

469-483 BALMAIN ROAD, LILYFIELD

DETAILED DEVELOPMENT APPLICATION

For Insulation, window properties and other recommendations to meet the NatHERS component of BASIX, please see the **BASIX Thermal Comfort Commitments** on page 63.

For all BASIX Water & Energy requirements, please see the **BASIX Water & Energy Commitments** on page 68.



0008656390 **12 Jan 2024**
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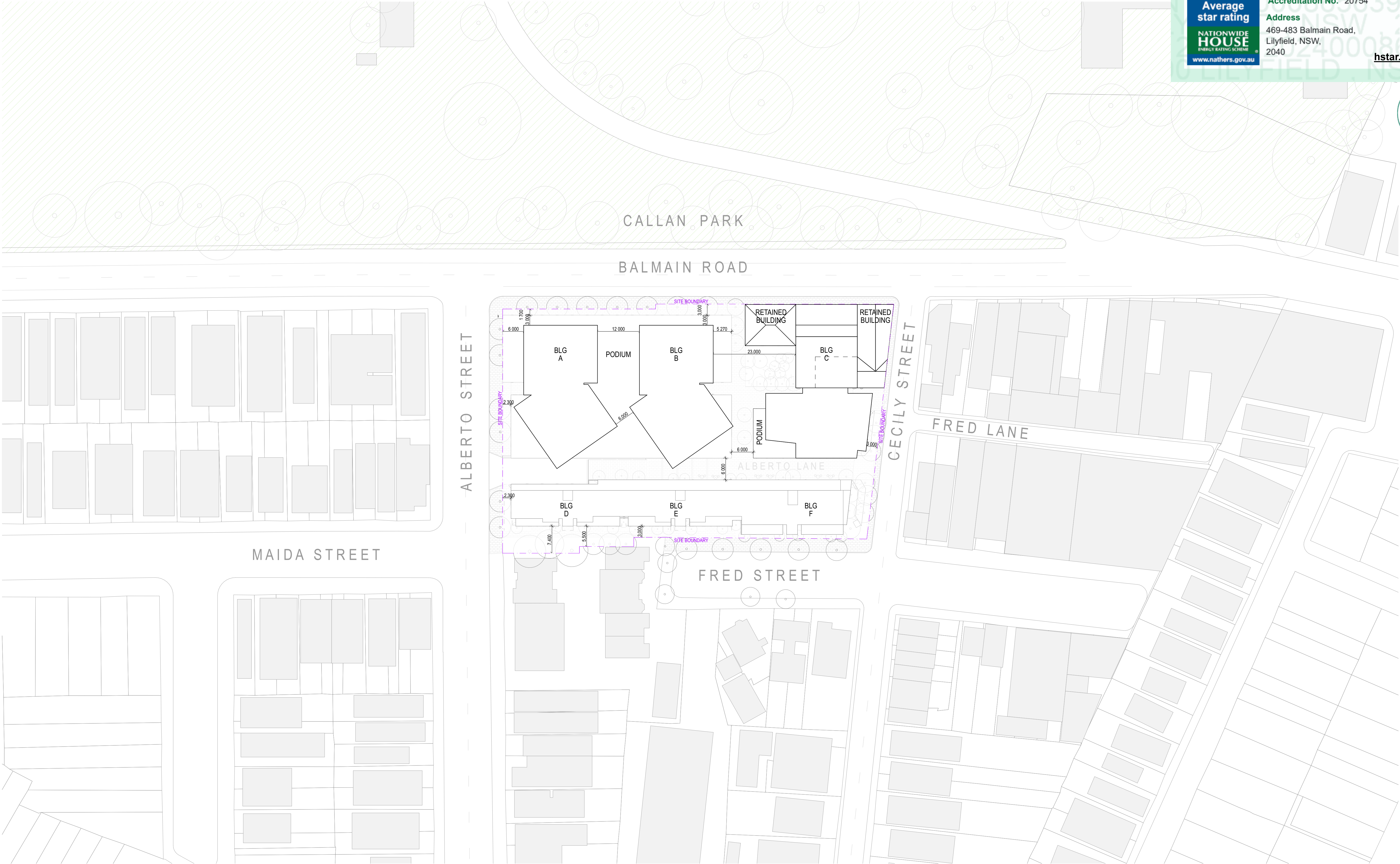
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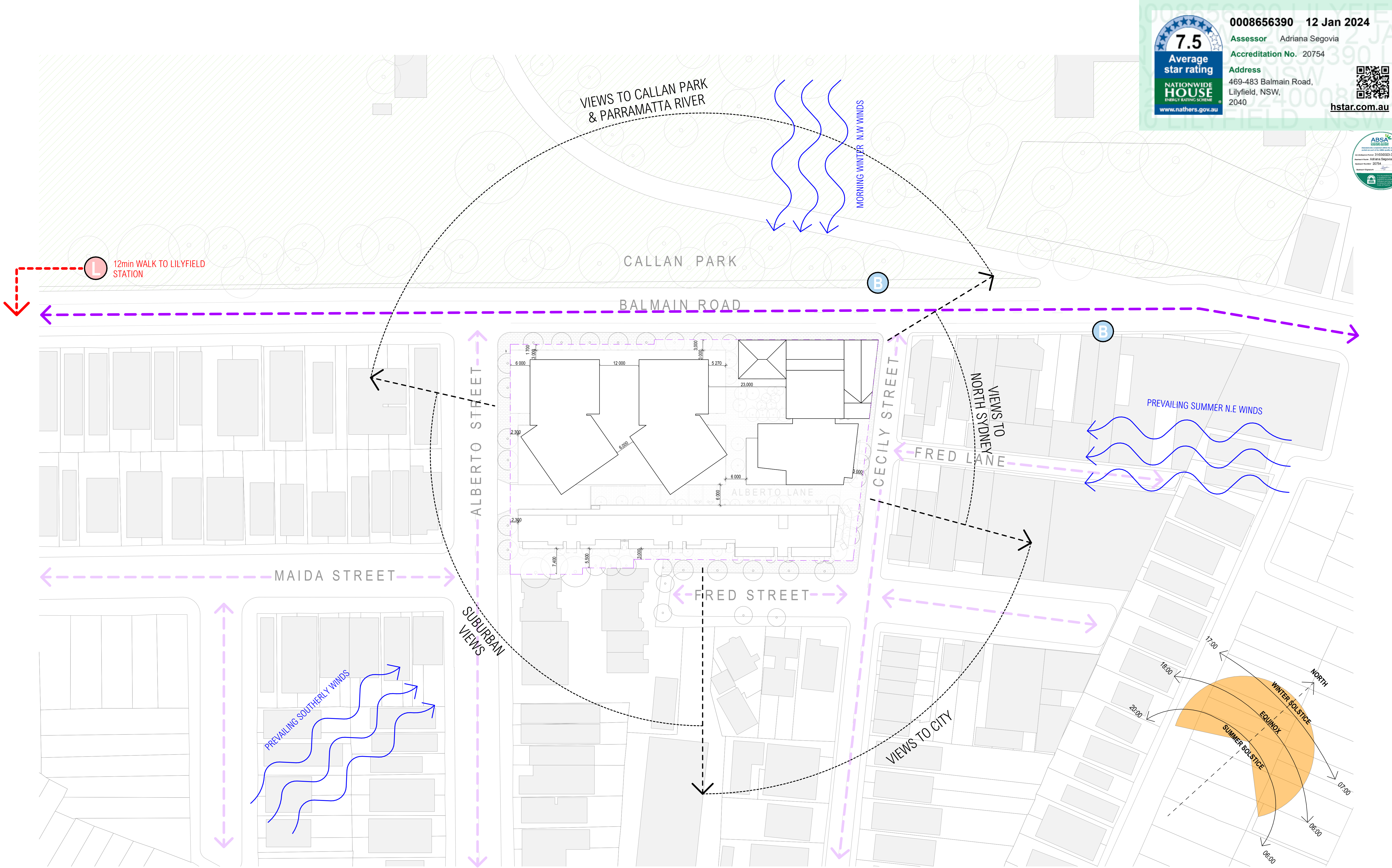
CHANGE ID	CHANGE NAME	DESCRIPTION
1	Demolition Plan Update	Existing 1 story building between Character Buildings to be demolished. Development of this area is subject to Stage 2 Detailed DA.
2	Retaining Wall	Basement retaining wall relocated to provide a deep soil zone along Cecily Street. The adjacent areas such as End of Trip facilities, bike parking and others have been amended to suit.
3	Retaining Wall	Arrangement of spaces and services modified.
4	Updated Notation	Notes on drawings updated or added.
5	Deep Soil	Deep soil areas have been modified and additional areas included to provide a larger total area of deep soil. Certain parts of the proposed deep soil areas will be covered by permeable paving.
6	Link Building	Redevelopment of Link Building (between retained Character Buildings) for employment use is subject to Stage 2 Detailed DA. Min employment use GFA of 222sqm.
7	Communal Open Space	Communal Open Spaces have mostly been relocated to the rooftops of all residential buildings to provide high quality spaces equally distributed throughout the development.
8	Public Open Space	Additional Public Open space is provided in areas that were previously used for Communal Open Space.
9	Building D, E, F	Buildings D, E and F are rearranged and modified to provide larger private courtyards on Ground Floor to increase natural daylight and ventilation. Cecily and Alberto St. facades amended to integrate into site context. Communal Open Space added to roofs. Central link deleted to create a deep soil zone and setback at the corner of Cecily Street and Fred Street.
10	Super Shed	Windows on level 1 facing buildings D, E and F amended to provide visual privacy while allowing for natural daylight.
11	New Apartment	Apartment added to level 5 of building C.
12	Diagrams and Visualisations	Diagrams and Visualisations are updated to display the changes. Additional pages (DA613, DA614, DA615, DA 616, DA990) to provide requested information.



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ARCHITECT			CLIENT			REV			DATE			ISSUE			REV			DATE			ISSUE			PROJECT			DRAWING TITLE		
CHROFI			ROCHE GROUP			01			17/5/23			DETAILED DEVELOPMENT APPLICATION												469-483 BALMAIN ROAD LILYFIELD			SITE PLAN		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com						02			25/11/23			REVISED DETAILED DEVELOPMENT APPLICATION												469-483 BALMAIN ROAD			DRAWING NUMBER		
CHOI ROPIHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPIHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.																								PROJECT NUMBER			DRAWING NUMBER		
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469-483 BALMAIN ROAD LILYFIELD
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SITE ANALYSIS

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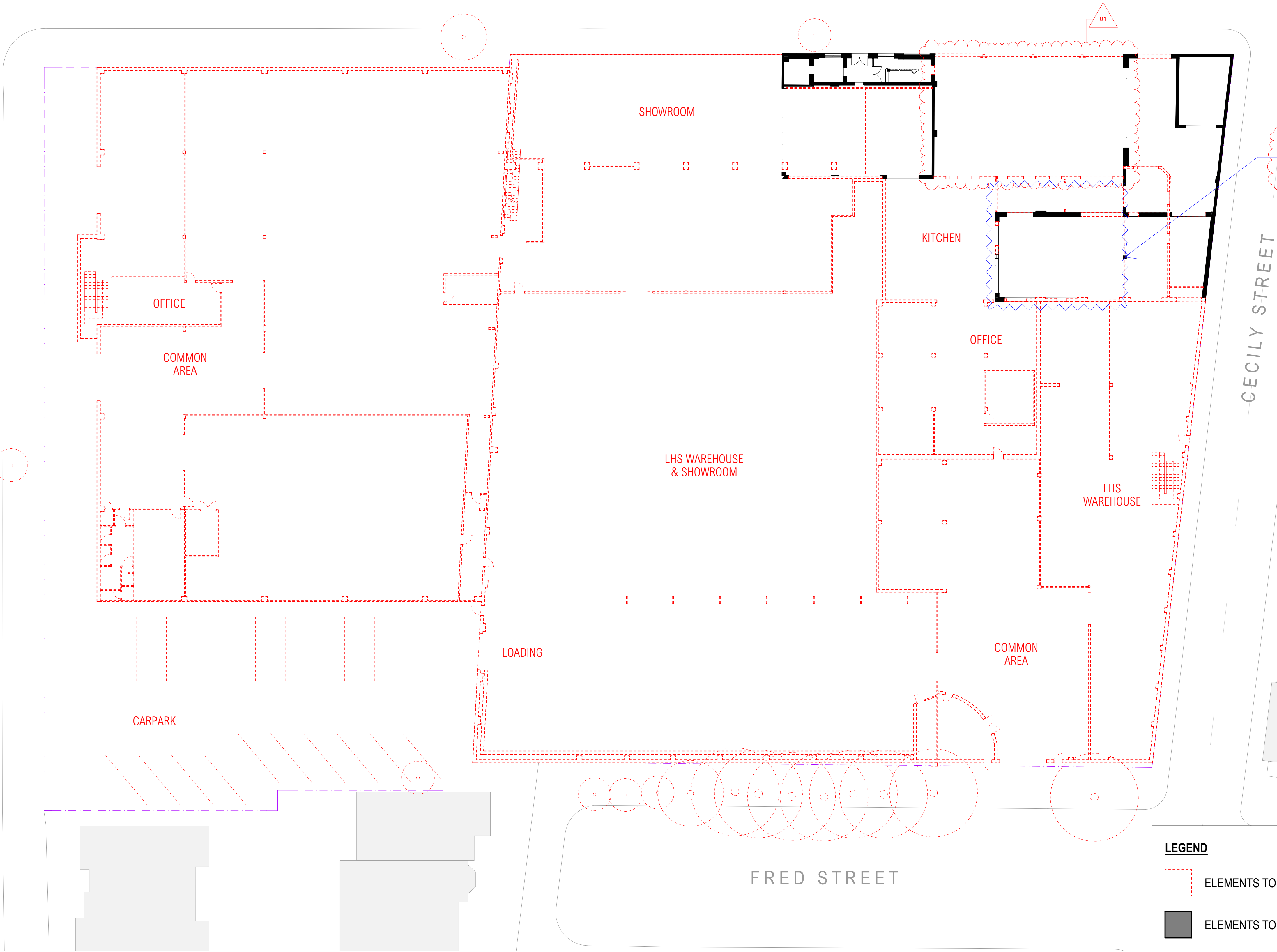
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LEGEND

- ELEMENTS TO BE DEMOLISHED
- ELEMENTS TO BE RETAINED

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DRAWING NUMBER

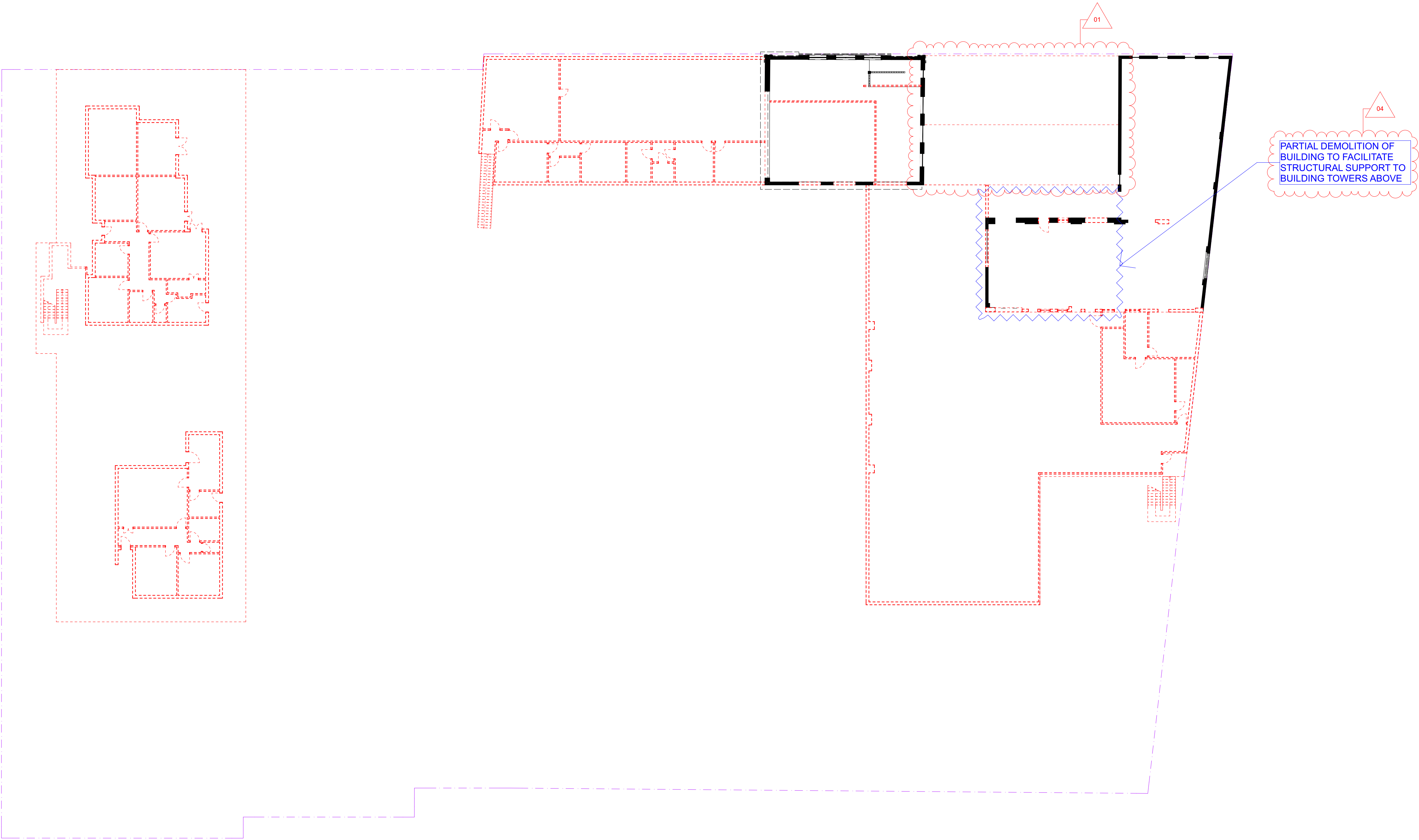
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PARTIAL DEMOLITION OF
BUILDING TO FACILITATE
STRUCTURAL SUPPORT TO
BUILDING TOWERS ABOVE

LEGEND

- ELEMENTS TO BE DEMOLISHED
- STRUCTURE TO BE RETAINED

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LEVEL 1 DEMOLITION AND
RETENTION PLAN

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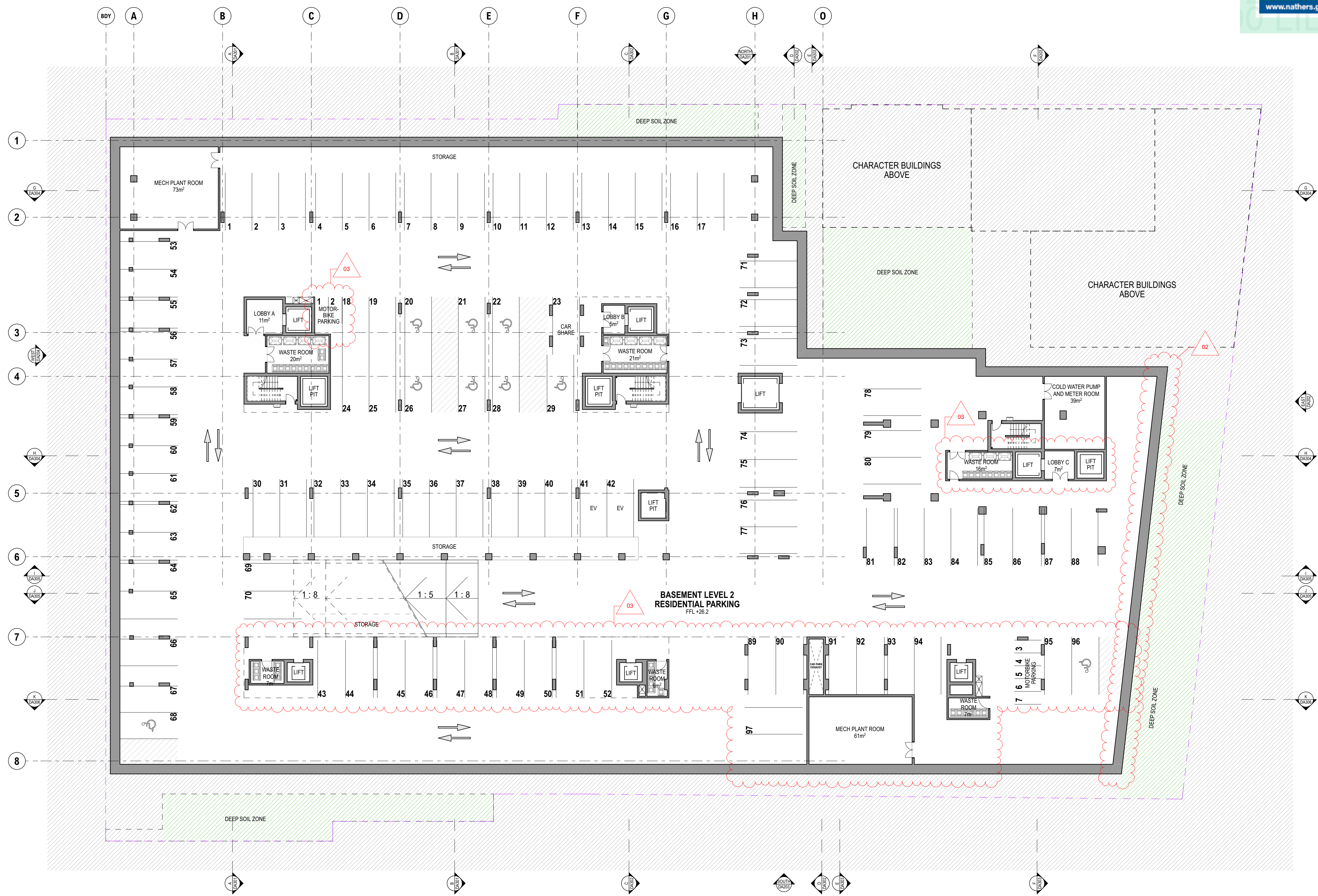
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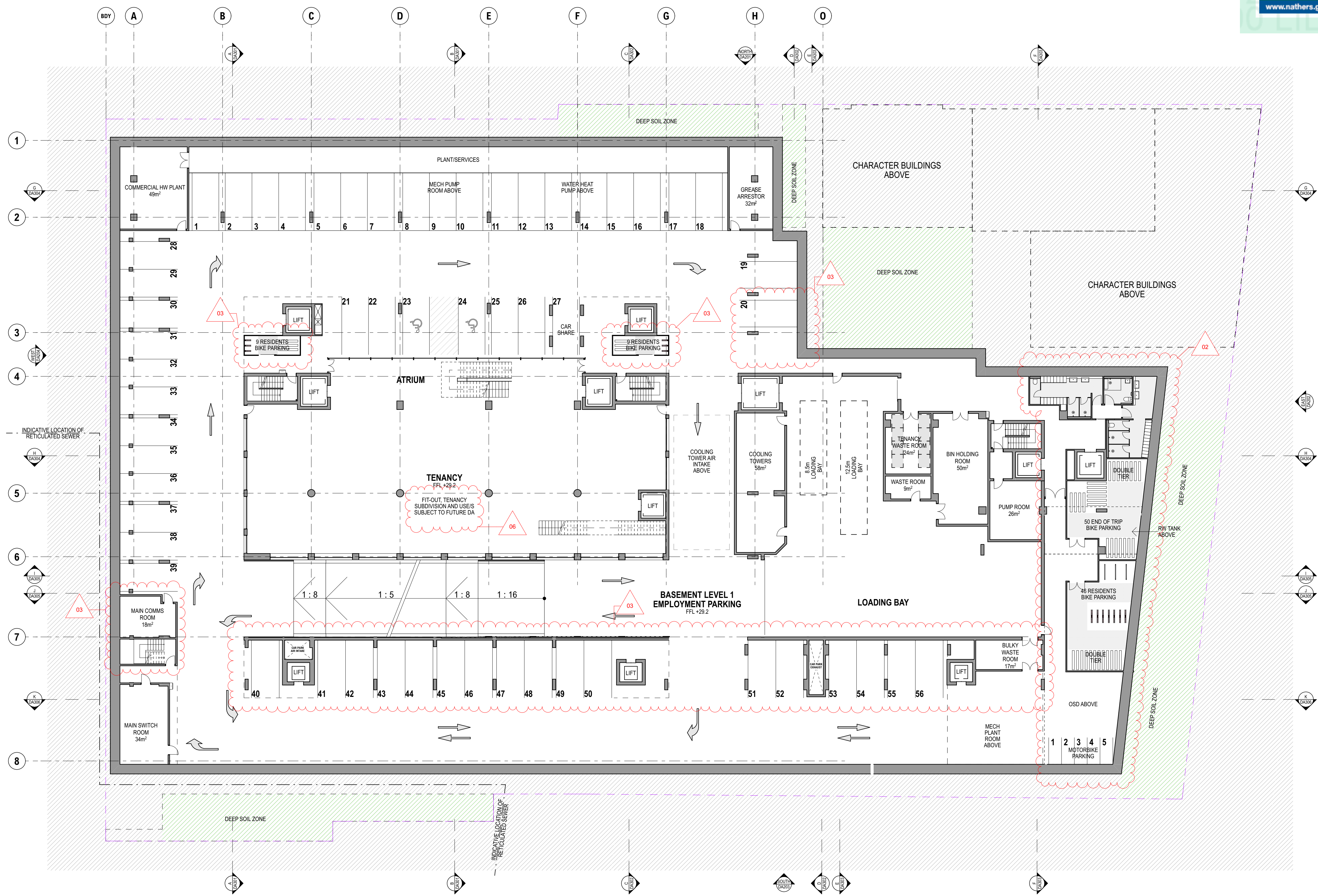
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CHROFI		ROCHE GROUP		01		17/5/23		DETAILED DEVELOPMENT APPLICATION								469-483 BALMAIN ROAD LILYFIELD		BASEMENT 2 FLOOR PLAN	
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA				02		25/11/23		REVISED DETAILED DEVELOPMENT APPLICATION								469-483 BALMAIN ROAD			
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BASEMENT 1 FLOOR PLAN

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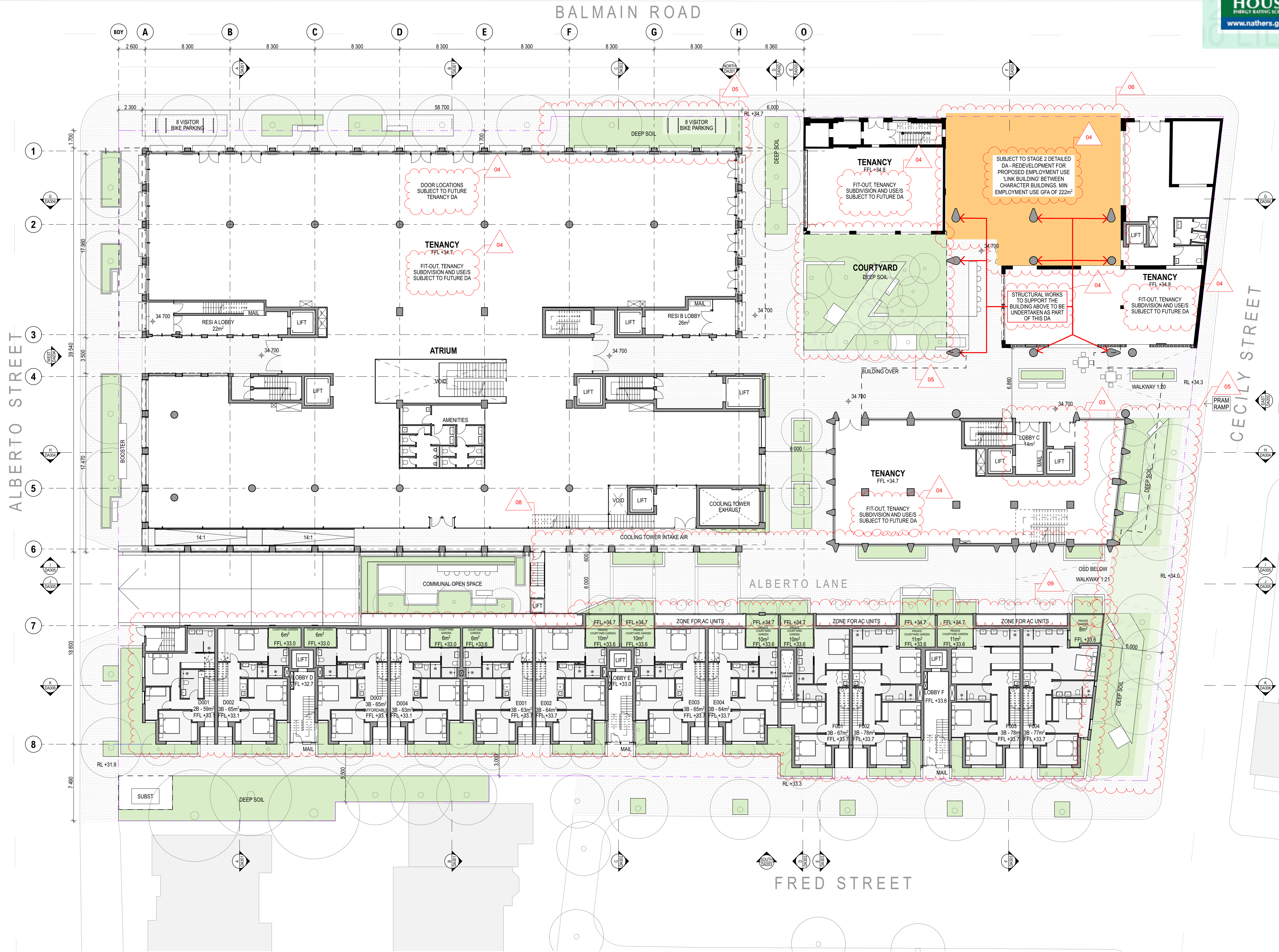
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GROUND FLOOR PLAN

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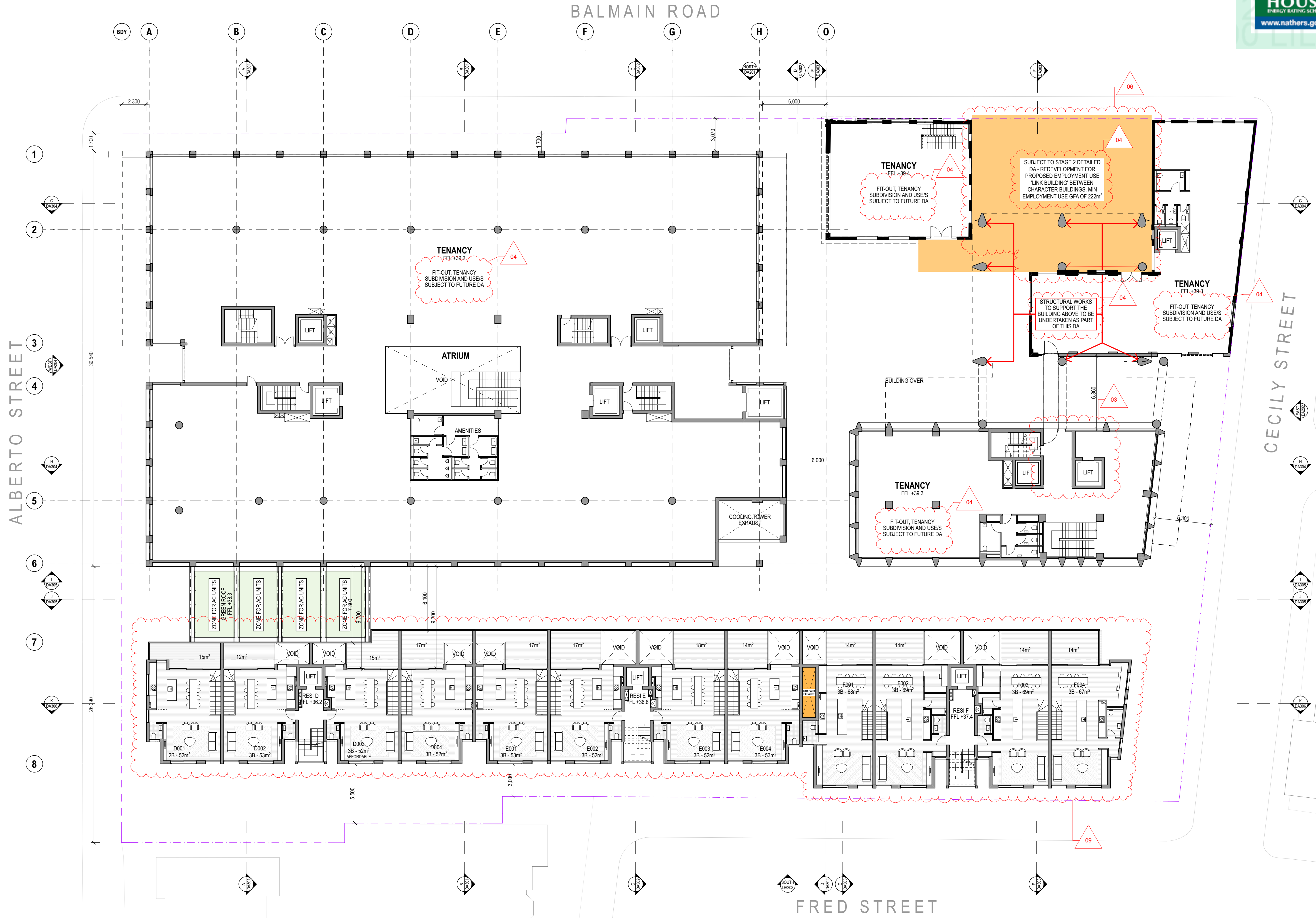
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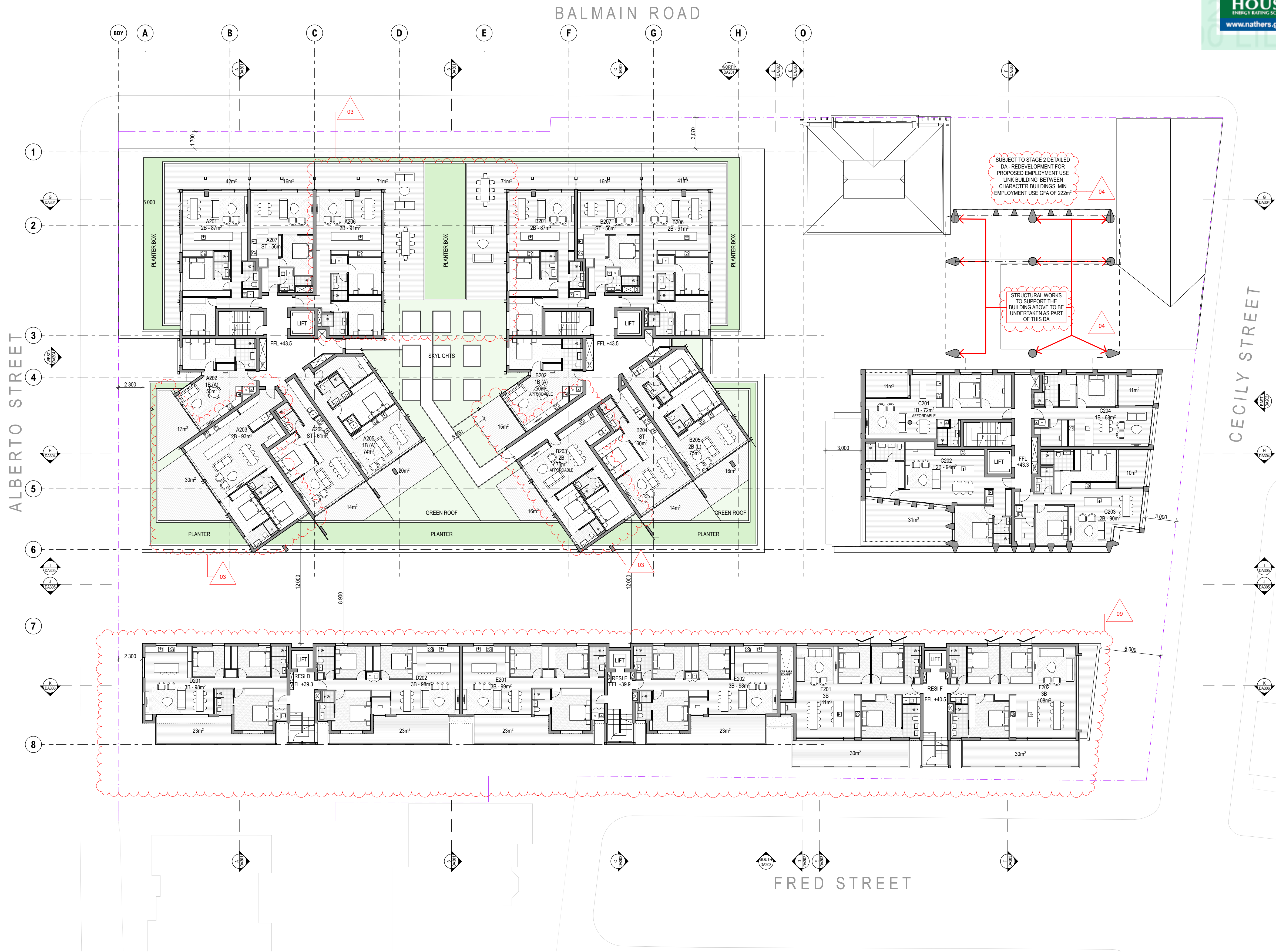


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CHROFI			ROCHE GROUP			01			17/5/23			DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD			LEVEL 1 / PODIUM		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA						02			25/11/23			REVISED DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD					
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CHROFI			ROCHE GROUP			01			17/5/23			DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD			LEVEL 2		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com						02			25/11/23			REVISED DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD					
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21049

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SHEET SCALE

1:400

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SHEET SIZE

A3

A1

NORTH

DRAWING TITLE

LEVEL 3

DRAWING NUMBER

A-DA106

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SHEET SCALE

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A3
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NORTH



DRAWING TITLE

LEVEL 4

DRAWING NUMBER

A-DA107

REVISION

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ALBERTO STREET

BALMAIN ROAD

CECILY STREET

FRED LANE

FRED STREET

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DRAWING TITLE

LEVEL 5

DRAWING NUMBER

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REVISION

02

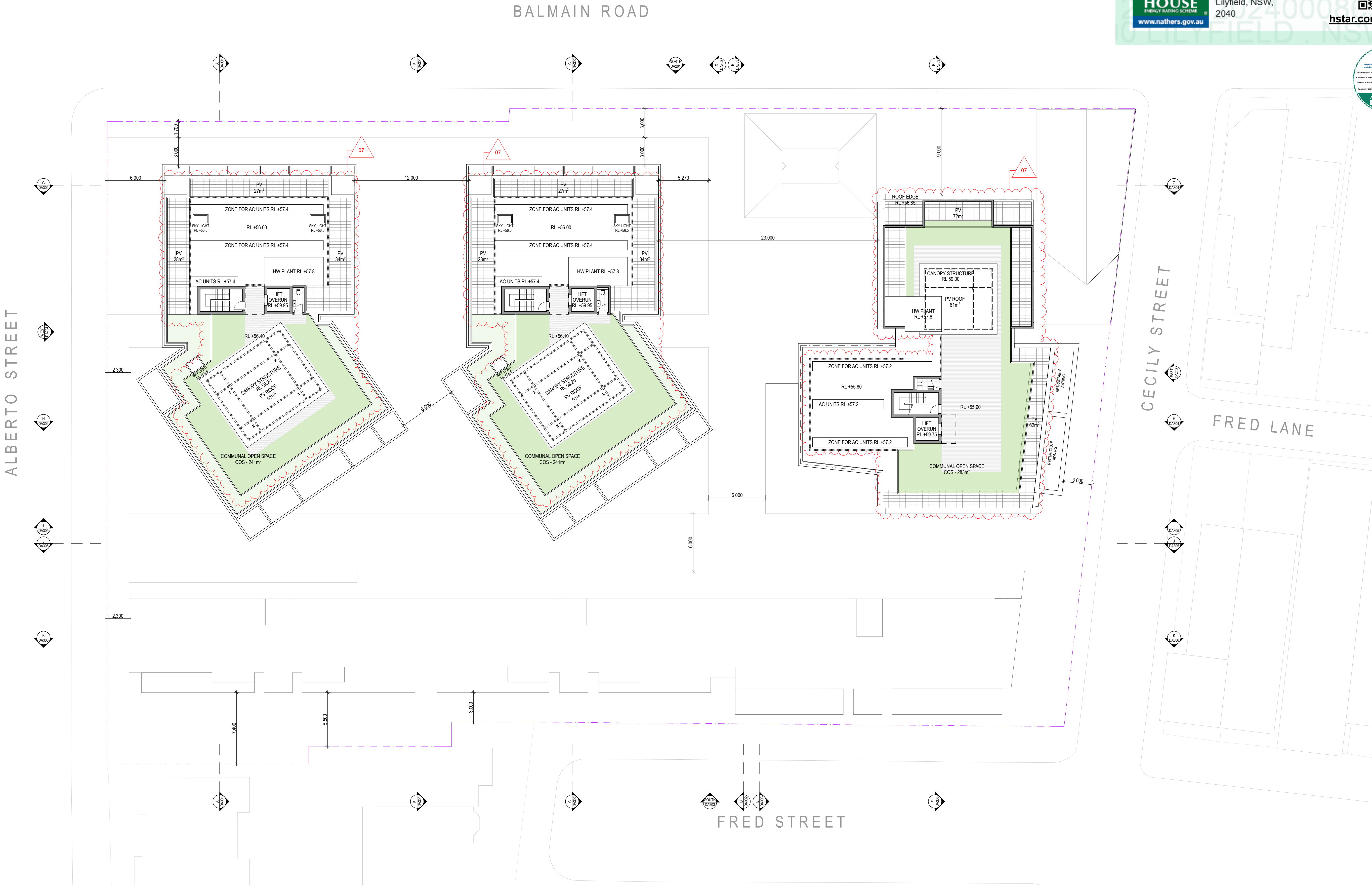


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TG

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SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

ROOF PLAN

DRAWING NUMBER

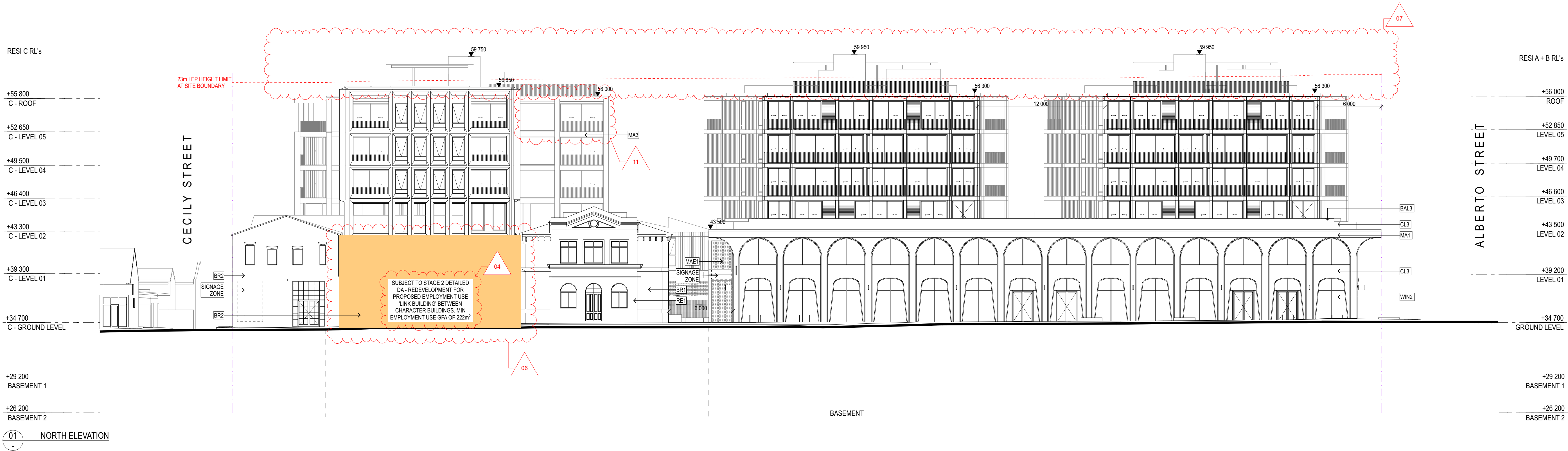
A-DA109

REVISION

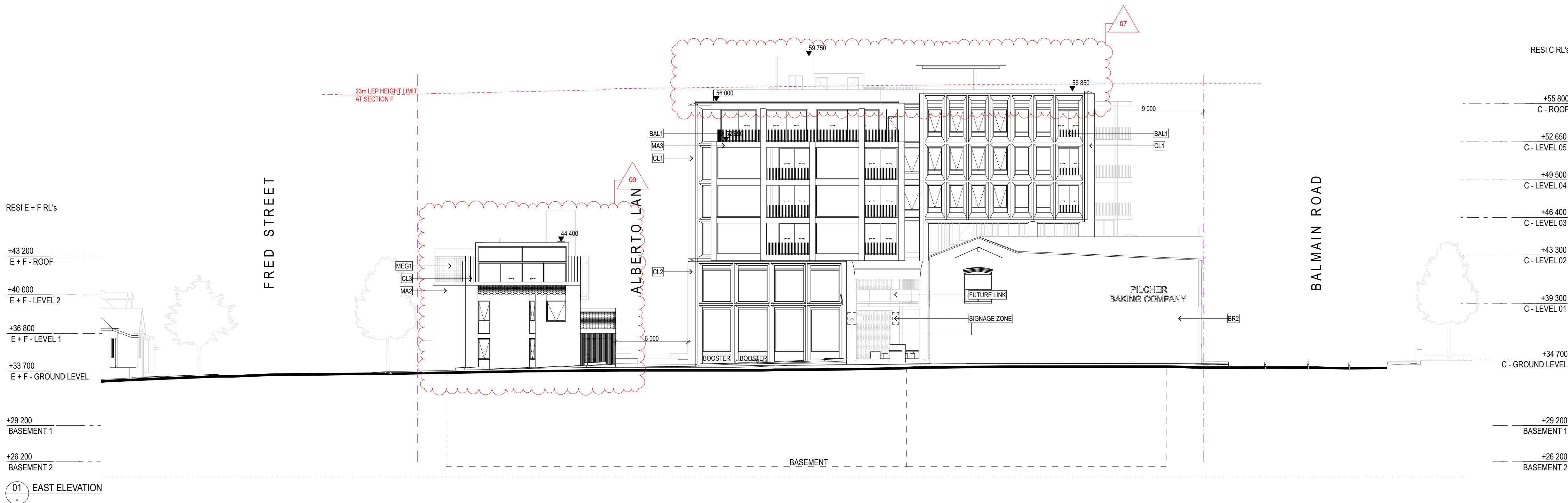
02



0008656390 12 Jan 2024
Assessor Adriana Segovia
Accreditation No. 20754
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ARCHITECT		CLIENT		REV		DATE		ISSUE		REV		DATE		ISSUE		PROJECT		DRAWING TITLE	
CHROFI		ROCHE GROUP		01		17/5/23		DETAILED DEVELOPMENT APPLICATION								469-483 BALMAIN ROAD LILYFIELD		NORTH ELEVATION	
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA				02		25/11/23		REVISED DETAILED DEVELOPMENT APPLICATION								469-483 BALMAIN ROAD			
T +61 2 8096 8500 E info@chrofi.com																PROJECT NUMBER		DRAWING NUMBER	
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A																21049		A-DA201	
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																A3			
																A1			
																NORTH			



02 EAST ELEVATION

ARCHITECT

CHROFI

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CLIENT

ROCHE
GROUP

REV

01

02

DATE

17/5/23

25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

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SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

EAST ELEVATION

DRAWING NUMBER

A-DA202

REVISION

02



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02 SOUTH ELEVATION

ARCHITECT

CHROFI

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CLIENT

ROCHE GROUP

REV

01

02

DATE

17/5/23

25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

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SHEET SIZE

A3
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NORTH



DRAWING TITLE

SOUTH ELEVATION

DRAWING NUMBER

A-DA203

REVISION

02



0008656390 12 Jan 2024

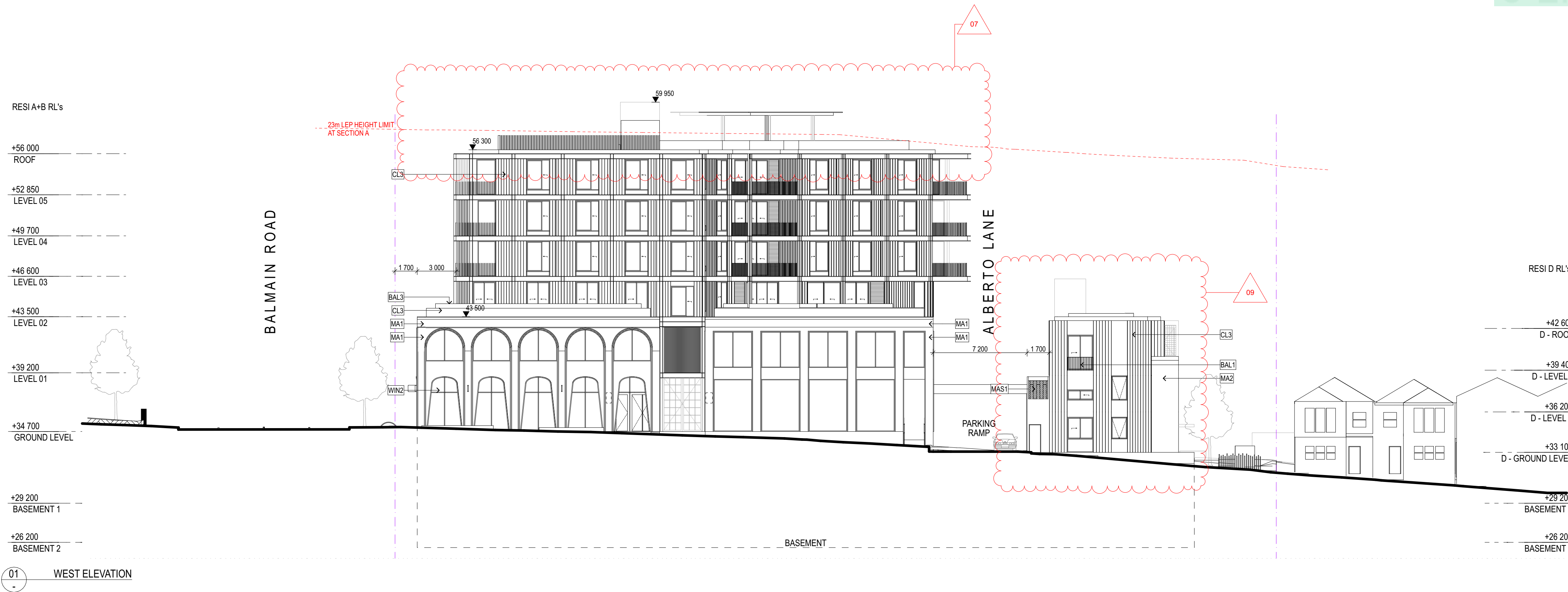
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CLIENT

ROCHE
GROUP

REV

DATE

ISSUE

01

17/5/23

DETAILED DEVELOPMENT APPLICATION

02

25/11/23

REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

21049

28/11/23

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NORTH

DRAWING TITLE

WEST ELEVATION

DRAWING NUMBER

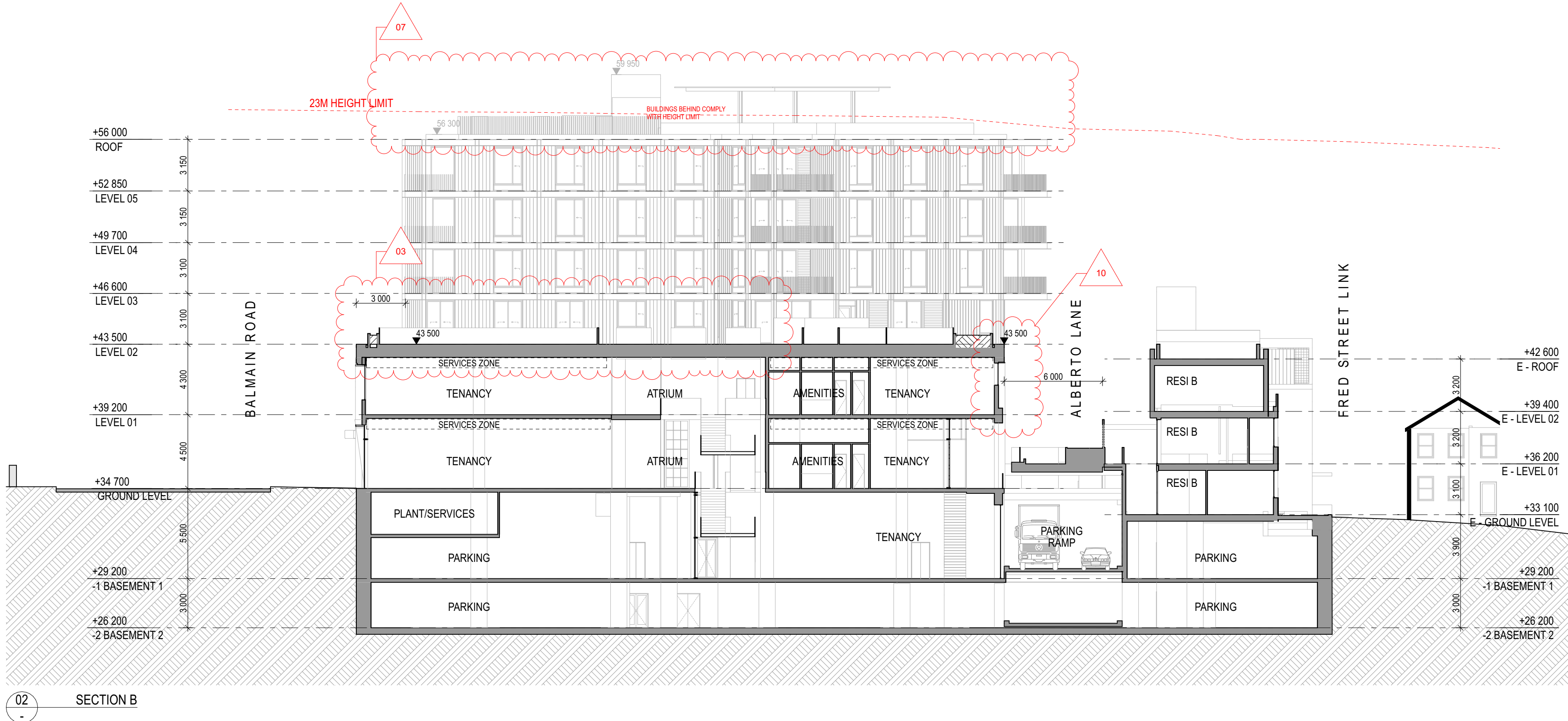
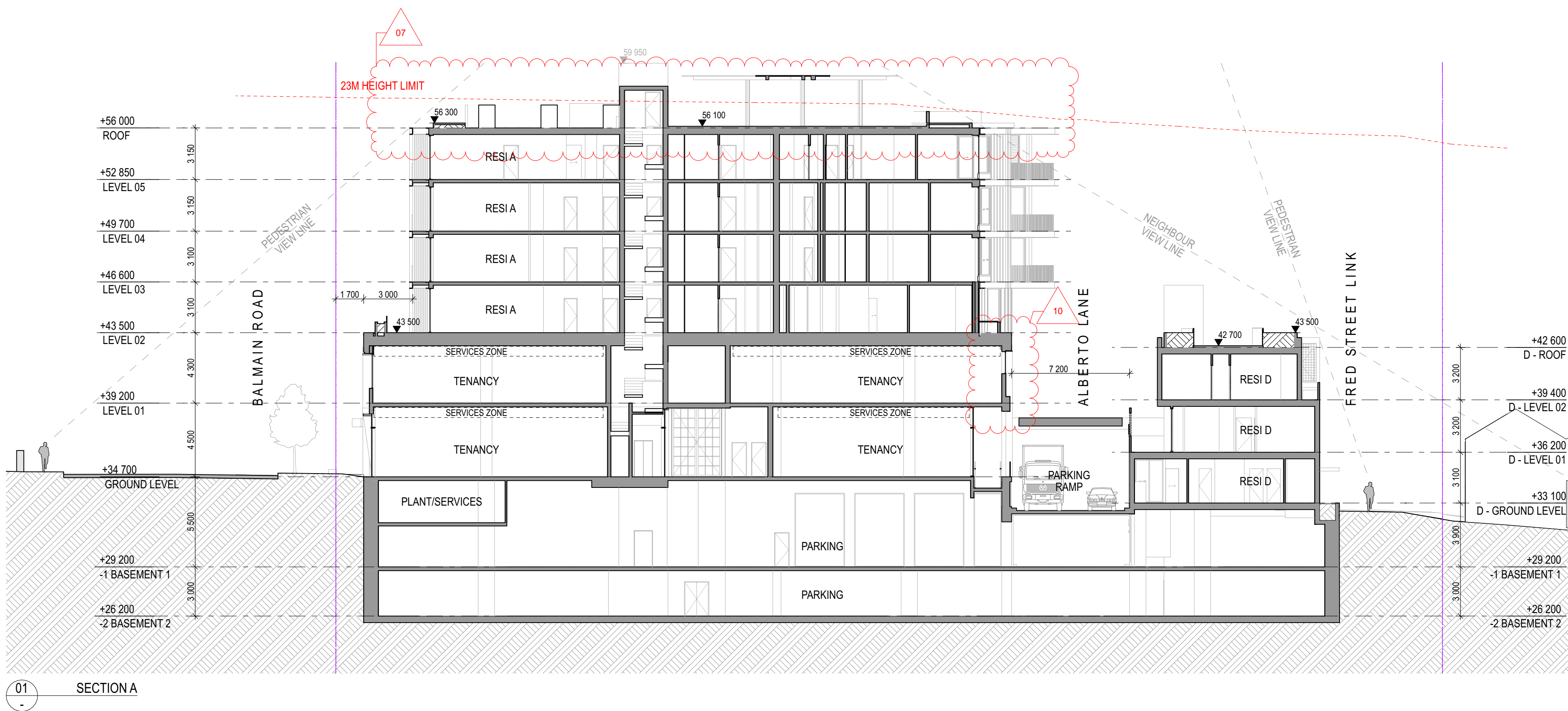
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REVISION

