5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA NEW MIXED USE DEVELOPMENT

DEVELOPMENT APPLICATION AMENDED

	SHEET NO.	REVISION	AMENDED DATE
SITE PLAN	DA002	B	07.11.17
CONTEXT ANALYSIS PLAN	DA003	B	07.11.17
GROUND PLANE PLAN	DA004	C	30.07.18
SITE ANALYSIS	DA005	B	07.11.17
BASEMENT 8 PLAN	DA100	A	07.11.17
BASEMENT 7 PLAN	DA101	C	27.06.18
BASEMENT 6 PLAN	DA102	C	27.06.18
BASEMENT 5 PLAN	DA103	C	27.06.18
BASEMENT 4 PLAN	DA104	C	27.06.18
BASEMENT 3 PLAN	DA105	C	27.06.18
BASEMENT 2 PLAN	DA106	C	27.06.18
BASEMENT 1 PLAN	DA107	C	27.06.18
LEVEL 1 PLAN (GROUND)	DA108	G	26.07.18
LEVEL 2 PLAN	DA109	C	21.05.18
LEVEL 3 PLAN	DA110	C	21.05.18
LEVEL 4 PLAN	DA111	C	21.05.18
LEVEL 5 PLAN	DA112	C	21.05.18
LEVEL 6 PLAN	DA113	C	21.05.18
LEVEL 7 PLAN	DA114	D	21.05.18
LEVEL 8 PLAN	DA114/1	B	21.05.18
LEVEL 9 PLAN	DA114/2	C	27.06.18
LEVELS 10-11 PLAN	DA115	C	21.05.18
LEVEL 12 PLAN	DA116	C	21.05.18
LEVEL 13 PLAN	DA117	C	21.05.18
LEVEL 14 PLAN	DA118	C	21.05.18
TYPICAL TOWER PLAN (L15-16,L19-21,L24-25,L28-29)	DA119	C	21.05.18
TYPICAL TOWER PLAN (L30,L33-34,L37-39,L42-43)	DA119/1	B	21.05.18
TYPICAL EAST SKY TERRACE PLAN (L22)	DA120	C	21.05.18
TYPICAL EAST SKY TERRACE PLAN (L31, L40)	DA120/1	B	21.05.18
TYPICAL EAST UPPER SKY TERRACE PLAN (L23)	DA121	C	21.05.18
TYPICAL EAST UPPER SKY TERRACE PLAN (L32, L41)	DA121/1	B	21.05.18
TYPICAL WEST SKY TERRACE PLAN (L17,L26,L35)	DA122	C	21.05.18
TYPICAL WEST UPPER SKY TERRACE PLAN (L18,L27,L36)	DA123	C	21.05.18
LEVEL 44 PLAN	DA124	C	21.05.18
LEVEL 45 PLAN	DA125	C	21.05.18
LEVEL 46 PLAN	DA126	C	21.05.18
LEVEL 47 PLAN	DA127	C	21.05.18
LEVEL 48 PLAN	DA128	C	21.05.18
ROOF PLAN	DA129	C	21.05.18
EAST ELEVATION (CHARLES STREET)	DA201	D	04.07.18
WEST ELEVATION	DA202	C	14.05.18
NORTH + SOUTH ELEVATION (MACQUARIE STREET)	DA203	C	14.05.18
SECTION AA	DA204	B	07.11.17
SECTION BB + CC	DA205	B	07.11.17
GFA DIAGRAMS (SHEET 1)	DA401	C	27.06.18
GFA DIAGRAMS (SHEET 2)	DA402	C	27.06.18
SEPP 65 SOLAR ACCESS DIAGRAMS	DA403	C	27.06.18
SEPP 65 CROSS VENTILATION DIAGRAMS	DA404	C	14.05.18
SEPP 65 CROSS VENTILATION & DETAILS	DA404-1	A	14.05.18
SHADOW DIAGRAMS (WINTER SOLSTICE 9AM, 10AM)	DA501	B	07.11.17
SHADOW DIAGRAMS (WINTER SOLSTICE 11AM, 12PM)	DA502	B	07.11.17
SHADOW DIAGRAMS (WINTER SOLSTICE 1PM, 2PM)	DA503	A	07.11.17
SHADOW DIAGRAMS (WINTER SOLSTICE 3PM)	DA504	A	07.11.17
ADAPTABLE APARTMENTS (SHEET 1)	DA601	B	07.11.17
ADAPTABLE APARTMENTS (SHEET 2)	DA602	B	07.11.17

APPENDIX

PHOTOMONTAGES UNIT LAYOUT DETAILS	DS040

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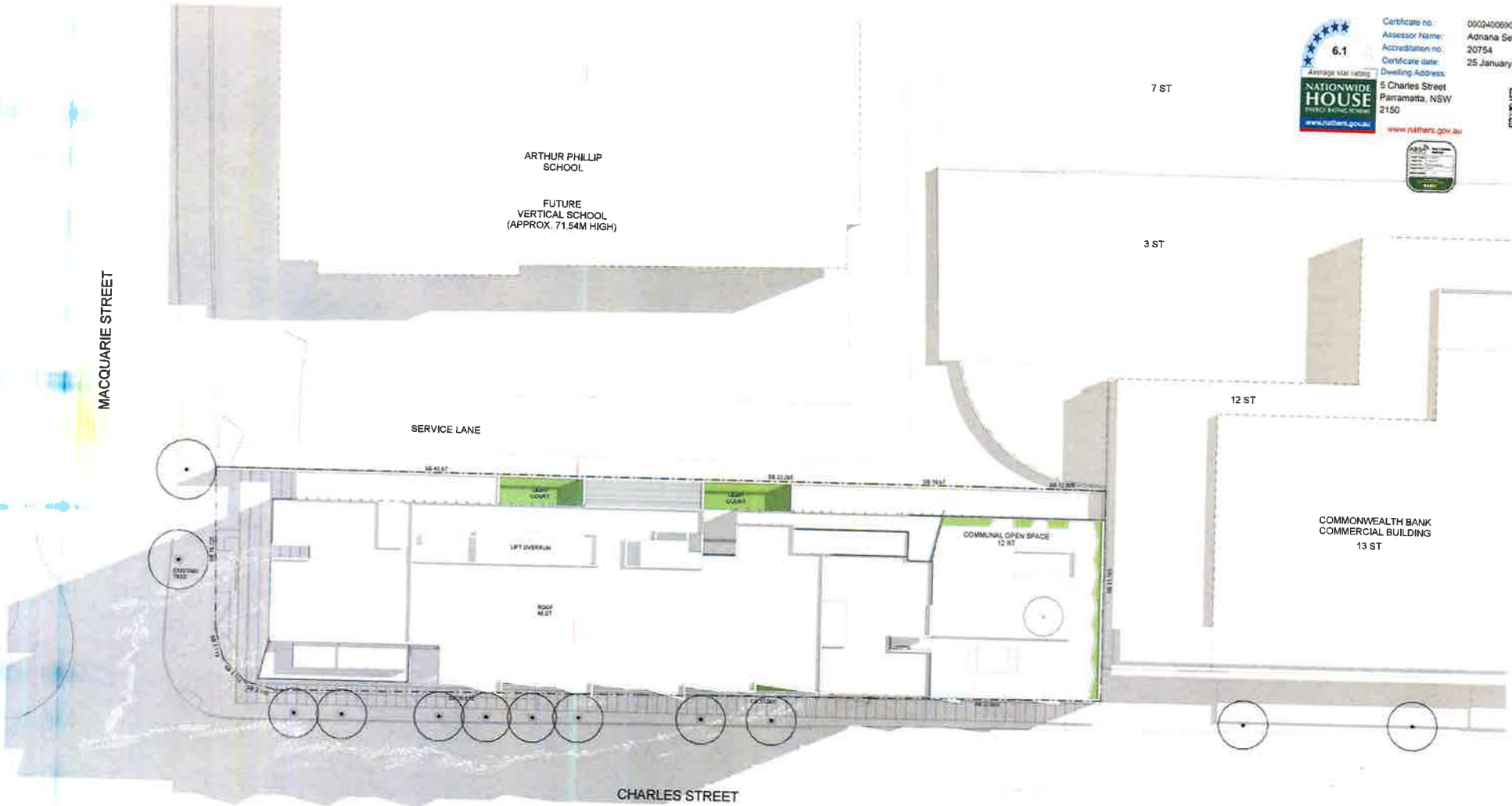
NSW ARB 4462



6.1
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002400690
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 25 January 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

COMMERCIAL BUILDING 7 STOREYS

MIXED USE BUILDING 8 STOREYS

issue	amendment	date	legend
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17	
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17	

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2 243 Liverpool Street, East Sydney NSW 2010
T (61 2) 8319 2500
www.stanisic.com.au ABN 11023633491
NSW ARB 4680

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: SITE PLAN

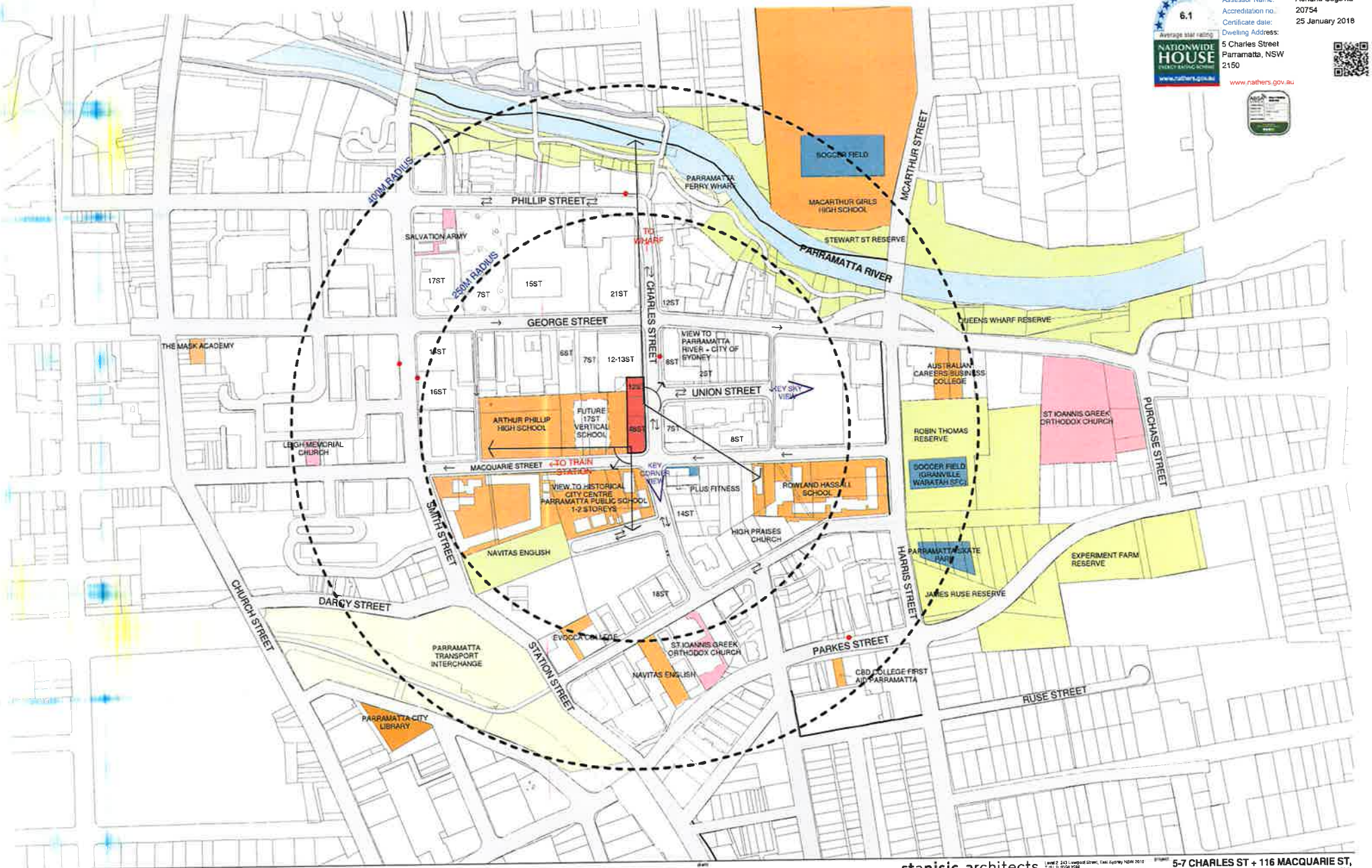
checked: MT | scale: 1 200@A1 | issue: B

drawn: | project no.: 13 015 | drawing no.: DA002

do not scale from drawings.

The layout shown and the areas noted on this drawing are indicative only. Layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8 m



Certificate no.: 0002400690
Assessor Name: Adnana Segovia
Accreditation no.: 20754
Certificate date: 25 January 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.1 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	27.11.17

Legend: SITE; EDUCATION; GREEN SPACE; RELIGIOUS CENTRES; ARTS - CULTURE; TRANSPORT; SPORTS; BUS STOPS; 250/ 400M RADIUS; VIEWS

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2, 243 Liverpool Street, East Sydney NSW 2010
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NSW ARB 4480

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

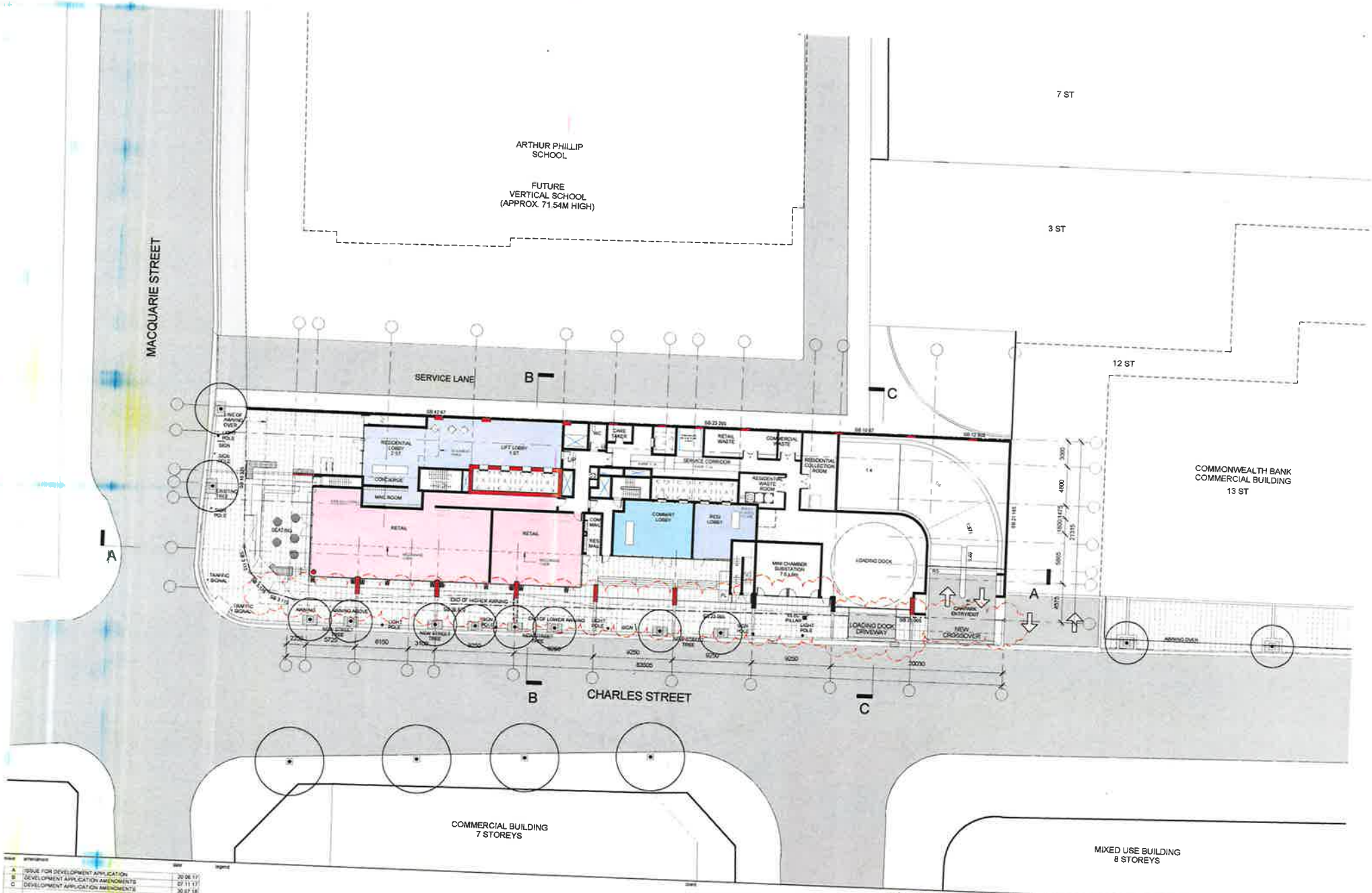
drawing: CONTEXT ANALYSIS PLAN

checked: MT | scale: 1:2000@A1 | issue: B
drawn: | project no: 13 015 | drawing no: DA003

do not scale from drawings

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 20 40 60 80 m



issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	30.07.18

legend

client: STATEWIDE PLANNING PTY LTD

stanisic architects

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: GROUND PLANE PLAN

checked: Checker | scale: 1 :200@A1 | issue: C

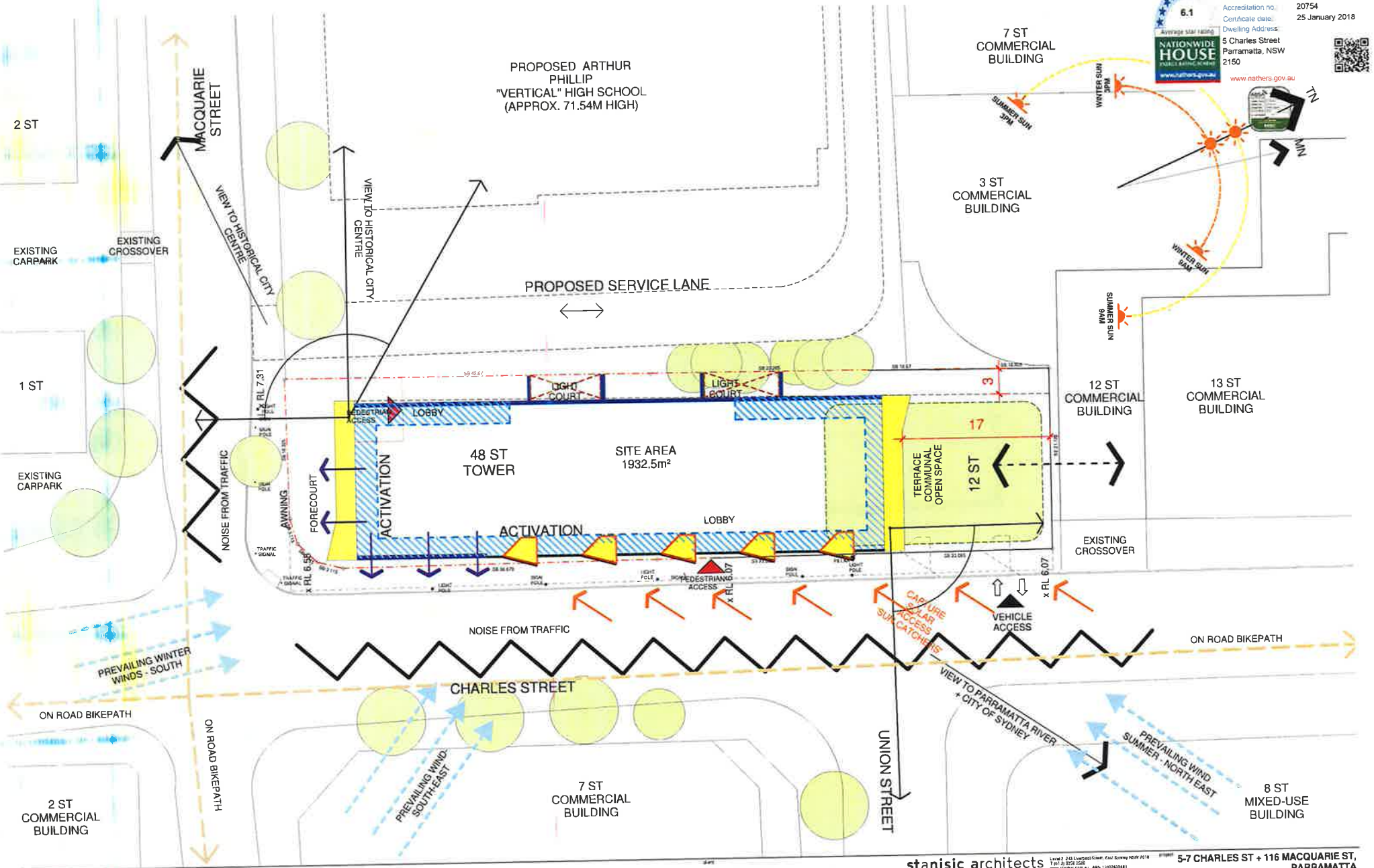
drawn: Author | project no: 13 015 | drawing no: DA004

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8 m

30/07/2018 4:30:00 PM



issue	amendments	date	signed
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17	
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17	

do not scale from drawings.

the layout plans and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

stanisic architects

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www.stanisicarch.com.au ABN 11 002 823 481
NSW ARB 4150

project: **5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA**

drawing: SITE ANALYSIS

checked: MT | scale: 1 : 200@A1 | issue: B

drawn: | project no: 13.015 | drawing no: **DA005**

scale bar: 0 2 4 6 8m

Certificate no.: 0002400690
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 25 January 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.1 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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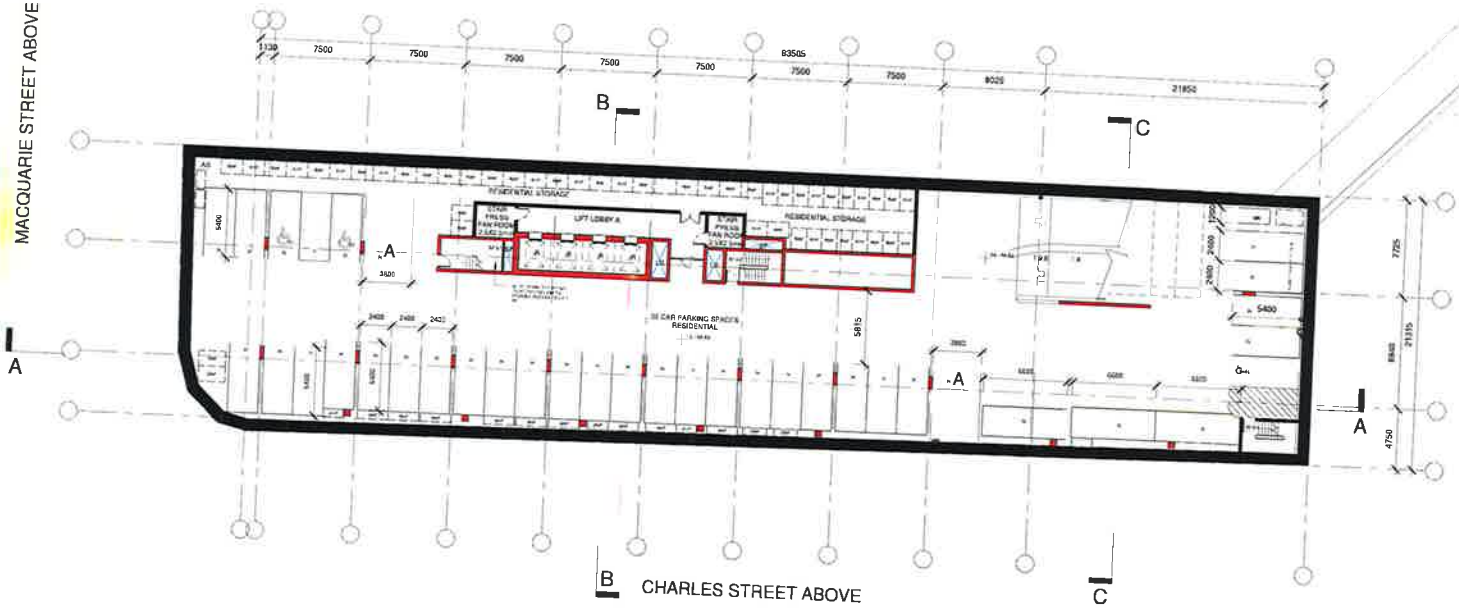


A	DEVELOPMENT APPLICATION AMENDMENTS	20.11.17

legend
- RETAIL
- COMMERCIAL
- RESIDENTIAL
- SKY GARDEN
- SKY TERRACE
- BIO FILTER
- CIRCULATION
- CARPARK

COM	COMMERCIAL PARKING
RT	RETAIL PARKING
A	ADAPTABLE CAR SPACE
V	VISITOR PARKING
R	RESIDENTIAL PARKING
MB	MOTORBIKE PARKING
CV	ELECTRIC VEHICLE CHARGING
EX	EXHAUST
LR	LOBBY RELIEF
SP	STAIR PRESSURISATION

C	COMMUNICATION
E	ELECTRICAL
WG	WATER/GAS
BAL	BALCONY
RS	BIO SIT
PL	PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

stanisic architects

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: BASEMENT 8 PLAN

checked: MT | scale: 1:200@A1 | issue: A

drawn: MT | project no: 13 015 | drawing no: DA100

do not scale from drawings.

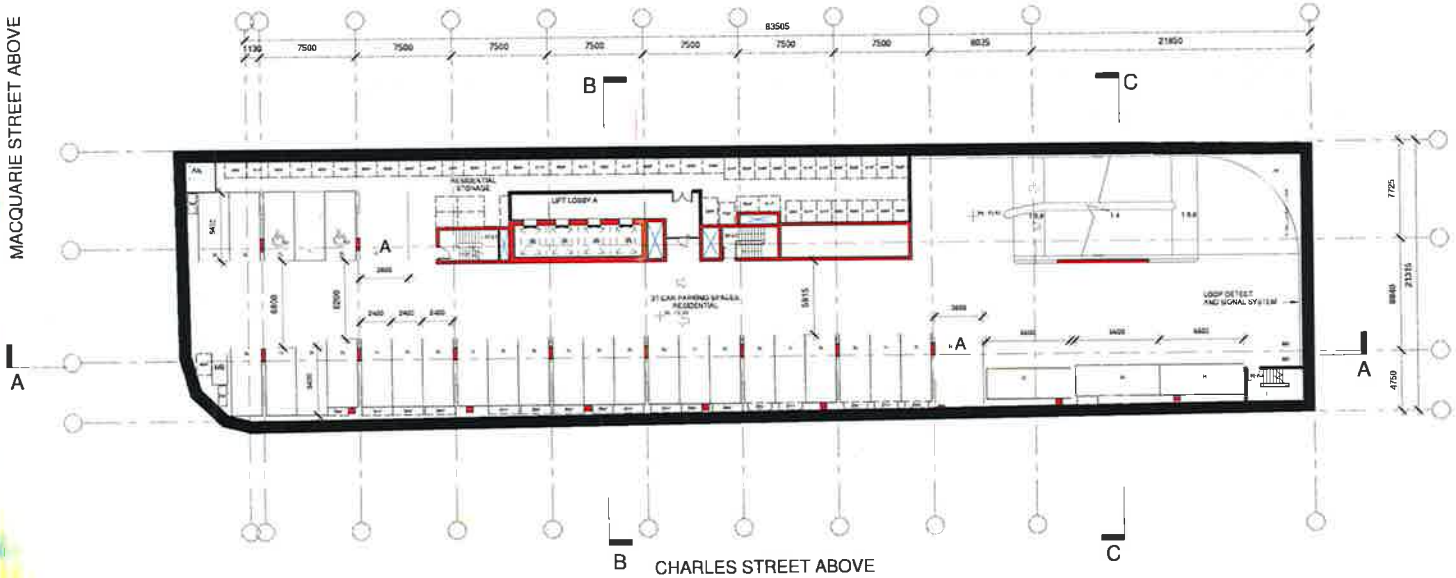
The layout shown and the areas noted on this drawing are indicative only. Layouts are to be read in conjunction with floor plans, elevations + sections.

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

ADSA



issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	22.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	27.09.18

legend

- RETAIL
- COMMERCIAL
- RESIDENTIAL
- SKY GARDEN
- SKY TERRACE
- BIO-FILTER
- CIRCULATION
- CARPARK

COM	COMMERCIAL PARKING
RT	RETAIL PARKING
A	ADAPTABLE CAR SPACE
V	VISITOR PARKING
R	RESIDENTIAL PARKING
MB	MOTORBIKE PARKING
EV	ELECTRIC VEHICLE CHARGING
EX	EXHAUST
LR	LOBBY RELIEF
SP	STAIR PRESSURISATION
C	COMMUNICATION
E	ELECTRICAL
WG	WATER/GAS
BAL	BALCONY
BS	BED SIT
PL	PLATFORM LIFT

client: STATEWIDE PLANN NG PTY LTD

stanisic architects
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NSW ARB 4462

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: BASEMENT 7 PLAN

checked: MT
scale: 1 : 200@A1
issue: C
drawn:
project no: 13 015
drawing no: DA101

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8 m

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

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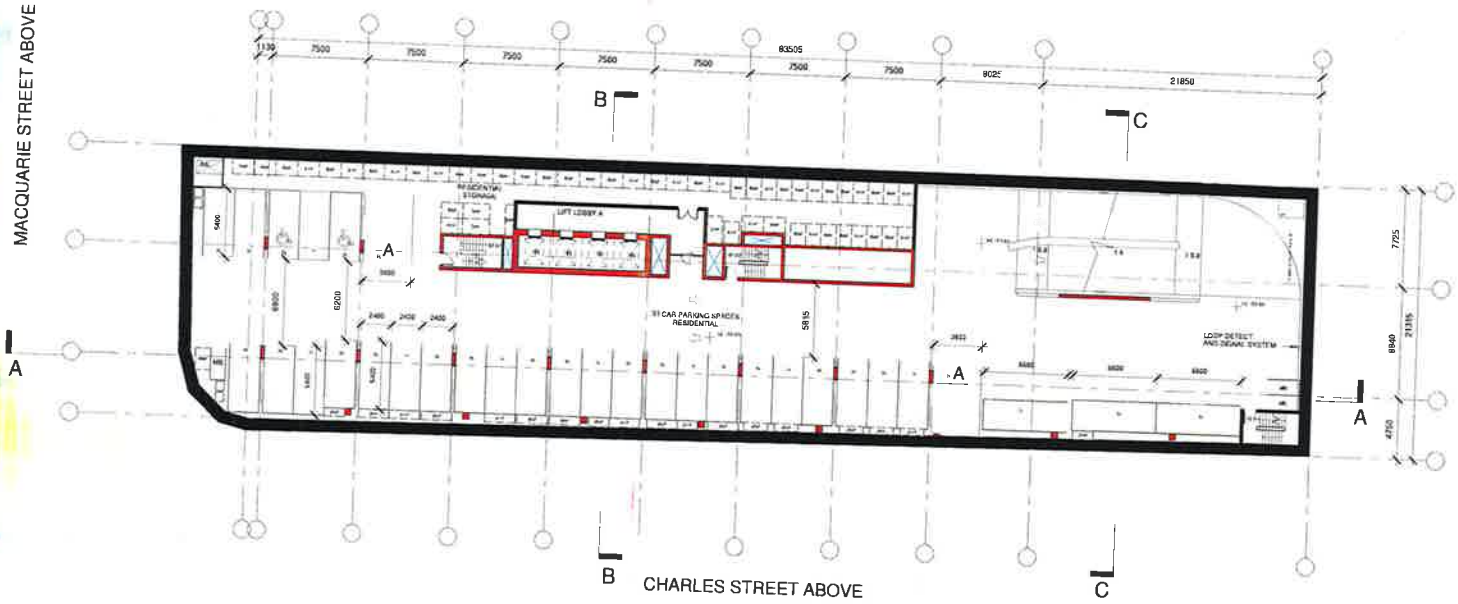
ABSA



issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.09.17
B	DEVELOPMENT APPLICATION AMENDMENTS	01.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	27.04.18

legend
- RETAIL
- COMMERCIAL
- RESIDENTIAL
- SKY GARDEN
- SKY TERRACE
- BIO-FILTER
- CIRCULATION
- CARPARK

COMMERCIAL PARKING	
RETAIL PARKING	
ADAPTABLE CAR SPACE	
VISITOR PARKING	
RESIDENTIAL PARKING	
MOTORBIKE PARKING	
ELECTRIC VEHICLE CHARGING	
GRAVEL	
LOBBY RELIEF	
STAIR PRESSURISATION	
C	COMMUNICATION
E	ELECTRICAL
WG	WATER GAS
BAL	BALCONY
SS	SKY GD
PL	PLATFORM LIFT

client
STATEWIDE PLANNING PTY LTD

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NSW Arch 4162

project
5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing
BASEMENT 6 PLAN

drawn MT
scale 1:200@A1
project no 13015
issue C
drawing no DA102

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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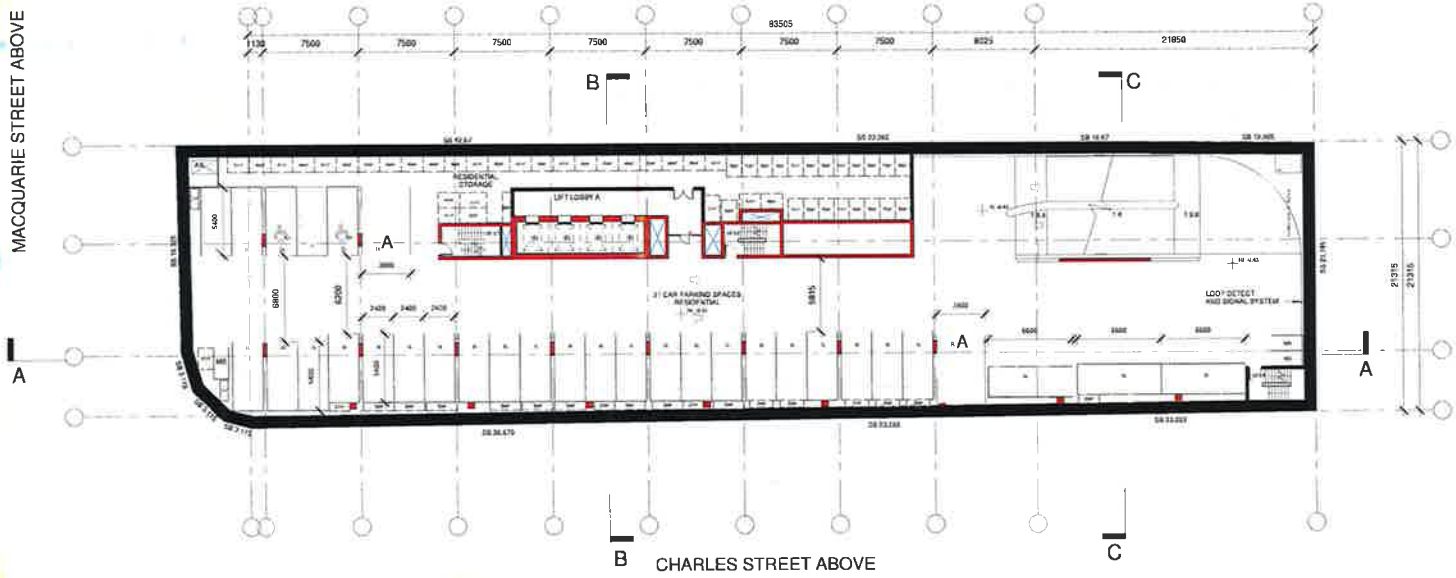
Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

