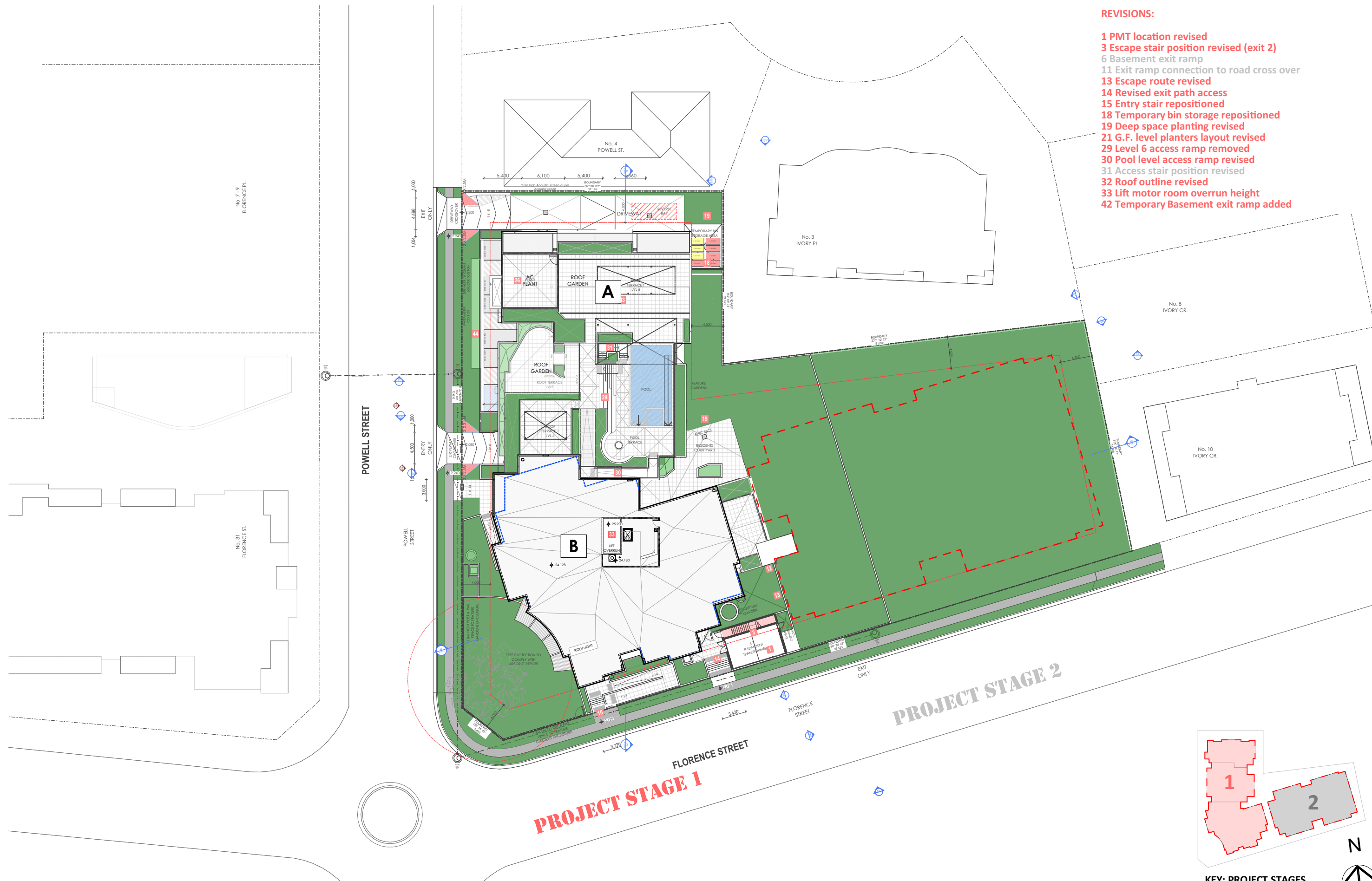
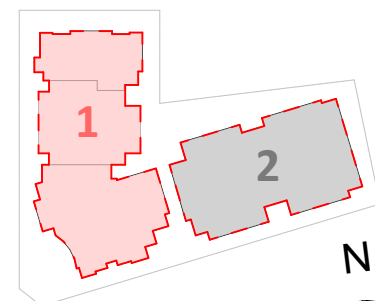




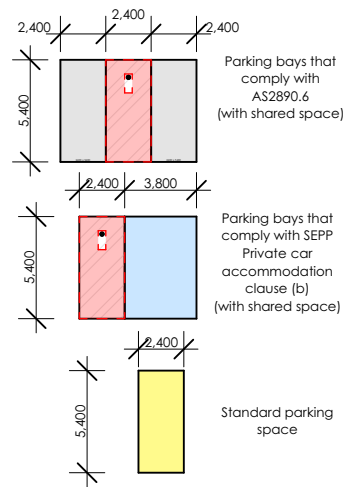
- REVISIONS:**
- 1 PMT location revised
 - 3 Escape stair position revised (exit 2)
 - 6 Basement exit ramp
 - 11 Exit ramp connection to road cross over
 - 13 Escape route revised
 - 14 Revised exit path access
 - 15 Entry stair repositioned
 - 18 Temporary bin storage repositioned
 - 19 Deep space planting revised
 - 21 G.F. level planters layout revised
 - 29 Level 6 access ramp removed
 - 30 Pool level access ramp revised
 - 31 Access stair position revised
 - 32 Roof outline revised
 - 33 Lift motor room overrun height
 - 42 Temporary Basement exit ramp added



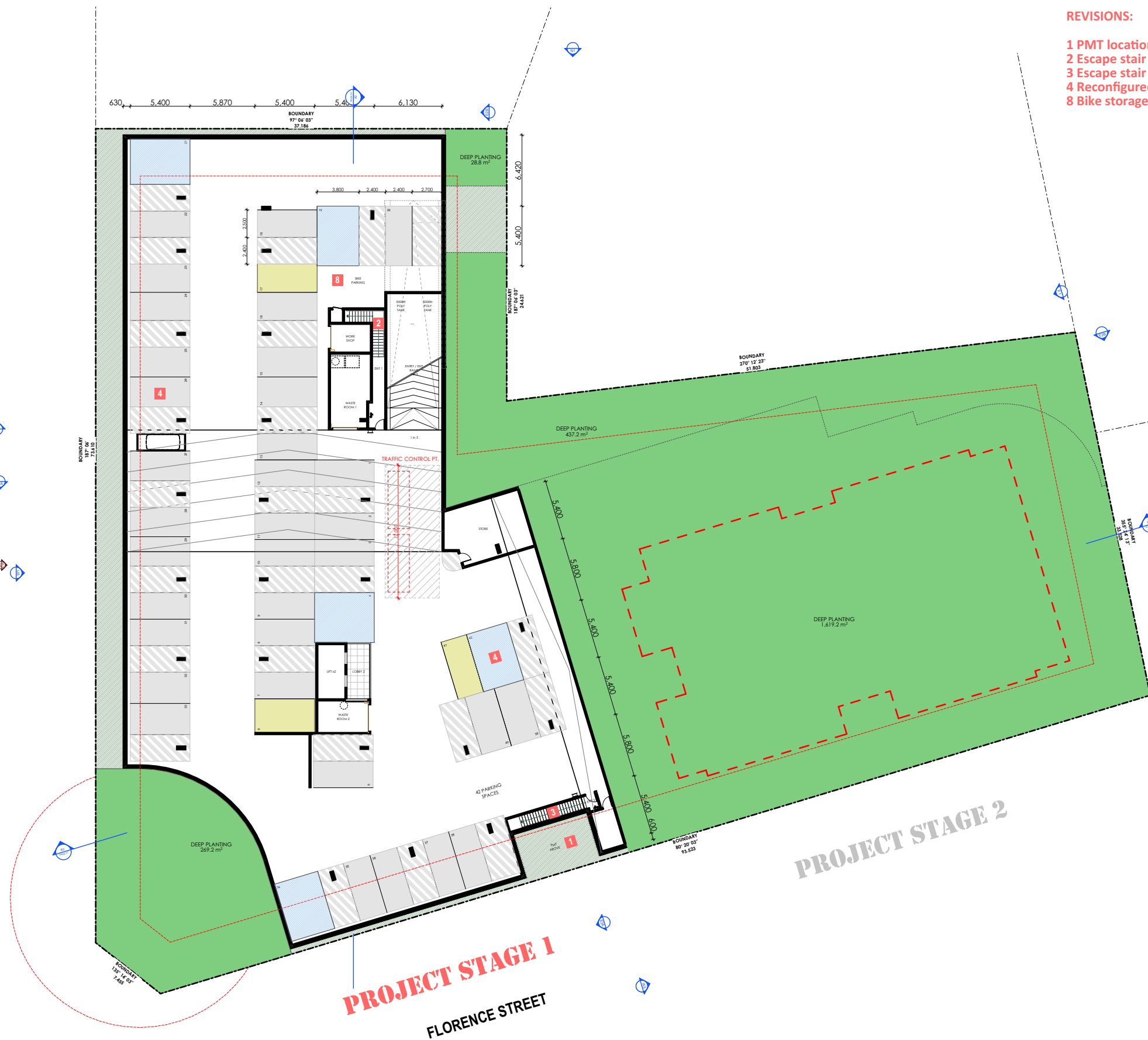
KEY: PROJECT STAGES



DA - STAGE 1 - WIP
NOT FOR CONSTRUCTION



POWELL STREET

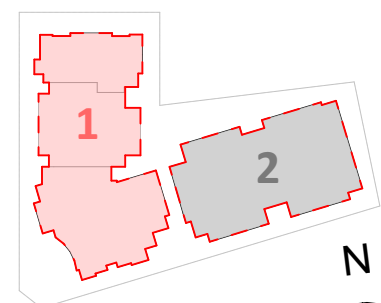


REVISIONS:

- 1 PMT location revised
- 2 Escape stair position revised (exit 1)
- 3 Escape stair position revised (exit 2)
- 4 Reconfigured parking bays and driveway
- 8 Bike storage revised

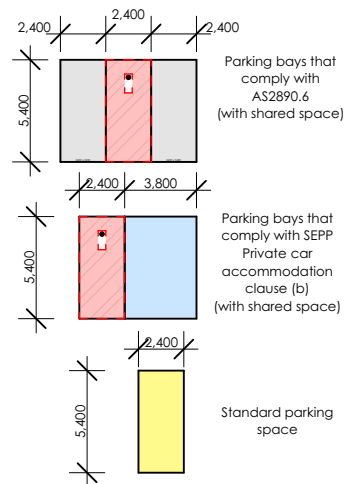
PROJECT STAGE 2

PROJECT STAGE 1
FLORENCE STREET



KEY: PROJECT STAGES



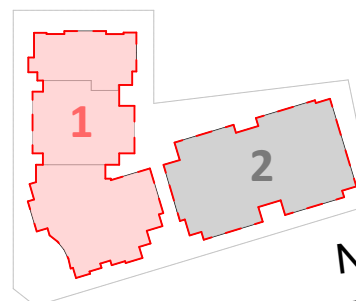


POWELL STREET



REVISIONS :

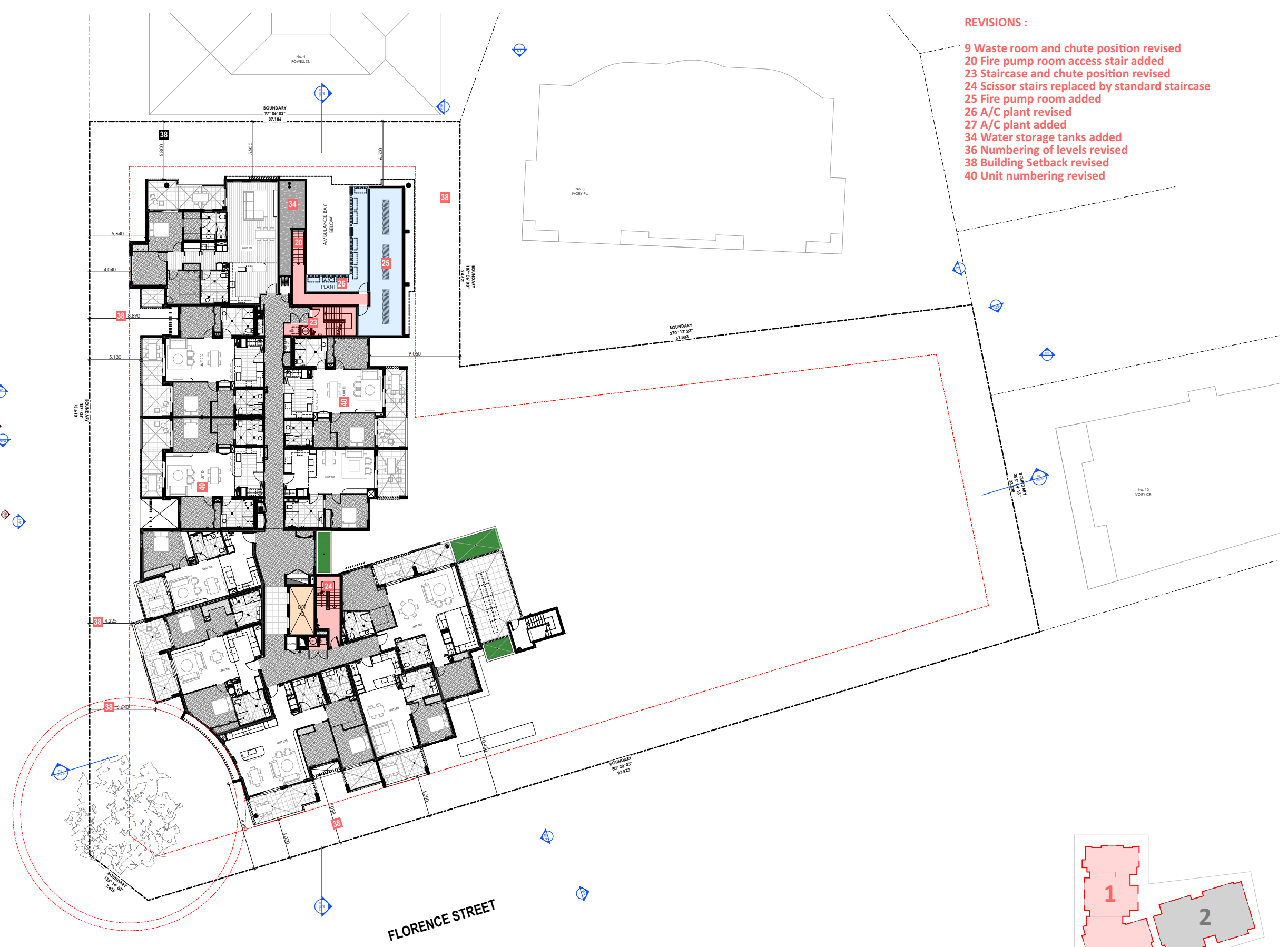
- 1 PMT location revised
- 2 Escape stair position revised (exit 1)
- 3 Escape stair position revised (exit 2)
- 4 Reconfigured parking bays and driveway
- 6 Basement exit ramp
- 7 Parking bays revised
- 9 Waste room and chute position revised
- 11 Exit ramp connection to road cross over
- 12 Staircase revised around G.F. level
- 13 Escape route revised
- 14 Revised exit path access
- 15 Entry stair repositioned
- 16 Electrical Switch room added
- 17 G.F. level toilets repositioned
- 18 Temporary bin storage repositioned
- 19 Deep space planting revised
- 20 Fire pump room access stair added
- 21 G.F. level planters layout revised
- 22 Entry ramp void extended
- 23 Staircase and chute position revised
- 24 Scissor stairs replaced by standard staircase
- 36 Numbering of levels revised
- 40 Unit numbering revised
- 42 Vehicle stop bay / controlled ent/exit ramp
- 44 Water meter repositioned



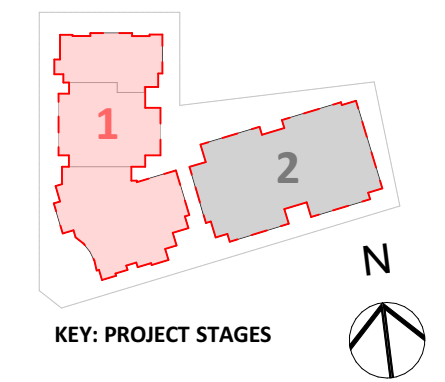
KEY: PROJECT STAGES



POWELL STREET



- REVISIONS :**
- 9 Waste room and chute position revised
 - 20 Fire pump room access stair added
 - 23 Staircase and chute position revised
 - 24 Scissor stairs replaced by standard staircase
 - 25 Fire pump room added
 - 26 A/C plant revised
 - 27 A/C plant added
 - 34 Water storage tanks added
 - 36 Numbering of levels revised
 - 38 Building Setback revised
 - 40 Unit numbering revised



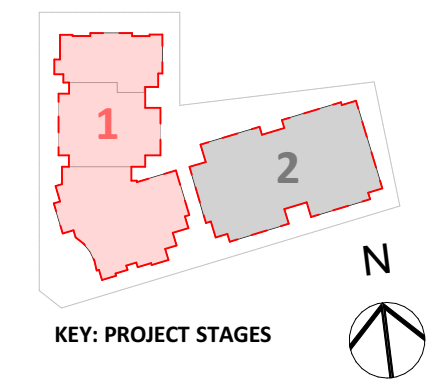
DA - STAGE 1 - WIP
NOT FOR CONSTRUCTION

POWELL STREET



- REVISIONS :**
- 9 Waste room and chute position revised
 - 23 Staircase and chute position revised
 - 24 Scissor stairs replaced by standard staircase
 - 36 Numbering of levels revised
 - 38 Building Setback revised
 - 40 Unit numbering revised

