

# PROPOSED SENIORS HOUSING

6 DWELLINGS, BASEMENT CARPARKING & ASSOCIATED LANDSCAPING

54 BARDO RD, NEWPORT, NSW 2106

**ST7X03V20Q 04/09/2020**

**6.0** Average star rating

**Assessor:** Nermein Loka  
**Accreditation No.:** 101399  
**Address:** 54 Bardo Road, Newport, NSW, 2106  
<https://www.fr5.com.au/QRCodeLanding?PublicId=ST7X03V20Q&GrpCert=1>

**ABSA** Australian Building Sustainability Association

HERA Assessments completed within the accreditation period are part of the ABSA quality audit system

**Accreditation Period:** 01/04/2020-31/03/2021  
**Assessor Name:** NERMEIN LOKA  
**Assessor Number:** 101399  
**Assessor Signature:** [Signature]



## DRAWING LIST

Drawing No.	Drawing Name	Current Revision	Current Revision Date
DA001	COVER PAGE	J	03/09/20
DA002	DEMOLITION PLAN	F	03/09/20
DA003	SITE ANALYSIS	G	03/09/20
DA004	SITE IMAGES	F	03/09/20
DA005	SITE PLAN	G	03/09/20
DA006	BASEMENT PLAN	N	03/09/20
DA007	GROUND FLOOR PLAN	O	03/09/20
DA008	LEVEL 1 PLAN	M	03/09/20
DA009	ROOF PLAN	H	03/09/20
DA010	NORTH & WEST ELEVATIONS	I	03/09/20
DA011	SOUTH & EAST ELEVATIONS	H	03/09/20
DA012	SECTION AA & BB	G	03/09/20
DA013	SECTION CC & DD	G	03/09/20
DA014	LANDSCAPE CALCULATION PLAN	J	03/09/20
DA015	DEEP SOIL PLAN	I	03/09/20
DA016	GFA CALCULATIONS	H	03/09/20
DA017	SHADOW DIAGRAMS	F	03/09/20
DA018	SOLAR DIAGRAMS	F	03/09/20
DA019	WINDOW SCHEDULE	D	03/09/20
DA020	PHOTOMONTAGE	A	03/09/20
DA021	BUS STOP DISTANCE	F	03/09/20

UNIT NUMBER	ROOM TYPE	AREA	POS/BALCONY AREA (m <sup>2</sup> )
G01	2 BED	98.3 m <sup>2</sup>	61.1
G02	3 BED	116.6 m <sup>2</sup>	143.6
G03	3 BED	110.5 m <sup>2</sup>	86.1
G04	2 BED	99.3 m <sup>2</sup>	88.6
101	2 BED	98.3 m <sup>2</sup>	12
102	3 BED	116.7 m <sup>2</sup>	12.8

## YIELD

<b>GROUND FLOOR GFA</b>	457.214m <sup>2</sup>
<b>LEVEL 1 GFA</b>	241.282m <sup>2</sup>
<b>TOTAL GFA</b>	698.49m <sup>2</sup>
<b>SITE AREA</b>	1226.32m <sup>2</sup>
<b>FSR</b>	0.569:1

## BASIS REQUIREMENTS\_CERTIFICATE NO. 1130450M

WATER		
<b>WATER (WITHIN UNITS)</b>	<b>INDIGENOUS/LOW WATER PLANTING</b>	
SHOWER HEADS (-) 4.5 BUT <-6L/min) - 3 STAR	REFER TO LANDSCAPE PLANS	
TOILET SYSTEMS - 3 STAR		
KITCHEN TAPS - 3 STAR		
BATHROOM TAPS - 3 STAR		
CLOTHES WASHERS - 4 STAR		
DISHWASHER - 4 STAR		
ENERGY		
<b>HOT WATER SYSTEM</b>		
GAS INSTANTANEOUS 6 STAR		
VENTILATION		
<b>BATHROOM</b>	<b>KITCHEN</b>	<b>LAUNDRY</b>
INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF. MANUAL SWITCH ON/OFF	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF. MANUAL SWITCH ON/OFF	NATURAL VENTILATION ONLY, OR NO LAUNDRY
<b>COOLING (TO ALL APARTMENTS)</b>	<b>HEATING (TO ALL APARTMENTS)</b>	
LIVING & BEDROOM	LIVING & BEDROOM	
AIR CONDITIONING DUCTING ONLY	AIR CONDITIONING DUCTING ONLY	
<b>ARTIFICIAL LIGHTING (ALL AREAS)</b>	<b>NATURAL LIGHTING</b>	
FLUORESCENT LIGHTING OR LED LIGHTING	603 (KITCHEN, 1X TOILET) 101, 601 (KITCHEN, 1X TOILET) ALL OTHER DWELLINGS (KITCHEN)	
APPLIANCES & OTHER EFFICIENCY MEASURES		
KITCHEN COOKTOP/OVEN - GAS COOKTOP & ELECTRIC OVEN		
REFRIGERATOR - 3.5 STAR (NEW RATING) ; WELL VENTILATED FRIDGE SPACE		
CLOTHES DRYER		
DISHWASHER - 4 STAR		
THERMAL COMFORT		
INSULATION WITH MINIMUM R-VALUE OF 1.0 WHERE INSULATION HEADING OR COOLING IS PROPOSED		
WALLS, FLOORS, CEILINGS TO BE CONSTRUCTED TO SATISFY THERMAL LOADS IN ACCORDANCE WITH NATHERS BUILDING THERMAL MODELLING PERFORMANCE SPECIFICATIONS ST7X03V20Q DATED 04/09/2020; BY LOKA CONSULTING ENGINEERS		

No.	Date	Description
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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 001259 507

Nominated Architects: Mark G Broadley (5823) Shaart D Hill (4459) Michael Aaron Vega (8004)

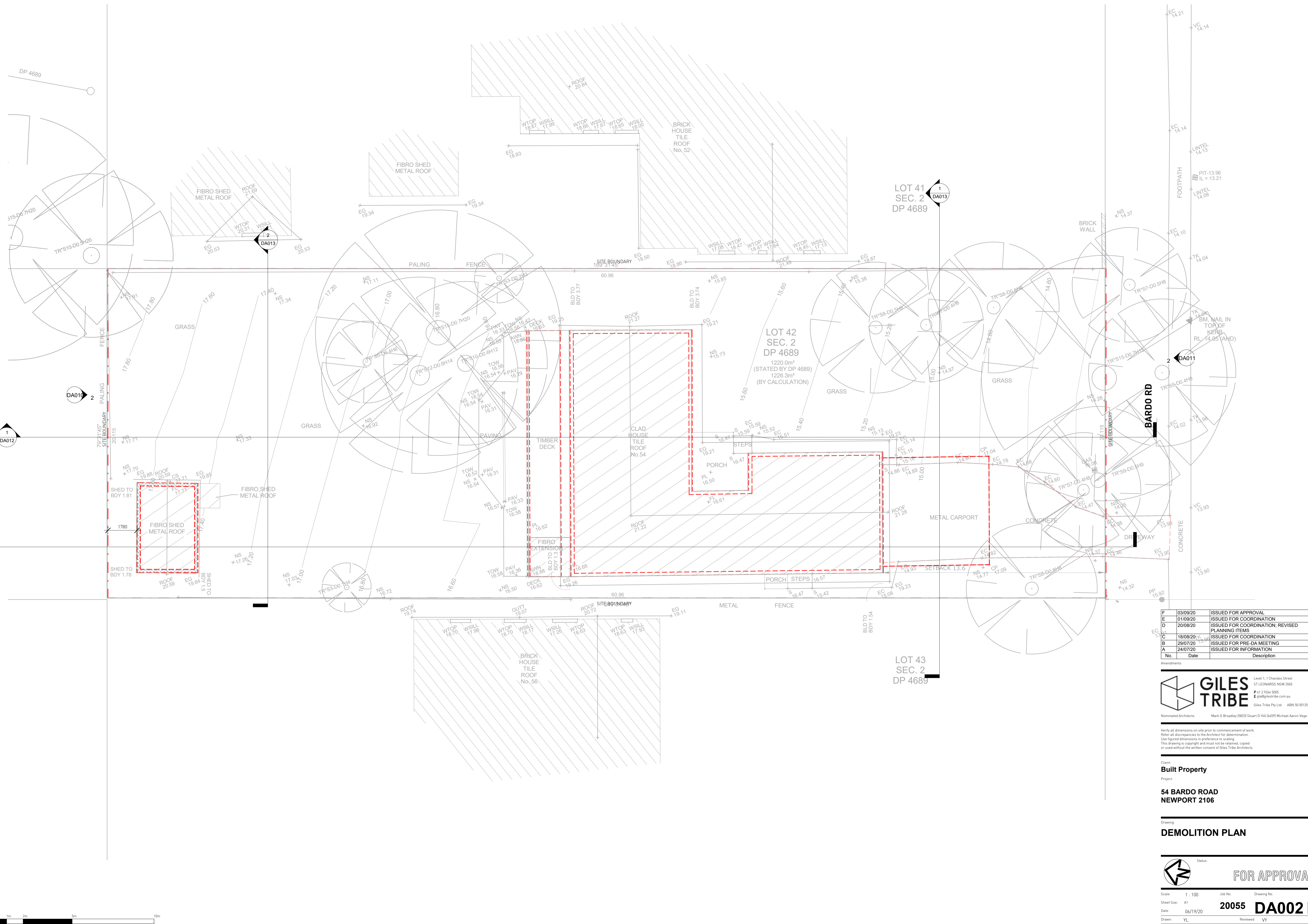
Verify all dimensions on site prior to commencement of work. Refer all discrepancies to the Architect for determination. Use figured dimensions in preference to scaling. This drawing is copyright and must not be retained, copied or used without the written consent of Giles Tribe Architects.

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

**COVER PAGE**

Status: **FOR APPROVAL**

Scale: 1 : 1 Job No. Drawing No. Rev.  
 Sheet Size: A1  
 Date: 01/25/07 **20055 DA001 J**  
 Drawn: YL Reviewed: VY



No.	Date	Description
F	03/09/20	ISSUED FOR APPROVAL
E	01/09/20	ISSUED FOR COORDINATION
D	20/08/20	ISSUED FOR COORDINATION, REVISED PLANNING ITEMS
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A	24/07/20	ISSUED FOR INFORMATION

**GILES TRIBE** Level 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

Nominated Architects: Mark G Broadway (5823) Stuart D Hill (4459) Michael Aaron Vega (8004)

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




**DEMOLITION PLAN**

Status: **FOR APPROVAL**

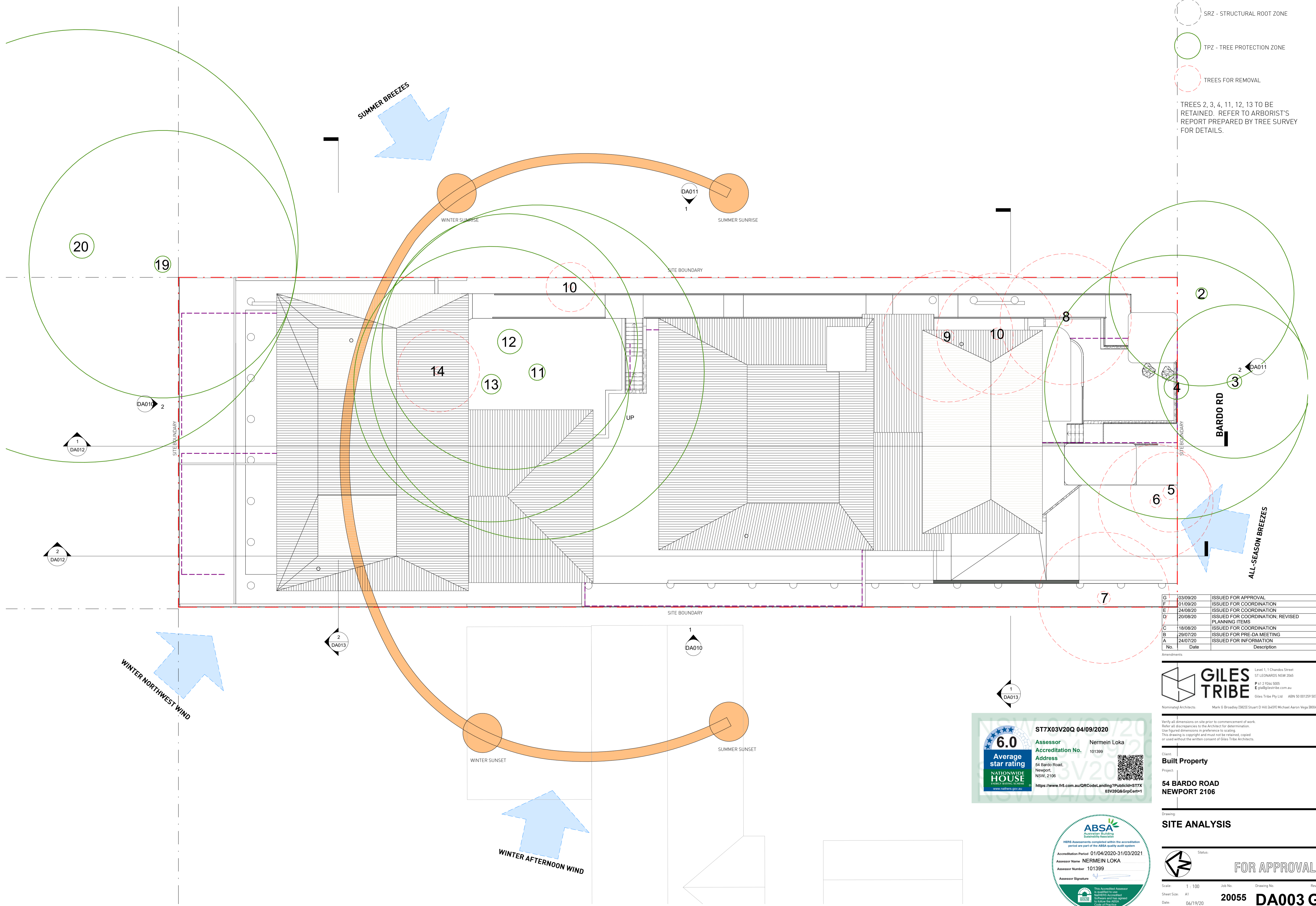
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Date: 06/19/20 **20055 DA002 F**  
Drawn: YL Reviewed: VY



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

TREES 2, 3, 4, 11, 12, 13 TO BE RETAINED. REFER TO ARBORIST'S REPORT PREPARED BY TREE SURVEY FOR DETAILS.