ABSA



issue	amendment	date
A	ISSUE - DA DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	27.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	27.03.18

legend

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

stanisic architects
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NSW ARB 6400

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: BASEMENT 5 PLAN

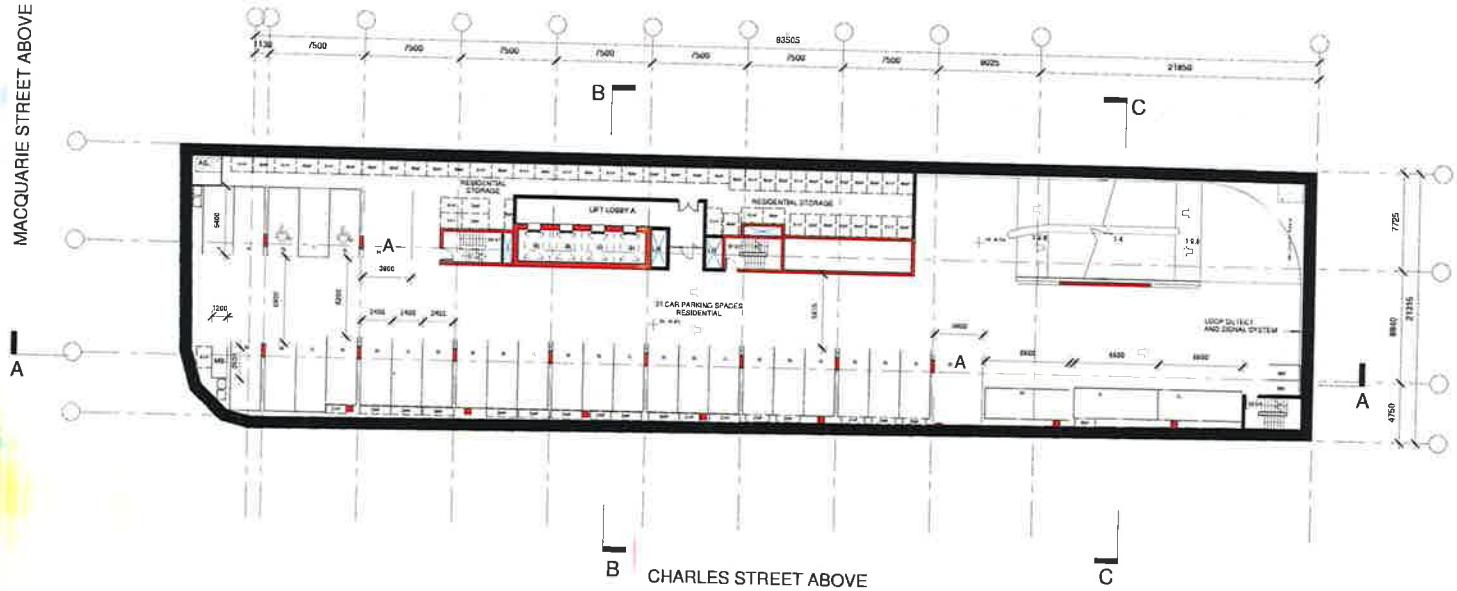
checked: MT | scale: 1 : 200@A1 | issue: C

drawn: | project no: 13 015 | drawing no: DA103

scale bar 0 2 4 6 8 m

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au



Issue	amendment	date
A	ISSUE - FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	27.06.18

do not scale from drawings.

client: STATEWIDE PLANNING PTY LTD

stanisic architects

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: BASEMENT 4 PLAN

checked: MT
scale: 1 : 200@A1
issue: C
drawn:
project no: 13015
drawing no: DA104

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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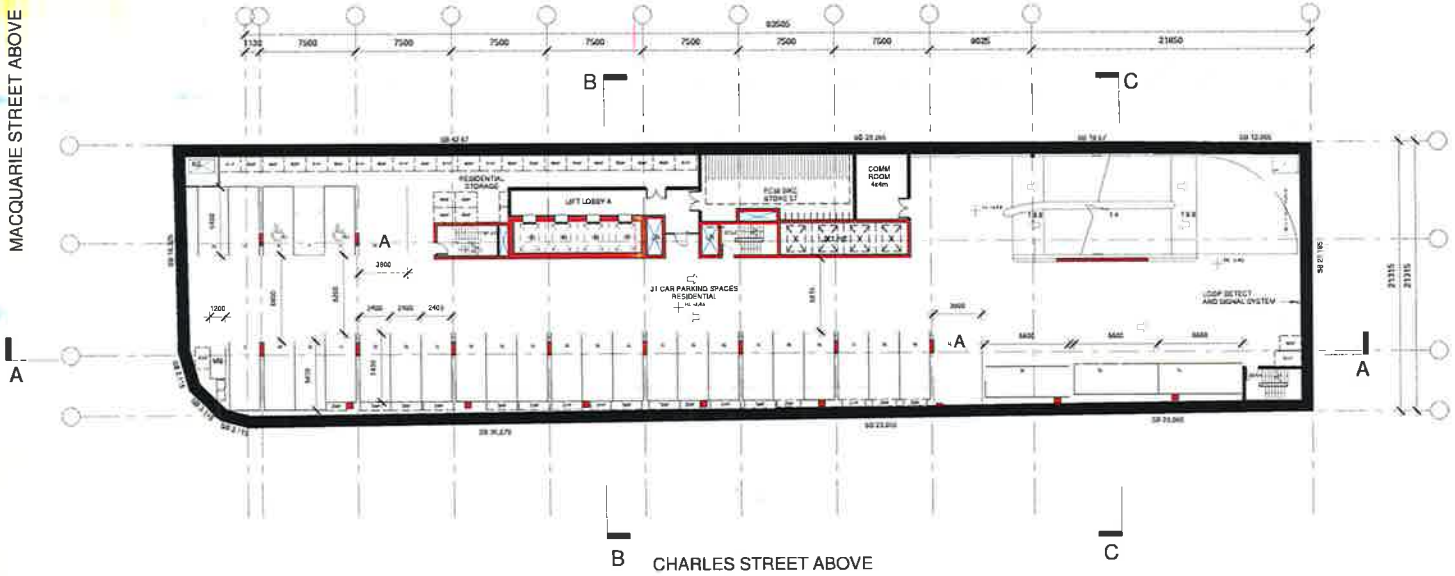

A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	27.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	27.06.18

legend: RETAIL, COMMERCIAL, RESIDENTIAL, SKY GARDEN, SKY TERRACE, BIO FILTER, CIRCULATION, LANDPARK

COM COMMERCIAL PARKING; RT RETAIL PARKING; A ADAPTABLE CAR SPACE; V VISITOR PARKING; R RESIDENTIAL PARKING; MB MOTORBIKE PARKING; EV ELECTRIC VEHICLE CHARGING; EX EXHAUST; LR LOBBY RELIEF; SP STAIR PRESSURISATION

C COMMUNICATION; E ELECTRICAL; W/G WATTIGANS; BAL BALCONY; BS BED SIT; PL PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

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T (61 2) 9264 2848
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NSW ARB 4450

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: BASEMENT 3 PLAN

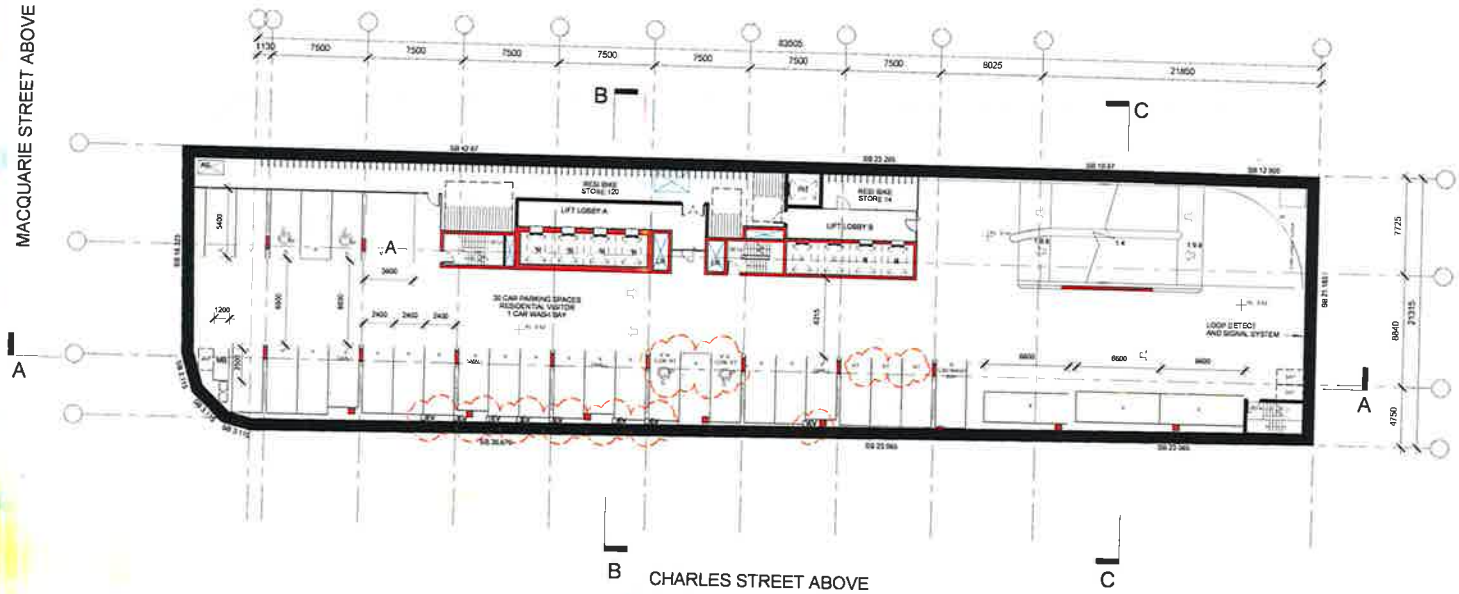
checked: MT | scale: 1 : 200@A1 | issue: C

drawn: | project no: 13 015 | drawing no: DA105

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar 0 2 4 6 8 m



issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	27.06.18
D	DEVELOPMENT APPLICATION AMENDMENTS	22.08.18

Do not scale from drawings.

legend

- RETAIL
- COMMERCIAL
- RESIDENTIAL
- SKY GARDEN
- SKY TERRACE
- BIO-FILTER
- CIRCULATION
- CARPARK

COM	COMMERCIAL PARKING
CD	COURIER/SERVICE/DELIVERY LOADING PARKING
RT	RETAIL PARKING
A	ADAPTABLE CAR SPACE
V	VISITOR PARKING
R	RESIDENTIAL PARKING
MB	MOTORBIKE PARKING
EV	ELECTRIC VEHICLE CHARGING
EX	EXHAUST
LR	LOBBY RELIEF
SP	STAIR PRESSURISATION
C	COMMUNICATION
E	ELECTRICAL
WG	WATER/GAS
BAL	BALCONY
RS	RCD ST
PL	PLATFORM LIFT

The layout shown and the sizes noted on this drawing are indicative only. Layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar 0 2 4 6 8 m

client STATEWIDE PLANNING PTY LTD

stanisic architects Level 2 243 Liverpool Street, East Sydney NSW 2010 T (61 2) 8356 2689 www.stanisic.com.au ABN 110 025 530 491 NSW ARB 4480

project 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing BASEMENT 2 PLAN

checked MT

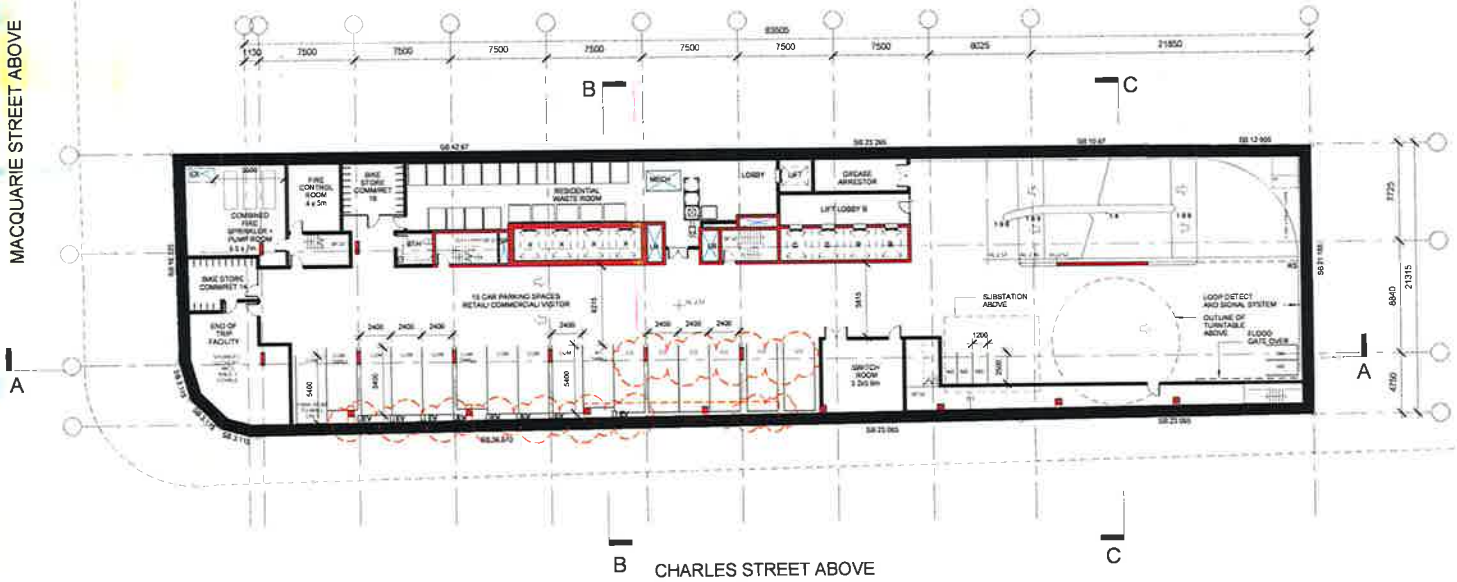
scale 1 : 200@A1

issue D

drawn

project no 13.015

drawing no DA106



BASEMENT PARKING SCHEDULE

LEVEL	TYPE	COUNT
BASEMENT 1	COMMERCIAL	1
BASEMENT 1	COMMERCIAL SMALL	3
BASEMENT 1	COURIER/SERVICE/DELIVERY LOADING	8
BASEMENT 1	RETAIL SMALL	1
		16
BASEMENT 2	RESIDENTIAL CAR WASH BAY	1
BASEMENT 2	RESIDENTIAL VISITOR	11
BASEMENT 2	RESIDENTIAL VISITOR ACCESSIBLE	2
BASEMENT 2	RESIDENTIAL VISITOR ADAPTABLE	1
BASEMENT 2	RESIDENTIAL VISITOR SMALL	4
BASEMENT 2	RESIDENTIAL VISITOR COMMERCIAL + RETAIL ACCESSIBLE	3
BASEMENT 2	RETAIL	5
		32
BASEMENT 3	RESIDENTIAL	27
BASEMENT 3	RESIDENTIAL ACCESSIBLE	2
BASEMENT 3	RESIDENTIAL ADAPTABLE	2
		31
BASEMENT 4	RESIDENTIAL	27
BASEMENT 4	RESIDENTIAL ACCESSIBLE	2
BASEMENT 4	RESIDENTIAL ADAPTABLE	2
		31
BASEMENT 5	RESIDENTIAL	27
BASEMENT 5	RESIDENTIAL ACCESSIBLE	2
BASEMENT 5	RESIDENTIAL ADAPTABLE	2
		31
BASEMENT 6	RESIDENTIAL	27
BASEMENT 6	RESIDENTIAL ACCESSIBLE	2
BASEMENT 6	RESIDENTIAL ADAPTABLE	2
		31
BASEMENT 7	RESIDENTIAL	27
BASEMENT 7	RESIDENTIAL ACCESSIBLE	2
BASEMENT 7	RESIDENTIAL ADAPTABLE	2
		31
BASEMENT 8	RESIDENTIAL	31
BASEMENT 8	RESIDENTIAL ACCESSIBLE	3
BASEMENT 8	RESIDENTIAL ADAPTABLE	2
		36
TOTAL		257

MOTORBIKE PARKING SCHEDULE

LEVEL	COUNT
BASEMENT 8	1
BASEMENT 7	1
BASEMENT 6	3
BASEMENT 5	3
BASEMENT 4	3
BASEMENT 3	1
BASEMENT 2	1
BASEMENT 1	5
TOTAL	18

BICYCLE PARKING SCHEDULE

LEVEL	TYPE	COUNT
LEVEL 1 (GROUND)	COMMERCIAL/RETAILRES	2
BASEMENT 1	COMMERCIAL/RETAIL	30
BASEMENT 2	RESIDENTIAL	134
BASEMENT 3	RESIDENTIAL	57
TOTAL		223

ELECTRIC VEHICLE CHARGING

LEVEL	TYPE	COUNT
BASEMENT 1 & 2	COMMERCIAL/RETAILRES	16

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	27.04.18
D	DEVELOPMENT APPLICATION AMENDMENTS	22.04.18

legend
- RETAIL
- COMMERCIAL
- RESIDENTIAL
- SKY GARDEN
- SKY TERRACE
- BIO-FILTER
- CIRCULATION
- CARPARK

COM	COMMERCIAL PARKING
CO	COURIER/SERVICE/DELIVERY LOADING PARKING
RT	RETAIL PARKING
A	ADAPTABLE CAR SPACE
V	VISITOR PARKING
R	RESIDENTIAL PARKING
MB	MOTORBIKE PARKING
EV	ELECTRIC VEHICLE CHARGING
EX	EXHAUST
LR	LOBBY RELIEF
SP	STAIR PRESSURISATION
C	COMMUNICATION
E	ELECTRICAL
W/G	WATER/GAS
BAL	BALCONY
SG	SKIDS/T
PL	PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2, 243 Liverpool Street, East Sydney NSW 2010
T (61 2) 8356 2580
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NSW ARB 4480

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: BASEMENT 1 PLAN

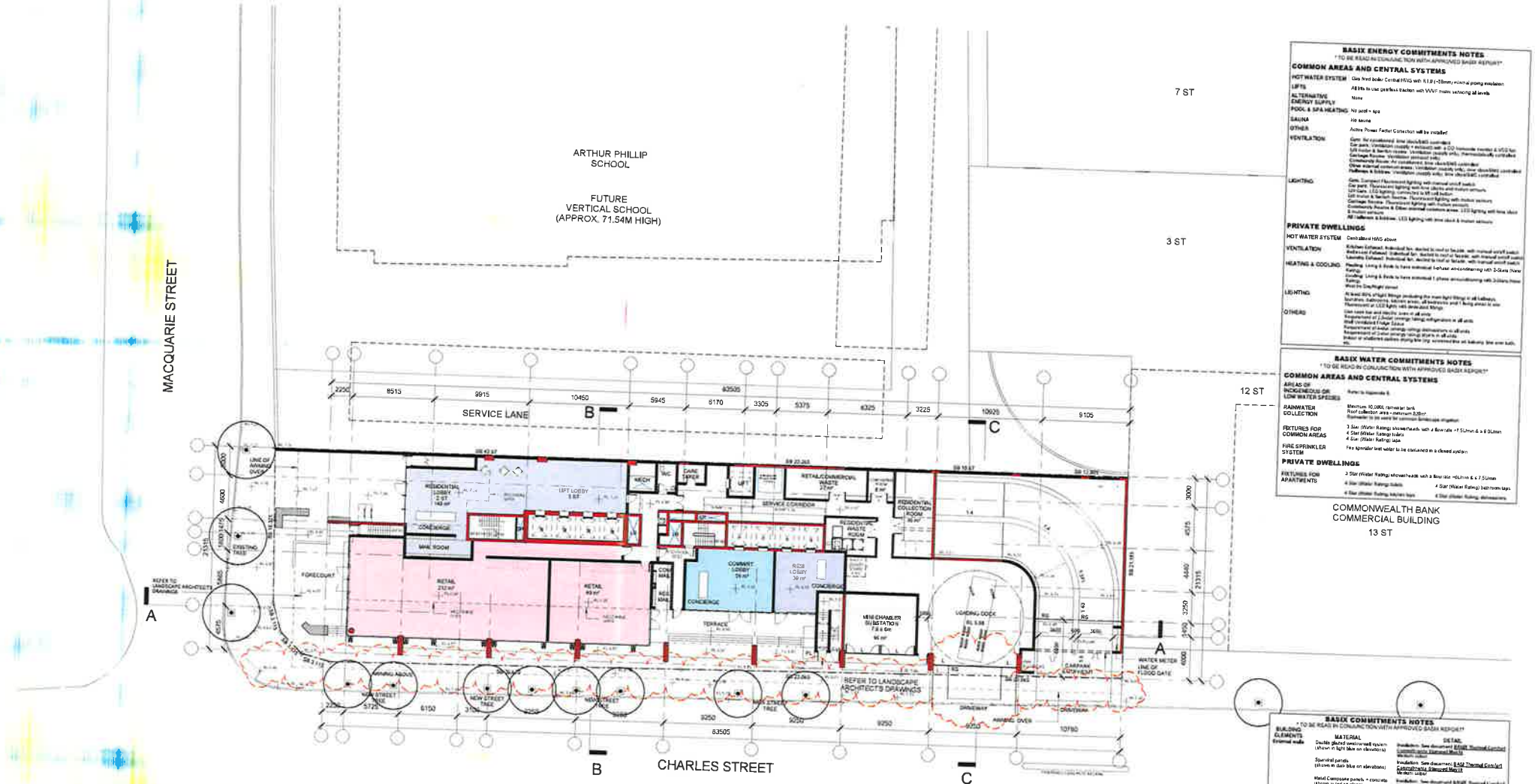
checked: MT | scale: 1:200@A1 | issue: D

drawn | project no: 13 015 | drawing no: DA107

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8 m



BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with R1.0 (~38mm) minimum piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO hydraulic monitor & VSD fan Lift motor & Switch rooms: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned, time clock/BMS controlled Other internal common areas: Ventilation (supply only), time clock/BMS controlled Pathways & Entrance: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting, connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Pathways & Entrance: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1-phase air-conditioning with 2-Stars (New Rating) Cooling: Living & Beds to have individual 1 phase air-conditioning with 2-Stars (New Rating) Wind In Day/Night period
LIGHTING	At least 80% of light fittings (including the main light fitting) in all bathrooms, laundries, bathrooms, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2 star energy rating refrigerators in all units Wall combined Fridge Freezer Requirement of 4-star energy rating dishwashers in all units Requirement of 2-star energy rating washers in all units Indoor or sheltered clothes drying line (eg. screened line on balcony, line over bath, etc.)

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof collection area – minimum 2,000m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flow rate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >6L/min & ≤ 7.5L/min 4 Star (Water Rating) toilets — 4 Star (Water Rating) bathroom taps 4 Star (Water Rating) kitchen taps — 4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed western wall system (shown in light blue on elevations) Spandrel panels (shown in dark blue on elevations) Metal Composite panels + concrete (shown in red on plans) Also refer to External Material Finishes & Colours document	Insulation: See document BASIX Thermal Comfort Commitments Statement Mark 19 Medium colour Insulation: See document BASIX Thermal Comfort Commitments Statement Mark 19 Medium colour Insulation: See document BASIX Thermal Comfort Commitments Statement Mark 19 Medium colour
Internal walls	Plasterboard	
Party walls	AAC lined Concrete & Masonry	To neighbour: concrete To lift core: fire stairs and services
Windows	DG to West, Low Solar Gain (Low-E) to all Street facade windows & shown in red units DG to West, Low Solar Gain (Low-E) to all general windows units Window Operability	Total Window System Properties (Average 2.4 & SHGC 0.23 Total Window System Properties (Average 2.4 & SHGC 0.23 Balcony windows: 50% & 50% (i.e. sliding) Bedroom windows: 0% & 50% (i.e. fixed & sliding) All other non-balcony windows: 0% & 50% (i.e. fixed & sliding) See document BASIX Summer Shading Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Statement Mark 19 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Statement Mark 19
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Statement Mark 19 Carpet: Living/Dining and bedrooms
Common spaces naturally ventilated		Yes, As per Air Quality ESD Statement & Air Tenizer requirements
Recessed downlights sealed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All sealed to be sealed

rev	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	ISSUE FOR INFORMATION	18.08.17
C	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
D	DEVELOPMENT APPLICATION AMENDMENTS	18.05.18
E	DEVELOPMENT APPLICATION AMENDMENTS	21.06.18
F	DEVELOPMENT APPLICATION AMENDMENTS	04.07.18
G	DEVELOPMENT APPLICATION AMENDMENTS	26.07.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

COM	COMMERCIAL PARKING	C	COMMUNICATION		
RT	RETAIL PARKING	E	ELECTRICAL		
A	ADAPTABLE CAR SPACE	WG	WATERGAS		
V	VISITOR PARKING	BAL	BALCONY		
R	RESIDENTIAL PARKING	BB	BED BIT		
MB	MOTORBIKE PARKING	PL	PLATFORM LIFT		
EV	ELECTRIC VEHICLE CHARGING				
EX	EXHAUST				
LR	LOBBY RELIEF				
SP	STAIR PRESSURISATION				

client: STATEWIDE PLANNING PTY LTD

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project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 1 PLAN (GROUND)

do not scale from drawings.

the layout shown and the alines hatrial on this drawing are indicative only; layouts are to be read in conjunction with floor plans, elevations + sections.

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drawn	NK	project no.	13 015

issue: G

drawing no: DA108

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

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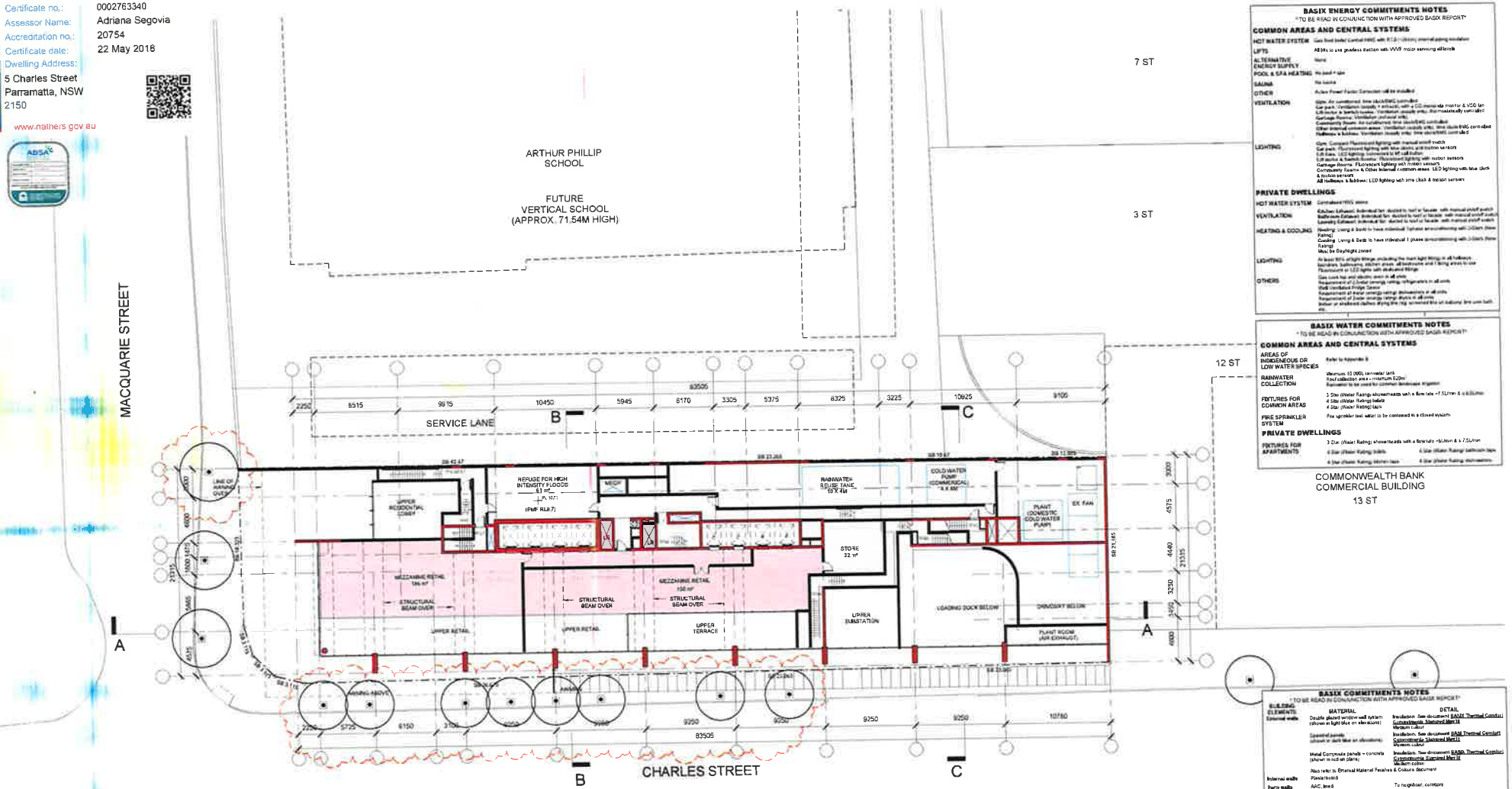
ABSA



BASIX ENERGY COMMITMENTS NOTES

TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with 8T-8 (Gross) internal piping insulation
LIFTS	All lifts to use gearless motion with VVVF motor servicing all floors
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Corrector will be installed
VENTILATION	Gym: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monoxide monitor & VSD fan Lift motor & switch rooms: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned, time clock/BMS controlled Other internal common areas: Ventilation (supply only), time clock/BMS controlled Hallways & lobbies: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift cars: LED lighting controlled by lift call button Lift motor & switch rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS system
VENTILATION	Kitchen Exhaust: Individual fan ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1phase airconditioning with 3-Star (New Rating) Cooling: Living & Beds to have individual 1 phase airconditioning with 3-Star (New Rating) Must be Daylight zoned
LIGHTING	At least 80% of light fittings including the main light fittings in all hallways, laundries, bathrooms, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 3-Star energy rating refrigerators in all units Wall Ventilated Fridge Space Requirement of 4star energy rating dishwashers in all units Requirement of 3star energy rating dryers in all units Indoor or shadeed clothes drying line (eg screened this on balcony line over bath etc)

BASIX WATER COMMITMENTS NOTES

TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof collection area – minimum 620m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flow rate >7.5L/min & ≤9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >6L/min & ≤ 7.5L/min	
	4 Star (Water Rating) toilets	4 Star (Water Rating) bathroom taps
	4 Star (Water Rating) kitchen taps	4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Medium colour
	Cladding panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Medium colour
	Metal Composite panels – concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC, lined Concrete & block work	To neighbour, corridors To lift core, fire stairs and services
Windows	DG Air filled Low-Solar Gain Low-E to all fixed facade windows & sliding doors only	Total Window System Properties U-value 3.4 & SHGC 0.23
	DG Air filled Low Solar Gain Low-E to all awning windows only	Total Window System Properties U-value 3.4 & SHGC 0.23
	Window Operability	Balcony windows: 30% to 40% (i.e. sliding) Bedroom windows: 0% to 20% (i.e. fixed & awning) All other non-balcony windows: 0% to 80% (i.e. fixed & awning) See document ESD Internal Wet Areas Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Tiles: Wet areas only Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes, As per Air Quality ESD Statement & Air Tenisse requirements
Recessed downlights sealed		No
Exhaust FANS (Kitchen, bathrooms, laundry)		All assumed to be sealed

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	22.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; DAY GARDEN; DAY TERRACE; BIO-FILTER; CIRCULATION; CAR PARK

CDM COMMERCIAL PARKING
RT RETAIL PARKING
A ADAPTABLE CAR SPACE
V VISITOR PARKING
R RESIDENTIAL PARKING
MB MOTORBIKE PARKING
EV ELECTRIC VEHICLE CHARGING
EX EXHAUST
LR LOBBY RELIEF
SP STAIR PRESSURISATION

C COMMUNICATION
E ELECTRICAL
WG WATER/GAS
BAL BALCONY
BD BIO DIT
PL PLATFORM LIFT

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

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NSW ARB 4440

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 2 PLAN

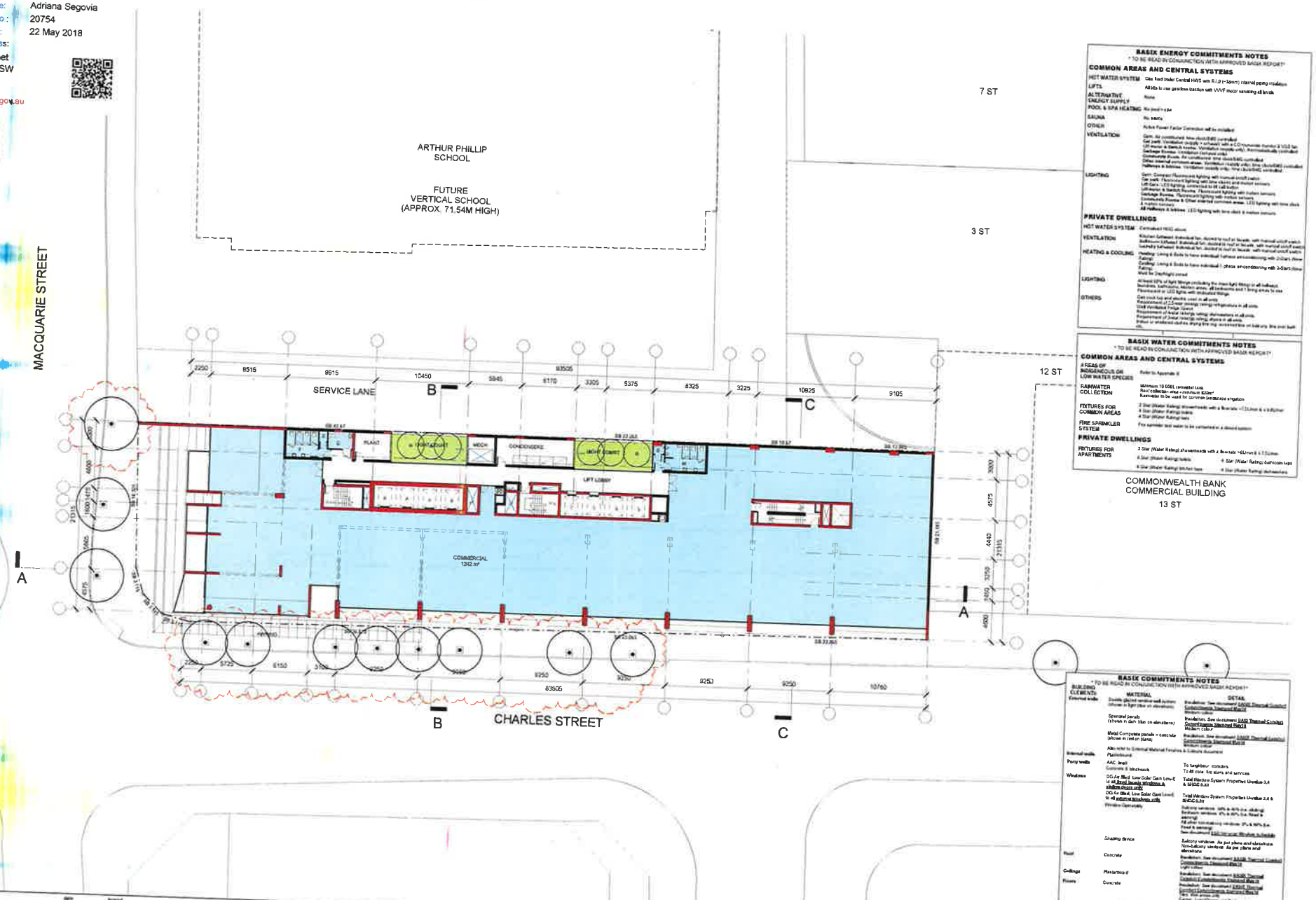
checked: MT
scale: 1 200@A1
issue: C
drawn:
project no: 13 015
drawing no: DA109

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no : 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

ABSA



BASIX ENERGY COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired Inter Central HWS with 61.0 (~36mm) internal piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool / spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monitoring device & VSD fan Lift motor & Switch rooms: Ventilation (supply only). Thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Rooms: Air conditioned time clock/BMS controlled Other internal common areas: Ventilation (supply only) time clock/BMS controlled Hallways & lobbies: Ventilation (supply only) time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1 phase air-conditioning with 2-Star (Home Rating) Cooling: Living & Beds to have individual 1 phase air-conditioning with 2-Star (Home Rating) Must be Daylight zoned
LIGHTING	At least 50% of light fittings (including the main light fitting) in all bathrooms, laundries, bathrooms, kitchen areas, all bedrooms and 1 living area to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2.5-star energy rating refrigerators in all units Cold Ventilated Fridge Space Requirement of 4-star energy rating dishwashers in all units Requirement of 3-star energy rating dryers in all units Indoor or enclosed clothes drying line may accommodate on balcony line and bath etc.