FLORENCE STREET



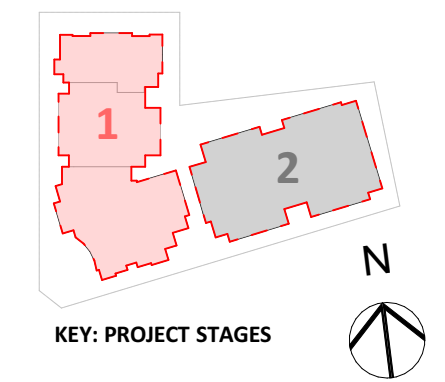
DA - STAGE 1 - WIP
NOT FOR CONSTRUCTION

POWELL STREET



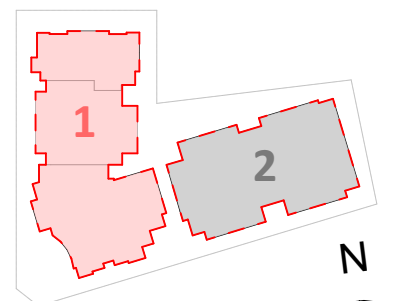
- REVISIONS :**
- 9 Waste room and chute position revised
 - 23 Satircase and chute position revised
 - 24 Scissor stairs replaced by standard staircase
 - 28 Feature window removed
 - 36 Numbering of levels revised
 - 38 Building Setback revised
 - 40 Unit numbering revised

FLORENCE STREET



DA - STAGE 1 - WIP
NOT FOR CONSTRUCTION

- 9 Waste room and chute position revised
- 23 Staircase and chute position revised
- 24 Scissor stairs replaced by standard staircase
- 28 Feature window removed
- 31 Access stair position revised
- 36 Numbering of levels revised
- 38 Building Setback revised
- 40 Unit numbering revised



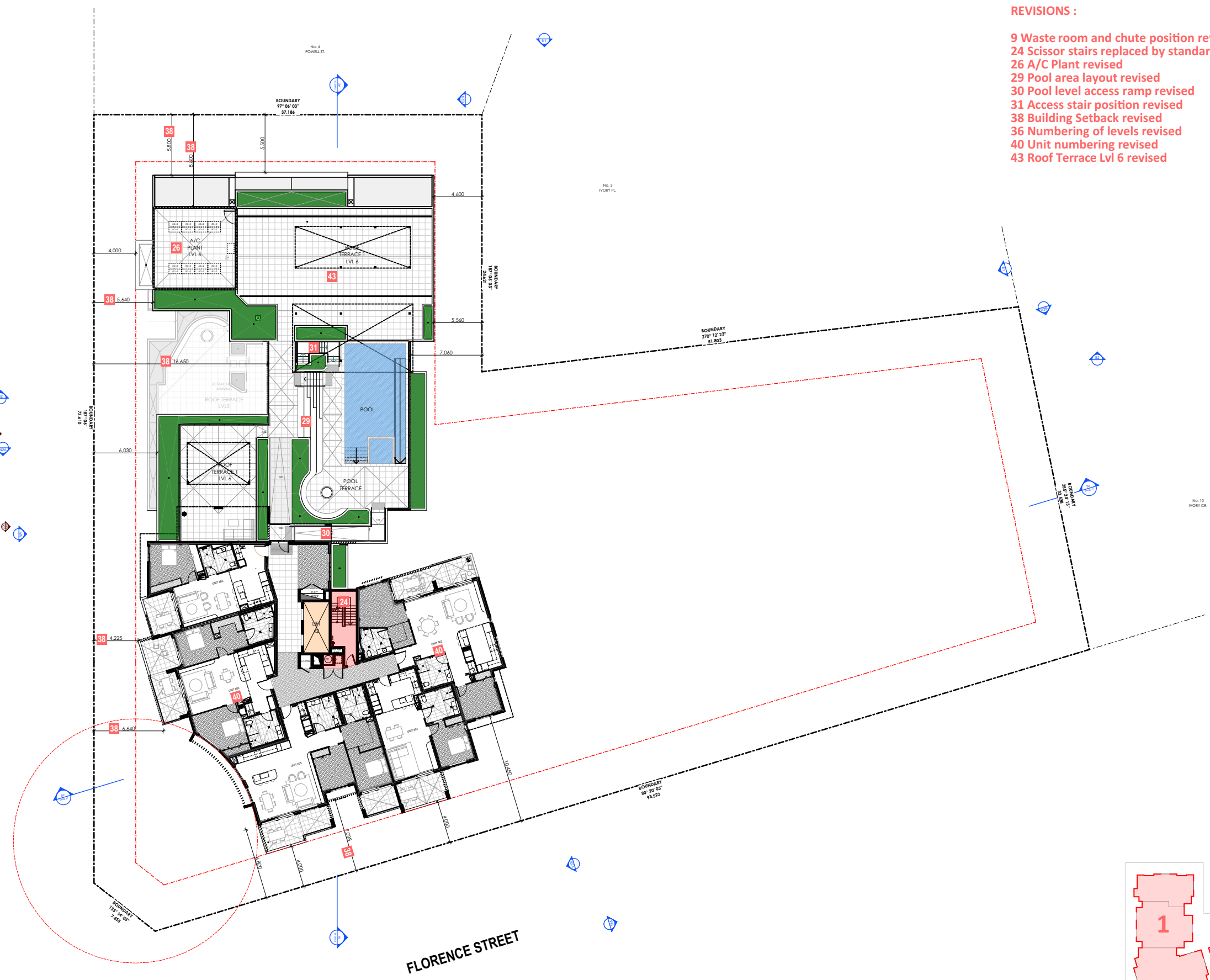
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**LEVEL 5** 36

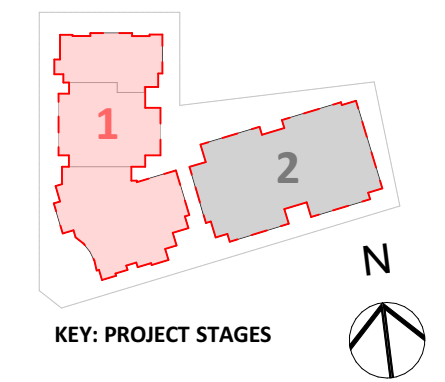
RAUNIK
design group
ARCHITECTS

DA - STAGE 1 - WIP
NOT FOR CONSTRUCTION

POWELL STREET



- REVISIONS :**
- 9 Waste room and chute position revised
 - 24 Scissor stairs replaced by standard staircase
 - 26 A/C Plant revised
 - 29 Pool area layout revised
 - 30 Pool level access ramp revised
 - 31 Access stair position revised
 - 38 Building Setback revised
 - 36 Numbering of levels revised
 - 40 Unit numbering revised
 - 43 Roof Terrace Lvl 6 revised