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CLIENT

ROCHE GROUP

REV

01
02

DATE

17/5/23
25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

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SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

SECTIONS A & B

DRAWING NUMBER

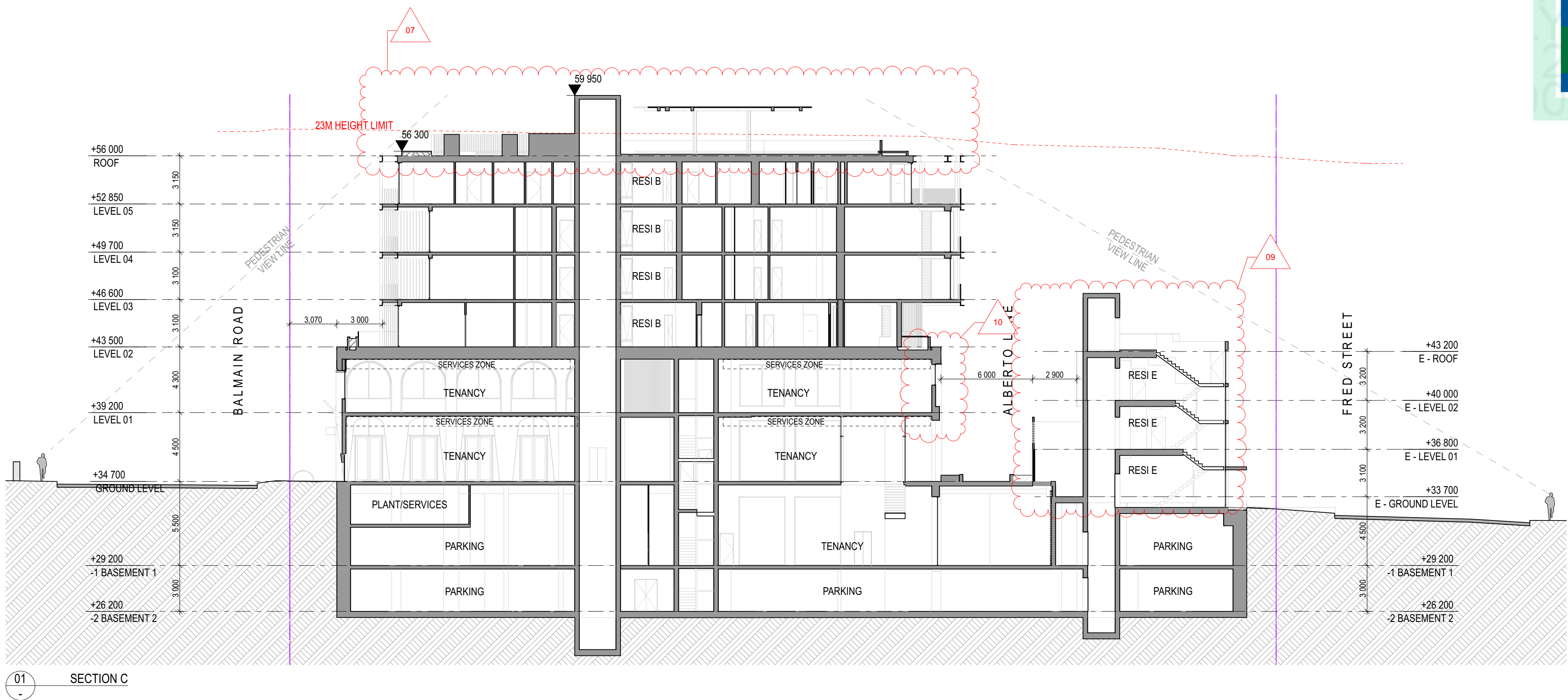
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REVISION

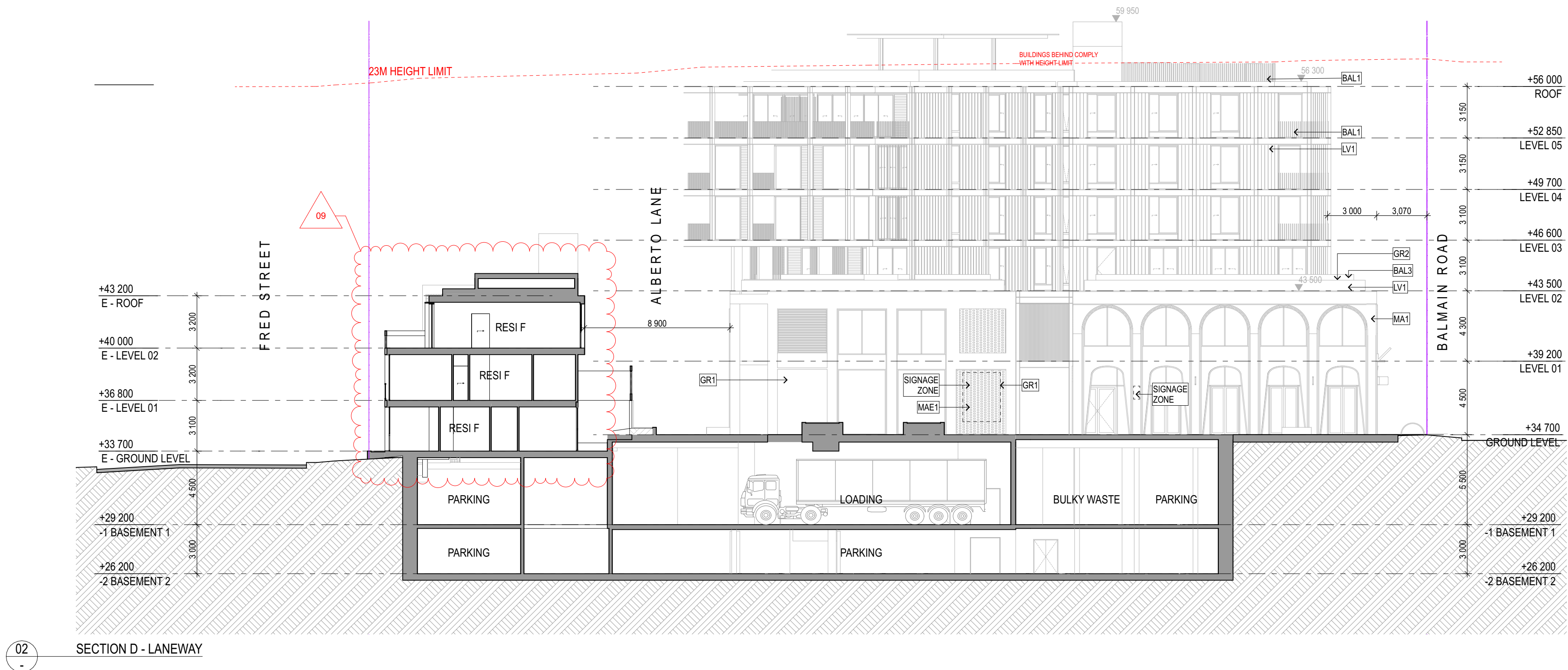
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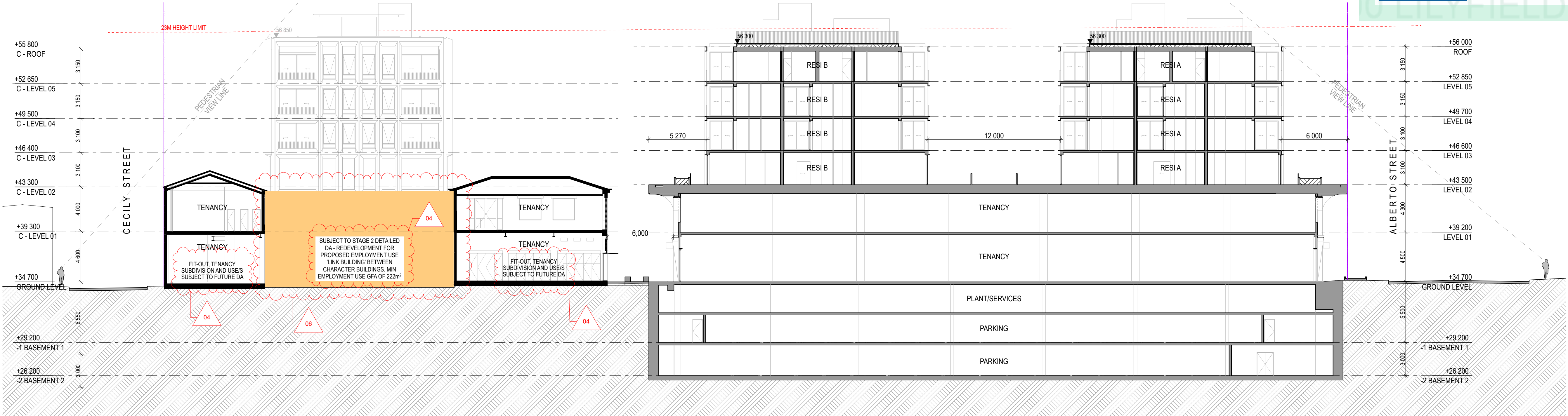
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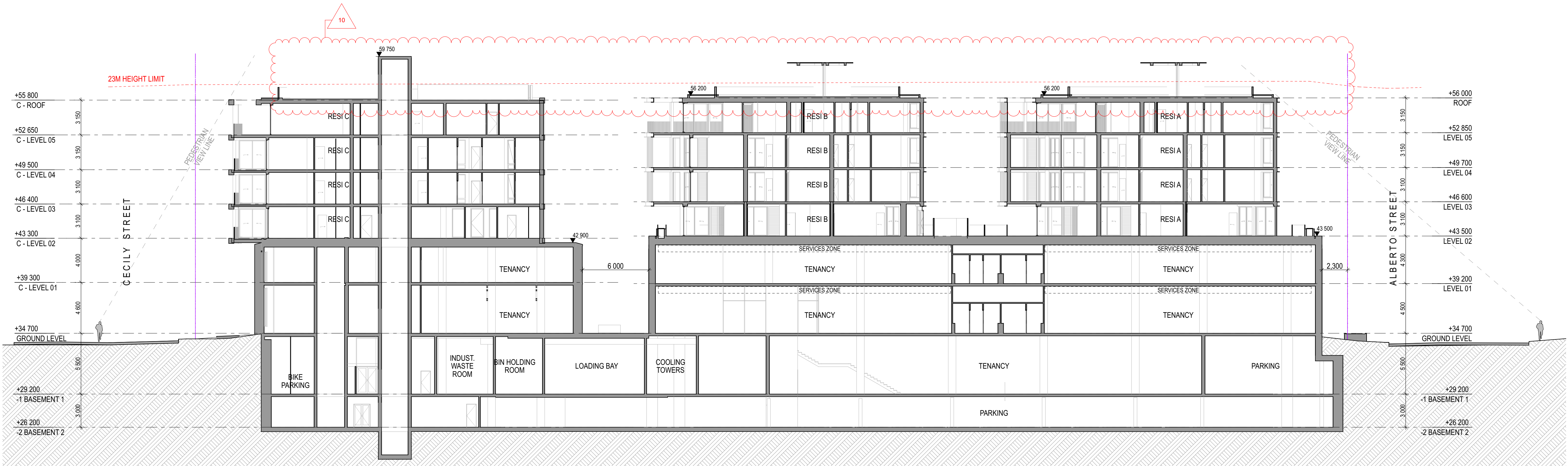
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ARCHITECT			CLIENT			REV			DATE			ISSUE			REV			DATE			ISSUE			PROJECT			DRAWING TITLE		
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3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com						02			25/11/23			REVISED DETAILED DEVELOPMENT APPLICATION												469-483 BALMAIN ROAD			DRAWING NUMBER		
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.																								PROJECT NUMBER			REVISION		
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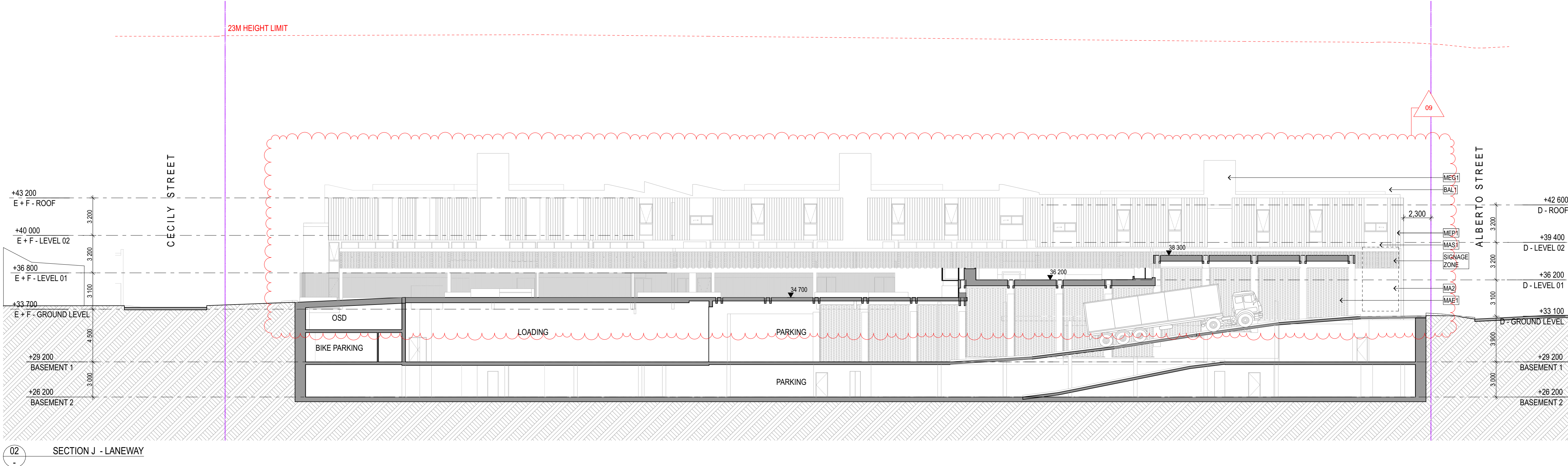
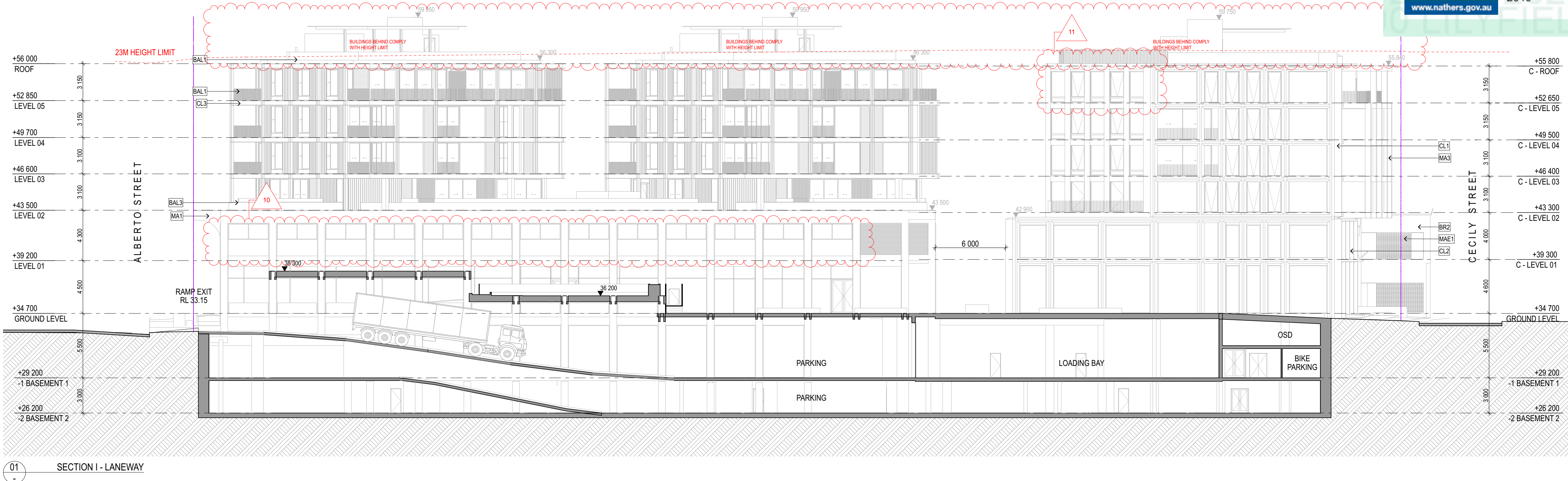
01 SECTION G



02 SECTION H



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ARCHITECT			CLIENT			REV			DATE			ISSUE			REV			DATE			ISSUE			PROJECT			DRAWING TITLE																										
CHROFI			ROCHE GROUP			01			17/5/23			DETAILED DEVELOPMENT APPLICATION												469-483 BALMAIN ROAD LILYFIELD			SECTIONS I & J																										
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com						02			25/11/23			REVISED DETAILED DEVELOPMENT APPLICATION												469-483 BALMAIN ROAD																													
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.																								PROJECT NUMBER			PLOT DATE			DRAWN			CHECKED			SHEET SCALE			SHEET SIZE			NORTH			DRAWING NUMBER			REVISION					
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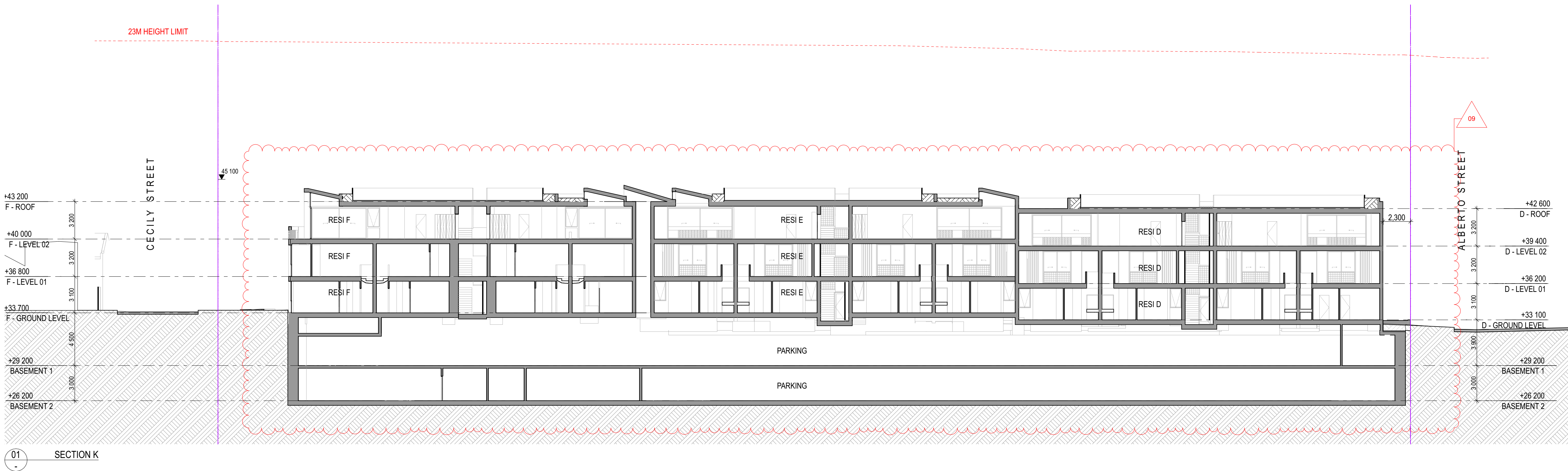
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CLIENT

ROCHE
GROUP

REV

01
02

DATE

17/5/23
25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:400
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SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

SECTION K

DRAWING NUMBER

A-DA306

REVISION

02



ARCHITECT			CLIENT			REV			DATE			ISSUE			PROJECT			DRAWING TITLE		
CHROFI			ROCHE GROUP			01			17/5/23			DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD			APARTMENTS - BUILDING A+B - LEVEL 2		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com						02			25/11/23			REVISED DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD			DRAWING NUMBER		
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.															PROJECT NUMBER			REVISION		
															21049			A-DA401		
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0008656390 12 Jan 2024

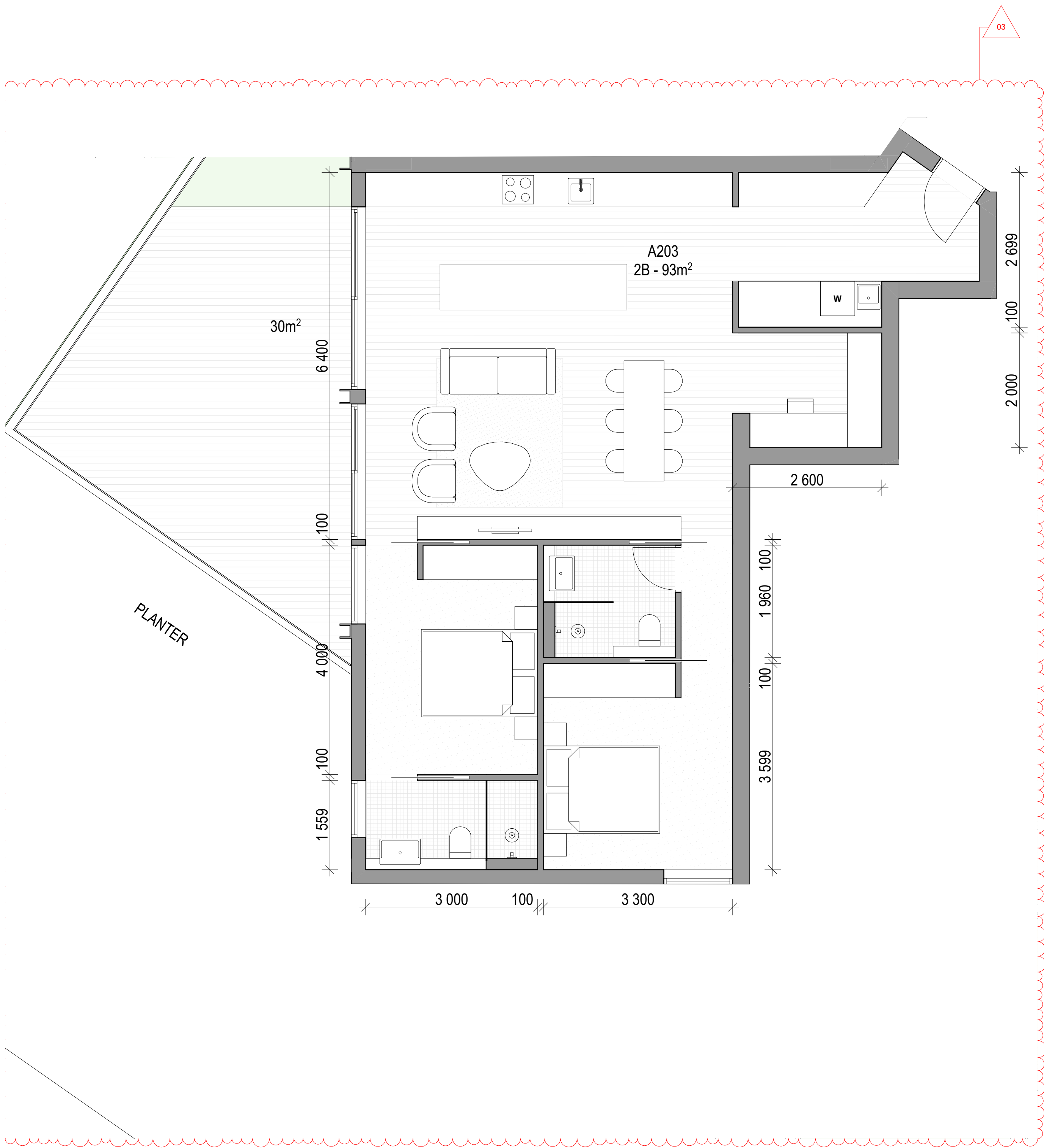
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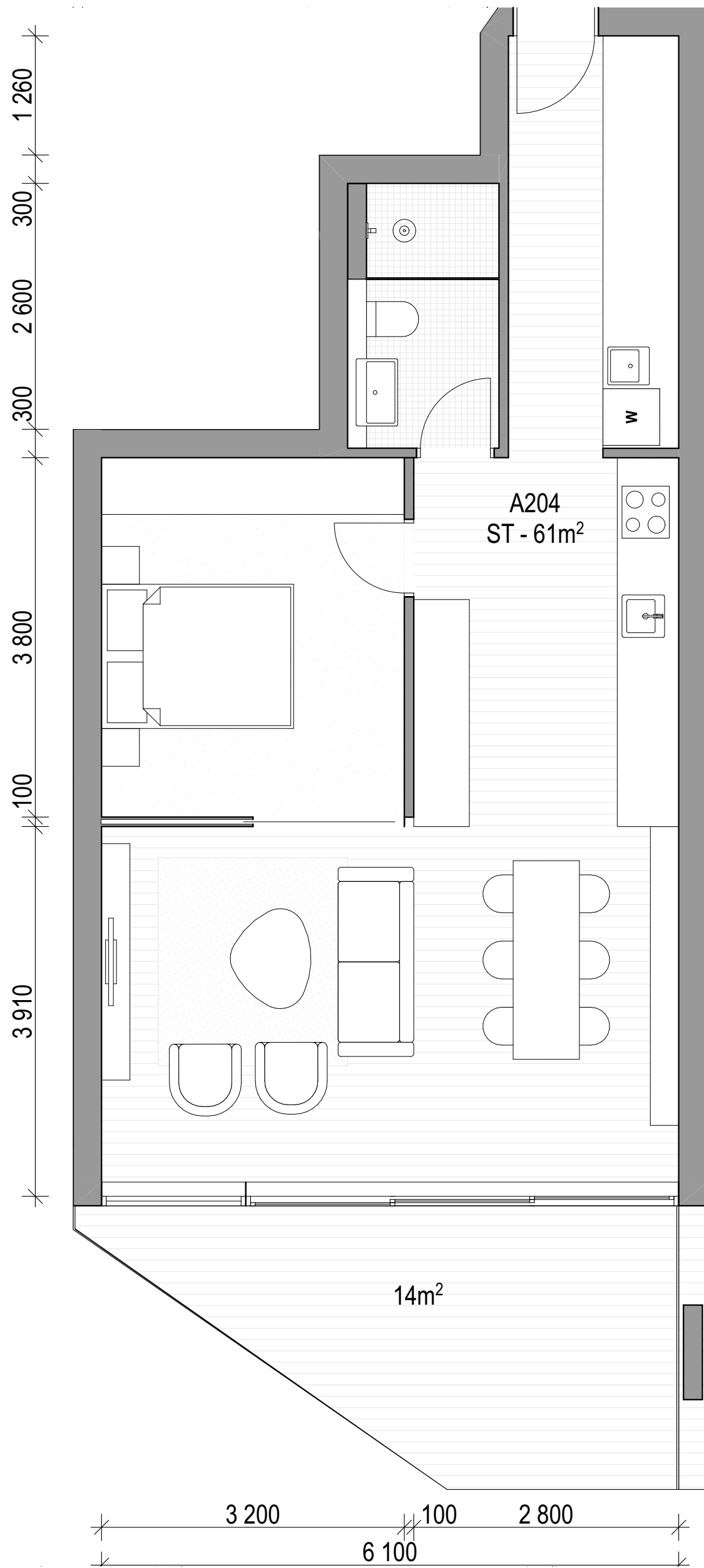
Address
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2040



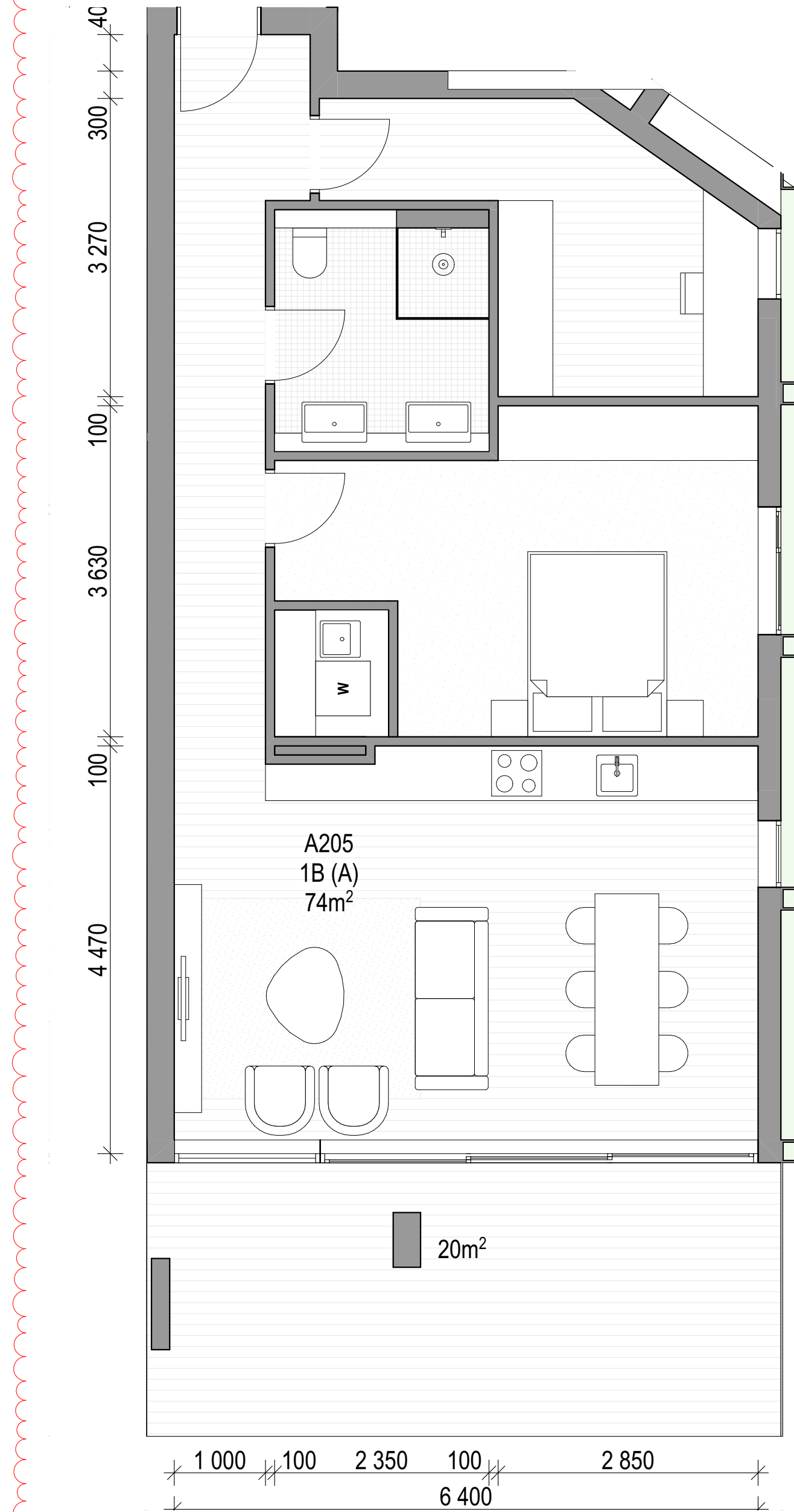
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01 A203, B203



02 A204, B204



03 A205

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CLIENT

ROCHE
GROUP

REV

01
02

DATE

17/5/23
25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

APARTMENTS - BUILDING A+B -
LEVEL 2

DRAWING NUMBER

A-DA402

REVISION

02



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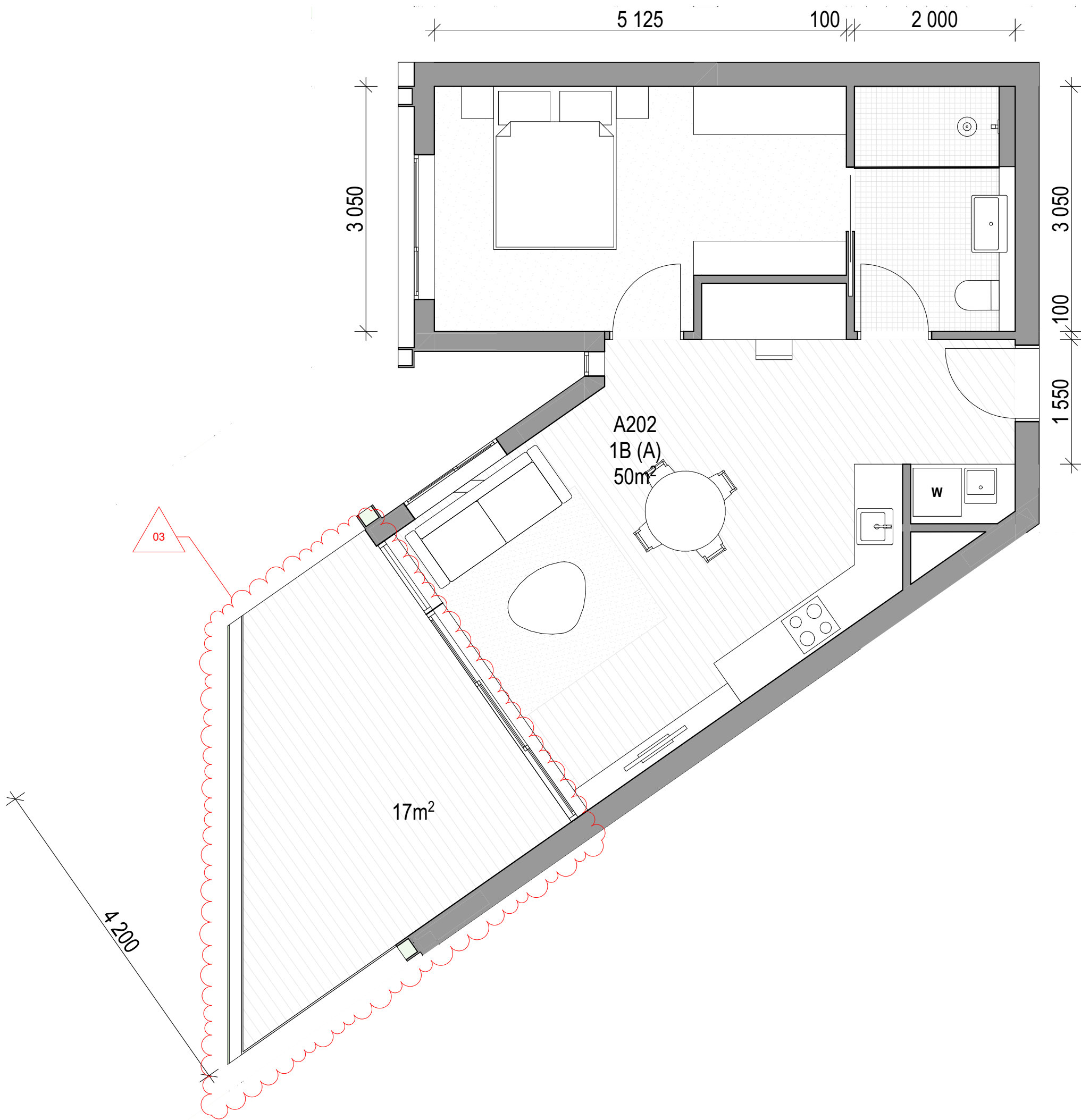
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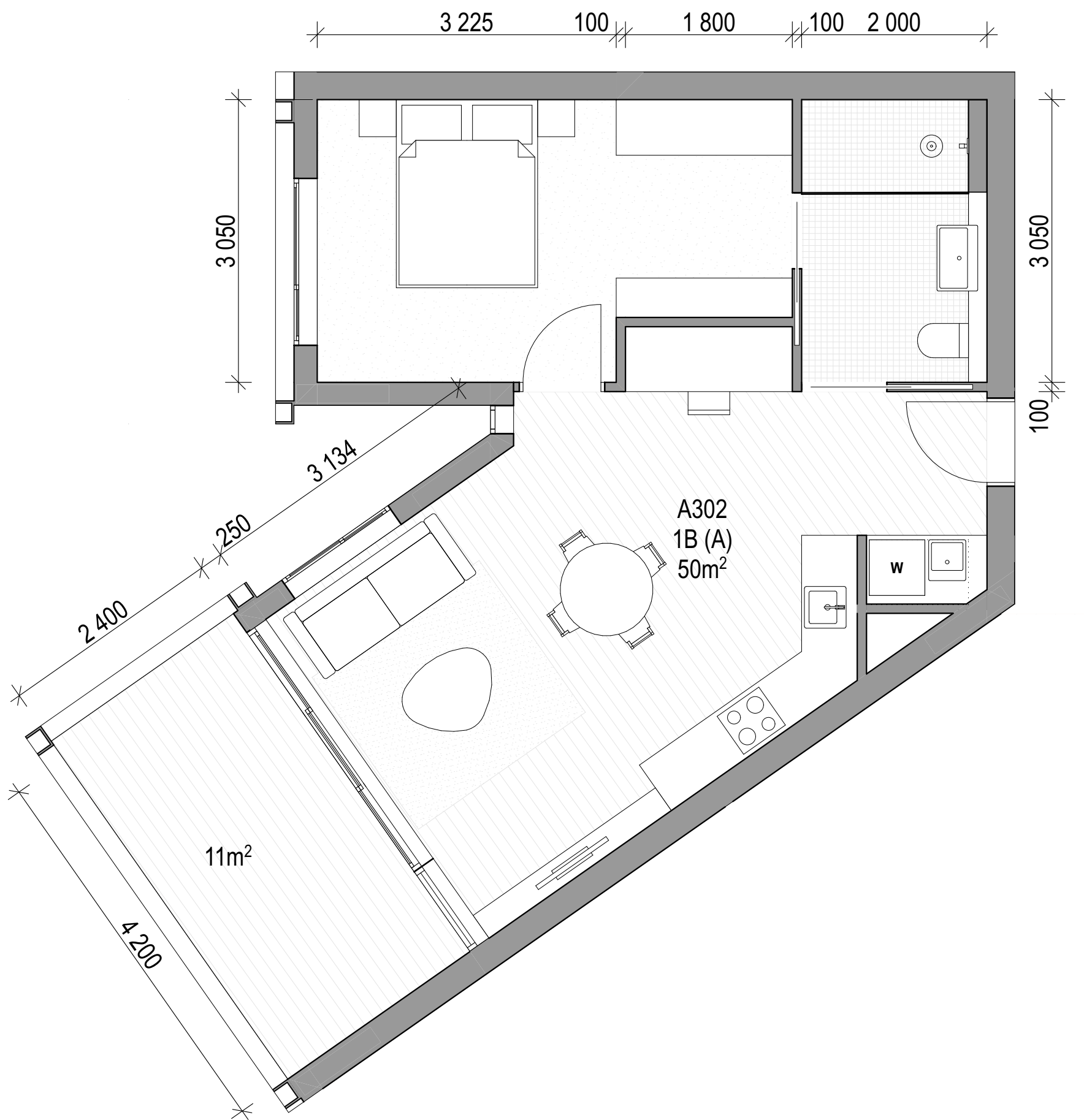
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01 A202, B202



02 A302, A402, A502, B302, B402, B502

ARCHITECT

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CLIENT

ROCHE GROUP

REV

01

DATE

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ISSUE

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APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

APARTMENTS - BUILDING A+B -
LEVEL 2 - 5

DRAWING NUMBER

A-DA403

REVISION

02



0008656390 12 Jan 2024

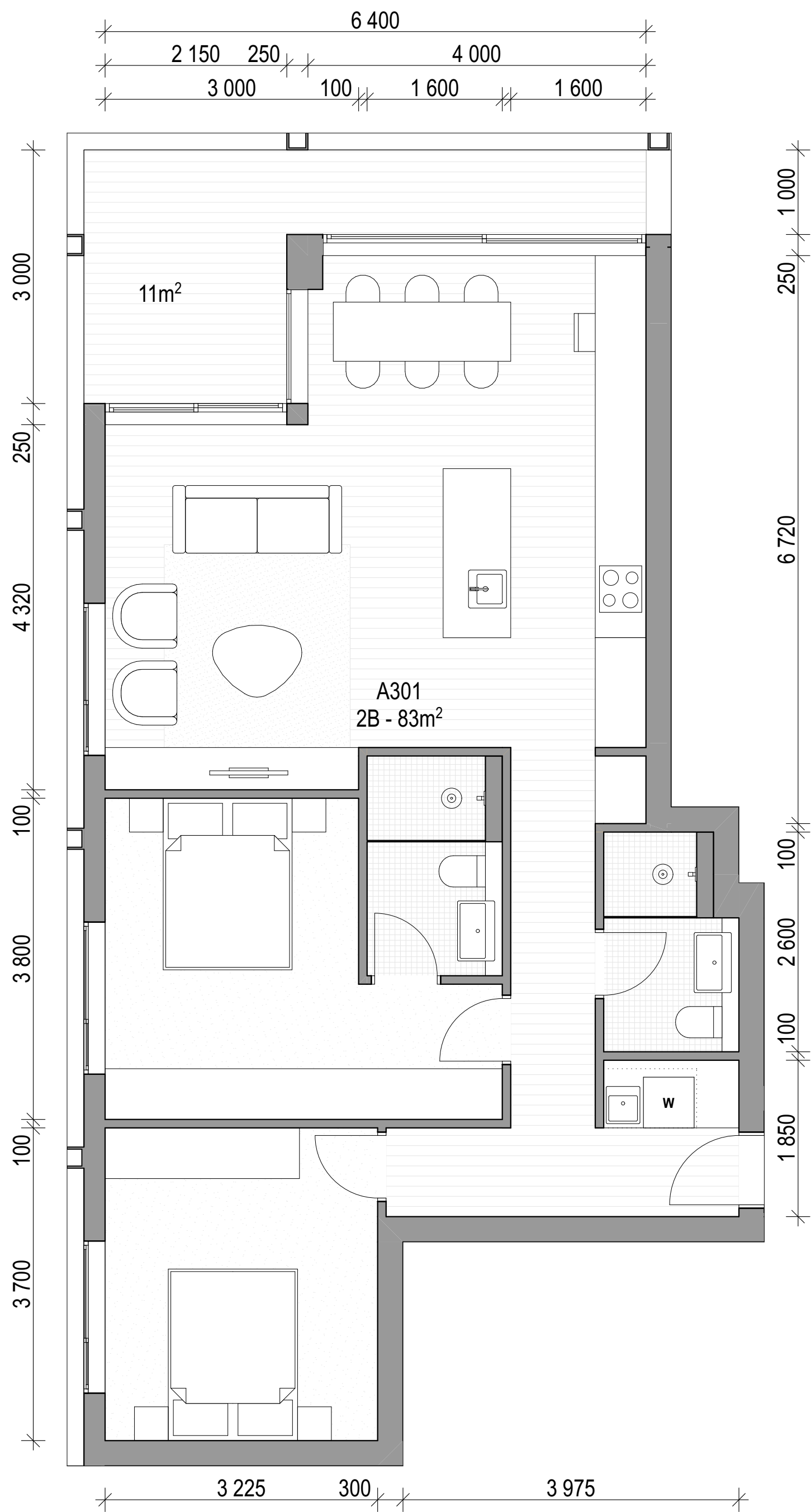
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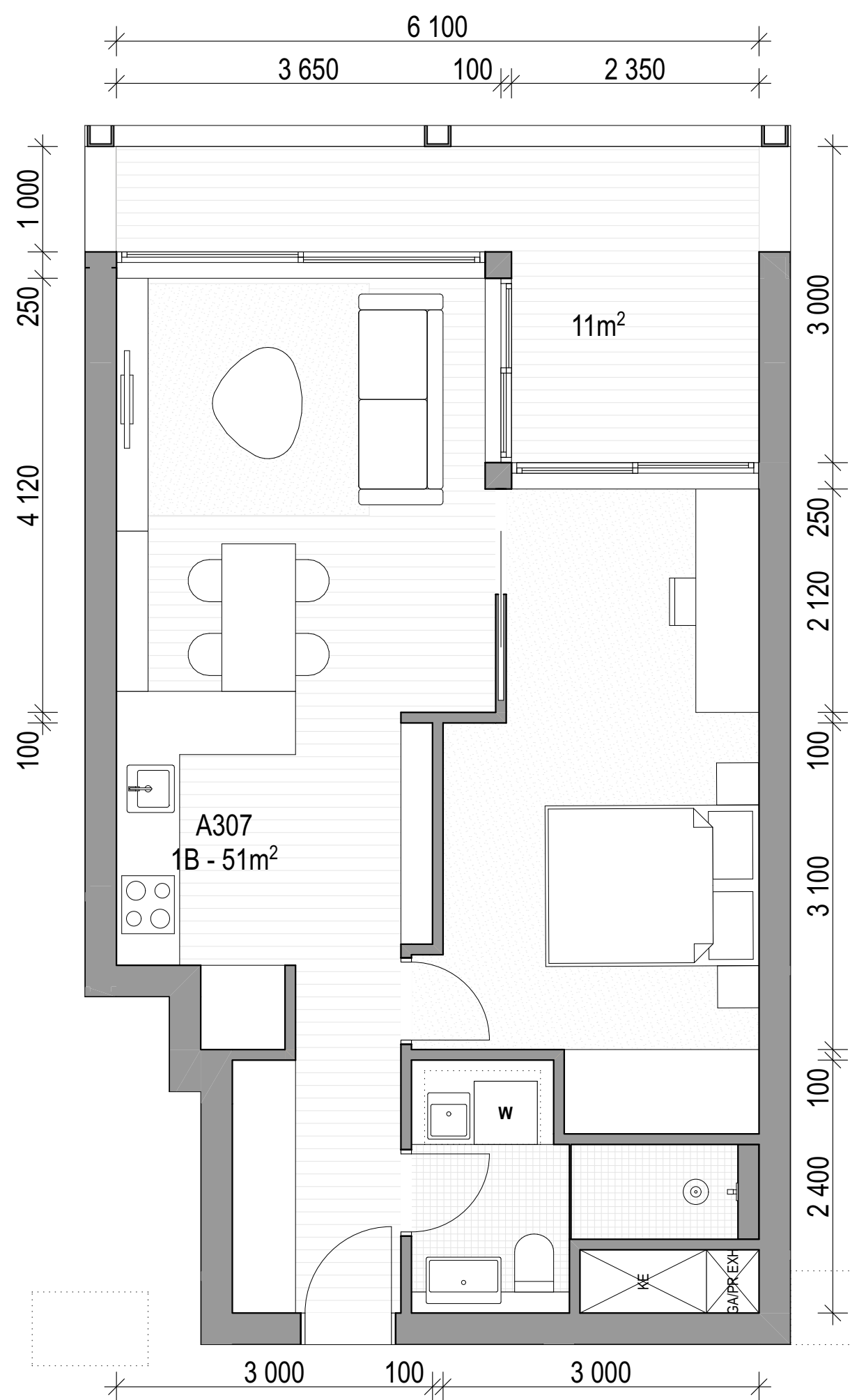
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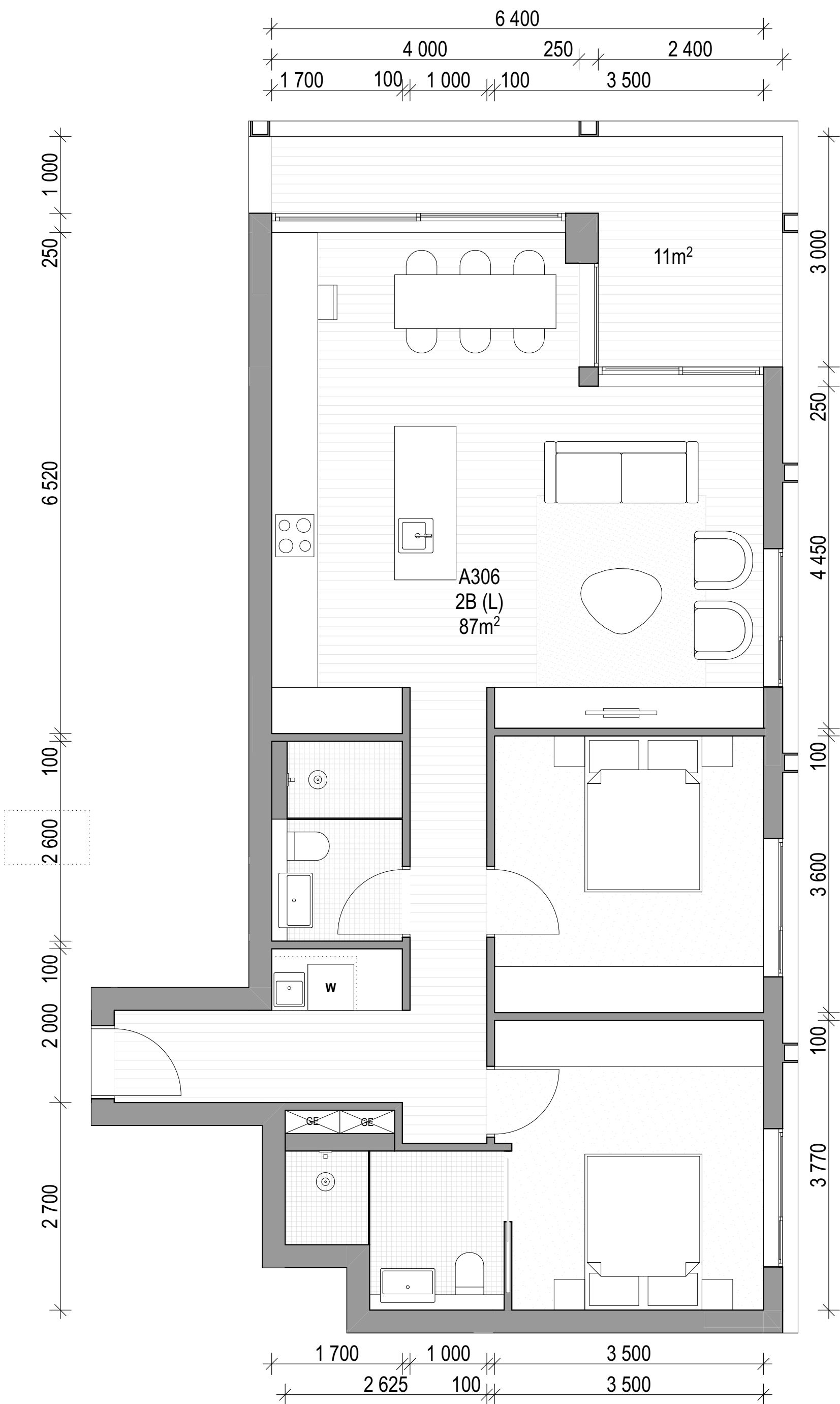
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01 A301, A401, B301, B401