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**Built Property**

Project: **54 BARDO ROAD NEWPORT 2106**

**6.0** Average star rating

**NATIONWIDE HOUSE** www.nahars.gov.au

Assessor: Nermein Loka  
Accreditation No. 101399  
Address: 54 Bardo Road, Newport, NSW, 2106  
https://www.fr5.com.au/QRCodeLanding?PublicId=STX03V20Q&GrpCert=1

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Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: NERMEIN LOKA  
Assessor Number: 101399

**SITE ANALYSIS**

Status: **FOR APPROVAL**

Scale: 1 : 100 Job No. Drawing No. Rev.  
Sheet Size: A1  
Date: 06/19/20 **2055 DA003 G**  
Drawn: YL Reviewed: VY





01. 54 BARDO ROAD



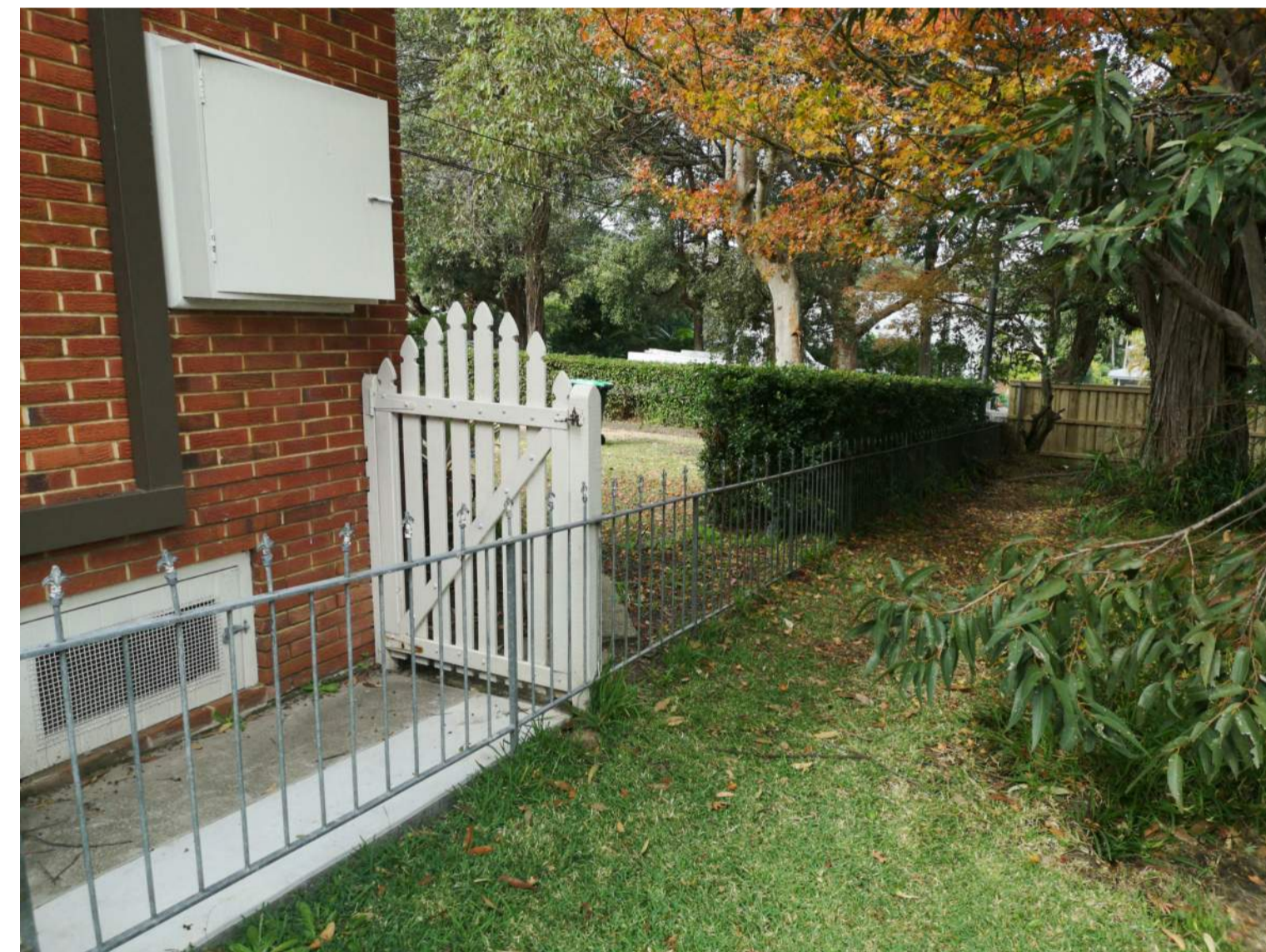
02. BARDO ROAD TOWARDS EAST



03. NEIGHBOURING PROPOERTY AT 56 BARDO ROAD



04. TREES ON SITE ON BARDO ROAD BOUNDARY



05. EXISTING FENCE BETWEEN SITE AND 52 BARDO ROAD



06. REAR OF PROPERTY



07. REAR OF SITE



08. EXISTING DRIVEWAY LOOKING AT BARDO ROAD

**6.0**  
Average star rating

**NATIONWIDE HOUSE**  
www.nathrs.gov.au

**STX03V20Q 04/09/2020**

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Assessor Name: NERMEINE LOKA  
Assessor Number: 101399  
Assessor Signature: \_\_\_\_\_

The Accredited Assessor is qualified to use NERMEINE Accrediting Software and has agreed to follow the ABSA Code of Practice

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F	03/09/20	ISSUED FOR APPROVAL
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**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 601259 507

Nominated Architects: Mark G Broadley (5823) Stuart D Hill (4459) Michael Aaron Vega (8004)

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

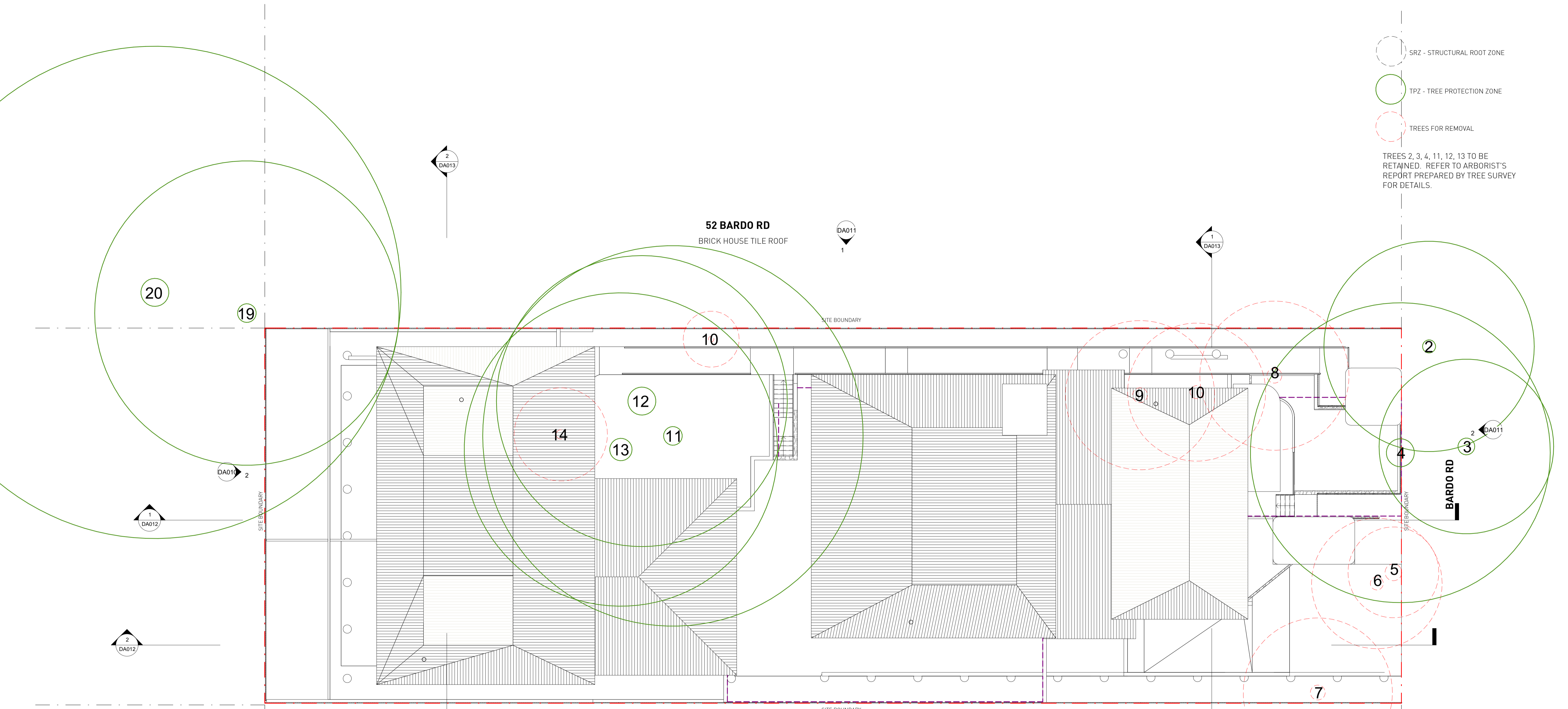
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**SITE IMAGES**

Status: **FOR APPROVAL**

Scale: \_\_\_\_\_ Job No. \_\_\_\_\_ Drawing No. \_\_\_\_\_ Rev. \_\_\_\_\_  
Sheet Size: A1  
Date: 06/19/20 **20055 DA004 F**  
Drawn: YL Reviewed: VY

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

TREES 2, 3, 4, 11, 12, 13 TO BE RETAINED. REFER TO ARBORIST'S REPORT PREPARED BY TREE SURVEY FOR DETAILS.



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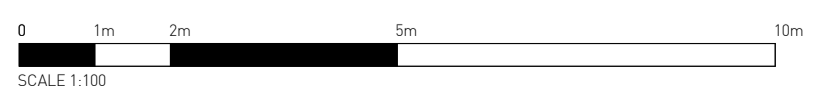
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 Sheet Size: A1  
 Date: 06/19/20 **20055 DA005 G**  
 Drawn: YL Reviewed: VY

**6.0**  
 Average star rating  
 NATIONWIDE HOUSE  
 www.nahars.gov.au

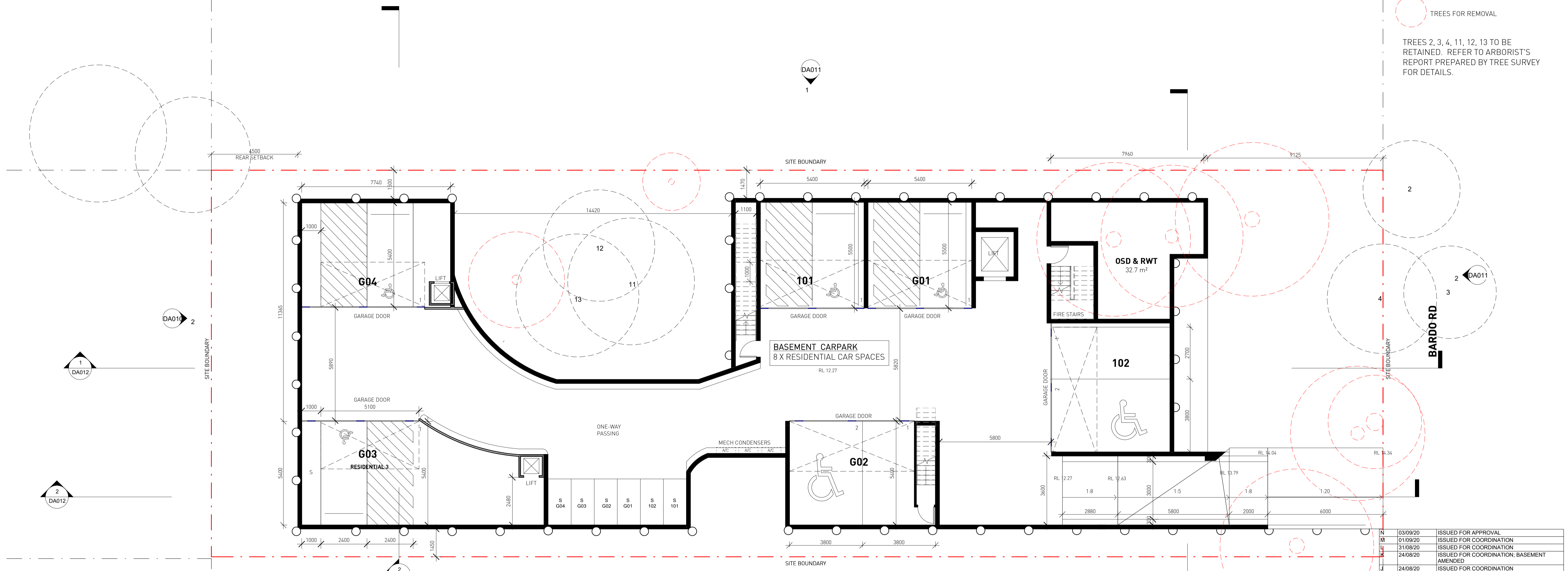
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X	24/08/20	ISSUED FOR COORDINATION; BASEMENT AMENDED
I	24/08/20	ISSUED FOR COORDINATION
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**Built Property**  
Project:  
**54 BARDO ROAD  
NEWPORT 2106**

**FOR APPROVAL**

Scale: 1 : 100 Job No. Drawing No. Rev.  
Sheet Size: A1  
Date: 06/19/20 **2055 DA006 N**  
Drawn: YL Reviewed: VY

**6.0** Average star rating  
NATIONWIDE HOUSE  
www.nahars.gov.au

STX03V20Q 04/09/2020  
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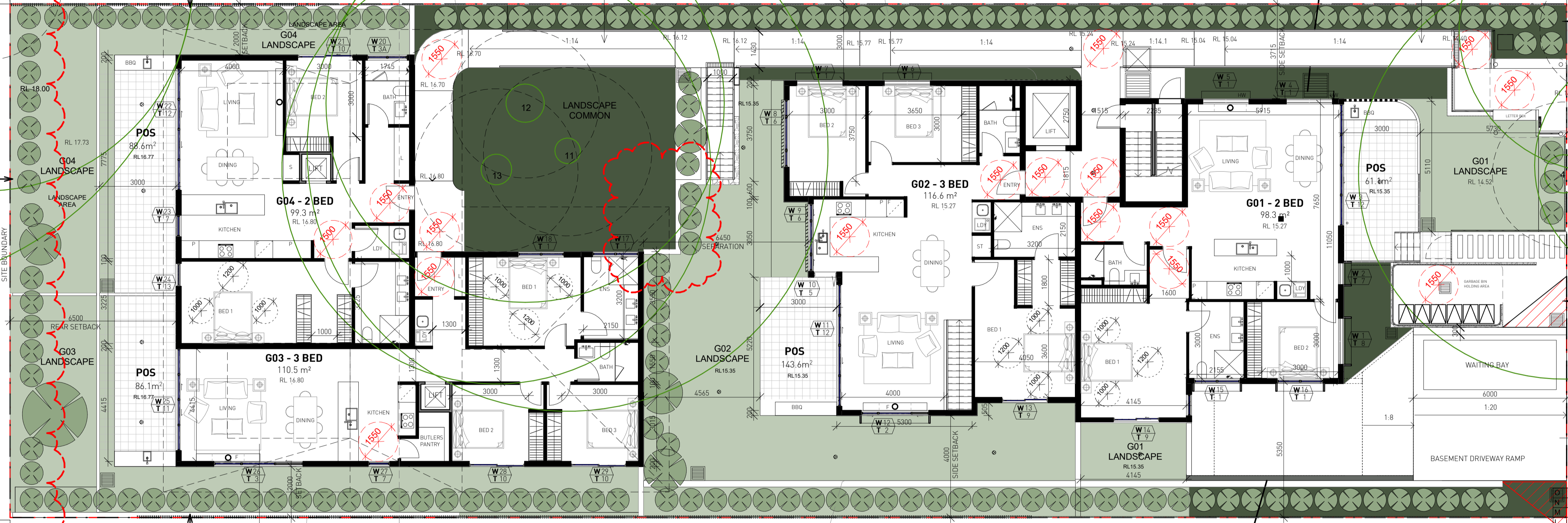
LANDSCAPING AREA (PRIVATE)  
 LANDSCAPING COMMON

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52 BARDO RD  
 BRICK HOUSE TILE ROOF

SUSPENDED DECKING TO ACCESS FOOTPATH. REFER TO LANDSCAPE DRAWINGS PREPARED BY SITE IMAGE.

SUSPENDED DECKING TO ACCESS FOOTPATH/ TREE SENSITIVE PATHWAY. REFER TO LANDSCAPE DRAWINGS PREPARED BY SITE IMAGE.



