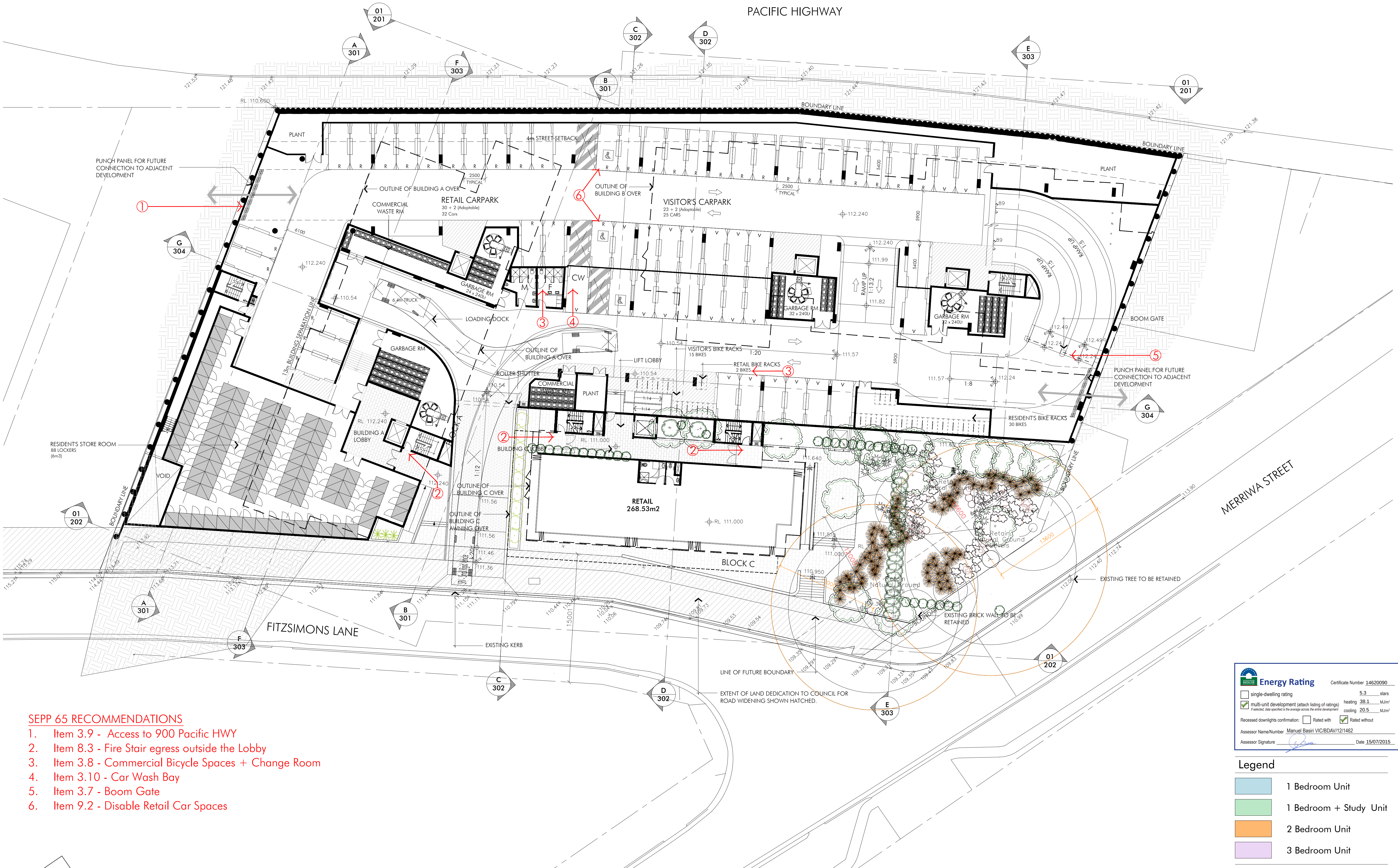




SEPP 65 RECOMMENDATIONS

- 1. Item 3.9 - Access to 900 Pacific HWY
- 2. Item 8.3 - Fire Stair egress outside the Lobby
- 3. Item 3.8 - Commercial Bicycle Spaces + Change Room
- 4. Item 3.10 - Car Wash Bay
- 5. Item 3.7 - Boom Gate
- 6. Item 9.2 - Disable Retail Car Spaces

**Energy Rating**

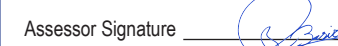
Certificate Number 14620090

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 5.3 stars
cooling 38.1 MJ/m²
cooling 20.5 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basini VIC/BDV/12/1462
Assessor Signature  Date 15/07/2015

Legend

- 1 Bedroom Unit
- 1 Bedroom + Study Unit
- 2 Bedroom Unit
- 3 Bedroom Unit



SEPP 65 RECOMMENDATIONS

- Item 3.9 - Access to 900 Pacific HWY
- Item 7.4 - Kitchen Window
- Item 3.6 - 1.5m Corridor Wide
- Item 7.2 - Internalised room (Wall-Door Removed)
- Item 7.3 - External Window
- Item 3.11 - Continuous Waste Chutes
- Item 9.1 - Label adaptable Unit

Energy Rating		Certificate Number 14620090
single-dwelling rating	5.3 stars	
multi-unit development (attach listing of ratings)	heating 38.1 MJ/m ²	
	cooling 20.5 MJ/m ²	
Recessed downlights confirmation:	☐ Rated with	☒ Rated without
Assessor Name/Number	Manuel Basiri VIC/BDV/121462	
Assessor Signature	<i>[Signature]</i>	Date 15/07/2015

Legend

	1 Bedroom Unit
	1 Bedroom + Study Unit
	2 Bedroom Unit
	3 Bedroom Unit

Client
Alto Prestige Pty Ltd
 Level 3, 7-9 Merrima Street, Gordon, NSW 2072
 Po Box 426 Gordon 2072
 t 09 94815555 f -

Project
Gordon Mixed Use Development
 870-898 Pacific Highway
 Gordon NSW

Title
 Scale
 Date
 Number

BASEMENT 02
 1:200@A1 / 1:400@A3
 30.06.2015
2838_103[D]

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nettletontribe partnership pty ltd ABN 58 161 683 1
 117 willoughby road crows nest nsw 2058
 t 02 9431 6431 f 02 9439 74
 e sydney@nettletontribe.com.au w nettletontribe.com



SEPP 65 RECOMMENDATIONS

1. Item 3.11 - Continuous Waste Chutes
2. Item 7.4 - Kitchen Window
3. Item 3.6 - 1.5m Corridor Wide
4. Item 7.2 - Internalised room (Wall-Door Removed)
5. Item 7.3 - External Window
6. Item 9.1 - Label adaptable Unit

Energy Rating		Certificate Number	14620090
☐ single-dwelling rating	5.3 stars		
☒ multi-unit development (attach listing of ratings)	heating 38.1 MJ/m ²		
	cooling 20.5 MJ/m ²		
Recessed downlights confirmation: ☐ Rated with ☒ Rated without			
Assessor Name/Number: Manuel Basiri VIC/BDV/121462			
Assessor Signature:		Date 15/07/2015	

Legend	
	1 Bedroom Unit
	1 Bedroom + Study Unit
	2 Bedroom Unit
	3 Bedroom Unit



- SEPP 65 RECOMMENDATIONS**
- Item 3.13 - Awning
 - Items 1.2, 1.4, 4.2 - Retail Facing the Pacific HWY.
 - Item 8.2 - Fence & Gate (Block C) entry door
 - Item 7.2 - Internalised room (Wall-Door Removed)
 - Item 7.3 - External Window
 - Item 7.4 - Kitchen Window
 - Item 7.8 - Private open Space over 25sqm
 - Item 9.1 - Label adaptable unit

**Energy Rating**

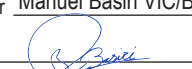
Certificate Number 14620090

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basini VIC/BDV/12/1462

Assessor Signature  Date 15/07/2015

5.3 stars
heating 38.1 MJ/m²
cooling 20.5 MJ/m²

Legend

1 Bedroom Unit

1 Bedroom + Study Unit

2 Bedroom Unit

3 Bedroom Unit



SEPP 65 RECOMMENDATIONS

- 1. Item 3.13 - Awning
- 2. Item 7.2 - Internalised room (Wall-Door Removed)
- 3. Item 7.3 - External Window
- 4. Item 7.4 - Kitchen Window
- 5. Item 9.1 - Label adaptable units

**Energy Rating**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data provided is the average across the entire development.

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basiri VIC/BDV/12/1462

Assessor Signature  Date 15/07/2015

Certificate Number 14620090

5.3 stars

heating 38.1 MJ/m²

cooling 20.5 MJ/m²

Legend

- 1 Bedroom Unit
- 1 Bedroom + Study Unit
- 2 Bedroom Unit
- 3 Bedroom Unit



SEPP 65 RECOMMENDATIONS

1. Item 7.4 - Kitchen Window
2. Item 7.2 - Internalised room (Wall-Door Removed)
3. Item 7.3 - External Window
4. Item 9.1 - Label adaptable units

Energy Rating Certificate Number 14620090

5.3 stars

heating 38.1 MJ/m²

cooling 20.5 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basiri VIC/BDV/12/1462

Assessor Signature *[Signature]* Date 15/07/2015

Legend

- 1 Bedroom Unit
- 1 Bedroom + Study Unit
- 2 Bedroom Unit
- 3 Bedroom Unit

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW

Title
Scale
Date
Number

LEVEL 02 - 04
1:200@A1 / 1:400@A3
30.06.2015
2838_107[D]

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nettleton tribe partnership pty ltd ABN 58 161 683 1
117 willoughby road crows nest nsw 206
t 02 9431 6431 f 02 9439 74
e sydney@nettletontribe.com.au w nettletontribe.com



SEPP 65 RECOMMENDATIONS

1. Item 7.3 - External Window
2. Items 7.1, 7.4 - Ventilated Clerestory Windows
4. Item 9.1 - Label adaptable units

Energy Rating Certificate Number 14620090

☐ single-dwelling rating 5.3 stars

☒ multi-unit development (attach listing of ratings) heating 38.1 MJ/m²

☒ multi-unit development (attach listing of ratings) cooling 20.5 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basiri VIC/BDV/12/1462

Assessor Signature *[Signature]* Date 15/07/2015

Legend

- 1 Bedroom Unit
- 1 Bedroom + Study Unit
- 2 Bedroom Unit
- 3 Bedroom Unit

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW

Title
Scale
Date
Number

LEVEL 05
1:200@A1 / 1:400@A3
30.06.2015
2838_108[D]

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117 willoughby road crows nest nsw 206
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- SEPP 65 RECOMMENDATIONS**
- Items 7.1, 7.4 - Ventilated Clerestory Windows
 - Item 9.1 - Label adaptable units

**Energy Rating**

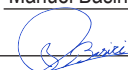
Certificate Number 14620090

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Manuel Basiri VIC/BDV/12/1462

Assessor Signature:  Date: 15/07/2015

5.3 stars

heating 38.1 MJ/m²

cooling 20.5 MJ/m²

Legend

1 Bedroom Unit

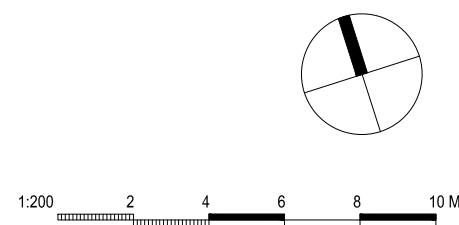
1 Bedroom + Study Unit

2 Bedroom Unit

3 Bedroom Unit

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW



Title
Scale
Date
Number

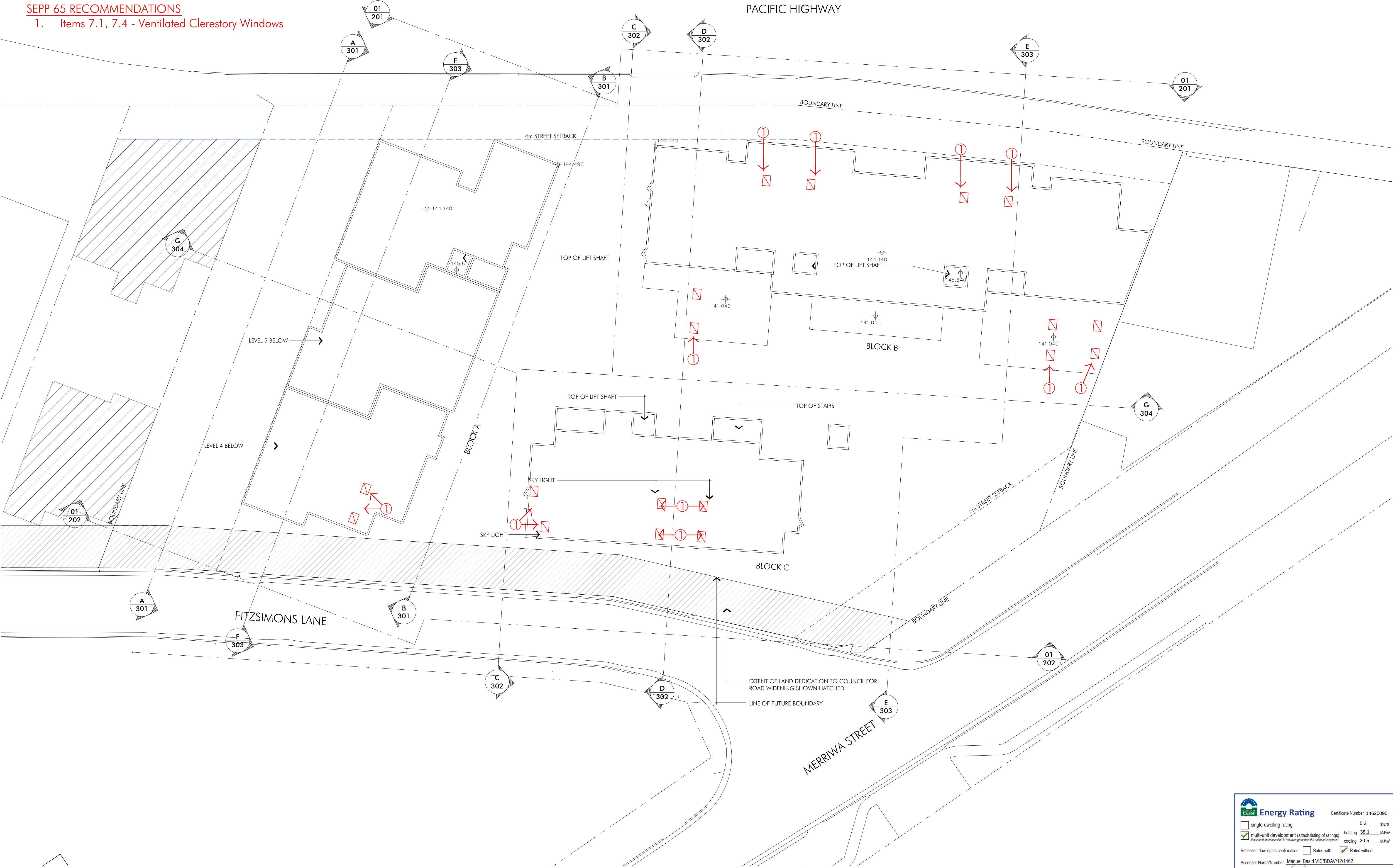
LEVEL 06
1:200@A1 / 1:400@A3
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2838_109[D]

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117 willoughby road crows nest nsw 2058
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e sydney@nettletontribe.com.au w nettletontribe.com

SEPP 65 RECOMMENDATIONS
1. Items 7.1, 7.4 - Ventilated Clerestory Windows



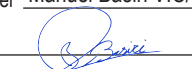
Energy Rating Certificate Number 14620090

single-dwelling rating 5.3 stars

multi-unit development (attach listing of ratings) heating 38.1 MJ/m² / annum, data specified if the average across the entire development cooling 20.5 MJ/m²

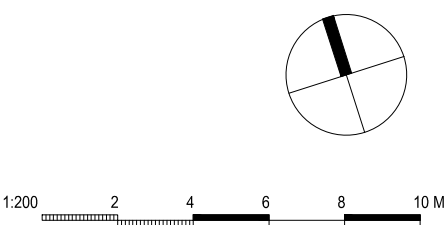
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basiri VIC/BDAN/12/1462

Assessor Signature  Date 15/07/2015

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW



Title
Scale
Date
Number

ROOF PLAN
1:200@A1 / 1:400@A3
30.06.2015
D2838_110[C]

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117 willoughby road crows nest nsw 2065
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o sydney@nettletontribe.com.au w nettletontribe.com.au



SEPP 65 RECOMMENDATIONS

1. Item 3.13 - Awning
2. Items 1.2, 1.4, 4.2 - Retail Facing the Pacific HWY.

**Energy Rating**

Certificate Number 14620090

☐ single-dwelling rating 5.3 stars

☒ multi-unit development (attach listing of ratings) heating 38.1 MJ/m² cooling 20.5 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basiri VIC/BDV/121462

Assessor Signature  Date 15/07/2015

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW

Title
Scale
Date
Number
STREETSCAPE PACIFIC HWY
1:200@A1 / 1:400@A3
30.06.2015
2838_201[D]

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117 willoughby road crows nest nsw 20
102 9431 6431 f 02 9439 74
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01 STREET ELEVATION

Energy Rating Certificate Number 14620090

5.3 stars

single-dwelling rating

multi-unit development (attach listing of ratings)
heating 38.1 MJ/m²
cooling 20.5 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basiri VIC/BD4V12/1462

Assessor Signature *Manuel Basiri* Date 15/07/2015

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

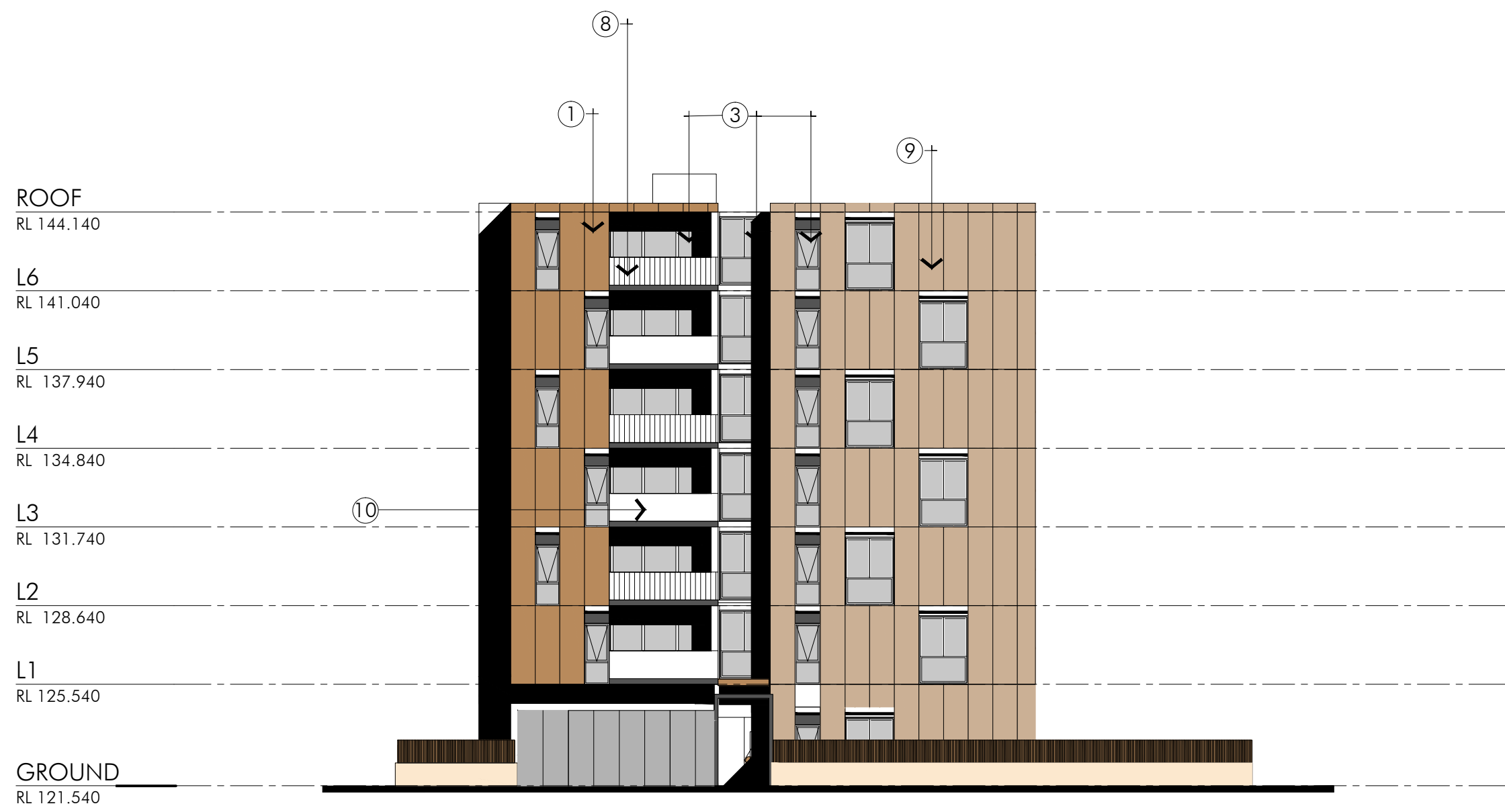
Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW

Title
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Date 30.06.2015
Number 2838_202[D]