02 A307, A407, B307, B407



03 A306, A406, B306, B406

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ROCHE GROUP

REV

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DATE

17/5/23

25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

APARTMENTS - BUILDING A+B -
LEVEL 3 + 4

DRAWING NUMBER

A-DA404

REVISION

02



0008656390 12 Jan 2024

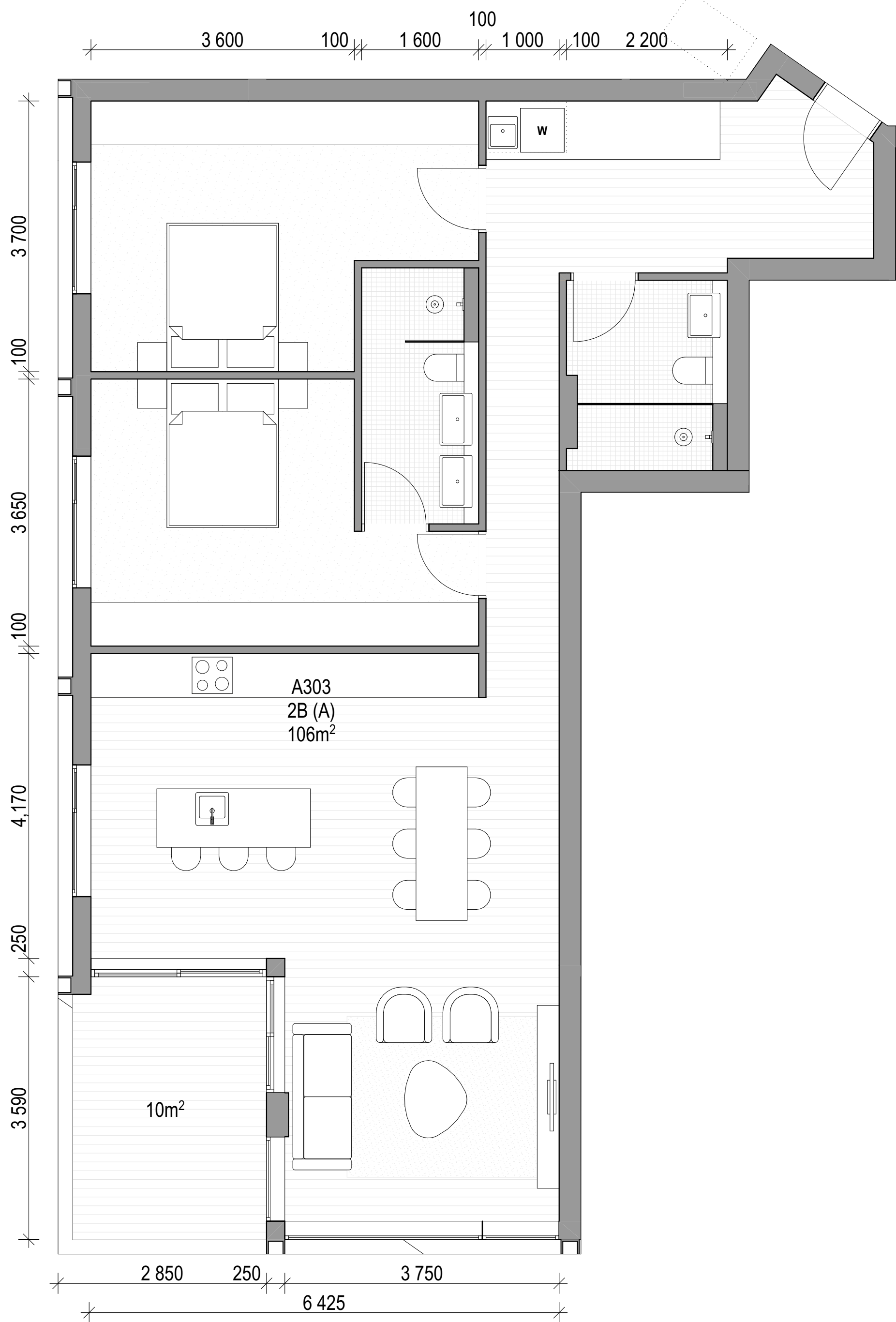
Assessor Adriana Segovia

Accreditation No. 20754

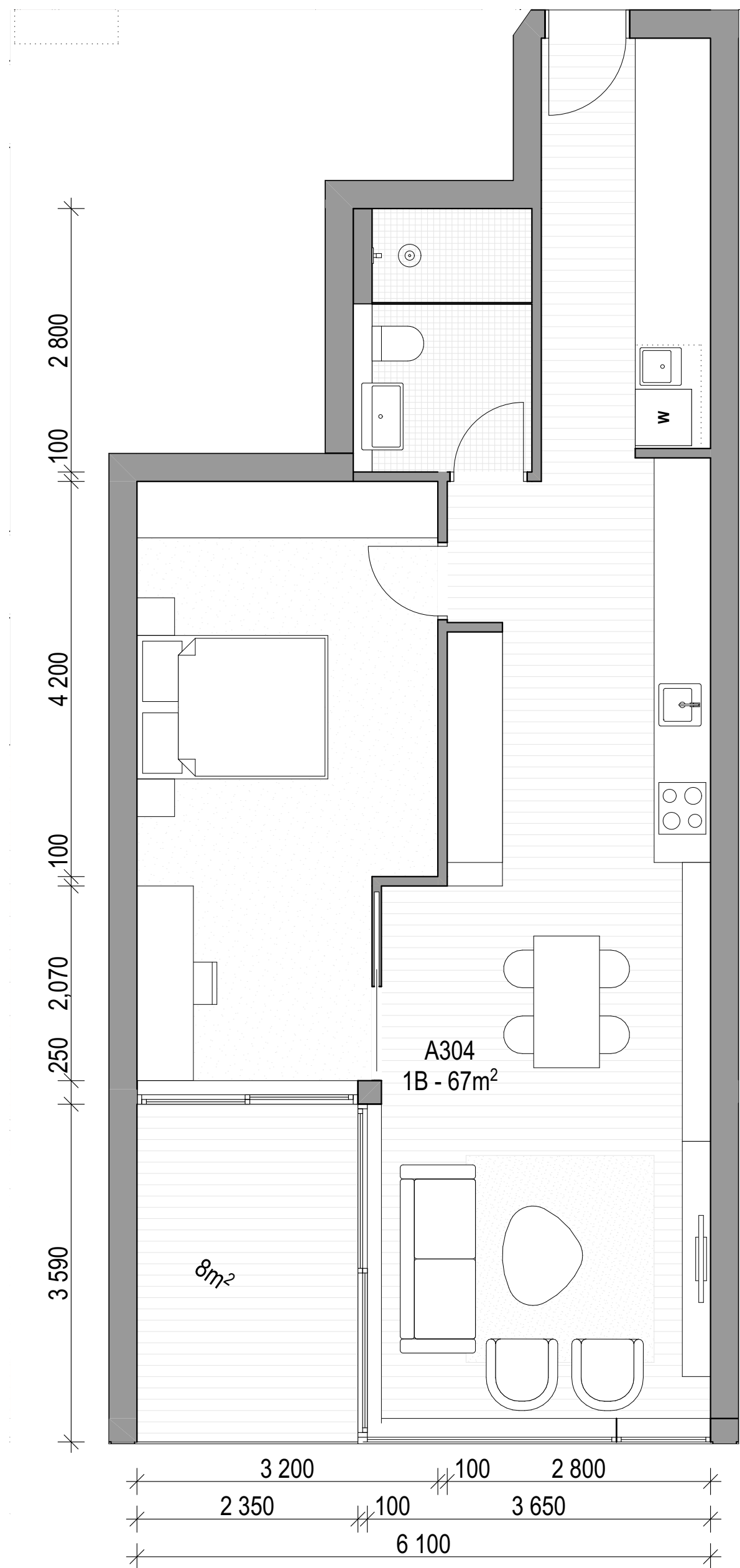
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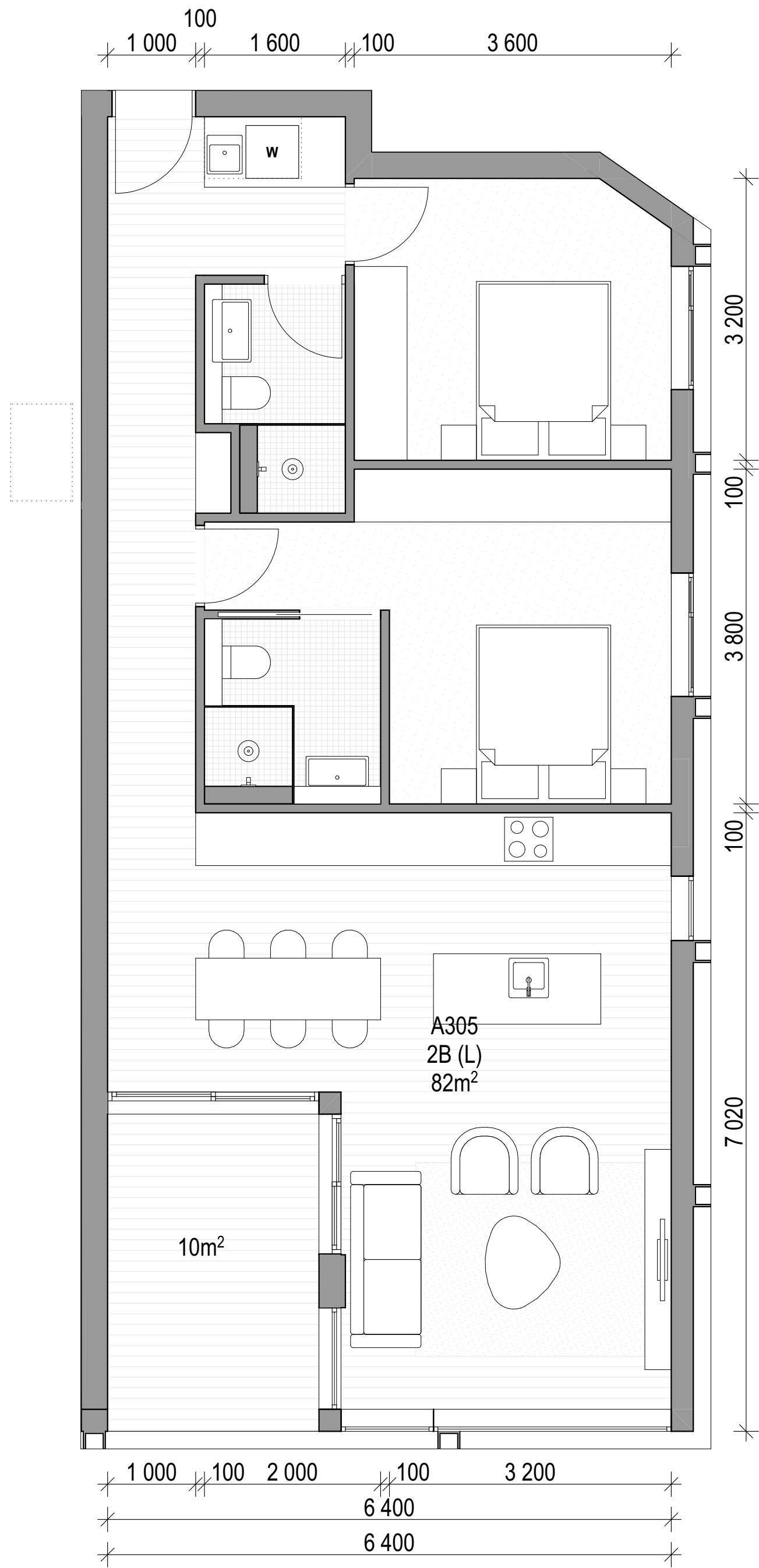
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01 A303, A403, B303, B304



02 A304, A404, B304, B404



03 A305, A405, B305, B405

ARCHITECT

CHROFI

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ROCHE GROUP

REV

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DETAILED DEVELOPMENT APPLICATION
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APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3

A1

NORTH



DRAWING TITLE

APARTMENTS - BUILDING A+B -
LEVEL 3 + 4

DRAWING NUMBER

A-DA405

REVISION

02



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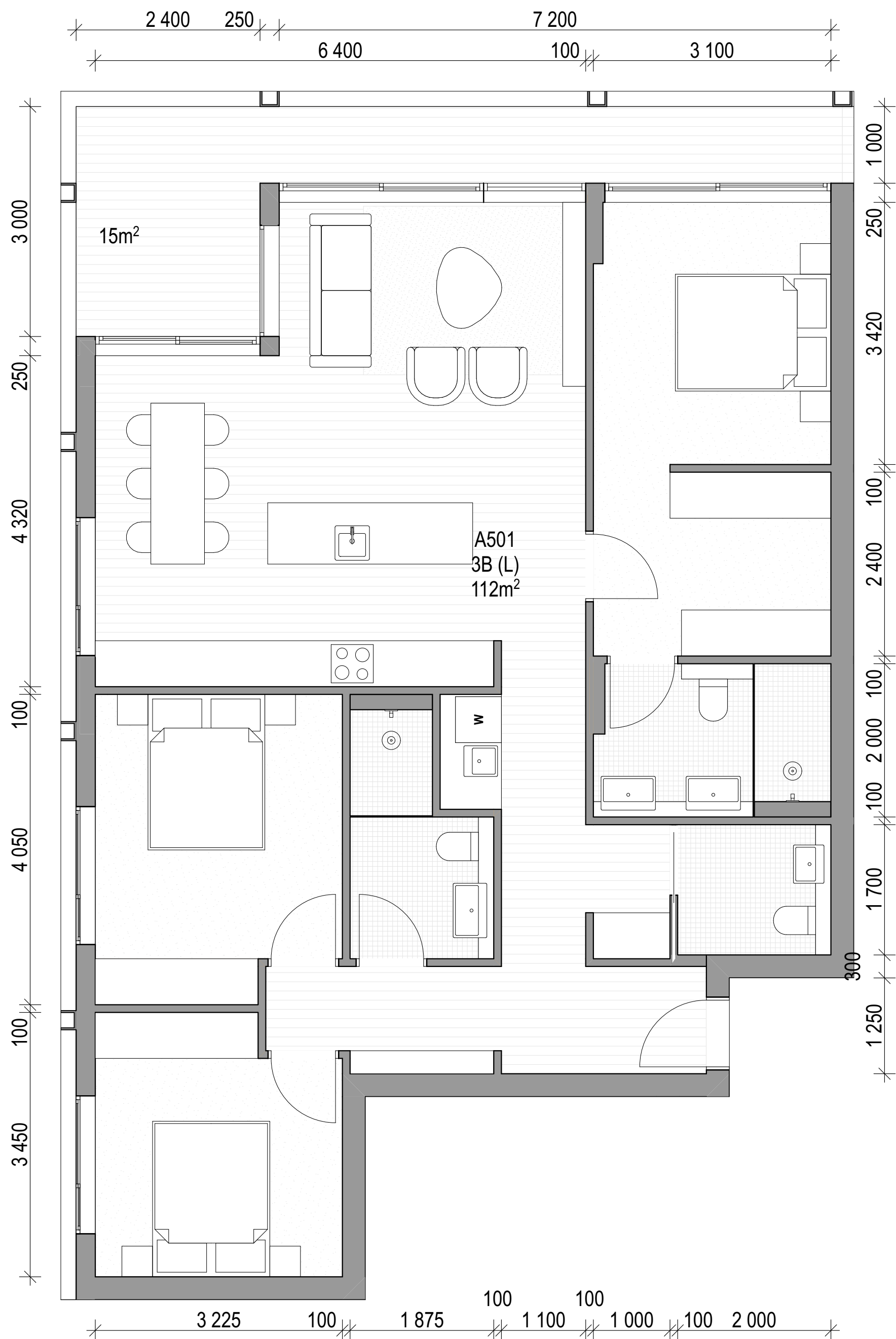
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Accreditation No. 20754

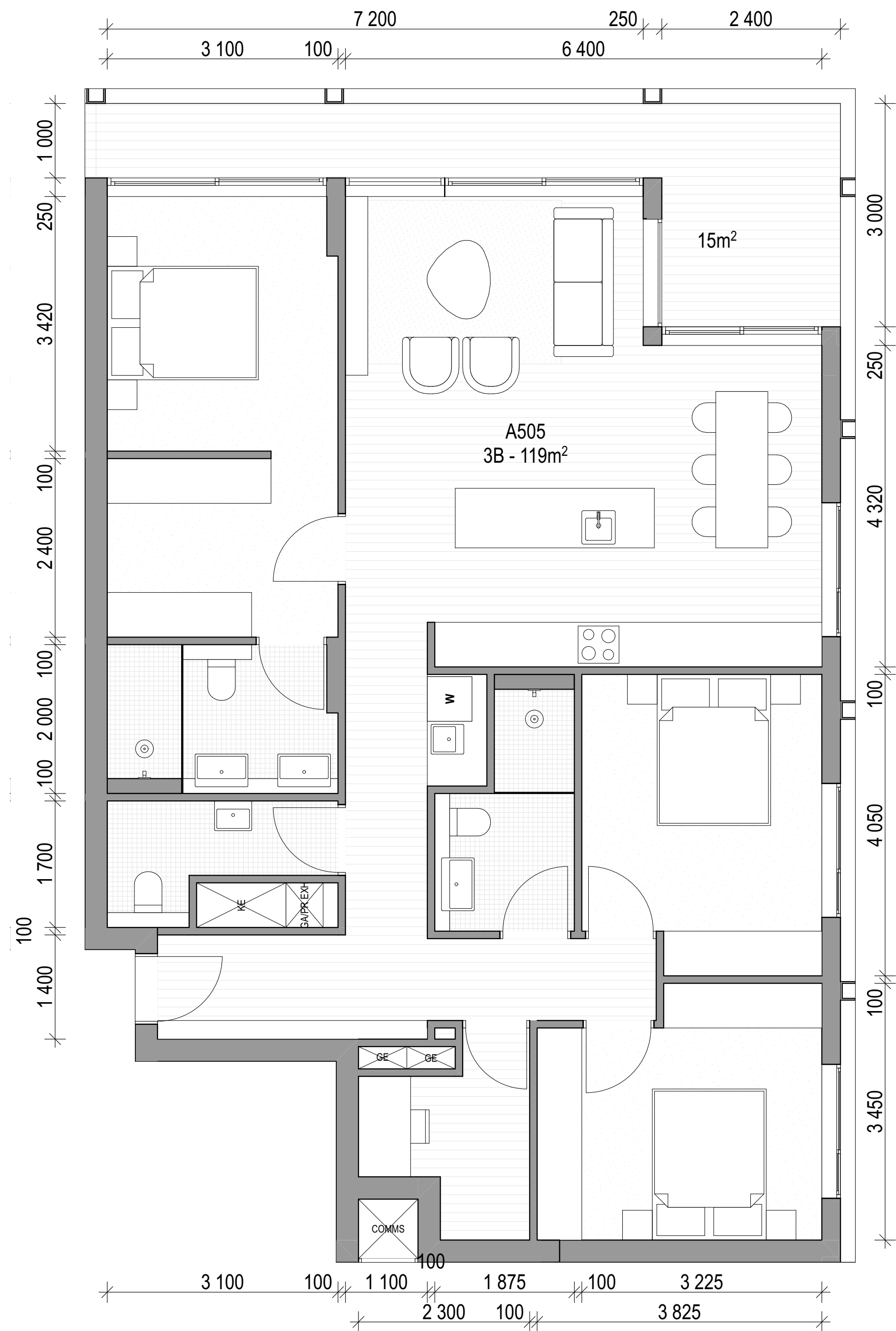
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01 A501, B501



02 A505, B505

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CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
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CLIENT

ROCHE
GROUP

REV

01

02

DATE

17/5/23

25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

**APARTMENTS - BUILDING A+B -
LEVEL 5**

DRAWING NUMBER

A-DA406

REVISION

02



0008656390 12 Jan 2024

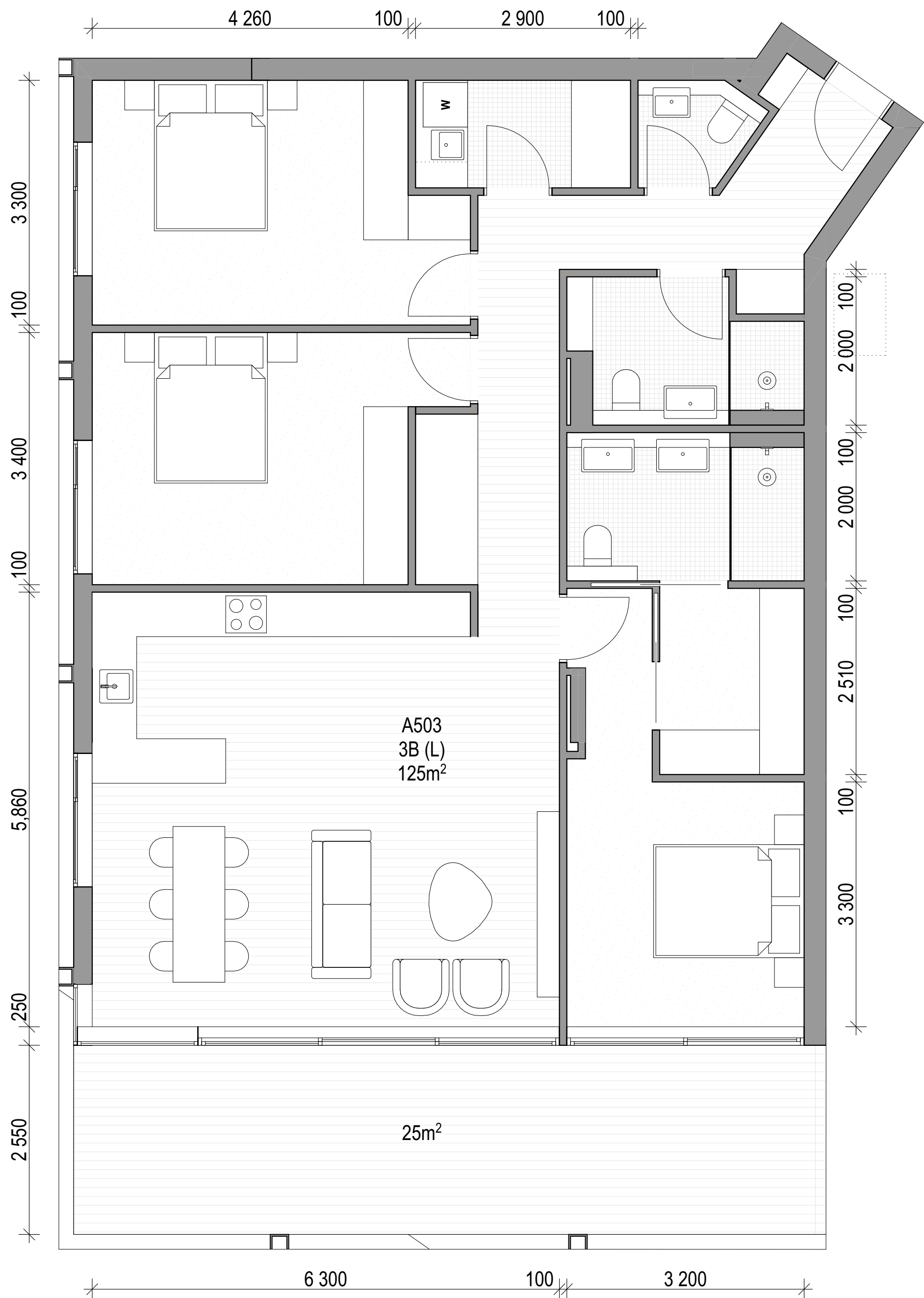
Assessor Adriana Segovia

Accreditation No. 20754

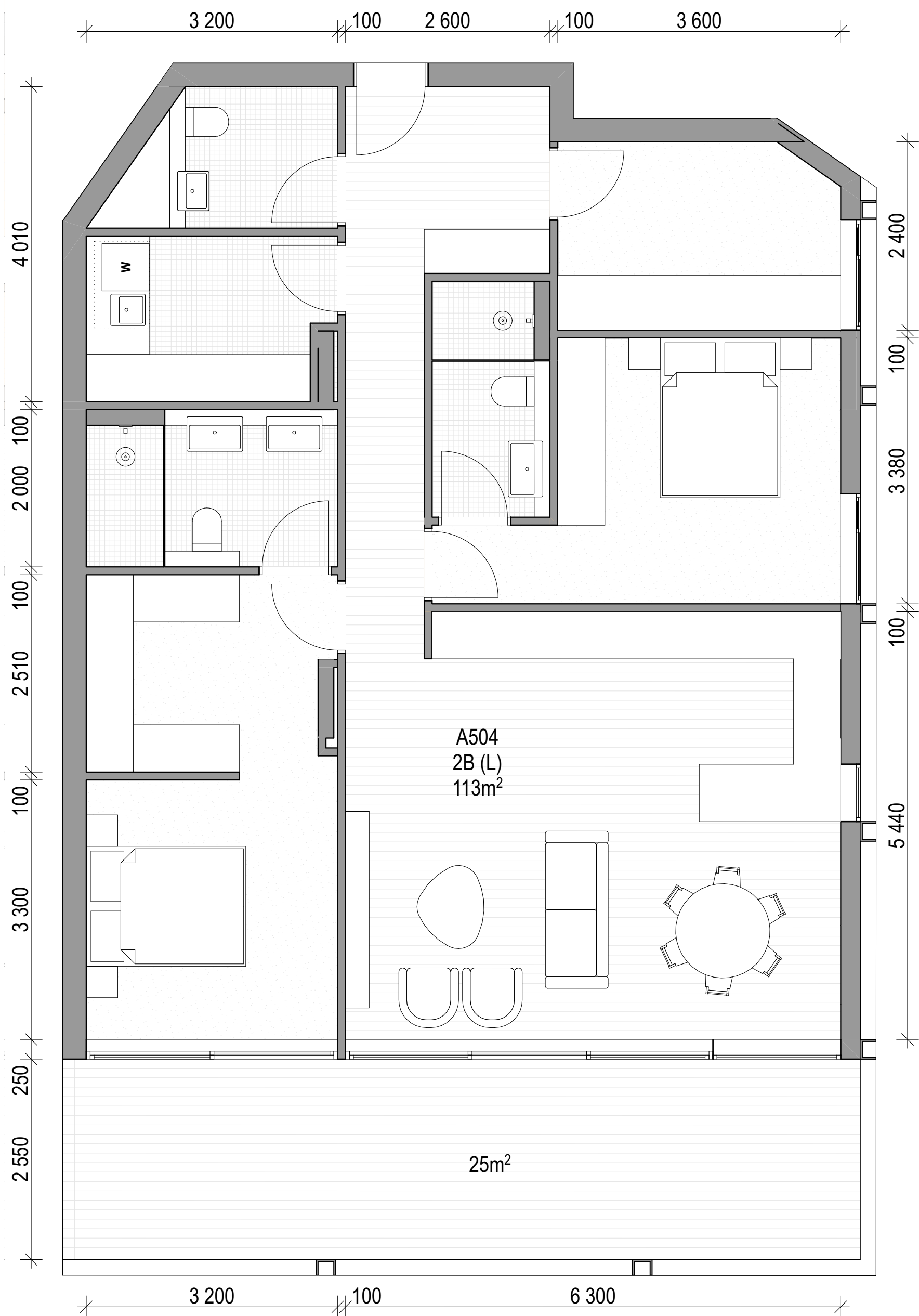
Address
469-483 Balmain Road,
Lilyfield, NSW,
2040



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01 A503, B503



02 A504, B504

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CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

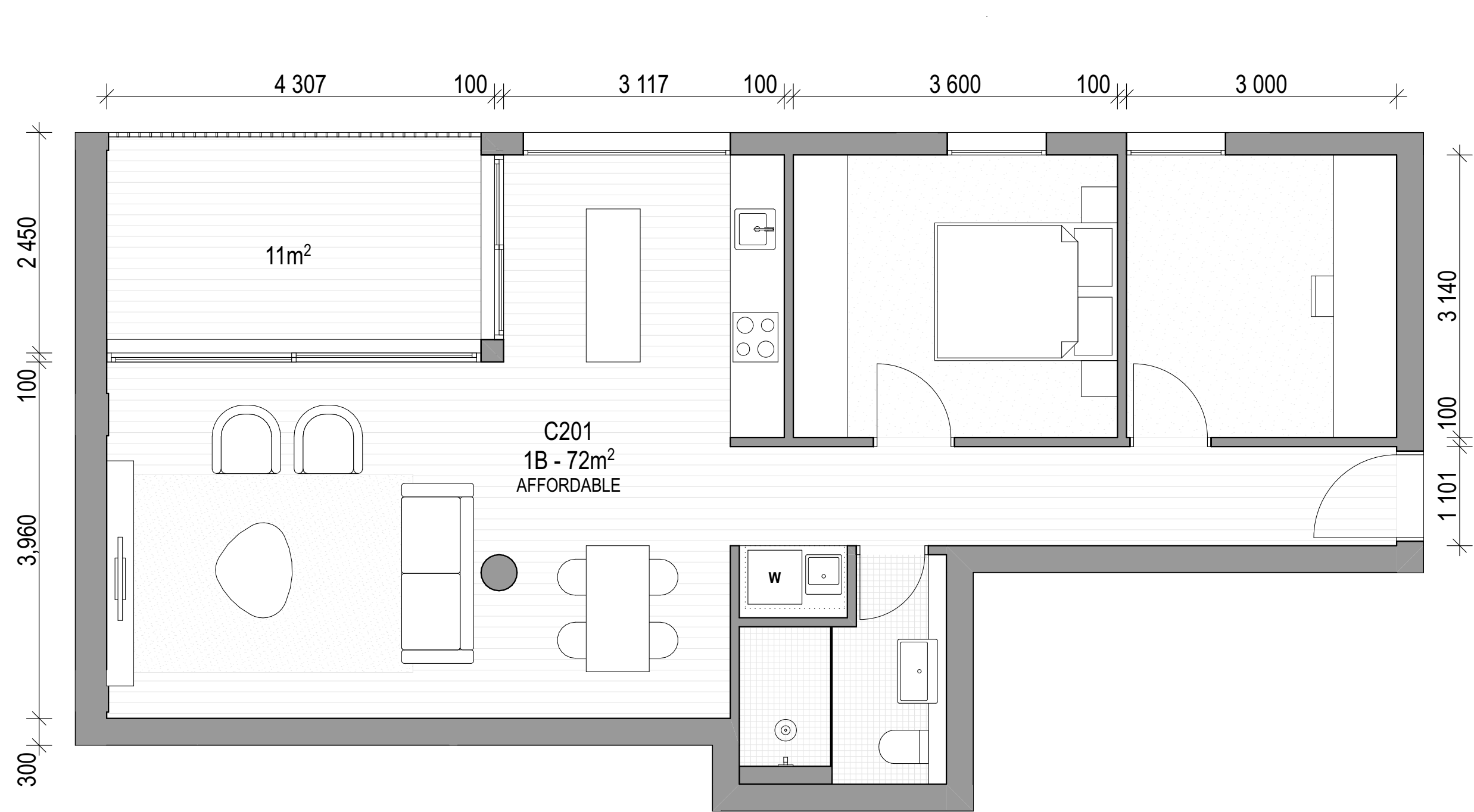
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LEVEL 5

DRAWING NUMBER

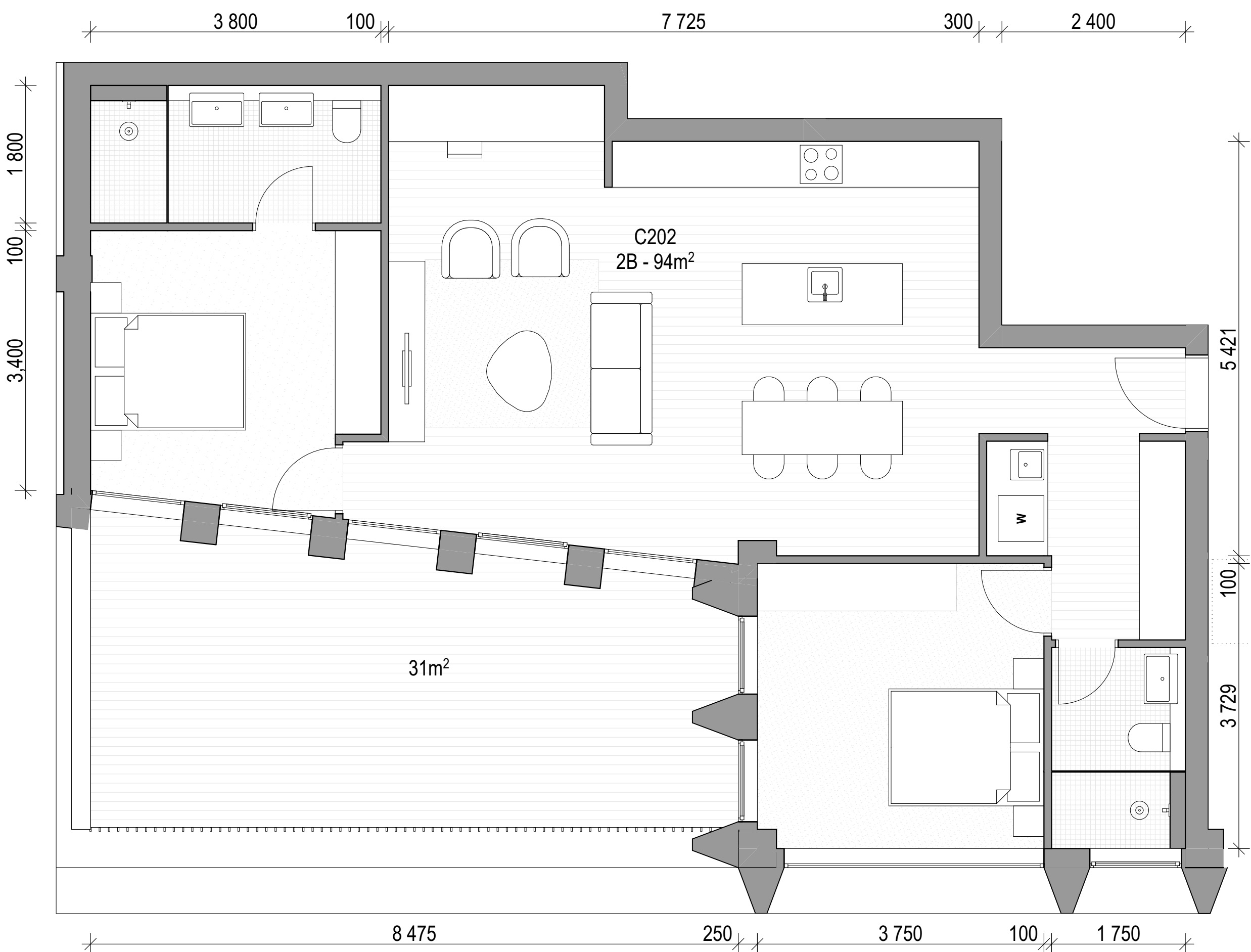
A-DA407

REVISION

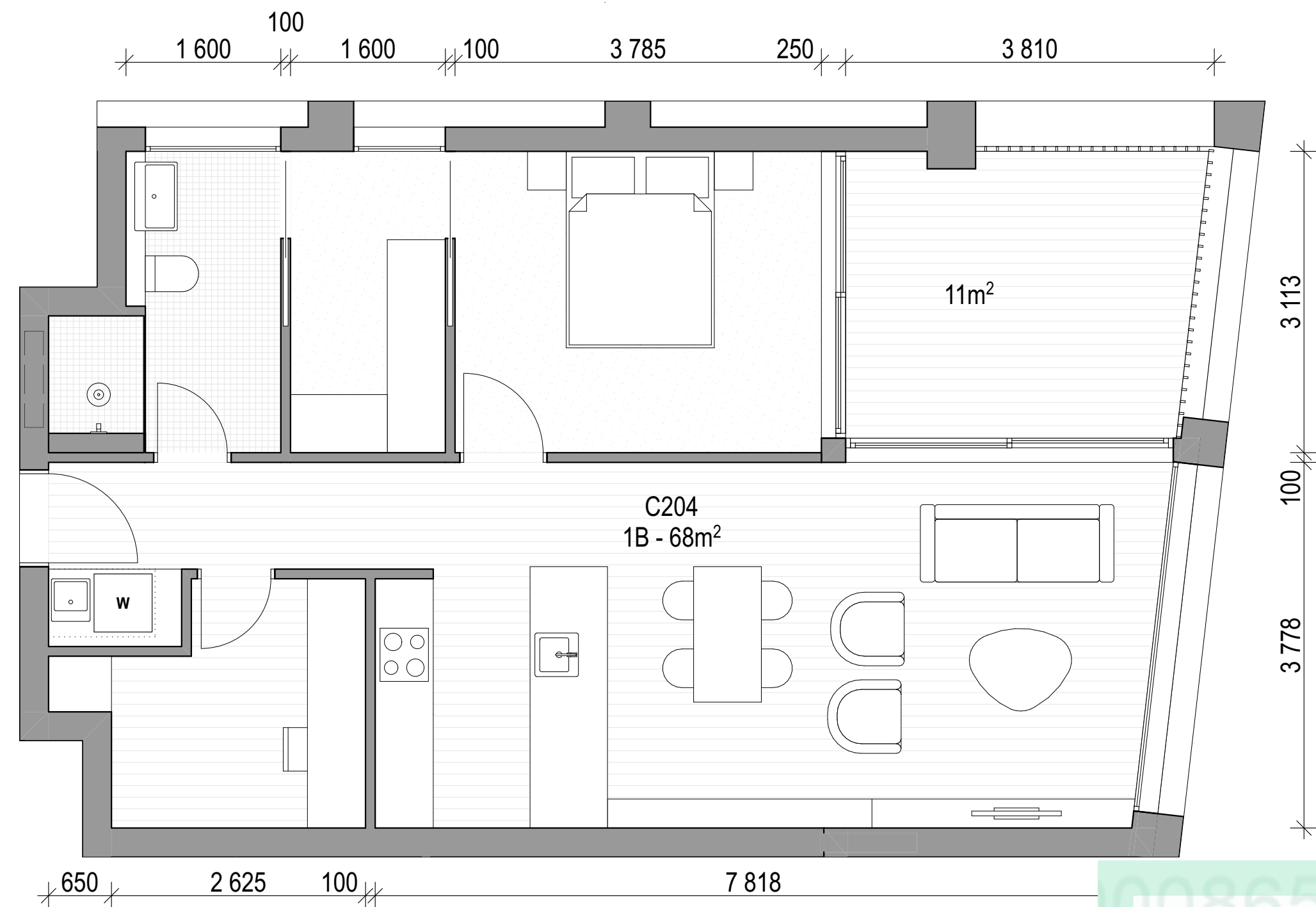
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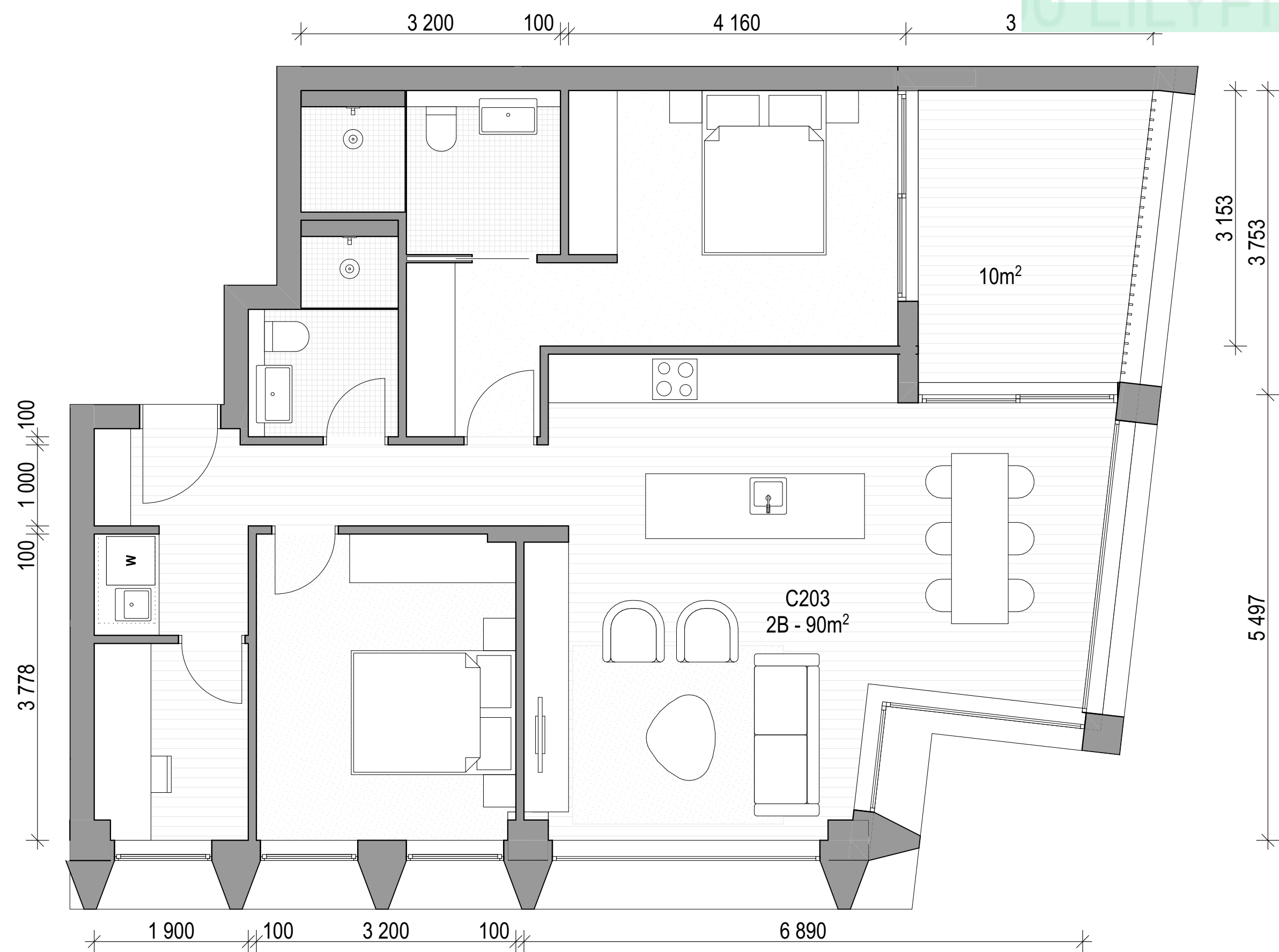
01 C201



03 C202



02 C204



04 C203



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Assessor Adriana Segovia
Accreditation No. 20754
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DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

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DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH

DRAWING TITLE

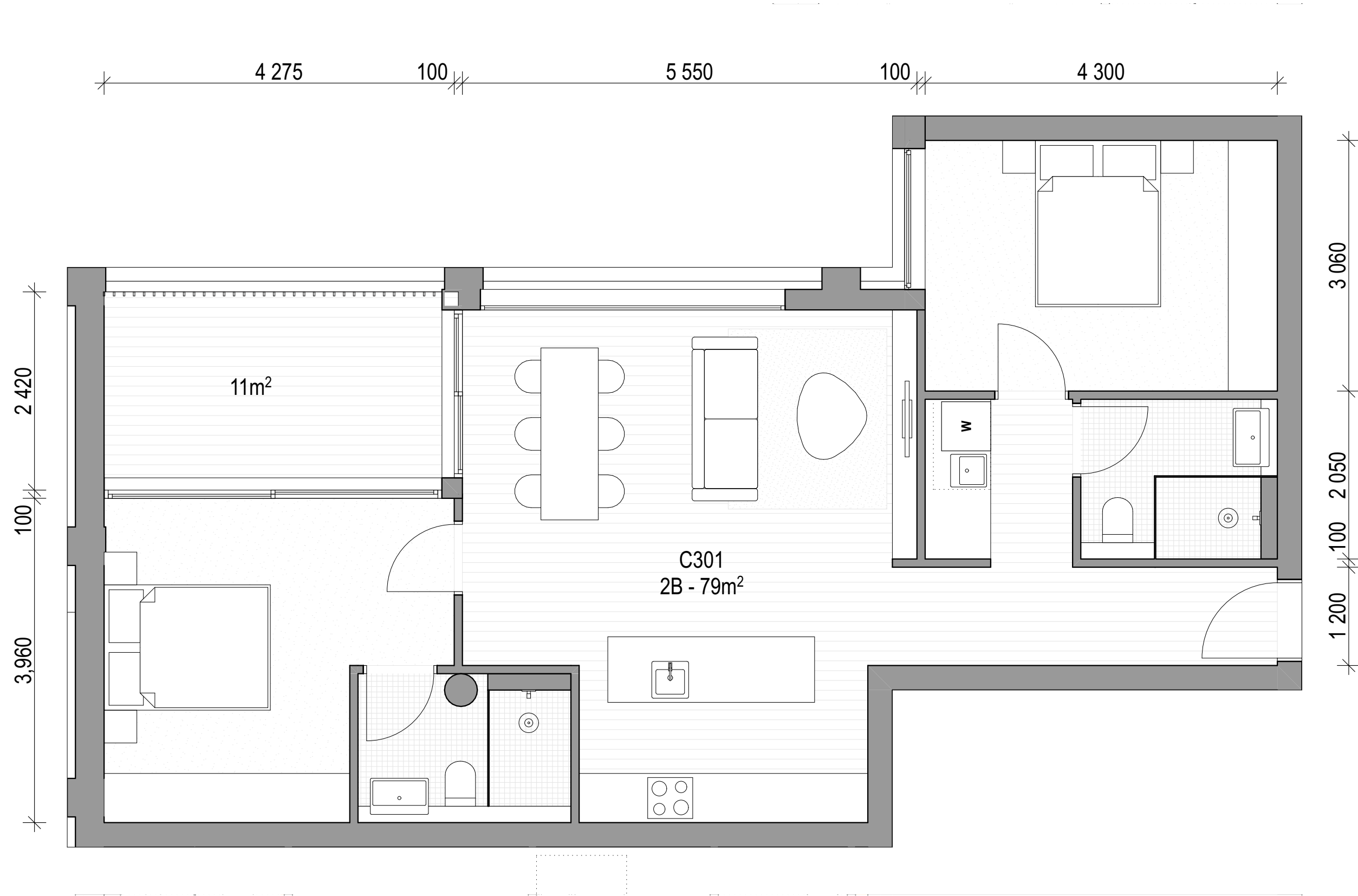
APARTMENTS - BUILDING C - LEVEL
2

DRAWING NUMBER

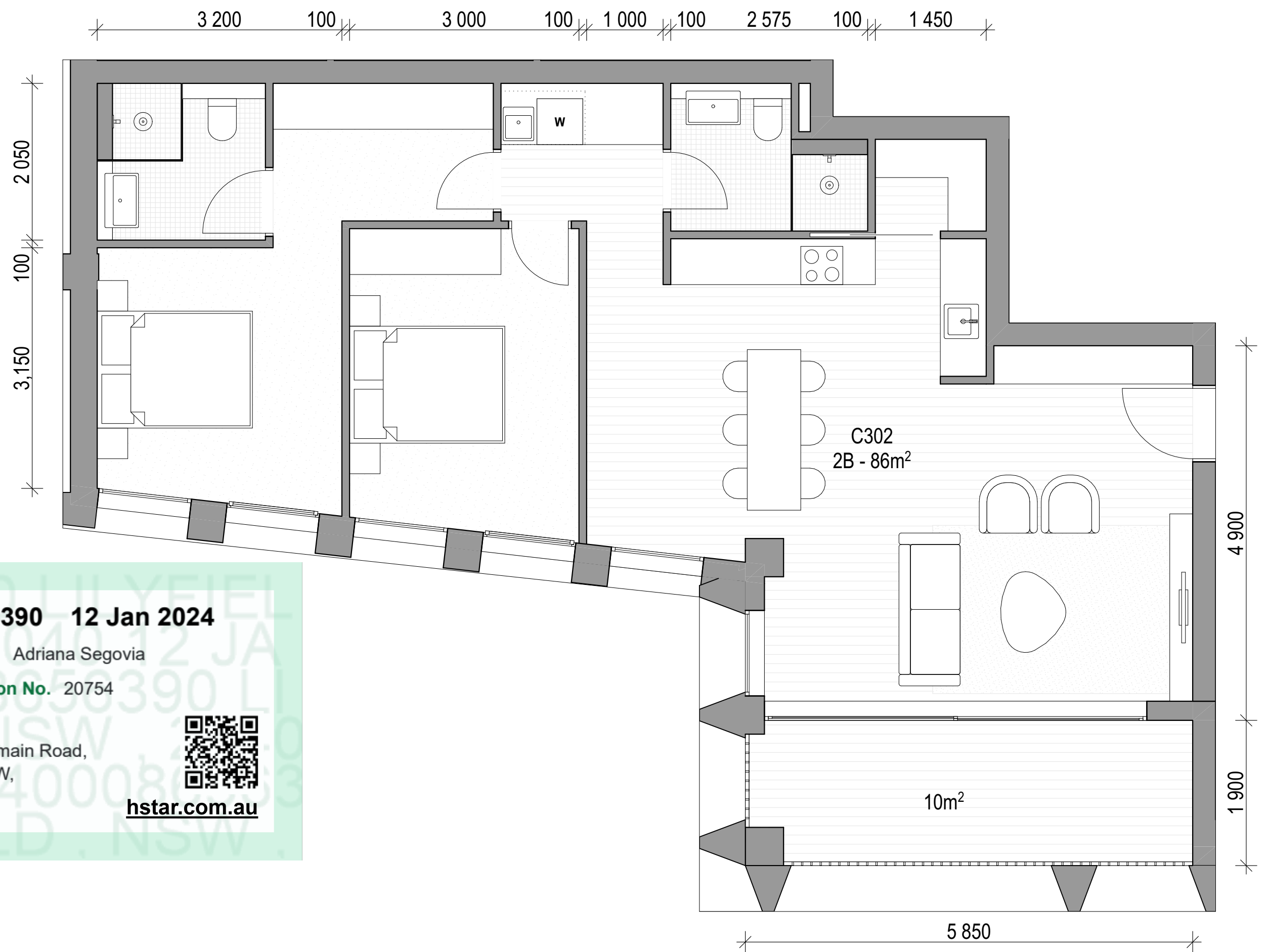
A-DA408

REVISION

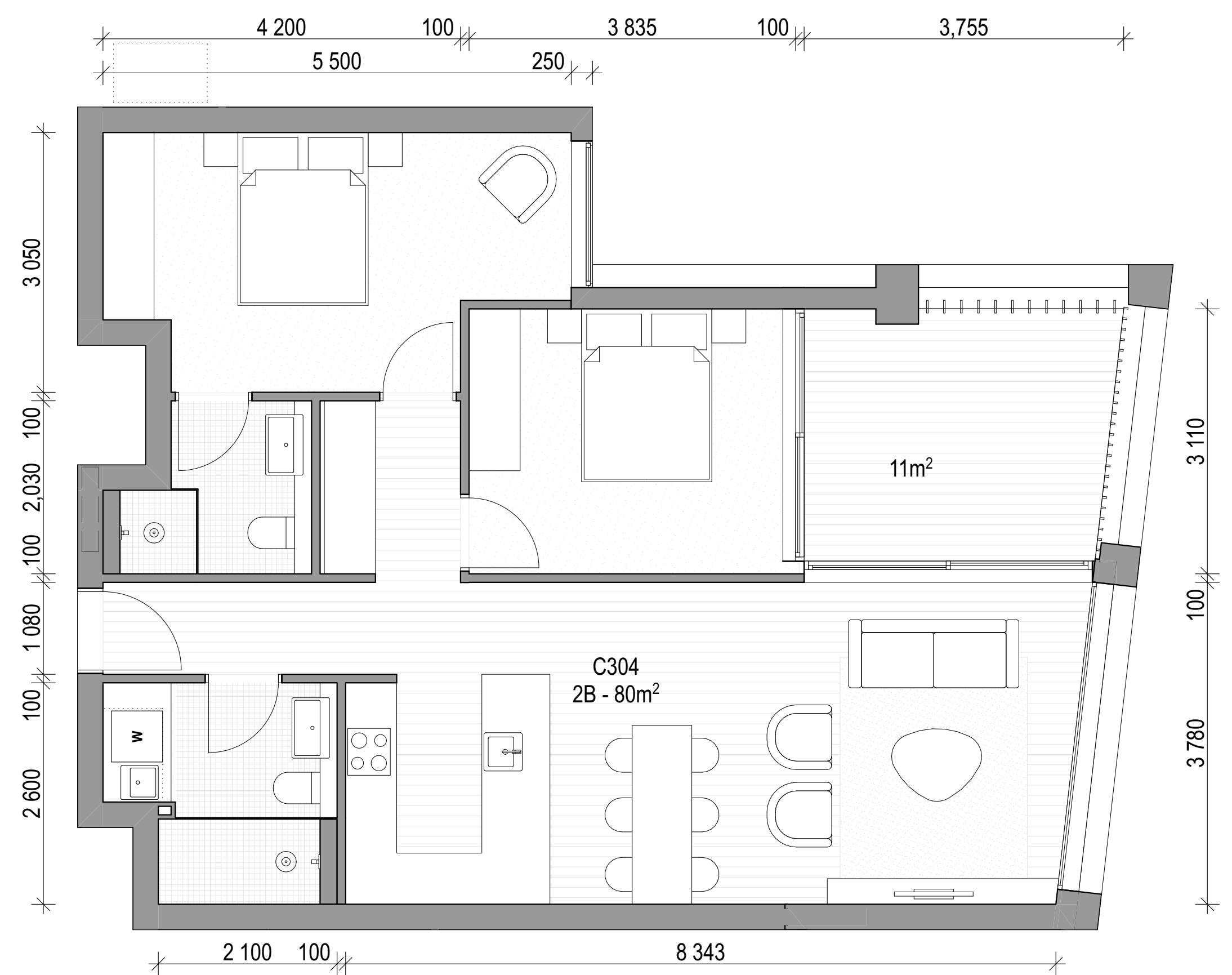
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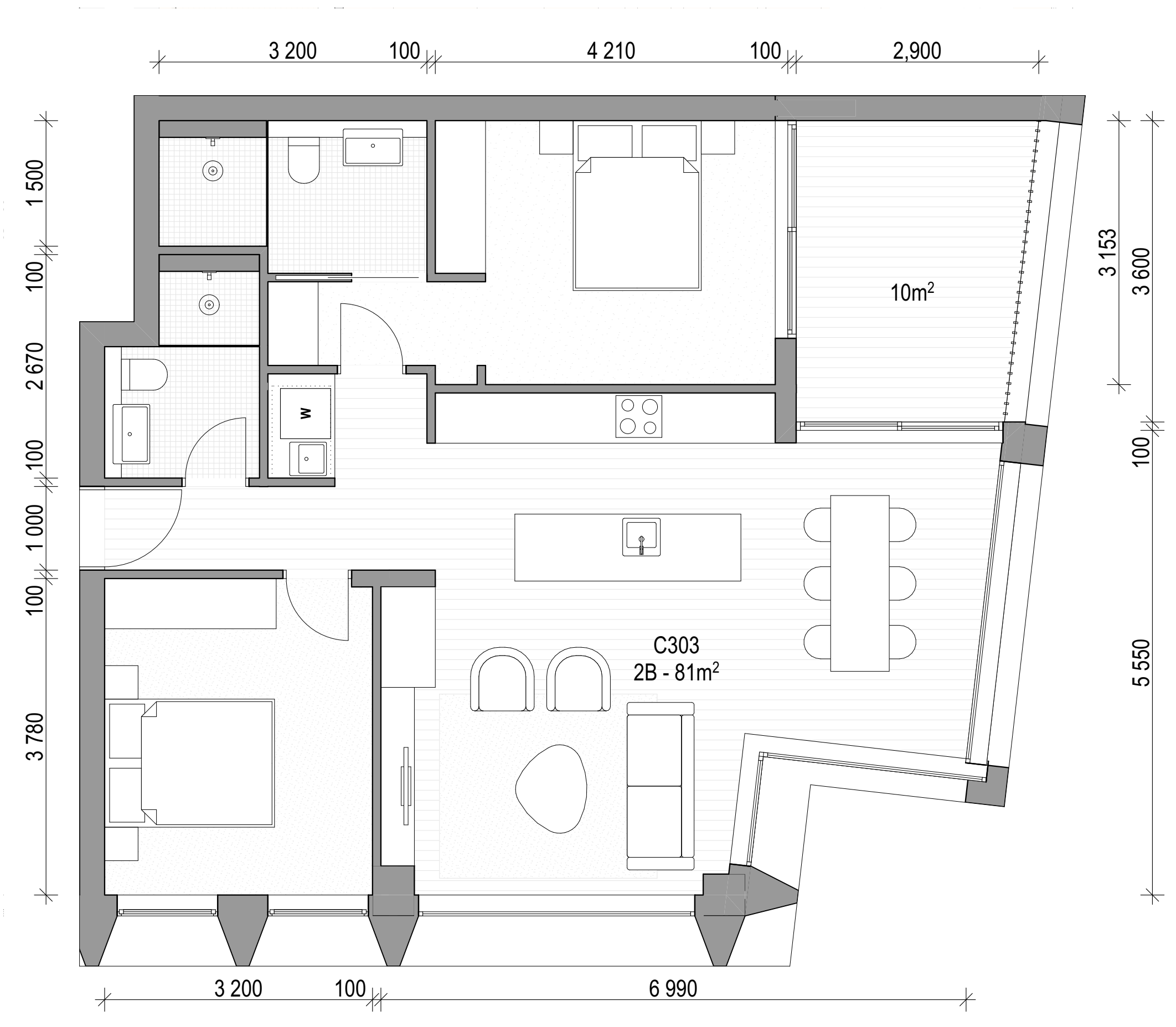
01 C301, C401



03 C302, C402



02 C304, C404



04 C303, C403



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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

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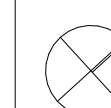
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SHEET SIZE

