	Glass type	Glazing type	U-value	SHGC
Aluminium	A	High-Solar	Single	5.4	0.49
			Double	4.3	0.47
		Low-E	Single	5.4	0.58
			Double	4.3	0.53
	B	Low-Solar Low	Single	5.6	0.36
			Double	4.9	0.33
		E	Single	5.6	0.41
			Double	4.9	0.33

NatHERS Building Thermal Modelling Performance Specifications	
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. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents. Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U-value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.	
Thermal Modelling Software: FirstRate5 v5.3.1a (3.21)	
External and Internal Walls Insulation	
External Walls	Brick Veneer - R 2.5 for Unit G01 and G02 Scyon Axon Cladding - R 2.5 For Unit G03, G04, 101 and 102
Party walls	Logic Wall 162mm - None
Internal Walls	Plasterboard Stud Wall - None
Floor, Ceiling and Roof Insulation	
Unit Floor - Suspended Slab 200mm	R 2.5 for all Units
Ceiling	R 6.0 for Unit G03, G04, 101 and 102
Ceiling	None for Unit G01 and G02
Roof - Metal with dark colour	R 1.3 roof blanket with reflective foil sarking
Window/Skylight (*Refer to BASIX Commitment Report and NatHERS Certificates for details)	
All Windows	For Unit G01, G02, G03, 101 and 102, Aluminium Framed Single Glazed High-Solar Gain Low-E (U = 5.4 ; SHGC = 0.49 for Type A windows or SHGC = 0.58 for Type B windows) For Unit G04, Aluminium Framed Single Glazed Low-Solar Gain Low-E (U = 5.6 ; SHGC = 0.36 for Type A windows or SHGC = 0.41 for Type B windows)
Floor Coverings	
Carpet	Bedroom
Tiles	Kitchen, dining and living areas, toilet, laundry and hallway
54 Bardo Road, Newport NSW - S4.56(1)	

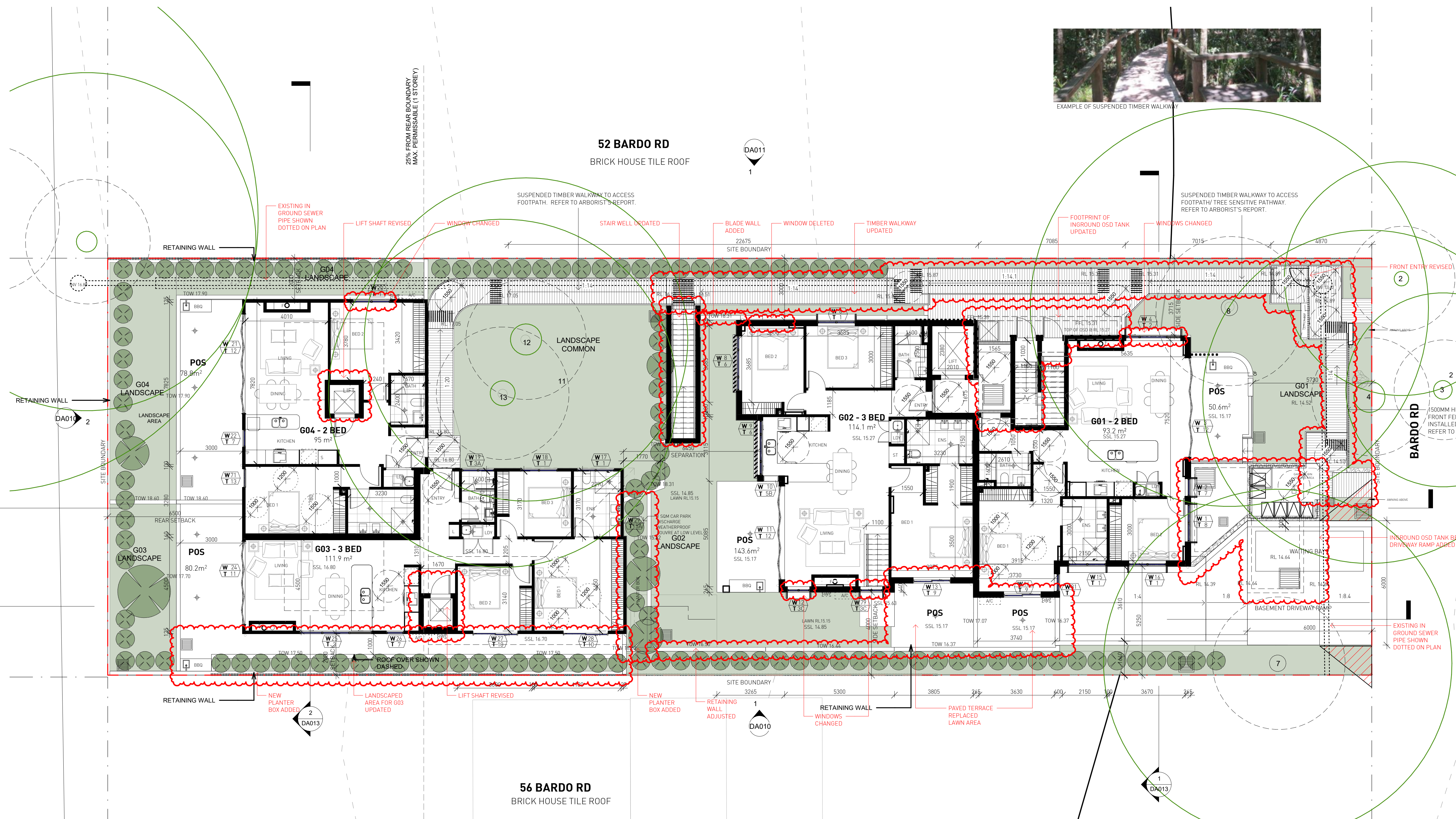
Class 2 summary
GFA68J6Z58 11/10/2021

7.4 Average star rating
NATIONWIDE HOUSE NEWPORT 2106

Assessor: Nermin Loka
Accreditation No. 101399
Address: 54 Bardo Road for Section 4.56(1), Newport, NSW, 2106
<https://www.frs.com.au/QRCode/Landing?PublicId=GFA68J6Z58&Org=Gen1>



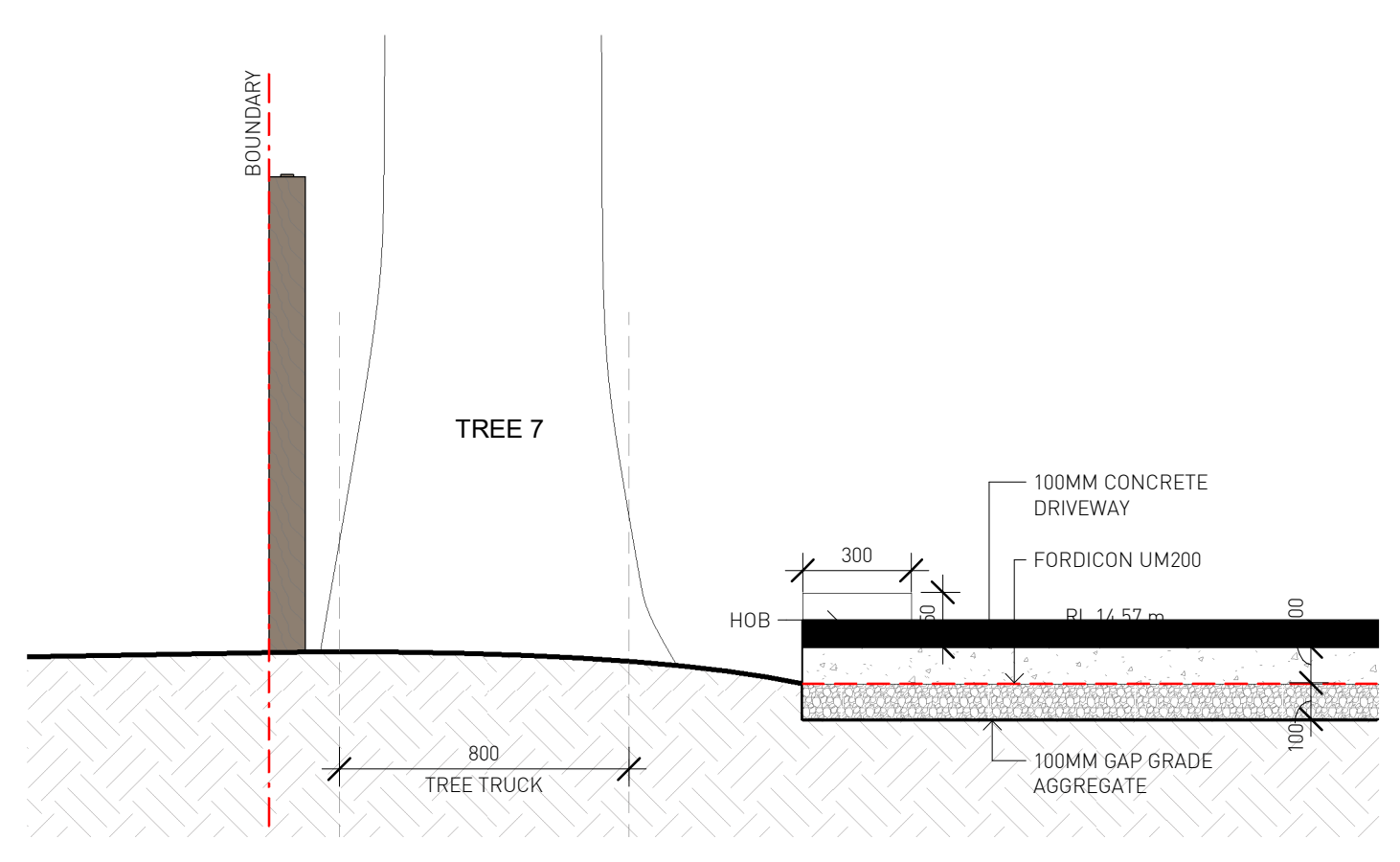
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- SRZ - STRUCTURAL ROOT ZONE
 - TPZ - TREE PROTECTION ZONE
 - TREES FOR REMOVAL
- TREES 2, 3, 4, 7, 8, 12, 13 TO BE RETAINED. REFER TO ARBORIST'S REPORT.

1 GROUND FLOOR PLAN
1 : 100

No.	Date	Description
S	17/09/21	ISSUED FOR S4 56(1) APPROVAL
R	14/05/21	ISSUED FOR APPROVAL
Q	01/04/21	ISSUED FOR APPROVAL
P	11/03/21	ISSUED FOR APPROVAL
O	03/09/20	ISSUED FOR APPROVAL
N	02/09/20	ISSUED FOR COORDINATION; ARBORIST INPUT
M	01/09/20	ISSUED FOR COORDINATION
L	31/08/20	ISSUED FOR COORDINATION
K	24/08/20	ISSUED FOR COORDINATION; BASEMENT AMENDED
J	24/08/20	ISSUED FOR COORDINATION
I	21/08/20	ISSUED FOR COORDINATION; ACCESS COMMENTS INCORPORATED; BASEMENT AMENDED; WINDOW TAGS ADDED
H	20/08/20	ISSUED FOR COORDINATION; REVISED PLANNING ITEMS
G	18/08/20	ISSUED FOR COORDINATION
F	29/07/20	ISSUED FOR PRE-DA MEETING
E	24/07/20	ISSUED FOR INFORMATION
D	21/07/20	ISSUED FOR INFORMATION
C	03/07/20	ISSUED FOR INFORMATION; INTERNAL LIFT ADDED TO REAR UNITS
B	26/06/20	ISSUED FOR INFORMATION
A	23/06/20	ISSUED FOR INFORMATION



2 DRIVEWAY DETAIL SECTION
1 : 20

7.4
Average star rating
NATIONWIDE HOUSE

Class 2 summary
GF688J5ZS8 11/10/2021

Assessor: Nermien Loka
Accreditation No. 101399

Address: 54 Bardo Road for Section 4 96/11 Newport, NSW 2106

<https://www.ifs.com.au/QRCode/Landing?PublicId=GF688J5ZS8&Op=Cell1>

ABSA
Accreditation 21940201-01830202

Member Name: NERMEN LOKA
Member Number: 101399

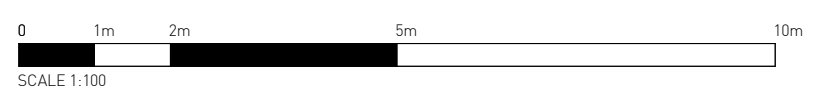
GILES TRIBE
Level 1, 1 Chandos Street
ST LEONARDS NSW 2066
P 61 2 9254 5005
E gtr@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley (3623) Stuart D Hill (6459)




Built Property
Project:
**54 BARDO ROAD
NEWPORT 2106**

Status:
FOR S4.55 APPROVAL

Scale: As indicated Job No. Drawing No. Rev.
Sheet Size: A1
Date: 08/04/21 **20055 DA007 S**
Drawn: Author Reviewed: Checker



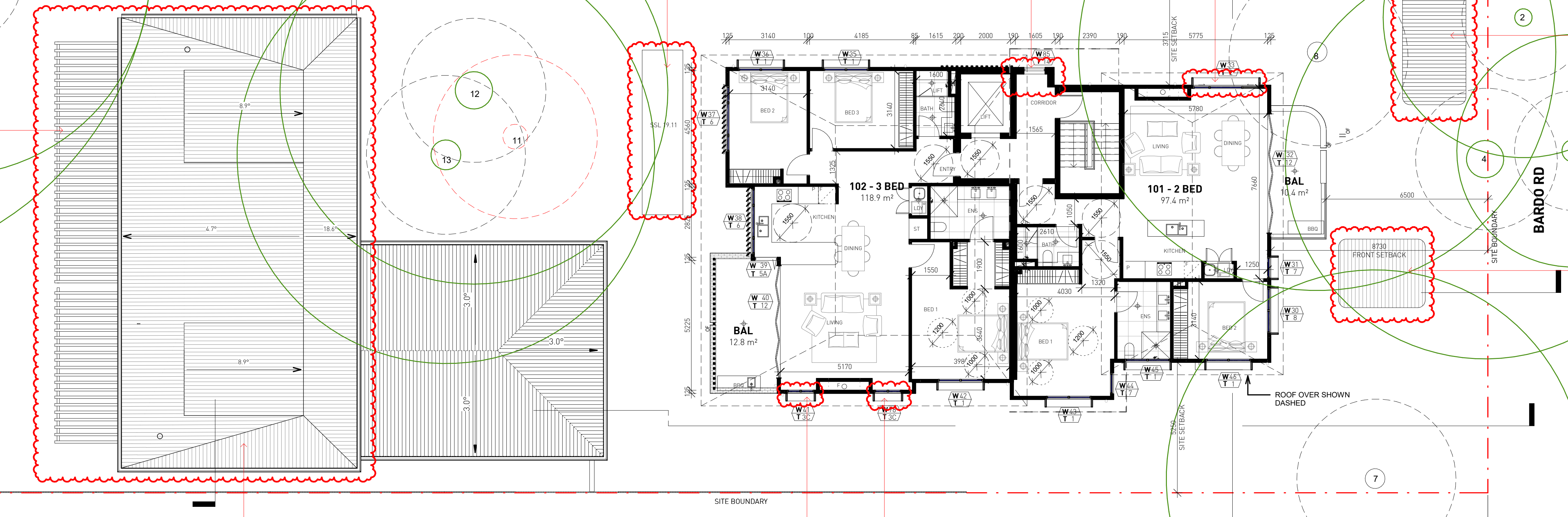
V:\ESTRIBES\Drawings\2020\080520_2_Prev054_Bardo Rd, Newport, NSW\019_54_5811.rvt

-  SRZ - STRUCTURAL ROOT ZONE
-  TPZ - TREE PROTECTION ZONE
-  TREES FOR REMOVAL

TREES 2, 3, 4, 7, 8, 12, 13 TO BE RETAINED. REFER TO ARBORIST'S REPORT.