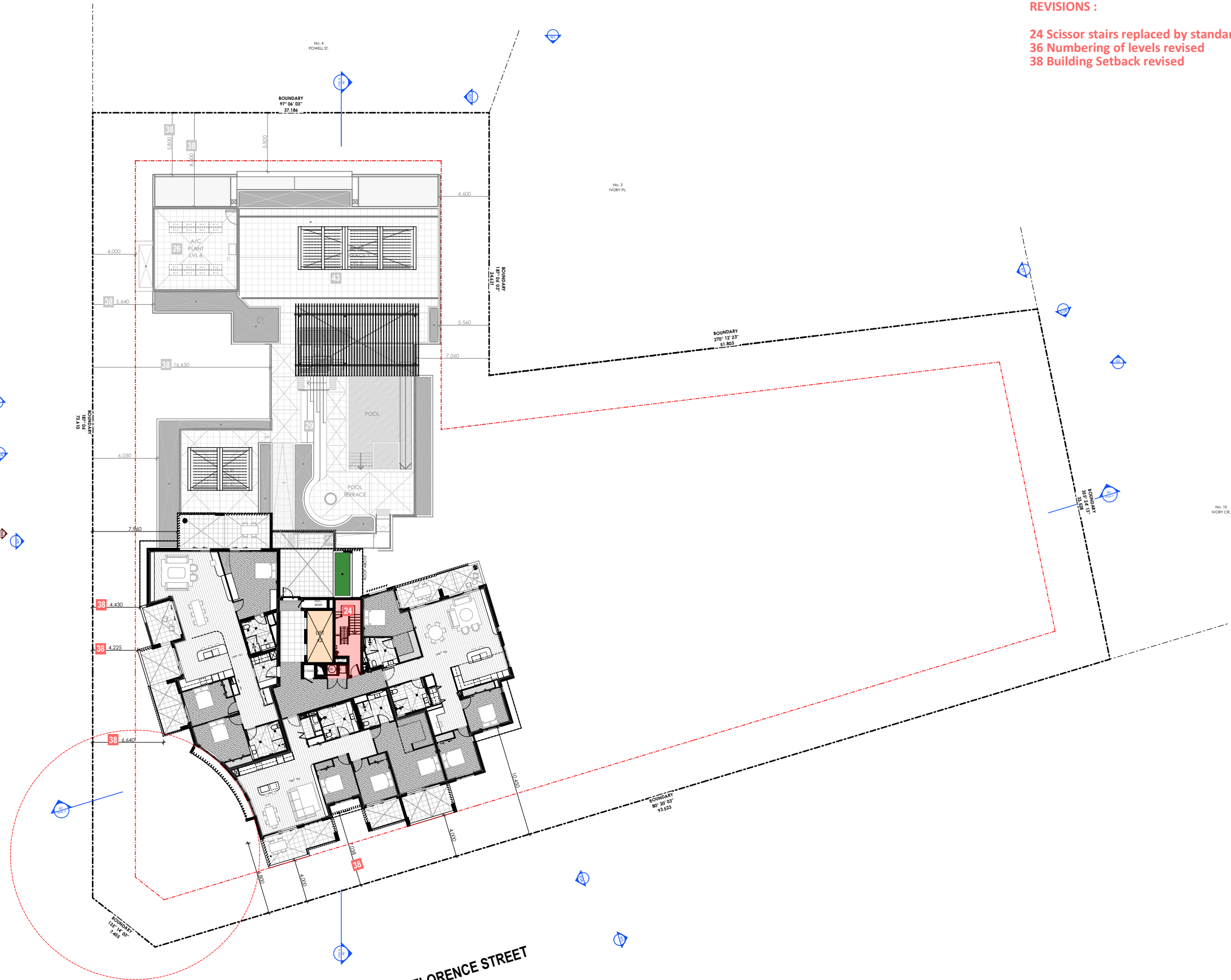
DA - STAGE 1 - WIP
NOT FOR CONSTRUCTION

REVISIONS :

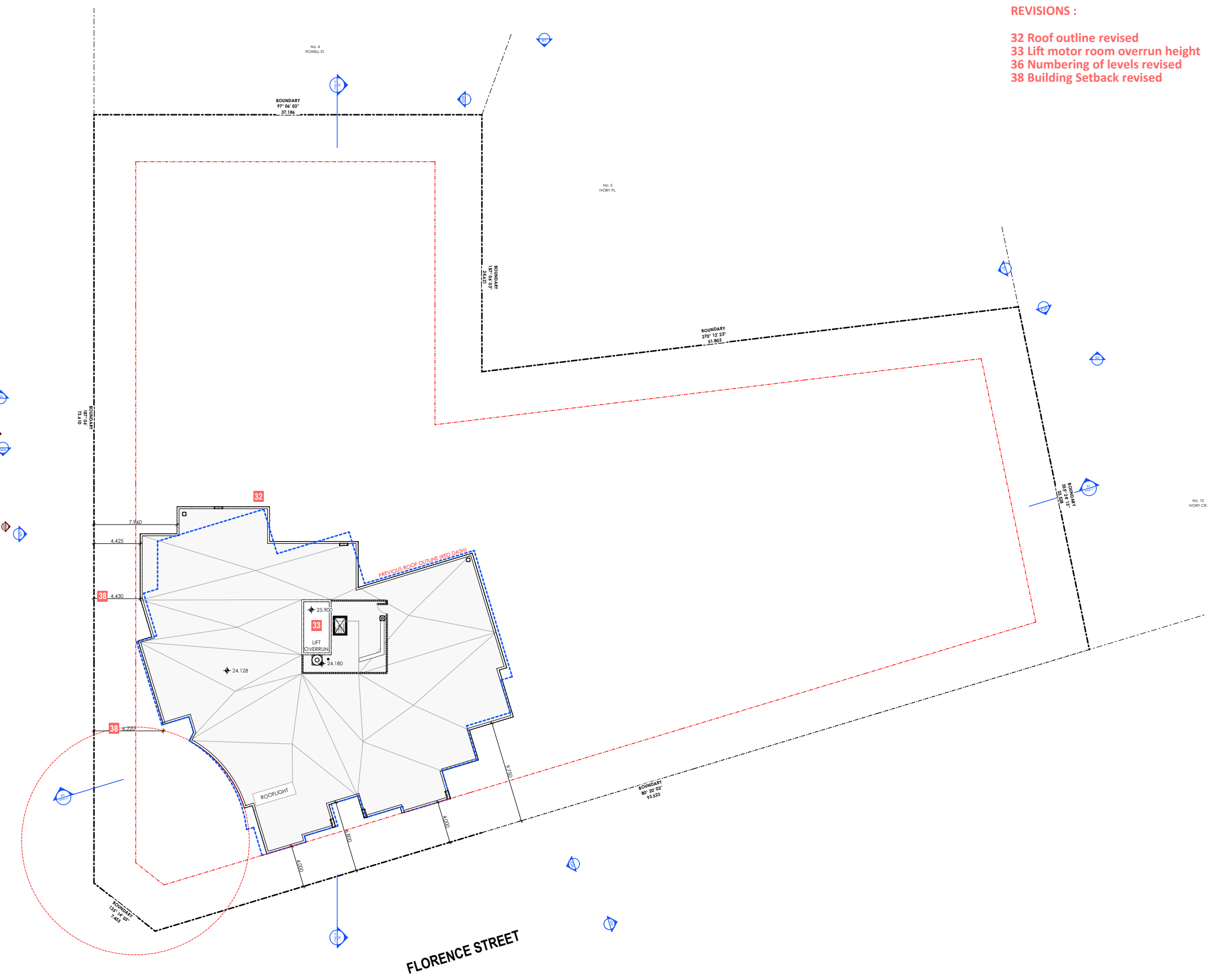
24 Scissor stairs replaced by standard staircase
36 Numbering of levels revised
38 Building Setback revised

POWELL STREET

FLORENCE STREET

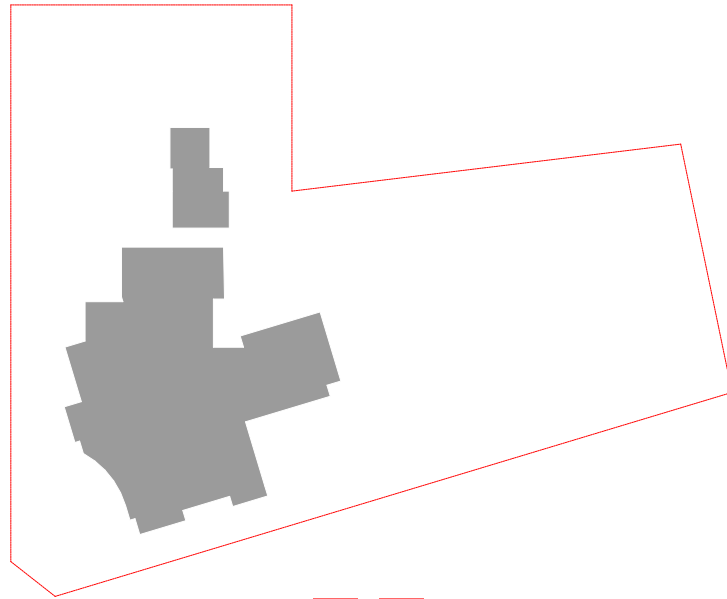


POWELL STREET

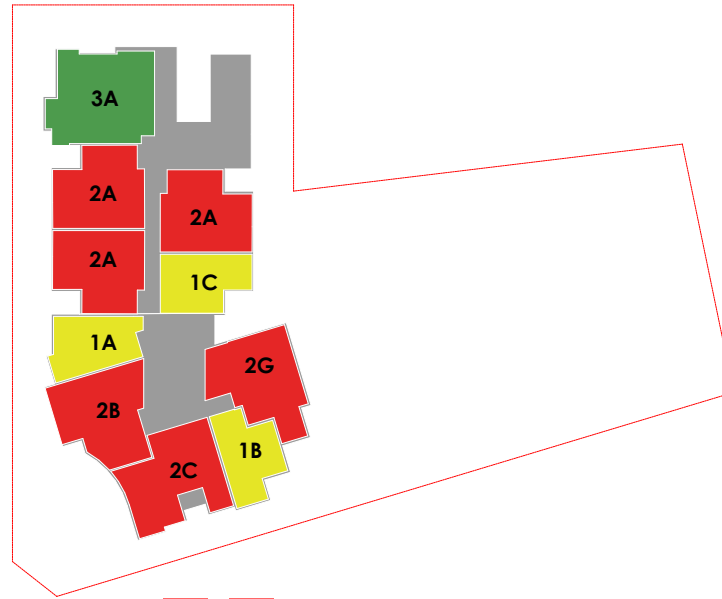


REVISIONS :
32 Roof outline revised
33 Lift motor room overrun height
36 Numbering of levels revised
38 Building Setback revised