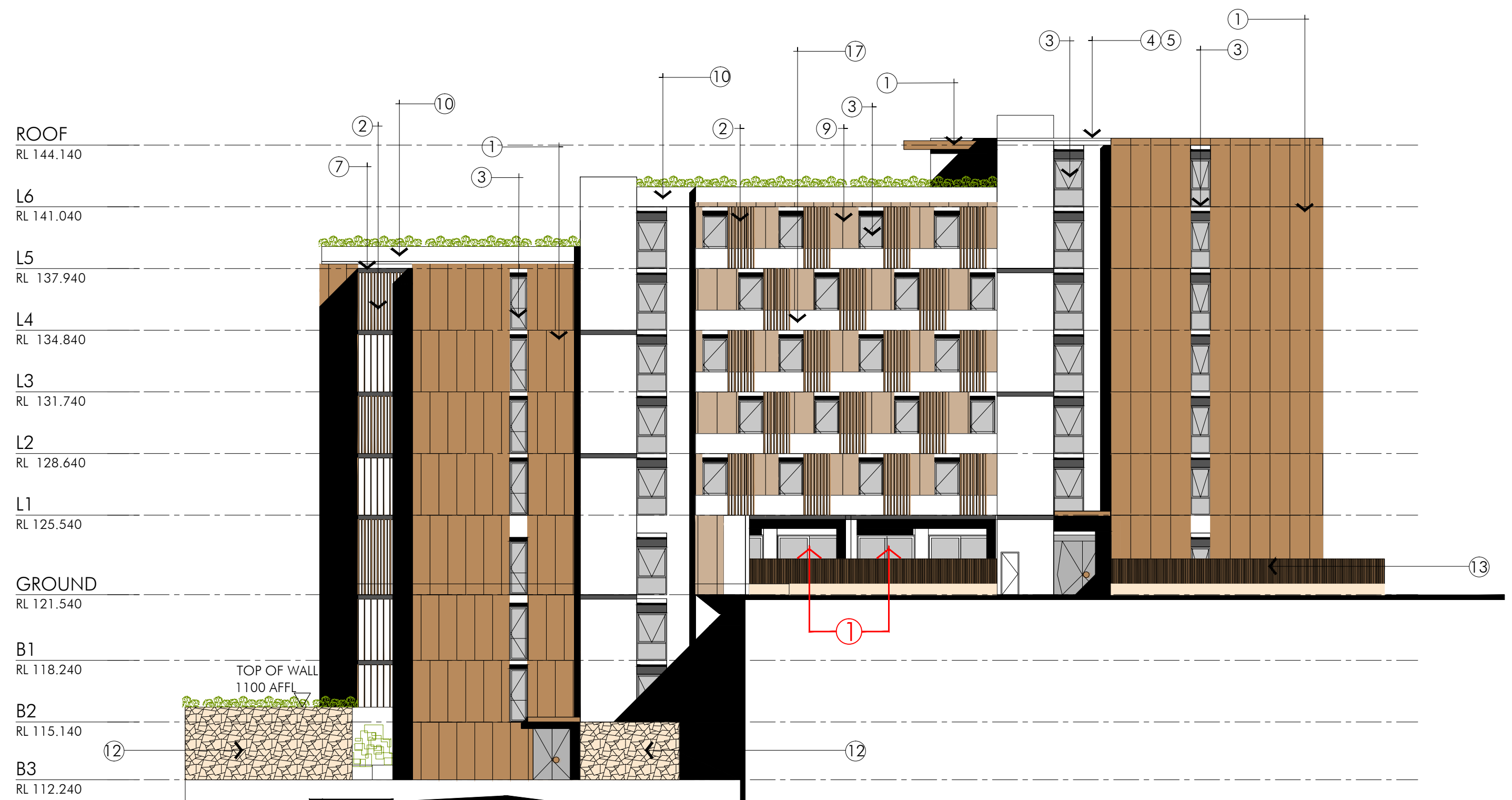
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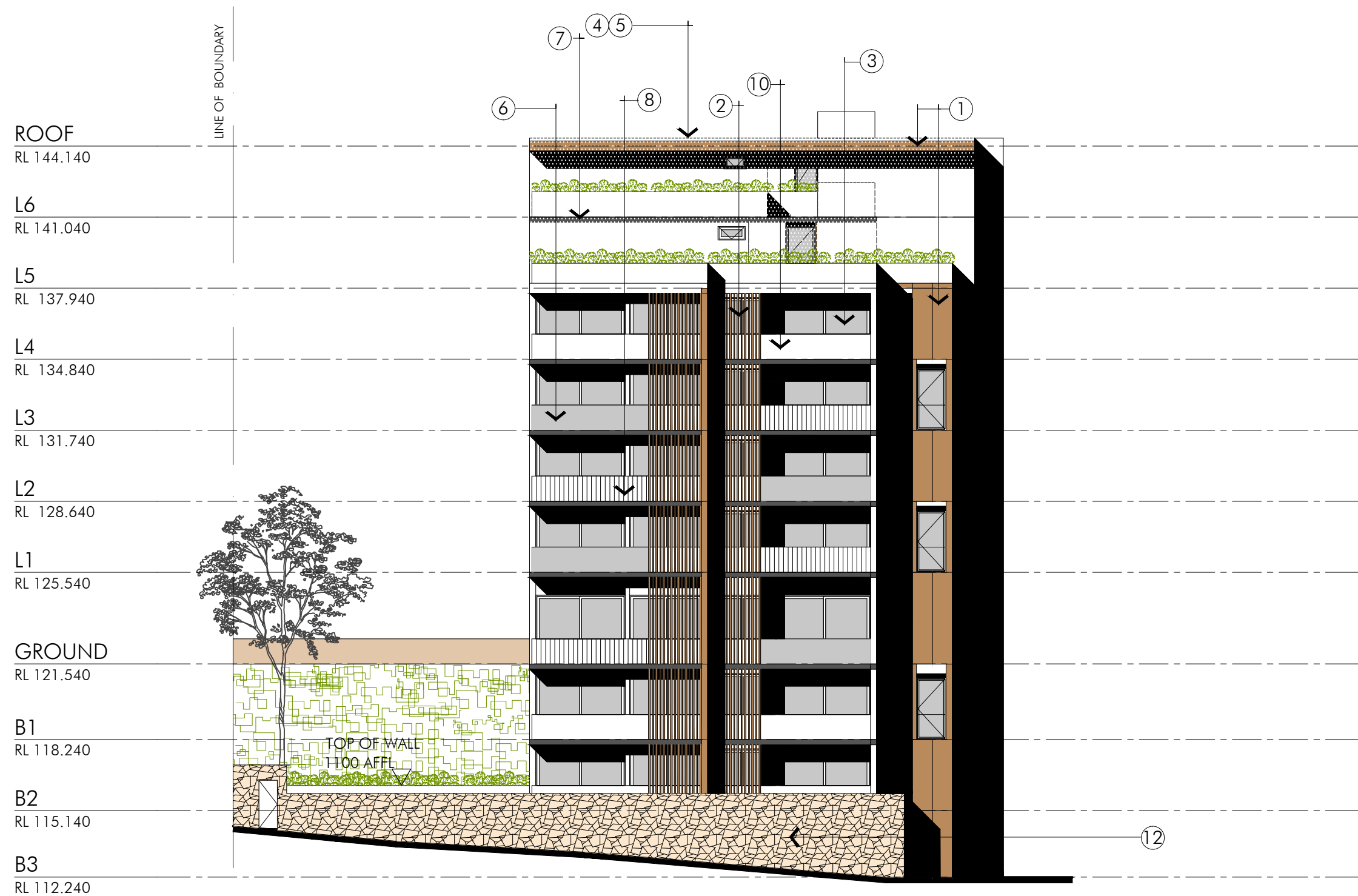
nettleton tribe partnership pty ltd ABN 58 161 683 1
117 willoughby road crows nest new 20
t 02 9431 6431 f 02 9439 74
e sydney@nettletontribe.com.au w nettletontribe.com



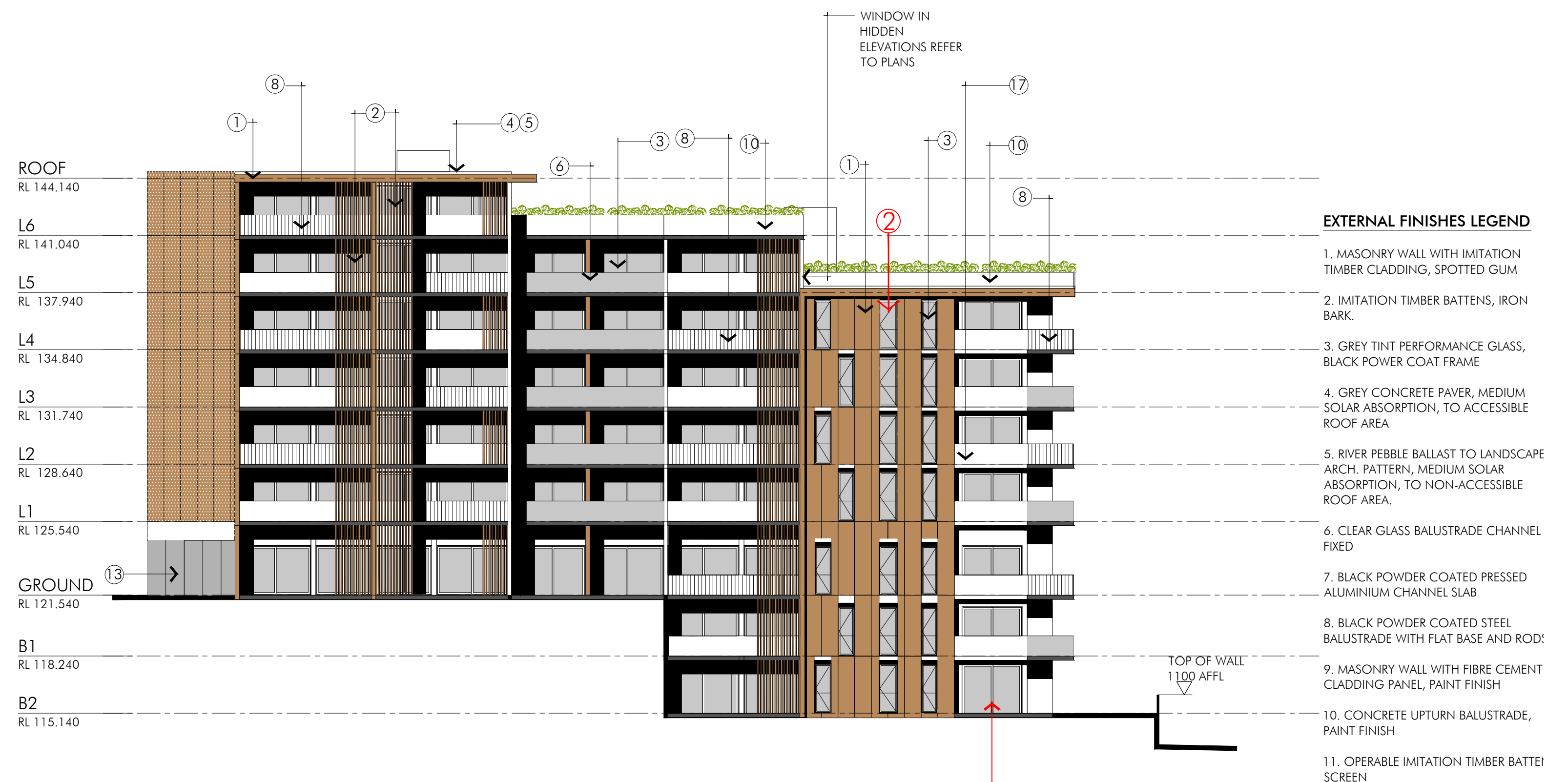
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PACIFIC HWY



02 BLOCK A EAST ELEVATION
COURTYARD



03 BLOCK A SOUTH ELEVATION
FITZSIMONS LN



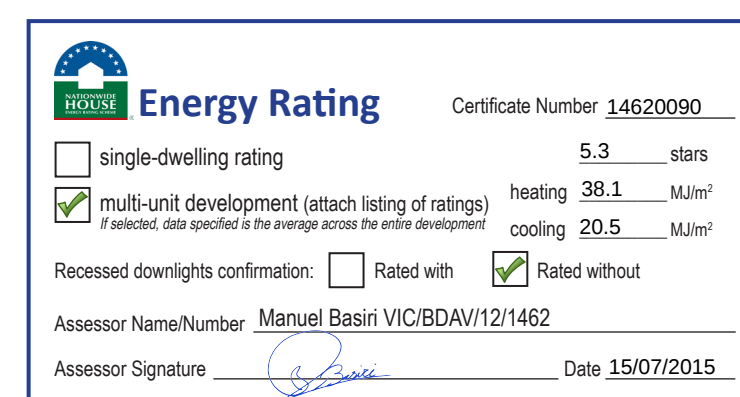
04 BLOCK A WEST ELEVATION
WEST BOUNDARY

EXTERNAL FINISHES LEGEND

1. MASONRY WALL WITH IMITATION TIMBER CLADDING, SPOTTED GUM
2. IMITATION TIMBER BATTENS, IRON BARK.
3. GREY TINT PERFORMANCE GLASS, BLACK POWER COAT FRAME
4. GREY CONCRETE PAVER, MEDIUM SOLAR ABSORPTION, TO ACCESSIBLE ROOF AREA
5. RIVER PEBBLE BALLAST TO LANDSCAPE ARCH. PATTERN, MEDIUM SOLAR ABSORPTION, TO NON-ACCESSIBLE ROOF AREA
6. CLEAR GLASS BALUSTRADE CHANNEL FIXED
7. BLACK POWDER COATED PRESSED ALUMINIUM CHANNEL SLAB
8. BLACK POWDER COATED STEEL BALUSTRADE WITH FLAT BASE AND ROD
9. MASONRY WALL WITH FIBRE CEMENT CLADDING PANEL, PAINT FINISH
10. CONCRETE UPTURN BALUSTRADE, PAINT FINISH
11. OPERABLE IMITATION TIMBER BATTEE SCREEN
12. SANDSTONE, GEOMETRIC PATTERN, PODIUM AND PLANTER WALLS
13. CLEAR SHOPFRONT GLAZING.
14. WHITE PAINTED CONCRETE WALL.
15. PERGOLA STEEL FRAME, PAINT FINISH
16. VERTICAL GARDEN OVER CARPARK GRILLS
17. CONCRETE SPANDREL PAINTED.

SEPP 65 RECOMMENDATIONS

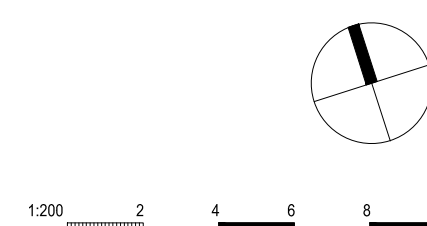
1. Item 7.8 - Private open Space over 25sqm
2. Item 7.4 - Kitchen Window



Sliding Door - access to private open space

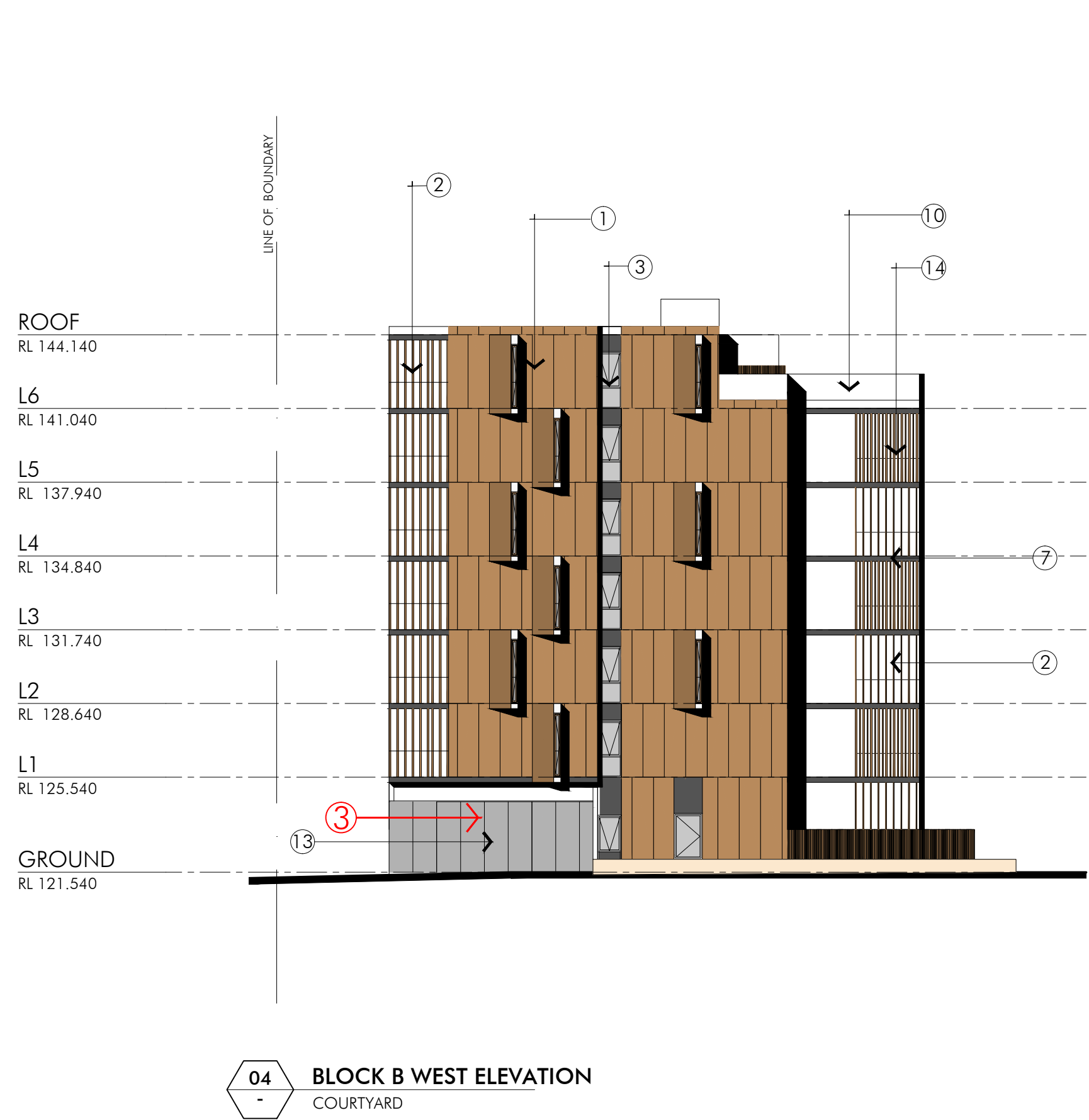
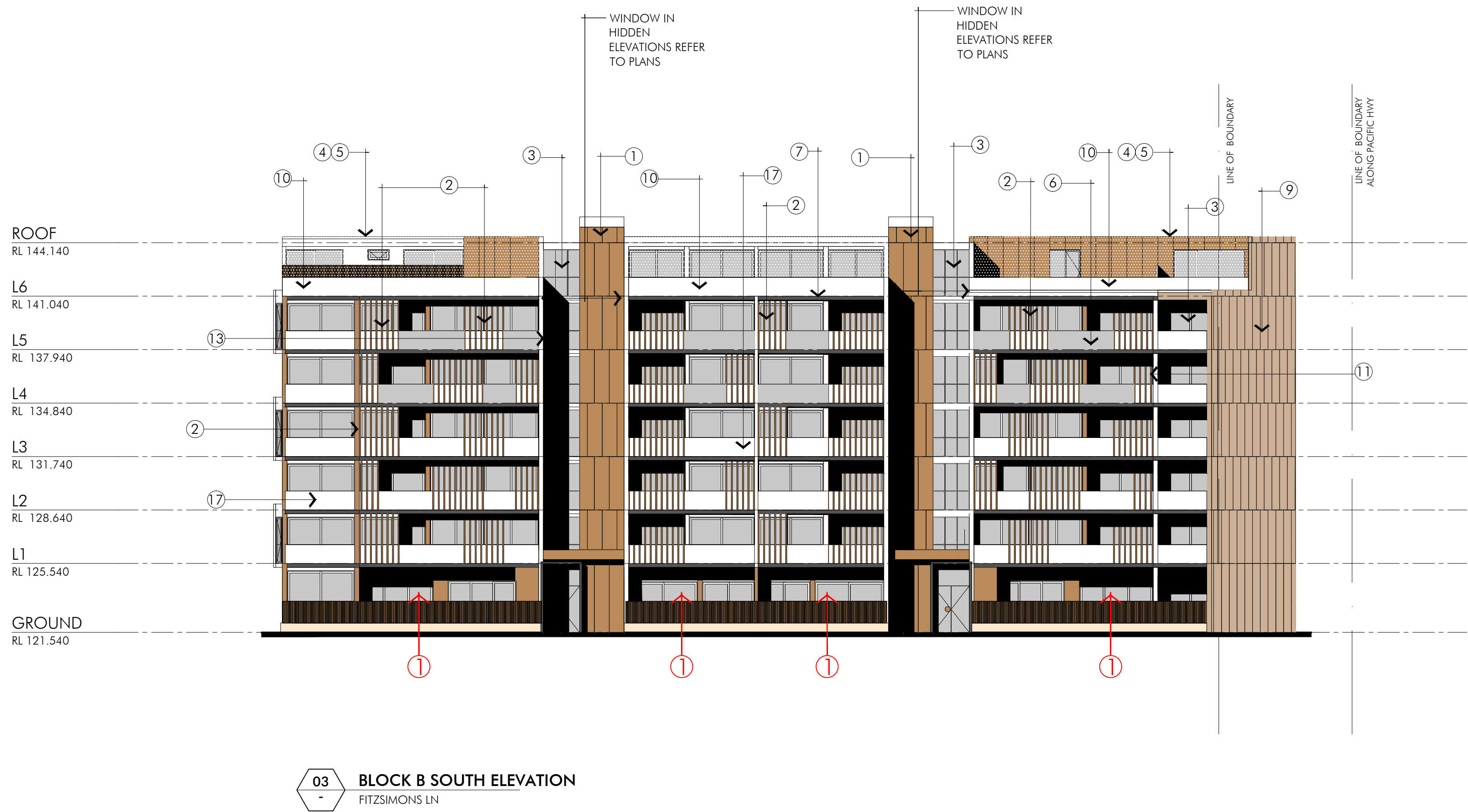
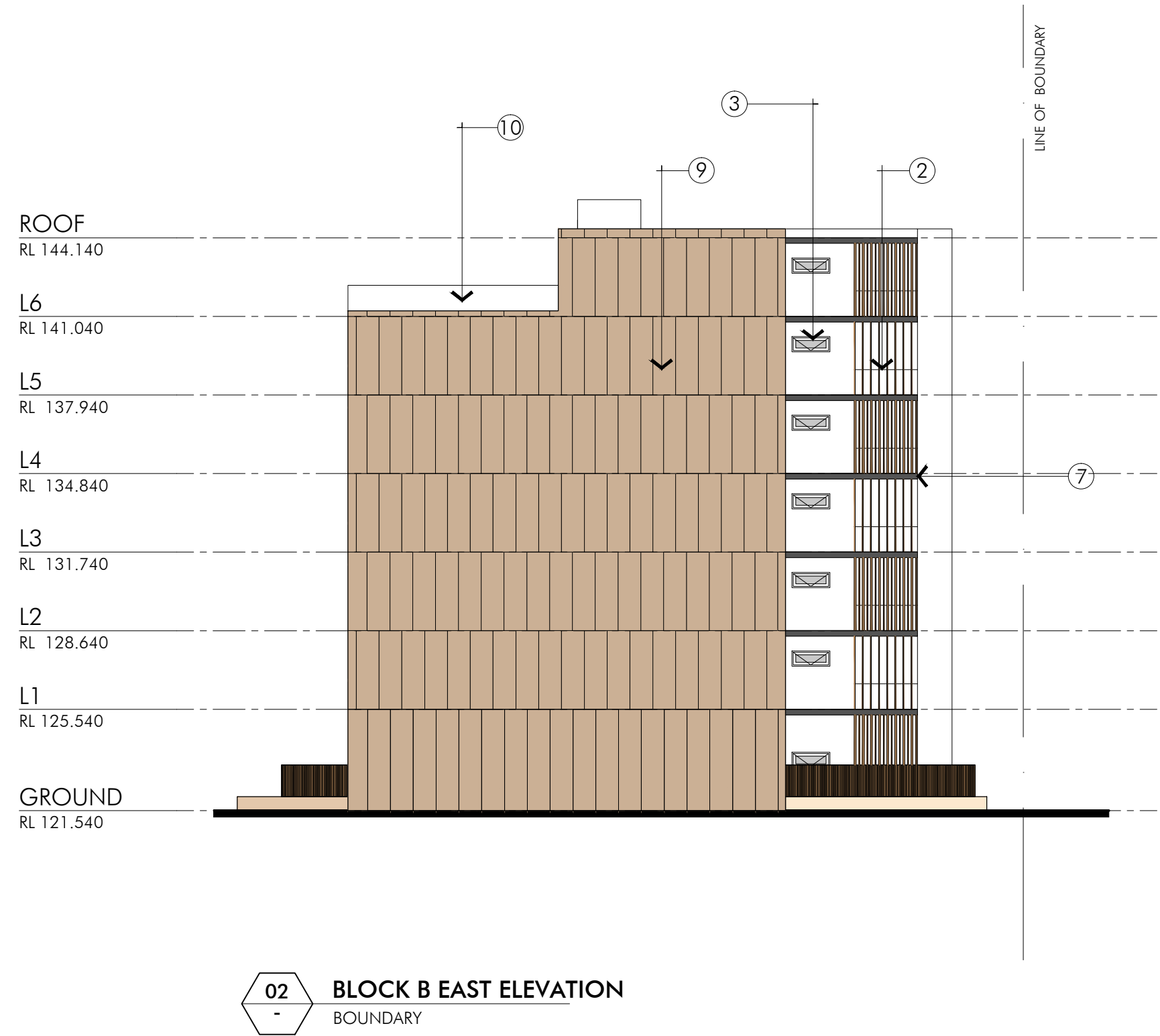
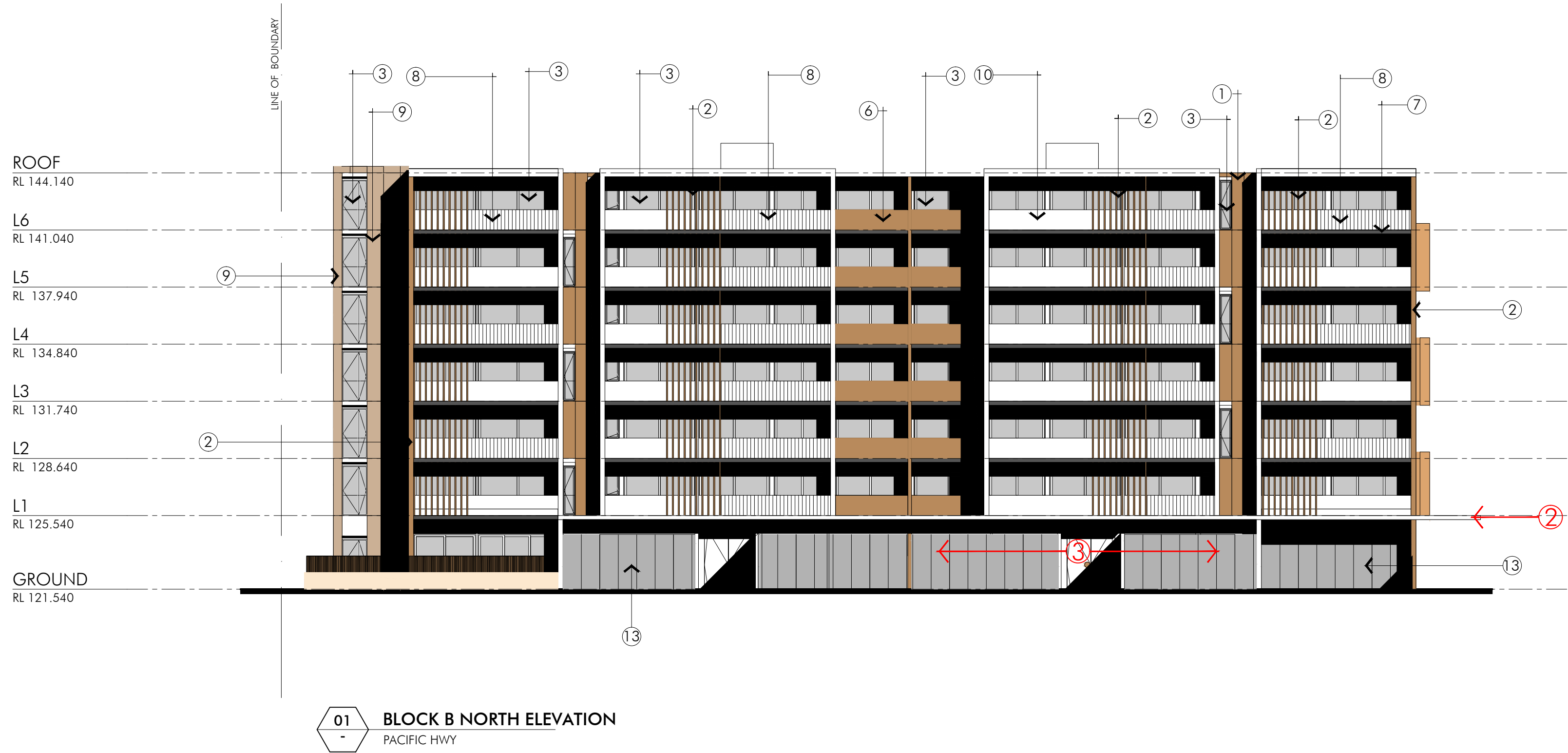
Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW



Title
Scale
Date
Number
ELEVATIONS BLOCK A
1:200@A1 / 1:400@A3
30.06.2015
2838_211[D]
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nt
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117 willoughby road crows nest nsw 20
t 02 9431 6431 f 02 9439 74
e sydney@nettletontribe.com.au w nettletontribe.com



EXTERNAL FINISHES LEGEND

- 1. MASONRY WALL WITH IMITATION TIMBER CLADDING, SPOTTED GUM
- 2. IMITATION TIMBER BATTENS, IRON BARK.
- 3. GREY TINT PERFORMANCE GLASS, BLACK POWER COAT FRAME
- 4. GREY CONCRETE PAVER, MEDIUM SOLAR ABSORPTION, TO ACCESSIBLE ROOF AREA
- 5. RIVER PEBBLE BALLAST TO LANDSCAPE ARCH. PATTERN, MEDIUM SOLAR ABSORPTION, TO NON-ACCESSIBLE ROOF AREA.
- 6. CLEAR GLASS BALUSTRADE CHANNEL FIXED
- 7. BLACK POWDER COATED PRESSED ALUMINIUM CHANNEL SLAB
- 8. BLACK POWDER COATED STEEL BALUSTRADE WITH FLAT BASE AND RODS
- 9. MASONRY WALL WITH FIBRE CEMENT CLADDING PANEL, PAINT FINISH
- 10. CONCRETE UPTURN BALUSTRADE, PAINT FINISH
- 11. OPERABLE IMITATION TIMBER BATTEN SCREEN
- 12. SANDSTONE, GEOMETRIC PATTERN, PODIUM AND PLANTER WALLS
- 13. CLEAR SHOPFRONT GLAZING.
- 14. WHITE PAINTED CONCRETE WALL.
- 15. PERGOLA STEEL FRAME, PAINT FINISH
- 16. VERTICAL GARDEN OVER CARPARK GRILLS
- 17. CONCRETE SPANDREL PAINTED.

SEPP 65 RECOMMENDATIONS

- 1. Item 7.8 - Private open Space over 25sqm
- 2. Item 3.13 - Awning
- 3. Items 1.2, 1.4, 4.2 - Retail Facing the Pacific HWY.

**Energy Rating**

Certificate Number 14620090

☐ single-dwelling rating

5.3 stars

☒ multi-unit development (attach listing of ratings)

heating 38.1 MJ/m²

cooling 20.5 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basiri VIC/BDAY/12/1462

Assessor Signature  Date 15/07/2015

Jul 08, 2015 - 4:05pm P:\2838\2838_221 ELEVATION BLOCK B.dwg

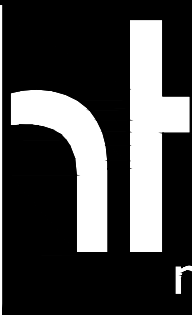
Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW

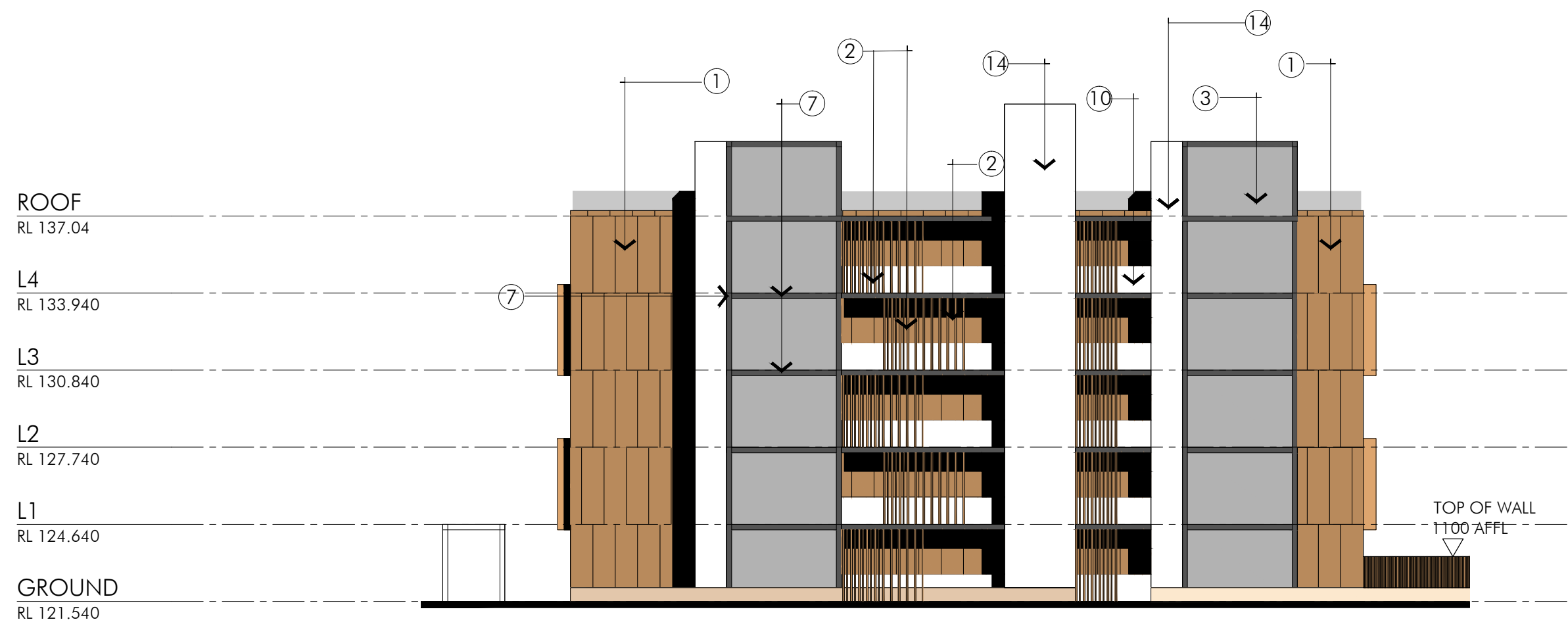
Title
Scale
Date
Number

ELEVATION BLOCK B
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30.06.2015
2838_221[D]

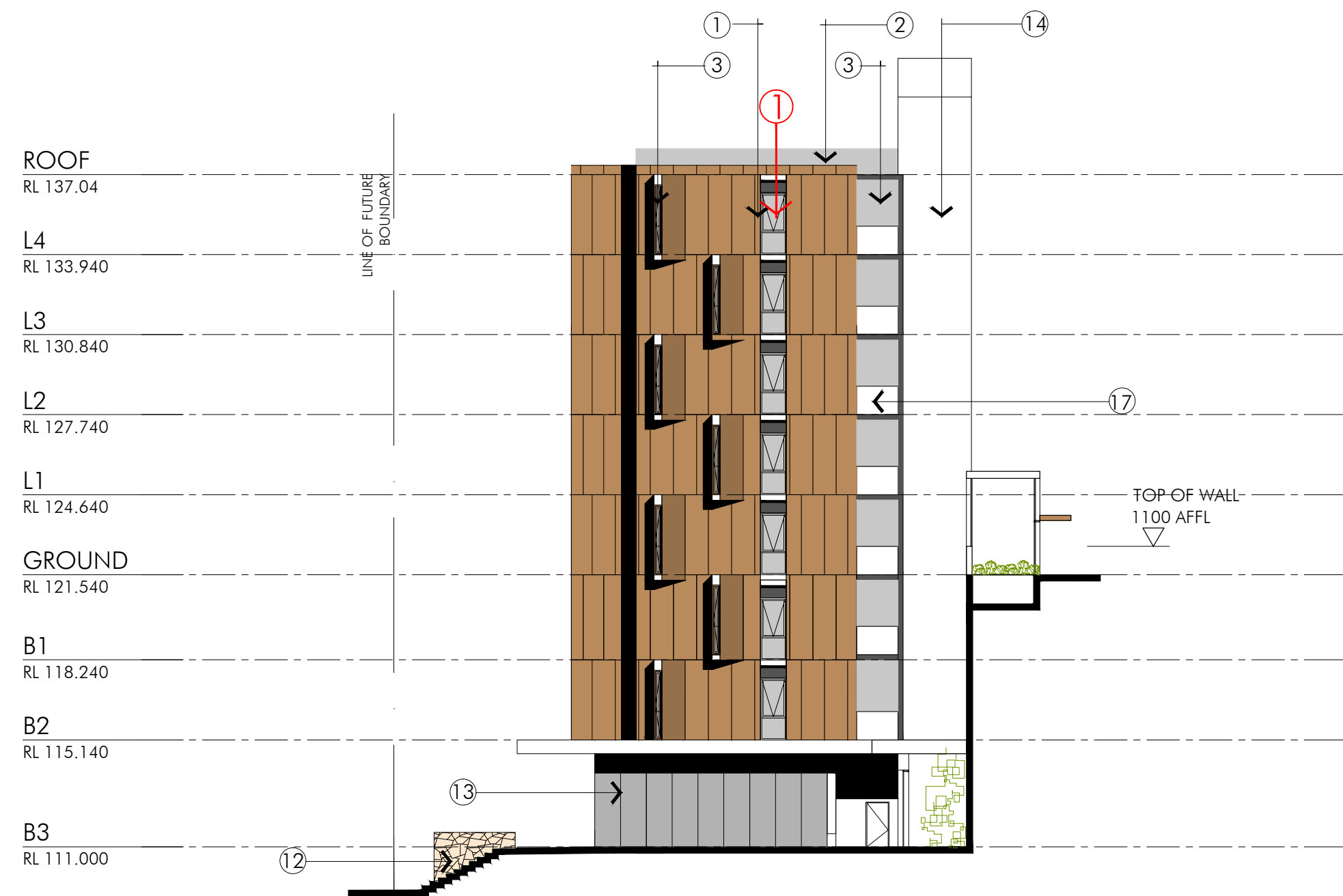
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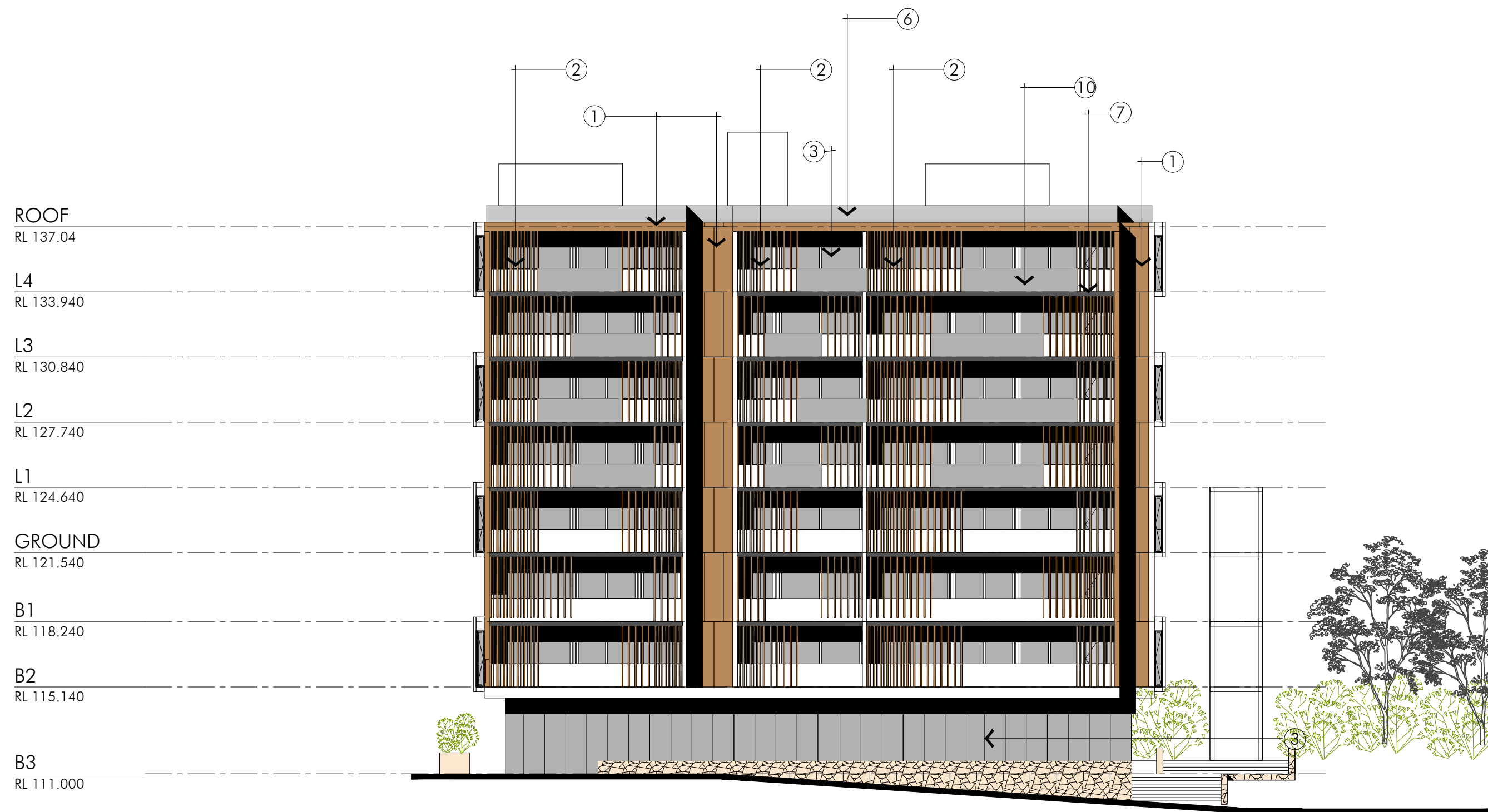
nettleton tribe partnership pty ltd ABN 58 161 693 122
117 willoughby road crows nest nsw 2065
t 02 9431 6431 f 02 9439 7474
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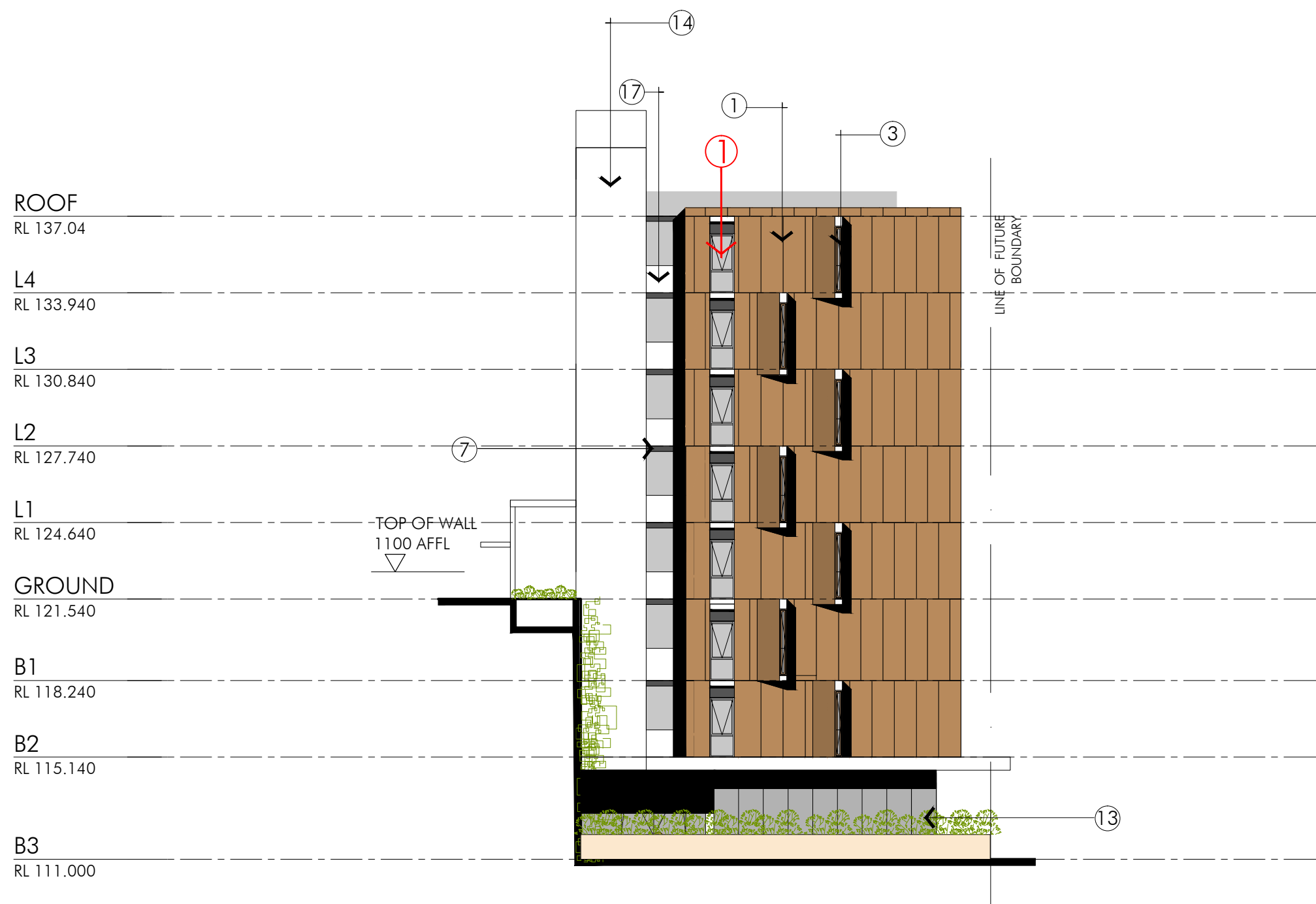
01 BLOCK C NORTH ELEVATION
COURTYARD



02 BLOCK C EAST ELEVATION
CARPARK ENTRY



03 BLOCK C SOUTH ELEVATION
FITZSIMONS LN



04 BLOCK C WEST ELEVATION
COURTYARD

EXTERNAL FINISHES LEGEND

1. MASONRY WALL WITH IMITATION TIMBER CLADDING, SPOTTED GUM
2. IMITATION TIMBER BATTENS, IRON BARK.
3. GREY TINT PERFORMANCE GLASS, BLACK POWER COAT FRAME
4. GREY CONCRETE PAVER, MEDIUM SOLAR ABSORPTION, TO ACCESSIBLE ROOF AREA
5. RIVER PEBBLE BALLAST TO LANDSCAPE ARCH. PATTERN, MEDIUM SOLAR ABSORPTION, TO NON-ACCESSIBLE ROOF AREA.
6. CLEAR GLASS BALUSTRADE CHANNEL FIXED
7. BLACK POWDER COATED PRESSED ALUMINIUM CHANNEL SLAB
8. BLACK POWDER COATED STEEL BALUSTRADE WITH FLAT BASE AND RODS
9. MASONRY WALL WITH FIBRE CEMENT CLADDING PANEL, PAINT FINISH
10. CONCRETE UPTURN BALUSTRADE, PAINT FINISH
11. OPERABLE IMITATION TIMBER BATTEN SCREEN
12. SANDSTONE, GEOMETRIC PATTERN, PODIUM AND PLANTER WALLS
13. CLEAR SHOPFRONT GLAZING.
14. WHITE PAINTED CONCRETE WALL.
15. PERGOLA STEEL FRAME, PAINT FINISH
16. VERTICAL GARDEN OVER CARPARK GRILLS
17. CONCRETE SPANDREL PAINTED.