52 BARDO RD
BRICK HOUSE TILE ROOF

56 BARDO RD
BRICK HOUSE TILE ROOF



No.	Date	Description
P	17/09/21	ISSUED FOR S4.56(1) APPROVAL
O	01/04/21	ISSUED FOR APPROVAL
N	16/03/21	ISSUED FOR APPROVAL
M	03/09/20	ISSUED FOR APPROVAL
L	01/09/20	ISSUED FOR COORDINATION
K	31/08/20	ISSUED FOR COORDINATION
J	24/08/20	ISSUED FOR COORDINATION, BASEMENT AMENDED
I	21/08/20	ISSUED FOR COORDINATION, ACCESS COMMENTS INCORPORATED, BASEMENT AMENDED, WINDOW TAGS ADDED
H	20/08/20	ISSUED FOR COORDINATION, REVISED PLANNING ITEMS
G	18/08/20	ISSUED FOR COORDINATION
F	29/07/20	ISSUED FOR PRE-DA MEETING
E	24/07/20	ISSUED FOR INFORMATION
D	21/07/20	ISSUED FOR INFORMATION
C	03/07/20	ISSUED FOR INFORMATION, INTERNAL LIFT ADDED TO REAR UNITS
B	26/06/20	ISSUED FOR INFORMATION
A	23/06/20	ISSUED FOR INFORMATION

GILES TRIBE Level 1, 1 Chandos Street
ST LEONARDS NSW 2065
P 61 2 9254 5005
E gtr@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507

Verify all dimensions on site prior to commencement of work. Refer all discrepancies to the Architect for determination. Use figured dimensions in preference to scaling. This drawing is copyright and must not be retained, copied or used without the written consent of Giles Tribe Architects.

Built Property
Project:
**54 BARDO ROAD
NEWPORT 2106**

Status:
FOR S4.55 APPROVAL

Scale: 1:100 Job No. Drawing No. Rev.
Sheet Size: A1
Date: 08/04/21 **20055 DA008 P**
Drawn: Author Reviewed: Checker




1 LEVEL 1 PLAN
1:100

Class 2 summary
GFA68JZ58 11/10/2021
Average star rating **7.4**
Assessor: Nemein Loka
Address: 54 Bardo Road for Section 4.56(1), Newport, NSW, 2106
NATIONWIDE HOUSE
www.nationwidehouse.com.au

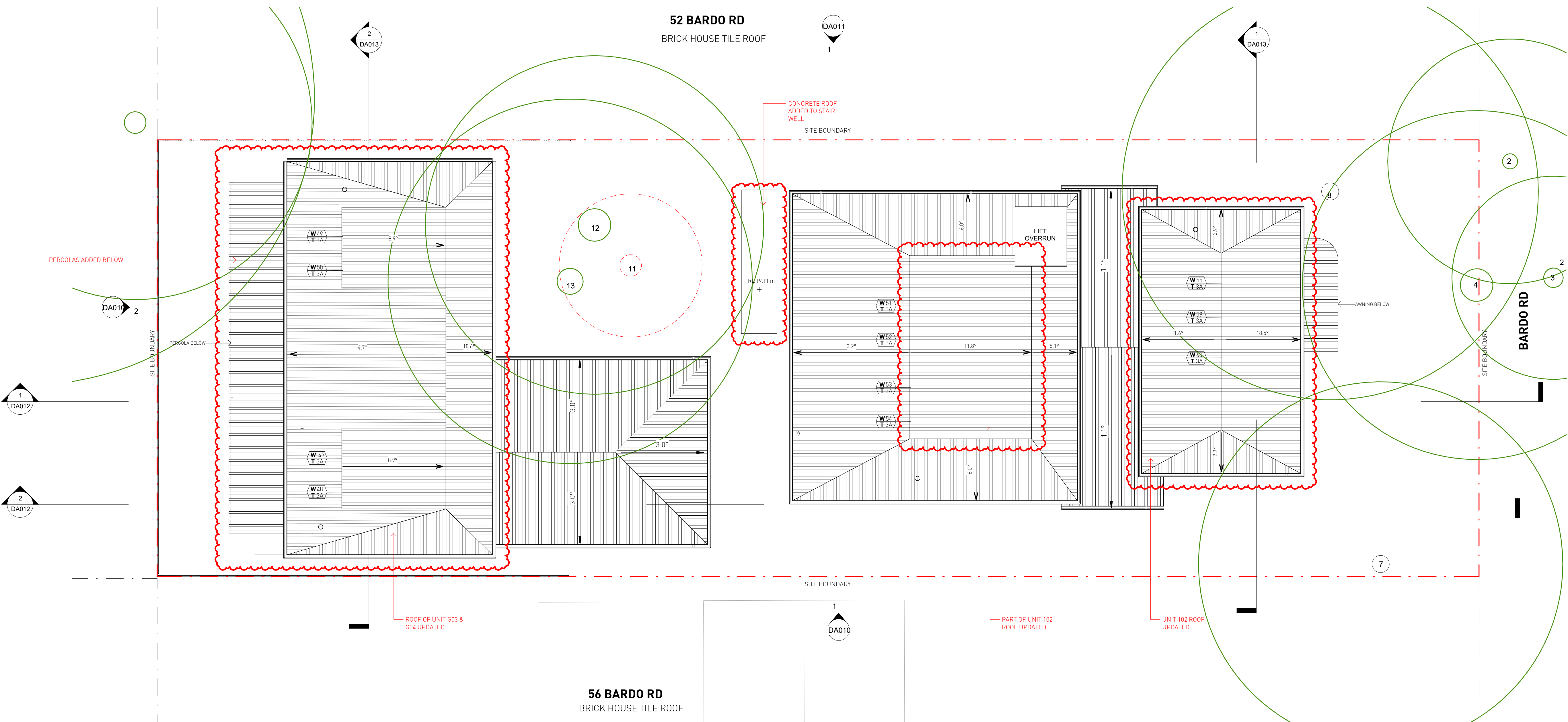
ABSA
Accreditation No. 101399
Nemein Loka
4.56(1)
Newport
NSW, 2106
www.absa.com.au



V:\GILES TRIBE - 3\Drawings\1620\2005501 - Rev004 - Bardo Rd, Newport, NSW\0109_54_56(1).rvt

-  SRZ - STRUCTURAL ROOT ZONE
-  TPZ - TREE PROTECTION ZONE
-  TREES FOR REMOVAL

TREES 2, 3, 4, 7, 8, 12, 13 TO BE RETAINED. REFER TO ARBORIST'S REPORT.



1 ROOF PLAN
1 : 100

No.	Date	Description
J	17/09/21	ISSUED FOR S4.56(1) APPROVAL
I	16/03/21	ISSUED FOR APPROVAL
H	03/09/20	ISSUED FOR APPROVAL
G	01/09/20	ISSUED FOR COORDINATION
F	31/08/20	ISSUED FOR COORDINATION
E	21/08/20	ISSUED FOR COORDINATION; ACCESS COMMENTS INCORPORATED; BASEMENT AMENDED; WINDOW TAGS ADDED
D	20/08/20	ISSUED FOR COORDINATION; REVISED PLANNING ITEMS
C	18/08/20	ISSUED FOR COORDINATION
B	29/07/20	ISSUED FOR PRE-DA MEETING
A	24/07/20	ISSUED FOR INFORMATION

GILES TRIBE Level 1, 1 Chandos Street
ST LEONARDS NSW 2065
P 61 2 9254 5005
E gtr@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 801259 507
Mark G Broadley (3823) Stuart D Hill (6459)

Verify all dimensions on site prior to commencement of work. Refer all discrepancies to the Architect for determination. Use figured dimensions in preference to scaling. This drawing is copyright and must not be retained, copied or used without the written consent of Giles Tribe Architects.

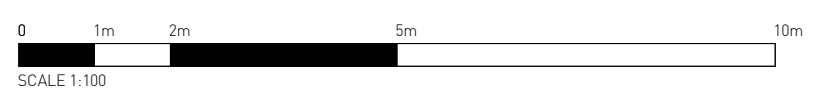
Built Property
Project:
54 BARDO ROAD
NEWPORT 2106

Status:
FOR S4.55 APPROVAL

Scale: 1 : 100 Job No. Drawing No. Rev.
Sheet Size: A1
Date: 08/04/21 **2055 DA009 J**
Drawn: Author Reviewed: Checker

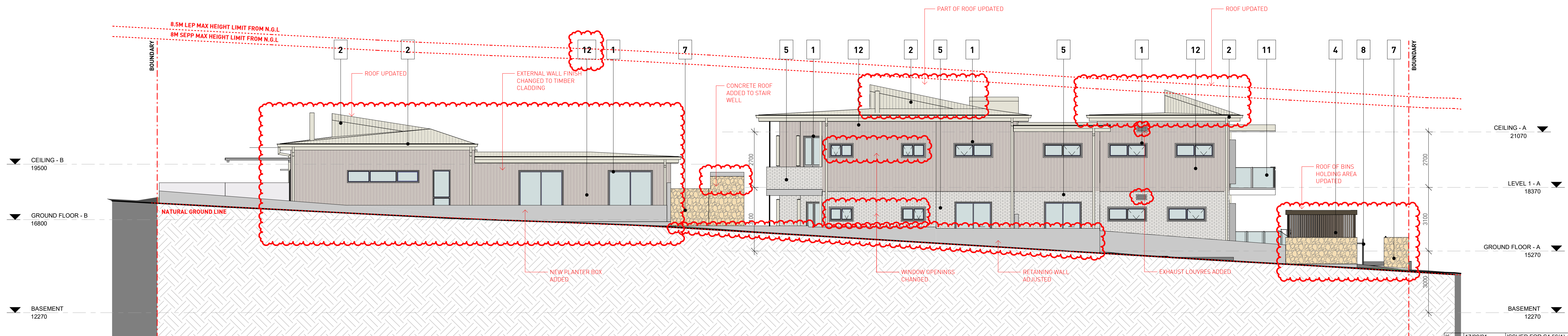
Class 2 summary
GFA68JZS8 11/10/2021
Average star rating **7.4**
Assessor: Nermein Loka
Accreditation No. 101399
Address: 54 Bardo Road for Section 4.56(1), Newport, NSW, 2106
https://www.ftf.com.au/GFCCodeLanding?PublicID=GFA68JZS8&GFC=1

ABSA
Accreditation No. 510410213 11/03/2022
Assessor: Nermein Loka
Accreditation No. 101399

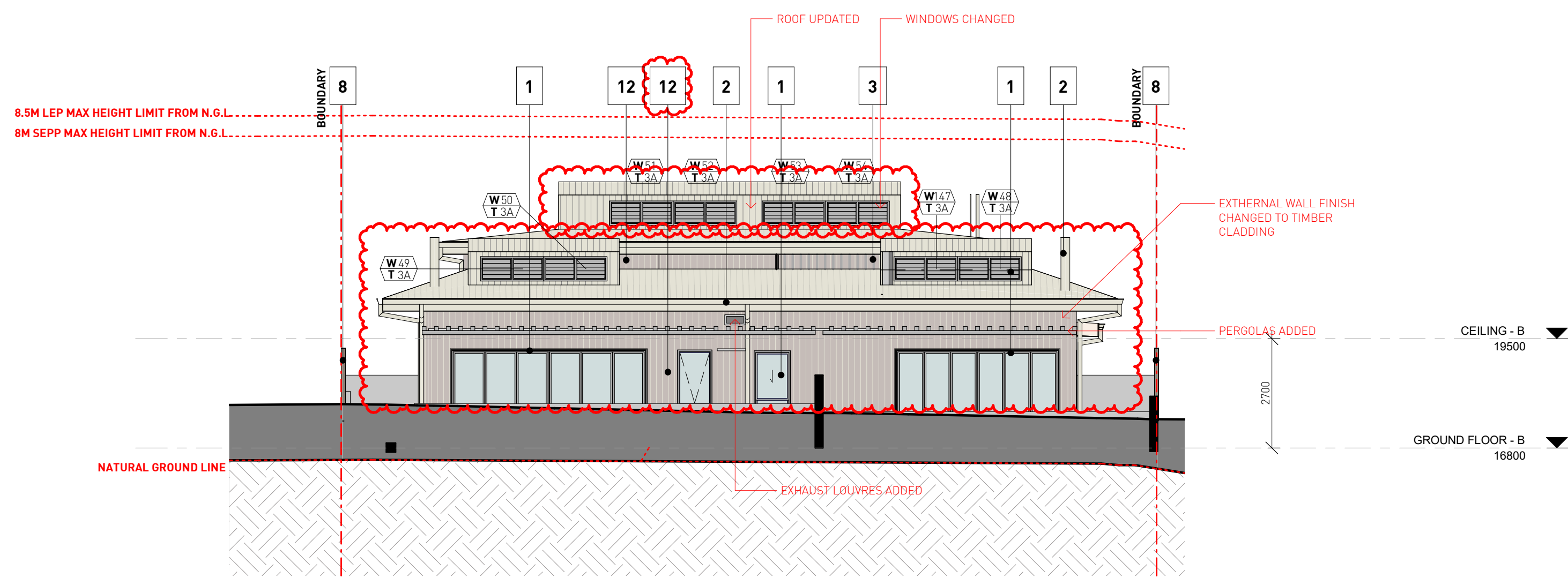


VOLLESTRIE - 3Drawings\VF2020\080501 - Rev054_Bardo Rd, Newport, NSW\0109_54_56(1).rvt

- 1 ALUMINIUM WINDOW & SLIDING DOOR FRAMES, LOUVRES, HOODS POWDERCOATED
DURALLOY ANOTEC
- SILVER GREY MATT [27251272]
OR SIMILAR
- 2 METAL DECK ROOF, GUTTER, DOWNPIPE
SURFMIST®
COLORBOND SURFMIST OR SIMILAR
- 3 ALUMINIUM PRIVACY SLATS
FIXED ALUMINIUM PRIVACY SCREENS
- 4 INTERPON POWDERCOAT
COLOUR - ANODIC BRONZE [GY114A] OR SIMILAR
- 5 PGH BRICKS -
-MORADA CENIZA KINEAR 287X90X48MM
- 6 ENTRANCE DOOR
DULUX PAINT RENDER COLOUR
- PIPE CLAY [S16A1] OR SIMILAR
- 7 PLANTER BOX, RETAINING WALL
SANDSTONE
- 8 FENCE
EXTERNAL TIMBER-LOOK FENCING
- 9 SOFFIT
TIMBER-LOOK PANEL- URBANLINE SELEKTA CLAD (DARK CEDAR) OR SIMILAR
- 10 ENTRANCE PAVERS
BLUESTONE TILES
- 11 FRAMELESS GLASS BALUSTRADE
- 12 SCYON AXON CLADDING



1 WEST ELEVATION
DA010 1:100



2 NORTH ELEVATION
DA010 1:100

No.	Date	Description
K	17/09/21	ISSUED FOR S4.56(1) APPROVAL
J	16/03/21	ISSUED FOR APPROVAL
I	03/09/20	ISSUED FOR APPROVAL
H	01/09/20	ISSUED FOR COORDINATION
G	31/08/20	ISSUED FOR COORDINATION
F	24/08/20	ISSUED FOR COORDINATION
E	21/08/20	ISSUED FOR COORDINATION; ACCESS COMMENTS INCORPORATED; BASEMENT AMENDED; WINDOW TAGS ADDED
D	20/08/20	ISSUED FOR COORDINATION; REVISED PLANNING ITEMS
C	18/08/20	ISSUED FOR COORDINATION
B	29/07/20	ISSUED FOR PRE-DA MEETING
A	24/07/20	ISSUED FOR INFORMATION

GILES TRIBE Level 1, Chandos Street
ST LEONARDS NSW 2065
P 61 2 9254 5005
E gtr@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 801259 507
Mark G Broadley (3623) Stuart D Hill (6459)

Verify all dimensions on site prior to commencement of work.
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Use figured dimensions in preference to scaling.
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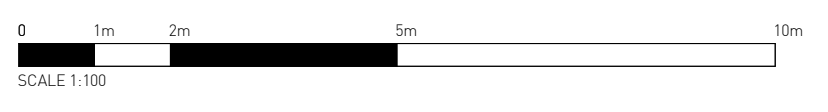
Built Property
Project
**54 BARDO ROAD
NEWPORT 2106
NSW**
Drawing
NORTH & WEST ELEVATIONS

Status:
FOR S4.55 APPROVAL

Scale: 1:100 Job No. Drawing No. Rev.
Sheet Size: A1
Date: 06/19/20 **20055 DA010 K**
Drawn: YL Reviewed: VY

