

DRAWING LIST

COVER SHEET	
A001	COVER SHEET
SITE	
A002	SITE ANALYSIS PLAN
A010	SITE PLAN
A011	DEMOLITION PLAN
A012	EXCAVATION PLAN
FLOOR PLANS	
A100	BASEMENT LEVEL 2 PLAN
A101	BASEMENT LEVEL 1 PLAN
A102	GROUND FLOOR PLAN
A103	LEVEL 1 PLAN
A104	LEVEL 2 PLAN
A105	ROOF PLAN
ELEVATIONS	
A300	SOUTH ELEVATION
A301	EAST ELEVATION
A302	NORTH AND WEST ELEVATION
SECTIONS	
A310	SECTION AA
A311	SECTION BB
A312	SECTION CC
MATERIAL AND FINISHES	
A320	MATERIAL AND FINISHES
SHADOW DIAGRAMS	
A400	SHADOW DIAGRAM - SHEET 01
A401	SHADOW DIAGRAM - SHEET 02
A402	SHADOW DIAGRAM - SHEET 03
A403	SHADOW DIAGRAM - SHEET 04
SOLAR STUDY DIAGRAMS	
A405	SOLAR STUDIES - SHEET 01
A406	SOLAR STUDIES - SHEET 02
A407	SOLAR STUDIES - SHEET 03

NOTES

C2.9	TABLE 3 - TYPE A CONSTRUCTION MINIMUM FRL OF BUILDING ELEMENT BASEMENT FLOORS - B1 AND B2 - 120/120/120
C2.9	TABLE 3 - TYPE A CONSTRUCTION MINIMUM FRL OF BUILDING ELEMENT GROUND FLOOR SLAB - 240/240/240
C2.9	TABLE 3 - TYPE A CONSTRUCTION MINIMUM FRL OF BUILDING ELEMENT ALL RESIDENTIAL FLOOR SLABS - 90/90/90 ACOUSTIC RATING - Rw+Ctr > 50 and Ln.W > 62
C3.11	ALL SOLE OCCUPANCY UNITS TO HAVE A SELF-CLOSING FIRE DOOR WITH MINIMUM FRL OF -/60/30
D1.7	BASEMENT 1 ACCESSIBLE WC TO HAVE A SELF-CLOSING FIRE DOOR WITH MINIMUM FRL OF -/60/30
D3.3	ALL ACCESSIBLE BATHROOMS TO INCLUDE ALL AS1428:1 CIRCULATION - FITTINGS - FIXTURES - CLEARANCES IN THE LIKE FOR FULL COMPLIANCE - INCLUDING SHELVES
E1.3	FIP LOCATED IN RESIDENTIAL LOBBY
E1.3	BOOSTER ASSEMBLY LOCATED ON ROBERTSON ROAD ENTRY
E1.5	SPRINKLERS LOCATED IN ALL BASEMENT LEVELS

CONSULTANTS

SURVEYOR	ADAM CLERKE SURVEYORS PTY LTD	38 KEVIN AVENUE, AVALON 2107	02 9918 4111
LANDSCAPING	SITE IMAGE-LANSCAPE ARCHITECT	LEVEL 1, 3-5 BAPTIST STREET REDFERN NSW 2016	02 8332 5600
STORM WATER & FLOODING	DEMLAKIAN ENGINEERING	5 RIDGE ST, NORTH SYDNEY NSW 2060	02 9955 4485
ASSESSMENT OF TRAFFIC & PARKING IMPLICATIONS	TRANSPORT AND TRAFFIC PLANNING	SUITE 502, L5 282 VICTORIA AVE, CHATSWOOD 2067	02 9411 5660
TRAFFIC & TRANSPORT MANAGEMENT PLAN	SBMG PTY LTD	PO BOX 8136, GLENMORE PARK NSW 2745	0467 370 380
ACCESSIBILITY	ACCESSIBLE BUILDING SOLUTIONS	124 UPPER WASHINGTON DRIVE, BONNET BAY NSW 2226	02 9528 0276
GEOTECHNICAL & SITE INVESTIGATION	ASSET GEOTECHNICAL	SUITE 2.05/56 DELHI RD, NORTH RYDE NSW 2113	0410 325 566
BASIX	DAMIAN OTOOLE TOWN PLANNING PTY	STUDIO 9,L5 35 BUCKINGHAM STREET, SURRY HILL 2010	0413 031 971
PLANNING (SEE)	HAMPTONS PROPERTY SERVICES	SUITE 404, 203-233 NEW SOUTH HEAD ROAD, EDGECLIFF	02 9386 7009
PHOTOMONTAGE & MODELING	ARCHITECTURAL IMAGES	46/6-8 HERBERT STREET, ST LEONARDS NSW 2065	02 9460 8943
PRIVATE CERTIFIER/BCA REPORT	DIX GARDNER GROUP	LEVEL 4, 155 CASTELREAGH ST, SYDNEY NSW 2000	0428 281 188
ARBORIST	DAMIAN GREEN		0450 575 677

UNITS

UNIT	LEVEL	1 BED	2 BED	3 BED	BATH	ENS	ADPT.	UNIT AREA	BALCONY/ COURTYARD AREA	LIFT ACCESS	DIRECT SUNLIGHT	CROSS THROUGH VENTILATION	SINGLE ASPECT	LIVING ROOM WIDTH	PARKING REQUIRED
01	1		■		■			90 m ²	11 m ²	■		■		> 4m	2
02	1		■		■	■	■	94 m ²	16 m ²	■			■	>4m	2
03	1		■		■	■		87 m ²	10 m ² /14 m ²	■	■	■		>4m	2
04	1		■		■	■		87 m ²	10 m ² /8 m ²	■		■		4m	2
05	1		■		■	■		94 m ²	10 m ² /27 m ²	■	■	■		4m	2
06	1		■		■	■		83 m ²	9 m ² /48 m ²	■	■	■		4m	2
07	1	■			■	■		70 m ²	9 m ² /47 m ²	■	■	■		3.6m	1
08	1			■	■	■		110 m ²	12 m ² /38 m ²	■	■	■		4m	2
09	2		■		■	■	■	89 m ²	78 m ²	■	■	■		> 4m	2
10	2		■		■	■	■	79 m ²	30 m ²	■	■	■		>4m	2
11	2		■		■	■		77 m ²	31 m ²	■	■	■		4m	2
12	2	■			■			51 m ²	21 m ²		■	■		3.6m	1
13	2		■		■	■		95 m ²	21 m ²	■	■	■		>4m	2
TOTAL		2	10	1	13 UNITS		3	1106 m ²			84% (113)	92% (113)	7% (113)		24

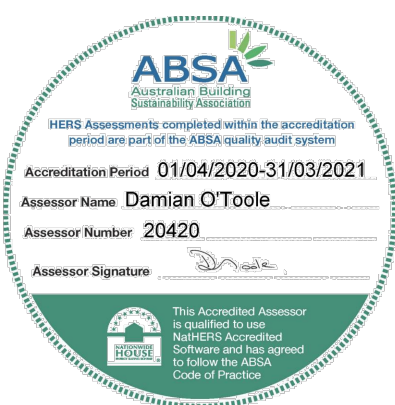
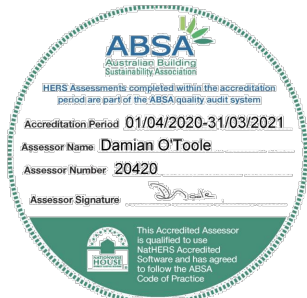
RETAIL

RETAIL SPACE	AREA	STORAGE AREA	PARKING REQUIRED	PARKING PROVIDED
1	40 m ²	8 m ²	1 space per 30m ²	
2	42 m ²	13 m ²		
3	42 m ²	4 m ²		
4	42 m ²	-		
5	48 m ²	-		
6	43 m ²	16 m ²		
7	135 m ²	-		
8	156 m ²	-		
TOTAL	548 m ²		18.2 (548/30)	19

PARKING

	UNITS	UNIT VISITOR	RETAIL	TOTAL
REQUIRED	24	5	19	48
PROVIDED	26	6	20	52

Assessor # 20420		Certificate # 0005506340			Issued: 151220	
Thermal 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						
Windows	Product ID	Glass	Frame	U value	SHGC	Area M ² Detail
Single glazed		Low e	Aluminium	5.6	0.41	As per plans
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ² Detail
Single glazed		Clear	Aluminium			As per plans
Window and skylight U and SHGC values, if specified, are according to ANAC 2005. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.						
External walls	Construction	Insulation	Colour – solar abs.	Detail		
Brick veneer/Framed		R2.5	Medium	As per plans		
Internal walls	Construction	Insulation	Detail			
Plasterboard		None	As per plans.			
Floors	Construction	Insulation	Covering	Detail		
Concrete		None/R2.0	Varies	As per plans. Insulation where car park below.		
Ceilings	Construction	Insulation	Detail			
Plasterboard		R2.5/None	As per plans. Insulation where adjoins roof/exterior.			
Roof	Construction	Insulation	Colour – solar abs.	Detail		
Metal		Foil + R1.0	Medium	As per plans.		
Window cover	Internal (curtains)	External (awnings, shutters, etc)				
As plans		As plans				
Fixed shading	Eaves (width - inc. gutters, h1 above windows)	Location				
	As plans – eaves /soffits	As plans – eaves/soffits/louvers as shown				
Overshadowing	Overshadowing structures			Overshadowing trees		
NA						
Orientation, Exposure, Ventilation and Infiltration						
Orientation of nominal north:	0	Living area open to entry:		Y	Ventilated skylights:	N
Terrain category:	Suburban	Doors separate living areas:		N	Open fire, unflued gas heat:	N
Roof ventilation:	Unventilated	Stair open to heated areas:		Y/N	Vented downlights:	N
Cross ventilation:	Standard	Seals to windows and doors:		Y	Wall and ceiling vents:	N
Subfloor:	Enclosed	Exhaust fans without dampers:		N		



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	SUITE 3.01, LEVEL 3 80 MOUNT STREET		07	21.06.21	DA ISSUE
	NORTH SYDNEY, NSW 2060 AUSTRALIA		06	20.12.15	DA ISSUE
	ABN 56 120 779 106		05	20.12.15	DA ISSUE
	NOMINATED ARCHITECTS		04	20.11.23	ISSUED TO COUNCIL
	TONY GRAY 5303 & PAUL GOOSELL 6726		03	20.05.19	REVISED /ISSUED
			02	20.03.06	ISSUED TO COUNCIL
			01	19.10.15	DA ISSUE
			ISSUE	DATE	AMENDMENTS

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CLIENT	PROJECT
DEVELOPMENT LINK	MIXED USE DEVELOPMENT
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106	
LOT 65 & 66 SEC 5 DP 6248	

COVERSHEET
SCHEDULE

SCALE	N/A	PROJECT NUMBER	DRAWING NUMBER	ISSUE
APPROVED		18057	A001	08
DRAWN	MT			
CHECKED	PG			
DATE	JAN 2019			
STATUS	DA			



Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Mixed Use Building

- (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

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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 - Mixed Use Building

(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.		✓ ✓	✓ ✓
(f) 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.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) 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.	✓	✓	✓

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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	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4 star	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up
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.		✓	✓

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(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".		✓	

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

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Cooling			Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
4, 11	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	3	1	yes	yes	yes	yes	0	yes
10, 13	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	1	1	yes	yes	yes	yes	0	yes
All other dwellings	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	2	1	yes	yes	yes	yes	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	-	no	4.5 star	-	2 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.			

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(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)
1	12.0	20.0
2	13.0	26.0
3	9.0	22.0
4	2.0	25.0
5	16.0	23.0
6	5.0	26.0
7	3.0	20.0
8	2.0	29.0
9	5.0	21.0

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SUITE 3.01, LEVEL 3 80 MOUNT STREET
NORTH SYDNEY, NSW 2060 AUSTRALIA
ABN 56 120 779 106
NOMINATED ARCHITECTS
TONY GRAY 5303 & PAUL GOOSELL 6726

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P 02 9660 3644 www.crawford.com.au
E arch@crawford.com.au

03	21.06.21	DA ISSUE
02	20.06.18	DA ISSUE
01	20.12.15	DA ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT

DEVELOPMENT LINK

PROJECT

MIXED USE DEVELOPMENT

TITLE

BASIX
SHEET 01

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

SCALE N/A

APPROVED MT

CHECKED PG

DATE JAN 2019

STATUS DA

PROJECT NUMBER 18057

A003

ISSUE

03

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Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
10	6.0	22.0
11	16.0	27.0
12	19.0	22.0
13	11.0	25.0
All other dwellings	7.0	28.0

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Version: 3.0 / DARWINIA_3_15_1

Certificate No.: 1044257M_02

Tuesday, 15 December 2020

page 11/16

(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	no common facility	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.	✓	✓	✓	

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Version: 3.0 / DARWINIA_3_15_1

Certificate No.: 1044257M_02

Tuesday, 15 December 2020

page 12/16

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
Car park area	ventilation supply only	carbon monoxide monitor + 2-speed fan	fluorescent	time clocks	No
Lift car (No.1)	-	-	compact fluorescent	connected to lift call button	No
Garbage room	ventilation supply only	-	fluorescent	manual on / manual off	No
Plant or service room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Lobby	ventilation supply only	time clock or BMS controlled	compact fluorescent	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 5

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Certificate No.: 1044257M_02

Tuesday, 15 December 2020

page 13/16

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	no common facility	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.	✓	✓	✓	

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Tuesday, 15 December 2020

page 14/16

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 15.0 peak kW

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Certificate No.: 1044257M_02

Tuesday, 15 December 2020

page 15/16

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).

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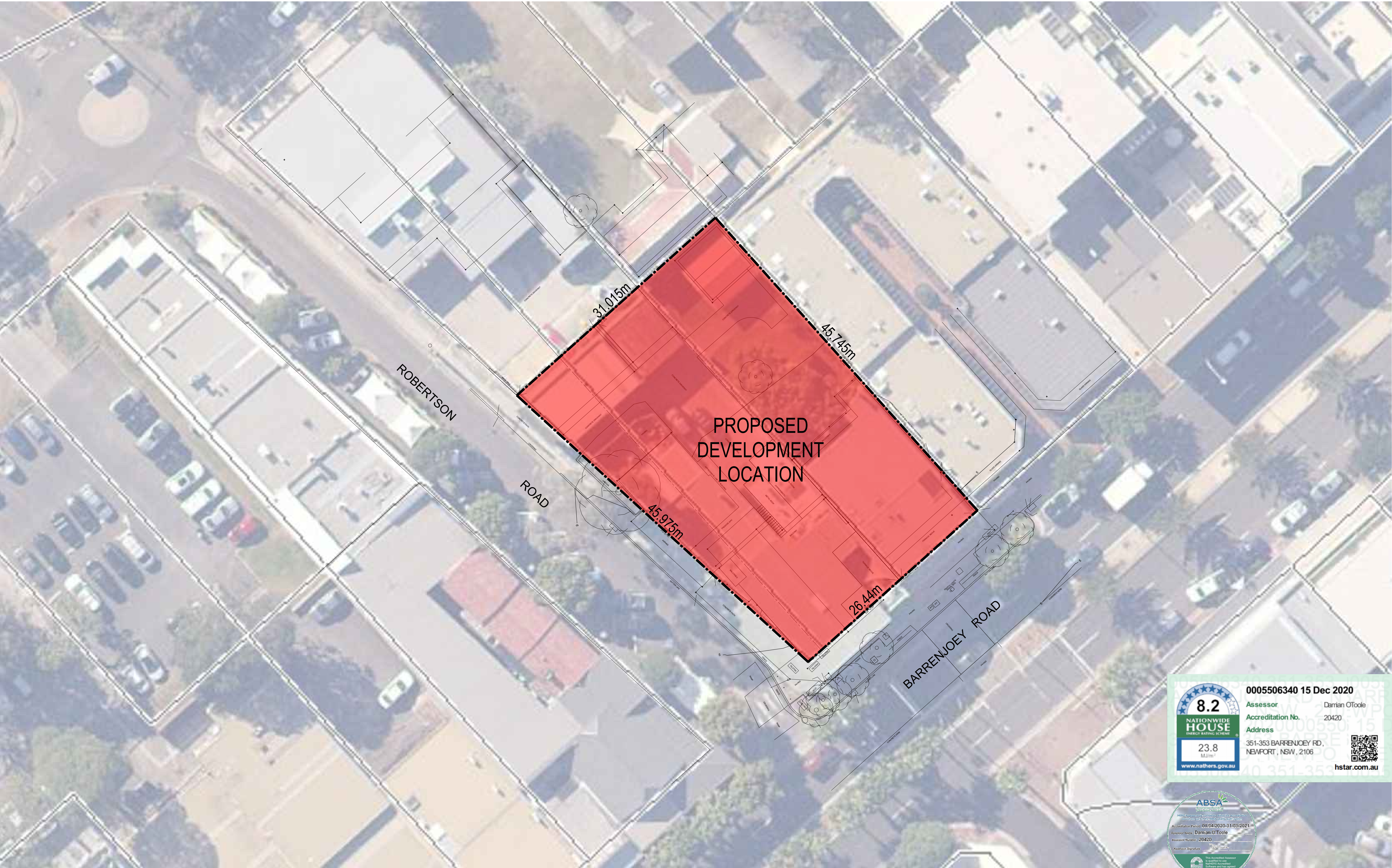
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Certificate No.: 1044257M_02

Tuesday, 15 December 2020

page 16/16





0005506340 15 Dec 2020
Assessor
Accreditation No. 20420
Address
351-353 BARRENJOEY RD,
NEWPORT, NSW, 2106



hstar.com.au



Accreditation Period: 01/04/2020-31/03/2021
Assessor Name: Damian O'Toole
Assessor Number: 20420
Assessor Signature: [Signature]

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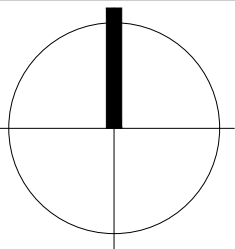
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07	20.12.17	DA ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 6248