BASIX WATER COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10 000L rainwater tank Roof collection area = minimum 820m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flowrate >7.5L/min & ≤ 9L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flowrate >6L/min & ≤ 7.5L/min	
	4 Star (Water Rating) toilets	4 Star (Water Rating) bathroom taps
	4 Star (Water Rating) kitchen taps	4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Rev 13 Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Rev 13 Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Rev 13 Medium colour
	Alternate to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC, brick Concrete & blockwork	To neighbour, corridors To all core, lift shafts and services
Windows	DG Air filled, Low Solar Gain Low-E to all fixed facade windows & sliding doors only DG Air filled, Low Solar Gain (clear) to all internal windows only	Total Window System Properties Uvalue 3.4 & SHGC 0.22 Total Window System Properties Uvalue 3.4 & SHGC 0.33
	Window Operability	Balcony windows: 50% & 50% top sliding Bathroom windows: 0% & 50% top fixed & awning All other non-balcony windows: 0% & 50% top fixed & awning See document BASIX Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped Rev 13 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Stamped Rev 13
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped Rev 13 Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes, As per Air Quality ESD Statement & Air Service requirements
Recessed downlights installed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All switched to be sealed

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend: RETAIL, COMMERCIAL, RESIDENTIAL, SKY GARDEN, SKY TERRACE, BIO-FILTER, CIRCULATION, CARPARK

CCM COMMERCIAL PARKING
RT RETAIL PARKING
A ADAPTABLE CAR SPACE
V VISITOR PARKING
R RESIDENTIAL PARKING
MB MOTORBIKE PARKING
EV ELECTRIC VEHICLE CHARGING
EX EXHAUST
LR LOBBY RELIEF
SP STAIR PRESSURISATION

C COMMUNICATION
E ELECTRICAL
WG WATER/GAS
BAL BALCONY
BS BIO SET
PL PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

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NSW Arch. 4448

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 3 PLAN

checked: MT
scale: 1 :200@A1
issue: C
drawn:
project no: 13 015
drawing no: DA110

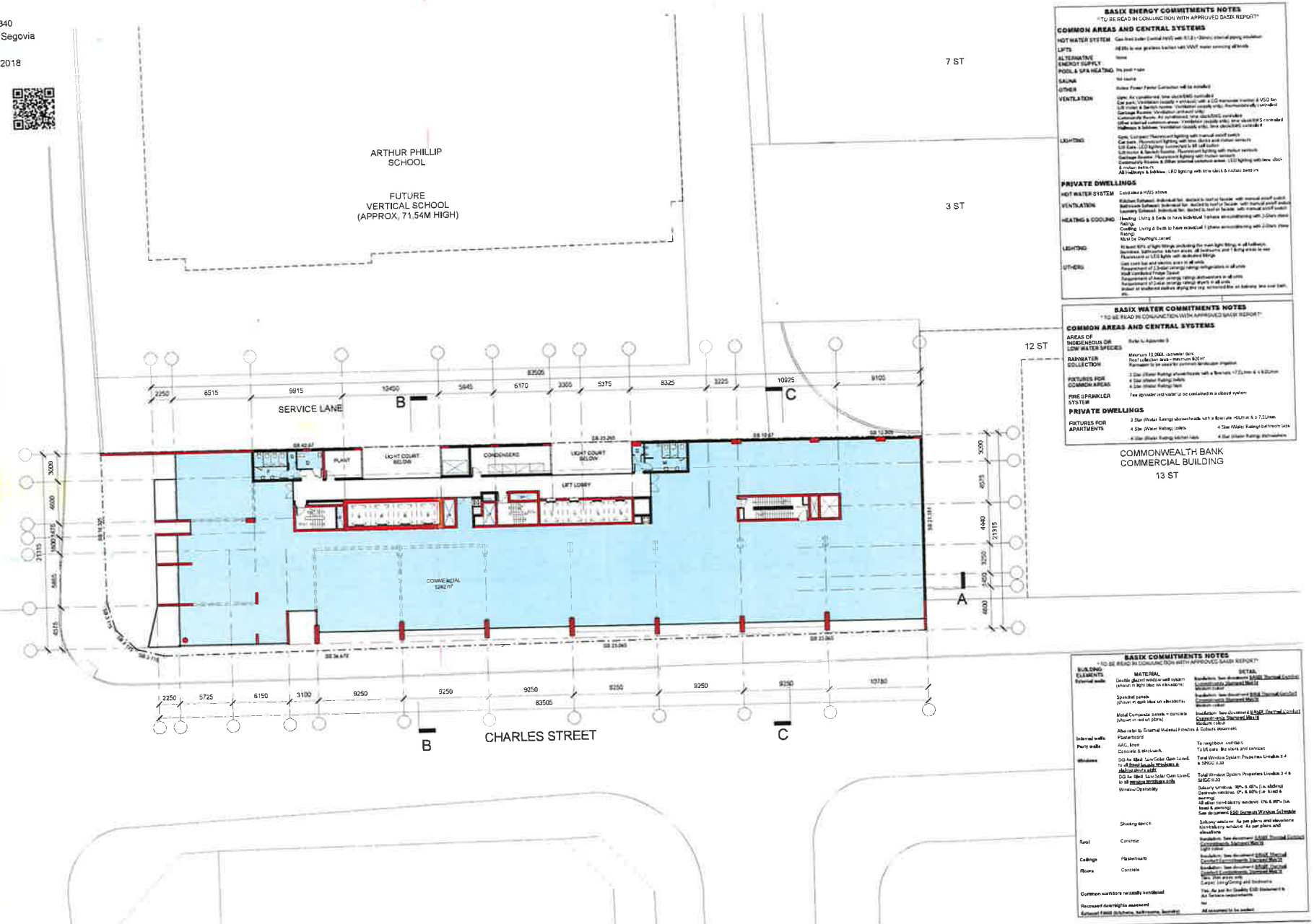
do not scale from drawings.
the layout shown and the arrow noted on the drawing are indicative only. features are to be read in conjunction with floor plans, elevations + sections.
scale bar: 0 2 4 6 8 m

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

www.nathers.gov.au

ABSA



BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired solar Central HWS with 6.0 (-30mm) internal piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all floors
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool / spa
SAUNA	Not sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monitoring monitor & VSD fan Lift motor & Switch rooms: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Rooms: Air conditioned, time clock/BMS controlled Other internal common areas: Ventilation (supply only), time clock/BMS controlled Hallways & lobbies: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting (connected to lift call button) Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Connected HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1 phase airconditioning with 2-Stars (Heat Rating) Cooling: Living & Beds to have individual 1 phase airconditioning with 2-Stars (Heat Rating) Must be Day/Night zoned
LIGHTING	At least 80% of light fittings (including the main light fitting) in all hallways, bathroom, laundry, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2-Star energy rating refrigerator in all units Wall Combined Fridge Freezer Requirement of 4-star energy rating dishwashers in all units Requirement of 2-star energy rating dryers in all units Indoor or sheltered clothes drying line (eg. screened line on balcony, line over bath, etc.)

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES	Refer to Appendix 3
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof collection area - minimum 820m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flow rate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >6.0L/min & ≤ 7.5L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) kitchen taps	4 Star (Water Rating) bathroom taps 4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Medium colour
	Also refer to External Material Finishes & Colours document.	
Internal walls	Plasterboard	
Party walls	AAC, blue Concrete & plasterboard	To neighbour common To lift core, fire stairs and services
Windows	DG to tilted low-Solar Gain Low-E to all fixed facade windows & sliding doors only DG to tilted low-Solar Gain Low-E to all window windows only	Total Window System Properties U-value 3.4 & SHGC 0.33 Total Window System Properties U-value 3.4 & SHGC 0.33
	Window Operability	Balcony windows: 30% & 45% (i.e. sliding) Bedroom windows: 0% & 90% (i.e. fixed & awning) All other non-balcony windows: 0% & 90% (i.e. fixed & awning) See document ESD Remark Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Tiles, stone and vinyl Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes, As per the Quality ESD Statement & fire services requirements
Recessed downlights assessed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All assumed to be sealed

issued	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; MOH/LTER; CIRCULATION; CARPARK

COM COMMERCIAL PARKING; RT RETAIL PARKING; A ADAPTABLE CAR SPACE; V VISITOR PARKING; R RESIDENTIAL PARKING; MB MOTORBIKE PARKING; EV ELECTRIC VEHICLE CHARGING; EX EXHAUST; LR LOBBY RELIEF; SP STAIR PRESSURIZATION

C COMMUNICATION; E ELECTRICAL; WHG WATERGAS; BAL BALCONY; SG SOD GT; PL PLATFORM LIFT

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8 m

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2, 243 Liverpool Street East Sydney NSW 2010
T (61 2) 9331 2148
www.stanisic.com.au ABN 1109363481
NSW ARB 4449

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 4 PLAN

issue: C

drawing no: DA111

checked: MT

scale: 1 :200@A1

drawn:

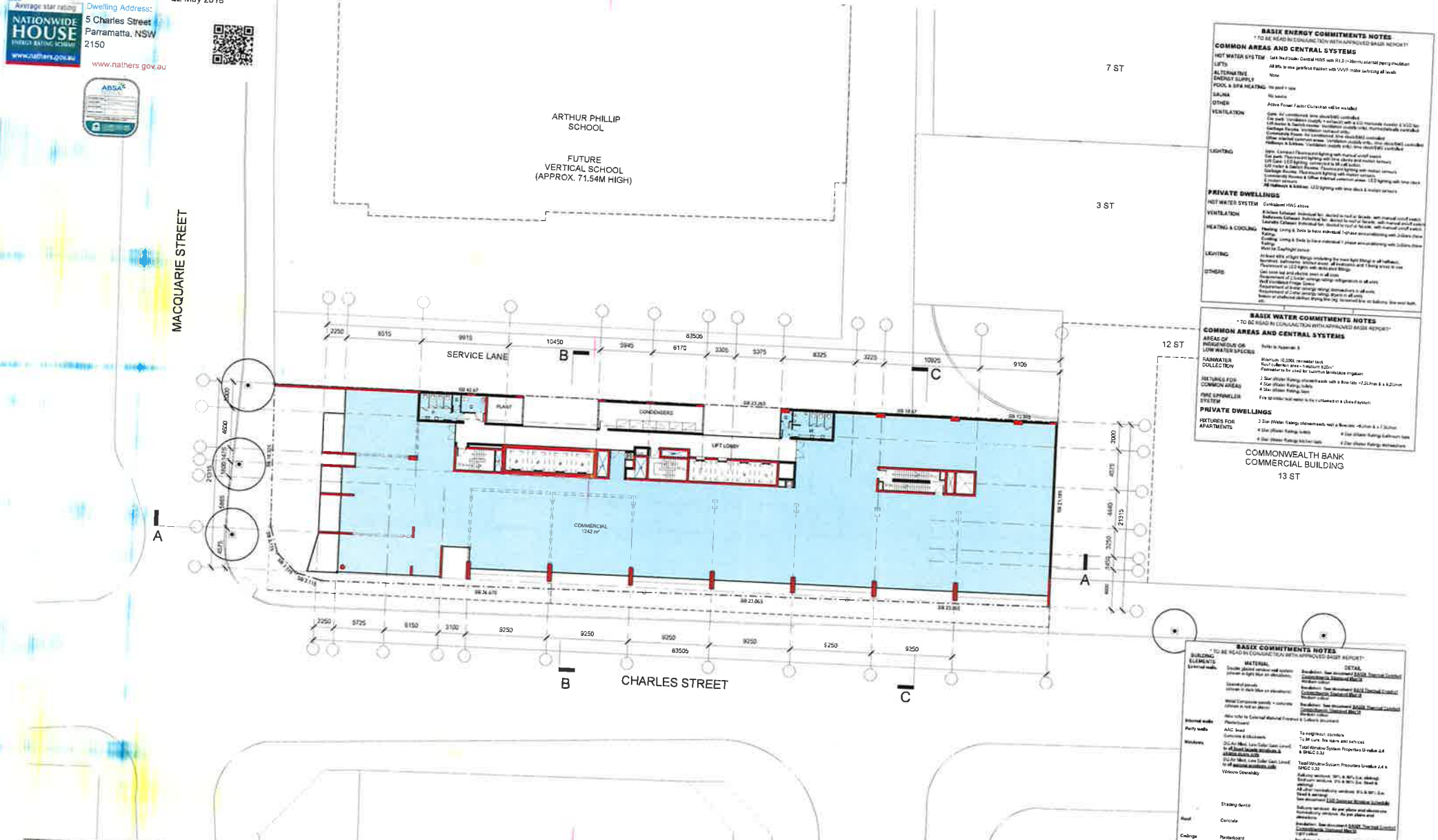
project no: 13-015

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

ABSA



BASIX ENERGY COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with R1.0 (+30mm) external piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monitoring (motor & CO) fan Lift motor & Switch room: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community rooms: Air conditioned, time clock/BMS controlled Other shared common areas: Ventilation (supply only), time clock/BMS controlled Hallways & Lobbies: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting activated by lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & other shared common areas: LED lighting with time clock & motion sensors All Hallways & Lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathrooms Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1-phase airconditioning with 3-Stars (new Rating) Cooling: Living & Beds to have individual 1 phase airconditioning with 3-Stars (new Rating) Wall fan (highlight panel)
LIGHTING	At least 40% of light fittings including the main light fittings in all bathrooms, laundries, bedrooms, kitchen areas, all pendants and living areas to use Compact Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 3-Star energy rating: refrigerators in all units Refill Dishwasher Fridge Space Requirement of 4-star energy rating: dishwashers in all units Requirement of 2-star energy rating: Washer in all units Provision of sufficient clothes drying line (eg. recessed line on balcony, line over bath, etc)

BASIX WATER COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof Collection area = Maximum 820m² Rainwater to be used for maximum landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star Water Rating showerheads with a flow rate >7.5L/min & ≤ 9.0L/min 4 Star Water Rating toilets 4 Star Water Rating taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star Water Rating showerheads with a flow rate >9L/min & ≤ 7.5L/min 4 Star Water Rating toilets 4 Star Water Rating bathroom taps 4 Star Water Rating kitchen taps 4 Star Water Rating dishwasher

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations) Standard panels (shown in dark blue on elevations) Metal Composite panels + concrete (shown in red on plans) Refer refer to External Material Finishes & Colours document	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18 Medium colour Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18 Medium colour Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18 Medium colour
Internal walls	Plasterboard	
Party walls	AAC lined Concrete & blockwork	To neighbour, corridors To lift core, fire stairs and services
Windows	DG Air filled, Low Solar Gain Level 1 to all fixed facade windows & sliding doors only DG Air filled, Low Solar Gain Level 2 to all operable windows only Window Operability	Total Window System Properties U-value 2.4 & SHGC 0.32 Total Window System Properties U-value 2.4 & SHGC 0.32 Balcony windows: 50% & 80% Sq. (fixed & sliding) Bathroom windows: 0% & 80% Sq. (fixed & sliding) All other habitable windows: 0% & 80% Sq. (fixed & sliding) See document LED Downlight Schedule
	Shading device	Balcony windows: As per plans and elevations Habitable windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18 Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18 Dark, shot polish only
Common corridors naturally ventilated		Carpet: Lounge/living and Bedrooms
Recessed downlights sealed		Yes, as per Air Quality Cert Statement & for fire/acoustic requirements
Exhaust FANS (kitchens, bathrooms, laundry)		No All connected to lift control

Issue	Amendment	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

Legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

CONM COMMERCIAL PARKING; RT RETAIL PARKING; A ADAPTABLE CAR SPACE; V VISITOR PARKING; R RESIDENTIAL PARKING; MB MOTORBIKE PARKING; EV ELECTRIC VEHICLE CHARGING; EX EXHAUST; LR LOBBY RELIEF; SP STAIR PRESSURISATION

C COMMUNICATION; E ELECTRICAL; WG WATERGAS; BAL BALCONY; BE BED 9/T; PL PLATFORM LIFT

do not scale from drawings.

the layout shown and the areas listed on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

stanisic architects

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 5 PLAN

checked: MT | scale: 1:200@A1 | issue: C

drawn: | project no: 13 010 | drawing no: DA112

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

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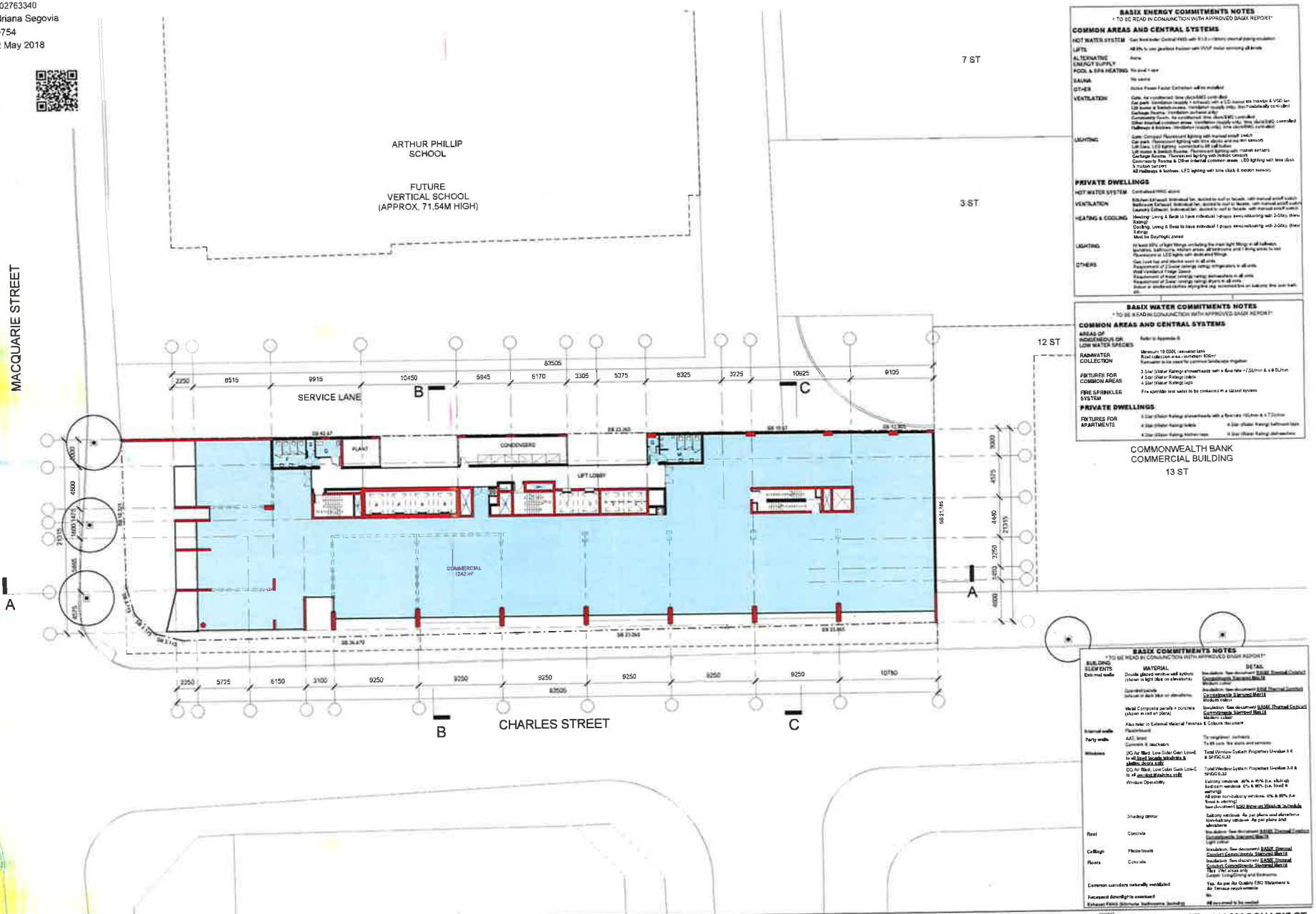
ABSA



BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with 0.1.0 (stars) thermal piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned: time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO (carbon monoxide) monitor & VSD fan Lift motor & Switch rooms: Ventilation (supply only) fan manually controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned: time clock/BMS controlled Other internal common areas: Ventilation (supply only): time clock/BMS controlled Hallways & lobbies: Ventilation (supply only): time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting, connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1-phase reverse cycle ducted with 2-Star (New Rating) Cooling: Living & Beds to have individual 1 phase reverse cycle ducted with 2-Star (New Rating) Must be Day/Night zoned
LIGHTING	At least 40% of light fittings including the main light fittings in all bedrooms, kitchens, bathrooms, kitchen areas, all bedrooms and living areas to be fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2 Star energy rating refrigerators in all units Wall ventilated fridge space Requirement of Water Star rating dishwashers in all units Requirement of 2 Star energy rating dryers in all units Indoor or shadeclothes drying line (eg. extended line on balcony line over bath etc)

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10 000L rainwater tank Roof collection area - minimum 100m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flow rate >7.5L/min & ≤9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >9L/min & ≤ 7.5L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) kitchen taps	4 Star (Water Rating) bathroom taps 4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Starmark Mark II Medium colour
	Operable panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Starmark Mark II Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Starmark Mark II Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC lined Concrete & blockwork	To neighbour apartments To lift core, fire stairs and services
Windows	DG Air filled, Low Solar Gain Low-E to all fixed facade windows & shading doors only	Total Window System Properties U-value 3.4 & SHGC 0.33
	DG Air filled, Low Solar Gain Low-E to all operable Windows only	Total Window System Properties U-value 3.4 & SHGC 0.33
	Window Operability	Balcony windows: 80% & 45% (i.e. sliding) Bedroom windows: 0% & 80% (i.e. fixed & opening) All other non-balcony windows: 0% & 80% (i.e. fixed & opening) See document Solid Timber on Windows in Website
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	See document BASIX Thermal Comfort Commitments Starmark Mark II Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Starmark Mark II
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Starmark Mark II Tiles: Wet areas only Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes: As per Air Quality EPD Statement & As Terrace requirements
Recessed downlights assessed		No
Exhaust Fans (kitchens, bathrooms, laundry)		All assumed to be sealed

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend
- RETAIL
- COMMERCIAL
- RESIDENTIAL
- SKY GARDEN
- SKY TERRACE
- SKY-FILTER
- CIRCULATION
- CARPARK

COM	COMMERCIAL PARKING
RT	RETAIL PARKING
A	ADAPTABLE CAR SPACE
V	VISITOR PARKING
R	RESIDENTIAL PARKING
MB	MOTORBIKE PARKING
EV	ELECTRIC VEHICLE CHARGING
EX	EXHAUST
LR	LOBBY RELIEF
SP	STAIR PRESSURISATION
C	COMMUNICATION
E	ELECTRICAL
WG	WATERGAS
BAL	BALCONY
BS	BED SIT
PL	PLATFORM LIFT

do not scale from drawings

The layout shown and the areas noted on this drawing are indicative only, layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8m

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2, 243 Liverpool Street East Sydney NSW 2010
T 61 2 9358 5388
www.stanisic.com.au ABN 11020333481
NSW ARB 4400

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 6 PLAN

checked	scale	issue
MT	1 :200@A1	C
drawn	project no.	drawing no.
	13 015	DA113

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

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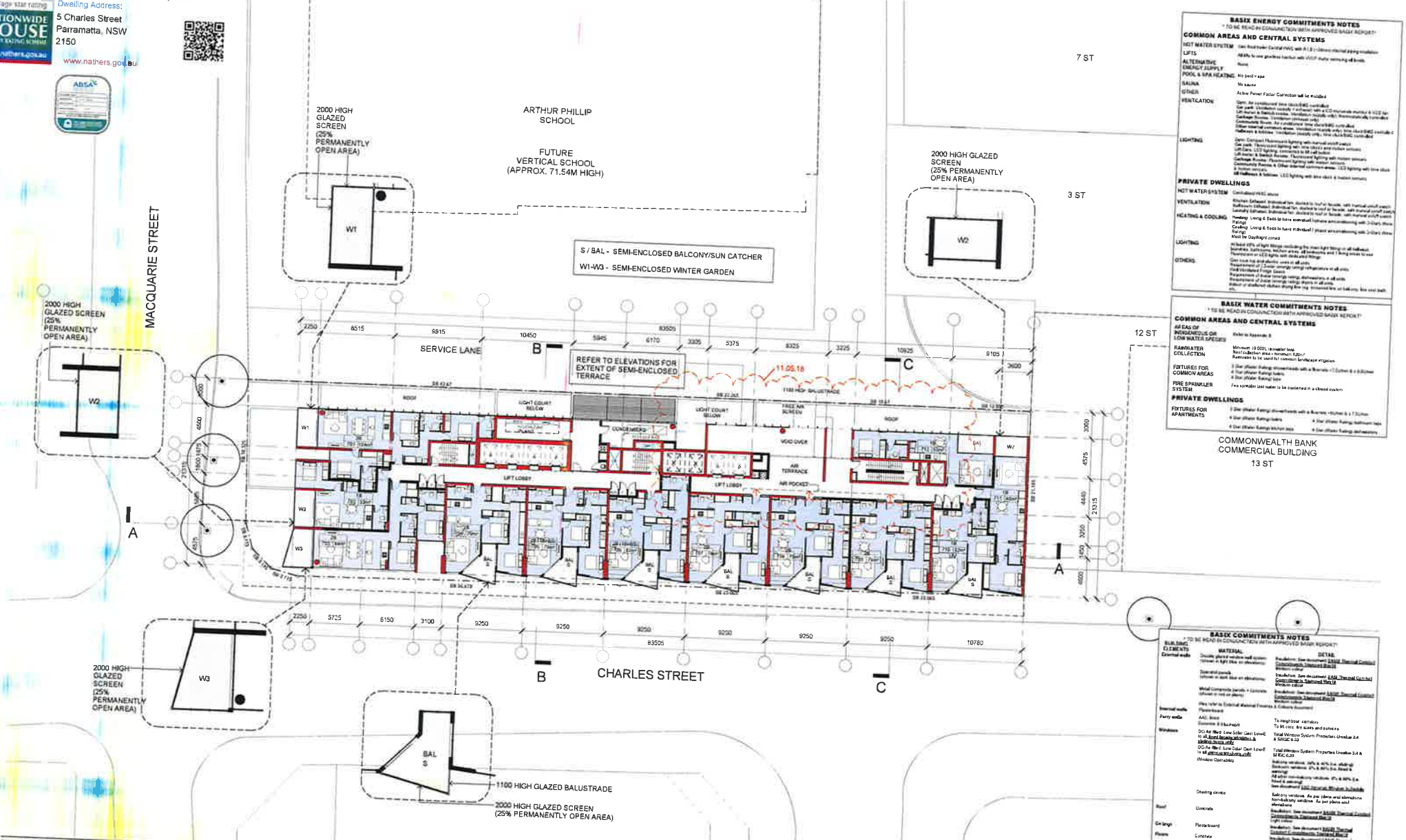

BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with 4.0 [illegible]
LIFTS	All lifts to use gearless traction with VVCF motor running all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monitoring module & VCCF fan Lift motor & Switch rooms: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned time clock/BMS controlled Other internal common areas: Ventilation (supply only), time clock/BMS controlled Hallways & lobbies: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clock and motion sensors Lift Cars: LED lighting, connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual / phase airconditioning with 3-Star's Heating Cooling: Living & Beds to have individual / phase airconditioning with 3-Star's Cooling Ratings Must be Daylight zoned
LIGHTING	At least 40% of light fittings providing the main light fittings in all bedrooms, kitchens, bathrooms, kitchen areas, all bedrooms and living areas to use fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2-star energy rating refrigerators in all units Well Ventilated Fridge Space Requirement of 4-star energy rating dishwashers in all units Requirement of 3-star energy rating dryers in all units Indoor or sheltered clothes drying line (eg. recessed line or balcony, line over bath, etc.)

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof to tank area = minimum 620m² Rainwater to be used for common landscape irrigation.
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flow rate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >6L/min & ≤ 7.5L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) kitchen taps 4 Star (Water Rating) bathroom taps 4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18 Window colour
	Standard panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18 Medium colour
	Metal Composite panels + Concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18 Medium colour
	Plus refer to External Material Finishes & Colours Document	
Internal walls	Plasterboard	
Party walls	AAC Brick Summer 8 Insulation	To neighbour corridors To lift core, fire stairs and services
Windows	DG Air filled Low Solar Gain LowE to all Bond Beauty windows & sliding doors only DG Air filled Low Solar Gain LowE to all other windows only Window Operability	Total Window System Properties Uvalue 3.4 & SHGC 0.53 Total Window System Properties Uvalue 3.4 & SHGC 0.53 Balcony windows: 50% & 40% Sun shading Balcony windows: 0% & 80% Sun Shade & awning All other non-balcony windows: 0% & 80% Sun Shade & awning See document BASIX Thermal Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18 Carpet, compressing and Bathrooms Dark tiled areas only
Common corridors naturally ventilated		Yes, As per Air Quality EAD Statement & BA Tenancy requirements
Recessed downlights accessed		No
Exhaust FANS (Kitchens, Bathrooms, Toilets)		All accessed to be sealed

Issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	30.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	14.06.18
D	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

Legend: RETAIL, COMMERCIAL, RESIDENTIAL, SKY GARDEN, SKY TERRACE, BIO-FILTER, CIRCULATION, CARPARK

COM COMMERCIAL PARKING; RT RETAIL PARKING; A ADAPTABLE CAR SPACE; V VISITOR PARKING; X RESIDENTIAL PARKING; MB MOTORBIKE PARKING; EV ELECTRIC VEHICLE CHARGING; EX EXHAUST; LR LOBBY RELIEF; SP STAIR PRESSURISATION; C COMMUNICATION; E ELECTRICAL; WG WATERING; BAL BALCONY; BS RED 24; PL PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

stanisic architects

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 7 PLAN

checked: FS | date: | scale: 1:200@A1 | issue: D

drawn: NK | project no: 13.015 | drawing no: DA114

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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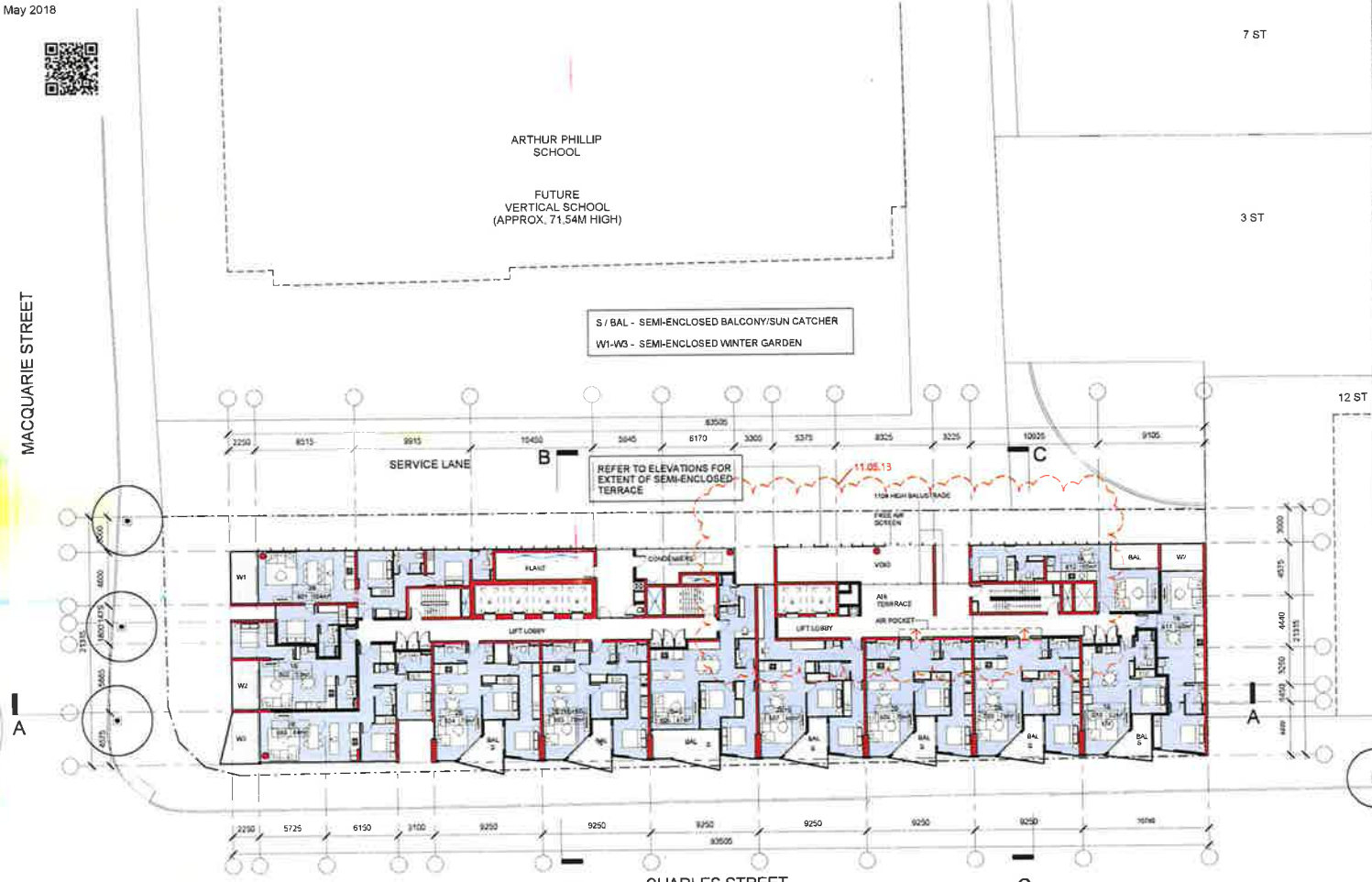
www.nathers.gov.au

ABSA



BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with 51.2 (~20mm) internal piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monoxide monitor & VSD fan Lift motor & Switch rooms: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned, time clock/BMS controlled Other internal common areas: Ventilation (supply only), time clock/BMS controlled Hallways & foyers: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & foyers: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1-phase airconditioning with 3 stars Heat Rating Cooling: Living & Beds to have individual 1 phase airconditioning with 3 stars Heat Rating Must be Day/Night zoned
LIGHTING	At least 40% of light fittings including the main light fitting, in all hallways, foyers, bathrooms, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2 Star energy rating refrigerators in all units Wall ventilated Fridge Space Requirement of water energy rating dishwashers in all units Requirement of 2 star energy rating dryers in all units Indoor or outdoor clothes drying line (eg. connection on balcony line over bath, etc.