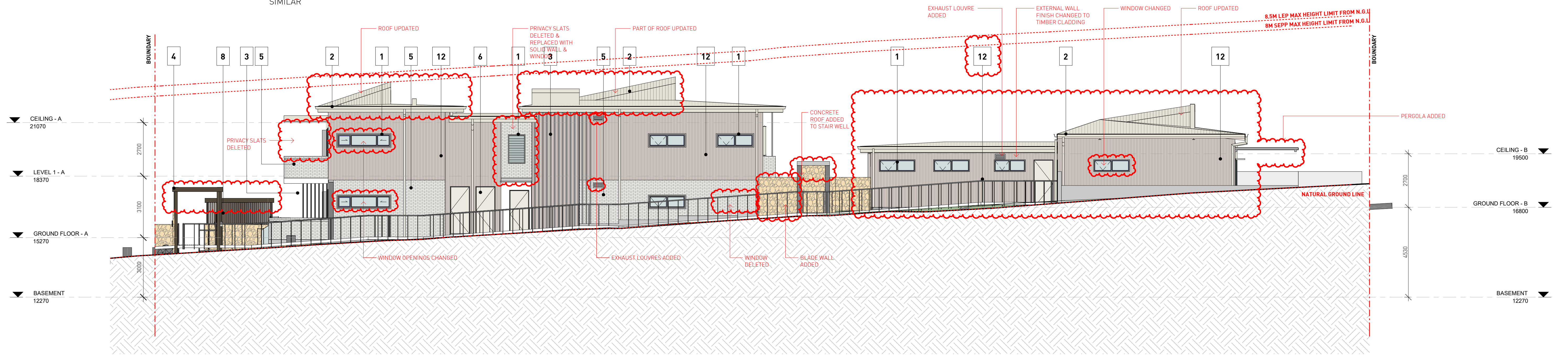
Class 2 summary
7.4
Average star rating
NATIONWIDE HOUSE
Assessor: Nermin Loka
Accreditation No. 101399
Address: 54 Bardo Road for Section 4.56(1), Newport, NSW, 2106
https://www.irs.com.au/QRcode/Landing?PublicId=GFA68J5Z58

ABSA
Accreditation No. 101399
Nermin Loka
10/19/20

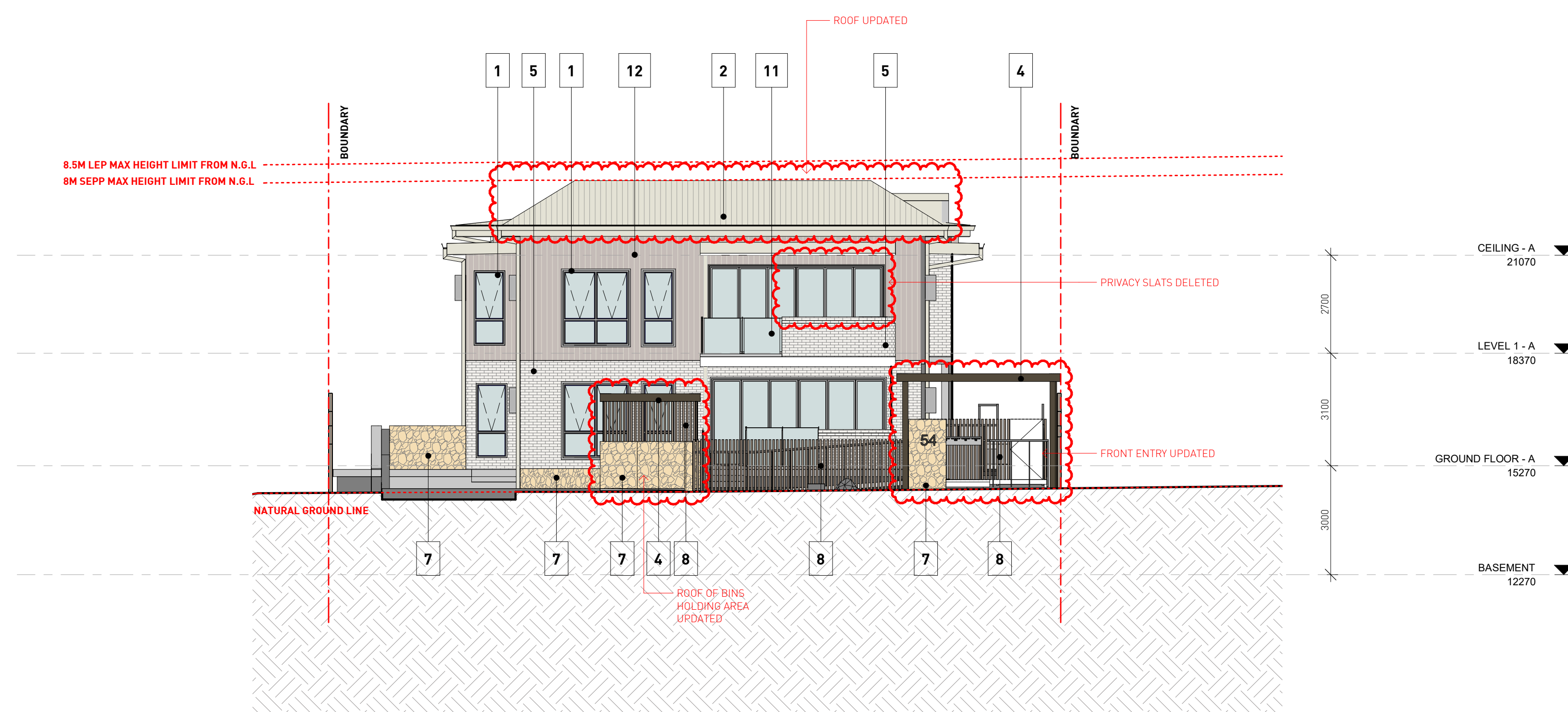


GILES TRIBE - 3Drawings\19\20\2005501 - Rev004_Bardo Rd, Newport, NSW\019_54_56(1).rvt

- 1 ALUMINIUM WINDOW & SLIDING DOOR FRAMES, LOUVRES, HOODS POWDERCOATED
DURALLOY ANOTEC
- SILVER GREY MATT [27251272]
OR SIMILAR
- 2 METAL DECK ROOF, GUTTER, DOWNPIPE
COLORBOND SURFMIST OR SIMILAR
- 3 ALUMINIUM PRIVACY SLATS
FIXED ALUMINIUM PRIVACY SCREENS
- 4 INTERPON POWDERCOAT
COLOUR - ANODIC BRONZE [GY114A] OR SIMILAR
- 5 PGH BRICKS -
-MORADA CENIZA KINEAR 287X90X48MM
- 6 ENTRANCE DOOR
DULUX PAINT RENDER COLOUR - PIPE CLAY [S16A1] OR SIMILAR
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- 8 FENCE
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TIMBER-LOOK PANEL- URBANLINE SELEKTA CLAD (DARK CEDAR) OR SIMILAR
- 10 ENTRANCE PAVERS
BLUESTONE TILES
- 11 FRAMELESS GLASS BALUSTRADE
- 12 SCYON AXON CLADDING



1 EAST ELEVATION
DA011 1:100



2 SOUTH ELEVATION
DA011 1:100

No.	Date	Description
J	17/09/21	ISSUED FOR S4.56(1) APPROVAL
I	16/03/21	ISSUED FOR APPROVAL
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A	24/07/20	ISSUED FOR INFORMATION

Amendments

GILES TRIBE Level 1, 1 Chandos Street
ST LEONARDS NSW 2065
P 61 2 9254 5055
E gtr@tribe.com.au
Giles Tribe Pty Ltd ABN 50 801259 507

Nominated Architects: Mark G Broadley (3823) Stuart D Hill (6459)

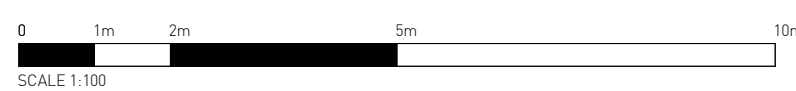
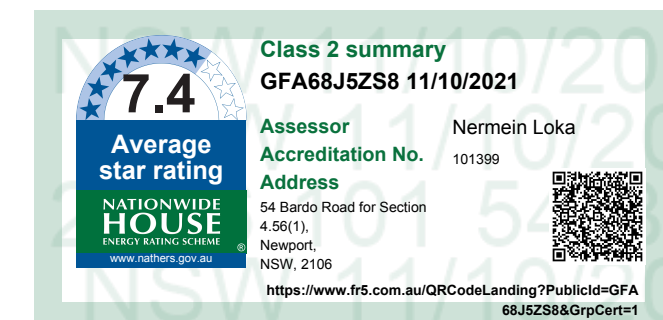
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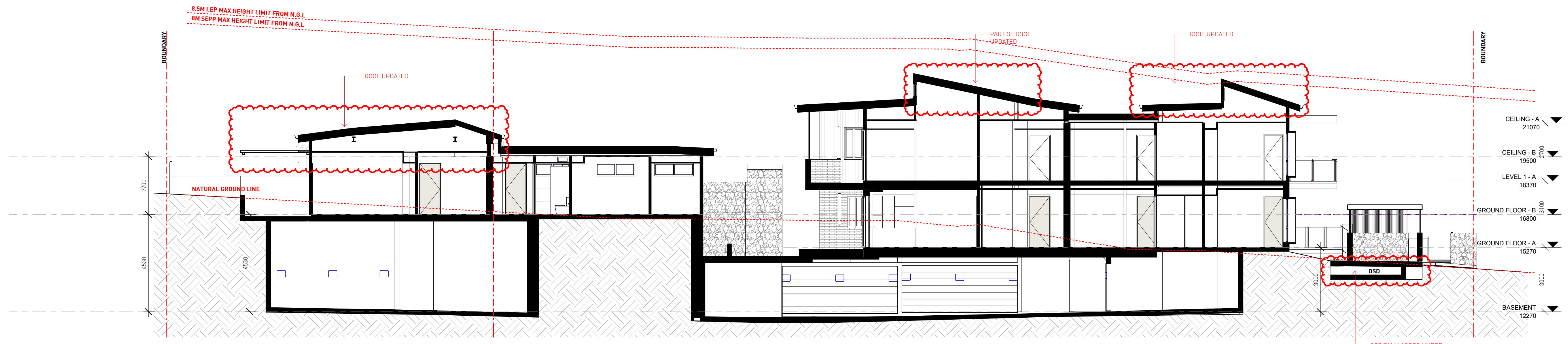
Built Property
Project
**54 BARDO ROAD
NEWPORT 2106
NSW**

Drawings
SOUTH & EAST ELEVATIONS

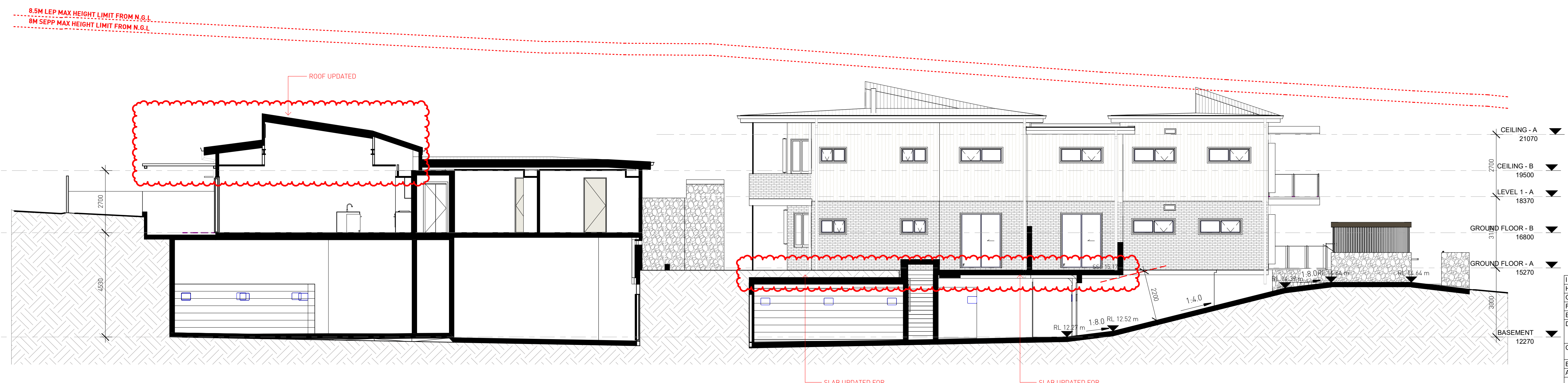
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FOR S4.55 APPROVAL

Scale: 1:100 Job No. Drawing No. Rev.
Sheet Size: A1
Date: 06/19/20 **2055 DA011 J**
Drawn: YL Reviewed: VY





1 SECTION AA
DA012
1:100



2 SECTION BB
DA012
1:100

No.	Date	Description
I	17/09/21	ISSUED FOR S4.56(1) APPROVAL
H	16/03/21	ISSUED FOR APPROVAL
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P 41 2 9254 5005
E gtr@gilestribes.com.au
Giles Tribe Pty Ltd ABN 50 801259 507
Mark G Broadley (3823) Stuart D Hill (8459)

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Client: **Built Property**
Project: **54 BARDO ROAD NEWPORT 2106 NSW**

Status: **FOR S4.55 APPROVAL**

Scale: 1:100 Job No. Drawing No. Rev.
Sheet Size: A1
Date: 06/19/20 **20055 DA0121**
Drawn: YL Reviewed: VY

NATHERS Building Thermal Modelling Performance Specifications	
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. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents. Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U-value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.	
Thermal Modelling Software: FirstRate5 v5.3.1a (3.21)	
External and Internal Walls Insulation	
External Walls	Brick Veneer - R 2.5 for Unit G01 and G02 Scyon Axon Cladding - R 2.5 For Unit G03, G04, 101 and 102
Party walls	Logic Wall 162mm - None
Internal Walls	Plasterboard Stud Wall - None
Floor, Ceiling and Roof Insulation	
Unit Floor - Suspended Slab 200mm	R 2.5 for all Units
Ceiling	R 6.0 for Unit G03, G04, 101 and 102
Ceiling	None for Unit G01 and G02
Roof - Metal with dark colour	R 1.3 roof blanket with reflective foil sarking
Window/Skylight (*Refer to BASIX Commitment Report and NATHERS Certificates for details)	
All Windows	For Unit G01, G02, G03, 101 and 102, Aluminium Framed Single Glazed High-Solar Gain Low-E (U = 5.4 ; SHGC = 0.49 for Type A windows or SHGC = 0.58 for Type B windows) For Unit G04, Aluminium Framed Single Glazed Low-Solar Gain Low-E (U = 5.6 ; SHGC = 0.36 for Type A windows or SHGC = 0.41 for Type B windows)
Floor Coverings	
Carpet	Bedroom
Tiles	Kitchen, dining and living areas, toilet, laundry and hallway
54 Bardo Road, Newport NSW - S4.56(1)	