TITLE
SITE LOCATION PLAN



SCALE: 1:100 @ A1

APPROVED
DRAWN
CHECKED
DATE
STATUS

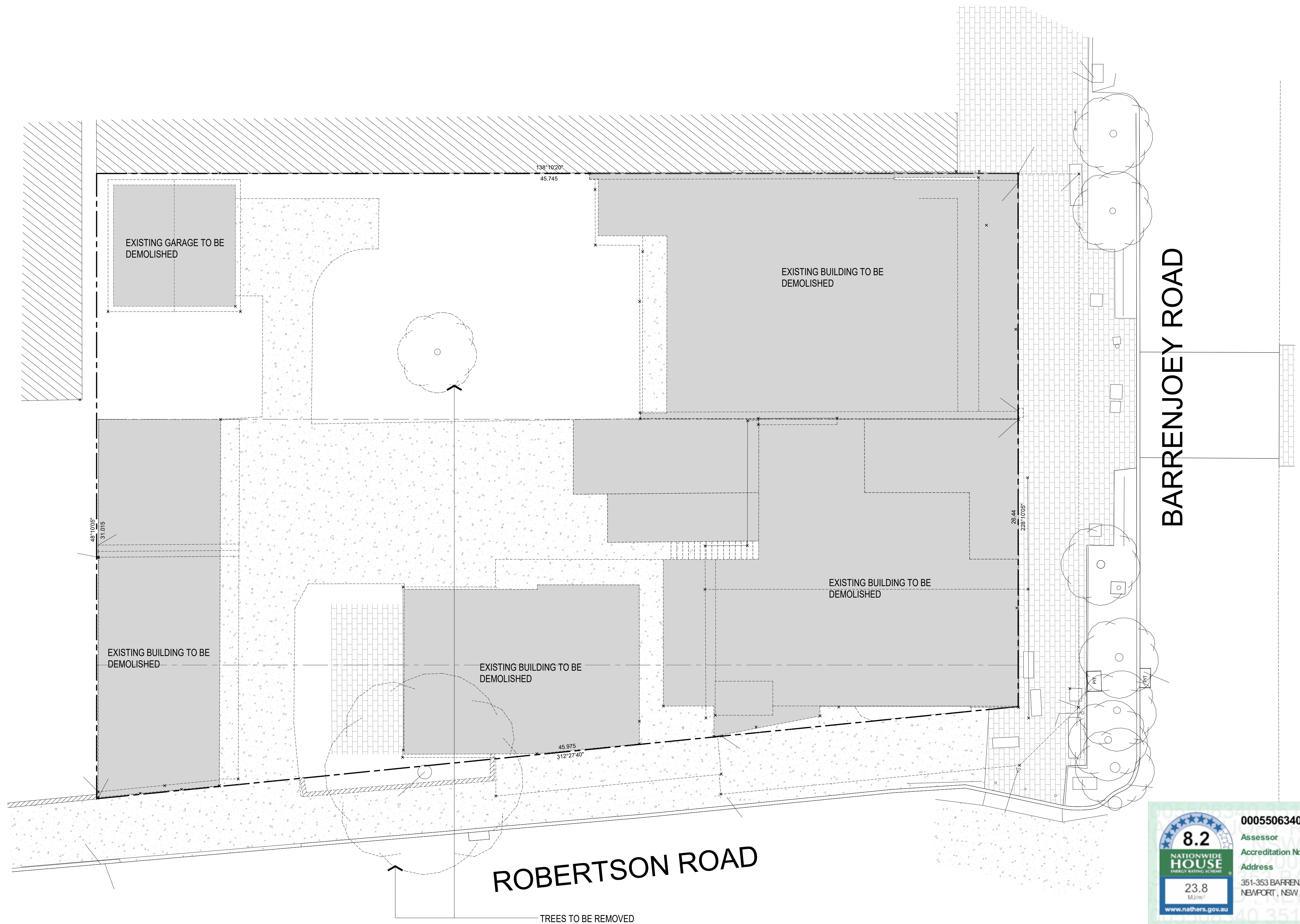
LH
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JAN 2019
DA

PROJECT NUMBER
18057

DRAWING NUMBER

A010

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Assessor: Damian O'Toole

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Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

23.8 MJ/m²

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

Assessor Name: Damian O'Toole

Assessor Number: 20420

Assessor Signature: 

This Accredited Assessor is required to use National Assessment to follow the ABSA Code of Practice

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04	20.11.23	ISSUED TO COUNCIL
03	20.06.19	REVISED ISSUED
02	20.03.06	ISSUED TO COUNCIL
01	19.10.15	DA ISSUE
ISSUE	DATE	AMENDMENTS

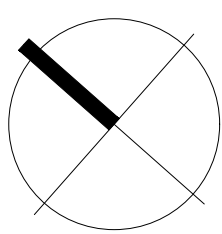
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PROJECT
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LOT 65 & 66 SEC 5 DP 6248

TITLE
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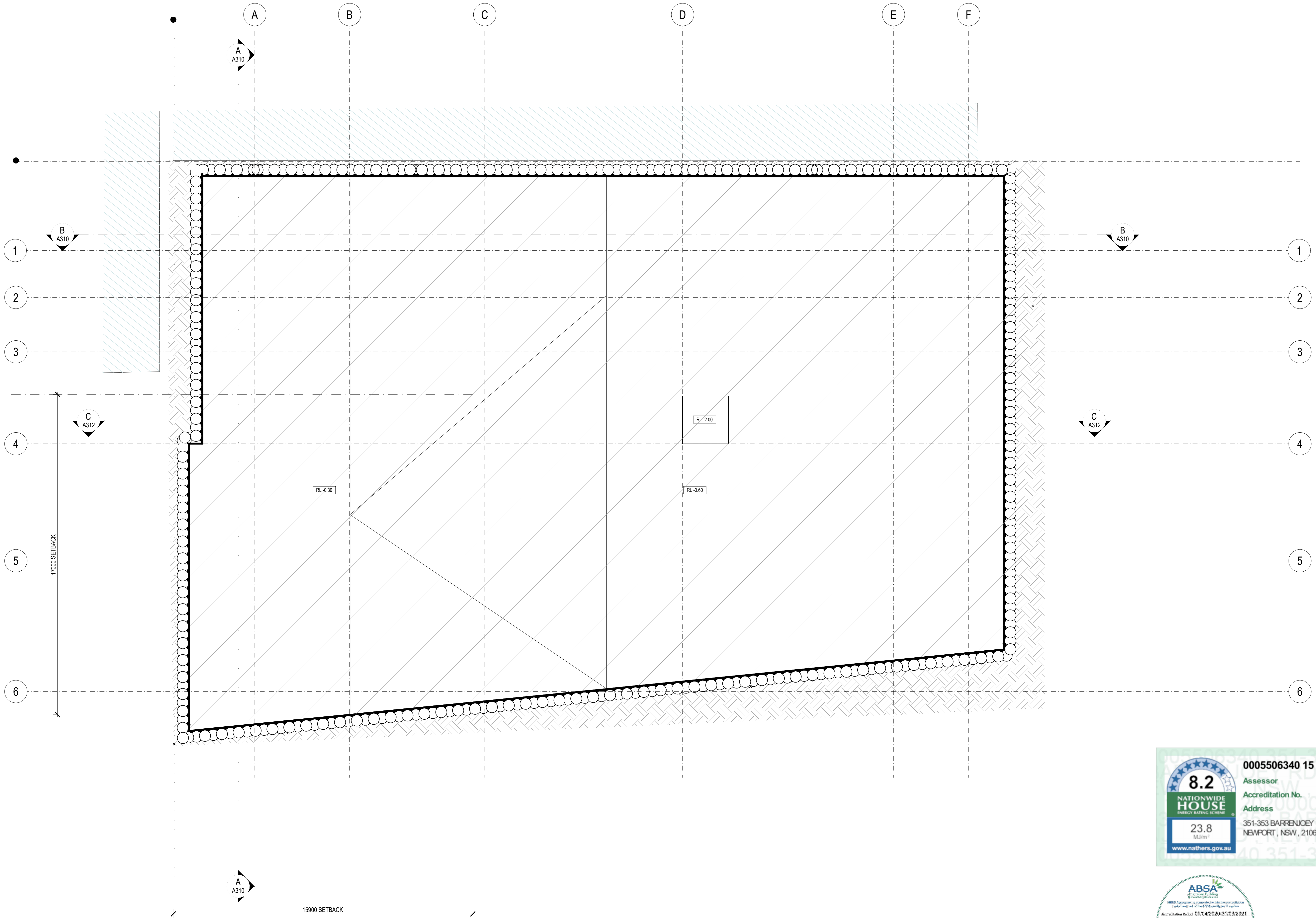
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APPROVED: MT
DRAWN: PG
CHECKED: PG
DATE: JAN 2019
STATUS: DA

PROJECT NUMBER
18057

DRAWING NUMBER
A011

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07

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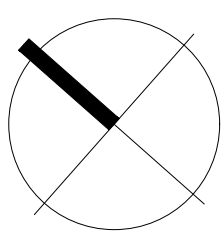
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07	21.06.21	DA ISSUE
06	20.12.15	DA ISSUE
05	20.12.15	DA ISSUE
04	20.11.23	ISSUED TO COUNCIL
03	20.06.19	REVISED ISSUED
02	20.03.06	ISSUED TO COUNCIL
01	19.10.15	DA ISSUE

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 6248

TITLE
EXCAVATION PLAN



SCALE: 1:100 @ A1
APPROVED: MT
DRAWN: PG
CHECKED: PG
DATE: JAN 2019
STATUS: DA

PROJECT NUMBER
18057

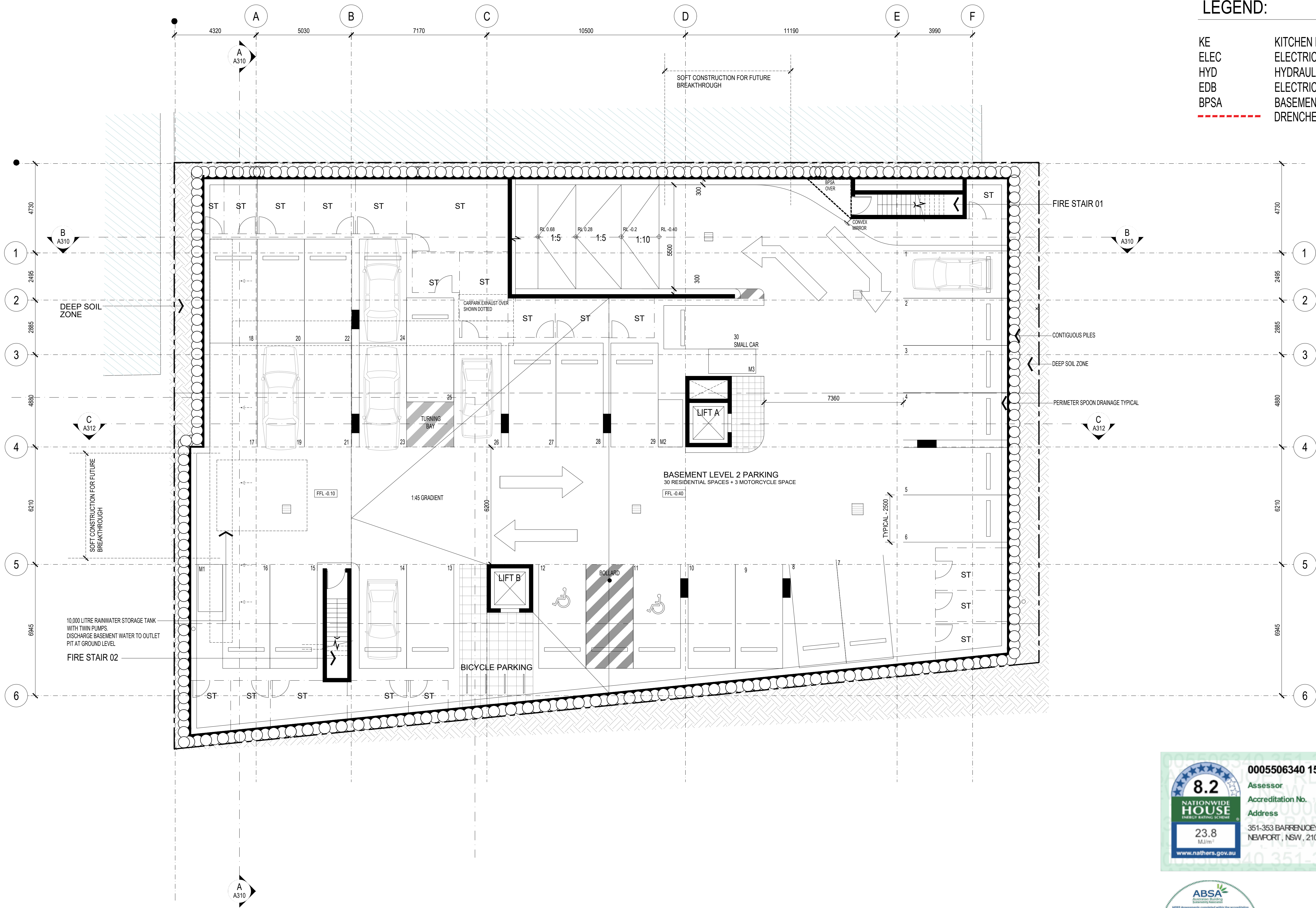
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07

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LEGEND:

- KE KITCHEN EXHAUST
ELEC ELECTRICAL ROOM
HYD HYDRAULICS RISER
EDB ELECTRICAL BOARDS
BPSA BASEMENT PARKING SUPPLY AIR
DRENCHES



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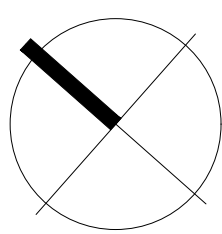
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19	21.06.21	DA ISSUE
18	21.06.10	ISSUED TO CONSULTANT
17	20.12.15	DA ISSUE
16	20.12.15	DA ISSUE
15	20.12.01	ISSUED TO CONSULTANTS
14	20.11.23	ISSUED TO COUNCIL
13	20.11.04	DISAP ISSUE

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 6248

TITLE
BASEMENT 2 FLOOR PLAN



SCALE: 1:100 @ A1
APPROVED: MT LH
CHECKED: PG
DATE: JAN 2019
STATUS: DA

PROJECT NUMBER
18057

DRAWING NUMBER

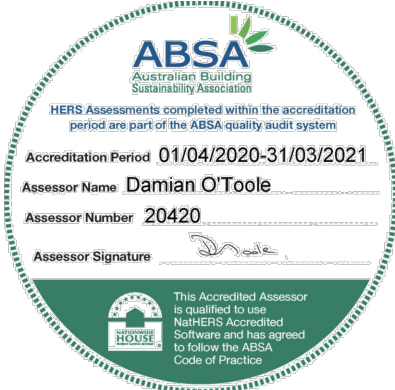
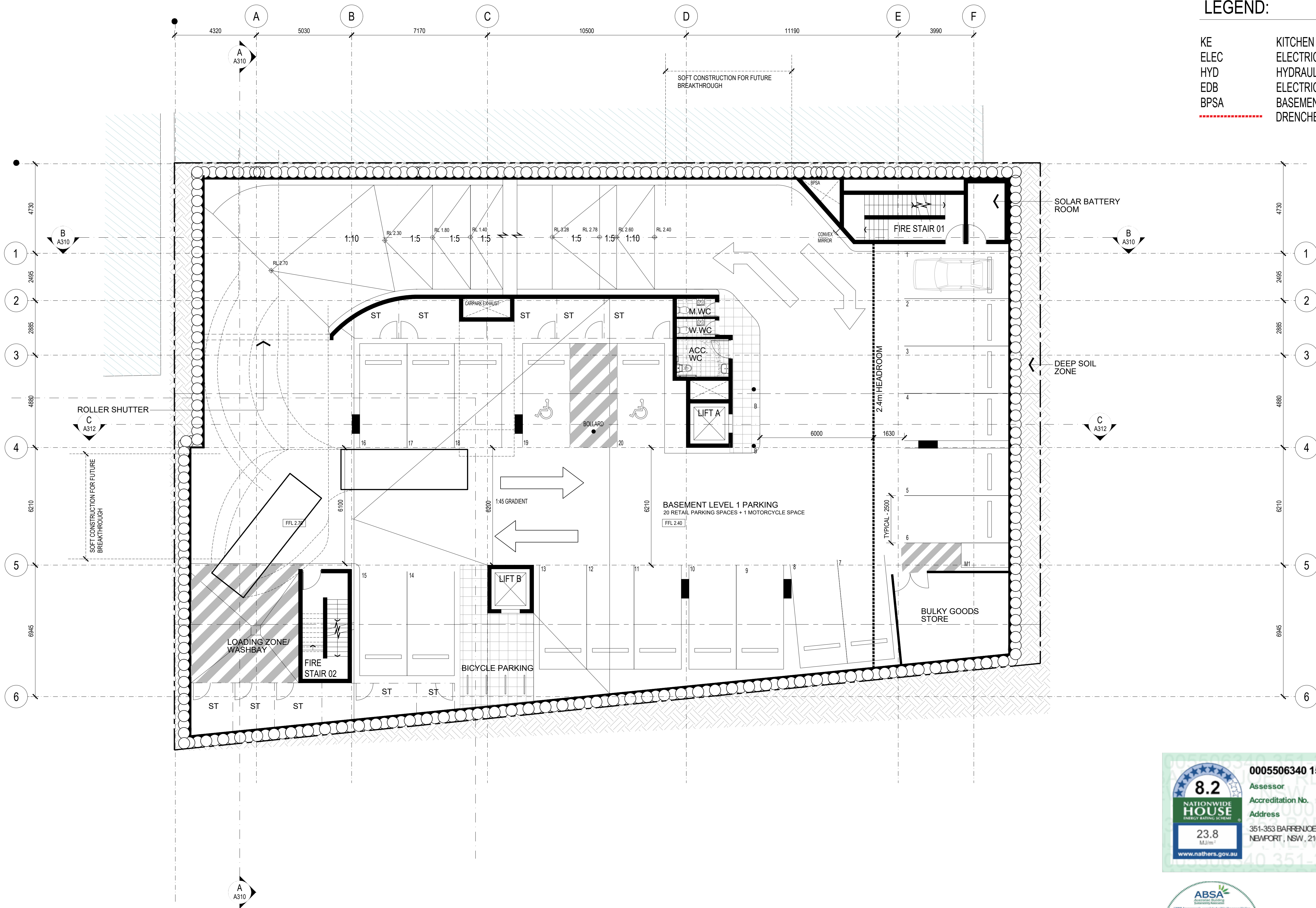
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19
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LEGEND:

- KE KITCHEN EXHAUST
ELEC ELECTRICAL ROOM
HYD HYDRAULICS RISER
EDB ELECTRICAL BOARDS
BPSA BASEMENT PARKING SUPPLY AIR DRENCHES



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19	21.06.21	DA ISSUE
18	21.06.10	ISSUED TO CONSULTANT
17	20.12.15	DA ISSUE
16	20.12.15	DA ISSUE
15	20.12.01	ISSUED TO CONSULTANTS
14	20.11.23	ISSUED TO COUNCIL
13	20.11.04	DISAP ISSUE

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DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

TITLE
BASEMENT 1 FLOOR PLAN

SCALE
1:100 @ A1

APPROVED
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CHECKED
DATE
STATUS