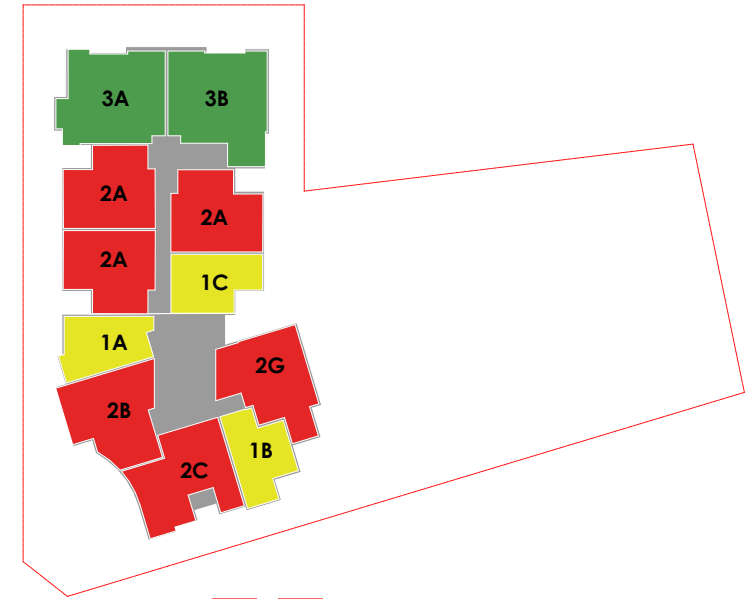
DA - STAGE 1 - WIP
NOT FOR CONSTRUCTION



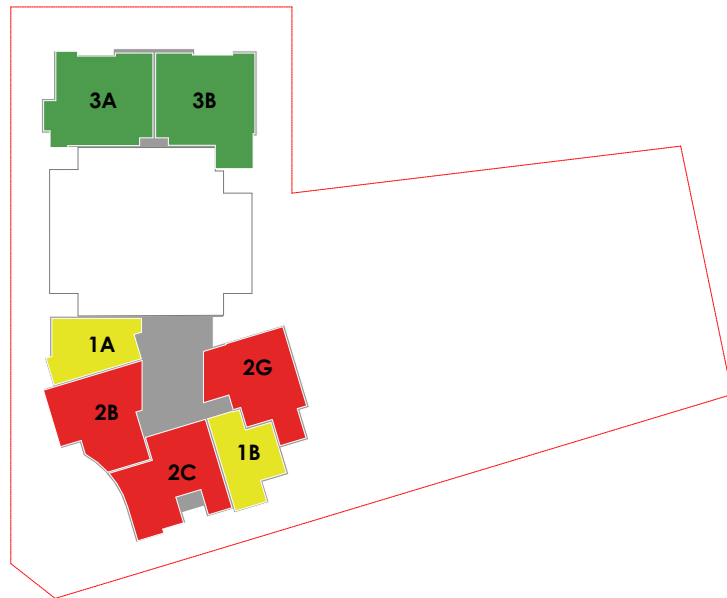
LEVEL 1 - Ground 35 36



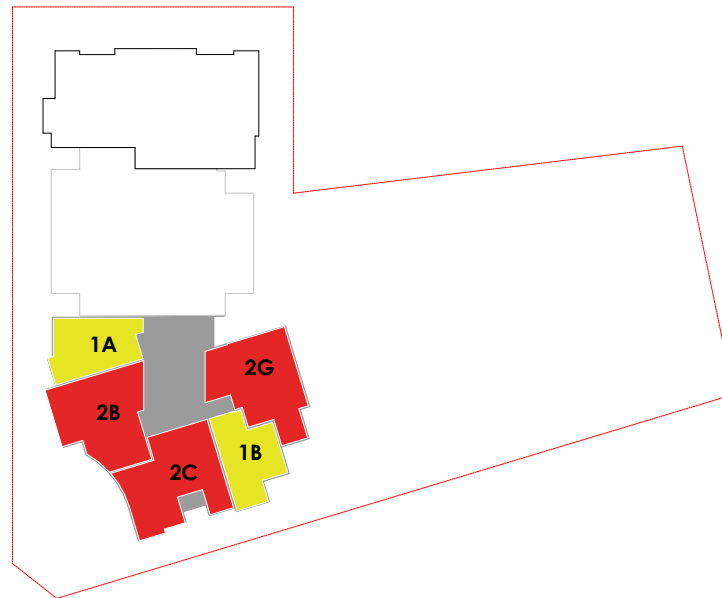
LEVEL 2 35 36



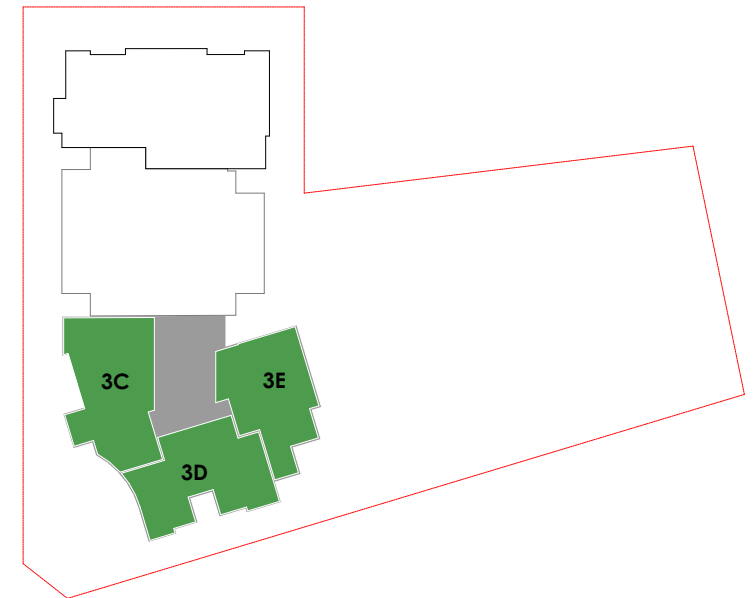
LEVEL 3 & 4 35 36



LEVEL 5 35 36

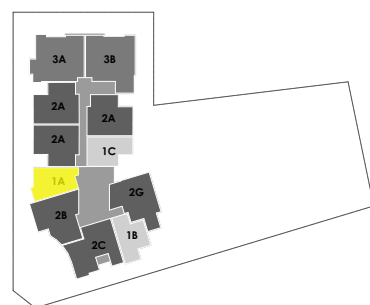
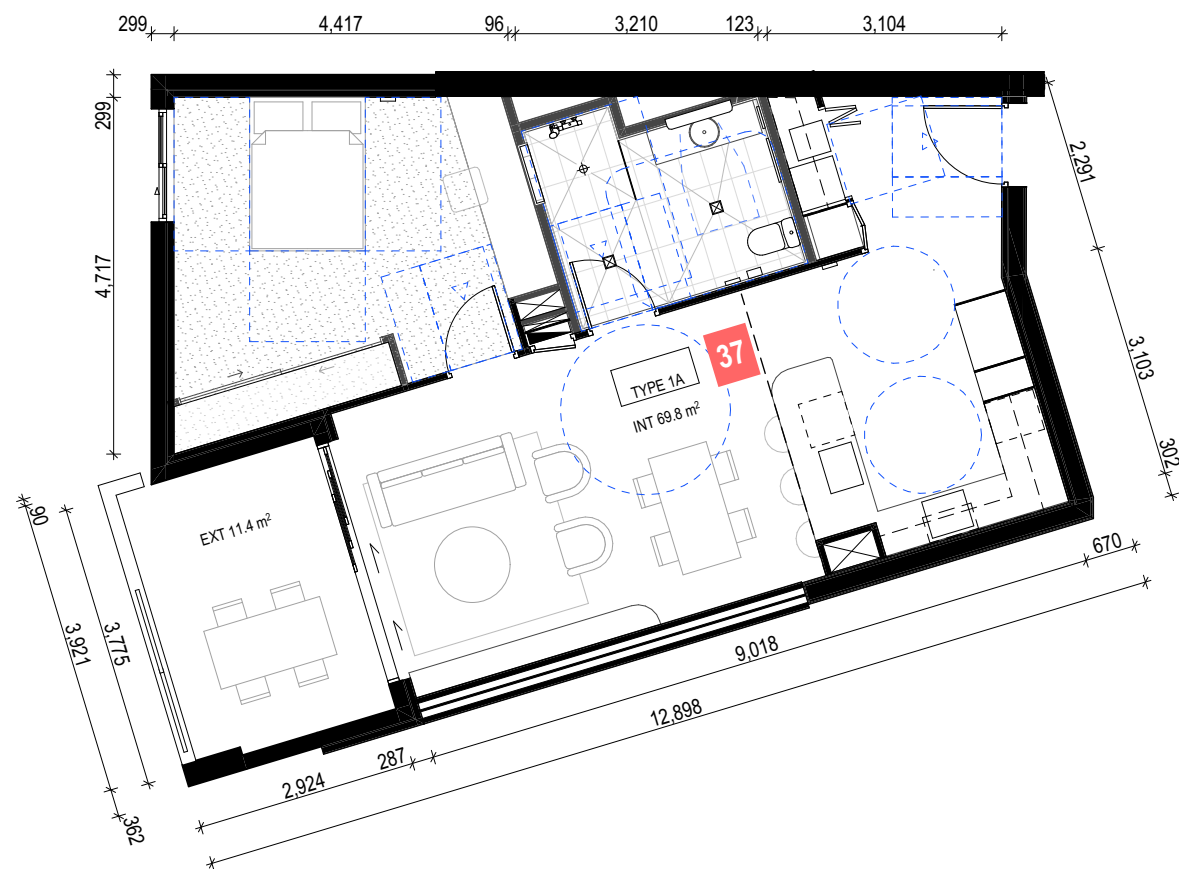