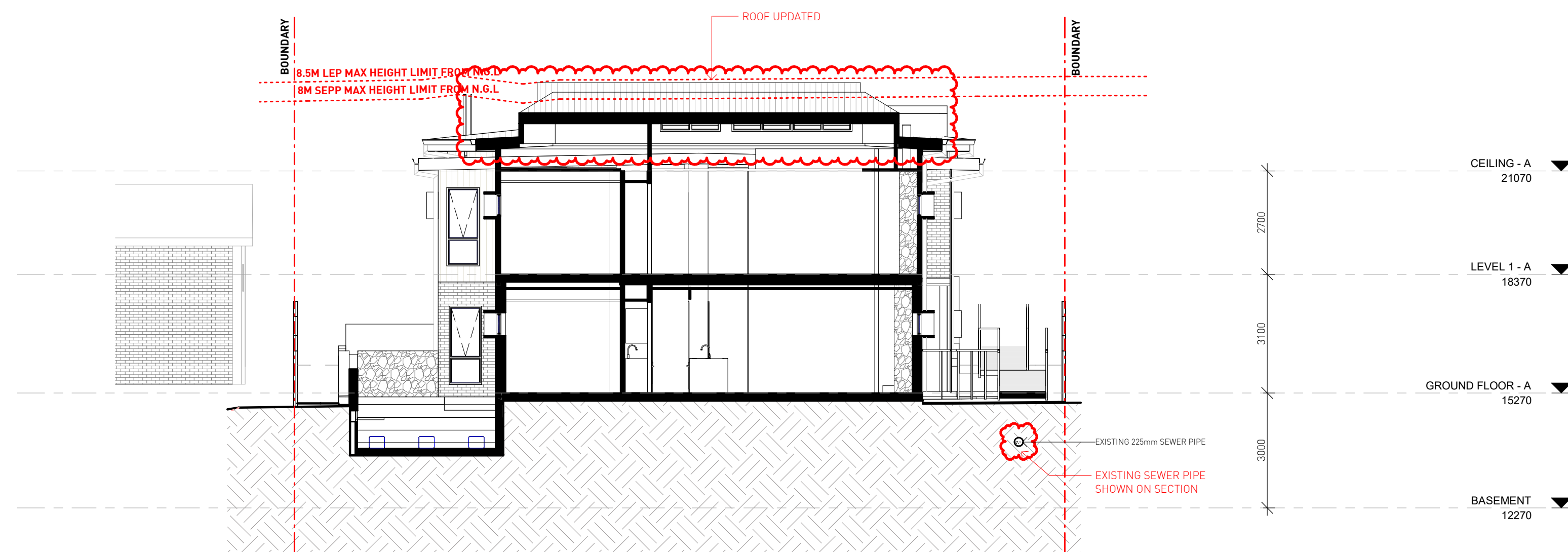
Window System Specification					
Note: Type A performance values apply to awning, bifold, casement, tilt and turn, casement style door and the like. Type B performance values apply to double-hung, fixed, louver, sliding windows, sliding or stacker doors and the like. Window and skylight U and SHGC values are according to NFRC. Alternate products or specifications may be used if their U-value is lower, and the SHGC value is less than 5% higher or lower than the U and SHGC values of the product specified above.					
Frame	Type	Glass type	Glazing type	U-value	SHGC
Aluminium	A	High-Solar Low-E	Single	5.4	0.49
			Double	4.3	0.47
			Single	5.4	0.58
	B	Low-Solar Low E	Double	4.3	0.53
			Single	5.6	0.36
			Double	4.9	0.33
B	Low-Solar Low E	Single	5.6	0.41	
		Double	4.9	0.33	

Class 2 summary
GFA68JZ58 11/10/2021
Assessor: Nermain Loka
Accreditation No. 101380
Address: 54 Bardo Road for Section 4.56(1), Newport, NSW, 2106
https://www.frs.com.au/QRCode/Landing?PublicId=GFA68JZ588GpCsr1

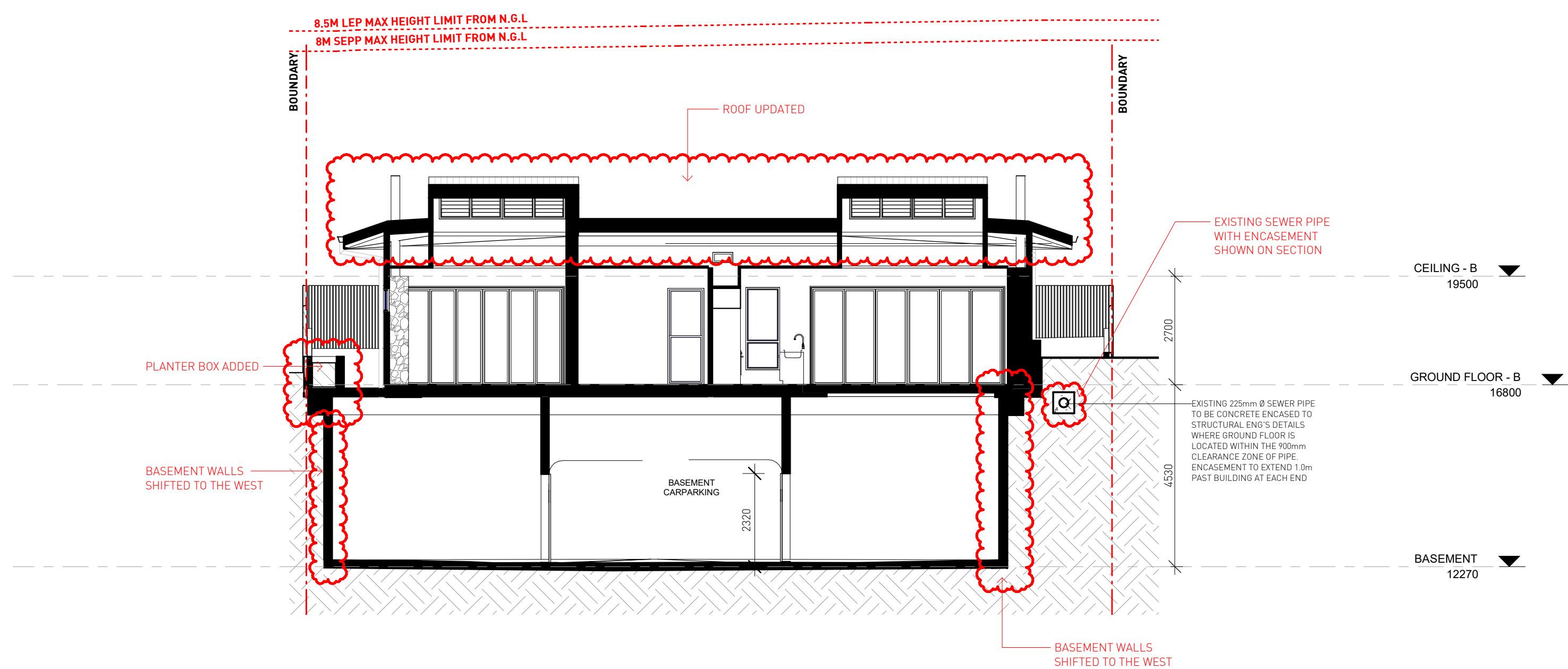
ABSA
Australian Building Sustainability Association
Accreditation No. 01/04/2013-13/03/2022
Member Since: NERMEN LOKA
Member Number: 101380



VOLLESTRIEBE-3Drawings\WP2020\050101_Prev054_Bardo Rd, Newport, NSW\0109_54_56(1).rvt



1 SECTION CC
DA013 1 : 100



2 SECTION DD
DA013 1 : 100

No.	Date	Description
I	17/09/21	ISSUED FOR S4.56(1) APPROVAL
H	16/03/21	ISSUED FOR APPROVAL
G	03/09/20	ISSUED FOR APPROVAL
F	01/09/20	ISSUED FOR COORDINATION
E	31/08/20	ISSUED FOR COORDINATION
D	20/08/20	ISSUED FOR COORDINATION, REVISED PLANNING ITEMS
C	18/08/20	ISSUED FOR COORDINATION
B	29/07/20	ISSUED FOR PRE-DA MEETING
A	24/07/20	ISSUED FOR INFORMATION

Amendments

Level 1, 1 Chandos Street
ST LEONARDS NSW 2065
P 61 2 9254 5055
E gtr@tribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley (3823) Stuart D Hill (6459)

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Client: **Built Property**
Project: **54 BARDO ROAD NEWPORT 2106 NSW**

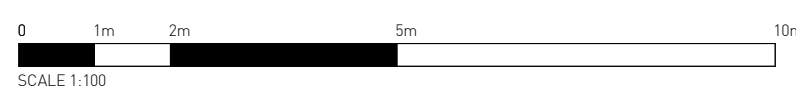
Status: **FOR S4.55 APPROVAL**

Scale: 1 : 100 Job No. Drawing No. Rev.
Sheet Size: A1 **20055 DA0131**
Date: 06/19/20 Drawn: YL Reviewed: VY

Class 2 summary
GF A68J5Z58 11/10/2021

Average star rating: **7.4**

Assessor: Nermein Loka
Accreditation No. 101390
Address: 54 Bardo Road for Section 4.56(1), Newport, NSW, 2106
<https://www.nsw.gov.au/QRCodeLanding?PublicID=GF-A68J5Z58&GrcCert=1>






VOLLESTRIEBE-3\Drawings\VF\2020\005501 - Rev004_Bardo Rd, Newport, NSW\019_54_56(1).rvt

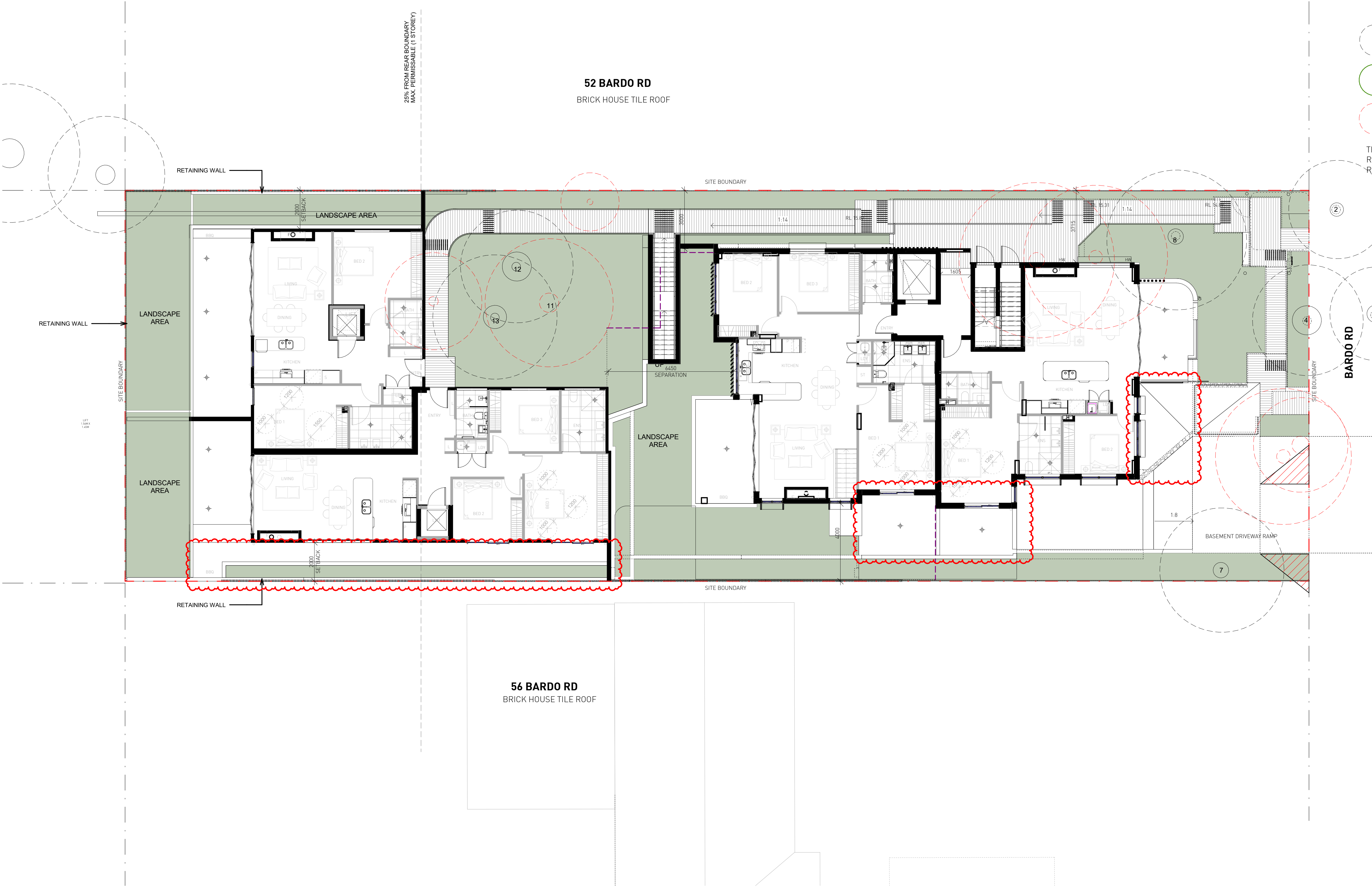
LANDSCAPE AREA UPDATED

LANDSCAPE AREA
(382.74 m² = 31.21%)

REQUIREMENT: 30% OF SITE AREA
(1226.32m² X 0.3 = 367.90 m²)

-  SRZ - STRUCTURAL ROOT ZONE
-  TPZ - TREE PROTECTION ZONE
-  TREES FOR REMOVAL

TREES 2, 3, 4, 7, 8, 12, 13 TO BE RETAINED. REFER TO ARBORIST'S REPORT.



No.	Date	Description
L	17/09/21	ISSUED FOR S4.56(1) APPROVAL
K	16/03/21	ISSUED FOR APPROVAL
J	03/09/20	ISSUED FOR APPROVAL
I	01/09/20	ISSUED FOR COORDINATION
H	31/08/20	ISSUED FOR COORDINATION
G	24/08/20	ISSUED FOR COORDINATION, BASEMENT AMENDED
F	24/08/20	ISSUED FOR COORDINATION
E	21/08/20	ISSUED FOR COORDINATION, ACCESS COMMENTS INCORPORATED, BASEMENT AMENDED, WINDOW TAGS ADDED
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C	18/08/20	ISSUED FOR COORDINATION
B	29/07/20	ISSUED FOR PRE-DA MEETING
A	24/07/20	ISSUED FOR INFORMATION

GILES TRIBE Level 1, 1 Chandos Street
ST LEONARDS NSW 2065
P 61 2 9254 5055
E gtr@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Mark G Broadley (3623) Stuart D Hill (6459)

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Built Property
Project:

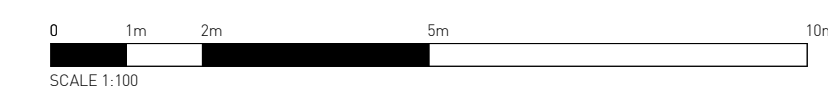
**54 BARDO ROAD
NEWPORT 2106
NSW**

LANDSCAPE CALCULATION PLAN

Status: **FOR S4.55 APPROVAL**

Scale: 1 : 100 Job No. Drawing No. Rev.
Sheet Size: A1
Date: 06/19/20 **2055 DA014 L**
Drawn: Author Reviewed: Checker

7.4
Average star rating
NATIONWIDE HOUSE
Assessor: Neilmain Loka
Accreditation No. 101268
Address: 54 Bardo Road for Section 4 20176 Newport, NSW, 2106
https://www.nsw.gov.au/GRCCodeLanding?publish=GFA-68J5Z8&pp=CertH1