PROJECT NUMBER
DRAWING NUMBER

18057

A101

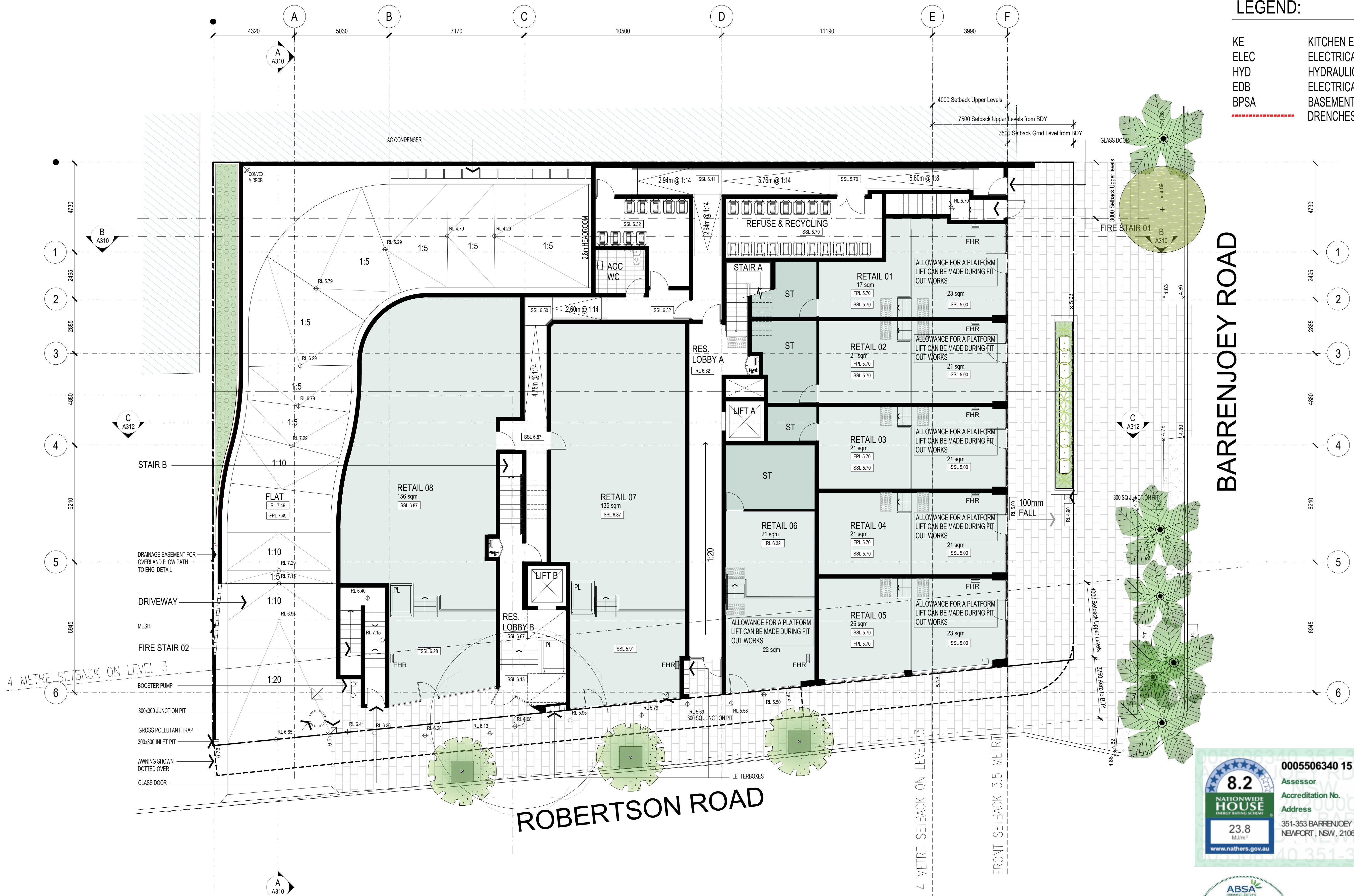
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19

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LEGEND:

- KE KITCHEN EXHAUST
ELEC ELECTRICAL ROOM
HYD HYDRAULICS RISER
EDB ELECTRICAL BOARDS
BPSA BASEMENT PARKING SUPPLY AIR
DRENCHES



0005506340 15 Dec 2020

Assessor: Damian O'Toole
Accreditation No.: 20420
Address: 351-353 BARRENJOEY RD, NEWPORT, NSW, 2106

8.2
NATIONWIDE
HOUSE
ENERGY RATING
23.8
MJ/m²

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ABSA
Accreditation
01/04/2020-31/03/2021
Assessor Name: Damian O'Toole
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28	21.06.21	DA ISSUE
27	21.06.16	ISSUED TO CLIENT
26	21.06.16	ISSUED TO CONSULTANT
25	21.06.15	ISSUED TO CONSULTANT

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT

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LOT 65 & 66 SEC 5 DP 6248

TITLE
GROUND FLOOR PLAN

SCALE
1:100 @ A1

APPROVED
DRAWN
CHECKED
DATE
STATUS

PROJECT NUMBER
18057

DRAWING NUMBER

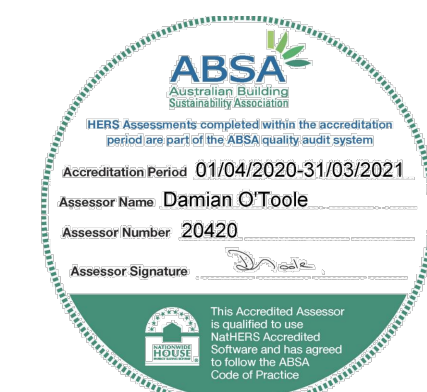
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ISSUE

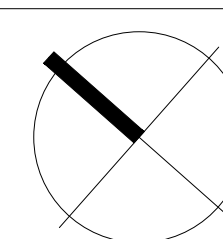
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KE	KITCHEN EXHAUST
ELEC	ELECTRICAL ROOM
HYD	HYDRAULICS RISER
EDB	ELECTRICAL BOARDS
BPSA	BASEMENT PARKING SUPPLY AIR
-----	DRENCHES



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LEGEND:

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ELEC
HYD
EDB
BPSA

KITCHEN EXHAUST
ELECTRICAL ROOM
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BASEMENT PARKING SUPPLY AIR
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ISSUE	DATE	AMENDMENTS

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DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT
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LOT 65 & 66 SEC 5 DP 6248

TITLE
SECOND FLOOR PLAN

SCALE
1:100 @ A1

APPROVED
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CHECKED
DATE
STATUS

MT LH
PG
JAN 2019
DA

PROJECT NUMBER
DRAWING NUMBER

18057
A104

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29

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LEGEND:

- KE

ELEC

HYD

EDB

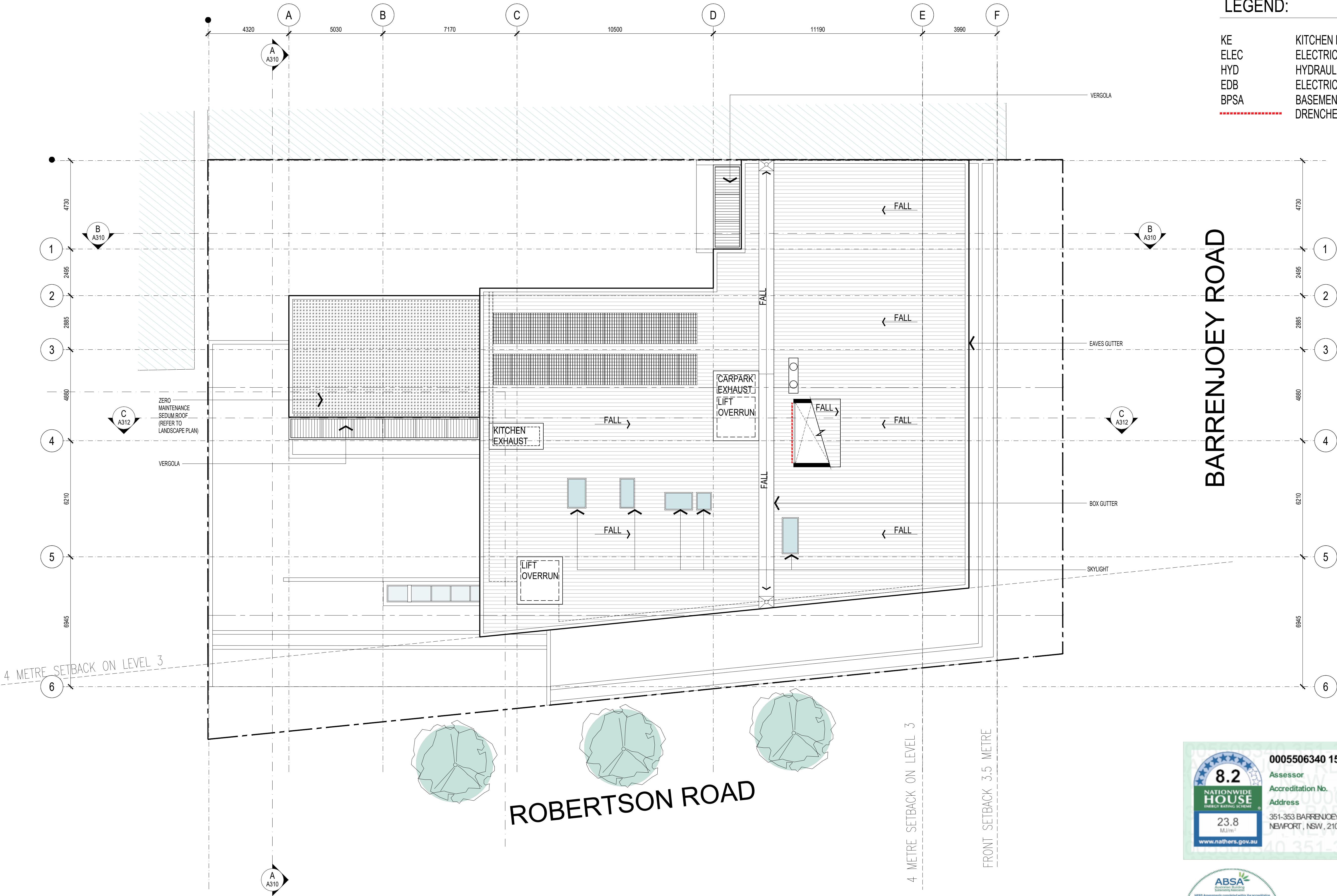
BPSA
- KITCHEN EXHAUST

ELECTRICAL ROOM

HYDRAULICS RISER

ELECTRICAL BOARDS

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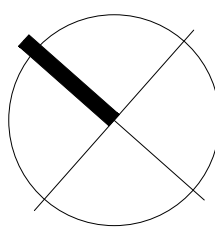
ISSUE	DATE	AMENDMENTS
26	21.06.22	DA ISSUE
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24	21.06.18	DA ISSUE
23	21.06.10	ISSUED TO CONSULTANT
22	20.12.15	DA ISSUE
21	20.12.15	DA ISSUE

DEVELOPMENT LINK

MIXED USE DEVELOPMENT

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ROOF PLAN



SCALE 1:100 @ A1
APPROVED
DRAWN MT LH HH
CHECKED PG
DATE JAN 2019
STATUS DA

PROJECT NUMBER 18057
DRAWING NUMBER

A105

26

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8.2

NATIONWIDE HOUSE

ENERGY RATING SCHEME

23.8

MJ/m²

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Assessor: Damian O'Toole

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02	21.06.30	DA ISSUE
01	21.06.22	DA ISSUE
ISSUE	DATE	AMENDMENTS

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CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

TITLE
VARIATION TO BUILDING HEIGHT

SCALE
1:100 @ A1

APPROVED
DRAWN
CHECKED
DATE
STATUS

MT LH
PG
JAN 2019
DA

PROJECT NUMBER
DRAWING NUMBER

18057
A110

ISSUE
02

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0005506340 15 Dec 2020

Assessor Damien O'Toole

Accreditation No. 20420

Address

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NEWPORT, NSW, 2106



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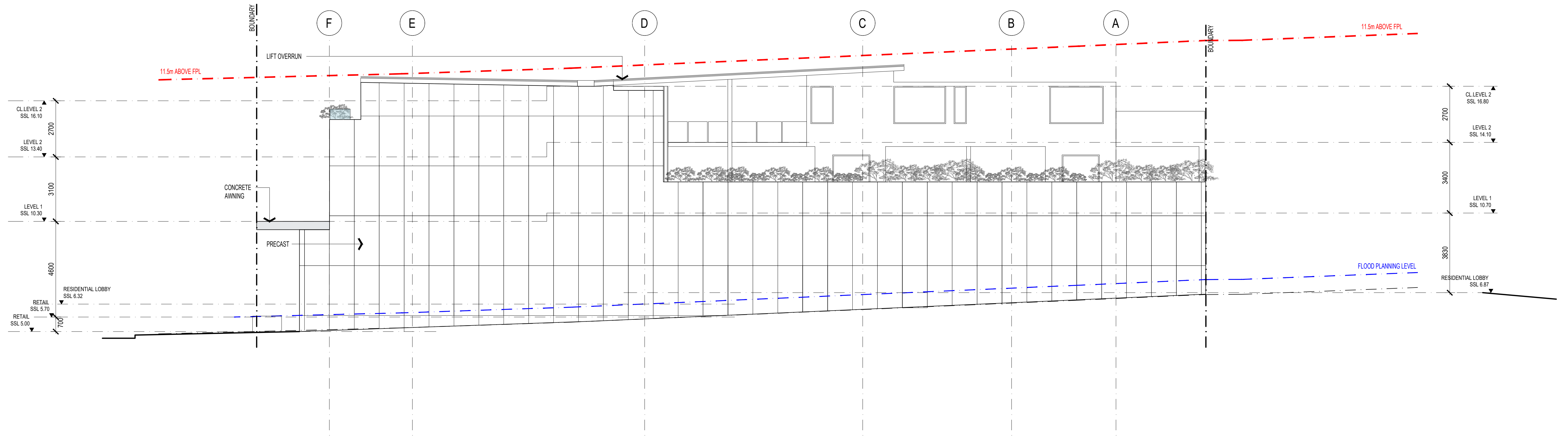
Accreditation Period 01/04/2020-31/03/2021

Assessor Name: **Damian O'Toole**

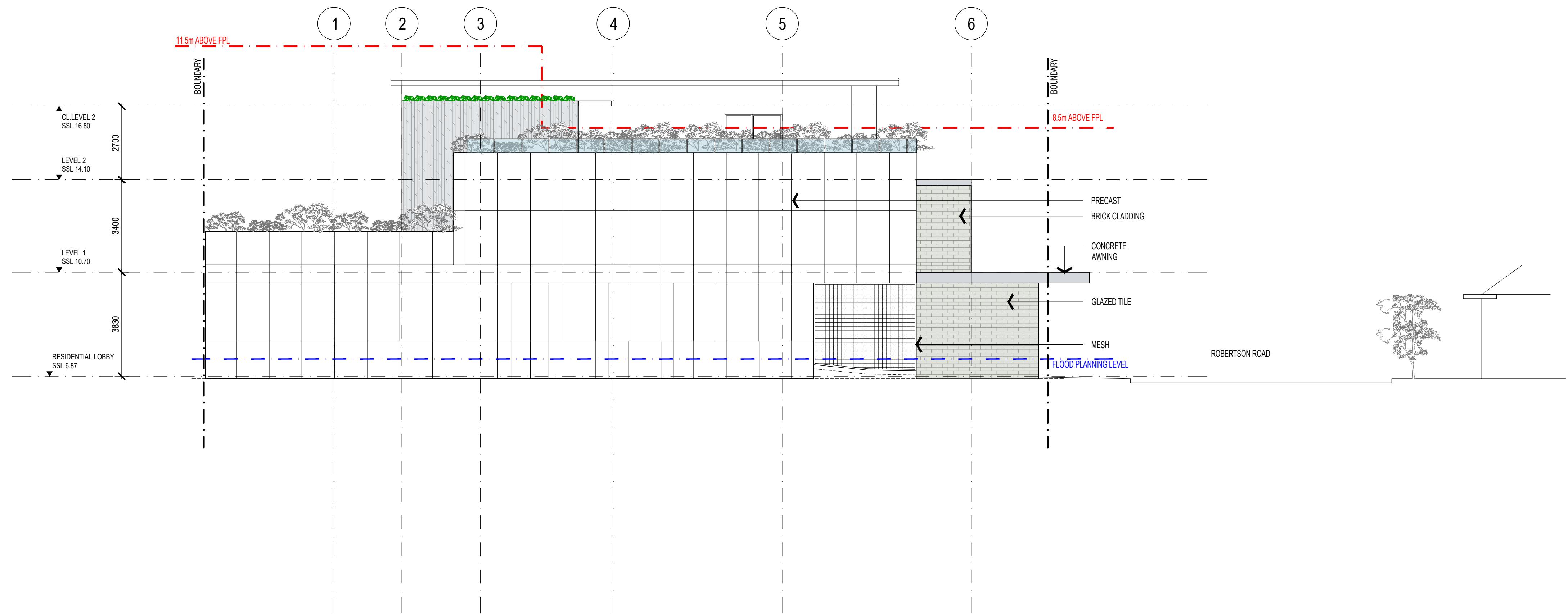
Assessor Number **20420**

Assessor Signature _____

This Accredited Assessor
is qualified to use
natHERS Accredited
Software and has agreed
to follow the ABSA
Code of Practice



NORTH ELEVATION



WEST ELEVATION



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TONY GRAY 5303 & PAUL GODSELL 6726
P: 02 9660 3644 www.crawford.com.au
E: arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
15	21.06.21	DA ISSUE
14	21.06.11	ISSUED TO CONSULTANT
13	20.12.15	DA ISSUE

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

TITLE
NORTH AND WEST
ELEVATIONS

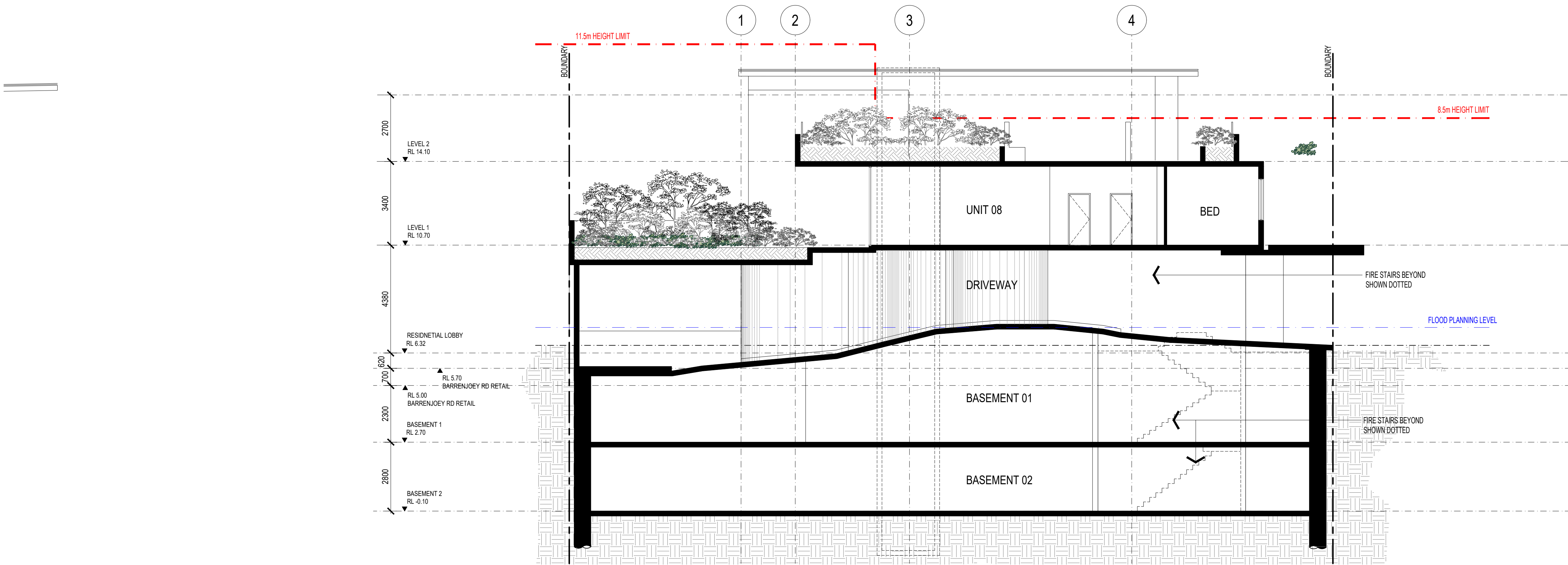
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APPROVED: MN
DRAWN: PG
CHECKED: PG
DATE: JAN 2019
STATUS: DA

