

BASIX Compliance Report 54-58 Beaconsfield Street, Newport, NSW, 2106

Project No. P00973 Revision 03 Issued 07 January 2025

Client Restreet

E-LAB Consulting

Where science and engineering inspire design.

Document QA and Revisions

ISSUE	DATE	COMMENTS	ENGINEER	REVIEWER
1	14/11/2023	For Review	RC	АК
2	17/11/2023	DA Issue	NA/RC	AK
3	07/01/2025	Draft S4.55 Issue	NA	AK
4				

Confidentiality:

This document contains commercial information which has been prepared exclusively for the use by The Principal. The document in entirety is confidential. No information contained in this document may be released in part or whole to any third party without the approval of the Author or The Principal.

Disclaimer:

The building's energy and water performance is computed using the online BASIX tool and an energy model developed for thermal comfort and provides only an estimation and potential performance of the building. This cannot be used alone to determine performance in actual practice as they are based on the idealised version of the building which does not and cannot fully consider all the complexities of the building's maintenance and operation.

Authorised by: Engineering Lab NSW Pty Ltd

Ha Kall

Alex Kobler | Director Sustainability

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1 EXECUTIVE SUMMARY

This report has been prepared to outline the BASIX compliance for the 54-58 Beaconsfield Street, Newport, 2106 development. Restreet are aiming to deliver a premium quality, sustainability-focussed outcome for the project, with a strong emphasis on holistic performance, user-experience, quality, health, and wellbeing.

The intent of this report is to outline the results of BASIX assessment; and details of how each section is independently meeting minimum legislated BASIX benchmarks using various sustainability opportunities the development is considering for BASIX certification. The minimum compliance requirements are per the below:

Apartments:

AREA	MINIMUM COMPLIANCE REQUIREMENT	PROJECT SCORE
Energy	67%	67%
Water	40%	40%
Thermal Comfort	Pass	Pass
Material	No Target	-81

Percentages stated for Energy and Water are the percentage improvement upon the NSW average dwelling's consumption.

This report has found that based on the design of 54-58 Beaconsfield Street, Newport and the inputs provided to BASIX, the proposal complies with the requirements of BASIX. The information and performance required to achieve this is contained within this report.

2 INTRODUCTION

2.1 PROJECT DESCRIPTION

The 54-58 Beaconsfield Street, Newport development consists of three levels of residential floors above a single basement carpark level. The residential portion of the development includes:

- 13 Three-bedroom units

2.2 SITE LOCATION

Access to the lobby areas and underground carpark is via Beaconsfield Street to the South (left side of image).

Figure 1 below is an image of the site in context of its location.



Figure 1. Site Location (Source: PBD architects)

2.3 DESIGN DOCUMENTATION

BASIX Assessment done was based on architectural package issued by PBD Architects on Issue F-WIP – S4.55 Issue - Draft. The following drawings were referred for the assessment:

Drawing List

DA000	Cover Page
DA001	Project Information
DA004	Site Plan
DA100	Ground Floor Plan
DA101	First Floor Plan
DA102	Second Floor Plan
DA103	Roof Plan
DA104	Basement Plan
DA200	Elevation Sheet 1
DA201	Elevation Sheet 2
DA300	Section Sheet 1
DA301	Section Sheet 2
DA530	Cross Ventilation Diagram
DA560	Storage Calculation Diagram

3 BASIX COMPLIANCE

3.1 OVERVIEW

BASIX Compliance is the minimum sustainability performance requirement in the state of NSW. It serves as the only pathway for compliance to demonstrate compliance with the National Construction Code, Part J.

E-LAB Consulting have completed modelling of all sections of the BASIX assessment; Water, Thermal Comfort and Energy for the development located at 54-58 Beaconsfield Street, Newport, NSW 2106.