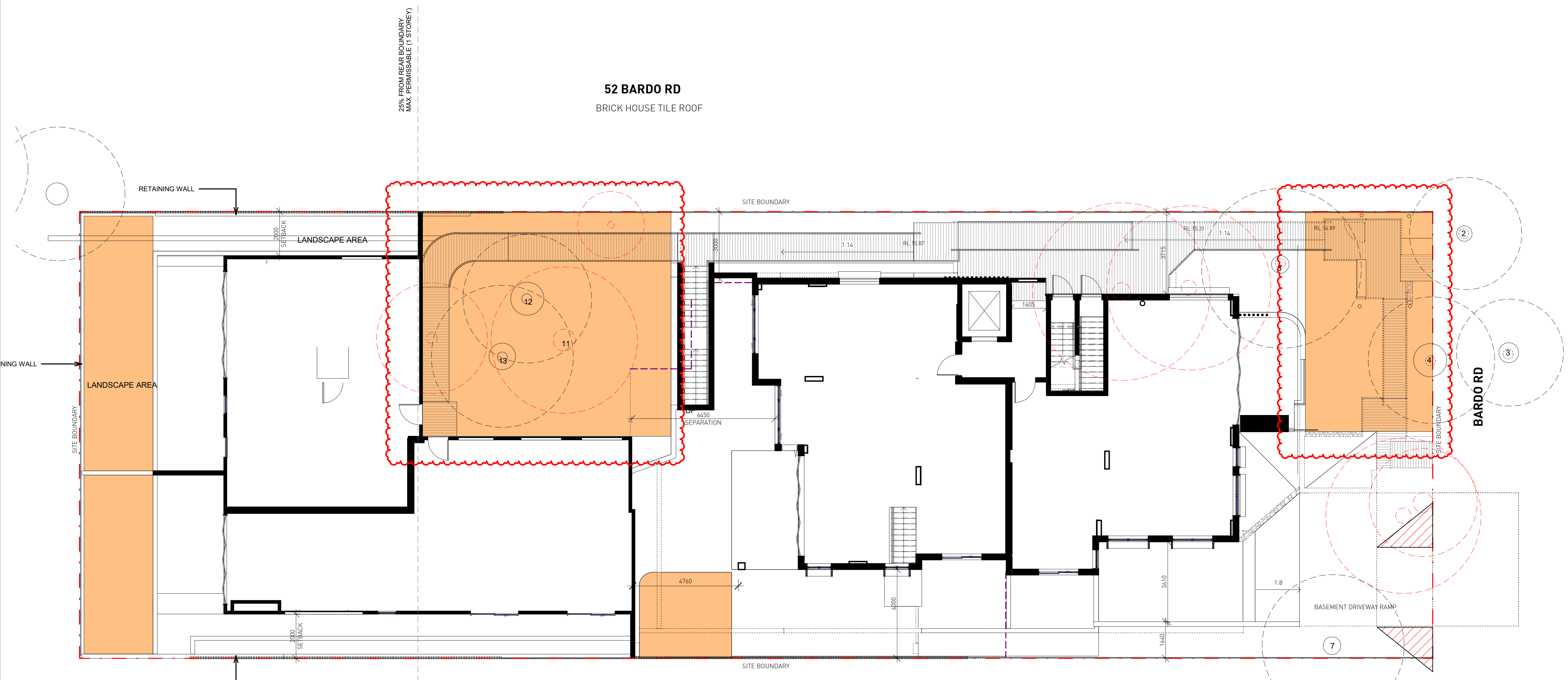


VOLLESTRIEBE-3\Drawings\2020\005501 - Rev004_Bardo Rd, Newport, NSW\019_54_56(1).rvt

DEEP SOIL AREA
 UPDATED

DEEP SOIL AREA
 FRONT: 56.79m² (23.0%)
 REAR: 189.97m² (77.0%)
 TOTAL: 246.76m² = 20.12% OF SITE AREA

REQUIREMENT: 15% OF SITE AREA
 1226.32m² X 0.15 = 183.94m²



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 ST LEONARDS NSW 2065
 P 61 2 9254 5005
 E gtr@gilestribe.com.au
 Giles Tribe Pty Ltd ABN 50 801259 507
 Nominated Architects: Mark G Broadley (3823) Stuart D Hill (6459)

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Built Property
 Project:
**54 BARDO ROAD
 NEWPORT 2106
 NSW**

Drawn:
DEEP SOIL PLAN

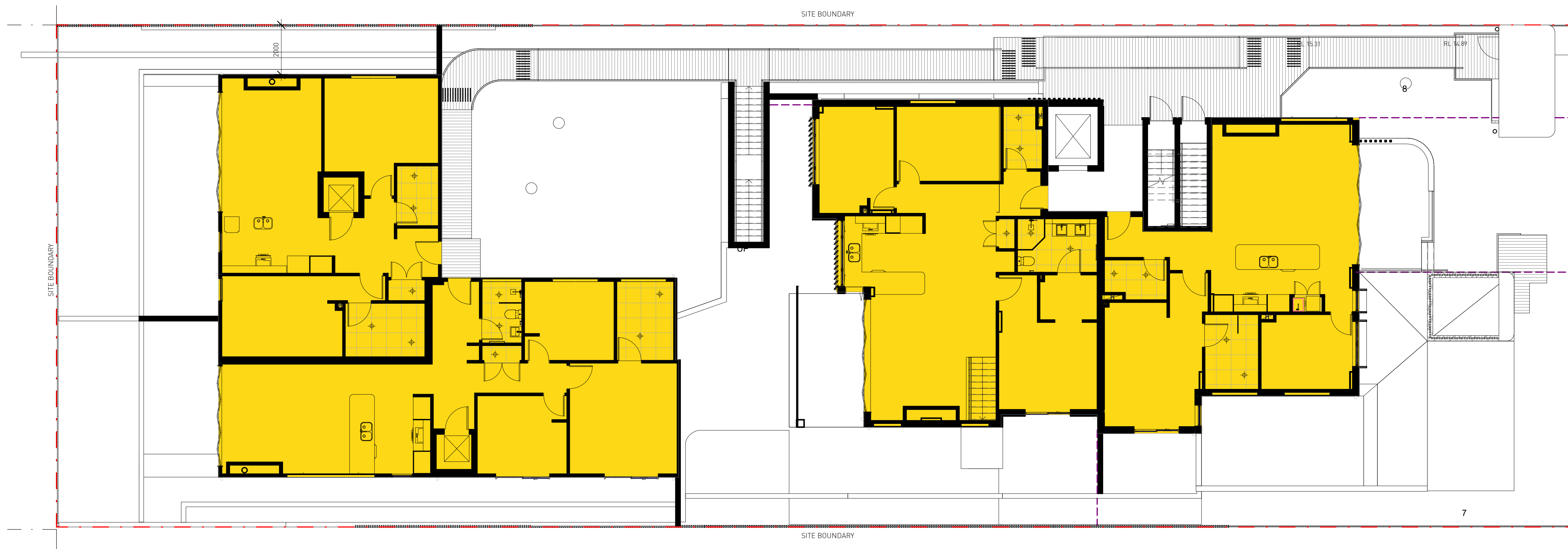
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FOR S4.55 APPROVAL

Scale: 1 : 100 Job No. Drawing No. Rev.
 Sheet Size: A1
 Date: 07/23/20 **20055 DA015 K**
 Drawn: Author Reviewed: Checker

7.4
 Average star rating
 NATIONWIDE HOUSE
 Class 2 summary
 GFA68J5Z8 11/10/2021
 Assessor: Nermeh Loka
 Accreditation No.: 101399
 Address: 54 Bardo Road for Section 4.56(1), Newport, NSW, 2106
 https://www.rfs.com.au/QRCodeLanding?Publication=GFA68J5Z8&QRCode=1



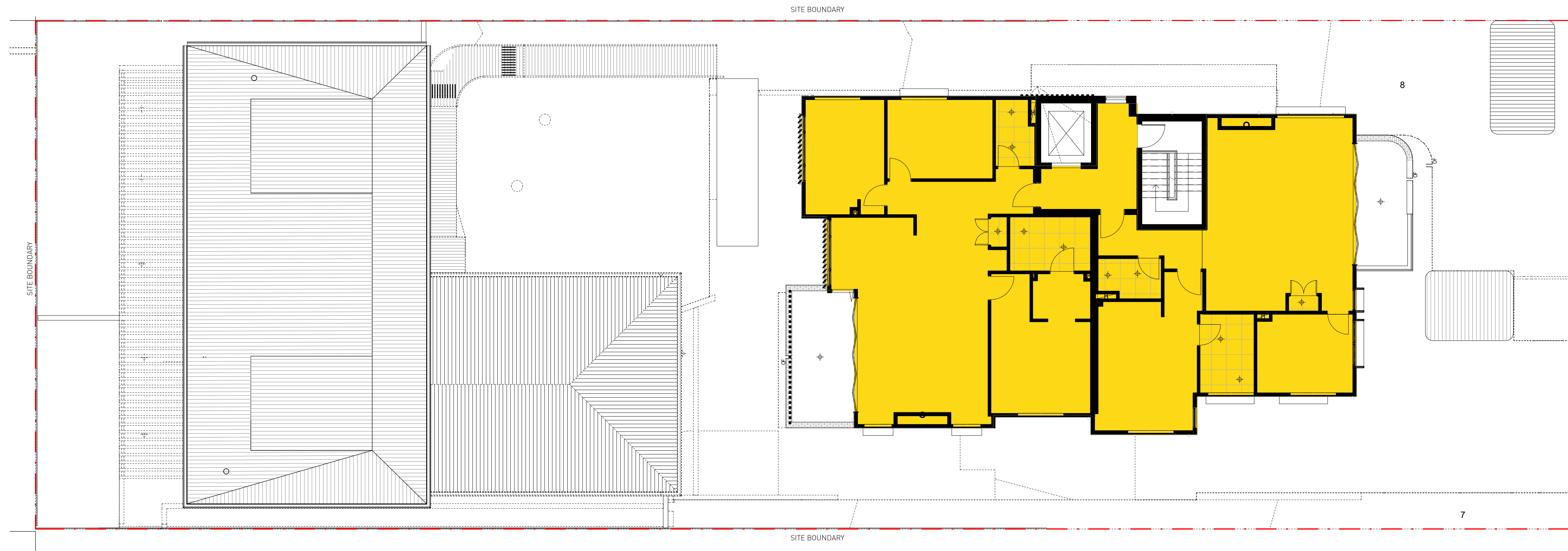
G:\Projects\2020\2005501 - Rev004 - Bardo Rd, Newport, NSW\019_54_56(1).rvt



1 GFA - GROUND FLOOR
DA016 1:100

GROUND FLOOR GFA	448.78m ²
LEVEL 1 GFA	239.29m ²
TOTAL GFA	688.07m ²
SITE AREA	1226.32m ²
FSR	0.561:1

GFA CALCULATION UPDATED



2 GFA - LEVEL 1
DA016 1:100

No.	Date	Description
J	17/09/21	ISSUED FOR S4.56(1) APPROVAL
I	16/03/21	ISSUED FOR APPROVAL
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Amendments

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Project: **54 BARDO ROAD NEWPORT 2106 NSW**

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Scale: 1:100 Job No. Drawing No. Rev.
Sheet Size: A1
Date: 06/19/20 **20055 DA016 J**
Drawn: Author Reviewed: Checker

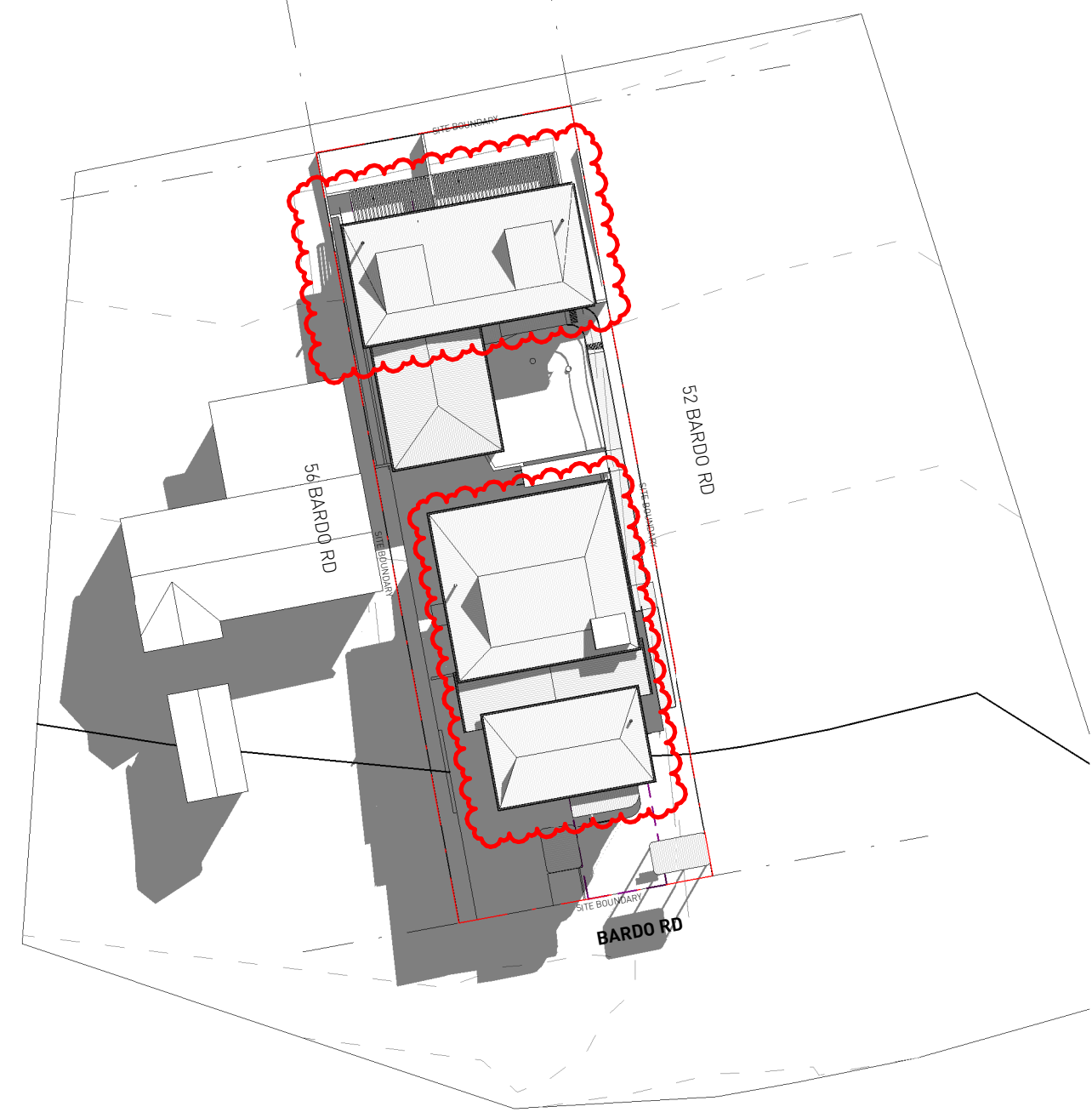


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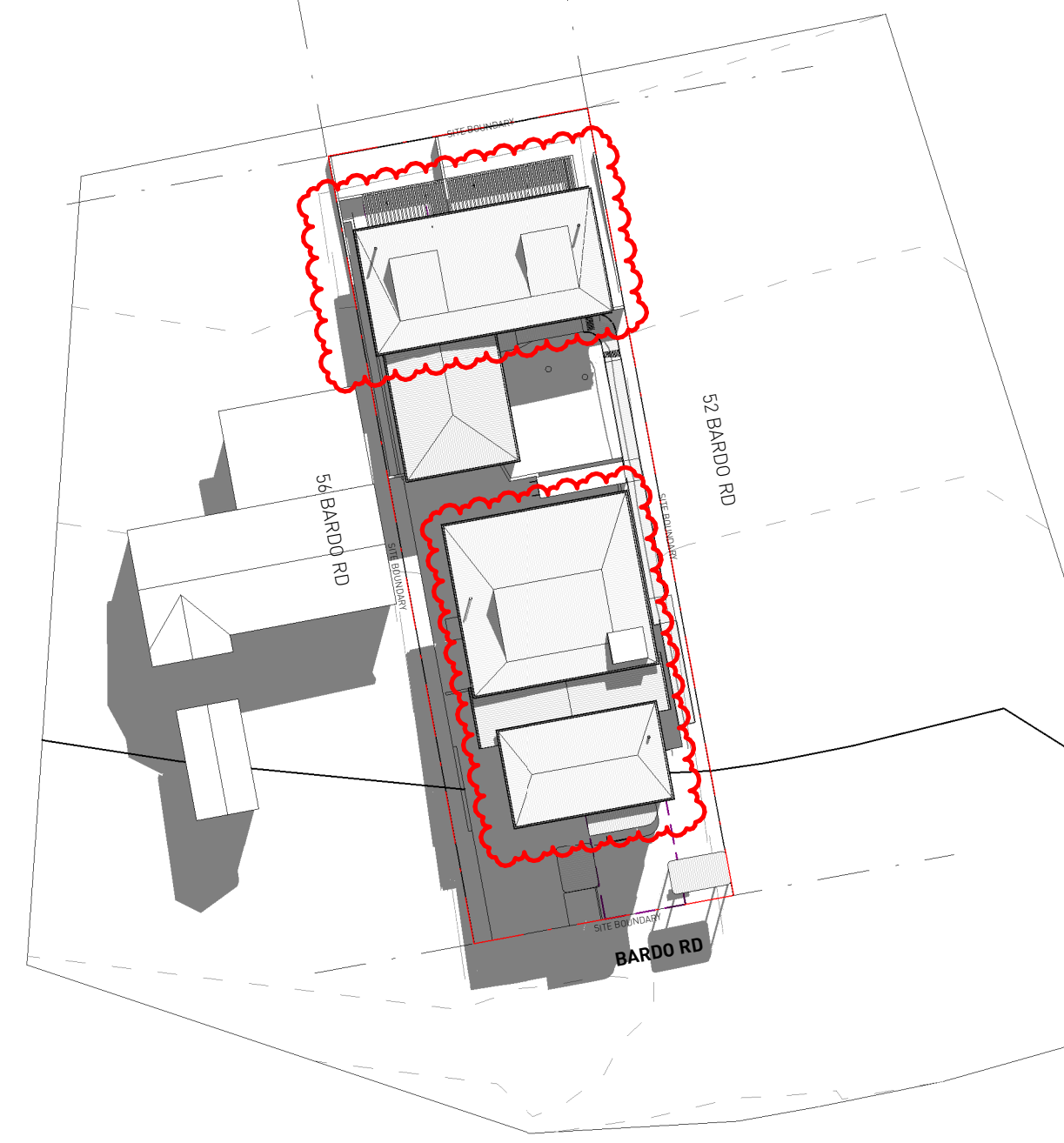
SHADOW DIAGRAMS REVISED