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NORTH



DRAWING TITLE

**APARTMENTS - BUILDING C - LEVEL
3+4**

DRAWING NUMBER

A-DA409

REVISION

02



0008656390 12 Jan 2024

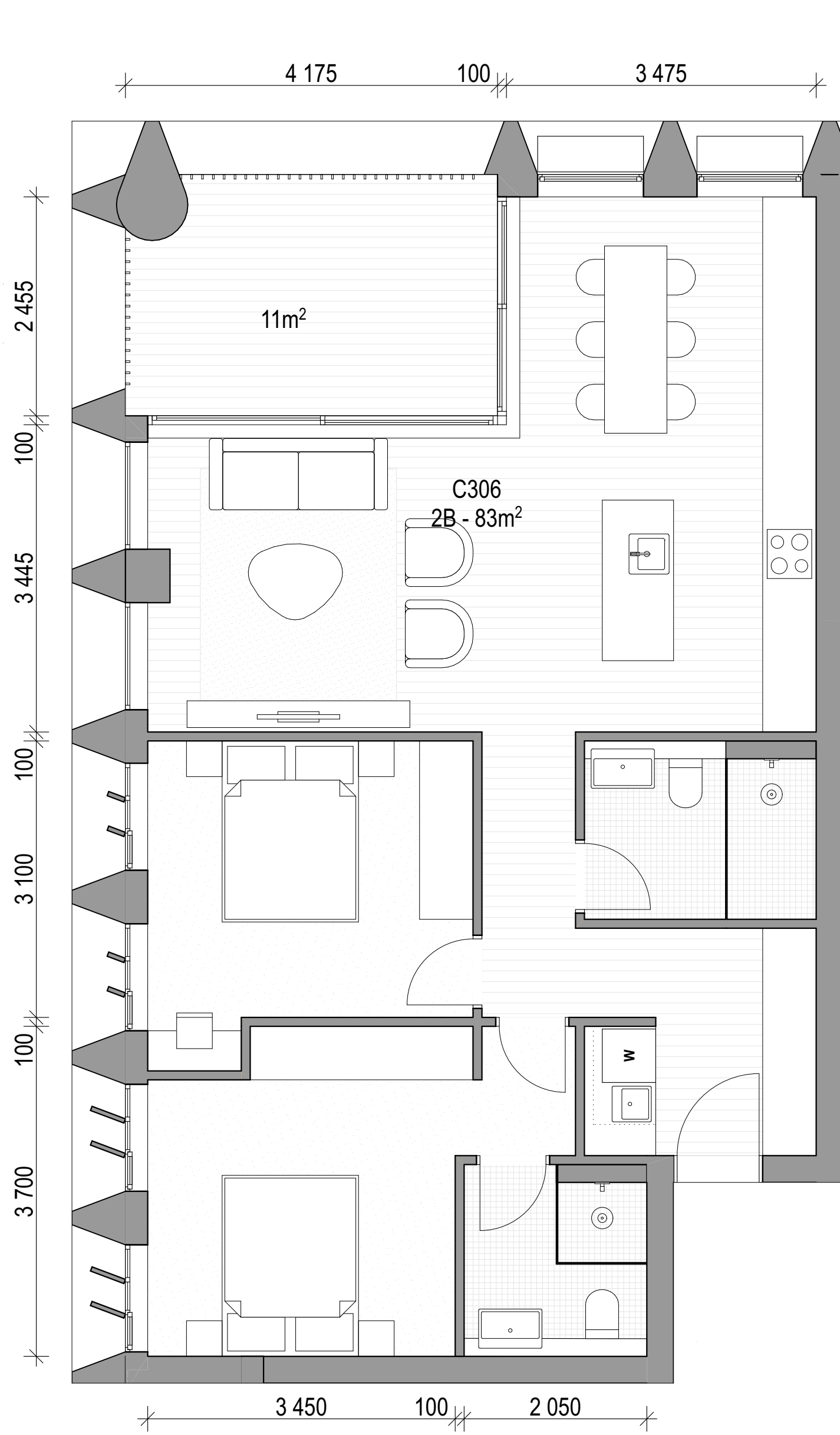
Assessor Adriana Segovia

Accreditation No. 20754

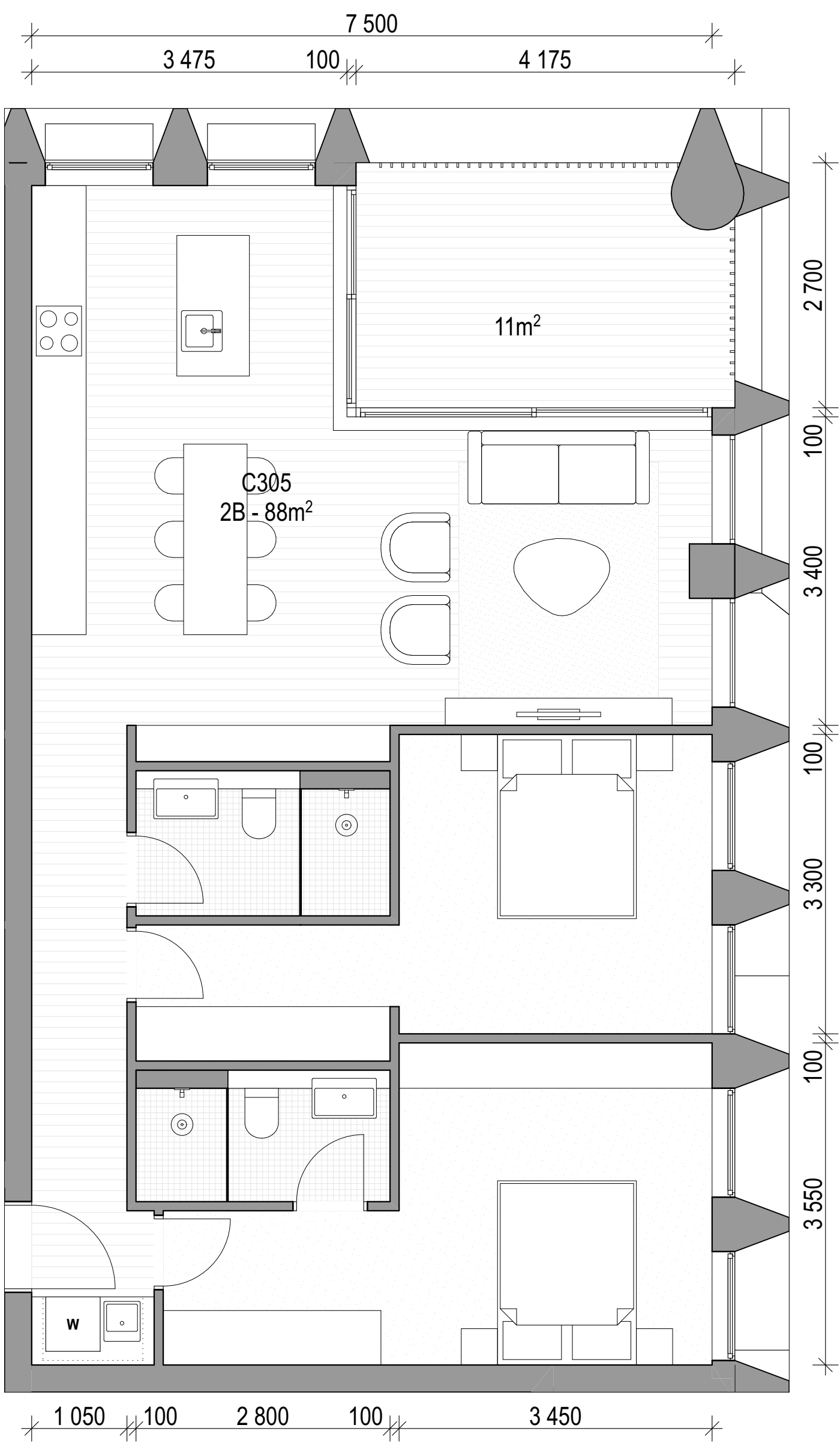
Address
469-483 Balmain Road,
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2040



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01 C306, C406



02 C305, C405

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REV

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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

APARTMENTS - BUILDING C - LEVEL
3 + 4

DRAWING NUMBER

A-DA410

REVISION

02



0008656390 12 Jan 2024

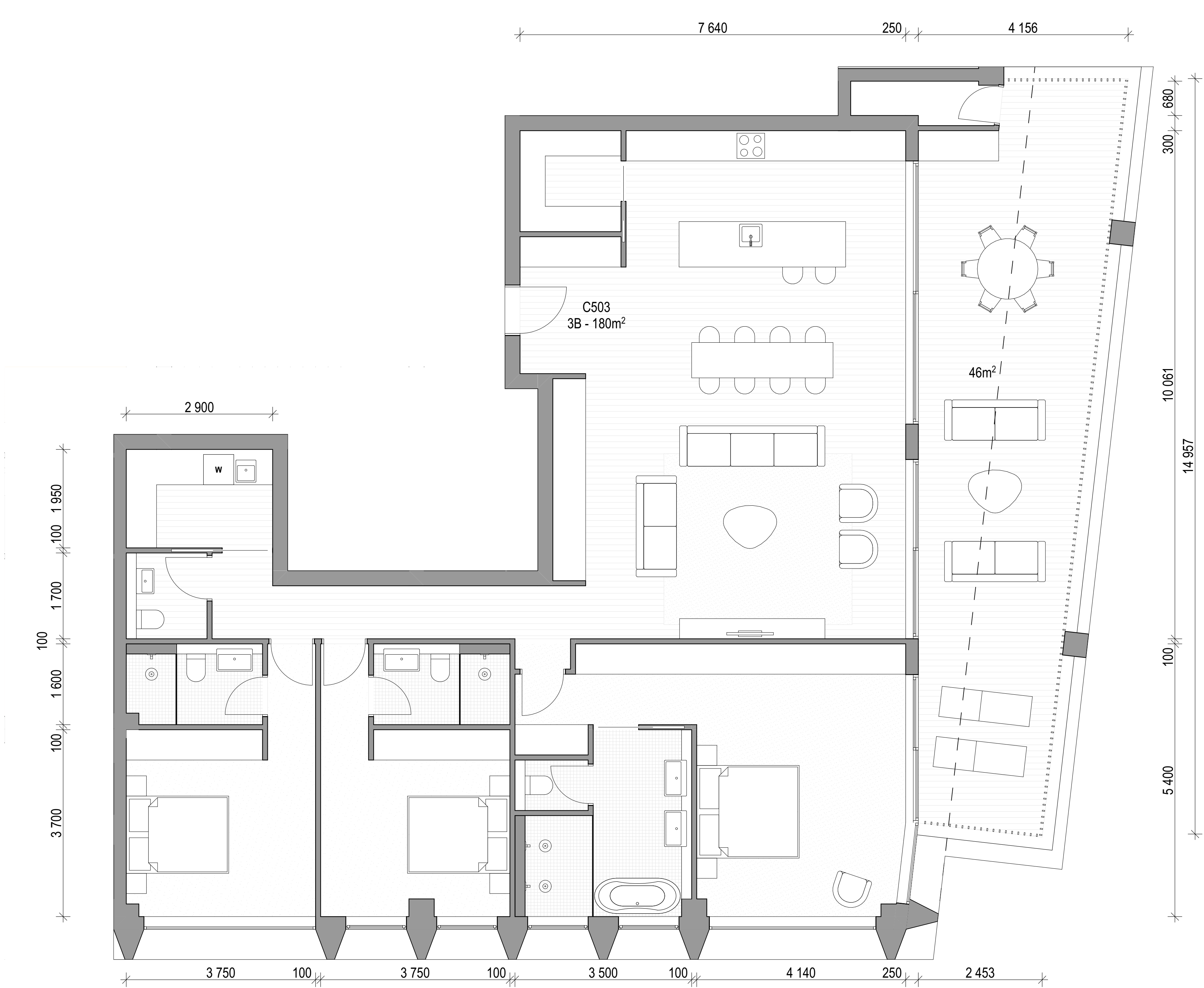
Assessor Adriana Segovia

Accreditation No. 20754

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2040



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01 C503

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469-483 BALMAIN ROAD LILYFIELD
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PROJECT NUMBER

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CHECKED

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SHEET SCALE

1:50

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

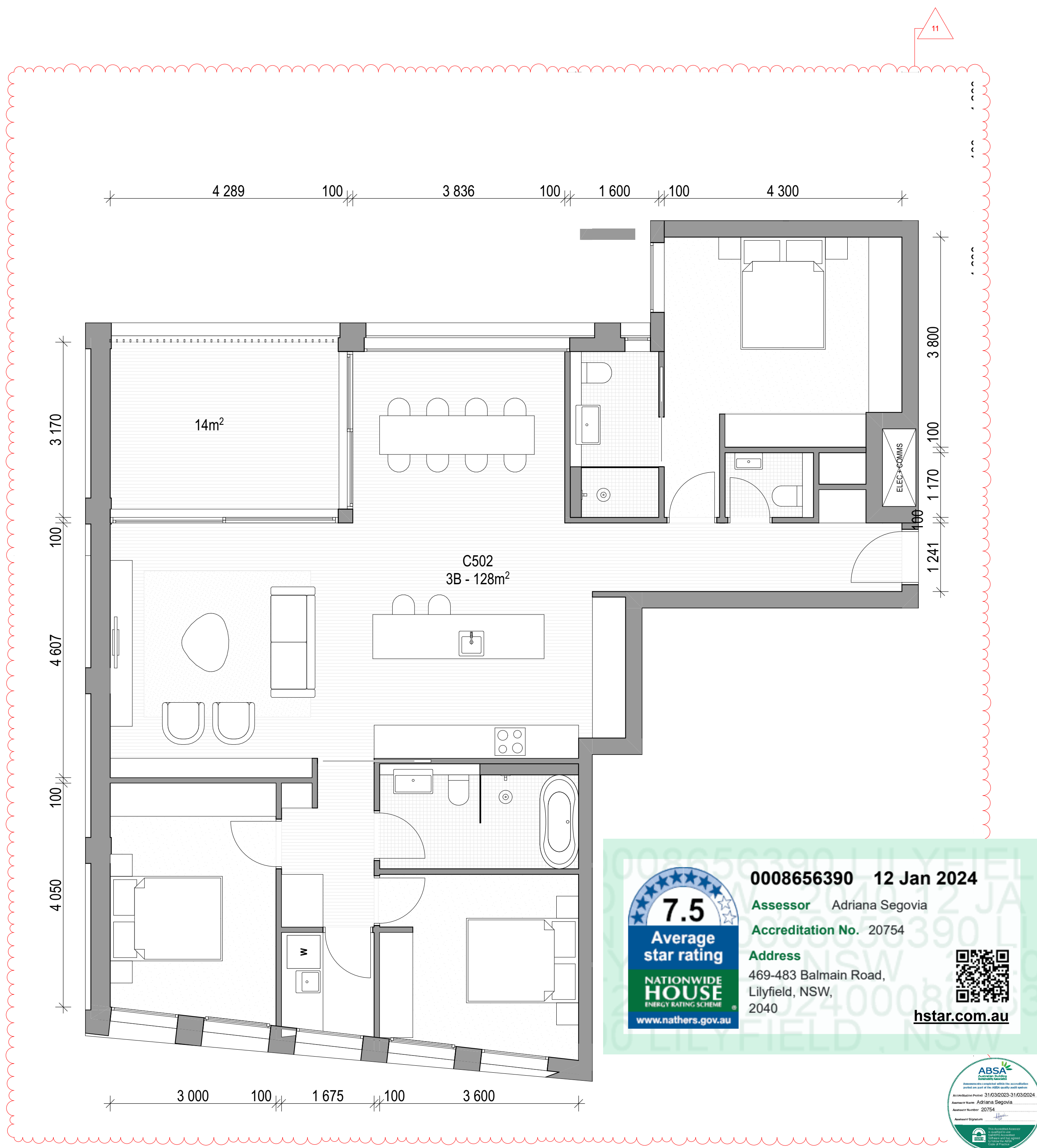
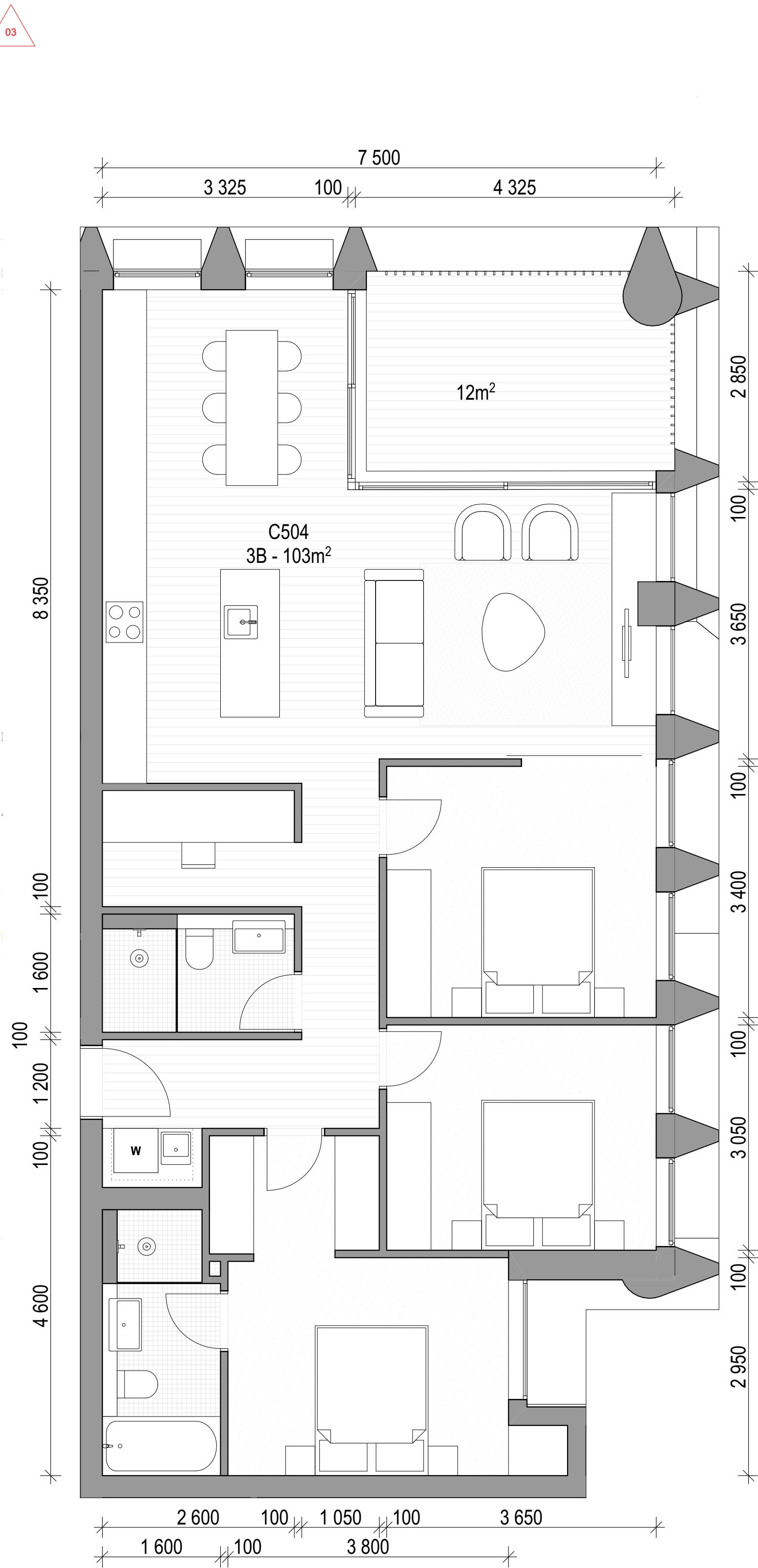
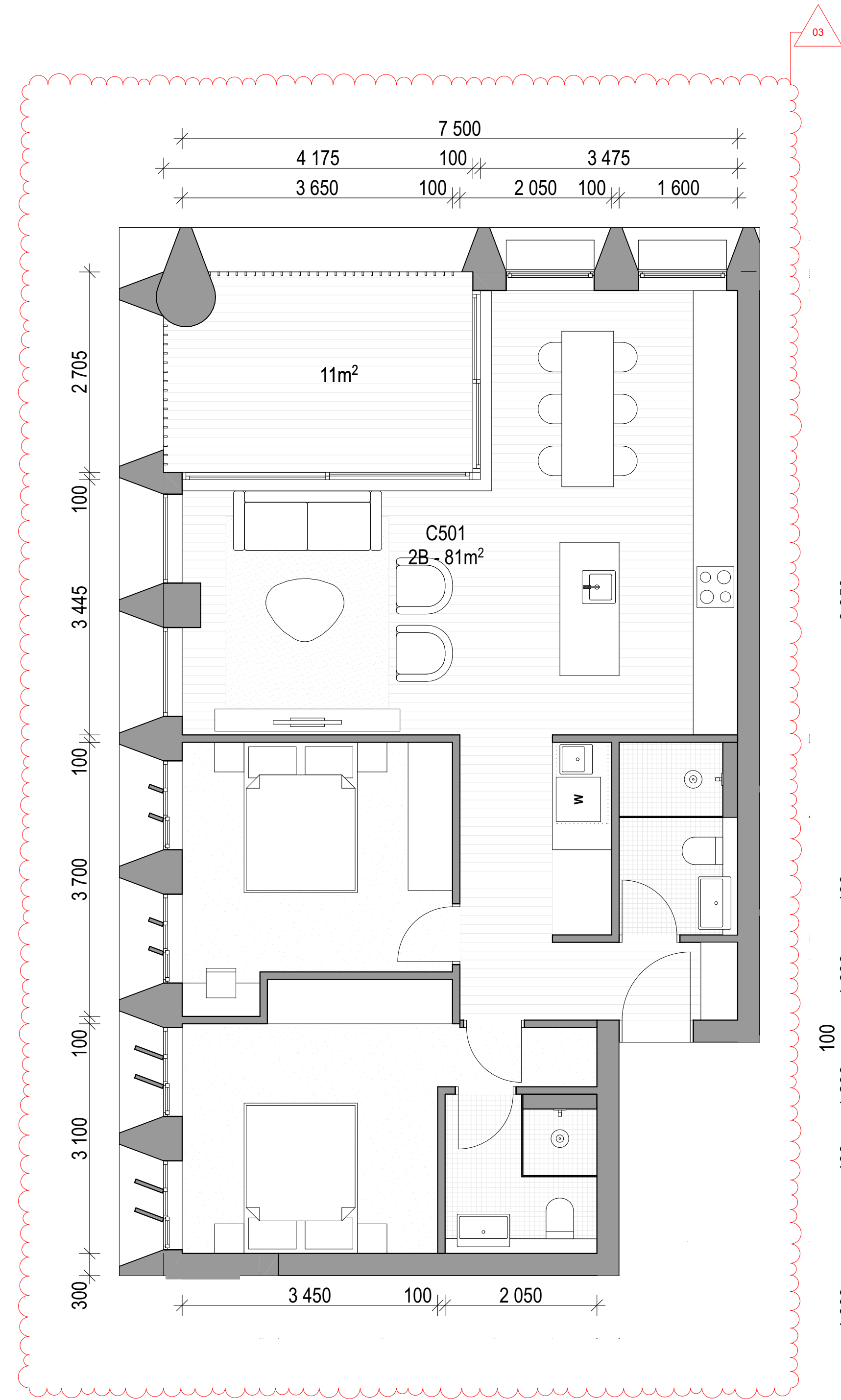
APARTMENTS - BUILDING C - LEVEL
5

DRAWING NUMBER

A-DA411

REVISION

02



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7.5
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
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01 C501

02 C504

03 C502

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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:50

SHEET SIZE

A3

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DRAWING TITLE

APARTMENTS - BUILDING C - LEVEL
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DRAWING NUMBER

A-DA412

REVISION

02



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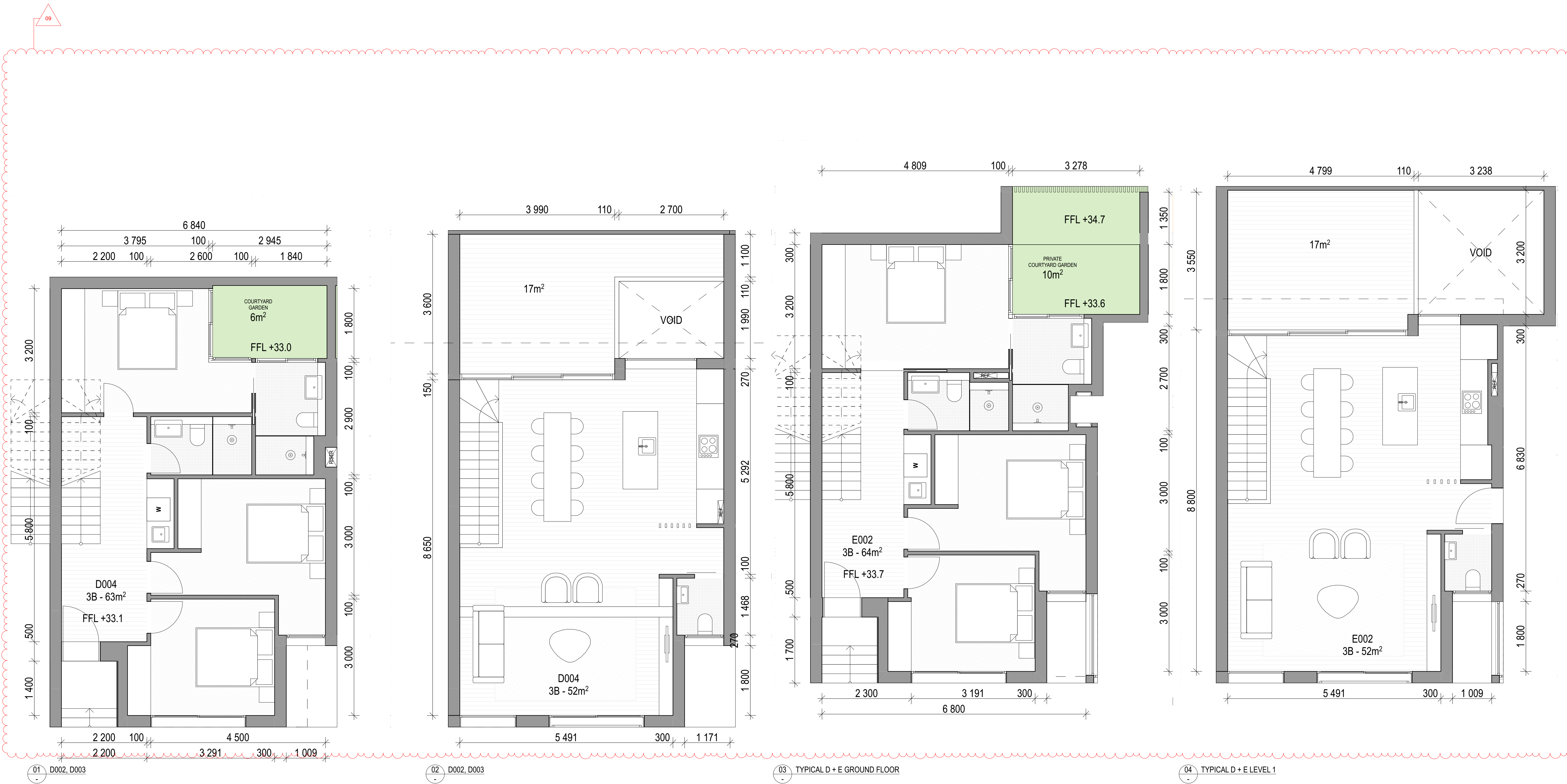
Assessor Adriana Segovia

Accreditation No. 20754

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APPLICATION

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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

PLOT DATE

DRAWN

CHECKED

SHEET SCALE

SHEET SIZE

NORTH

DRAWING TITLE

APARTMENTS - BUILDING D + E

DRAWING NUMBER

A-DA413

REVISION

02

21049

28/11/23

TG

TR

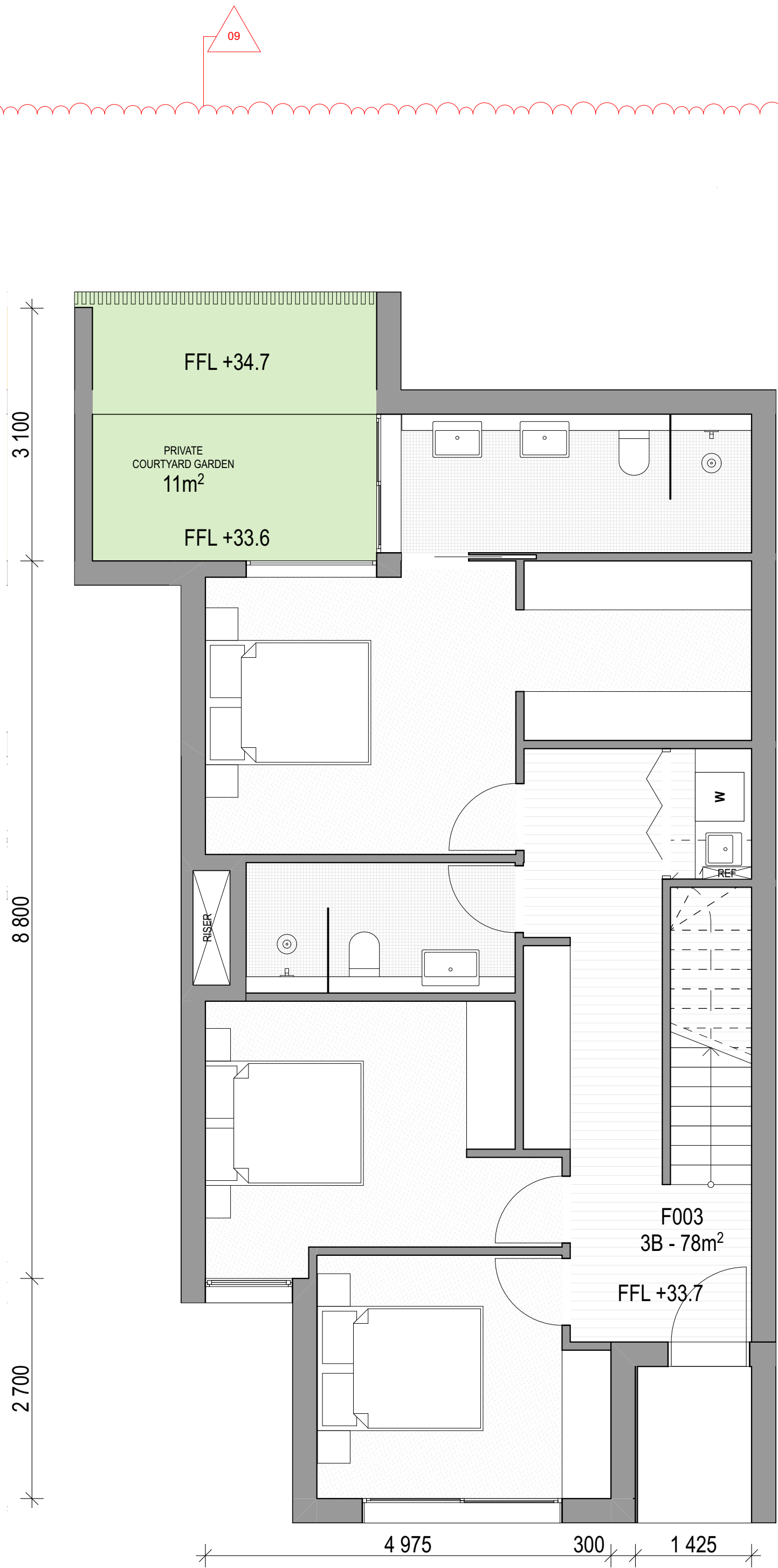
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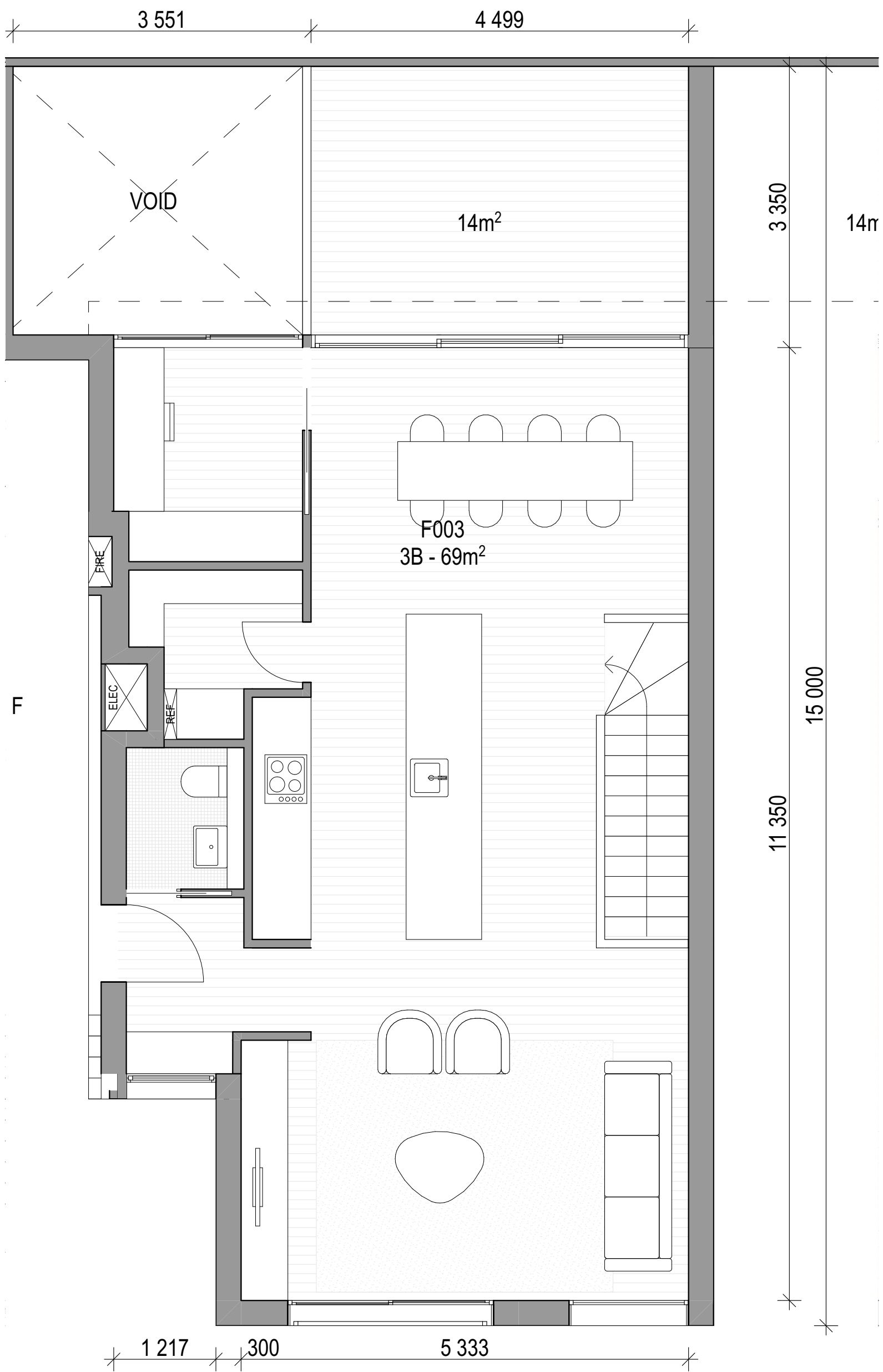




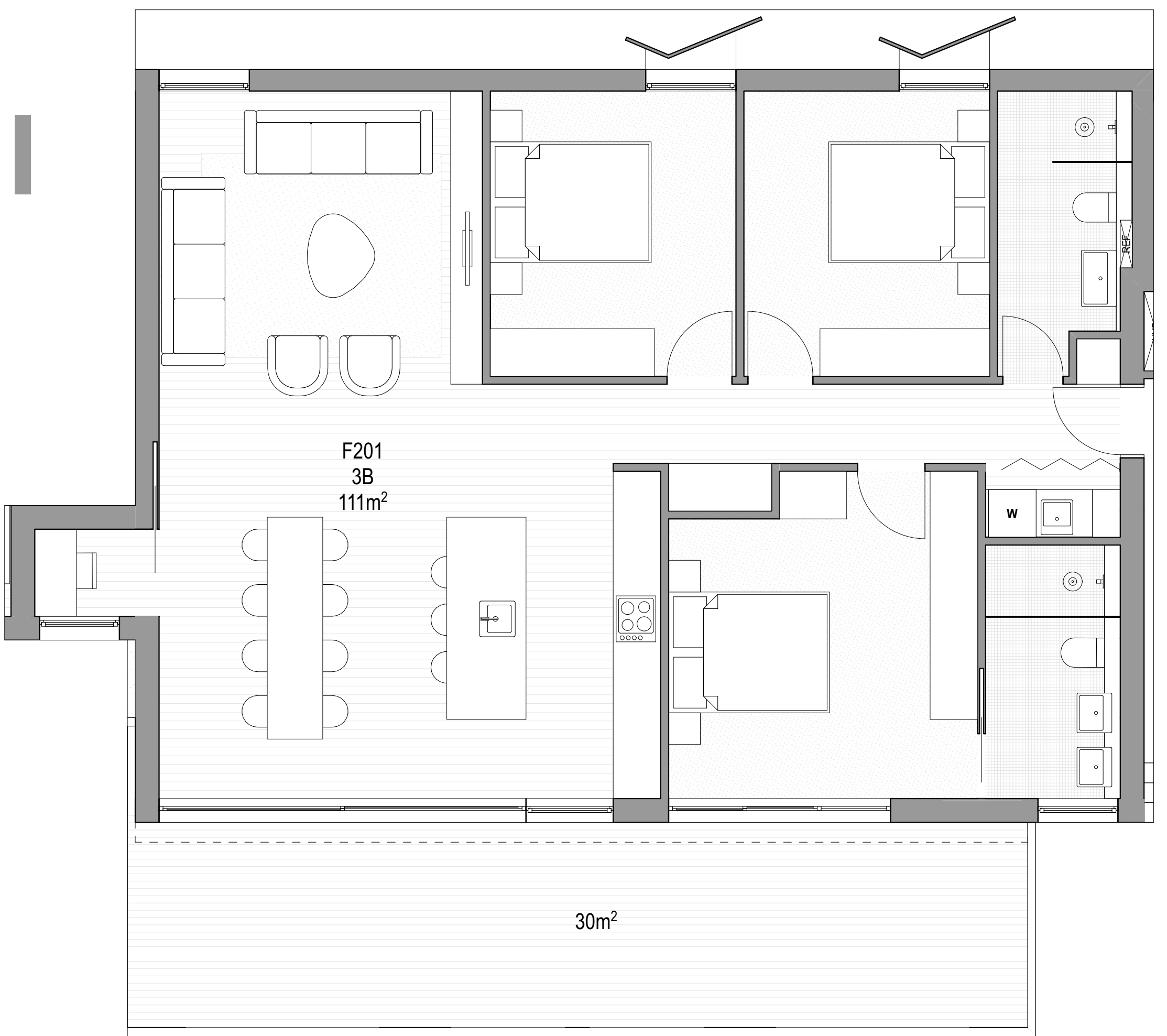
0008656390 12 Jan 2024
Assessor Adriana Segovia
Accreditation No. 20754
Address 469-483 Balmain Road, Lilyfield, NSW, 2040
hstar.com.au



01 TYPICAL F GROUND FLOOR



02 TYPICAL F LEVEL 1



03 TYPICAL F LEVEL 2

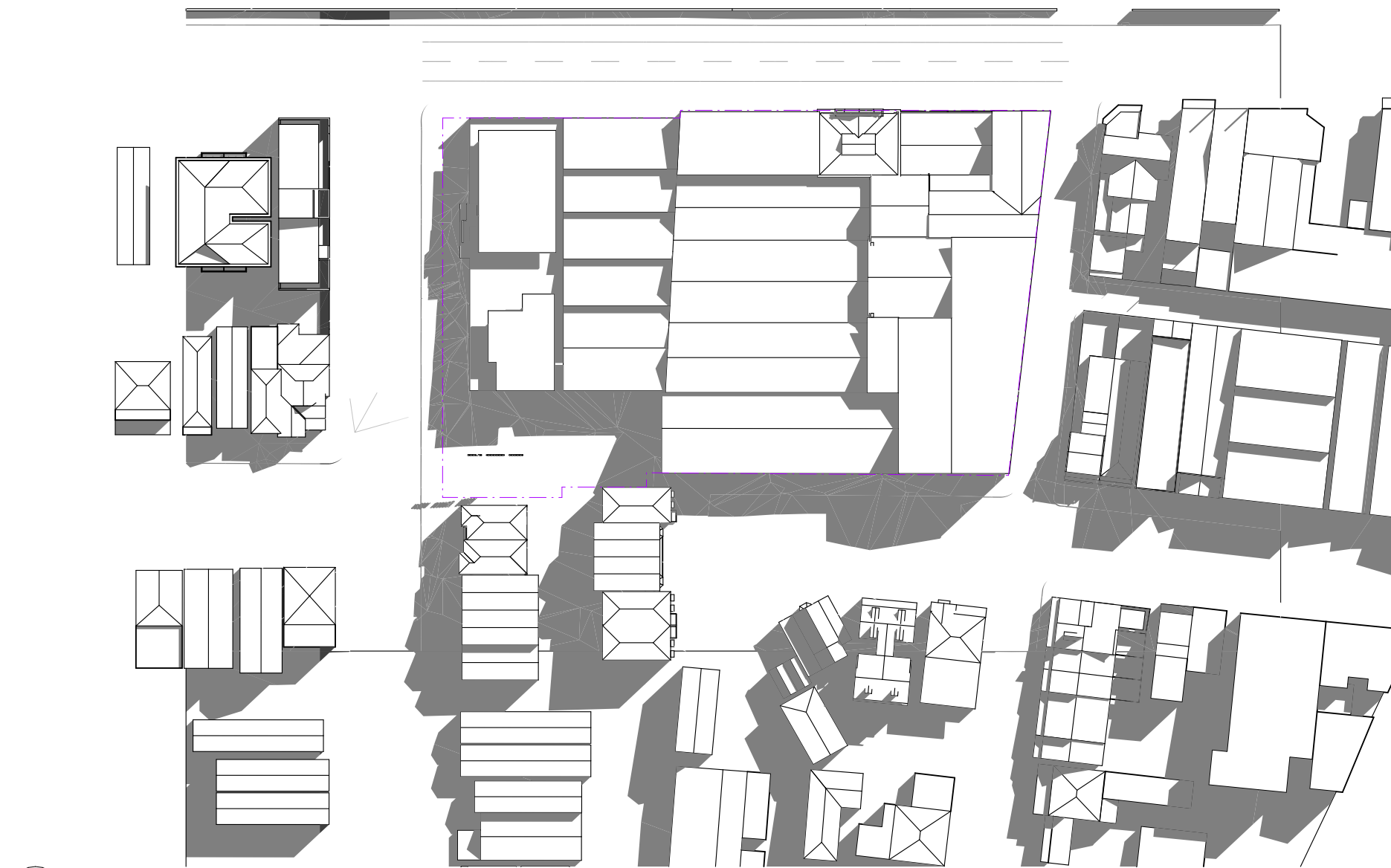
ARCHITECT CHROFI 3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com		CLIENT ROCHE GROUP		REV 01 02	DATE 17/5/23 25/11/23	ISSUE DETAILED DEVELOPMENT APPLICATION REVISED DETAILED DEVELOPMENT APPLICATION	REV	DATE	ISSUE	PROJECT 469-483 BALMAIN ROAD LILYFIELD 469-483 BALMAIN ROAD		PROJECT NUMBER 21049	PLOT DATE 28/11/23	DRAWN TG	CHECKED TR	SHEET SCALE 1:50	SHEET SIZE A3 A1	NORTH 	DRAWING TITLE APARTMENTS - BUILDING F		DRAWING NUMBER A-DA414	REVISION 02
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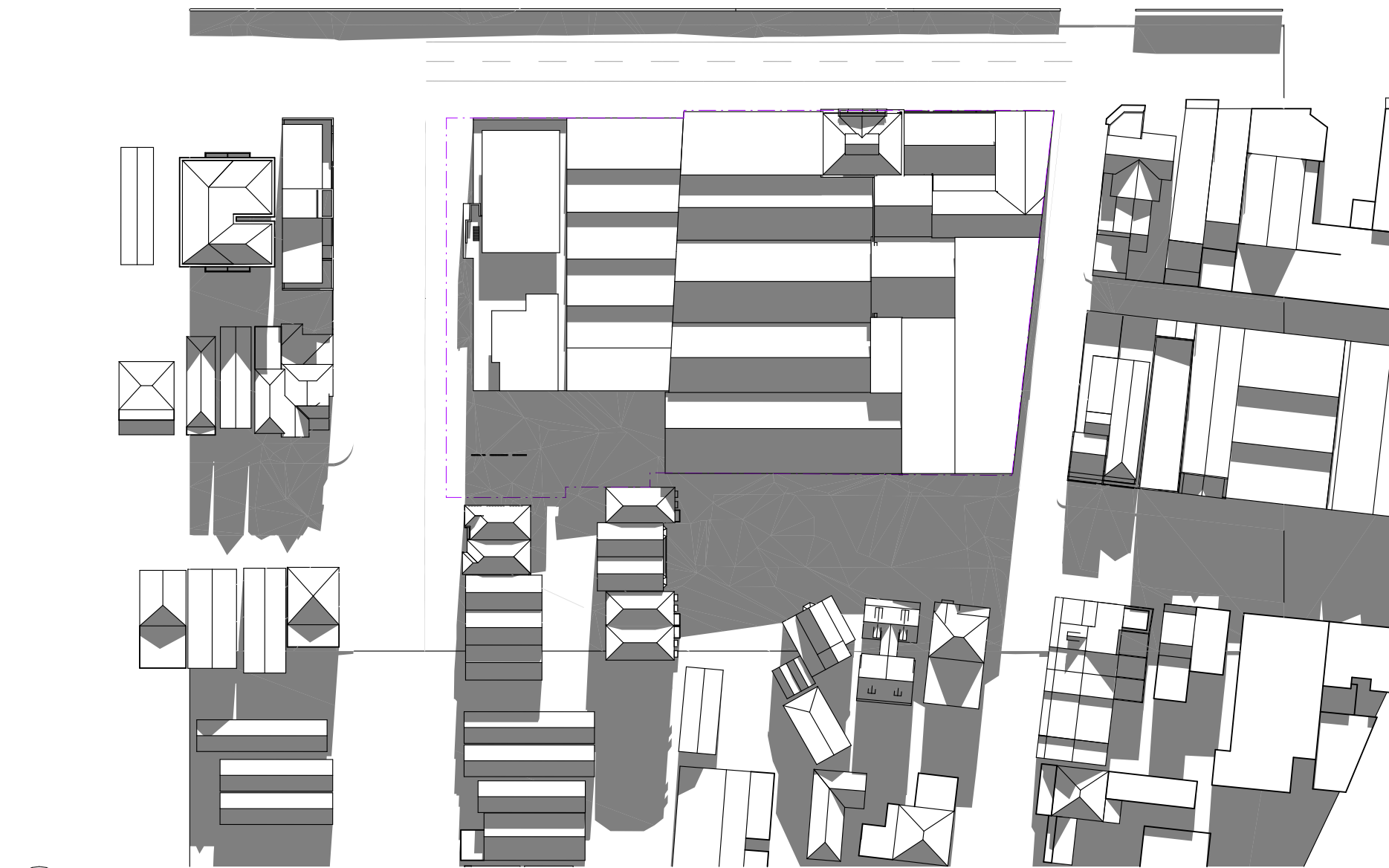
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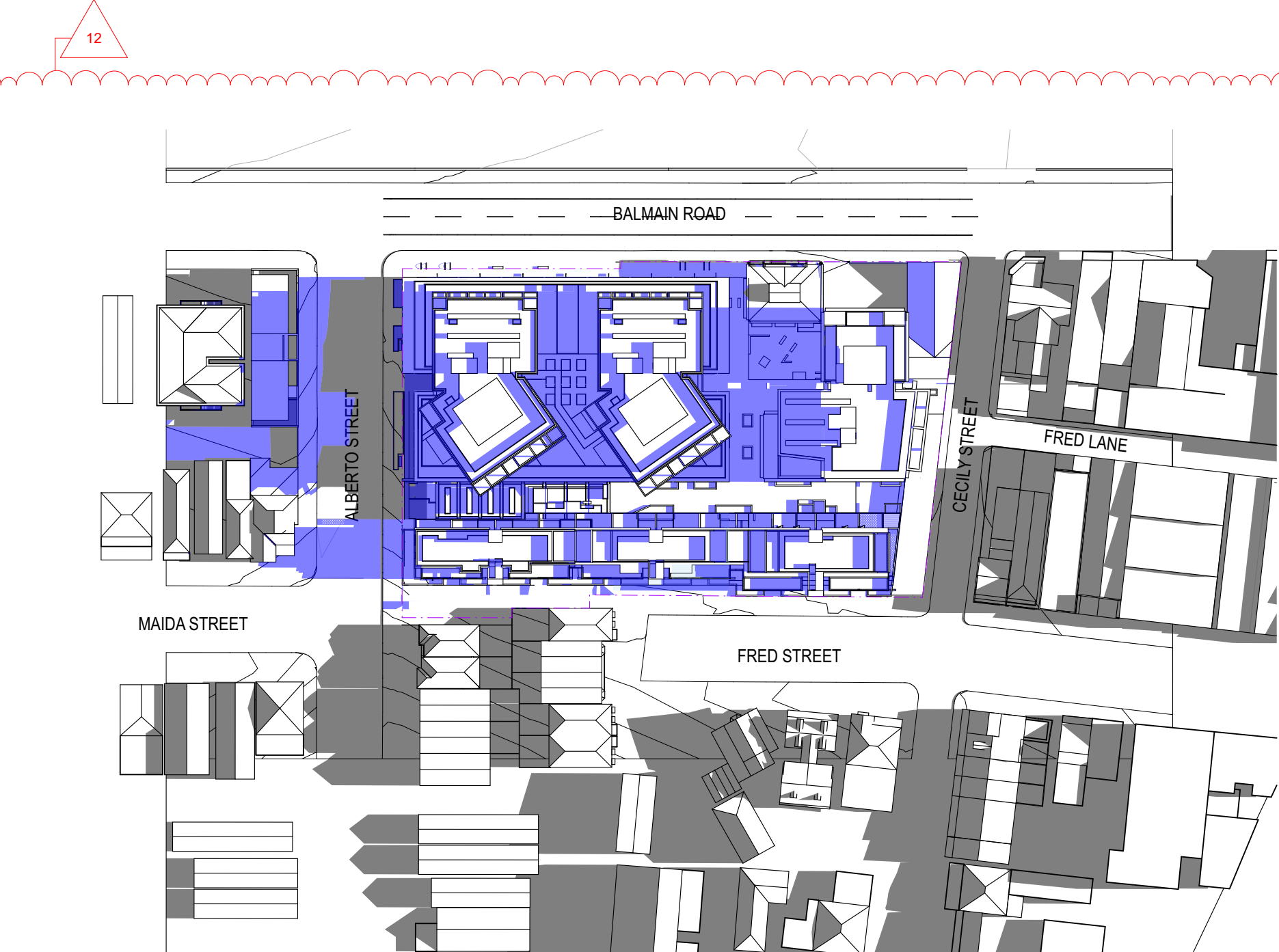
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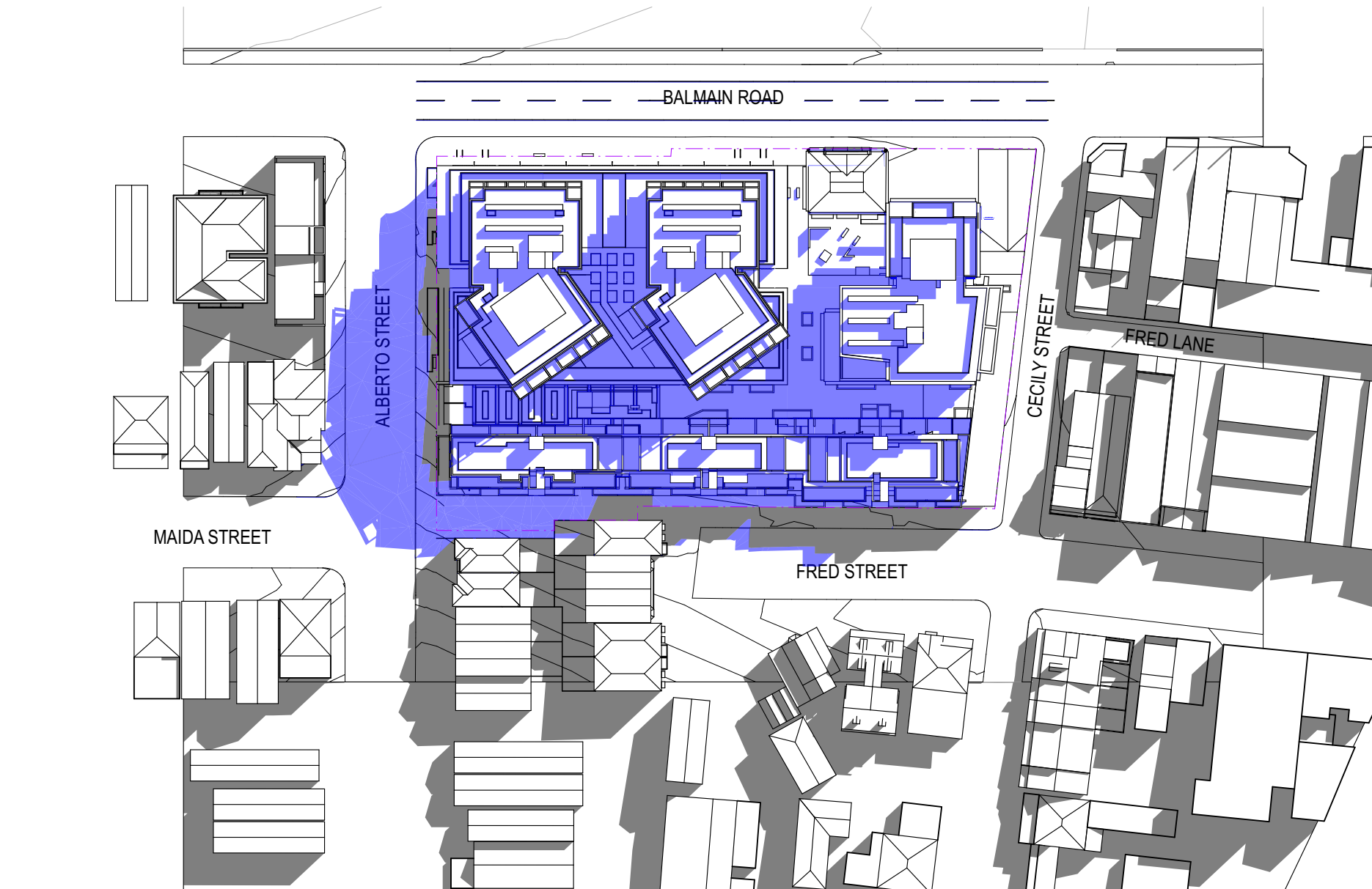
02 EXISTING - 12PM



03 EXISTING - 3PM



04 9AM



05 12PM



06 3PM

LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS

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DETAILED DEVELOPMENT APPLICATION
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APPLICATION

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PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:2000
1:1000