The BASIX outcome achieved based on the assumptions listed in the report and information provided to the date are as follows:

AREA	MINIMUM COMPLIANCE REQUIREMENT	PROJECT SCORE
Energy	67%	67%
Water	40%	40%
Thermal Comfort	Pass	Pass
Material	No Target	-81

3.2 BASIX CERTIFICATION DETAILS

PROJECT SUMMARY			
Project Name	54-58 Beaconsfield Street, Newport		
Local Government Area	Northern Beaches Council		
Plan Type	SP		
Plan No.	Null		
No. of Residential Buildings	1		
Total Number of units & Townhouses	13		
Project Type	Residential Flat Building		
BASIX Certificate No.	1376303M_04		

3.3 NatHERS CERTIFICATION DETAILS

Each apartment has been individually assessed, and the following results have been found up for whole development:

REQUIREMENT	NATHERS STAR
Minimum Star Rating	5.3 Star
Average Star Rating	6.8 Star

It should be noted, this development is considered as small apartment Building up to 5 storeys and exempted from BASIX standard for thermal performance. Refer to Sustainable Building SEPP Overview Section B1.

3.4 ENERGY MODELLING SOFTWARE

Simulation method in BASIX has been used to show the thermal comfort compliance. For energy simulations, FirstRate5 (Version 5.5.5 (3.22)) has been used which is approved under Thermal comfort protocol of BASIX since October 2023. This method does not guarantee or warrantee the performance in practical world as it only considers a simplified and idealistic building.

3.5 BASIX ENERGY

The following minimum standards will be required to comply with the BASIX Energy Targets for the project.

DESIGN ELEMENT	COMPLIANCE CRITERIA	
Individual hot water system	Electric Instantaneous to each unit.	
Cooking	Gas cooktop & electric oven	
Mechanical heating and cooling	Ducted air-conditioning (1-Phase) for all units (Living and Bedroom). Minimum EER ratings – Cooling 3.0-3.5, Heating 3.5-4.0.	
Ceiling Fans	Not Specified	
Apartment ventilation	Bathroom & laundry: individual fan, ducted to façade or roof – Interlocked to Light kitchen: individual fan, ducted to façade or roof – Manual on & off	
Common area ventilation	Basement Car Park Area: Ventilation (supply and exhaust) with CO monitor + VSD Fans. Residential Waster Room: Exhaust only.	
	Plantroom: Ventilation supply only, thermostatically controlled Lobbies & Corridors: No mechanical ventilation.	
Apartment artificial lighting	LED throughout with dedicated fittings	
Common area artificial lighting	Lifts: LED connected to lift call button. Carpark, Residential waste room, Fire stairs, lobbies & Corridors: LEDs controlled by Motion Sensors. Plant rooms & Fire pump room: LEDs controlled by manual on/off switch.	
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: Minimum 4.5 Star Energy Rated Clothes Dyer: Minimum 7.5 Star Energy Rated	
Photovoltaic Array	Minimum 15 kW peak PV.	
Vertical transport	All Lifts : gearless traction with VVVF motor and regenerative drive Lift Load Capacity: >= 1001 kg but <= 1500 kg	

Figure 2 below shows the energy score breakdown by end uses.

Contributions sum to 43334.9 kg (CO2)/year.



Figure 2. Energy Use Breakdown

3.6 BASIX THERMAL PERFORMANCE

The following minimum standards are required to comply with the BASIX Thermal Comfort requirements for the project.