Energy Rating		Certificate Number 14620090
☐ single-dwelling rating	5.3 stars	
☒ multi-unit development (attach listing of ratings)	heating 38.1 MJ/m ²	
	cooling 20.5 MJ/m ²	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number Manuel Basiri VIC/BDV/12/1462		
Assessor Signature		Date 15/07/2015

SEPP 65 RECOMMENDATIONS

1. Item 7.3 - External Window.

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

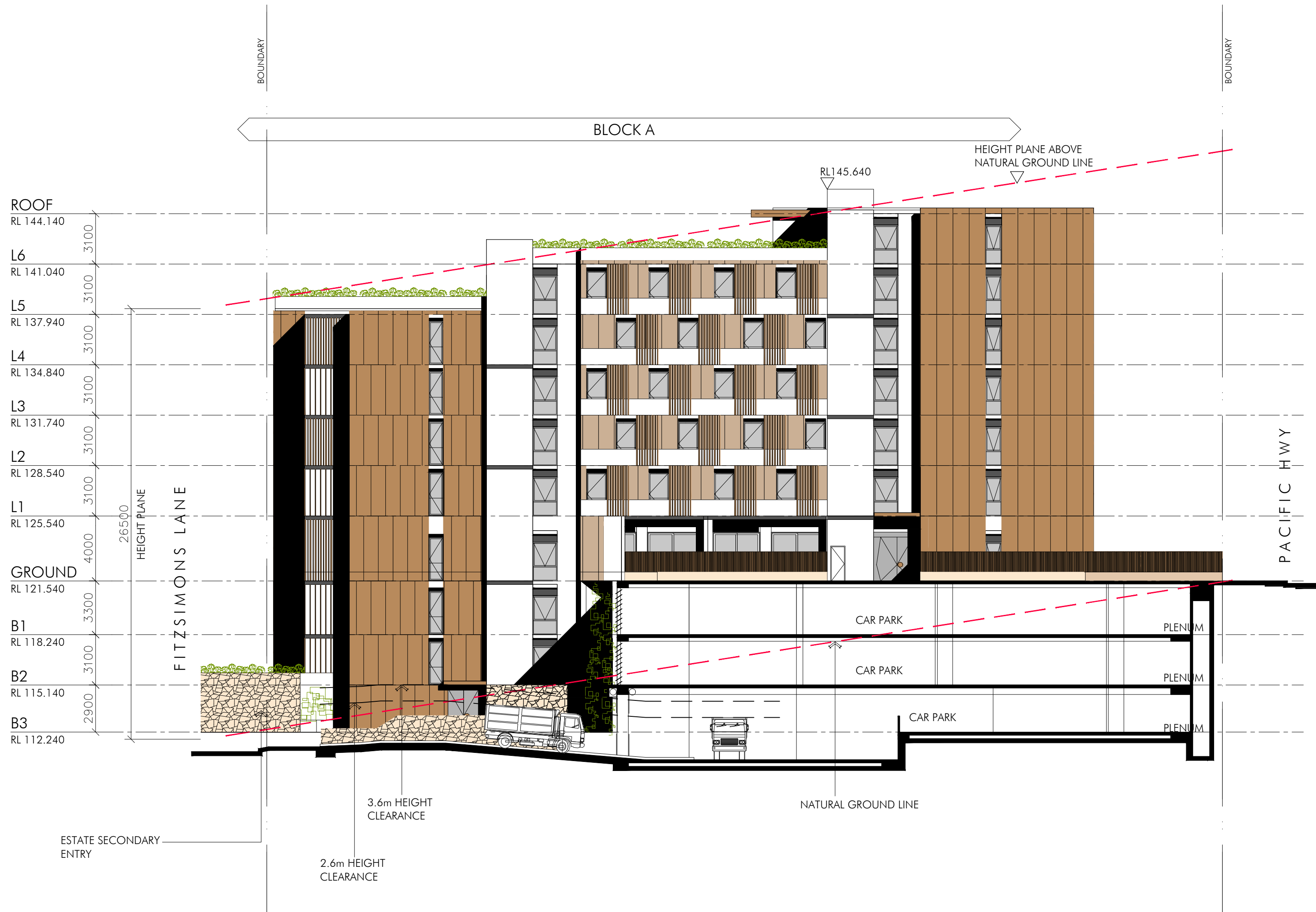
Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW

Title
Scale
Date
Number
ELEVATION BLOCK C
1:200@A1 / 1:400@A3
30.06.2015
2838_231[D]



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117 willoughby road crows nest nsw 2065
t 02 9431 6431 f 02 9439 7474
o sydney@nettletontribe.com.au w nettletontribe.com.au

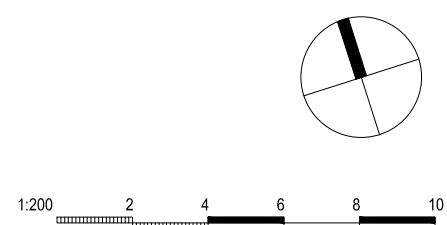


Energy Rating		Certificate Number 14620090
☐ single-dwelling rating	5.3 stars	
☒ multi-unit development (attach listing of ratings)	heating 38.1 MJ/m ²	
	cooling 20.5 MJ/m ²	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		
Assessor Name/Number Manuel Basiri VIC/BDV/12/1462		
Assessor Signature		Date 15/07/2015

Jul 14, 2015 - 11:51 am P:\2838\2838_301\SECTION A-A.dwg

Client
 Alto Prestige Pty Ltd
 Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
 Po Box 426 Gordon 2072
 t 09 94815555 f -

Project
 Gordon Mixed Use Development
 870-898 Pacific Highway
 Gordon NSW



Title
 Scale
 Date
 Number

SECTION A-A AND B-B
 1:200@A1 / 1:400@A3
 30.06.2015
 2838_301[D]

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Jul 08, 2015 - 4:36pm T:\2838\2838_302\SECTION C-D.dwg

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW

0 2.5 5 12.5 25m

Title
Scale
Date
Number

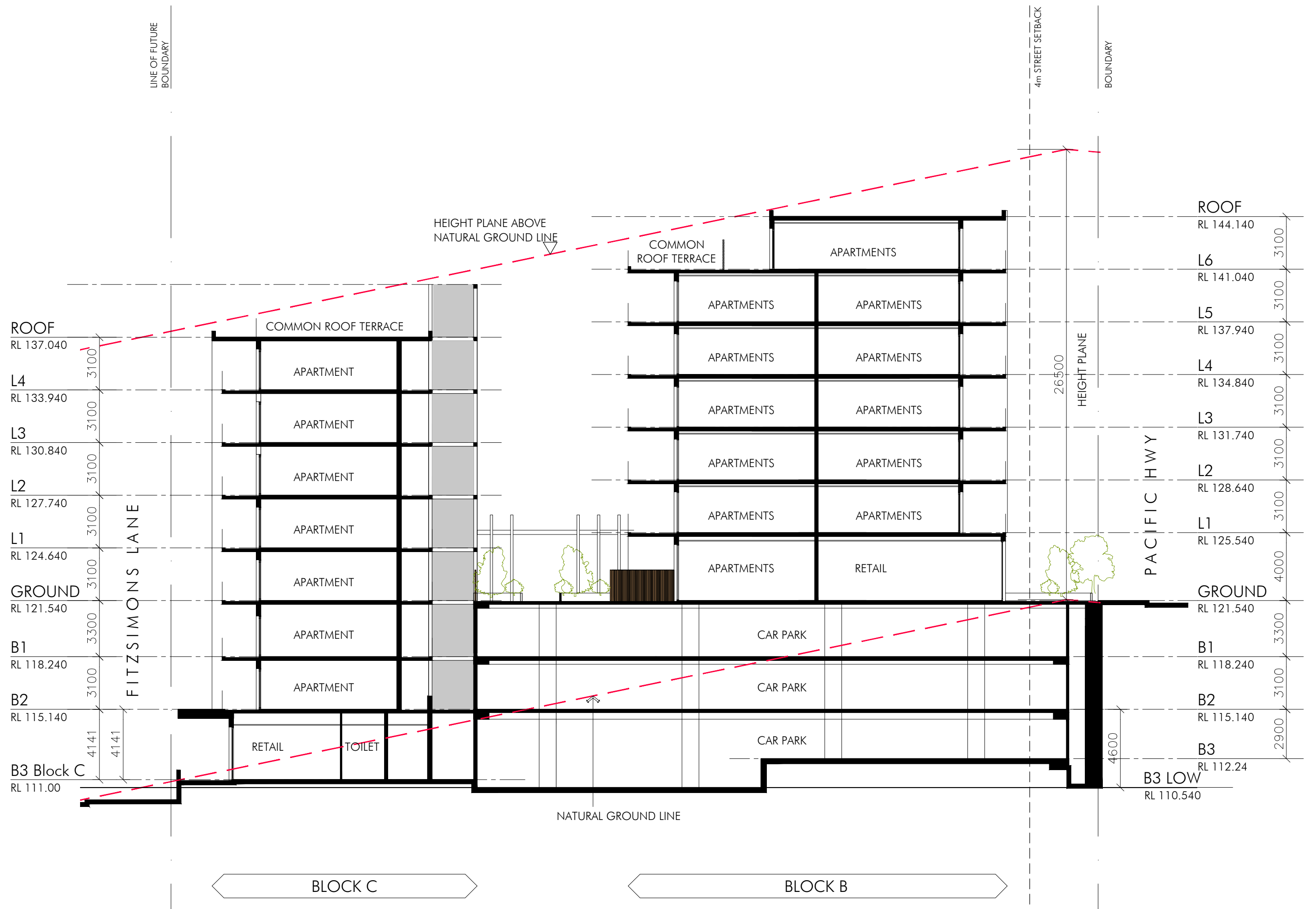
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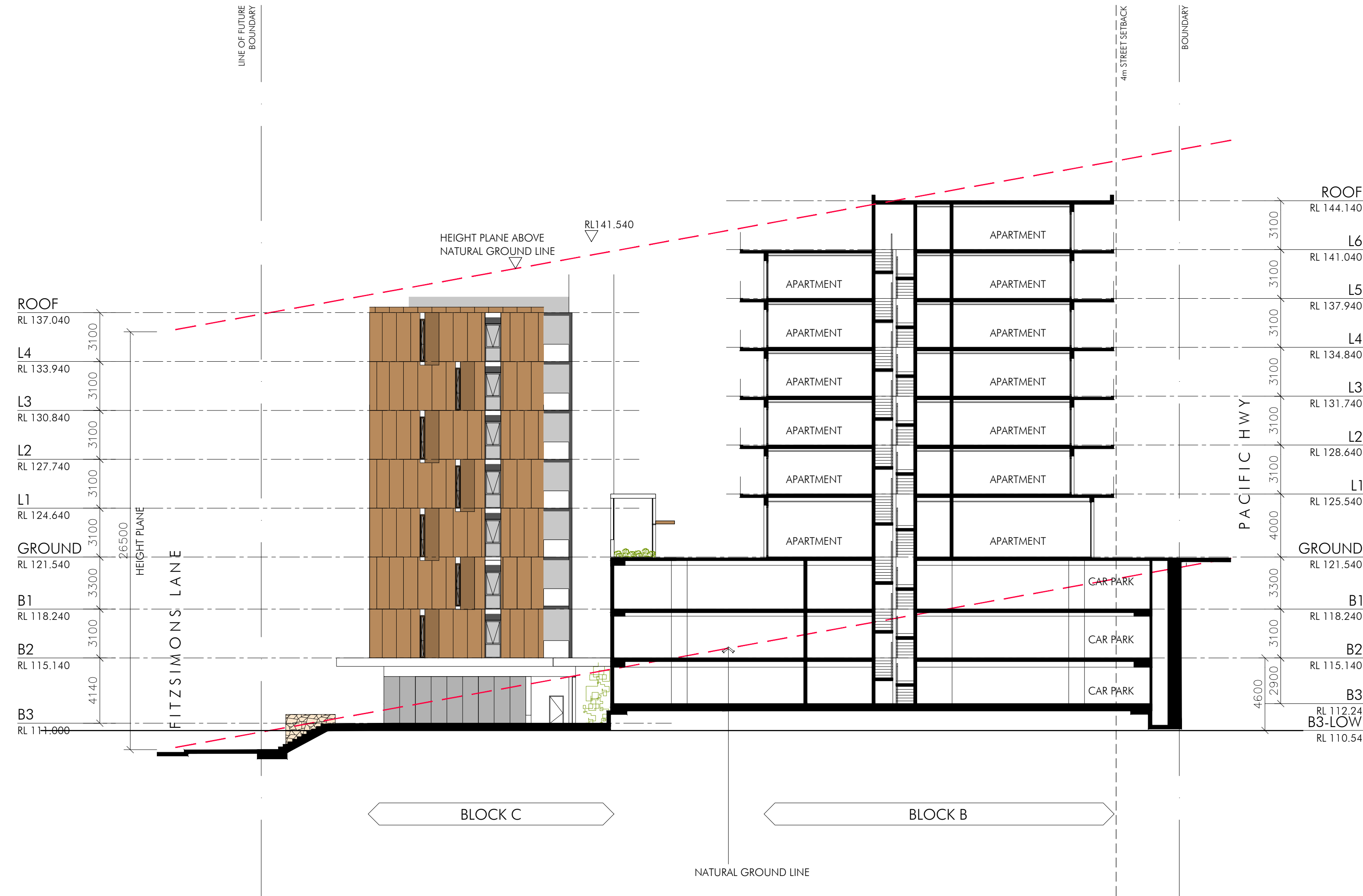
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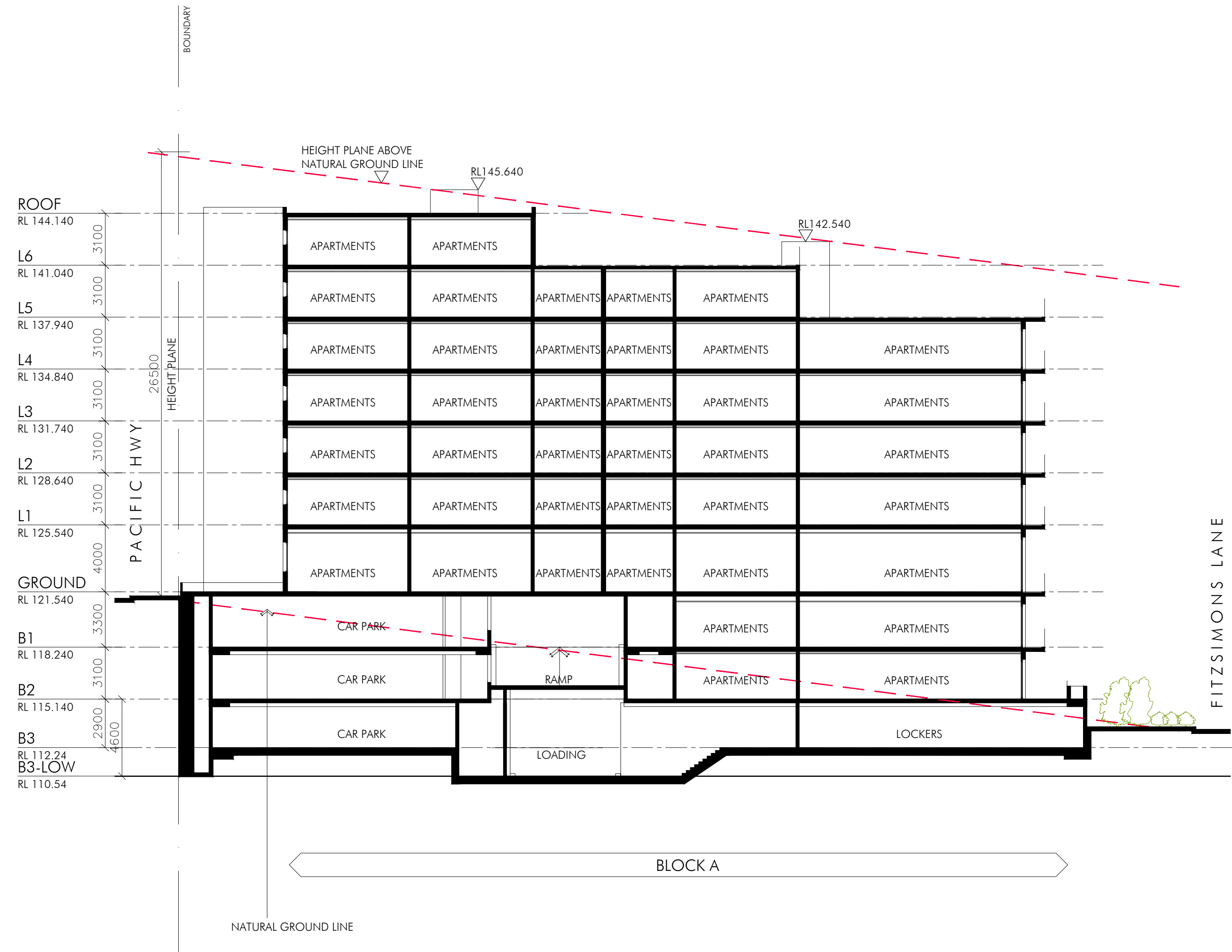
nettleton tribe partnership pty ltd ABN 58 161 683 122
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e sydney@nettletontribe.com.au w nettletontribe.com.au

 Energy Rating		Certificate Number 14620090	
☐ single-dwelling rating		5.3 stars	
☒ multi-unit development (attach listing of ratings) If selected, data specified is the average across the entire development		heating 38.1 MJ/m ²	
Recessed downlights confirmation: ☐ Rated with ☒ Rated without		cooling 20.5 MJ/m ²	
Assessor Name/Number Manuel Basiri VIC/BDW/12/1462			
Assessor Signature 		Date 15/07/2015	





01 SECTION E-E



02 SECTION F-F

Energy Rating

Certificate Number 14620090

5.3 stars

single-dwelling rating

multi-unit development (attach listing of ratings)

heating 38.1 MJ/m²

cooling 20.5 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basini VIC/BDV/121462

Assessor Signature *Manuel Basini* Date 15/07/2015

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW



Title
Scale
Date
Number

SECTION E-E AND F-F
1:200@A1 / 1:400@A3
30.06.2015
2838_303[D]

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e sydney@nettletontribe.com.au w nettletontribe.com.au



01 SECTION G-G

Energy Rating Certificate Number 14620090

☐ single-dwelling rating 5.3 stars

☒ multi-unit development (attach listing of ratings) heating 38.1 MJ/m²

*weighted, data reported is the average across the entire development cooling 20.5 MJ/m²

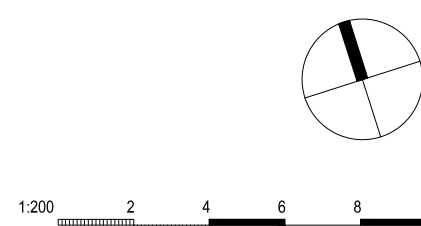
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basiri VIC/BDV/12/1462

Assessor Signature *[Signature]* Date 15/07/2015

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW



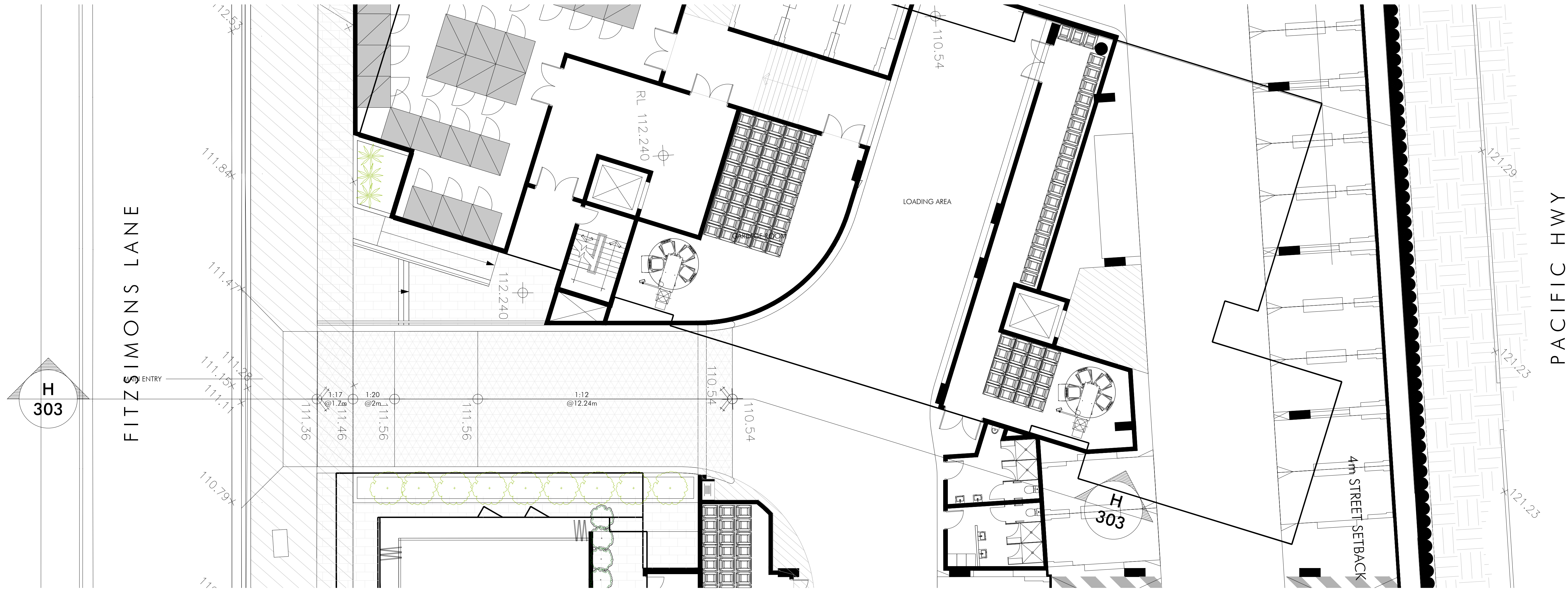
Title
Scale
Date
Number

SECTION G-G
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30.06.2015
2838_304[D]

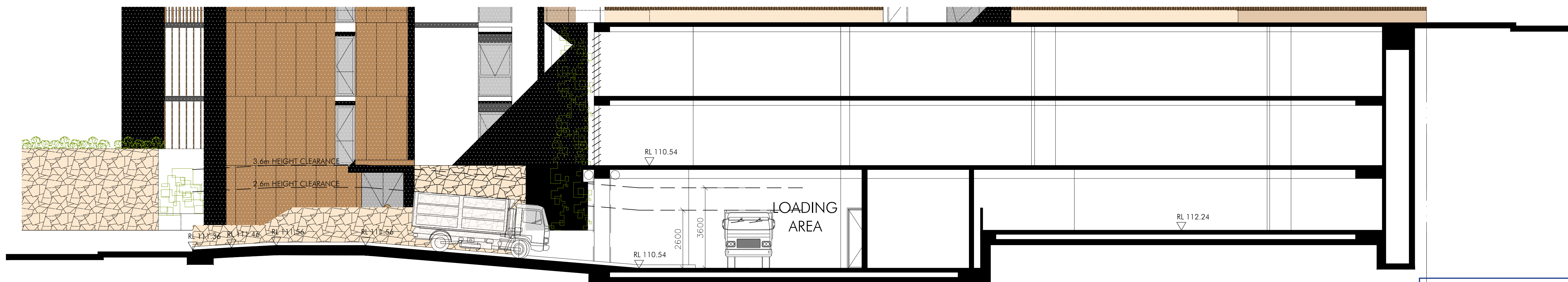
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01 BASEMENT 03



01 SECTION H-H

Energy Rating Certificate Number 14620090

single-dwelling rating 5.3 stars

multi-unit development (attach listing of ratings) heating 38.1 MJ/m² cooling 20.5 MJ/m²

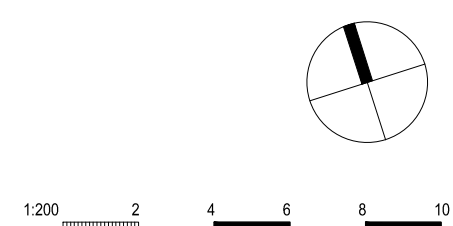
Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basin VIC/BDV/12/1462