PROJECT NUMBER: 18057
DRAWING NUMBER: A302

15

ISSUE

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8.2

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

23.8

MJ/m²

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Assessor
Accreditation No.
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Accreditation Period 01/04/2020-31/03/2021

Assessor Name Damian O'Toole

Assessor Number 20420

Assessor Signature 

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TONY GRAY 5303 & PAUL GOOSELL 6726
ARCHITECTS PTY LTD

P 02 9660 3644 www.crawford.com.au
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ISSUE	DATE	AMENDMENTS
13	21.06.21	DA ISSUE
12	20.12.15	DA ISSUE
11	20.12.15	DA ISSUE
10	20.12.08	ISSUED TO CONSULTANTS
09	20.11.23	ISSUED TO COUNCIL

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 6248

TITLE
SECTION AA

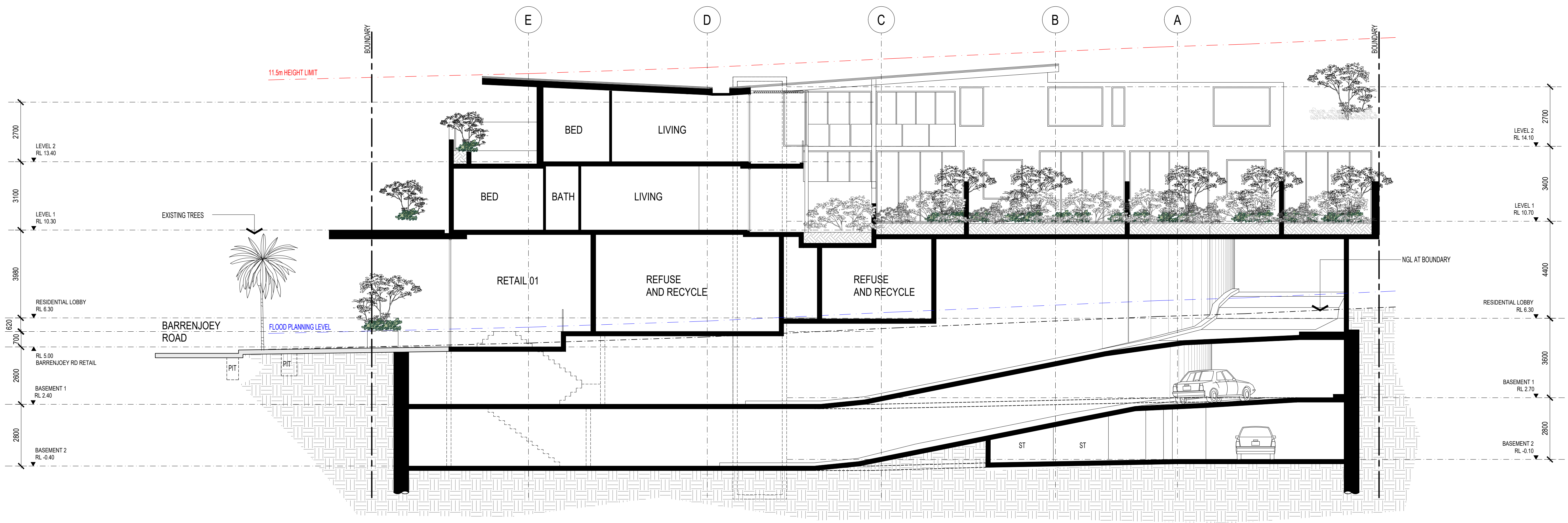
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APPROVED
DRAWN HH - MT
CHECKED PG
DATE JAN 2019
STATUS DA

PROJECT NUMBER 18057
DRAWING NUMBER

A310

ISSUE 13

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8.2

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

23.8

MJ/m²

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20420



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TONY GRAY 5303 & PAUL GOOSELL 6726

P: 02 9660 3644 www.crawford.com.au
E: arch@crawford.com.au

ISSUE	DATE	AMENDMENTS
13	21.06.21	DA ISSUE
12	20.12.15	DA ISSUE
11	20.12.15	DA ISSUE
10	20.12.08	ISSUED TO CONSULTANTS
09	20.11.23	ISSUED TO COUNCIL

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT
351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 6248

TITLE
SECTION BB

SCALE
1:100 @ A1

APPROVED
DRAWN
CHECKED
DATE
STATUS

HH - MT
PG
JAN 2019
DA

PROJECT NUMBER
DRAWING NUMBER

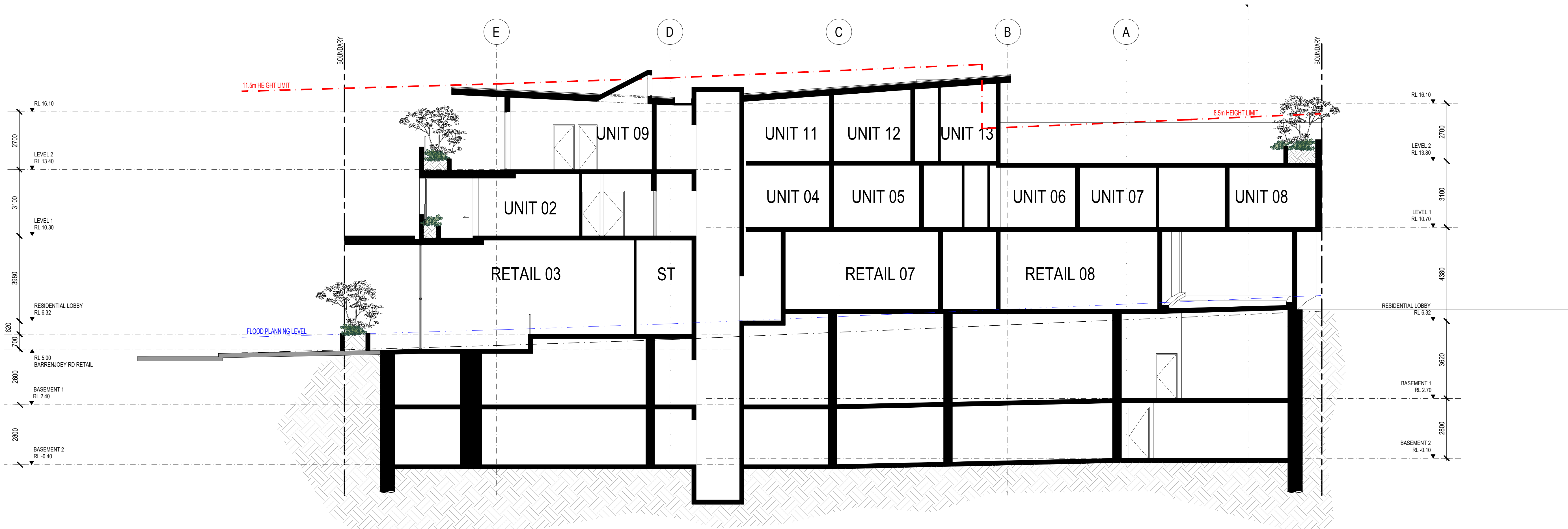
18057

A311

ISSUE

13

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Assessor Accreditation No. 20420

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Australian Building Sustainability Association

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

Assessor Name: Damian O'Toole

Assessor Number: 20420

Assessor Signature: 

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P 02 9660 3644 www.crawford.com.au
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ISSUE	DATE	AMENDMENTS
06	21.06.21	DA ISSUE
05	20.12.15	DA ISSUE
04	20.12.15	DA ISSUE
03	20.12.08	ISSUED TO CONSULTANTS
02	20.11.23	ISSUED TO COUNCIL
01	20.11.20	DSAP ISSUE

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PROJECT
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351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 6248

TITLE
SECTION CC

SCALE 1:100 @ A1

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DRAWN HH - MT
CHECKED PG
DATE JAN 2019
STATUS DA

PROJECT NUMBER 18057
DRAWING NUMBER

A312

06

ISSUE

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FRONT ELEVATION / ROBERTSON ROAD



8.2

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

23.8

MJ/m²

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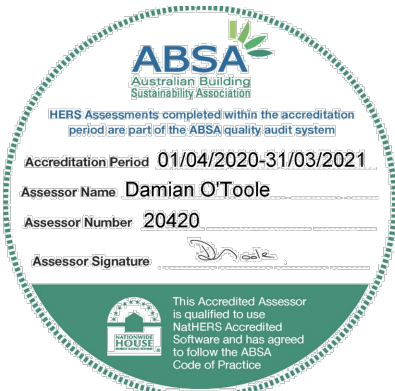
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Address

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SUITE 3.01, LEVEL 3 80 MOUNT STREET		07	20.12.15	DA ISSUE
NORTH SYDNEY, NSW 2060 AUSTRALIA		06	20.12.15	DA ISSUE
ABN 56 120 779 106		05	20.11.23	ISSUED TO COUNCIL
NOMINATED ARCHITECTS:		04	20.07.02	REVISED ISSUE
TONY GRAY 5303 & PAUL GOOSELL 6726		03	20.06.19	REVISED ISSUE
		02	20.05.01	REVISED ISSUE
		01	19.10.15	DA ISSUE
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ISSUE	DATE	AMENDMENTS		

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MATERIAL AND FINISHES

SCALE

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DRAWING NUMBER

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1:100 @ A1

18057

A320

08

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08

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LOT 65 & 66 SEC 5 DP 6248

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DRAWN
CHECKED

DATE

STATUS

HH
PG

JAN 2019

DA



BEFORE



AFTER

8.2

NATIONWIDE HOUSE

ENERGY RATING SCHEME

23.8

MJ/m²

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Assessor

Accreditation No.

Address

351-353 BARRENJOEY RD,
NEWPORT, NSW, 2106

Damian O'Toole

20420

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ABSA

Accreditation Building Sustainability Assessment

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

Assessor Name Damian O'Toole

Assessor Number 20420

Assessor Signature

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04	20.11.23	ISSUED TO COUNCIL
03	20.06.19	REVISED ISSUED
02	20.06.04	REVISED DA ISSUE
01	19.10.15	DA ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

TITLE
BEFORE & AFTER
PHOTOMONTAGE

SCALE -
APPROVED
DRAWN HH
CHECKED PG
DATE JAN 2019
STATUS DA

PROJECT NUMBER
18057

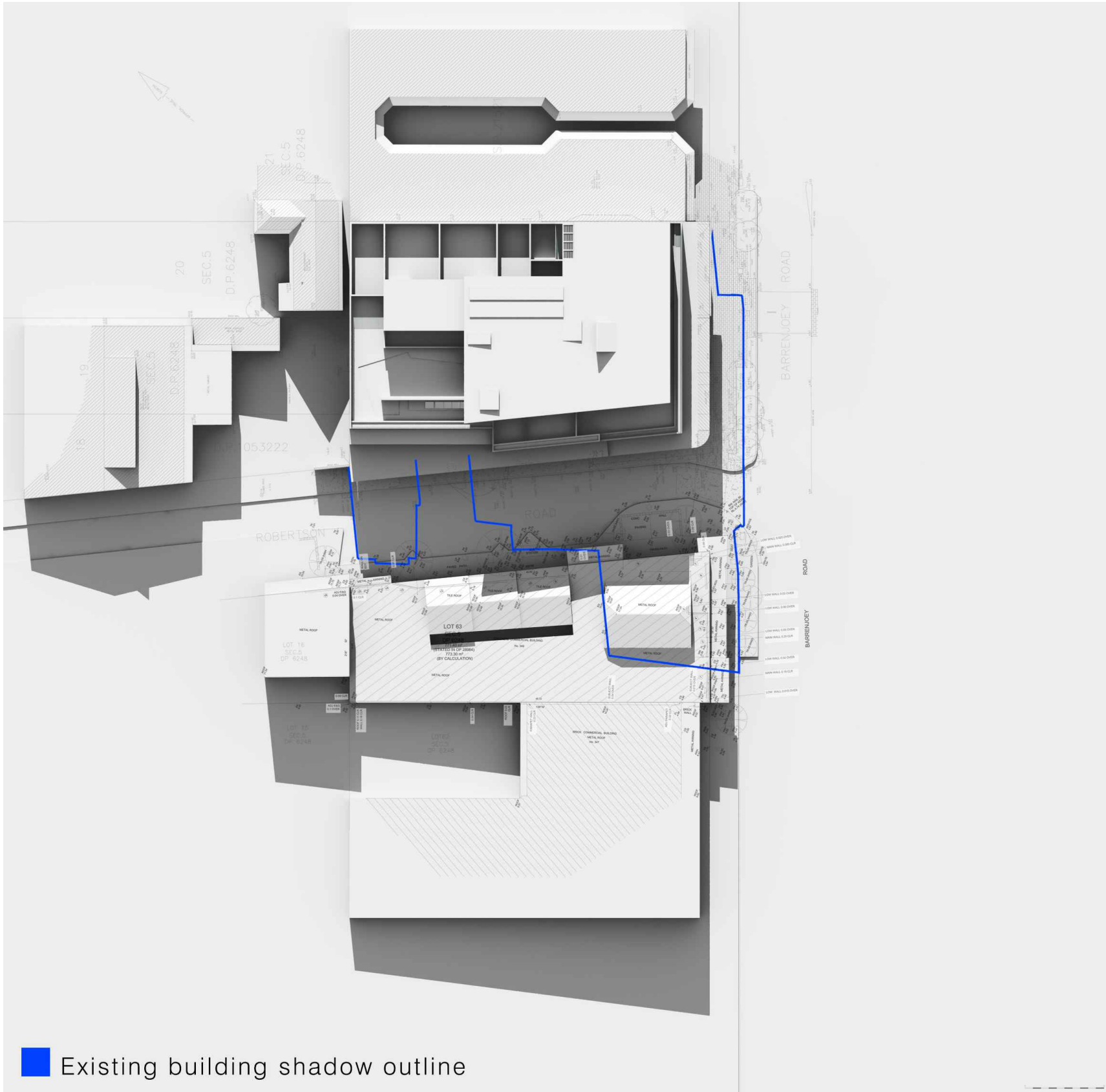
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A321

ISSUE

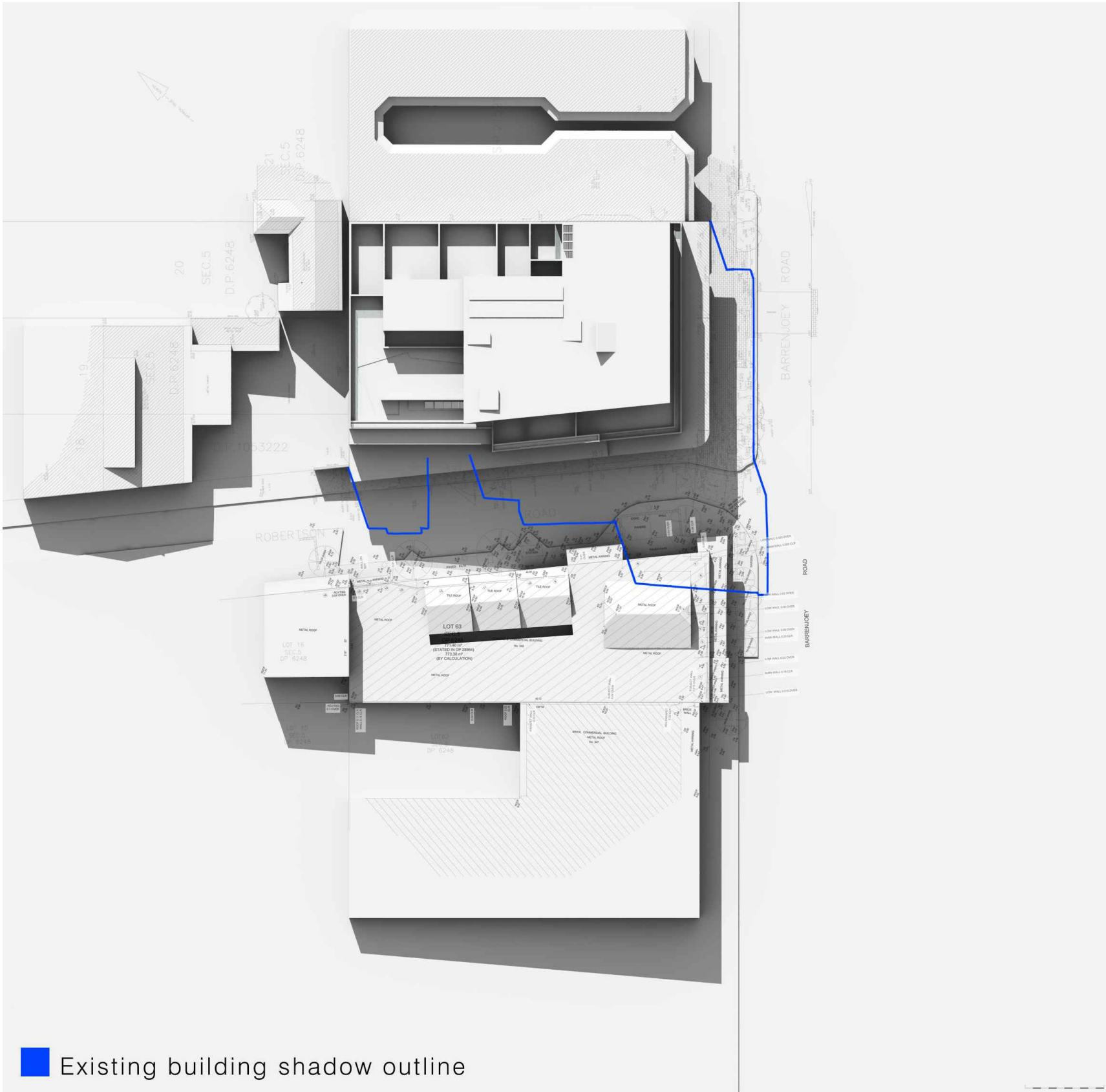
06

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architects



Existing building shadow outline

9:00am
21th JUNE



Existing building shadow outline

10:00am
21th JUNE



Existing building shadow outline

11:00am
21th JUNE

8.2

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

23.8

MJ/m²

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Accreditation No.
Address

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Damian O'Toole
20420

ABSA

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

Assessor Name Damian O'Toole

Assessor Number 20420

Assessor Signature

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PROJECT
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TITLE
SHADOW DIAGRAMS
SHEET 01