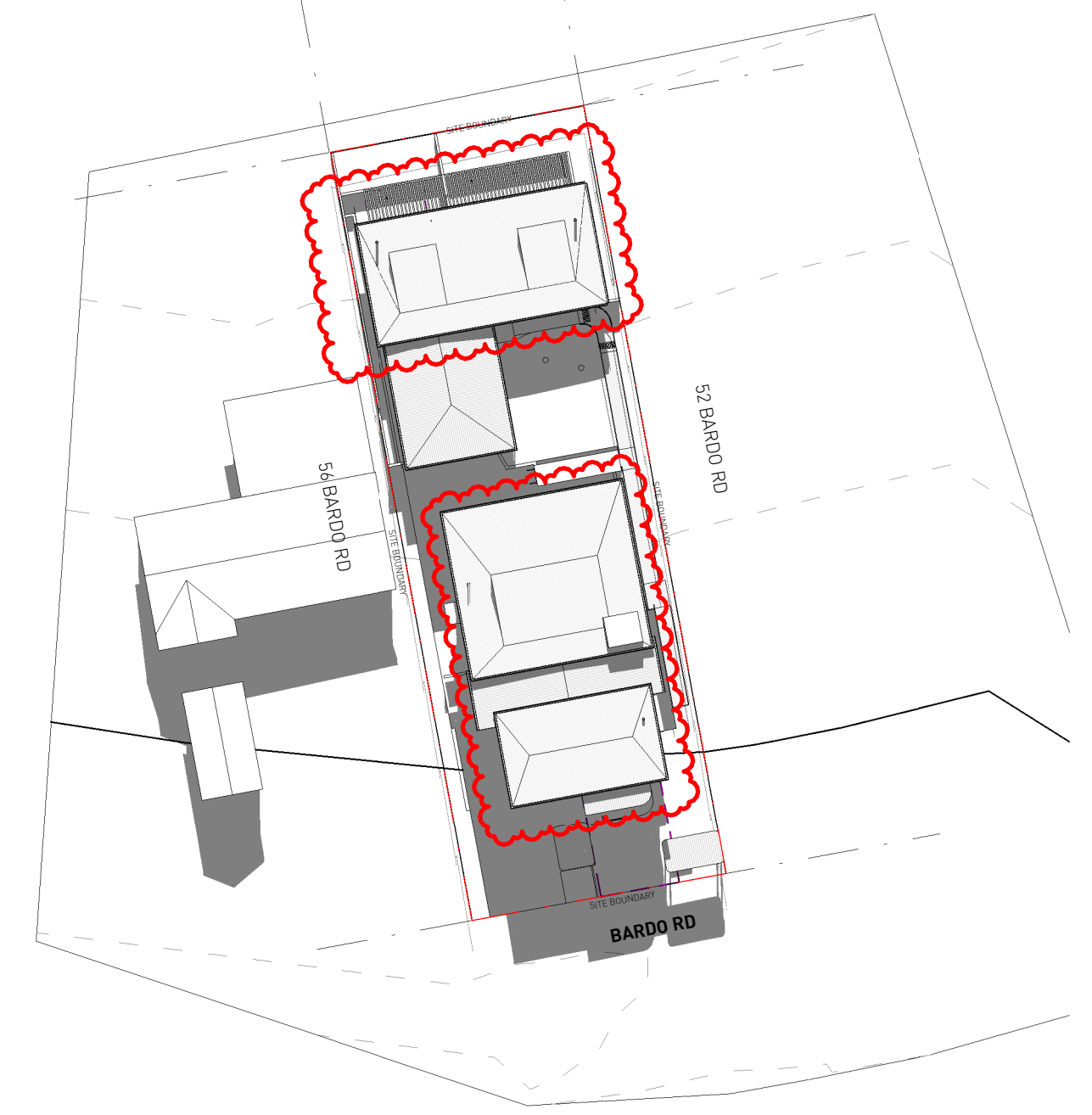
1 SHADOW - JUNE 21 9AM
DA017 1:500



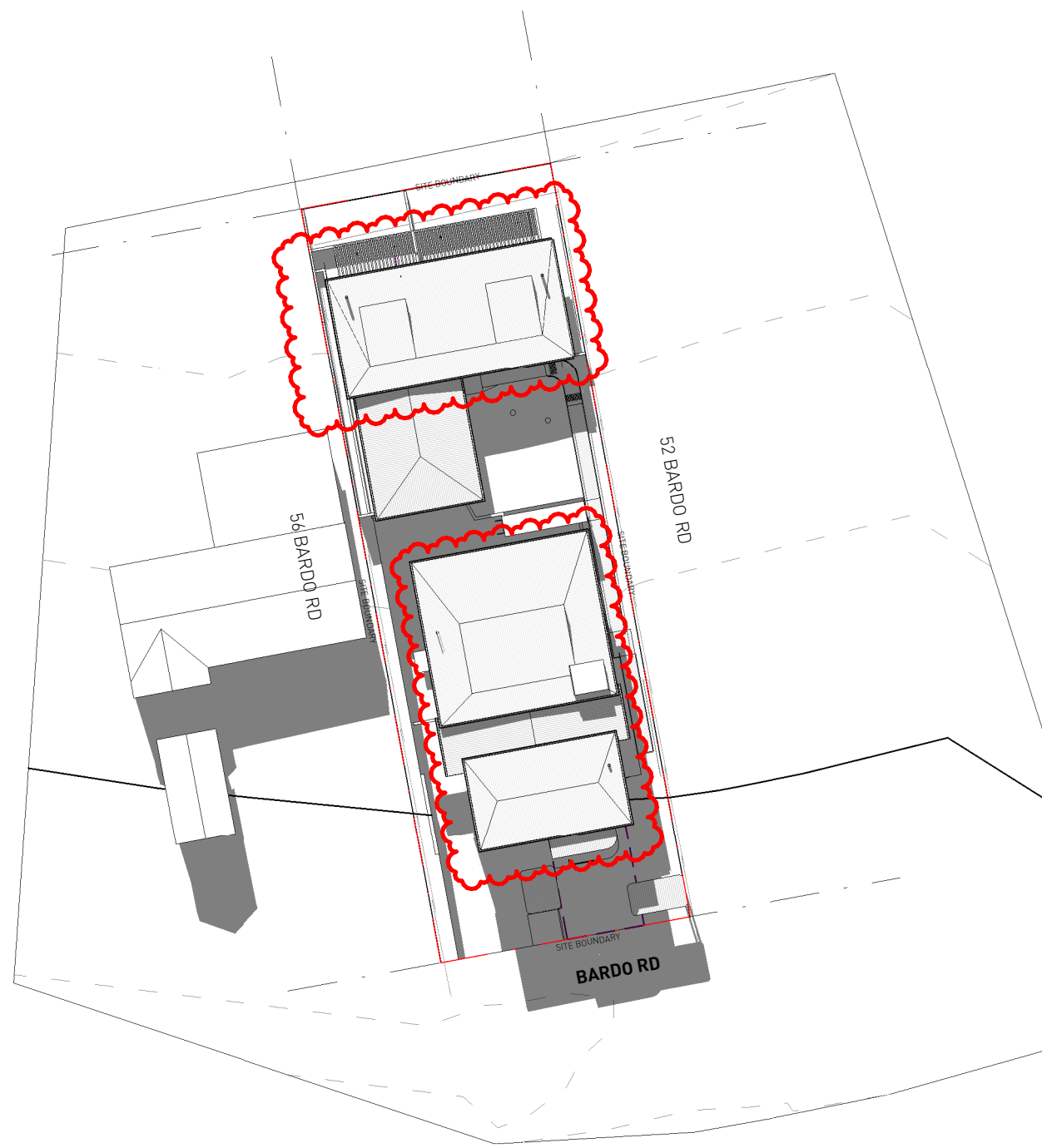
2 SHADOW - JUNE 21 10AM
DA017 1:500



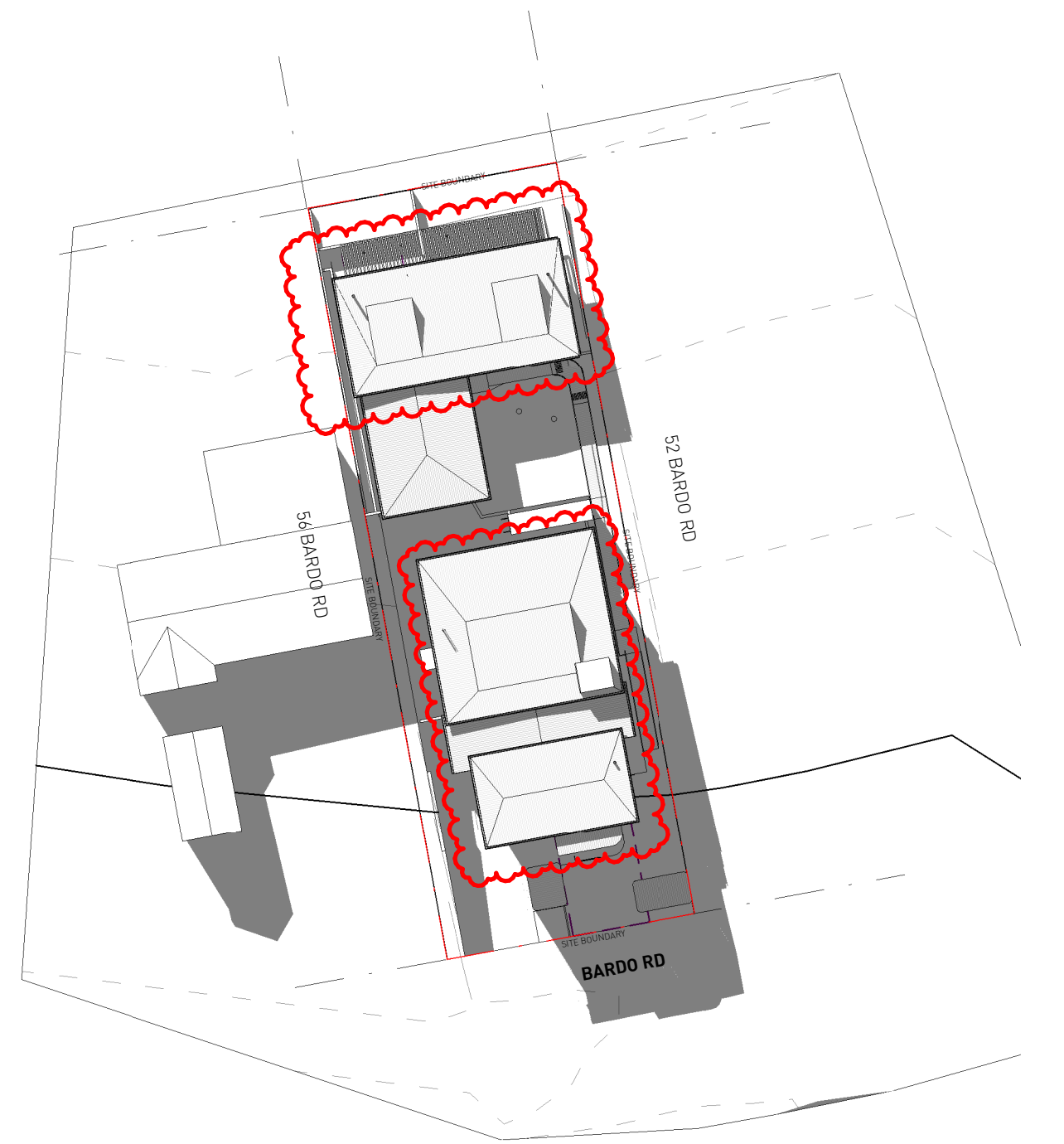
3 SHADOW - JUNE 21 11AM
DA017 1:500



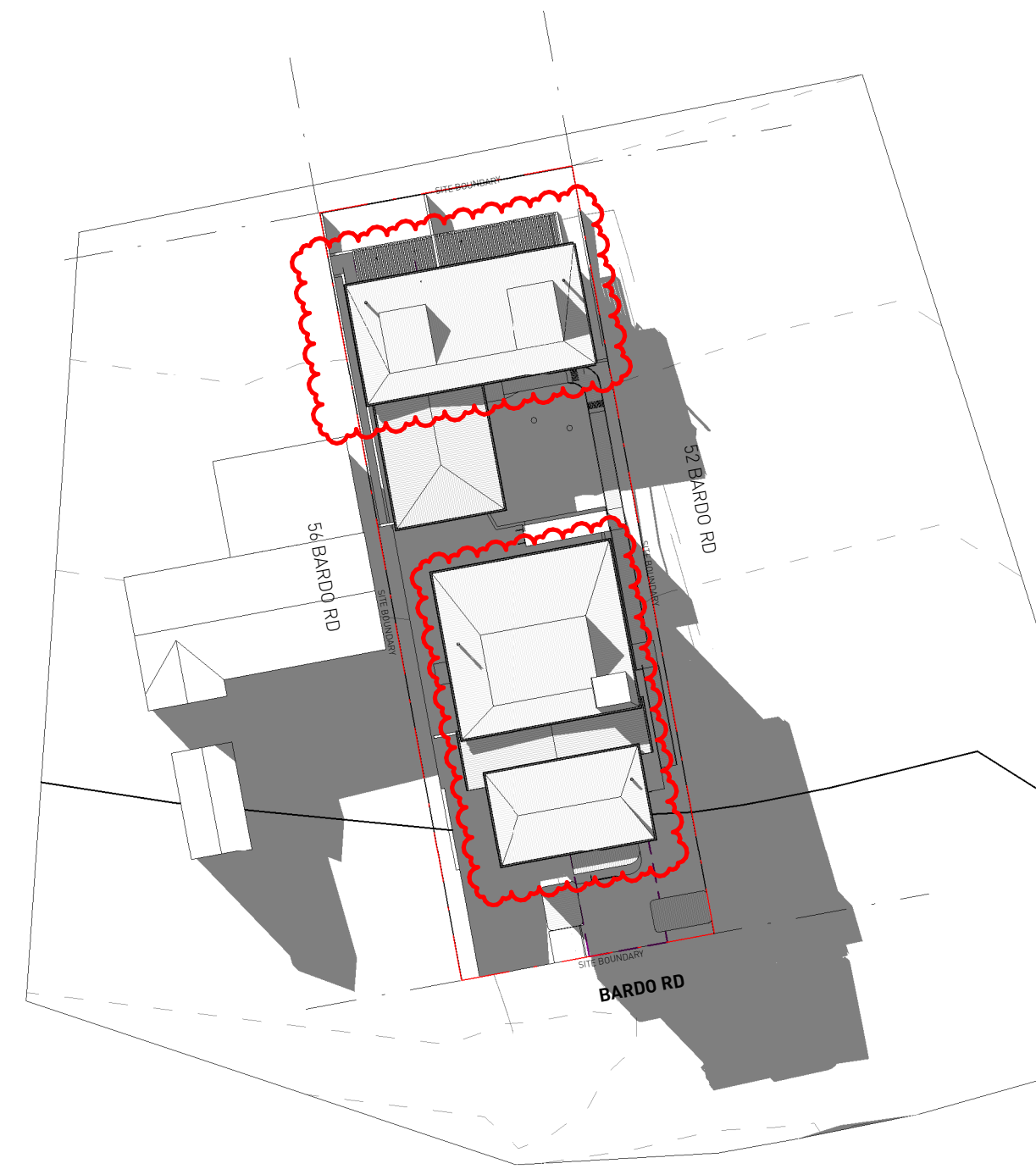
4 SHADOW - JUNE 21 12PM
DA017 1:500



5 SHADOW - JUNE 21 1PM
DA017 1:500



6 SHADOW - JUNE 21 2PM
DA017 1:500



7 SHADOW - JUNE 21 3PM
DA017 1:500

No.	Date	Description
H	17/09/21	ISSUED FOR S4.56(1) APPROVAL
G	16/03/21	ISSUED FOR APPROVAL
F	03/09/20	ISSUED FOR APPROVAL
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ST LEONARDS NSW 2065
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E g.tribe@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley (3623) Stuart D Hill (6459)