Assessor Signature *Manuel Basin* Date 15/07/2015

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW



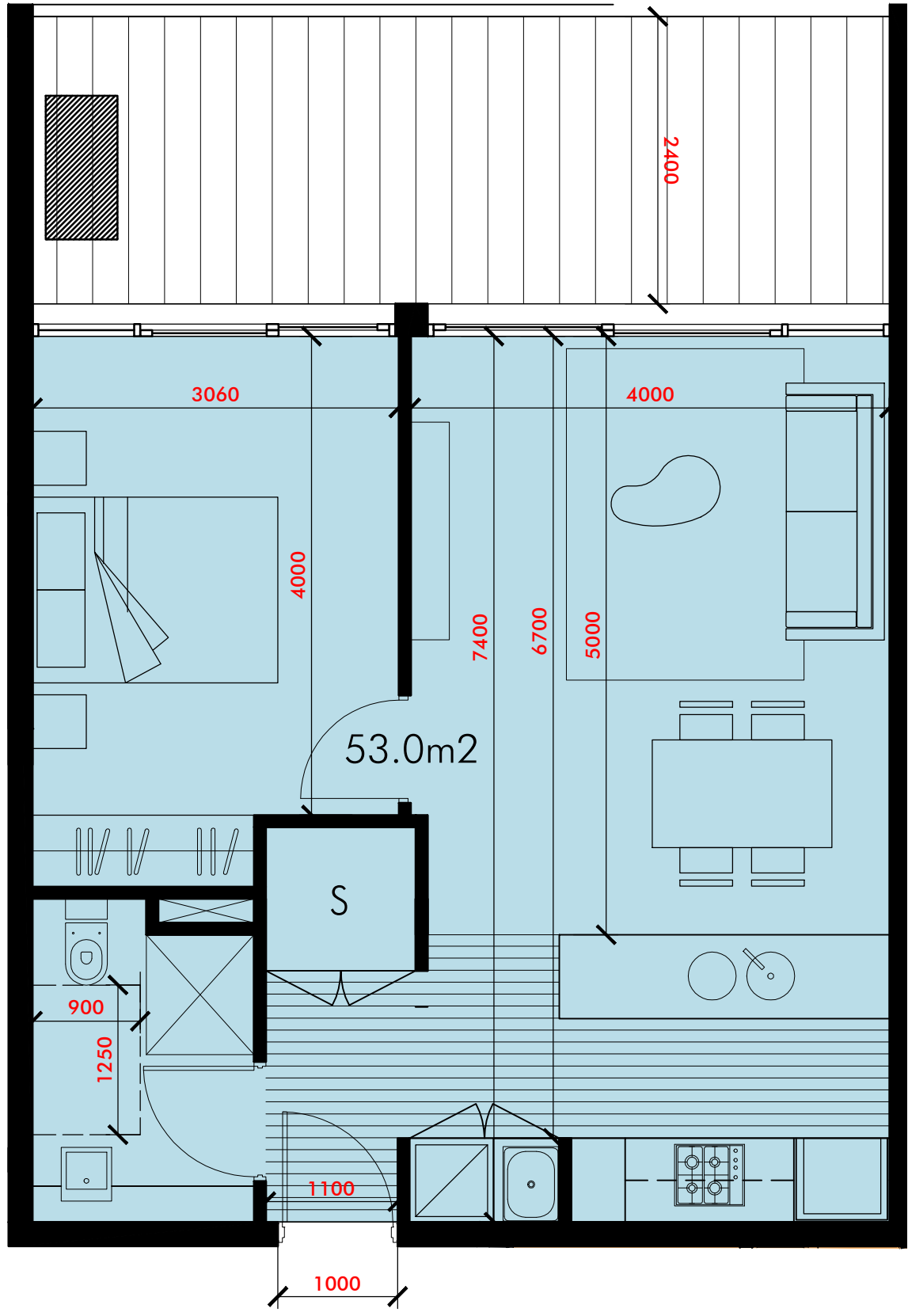
Title
Scale
Date
Number

SECTION H-H
1:100@A1 / 1:200@A3
30.06.2015
2838_305[D]

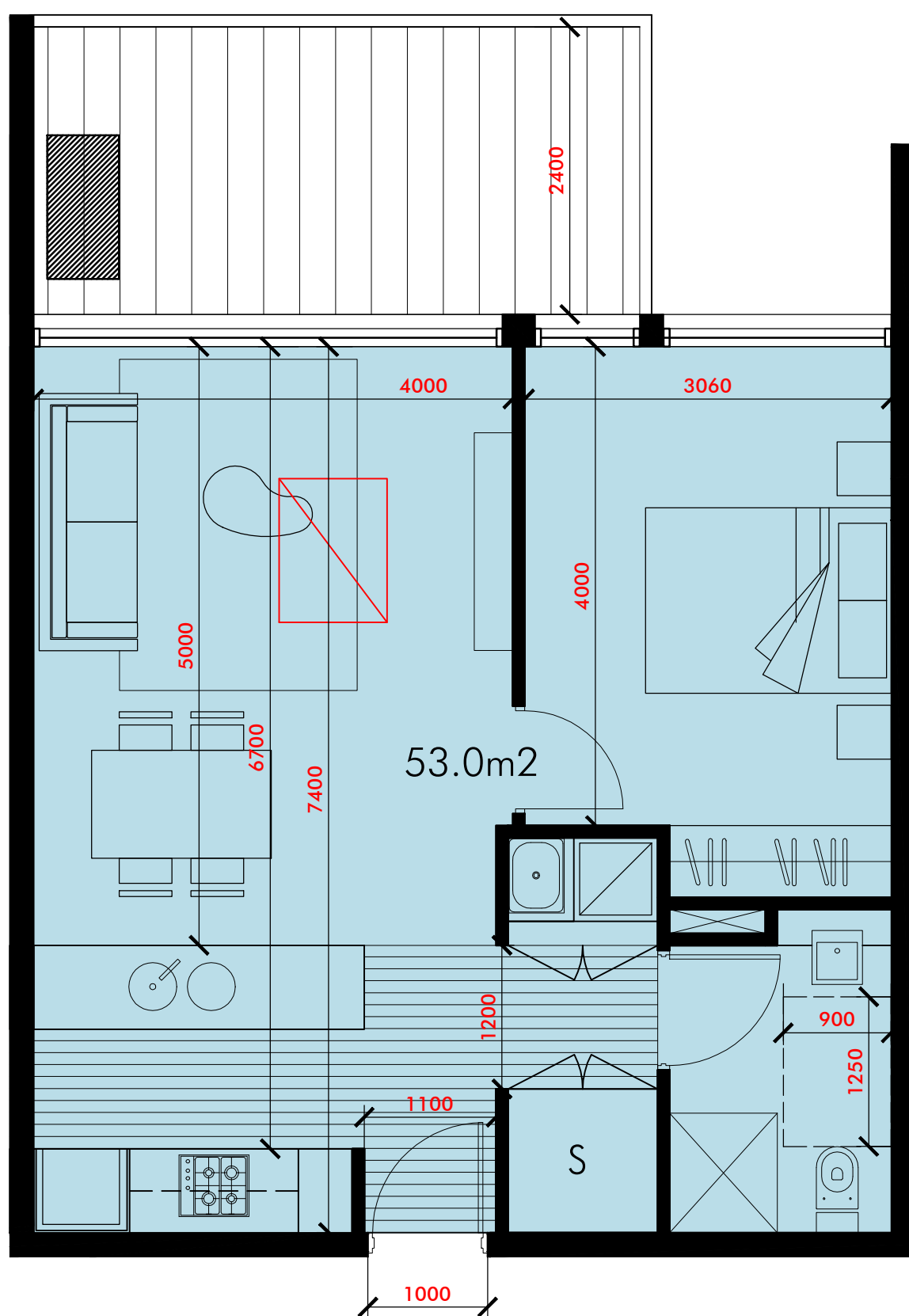
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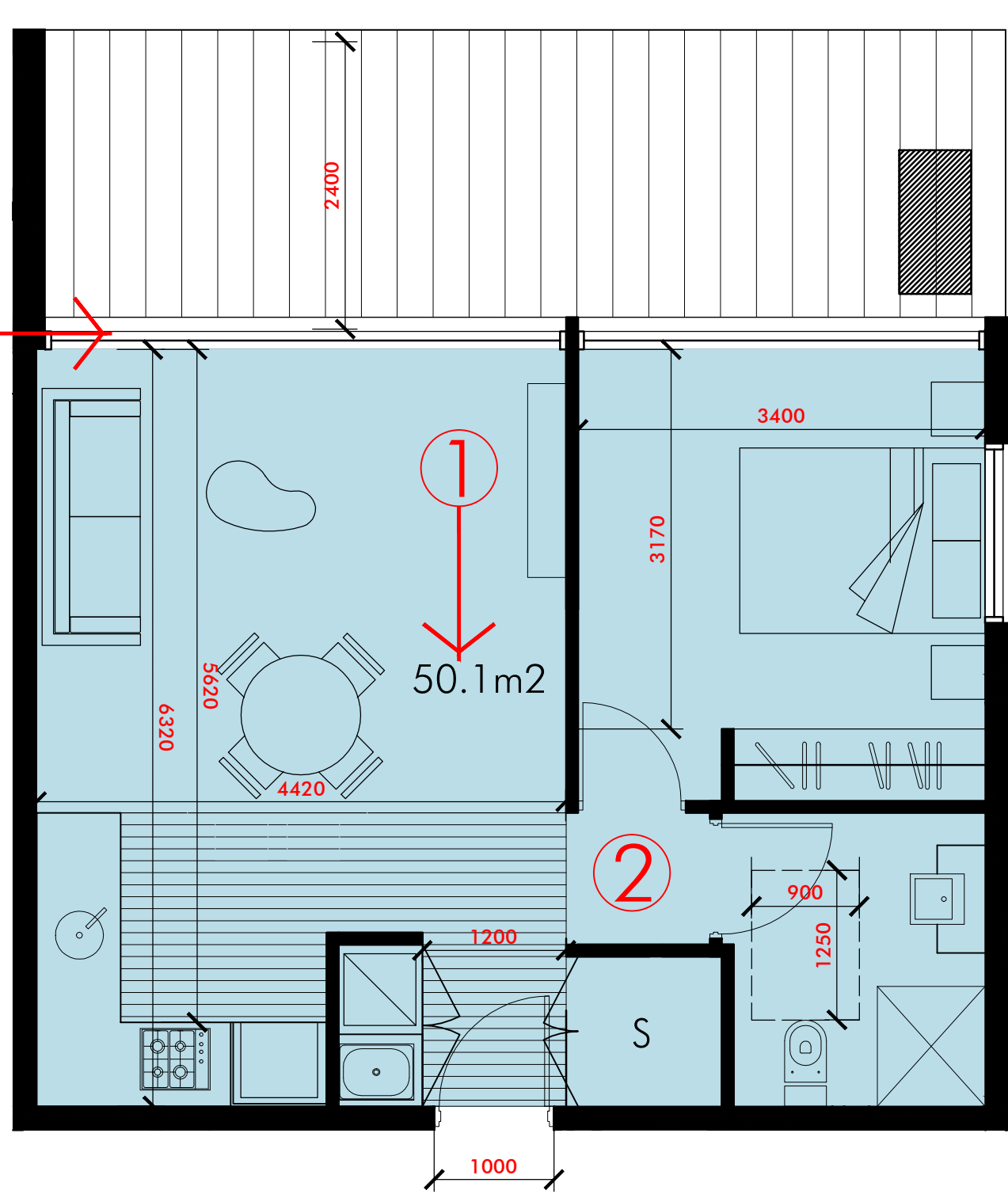
nettleton tribe partnership pty ltd ABN 58 161 683 122
117 willoughby road crows nest nsw 2065
t 02 9431 6431 f 02 9439 7474
e sydney@nettletontribe.com.au w nettletontribe.com.au



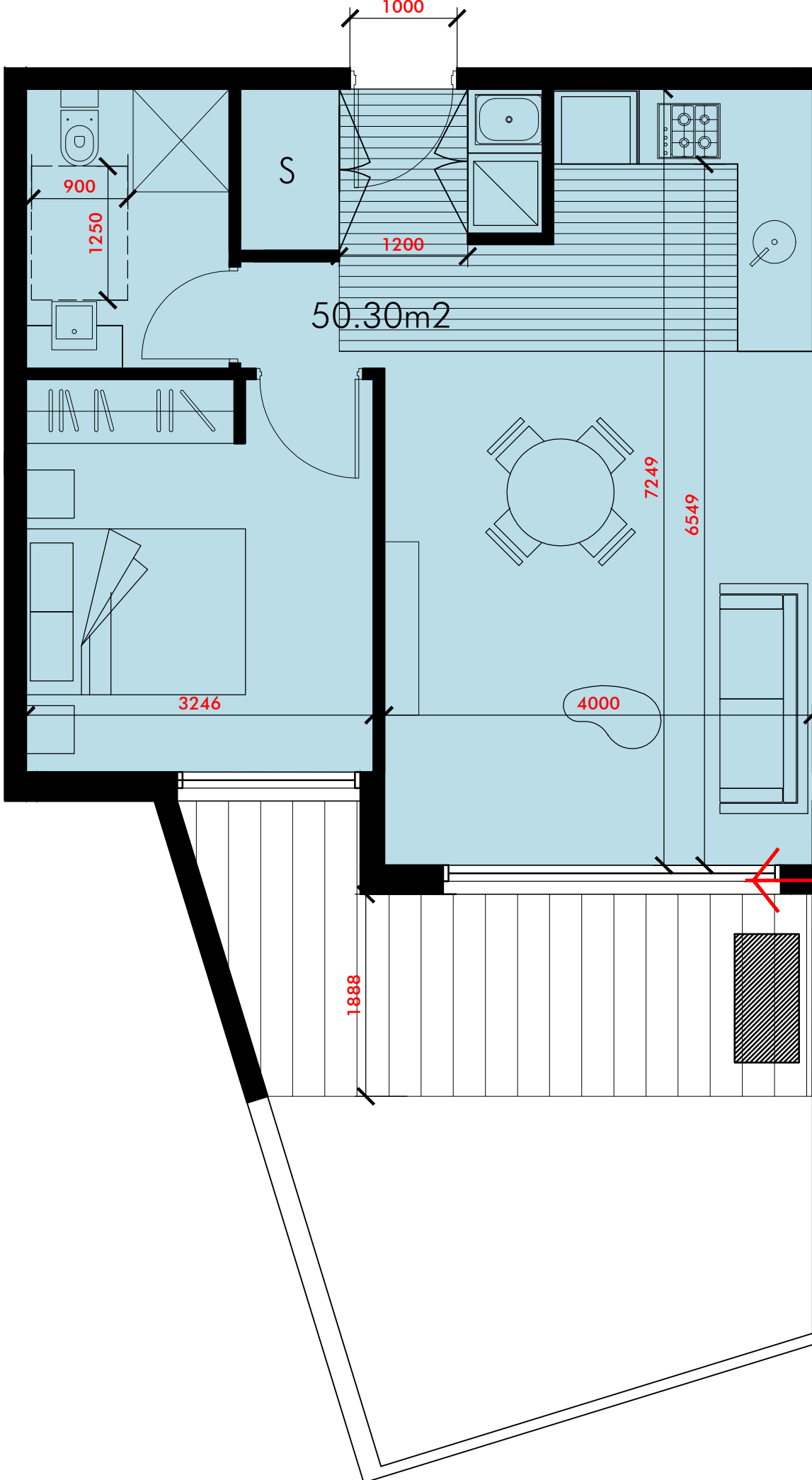
1 1 BEDROOM TYPE - A Balcony: 17.18m²
1:50 Internal storage: 4.05m³



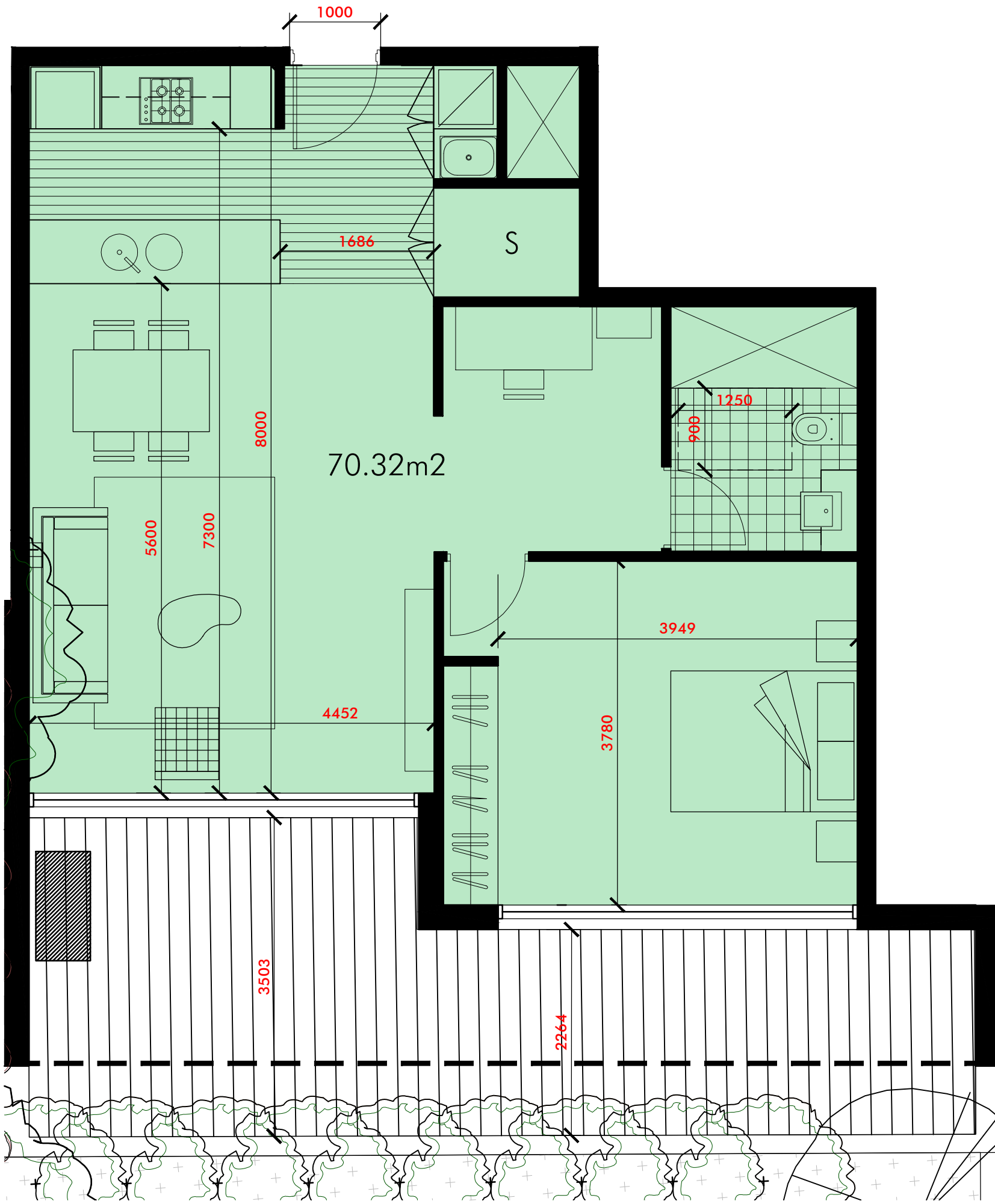
2 1 BEDROOM TYPE - B Balcony: 12.15m²
1:50 Internal storage: 5.04m³



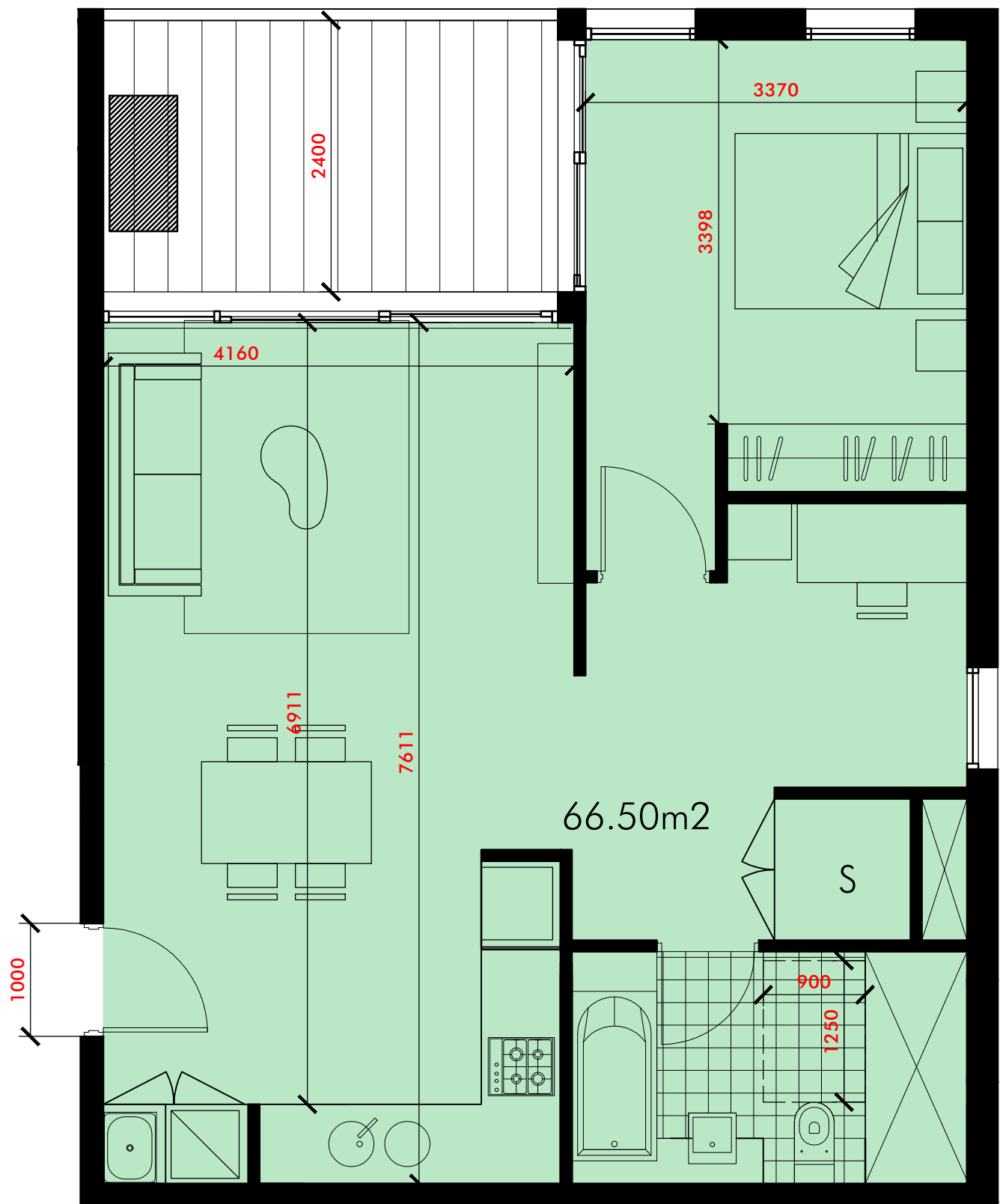
3 1 BEDROOM TYPE - C Balcony: 18.83m²
1:50 Internal storage: 4.05m³