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

SHADOW DIAGRAMS - 21ST JUNE

DRAWING NUMBER

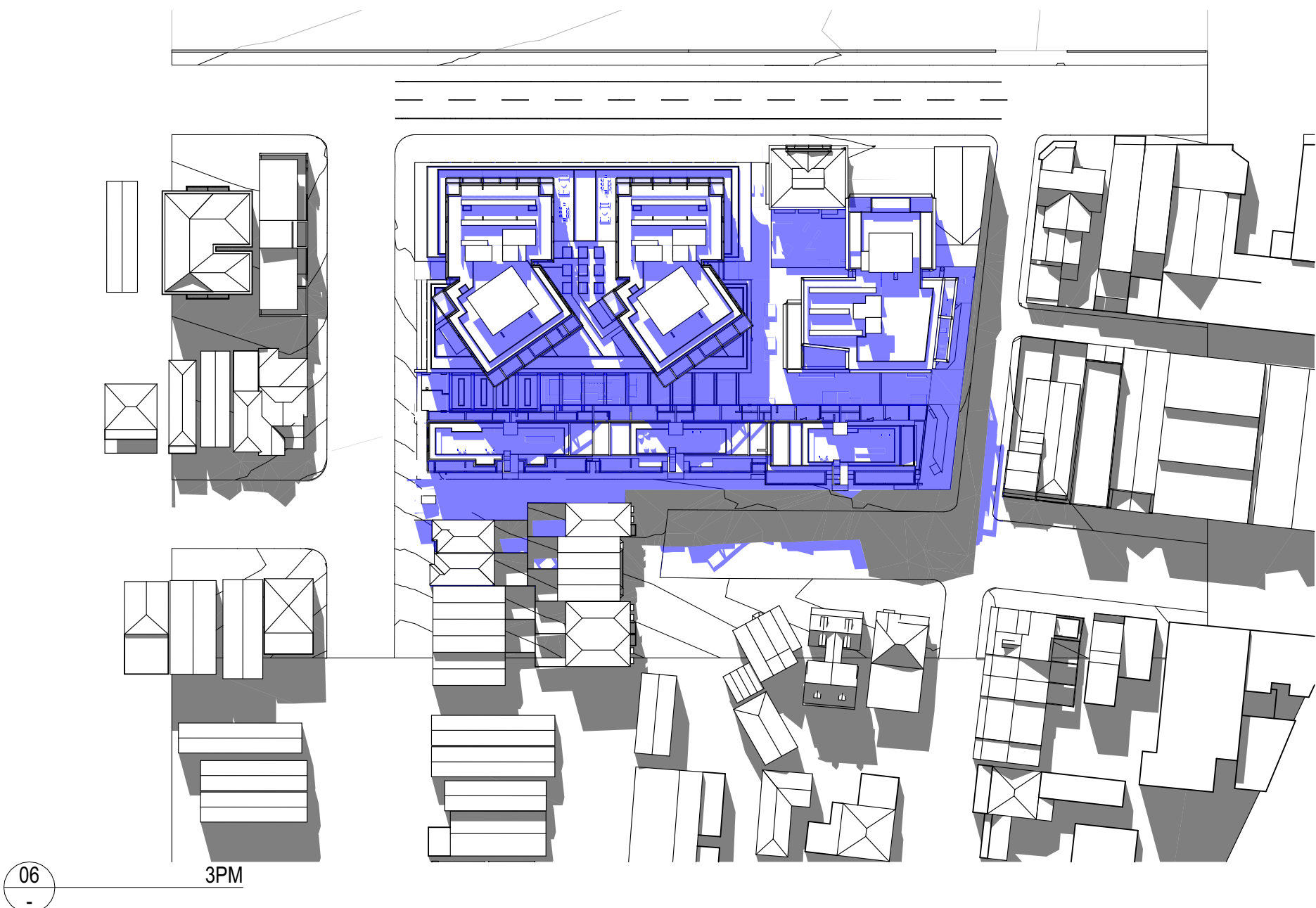
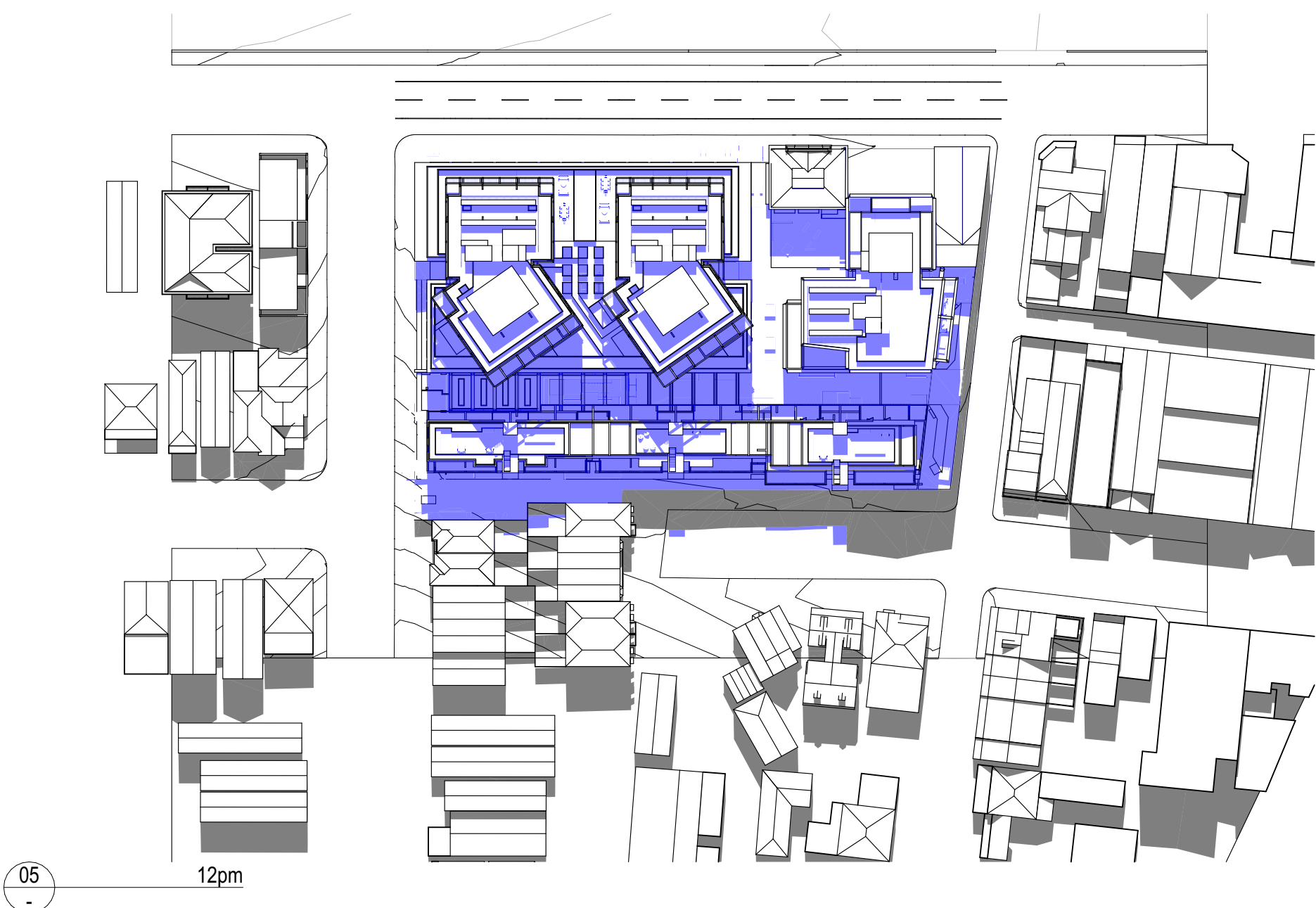
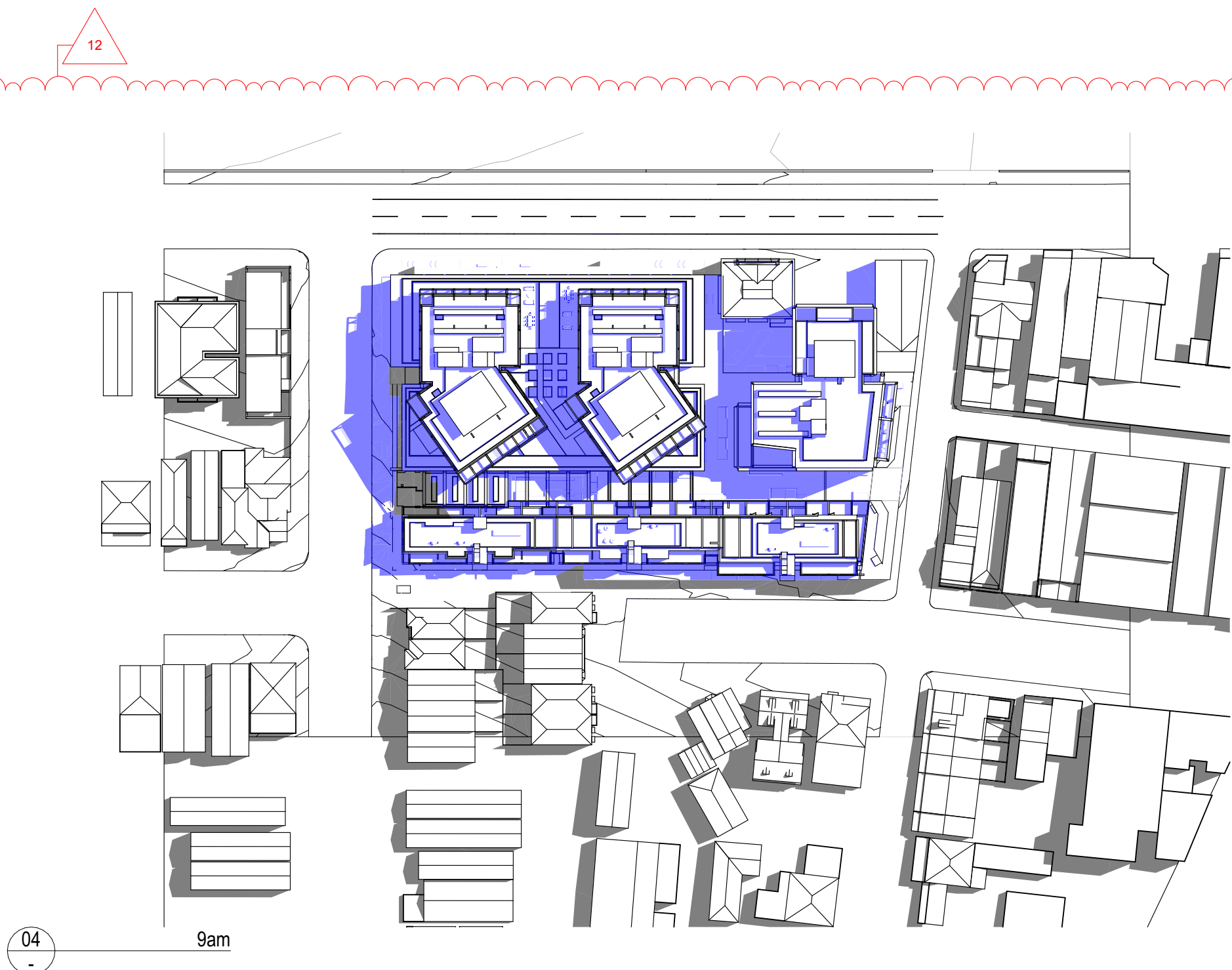
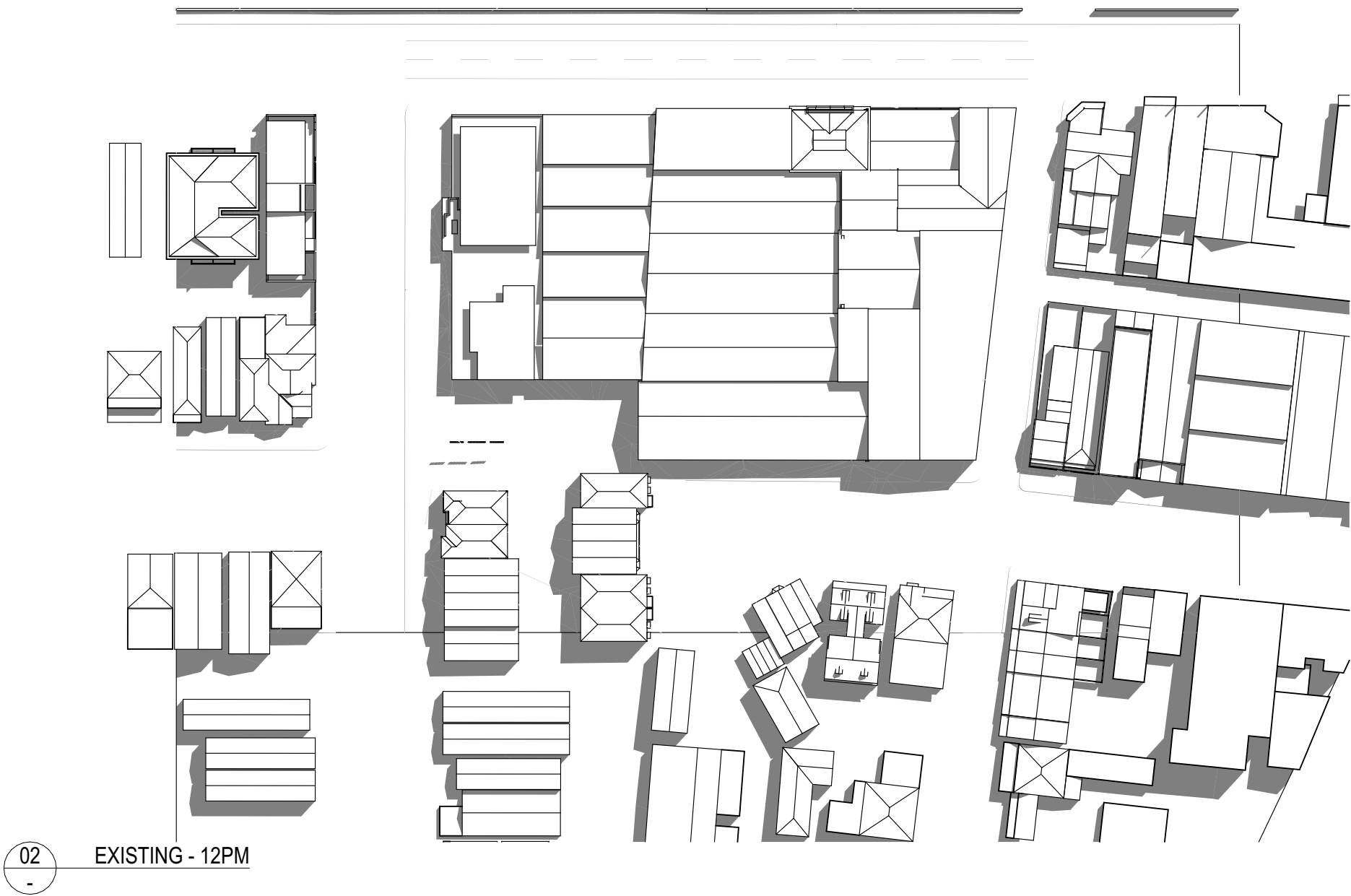
A-DA601

REVISION

02



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Accreditation No. 20754
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LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS

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469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

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TG

CHECKED

TR

SHEET SCALE

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SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

SHADOW DIAGRAMS - 21ST
SEPTEMBER

DRAWING NUMBER

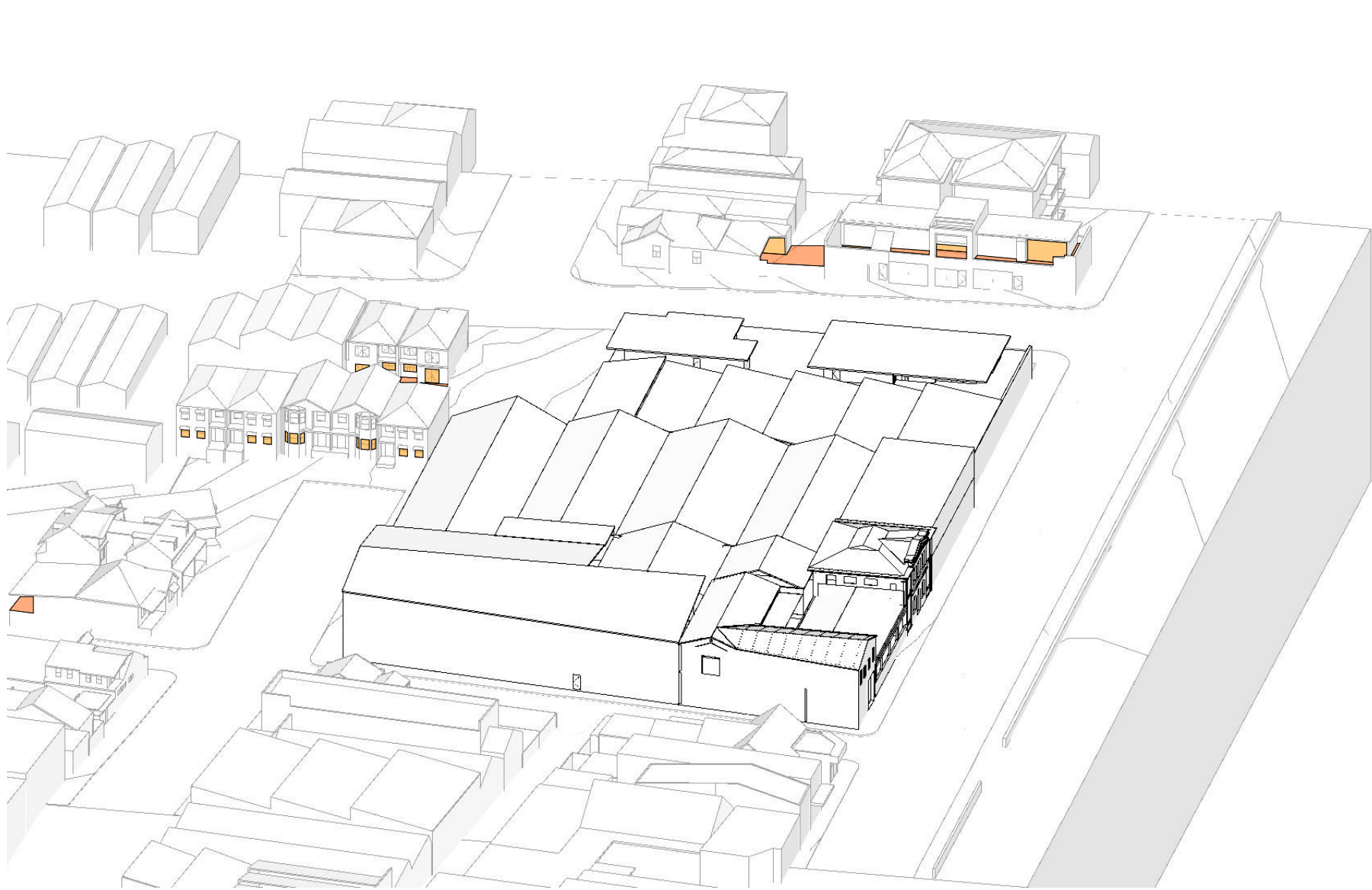
A-DA602

REVISION

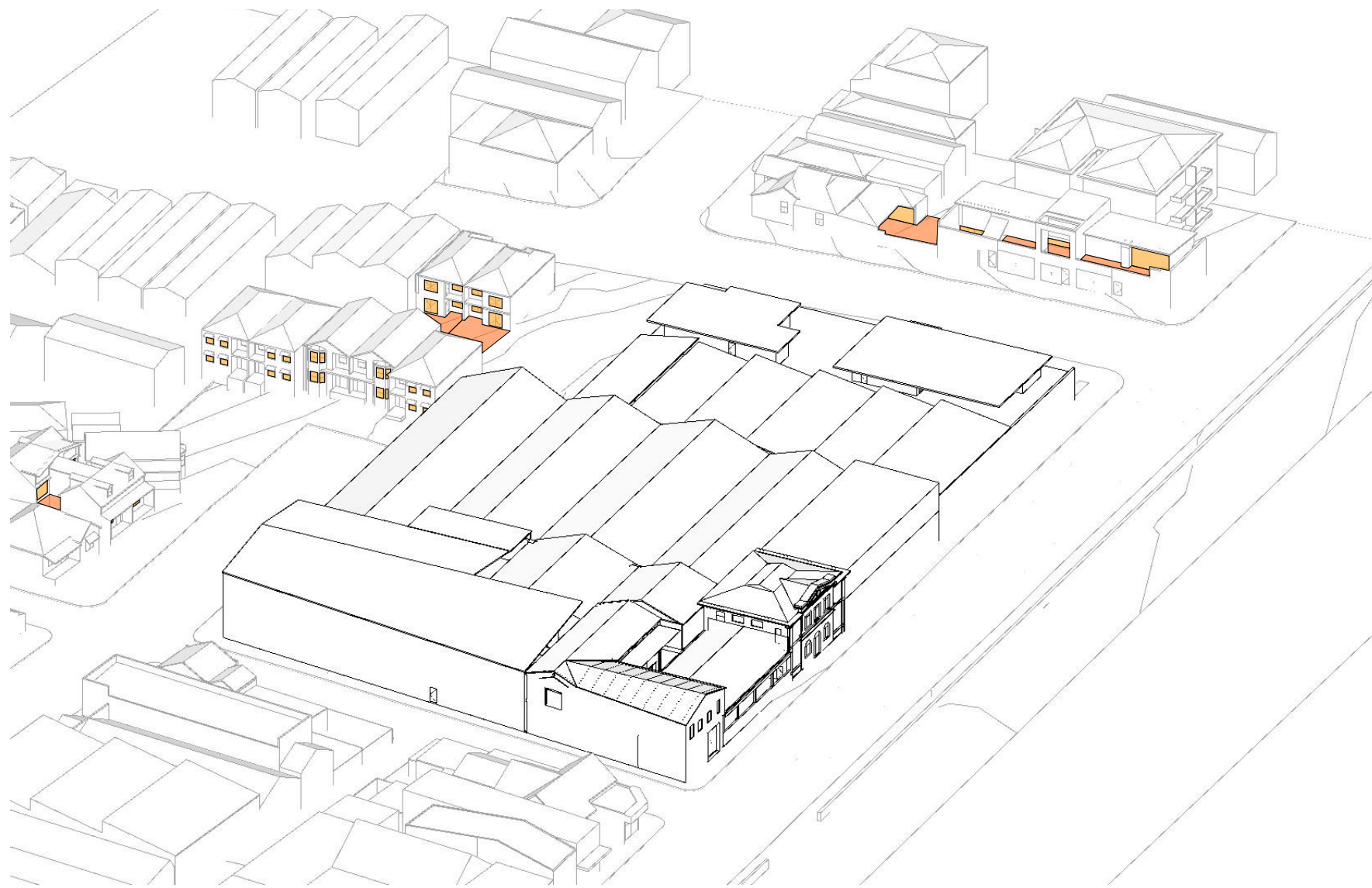
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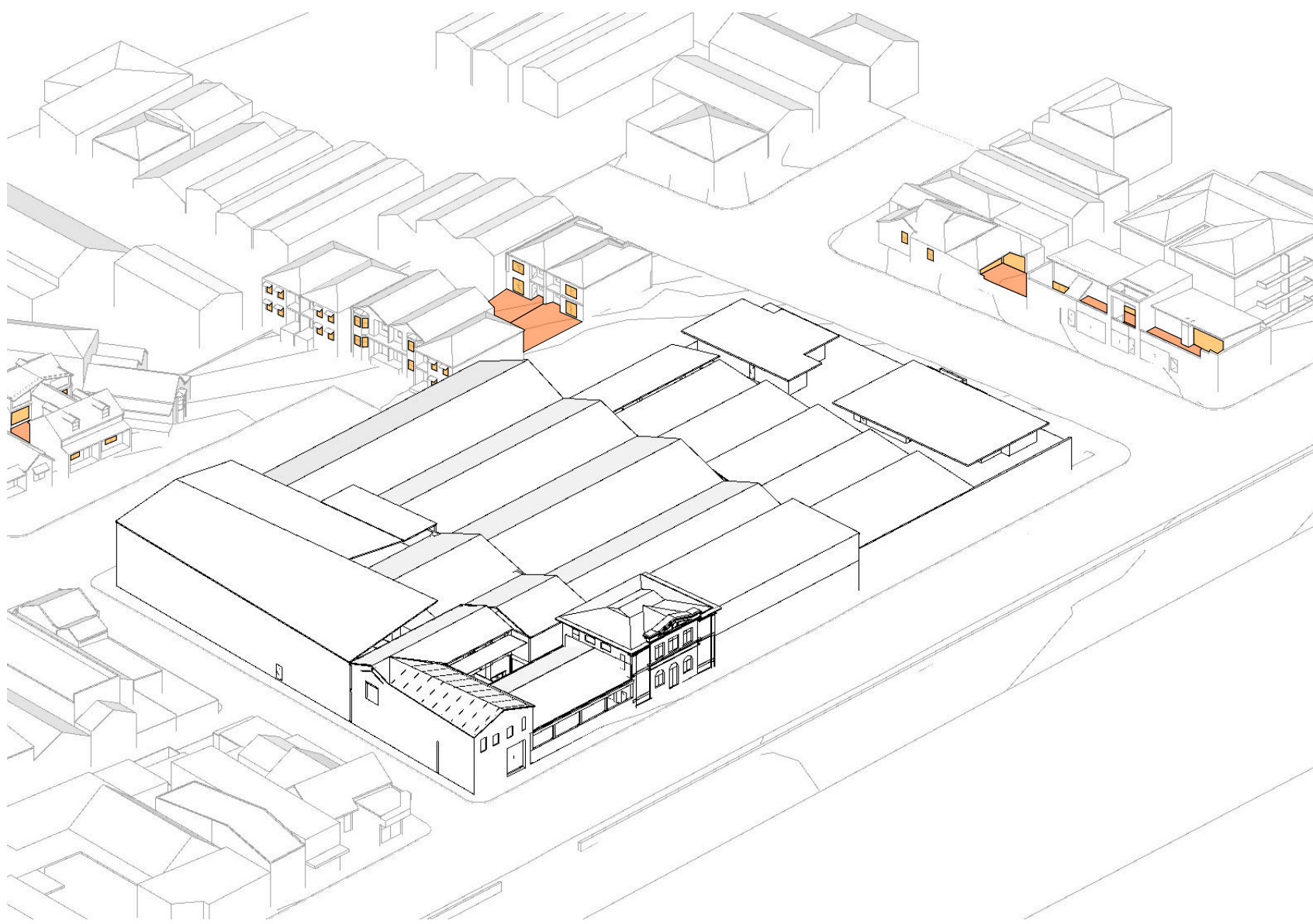
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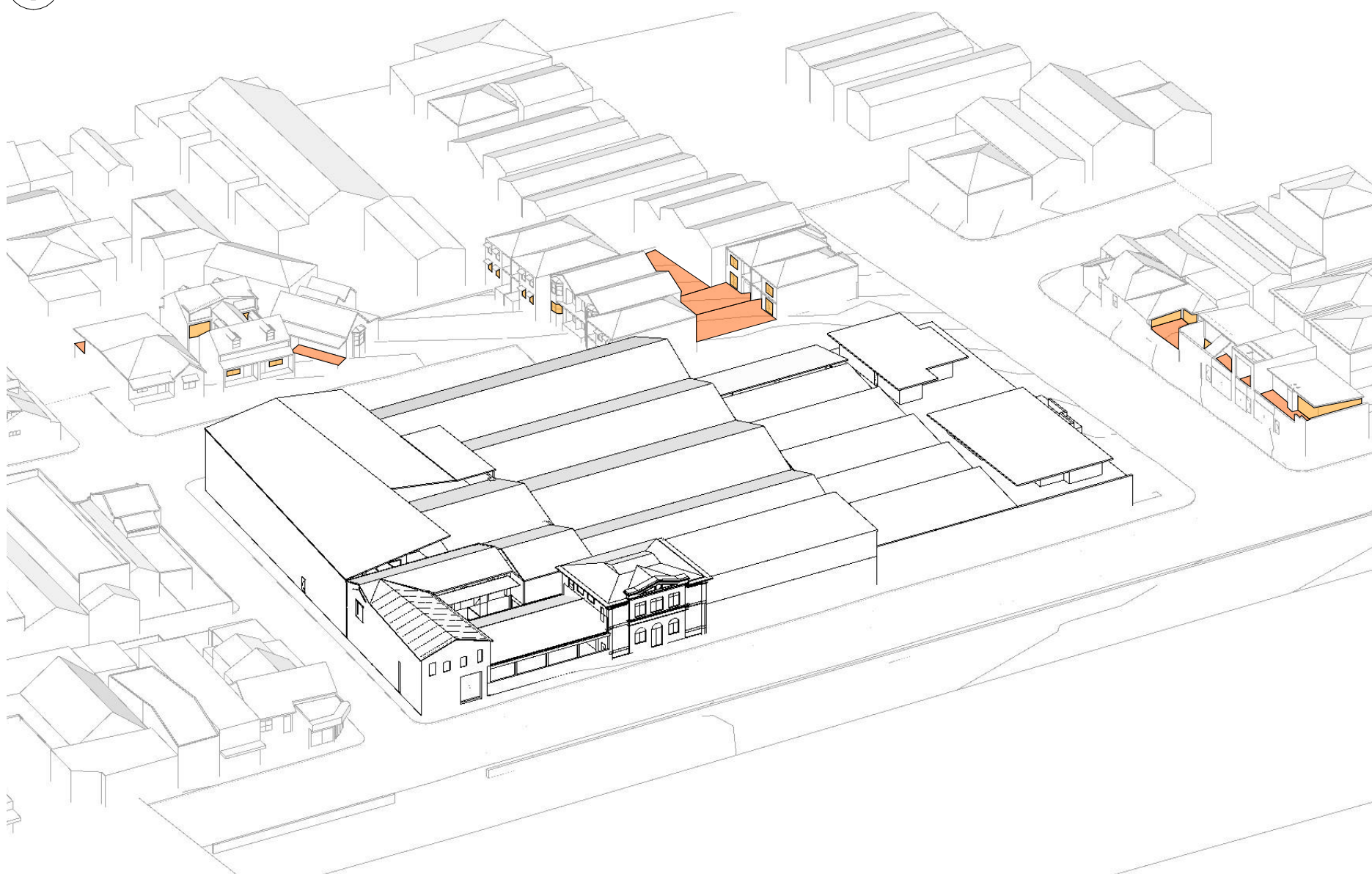
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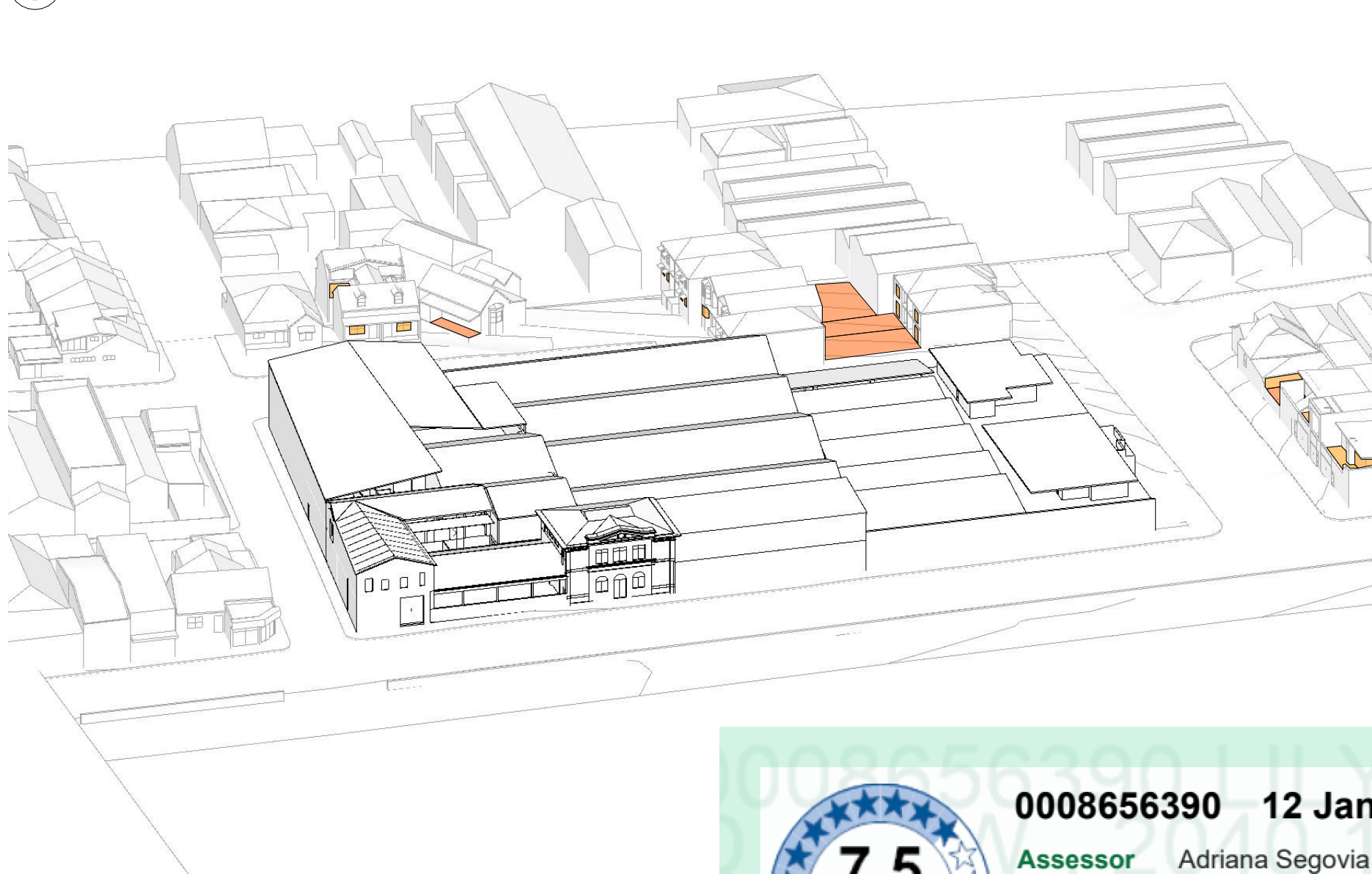
03 11AM



04 12PM



05 1PM



06 2PM



07 3PM



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Assessor Adriana Segovia
Accreditation No. 20754
Address
469-483 Balmain Road,
Lilyfield, NSW,
2040
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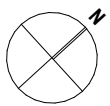




LEGEND

-  SOLAR ACCESS TO PRIVATE OPEN SPACES
-  SOLAR ACCESS TO LIVING ROOMS

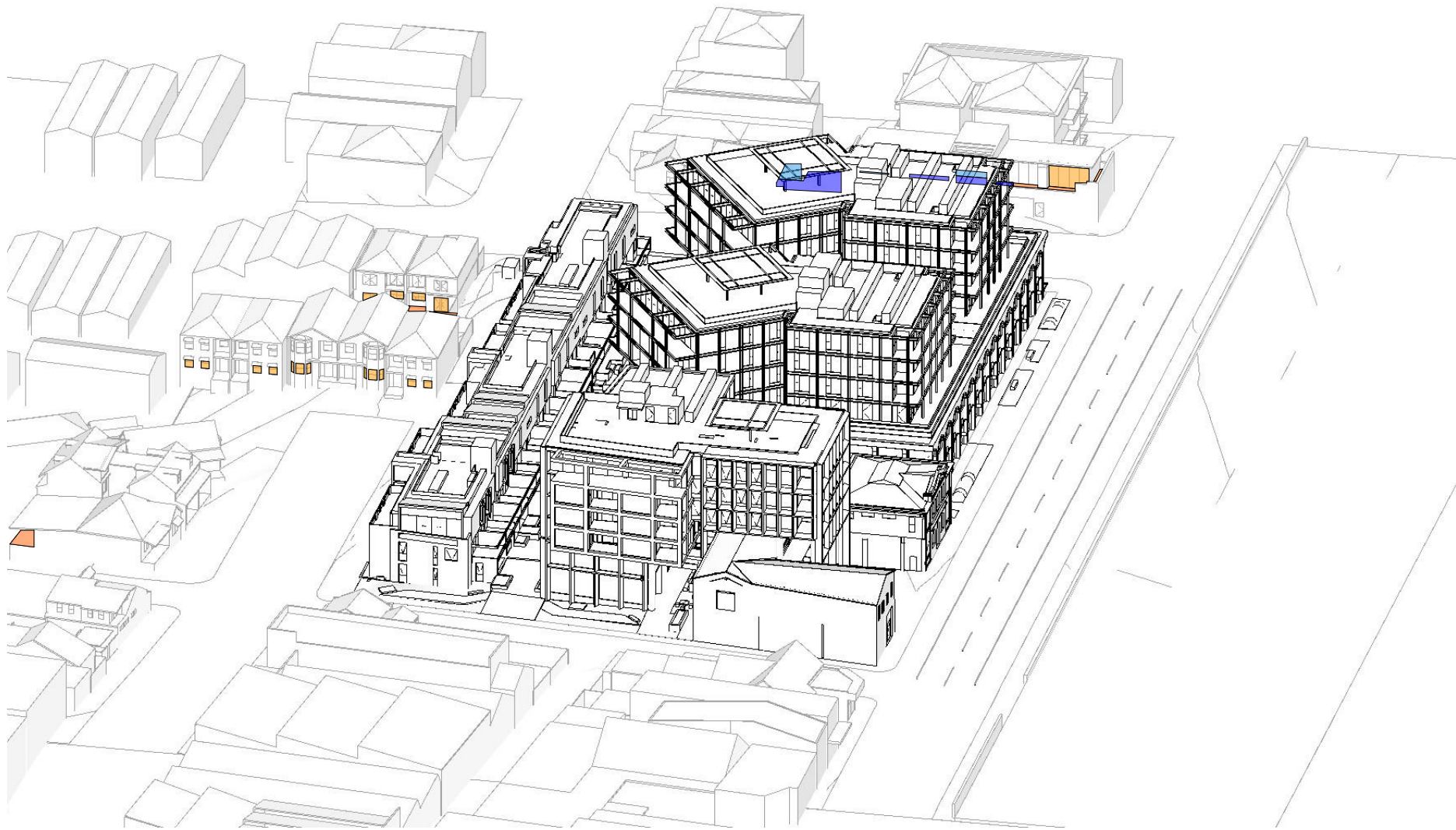
REV	DATE	ISSUE	REV	DATE	ISSUE
01	17/5/23	DETAILED DEVELOPMENT APPLICATION			

PROJECT		DRAWN		CHECKED	SHEET SCALE	SHEET SIZE	NORTH
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PROJECT NUMBER	PLOT DATE				NTS	A1	
21049	28/11/23						

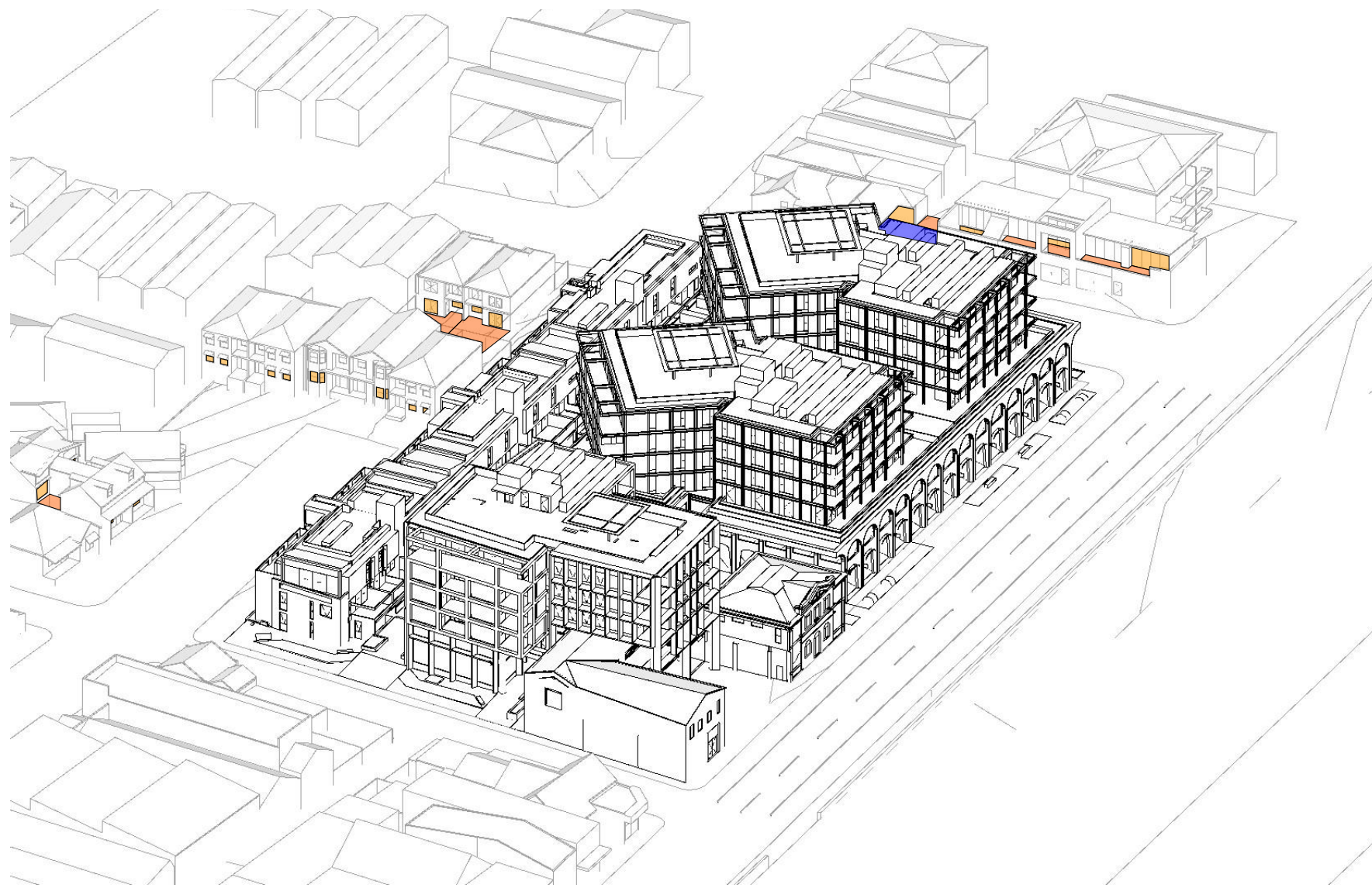
DRAWING TITLE		REVISION
SUN ANGLED VIEWS - EXISTING - 21ST JUNE		01
DRAWING NUMBER		
A-DA603		



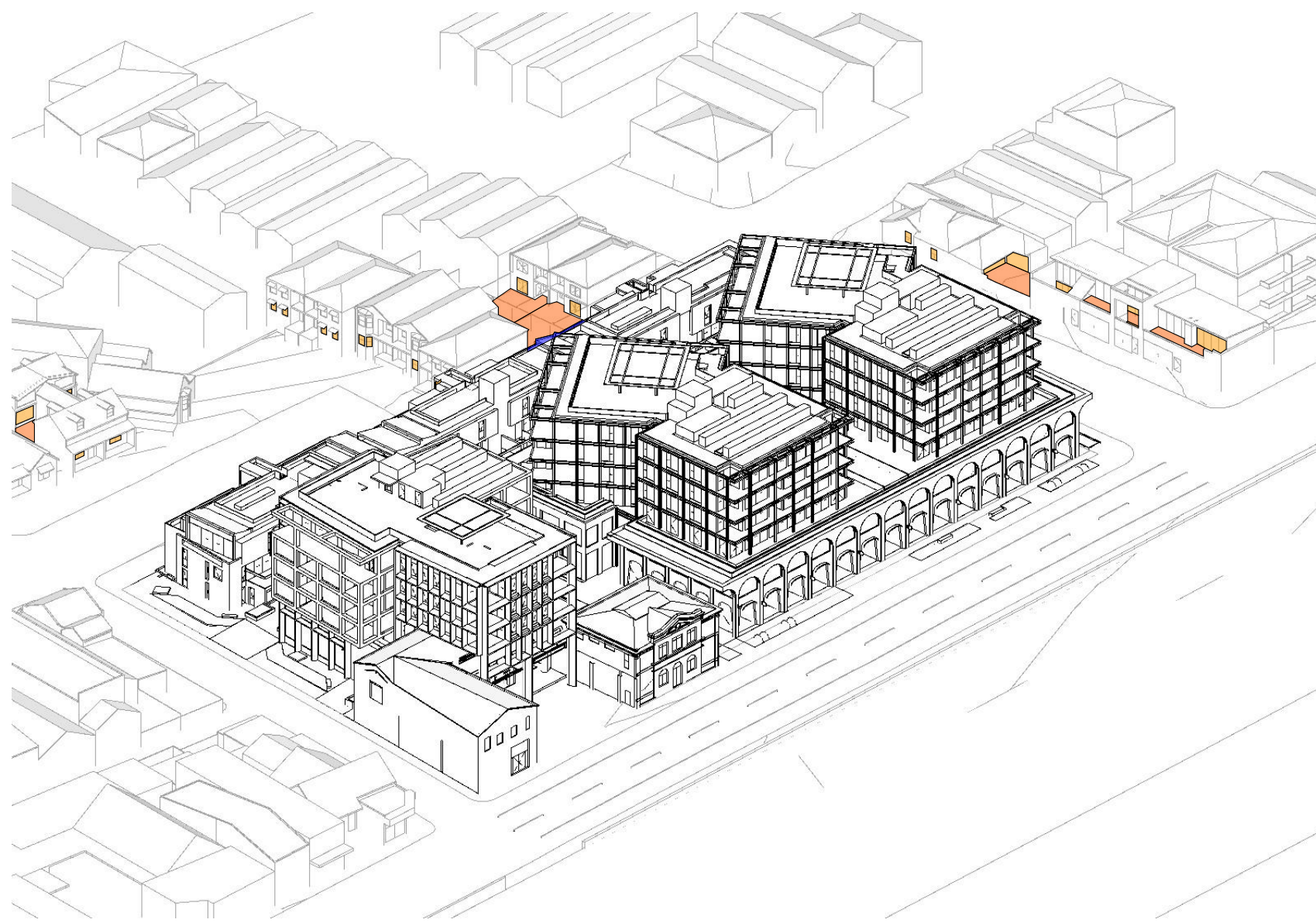
01 9AM



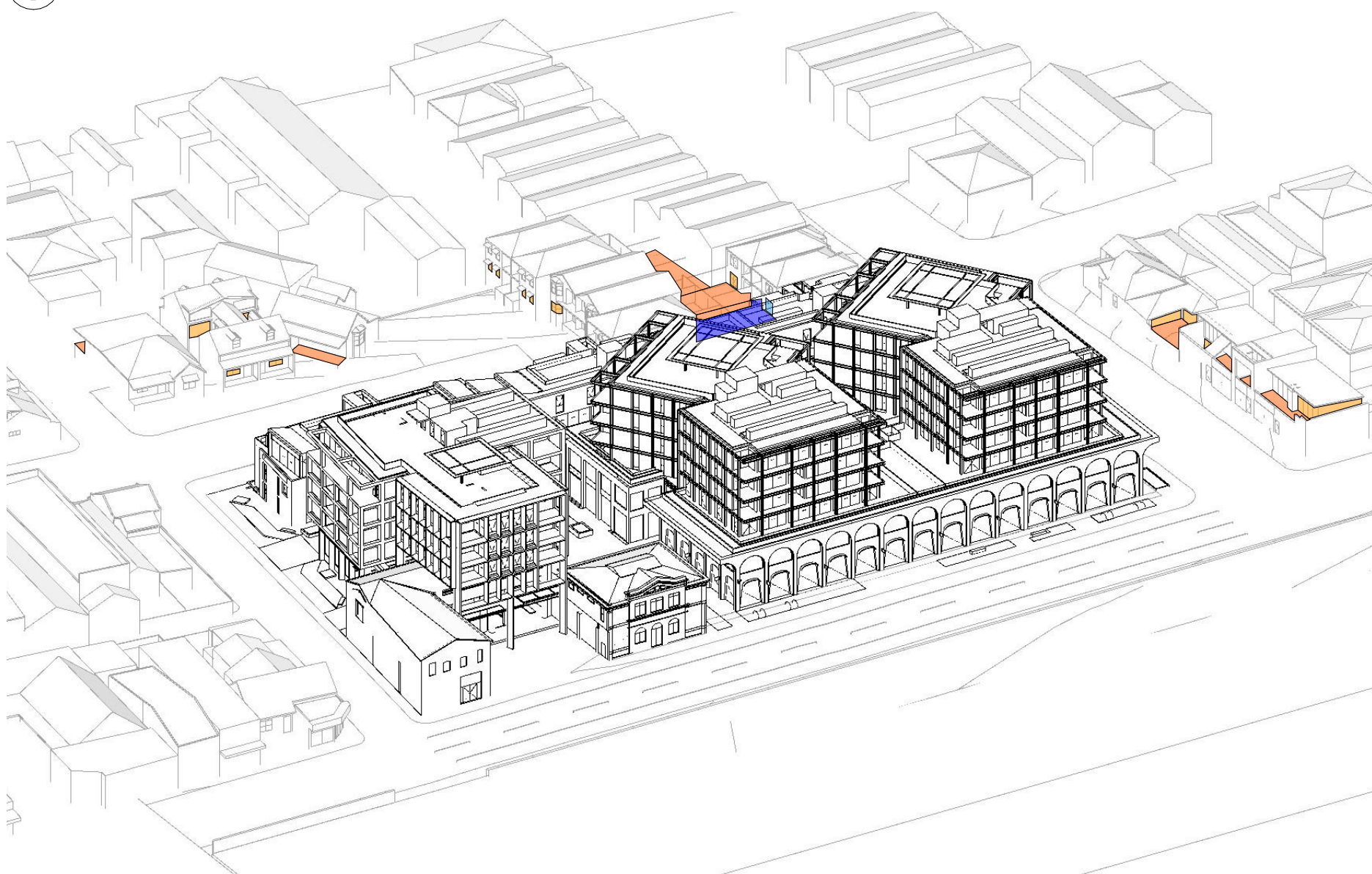
02 10AM



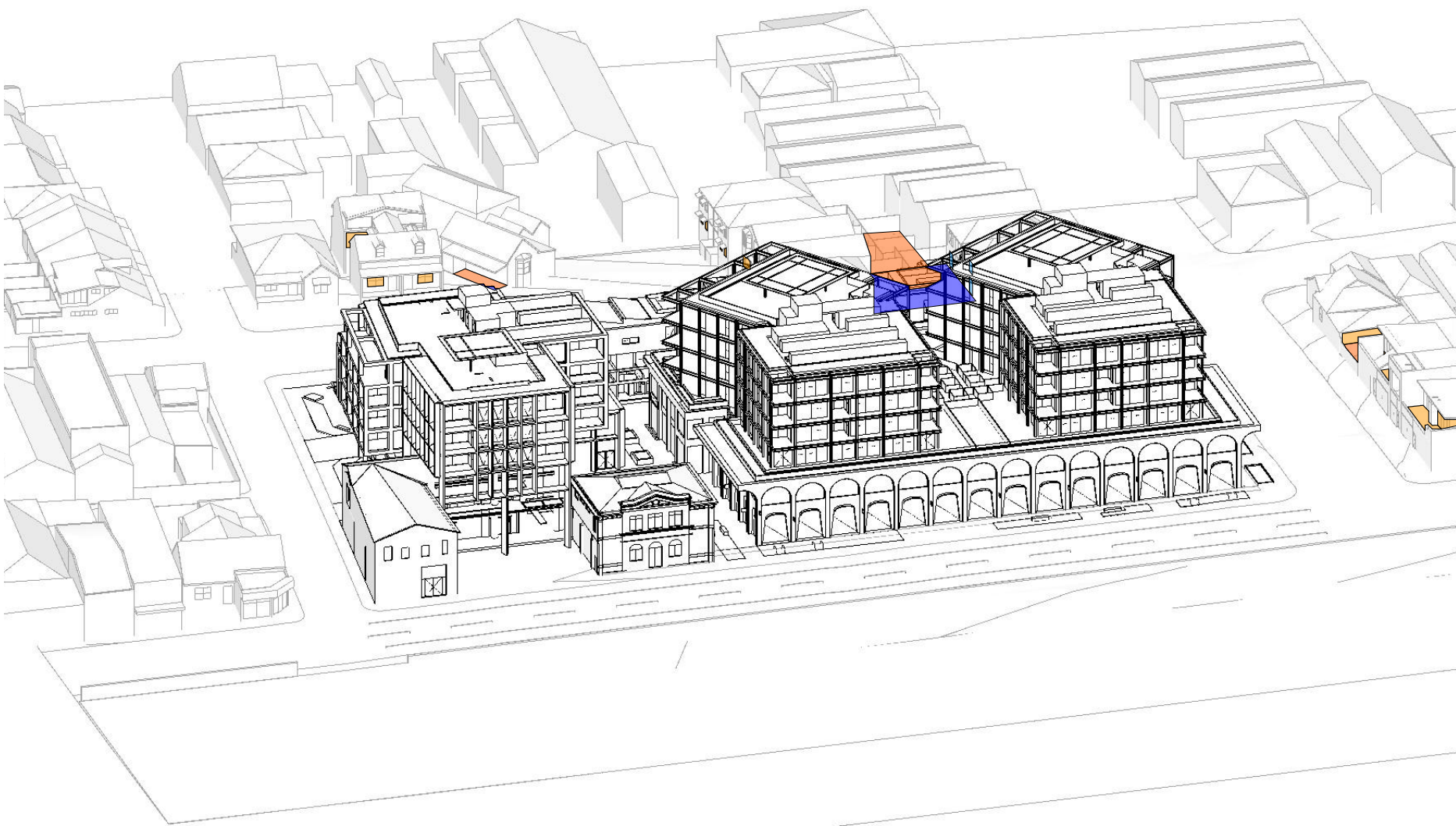
03 11AM



04 12PM



05 1PM



06 2PM



07 3PM



7.5
Average
star rating

**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME

www.nathers.gov.au

0008656390 12 Jan 2024

Assessor Adriana Segovia

Accreditation No. 20754

Address
469-483 Balmain Road,
Lilyfield, NSW,
2040

hstar.com.au





LEICHHARDT DCP - C 3.9 C14

Where the surrounding allotments side boundary is 45 degrees from true north and therefore the allotment is not orientated north/south or east/west, glazing serving main living room shall retain a minimum of two hours of solar access between 9am and 3pm at the winter solstice.