56 BARDO RD  
 BRICK HOUSE TILE ROOF

No.	Date	Description
I	03/09/20	ISSUED FOR APPROVAL
M	02/09/20	ISSUED FOR COORDINATION; ARBORIST INPUT
M	01/09/20	ISSUED FOR COORDINATION
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STX03V20Q 04/09/2020

**6.0**  
 Average star rating

**NATIONWIDE HOUSE**  
 BUILDING SERVICE

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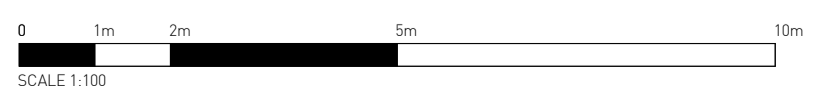
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Client: **Built Property**  
 Project: **54 BARDO ROAD NEWPORT 2106**

Status: **FOR APPROVAL**

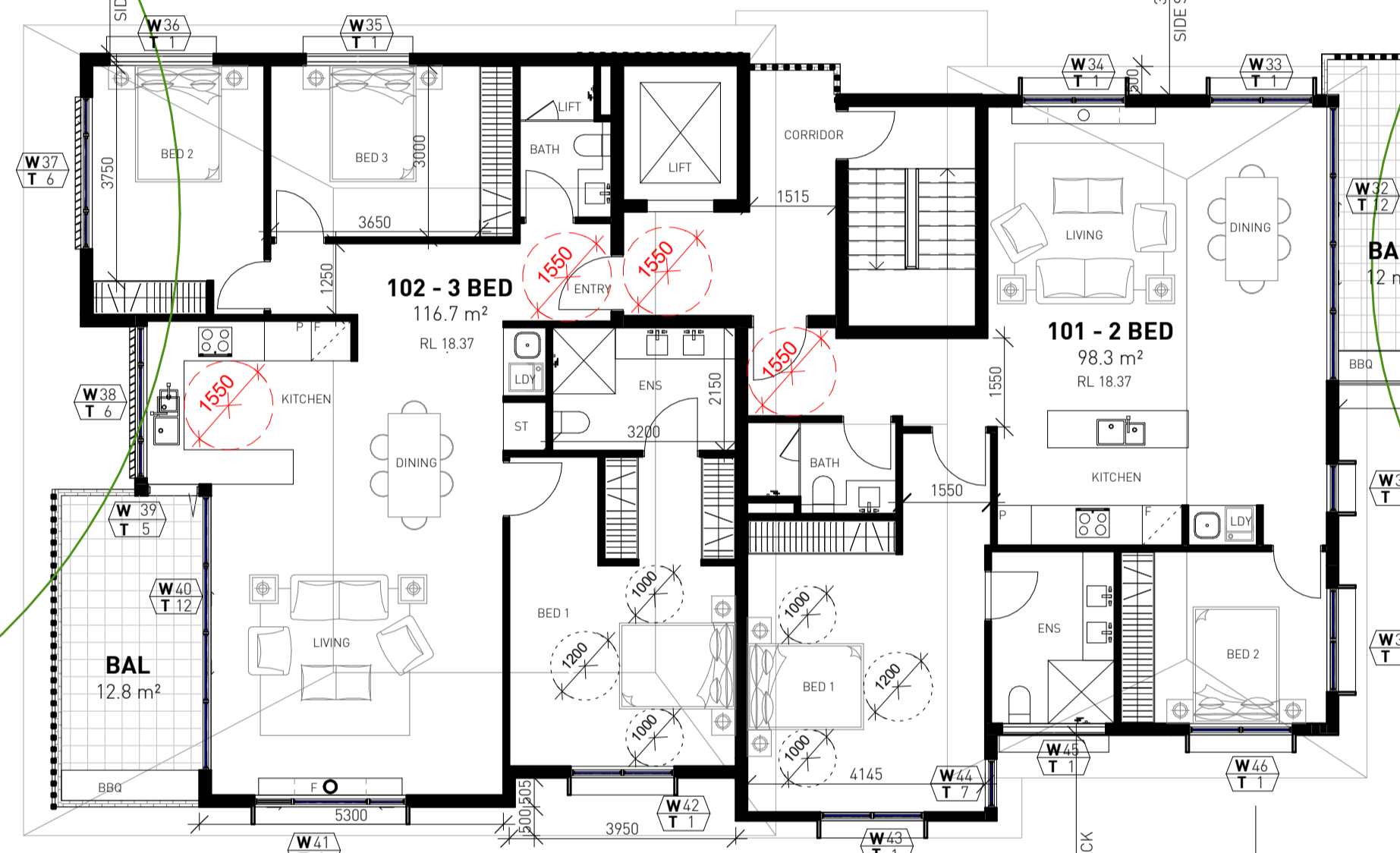
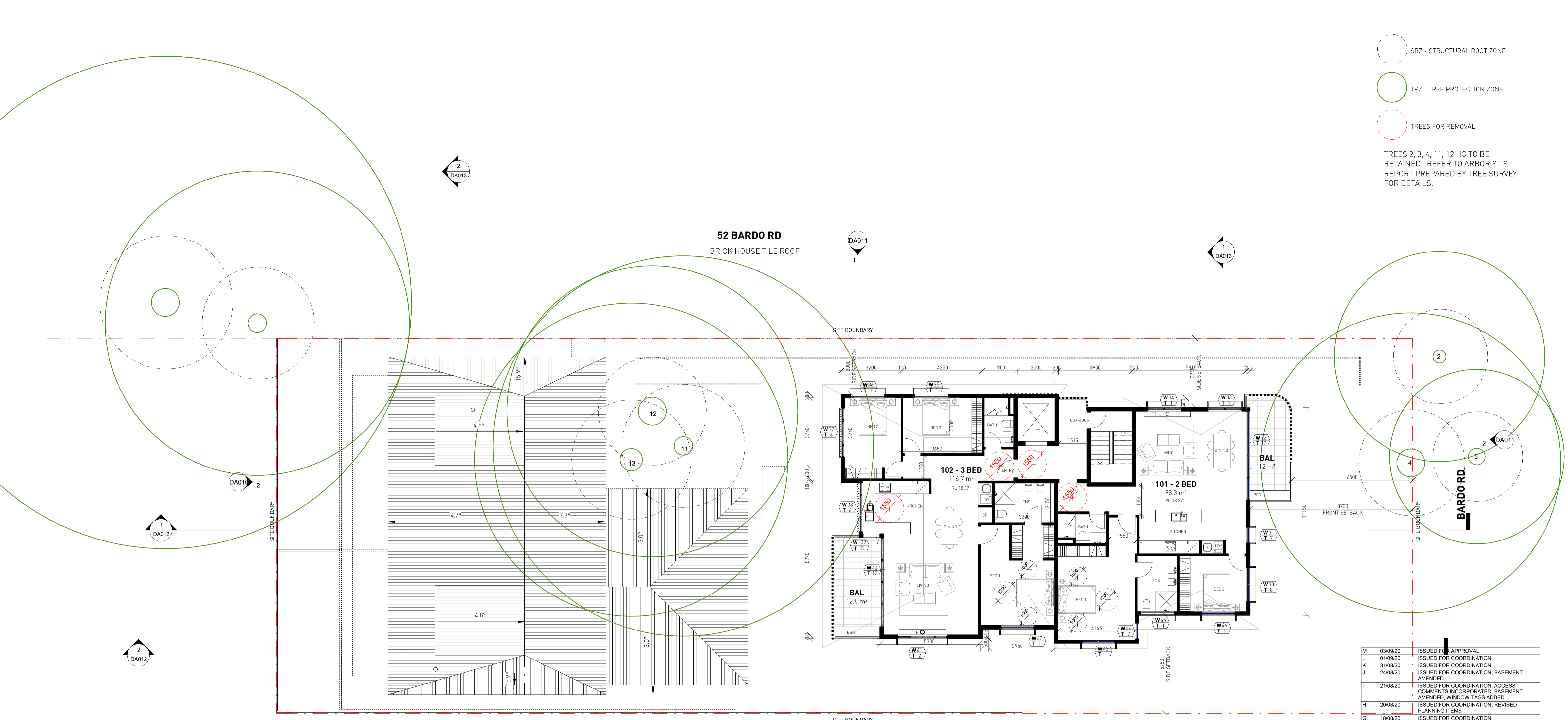
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 Sheet Size: A1  
 Date: 06/19/20 **20055 DA007 O**  
 Drawn: YL Reviewed: VY



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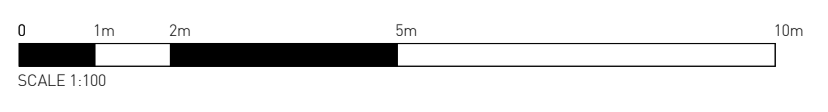
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Scale: 1 : 100 Job No. Drawing No. Rev.  
 Sheet Size: A1  
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 Drawn: YL Reviewed: VY

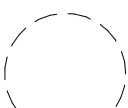


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 Address: 54 Bardo Road, Newport, NSW, 2106  
 https://www.fr5.com.au/QRCodeLanding?PublicId=STX03V20Q&GrpCert=1

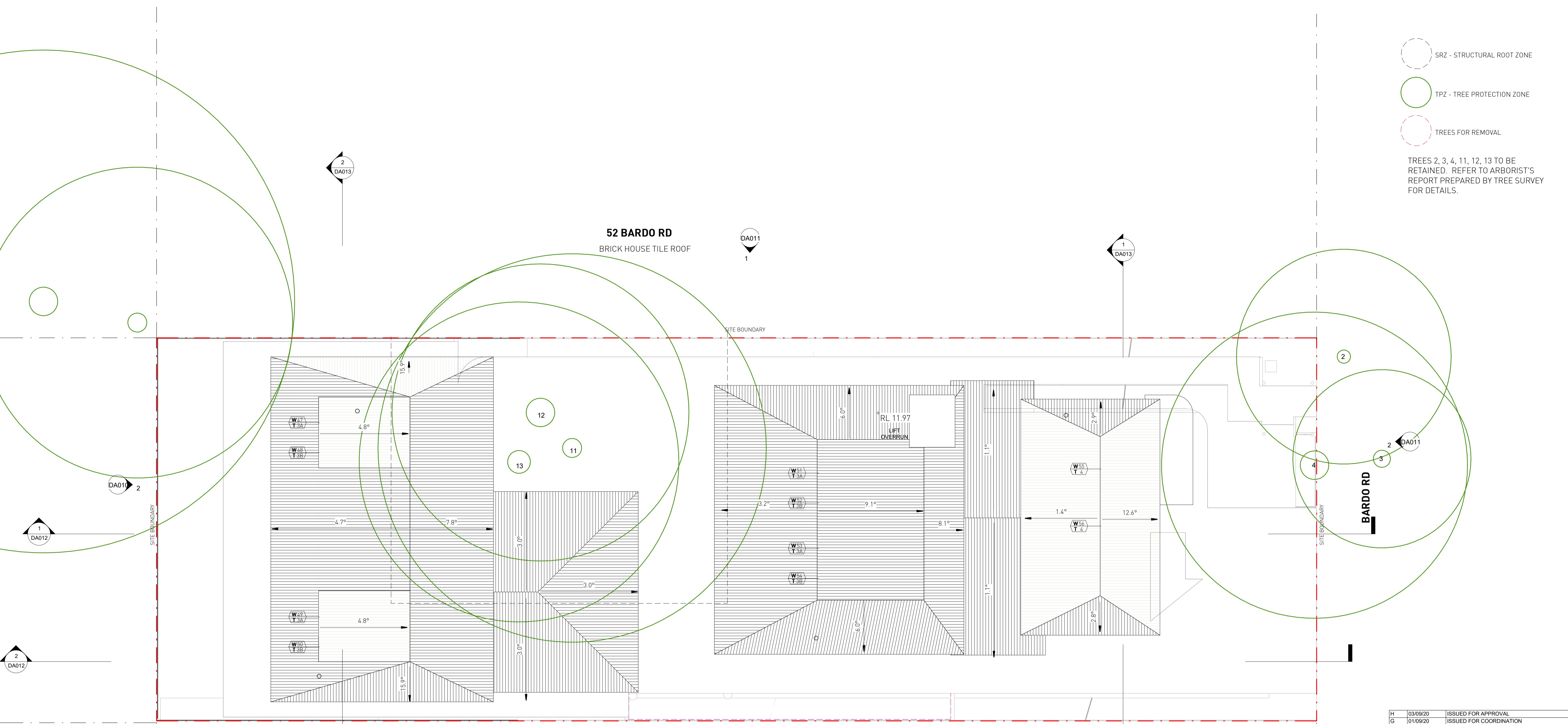
**ABSA**  
 Australian Building Sustainability Association  
 HERS Assessments completed within the accreditation period are part of the ABSA quality audit system  
 Accreditation Period: 01/04/2020-31/03/2021  
 Assessor Name: NERMEIN LOKA  
 Assessor Number: 101399  
 Assessor Signature: \_\_\_\_\_





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

TREES 2, 3, 4, 11, 12, 13 TO BE RETAINED. REFER TO ARBORIST'S REPORT PREPARED BY TREE SURVEY FOR DETAILS.



No.	Date	Description
H	03/09/20	ISSUED FOR APPROVAL
G	01/08/20	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 9244 5005  
E gtr@gilestribe.com.au  
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadway (5823) Stuart D Hill (4459) Michael Aaron Vega (8004)

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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**

Drawn: **FOR APPROVAL**

Status: **FOR APPROVAL**

Scale: 1 : 100 Job No. Drawing No. Rev.  
Sheet Size: A1  
Date: 06/19/20 **2055 DA009 H**  
Drawn: YL Reviewed: VY

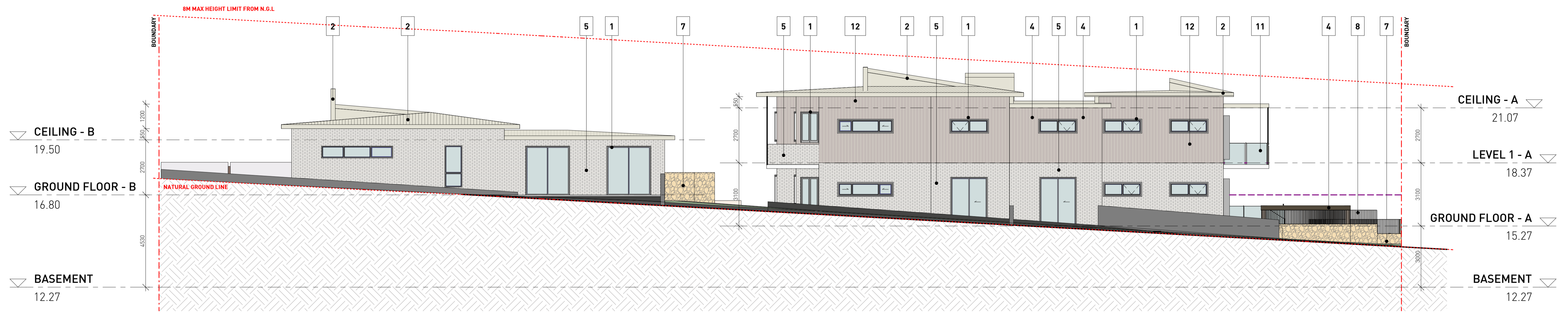
**6.0**  
Average star rating  
NATIONWIDE HOUSE  
www.nahars.gov.au

ST7X03V20Q 04/09/2020  
Assessor Nermein Loka  
Accreditation No. 101399  
Address 54 Bardo Road, Newport, NSW, 2106  
https://www.fr5.com.au/QRCodeLanding?PublicID=STX 03V20Q&GrpCert=1