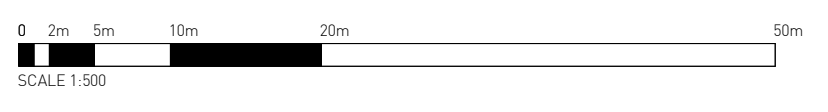
Verify all dimensions on site prior to commencement of work.
Refer all discrepancies to the Architect for determination.
Use figured dimensions in preference to scaling.
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Built Property
Project:
**54 BARDO ROAD
NEWPORT 2106
NSW**

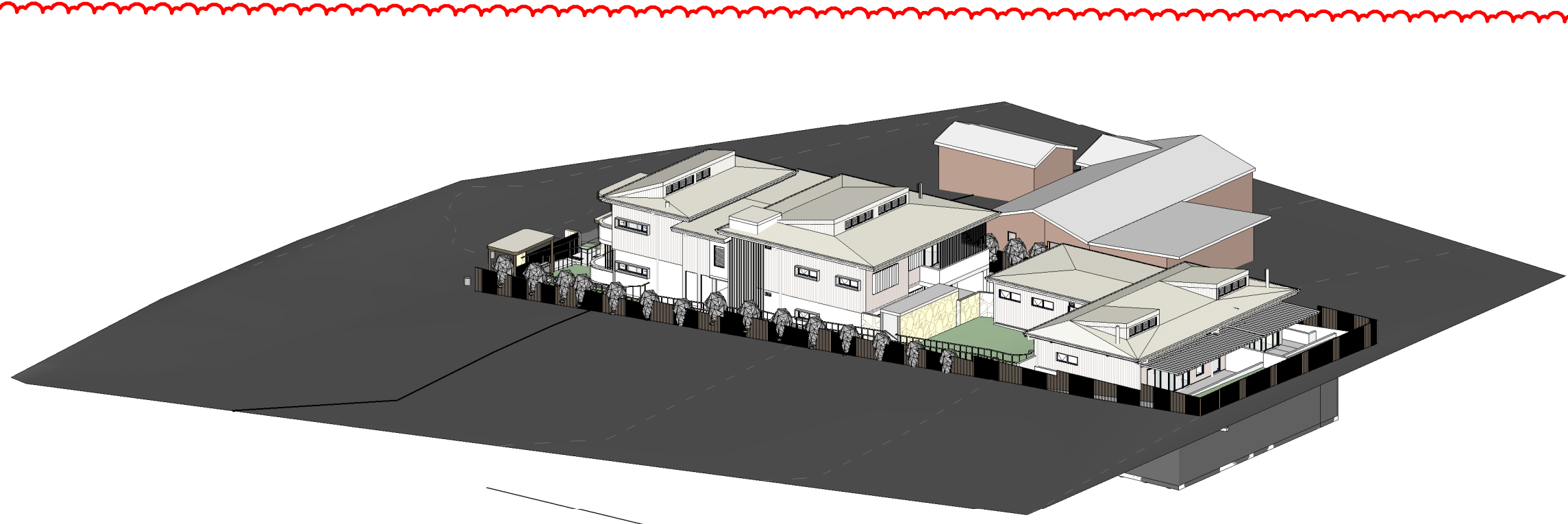
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Status: **FOR S4.55 APPROVAL**

Scale: 1:500 Job No: 20055 Drawing No: DA017 H Rev:
Sheet Size: A1
Date: 06/19/20
Drawn: YL Reviewed: VY

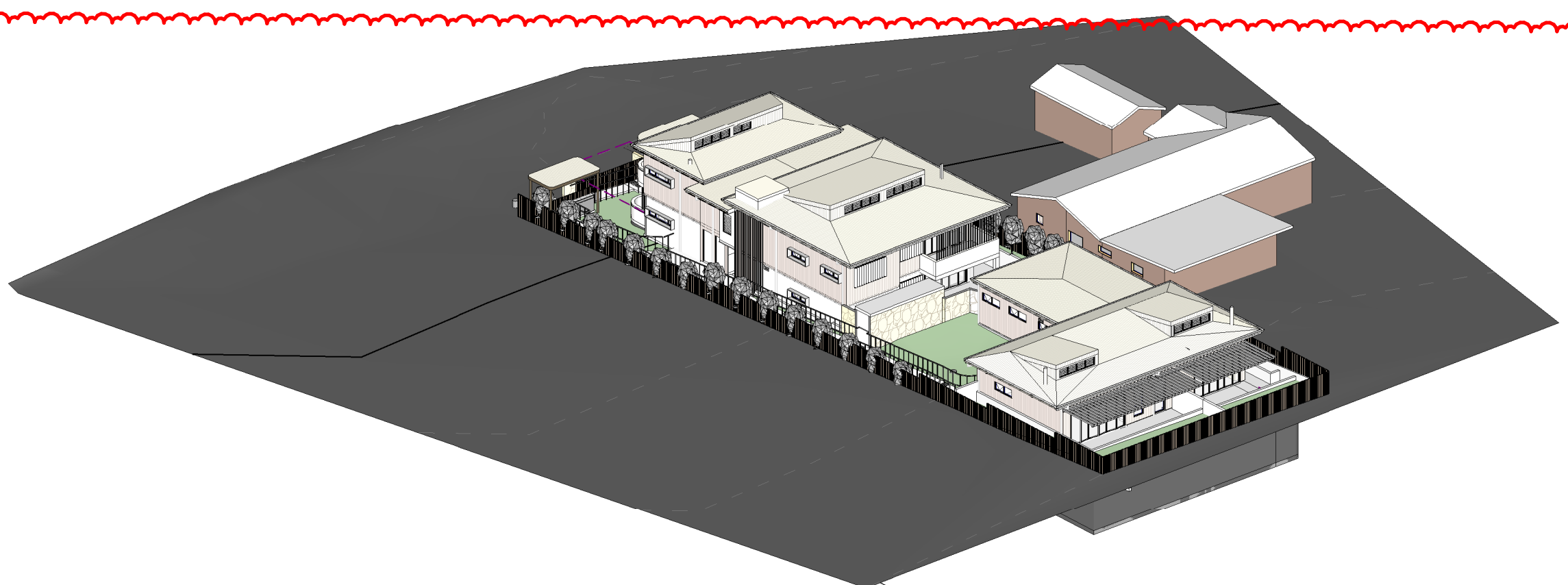
7.4 Average star rating
NATIONWIDE HOUSE
Class 2 summary
GFA68J5Z58 11/10/2021
Assessor: Nermein Loka
Accreditation No. 101399
Address: 54 Bardo Road by Section 4.96(1), Newport, NSW, 2106
https://www.rts.com.au/QRCodeLanding?PublicId=GFA68J5Z58&app=rent



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1 SOLAR - JUNE 21 9AM
DA018



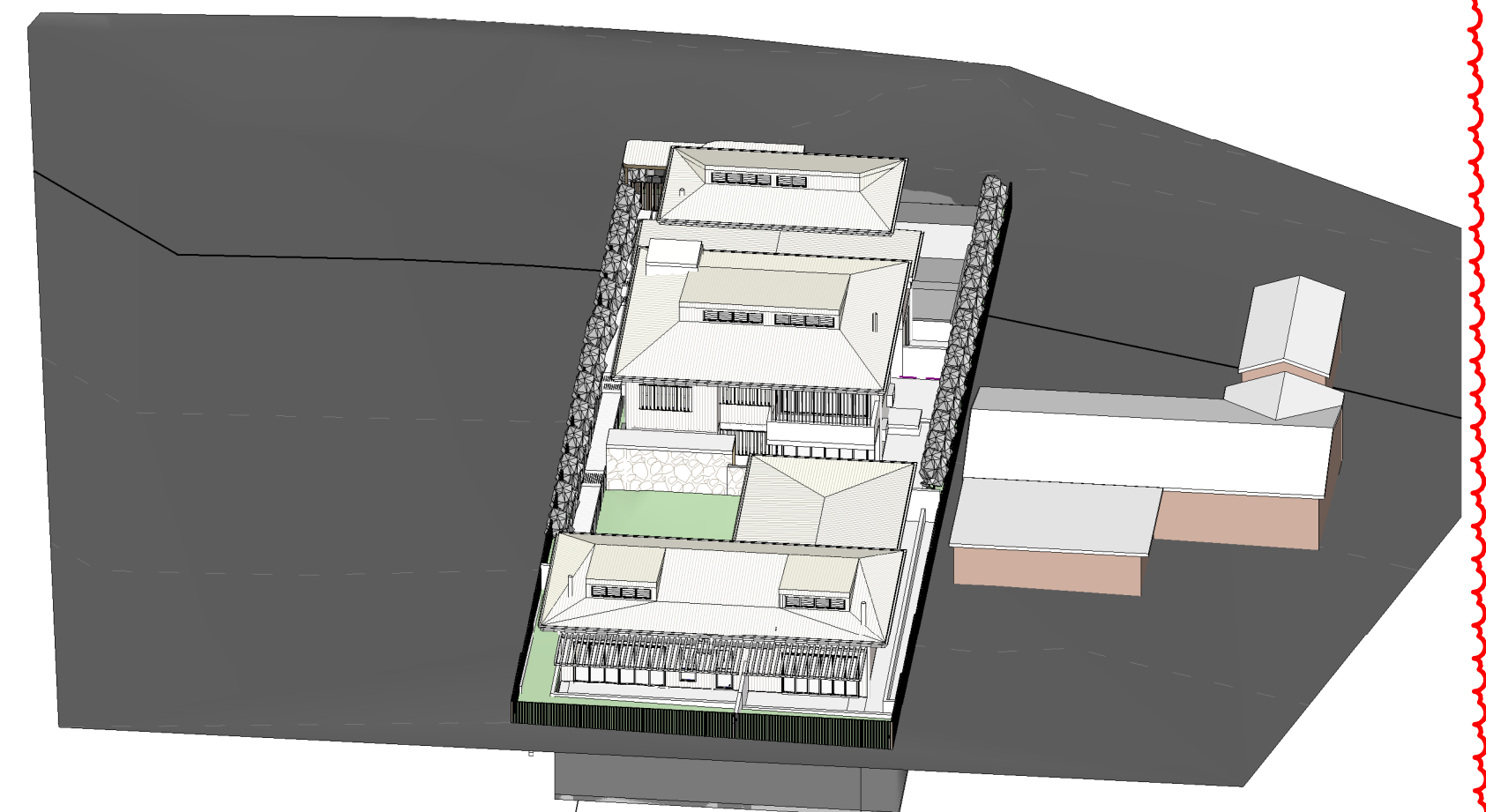
2 SOLAR - JUNE 21 10AM
DA018



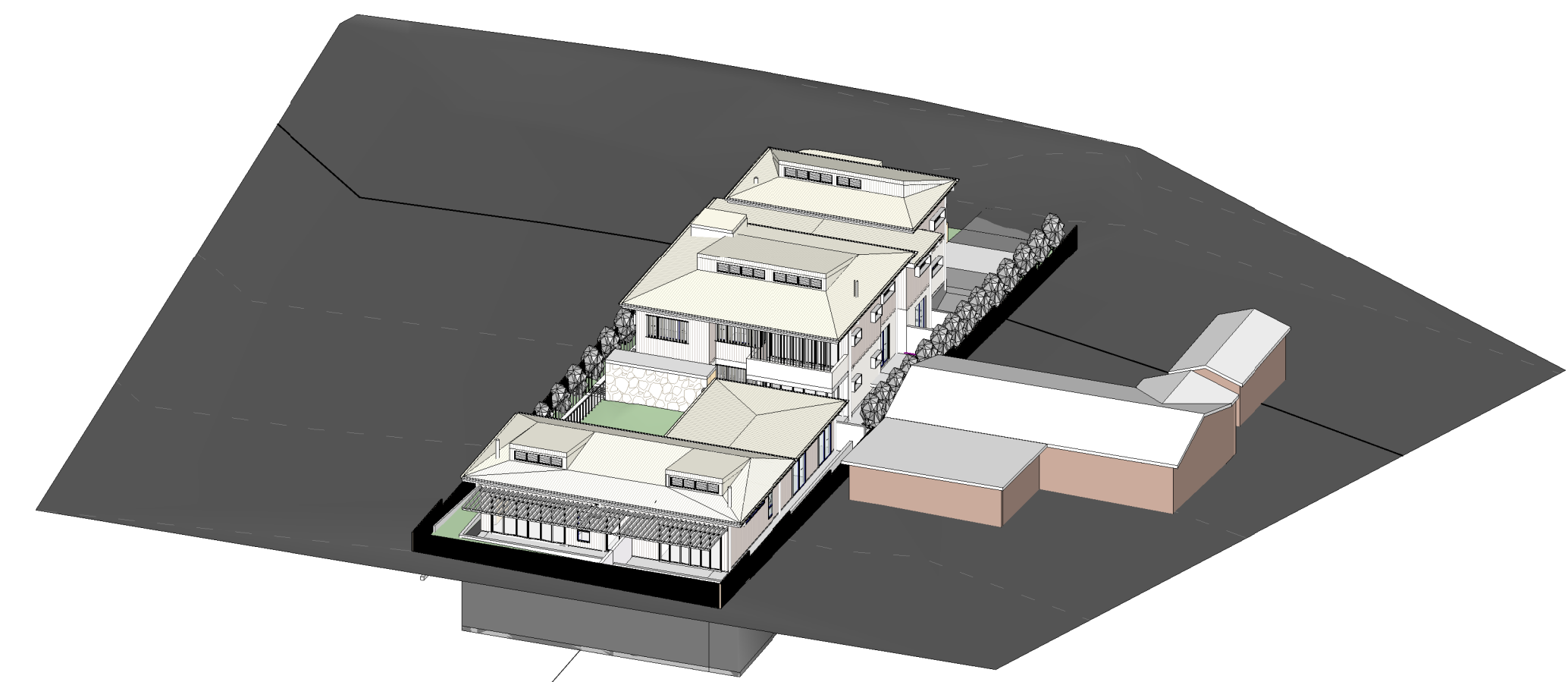
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DA018