DESIGN ELEMENT	COMPLIANCE CRITERIA
Glazed Doors / Windows	All apartments require the following glazing specification: <u>Fixed and sliding windows/doors</u> U-Value = 4.80; SHGC = 0.59 (+/- 5%) <u>Awning & Casement windows/doors</u> U-Value = 4.80; SHGC = 0.51 (+/- 5%) <u>Skylight</u> U-Value = 4.22; SHGC = 0.72
External Solid Walls	R2.5 bulk insulation, to achieve a total system R-value of R2.8 Minimum R0.2 thermal break to all metal stud frame for thermal bridging control.
Internal Solid Walls	Added R1.5 bulk insulation for all internal walls between apartment unit and non-conditioned enclosed internal zones. Minimum R0.2 thermal break to all metal stud frame for thermal bridging control.
Exposed Roofs/Balconies	R3.0 bulk insulation, to achieve a total minimum R-value of R3.2 Medium or light colour
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non- conditioned spaces and open to outside)	R2.0 insulation to underside of suspended concrete slabs exposed to outside and unconditioned areas.
Insulation Penetrations	As a lighting plan/RCP is not yet available, downlights have been modelled at a scale of 1 downlight/ 5m2. Exhaust fans have been modelled as 1 per bathroom, 1 per laundry if available and 1 per kitchen. No Ceiling fans have been modelled.
Floors Covering	Carpet in Bedrooms Timber in Kitchen/ Living & Dining rooms Tile in Bathrooms /Laundry.

3.7 BASIX WATER

The following minimum standards are required to comply with the BASIX Water Targets for the project.

DESIGN ELEMENT	COMPLIANCE CRITERIA	
Central systems & common	Showers: No common facility with shower	
areas	Toilets: Minimum 4 Star WELS Rated	
	All Taps: Minimum 5 Star WELS Rated	
Dwelling Fixtures	Showers: Minimum 4 Star (>4.5 but <= 6.0 L/min) WELS Rated	
	Toilets: Minimum 4 Star WELS Rated	
	All Taps: Minimum 6 Star WELS Rated	
Dwelling Fittings/Appliances	Washing Machine: not specified	
	Dishwasher: Minimum 4.5 Star WELS Rated	
Fire Sprinkler Water Test	Fire sprinkler test water is contained in a closed system	
Alternative Water	Minimum 5,000L Rainwater tank to harvest roof area serving private and common area landscape irrigation and 1 car wash bay.	
	Common area landscape area:	
	Lawn area : Maximum 150 sqm total	
	Vegetated garden & Indigenous or low water use species: Maximum 605 sqm total	
	30% of private and common area landscape should be Indigenous or low water use species	

Figure 3 below shows the water score breakdown by end uses.

Contributions sum to 4886.7 L/day.



Figure 3 Water Use Breakdown

4 **RESULTS**

E-LAB Consulting are engaged by Restreet to provide BASIX compliance consultancy compliance for the 54-58 Beaconsfield Street, Newport, 2106 development. The report has confirmed the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirm that based on the current design of 54-58 Beaconsfield Street, Newport development and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX.

The intent of this report is to outline the results of BASIX assessment; and details of how each section is independently meeting minimum legislated BASIX benchmarks using various sustainability opportunities the development is considering for BASIX certification. The minimum compliance requirements and project score are per the below:

AREA	MINIMUM COMPLIANCE REQUIREMENT	PROJECT SCORE
Energy	67%	67%
Water	40%	40%
Thermal Comfort	Pass	Pass
Material	No Target	-81

Percentages stated for Energy and Water are the percentage improvement upon the NSW average dwelling's consumption.

APPENDIX A BASIX REPORT



BASIX[°]Certificate

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

Multi Dwelling

Certificate number: 1376303M_04

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

This certificate is a revision of certificate number 1376303M_03 submitted to the consent authority or certifier on 16 December 2023 with application PAN-399693.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary

Date of issue: Tuesday, 07 January 2025

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



Project summary		
Project name	54-60 BEACONSFIELD STREET_04	
Street address	54 BEACONSFIELD STREET NEWPORT 2106	
Local Government Area	NORTHERN BEACHES	
Plan type and plan number	Deposited Plan 162021	
Lot No.	7B	
Section no.	-	
No. of residential flat buildings	1	
Residential flat buildings: no. of dwellings	13	
Multi-dwelling housing: no. of dwellings	0	
No. of single dwelling houses	0	
Project score		
Water	40 Target 40	
Thermal Performance	Pass Target Pass	
Energy	V 67 Target 67	
Materials	✓ -81 Target n/a	