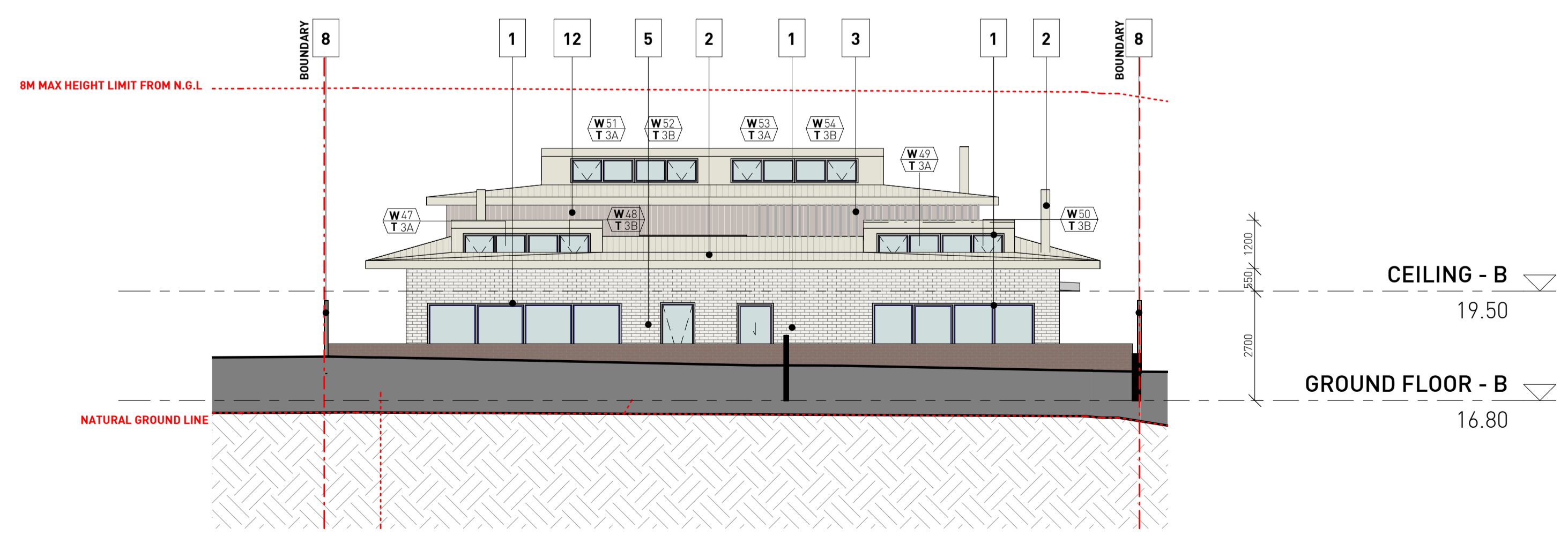
**ABSA**  
Australian Building Sustainability Assessor  
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Accreditation Period 01/04/2020-31/03/2021  
Assessor Name NERMEIN LOKA  
Assessor Number 101399  
Assessor Signature

0 1m 2m 5m 10m  
SCALE 1:100

- 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 BOWRAL BRICKS -  
- 'CHILLINGHAM WHITE'  
RUNNING BOND OR SIMILAR
- 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 WEATHERTEX CLADDING  
- WEATERGROOVE SMOOTH  
75MM OR SIMILAR



1 WEST ELEVATION  
1 : 100



2 NORTH ELEVATION  
1 : 100

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Level 1, 1 Chandos Street  
ST LEONARDS NSW 2065  
P 61 2 9254 5025  
E gtr@gilestribe.com.au  
Giles Tribe Pty Ltd ABN 50 601259 507

**6.0**  
Average star rating  
NATIONWIDE HOUSE  
www.nathrs.gov.au

ST7X03V20Q 04/09/2020  
Assessor Nermine Loka  
Accreditation No. 101399  
Address 54 Bardo Road, Newport, NSW, 2106  
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Assessor Name NERMEINE LOKA  
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Assessor Signature

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

Drawn: **NORTH & WEST ELEVATIONS**

Status: **FOR APPROVAL**

Scale: 1 : 100 Job No. Drawing No. Rev.  
Sheet Size: A1  
Date: 06/19/20 **20055 DA0101**  
Drawn: YL Reviewed: VY



**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 BOWRAL BRICKS -**  
- 'CHILLINGHAM WHITE' RUNNING BOND OR SIMILAR



**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



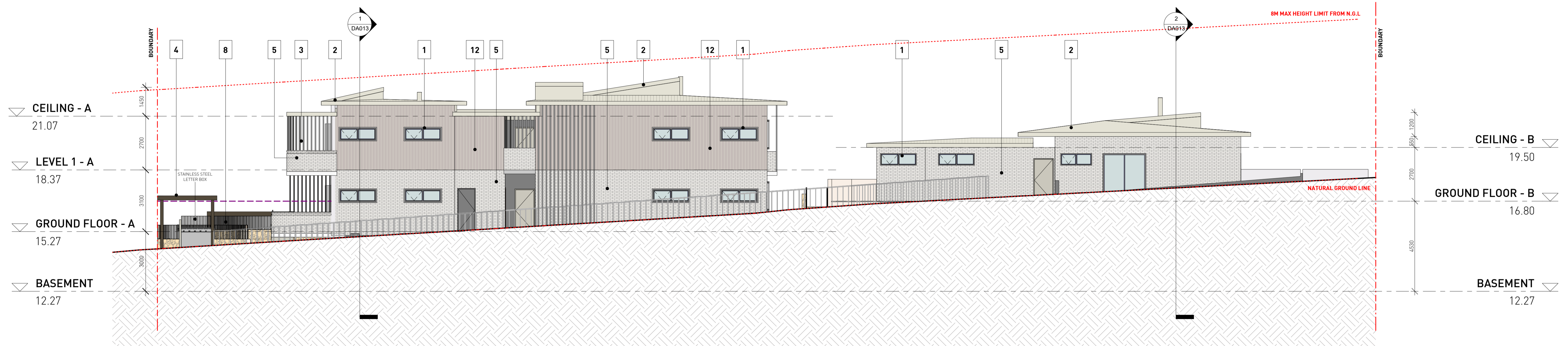
**10 ENTRANCE PAVERS**  
BLUESTONE TILES



**11 FRAMELESS GLASS BALUSTRADE**



**12 WEATHERTEX CLADDING**  
- WEATERGROOVE SMOOTH 75MM OR SIMILAR



**1 EAST ELEVATION**  
1 : 100



**2 SOUTH ELEVATION**  
1 : 100

**6.0** Average star rating  
NATIONWIDE HOUSE  
www.nthrs.gov.au

ST7X03V20Q 04/09/2020  
Assessor: Nermein Loka  
Accreditation No. 101399  
Address: 54 Bardo Road, Newport, NSW, 2106  
https://www.fr5.com.au/QRCodeLanding?PublicId=STX63V20Q&GrpCert=1

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Assessor Name: NERMEIN LOKA  
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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@gilestribes.com.au  
Giles Tribe Pty Ltd ABN 50 001259 507

Nominated Architects: Mark G Broadley (8823) Stuart D Hill (4459) Michael Aaron Vega (8004)

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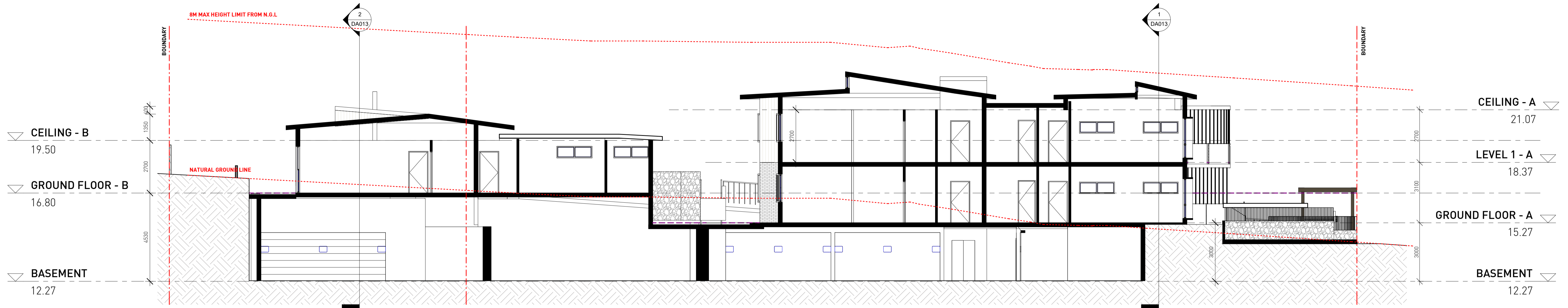
**Client:** Built Property  
**Project:** 54 BARDO ROAD NEWPORT 2106

**SOUTH & EAST ELEVATIONS**

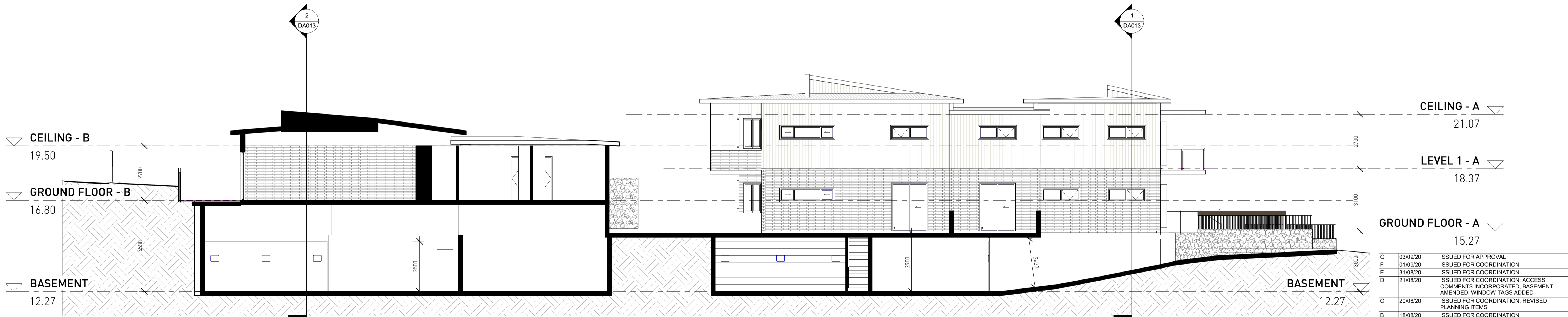
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Scale: 1 : 100 Job No. Drawing No. Rev.  
Sheet Size: A1  
Date: 06/19/20 **20055 DA011 H**  
Drawn: YL Reviewed: VY





1 SECTION AA  
1 : 100



2 SECTION BB  
1 : 100

No.	Date	Description
G	03/09/20	ISSUED FOR APPROVAL
F	01/09/20	ISSUED FOR COORDINATION
E	31/08/20	ISSUED FOR COORDINATION
D	21/08/20	ISSUED FOR COORDINATION; ACCESS COMMENTS INCORPORATED; BASEMENT AMENDED; WINDOW TAGS ADDED
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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 5005  
E gtr@gilestribe.com.au  
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Client: **Built Property**  
Project: **54 BARDO ROAD NEWPORT 2106**

Drawn: **SECTION AA & BB**

Status: **FOR APPROVAL**

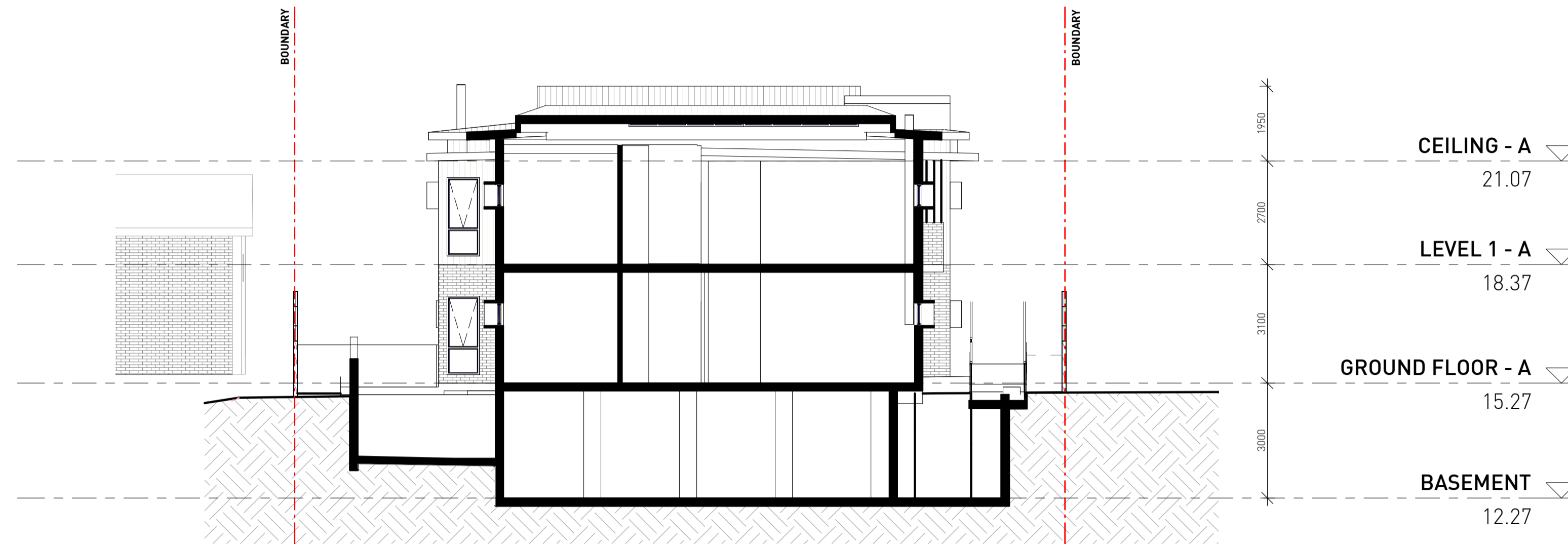
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Sheet Size: A1  
Date: 06/19/20 **2055 DA012 G**  
Drawn: YL Reviewed: VY

**6.0** Average star rating  
NATIONWIDE HOUSE  
www.nahars.gov.au

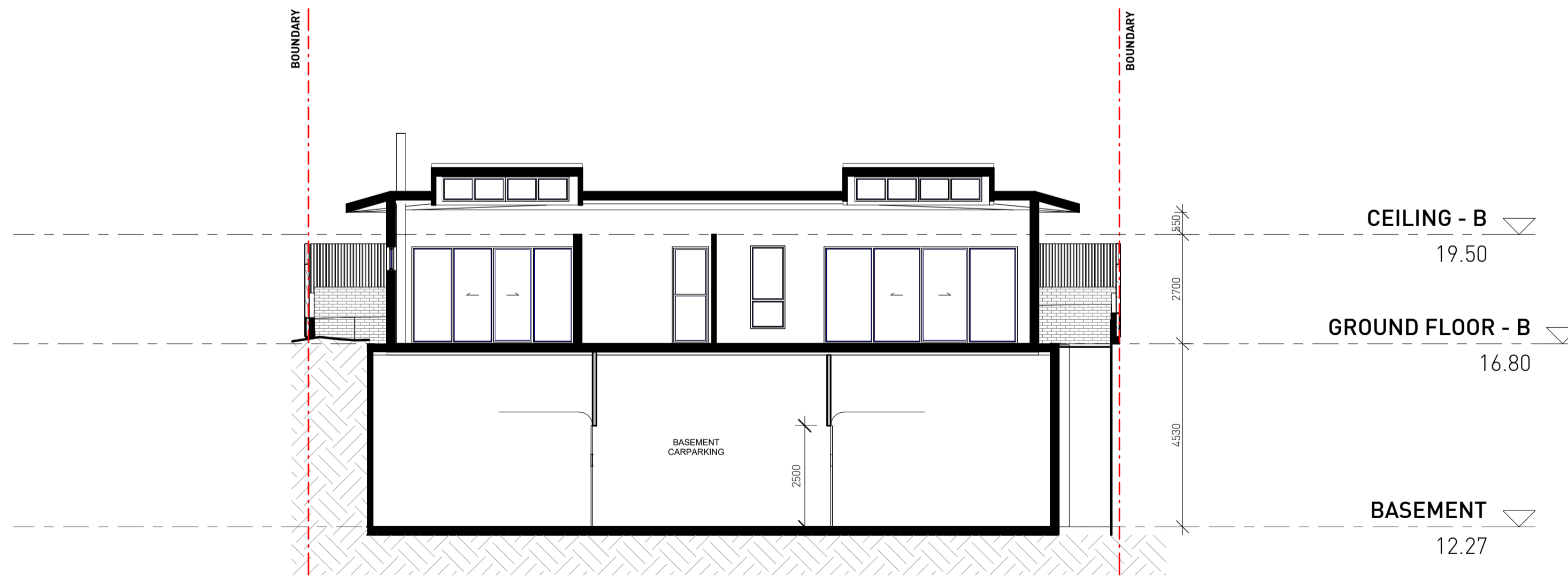
STX03V20Q 04/09/2020  
Assessor: Nermein Loka  
Accreditation No. 101399  
Address: 54 Bardo Road, Newport, NSW, 2106  
https://www.fr5.com.au/QRCodeLanding?PublicId=STX03V20Q&GrpCert=1