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LOT 65 & 66 SEC 5 DP 6248

SCALE
APPROVED
DRAWN
CHECKED
DATE
STATUS

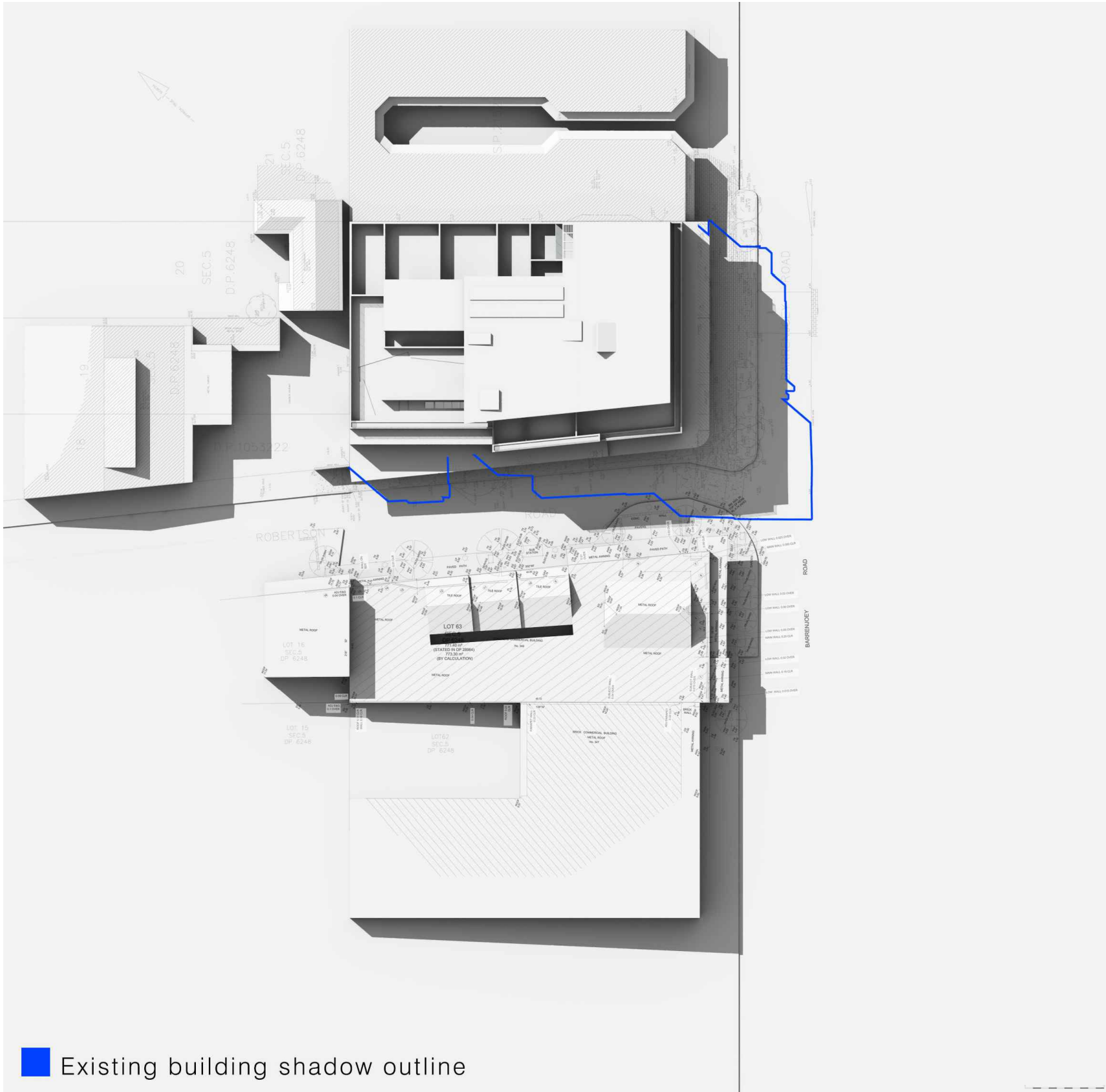
NTS
PG
JAN 2019
DA

PROJECT NUMBER
DRAWING NUMBER

18057
A400

ISSUE

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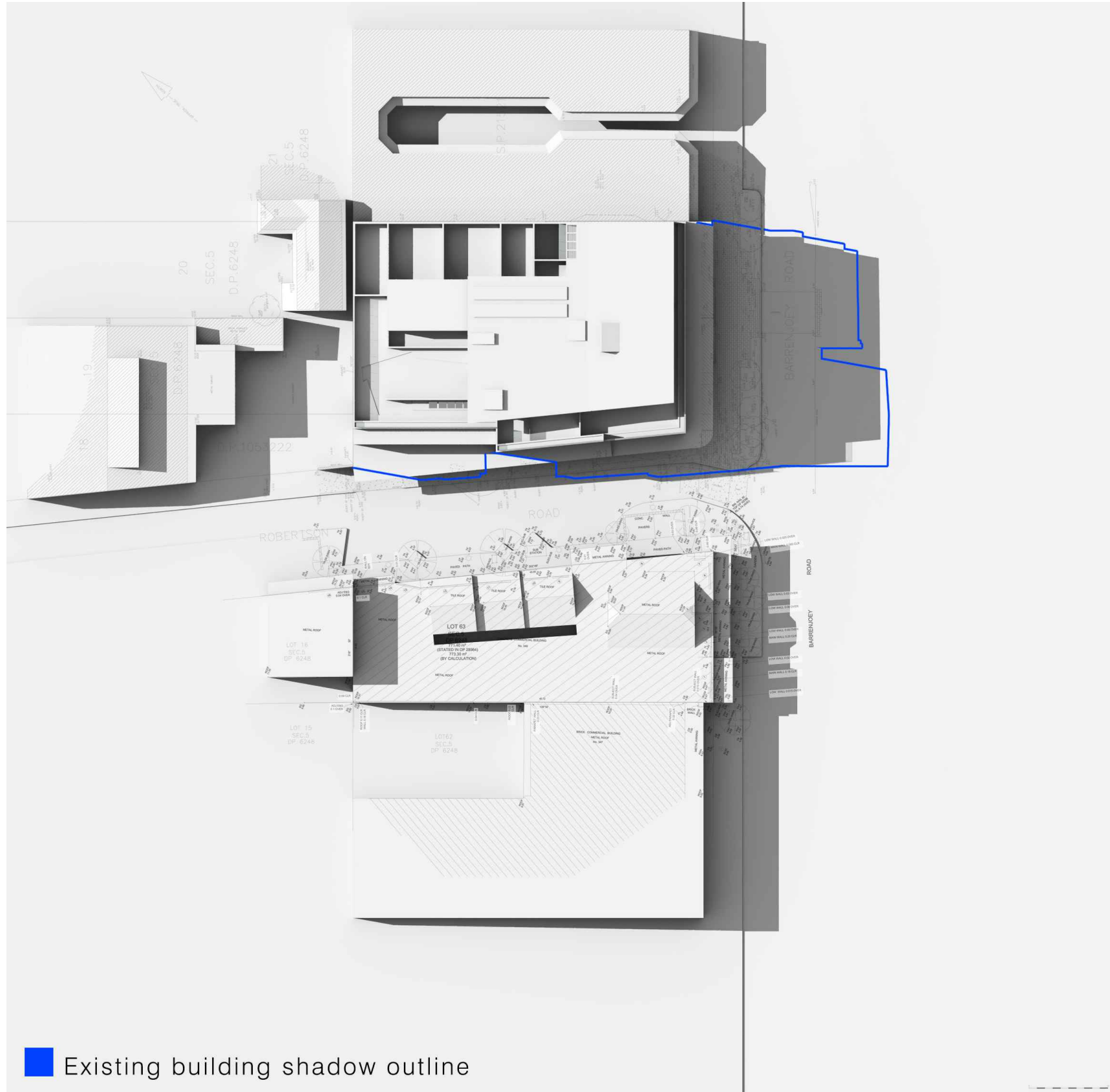
Existing building shadow outline

12:00pm
21th JUNE



Existing building shadow outline

1:00pm
21th JUNE



Existing building shadow outline

2:00pm
21th JUNE

8.2

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

23.8

MJ/m²

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

Assessor Name Damian O'Toole

Assessor Number 20420

Assessor Signature

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08	21.06.21	DA ISSUE
07	20.12.16	DA ISSUE
ISSUE	DATE	AMENDMENTS

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CLIENT
DEVELOPMENT LINK

PROJECT
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TITLE
SHADOW DIAGRAMS
SHEET 02

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

SCALE
APPROVED
DRAWN
CHECKED
DATE
STATUS

NTS
PG
JAN 2019
DA

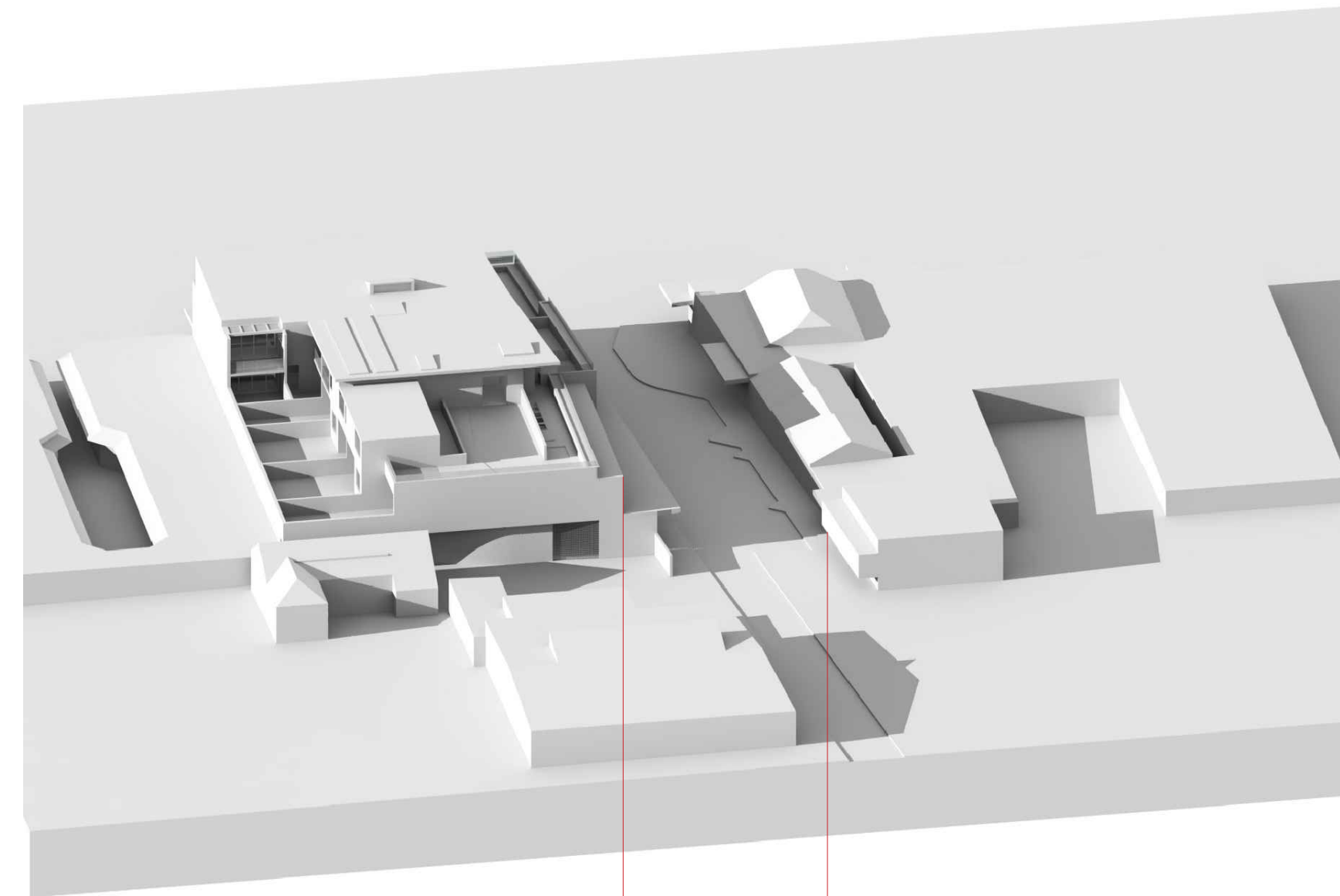
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18057
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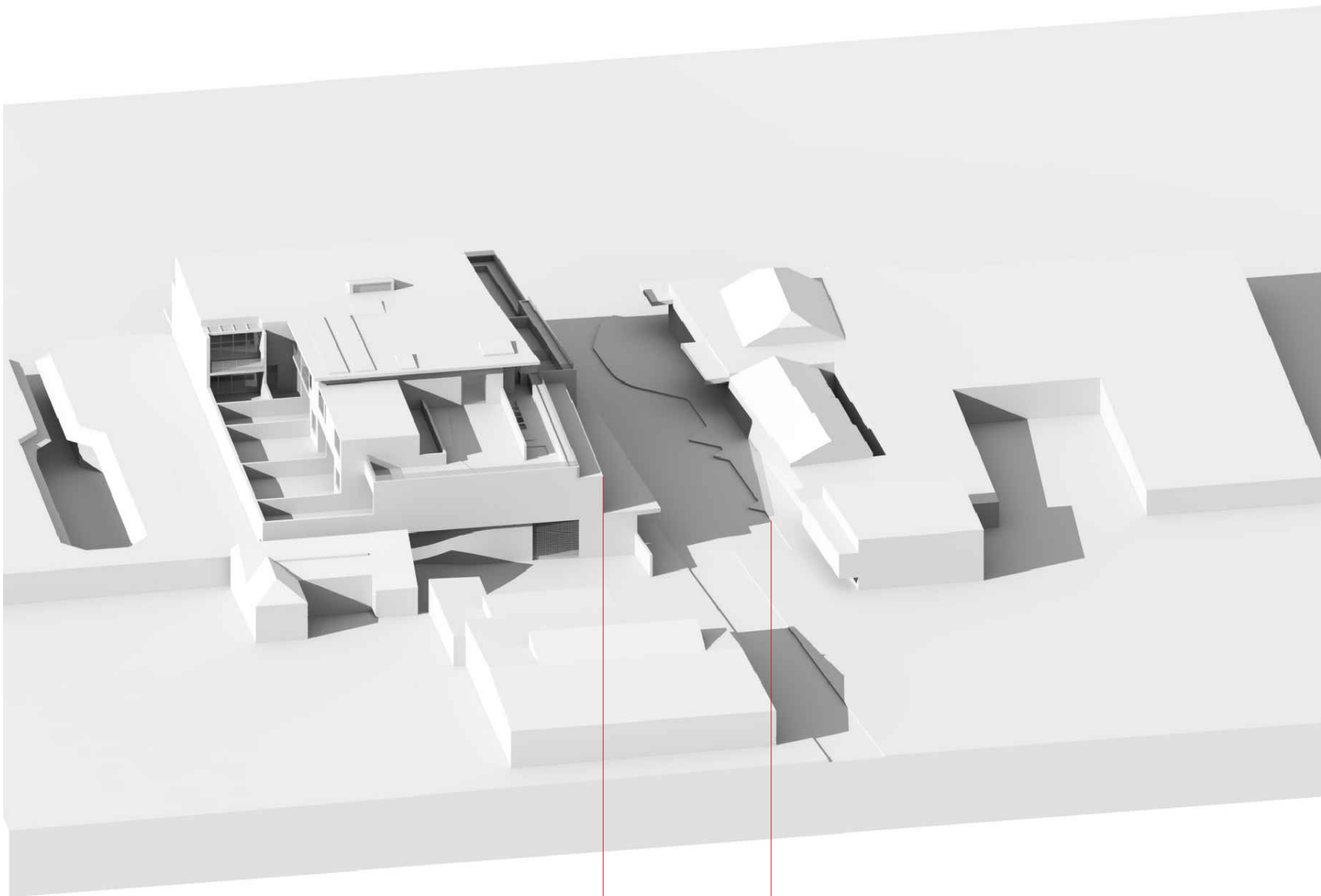
ISSUE
07

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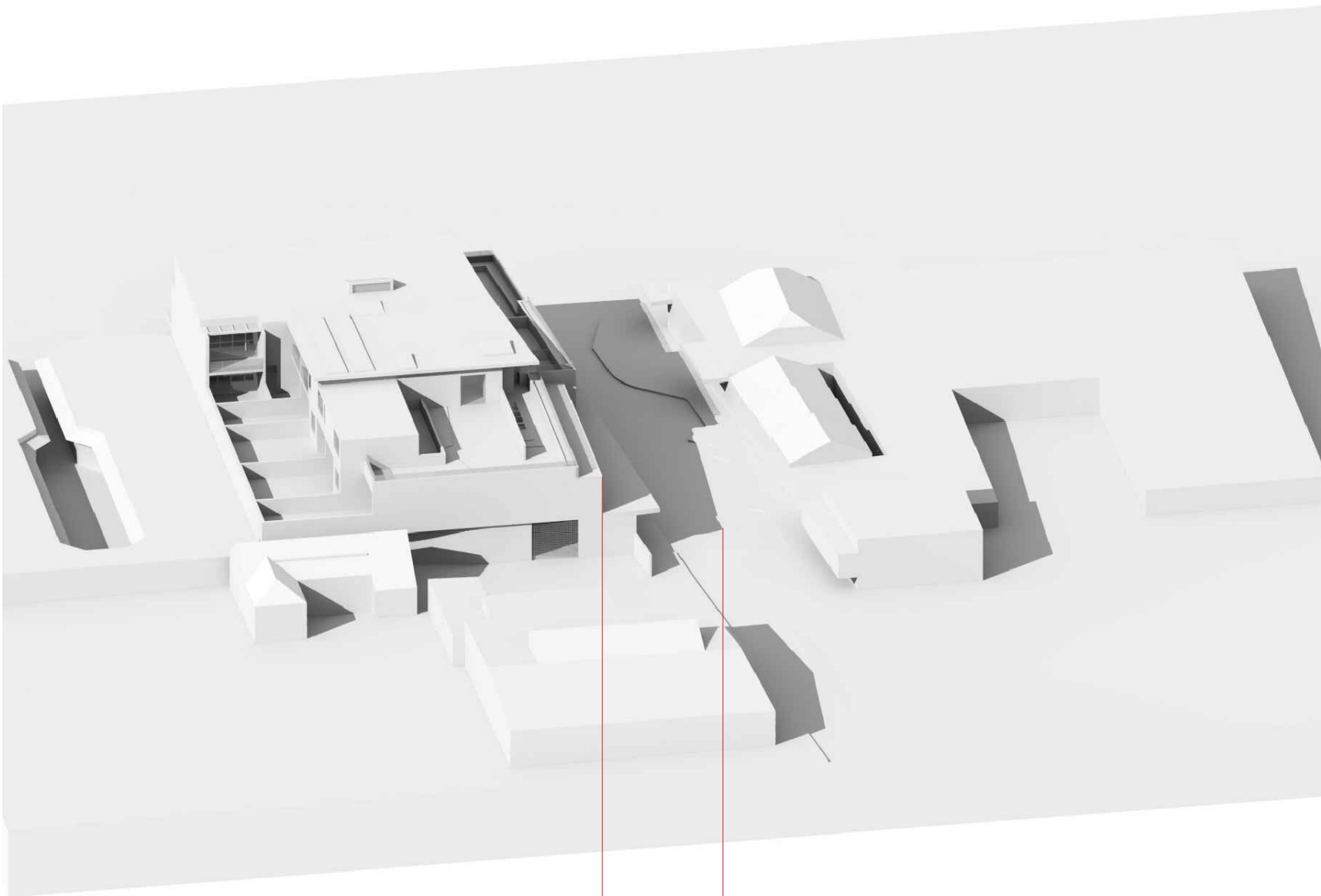
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9:00am
21th JUNE