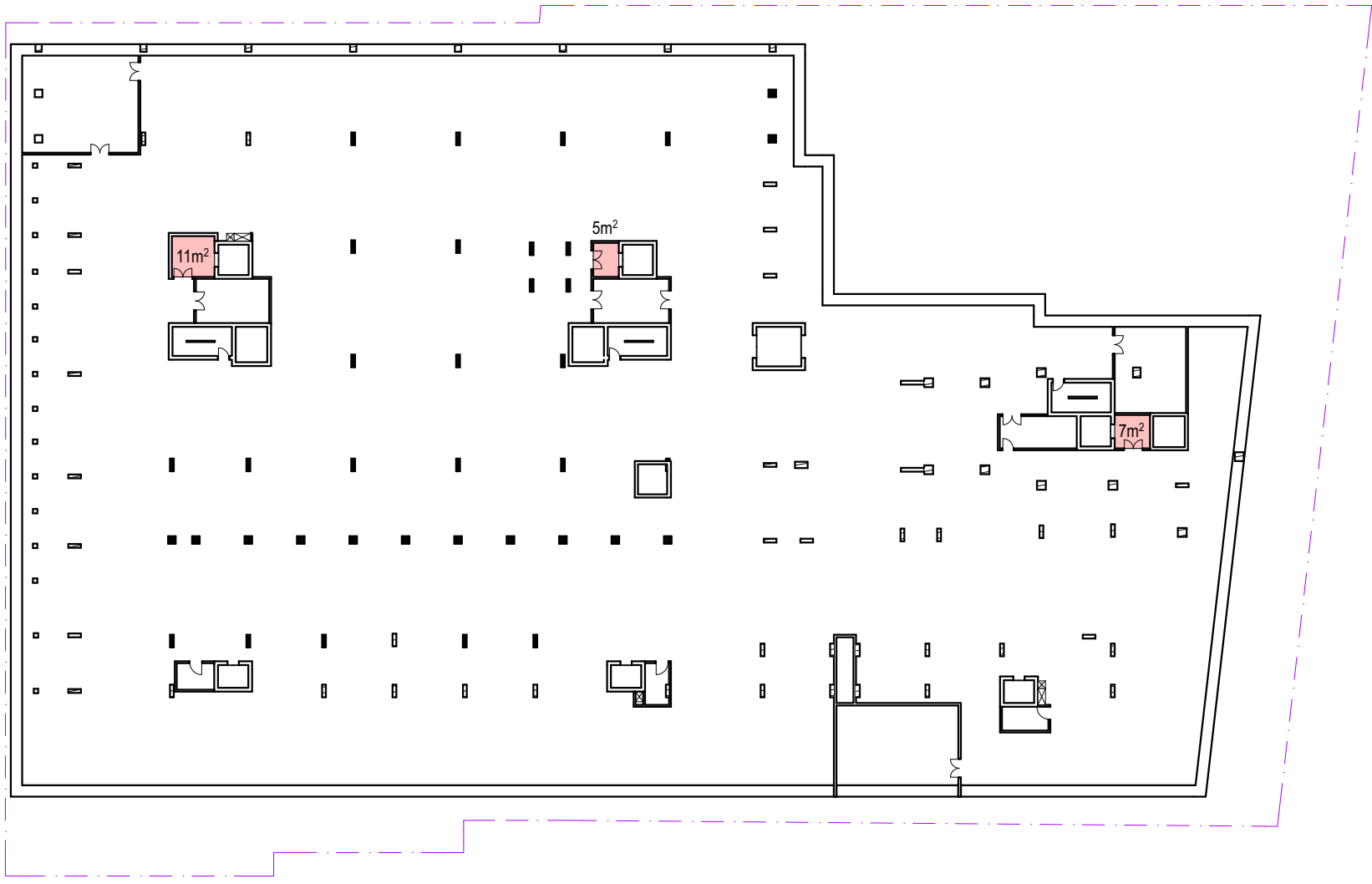
LEGEND

-  SOLAR ACCESS TO PRIVATE OPEN SPACES
-  SOLAR ACCESS TO LIVING ROOMS
-  IMPACTED SOLAR ACCESS TO PRIVATE OPEN SPACES
-  IMPACTED SOLAR ACCESS TO LIVING ROOMS

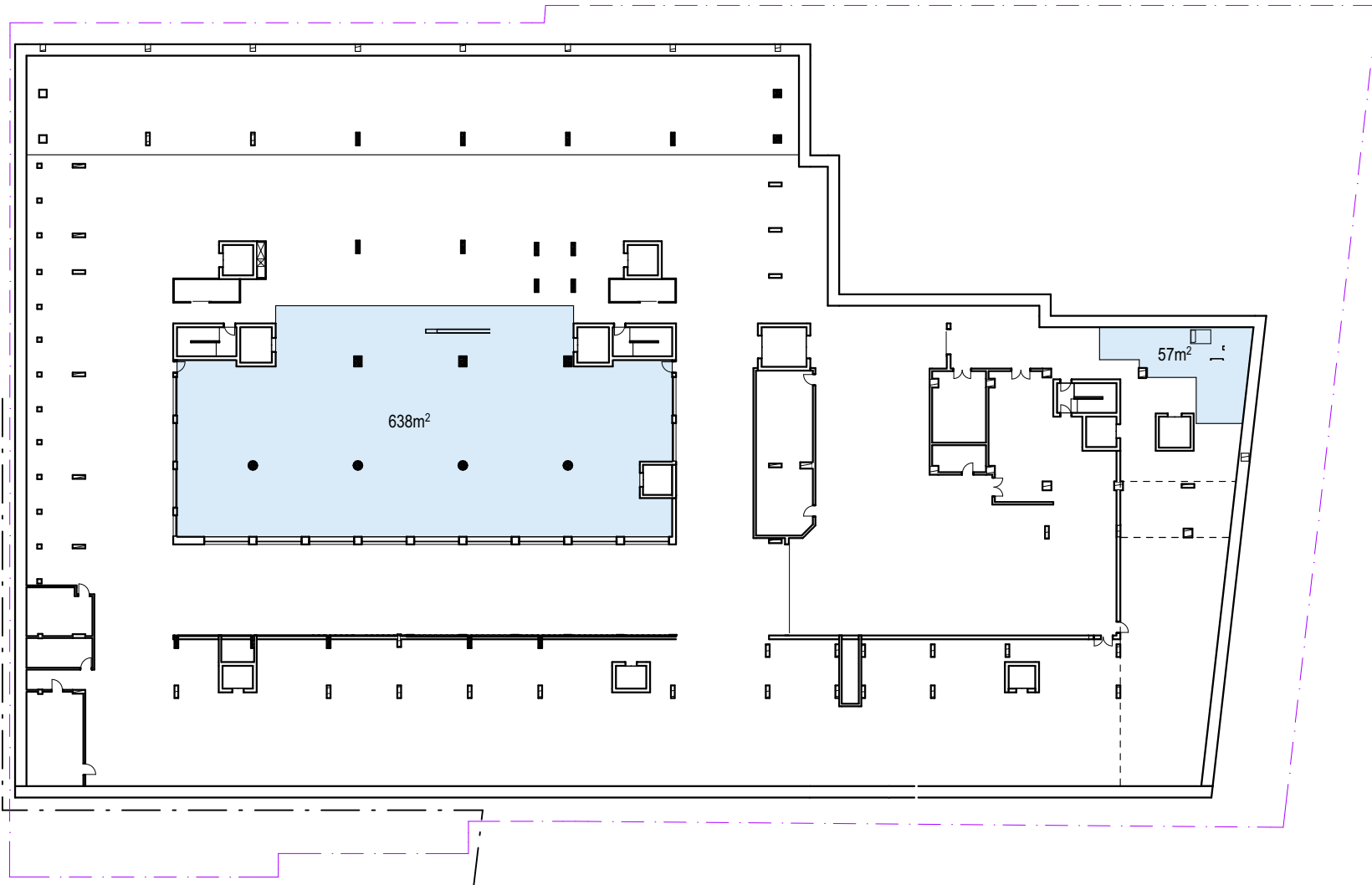
REV	DATE	ISSUE	REV	DATE	ISSUE
01	17/5/23	DETAILED DEVELOPMENT APPLICATION			
02	25/11/23	REVISED DETAILED DEVELOPMENT APPLICATION			

PROJECT					
469-483 BALMAIN ROAD LILYFIELD					
469-483 BALMAIN ROAD					
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE
21049	28/11/23	TG	TR	NTS NTS	A3 A1

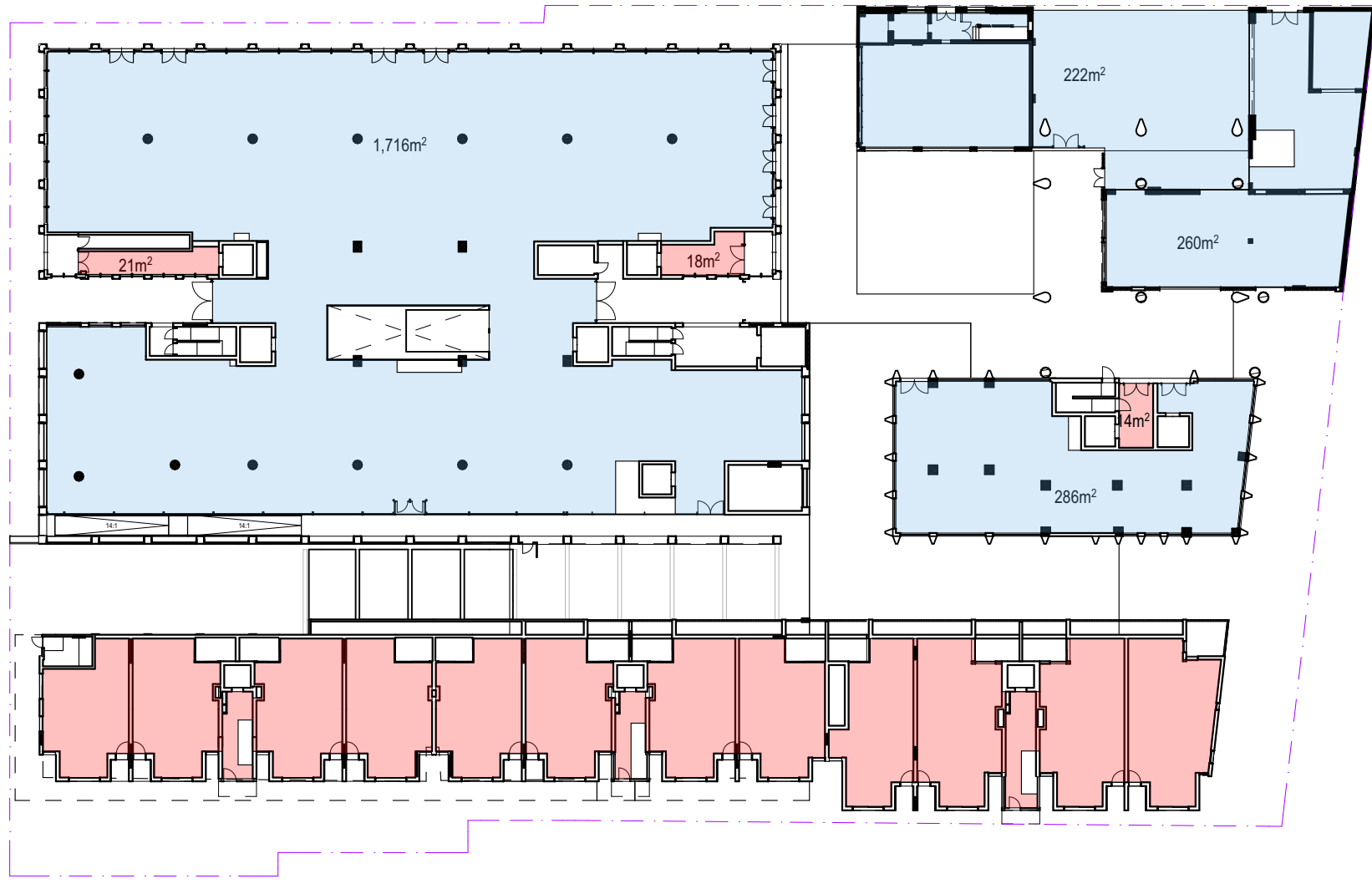
DRAWING TITLE		REVISION	
SUN ANGLED VIEWS - PROPOSED - 21ST JUNE			
DRAWING NUMBER			
A-DA604	02		



01 BASEMENT 2



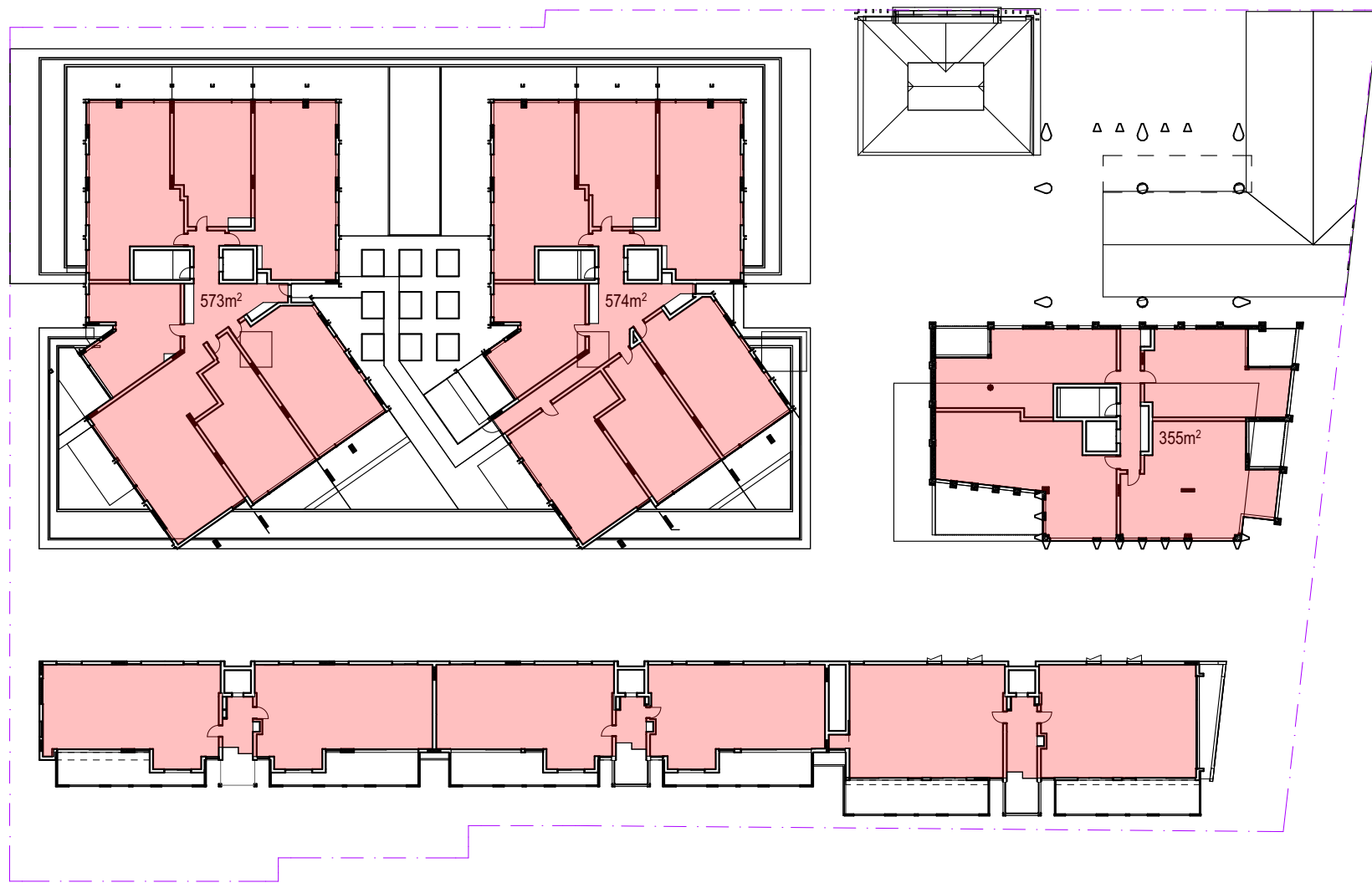
02 BASEMENT 1



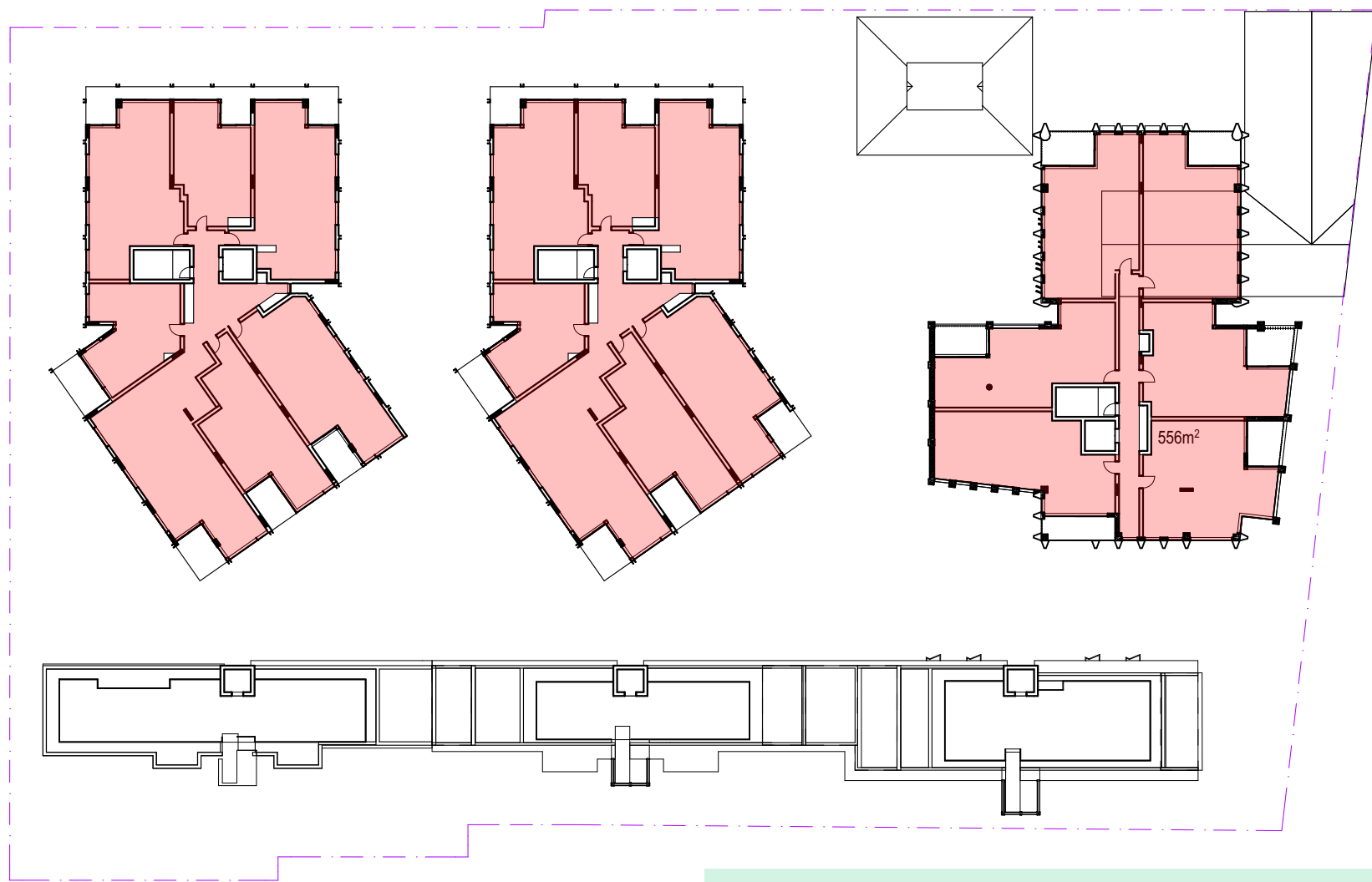
03 GROUND LEVEL



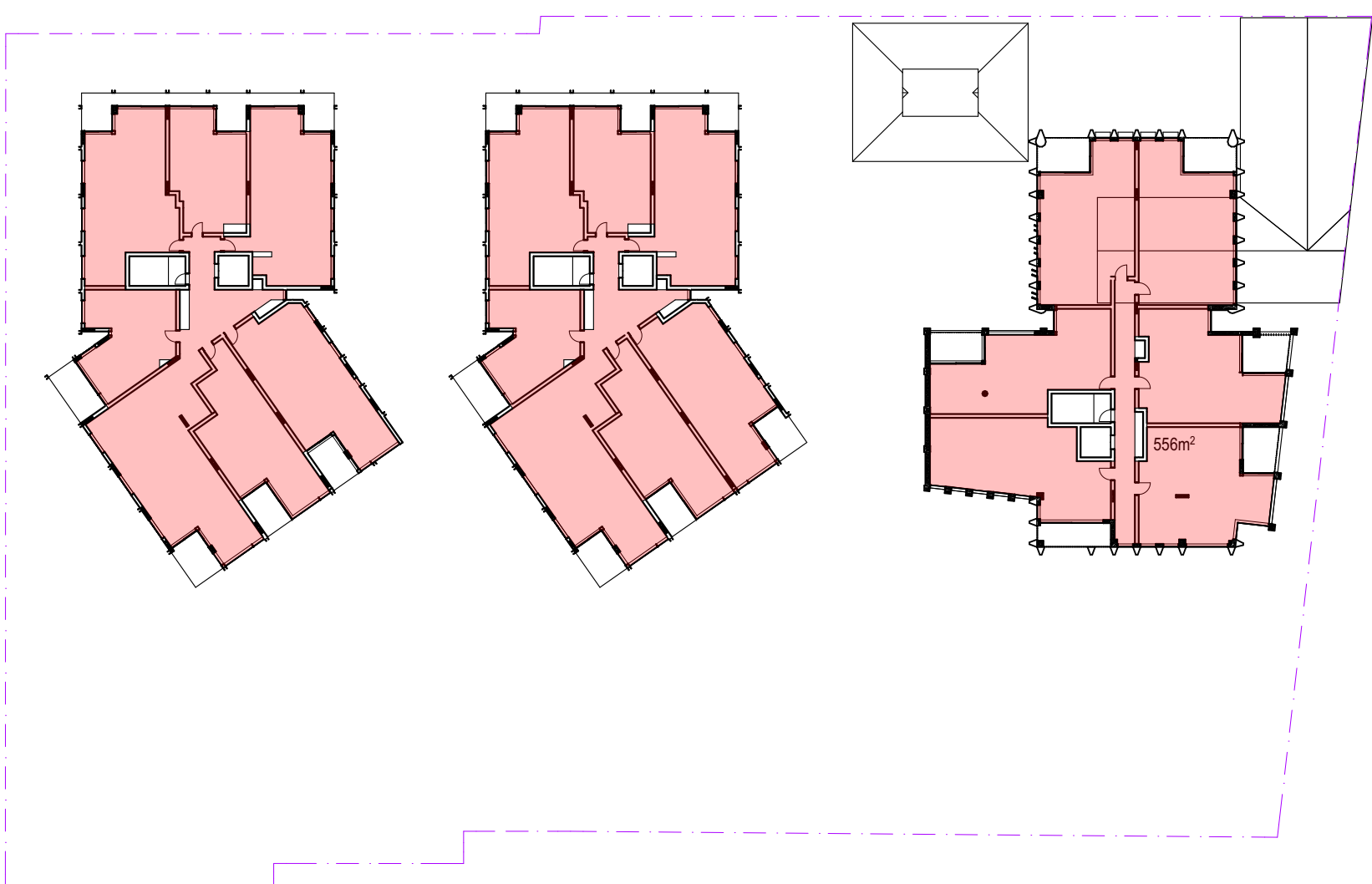
04 LEVEL 01



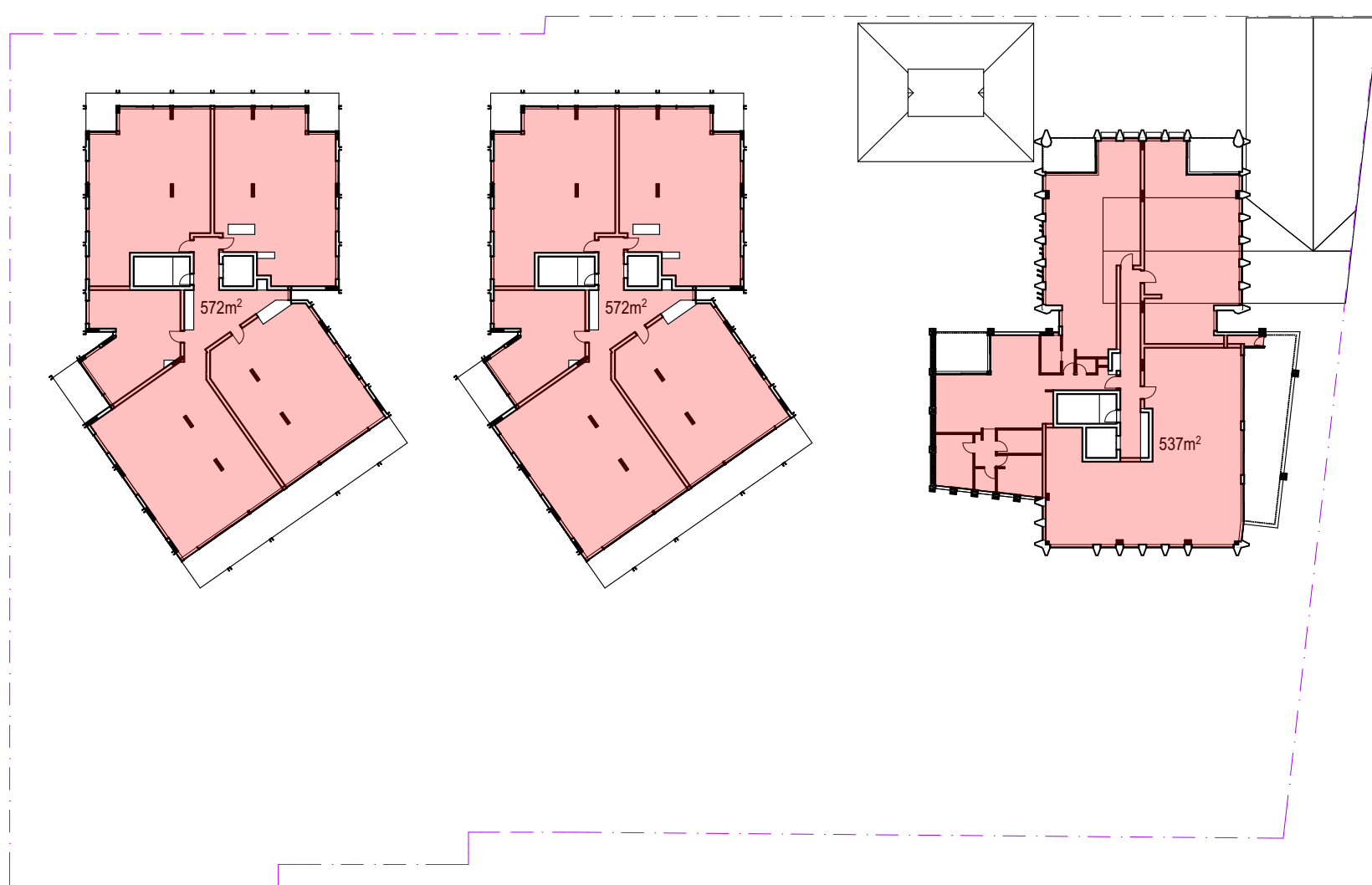
05 LEVEL 02



06 LEVEL 03



07 LEVEL 04



08 LEVEL 05

GFA - SCHEDULE		
USE	LEVEL	AREA
Light Industrial	BASEMENT 1	695
	GROUND LEVEL	2 623
	LEVEL 01	2 682
		6 000 m²
Residential	BASEMENT 2	23
	GROUND LEVEL	929
	LEVEL 01	749
	LEVEL 02	2 163
	LEVEL 03	1 729
	LEVEL 04	1 730
	LEVEL 05	1 681
	ROOF	9
		9 013 m²
		15 013 m²
Total Site area:		6824 m²
Maximum FSR under Leichhardt LEP:		2.2:1
Maximum GFA:		15013 m²



0008656390 12 Jan 2024
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ARCHITECT

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CLIENT

ROCHE
GROUP

REV

01
02

DATE

17/5/23
25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:1000
1:500

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

GFA DIAGRAMS

DRAWING NUMBER

A-DA605

REVISION

02



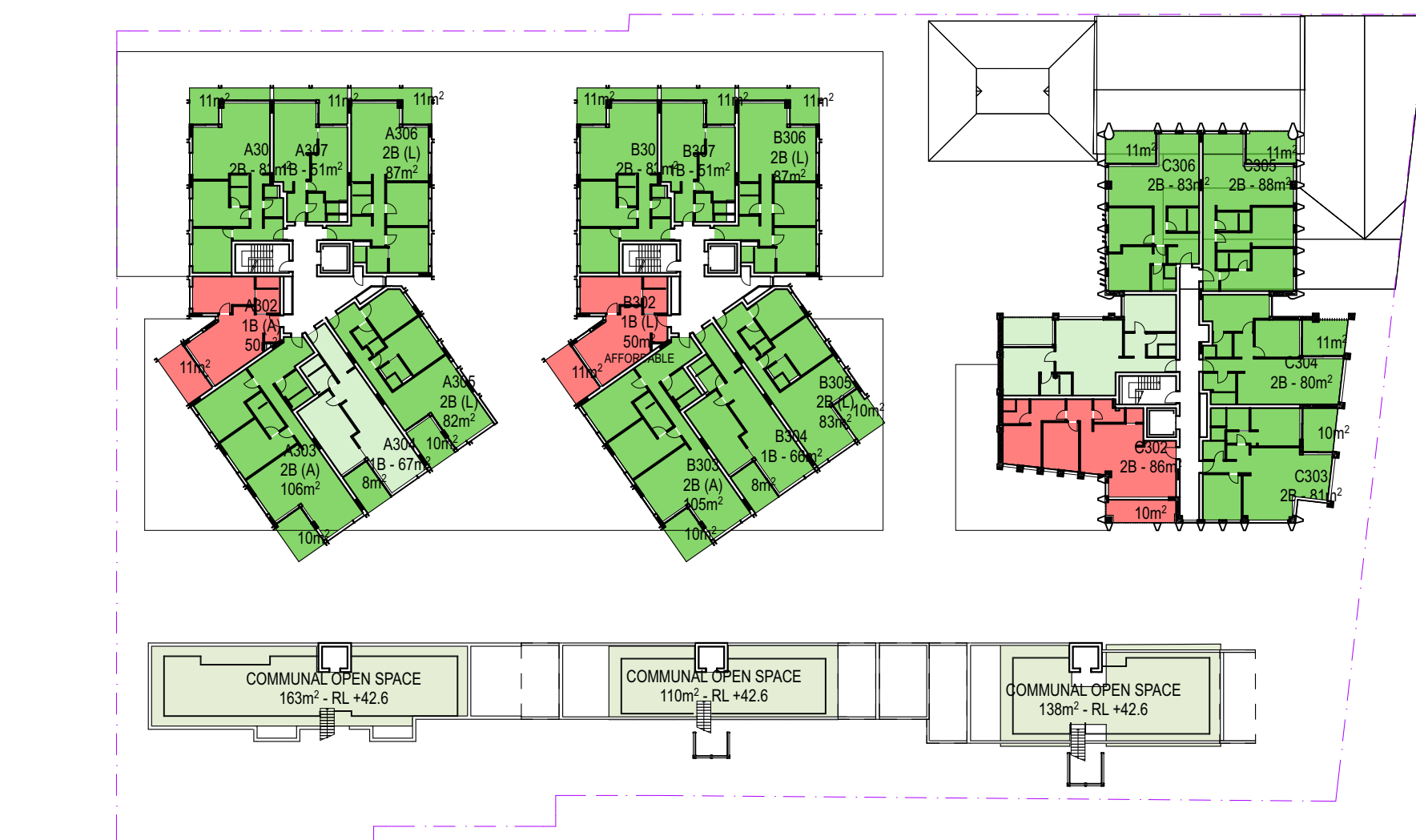
01 GROUND LEVEL



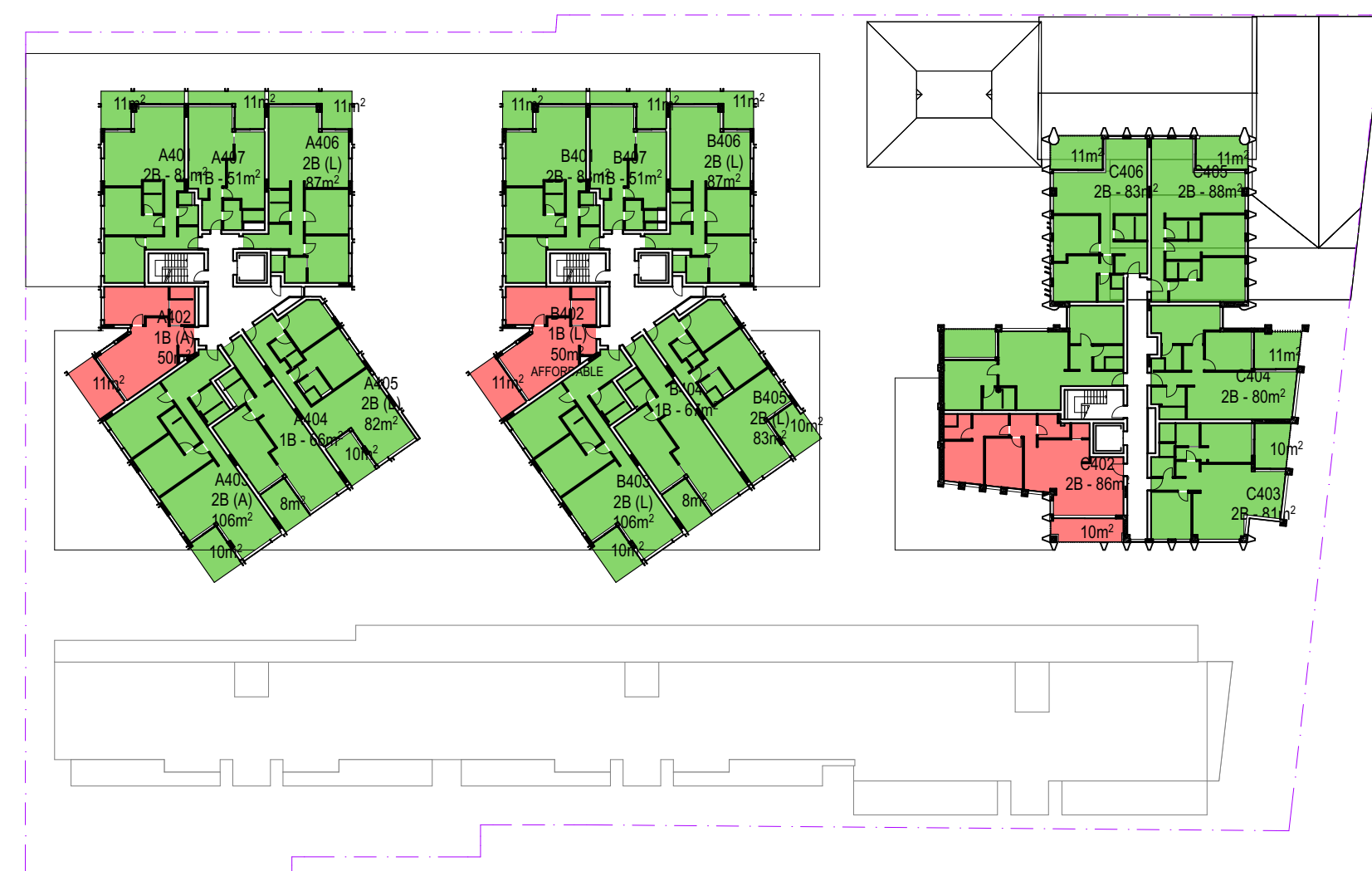
02 LEVEL 01



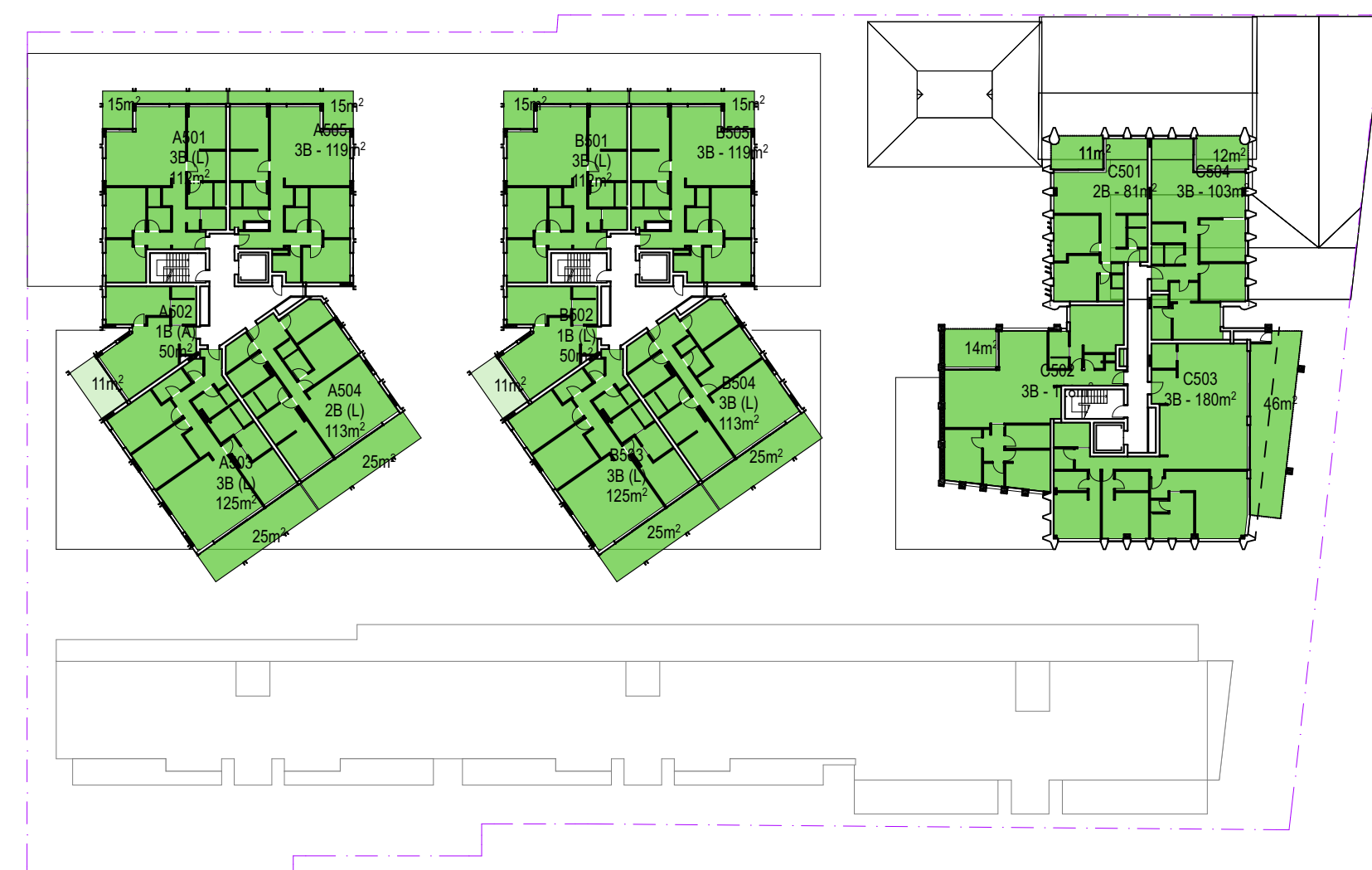
03 LEVEL 02



04 LEVEL 03



05 LEVEL 04



06 LEVEL 05

SOLAR ACCESS REQUIREMENTS

>70% 2h or more
<15% 15min or less

of direct sunlight to private open spaces or living rooms between 9am - 3pm at winter solstice

APARTMENTS

2h+	68 apartments	76%
15min-2h	9 apartments	10%
>16min	13 apartments	14%
	90 apartments in total	

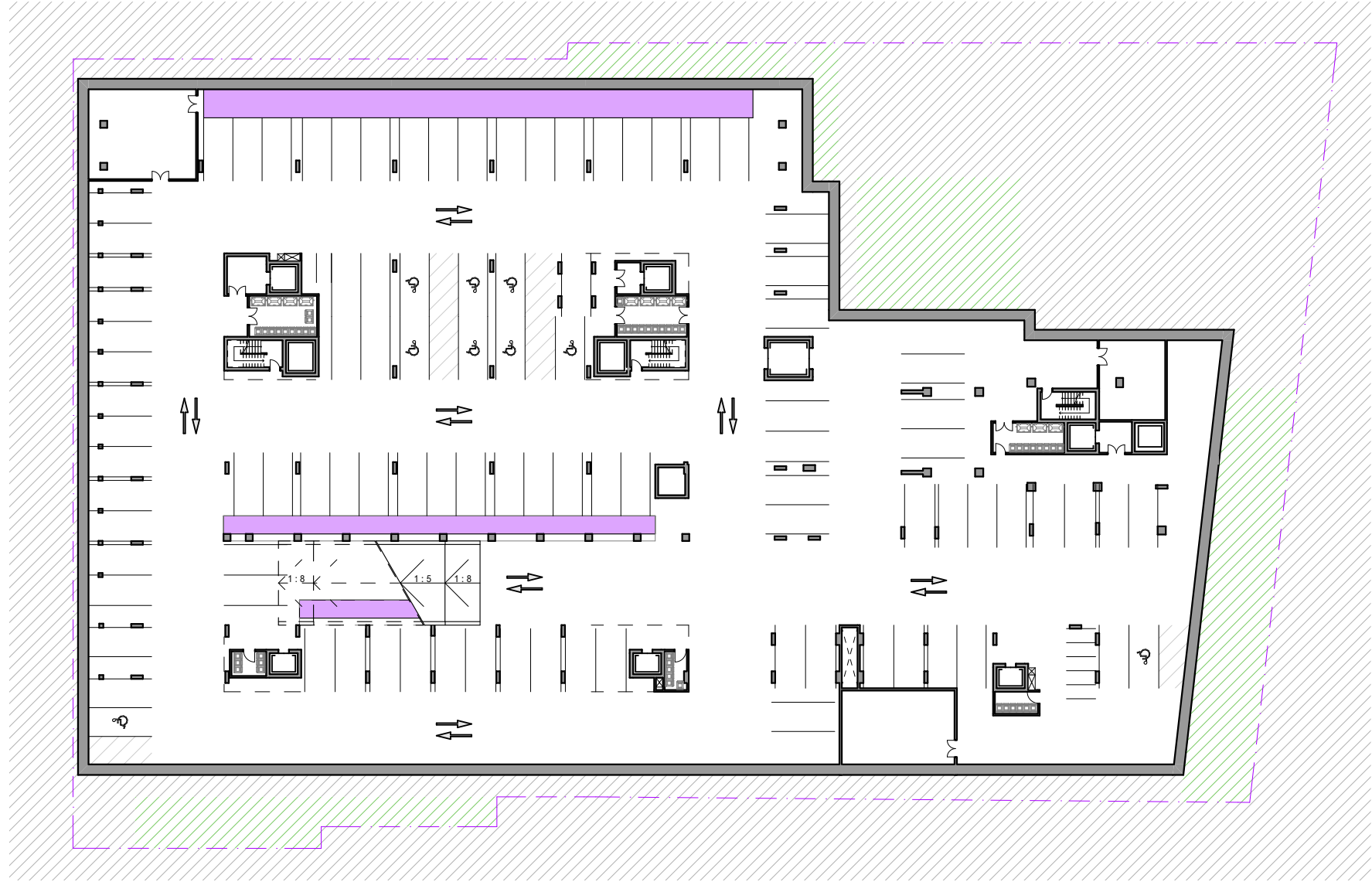
PRIVATE OPEN SPACE

2h+	64 apartments	71%
15min-2h	13 apartments	14%
>16min	13 apartments	14%
	90 apartments in total	

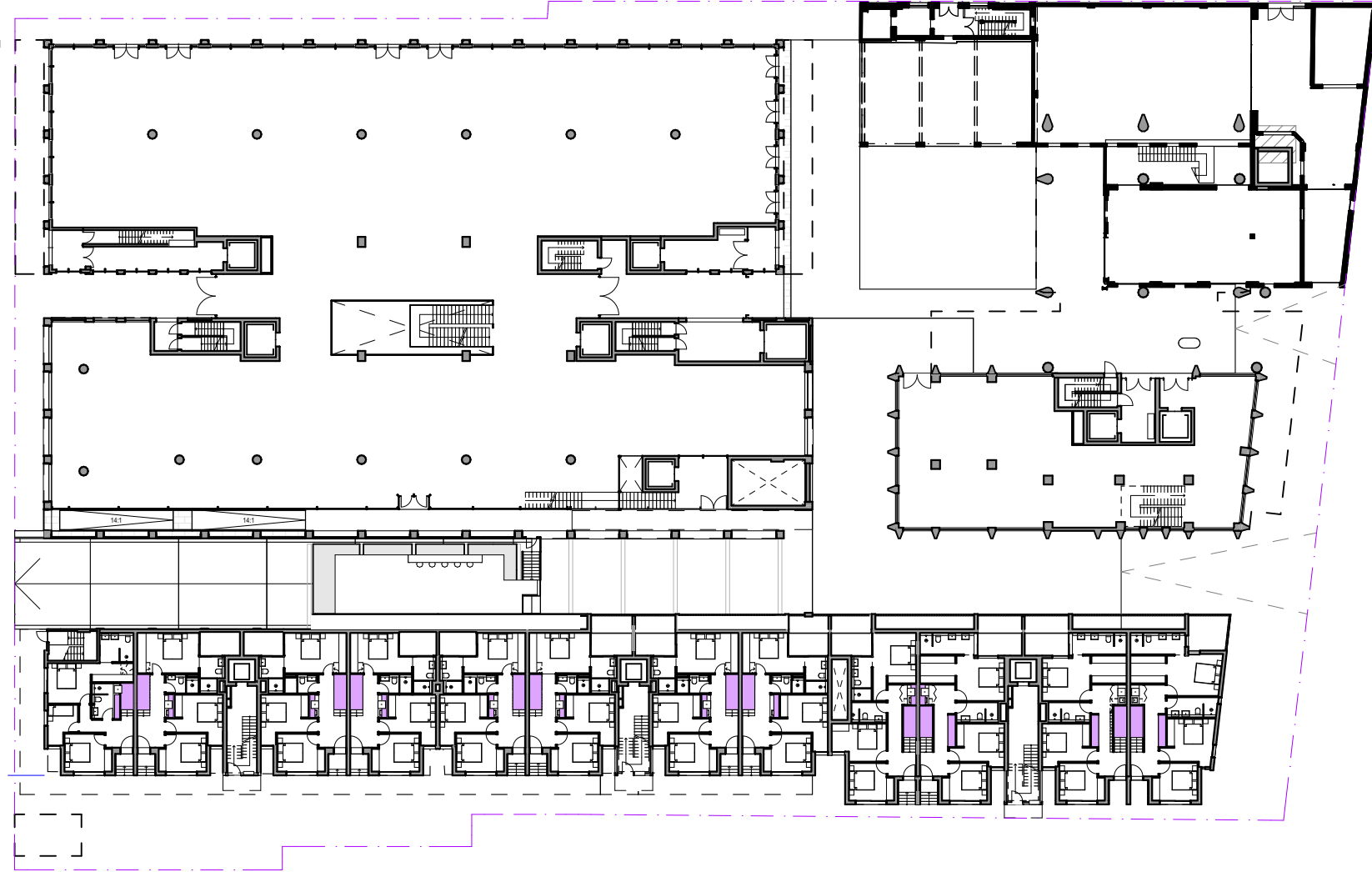


LEGEND

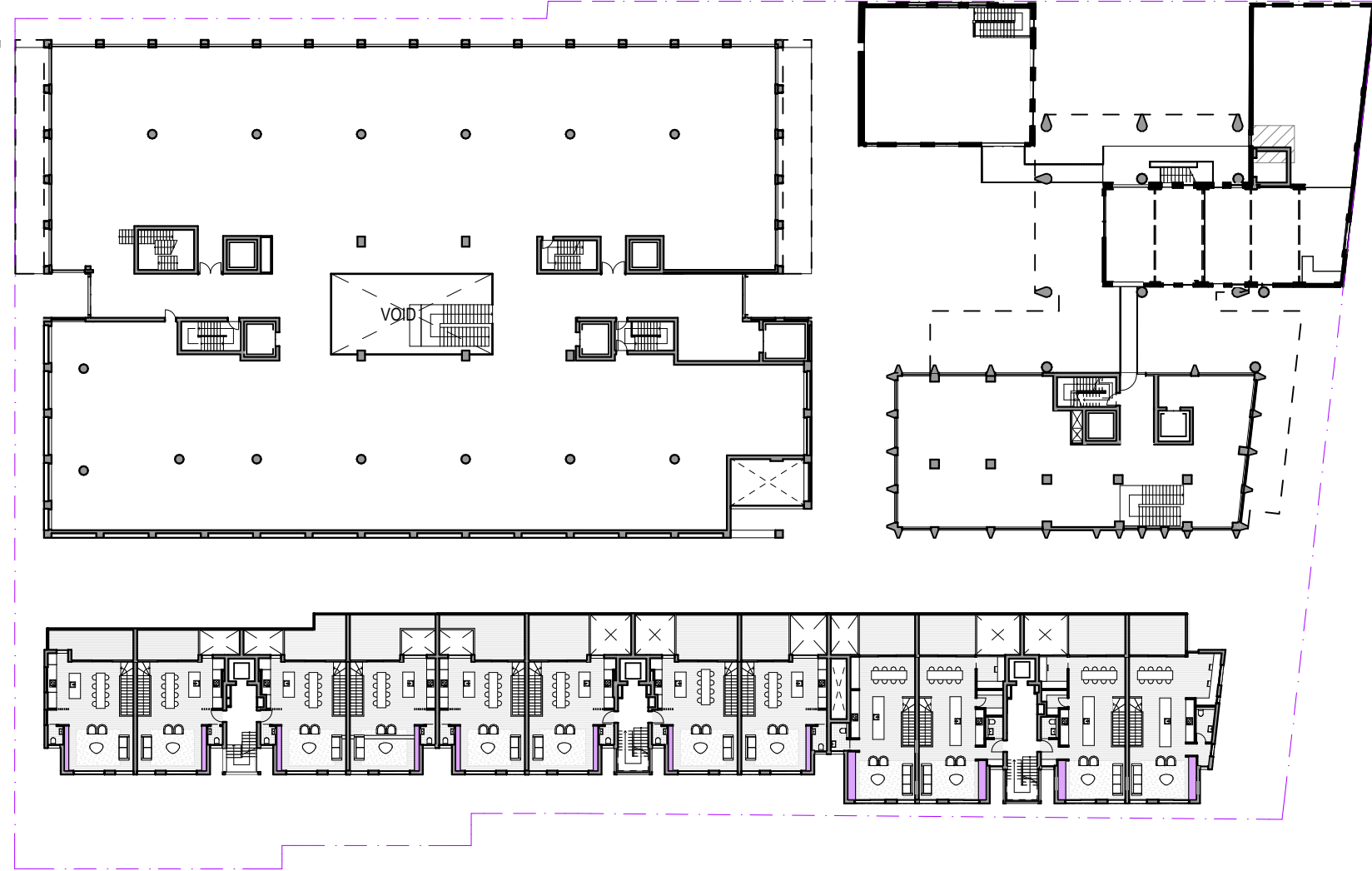
- 2h OR MORE** OF DIRECT SUNLIGHT BETWEEN 9am - 3pm MID-WINTER TO LIVING ROOMS OF PRIVATE OPEN SPACES
- 15min - 2h** OF DIRECT SUNLIGHT BETWEEN 9am - 3pm MID-WINTER TO LIVING ROOMS OF PRIVATE OPEN SPACES
- LESS THAN 15min** OF DIRECT SUNLIGHT BETWEEN 9am - 3pm MID-WINTER TO LIVING ROOMS OF PRIVATE OPEN SPACES



01 BASEMENT 2



02 GROUND LEVEL



03 LEVEL 01



04 LEVEL 02



05 LEVEL 03



06 LEVEL 04



07 LEVEL 05

7.5

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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0008656390 12 Jan 2024

Assessor Adriana Segovia

Accreditation No. 20754

Address 469-483 Balmain Road, Lilyfield, NSW, 2040

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LEGEND

STORAGE SPACE

- AS PER ADG, AT LEAST 50% OF REQUIRED STORAGE SPACE IS LOCATED IN APARTMENTS
- CALCULATIONS INCLUDE EXCESS BEDROOM WARDROBE SPACE (EXCESS OF THE ADG WARDROBE GUIDANCE OF 1.8 x 0.6 x 1.2m)

ARCHITECT

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CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
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ROCHE GROUP