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Australian Building Sustainability Association  
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Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: NERMEIN LOKA  
Assessor Number: 101399





**1 SECTION CC**  
DA013 1 : 100



**2 SECTION DD**  
DA013 1 : 100

No.	Date	Description
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
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E gtr@gilestribe.com.au  
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**6.0** Average star rating  
NATIONWIDE HOUSE  
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ST7X03V20Q 04/09/2020  
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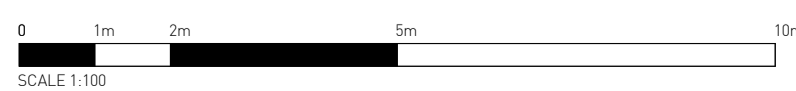
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Client: **Built Property**  
Project: **54 BARDO ROAD NEWPORT 2106**

Drawn: **SECTION CC & DD**

Status: **FOR APPROVAL**

Scale: 1 : 100 Job No. Drawing No. Rev.  
Sheet Size: A1  
Date: 06/19/20 **2055 DA013 G**  
Drawn: YL Reviewed: VY



LANDSCAPING AREA  
(450.463 m<sup>2</sup> = 36.7%)

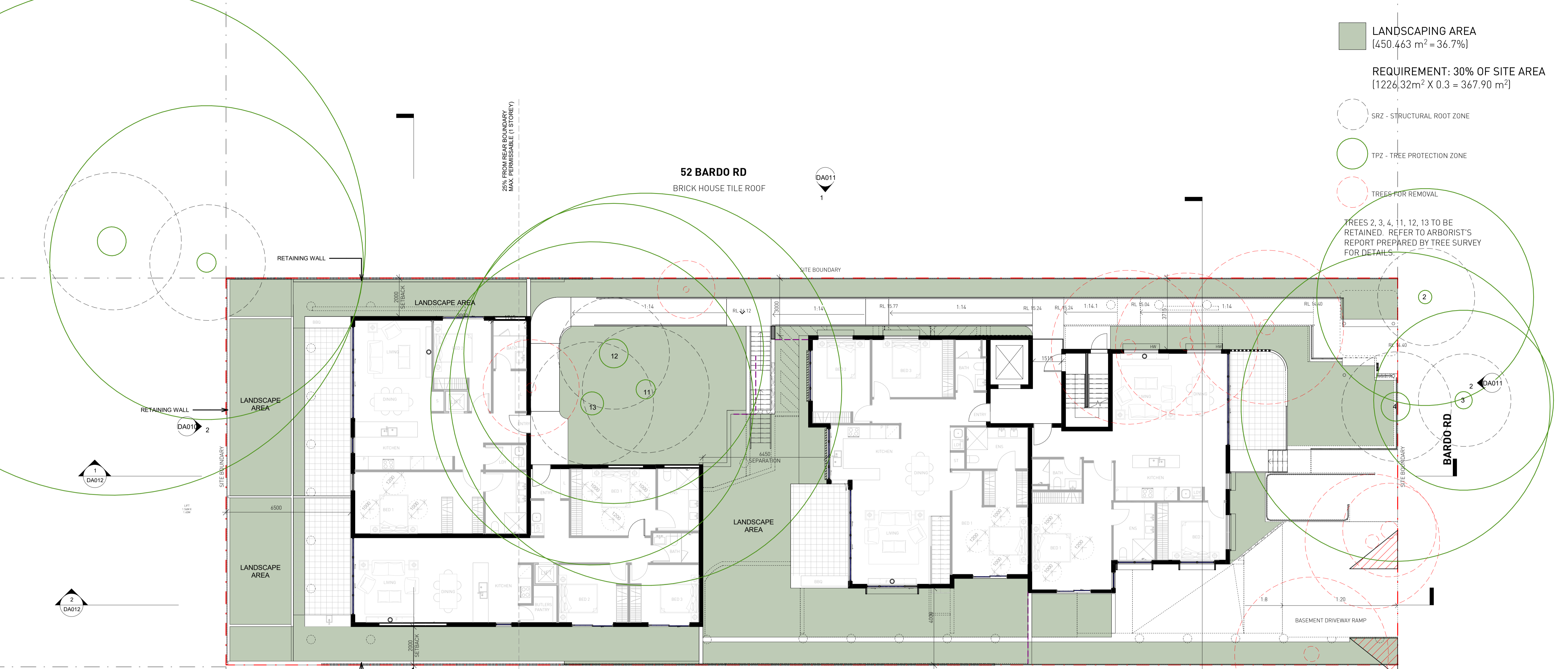
REQUIREMENT: 30% OF SITE AREA  
(1226.32m<sup>2</sup> X 0.3 = 367.90 m<sup>2</sup>)

SRZ - STRUCTURAL ROOT ZONE

TPZ - TREE PROTECTION ZONE

TREES FOR REMOVAL

TREES 2, 3, 4, 11, 12, 13 TO BE  
RETAINED. REFER TO ARBORIST'S  
REPORT PREPARED BY TREE SURVEY  
FOR DETAILS.



No.	Date	Description
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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Giles Tribe Pty Ltd ABN 50 001259 507

**6.0**  
Average star rating  
NATIONWIDE HOUSE  
www.nahars.gov.au

ST7X03V20Q 04/09/2020  
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Client: **Built Property**  
Project: **54 BARDO ROAD NEWPORT 2106**

Status: **FOR APPROVAL**

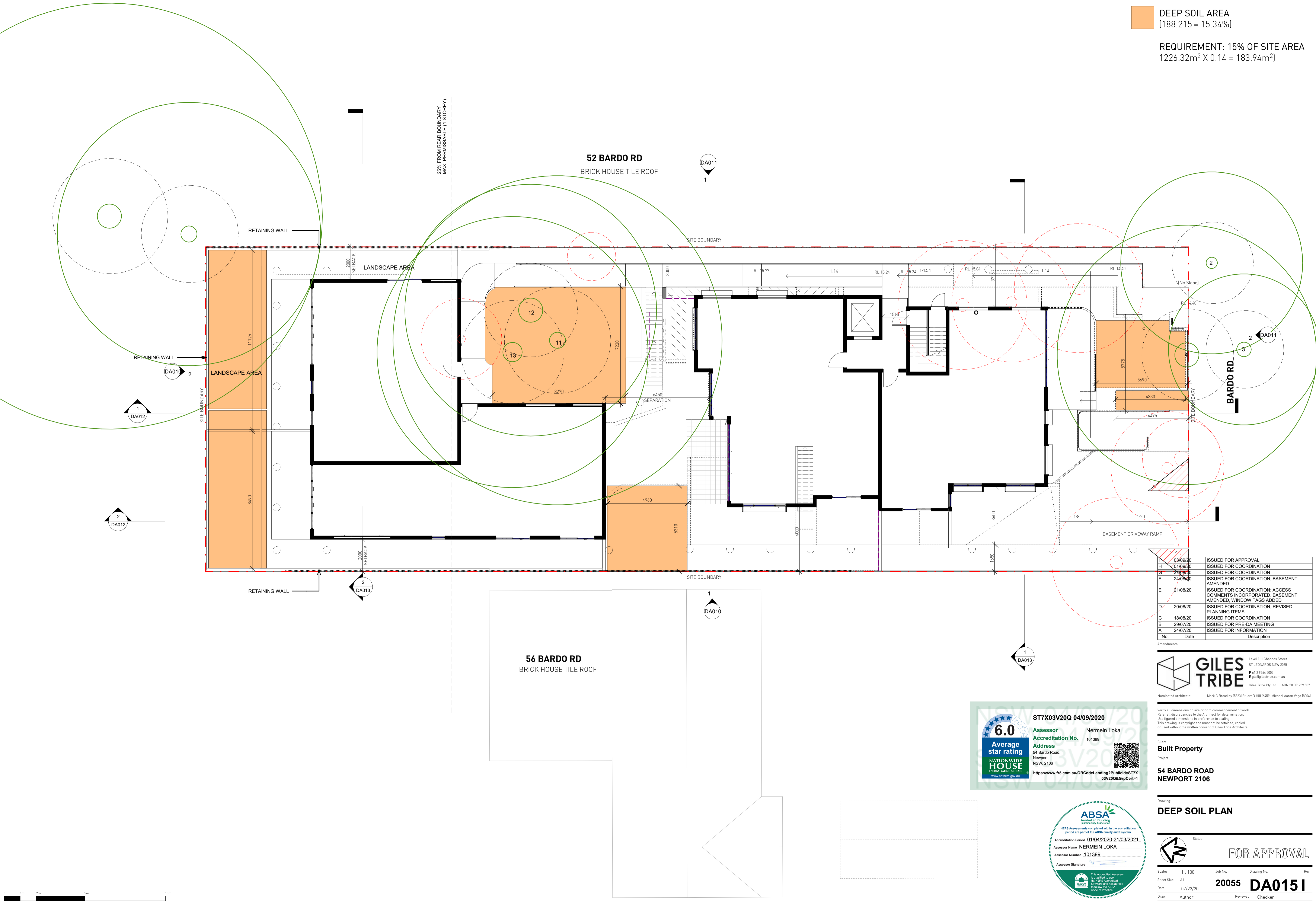
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Sheet Size: A1  
Date: 06/19/20 **20055 DA014 J**  
Drawn: Author Reviewed: Checker

0 1m 2m 5m 10m  
SCALE 1:100

C:\Users\Weneseal\Documents\54 Bardo Rd - Newport, NSW\02\_DWG\_FINAL\_Weneseal.gdt@gilestribe.com.au.rvt

**DEEP SOIL AREA**  
(188.215 = 15.34%)

REQUIREMENT: 15% OF SITE AREA  
1226.32m<sup>2</sup> X 0.14 = 183.94m<sup>2</sup>



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ST LEONARDS NSW 2065  
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**Built Property**  
Project:  
**54 BARDO ROAD  
NEWPORT 2106**

Status: **FOR APPROVAL**

Scale: 1 : 100 Job No. Drawing No. Rev.  
Sheet Size: A1  
Date: 07/23/20 **20055 DA0151**  
Drawn: Author Reviewed: Checker

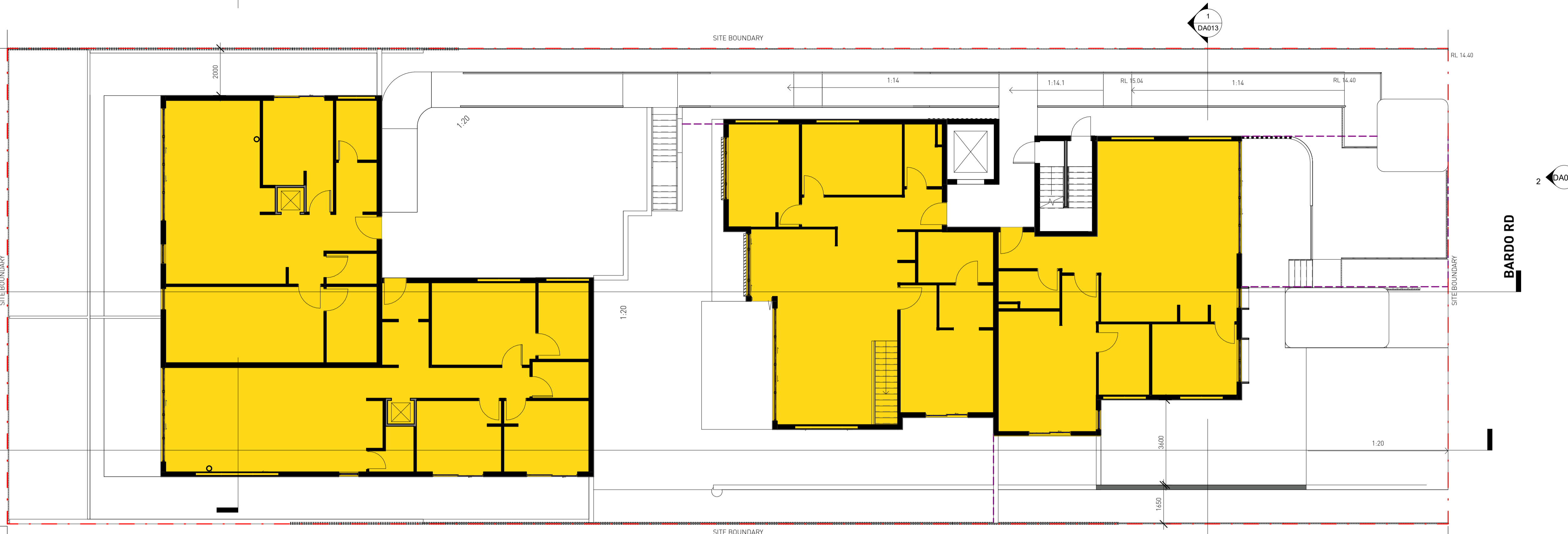
**6.0**  
Average star rating  
NATIONWIDE HOUSE  
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ST7X03V20Q 04/09/2020  
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https://www.fr5.com.au/QRCode/Landing?PublicId=ST7X03V20Q&GrpCert=1

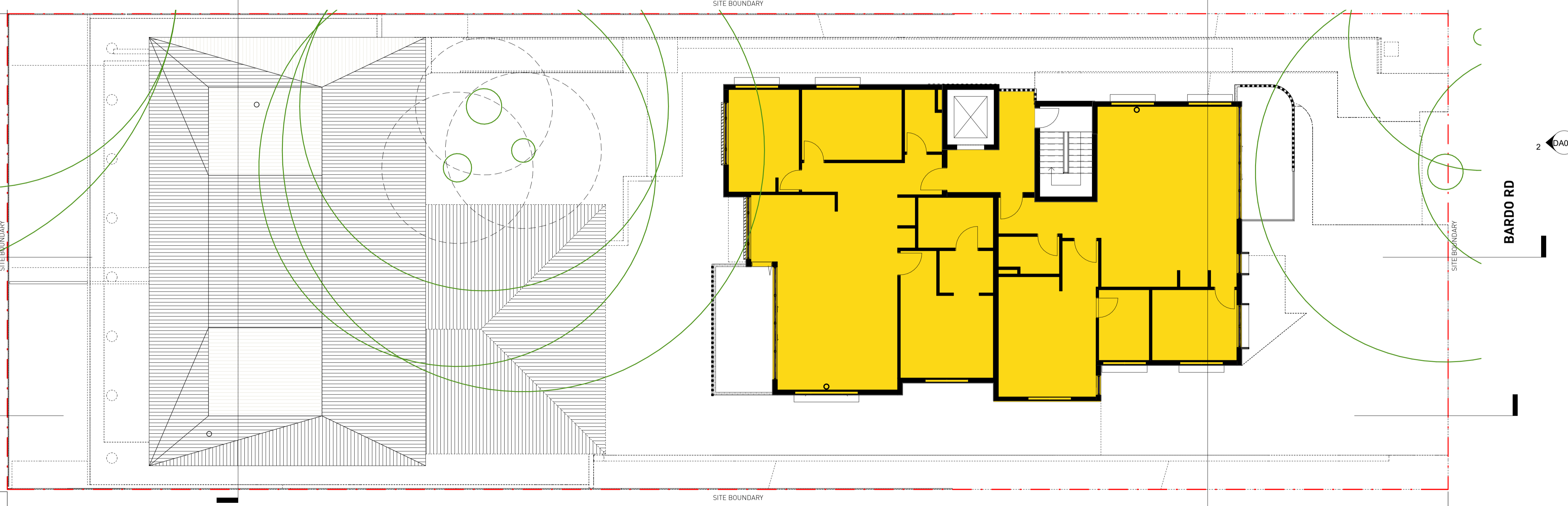
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Assessor Name NERMEIN LOKA  
Assessor Number 101399  
Assessor Signature



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**1 GFA - GROUND FLOOR**  
1 : 100



**2 GFA - LEVEL 1**  
1 : 100

<b>GROUND FLOOR GFA</b>	457.214m <sup>2</sup>
<b>LEVEL 1 GFA</b>	241.282m <sup>2</sup>
<b>TOTAL GFA</b>	698.49m <sup>2</sup>
<b>SITE AREA</b>	1226.32m <sup>2</sup>
<b>FSR</b>	0.569:1