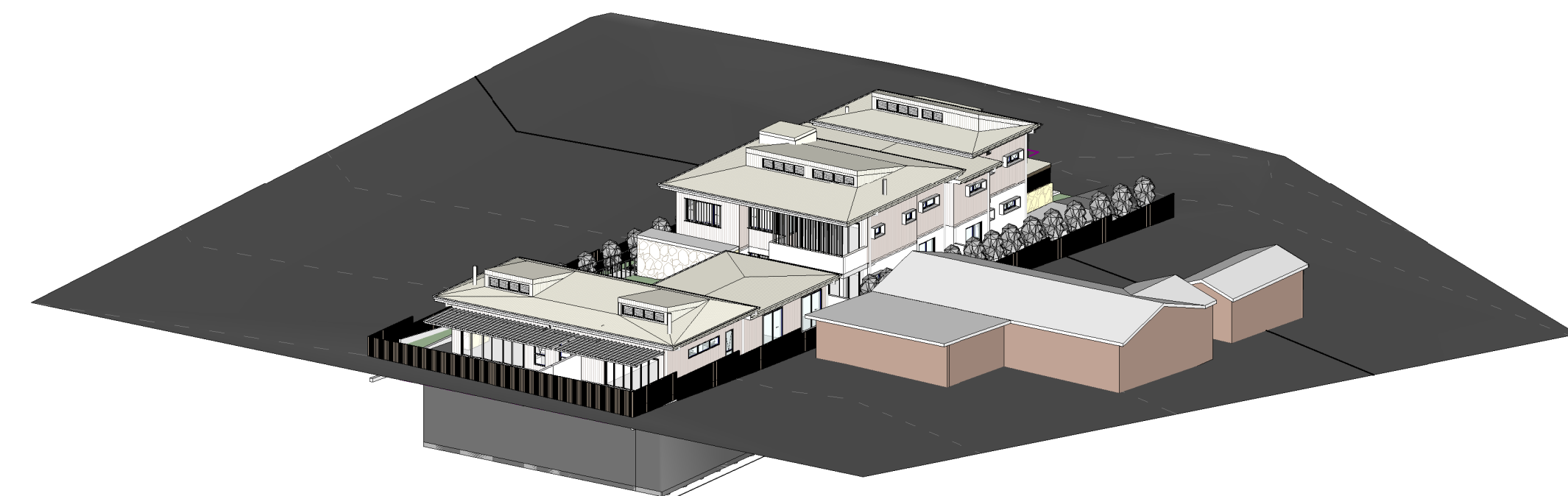
4 SOLAR - JUNE 21 12PM
DA018



5 SOLAR - JUNE 21 1PM
DA018



6 SOLAR - JUNE 21 2PM
DA018



7 SOLAR - JUNE 21 3PM
DA018

SOLAR DIAGRAMS REVISED

No.	Date	Description
H	17/09/21	ISSUED FOR S4.56(1) APPROVAL
G	16/03/21	ISSUED FOR APPROVAL
F	03/09/20	ISSUED FOR APPROVAL
E	01/09/20	ISSUED FOR COORDINATION
D	20/08/20	ISSUED FOR COORDINATION, REVISED PLANNING ITEMS
C	18/08/20	ISSUED FOR COORDINATION
B	29/07/20	ISSUED FOR PRE-DA MEETING
A	24/07/20	ISSUED FOR INFORMATION

GILES TRIBE Level 1, 1 Chandos Street
ST LEONARDS NSW 2065
P 61 2 9254 5005
E gtr@gilestribe.com.au
Giles Tribe Pty Ltd ABN 50 001259 507
Mark G Broadley (3623) Stuart D Hill (6459)

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Built Property
Project:
**54 BARDO ROAD
NEWPORT 2106
NSW**

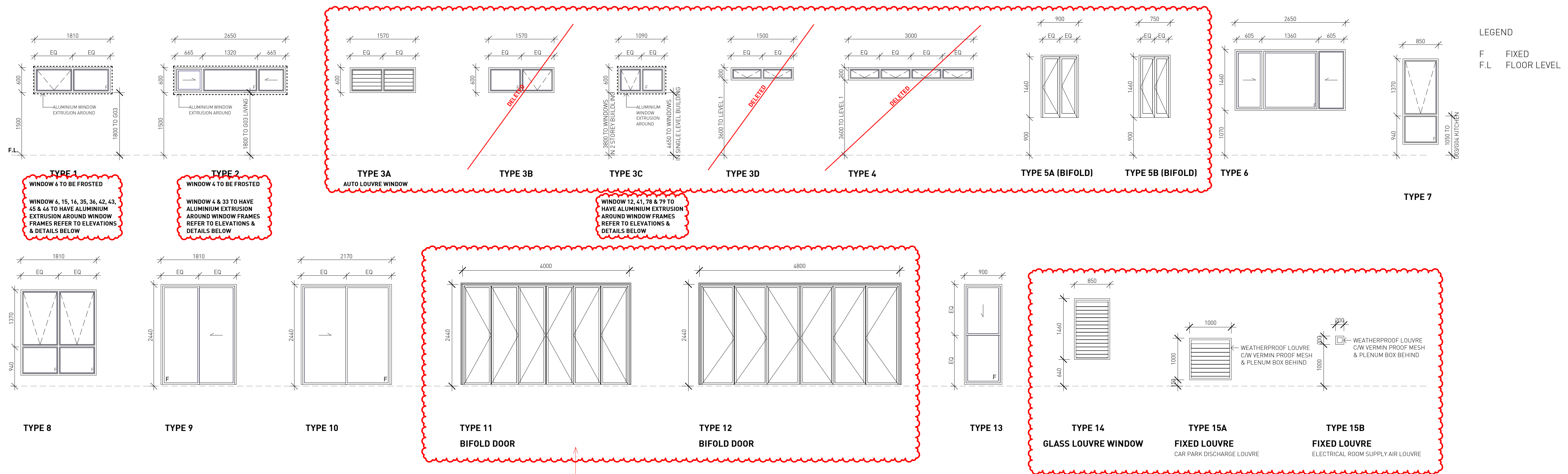
Status:
FOR S4.55 APPROVAL

Scale: Job No. Drawing No. Rev.
Sheet Size: A1
Date: 06/19/20 **20055 DA018 H**
Drawn: YL Reviewed: VY

7.4 Average star rating
NATIONAL ENERGY HOUSE
Class 2 summary
GFA68J5ZS8 11/10/2021
Assessor: Nirmelin Loka
Accreditation No. 101399
Address: 54 Bardo Road for Section 4 2106, Newport, NSW, 2106
https://www.nrs.com.au/QRCodeLanding?PublicId=GFA68J5ZS8&QrCode=1

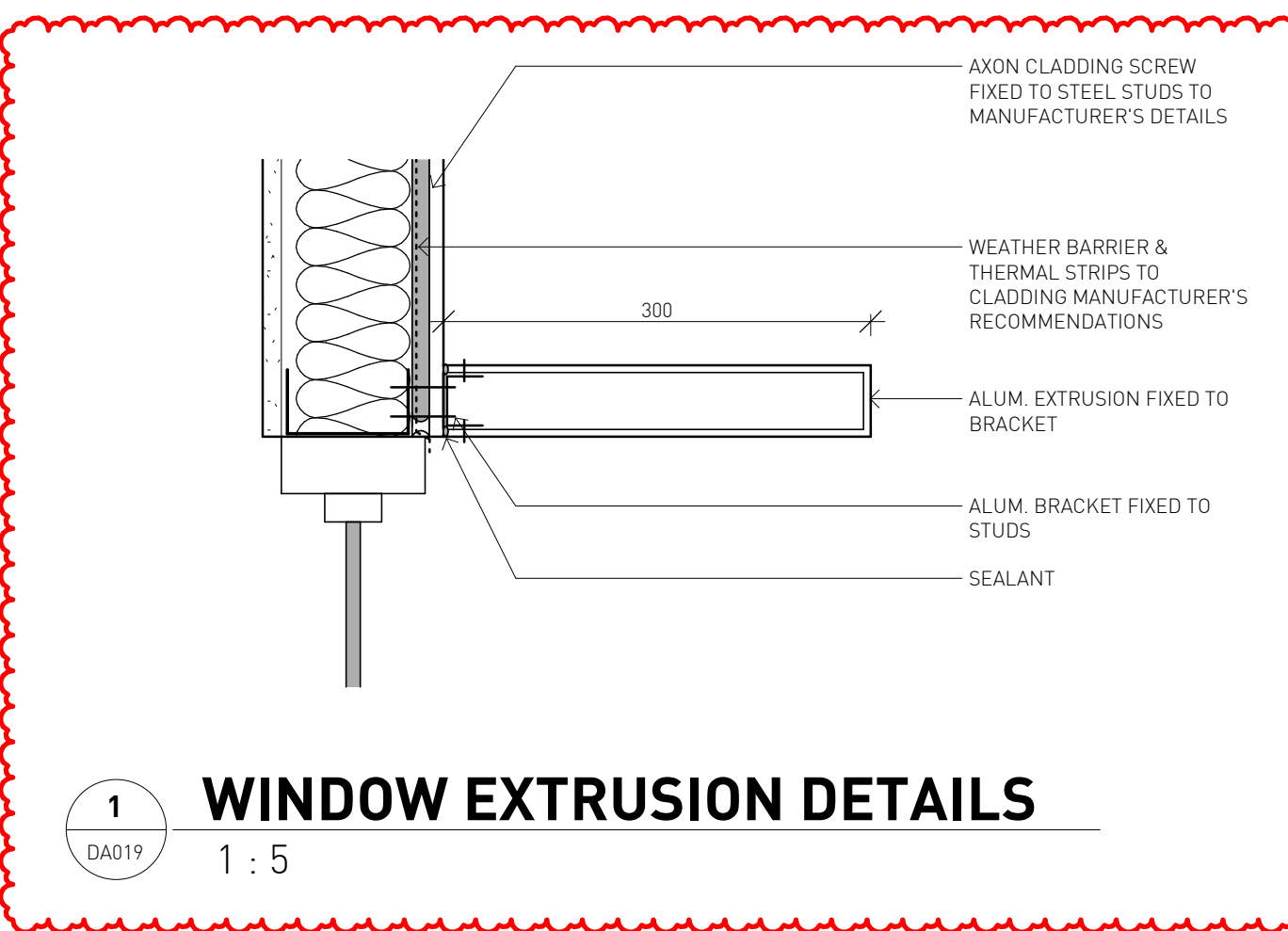


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WINDOW SCHEDULE

WINDOW SCHEDULE REVISED



Window System Specification					
Frame	Type	Glass type	Glazing type	U-value	SHGC
Aluminium	A	High-Solar Low-E	Single	5.4	0.49
			Double	4.3	0.47
			Double	5.4	0.58
	B	Low-Solar Low-E	Single	5.6	0.36
			Double	4.9	0.33
			Double	5.6	0.41

NATHERS Building Thermal Modelling Performance Specifications	
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. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and/or clearly indicated on referenced documents. Window and skylight U and SHGC values, if specified, are according to NRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.	
Thermal Modelling Software: FirstRate5 v5.3.1a (3.21)	
External and Internal Walls Insulation	
External Walls	Brick Veneer - R 2.5 for Unit G01 and G02 Scyon Axon Cladding - R 2.5 For Unit G03, G04, 101 and 102
Party walls	Logic Wall 162mm - None
Internal Walls	Plasterboard Stud Wall - None
Floor, Ceiling and Roof Insulation	
Unit Floor - Suspended Slab 200mm	R 2.5 for all Units
Ceiling	R 6.0 for Unit G03, G04, 101 and 102
Ceiling	None for Unit G01 and G02
Roof - Metal with dark colour	R 1.3 roof blanket with reflective foil sarking
Window/Skylight (*Refer to BASIX Commitment Report and NatHERS Certificates for details)	
All Windows	For Unit G01, G02, G03, 101 and 102, Aluminium Framed Single Glazed High-Solar Gain Low-E (U = 5.4 ; SHGC = 0.49 for Type A windows or SHGC = 0.58 for Type B windows) For Unit G04, Aluminium Framed Single Glazed Low-Solar Gain Low-E (U = 5.6 ; SHGC = 0.36 for Type A windows or SHGC = 0.41 for Type B windows)
Floor Coverings	
Carpet	Bedroom
Tiles	Kitchen, dining and living areas, toilet, laundry and hallway
54 Bardo Road, Newport NSW - S4.56(1)	

7.4 Average star rating
NATIONAL HOUSE
 Class 2 summary
 GFA68JZS8 11/10/2021
 Assessor: Nermine Loka
 Accreditation No. 101399
 Address: 54 Bardo Road for Section 4.56(1), Newport, NSW, 2106
 https://www.nsw.gov.au/GRCCodeLanding?Publish=GFA68JZS8&org=Civ1



No.	Date	Description
F	17/09/21	ISSUED FOR S4.56(1) APPROVAL
E	16/03/21	ISSUED FOR APPROVAL
D	03/09/20	ISSUED FOR APPROVAL
C	01/09/20	ISSUED FOR COORDINATION
B	24/08/20	ISSUED FOR COORDINATION
A	21/08/20	ISSUED FOR COORDINATION, ACCESS COMMENTS INCORPORATED, BASEMENT AMENDED, WINDOW TAGS ADDED

GILES TRIBE
 Level 1, 1 Chandos Street
 ST LEONARDS NSW 2065
 P 61 2 9294 5005
 E gtr@gilestribe.com.au
 Giles Tribe Pty Ltd ABN 50 001259 507
 Nominated Architects: Mark G Broadley (3623) Stuart D Hill (6459)

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Client: Built Property
Project: 54 BARDO ROAD NEWPORT 2106 NSW

WINDOW SCHEDULE

Status: **FOR S4.55 APPROVAL**

Scale: As indicated Job No. Drawing No. Rev.
 Sheet Size: A1
 Date: 08/20/20 **20055 DA019 F**
 Drawn: YL Reviewed: VY

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Nationwide House Energy Rating Scheme — Class 2 summary

NatHERS Certificate No. GFA68J5ZS8

Generated on 11 Oct 2021 using FirstRate5 v5.3.1a

Property

Address 54 Bardo Road for Section 4.56(1),

Newport, NSW, 2106

Lot/DP

NatHERS climate zone



Accredited assessor

Nermein Loka

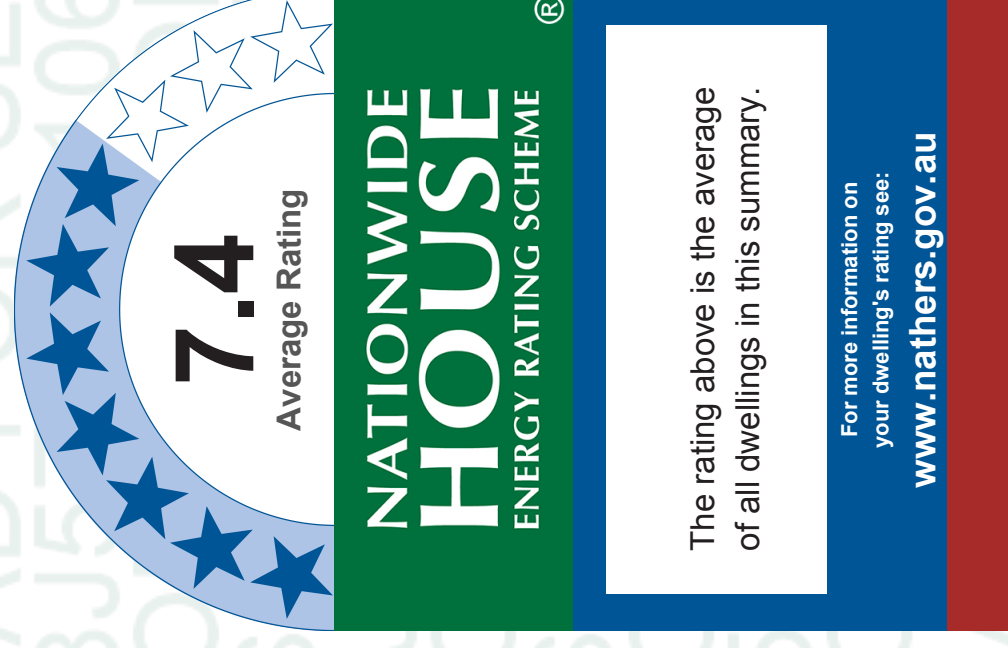
Loka Consulting Engineers

info@lceng.com.au

806659689

Accreditation No. 101399

Assessor Accrediting Organisation ABSA



Verification

To verify this certificate, scan the QR code or visit

<https://www.fr5.com.au/QRCodeLanding?PublicId=GFA68J5ZS8&GrpCert=1> When using either link, ensure you are visiting www.fr5.com.au.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (MJ/m ² /p.a.)	Cooling load (MJ/m ² /p.a.)	Total load (MJ/m ² /p.a.)	Star rating
7GG0SGCGB8	101	22.8	16.3	39.1	6.9
2XY5GQAJ53	102	8.6	11.9	20.5	8.4
4BVGKQ02UY	G01	26	16.9	42.9	6.7
TSIZ1LNO6G	G02	12.7	20.1	32.8	7.4
SCVYXB7QF3	G03	13.6	16.9	30.5	7.6
HDPDMHD1KV	G04	13.1	22.1	35.2	7.3
Average		16.1	17.4	33.5	7.4

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements.

The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.



Explanatory notes

About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.