LEVEL 6 35 36

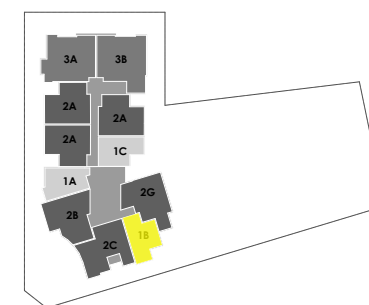
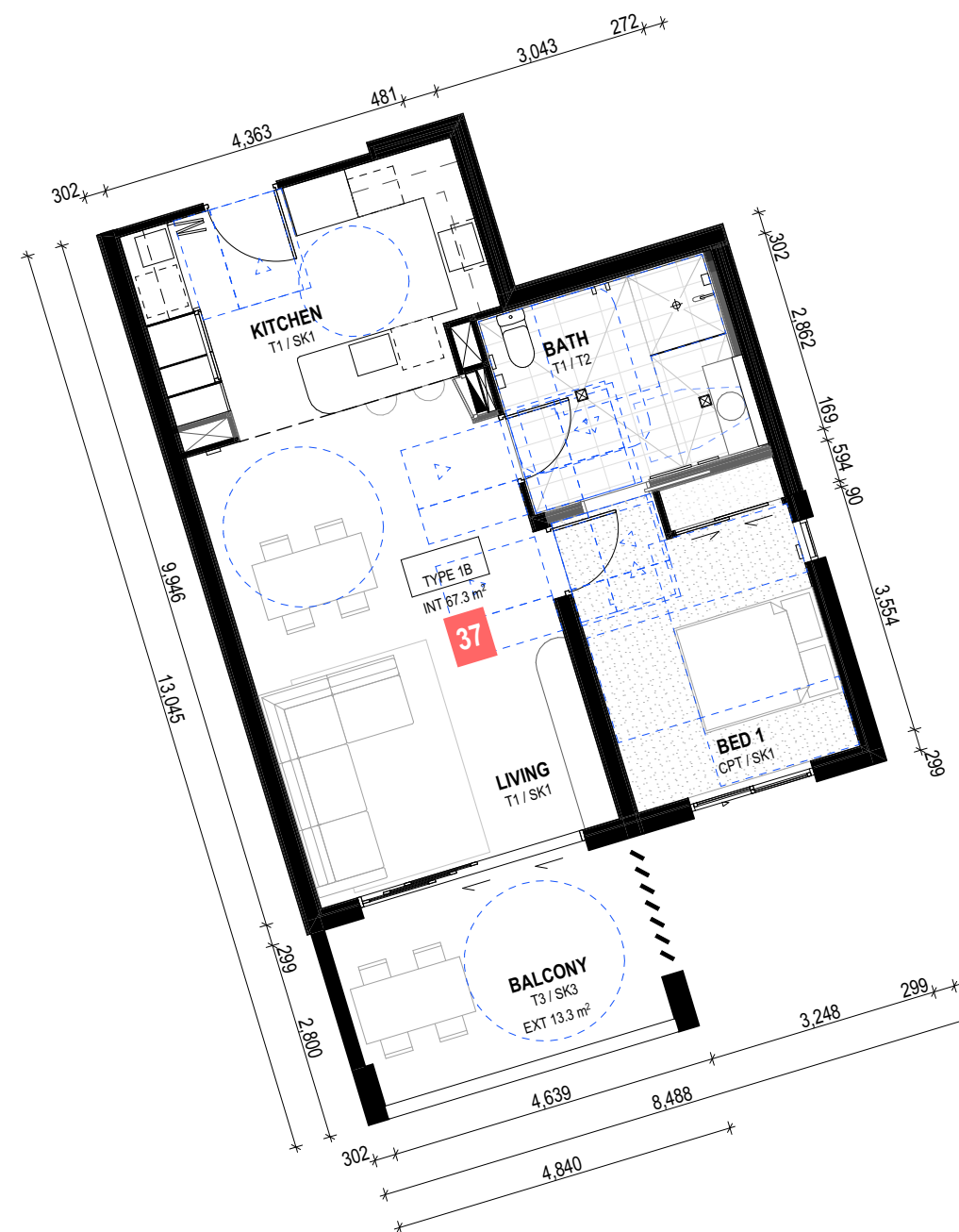


LEVEL 7 35 36



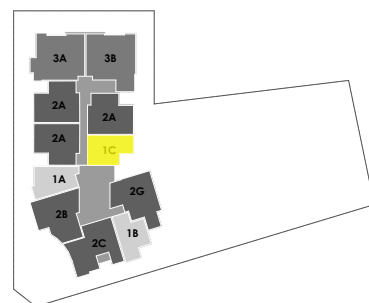
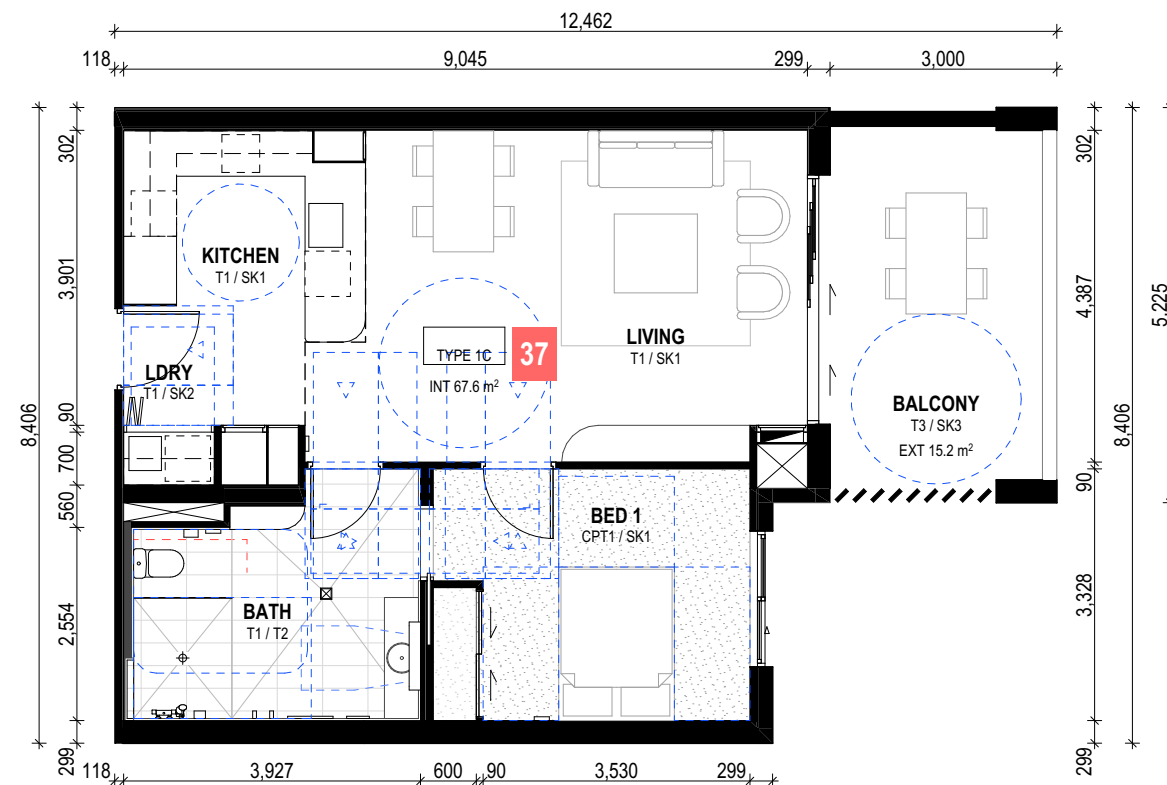