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof collection area - minimum 820m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flow rate >7.5L/min & ≤ 9.0 L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >6L/min & ≤ 7.5L/min	
	4 Star (Water Rating) toilets	4 Star (Water Rating) bathroom taps
	4 Star (Water Rating) kitchen taps	4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILD ING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18 Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18 Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18 Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC block Concrete & Masonry	To neighbour corridors To lift core, fire stairs and services
Windows	DG Air filled Low Solar Gain Low-E to all fixed facade windows & sliding doors only	Total Window System Properties U-value 3.4 & SHGC 0.33
	DG Air filled Low Solar Gain Low-E to all operable windows only	Total Window System Properties U-value 3.4 & SHGC 0.21
	Window Operability	Balcony windows: 30% & 40% (i.e. sliding) Bedroom windows: 0% & 80% (i.e. fixed & awning) All other non-balcony windows: 0% & 80% (i.e. fixed & awning) See document PSD Summer Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony window: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar 18 Tiles, vinyl strips only Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes, as per Air Quality ESD Statement & Air Torture requirements
Recessed downlights assessed		No All assumed to be vented
Exhaust Fans (kitchens, bathrooms, laundry)		

issue	amendment	date
A	DEVELOPMENT APPLICATION AMENDMENTS	14.05.18
B	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; DAY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

COM	COMMERCIAL PARKING	C	COMMUNICATION
RT	RETAIL PARKING	E	ELECTRICAL
A	ADAPTABLE CAR SPACE	W/G	WATERGAS
V	VISITOR PARKING	BAL	BALCONY
R	RESIDENTIAL PARKING	BS	BED SIT
MB	MOTORBIKE PARKING	PL	PLATFORM LIFT
EV	ELECTRIC VEHICLE CHARGING		
EX	EXHAUST		
LR	LOBBY RELIEF		
SP	STAIR PRESSURISATION		

do not scale from drawings.
the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2 243 Liverpool Street East Sydney NSW 2010
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NSW ARB 4420

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 8 PLAN

checked	FS	scale	1 : 200@A1	issue	B
drawn	NK	project no.	13 015	drawing no.	DA114/1

scale bar: 0 2 4 6 8 m

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: #0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

ABSA

ARTHUR PHILLIP SCHOOL

FUTURE VERTICAL SCHOOL (APPROX. 71.54M HIGH)

7 ST

3 ST

12 ST

MACQUARIE STREET

SERVICE LANE

S / BAL - SEMI-ENCLOSED BALCONY/SUN CATCHER

W1-W3 - SEMI-ENCLOSED WINTER GARDEN

REFER TO ELEVATIONS FOR EXTENT OF SEMI-ENCLOSED TERRACE

1100 HIGH BALUSTRADE

FREE AIR SCREEN

VOID

AIR TERRACE

AIR POCKET

LIFT LOBBY

PLANT

LOUNDRIES

COMMONWEALTH BANK COMMERCIAL BUILDING 13 ST

CHARLES STREET

A

B

C

BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM: Gas fired boiler Central HWS with R1.0 (>=8mm) internal piping insulation

LIFTS: All lifts to use gearless traction with VVVF motor servicing all levels

ALTERNATIVE ENERGY SUPPLY: None

POOL & SPA HEATING: No pool = n/a

SAUNA: No sauna

OTHER: Active Power Factor Correction will be installed

VENTILATION: Gym: Air conditioned, time clock/BMS controlled; Car park: Ventilation supply + exhaust with a CO monoxide monitor & VSD fan; Lift motor & Switch rooms: Ventilation supply only, thermostatically controlled; Garbage Rooms: Ventilation (exhaust only); Commercial Foyer: Air conditioned, time clock/BMS controlled; Other internal common areas: Ventilation (supply only), time clock/BMS controlled; Hallways & lobbies: Ventilation (supply only), time clock/BMS controlled

LIGHTING: Gym: Compact Fluorescent lighting with manual on/off switch; Car park: Fluorescent lighting with time clocks and motion sensors; Lift Cars: LED lighting, connected to lift call button; Lift motor & Switch Rooms: Fluorescent lighting with motion sensors; Garbage Rooms: Fluorescent lighting with motion sensors; Commonly Accessible & Other shared common areas: LED lighting with time clock & motion sensors; All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM: Centralised HWS above

VENTILATION: Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch; Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch; Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch

HEATING & COOLING: Heating: Living & Beds to have individual highwall reverse cycle air conditioning with 3-Stars (Heat Rating); Cooling: Living & Beds to have individual 1 phase air conditioning with 3-Stars (Heat Rating); Westerlies Daylight zoned

LIGHTING: At least 80% of light fittings providing the main light fittings in all hallways, facilities, bathrooms, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings

OTHERS: Gas cook top and electric oven in all units; Requirement of 3-Star energy rating refrigerators in all units; Shelf mounted Fridge Space; Requirement of 4-star energy rating dishwashers in all units; Requirement of 3-star energy rating dryers in all units; Indoor or sheltered clothes drying line only, screened from on balcony line over bath etc.

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES: Refer to Appendix B

RAINWATER COLLECTION: Minimum 10,000L rainwater tank; Roof collection area - minimum 325m²; Rainwater to be used for common landscape irrigation

FIXTURES FOR COMMON AREAS: 3 Star (Water Rating) showerheads with a flowrate >7.5L/min & ≤ 9.0L/min; 4 Star (Water Rating) toilets; 4 Star (Water Rating) taps

FIRE SPRINKLER SYSTEM: Fire sprinkler line water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS: 3 Star (Water Rating) showerheads with a flowrate >6L/min & ≤ 7.5L/min; 4 Star (Water Rating) toilets; 5 Star (Water Rating) bathroom taps; 4 Star (Water Rating) kitchen taps; 4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT *

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double placed with brick wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Plan 19 Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Plan 19 Medium colour
	Metal Composite panels (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Standard Plan 19 Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC block Concrete & blockwork	To neighbour corridors To lift core, fire stairs and carpark
Windows	DG Air filled, Low Solar Gain Lowe to all front facade windows & balcony & side elevations only	Total Window System Properties Uvalue 3.4 & SHGC 0.3
	DG Air filled, Low Solar Gain Lowe to all rear/side elevations only	Total Window System Properties Uvalue 4.4 & SHGC 0.33
	Window/door safety	Balcony windows: 30% & 40% fixed, sliding Bedroom windows: 0% & 80% fixed & awnings All other operable/opening windows: 0% & 80% fixed & awnings See document EMS Standard Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Plan 19 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Standard Plan 19
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Plan 19 Wet floor areas only Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes. As per Air Quality ESD Statement & Air Tetrave requirements
Balcony downlights sealed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All assumed to be sealed

Issue	amendment	date
A	DEVELOPMENT APPLICATION AMENDMENTS	14.06.18
B	DEVELOPMENT APPLICATION AMENDMENTS	21.06.18
C	DEVELOPMENT APPLICATION AMENDMENTS	27.06.18

Legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

COM COMMERCIAL PARKING; RT RETAIL PARKING; A ADAPTABLE CAR SPACE; V VISITOR PARKING; R RESIDENTIAL PARKING; MB MOTORBIKE PARKING; EV ELECTRIC VEHICLE CHARGING; EX EXHAUST; LR LOBBY RELIEF; SP STAIR PRESSURISATION

C COMMUNICATION; E ELECTRICAL; WG WATER/GAS; BAL BALCONY; BS BED SIT; PL PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

stanisic architects

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 9 PLAN

checked: FS | scale: 1 200@A1 | issue: C

drawn: NK | project no: 13 010 | drawing no: DA114/2

Do not scale from drawings.

The layout shown and the areas noted on this drawing are indicative only. Layouts are to be read in conjunction with floor plans, elevations + sections.

Scale bar: 0 2 4 6 8m

27/06/2018 8:47:22 AM

Certificate no. 0002763340
Assessor Name Adriana Segovia
Accreditation no. 20754
Certificate date 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

www.nathers.gov.au

ABSA

BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with 91.6 (>30kW) external pump insulation
LIFTS	All lifts to use gearless traction with VVVF motor sensing all loads
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: An occupancy time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monoxide monitor & VSD fan Lift motor & Switch rooms: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned, time clock/BMS controlled Other shared common areas: Ventilation (supply only), time clock/BMS controlled Hallways & foyers: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other shared common areas: LED lighting with time clock & motion sensors All Hallways & foyers: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1-phase air-conditioning with 2-Stars (New Rating) Cooling: Living & Beds to have individual 1 phase air-conditioning with 2-Stars (New Rating) Must be Day/Night zoned
LIGHTING	At least 40% of light fittings (including the main light fitting) in all hallways, laundries, bathrooms, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of Similar energy rating refrigerators in all units Still standard fridge space Requirement of Similar energy rating dishwashers in all units Requirement of similar energy rating washers in all units Indoor or sheltered clothes drying line (eg. screened line on balcony, line over bath, etc.

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof collection area - minimum 1,000m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star Water Rating showerheads with a flow rate >7.5L/min & ≤ 9.0L/min 4 Star Water Rating toilets 4 Star Water Rating taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star Water Rating showerheads with a flow rate >4L/min & ≤ 7.5L/min	
	4 Star Water Rating toilets	4 Star Water Rating bathroom taps
	4 Star Water Rating kitchen taps	4 Star Water Rating dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Medium colour
	Also refer to External Material Finishes & Colour document	
Internal walls	Plasterboard	
Party walls	AAC block	To neighbour contacts
	Concrete & Blockwork	To lift core, fire stairs and services
Windows	DG Air filled, Low Solar Gain Low-E to all fixed bedroom windows & shallow depth units	Total Window System Properties U-value 3.4 & SHGC 0.33
	DG Air filled, Low Solar Gain Low-E to all opening windows units	Total Window System Properties U-value 3.4 & SHGC 0.33
	Window/Operability	Balcony windows: 30% & 46% (i.e. sliding) Bedroom windows: 0% & 30% (i.e. fixed & venting) All other non-balcony windows: 0% & 30% (i.e. fixed & venting) See document ESD Sovereign Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Tiles: Unit areas only Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes: As per Air Quality ESD Statement & Air Volume requirements
Recessed downlights assessed		No
Exhaust FANS, kitchens, bathrooms, laundry		All assumed to be sealed

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	29.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

COM COMMERCIAL PARKING; RT RETAIL PARKING; A ADAPTABLE CAR SPACE; V VISITOR PARKING; R RESIDENTIAL PARKING; MB MOTORBIKE PARKING; CV ELECTRIC VEHICLE CHARGING; EX EXHAUST; LR LOBBY RELIEF; SP STAIR PRESSURIZATION

C COMMUNICATION; E ELECTRICAL; WG WATERGAS; BAL BALCONY; BD BED /BT; PL PLATFORM LIFT

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. Setouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8m

client: STATEWIDE PLANNING PTY LTD

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project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVELS 10-11 PLAN

checked MT | scale 1 : 200@A1 | issue C

drawn | project no 13 015 | drawing no DA115

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

ARTHUR PHILLIP SCHOOL

FUTURE VERTICAL SCHOOL (APPROX. 71.54M HIGH)

7 ST

3 ST

12 ST

13 ST

MACQUARIE STREET

SERVICE LANE

CHARLES STREET

COMMONWEALTH BANK COMMERCIAL BUILDING

BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with R1.0 (~25mm) internal piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA H EATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned time clock/BMS controlled Car park: Ventilated usually + exhaust with a CO monitoring monitor & VSD fan Lift motor & Switch rooms: Ventilated (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned time clock/BMS controlled Other internal common areas: Ventilated (supply only) time clock/BMS controlled Hallways & lobbies: Ventilated (supply only) time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1 phase air-conditioning with 3.0Star (Heat Rating) Cooling: Living & Beds to have individual 1 phase air-conditioning with 3.0Star (Heat Rating) Will be OneRight zoned
LIGHTING	At least 80% of light fittings endorsing the main light fitting in all hallways, foyers, bathrooms, kitchen areas, all bedrooms and living areas to use fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Replacement of 2 Star energy rating refrigerators in all units Wall Ventilated Fridge Space Replacement of 4 star energy rating dishwashers in all units Replacement of 3 star energy rating dryers in all units Indoor or sheltered clothes drying line (eg. balcony) line on balcony, line over bath, etc.

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10 000L rainwater tank Roof collection area = minimum 520m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flow rate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >9.0L/min & ≤ 7.5L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) kitchen taps	4 Star (Water Rating) bathroom taps 4 Star (Water Rating) dishwasher

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commercial Standard Part B Medium colour
	Sounded panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commercial Standard Part B Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commercial Standard Part B Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC block Concrete & Masonry	To neighbour, corridors To lift core, fire stairs and services
Windows	DG-Air filled, Low Solar Gain Low-E to all fixed double aluminium & sliding glass units DG-Air filled, Low Solar Gain Low-E to all awning aluminium units Window Operability	Total Window System Properties U-value 3.4 & SHGC 0.33 Total Window System Properties U-value 3.4 & SHGC 0.33 Balcony windows: 30% & 40% (i.e. sliding) Bedroom windows: 0% & 80% (i.e. fixed & awning) All other compliance windows: 0% & 80% (i.e. fixed & awning) See document ESD Schedule Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commercial Standard Part B Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commercial Standard Part B
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commercial Standard Part B Carpet (excepting wet areas)
Common corridors naturally ventilated		Yes. As per Air Quality ESD Statement & Air Tech requirements
Removed overlights assessed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All assumed to be ducted

rev	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	25.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend
- RETAIL
- COMMERCIAL
- RESIDENTIAL
- SKY GARDEN
- SKY TERRACE
- BIO FILTER
- CIRCULATION
- CARPARK

COM	COMMERCIAL PARKING
RT	RETAIL PARKING
A	ADAPTABLE CAR SPACE
V	VISITOR PARKING
R	RESIDENTIAL PARKING
MB	MOTORBIKE PARKING
EV	ELECTRIC VEHICLE CHARGING
EX	EXHAUST
LR	LOBBY RELIEF
SP	STAIR PRESSURISATION
C	COMMUNICATION
E	ELECTRICAL
WG	WATERGAS
BAL	BALCONY
BS	BED SIT
PL	PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

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NSW ARB 4440

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 12 PLAN

issue: C

drawing no.: DA116

checked: MT
drawn:
scale: 1 200@A1
project no.: 13 015

do not scale from drawings

the layout shown and the areas noted on the drawing are indicative only, lessons are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 1 2 3 4 5 6 m

Certificate no. 0002763340
Assessor Name: Adriana Segovia
Accreditation no. 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

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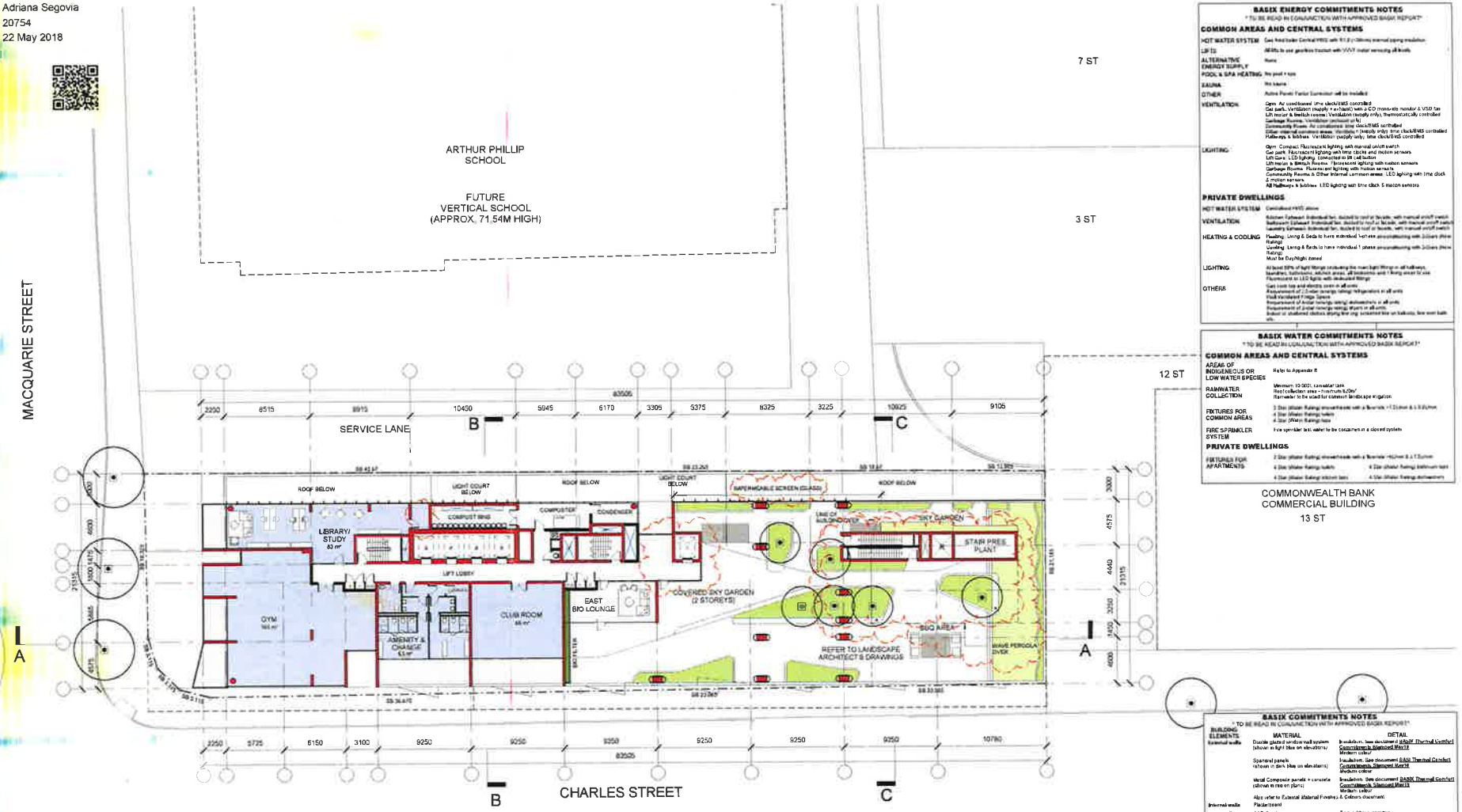

BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	See heat pump Central HWS with R1.8 (>180mm) internal piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Corrector will be installed
VENTILATION	Gym: Air conditioned time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monoxide monitor & VSD fan Lift motor & switch rooms: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Rooms: Air conditioned time clock/BMS controlled Other internal common areas: Ventilation (supply only) time clock/BMS controlled Hallways & lobbies: Ventilation (supply only) time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting, connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1-phase airconditioning with 3-Stars (Heat Rating) Cooling: Living & Beds to have individual 1 phase airconditioning with 3-Stars (Heat Rating) Must be Day/Night zoned
LIGHTING	At least 50% of light fittings including the main light fittings in all hallways, laundries, bathrooms, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2.0-star energy rating refrigerators in all units Wall Ventilated Fridge Space Requirement of 4-star energy rating dishwashers in all units Requirement of 3-star energy rating dryers in all units Indoor or sheltered clothes drying line (eg. screened line on balcony, low over bath etc.)

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof collection area - minimum 5,00m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flowrate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler tank water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	2 Star (Water Rating) showerheads with a flowrate >9L/min & ≤ 11.5L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) bathroom taps 4 Star (Water Rating) kitchen taps 4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mark B Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mark B Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mark B Medium colour
	Also refer to External Material Finishes & Colours charts/sheets	
Internal walls	Plasterboard	
Party walls	AAC, lined	To living/bed, corridors
	Concrete & plasterboard	To lift core, fire stairs and services
Windows	DG for West: Low Solar Gain LowE to all front facade windows & sliding door only	Total Window System Properties Uvalue 3.4 & SHGC 0.33
	DG for West: Low Solar Gain LowE to all service windows only	Total Window System Properties Uvalue 3.4 & SHGC 0.29
	Window Operability	Balcony windows: 80% & 45% (i.e. sliding) Bedroom windows: 0% & 50% (i.e. fixed & awning) All other non-balcony windows: 0% & 50% (i.e. fixed & awning) See document FRG Summit Window Schedule
	Shading device	Balcony vertical: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mark B Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mark B
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mark B Tiles: Wet areas only Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes, As per Air Quality ESD Statements & All Furniture registered to
Recessed downlights assessed		No
Exhaust Fans: Kitchens, Bathrooms, laundries		All assumed to be sealed

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	28.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.06.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

COM	COMMERCIAL PARKING	C	COMMUNICATION		
RT	RETAIL PARKING	E	ELECTRICAL		
A	ADAPTABLE CAR SPACE	WG	WATERGAS		
V	VISITOR PARKING	BAL	BALCONY		
R	RESIDENTIAL PARKING	BS	BIO SIT		
MB	MOTORBIKE PARKING	PL	PLATFORM LIFT		
EV	ELECTRIC VEHICLE CHARGING				
EX	EXHAUST				
LR	LOBBY RELIEF				
SP	STAIR PRESSURISATION				

client: STATEWIDE PLANNING PTY LTD

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NSW ARB 4480

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 13 PLAN

drawn: MT | scale: 1:200@A1 | issue: C

project no: 13 015 | drawing no: DA117

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8 m

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

ARTHUR PHILLIP SCHOOL

FUTURE VERTICAL SCHOOL (APPROX. 71.54M HIGH)

MACQUARIE STREET

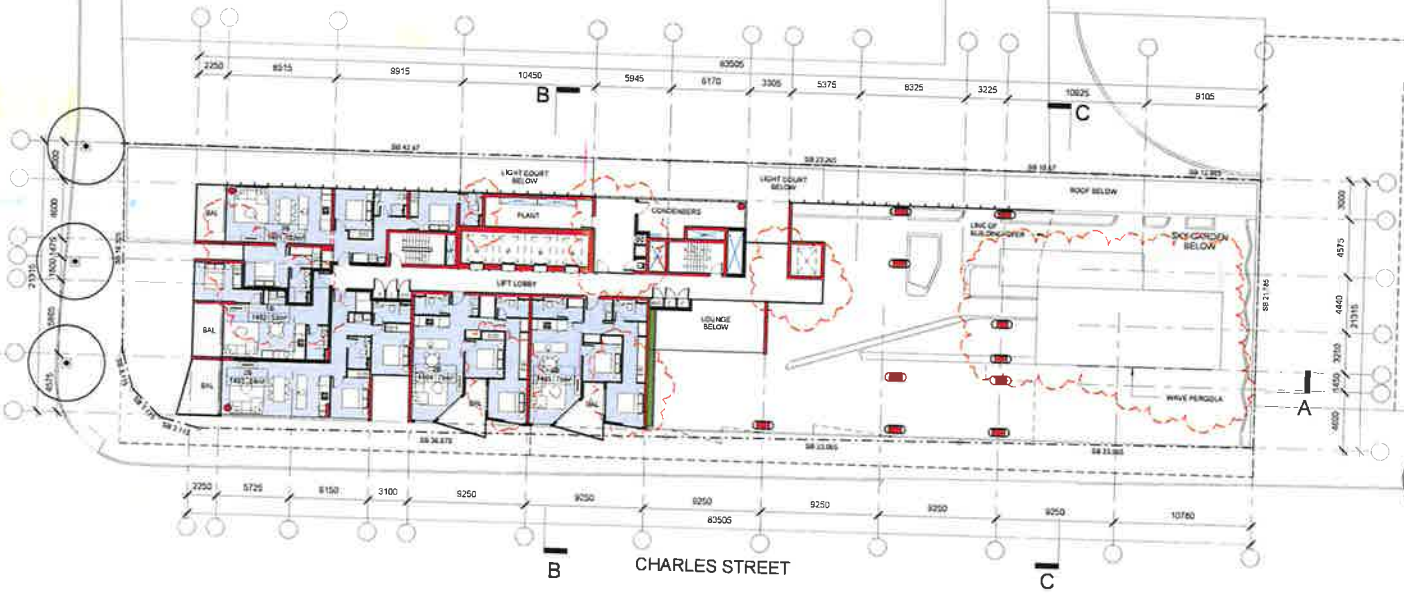
CHARLES STREET

7 ST

3 ST

12 ST

COMMONWEALTH BANK COMMERCIAL BUILDING 13 ST



BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with R1.0 (~50mm) internal piping insulation
LIFTS	All lifts to use gearless motion with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monitoring sensor & VSD fan Lift motor & Switch rooms: Ventilation (supply only) thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned, time clock/BMS controlled Other internal common areas: Ventilation (supply only) time clock/BMS controlled Hallways & lobbies: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: T5 (fluorescent) lighting with time clocks and motion sensors Lift Cars: LED lighting, connected to lift call button Lift motor & switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1 phase airconditioning with 3-Star (New Rating) Cooling: Living & Beds to have individual 1 phase airconditioning with 3-Star (New Rating) Must be Daylight zoned
LIGHTING	At least 40% of light fittings controlling the main light fittings in all hallways, laundries, bathrooms, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 3.5-Star energy rating refrigerators in all units Wall/Freestanding Fridge Freezer Requirement of 4-Star energy rating dishwashers in all units Requirement of 3-Star energy rating washers in all units Indoor or shadded clothes drying line (eg. recessed line on balcony, line over bath etc.)

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10 000L rainwater tank Roof catchment area = minimum 820m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flow rate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >6L/min & ≤ 7.5L/min 4 Star (Water Rating) bathroom taps 4 Star (Water Rating) kitchen taps 4 Star (Water Rating) dishwasher

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Map 18 Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Map 18 Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Standard Map 18 Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC Block Concrete & blockwork	To neighbour contacts To lift core, fire stairs and services
Windows	DG Air filled Low Solar Gain (Low-E) to all front facade windows & shadow lines only	Total Window System Properties Uwindow 3.8 & SHGC 0.43
	DG Air filled Low Solar Gain (Low-E) to all remaining windows only	Total Window System Properties Uwindow 3.8 & SHGC 0.43
	Window Operability	Balcony windows: 30% & 40% (i.e. sliding) Bathroom windows: 0% & 40% (i.e. fixed & pivot) All other habitable rooms windows: 0% & 80% (i.e. fixed & awning) See document ESD Screen Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Map 18 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Standard Map 18
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Map 18 Tiles: Wet areas only Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes. As per Air Quality Mech Statement & Air Terrace requirements
Recessed downlights sealed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All sealed to be sealed

Issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

Legend
- RETAIL
- COMMERCIAL
- RESIDENTIAL
- SKY GARDEN
- SKY TERRACE
- BIO-FILTER
- CIRCULATION
- CARPARK

COM	COMMERCIAL PARKING
RT	RETAIL PARKING
A	ADAPTABLE CAR SPACE
V	VISITOR PARKING
R	RESIDENTIAL PARKING
MB	MOTORBIKE PARKING
EV	ELECTRIC VEHICLE CHARGING
EX	EXHAUST
LR	LOBBY RELIEF
SP	STAIR PRESSURISATION
C	COMMUNICATION
E	ELECTRICAL
WG	WATER/GAS
BAL	BALCONY
BS	BED SIT
PL	PLATFORM LIFT

do not scale from drawings.

The layout shown and the areas noted on this drawing are indicative only. Layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

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project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

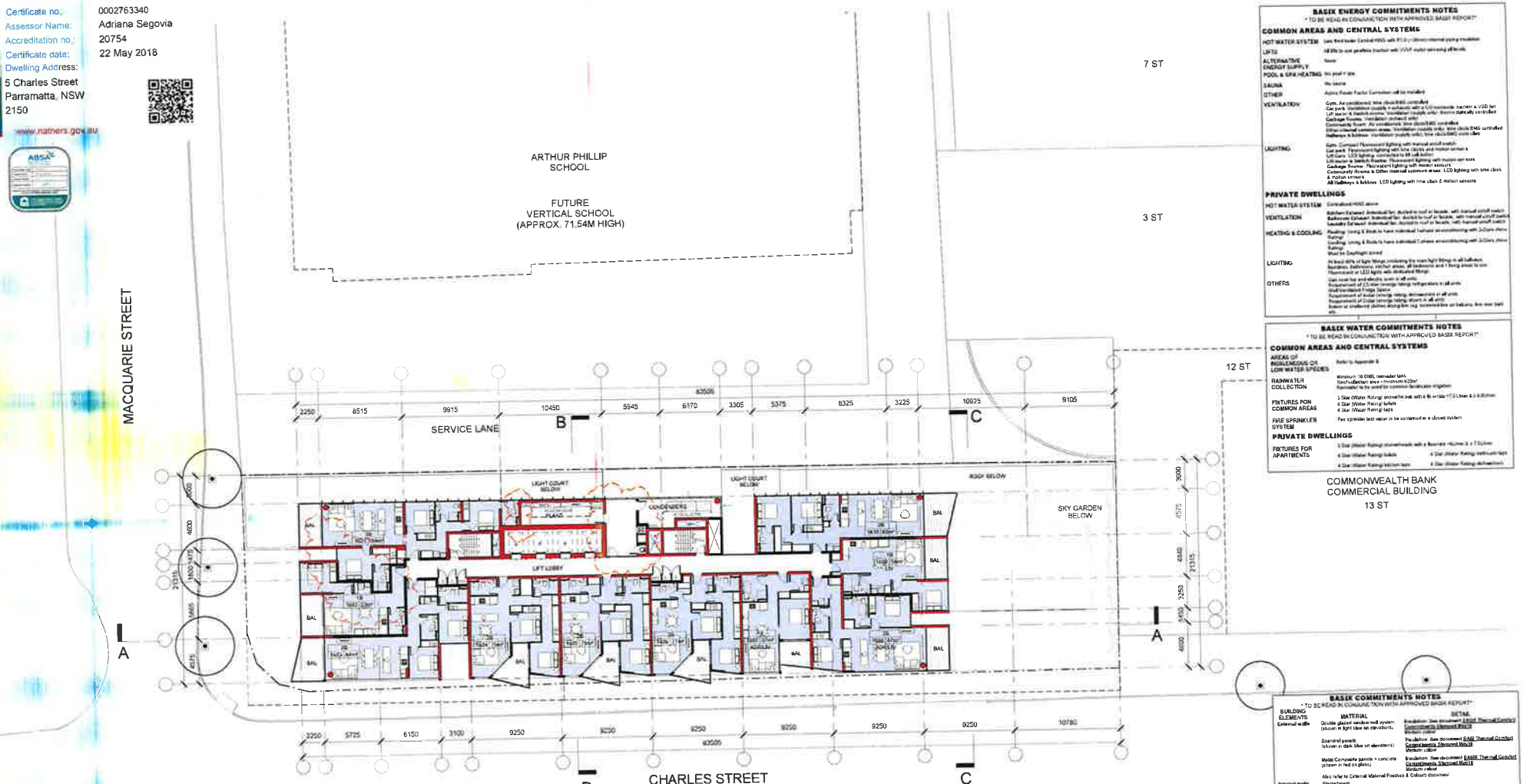
drawing: LEVEL 14 PLAN

checked: MT
scale: 1 200@A1
issue: C
drawn:
project no: 13 015
drawing no: DA118

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

www.nathers.gov.au



BASIX ENERGY COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with 91.0 (>30mm) internal piping insulation
LIFTS	All lifts to use gearless tracker with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym, Air conditioned, time clock/BMS controlled Car park, Ventilation (supply + exhaust) with a CO baricade detector & VSD fan Lift motor & switch rooms, Ventilation (supply only) Room thermostatically controlled Garbage Rooms, Ventilation (exhaust only) Community Room, Air conditioned, time clock/BMS controlled Other internal common areas, Ventilation (supply only), time clock BMS controlled Hallways & lobbies, Ventilation (supply only), time clock/BMS over-ridee
LIGHTING	Gym, Compact Fluorescent lighting with manual on/off switch Car park, Fluorescent lighting with time clocks and motion sensors Lift Cars, LED lighting, connected to lift call button Lift motor & switch Rooms, Fluorescent lighting with motion sensors Garbage Rooms, Fluorescent lighting with motion sensors Community Rooms & Other internal common areas, LED lighting with time clock & motion sensors All hallways & lobbies, LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust, Individual fan, ducted to roof or facade, with manual on/off switch Bathrooms Exhaust, Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust, Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual hydronic air-conditioning with 3-Star (Heating Rating) Cooling: Living & Beds to have individual 1 phase air-conditioning with 3-Star (Heating Rating) Must be Daylight zoned
LIGHTING	At least 40% of light fittings containing the main light fittings in all bathrooms, laundries, bathrooms, kitchen areas, all bedrooms and 1 living area to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2.5-star (energy rating) refrigerators in all units dual ventilated fridge space Requirement of 4-star (energy rating) dishwashers in all units Requirement of 3-star (energy rating) dryers in all units Indoor or sheltered clothes drying line (eg. screened line on balcony, line over bath etc.