REV	DATE	ISSUE
01	17/5/23	DETAILED DEVELOPMENT APPLICATION
02	25/11/23	REVISED DETAILED DEVELOPMENT APPLICATION

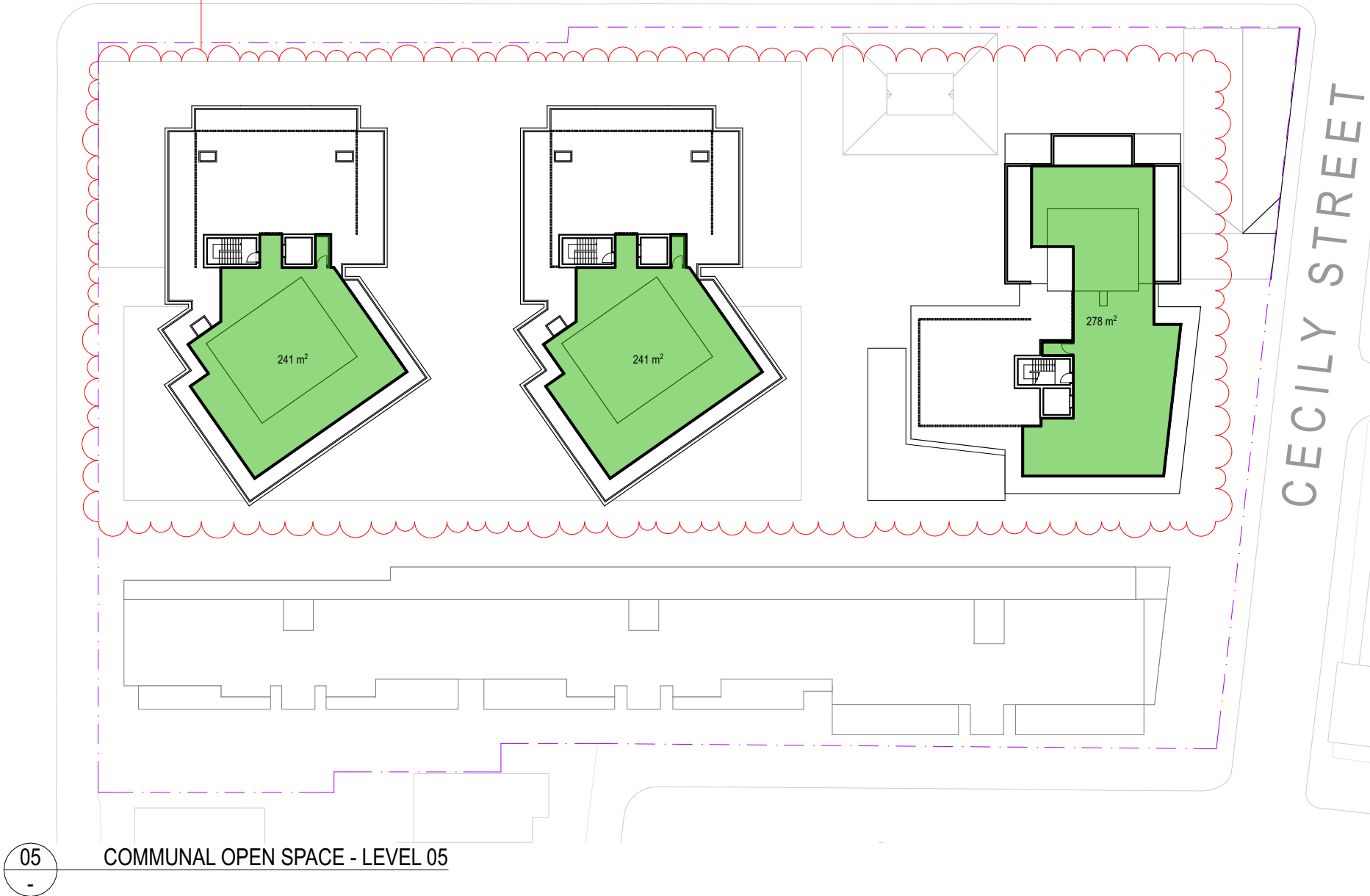
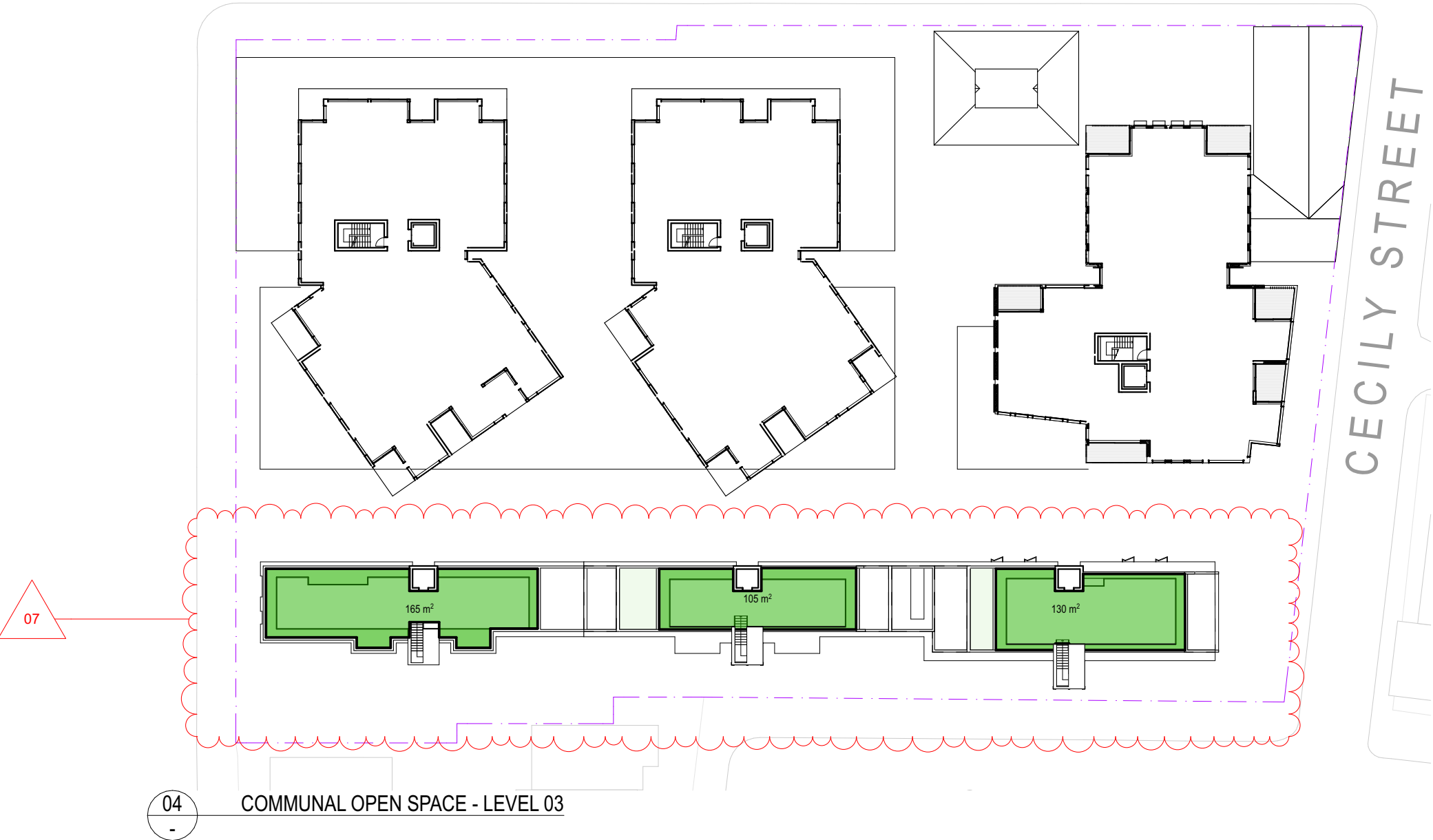
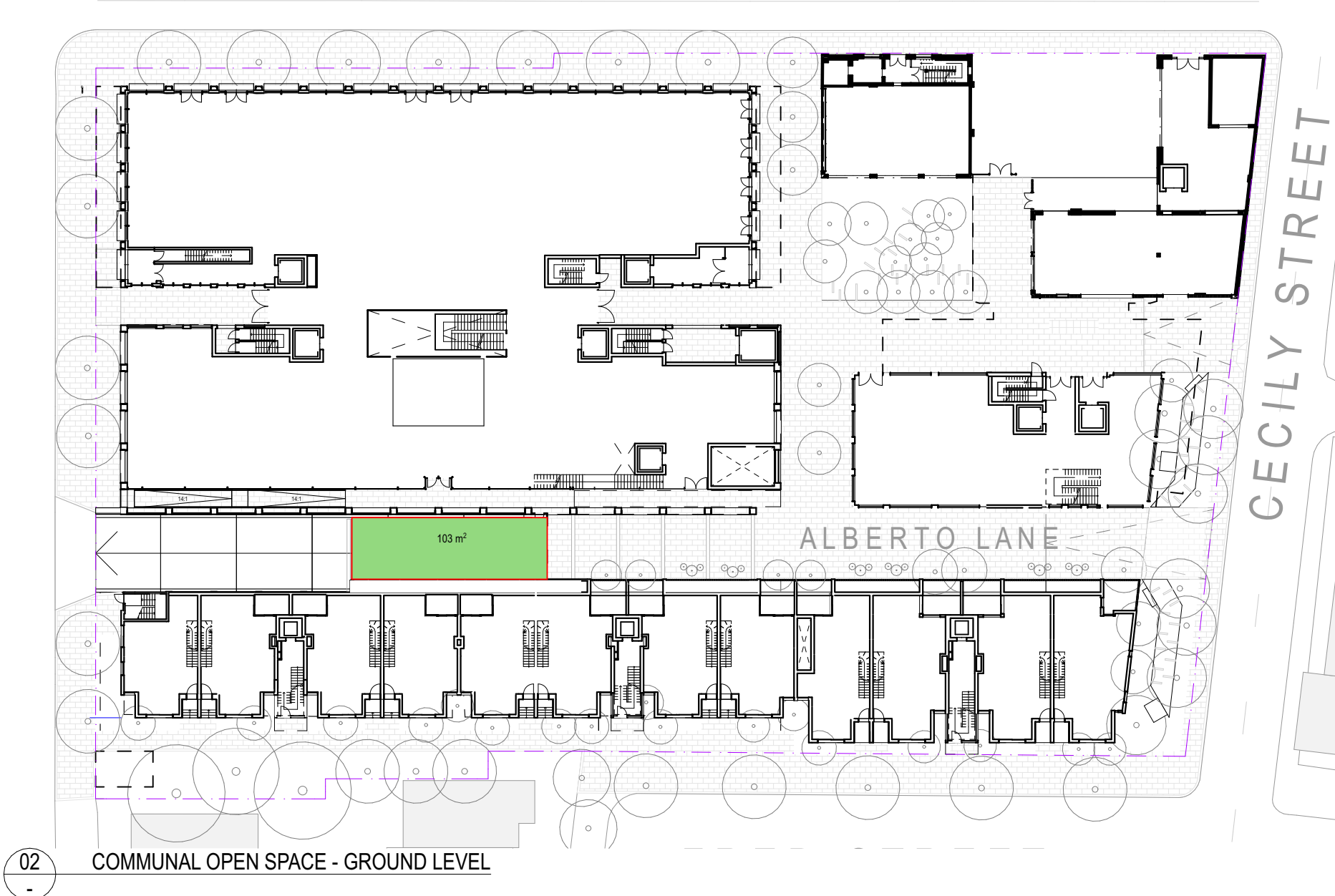
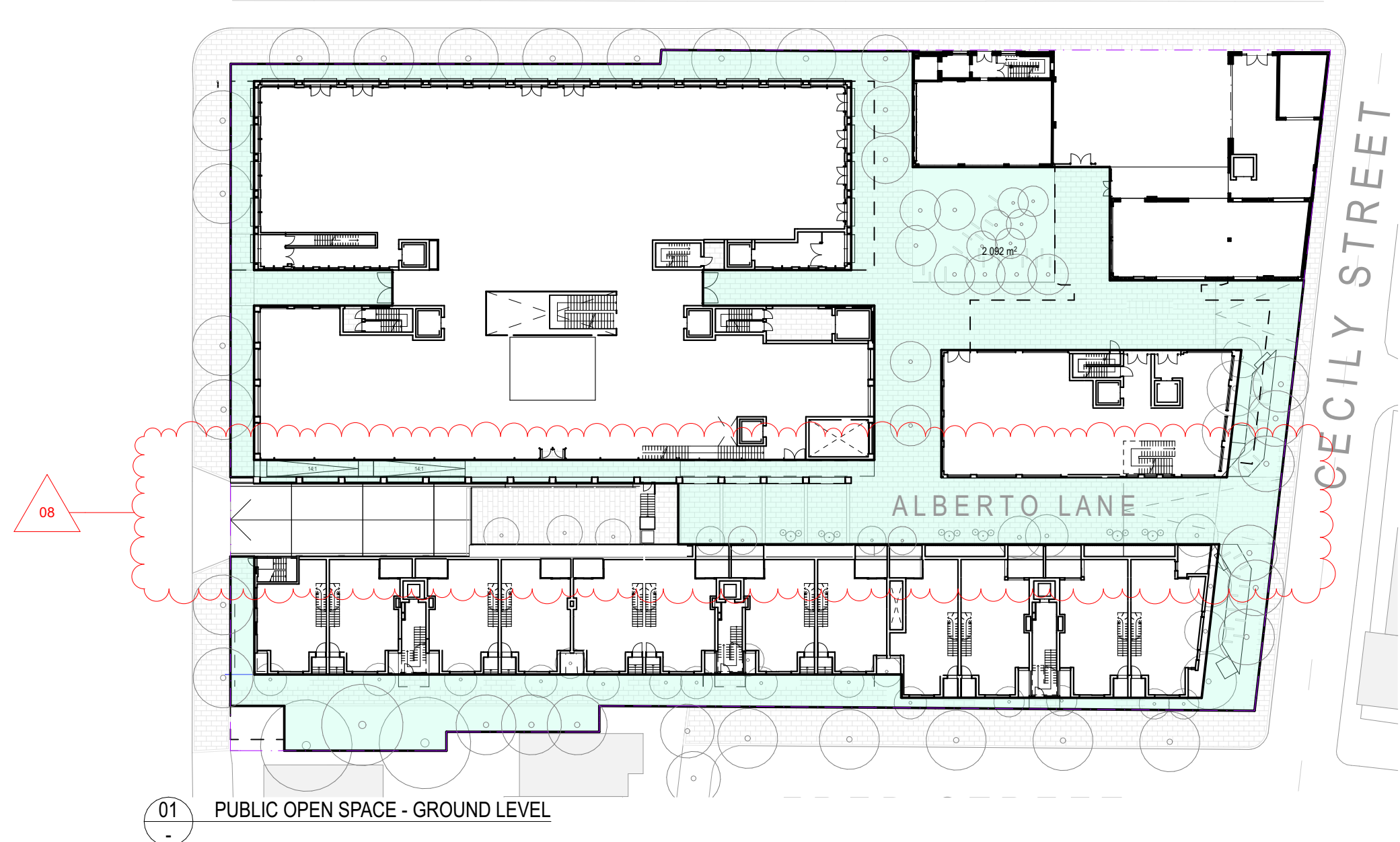
REV DATE ISSUE

PROJECT
469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
21049	28/11/23	TG	TR	1:1000 1:500	A3 A1	

DRAWING TITLE
ADG STORAGE DIAGRAMS

DRAWING NUMBER	REVISION
A-DA607	02



COMMUNAL OPEN SPACE REQUIREMENTS:

1706m² Required under ADG (6824m² x 25%)
1024m² Proportionally reduced requirement under ADG
(Industrial GFA = 40%, Residential GFA = 60%)

Solar requirements: 2h of direct sunlight to 50% of communal open space mid winter

PROPOSED COMMUNAL OPEN SPACE:

GF: 103m² (less than 2h of direct solar)
L3: 400m²
L6: 760m²

Total: 1263m² (= 19% of site area, 32% of reduced area)

Supplemented by public open space (2092m²) = 3355m² (= 49% of site area)

LEGEND

- Communal Outdoor Space - more than 2h of direct solar access to 50% of the space
- Communal Outdoor Space - less than 2h of direct solar access to 50% of the space
- Public Open Space



0008656390 12 Jan 2024

Assessor Adriana Segovia

Accreditation No. 20754

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2040

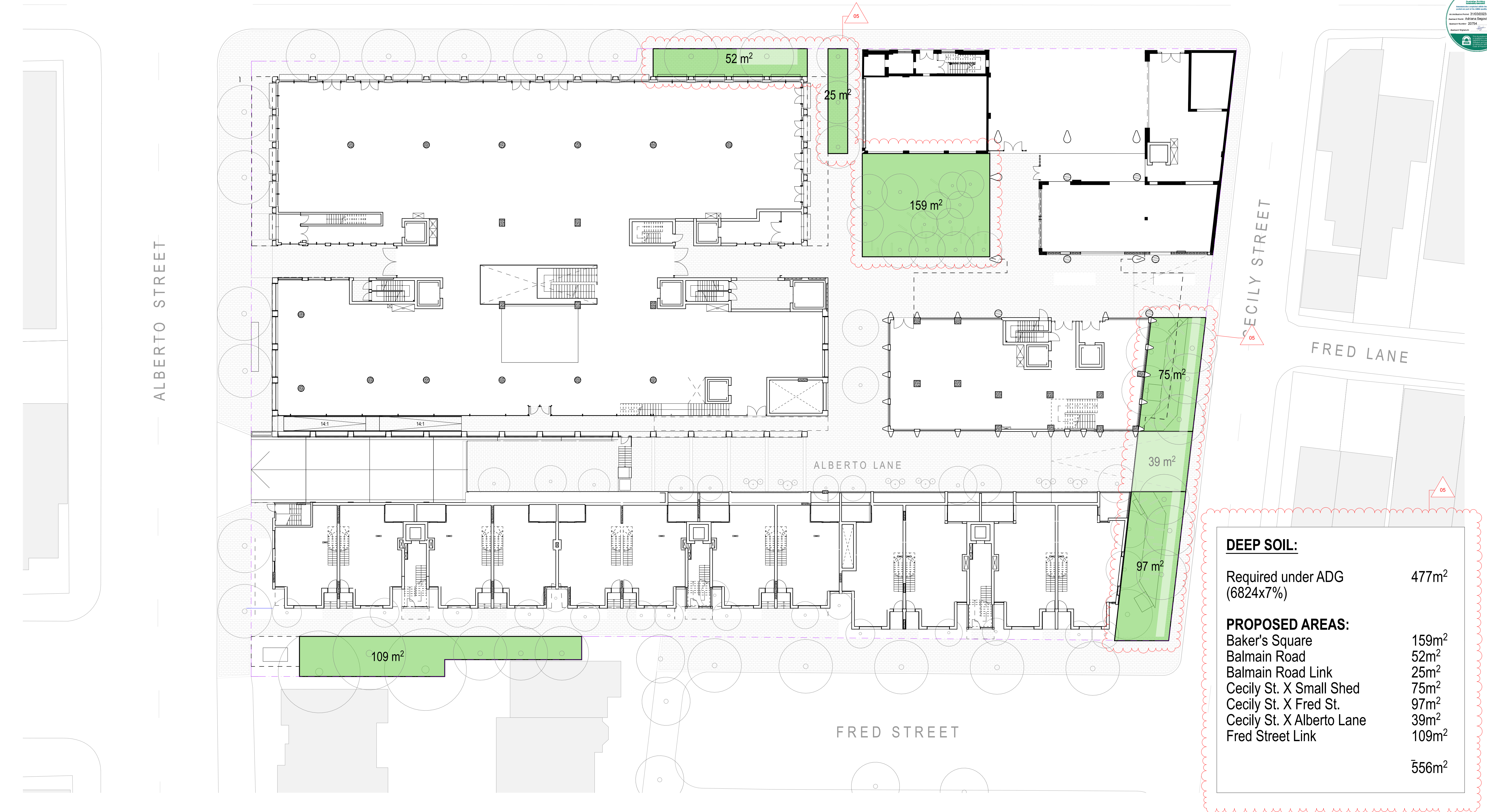


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Assessor Adriana Segovia
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Lilyfield, NSW,
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DEEP SOIL:		
Required under ADG (6824x7%)		477m²
PROPOSED AREAS:		
Baker's Square		159m²
Balmain Road		52m²
Balmain Road Link		25m²
Cecily St. X Small Shed		75m²
Cecily St. X Fred St.		97m²
Cecily St. X Alberto Lane		39m²
Fred Street Link		109m²
		556m²

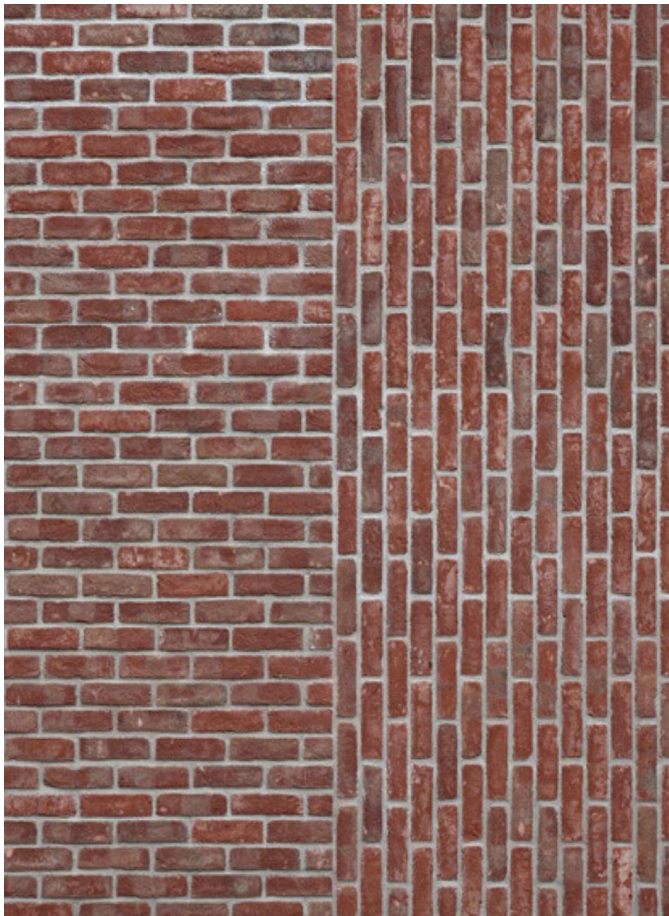
ARCHITECT			CLIENT			REV			PROJECT			DRAWING TITLE		
CHROFI			ROCHE GROUP			01 17/5/23			469-483 BALMAIN ROAD LILYFIELD			DEEP SOIL AREA		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com						02 25/11/23			469-483 BALMAIN ROAD					
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									21049			A-DA609		
									PLOT DATE			REVISION		
									28/11/23			02		
									DRAWN					
									TG					
									CHECKED					
									TR					
									SHEET SCALE					
									1:400					
									1:200					
									SHEET SIZE					
									A3					
									A1					
									NORTH					



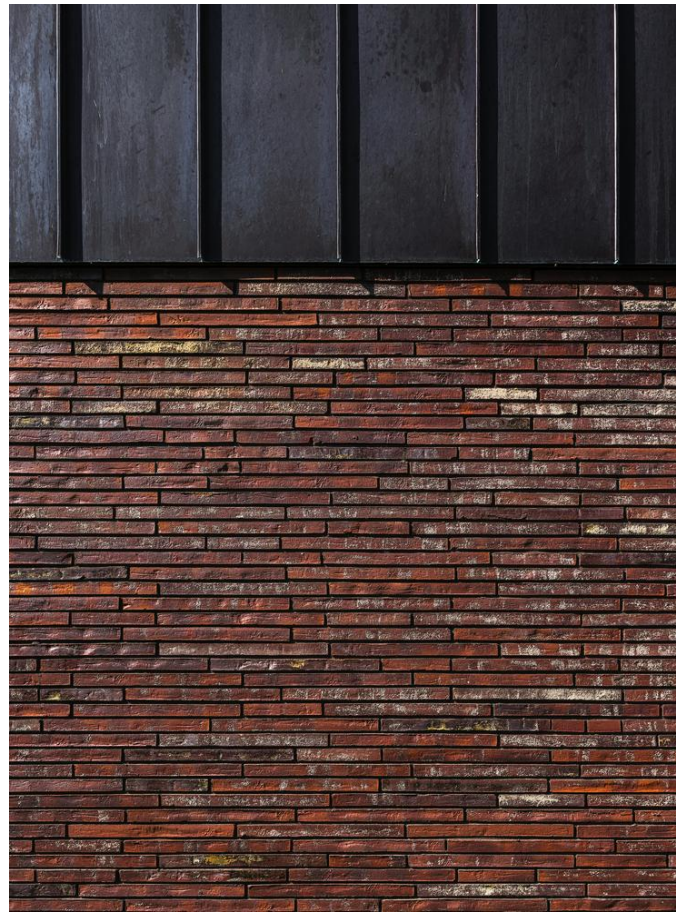
BRICK RESTORED FACADE
BR1



BRICK RESTORED FACADE
BR2



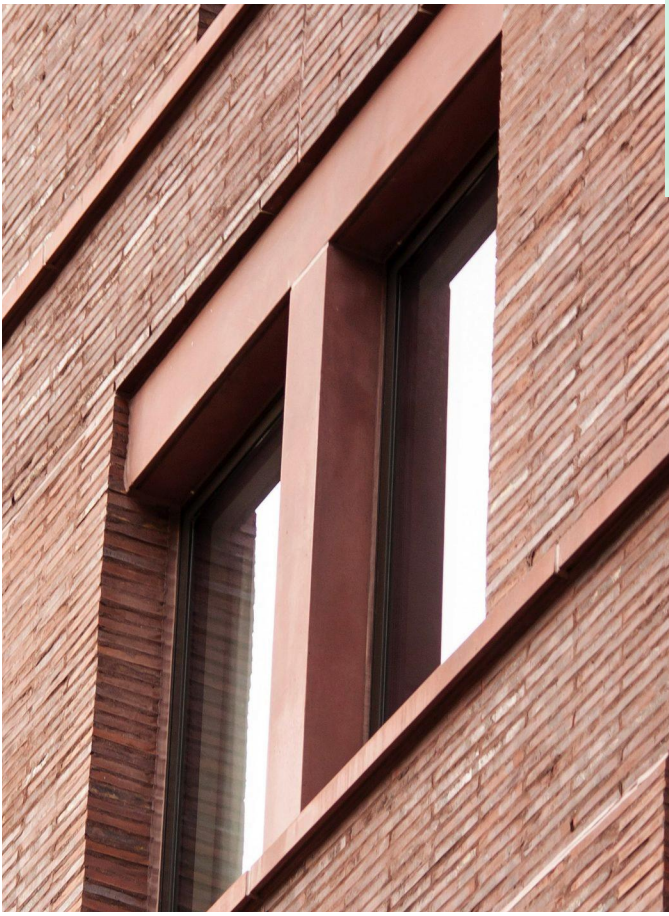
MASONRY LIGHT RED
MA1



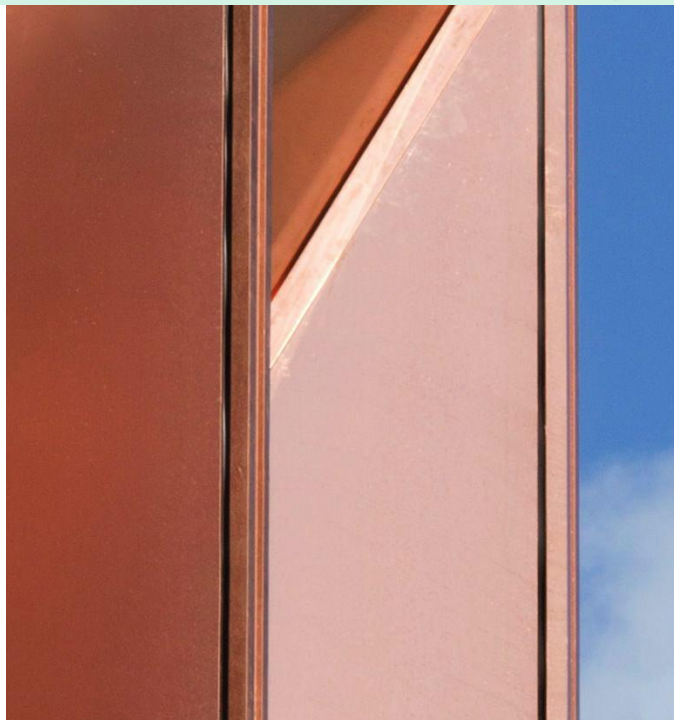
MASONRY DARK RED
MA2



MASONRY BLACK
MA3



CLADDING RED
CL1



CLADDING
CL2



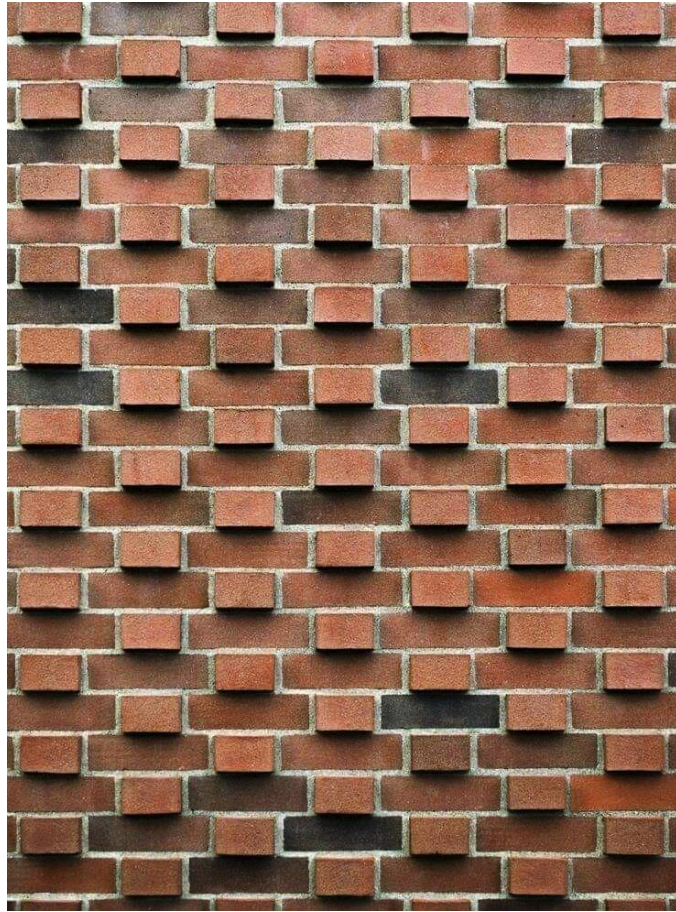
CLADDING METAL
CL3



CLADDING DARK GREY
CL4



RENDER WHITE
RE1



MASONRY FACADE EXTRUDED
MAE1



MASONRY SCREEN
MAS1



METAL SCREEN PERFORATED
MEP1



PRIVACY LOUVRES
LV1



METAL GRID
MEG1



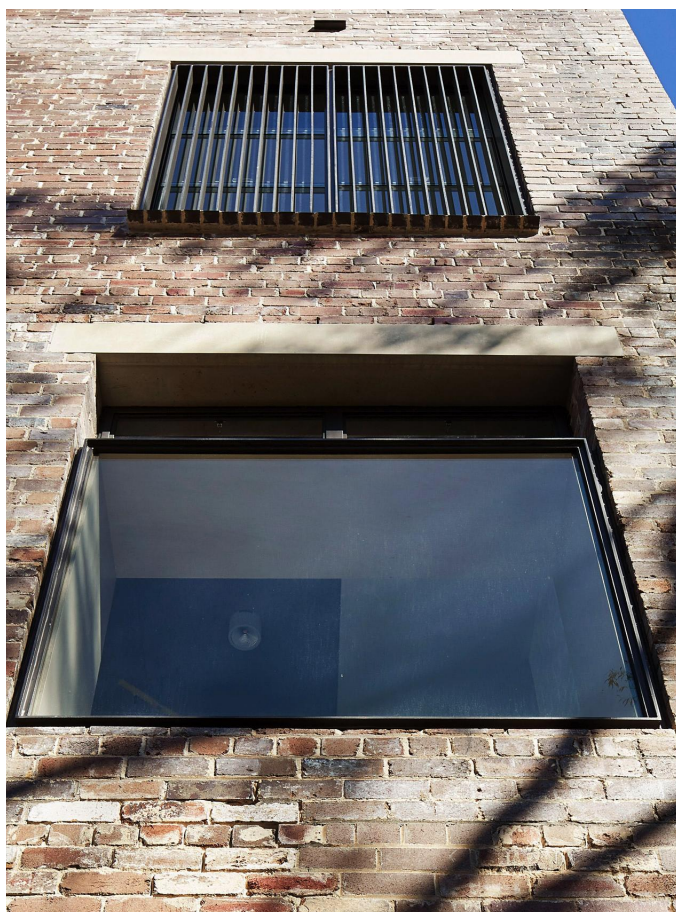
BALUSTRADE
BAL1



BALUSTRADE
BAL2



BALUSTRADE GLAS
BAL3



FRAMED WINDOWS
WIN1



SHOPFRONT WINDOW/DOOR
WIN2



GREEN WALL
GR1

7.5

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0008656390

12 Jan 2024

Assessor

Adriana Segovia

Accreditation No.

20754

Address

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Lilyfield, NSW,
2040

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ABSAR

Adriana Segovia

Accreditation No. 20754

Accreditation Period: 31/03/2023-31/03/2024

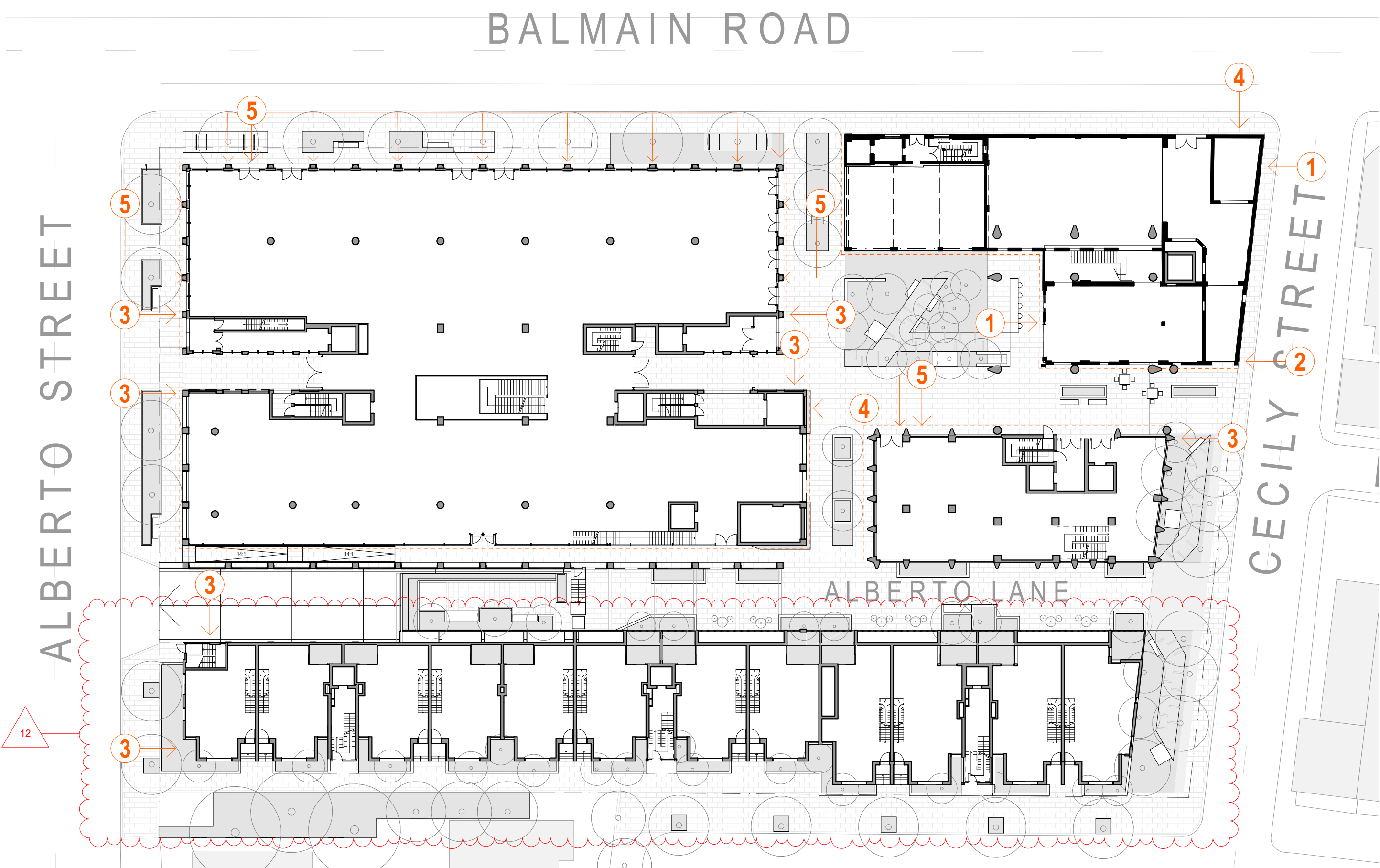
Assessor Name: Adriana Segovia

Assessor Number: 20754

Assessor Signature:



SIGNAGE



INDICATIVE LOCATIONS FOR SIGNAGE



TYPE 1: EXAMPLE OF RESTORED SIGNAGE



EXISTING "PILCHER" SIGNAGE TO BE RESTORED



EXISTING "PILCHER BAKERY COMPANY" SIGNAGE TO BE RESTORED

SIGNAGE ZONES (SPECIFIC SIGNAGE SUBJECT TO FUTURE APPLICATION)



TYPE 2: PRECINCT SIGNAGE



TYPE 3: BUILDING AND CARPARK ENTRY



TYPE 4: EVENT NOTICE BOARD



TYPE 5: SQUARE PANEL LIGHTBOX SIGN MOUNTED TO BRICK COLUMNS

ARCHITECT

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GROUP

REV

01

02

DATE

17/5/23

25/11/23

ISSUE

DETAILED DEVELOPMENT APPLICATION
REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

NTS
NTS

SHEET SIZE

A3
A1

NORTH

⬆

DRAWING TITLE

SIGNAGE

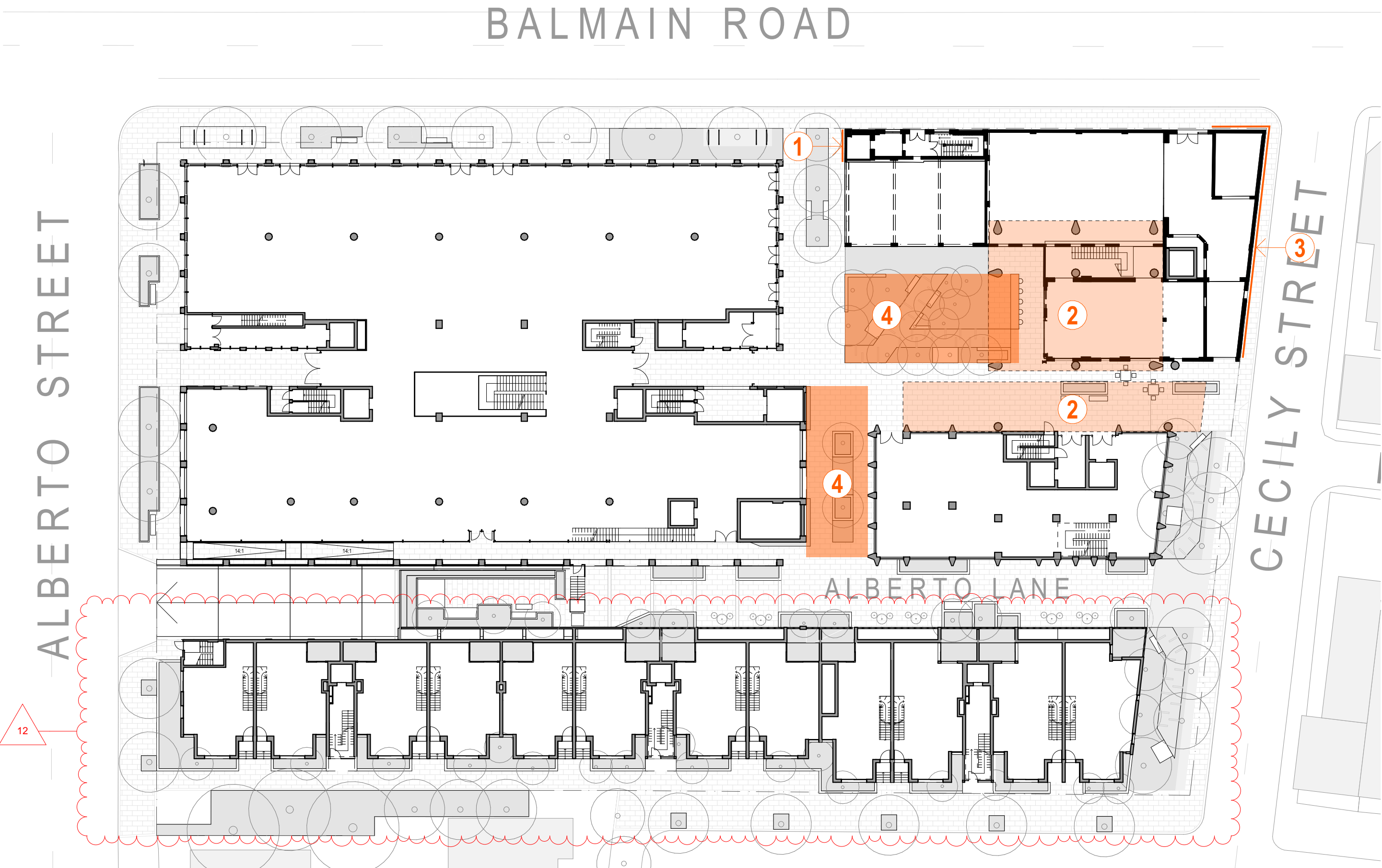
DRAWING NUMBER

A-DA611

REVISION

02

PUBLIC ART LOCATIONS



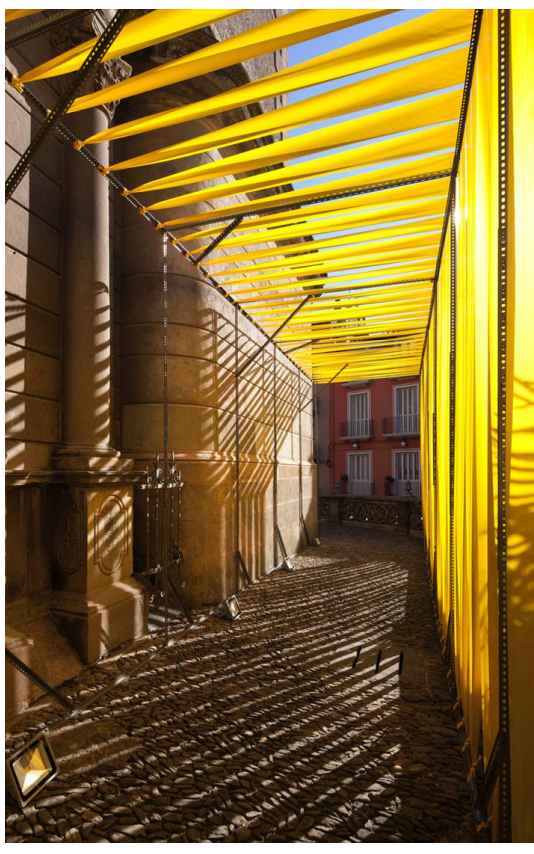
INDICATIVE LOCATIONS FOR PUBLIC ARTWORK



LOCATION 4: ART INSTALLATION IN COURTYARD OR LANEWAY



E.G. SCULPTURE BY ANTONY GORMLEY



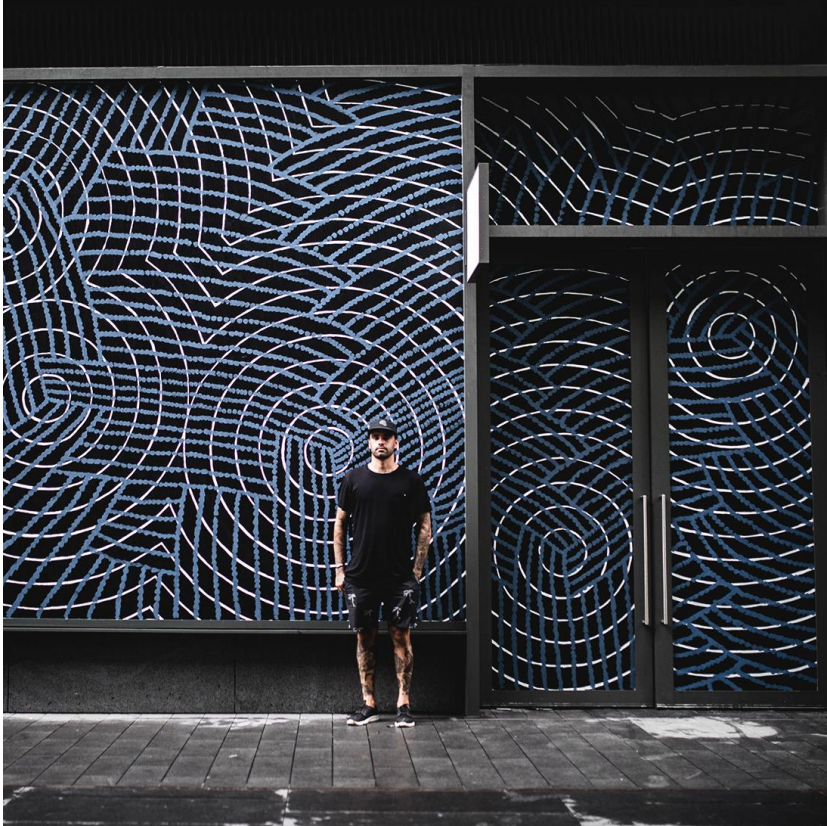
INSTALLATION BY ANNA & EUGENI BACH



FLOATING OBJECT BY JANET ECHELMAN



LOCATION 1: ART CANVAS OR MURAL



E.G. MURAL ARTWORK BY OTIS CAREY



LOCATION 2: INSTALLED ART ON CEILING (PAINTED, TILED, LIGHT PROJECTION)



E.G. TILED ARTWORK BY AGATHA GOETHE-SNAPE



LOCATION 3: PAINTED MURAL ON BRICK



EXISTING MURAL CAN BE RESTORED OR REMOVED

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17/5/23

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ISSUE

DETAILED DEVELOPMENT APPLICATION

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REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD

469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

NTS

NTS

SHEET SIZE

A3

A1

NORTH

NTS

DRAWING TITLE

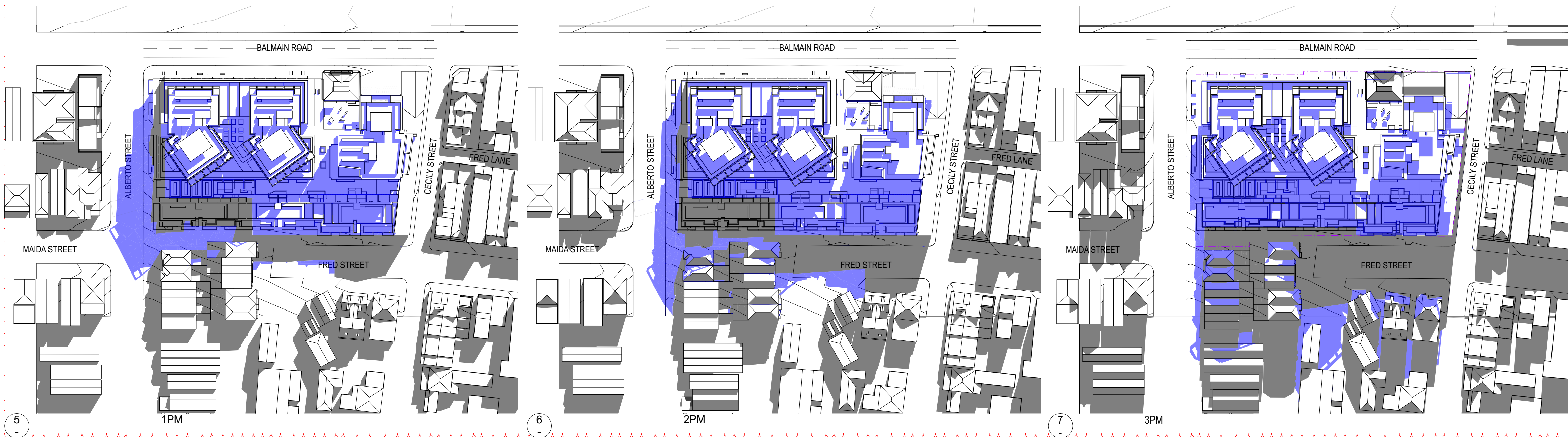
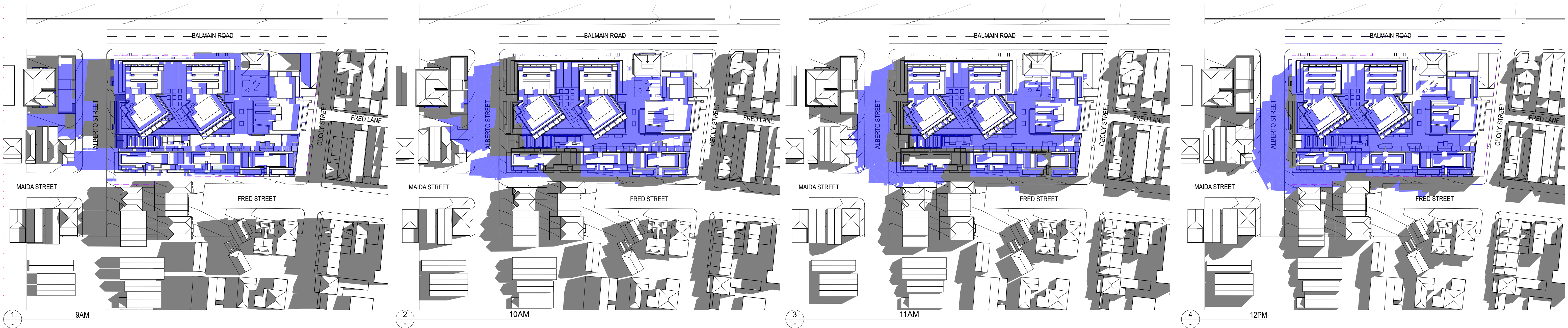
PUBLIC ARTWORK