35 UNIT 1A | 1BED
 Int. Area: 69.8m²
 Ext. Area: 11.4m²
 Total Area: 81.2m²



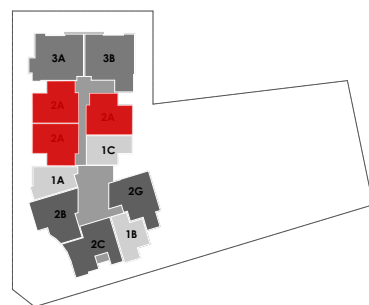
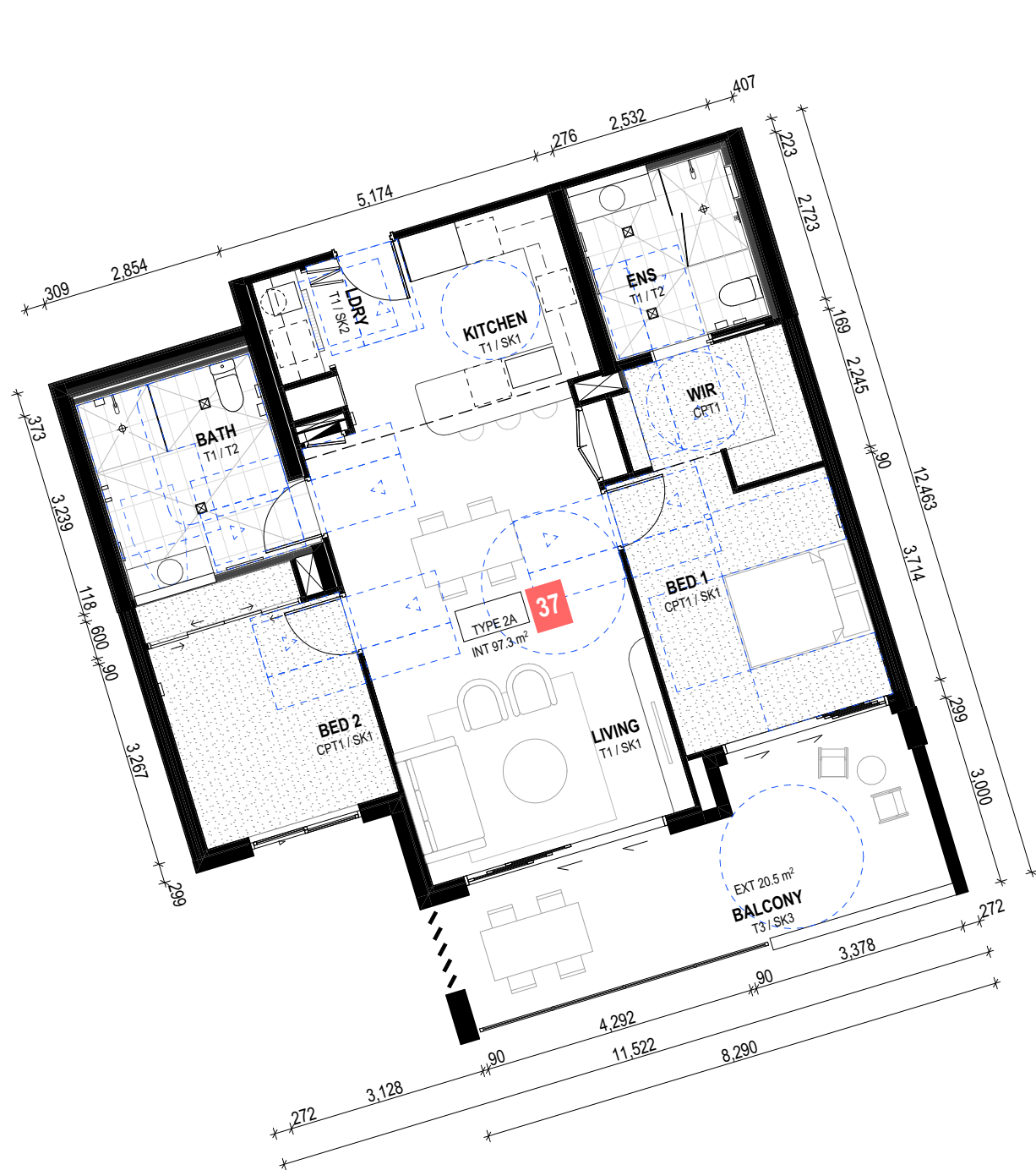
35 UNIT 1B | 1BED
 Int. Area: 67.3m²
 Ext. Area: 13.3m²
 Total Area: 80.6m²



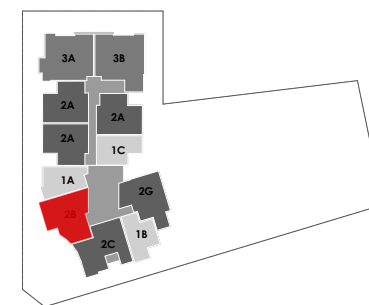
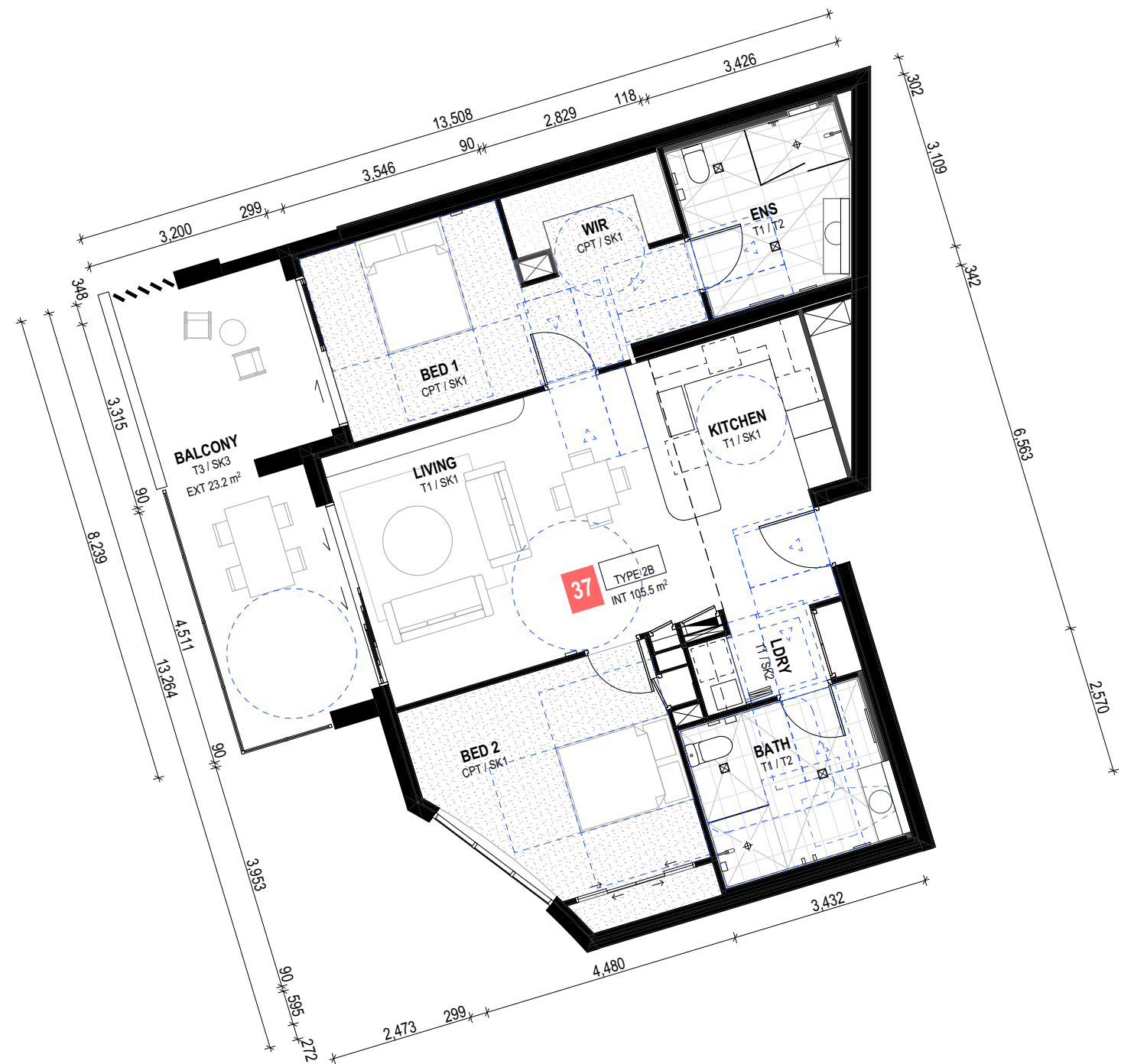