Certificate Prepared by

Name / Company Name: E-LAB Consulting

ABN (if applicable): 84647520634

BASIX Department of Planning, Housing and Infrastructure

www.basix.nsw.gov.au Vers

Version: 4.0 / EUCALYPTUS_03_01_0 Certificate No.: 1376303M_04 Tuesday, 07 January 2025 page 1/17

Description of project

Project address

Project name	54-60 BEACONSFIELD STREET_04
Street address	54 BEACONSFIELD STREET NEWPORT 2106
Local Government Area	NORTHERN BEACHES
Plan type and plan number	Deposited Plan 162021
Lot No.	7B
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	13
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	2115
Roof area (m²)	460
Non-residential floor area (m ²)	0
Residential car spaces	26
Non-residential car spaces	4

Common area landscape		
Common area lawn (m²)	150	
Common area garden (m²)	380	
Area of indigenous or low water use species (m²)	225	
Assessor details and therma	al loads	
Assessor number	20/1972	
Certificate number	ZCDCDPH0JG	
Climate zone	56	
Project score		
Water	40	Target 40
Thermal Performance	V Pass	Target Pass
Energy	67	Target 67
Materials	-81	Target n/a

Description of project

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

Residential flat buildings - Building, 13 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & Iawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & Iawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & Iawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & Iawn (m²)
101	3	131	0	1.5	0	102	3	132	0	85	0	103	3	154	0	21	0	104	3	162	0	32
105	3	161	0	56	0	201	3	131	0	1.3	0	202	3	128	0	1.3	0	203	3	154	0	1.3
204	3	159	0	9	0	205	3	161	0	9	0	G01	3	144	0	60	0	G02	3	150	0	75
G03	3	138	0	25	0	-												-				

Indigenous species (min area m²)

0 0 0

Description of project

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

Common areas of unit building - Building

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m ²)
Undercover car park area	1010	Fire Pump room	25	Garbage rooms (Baulk and General)	19

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. 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 - Building

(a) Buildings

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

	Floor	types	
Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	2000	fibreglass batts or roll	none
concrete slab on ground, frame:	1054	-	none

		External wall types		
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	600	none	fibreglass batts or roll
External wall type 2	framed (metal clad),frame:light steel frame	1400	-	fibreglass batts or roll

Internal wall types							
Internal wall type	Construction type	Area (m2)	Insulation				
Internal wall type 1	plasterboard, frame:light steel frame	1764	-				
Internal wall type 2	plasterboard, frame:light steel frame	380	fibreglass batts or roll				

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

	Ceiling and roof types						
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation				
concrete - plasterboard internal, frame: no frame	740	foil/sarking	fibreglass batts or roll				

Glazing types					Frame types		
Single glazing (m ²)	Double glazing (m²)	Triple glazing (m ²)	Aluminium frames (m²)	Timber frames (m ²)	uPVC frames (m²)	Steel frames (m ²)	Composite frames (m²)
490	0	0	490	0	0	0	0

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			1
(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.		 Image: A second s	 ✓
(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).		v	
(g) The pool or spa must be located as specified in the table.	~	v	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	~	 	 ✓