BASIX WATER COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10 000L rainwater tank Roof collection area – minimum 620m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerhead with a flow rate of 9 litres/min & 6 litres/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >9L/min & ≥ 7.5L/min	
	4 Star (Water Rating) toilets	4 Star (Water Rating) bathroom taps
	4 Star (Water Rating) kitchen taps	4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC, lined Concrete & blockwork	To neighbour corridors To lift core, fire stairs and services
Windows	Dual Glass Low Solar Gain Low-E to all level twenty windows & sliding doors only Dual Glass Low Solar Gain Low-E to all service workers only Window Operability	Total Window System Properties Uvalue 3.4 & SHGC 0.33 Total Window System Properties Uvalue 3.4 & SHGC 0.22 Balcony windows: 30% & 45% (i.e. sliding) Bedroom windows: 0% & 60% (i.e. fixed & awning) All other non-sliding windows: 0% & 30% (i.e. fixed & awning) See document ESD Summary Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-sliding windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B Tiles, also exposed Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes, As per Air Quality ESD Statement N & Air Test our report refer to
Recessed downlights assessed		No
Exhaust fans: Bathrooms, laundrooms, laundries		All assumed to be sealed

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	31.05.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

COM	COMMERCIAL PARKING
RT	RETAIL PARKING
A	ADAPTABLE CAR SPACE
V	VISITOR PARKING
R	RESIDENTIAL PARKING
MS	MOTORBIKE PARKING
EV	ELECTRIC VEHICLE CHARGING
EX	EXHAUST
LR	LOBBY RELIEF
SP	STAIR PRESSURISATION
C	COMMUNICATION
E	ELECTRICAL
WG	WATERGAS
BAL	BALCONY
BS	BED SIT
PL	PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

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project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: TYPICAL TOWER PLAN (L15-16,L19-21,L24-25,L28-29)

issue: C

drawn: MT | scale: 1:200@A1 | project no: 13 015 | drawing no: DA119

do not scale from drawings

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8m

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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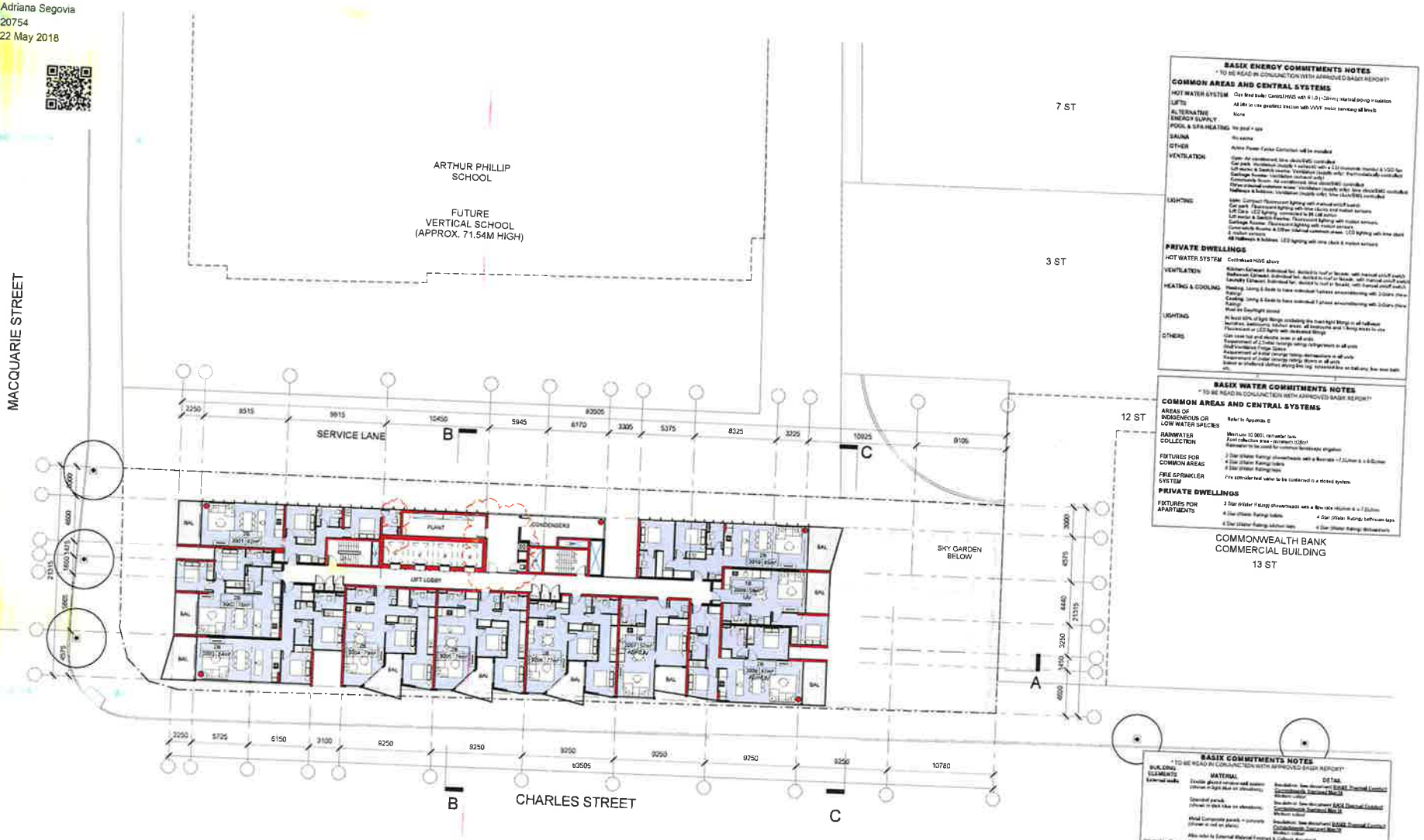

BASIX ENERGY COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM: Gas fired boiler Central HWS with R1.0 (~38mm) internal piping insulation
LIFTS: All lifts in line gearless traction with VVVF motor serving all levels
ALTERNATIVE ENERGY SUPPLY: None
POOL & SPA HEATING: No pool + spa
SAUNA: No sauna
OTHER: Active Power Factor Correction will be installed
VENTILATION: Gym: Air conditioned, time clock/BMS controlled; Car park: Ventilation (supply + exhaust) with a CO monitor (motor & VSD fan); Lift motor & Switch rooms: Ventilation (supply only) thermostatically controlled; Garbage Room: Ventilation (exhaust only); Communals Room: Air conditioned, time clock/BMS controlled; Other internal common areas: Ventilation (supply only), time clock/BMS controlled; Hallways & lobbies: Ventilation (supply only), time clock/BMS controlled
LIGHTING: Gym: Compact fluorescent lighting with manual on/off switch; Car park: Fluorescent lighting with time clocks and motion sensors; Lift Cars: LED lighting, connected to lift call button; Lift motor & Switch Rooms: Fluorescent lighting with motion sensors; Garbage Room: Fluorescent lighting with motion sensors; Communals Rooms & Other internal common areas: LED lighting with time clock & motion sensors; All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM: Centralised HWS above
VENTILATION: Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch; Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch; Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING: Heating: Living & Beds to have individual 1 phase airconditioning with 3-Stars (New Rating); Cooling: Living & Beds to have individual 1 phase airconditioning with 3-Stars (New Rating); Must be Daylight zoned
LIGHTING: At least 50% of light fittings including the most light fittings in all hallways, bathrooms, laundry, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS: Gas cook top and electric oven in all units; Requirement of 2 Star (energy rating) refrigerators in all units; Wall Ventilated Fridge Space; Requirement of 4 star (energy rating) dishwashers in all units; Requirement of 3 star (energy rating) dryers in all units; Indoor or sheltered clothes drying line (eg. screened line on balcony, line over bath etc)

BASIX WATER COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES: Refer to Appendix B
RAINWATER COLLECTION: Minimum 10 000L rainwater tank; Roof collection area – minimum 1000m²; Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS: 3 Star (Water Rating) showerheads with a flow rate ≤7.5L/min & ≥ 6.0L/min; 4 Star (Water Rating) toilets; 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM: Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS: 3 Star (Water Rating) showerheads with a flow rate ≤9L/min & ≥ 7.5L/min; 4 Star (Water Rating) toilets; 4 Star (Water Rating) bathroom taps; 4 Star (Water Rating) kitchen taps; 4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations); Spandrel panels (shown in dark blue on elevations); Metal Composite panels – concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B; Windows colour; See document BASIX Thermal Comfort Commitments Standard Mark B; Windows colour; Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B; Windows colour
External walls	Plasterboard	
Party walls	AAC Wall; Concrete & plasterboard	To neighbour: concrete; To lift core: Kiv Mark and services
Windows	DG Air Mid: Low Solar Gain Lowe-E in all front facing windows & above mark 10h; DG Air Mid: Low Solar Gain lo-E to all western windows only; Window Operability; Shading device	Total Window System Properties U-value 3.4 & SHGC 0.32; Total Window System Properties U-value 3.4 & SHGC 0.32; Balcony windows: 30% & 40% (i.e. sliding); Bedroom windows: 0% & 80% (i.e. fixed & awning); All other non-balcony windows: 0% & 50% (i.e. fixed & awning); See document BAS Summer Window Schedule; Balcony windows: As per plans and elevations; Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B; Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B; Insulation: See document BASIX Thermal Comfort Commitments Standard Mark B; Colour: Light colour
Ceilings	Plasterboard	
Floors	Concrete	Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes. As per Air Quality BAS Statement & Air Tenance requirements
Recessed downlights assessed		No
Exhaust FANS (Kitchens, bathrooms, laundry)		All assessed to be sealed

Issue	amendment	date
A	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
B	DEVELOPMENT APPLICATION AMENDMENTS	21.02.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; DAY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

COM COMMERCIAL PARKING; RT RETAIL PARKING; A ADAPTABLE CAR SPACE; V VISITOR PARKING; R RESIDENTIAL PARKING; MB MOTORBIKE PARKING; EV ELECTRIC VEHICLE CHARGING; EX EXHAUST; LB LOBBY RELIEF; SP STAIR PRESSURISATION

C COMMUNICATION; E ELECTRICAL; WG WATERGAS; BAL BALCONY; BD BED DIT; PL PLATFORM LIFT

do not scale from drawings

the layout shown and the areas hered on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar

client: STATEWIDE PLANNING PTY LTD

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NSW 4102 4400

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: TYPICAL TOWER PLAN (L30,L33-34,L37-39,L42-43)

checked: MT | scale: 1:200@A1 | issue: B

drawn: MT | project no: 13 015 | drawing no: DA119/1

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

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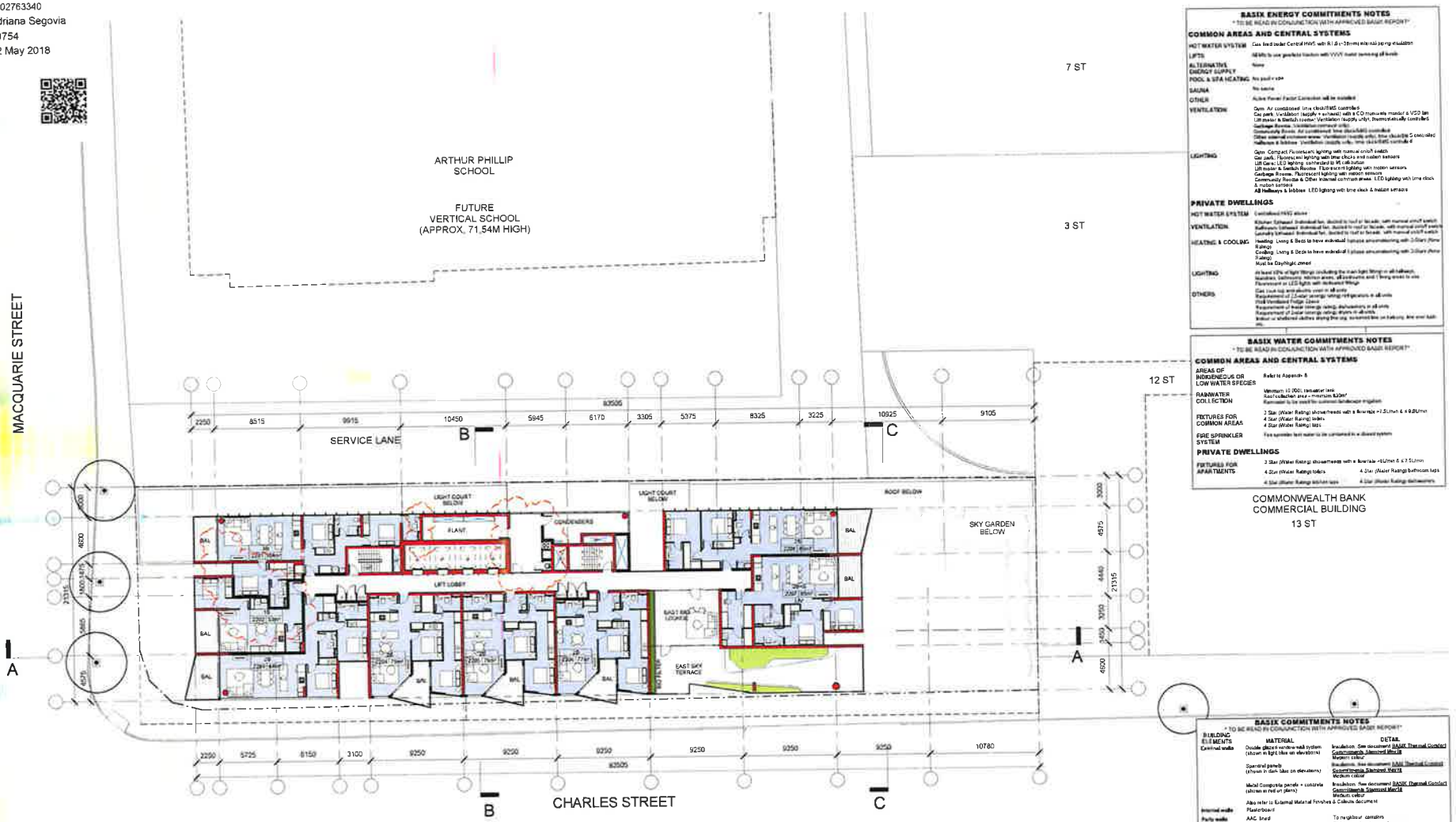
ABSA



BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with R1.8 (+38mm external piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor running off mains
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO manually monitor & VSD fan Lift motor & Switch rooms: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned time clock/BMS controlled Other external common areas: Ventilation (supply only), time clock/BMS controlled Hallways & lobbies: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS alone
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual bypass arrangements with 3-Star (Zone Rating) Cooling: Living & Beds to have individual bypass arrangements with 3-Star (Zone Rating) Must be Daylight zoned
LIGHTING	At least 40% of light fittings (including the main light fitting) in all bathroom, laundries, bathrooms, kitchen areas, all corridors and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2.5-star energy rating refrigerators in all units Chill Ventilated Fridge (Zone) Requirement of water energy rating dishwashers in all units Requirement of water energy rating washing machines in all units Indoor or sheltered clothes drying line only, no external line on balcony, line over bath etc.

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof collection area – minimum 820m² Rainwater to be used for outdoor landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flowrate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flowrate >6L/min & ≤ 7.5L/min	
	4 Star (Water Rating) toilets	4 Star (Water Rating) bathroom taps
	4 Star (Water Rating) kitchen taps	4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commonwealth Standard Mark B Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commonwealth Standard Mark B Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commonwealth Standard Mark B Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC board Concrete & Blockwork	To neighbour contains To lift core, fire stairs and services
Windows	DG Air filled, Low Solar Gain LowE to all bend facade windows & sliding doors only	Total Window System Properties U-value 3.4 & SHGC 0.32
	DG Air filled, Low Solar Gain LowE to all awning windows only	Total Window System Properties U-value 3.4 & SHGC 0.23
	Window Operability	Balcony windows 30% & 45% (i.e. sliding) Bedroom windows 0% & 80% (i.e. fixed & awning) All other non-balcony windows 0% & 80% (i.e. fixed & awning) See document BSC Schedule Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commonwealth Standard Mark B Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commonwealth Standard Mark B
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commonwealth Standard Mark B Tiles: Wet areas only Carpet: Living Dining and Bedrooms
Common corridors naturally ventilated		Yes: As per the Ventilation Statement & Air Services requirements
Recessed downlights sealed		No
Exhaust FANS (Kitchens, Bathrooms, laundry)		All assumed to be sealed

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.06.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; ISO-FILTER; CIRCULATION; CARPARK

COM COMMERCIAL PARKING; RT RETAIL PARKING; A ADAPTABLE CAR SPACE; V VISITOR PARKING; R RESIDENTIAL PARKING; MB MOTORBIKE PARKING; EV ELECTRIC VEHICLE CHARGING; EX EXHAUST; LR LOBBY RELIEF; SP STAIR PRESSURISATION

C COMMUNICATION; E ELECTRICAL; WC WATERCLOSET; BAL BALCONY; BE BED 8T; PL PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

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NSW ARB 4405

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: TYPICAL EAST SKY TERRACE PLAN (L22)

issue: C

drawing no: DA120

checked: MT | scale: 1 : 200@A1 | project no: 13 015

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8 m

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler. Central HWS with R1.0 (~38mm) internal piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned, time clock(BMS) controlled Car park: Ventilation (supply + exhaust) with a CO monitoring sensor & VSD fan Lift motor & Switch rooms: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned, time clock(BMS) controlled Other internal common areas: Ventilation (supply only), time clock(BMS) controlled Hallways & lobbies: Ventilation (supply only), time clock(BMS) controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift cars: LED lighting connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Controlled HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1 phase airconditioning with 3-Star (Hot Rating) Cooling: Living & Beds to have individual 1 phase airconditioning with 3-Star (Hot Rating) Must be Daylight zoned
LIGHTING	At least 40% of light fittings providing the main light fitting in all bathrooms, laundries, kitchens areas, all bedrooms and 1 living area to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Replacement of 2-star energy rating refrigerators in all units Wall Ventilated Fridge Space Replacement of 4-star energy rating dishwashers in all units Replacement of 2-star energy rating dryers in all units Indoor or sheltered clothes drying line only. Internal line on balcony, the rear bath etc.

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10 000 L rainwater tank Roof collection area - minimum 838m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flowrate <7.5L/min & ≥ 6.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flowrate >6L/min & ≤ 7.5L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) kitchen taps	4 Star (Water Rating) bathroom taps 4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations) Spandrel panels (shown in dark blue on elevations) Metal Composite panels + concrete (shown in red on plans) Also refer to External Material Finishes & Colours document	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18 Medium colour Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18 Medium colour Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18 Medium colour
Internal walls	Plasterboard	
Party walls	BAL Brick Concrete & Blockwork	To neighbour furniture To lift core, fire stairs and services
Windows	DG Air Well, Low Solar Gain Level: to all black beauty windows & sliding door only DG Air Well, Low Solar Gain Level: to all spandrel windows only Window Operability	Total Window System Properties Ukwhole 3.4 & SHGC 0.32 Total Window System Properties Ukwhole 3.4 & SHGC 0.32 Balcony windows: 10% & 40% p.w. sliding Bedroom windows: 0% & 40% p.w. fixed & awnings All other non-balcony windows: 0% & 40% p.w. fixed & awnings See document BASIX Window Schedule
	Shading device	Balcony windows: As per plans and elevations Bedroom windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev18 Tiles: Wet areas only Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes, As per Air Quality CAD Statement & As various replacement to
Recessed downlights sealed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All approved to be sealed

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

COM COMMERCIAL PARKING; RT RETAIL PARKING; A ADAPTABLE CAR SPACE; V VISITOR PARKING; R RESIDENTIAL PARKING; MB MOTORBIKE PARKING; EV ELECTRIC VEHICLE CHARGING; EX EXHAUST; LR LOBBY RELIEF; SP STAIR PRESSURISATION; C COMMUNICATION; E ELECTRICAL; WG WATERGAS; BAL BALCONY; BS BED 301; PL PLATFORM LIFT

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

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project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: TYPICAL EAST UPPER SKY TERRACE PLAN (L23)

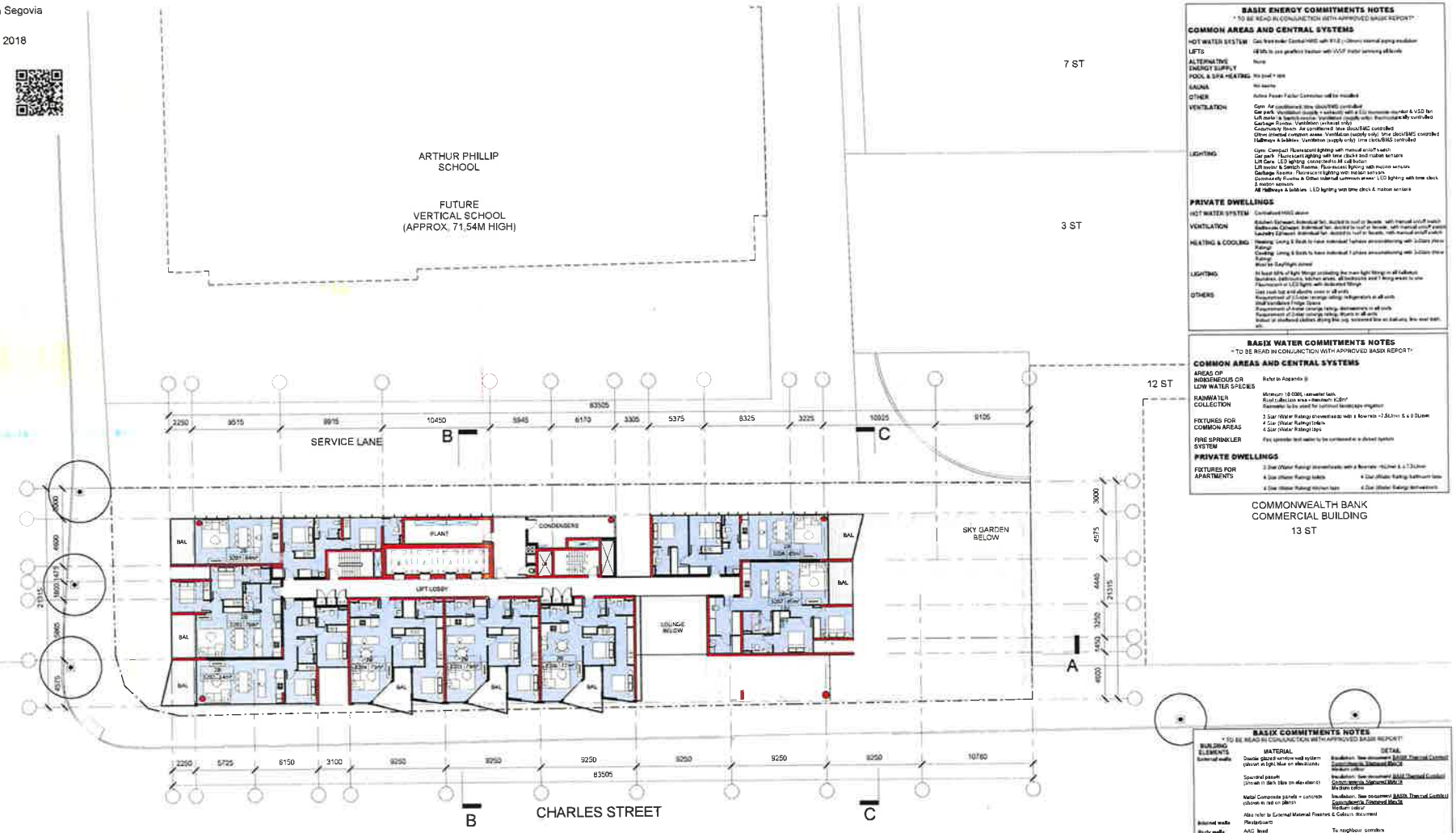
checked: MT
scale: 1:200@A1
issue: C
drawn:
project no: 13 015
drawing no: DA121

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

ABSA



BASIX ENERGY COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired water Central HWS with 91.0 (>50mm) internal piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Corrector will be installed
VENTILATION	Gym: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO2 monoxide monitor & VSD fan Lift motor & Switch room: Ventilation (supply only) thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned time clock/BMS controlled Other internal common areas: Ventilation (supply only) time clock/BMS controlled Hallways & lobbies: Ventilation (supply only) time clock/BMS controlled
LIGHTING	Gym: Compact fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clock & bed motion sensors Lift Cars: LED lighting connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathrooms Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual hydronic airconditioning with 3-Star (Heat Rating) Cooling: Living & Beds to have individual 1 phase airconditioning with 3-Star (Heat Rating) Must be Ducted/High Wall
LIGHTING	At least 50% of light fittings providing the main light fittings in all bathrooms, laundries, dedicated kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings Cost each tap and electric oven in all units
OTHERS	Requirement of 3-Star energy rating refrigerators in all units Shelf Ventilated Fridge Space Requirement of Water Energy rating dishwashers in all units Requirement of Water energy rating dryers in all units Indoor or sheltered clothes drying line (eg. screened line on balcony, fine mesh bath, etc)

BASIX WATER COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 18.0(kL) rainwater tank Roof collection area = minimum 1(m²) Rainwater to be used for optimal landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flowrate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flowrate >9L/min & ≤ 7.5L/min	
	4 Star (Water Rating) toilets	4 Star (Water Rating) bathroom taps
	4 Star (Water Rating) kitchen taps	4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES
* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC block Concrete & blockwork	To neighbour corridors To lift core, fire stairs and services
Windows	DG Air filled, Low Solar Gain Low-E to all fixed facade windows & sliding doors only	Total Window System Properties U-value 3.4 & SHGC 0.33
	DG Air filled, Low Solar Gain Low-E to all awning windows only	Total Window System Properties U-value 3.4 & SHGC 0.33
	Window Operability	Balcony windows: 30% & 40% (i.e. sliding) Bathroom windows: 0% & 30% (i.e. fixed & awning) All other non-balcony windows: 0% & 30% (i.e. fixed & awning) See document BASIX Summary Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Tiles: Wet areas only Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes: As per Air Quality CAD Statement & Air Issues requirements
Recessed downlights sealed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All assumed to be sealed

date	amendment
A	DEVELOPMENT APPLICATION AMENDMENTS 07.11.17
B	DEVELOPMENT APPLICATION AMENDMENTS 21.05.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

CDN COMMERCIAL PARKING; RT RETAIL PARKING; A ADAPTABLE CAR SPACE; V VISITOR PARKING; R RESIDENTIAL PARKING; MB MOTORBIKE PARKING; EV ELECTRIC VEHICLE CHARGING; EX EXHAUST; LR LOBBY RELIEF; SP STAIR PRESSURISATION

C COMMUNICATION; E ELECTRICAL; WG WATERGAS; BAL BALCONY; BS BED SIT; PL PLATFORM LIFT

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

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NSW ARB 4488

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: TYPICAL EAST UPPER SKY TERRACE PLAN (L32, L41)

checked: Checker | scale: 1 200@A1 | issue: B

drawn: Author | project no: 13 015 | drawing no: DA121/1

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

ABSA

BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with R1.0 (~38mm) internal pipwg insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Garb: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO nominate monitor & VSD for Lift motor & Switch room: Ventilation (supply only) Automatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned, time clock/BMS controlled Other internal common areas: Ventilation (supply only), time clock/BMS controlled Hallways & Internal: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Garb: Compact fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clock and motion sensors Lift Core: LED lighting connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways + Individual: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual hydronic air-conditioning with 3-Stars (Nova Rating) Cooling: Living & Beds to have individual 1 phase air-conditioning with 3-Stars (Nova Rating) Not for Daylight Zones
LIGHTING	At least 80% of light fittings (including the main light fittings in all hallways, Bedrooms, Bathrooms, kitchen areas, all bedrooms and Living areas) to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2 Frost savings rating refrigerators in all units Well Ventilated Fridge Space Requirement of dishwasher rating dishwashers in all units Requirement of dishwasher rating washers in all units Indoor or sheltered clothes drying line (eg. recessed line in balcony, line over bath etc)

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Min/num 10,000L rainwater tank Roof collection area - min/num 820m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flowrate > 7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flowrate >6L/min & ≤ 7.5L/min 4 Star (Water Rating) toilets	4 Star (Water Rating) bathroom taps
	4 Star (Water Rating) kitchen taps	4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Plan 1A Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Plan 1A Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Stamped Plan 1A Medium colour
	Alloy refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	BAL level Concrete & Masonry	To neighbour corridors To Mezzanine for stairs and services
Windows	DG Air filled, Low Solar Gain Low-E to all Bed levels windows & sliding doors only	Total Window System Properties U-value 3.4 & SHGC 0.33
	DG Air filled, Low Solar Gain Low-E to all service windows only	Total Window System Properties U-value 3.4 & SHGC 0.33
	Window Operability	Balcony windows: 30% & 45% (i.e. sliding) Bedroom windows: 0% & 30% (i.e. fixed & awning) All other non-balcony windows: 0% & 60% (i.e. fixed & awning) See document ESD Typical Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped Plan 1A Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Stamped Plan 1A
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped Plan 1A Light colour
Common corridors naturally ventilated		Yes. As per Air Quality Civil Statement & Air Turbulence report results
Recessed downlights assessed	Enhanced HVAC (kitchens, bathrooms, laundry)	No All assumed to be sealed

Issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend
- RETAIL
- COMMERCIAL
- RESIDENTIAL
- SKY GARDEN
- SKY TERRACE
- BIO-FILTER
- CIRCULATION
- CARPARK

COM COMMERCIAL PARKING
RT RETAIL PARKING
A ADAPTABLE CAR SPACE
V VISITOR PARKING
R RESIDENTIAL PARKING
MB MOTORBIKE PARKING
EV ELECTRIC VEHICLE CHARGING
EX EXHAUST
LR LOBBY RELIEF
SP STAIR PRESSURISATION

C COMMUNICATION
E ELECTRICAL
WG WATERGAS
BAL BALCONY
BS BIO SIT
PL PLATFORM LIFT

client STATEWIDE PLANNING PTY LTD

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NSW ARB 4462

project 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing TYPICAL WEST SKY TERRACE PLAN (L17,L26,L35)

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

Scale bar 0 2 4 6 8 m

checked MT | scale 1:200@A1 | issue C
drawn | project no 13 015 | drawing no DA122

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

www.nathers.gov.au

ARTHUR PHILLIP SCHOOL

FUTURE VERTICAL SCHOOL (APPROX. 71.54M HIGH)

7 ST

3 ST

12 ST

13 ST

MACQUARIE STREET

SERVICE LANE

CHARLES STREET

SKY GARDEN BELOW

COMMONWEALTH BANK COMMERCIAL BUILDING

WEST SKY TERRACE BELOW

WEST LOUNGE BELOW

PLANT

CONDENSERS

LIFT LOBBY

83505

17260 FROM BOUNDARY

BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with 87.0 (r 10mm normal piping insulation
LIFTS	1 lift in one gearless tractor with VVVF motor servicing all floors
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monoxide monitor & VSD fan Lift motor & switch room: Ventilation (supply or fy) thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned time clock/BMS controlled Other internal common areas: Ventilation (supply only) time clock/BMS controlled Hallways & foyers: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & foyers: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1-phase airconditioning with 2.0Star (Nitre Rating) Cooling: Living & Beds to have individual 1 phase airconditioning with 2.0Star (Nitre Rating) Must be Day/Night zoned
LIGHTING	At least 80% of light fittings (including the main light fittings in all hallways, laundries, bathrooms, kitchen areas, all bedrooms and 1 living area) to use fluorescent or LED lights with dedicated fittings Gas cook top and electric oven in all units Requirement of 2.0-star (energy rating) refrigerators in all units Wall/ventilated Fridge Space Requirement of 4-star energy rating dishwashers in all units Requirement of 3-star energy rating dryers in all units Indoor or sheltered clothes drying line (eg. outdoor line on balcony, line over bath, etc.