10:00am
21th JUNE



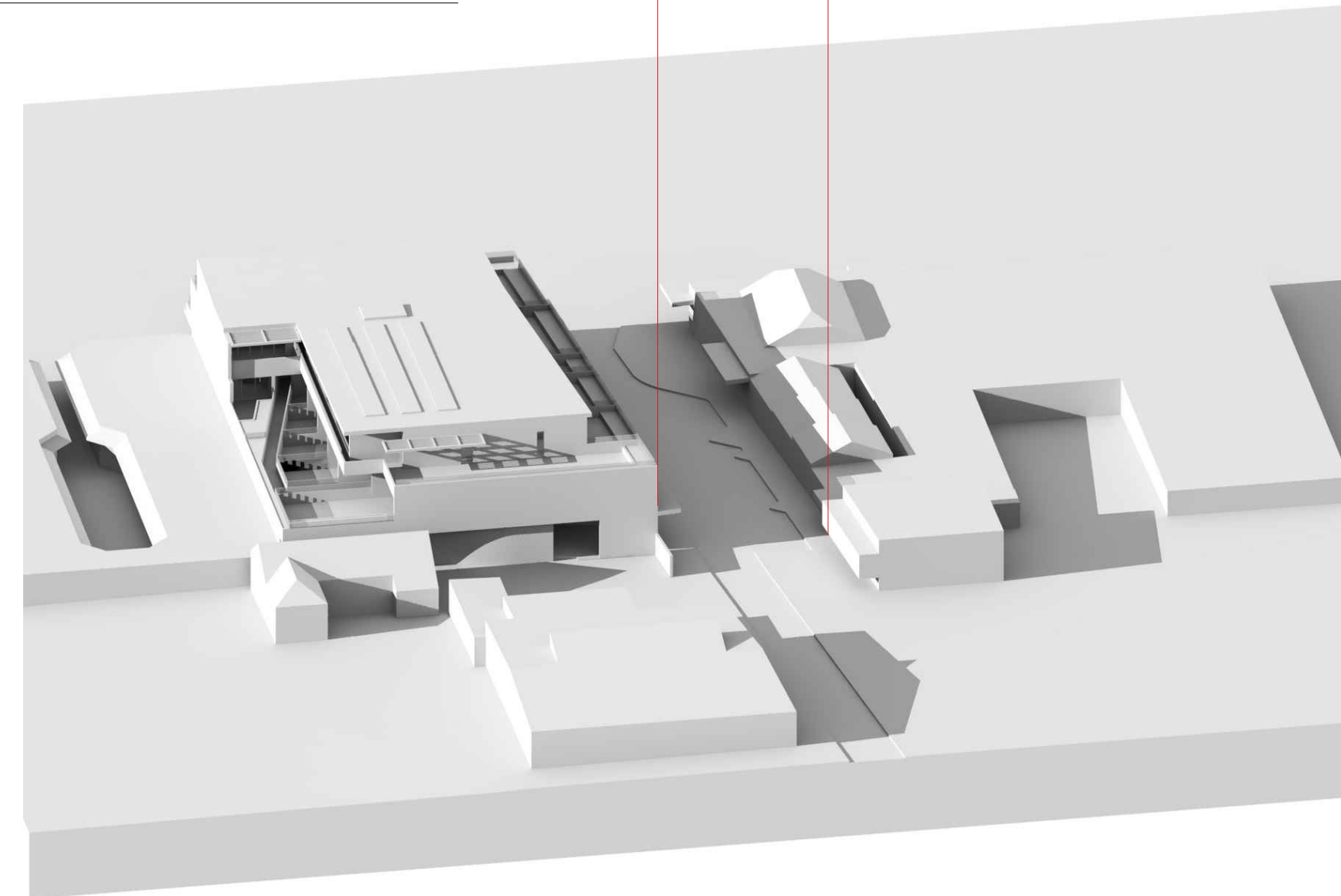
11:00am
21th JUNE

CHANGES
REDUCED PARAPET
NO FOOTPATH PERCEIVED CHANGE
REDUCED ELEVATIONAL SHADOWS

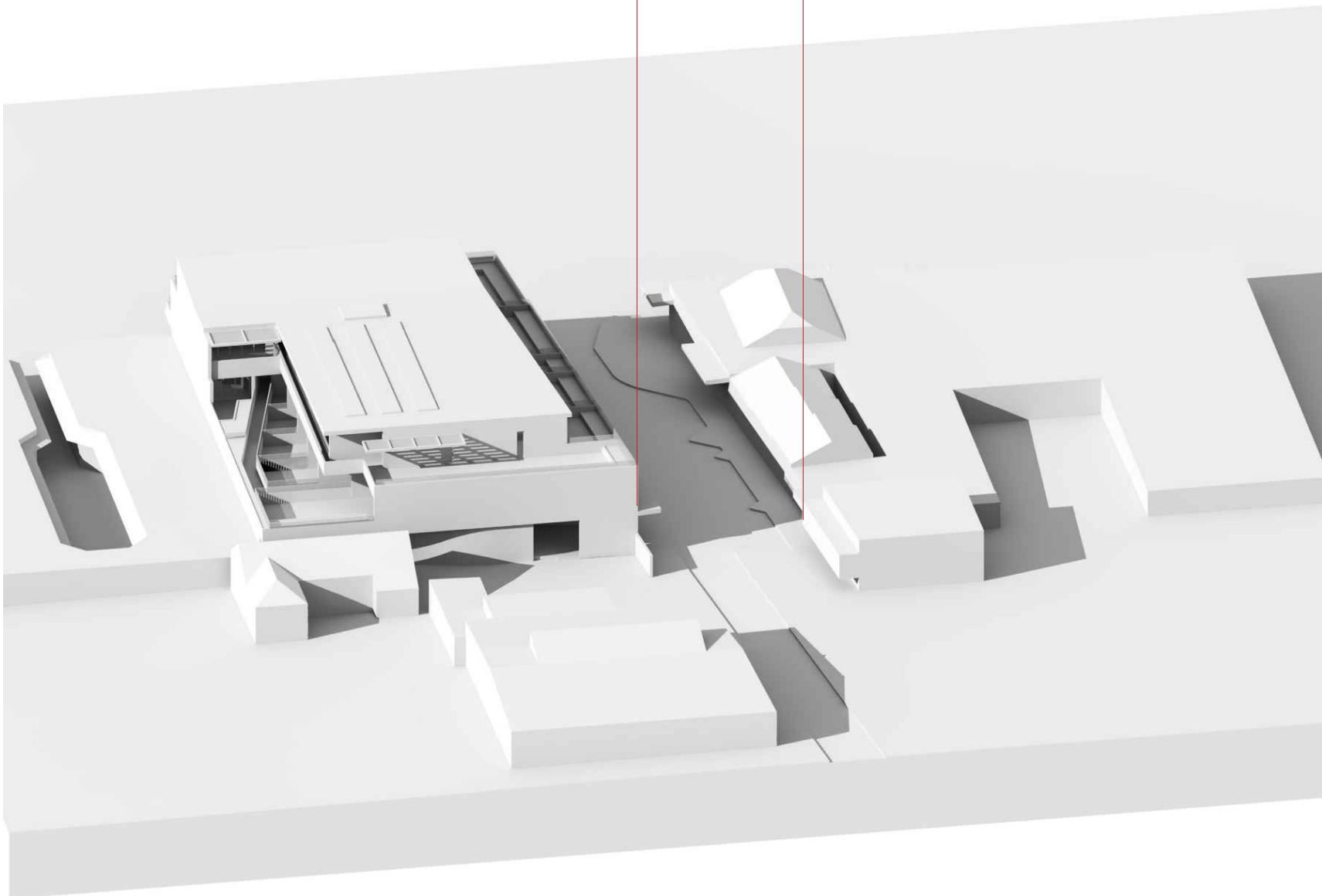
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REDUCED SHADOWLINE

REDUCED PARAPET
REDUCED SHADOWLINE

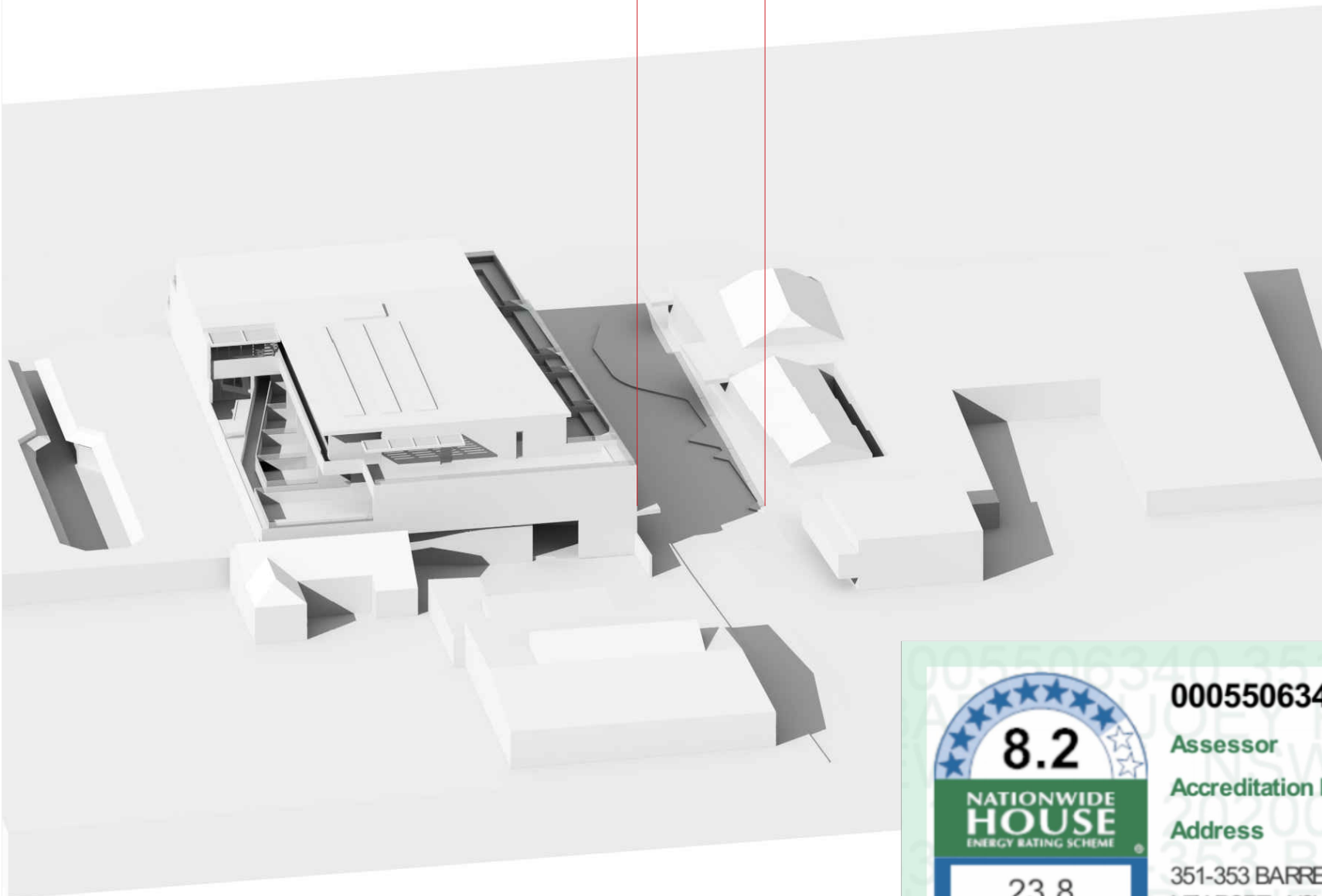
PREVIOUS SCHEME



9:00am
21th JUNE



10:00am
21th JUNE



11:00am
21th JUNE

8.2

NATIONWIDE HOUSE

ENERGY RATING SCHEME

23.8

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Assessor
Accreditation No.
Address

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20420
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NEWPORT, NSW, 2106

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ABSA

Australian Building Sustainability Association

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

Assessor Name Damian O'Toole

Assessor Number 20420

Assessor Signature

This Accredited Assessor is required to use the ABSA Quality Seal System to ensure the highest quality of assessment and to follow the ABSA Code of Practice

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02	21.06.30	DA ISSUE
01	21.06.22	DA ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

TITLE
SHADOW DIAGRAMS
SHEET 03

SCALE
NTS

APPROVED
DRAWN
CHECKED
PG

DATE
JAN 2019

STATUS
DA

PROJECT NUMBER
18057

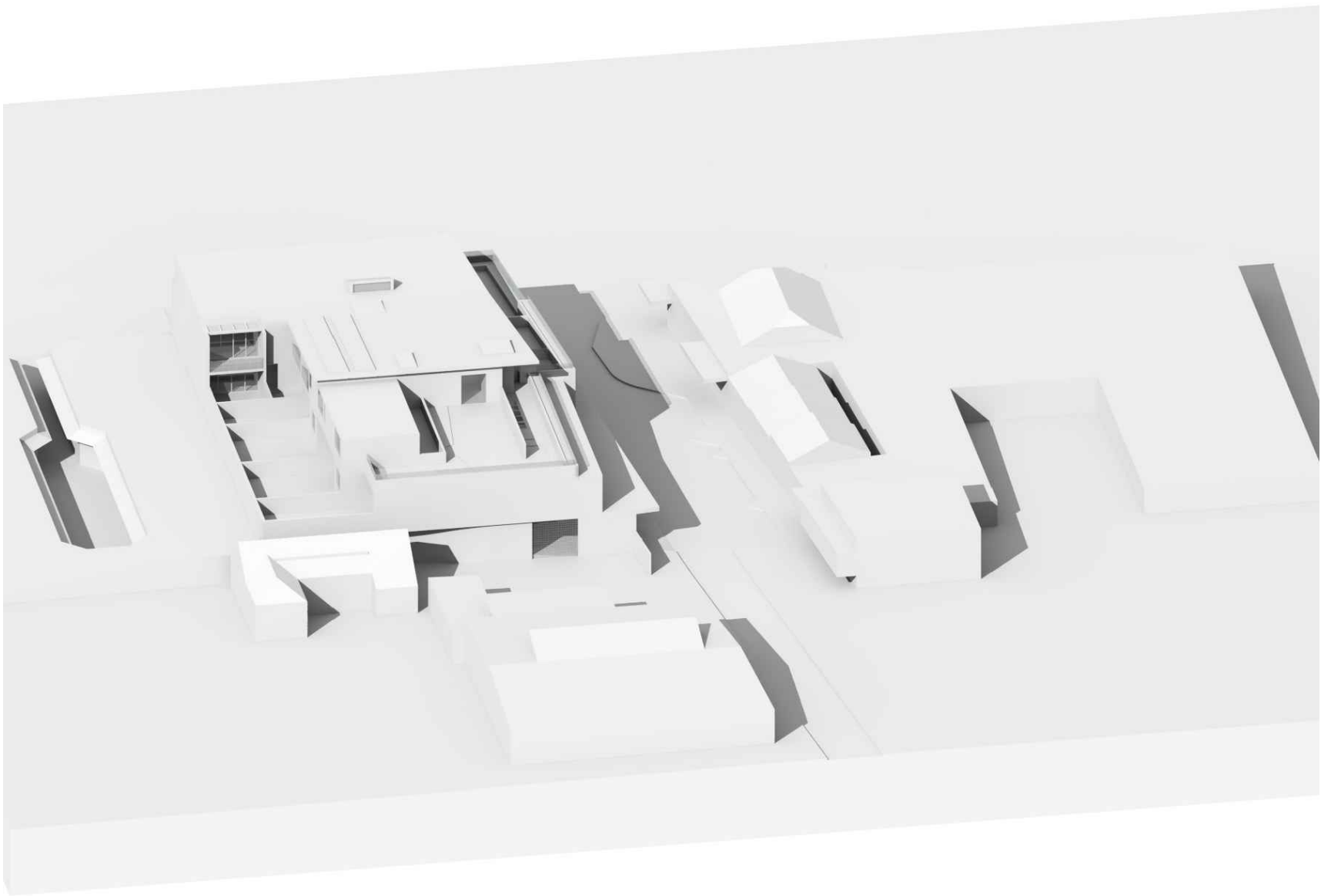
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A402