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

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			Alterna	tive water sourc	се					
Dwelling no.	Alternative water supply systems	Size	Configuration		Landscape connection		Laundry ction connection		Pool top- up	Spa top-up
All dwellings	Central water tank (No. 1)	See central systems	See central systems	Ľ	yes	no		no	no	no
(ii) Energy							Shov DA p	von Sh lans pla	ow on CC/CDC ns & specs	Certifier check
(a) The applica (b) The applica supplied by central sys	ant must comply with the con ant must install each hot wat / that system. If the table spe tem to the dwelling, so that t	nmitments listed er system specif ecifies a central he dwelling's ho	I below in carrying out the developme fied for the dwelling in the table below hot water system for the dwelling, the of water is supplied by that central sys	nt of a dwelling lis , so that the dwel n the applicant m rem.	sted in a table Iling's hot wate nust connect th	below. er is nat	•	•	~	~
(c) The applica	ant must install, in each bath elow. Each such ventilation s	room, kitchen ar system must hav	nd laundry of the dwelling, the ventilat ve the operation control specified for it	on system specif in the table.	fied for that ro	om in			~	
(d) The applica headings o cooling or h such areas between liv	ant must install the cooling and function of the "Cooling" and "Heating heating system is specified in the term "zoned" is speciving areas and bedrooms.	nd heating syste " columns in the n the table for "L fied beside an a	em/s specified for the dwelling under the table below, in/for at least 1 living/be Living areas" or "Bedroom areas", ther air conditioning system, then the syste	ne "Living areas" droom area of the n no systems may m must provide fo	and "Bedroon e dwelling. If n y be installed i or day/night zo	n areas" o n any oning			~	~
(e) This comm the table be lighting" for specified fo lighting or l	itment applies to each room elow (but only to the extent s r each such room in the dwe or a particular room or area, ight emitting diode (LED) ligi	or area of the d specified for that Iling is fluoresce then the light fitt hting.	welling which is referred to in a headin room or area). The applicant must er ent lighting or light emitting diode (LED rings in that room or area must only be	ng to the "Artificia sure that the "pri) lighting. If the te capable of being	al lighting" colu imary type of a erm "dedicated g used for fluo	Imn of artificial d" is rescent			~	~
(f) This commit the table be fitted with a	tment applies to each room o elow (but only to the extent s a window and/or skylight.	or area of the dv specified for that	welling which is referred to in a headin room or area). The applicant must er	g to the "Natural sure that each su	lighting" colun uch room or a	nn of rea is	•	•	~	~
(g) This comm	itment applies if the applicar	nt installs a wate	r heating system for the dwelling's po	ol or spa. The ap	oplicant 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								 Image: A second s		
(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 applica	ant must install in the dwellin	g:								
(22) the	e kitchen cook-top and oven	specified for tha	at dwelling in the "Appliances & other o	officiency measur	roo" oolump of	the	2			

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 venti	lation system	Laundry ventilation system		
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	electric instantaneous	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light	

	Coc	bling	Hea	ting	Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	4.5 star	7.5 star	no	no

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

	Thermal loads						
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)				
101	29.1	8.6	37.700				
102	6.6	8.1	14.700				
103	19.7	8.3	28.000				
104	13.1	6.2	19.300				

	Thermal loads							
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)					
105	15.1	10.1	25.200					
201	28.5	17.9	46.400					
202	9.9	16.7	26.600					
203	21.2	17.1	38.300					
204	19.4	15	34.400					
205	16.4	20.4	36.800					
G01	23.1	7.4	30.500					
G02	21.3	3.7	25.000					
All other dwellings	28.3	9.3	37.600					

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		~	>
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	~	~	~
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	>	~	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		~	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		~	v
(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	no common facility	no common facility	6 star	no common laundry facility
areas				

Central systems	Size	Configuration	Connection (to allow for)
Central water tank - rainwater or stormwater (No. 1)	5000	To collect run-off from at least: - 460 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 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 530 square metres of common landscaped area on the site car washing in 1 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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.		v	•
(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 ve	entilation system	Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	no
Fire Pump room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	no
Garbage rooms (Baulk and General)	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Plant or service room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	no
Hallway/lobby Areas	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Туре	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 3 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 3 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	6 star	no common laundry facility

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

Central energy systems	Туре	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 15 peak kW
Other	-	-

Notes

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

Legend

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

APPENDIX B NATHERS CERTIFICATE



Nationwide House Energy Rating Scheme[®] Class 2 Summary NatHERS[®] Certificate No. ZCDCDPH0JG