DRAWING NUMBER

A-DA612

REVISION

02



0008656390 12 Jan 2024

Assessor Adriana Segovia

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GROUP

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DATE

25/11/23

ISSUE

REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:2000
1:1000

SHEET SIZE

A3
A1

NORTH



DRAWING TITLE

SHADOW DIAGRAMS - 21ST JUNE

DRAWING NUMBER

A-DA613

REVISION

01

LIVING ROOM WINDOWS 7/8, 14-22 ALBERTO STREET



930am
SHADOW FROM UNITS 1-3 14-22 ALBERTO STREET



10am
SHADOW FROM UNITS 1-3 14-22 ALBERTO STREET
AND EXISTING FENCE



11am
SHADOW FROM UNITS 1-3 14-22 ALBERTO STREET
AND EXISTING FENCE



12pm
SHADOW FROM EXISTING FENCE



1pm
SHADOW FROM EXISTING FENCE AND NEW BUILDING

LIVING ROOM WINDOWS 1/2/3, 14-22 ALBERTO STREET



9am



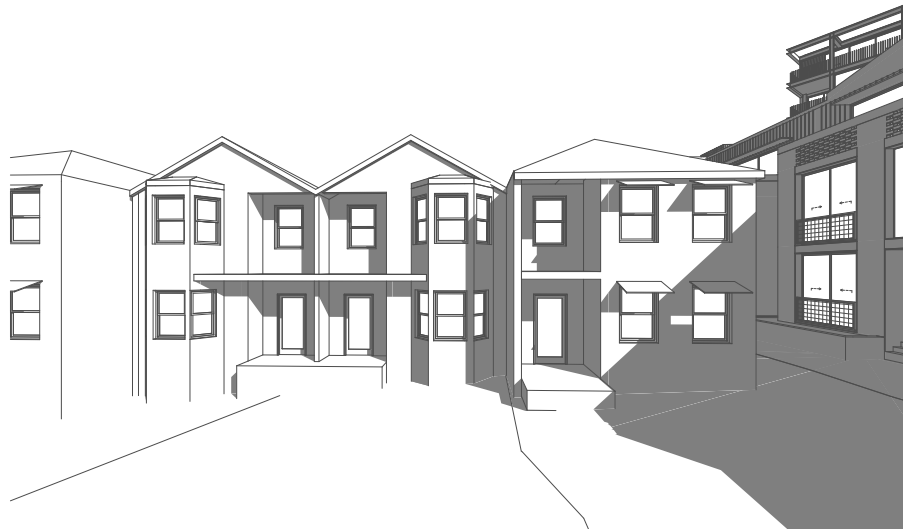
10am



11am

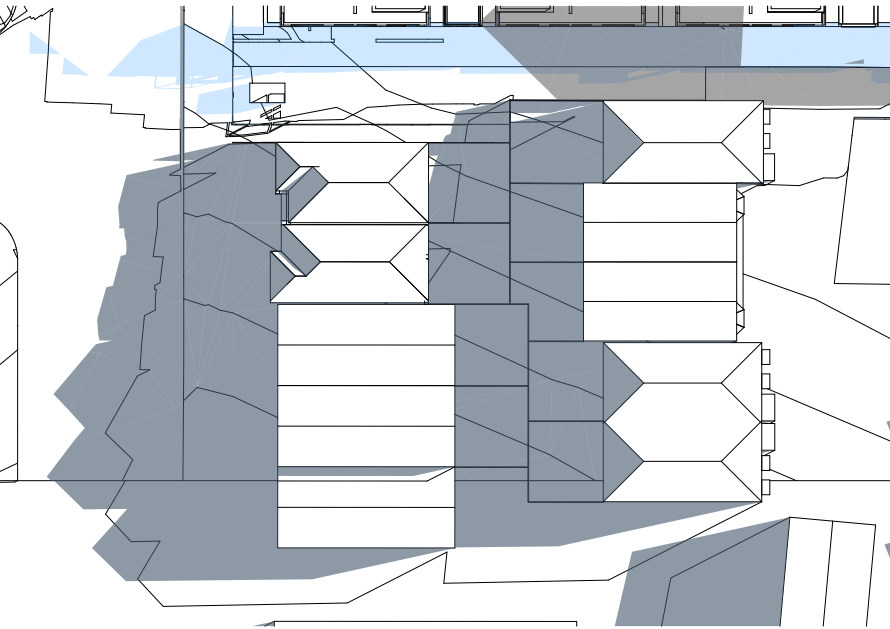


1130am

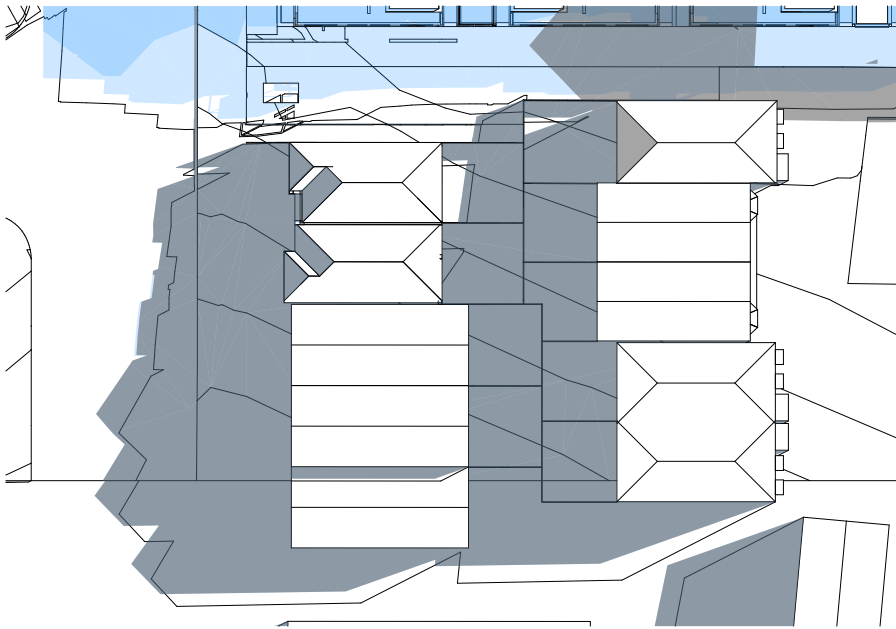


12pm

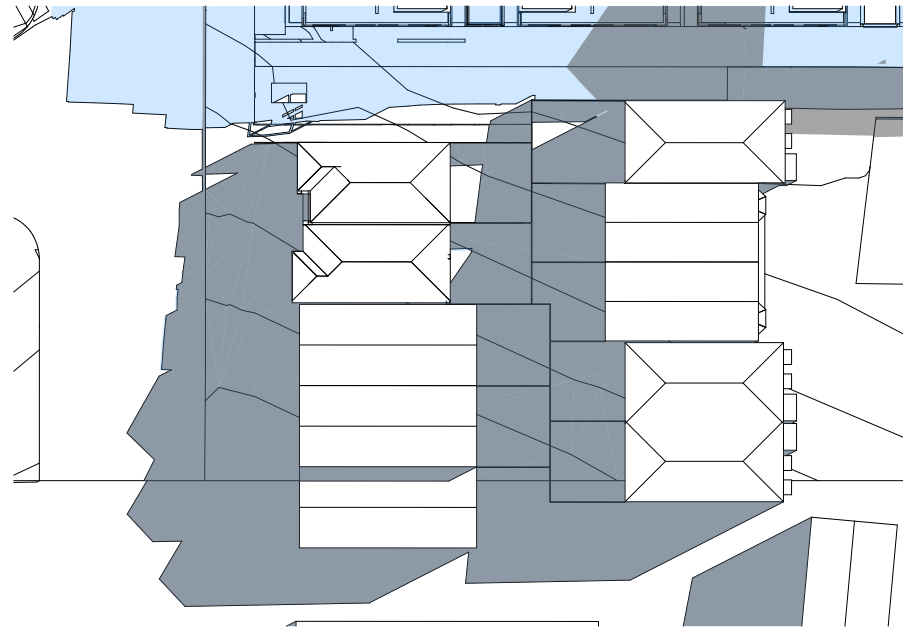
PRIVATE OPEN SPACE 14-22 ALBERTO STREET



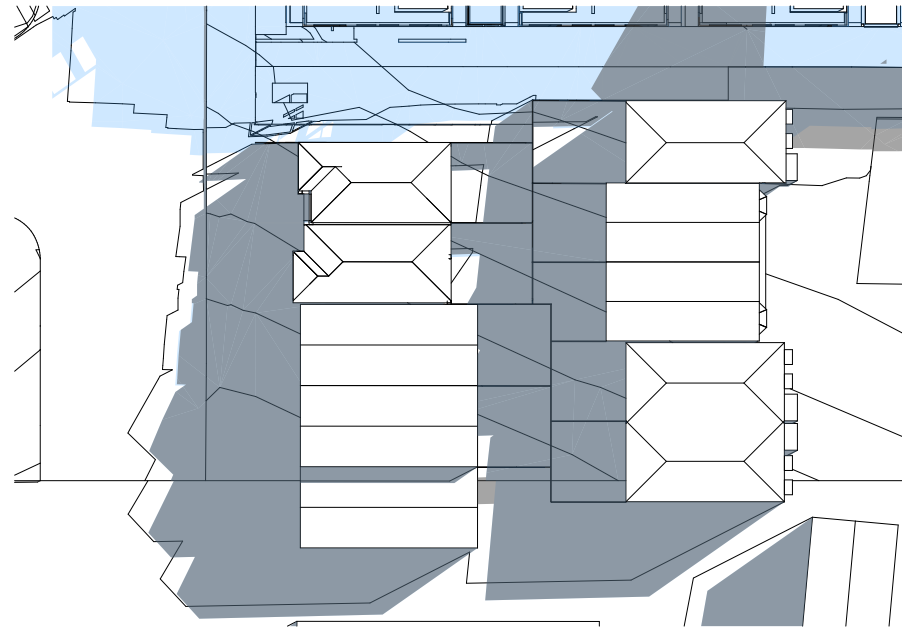
10 AM



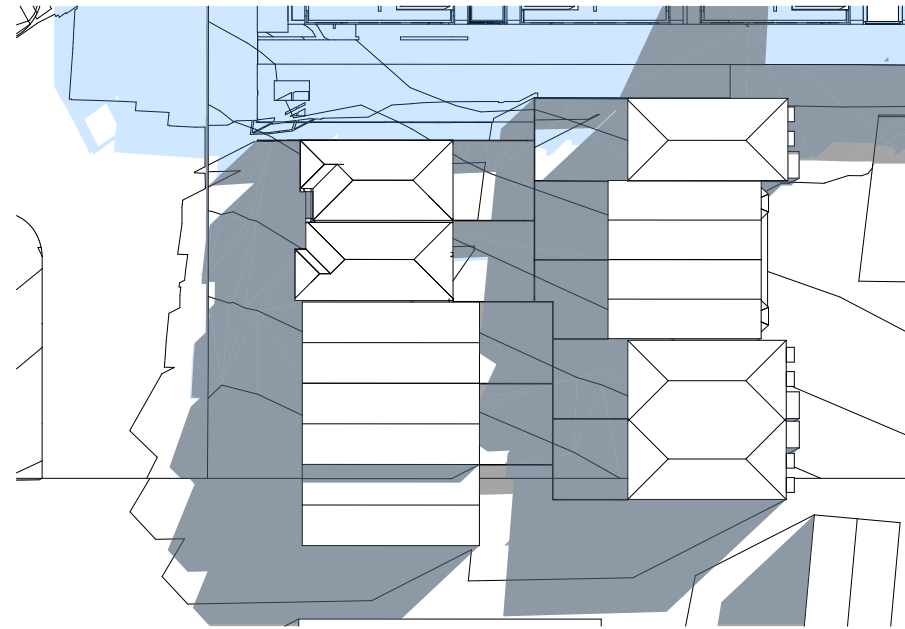
10:30 AM



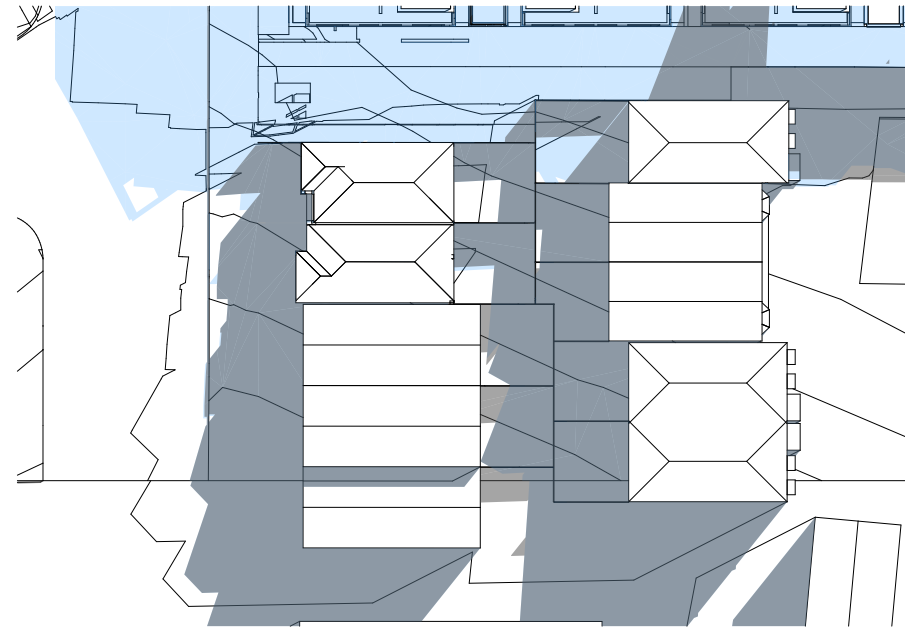
11 AM



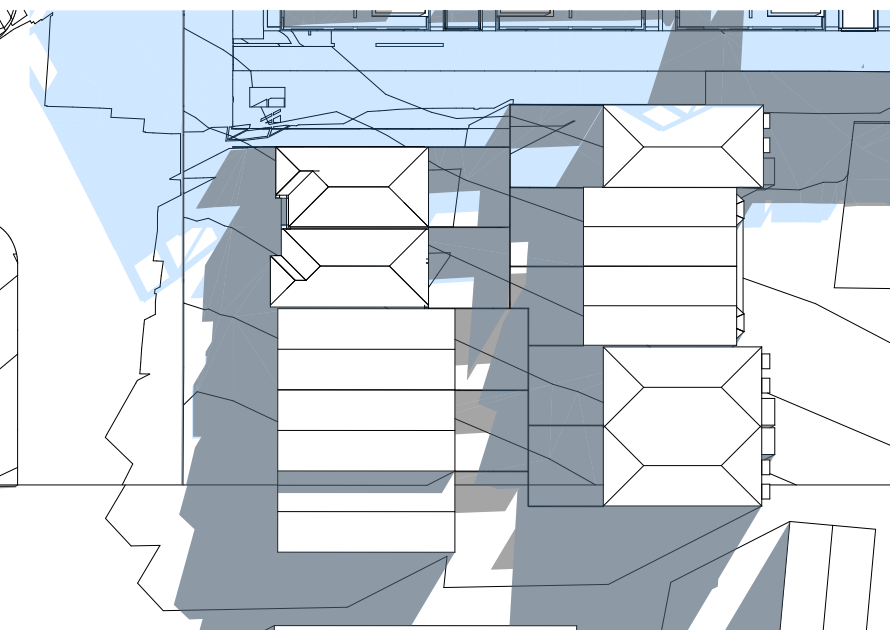
11:30 AM



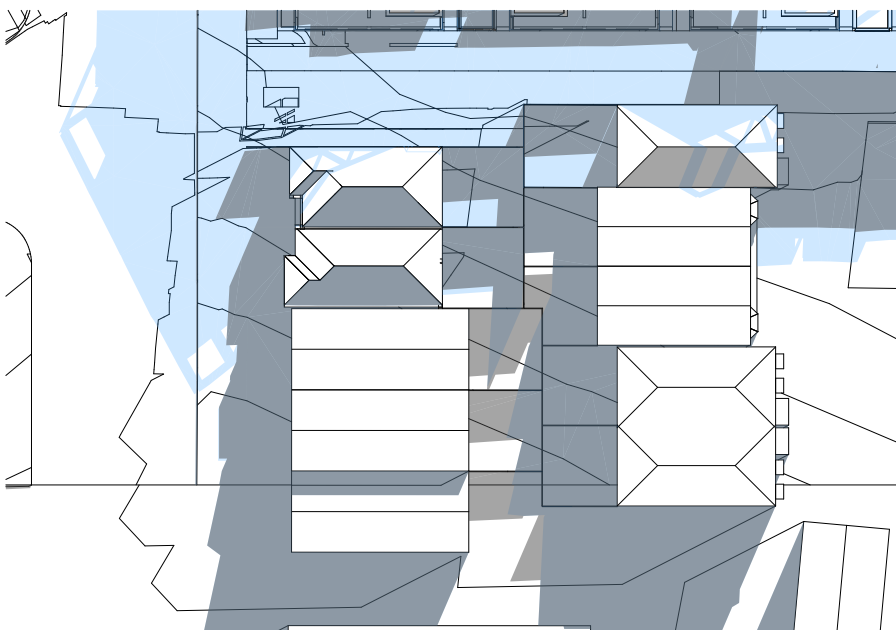
12 PM



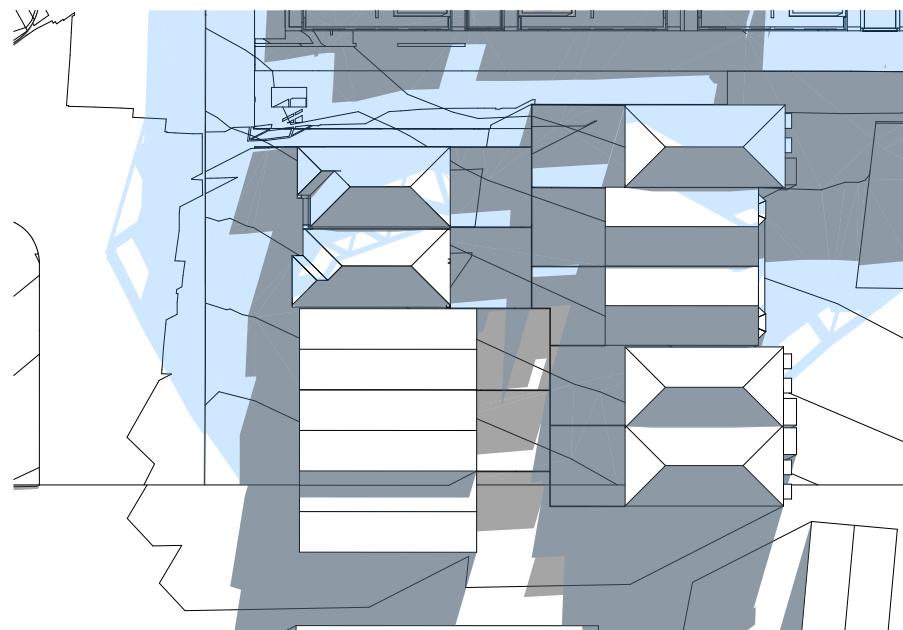
12:30 PM



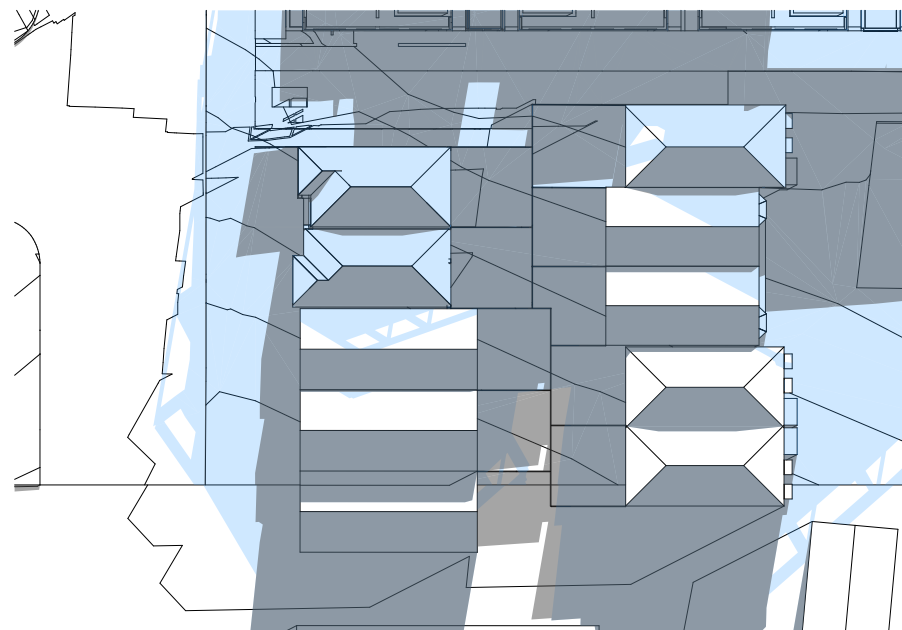
1 PM



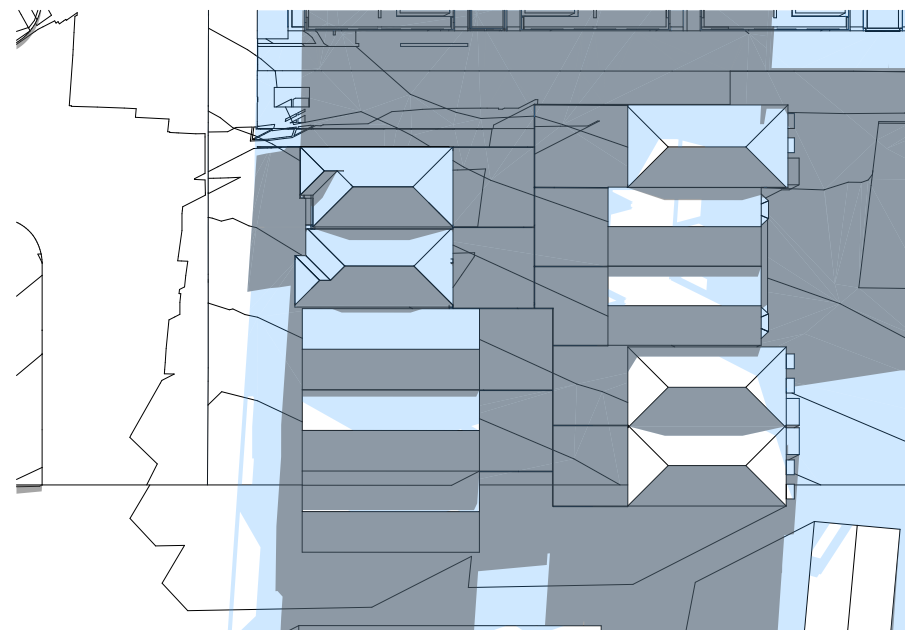
1:30 PM



2 PM



2:30 PM



3 PM

LEGEND

- EXISTING SHADOWS
- ADDITIONAL SHADOWS



0008656390 12 Jan 2024

Assessor Adriana Segovia

Accreditation No. 20754

Address
469-483 Balmain Road,
Lilyfield, NSW,
2040



hstar.com.au



ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,
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DRAWING IS VESTED IN CHROFI.

CLIENT

ROCHE GROUP

REV

01

DATE

25/11/2023

ISSUE

REVISED DETAILED DEVELOPMENT
APPLICATION

REV

DATE

ISSUE

PROJECT

469-483 BALMAIN ROAD LILYFIELD
469-483 BALMAIN ROAD

PROJECT NUMBER

21049

PLOT DATE

28/11/23

DRAWN

TG

CHECKED

TR

SHEET SCALE

1:2000

1:200, 1:579

SHEET SIZE

A3

88

NORTH



DRAWING TITLE

DETAILED SHADOW ANALYSIS
14-22 ALBERTO STREET

DRAWING NUMBER

A-DA615

REVISION

01

7.5

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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0008656390

12 Jan 2024

Assessor

Adriana Segovia

Accreditation No.

20754

Address

469-483 Balmain Road,
Lilyfield, NSW,
2040

hstar.com.au

ABSA

Architectural Building Surveying Association of Australia

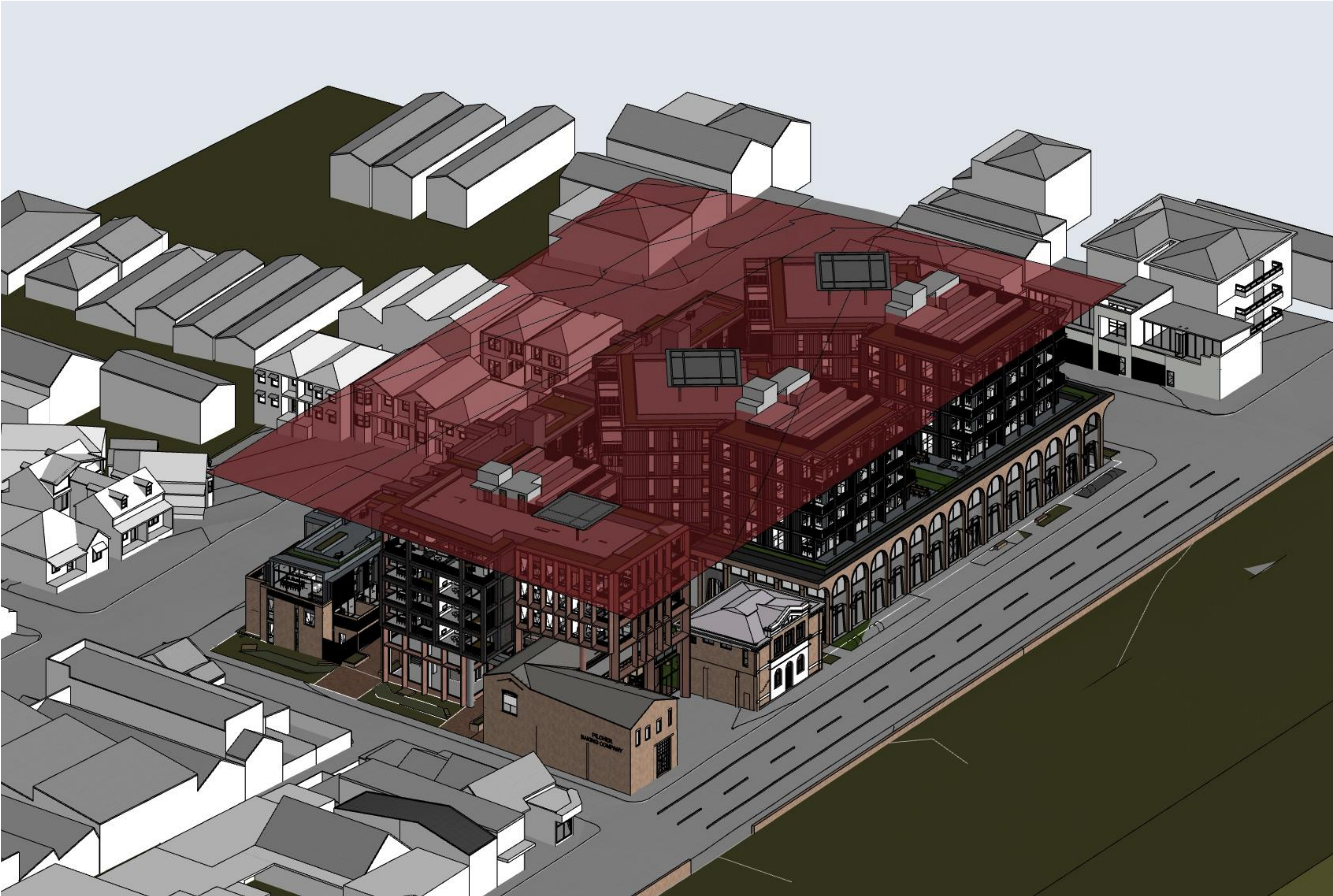
Member since 2017

Member No. 510302023-31/03/2024

Assessor Name: Adriana Segovia

Member Number: 20754

Member Signature: [Signature]



ARCHITECT		CLIENT		REV		DATE		ISSUE		REV		DATE		ISSUE		PROJECT		DRAWING TITLE	
CHROFI		ROCHE GROUP		01		25/11/23		REVISED DETAILED DEVELOPMENT APPLICATION								469-483 BALMAIN ROAD LILYFIELD		HEIGHT PLANE DIAGRAM	
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com																PROJECT NUMBER		DRAWING NUMBER	
CHOI ROPIHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPIHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.																21049		A-DA616	
																PLOT DATE		REVISION	
																28/11/23		01	
																DRAWN			
																TG			
																CHECKED			
																TR			
																SHEET SCALE			
																1:1			
																SHEET SIZE			
																A3 A1			
																NORTH			



7.5

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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0008656390

12 Jan 2024

Assessor

Adriana Segovia

Accreditation No.

20754

Address

469-483 Balmain Road,
Lilyfield, NSW,
2040

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ABSA

Architectural Building Surveying Australia

Member since 2017

Member No. 510302023-31/03/2024

Assessor Name: Adriana Segovia

Assessor Number: 20754

Member Signature: [Signature]

VIEW FROM MAIDA STREET

ARCHITECT			CLIENT			REV			DATE			ISSUE			PROJECT			DRAWING TITLE		
CHROFI			ROCHE GROUP			01			17/5/23			DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD 469-483 BALMAIN ROAD			3D VISUALISATION		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com															PROJECT NUMBER			DRAWING NUMBER		
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.															21049			A-DA901		
															PLOT DATE			REVISION		
															28/11/23			01		
															DRAWN					
															TG					
															CHECKED					
															TR					
															SHEET SCALE					
															NTS					
															SHEET SIZE					
															A3					
															A1					
															NORTH					



ENTRY TO BAKERS SQUARE

7.5

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0008656390

12 Jan 2024

Assessor

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ABSAR

Adriana Segovia

31/03/2023-31/03/2024

Adriana Segovia

20754

Adriana Segovia

20754

ARCHITECT			CLIENT			REV			DATE			ISSUE			PROJECT			DRAWING TITLE		
CHROFI			ROCHE GROUP			01			17/5/23			DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD			3D VISUALISATION		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com															469-483 BALMAIN ROAD			DRAWING NUMBER		
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.															PROJECT NUMBER			A-DA902		
															PLOT DATE			REVISION		
															28/11/23			01		
															DRAWN					
															TG					
															CHECKED					
															TR					
															SHEET SCALE					
															NTS					
															SHEET SIZE					
															A3					
															A1					
															NORTH					

7.5

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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000865639012 Jan 2024

AssessorAdriana Segovia

Accreditation No.20754

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2040

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ELEVATED VIEW FROM CALLAN PARK

ARCHITECT			CLIENT			REV			DATE			ISSUE			PROJECT			DRAWING TITLE		
CHROFI			ROCHE GROUP			01			17/5/23			DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD			3D VISUALISATION		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com															469-483 BALMAIN ROAD					
CHOI ROPIHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPIHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.															PROJECT NUMBER			DRAWING NUMBER		
															21049			A-DA903		
															PLOT DATE			REVISION		
															28/11/23			01		
															DRAWN					
															TG					
															CHECKED					
															TR					
															SHEET SCALE					
															NTS					
															SHEET SIZE					
															A3					
															A1					
															NORTH					



05 Birds Eye high res 01

ROOF VIEW

7.5

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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Accreditation No.20754

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2040

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ARCHITECT			CLIENT			REV			PROJECT			DRAWING TITLE		
CHROFI			ROCHE GROUP			0117/5/23DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD 469-483 BALMAIN ROAD			3D VISUALISATION		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com									PROJECT NUMBERPLOT DATEDRAWNCHECKEDSHEET SCALESHEET SIZESHEET SIZE			DRAWING NUMBERREVISION		
CHOI ROPHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.									2104928/11/23TGTRTNTSA3A1			A-DA90401		



7.5

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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2040

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VIEW ALONG FRED AND CECILY STREET

ARCHITECT			CLIENT			REV			DATE			ISSUE			PROJECT			DRAWING TITLE		
CHROFI			ROCHE GROUP			01			17/5/23			DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD			3D VISUALISATION		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA						02			25/11/23			REVISED DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD					
T +61 2 8096 8500 E info@chrofi.com															PROJECT NUMBER			DRAWING NUMBER		
CHOI ROPIHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPIHA FIGHERA UNIT TRUST T/A															21049			A-DA905		
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS,															PLOT DATE			REVISION		
SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS															28/11/23			02		
GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS															DRAWN					
DRAWING IS VESTED IN CHROFI.															CHECKED					
															TR					
															SHEET SCALE					
															NTS					
															NTS					
															SHEET SIZE					
															A3					
															A1					
															NORTH					



BAKERS SQUARE

7.5

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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000865639012 Jan 2024

AssessorAdriana Segovia

Accreditation No.20754

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ARCHITECT			CLIENT			REV			DATE			ISSUE			PROJECT			DRAWING TITLE		
CHROFI			ROCHE GROUP			01			17/5/23			DETAILED DEVELOPMENT APPLICATION			469-483 BALMAIN ROAD LILYFIELD			3D VISUALISATION		
3/1 THE CORSO MANLY NSW 2095 AUSTRALIA T +61 2 8096 8500 E info@chrofi.com															469-483 BALMAIN ROAD			DRAWING NUMBER		
CHOI ROPIHA FIGHERA P/L ACN 144 714 885 ATF CHOI ROPIHA FIGHERA UNIT TRUST T/A THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE. DRAWINGS DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.															PROJECT NUMBER			A-DA906		
															PLOT DATE			REVISION		
															28/11/23			01		
															DRAWN					
															CHECKED					
															TR					
															SHEET SCALE					
															NTS					
															SHEET SIZE					
															A3					
															A1					
															NORTH					

469-483 BALMAIN ROAD, LILYFIELD

CHROFI

ADG COMPLIANCE TABLE

27.11.2023

Building	Level	Apartment	Type	4A Solar and daylight access		4B Natural Ventilation	4D Apartment Size and Layout		4E Private Open Space		4G Storage		Notes	
				Apartment	Private Open		Required	Provided	Required	Provided	Internal	Basement	Access	Affordable
				ts	Space									
A	2	A201	2B	2h	2h	YES	75	87 m²	10 m²	42 m²	5.6 m³	2.4 m³	ADAPTABLE	
A	2	A202	1B	<15min	<15min	NO	50	50 m²	8 m²	17 m²	4.4 m³	1.6 m³		
A	2	A203	2B	<15min	<15min	YES	75	93 m²	10 m²	30 m²	6.9 m³	1.1 m³	ADAPTABLE	
A	2	A204	ST	<15min	<15min	NO	35	61 m²	4 m²	14 m²	7.0 m³	.0 m³		
A	2	A205	1B	2h	15min-2h	YES	50	74 m²	8 m²	20 m²	5.1 m³	.9 m³	ADAPTABLE	
A	2	A206	2B	2h	2h	YES	75	91 m²	10 m²	71 m²	7.7 m³	.3 m³		
A	2	A207	ST	2h	2h	NO	35	56 m²	4 m²	16 m²	5.6 m³	.4 m³	ADAPTABLE	
A	3	A301	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	4.5 m³	3.5 m³		
A	3	A302	1B	<15min	<15min	NO	50	50 m²	8 m²	11 m²	3.4 m³	2.6 m³	ADAPTABLE	
A	3	A303	2B	2h	2h	YES	75	106 m²	10 m²	10 m²	4.5 m³	3.5 m³		
A	3	A304	1B	15min-2h	2h	NO	50	67 m²	8 m²	8 m²	11.3 m³	.0 m³	LIVABLE	
A	3	A305	2B	2h	2h	YES	75	82 m²	10 m²	10 m²	4.8 m³	3.2 m³		
A	3	A306	2B	2h	2h	YES	75	87 m²	10 m²	11 m²	4.1 m³	3.9 m³	LIVABLE	
A	3	A307	1B	2h	2h	NO	50	51 m²	8 m²	11 m²	5.6 m³	.4 m³		
A	4	A401	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	4.5 m³	3.5 m³	ADAPTABLE	
A	4	A402	1B	<15min	<15min	NO	50	50 m²	8 m²	11 m²	3.4 m³	2.6 m³		
A	4	A403	2B	2h	2h	YES	75	106 m²	10 m²	10 m²	4.5 m³	3.5 m³	ADAPTABLE	
A	4	A404	1B	2h	2h	NO	50	66 m²	8 m²	8 m²	11.3 m³	.0 m³		
A	4	A405	2B	2h	2h	YES	75	82 m²	10 m²	10 m²	4.8 m³	3.2 m³	LIVABLE	
A	4	A406	2B	2h	2h	YES	75	87 m²	10 m²	11 m²	4.1 m³	3.9 m³		
A	4	A407	1B	2h	2h	NO	50	51 m²	8 m²	11 m²	5.6 m³	.4 m³	LIVABLE	
A	5	A501	3B	2h	2h	YES	95	112 m²	12 m²	15 m²	6.3 m³	3.7 m³		
A	5	A502	1B	2h	15min-2h	NO	50	50 m²	8 m²	11 m²	3.6 m³	2.4 m³	ADAPTABLE	
A	5	A503	3B	2h	2h	YES	95	125 m²	12 m²	25 m²	9.1 m³	.9 m³		
A	5	A504	2B	2h	2h	YES	75	113 m²	10 m²	25 m²	11.8 m³	.0 m³	LIVABLE	
A	5	A505	3B	2h	2h	YES	95	119 m²	12 m²	15 m²	5.6 m³	4.4 m³		
B	2	B201	2B	2h	2h	YES	75	87 m²	10 m²	71 m²	5.5 m³	2.5 m³	ADAPTABLE	AFFORDABLE
B	2	B202	1B	<15min	<15min	NO	50	50 m²	8 m²	15 m²	4.3 m³	1.7 m³		
B	2	B203	2B	<15min	<15min	YES	75	75 m²	10 m²	16 m²	4.2 m³	3.8 m³	LIVABLE	
B	2	B204	ST	<15min	<15min	NO	35	60 m²	4 m²	14 m²	8.6 m³	.0 m³		
B	2	B205	2B	2h	2h	YES	75	75 m²	10 m²	16 m²	4.4 m³	3.6 m³	LIVABLE	
B	2	B206	2B	2h	2h	YES	75	91 m²	10 m²	41 m²	7.7 m³	.3 m³		
B	2	B207	ST	2h	2h	NO	35	56 m²	4 m²	16 m²	5.6 m³	.4 m³	LIVABLE	
B	3	B301	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	4.5 m³	3.5 m³		
B	3	B302	1B	<15min	<15min	NO	50	50 m²	8 m²	11 m²	3.4 m³	2.6 m³	LIVABLE	AFFORDABLE
B	3	B303	2B	2h	2h	YES	75	105 m²	10 m²	10 m²	4.5 m³	3.5 m³		
B	3	B304	1B	2h	2h	NO	50	66 m²	8 m²	8 m²	11.3 m³	.0 m³	LIVABLE	
B	3	B305	2B	2h	2h	YES	75	83 m²	10 m²	10 m²	4.8 m³	3.2 m³		
B	3	B306	2B	2h	2h	YES	75	87 m²	10 m²	11 m²	4.1 m³	3.9 m³	LIVABLE	
B	3	B307	1B	2h	2h	NO	50	51 m²	8 m²	11 m²	5.6 m³	.4 m³		
B	4	B401	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	4.5 m³	3.5 m³	LIVABLE	AFFORDABLE
B	4	B402	1B	<15min	<15min	NO	50	50 m²	8 m²	11 m²	3.4 m³	2.6 m³		
B	4	B403	2B	2h	2h	YES	75	106 m²	10 m²	10 m²	4.5 m³	3.5 m³	LIVABLE	
B	4	B404	1B	2h	2h	NO	50	67 m²	8 m²	8 m²	11.3 m³	.0 m³		
B	4	B405	2B	2h	2h	YES	75	83 m²	10 m²	10 m²	4.8 m³	3.2 m³	LIVABLE	
B	4	B406	2B	2h	2h	YES	75	87 m²	10 m²	11 m²	4.1 m³	3.9 m³		
B	4	B407	1B	2h	2h	NO	50	51 m²	8 m²	11 m²	5.6 m³	.4 m³	LIVABLE	
B	5	B501	3B	2h	2h	YES	95	112 m²	12 m²	15 m²	6.3 m³	3.7 m³		
B	5	B502	1B	2h	15min-2h	NO	50	50 m²	8 m²	11 m²	3.6 m³	2.4 m³	LIVABLE	
B	5	B503	3B	2h	2h	YES	95	125 m²	12 m²	25 m²	9.1 m³	.9 m³		
B	5	B504	3B	2h	2h	YES	95	113 m²	12 m²	25 m²	7.3 m³	2.7 m³	LIVABLE	
B	5	B505	3B	2h	2h	YES	95	119 m²	12 m²	15 m²	5.6 m³	4.4 m³		
C	2	C201	1B	15min-2h	15min-2h	NO	50	72 m²	8 m²	11 m²	5.1 m³	.9 m³	AFFORDABLE	
C	2	C202	2B	<15min	<15min	NO	75	94 m²	10 m²	31 m²	10.4 m³	.0 m³		
C	2	C203	2B	2h	2h	YES	75	90 m²	10 m²	10 m²	10.5 m³	.0 m³	AFFORDABLE	
C	2	C204	1B	2h	2h	YES	50	68 m²	8 m²	11 m²	4.3 m³	1.7 m³		
C	3	C301	2B	15min-2h	15min-2h	NO	75	79 m²	10 m²	11 m²	4.1 m³	3.9 m³	AFFORDABLE	
C	3	C302	2B	<15min	<15min	NO	75	86 m²	10 m²	10 m²	8.6 m³	.0 m³		
C	3	C303	2B	2h	2h	YES	75	81 m²	10 m²	10 m²	4.0 m³	4.0 m³	AFFORDABLE	
C	3	C304	2B	2h	2h	YES	75	80 m²	10 m²	11 m²	4.2 m³	3.8 m³		
C	3	C305	2B	2h	2h	YES	75	88 m²	10 m²	11 m²	6.4 m³	1.6 m³	AFFORDABLE	
C	3	C306	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	9.2 m³	.0 m³		
C	4	C401	2B	2h	2h	NO	75	79 m²	10 m²	11 m²	4.1 m³	3.9 m³	AFFORDABLE	
C	4	C402	2B	<15min	<15min	NO	75	86 m²	10 m²	10 m²	8.6 m³	.0 m³		
C	4	C403	2B	2h	2h	YES	75	81 m²	10 m²	10 m²	4.0 m³	4.0 m³	AFFORDABLE	
C	4	C404	2B	2h	2h	YES	75	80 m²	10 m²	11 m²	4.2 m³	3.8 m³		
C	4	C405	2B	2h	2h	YES	75	88 m²	10 m²	11 m²	6.4 m³	1.6 m³	AFFORDABLE	
C	4	C406	2B	2h	2h	YES	75	83 m²	10 m²	11 m²	9.2 m³	.0 m³		
C	5	C501	2B	2h	2h	YES	75	81 m²	10 m²	11 m²	8.9 m³	.0 m³	AFFORDABLE	
C	5	C502	3B	2h	2h	YES	95	128 m²	12 m²	14 m²	6.6 m³	3.5 m³		
C	5	C503	3B	2h	2h	YES	100	180 m²	12 m²	46 m²	21.8 m³	.0 m³	AFFORDABLE	
C	5	C504	3B	2h	2h	YES	95	103 m²	12 m²	12 m²	6.8 m³	3.2 m³		
D	0	D001	2B	2h	2h	YES	75	111 m²	10 m²	15 m²	7.6 m³	.4 m³	AFFORDABLE	
D	0	D002	3B	2h	2h	YES	95	118 m²	12 m²	18 m²	8.1 m³	1.9 m³		
D	0	D003	3B	15min-2h	15min-2h	YES	95	117 m²	12 m²	21 m²	8.1 m³	2.0 m³	AFFORDABLE	
D	0	D004	3B	15min-2h	15min-2h	YES	95	115 m²	12 m²	23 m²	8.1 m³	1.9 m³		
D	2	D201	3B	15min-2h	15min-2h	YES	95	98 m²	12 m²	23 m²	6.1 m³	3.9 m³	AFFORDABLE	
D	2	D202	3B	15min-2h	15min-2h	YES	95	98 m²	12 m²	23 m²	5.5 m³	4.5 m³		
E	0	E001	3B	2h	2h	YES	95	116 m²	12 m²	23 m²	8.1 m³	2.0 m³	AFFORDABLE	
E	0	E002	3B	2h	2h	YES	95	116 m²	12 m²	27 m²	8.1 m³	2.0 m³		
E	0	E003	3B	2h	15min-2h	YES	95	117 m²	12 m²	28 m²	8.0 m³	2.0 m³	AFFORDABLE	
E	0	E004	3B	2h	15min-2h	YES	95	117 m²	12 m²	24 m²	8.0 m³	2.0 m³		
E	2	E201	3B	2h	2h	YES	95	99 m²	12 m²	23 m²	5.1 m³	4.9 m³	AFFORDABLE	
E	2	E202	3B	2h	2h	YES	95	98 m²	12 m²	23 m²	5.4 m³	4.6 m³		
F	0	F001	3B	15min-2h	15min-2h	YES	95	135 m²	12 m²	24 m²	6.2 m³	3.8 m³	AFFORDABLE	
F	0	F002	3B	15min-2h	15min-2h	YES	95	147 m²	12 m²	25 m²	8.4 m³	1.6 m³		
F	0	F003	3B	2h	2h	YES	95	147 m²	12 m²	25 m²	8.1 m³	1.9 m³	AFFORDABLE	
F	0	F004	3B	2h	2h	YES	95	144 m²	12 m²	22 m²	8.2 m³	1.8 m³		
F	2	F201	3B	2h	2h	YES	95	111 m²	12 m²	30 m²	5.1 m³	4.9 m³	AFFORDABLE	
F	2	F202	3B	2h	2h	YES	95	108 m²	12 m²	30 m²	5.1 m³	4.9 m³		

Summary

Apartment Mix:		
Studio Apartments	4	25.6%
1 Bed Apartments	19	
2 Bed Apartments	40	44.4%
3 Bed Apartments	27	30.0%
Total	90	

BASIX THERMAL COMFORT COMMITMENTS

Note: Table 1 must be read in conjunction with Table 2-7. Table 2-7 outlines additional thermal enhancements / treatments to meet the mandatory thermal load targets to achieve ..

Table 1: Base Case Assumptions on Construction and Fabric

Element	Material	Detail
External walls	Brick Veneer	Partially to Building D, E & F
		Insulation: See Table 3
		Medium colour: 0.475<absorptance<0.7
	Weatherboard Cavity Panel	Partially to Building C
		Insulation: See Table 3
		Medium colour: 0.475<absorptance<0.7
	Light Weight Metal Cladding	Residential part of Building A & B
Partially to Building D, E & F		
Insulation: See Table 3		
		Dark colour: absorptance>0.70
Internal walls	Plasterboard	
Party walls	Concrete	To Common corridors
	Concrete	To Neighbour
	Concrete	To Fire stairs & lifts
Windows	Type 2	Total Window System Properties U-value 3.0 & SHGC 0.26 for sliding doors, sliding, Double Hung & fixed windows And Total Window System Properties U-value 3.0 & SHGC 0.27 for awning windows, Bifold doors & hinged glass doors
	Type 3	Total Window System Properties U-value 2.2 & SHGC 0.39 for sliding doors, sliding, Double Hung & fixed windows And Total Window System Properties U-value 2.2 & SHGC 0.32 for awning windows, Bifold doors & hinged glass doors
	Type 4	Total Window System Properties U-value 2.9 & SHGC 0.51 for sliding doors, sliding, Double Hung & fixed windows
	Note: Only a ±10% SHGC tolerance to the value stated above & U-value can be NO greater than or equal to the value stated above	
	Window Operability	As per plans & elevations Bedrooms only: 10% (BCA D3D29)
	Vertical & Horizontal External Shading devices	As per plans & elevations
	Skylight	Type 1
Roof	Concrete	Insulation: See Table 3 Light colour: Absorptance<0.475
Ceilings	Plasterboard	Insulation: See Table 3
Floors	Concrete	Insulation: See Table 3
		Tiles: Wet areas
		Timber: Living/Dining/Kitchen/Hallways
		Carpet: Bedrooms Only
Common corridors naturally ventilated		Building A, B & C: No Building D, E & F: Yes
Recessed downlights assessed		No. No lighting plan provided. Project will be updated once lighting plan is available.
Exhaust fans (kitchens, bathrooms, laundry)		All assumed to be sealed
Ceiling fans		As per NCC 2022 Table J3D4

Table 2: BERS Pro Thermal Loads – Building A

Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Stars	Pass/Fail
A201	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16) - North Western Living room glazed door to have at least 75% ventilation opening	22.4	10.1	7.4	PASS
A202	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16)	14.7	12.4	7.9	PASS

Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m².yr)	Cooling Load (MJ/m².yr)	Stars	Pass/Fail
	- South Living room glazed door to have at least 75% ventilation opening				
A203	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows to all windows except to louvred windows - Type 1 windows to glass louvres only - East Living room glazed door to have at least 75% ventilation opening	13.9	8.4	8.3	PASS
A204	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - East Living room glazed door to have at least 75% ventilation opening	10.6	6.3	8.8	PASS
A205	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - East Living room glazed door to have at least 75% ventilation opening	20.6	7.2	7.8	PASS
A206	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - North West Living room glazed door to have at least 75% ventilation opening - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16)	18.9	9.6	7.8	PASS
A207	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - North West Living room glazed door to have at least 75% ventilation opening - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16)	2.6	9.2	9.2	PASS
A301	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	21.0	10.3	7.6	PASS
A302	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - South Living room glazed door to have at least 75% ventilation opening	17.4	8.5	8.0	PASS
A303	- R1.5 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt1.7) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - South Living room glazed door to have at least 75% ventilation opening - East Living room window to have at least 10% ventilation opening	27.4	6.6	7.4	PASS
A304	- R1.5 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt1.7) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - South Living room glazed door to have at least 75% ventilation opening - East Living room window to have at least 10% ventilation opening	23.6	5.9	7.7	PASS
A305	- R1.5 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt1.7) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 4 windows - East Living room window to have at least 10% ventilation opening	40.7	16.2	5.6	PASS
A306	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	20.5	7.9	7.8	PASS
A307	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	14.1	6.0	8.4	PASS
A401	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	21.6	10.2	7.5	PASS
A402	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - South Living room glazed door to have at least 75% ventilation opening	17.9	10.0	7.8	PASS



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Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
A403	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - South Living room glazed door to have at least 75% ventilation opening - East Living room window to have at least 10% ventilation opening - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16)	27.1	7.2	7.3	PASS
A404	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - North Living room glazed door to have at least 75% ventilation opening - East Living room window to have at least 10% ventilation opening - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16)	23.5	6.7	7.6	PASS
A405	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - East Living room window to have at least 10% ventilation opening - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16)	45.0	13.0	5.5	PASS
A406	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	16.1	9.0	8.1	PASS
A407	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	14.0	5.9	8.5	PASS
A501	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 3 windows - South Western Living room window to have at least 10% ventilation opening - North Western Living glazed door to have at least 75% ventilation opening - R4.0 Bulk Ceiling Insulation (total ceiling roof system R-value Rt4.16) - Type 1 skylight	19.7	16.8	7.2	PASS
A502	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 3 windows - South Living glazed door to have at least 75% ventilation opening - R4.0 Bulk Ceiling Insulation (total ceiling roof system R-value Rt4.16) - Type 1 skylight	14.9	14.3	7.7	PASS
A503	- R1.5 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt1.7) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 3 windows - R4.0 Bulk Ceiling Insulation (total ceiling roof system R-value Rt4.16) - Eastern Living room glazed door to have at least 75% ventilation opening	17.0	14.9	7.5	PASS
A504	- R1.5 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt1.7) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 3 windows - R4.0 Bulk Ceiling Insulation (total ceiling roof system R-value Rt4.16) - Eastern Living room glazed door to have at least 75% ventilation opening	11.8	18.8	7.6	PASS
A505	- R1.5 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt1.7) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 3 windows - North Eastern Living room window to have at least 10% ventilation opening - North Western Living glazed door to have at least 75% ventilation opening - R4.0 Bulk Ceiling Insulation (total ceiling roof system R-value Rt4.16) - Type 1 skylight	12.6	13.9	7.9	PASS

Table 3: BERS Pro Thermal Loads – Building B

Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
B201	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16)	21.7	9.8	7.5	PASS

Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
	- North West Living room glazed door to have at least 75% ventilation opening - South West Dining room window to have at least 10% ventilation opening				
B202	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16) - South Living glazed door to have at least 75% ventilation opening	18.7	10.7	7.7	PASS
B203	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows to all windows except to louvred windows - Type 1 windows to glass louvres only	21.8	8.1	7.7	PASS
B204	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - East Living room glazed door to have at least 75% ventilation opening	10.5	5.8	8.8	PASS
B205	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - East Living room glazed door to have at least 75% ventilation opening	20.1	8.9	7.8	PASS
B206	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16) - North East Living fixed window to have at least 10% ventilation opening - North West Living room glazed door to have at least 75% ventilation opening	18.9	11.3	7.7	PASS
B207	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - North West Living glazed door to have at least 75% ventilation opening - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16)	2.6	9.2	9.2	PASS
B301	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	23.7	6.4	7.7	PASS
B302	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - South Living room glazed door to have at least 75% ventilation opening	20.3	7.8	7.8	PASS
B303	- R2.0 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt2.11) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - South Living room glazed door to have at least 75% ventilation opening - East Living room window to have at least 10% ventilation opening	27.6	6.5	7.3	PASS
B304	- R2.0 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt2.11) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - South Living room glazed door to have at least 75% ventilation opening - East Living room window to have at least 10% ventilation opening	23.2	6.0	7.7	PASS
B305	- R2.0 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt2.11) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - North Living room glazed door to have at least 75% ventilation opening - East Living room window to have at least 10% ventilation opening	17.8	7.1	8.1	PASS
B306	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	18.5	8.5	7.9	PASS
B307	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	13.7	6.0	8.5	PASS
B401	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	23.3	6.8	7.7	PASS



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Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
B402	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - South Living room glazed door to have at least 75% ventilation opening	19.9	9.3	7.7	PASS
B403	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - South Living room glazed door to have at least 75% ventilation opening - East Living room window to have at least 10% ventilation opening - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16)	27.9	7.2	7.3	PASS
B404	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - North Living room glazed door to have at least 75% ventilation opening - East Living room window to have at least 10% ventilation opening - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16)	23.8	6.8	7.6	PASS
B405	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows - North Living room glazed door to have at least 75% ventilation opening - East Living room window to have at least 10% ventilation opening - R2.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.16)	14.7	9.1	8.2	PASS
B406	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	14.6	9.2	8.2	PASS
B407	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 2 windows	13.9	5.9	8.5	PASS
B501	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56)- Type 3 windows - South Western Living room window to have at least 10% ventilation opening - North Western Living glazed door to have at least 75% ventilation opening - R4.0 Bulk Ceiling Insulation (total ceiling roof system R-value Rt4.16) - Type 1 skylight	20.2	16.9	7.1	PASS
B502	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 3 windows - South Living glazed door to have at least 75% ventilation opening - R4.0 Bulk Ceiling Insulation (total ceiling roof system R-value Rt4.16) - Type 1 skylight	15.8	15.3	7.6	PASS
B503	- R1.5 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt1.7) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 3 windows - R4.0 Bulk Ceiling Insulation (total ceiling roof system R-value Rt4.16) - Eastern Living room glazed door to have at least 75% ventilation opening	17.1	14.8	7.5	PASS
B504	- R1.5 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt1.7) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 3 windows - R4.0 Bulk Ceiling Insulation (total ceiling roof system R-value Rt4.16) - Eastern Living room glazed door to have at least 75% ventilation opening	11.4	18.0	7.7	PASS
B505	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 3 windows - North Eastern Living room window to have at least 10% ventilation opening - North Western Living glazed door to have at least 75% ventilation opening - R4.0 Bulk Ceiling Insulation (total ceiling roof system R-value Rt4.16) - Type 1 skylight	16.5	14.5	7.6	PASS

Table 4: BERS Pro Thermal Loads – E					
Unit No.	Additional Treatments Required to Table 2	Heating (MJ/			
C201	- R2.0 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt2.11) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - North West Kitchen window to have at least 10% ventilation opening - North West Living room glazed door to have at least 75% ventilation opening - North West Kitchen window to have a vertical bladed vertical shading device	42.3	6.4	6.2	PASS
C202	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - R1.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value Rt1.16) - South East Bedroom window to have at least 10% ventilation opening	16.5	12.4	7.8	PASS
C203	- R2.0 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt2.11) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - South East Living room window to have at least 10% ventilation opening - North East Dining room window to have at least 10% ventilation opening	25.9	16.1	6.7	PASS
C204	- R2.0 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt2.11) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - North East Living room window to have at least 10% ventilation opening	21.1	9.3	7.6	PASS
C301	- R2.0 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt2.11) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - North West Living room window to have at least 10% ventilation opening - North West Bedroom glazed door to have at least 75% ventilation opening	15.9	7.2	8.2	PASS
C302	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - South East Living room glazed door to have at least 75% ventilation opening	28.1	11.3	6.9	PASS
C303	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - South East Living room window to have at least 10% ventilation opening - North East Dining room window to have at least 10% ventilation opening	29.2	13.5	6.7	PASS
C304	- R2.0 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt2.11) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - North East Living room window to have at least 10% ventilation opening	6.8	6.8	9.0	PASS
C305	- R2.0 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt2.11) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - North West Living room glazed door to have at least 75% ventilation opening	20.7	7.6	7.8	PASS
C306	- R2.5 Bulk Floor Insulation to exposed areas only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - North West Living room glazed door to have at least 75% ventilation opening	42.6	5.4	6.3	PASS



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Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
C401	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.61) - Type 2 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.66) - North West Living room window to have at least 10% ventilation opening - North West Bedroom glazed door to have at least 75% ventilation opening	24.7	8.4	7.4	PASS
C402	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.61) - Type 2 windows - South East Living room glazed door to have at least 75% ventilation opening	34.6	10.9	6.4	PASS
C403	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.66) - Type 2 windows - South East Living room window to have at least 60% ventilation opening - North East Dining room window to have at least 60% ventilation opening	37.4	11.0	6.2	PASS
C404	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt2.66) - Type 2 windows - North East Living room window to have at least 10% ventilation opening	11.0	9.5	8.4	PASS
C405	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - North West Living room glazed door to have at least 75% ventilation opening	13.1	9.1	8.3	PASS
C406	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - Type 2 windows - North West Living room glazed door to have at least 75% ventilation opening	32.7	6.2	7.0	PASS
C501	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - R4.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt4.16) - Type 3 windows - North West Living room glazed door to have at least 75% ventilation opening	28.8	9.0	7.1	PASS
C502	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - R4.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt4.16) - Type 3 windows - South East Laundry window to have at least 10% ventilation opening	23.6	12.8	7.2	PASS
C503	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - R4.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt4.16) - Type 3 windows - North East Kitchen glazed door to have at least 75% ventilation opening - North East Living room glazed door to have at least 75% ventilation opening - North East Bedroom glazed door to have at least 75% ventilation opening - East Bedroom 1 window to have at least 10% ventilation opening - East Bedroom 3 window to have at least 10% ventilation opening	17.4	9.2	7.9	PASS
C504	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.72) - R4.0 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt4.16) - Type 3 windows - North West Living room glazed door to have at least 75% ventilation opening	11.6	18.9	7.6	PASS

Table 5: BERS Pro Thermal Loads – Building D

Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
D001	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)	29.6	7.4	7.1	PASS
D002	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R2.5 Bulk External Wall Insulation to walls adjacent to the lobby (total wall system R-value Rt2.74) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)	31.4	7.1	7.0	PASS
D003	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R2.5 Bulk External Wall Insulation to walls adjacent to the lobby (total wall system R-value Rt2.74) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)	29.1	7.3	7.2	PASS
D004	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)	36.4	18.0	5.8	PASS
D201	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - Type 3 windows - R4.0 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt4.16)	26.1	20.4	6.4	PASS
D202	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - R2.5 Bulk External Wall Insulation to walls adjacent to the lobby (total wall system R-value Rt2.74) - Type 3 windows - R4.0 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt4.16) - Type 3 window to skylight				

Table 6: BERS Pro Thermal Loads – Building E

Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
E001	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)	29.4	7.1	7.2	PASS
E002	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R2.5 Bulk External Wall Insulation to walls adjacent to the lobby (total wall system R-value Rt2.74) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)	27.8	7.2	7.3	PASS
E003	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61)				



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Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R2.5 Bulk External Wall Insulation to walls adjacent to the lobby (total wall system R-value Rt2.74) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)				
E004	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)	18.4	7.3	8.0	PASS
E201	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - R2.5 Bulk External Wall Insulation to walls adjacent to the lobby (total wall system R-value Rt2.74) - Type 3 windows - R4.0 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt4.16) - Type 3 window to skylight	26.2	16.0	6.7	PASS
E202	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - R2.5 Bulk External Wall Insulation to walls adjacent to the lobby (total wall system R-value Rt2.74) - Type 3 windows - R4.0 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt4.16) - Type 3 window to skylight	22.9	21.4	6.6	PASS

Table 7: BERS Pro Thermal Loads – Building F

Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
F001	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)	26.8	6.7	7.4	PASS
F002	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R2.5 Bulk External Wall Insulation to walls adjacent to the lobby (total wall system R-value Rt2.74) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)	31.7	6.8	7.0	PASS
F003	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R2.5 Bulk External Wall Insulation to walls adjacent to the lobby (total wall system R-value Rt2.74) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)	31.1	8.5	6.9	PASS
F004	- R2.5 Bulk Floor Insulation adjacent to carpark only (total floor system R-value Rt2.61) - R2.5 Bulk External Wall Insulation (total wall system R-value Rt3.02) - R1.0 Bulk Internal Wall Insulation (total wall system R-value Rt1.28) - Type 3 windows - R2.5 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt2.66)	13.1	11.6	8.1	PASS
F201	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - R2.5 Bulk External Wall Insulation to walls adjacent to the lobby (total wall system R-value Rt2.74)	21.6	16.6	7.1	PASS

Unit No.	Additional Treatments Required to Table 2	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
	- Type 3 windows - R4.0 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt4.16) - Type 3 window to skylight				
F202	- R2.5 Bulk External Wall Insulation (total wall system R-value Rt2.56) - R2.5 Bulk External Wall Insulation to walls adjacent to the lobby (total wall system R-value Rt2.74) - Type 3 windows - R4.0 Bulk Ceiling Insulation to exposed areas only (total ceiling roof system R-value Rt4.16) - Type 3 window to skylight	27.3	25.3	5.9	PASS



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BASIX WATER & ENERGY COMMITMENTS

Note: Table 1 & Table 2 outlines recommendations to meet the mandatory BASIX Water & Energy targets to achieve compliance.

Table 1: BASIX Water Commitments

Common Areas and Central Systems	
Area of Indigenous or low water species	Please refer to Appendix B
Rainwater collection	5,000L rainwater tank - Roof collection area – minimum 200m² - Rainwater to be used for Common areas landscape irrigation only
Common Areas Facility	4-star (Water Rating) toilets 6-star (Water Rating) taps
Fire Sprinkler	- Basement carparking areas only No commitment is required for Test water to be diverted to a closed system
Common Area Pool & Spa	No Common Pool & No Spa
Private Dwellings	
Fixtures for apartments	4-star (WELS) showerheads with a flow rate > 6.0L/min & ≤ 7.5L/min 4-star (WELS) toilets 5-star (WELS) kitchen taps (Maximum flow rate of 6L/min) 5-star (WELS) bathroom taps (Maximum flow rate of 6L/min) 5-star (WELS) dishwashers
Private Pool & Spa	No Private pool & spas

Table 2: BASIX Energy Commitments

Common Areas and Central Systems	
Component	Commitment
Hot Water System	Centralised Electric Heat Pump (Air sourced) HWS Internal piping insulation of minimum R0.6 (~25mm) External piping insulation of minimum R2.0 as per Green Star The Electric Heat Pump HWS selected must have a minimum COP of 3.0 at 20°C Ambient and 65°C leaving temperatures.
Lifts	All lifts to use Gearless traction with VVVF motor servicing all levels
Alternative Energy Supply	Must Install Photovoltaic System with Rated electrical output of minimum 85.0 kW (Peak)
Ventilation	- Car park: Ventilation (supply & exhaust) with a CO monitor & VSD fan - Switch Rooms: Ventilation (supply only), thermostatically controlled - Garbage Rooms: No mechanical ventilation - Plant Rooms: Ventilation (exhaust only), Thermostatically controlled - Ground floor Hallways & lobbies: Ventilation (supply only), time clock/BMS controlled - Other levels' Hallways & lobbies: Ventilation (supply only), time clock/BMS controlled
Lighting	- Car park: LED lighting with time clocks and motion sensors - Lift Cars: LED lighting, connected to Lift Call button - Garbage Rooms: LED lighting with motion sensors - Plant & Switch Rooms: LED lighting with manual on/off switch - Community Room: LED lighting with manual on/off switch - Hallways & lobbies: LED lighting with time clocks and motion sensors
Private Dwellings	
Hot Water System	Central HWS above
Ventilation	- Kitchen Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch - Bathroom Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch - Laundry Exhaust: Individual fan, ducted to roof or façade, with manual on/off switch

Component	Commitment
Heating & Cooling	Heating: Living & Beds to have individual 1-phase air-conditioning with 3.0 -star Rating (Average Zone) Cooling: Living & Beds to have individual 1 phase air-conditioning with 3.5-star Rating (Average Zone) No refrigerant-based cooling and no combustion-based heating are allowed
Lighting	At least 80% of light fittings (including the main light fitting) in all hallways, laundries, bathrooms, kitchens, bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings¹
Other	- Induction cook top and electric oven - Install 4.0-star (Energy Rating) Dishwashers - Install 2.0-star (Energy Rating) Dryers



¹ Definition of dedicated fittings is a light fitting that is only capable of accepting fluorescent or LED (Light Emitting Diode) lamps. It will not accept incandescent, halogen or any other non-fluorescent or non-LED lamps.