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10 000L Rainwater tank Roof collection area - minimum 500m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flow rate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >4.5L/min & ≤ 7.5L/min	
	4 Star (Water Rating) toilets	4 Star (Water Rating) bathroom taps
	4 Star (Water Rating) kitchen taps	4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar18 Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar18 Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar18 Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC block Concrete + Masonry	To neighbour: contiuous To lift core: fire rcurs and services
Windows	DG for Mid: Low Solar Gain Low-E to all fixed facade windows & sliding doors only	Total Window System Properties U-value 2.4 & SHGC 0.32
	DG for Mid: Low Solar Gain Low-E to all operable windows only	Total Window System Properties U-value 2.4 & SHGC 0.32
	Window Operability	Balcony windows: 30% & 45% (i.e. sliding) Bedroom windows: 0% & 60% (i.e. fixed & awning) All other non-balcony windows: 0% & 80% (i.e. fixed & awning) See document ESD Sysnopsis Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar18 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar18
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Statement Mar18 Tiles: Wet areas only Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes. As per Air Quality ESD Statement & Air Tetheor requirements
Recessed downlights assessed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All assumed to be ducted

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend: RETAIL, COMMERCIAL, RESIDENTIAL, SKY GARDEN, SKY TERRACE, SIGHTLINES, CIRCULATION, CARPARK

COM	COMMERCIAL PARKING	C	COMMUNICATION
RT	RETAIL PARKING	E	ELECTRICAL
A	ADAPTABLE CAR SPACE	WG	WATERGAG
V	VISITOR PARKING	BAL	BALCONY
R	RESIDENTIAL PARKING	SD	SED DIT
MB	MOTORBIKE PARKING	PL	PLATFORM LIFT
EV	ELECTRIC VEHICLE CHARGING		
EX	EXHAUST		
LR	LOBBY RELIEF		
SP	STAIR PRESSURISATION		

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8m

client: STATEWIDE PLANNING PTY LTD

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NSW ARB 4400

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: TYPICAL WEST UPPER SKY TERRACE PLAN (L18,L27,L36)

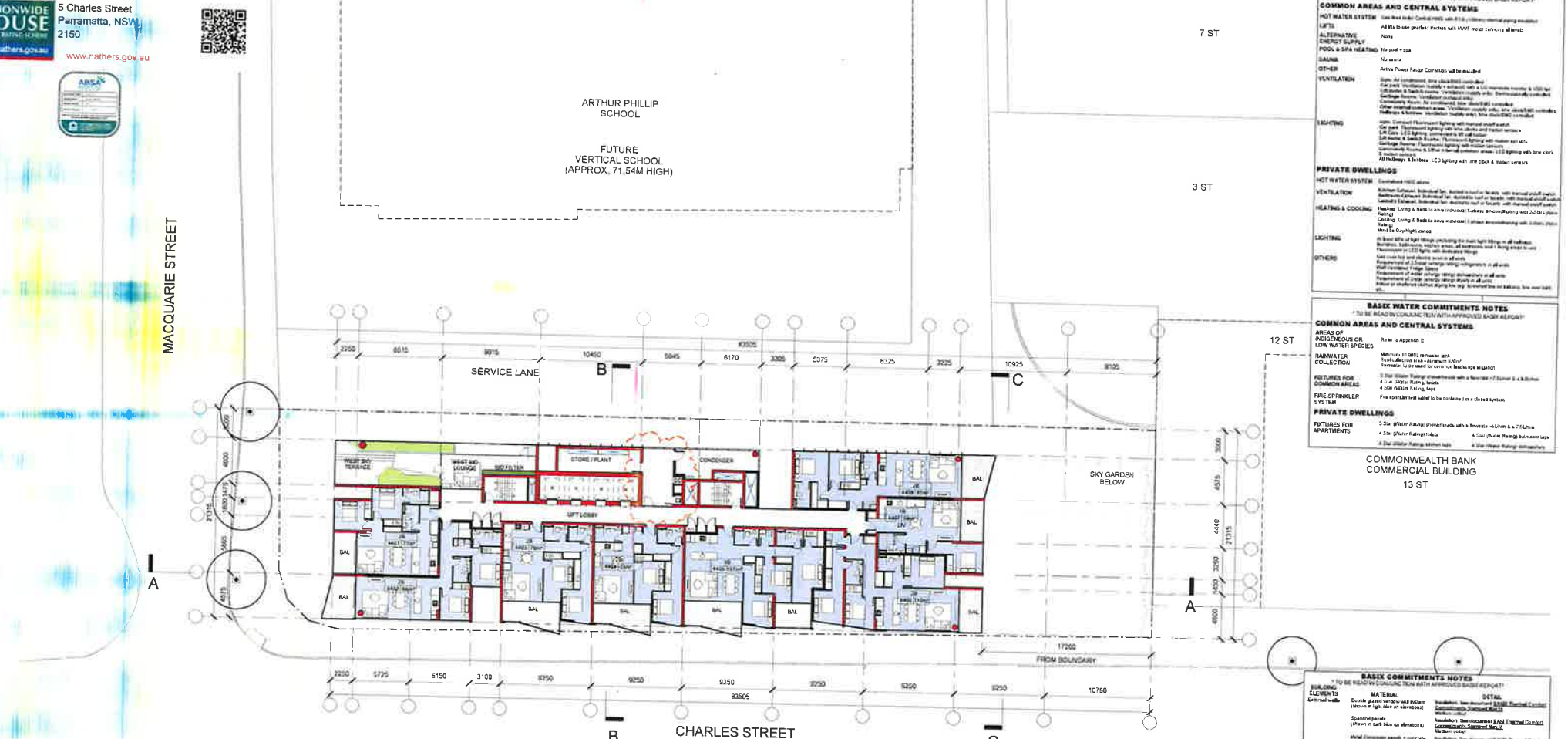
checked: MT | scale: 1: 200@A1 | issue: C

drawn: | project no: 13.015 | drawing no: DA123

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au



BASIX ENERGY COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	See fixed solar Central HWS with 61.5 x (Volume) thermal evacuated
LIFTS	All lifts to use gearless traction with VVVF motor servicing allowed
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monitoring monitor & VSD fan Lift motor & switch rooms: Ventilation (supply only) thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned, time clock/BMS controlled Other internal common areas: Ventilation (supply only), time clock/BMS controlled Hallways & lobbies: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact fluorescent lighting with manual on/off switch Car park: T5 fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting, connected to lift call button Lift motor & switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS alone
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathrooms Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual Typhoon air-conditioning with 3-Stars plus Rating Cooling: Living & Beds to have individual Typhoon air-conditioning with 3-Stars plus Rating Must be Cool/Night zoned
LIGHTING	At least 40% of light fittings (including the main light fitting in all bathrooms, bedrooms, bathrooms, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Replacement of 3-Star energy rating refrigerators in all units Wall mounted Fridge Space Replacement of water energy rating dishwashers in all units Replacement of water energy rating dryers in all units Indoor or sheltered clothes drying line (eg. screened line on balcony, line over bath, etc)

BASIX WATER COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix E
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof collection area - Minimum 1,000m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star Water Rating showerheads with a flowrate <7.5L/min & a 6L/min 4 Star Water Rating toilets 4 Star Water Rating taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star Water Rating showerheads with a flowrate <6L/min & a 7.5L/min 4 Star Water Rating toilets 4 Star Water Rating bathroom taps 4 Star Water Rating kitchen taps 4 Star Water Rating dishwashers

BASIX COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed ventilated wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Statement Rev 01 Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Statement Rev 01 Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Statement Rev 01 Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	ARC board	To neighbour corridors
	Concrete & blockwork	To all units, lift shaft and services
Windows	DG Air filled Low Solar Gain LowE to all fixed locally operable & sliding doors only	Total Window System Properties U-value 3.4 & SHGC 0.33
	DG Air filled Low Solar Gain LowE to all awning windows only	Total Window System Properties U-value 3.4 & SHGC 0.33
	Window Operability	Balcony windows: 30% & 45% (i.e. sliding) Bedroom windows: 0% & 30% (i.e. fixed & awning) All other non-balcony windows: 0% & 30% (i.e. fixed & awning) See document B20 Schedule Windows Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Statement Rev 01 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Statement Rev 01
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Statement Rev 01 Tiles: Wet areas only Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes, As per Air Quality CSD Statement & Air Tertiary Report/Memo
Recessed downlights sealed		
Exhaust FANS (kitchens, bathrooms, laundry)		All ducted to the outside

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

Legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

COM	COMMERCIAL PARKING
RT	RETAIL PARKING
A	ADAPTABLE CAR SPACE
V	VISITOR PARKING
R	RESIDENTIAL PARKING
MB	MOTORBIKE PARKING
EV	ELECTRIC VEHICLE CHARGING
EX	EXHAUST
LR	LOBBY RELIEF
SP	STAIR PRESSURISATION
C	COMMUNICATION
E	ELECTRICAL
W/G	WATER/GAS
BAL	BALCONY
BS	BED SIT
PL	PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

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NSW ARB 4400

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 44 PLAN

checked: MT
scale: 1:200@A1
issue: C
sheet: DA124
project no: 13 015
drawing no:

do not scale from drawings

the layout shown and the areas listed on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

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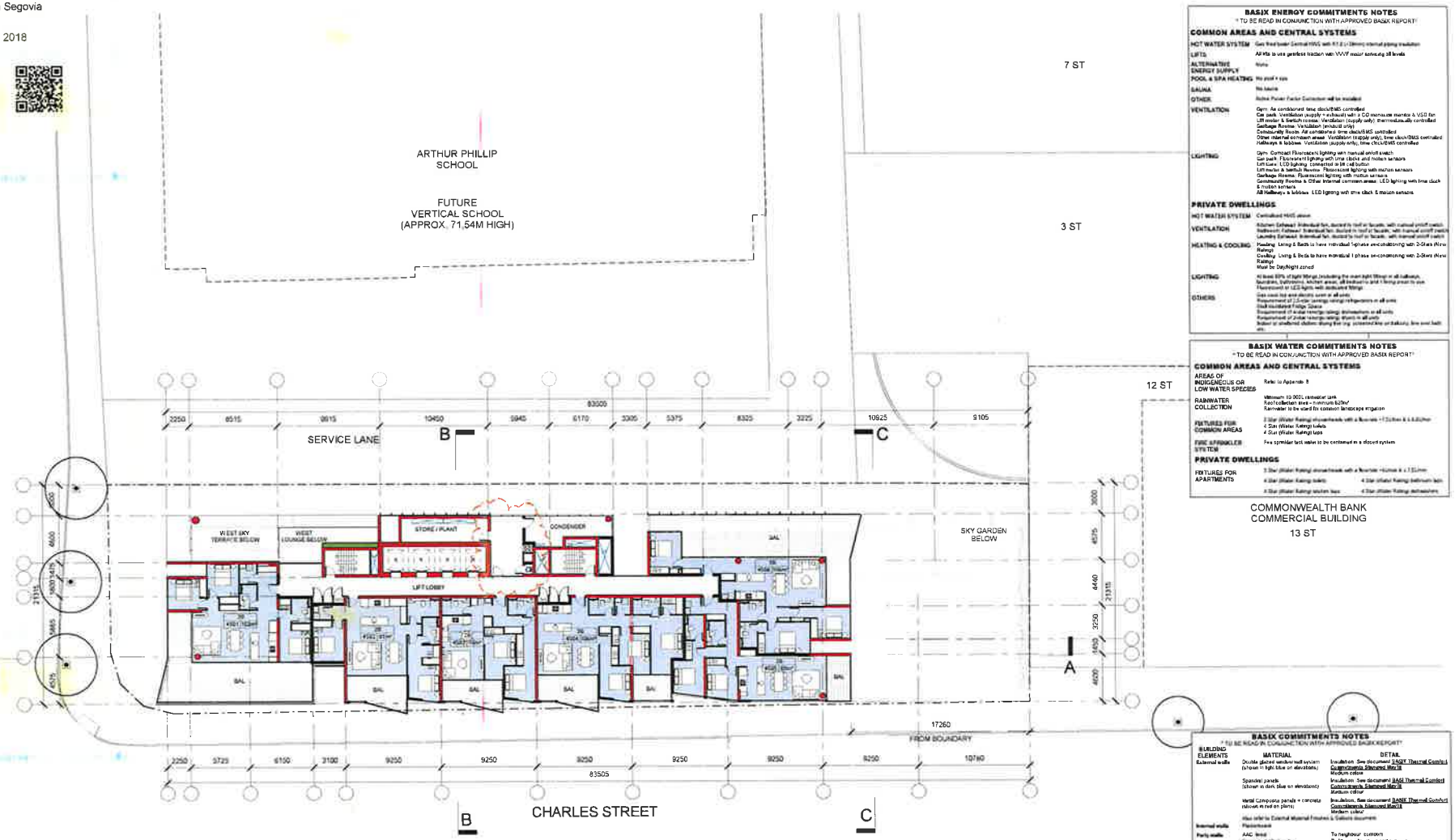

BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with R1.0 (+38mm) internal piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monoxide monitor & VSD for Lift motor & Switch rooms: Ventilation (supply only) thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Consultancy Rooms: Air conditioned time clock/BMS controlled Other internal exhaust areas: Ventilation (supply only) time clock/BMS controlled Hallways & lobbies: Ventilation (supply only) time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift cars: LED lighting: connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Consultancy Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1-phase air-conditioning with 2-Stars (New Rating) Cooling: Living & Beds to have individual 1 phase air-conditioning with 2-Stars (New Rating) Must be DayNight zoned
LIGHTING	At least 80% of light fittings (including the main light fittings in all bathrooms, laundries, bathrooms, kitchen areas, all bedrooms and living areas) to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2-star (energy rating) refrigerators in all units Draft insulated Fridge Space Requirement of 4-star (energy rating) dishwashers in all units Requirement of 2-star (energy rating) dryers in all units Indoor or sheltered clothes drying line (eg. screened line or balcony line and bath etc.)

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10 000L rainwater tank Roof collection area – minimum 620m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flowrate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flowrate >6.0L/min & ≤ 7.5L/min	
	4 Star (Water Rating) toilets	4 Star (Water Rating) bathroom taps
	4 Star (Water Rating) kitchen taps	4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped May18 Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped May18 Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Stamped May18 Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC block	To neighbour: common
	Concrete & Blockwork	To lift core, fire stairs and services
Windows	DG Air filled Low Solar Gain Low-E to all fixed facade windows & sliding doors only	Total Window System Properties Ueq.low 3.4 & SHGC 0.33
	DG Air filled Low Solar Gain Low-E to all awning windows only	Total Window System Properties Ueq.low 3.4 & SHGC 0.33
	Window Coverings	Balcony windows: 30% & 45% (i.e. sliding) Bedroom windows: 0% & 60% (i.e. fixed & awning) All other non-balcony windows: 0% & 50% (i.e. fixed & awning) See document ESD Strategy Window Schedule
	Sliding fence	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped May18 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Stamped May18
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped May18 Tiles: Wet areas only Carpet: living/dining and bedrooms
Common corridors naturally ventilated		Yes: As per Air Quality QA Statement & Air Tightness requirements
Recessed downlights assessed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All assumed to be sealed

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.06.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

COM	COMMERCIAL PARKING	C	COMMUNICATION
RT	RETAIL PARKING	E	ELECTRICAL
A	ADAPTABLE CAR SPACE	WG	WATERGAS
V	VISITOR PARKING	BAL	BALCONY
R	RESIDENTIAL PARKING	BS	BED SIT
MB	MOTORBIKE PARKING	PL	PLATFORM LIFT
EV	ELECTRIC VEHICLE CHARGING		
EX	EXHAUST		
LR	LOBBY RELIEF		
SP	STAIR PRESSURISATION		

do not scale from drawings.

the layout shown and the areas listed on this drawing are indicative only. layout is not to be read in conjunction with floor plans, elevations + sections.

scale bar 0 2 4 6 8 m

client: STATEWIDE PLANNING PTY LTD

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NSW ARB 4480

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 45 PLAN

checked: MT
scale: 1 : 200@A1
issue: C
drawn:
project no: 13.015
drawing no: DA125

Certificate no. 0002763340
Assessor Name: Adriana Segovia
Accreditation no. 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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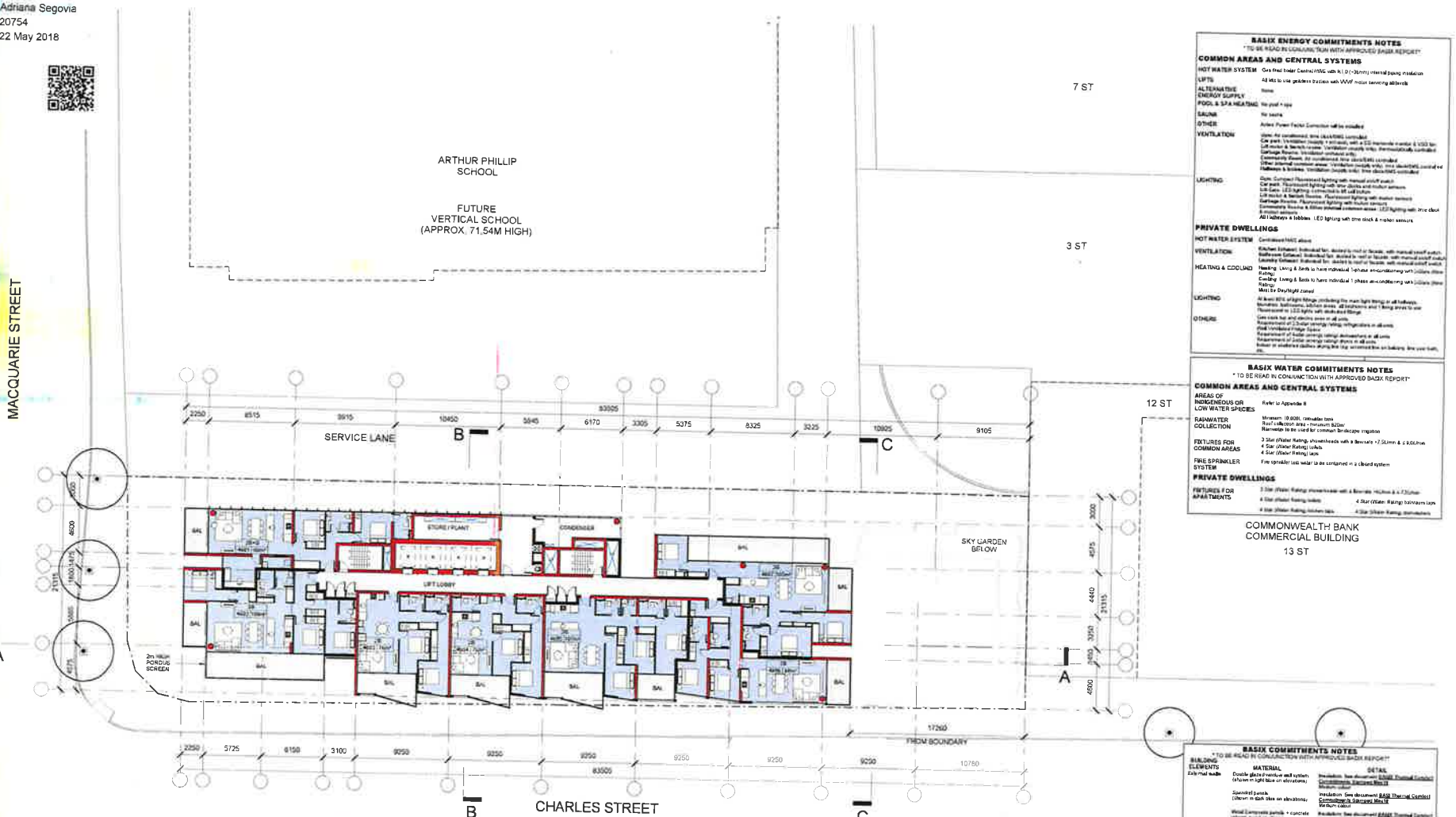

BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with 4.1.0 (>35mm) internal piping insulation
LIFTS	All lifts to use geabless drives with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Store: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust), with a CO Nanomix monitor & VSD fan Lift motor & Switch room: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation exhaust only Community Room: Air conditioned, time clock/BMS controlled Other internal common areas: Ventilation (supply only), time clock/BMS controlled Hallways & lobbies: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Store: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting, connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1 phase air-conditioning with 3 stars (New Rating) Cooling: Living & Beds to have individual 1 phase air-conditioning with 3 stars (New Rating) Mini Split Day/Night zoned
LIGHTING	At least 80% of light fittings (including the main light fitting) in all hallways, laundries, bathrooms, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 3 Solar energy rating refrigerators in all units Wall mounted range hoods Requirement of Solar energy rating dishwashers in all units Requirement of Solar energy rating dryers in all units Indoor or sheltered clothes drying line (eg. accommodation on balcony, line over bath, etc)

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEIOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof collection area - minimum 820m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flowrate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flowrate >7.5L/min & ≤ 9.0L/min	
	4 Star (Water Rating) toilets	4 Star (Water Rating) bathroom taps
	4 Star (Water Rating) kitchen taps	4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed rendered wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped May 18 Medium colour
	Specified panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Stamped May 18 Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Stamped May 18 Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC board	To neighbour corridors
	Concrete & blockwork	To lift core, fire stairs and services
Windows	DG Air filled, Low Solar Gain Low-E to all tilted locally windows & sliding doors only	Total Window System Properties Uwindow ≥ 4 & SHGC 0.32
	DG Air filled, Low Solar Gain Low-E to all awning opening only	Total Window System Properties Uwindow ≥ 4 & SHGC 0.32
	Window Operability	Balcony windows: 30% & 40% (i.e. sliding) Bedroom windows: 0% & 40% (i.e. fixed & awning) All other non-balcony windows: 0% & 40% (i.e. fixed & awning) See document FWS External Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped May 18 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Stamped May 18
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Stamped May 18 Insulation: See document BASIX Thermal Comfort Commitments Stamped May 18 Tiles: Light colour Carpet: Living/Dining and Bedrooms
Common corridors naturally ventilated		Yes, As per Air Quality CVD Statement & Air Textures requirements
Recessed downlights assessed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All assumed to be sealed

Rev	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	27.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend: RETAIL, COMMERCIAL, RESIDENTIAL, SKY GARDEN, SKY TERRACE, BIO-FILTER, CIRCULATION, CARPARK

COM COMMERCIAL PARKING; RT RETAIL PARKING; A ADAPTABLE CAR SPACE; V VISITOR PARKING; R RESIDENTIAL PARKING; MB MOTORBIKE PARKING; EV ELECTRIC VEHICLE CHARGING; EX EXHAUST; LR LOBBY RELIEF; SP STAIR PRESSURISATION

C COMMUNICATION; E ELECTRICAL; WG WATERMAIN; BAL BALCONY; BD BED SIT; PL PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

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NSW ARB 4460

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 46 PLAN

checked: MT
scale: 1:200@A1
issue: C
drawn:
project no: 13015
drawing no: DA126

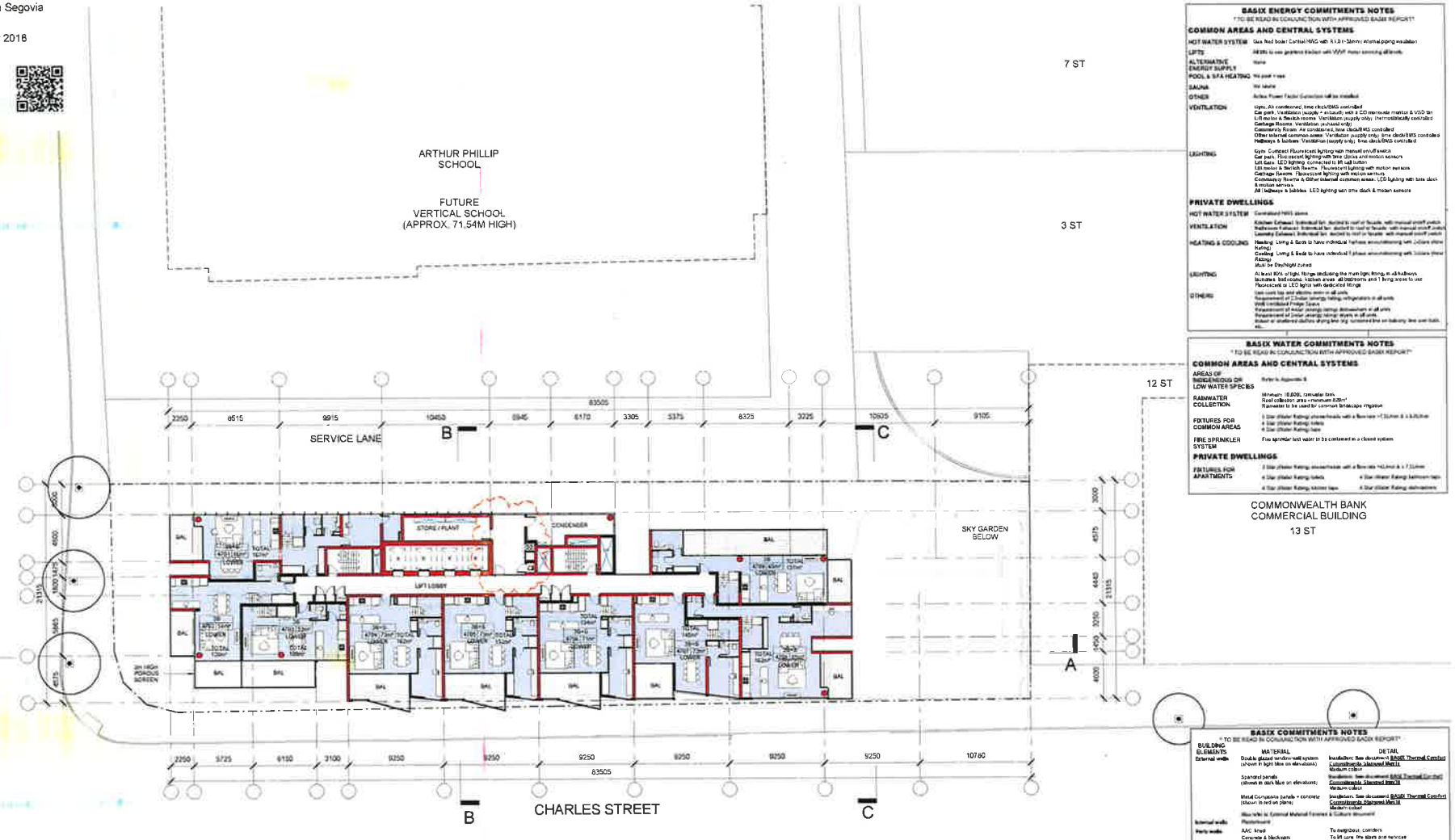
do not scale from drawings.

the layout shown and the areas found on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8m

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au



BASIX ENERGY COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central NVG with R1.0 (>35mm) internal piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor running all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Gym: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monitoring monitor & VSD fan Lift motor & Switch rooms: Ventilation (supply only) thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned, time clock/BMS controlled Other internal common areas: Ventilation (supply only) time clock/BMS controlled Hallways & lobbies: Ventilation (supply only) time clock/BMS controlled
LIGHTING	Gym: Compact Fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clocks and motion sensors Lift Cars: LED lighting connected to lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised NVG above
VENTILATION	Kitchen Exhaust: Individual fan ducted to roof or facade, with manual on/off switch Bathroom Exhaust: Individual fan ducted to roof or facade, with manual on/off switch Laundry Exhaust: Individual fan ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1phase airconditioning with 2stars (Heat Rating) Cooling: Living & Beds to have individual 1phase airconditioning with 3stars (Heat Rating) Must be Day/Night zoned
LIGHTING	At least 80% of light fittings excluding the main light fitting in all hallways, laundries, bathrooms, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas cook top and electric oven in all units Requirement of 2 Star (energy rating) refrigerators in all units Well ventilated Fridge Space Requirement of 4star (energy rating) dishwasher in all units Requirement of 3star (energy rating) dryers in all units Indoor or sheltered clothes drying line (eg. screened line on balcony, line over bath, etc.

BASIX WATER COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof collection area - minimum 828m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flow rate >7.5L/min & ≤ 9.0L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler test water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >6.5L/min & ≤ 7.5L/min	
	4 Star (Water Rating) toilets	4 Star (Water Rating) bathroom taps
	4 Star (Water Rating) kitchen taps	4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

"TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT"

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Installation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Medium colour
	Spandrel panels (shown in dark blue on elevations)	Installation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Installation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Medium colour
	Also refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC lined	To neighbour, corridors
	Concrete & Blockwork	To lift core, fire stairs and services
Windows	DG Air filled Low Solar Gain LowE to all fixed lap-pole windows & sliding doors only	Total Window System Properties U-value 3.4 & SHGC 0.33
	DG Air filled Low Solar Gain LowE to all pivoting windows only	Total Window System Properties U-value 3.4 & SHGC 0.33
	Window Operability	Balcony windows: 30% & 45% (i.e. sliding) Bedroom windows: 0% & 80% (i.e. fixed & opening) All other non-balcony windows: 0% & 80% (i.e. fixed & opening) See document DGI Generic Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Installation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Light colour
Ceilings	Plasterboard	Installation: See document BASIX Thermal Comfort Commitments Stamped Mar18
Floors	Concrete	Installation: See document BASIX Thermal Comfort Commitments Stamped Mar18 Tiles: Wet areas only Carpet: Living/Dining and Bedrooms
Common areas naturally ventilated		Yes: As per Air Quality SEE Statement & All Services requirements
Recessed downlights assessed		No
Exhaust FANS (kitchens, bathrooms, laundry)		All assumed to be sealed

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	30.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.06.18

legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

CSM	COMMERCIAL PARKING	C	COMMUNICATION
RT	RETAIL PARKING	E	ELECTRICAL
A	ADAPTABLE CAR SPACE	WG	WATER/GAS
V	VISITOR PARKING	BAL	BALCONY
R	RESIDENTIAL PARKING	BS	BED SIT
MB	MOTORBIKE PARKING	PL	PLATFORM LIFT
EV	ELECTRIC VEHICLE CHARGING		
EX	EXHAUST		
LR	LOBBY RELIEF		
SP	STAIR PRESSURISATION		

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 5 5m

client: STATEWIDE PLANNING PTY LTD

stanisic architects — Level 2 343 Liverpool Street, East Sydney NSW 2010; T (61 2) 9358 2548; www.stanisic.com.au; ABN 110283348; NSW ARB 4460

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 47

checked: MT | scale: 1 200@A1 | issue: C

sheet | project no: 13 015 | drawing no: DA127

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

www.nathers.gov.au

ABSA

BASIX ENERGY COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

HOT WATER SYSTEM	Gas fired boiler Central HWS with R1.0 (+50mm) external piping insulation
LIFTS	All lifts to use gearless traction with VVVF motor servicing all levels
ALTERNATIVE ENERGY SUPPLY	None
POOL & SPA HEATING	No pool + spa
SAUNA	No sauna
OTHER	Active Power Factor Correction will be installed
VENTILATION	Bath: Air conditioned, time clock/BMS controlled Car park: Ventilation (supply + exhaust) with a CO monitoring manager & VSD fan (+50 motor & Switch rooms: Ventilation (supply only), thermostatically controlled Garbage Rooms: Ventilation (exhaust only) Community Room: Air conditioned, time clock/BMS controlled Other internal common areas: Ventilation (supply only), time clock/BMS controlled + Hallways & Lobbies: Ventilation (supply only), time clock/BMS controlled
LIGHTING	Gym: Compact fluorescent lighting with manual on/off switch Car park: Fluorescent lighting with time clock and motion sensors Lift Cars: LED lighting controlled by lift call button Lift motor & Switch Rooms: Fluorescent lighting with motion sensors Garbage Rooms: Fluorescent lighting with motion sensors Community Rooms & Other internal common areas: LED lighting with time clock & motion sensors All Hallways & Lobbies: LED lighting with time clock & motion sensors

PRIVATE DWELLINGS

HOT WATER SYSTEM	Centralised HWS above
VENTILATION	Kitchen (Exhaust): Individual fan, ducted to roof or facade, with manual on/off switch Bathroom (Exhaust): Individual fan, ducted to roof or facade, with manual on/off switch Laundry (Exhaust): Individual fan, ducted to roof or facade, with manual on/off switch
HEATING & COOLING	Heating: Living & Beds to have individual 1 phase airconditioning with 3 star Energy Rating Cooling: Living & Beds to have individual 1 phase airconditioning with 3 star Energy Rating Must be Daylight zoned
LIGHTING	At least 80% of light fittings providing the main light fitting in all bathrooms, laundries, kitchens, kitchen areas, all bedrooms and living areas to use Fluorescent or LED lights with dedicated fittings
OTHERS	Gas hot tap and electric oven in all units Requirement of 3 star energy rating refrigerators in all units Wall Ventilated Fridge Space Requirement of 4 star energy rating dishwashers in all units Requirement of 3 star energy rating ovens in all units Balcony or outdoor clothes drying line only accessed line on balcony, line over bath etc.

BASIX WATER COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

COMMON AREAS AND CENTRAL SYSTEMS

AREAS OF INDIGENEOUS OR LOW WATER SPECIES	Refer to Appendix B
RAINWATER COLLECTION	Minimum 10,000L rainwater tank Roof collection area (footprint) 930m² Rainwater to be used for common landscape irrigation
FIXTURES FOR COMMON AREAS	3 Star (Water Rating) showerheads with a flow rate >7.5L/min & ≤9L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) taps
FIRE SPRINKLER SYSTEM	Fire sprinkler water to be contained in a closed system

PRIVATE DWELLINGS

FIXTURES FOR APARTMENTS	3 Star (Water Rating) showerheads with a flow rate >6L/min & ≤7.5L/min 4 Star (Water Rating) toilets 4 Star (Water Rating) kitchen taps	4 Star (Water Rating) bathroom taps 4 Star (Water Rating) dishwashers

BASIX COMMITMENTS NOTES

* TO BE READ IN CONJUNCTION WITH APPROVED BASIX REPORT*

BUILDING ELEMENTS	MATERIAL	DETAIL
External walls	Double glazed window wall system (shown in light blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev 14 Medium colour
	Spandrel panels (shown in dark blue on elevations)	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev 14 Medium colour
	Metal Composite panels + concrete (shown in red on plans)	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev 14 Medium colour
	Refer to External Material Finishes & Colours document	
Internal walls	Plasterboard	
Party walls	AAC Block Concrete & Masonry	To neighbour corridors To lift core, fire stairs and services
Windows	Double Glazed Low Solar Gain Lowe: to all front facade windows & glazed doors only Double Glazed Low Solar Gain Lowe: to all external windows only Window Operability	Total Window System Properties U-value 3.4 & SHGC 0.33 Total Window System Properties U-value 3.4 & SHGC 0.33 Balcony windows: 30% & 80% b.o. sliding Bedroom windows: 0% & 80% b.o. fixed & awning All other non-bedroom windows: 0% & 80% b.o. fixed & awning See document FSC Typical Window Schedule
	Shading device	Balcony windows: As per plans and elevations Non-balcony windows: As per plans and elevations
Roof	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev 14 Light colour
Ceilings	Plasterboard	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev 14
Floors	Concrete	Insulation: See document BASIX Thermal Comfort Commitments Standard Rev 14 Tiles: Wet areas only Carpet: Living/Dining and bedrooms
Common corridors naturally ventilated		Yes. As per Air Quality CND Statement & Air Tectonic report attached
Recessed downlights sealed	Exhaust fans, dishwasher, bath curve, fireplace	No All sealed to the ceiling

Issue	Amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	30.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

Legend: RETAIL; COMMERCIAL; RESIDENTIAL; SKY GARDEN; SKY TERRACE; BIO-FILTER; CIRCULATION; CARPARK

COM	COMMERCIAL PARKING	C	COMMUNICATION
RT	RETAIL PARKING	E	ELECTRICAL
A	ADAPTABLE CAR SPACE	WG	WATER/GAS
V	VISITOR PARKING	BAL	BALCONY
R	RESIDENTIAL PARKING	BS	BED SIT
MS	MOTORBIKE PARKING	PL	PLATFORM LIFT
EV	ELECTRIC VEHICLE CHARGING		
EX	EXHAUST		
LR	LOBBY RELIEF		
SP	STAIR PRESSURISATION		

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2 343 Liverpool Street East Sydney NSW 2010
T (61 2) 9358 2548
www.stanisic.com.au ABN 110320734861
NSW ARB 4462

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: LEVEL 48 PLAN

checked: MT
scale: 1 : 200@A1
issue: C
drawn:
project no: 13 015
drawing no: DA128

do not scale from drawings.