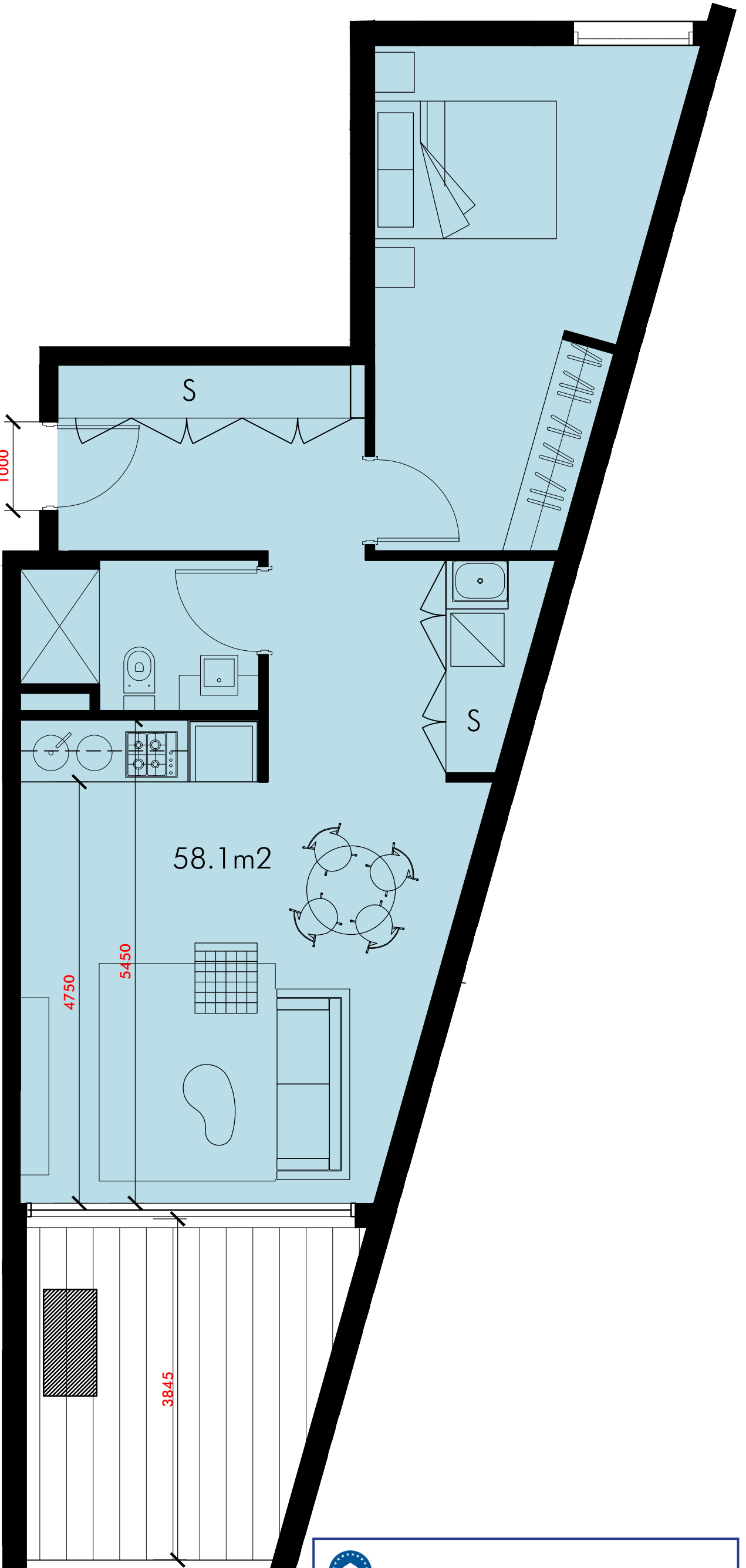
5 1 BEDROOM TYPE - D Balcony: 25.10m²
1:50 Internal storage: 4.00m³



6 1 BEDROOM+STUDY TYPE - A Balcony: 20.60m²
1:50 Internal storage: 4.32m³



7 1 BEDROOM+STUDY TYPE - B Balcony: 9.60m²
1:50 Internal storage: 4.05m³



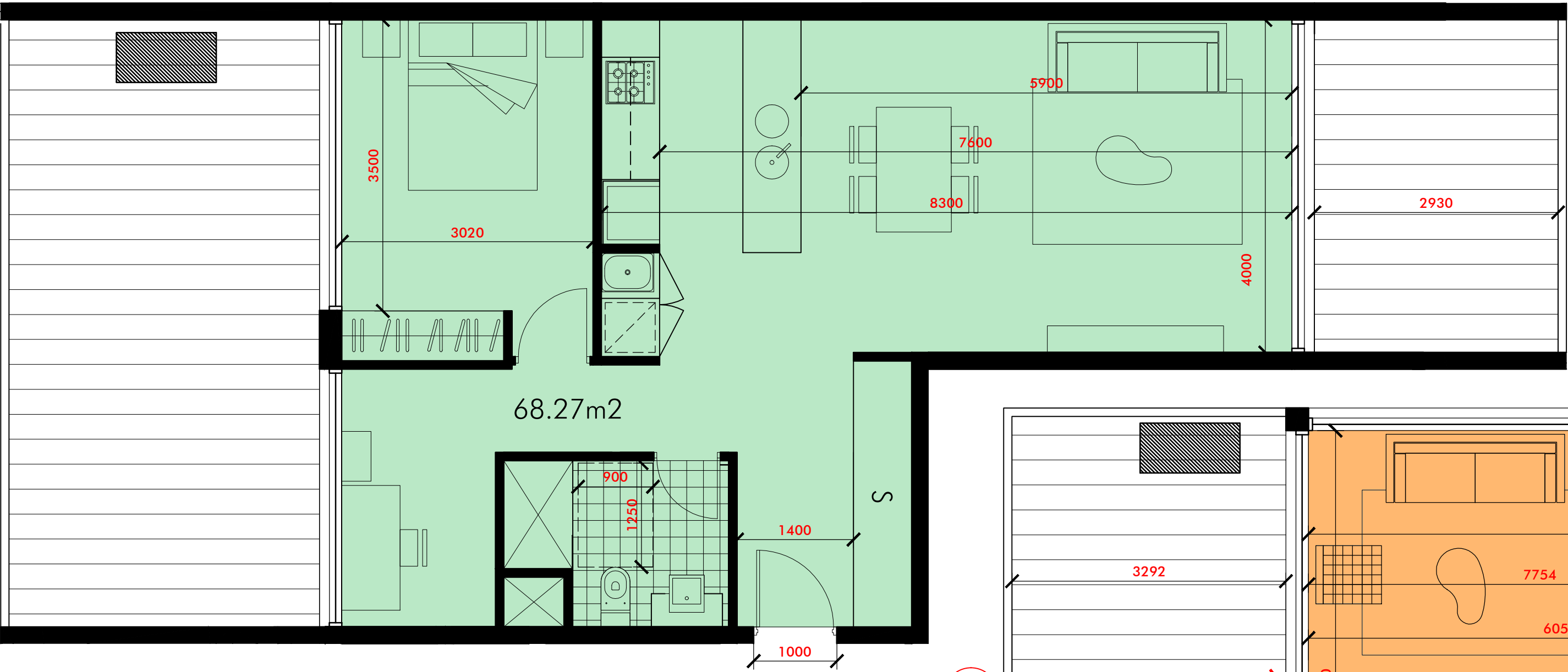
4 1 BEDROOM TYPE - E Balcony: 12.7m²
1:50 Internal storage: 5.6m³

Energy Rating		Certificate Number	14620090
☐ single-dwelling rating		5.3	stars
☒ multi-unit development (attach listing of ratings)	heating	38.1	MJ/m²
If selected, data specified is the average across the entire development	cooling	20.5	MJ/m²
Recessed downlights confirmation:		☐ Rated with	☒ Rated without
Assessor Name/Number		Manuel Basiri VIC/BDV/12/1462	
Assessor Signature			Date 15/07/2015

- SEPP 65 RECOMMENDATIONS
- Item 7.5 - Increased Room Depth
 - Item 7.5 - Doors to a small corridor

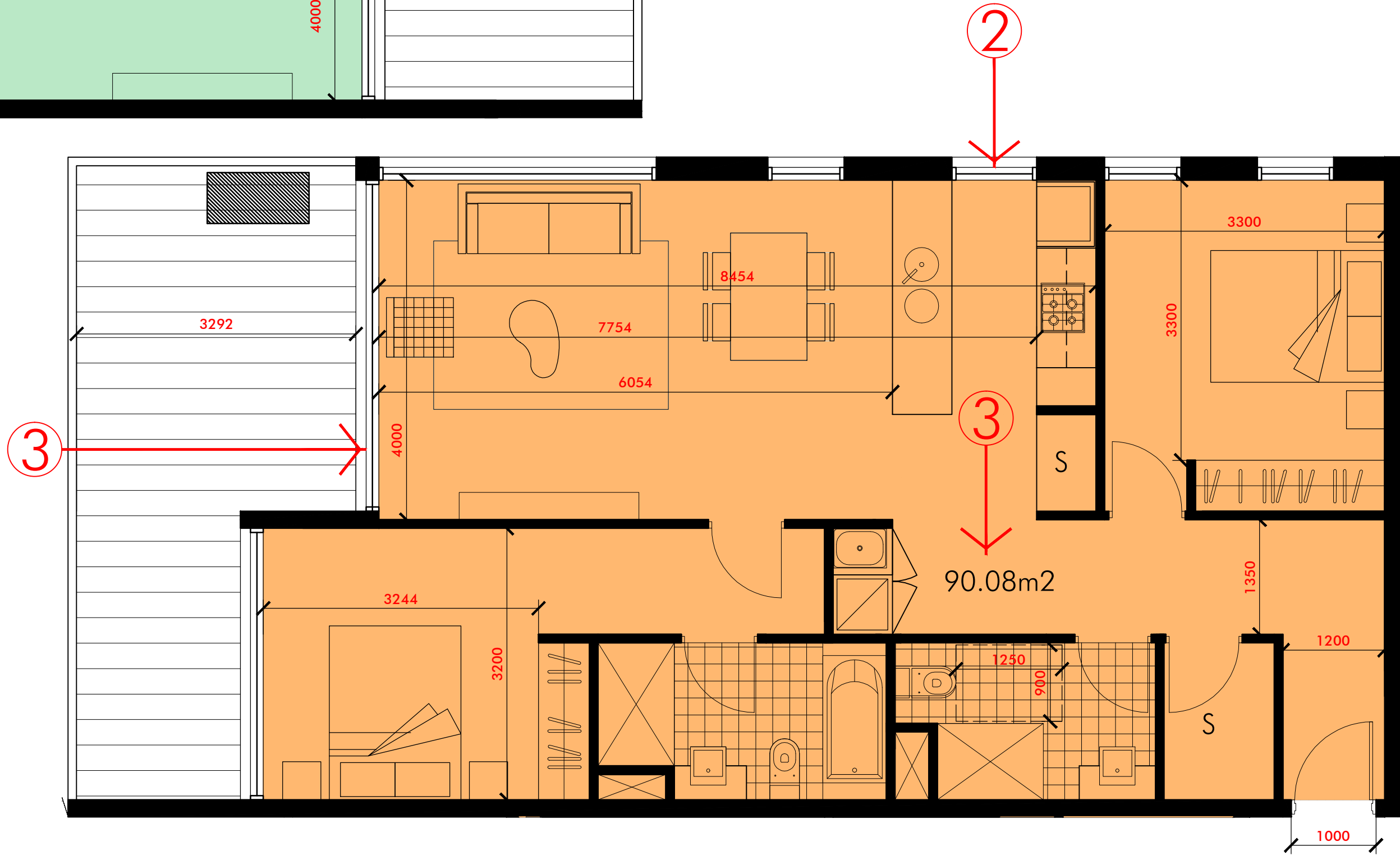
DRYING RACK
Wall mounted folding Cloth
Rack 0.72m² mx 900mm high

NOTE:
Wall mounted folding Cloth Rack
0.72m² mx 900mm high



1 1 BEDROOM+STUDY TYPE - C Balcony: 38.90m²
1:50 Internal storage: 6.4m³

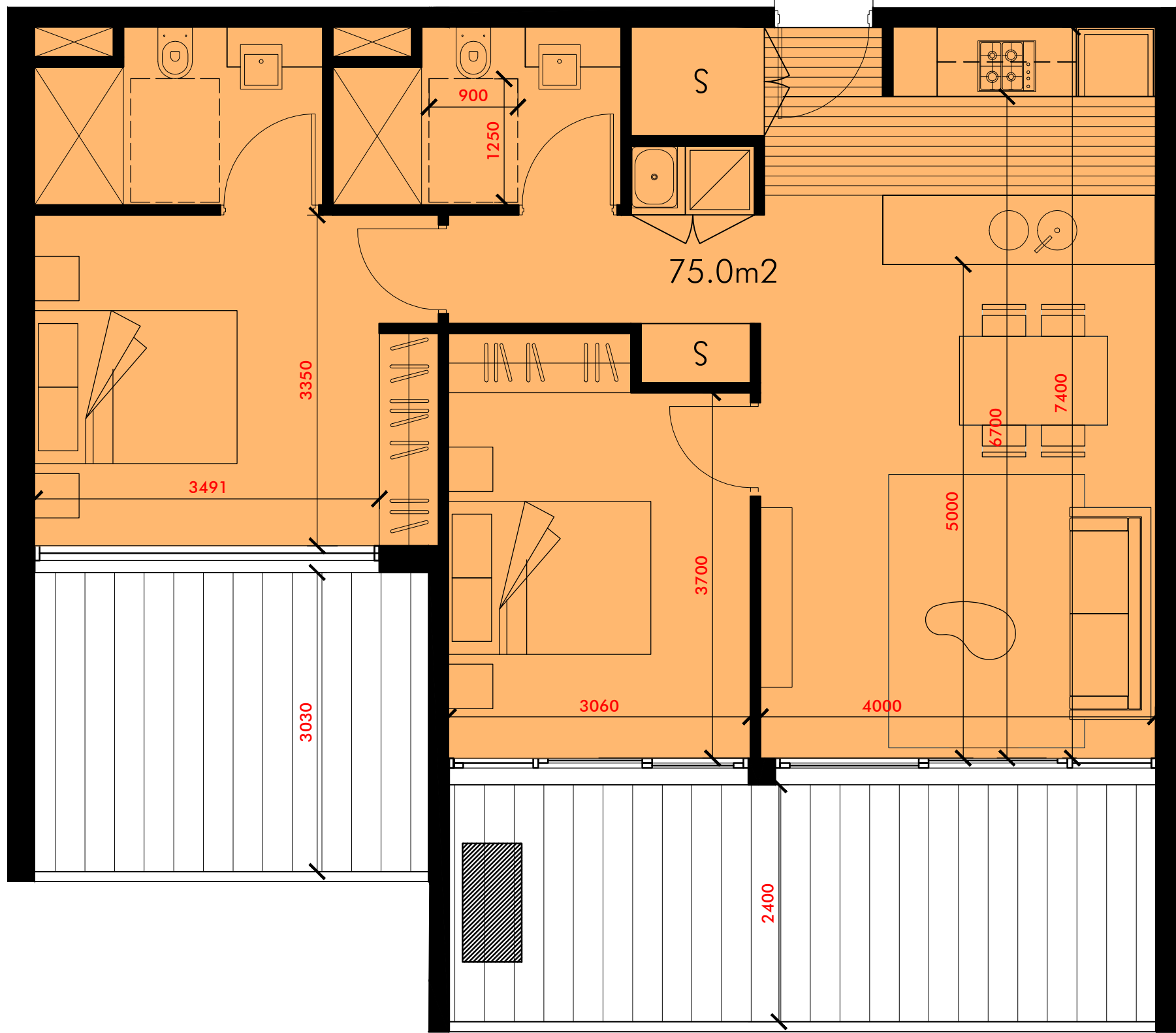
DRYING RACK
Wall mounted folding Cloth
Rack 0.72m² mx 900mm high



2 2 BEDROOM TYPE - A Balcony: 19.90m²
1:50 Internal storage: 9.6m³



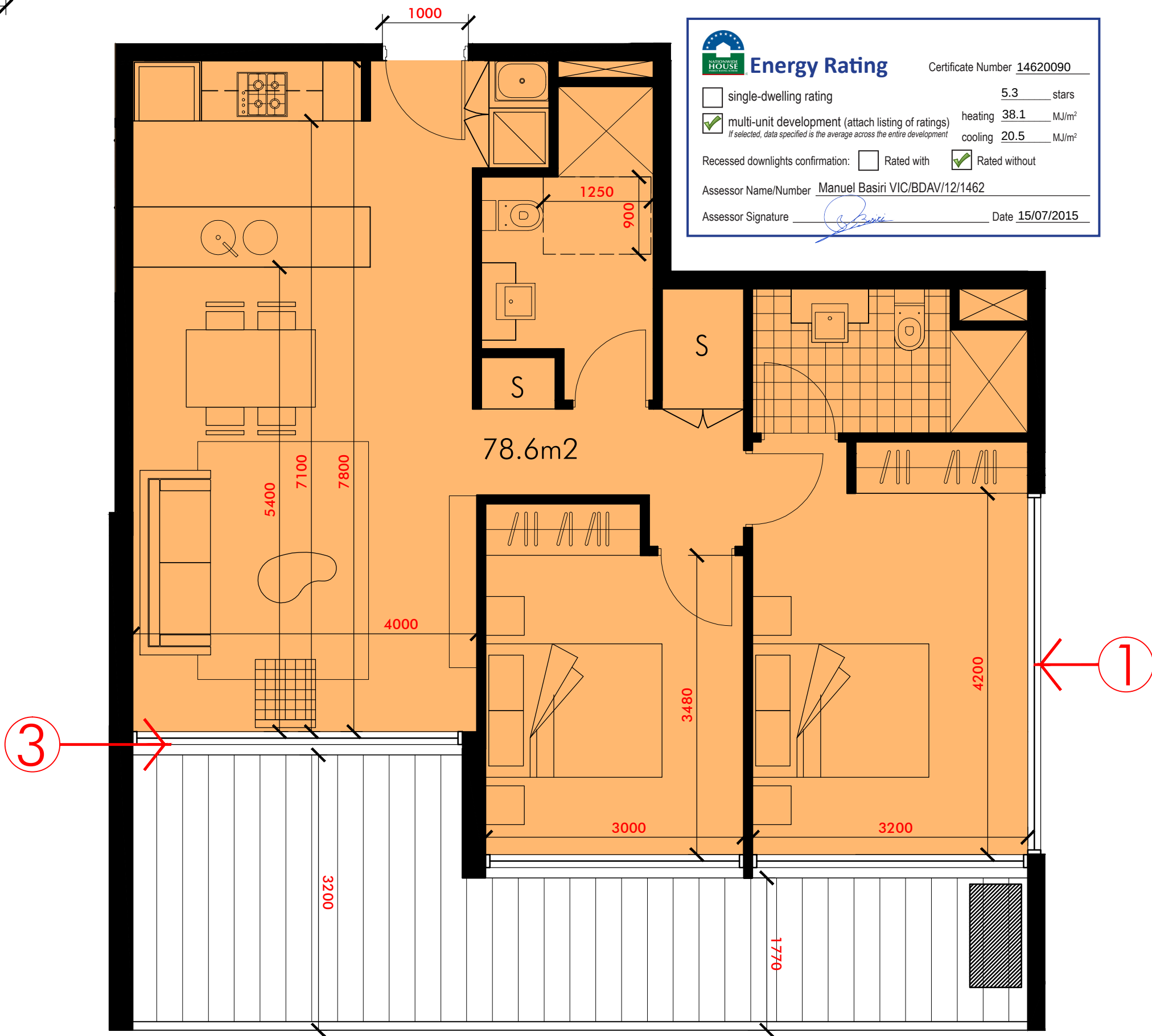
4 2 BEDROOM TYPE - C Balcony: 17.00m²
1:50 Internal storage: 8.91m³



5 2 BEDROOM TYPE - D Balcony: 29.30m²
1:50 Internal storage: 5.52m³



3 2 BEDROOM TYPE - B Balcony: 24.90m²
1:50 Internal storage: 5.00m³



6 2 BEDROOM TYPE - E Balcony: 22.40m²
1:50 Internal storage: 5.0m³

Energy Rating Certificate Number 14620090

☐ single-dwelling rating 5.3 stars

☒ multi-unit development (attach listing of ratings) heating 38.1 MJ/m²

If selected, data specified in the average across the entire development. cooling 20.5 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basiri VIC/BD4V112/1462

Assessor Signature *Manuel Basiri* Date 15/07/2015

SEPP 65 RECOMMENDATIONS

1. Item 7.3 - Additional Window
2. Item 7.4 - Additional Window
3. Item 7.8 - 12sqm area at the minimum 2.4m width + Area

NOTE:

Wall mounted folding Cloth Rack
0.72m² mx 900mm high

Title
Scale
Date
Number

UNIT TYPES_2BED_2
1:50@A1 / 1:100@A3
30.06.2015
2838_702[D]

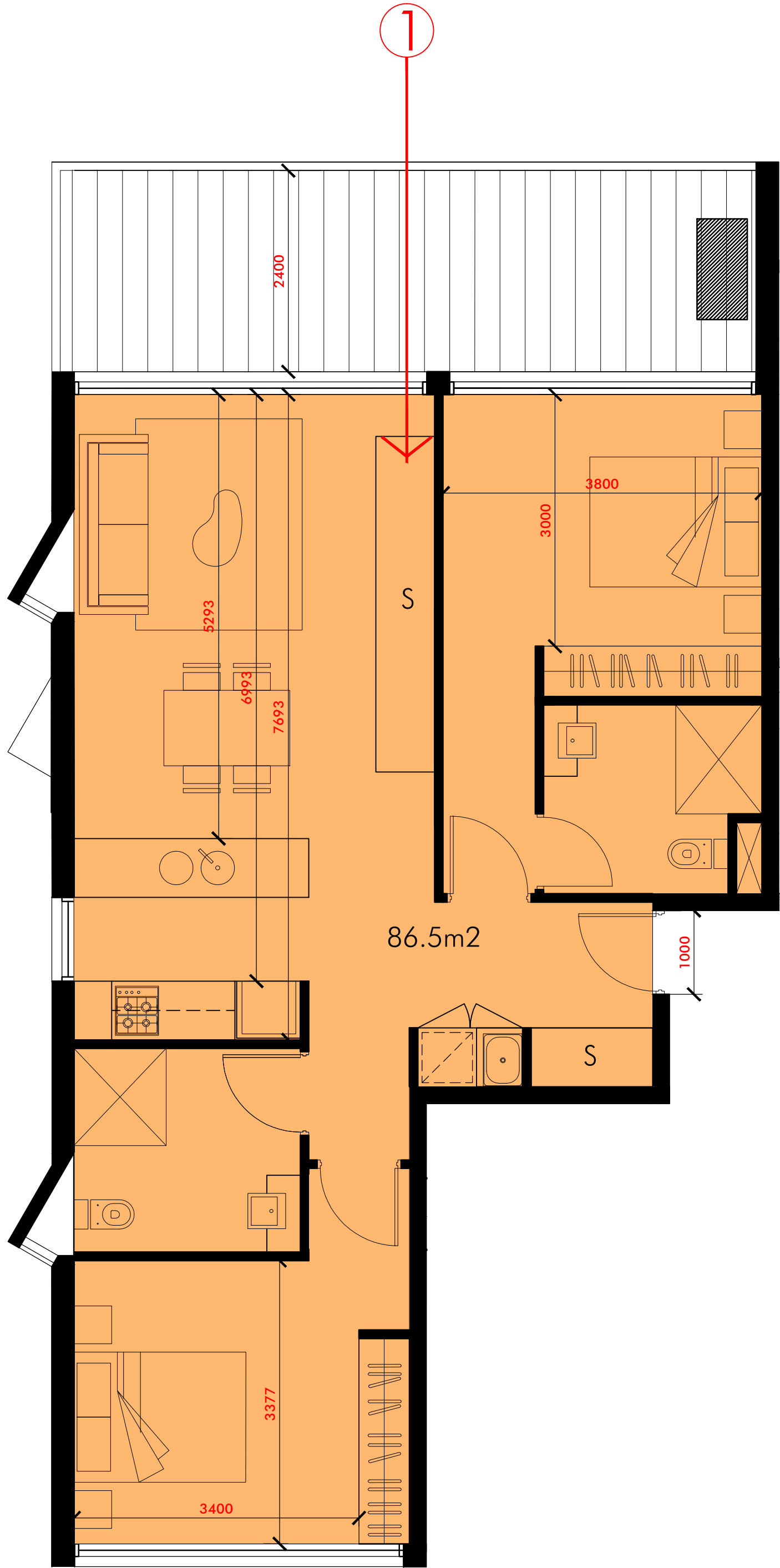
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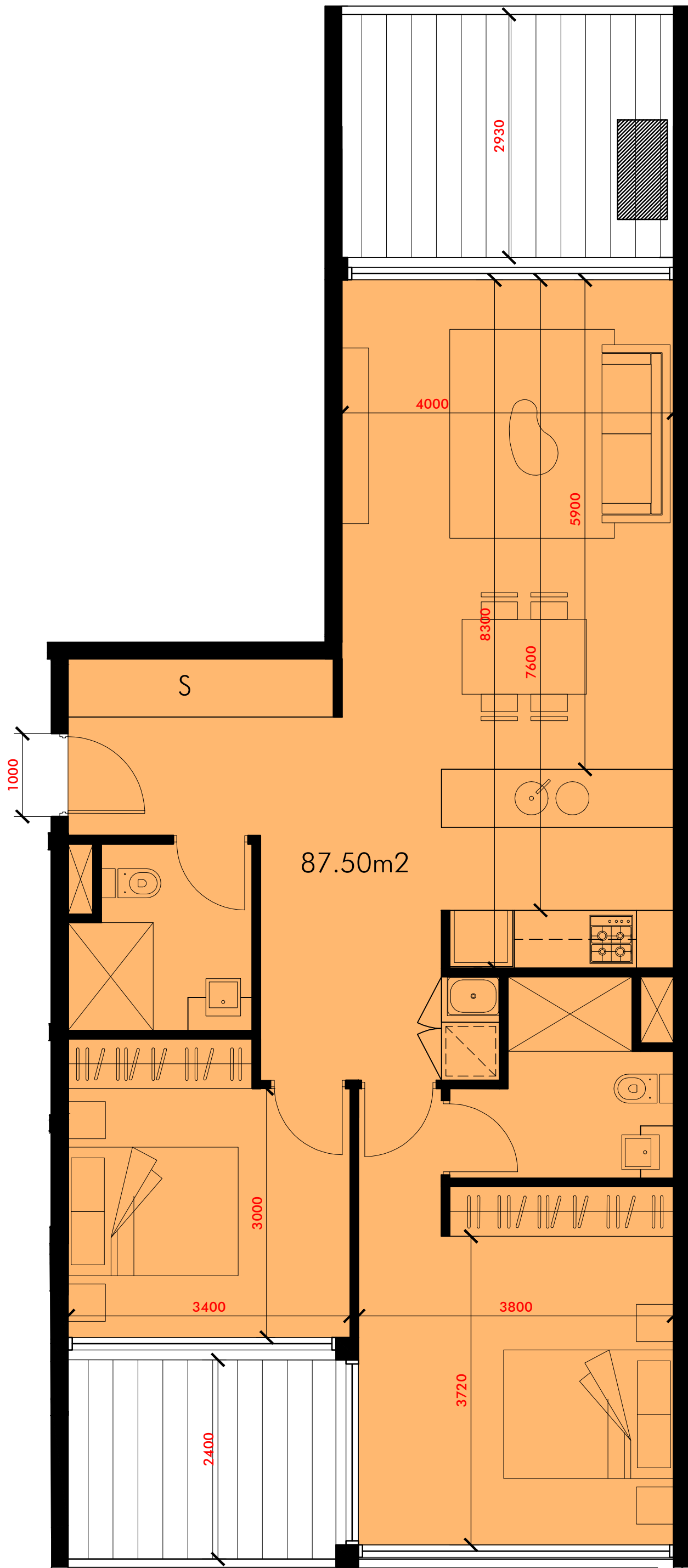
nettletontribe partnership pty ltd ABN 58 161 693 122
117 willoughby road crows nest nsw 2065
t 02 9431 6431 f 02 9439 7474
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SEPP 65 RECOMMENDATIONS