**ST7X03V20Q 04/09/2020**

**6.0** Average star rating

**NATIONWIDE HOUSE** ENERGY RATING SCHEME

Assessor: Nermein Loka  
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**Built Property**  
Project:  
**54 BARDO ROAD NEWPORT 2106**

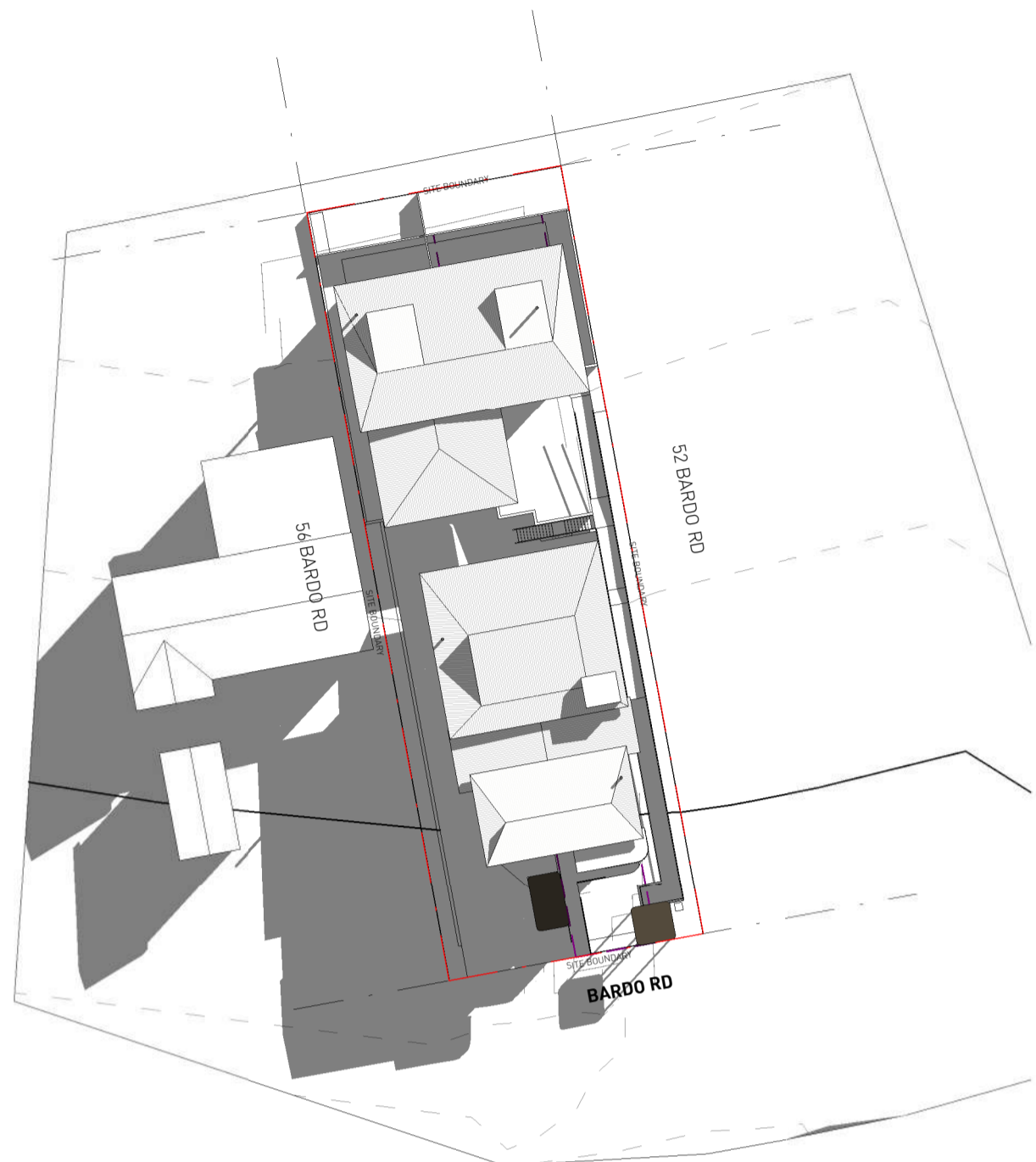
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Status: **FOR APPROVAL**

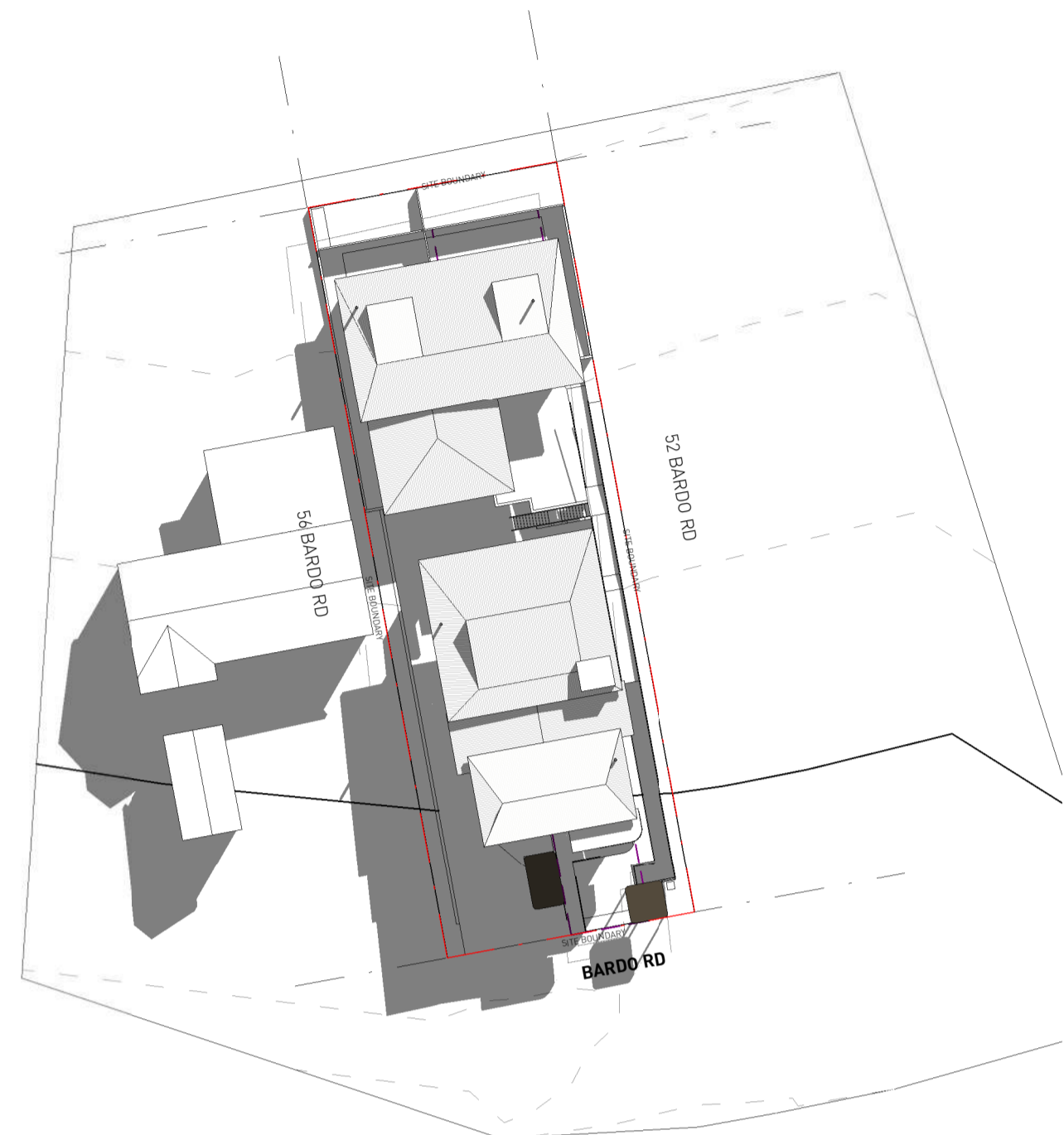
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Drawn: Author Reviewed: Checker