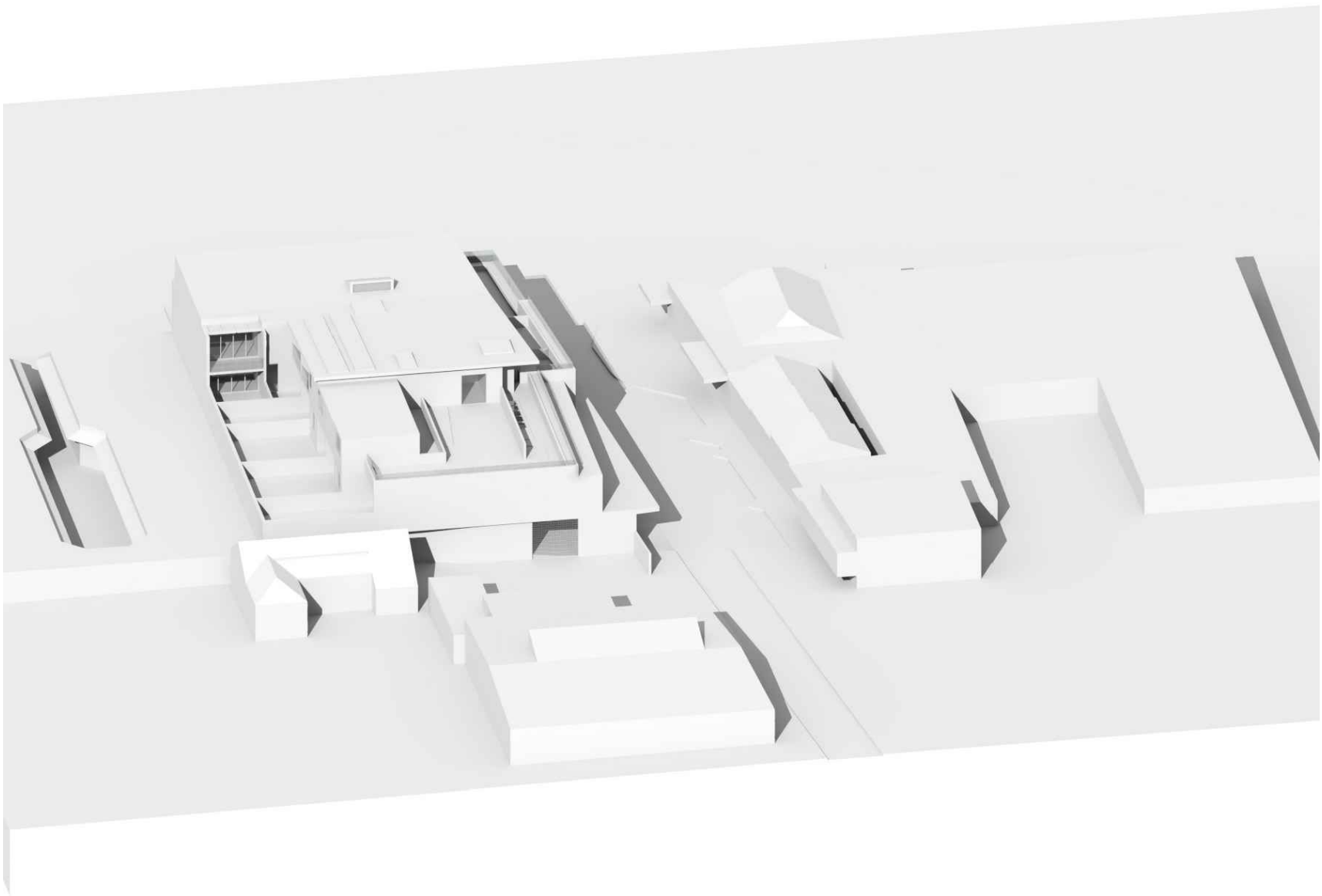
ISSUE

02

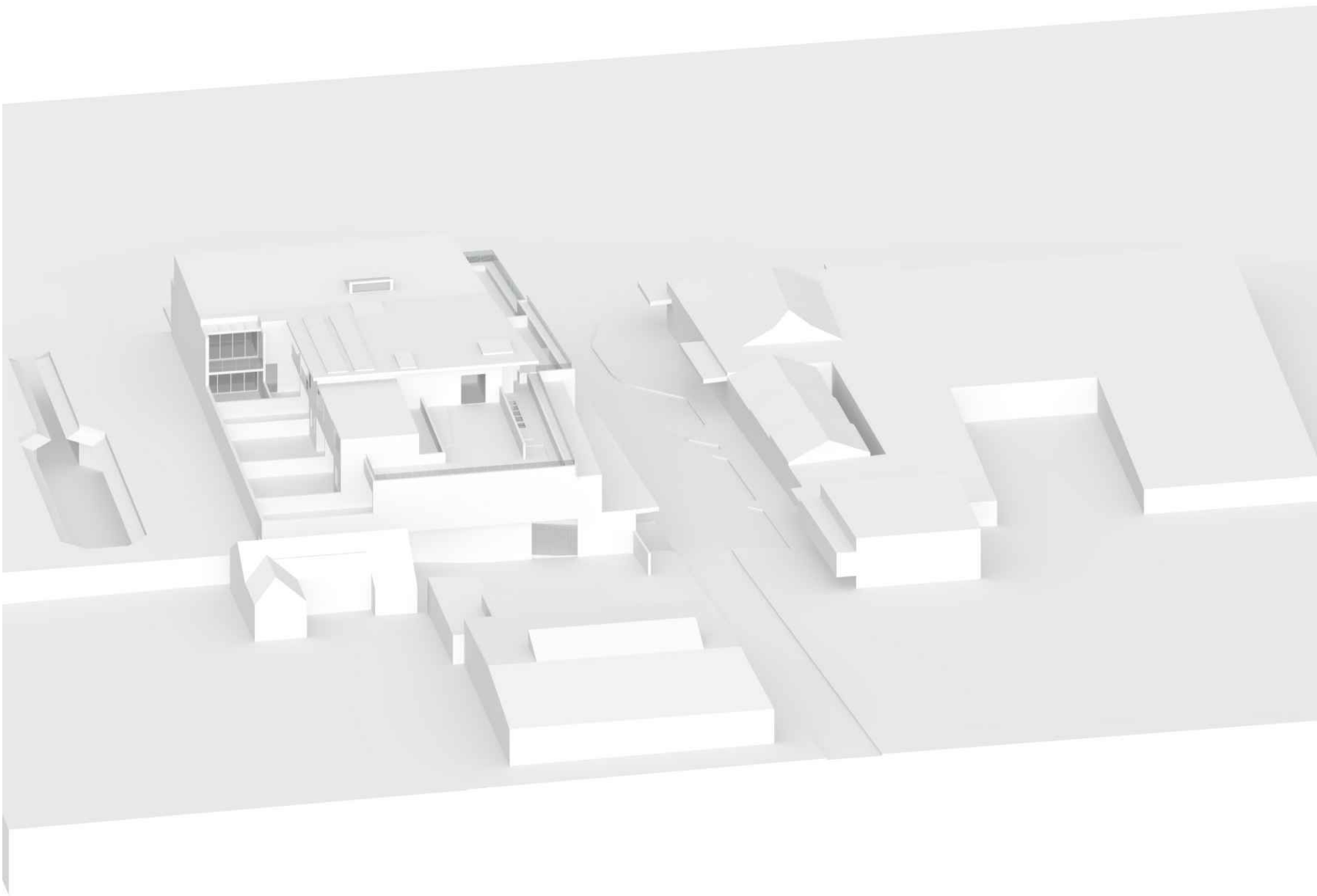




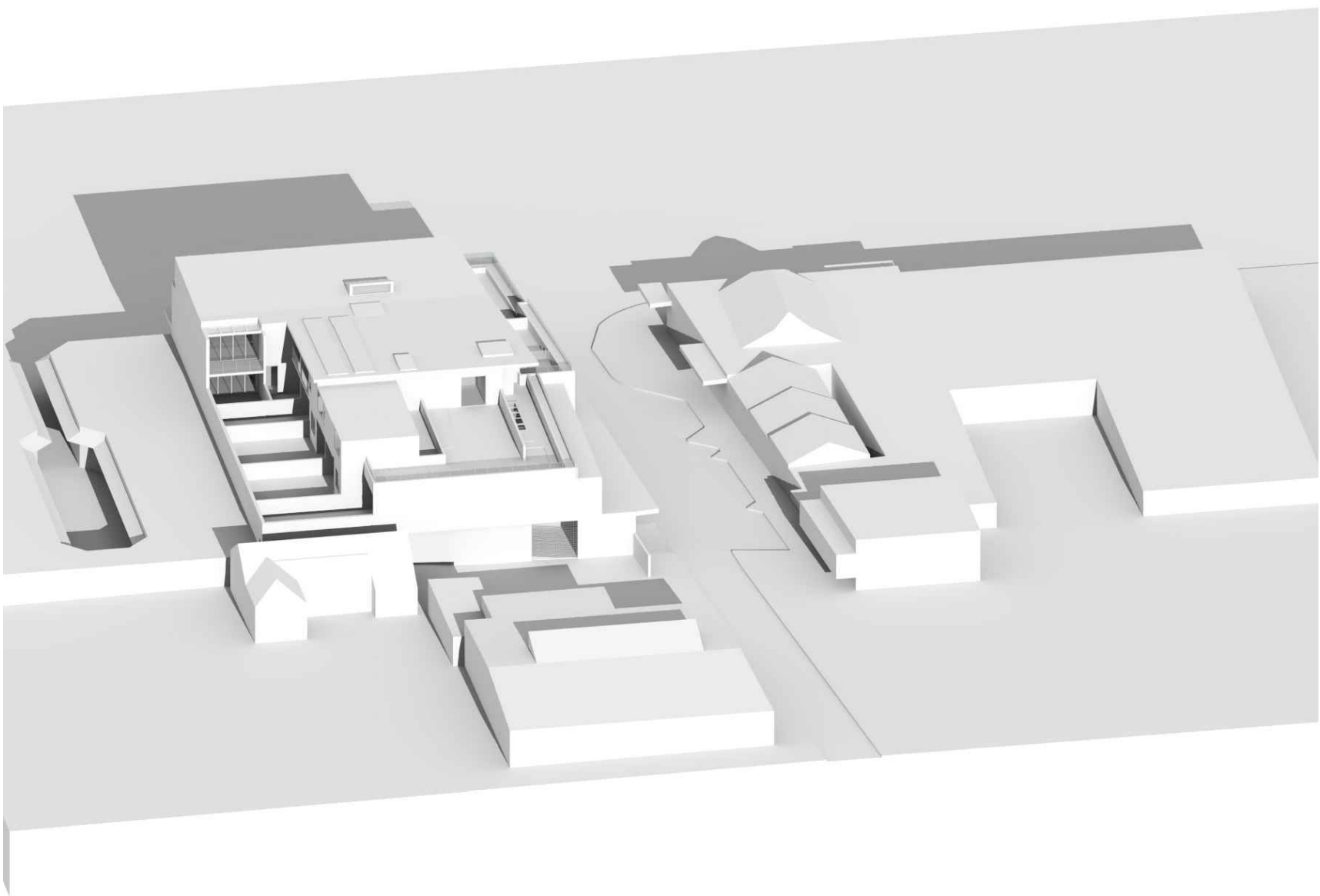
12:00pm
21th JUNE



1:00pm
21th JUNE



2:00pm
21th JUNE



3:00pm
21th JUNE

8.2

NATIONWIDE HOUSE

ENERGY RATING SCHEME

23.8

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ABSA

Accreditation Building Sustainability Assessment

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

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

Assessor Name Damian O'Toole

Assessor Number 20420

Assessor Signature 

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ABN 56 120 779 106
NOMINATED ARCHITECTS
TONY GRAY 5303 & PAUL GOOSELL 6726
ARCHITECTS PTY LTD

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01	21.06.22	DA ISSUE
ISSUE	DATE	AMENDMENTS

CLIENT
DEVELOPMENT LINK

PROJECT
MIXED USE DEVELOPMENT

351-353 BARRENJOEY ROAD, NEWPORT NSW 2106
LOT 65 & 66 SEC 5 DP 6248

TITLE
SHADOW DIAGRAMS
SHEET 04

SCALE
NTS
APPROVED
DRAWN
CHECKED
PG
DATE
JAN 2019
STATUS
DA

PROJECT NUMBER
18057

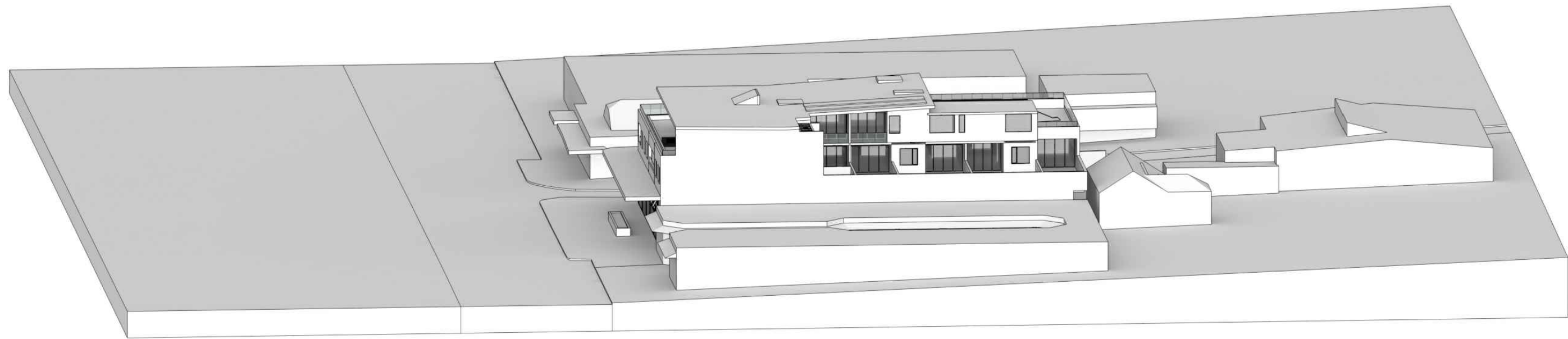
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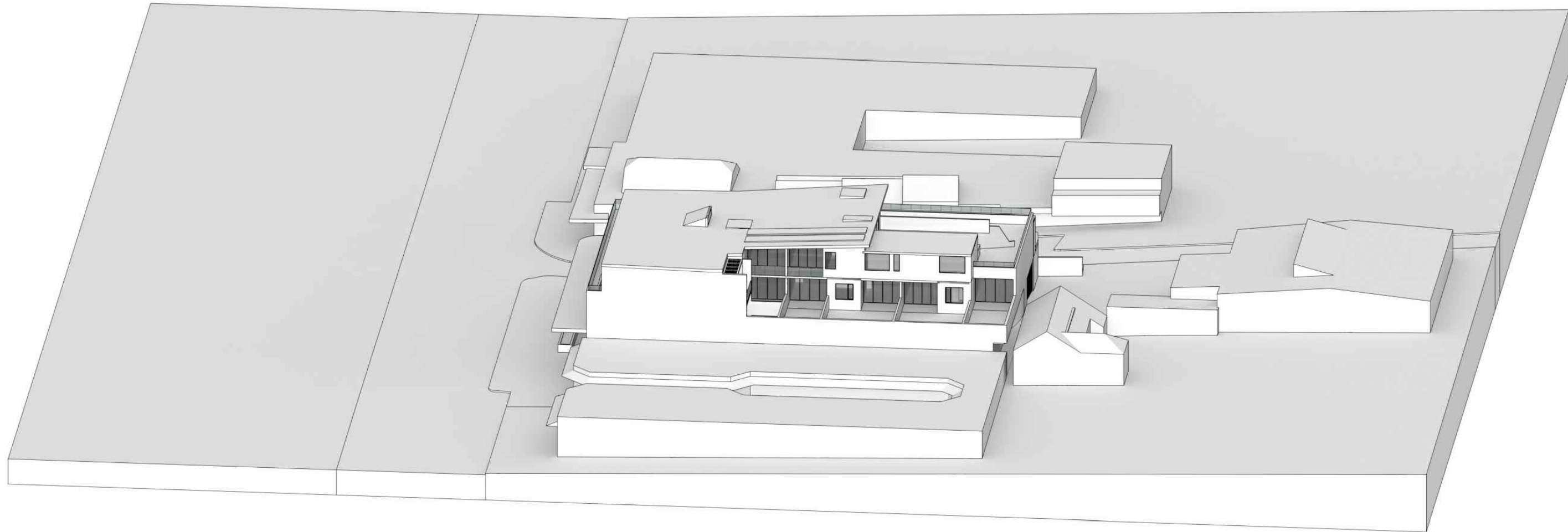
ISSUE

01

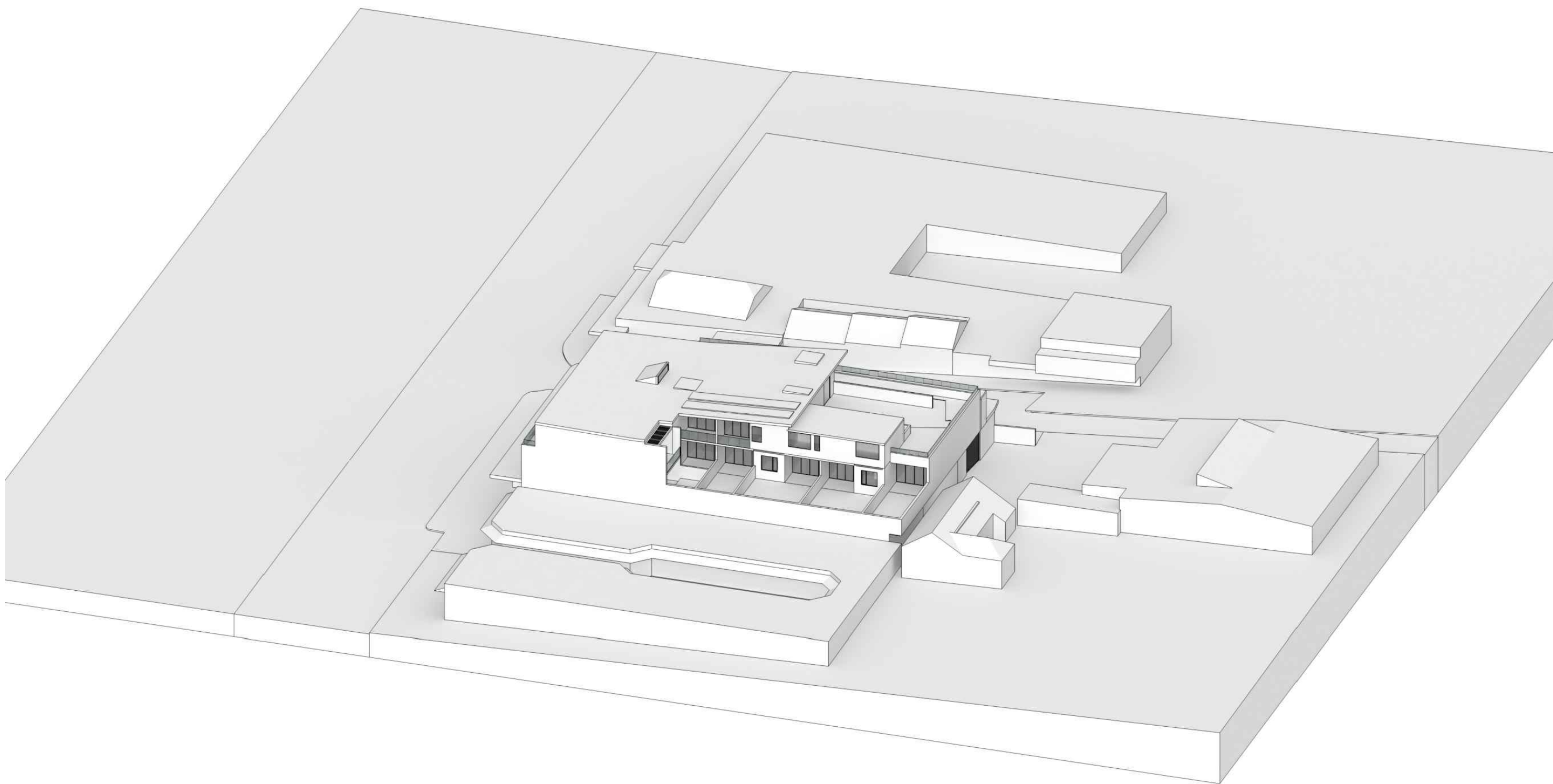
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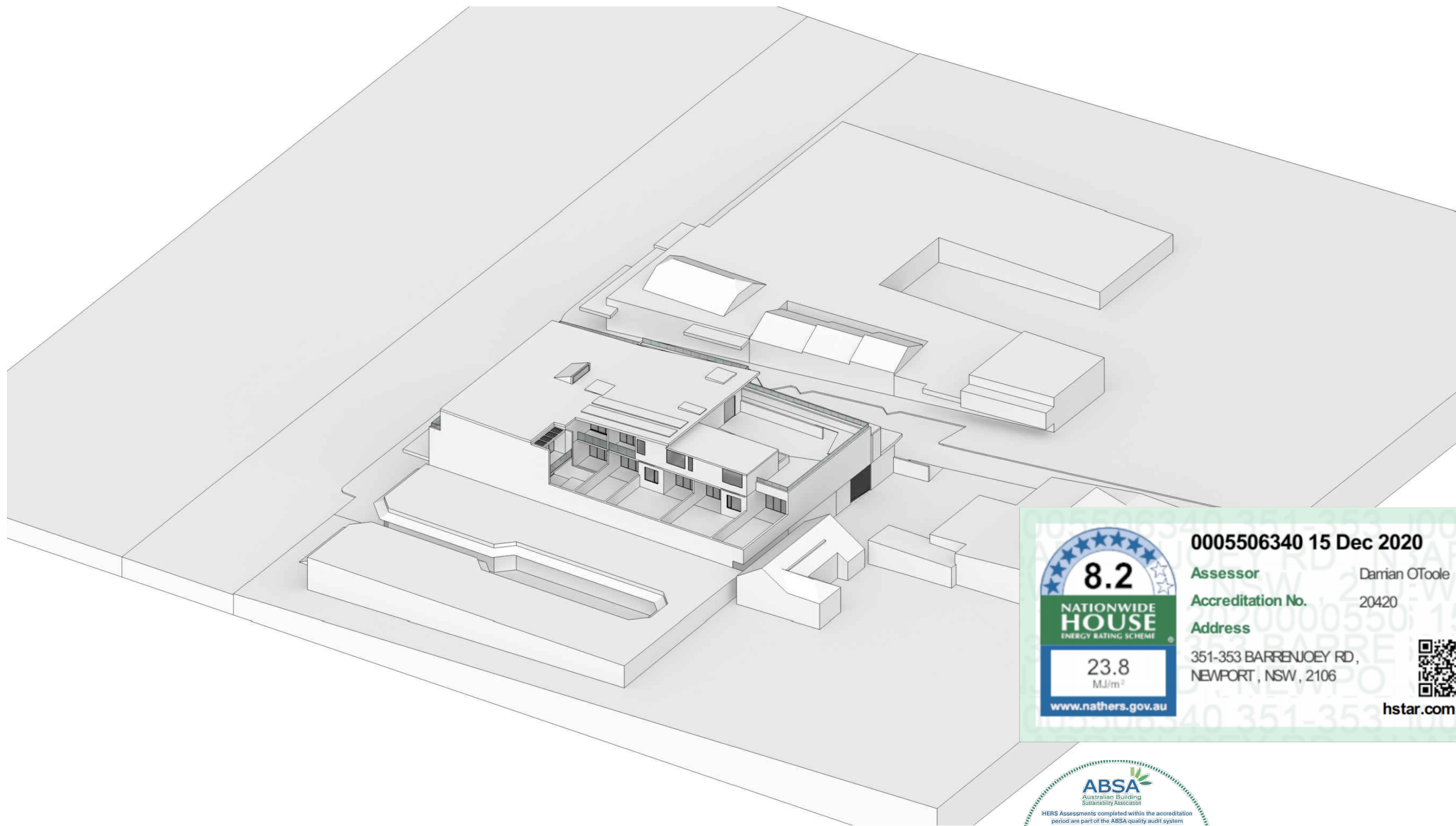
8:00am