Generated on 7 Jan 2025 using FirstRate5 v5.5.5a

Property

Address

54-58 Beaconsfield Street, Newport , NSW, 2106

Lot/DP NatHERS Climate Zone

56

Accredited assessor

Name	E-LAB Consulting
Business name	E-LAB Consulting
Email	alex.kobler@e-lab.com.au
Phone	0447343451
Accreditation No.	DMN/20/1972

Assessor Accrediting Organisation

Verification

To verify this certificate, scan the QR code or visit https://www.fr5.co m.au/QRCodeLanding?PublicId=Z CDCDPH0JG&GrpCert=1 When using either link, ensure you are visiting www.fr5.com.au.

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National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance Star rating

6.8 Average Rating



The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see: www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m²/p.a.

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	19.8	11.5
block average		
Maximum	N/A	N/A
allowable limit		

Whole of Home performance rating

No Whole of Home performance rating conducted for this summary certificate or not completed for all dwellings

The rating above is the lowest of all dwellings in this summary

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
FFZHQATORO-01	GL01	23.4 (N/A)	7.5 (N/A)	30.9	6.9	NA
85IG9JIB4K-01	GL02	21.3 (N/A)	3.7 (N/A)	25.0	7.5	NA

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au. Generated on 7 Jan 2025 using FirstRate5 v5.5.5a for 54-58 Beaconsfield Street, Newport , NSW, 2106



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
195BAQIAWT-01	GL03	28.3 (N/A)	9.3 (N/A)	37.6	6.1	NA
XGETDRD4T5-01	U101	29.4 (N/A)	8.6 (N/A)	38.0	6	NA
HYJEMTIXJ0-01	U102	6.6 (N/A)	8.1 (N/A)	14.7	8.7	NA
8JCL1NFD7J-01	U103	20.2 (N/A)	8.3 (N/A)	28.5	7.2	NA
22X20I7NGR-01	U104	17.2 (N/A)	6.0 (N/A)	23.2	7.7	NA
VG421GWDLC-01	U105	15.8 (N/A)	10.3 (N/A)	26.1	7.4	NA
49GVHNE210-01	U201	28.5 (N/A)	17.9 (N/A)	46.4	5.3	NA
LA6JCOBQOE-01	U202	9.9 (N/A)	16.7 (N/A)	26.6	7.3	NA
V4Q2E2PJTU-01	U203	21.2 (N/A)	17.1 (N/A)	38.3	5.9	NA
0C25P2WCVN-01	U204	19.4 (N/A)	15.0 (N/A)	34.4	6.4	NA
DEVQFVJV0N-01	U205	16.4 (N/A)	20.4 (N/A)	36.8	6.2	NA



Explanatory notes

About this report

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate. (accessible via link).

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and energy value*. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the homes energy value*.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link)

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specifi ed on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data fi les may be available from the assessor

APPENDIX C INSULATION MARKUPS





GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
 DRAWINGS FOR THE PURPOSES OF DA ONLY (<u>NOT FOR CONSTRUCTION</u>) -FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 APCHITECTURAL PLANS TO BE PEAD IN COMMUNICTION WITH CONSULTANTS • ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS
- DRAWINGS, SPECIFICATIONS & REPORTS • COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS
- AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION • AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL

- 240L RECYCLING BIN SKYLIGHT SK
- ST STORAGE HWU HOT WATER UNITS

MATERIALS LEGEND:

AFG LV	ALUMINIUM FRAMED GLAZING ALUMINIUM ELLIPTICAL FIXED LOUVERS
AVV	AVINING (TO FOTORE DETAIL)
ER	
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEX
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

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		Paul Buljevic NSV
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DA104

PROJECT NO:

2311

F - WIP









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ŗ			A B C	28/11/2023 7/05/2024 29/05/2024	DEVELOPMENT APPPLICATION AMENDED DEVELOPMENT APP AMENDED DEVELOPMENT APP		
	22 22 30 32 30 32 30 32 30 32 30 32 32 32 32 32 32 32 32 32 32 32 32 32		Issue	Date			
					-		
	0,20		CH-07 CH-08	Amended	l Driveway Gradi	ent	
	<i>"</i>		CH-06	Floor to flo	oor height increas	sed	
	TOF 1 24.18		CH-05	204/ 205 Lift overru	in increased to 3	580mm	
			CH-04	Addition o	f skylights for uni	t 201/ 2	.03/
	l			balconies u	unit 105/ 205 to in ishability	nprove	outdoor
	ļ		general. CH-02 Extension of basement shoring wall to G/F subterranean area (providing access doors via lobbies for drainage maintenance) CH-03 Amendment to glazing line on south facing				
	l						
	1						
			CH-01	Internal red	configuration to a	ll apart	ments in
			LIST O	F MODIFIC	ATIONS		
			NOTE:	REFER TO LA	NDSCAPE PLANS	BY WYEI	R & CO.
			VB	EXTERNAL VENI	ETIAN BLINDS		
			RP RW TC	RIVER PEBBLES RENDERED FINI TIMBER CLADD	SH/SELECTED PAINT FINIS	Н	
	20.00		PSx PTx RD	PRIVACY SCREE PAINT FINISH TY ROLLER DOOR	IN (TO FUTURE SELECTION) PEx)	
	TOF 25.88		MC FCE PC	METAL CLADDIN METAL FENCING COMPOSITE PA	NG G (TO FUTURE SELECTION) NEL CLADDING		
	E NC		GB	FRAMELESS TO STANDARDS) METAL BALUSTE	UCHEINED GLASS BALUSTF RADE	KADE (TO BC	LA/AUS
	1 Л ш		AW CONC FB	AVVNING (TO FU CONCRETE FACE BRICK			
FENCE			AFG LV		AMED GLAZING LIPTICAL FIXED LOUVERS		
	0		MATE	ERIALS LEGEI	ND:		
			HWU	HOT WATER UN	ITS		
			R SK ST	240L RECYCLING SKYLIGHT STORAGE	G BIN		
			HW MV MB	HIGHLIGHT WIN MECHANICAL R MAILBOX TO FU	IDOW ISER TO FUTURE DETAIL TURE DETAIL		
			FHR FS GC	FIRE HOSE REEL FIRE STAIRS GARBAGE CHUT	- TE		
			AH AC FH	ACCESS HATCH A/C CONDENSE FIRE HYDRANT	I ER UNITS		
			LEGE AW	ND: AWNING			
			CONS	ULTANTINPUT WI	LL BE REQUIRED		
			AND A • AREA FOR	AUTHORITY IS REQ SCHEDULES SUP VERTICAL SERV	UIRED FOR ANY REPRODU PLIED ARE APPROXIMATE /ICE DUCTS, STRUCTUF	CTION ONLY - FUT RAL WALL	TURE ALLOWANCE SYSTEMS AND
			 ARCH DRAW COPY 	ITECTURAL PLANS /INGS, SPECIFICAT RIGHT OF DESIGN	s to be read in conjui tions & reports N shown hereon is re	TAINED BY	TH CONSULTANTS PBD ARCHITECTS
			• DRAW FURTH STAGE	INGS FOR THE F HER CONSULTANT EWHICH MAY IMP	PURPOSES OF DA ONLY 7/ AUTHORITY COORDINAT PACT ON DESIGN AND PLAI	(NOT FOR (ION WILL BE NNING LAYC	CONSTRUCTION) - E REQUIRED AT CC DUTS
			ALL W OF RE AUSTE	ORKS TO COMPL' ELEVENT STATUTO RALIAN BUILDING	Y WITH BUILDING CODE O ORY AUTHORITIES/ LOCAL STANDARDS	F AUSTRALI, . GOVERNN	A, REQUIREMENTS IENT & RELEVENT
			GENE	RAL NOTES:			





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