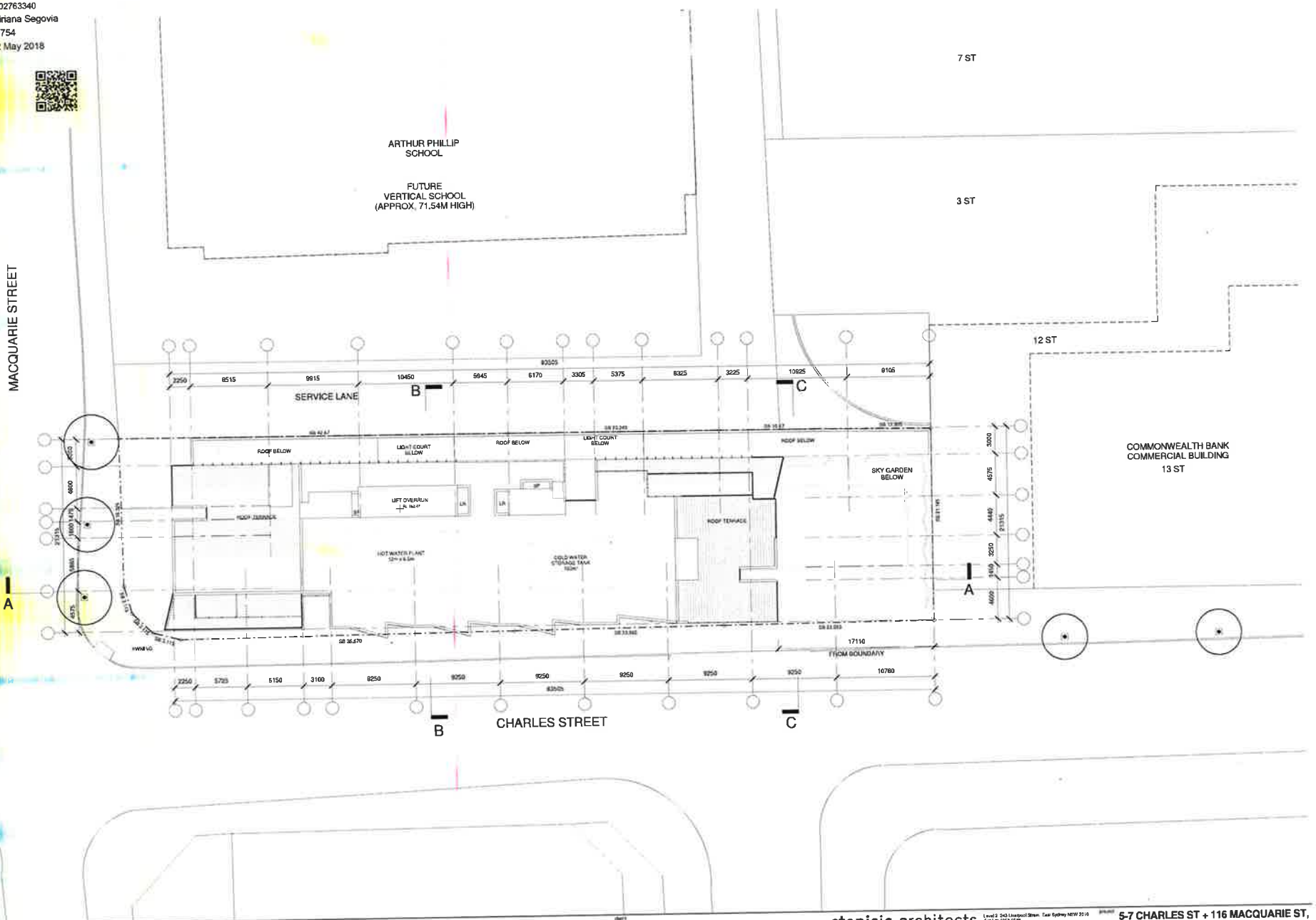
the layout shown and the areas noted on this drawing are indicative only. levels are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 2 4 6 8m

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

www.nathers.gov.au



issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	27.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	21.05.18

legend
- RETAIL
- COMMERCIAL
- RESIDENTIAL
- SKY GARDEN
- SKY TERRACE
- BIO-FILTER
- CIRCULATION
- CARPARK

COM	COMMERCIAL PARKING
RT	RETAIL PARKING
A	ADAPTABLE CAR SPACE
V	VISITOR PARKING
R	RESIDENTIAL PARKING
MB	MOTORBIKE PARKING
EV	ELECTRIC VEHICLE CHARGING
EX	EXHAUST
LR	LOBBY RELIEF
SP	STAIR PRESSURISATION
C	COMMUNICATION
E	ELECTRICAL
WG	WATER/GAS
BAL	BALCONY
BS	BED SIT
PL	PLATFORM LIFT

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2, 243 Liverpool Street, East Sydney NSW 2010
T (61 2) 9358 0348
www.stanisicarch.com.au ABN 11 002 853 481
NSW ARB 4450

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

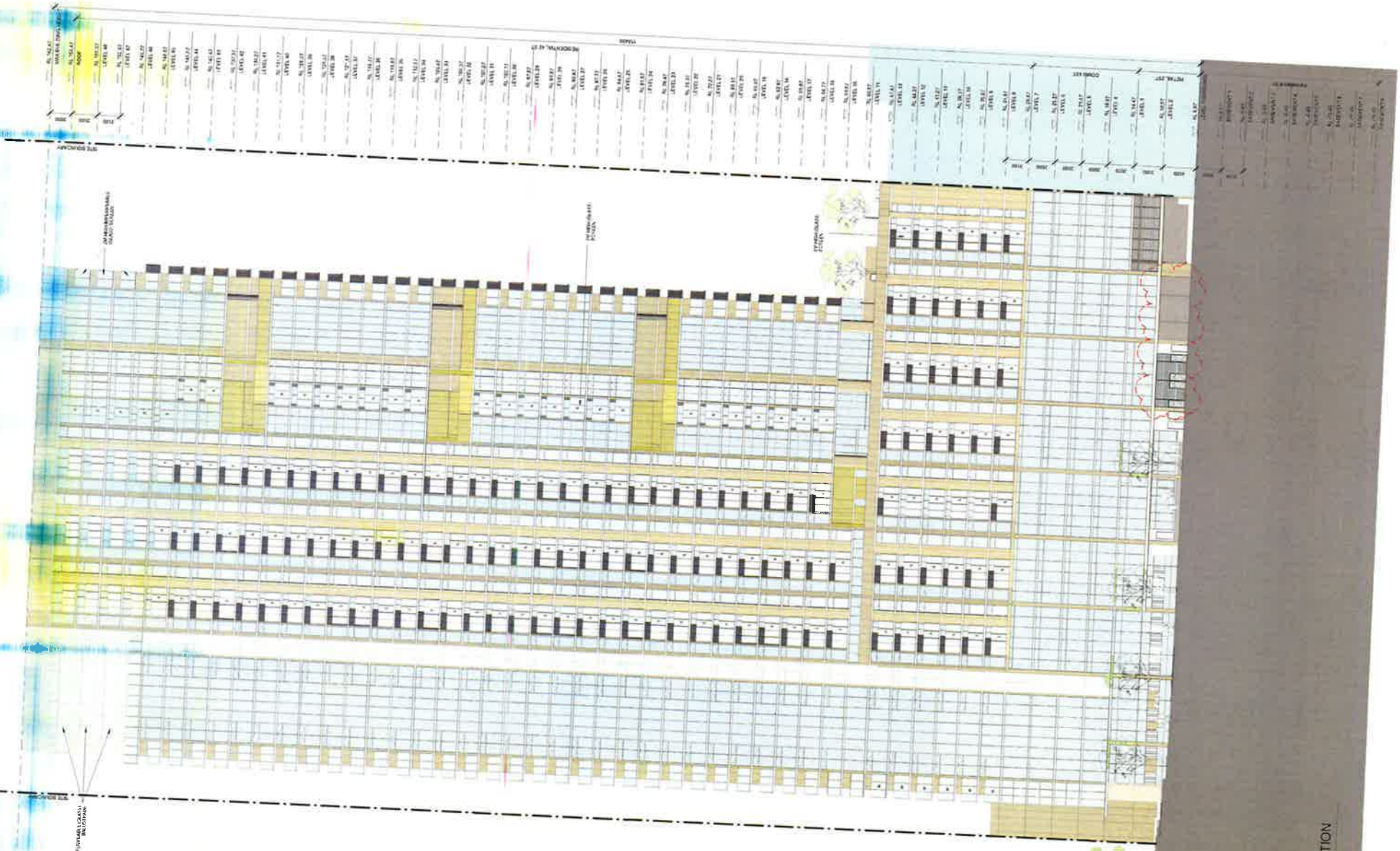
drawing: ROOF PLAN

checked: MT | scale: 1 : 200@A1 | issue: C

drawn: | project no: 13 015 | drawing no: DA129

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.



1 EAST ELEVATION
1 : 250

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	30.04.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	14.05.18
D	DEVELOPMENT APPLICATION AMENDMENTS	04.07.18

legend
W - WINTER GARDEN
S - SUN CATCHER - BALCONY

client
STATEWIDE PLANNING PTY LTD

stanisic architects

project
5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing
EAST ELEVATION (CHARLES STREET)

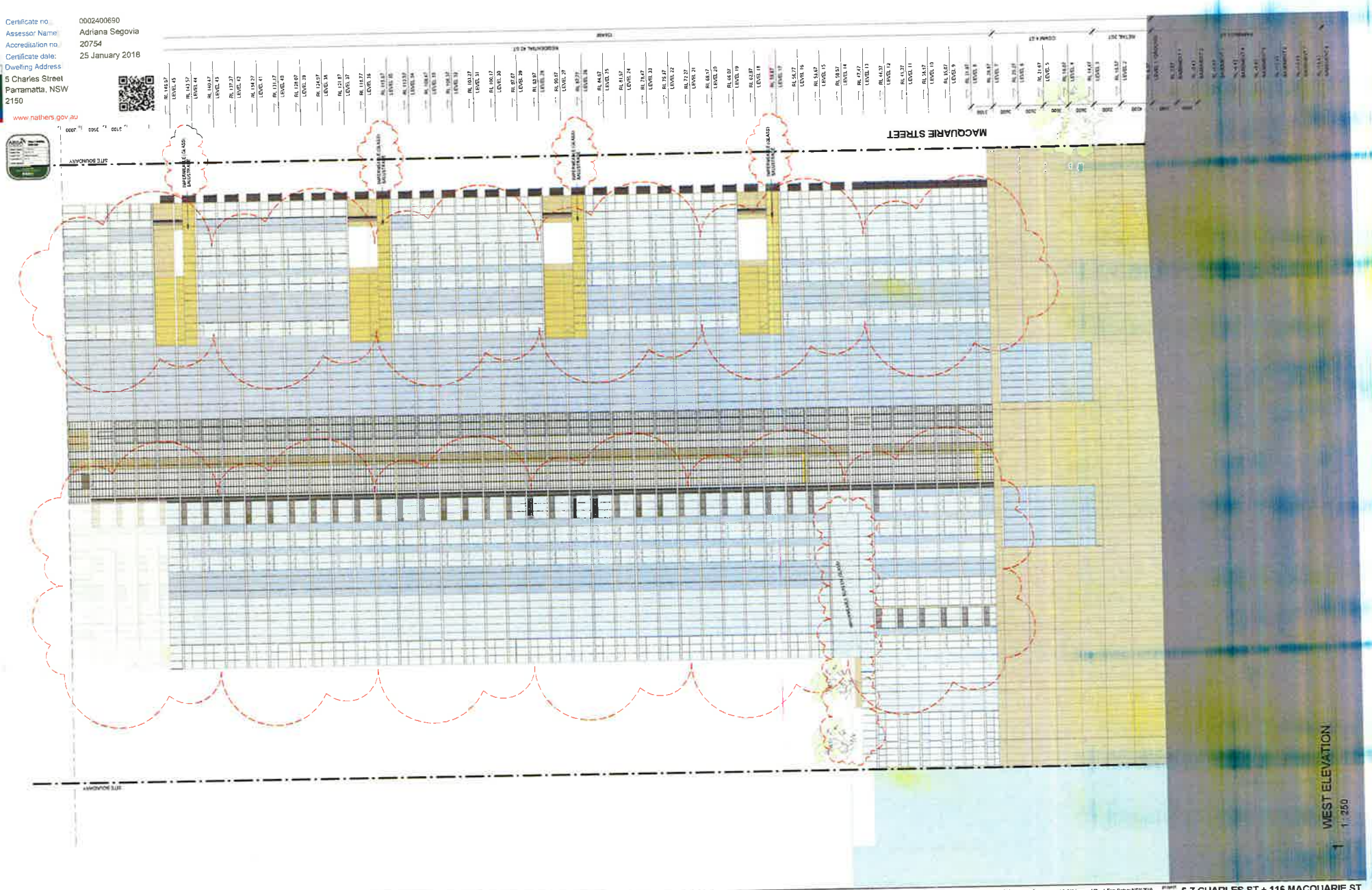
checked FS
drawn NK
scale 1 : 250@A1
project no 6015
issue D
drawing no DA201

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

Certificate no. 0002400690
Assessor Name: Adriana Segovia
Accreditation no. 20754
Certificate date: 25 January 2018
Dwelling Address
5 Charles Street
Parramatta, NSW
2150

www.nathers.gov.au



issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2, 243 Liverpool Street, East Sydney NSW 2010
t (61 2) 9356 2488
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NSW ARB 4470

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: WEST ELEVATION

checked: MT | scale: 1 : 250@A1 | issue: B

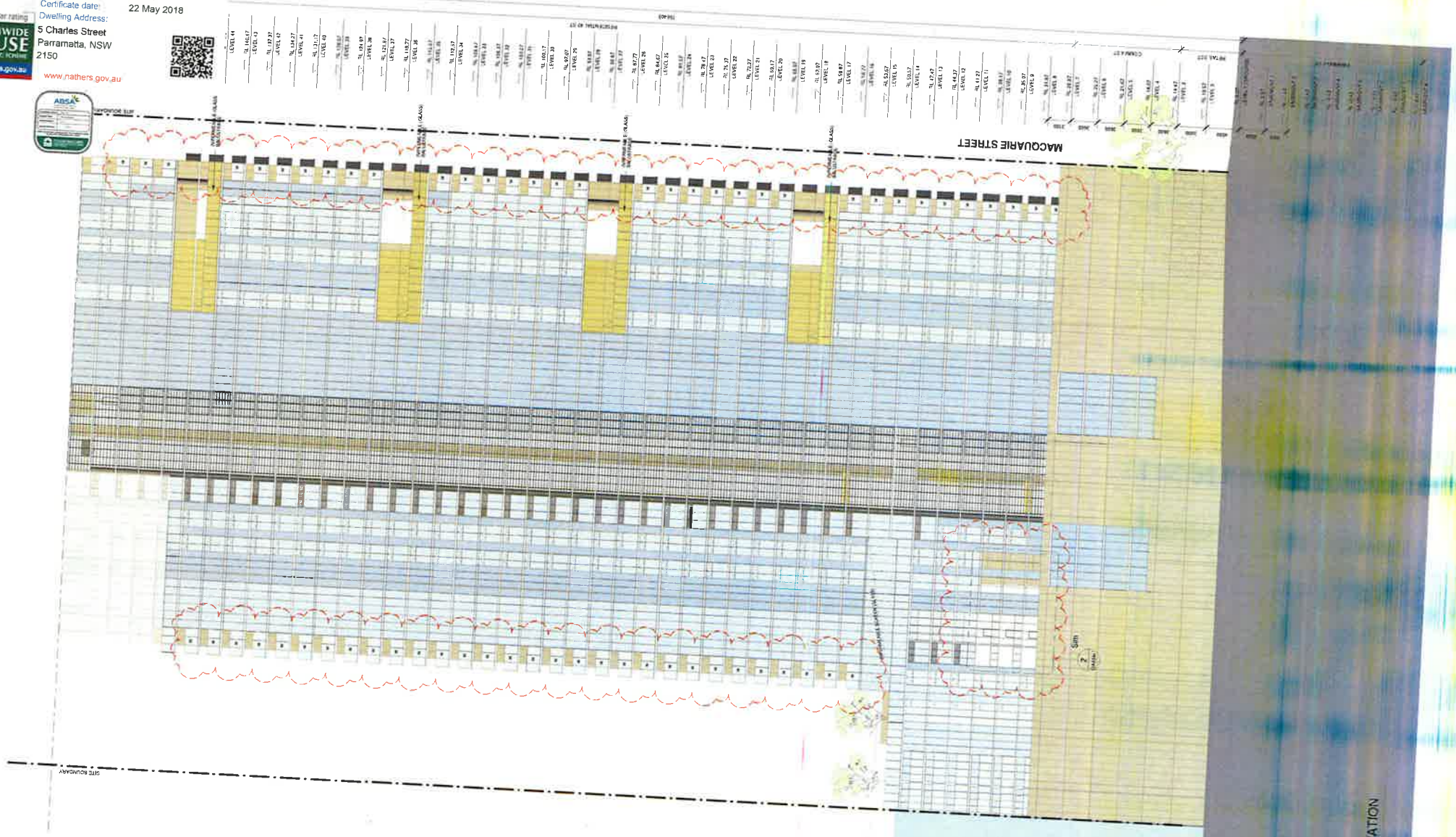
project no: 13015 | drawing no: DA202

scale bar: 0 2 4 6 8 m

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au



WEST ELEVATION
1 : 250

A	ISSUE FOR DEVELOPMENT APPLICATION	26.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	14.05.18

Legend
W = WINTER GARDEN
S = SUN CATCHER / BALCONY

STATEWIDE PLANNING PTY LTD

stanisic architects

5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

WEST ELEVATION

drawn: MT
scale: 1 : 250@A1
project no: 13 015
drawing no: DA202
C

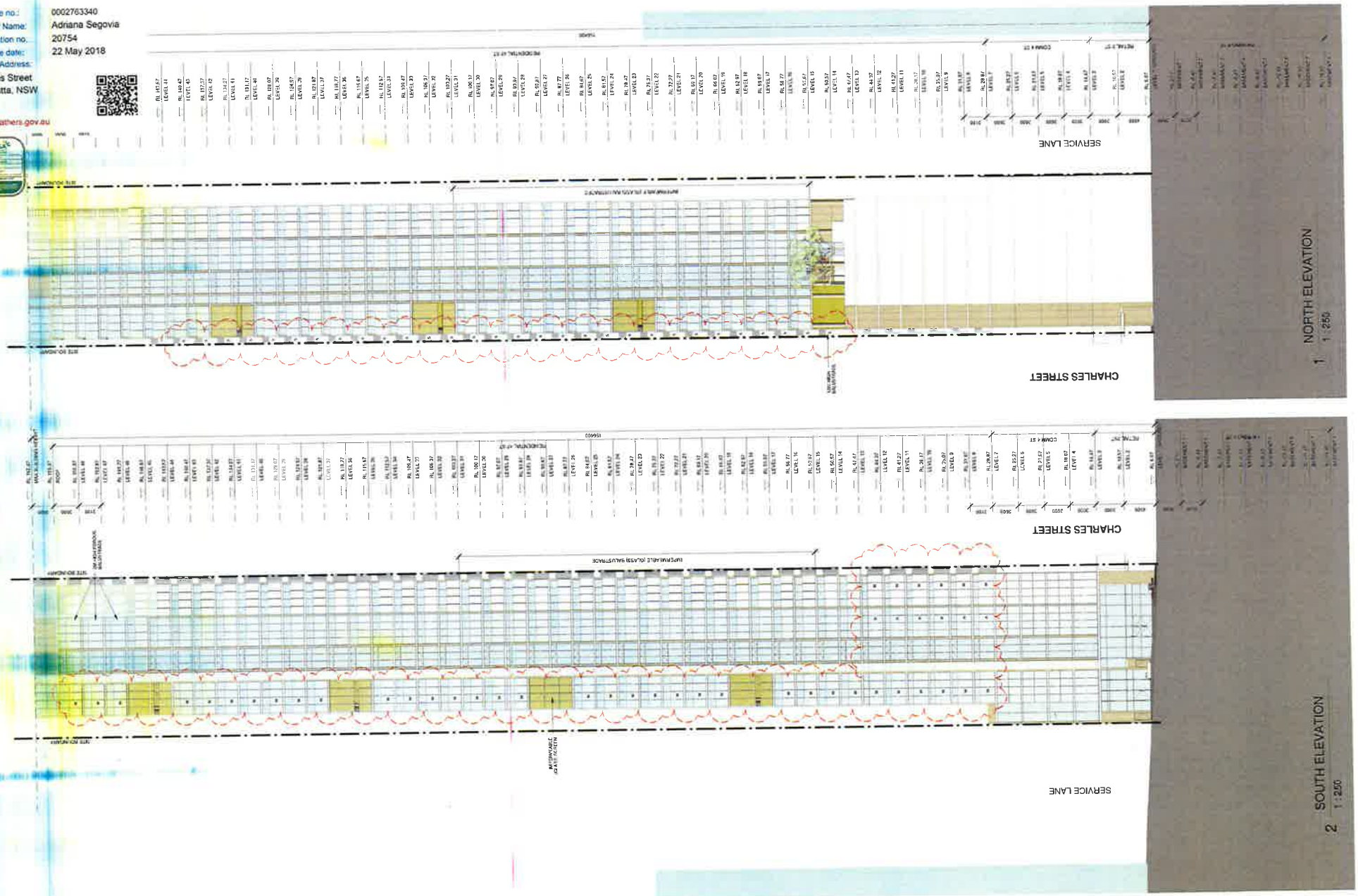
do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. levels are to be read in conjunction with floor plans, elevations + sections.

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

www.nathers.gov.au



issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	22.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	27.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	14.05.18

legend
W = WINTER GARDEN
S = SUN CATCHER / BALCONY

client
STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2, 243 Liverpool Street East Sydney, NSW 2010
t (+61 2) 4254 2549
www.stanisic.com.au ABN 110 263 548 81
NSW Arb 6440

project 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing NORTH + SOUTH ELEVATION (MACQUARIE STREET)

issue C

drawing no DA203

checked FE
scale 1:250@A1
drawn MI/NK
project no 13015

scale bar 0 2 4 6 8 m

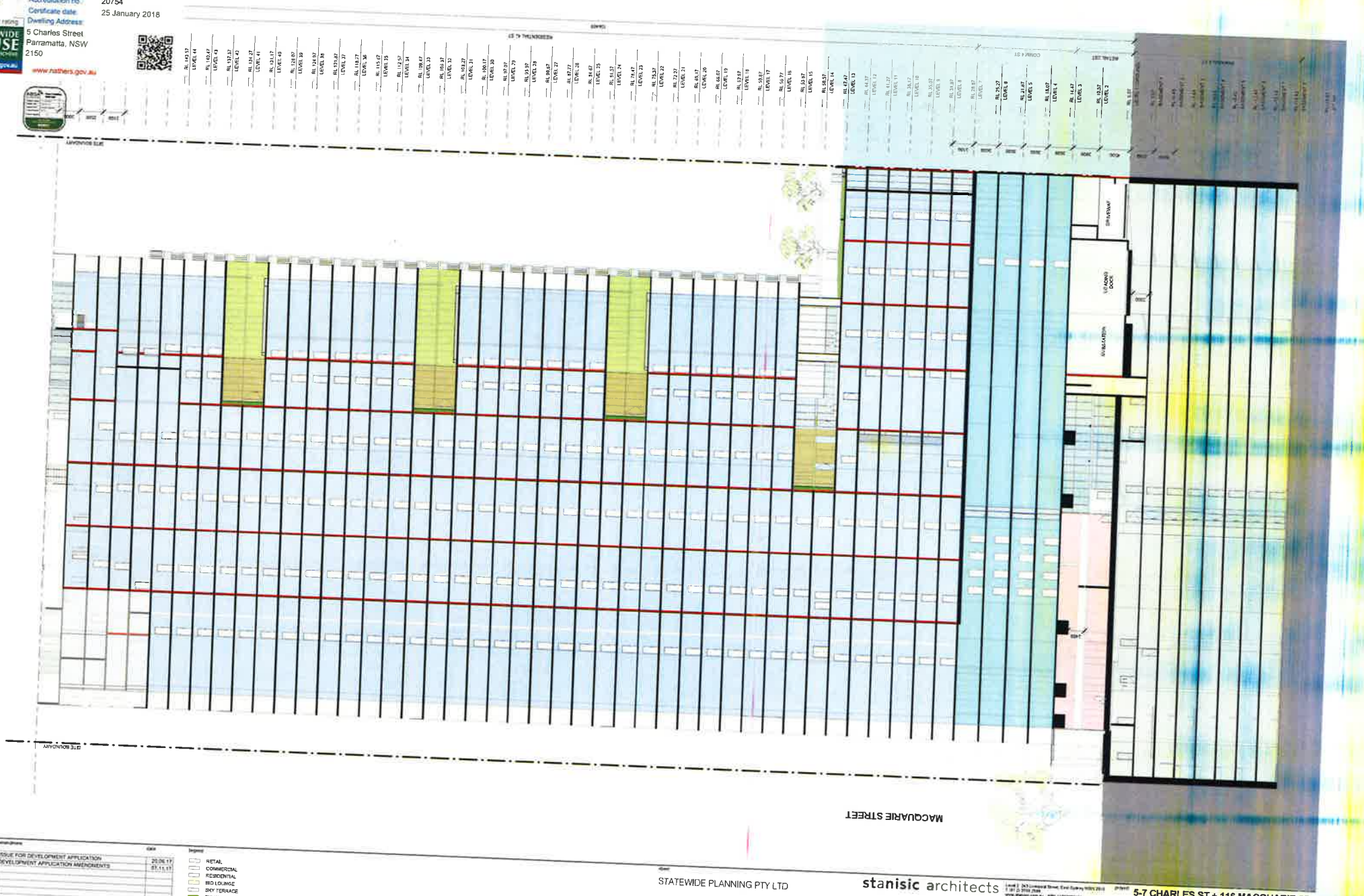
do not scale from drawings

the layout shown and the areas noted on this drawing are indicative only. focus's aim is to be read in conjunction with floor plans, elevations + sections.

6.1
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no. 0002400690
Assessor Name: Adnana Segovia
Accreditation no.: 20754
Certificate date: 25 January 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au



issue	amendments	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17

legend
- RETAIL
- COMMERCIAL
- RESIDENTIAL
- BIO LOUNGE
- SKY TERRACE
- BIO WALL
- CIRCULATION
- CARPARK

client: STATEWIDE PLANNING PTY LTD

stanisic architects

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: SECTION AA

checked: MT
scale: 1 : 250@A1
issue: B
drawn:
project no: 13.015
drawing no: DA204

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

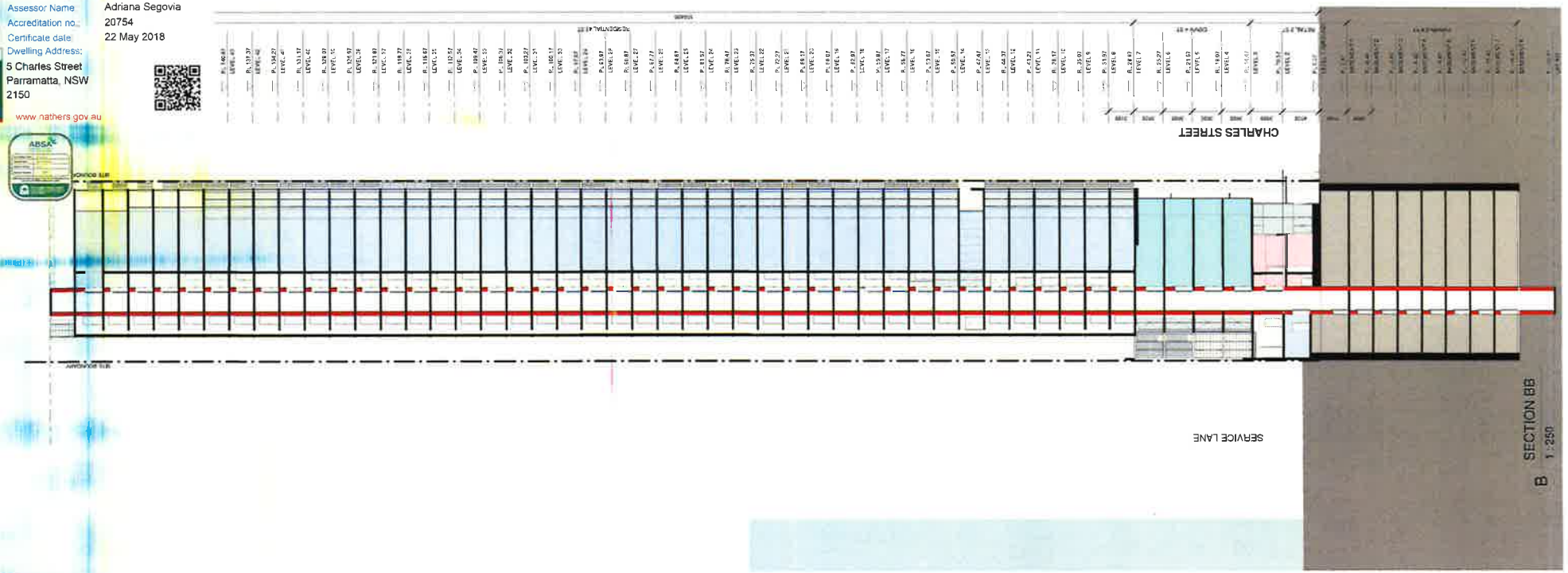
scale bar: 0 2 4 6 8m

10Dec17 11:04:12 PM

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

www.nathers.gov.au



issue	description	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17

legend
- RETAIL
- COMMERCIAL
- EDUCATIONAL
- BED LOUNGE
- SKY TERRACE
- SKY WALL
- CIRCULATION
- CARPARK

client: STATEWIDE PLANNING PTY LTD

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NSW ARB 4456

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: SECTION BB + CC

checked: MT | scale: 1:250@A1 | issue: B

drawn: | project no: 12015 | drawing no: DA205

do not scale from drawings

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar 0 2 4 6 8 m

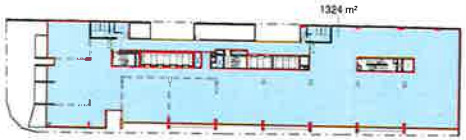
1 LEVEL 1 (GROUND)
1 : 500

2 LEVEL 2 (UPPER RETAIL)
1 : 500

3 LEVEL 3 (COMMERCIAL)
1 : 500

4 LEVEL 4 (COMMERCIAL)
1 : 500

5 LEVEL 5 (COMMERCIAL)
1 : 500



6 LEVEL 6 (COMMERCIAL)
1 : 500

7 LEVEL 7
1 : 500

8 LEVEL 8
1 : 500

9 LEVEL 9
1 : 500

10 LEVEL 12
1 : 500

11 LEVEL 13
1 : 500

12 LEVEL 14
1 : 500

GROSS FLOOR AREA

NAME	LEVEL	AREA
COMMERCIAL	LEVEL 1 (GROUND)	59 m²
COMMERCIAL	LEVEL 3	1324 m²
COMMERCIAL	LEVEL 4	1324 m²
COMMERCIAL	LEVEL 5	1324 m²
COMMERCIAL	LEVEL 6	1324 m²
		5354 m²
GYM/CLUB/LIBRARY	LEVEL 13	514 m²
		514 m²
RESIDENTIAL	LEVEL 1 (GROUND)	40 m²
RESIDENTIAL	LEVEL 1 (GROUND)	451 m²
RESIDENTIAL	LEVEL 7	1036 m²
RESIDENTIAL	LEVEL 8	1044 m²
RESIDENTIAL	LEVEL 9	1044 m²
RESIDENTIAL	LEVEL 10	1044 m²
RESIDENTIAL	LEVEL 11	1044 m²
RESIDENTIAL	LEVEL 12	1123 m²
RESIDENTIAL	LEVEL 14	499 m²
RESIDENTIAL	LEVEL 15	886 m²
RESIDENTIAL	LEVEL 16	886 m²
RESIDENTIAL	LEVEL 17	832 m²
RESIDENTIAL	LEVEL 18	807 m²
RESIDENTIAL	LEVEL 19	886 m²
RESIDENTIAL	LEVEL 20	886 m²
RESIDENTIAL	LEVEL 21	886 m²
RESIDENTIAL	LEVEL 22	809 m²
RESIDENTIAL	LEVEL 23	767 m²
RESIDENTIAL	LEVEL 24	886 m²
RESIDENTIAL	LEVEL 25	886 m²
RESIDENTIAL	LEVEL 26	832 m²
RESIDENTIAL	LEVEL 27	807 m²
RESIDENTIAL	LEVEL 28	886 m²
RESIDENTIAL	LEVEL 29	886 m²
RESIDENTIAL	LEVEL 30	881 m²
RESIDENTIAL	LEVEL 31	807 m²
RESIDENTIAL	LEVEL 32	755 m²
RESIDENTIAL	LEVEL 33	881 m²
RESIDENTIAL	LEVEL 34	881 m²
RESIDENTIAL	LEVEL 35	832 m²
RESIDENTIAL	LEVEL 36	807 m²
RESIDENTIAL	LEVEL 37	881 m²
RESIDENTIAL	LEVEL 38	881 m²
RESIDENTIAL	LEVEL 39	881 m²
RESIDENTIAL	LEVEL 40	807 m²
RESIDENTIAL	LEVEL 41	755 m²
RESIDENTIAL	LEVEL 42	881 m²
RESIDENTIAL	LEVEL 43	881 m²
RESIDENTIAL	LEVEL 44	790 m²
RESIDENTIAL	LEVEL 45	676 m²
RESIDENTIAL	LEVEL 46	758 m²
RESIDENTIAL	LEVEL 47	744 m²
RESIDENTIAL	LEVEL 48	679 m²
		35322 m²
RETAIL	LEVEL 1 (GROUND)	295 m²
RETAIL	LEVEL 2	351 m²
		646 m²
SITE AREA 1932.3m²	TOTAL GFA	41937 m² (388m²)
	UNIT EFFICIENCY	92.47 GFA per unit equivalent (35322m²/382=92.47)
	TOTAL FSR	21.65:1

MAXIMUM PERMITTED

6000m² 3.11 : 1
INCLUDES COMMERCIAL & RETAIL

36225m² 18.74:1

42225m² 21.85:1

21.65:1

6.5
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address:
5 Charles Street
Parramatta, NSW
2150

www.nathers.gov.au

Issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	26.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	27.06.18

legend
RETAIL
COMMERCIAL
RESIDENTIAL

do not scale from drawings

the layout shown and the areas listed on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client
STATEWIDE PLANNING PTY LTD

stanisic architects

5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing
GFA DIAGRAMS (SHEET 1)

checked FS
drawn NK
scale As indicated@A1
project no 13.015
issue C
drawing no DA401

1 TYPICAL TOWER PLAN (L15-16, L19-21, L24-25, L28-29)
1 : 500

2 TYPICAL EAST SKY TERRACE PLAN (L22)
1 : 500

3 TYPICAL EAST UPPER SKY TERRACE PLAN (L23)
1 : 500

4 TYPICAL WEST SKY TERRACE PLAN (L17, L26, L35)
1 : 500

5 WEST UPPER SKY TERRACE PLAN (L18, L27, L36)
1 : 500

6 LEVEL 44
1 : 500

7 LEVEL 45
1 : 500

8 TYPICAL UPPER TOWER PLAN LEVEL 46
1 : 500

9 LEVEL 47
1 : 500

10 LEVEL 48
1 : 500

APARTMENT SCHEDULE			
NAME	COUNT	PERCENTAGE	
1B	86	22.5%	
2B	233	61%	67.8%
2B (1B+BS) DUAL KEY	15	3.9%	
2B+S	11	2.9%	
3B	31	8.1%	9.7%
3B+S	6	1.6%	
	382	100%	

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

www.nathers.gov.au

ABSA

11 TYPICAL TOWER PLAN (L30, L33-34, L37-39, L42-43)
1 : 500

12 TYPICAL EAST SKY TERRACE PLAN (L31, L40)
1 : 500

13 EAST UPPER SKY TERRACE PLAN (L32, L41)
1 : 500

DRAFT AMENDMENT TO PARRAMATTA CITY CENTRE LEP 2011

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	07.06.18

legend: RETAIL / COMMERCIAL / RESIDENTIAL

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2 7-9 Liverpool Street East Sydney NSW 2010
T (61 2) 9326 2646
www.stanisic.com.au ABN 11 102 873 346
NSW ARB 4400

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: GFA DIAGRAMS (SHEET 2)

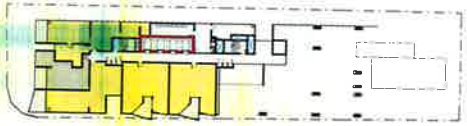
checked	FS	scale	As indicated@A1	issue	C
drawn	NK	project no	13015	drawing no	DA402