9:00am



10:00am



11:00am

8.2

NATIONWIDE HOUSE

ENERGY RATING SCHEME

23.8

MJ/m²

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0005506340 15 Dec 2020

Assessor
Accreditation No.
Address

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NEWPORT, NSW, 2106

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DEVELOPMENT LINK

PROJECT
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351-353 BARRENJOEY ROAD, NEWPORT NSW 2106

LOT 65 & 66 SEC 5 DP 6248

TITLE
SOLAR STUDIES
SHEET 01

SCALE
NTS

APPROVED
DRAWN
CHECKED
PG

DATE
JAN 2019

STATUS
DA

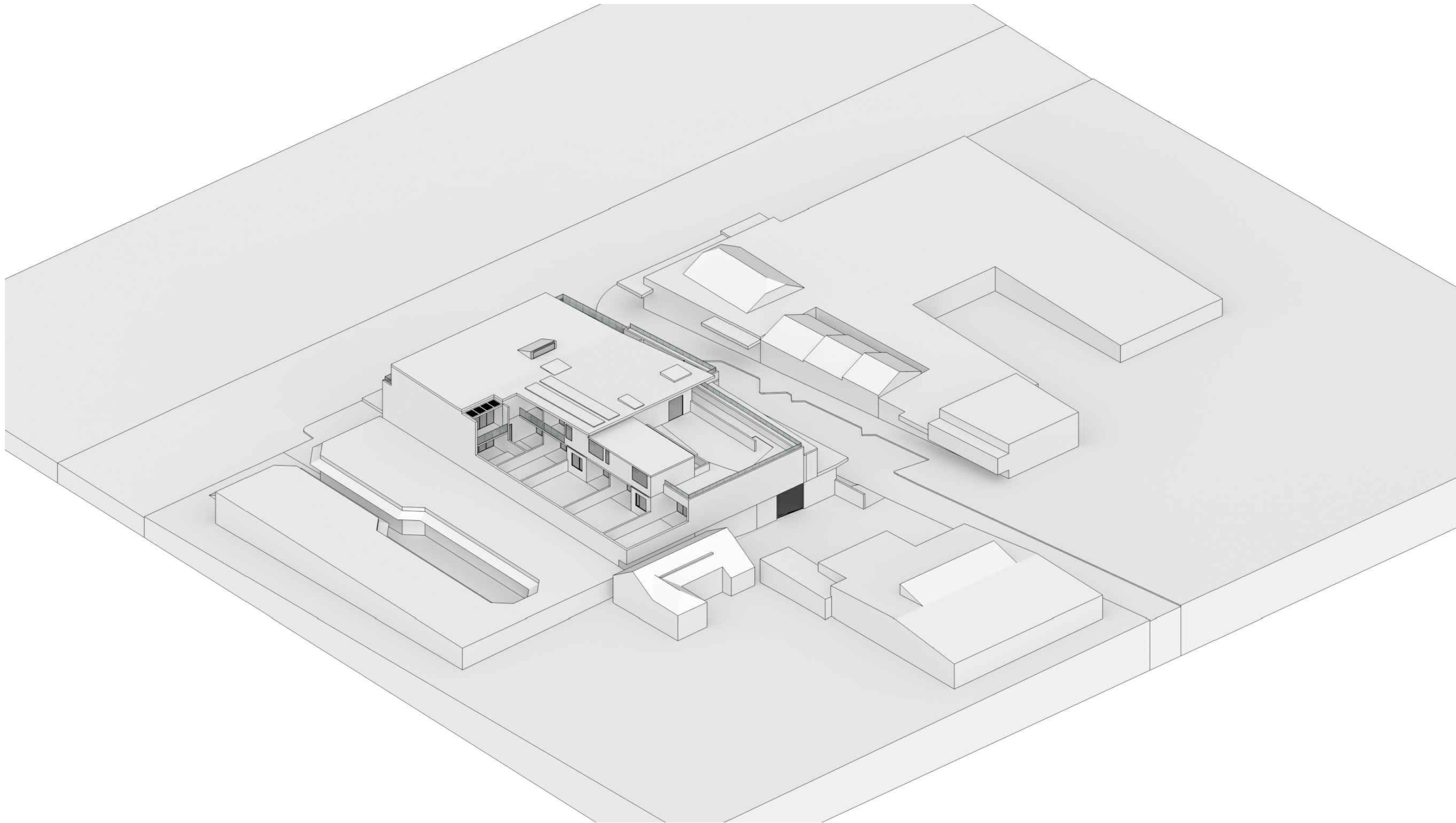
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18057
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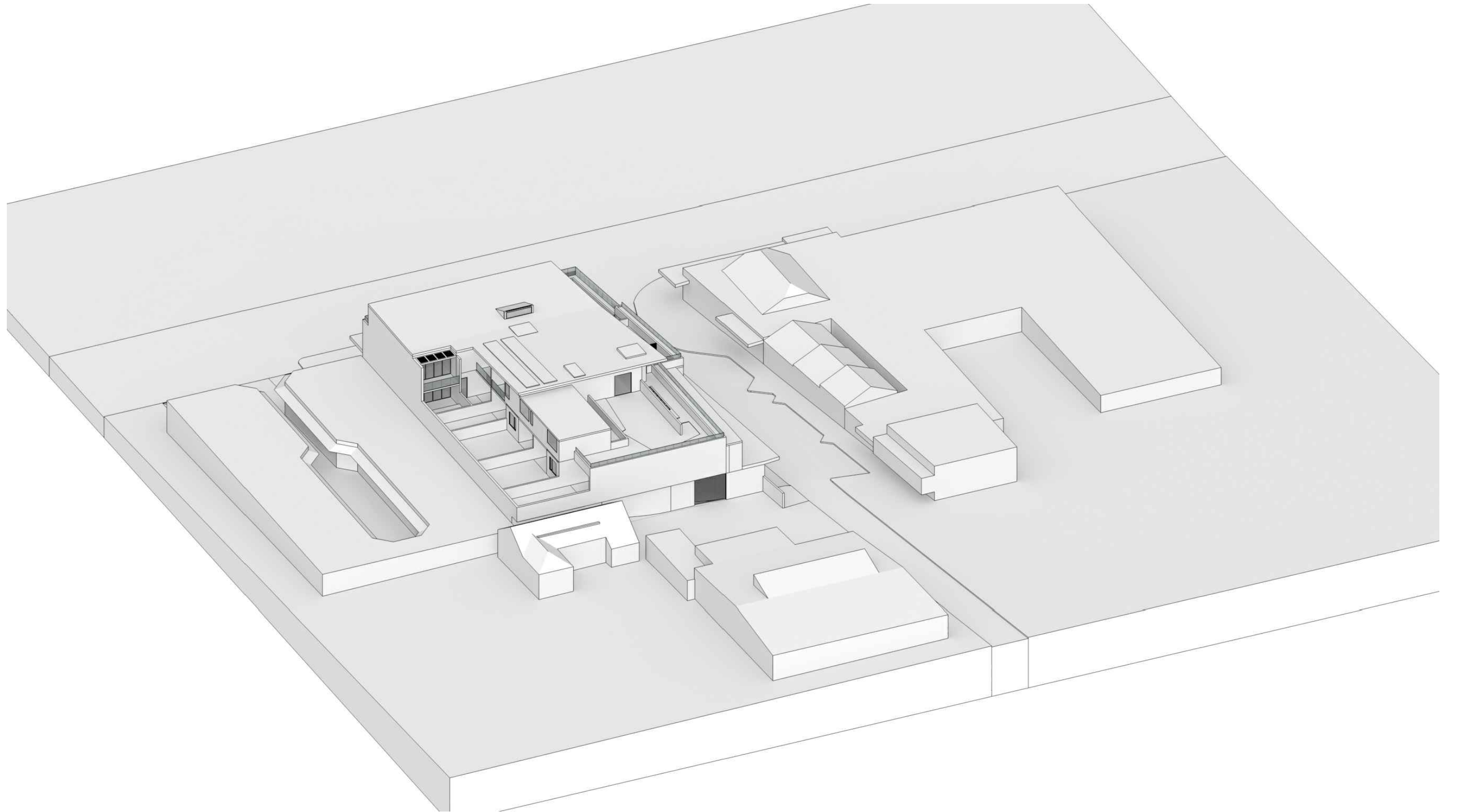
ISSUE

07

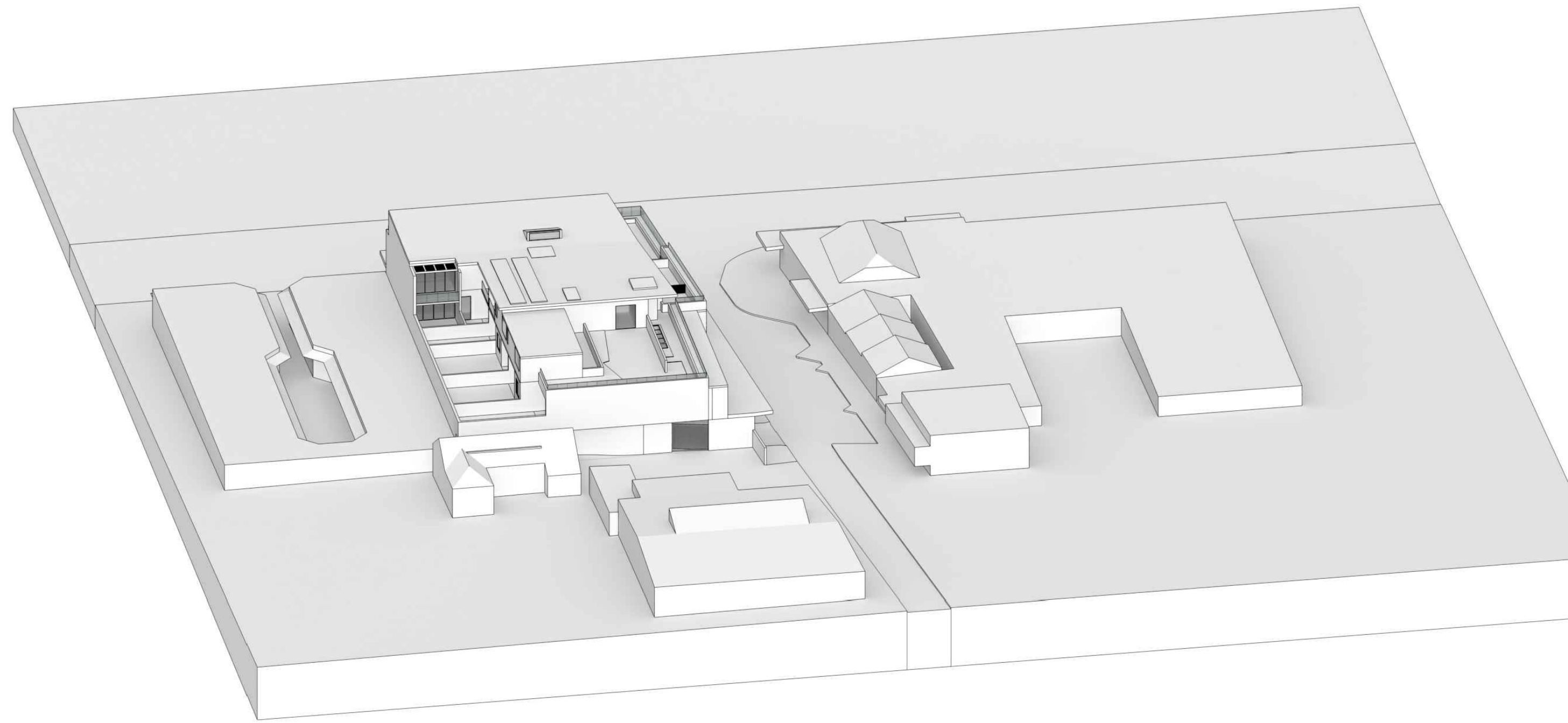
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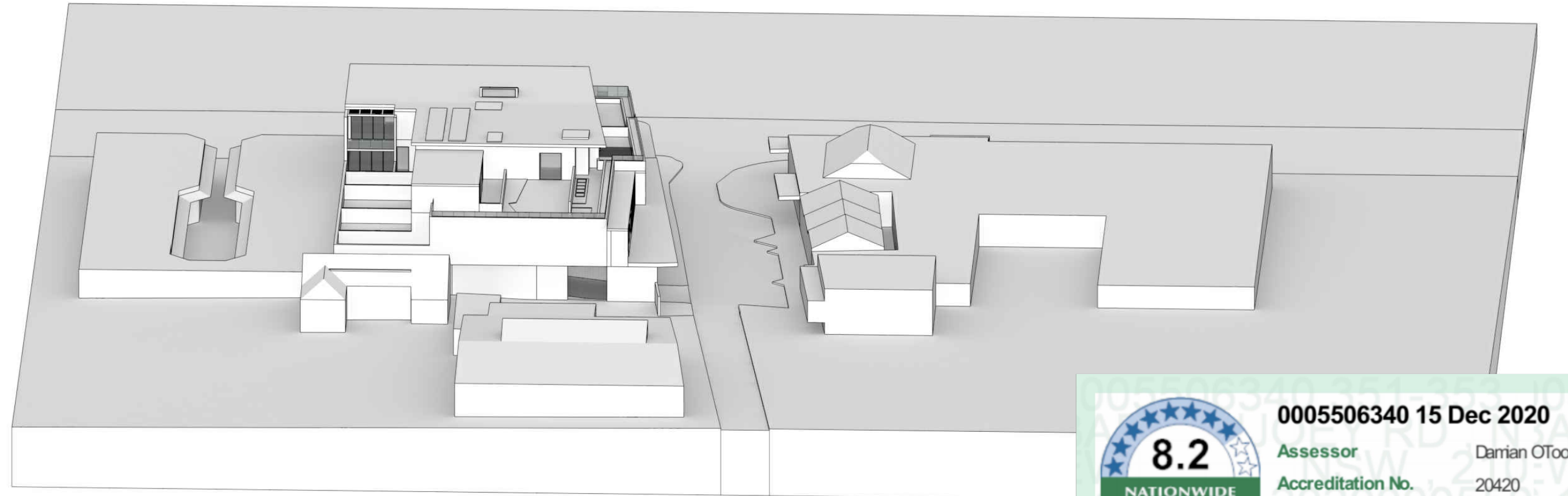
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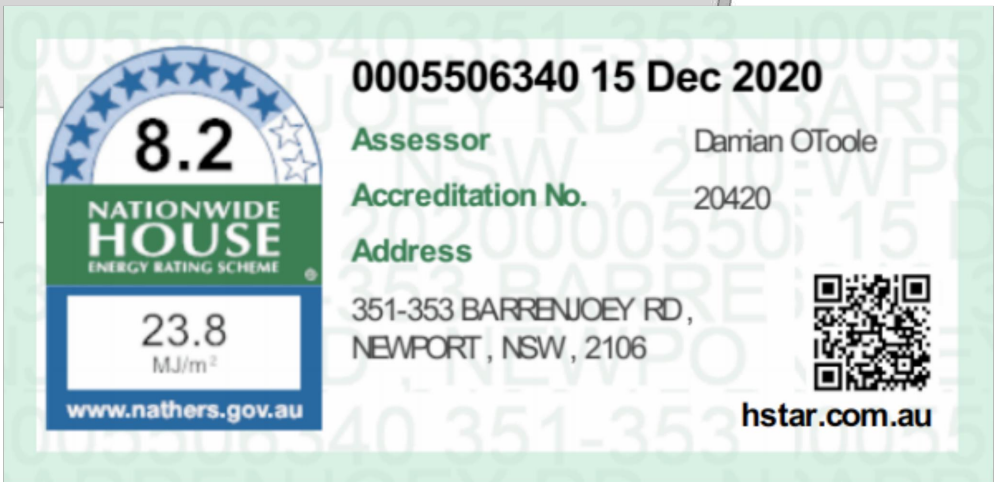
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2:00pm



3:00pm



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TITLE
SOLAR STUDIES
SHEET 02

SCALE
NTS

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CHECKED
PG

DATE
JAN 2019

STATUS
DA

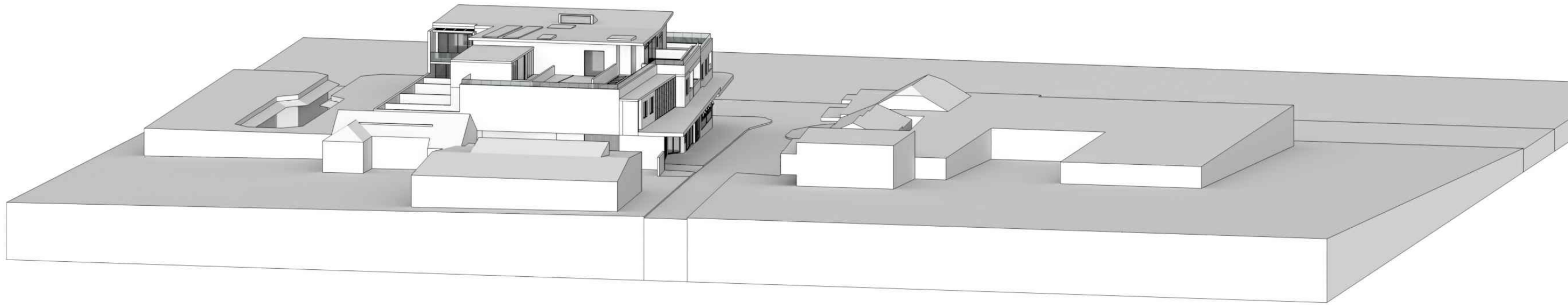
PROJECT NUMBER
DRAWING NUMBER
18057

A406

04

ISSUE

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4:00pm

8.2

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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04	21.06.22	DA ISSUE
03	20.12.16	DA ISSUE
02	20.12.15	DA ISSUE
01	20.12.15	DA ISSUE
ISSUE	DATE	AMENDMENTS

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SOLAR STUDIES
SHEET 03

SCALE NTS
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DATE JAN 2019
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A407

04