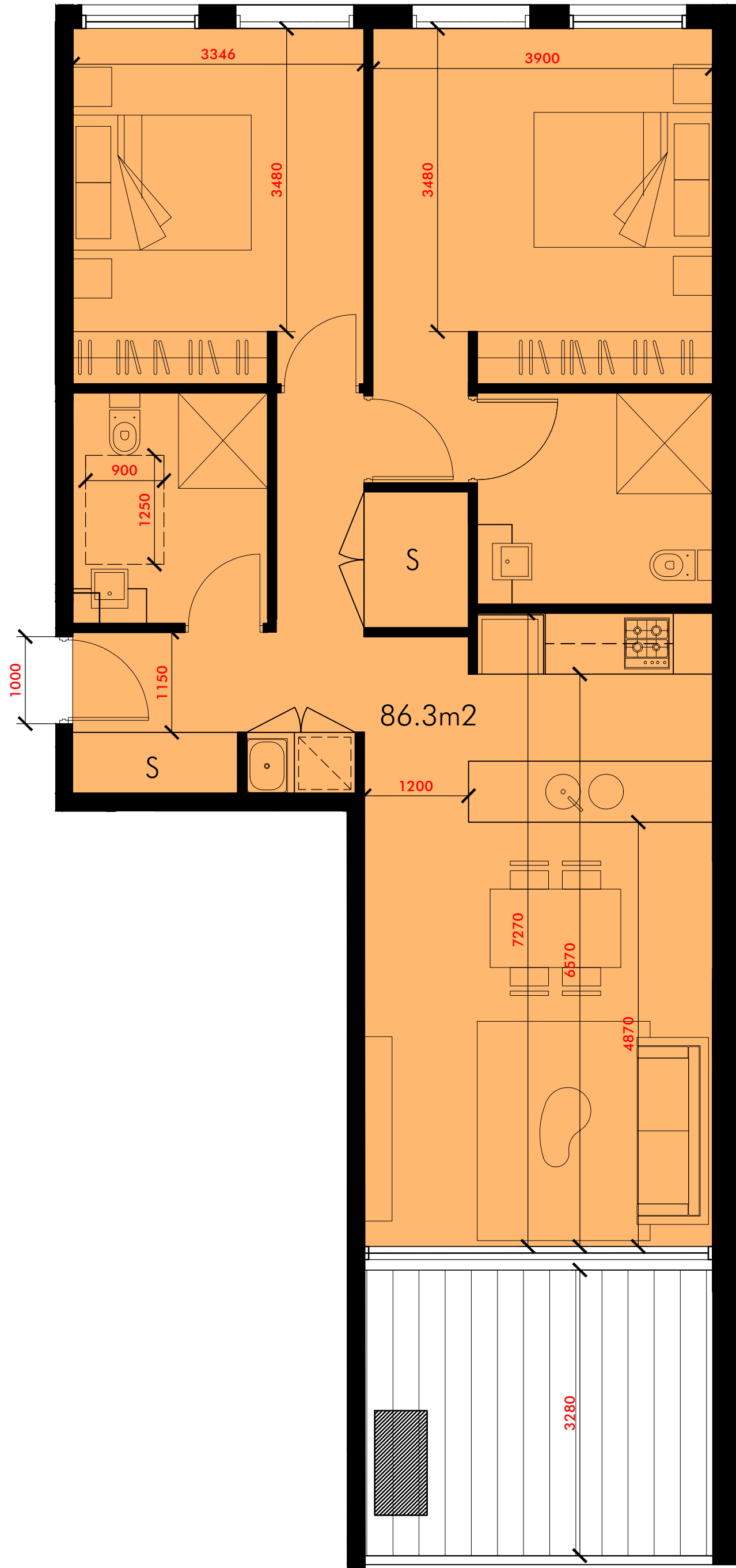
1. Item7.10 - Increased Storage Volume



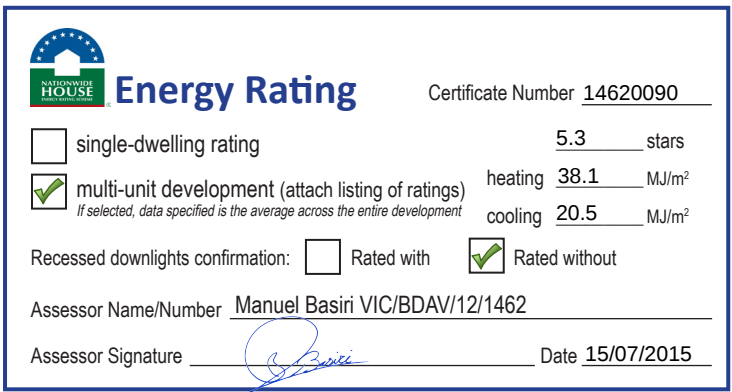
1 2 BEDROOM TYPE - F
1:50
Balcony: 19.90m²
Internal storage: 10.6m³
(ADAPTABLE)



2 2 BEDROOM TYPE - G
1:50
Balcony: 19.30m²
Internal storage: 5.00m³



3 2 BEDROOM TYPE - H
1:50
Balcony: 13.20m²
Internal storage: 5.04m³

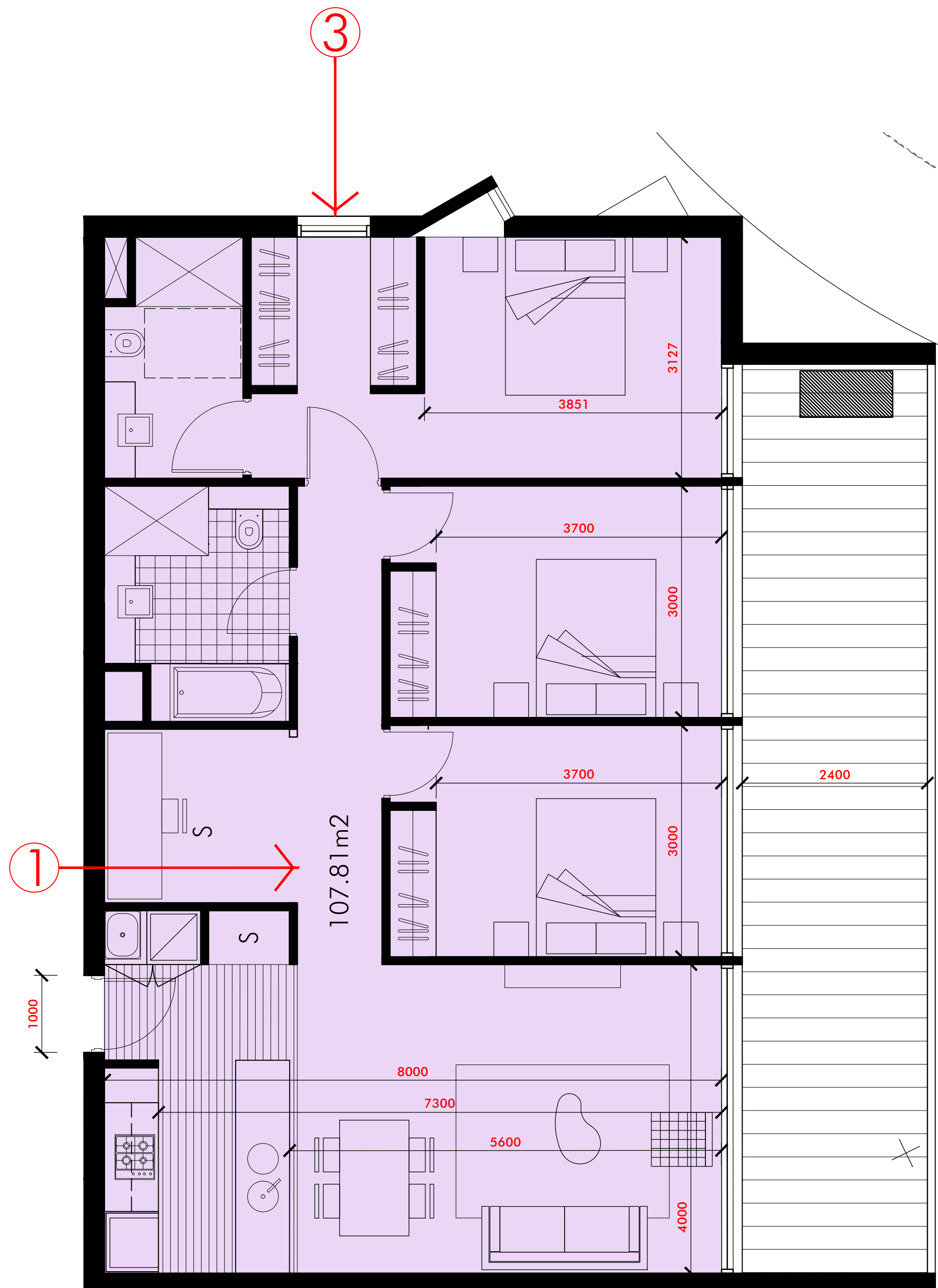


DRYING RACK
Wall mounted folding Cloth
Rack 0.72m² mx 900mm high

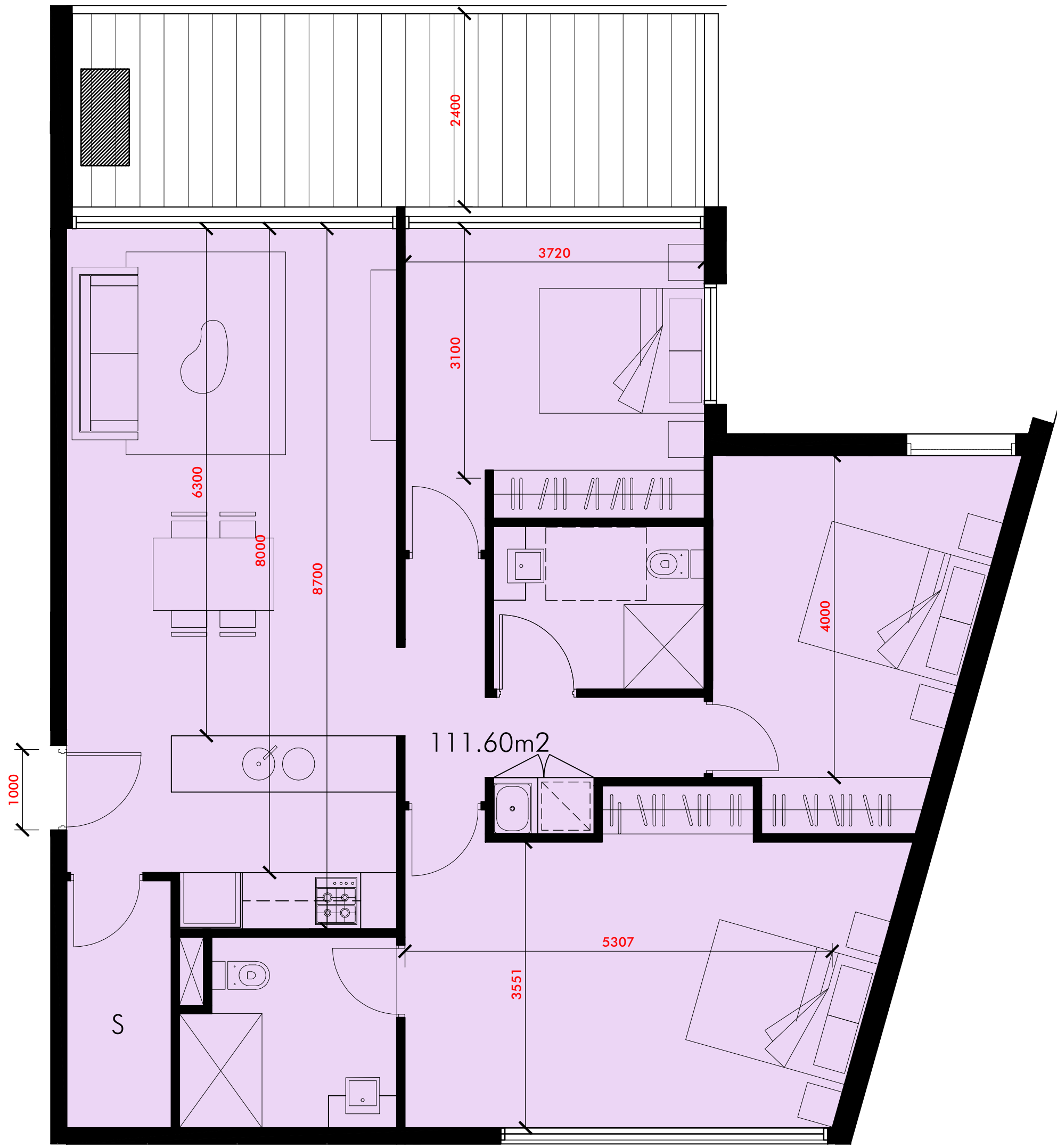
NOTE:
Wall mounted folding Cloth Rack
0.72m² mx 900mm high

SEPP 65 RECOMMENDATIONS

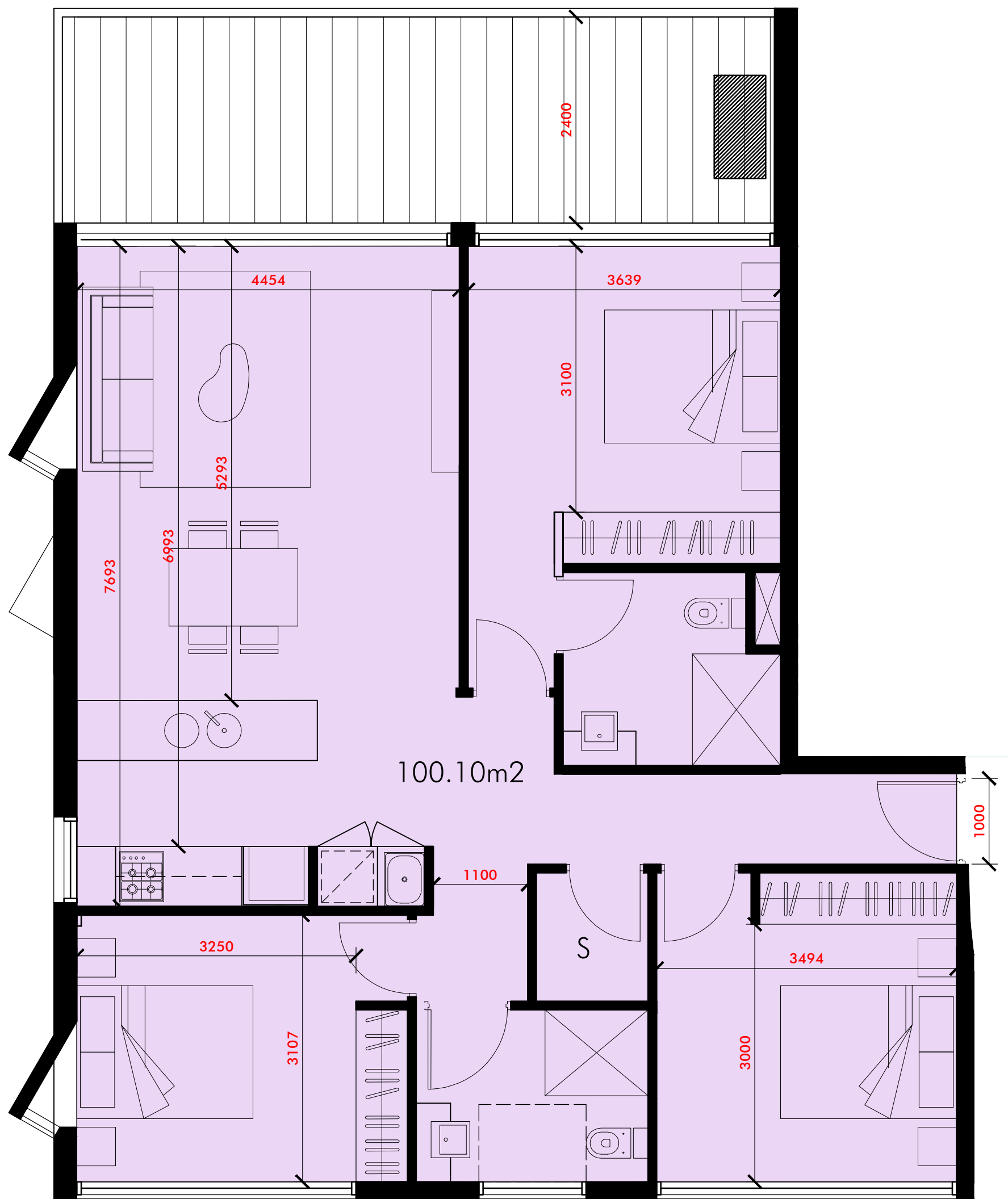
- 1. Item 7.2 - Internalised room (Wall-Door Removed)
- 2. Item 7.3 - External window



1 3 BEDROOM TYPE - A Balcony: 28.30m² available
1:50 Internal storage: 14.55m³



2 3 BEDROOM TYPE - B Balcony: 18.80m² available
1:50 Internal storage: 10.77m³



3 3 BEDROOM TYPE - C Balcony: 19.90m² available
1:50 Internal storage: 6.4m³

Energy Rating Certificate Number 14620090

single-dwelling rating 5.3 stars

multi-unit development (attach listing of ratings) heating 38.1 MJ/m²
cooling 20.5 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basiri VIC/BD4V12/1462

Assessor Signature *[Signature]* Date 15/07/2015



DRYING RACK
Wall mounted folding Cloth
Rack 0.72m² mx 900mm high

Jul 08, 2015 - 5:01pm P:\2838\2838_703\INT\TYPE_A.dwg

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW

NOTE:
Wall mounted folding Cloth Rack
0.72m² mx 900mm high

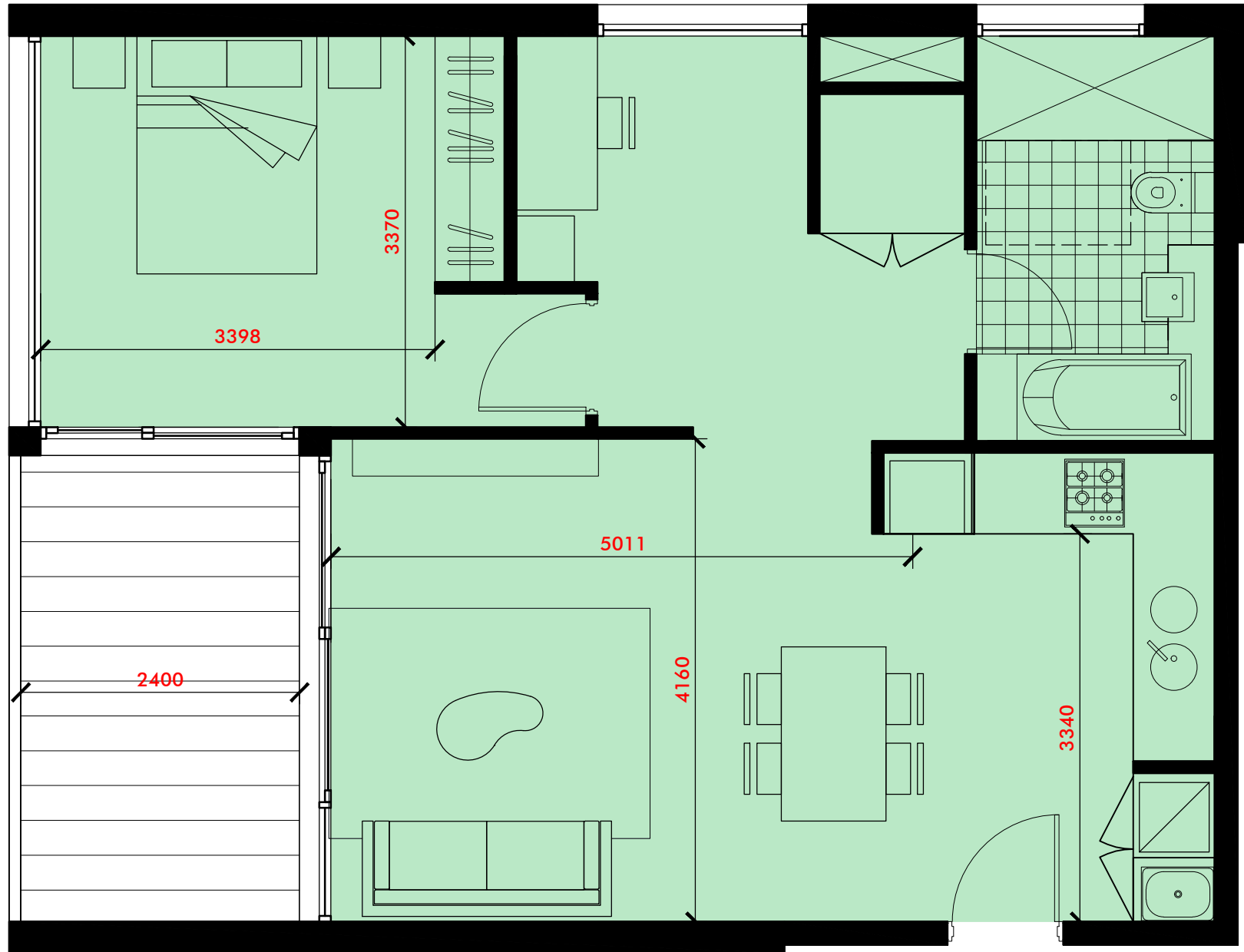
Title
Scale
Date
Number

UNIT TYPES_3BED
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30.06.2015
2838_704[D]