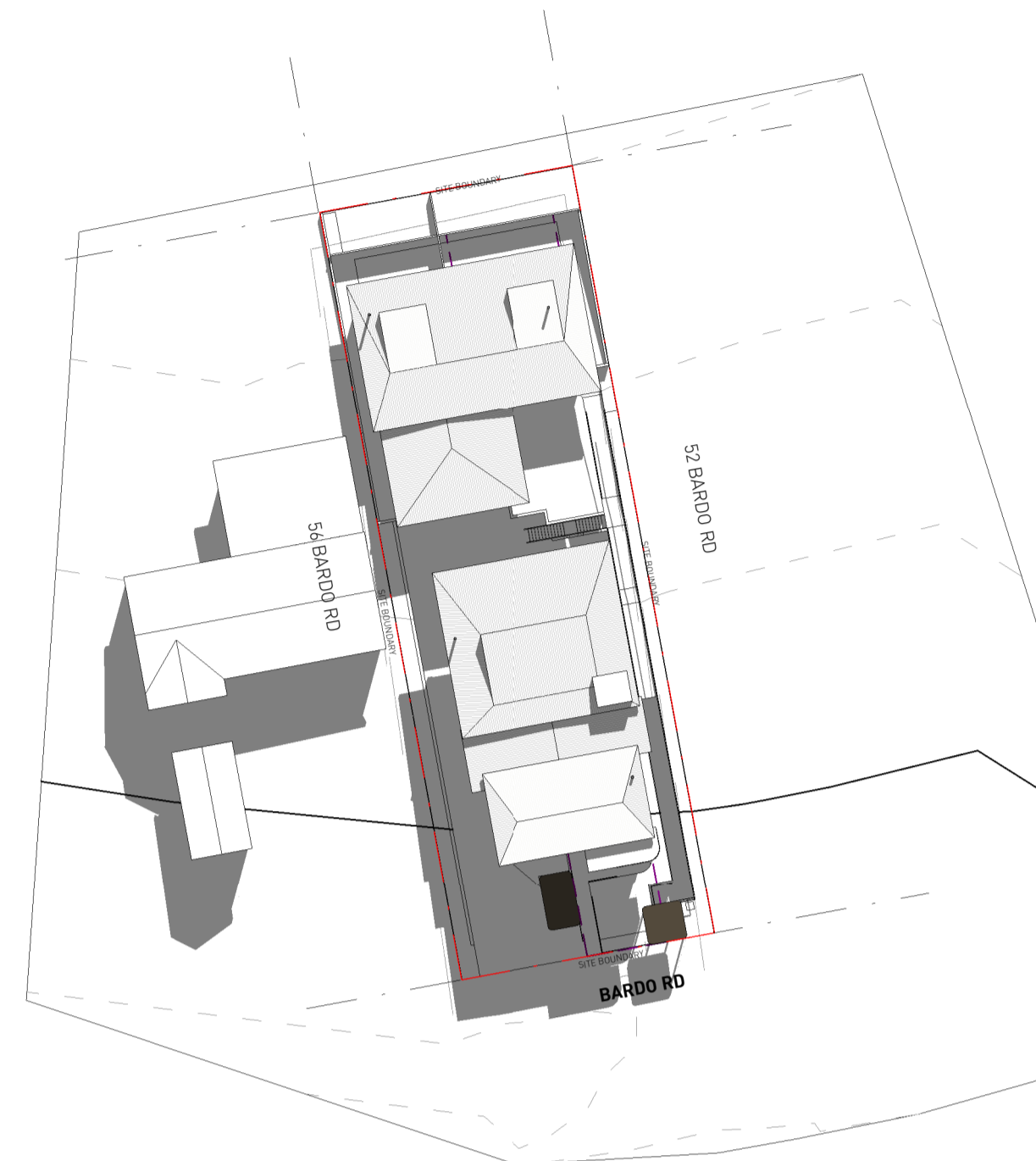




1 SHADOW - JUNE 21 9AM  
DA017 1 : 500



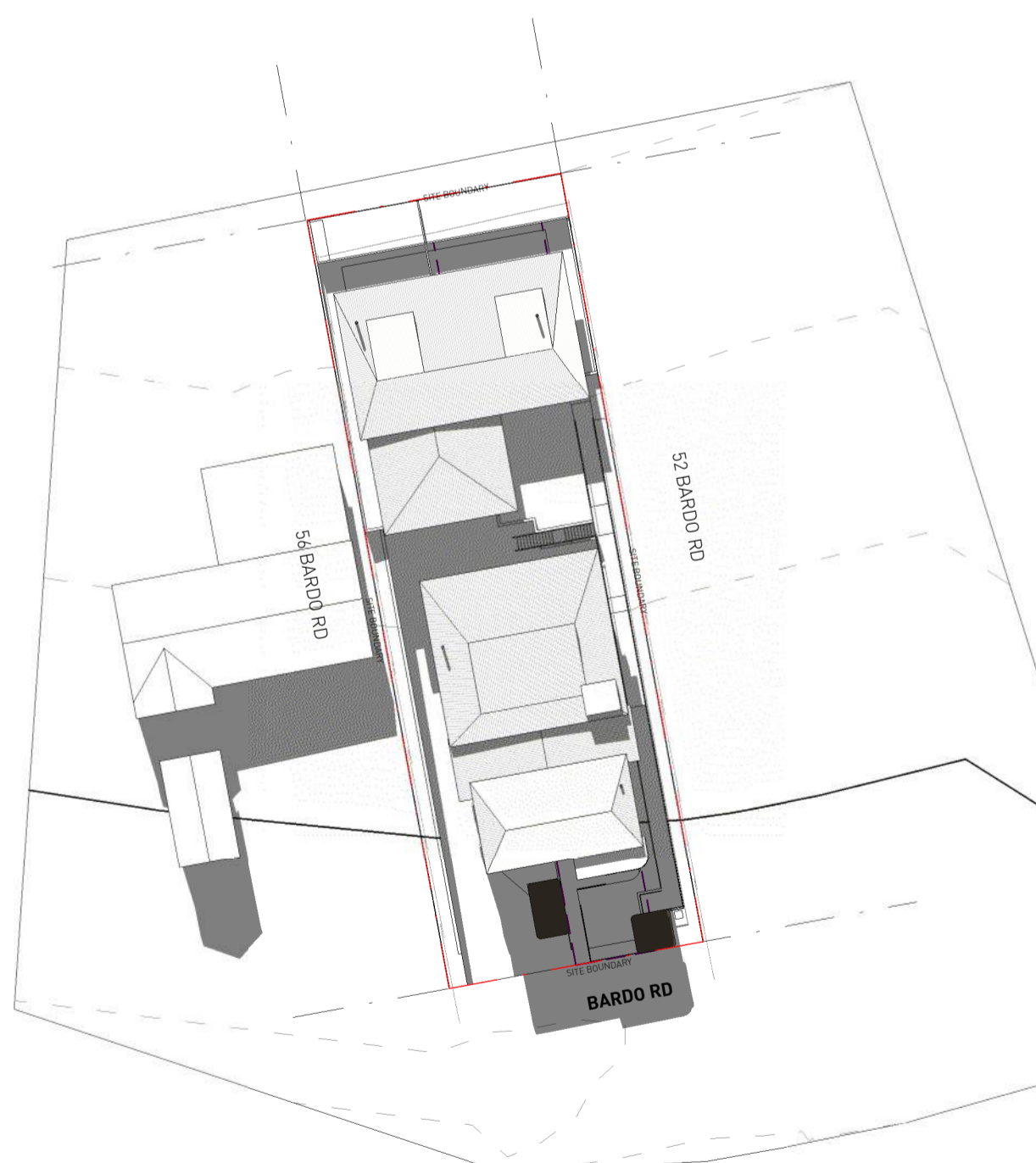
2 SHADOW - JUNE 21 10AM  
DA017 1 : 500



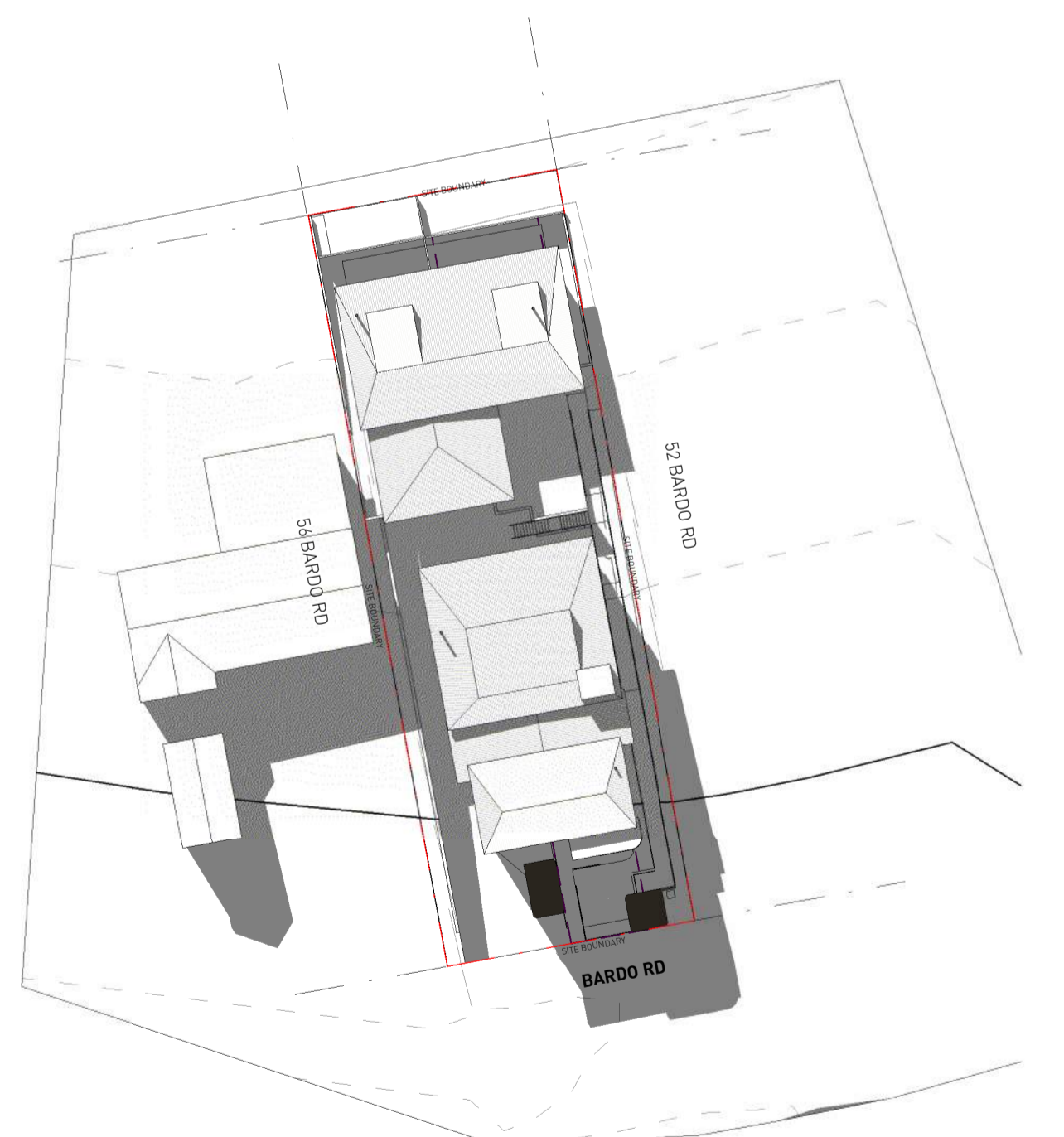
3 SHADOW - JUNE 21 11AM  
DA017 1 : 500



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
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

Amendments

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

Nominated Architects: Mark G Broadway (8823) Shaart D Hill (4499) Michael Aaron Vega (8004)

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**

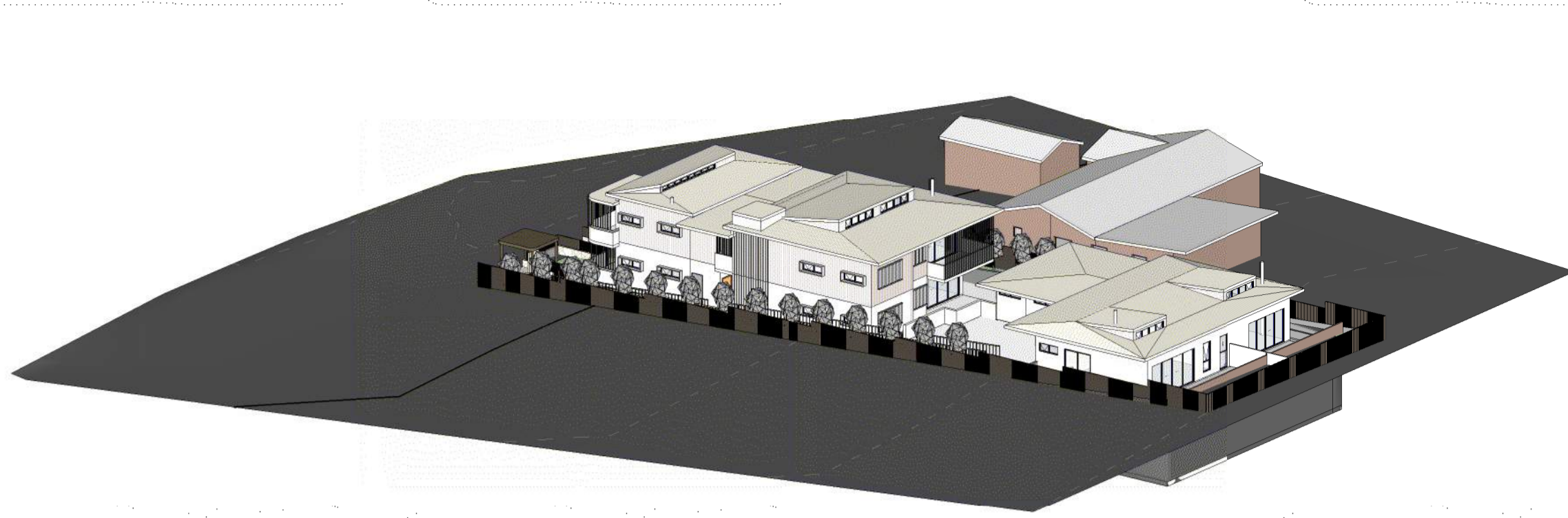
**6.0** Average star rating  
NATIONWIDE HOUSE  
www.nahars.gov.au

ST7X03V20Q 04/09/2020  
Assessor: Nermein Loka  
Accreditation No. 101399  
Address: 54 Bardo Road, Newport, NSW, 2106  
https://www.fr5.com.au/QRCodeLanding?PublicId=ST7X03V20Q&GrpCert=1

**ABSA**  
Australian Building Sustainability Association  
HERS Assessments completed within the accreditation period are part of the ABSA quality audit system  
Accreditation Period: 01/04/2020-31/03/2021  
Assessor Name: NERMEIN LOKA  
Assessor Number: 101399