1 LEVEL 7 (UPPER PODIUM)
1 : 500

2 LEVELS 8-9 SOLAR ACCESS
1 : 500

3A LEVEL 10-11 SOLAR ACCESS
1 : 500

3B LEVEL 12
1 : 500



4 LEVELS 14 (UPPER SKY TERRACE)
1 : 500

5 TYPICAL LOWER TOWER PLAN (L15-16, L19-21, L24-25, L28-30, L33-34, L37-39, L42-43)
1 : 500

6 TYPICAL EAST SKY TERRACE PLAN (L22-23, 31-32, L40-41)
1 : 500

7 TYPICAL WEST SKY TERRACE PLAN (L17-18, L26-27, L35-36)
1 : 500

8 LEVEL 44
1 : 500

9 LEVEL 45
1 : 500

10 LEVEL 46
1 : 500

11 LEVEL 47
1 : 500

12 LEVEL 48
1 : 500

SEPP 65 SOLAR ACCESS		
LEVEL	COUNT	SOLAR ACCESS
LEVEL 7	11	2 hours solar access
LEVEL 8	10	2 hours solar access
LEVEL 9	10	2 hours solar access
LEVEL 10	11	2 hours solar access
LEVEL 11	11	2 hours solar access
LEVEL 12	12	2 hours solar access
LEVEL 14	4	2 hours solar access
LEVEL 15	8	2 hours solar access
LEVEL 16	9	2 hours solar access
LEVEL 17	8	2 hours solar access
LEVEL 18	8	2 hours solar access
LEVEL 19	9	2 hours solar access
LEVEL 20	8	2 hours solar access
LEVEL 21	9	2 hours solar access
LEVEL 22	7	2 hours solar access
LEVEL 23	7	2 hours solar access
LEVEL 24	8	2 hours solar access
LEVEL 25	9	2 hours solar access
LEVEL 26	8	2 hours solar access
LEVEL 27	8	2 hours solar access

SEPP 65 SOLAR ACCESS		
LEVEL	COUNT	SOLAR ACCESS
LEVEL 28	8	2 hours solar access
LEVEL 29	9	2 hours solar access
LEVEL 30	9	2 hours solar access
LEVEL 31	7	2 hours solar access
LEVEL 32	7	2 hours solar access
LEVEL 33	9	2 hours solar access
LEVEL 34	9	2 hours solar access
LEVEL 35	8	2 hours solar access
LEVEL 36	8	2 hours solar access
LEVEL 37	9	2 hours solar access
LEVEL 38	9	2 hours solar access
LEVEL 39	9	2 hours solar access
LEVEL 40	7	2 hours solar access
LEVEL 41	7	2 hours solar access
LEVEL 42	6	2 hours solar access
LEVEL 43	6	2 hours solar access
LEVEL 44	4	2 hours solar access
LEVEL 45	3	2 hours solar access
LEVEL 46	6	2 hours solar access
LEVEL 47	2	2 hours solar access
LEVEL 48	2	2 hours solar access
TOTAL UNITS	327	
TOTAL	382 (85.6%)	
TOTAL SOUTH FACING	37 (8.9%)	
MAXIMUM 15% SOUTH FACING		

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

www.nathers.gov.au

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	27.06.18

legend
3 HOURS SOLAR ACCESS
LESS THAN 2 HOURS SOLAR ACCESS

do not scale from drawings

client: STATEWIDE PLANNING PTY LTD

stanisic architects

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: SEPP 65 SOLAR ACCESS DIAGRAMS

checked: FS
scale: 1 : 500@A1
issue: C
drawn: NK
project no: 13 015
drawing no: DA403

1 LEVEL 7 CROSS VENTILATION
1 : 250

2 LEVEL 8 CROSS VENTILATION
1 : 250

3 LEVEL 9 CROSS VENTILATION
1 : 250

NATURAL CROSS VENTILATION		
LEVEL	CV UNITS	UNITS PER LEVEL
LEVEL 7	7	12
LEVEL 8	8	12
LEVEL 9	8	12
TOTAL	23	36
%	64%	100%
REQUIRED ADG	22(60%)	

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address:
5 Charles Street
Parramatta, NSW
2150

www.nathers.gov.au

issue	amendment	date
A	ISSUE - DA DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17
C	DEVELOPMENT APPLICATION AMENDMENTS	14.05.18

legend
CROSS VENTILATION
NO CROSS VENTILATION

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2, 323 Castlereagh Street, East Sydney, NSW 2010
T (61 2) 8204 3544
www.stanisic.com.au ABN 110 926 343 461
NSW ARB 4462

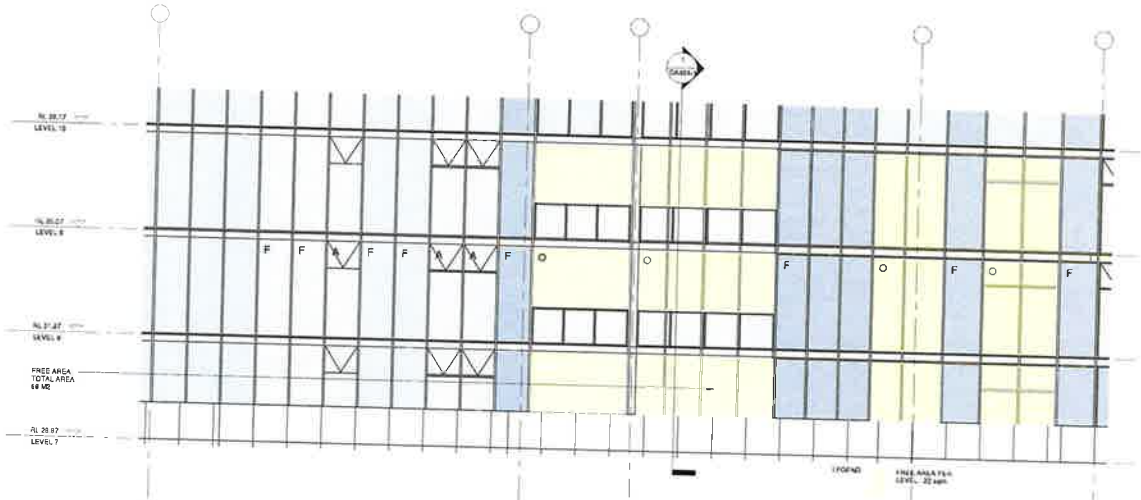
project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: SEPP 65 CROSS VENTILATION DIAGRAMS

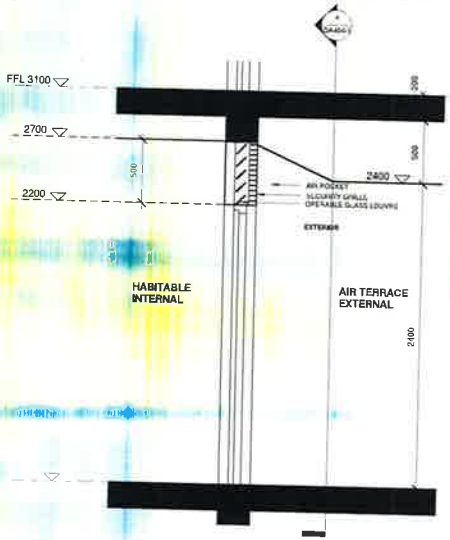
checked	MT	scale	1 : 250@A1	issue	C
drawn	NK	project no	13 015	drawing no	DA404

scale bar: 0 5 10 15 20 m

1 NATURAL CROSS VENTILATION SECTION
1 : 75



2 AIR TERRACE WEST ELEVATION - CONTROL POINT 2(CP2)
1 : 75



3 OPERABLE LOUVRES SECTION - CONTROL POINT 1 (CP 1)
1 : 20

Certificate no.: 0002763340
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 22 May 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

6.5 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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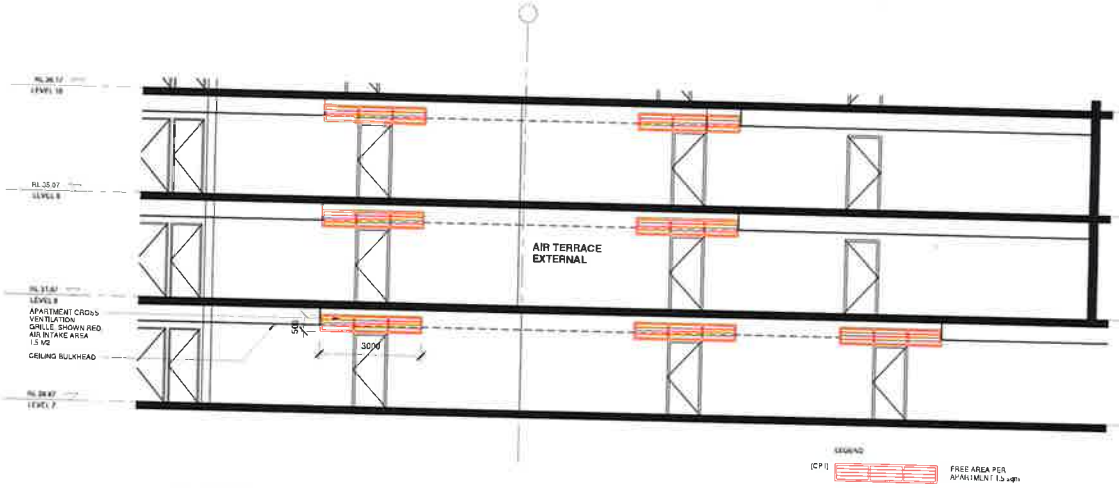

4 AIR POCKET CORRIDOR SECTION - CONTROL POINT1
1 : 75

issue	amendments	date
A	DEVELOPMENT APPLICATION AMENDMENTS	14.05.18

legend: FREE AREA

client: STATEWIDE PLANNING PTY LTD

stanisic architects

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: SEPP 65 CROSS VENTILATION & DETAILS

checked: FS | scale: As indicated@A1 | issue: A

drawn: NK | project no: 13 015 | drawing no: DA404-1

do not scale from drawings.

the layout shown and the areas tested on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

6.1
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no: 0002400690
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 25 January 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

1 21 JUNE 9AM
1 : 2200

2 21 JUNE 10AM
1 : 2200

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only; layouts are to be read in conjunction with floor plans, elevations + sections.

client: STATEWIDE PLANNING PTY LTD

scale bar: 0 22 44 66 88 m

stanisic architects
Level 2, 248 Liverpool Street, East Sydney NSW 2010
T (61 2) 9358 9588
www.stanisic.com.au ABN 11002633481
NSW ARB 4480

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: SHADOW DIAGRAMS (WINTER SOLSTICE 9AM, 10AM)

checked: MT
scale: 1 : 2200@A1
issue: B
drawn:
project no: 13015
drawing no: DA501

6.1
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no. 0002400690
Assessor Name: Adriana Segovia
Accreditation no. 20754
Certificate date: 25 January 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

1 21 JUNE 11AM
1 : 2200

2 21 JUNE 12PM
1 : 2200

issue	amendment	date	signed
A	ISSUE FOR DEVELOPMENT APPLICATION	28.06.17	
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17	

client: STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2, 243 Liverpool Street, East Sydney NSW 2010
T (61 2) 9358 2688
www.stanisic.com.au ABN 11002452481
NSW ARB 4490

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: SHADOW DIAGRAMS (WINTER SOLSTICE 11AM, 12PM)

checked: MT
scale: 1 : 2200@A1
issue: B
drawn:
drawing no.: DA502
13 015

do not scale from drawings

The layout shown and the areas listed on this drawing are indicative only. Layouts are to be read in conjunction with floor plans, elevations + sections.

scale bar: 0 22 44 66 88 m

6.1
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no. 0002400690
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 25 January 2016
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

1 21 JUNE 1PM
1 : 2200

2 21 JUNE 2PM
1 : 2200

issue	description	date	legend
A	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17	

do not scale from drawings.

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client
STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2 243 Liverpool Street, East Sydney NSW 2010
T 61 2 9658 2596
www.stanisic.com.au ABN 11002653481
NSW ARB 4150

project 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing SHADOW DIAGRAMS (WINTER SOLSTICE 1PM, 2PM)

checked
scale 1 : 2200@A1
issue A
drawn MT
project no 13 015
drawing no DA503

6.1
Average star rating
NATIONWIDE HOUSE ENERGY RATINGS
www.nathers.gov.au

Certificate no : 0002400690
Assessor Name: Adriana Segovia
Accreditation no : 20754
Certificate date: 25 January 2018
Dwelling Address:
5 Charles Street
Parramatta, NSW
2150

www.nathers.gov.au

(1) 21 JUNE 3PM
1 : 2200

A	DEVELOPMENT APPLICATION AMENDMENTS	27.11.17

do not scale from drawings.

client
STATEWIDE PLANNING PTY LTD

stanisic architects

project
5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing
SHADOW DIAGRAMS (WINTER SOLSTICE 3PM)

checked
drawn MT
scale 1 : 2200@A1
project no 13 015
issue A
drawing no DA504

6.1

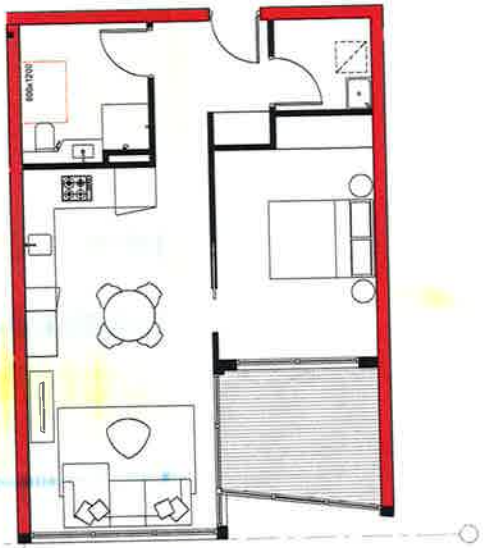
Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Certificate no.: 0002400690
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 25 January 2016
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au



2 PRE ADPTABLE 1B UNIT - TYPE 1
1 : 50

1 ADAPTABLE 1B UNIT - TYPE 1
1 : 50

ADAPTABLE APARTMENT SCHEDULE / 39 REQ'D

NUMBER	BEDS	ADAPTABLE
1507	1B	ADP/LIV
1607	1B	ADP/LIV
1706	1B	ADP/LIV
1806	1B	ADP/LIV
1907	1B	ADP/LIV
2007	1B	ADP/LIV
2107	1B	ADP/LIV
2407	1B	ADP/LIV
2507	1B	ADP/LIV
2606	1B	ADP/LIV
2706	1B	ADP/LIV
2807	1B	ADP/LIV
2907	1B	ADP/LIV
3007	1B	ADP/LIV
3107	1B	ADP/LIV
3407	1B	ADP/LIV
3506	1B	ADP/LIV
3606	1B	ADP/LIV
3707	1B	ADP/LIV
3807	1B	ADP/LIV
3907	1B	ADP/LIV
4007	1B	ADP/LIV
4107	1B	ADP/LIV
1B: 23		
1506	2B	ADP/LIV
1606	2B	ADP/LIV
1707	2B	ADP/LIV
1807	2B	ADP/LIV
1906	2B	ADP/LIV
2006	2B	ADP/LIV
2106	2B	ADP/LIV
2406	2B	ADP/LIV
2506	2B	ADP/LIV
2607	2B	ADP/LIV
2707	2B	ADP/LIV
2806	2B	ADP/LIV
2906	2B	ADP/LIV
3006	2B	ADP/LIV
3106	2B	ADP/LIV
3406	2B	ADP/LIV
2B: 16		

TOTAL ADAPTABLE APARTMENTS: 39

10% OF APARTMENTS ARE TO BE ADAPTABLE
10% x 365 APARTMENTS = 39 (36.5)

LIVABLE APARTMENT SCHEDULE / 79 REQ'D

NUMBER	BEDS	LIVABLE
1101	1B	LIV
1102	1B	LIV
1103	1B	LIV
1105	1B	LIV
1106	1B	LIV
1107	1B	ADP/LIV
1108	1B	LIV
1207	1B	ADP/LIV
1208	1B	LIV
1307	1B	ADP/LIV
1308	1B	LIV
1407	1B	ADP/LIV
1408	1B	LIV
1506	1B	ADP/LIV
1508	1B	LIV
1606	1B	ADP/LIV
1608	1B	LIV
1707	1B	ADP/LIV
1708	1B	LIV
1807	1B	ADP/LIV
1808	1B	LIV
1907	1B	ADP/LIV
1908	1B	LIV
2007	1B	ADP/LIV
2008	1B	LIV
2107	1B	ADP/LIV
2108	1B	LIV
2407	1B	ADP/LIV
2408	1B	LIV
2507	1B	ADP/LIV
2508	1B	LIV
2606	1B	ADP/LIV
2608	1B	LIV
2706	1B	ADP/LIV
2708	1B	LIV
2807	1B	ADP/LIV
2808	1B	LIV
2907	1B	ADP/LIV
2908	1B	LIV
3007	1B	ADP/LIV
3008	1B	LIV
3107	1B	ADP/LIV
3108	1B	LIV
3406	1B	LIV
3408	1B	LIV
1B: 53		
1506	2B	ADP/LIV
1508	2B	ADP/LIV
1707	2B	ADP/LIV
1807	2B	ADP/LIV
1906	2B	ADP/LIV
2006	2B	ADP/LIV
2106	2B	ADP/LIV
2406	2B	ADP/LIV
2506	2B	ADP/LIV
2607	2B	ADP/LIV
2707	2B	ADP/LIV
2806	2B	ADP/LIV
2906	2B	ADP/LIV
3006	2B	ADP/LIV
3106	2B	ADP/LIV
3406	2B	ADP/LIV
3507	2B	LIV
3607	2B	LIV
2B: 19		
2007	2B+S	LIV
2107	2B+S	LIV
2407	2B+S	LIV
2507	2B+S	LIV
2607	2B+S	LIV
2707	2B+S	LIV
2B+S: 6		

TOTAL LIVABLE APARTMENTS: 77

20% OF APARTMENTS ARE TO BE LIVABLE
20% x 365 APARTMENTS = 77

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	30.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with their plans, elevations & sections.

client: STATEWIDE PLANNING PTY LTD

scale bar: 0 0.5 1 1.5 2m

stanisic architects

project: 5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing: ADAPTABLE APARTMENTS (SHEET 1)

checked	MT	scale	1 : 50@A1	issue	B
drawn		project no.	13 015	drawing no.	DA601

6.1
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0002400690
Assessor Name: Adriana Segovia
Accreditation no.: 20754
Certificate date: 25 January 2018
Dwelling Address: 5 Charles Street Parramatta, NSW 2150

www.nathers.gov.au

1 PRE ADAPTABLE 2B UNIT - TYPE 1
1 : 50

2 ADAPTABLE 2B UNIT - TYPE 1
1 : 50

issue	amendment	date
A	ISSUE FOR DEVELOPMENT APPLICATION	20.06.17
B	DEVELOPMENT APPLICATION AMENDMENTS	07.11.17

do not scale from drawings.

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

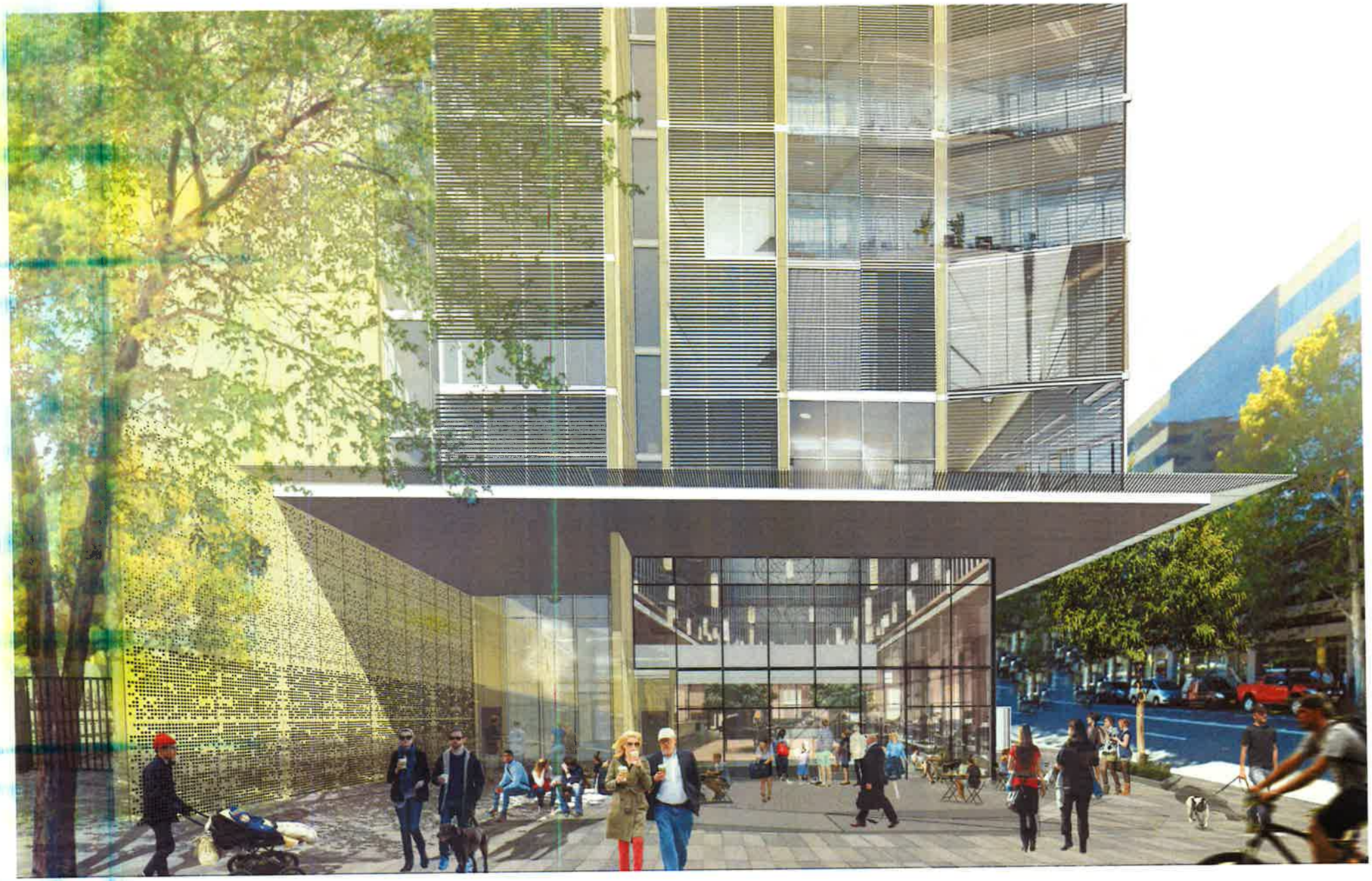
client
STATEWIDE PLANNING PTY LTD

stanisic architects

project
5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

drawing
ADAPTABLE APARTMENTS (SHEET 2)

checked MT
drawn
scale 1 : 50@A1
project no 13015
issue B
drawing no DA602



5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

ENTRY TO MAIN RESIDENTIAL LOBBY OFF MACQUARIE ST

rev A

drawing no DS001

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5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

VIEW ALONG CHARLES ST LOOKING NORTH

rev A

drawing no DS002

5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

VIEW ALONG CHARLES ST LOOKING SOUTH WEST

rev A

drawing no DS003

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VIEW OF CHARLES ST TERRACE TOWARDS LOBBY

Rev A

Drawing no DS004

5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

VIEW OF CHARLES ST TERRACE TOWARDS RETAIL

rev A

drawing no DS005

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5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

VIEW OF SERVICE ROAD SCHOOL INTERFACE

rev A drawing no DS006

The building is a unique tower which reflects its city centre, river and street setting. It is a 'building-in-the-round' which is designed to be viewed from all directions. It will be an urban marker and the most prominent building on the eastern edge of the city centre, complementing the tall towers on the city's western edge and along the riverfront.

The mass and bulk of the building is softened by sky terraces while maintaining the vertical emphasis of the tower form to produce a distinctive urban habitat for the city. The building adopts a 'hybrid form' of tower with street wall to interface the ground and immediate context, the street, the city, the sun and the sky.

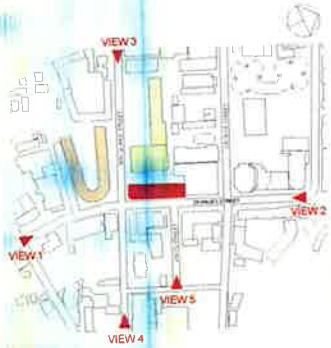
The tower is divided horizontally into four stacks, staggered on opposing elevations, with two storey recessed sky terraces and bio-lounges at alternative levels. The sky terraces act as green portals for collecting fresh air. The sky terraces and bio-lounges are positioned at the north-east and south-west corners of the tower to capture views to Parramatta River and historic city centre.

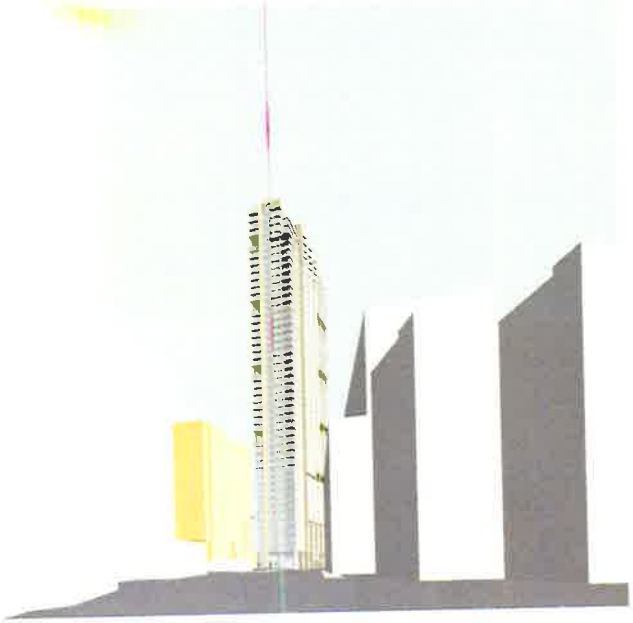
Lower levels are detailed to maximise activation and minimise visible service functions to make a positive contribution to the streetscape.

EXISTING BUILDINGS

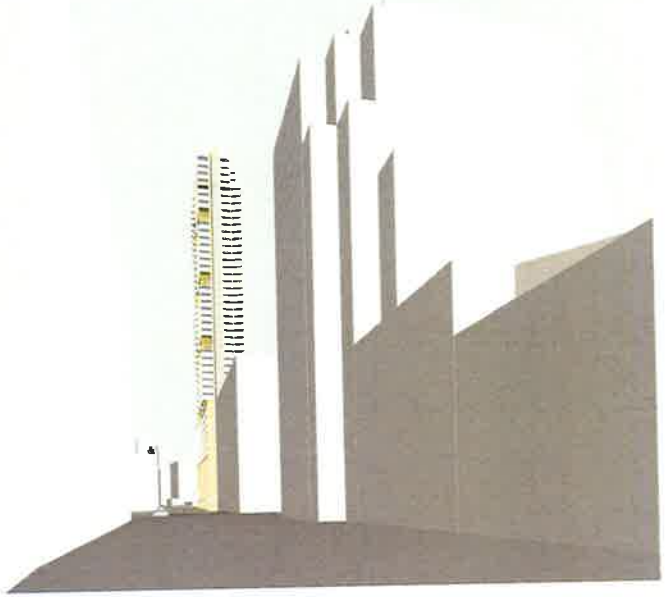
PROPOSED ARTHUR PHILLIP HIGH SCHOOL

PROPOSED PARRAMATTA PUBLIC SCHOOL

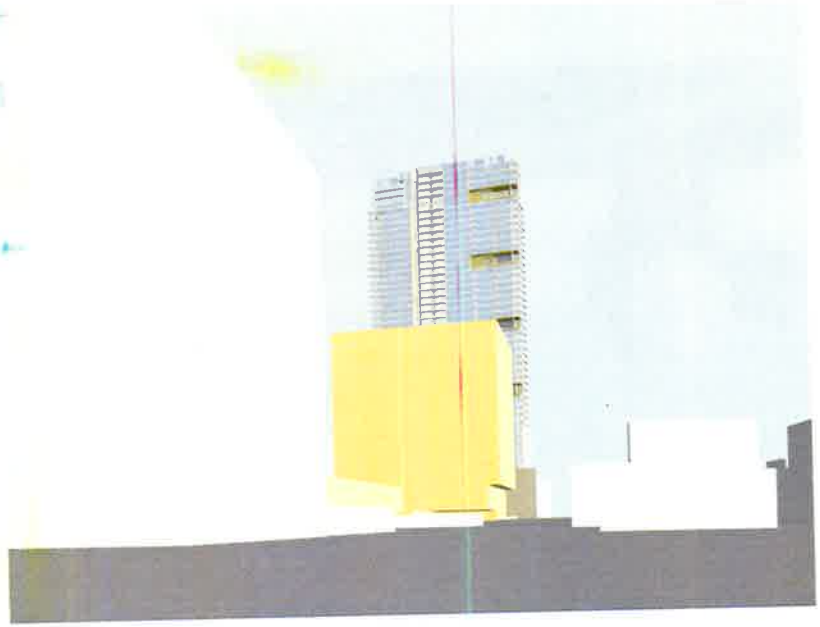




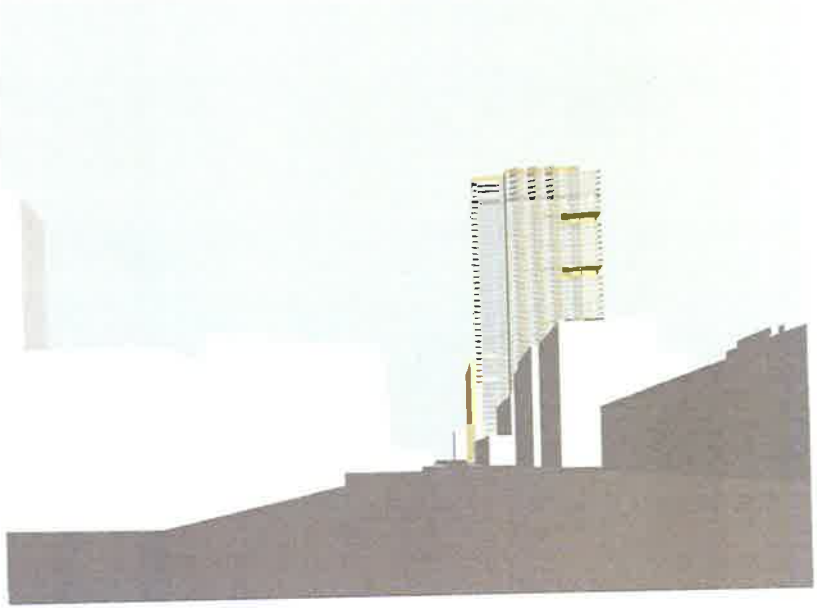
1. VIEW LOOKING NORTH ALONG CHARLES STREET



2. VIEW LOOKING SOUTH ALONG CHARLES STREET



3. VIEW LOOKING EAST ALONG MACQUARIE STREET



4. VIEW LOOKING WEST ALONG MACQUARIE STREET

5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

VISUAL IMPACT ASSESSMENT (SHEET 1)

rev A drawing no DS007

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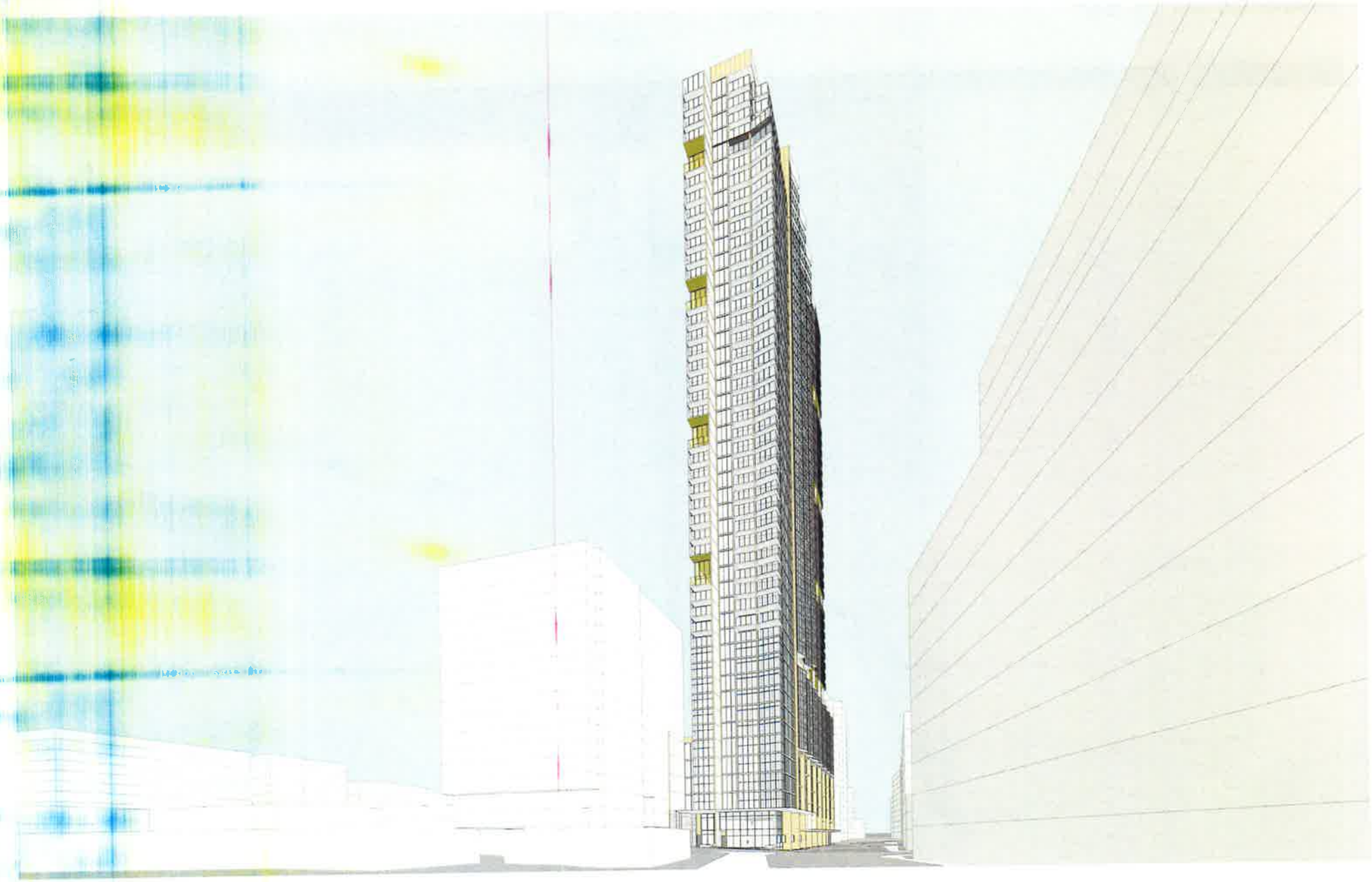
5. VIEW LOOKING WEST ALONG UNION STREET



5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

VIEW LOOKING NORTH ALONG CHARLES STREET

rev A drawing no DS009

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