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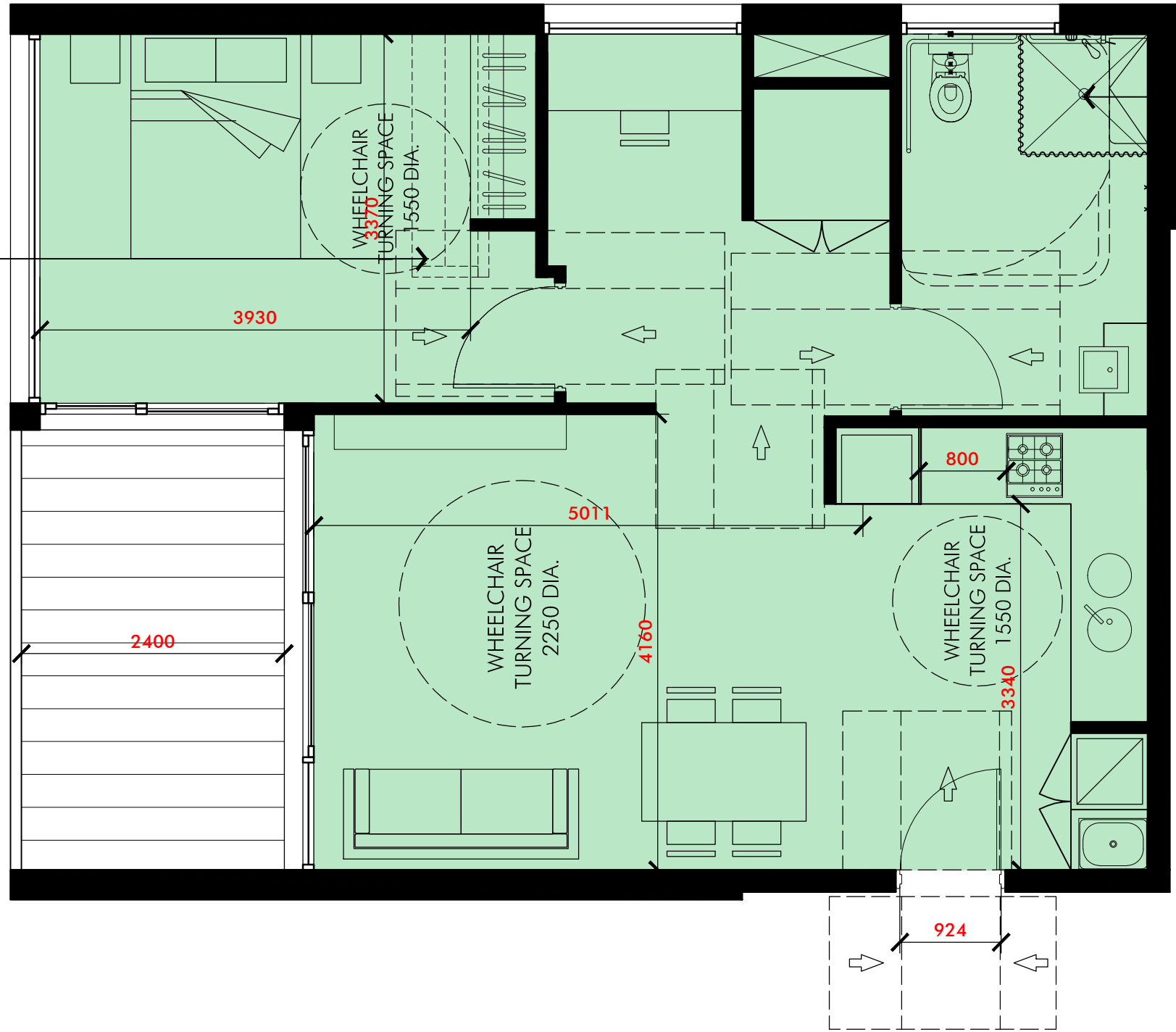
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e sydney@nettletontribe.com.au w nettletontribe.com.au



1 UNIT TYPE 1 BED + STUDY A PRE-ADAPTATION
1:50

GENERAL NOTE:
ALL DOOR WIDTHS TO COMPLY WITH
1428.1-2009

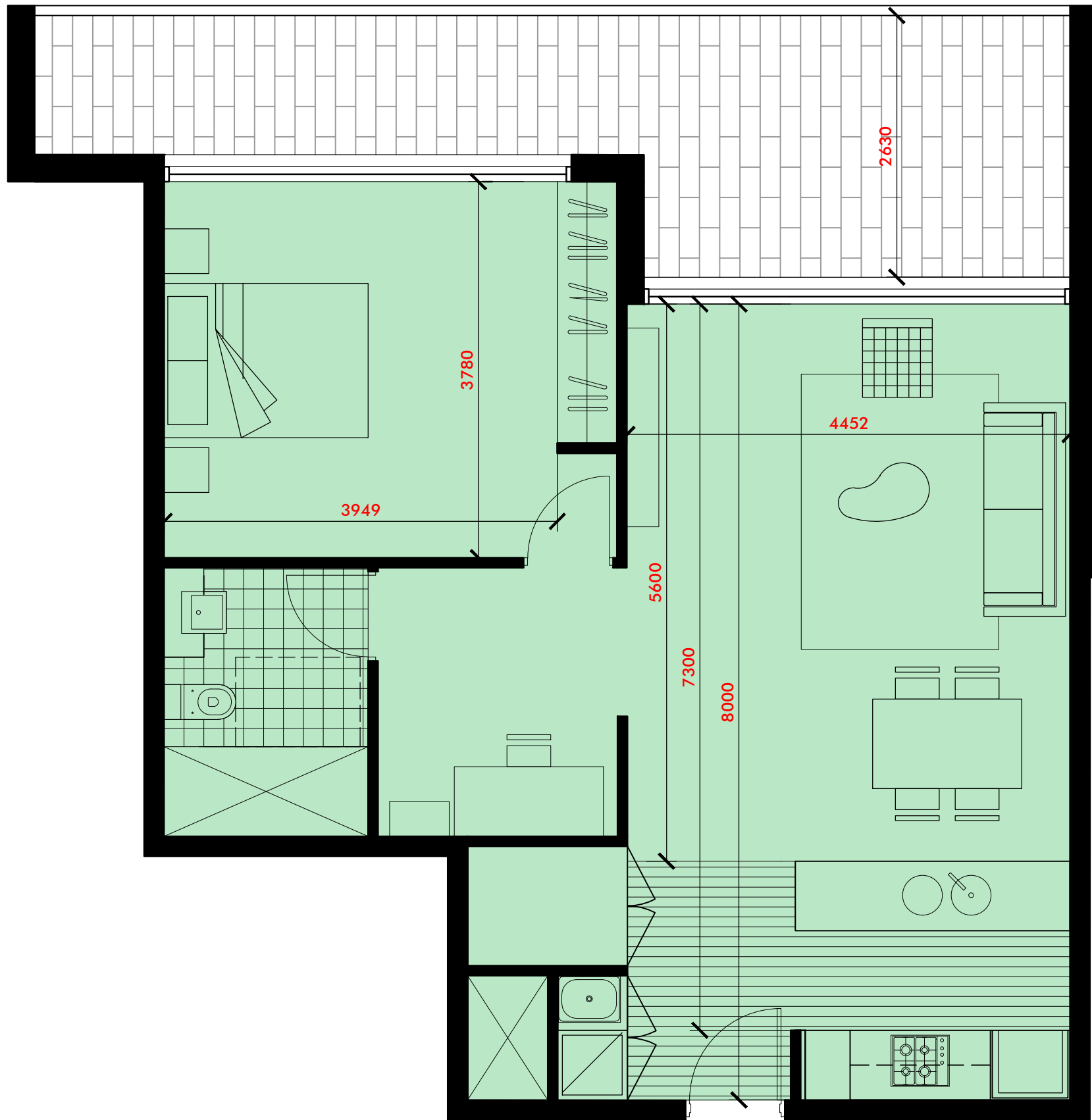
PORTION OF ROBE REMOVED



HOBLESS SHOWER ZONE, MIN
1160x1000mm.
INSTALL ACCESSIBLE TOILET, BASIN,
GRAB RAILS AND SHOWER SEAT AS
PER AS1428.1-2009.
ENSURE ALL PRE-ADAPTATION
SERVICES ARE SEALED

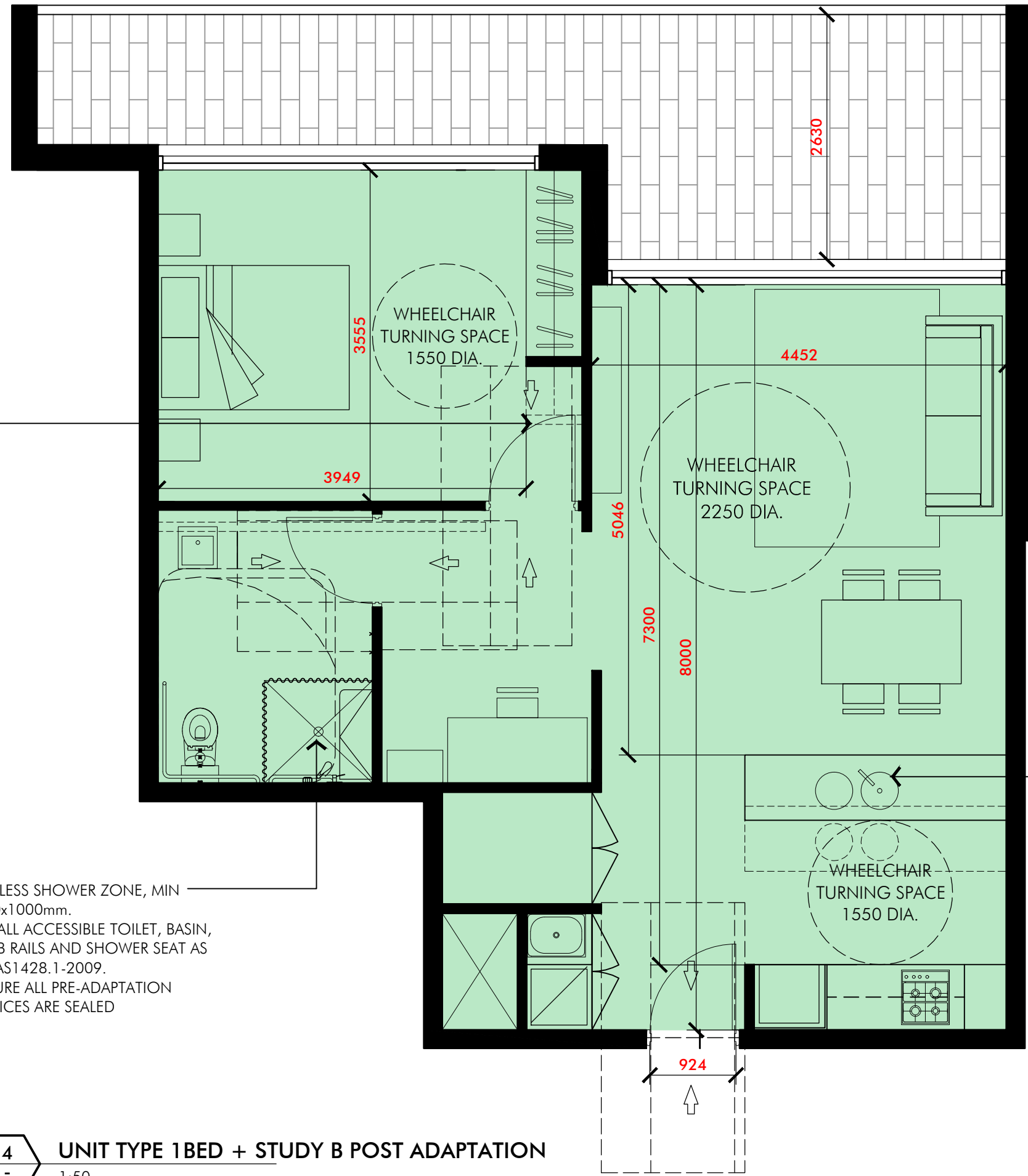
2 UNIT TYPE 1 BED + STUDY A POST ADAPTATION
1:50

Units: A408-A508-A608-A708-A806-A903



3 UNIT TYPE 1 BED + STUDY B PRE-ADAPTATION
1:50

PORTION OF ROBE REMOVED



HOBLESS SHOWER ZONE, MIN
1160x1000mm.
INSTALL ACCESSIBLE TOILET, BASIN,
GRAB RAILS AND SHOWER SEAT AS
PER AS1428.1-2009.
ENSURE ALL PRE-ADAPTATION
SERVICES ARE SEALED

ALL POST ADAPTATION KITCHEN
APPLIANCES SHALL BE INSTALLED AS
PER AS4299-1995.
ENSURE COOK TOP AND WALL
MOUNTED OVEN HAVE 800mm
BENCH SPACE ADJACENT.

4 UNIT TYPE 1 BED + STUDY B POST ADAPTATION
1:50

Units: B301-B304

Energy Rating Certificate Number 14620090

single-dwelling rating 5.3 stars

multi-unit development (attach listing of ratings) heating 38.1 MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without cooling 20.5 MJ/m²

Assessor Name/Number Manuel Basiri VIC/BDV/12/1462

Assessor Signature Date 15/07/2015

Jul 08, 2015 - 5:00pm 1:2830/2883_711 UNIT TYPE ADAPT.dwg

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW

Title
Scale
Date
Number

ADAPTABLE UNIT SHEET 1
1:50@A1 / 1:100@A3
30.06.2015
2838_711[D]

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e sydney@nettletontribe.com.au w nettletontribe.com.au

Jul 08, 2015 - 5:00pm 1:283872883_711 UNIT TYPE ADAPT.rvt

Client
Alto Prestige Pty Ltd
Level 3, 7-9 Merriwa Street, Gordon, NSW 2072
Po Box 426 Gordon 2072
t 09 94815555 f -

Project
Gordon Mixed Use Development
870-898 Pacific Highway
Gordon NSW

Title
Scale
Date
Number

ADAPTABLE UNIT SHEET 2
1:50@A1 / 1:100@A3
30.06.2015
2838_712[D]

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**Energy Rating**

Certificate Number 14620090

5.3 stars

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number Manuel Basiri VIC/BD4V/12/1462

Assessor Signature  Date 15/07/2015

heating 38.1 MJ/m²

cooling 20.5 MJ/m²

1
UNIT TYPE 2BED C - PRE-ADAPTATION
1:50



GENERAL NOTE:
ALL DOOR WIDTHS TO COMPLY WITH
1428.1-2009

PORTION OF ROBE REMOVED

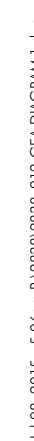
HOBLESS SHOWER ZONE, MIN
1160x1000mm.
INSTALL ACCESSIBLE TOILET, BASIN,
GRAB RAILS AND SHOWER SEAT AS
PER AS1428.1-2009.
ENSURE ALL PRE-ADAPTATION
SERVICES ARE SEALED

2
UNIT TYPE 2BED - C - POST ADAPTATION
1:50

Units: A101-A201-A301-A401-A501-A601-A701



ALL POST ADAPTATION KITCHEN
APPLIANCES SHALL BE INSTALLED AS
PER AS4299-1995.
ENSURE COOK TOP AND WALL
MOUNTED OVEN HAVE 800mm
BENCH SPACE ADJACENT.



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117 willoughby road crows nest nsw 2065
t 02 9431 6431 f 02 9439 7474
e sydney@nettletontribe.com.au w nettletontribe.com.au

NatHERS Building Thermal Modelling Performance Specifications

Development: 870-890 Pacific Highway Gordon NSW 2072

Certificate Number: 14620090 Date Issued: 06/07/2015

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents. Thermal Modelling Software: BERS Pro 4.2 V110811/A

Windows and Skylights			
Description	Type	U Value	SHGC
All windows of units A0102, A0202, A0302, A0402, A0502, A0602	Aluminium frame single glazed toned	6.66	0.23
All windows of units A0305	Aluminium frame single glazed toned low-e	4.00	0.43
All windows of units B0904 and B0905	Aluminium frame double glazed clear	3.61	0.66
All windows and skylights of all other units	Aluminium frame single glazed clear	6.57	0.74
Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.			
External and Internal Walls			
Description	Type	Insulation	Colour - Solar Abs
All external walls of all units	Selected external cladding rain screen - 25mm air gap - Sarking membrane - 140mm block work - 20mm cavity - 92mm stud with thermal insulation - 13mm Plasterboard	R1.0	Medium SA 0.475 - 0.7
All party walls of all units	16mm fire rated plasterboard - 64mm stud with insulation @ 14kg/m3 - 20mm air gap - 64mm stud with insulation @ 14kg/m3	None	N/A
All common area walls of all units	16mm fire rated plasterboard 13mm fire rated plasterboard - 92mm stud, 75mm insulation @ 14kg/m3 - 13mm fire rate plasterboard Plasterboard on studs	R1.0	N/A
All internal walls of all units	Plasterboard on studs	None	N/A
Floors, Ceilings and Roofs			
Description	Construction	Insulation	Covering-Solar Abs
Floor of all units on top of car park and other unconditioned areas	Concrete slab	R1.0	Not Specified
Floor of all other units	Concrete slab	None	Not Specified
Ceiling of top floor units of all blocks and ceiling of units under balcony areas	Plasterboard	R2.5	N/A
Ceiling of all other units	Plasterboard	None	N/A
Roof of all blocks	Concrete	None	Light SA<0.475
Electrical services designer and installer must make sure that approved fireproof down-light covers, which can be fully covered by insulation, are specified and deployed during construction for all down-lights installed on the ceilings where insulation is specified and installed.			
True North Orientation: 18			
Terrain Category: Suburban – Open – Exposed			
Seals on Windows and Doors: Yes			
Lighting Design Plans Provided: No			
Climate Zone: 56			

Unit Number	Heating Load MJ/m ² per Annum	Cooling Load MJ/m ² per Annum	NatHERS Star Rating	Unit Number	Heating Load MJ/m ² per Annum	Cooling Load MJ/m ² per Annum	NatHERS Star Rating
A0101	39.5	18.4	5.5	A0801	48.8	11.8	5.0
A0102	65.8	39.2	3.0	A0802	38.4	32.5	4.5
A0103	55.4	27.4	4.0	A0803	39.0	33.8	4.5
A0201	34.7	24.1	5.0	A0804	40.0	18.4	5.0
A0202	52.9	42.7	3.5	A0805	49.9	35.4	4.0
A0203	49.5	31.0	4.0	A0806	33.1	22.1	5.5
A0301	34.7	24.1	5.0	A0901	49.1	11.6	5.0
A0302	52.9	42.7	3.5	A0902	56.8	28.0	4.0
A0303	40.4	23.6	5.0	A0903	43.2	17.1	5.0
A0304	40.8	23.3	5.0	B0301	61.9	12.1	4.5
A0305	34.4	5.8	4.0	B0302	29.9	17.3	6.0
A0306	52.9	21.0	4.5	B0303	29.5	26.4	5.5
A0307	33.3	24.1	5.5	B0304	64.9	13.4	4.0
A0401	37.3	17.8	5.5	B0305	41.5	23.5	5.0
A0402	52.9	42.7	3.5	B0306	40.3	23.6	5.0
A0403	40.0	18.4	5.0	B0401	59.0	11.8	4.5
A0404	26.5	36.8	5.0	B0402	29.8	19.3	6.0
A0405	27.3	37.7	5.0	B0403	27.6	19.3	6.0
A0406	40.0	18.4	5.0	B0404	29.2	15.2	6.5
A0407	49.9	35.4	4.0	B0405	35.0	10.6	6.0
A0408	33.1	22.1	5.5	B0406	35.2	11.1	6.0
A0501	37.3	17.8	5.5	B0407	27.6	19.3	6.0
A0502	61.5	32.0	3.5	B0408	29.2	15.2	6.5
A0503	40.0	18.4	5.0	B0409	23.7	20.2	6.5
A0504	26.5	36.8	5.0	B0410	29.7	26.2	5.5
A0505	27.3	37.7	5.0	B0411	51.0	10.7	5.0
A0506	40.0	18.4	5.0	B0501	59.0	11.8	4.5
A0507	49.9	35.4	4.0	B0502	29.8	19.3	6.0
A0508	33.1	22.1	5.5	B0503	27.6	19.3	6.0
A0601	37.3	17.8	5.5	B0504	29.2	15.2	6.5
A0602	61.5	32.0	3.5	B0505	35.0	10.6	6.0
A0603	40.0	18.4	5.0	B0506	35.2	11.1	6.0
A0604	26.5	36.8	5.0	B0507	27.6	19.3	6.0
A0605	27.3	37.7	5.0	B0508	29.2	15.2	6.5
A0606	40.0	18.4	5.0	B0509	23.7	20.2	6.5
A0607	49.9	35.4	4.0	B0510	29.7	26.2	5.5
A0608	33.1	22.1	5.5	B0511	51.0	10.7	5.0
A0701	48.1	13.0	5.0	B0601	59.0	11.8	4.5
A0702	49.2	39.2	3.5	B0602	29.8	19.3	6.0
A0703	40.0	18.4	5.0	B0603	27.6	19.3	6.0
A0704	26.5	36.8	5.0	B0604	29.2	15.2	6.5
A0705	27.3	37.7	5.0	B0605	35.0	10.6	6.0
A0706	40.0	18.4	5.0	B0606	35.2	11.1	6.0
A0707	49.9	35.4	4.0	B0607	27.6	19.3	6.0
A0708	33.1	22.1	5.5				

Unit Number	Heating Load MJ/m ² per Annum	Cooling Load MJ/m ² per Annum	NatHERS Star Rating	Unit Number	Heating Load MJ/m ² per Annum	Cooling Load MJ/m ² per Annum	NatHERS Star Rating
B0608	29.2	15.2	6.5	B0903	22.5	24.9	6.0
B0609	23.7	20.2	6.5	B0904	45.0	10.6	5.5
B0610	29.7	26.2	5.5	B0905	46.9	10.7	5.5
B0611	51.0	10.7	5.0	B0906	21.8	22.2	6.5
B0701	59.0	11.8	4.5	B0907	22.5	24.9	6.0
B0702	29.8	19.3	6.0	B0908	27.9	15.7	6.5
B0703	27.6	19.3	6.0	C0101	45.0	25.2	4.5
B0704	29.2	15.2	6.5	C0102	29.8	17.4	6.0
B0705	35.0	10.6	6.0	C0103	35.0	16.8	5.5
B0706	35.2	11.1	6.0	C0201	45.0	25.2	4.5
B0707	27.6	19.3	6.0	C0202	29.8	17.4	6.0
B0708	29.2	15.2	6.5	C0203	35.0	16.8	5.5
B0709	23.7	20.2	6.5	C0301	45.0	25.2	4.5
B0710	29.7	26.2	5.5	C0302	29.8	17.4	6.0
B0711	51.0	10.7	5.0	C0303	35.0	16.8	5.5
B0801	62.1	11.8	4.5	C0401	48.0	20.2	4.5
B0802	29.8	19.3	6.0	C0402	33.3	12.4	6.0
B0803	27.6	19.3	6.0	C0403	38.1	12.9	5.5
B0804	29.2	15.2	6.5	C0501	48.0	20.2	4.5
B0805	35.0	10.6	6.0	C0502	33.3	12.4	6.0
B0806	35.2	11.1	6.0	C0503	38.1	12.9	5.5
B0807	27.6	19.3	6.0	C0601	48.0	20.2	4.5
B0808	29.2	15.2	6.5	C0602	33.3	12.4	6.0
B0809	23.7	20.2	6.5	C0603	38.1	12.9	5.5
B0810	29.7	26.2	5.5	C0701	61.3	15.1	4.0
B0811	57.8	11.6	4.5	C0702	48.8	12.3	5.0
B0901	40.0	18.1	5.0	C0703	53.7	11.0	5.0
B0902	21.8	22.2	6.5				