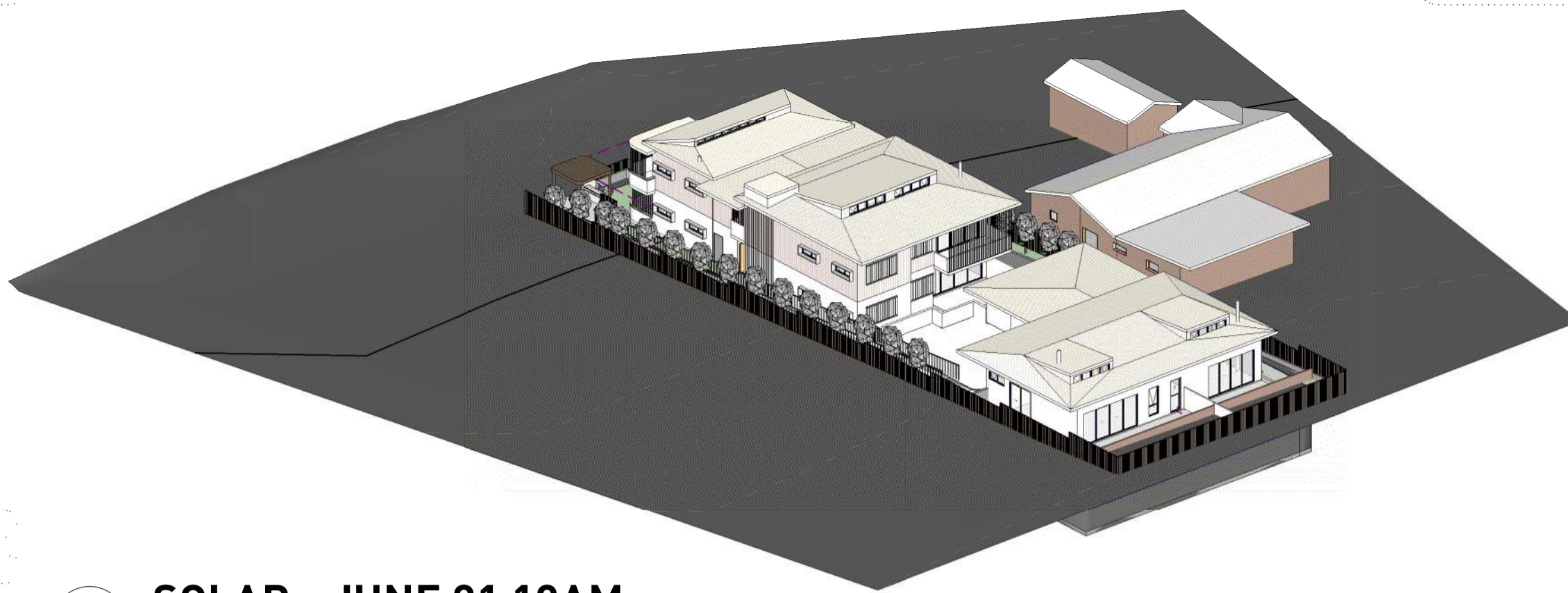
Status: **FOR APPROVAL**

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



1 SOLAR - JUNE 21 9AM

DA018



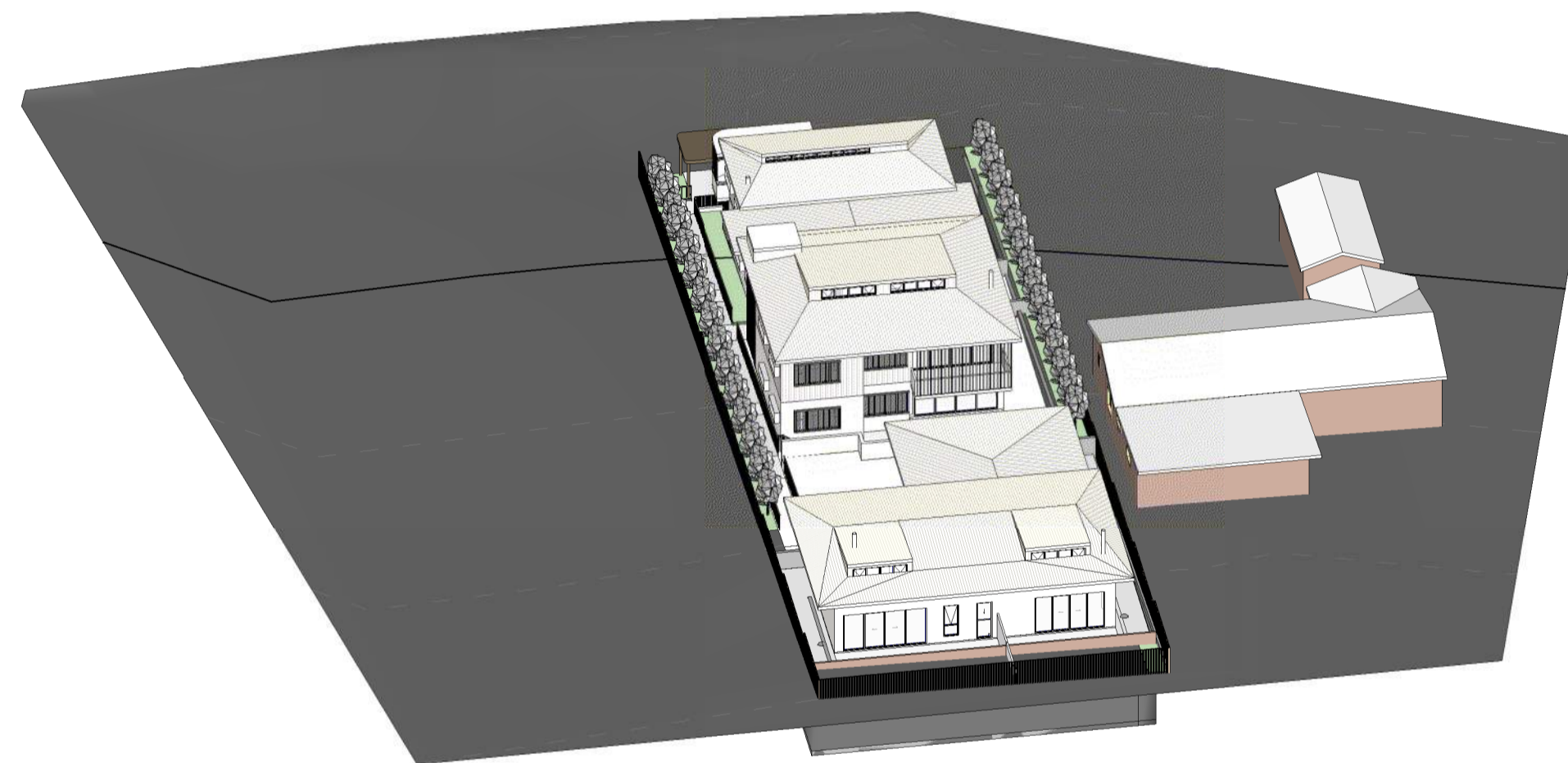
2 SOLAR - JUNE 21 10AM

DA018



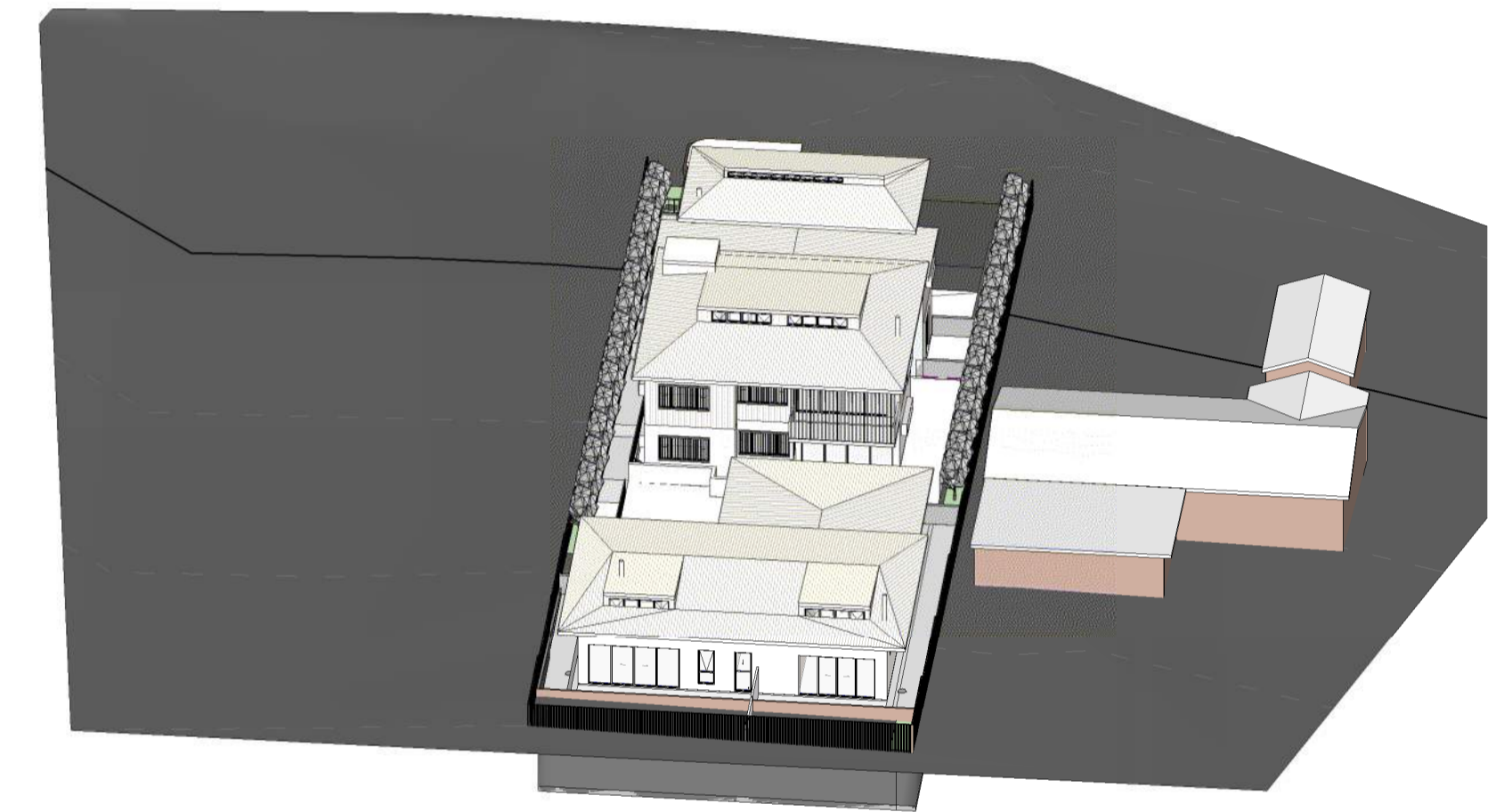
3 SOLAR - JUNE 21 11AM

DA018



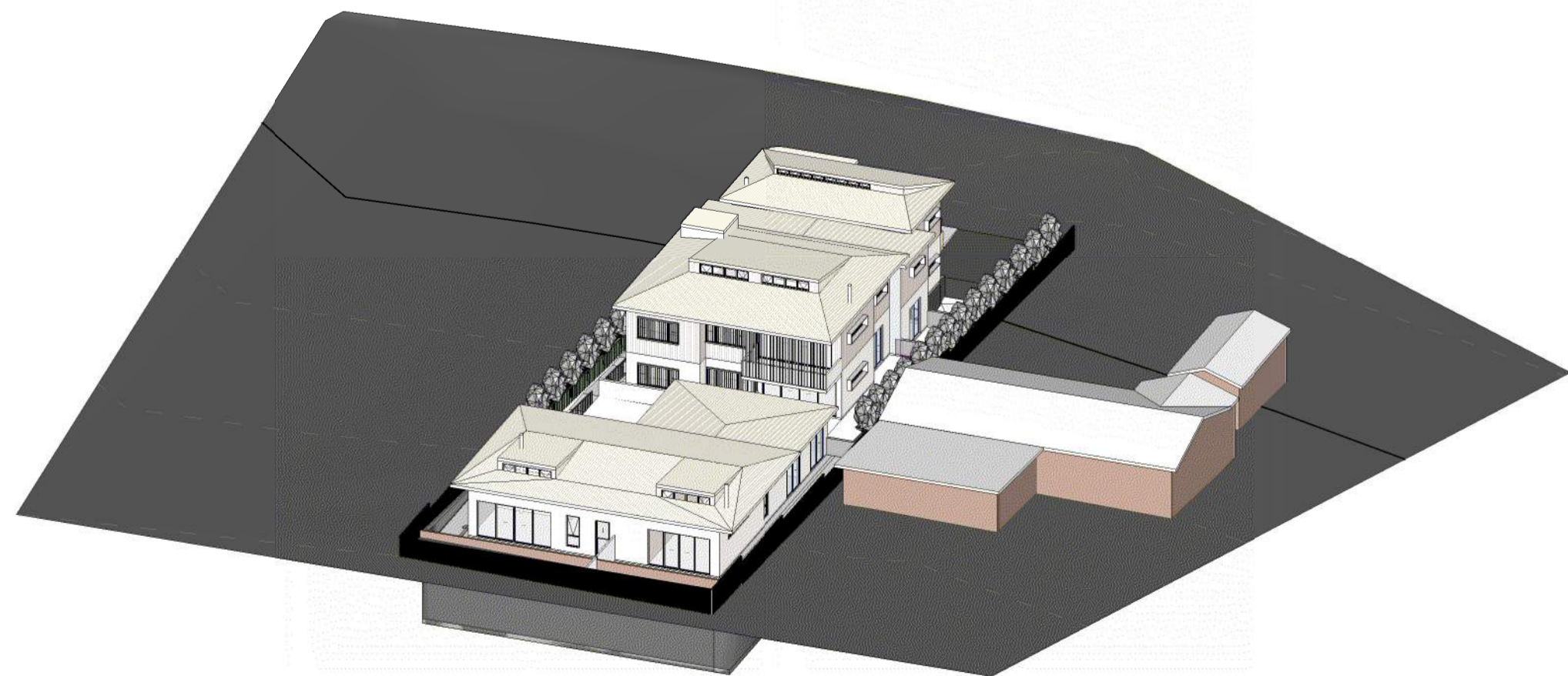
4 SOLAR - JUNE 21 12PM

DA018



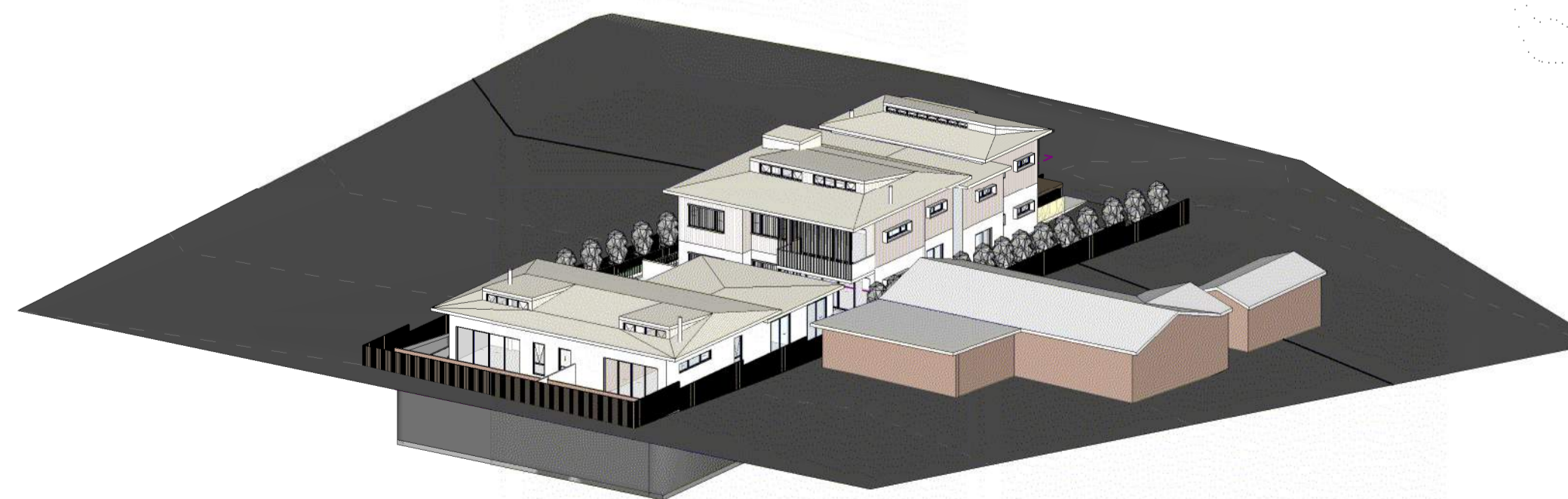
5 SOLAR - JUNE 21 1PM

DA018



6 SOLAR - JUNE 21 2PM

DA018



7 SOLAR - JUNE 21 3PM

DA018

No.	Date	Description
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

Amendments

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

Nominated Architects: Mark G Broadway (8823) Stuart D Hill (4459) Michael Aaron Vega (8004)

STX03V20Q 04/09/2020

**6.0** Average star rating

Assessor: Nermein Loka  
Accreditation No. 101399

Address: 54 Bardo Road, Newport, NSW, 2106

https://www.frs.com.au/QRCodeLanding?PublicId=STX03V20Q&GrpCert=1

**ABSA** Australian Building Sustainability Assessor

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period: 01/04/2020-31/03/2021

Assessor Name: NERMEIN LOKA  
Assessor Number: 101399

Assessor Signature: \_\_\_\_\_

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**

Drawings: **SOLAR DIAGRAMS**

Status: **FOR APPROVAL**

Scale: \_\_\_\_\_ Job No. \_\_\_\_\_ Drawing No. \_\_\_\_\_ Rev. \_\_\_\_\_

Sheet Size: A1

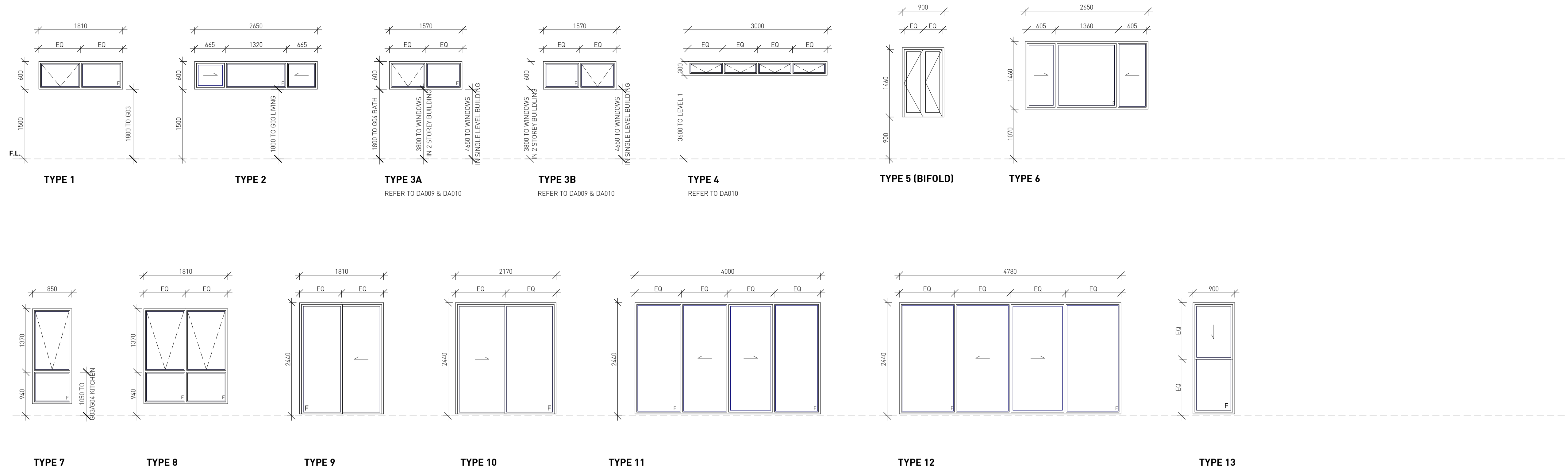
Date: 06/19/20

Drawn: VL

Reviewed: VY

20055 **DA018 F**

C:\Users\jwheeler\Documents\54 Bardo Rd - Newport, NSW\DWG\DA018\_Solar\DA018\_Solar.dwg



LEGEND  
 F FIXED  
 F.L FLOOR LEVEL

## WINDOW SCHEDULE

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 v5.3.0a (3.21)	
External and Internal Walls Insulation	
External Walls	Brick Veneer - R 2.0 for Unit G01, G02, G03 & G04 Weatherboard - R 2.0 for Unit 101 & 102
Party walls	Hebel Block 200mm - None
Internal Walls	Plasterboard Stud Wall - None
Ceilings & Roofs Insulation	
Floor	R 1.0 for all Ground Floor units
Ceiling	R 4.0 for Unit G03, G04, 101 & 102
Roofs	Reflective foil + R 2.0
Window/Skylight (*Refer to BASIX Commitment Report and NatHERS Certificates for details)	
All Windows	Aluminium Framed Single Glazed Hi-Solar Gain Low-E for Unit 101 Aluminium Framed Single Glazed Low-Solar Gain Low-E for Unit G02, G04 & 102 Aluminium Framed Single Glazed Clear for all other units.
Floor Coverings	
Carpet	Bedroom
Tiles	Bathroom, toilet, laundry and Hallway
54 Bardo Road, Newport NSW	

No.	Date	Description
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

Amendments

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

Nominated Architects: Mark G Broadley (5823) Stuart D Hill (4459) Michael Aaron Vega (8004)

STX03V20Q 04/09/2020

Assessor Nermein Loka  
 Accreditation No. 101399  
 Address 54 Bardo Road, Newport, NSW, 2106  
 https://www.fr5.com.au/QRCodeLanding?PublicID=STX03V20Q&GrpCert=1

ABSA Australian Building Sustainability Association  
 HERS Assessments completed within the accreditation period are part of the ABSA quality audit system  
 Accreditation Period 01/04/2020-31/03/2021  
 Assessor Name NERMEIN LOKA  
 Assessor Number 101399  
 Assessor Signature

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

Status: **FOR APPROVAL**

Scale: 1 : 50 Job No. Drawing No. Rev.  
 Sheet Size: A1  
 Date: 08/20/20 **20055 DA019 D**  
 Drawn: YL Reviewed: VY



PHOTOMONTAGE- VIEW OF DEVELOPMENT FROM BARDO ROAD

**6.0**  
Average star rating

**NATIONWIDE HOUSE**  
www.nathans.gov.au

ST7X03V20Q 04/09/2020

Assessor: Nermein Loka  
Accreditation No. 101399

Address: 54 Bardo Road, Newport, NSW, 2106

<https://www.fr5.com.au/QRCodeLanding?PublicId=ST7X03V20Q&GrpCert=1>

**ABSA**  
Australian Building Sustainability Association

HERS Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period: 01/04/2020-31/03/2021

Assessor Name: **NERMEIN LOKA**

Assessor Number: 101399

Assessor Signature: \_\_\_\_\_

This Accredited Assessor is entitled to use the ABSA logo and not to be bound by the Code of Practice

No.	Date	Description
A	03/09/20	ISSUED FOR APPROVAL

Amendments

**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 601259 507

Nominated Architects: Mark G Broadley (5823) Stuart D Hill (4459) Michael Aaron Vega (8004)

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**Built Property**

Client: **Built Property**

Project: **54 BARDO ROAD NEWPORT 2106**

Drawn: \_\_\_\_\_

**PHOTOMONTAGE**

Status: **FOR APPROVAL**

Scale: \_\_\_\_\_ Job No. \_\_\_\_\_ Drawing No. \_\_\_\_\_ Rev. \_\_\_\_\_

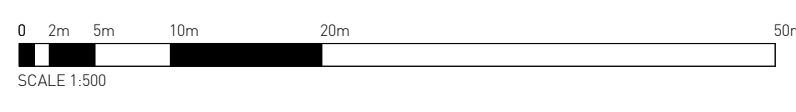
Sheet Size: A1

Date: 06/19/20

Drawn: YL

Reviewed: VY

**20055 DA020 A**



**BASE SURVEY INFORMATION SUPPLIED BY C&A SURVEYORS**  
**BUS STOP SURVEY**  
**REF: 13949-20 DET/ID**  
**DATE: 01/05/2020**

No.	Date	Description
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

Nominated Architects: Mark G Broadway (5823) Stuart D Hill (4459) Michael Aaron Vega (8004)

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

**BUS STOP DISTANCE**

Status: **FOR APPROVAL**

Scale: 1: 500 Job No. Drawing No. Rev.  
 Sheet Size: A1 **20055 DA021 F**  
 Date: 06/19/20 Drawn: YL Reviewed: VY

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