35 UNIT 1C | 1BED
Int. Area: 67.6m²
Ext. Area: 15.2m²
Total Area: 82.8m²



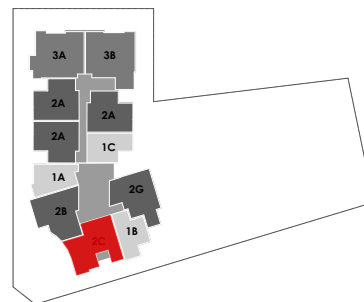
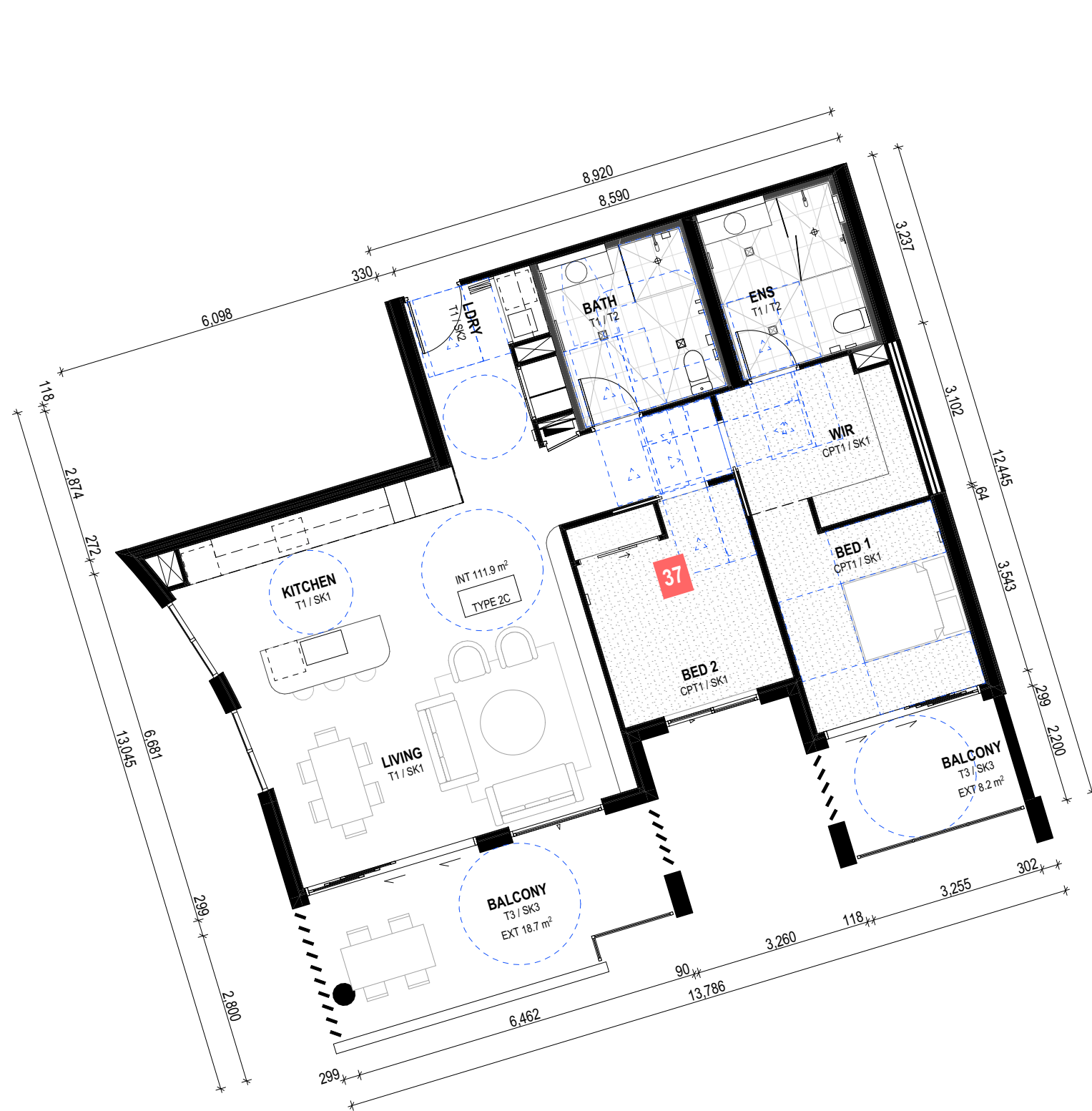


35 UNIT 2A | 2BED
 Int. Area: 97.3m²
 Ext. Area: 20.5m²
 Total Area: 117.8m²

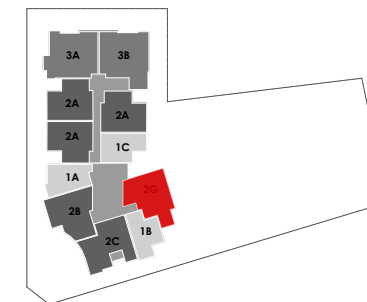
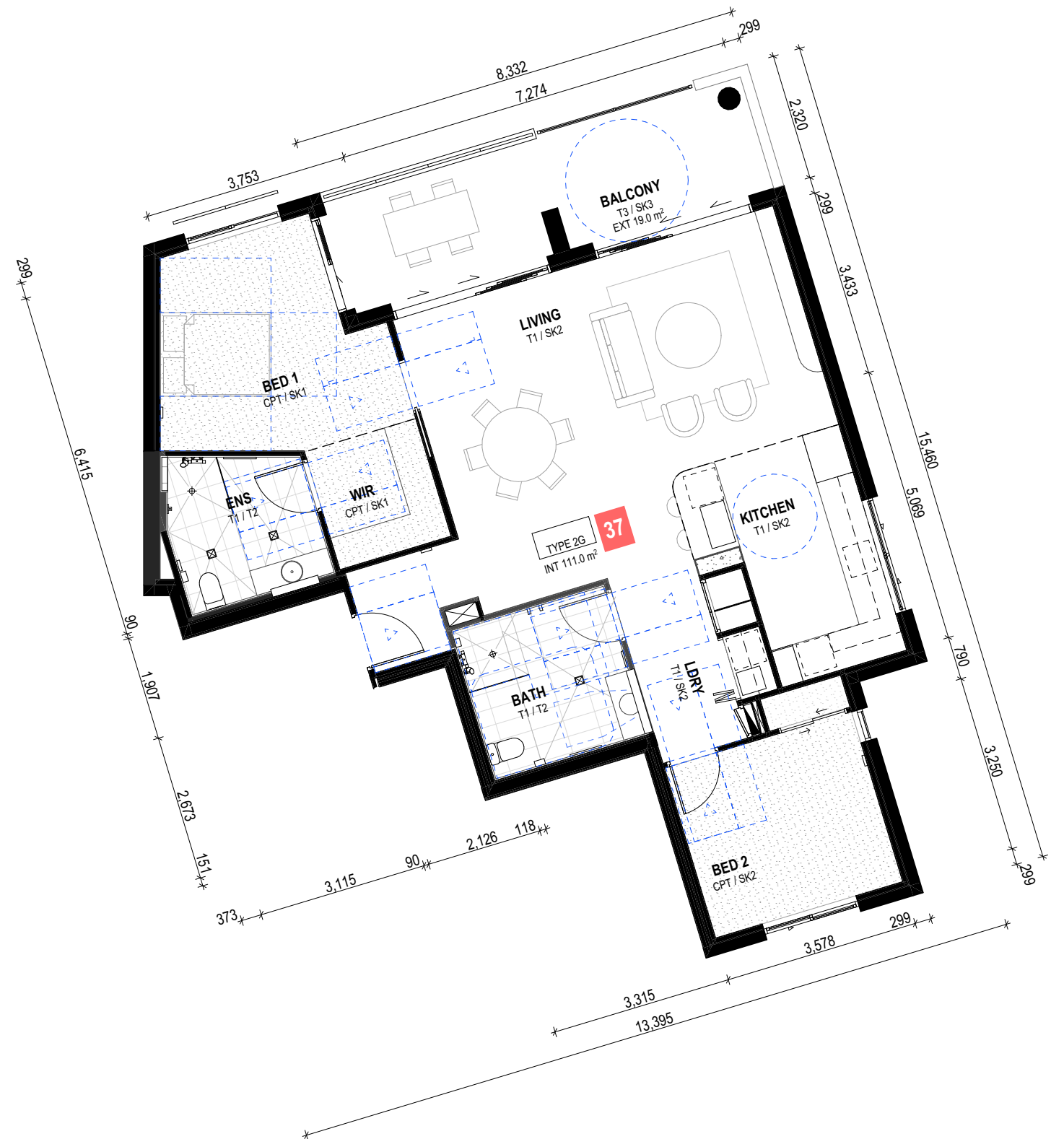


35 UNIT 2B | 2BED
 Int. Area: 105.2m²
 Ext. Area: 23.2m²
 Total Area: 128.4m²



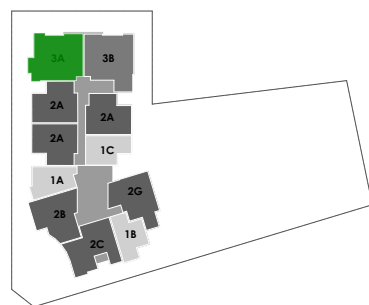
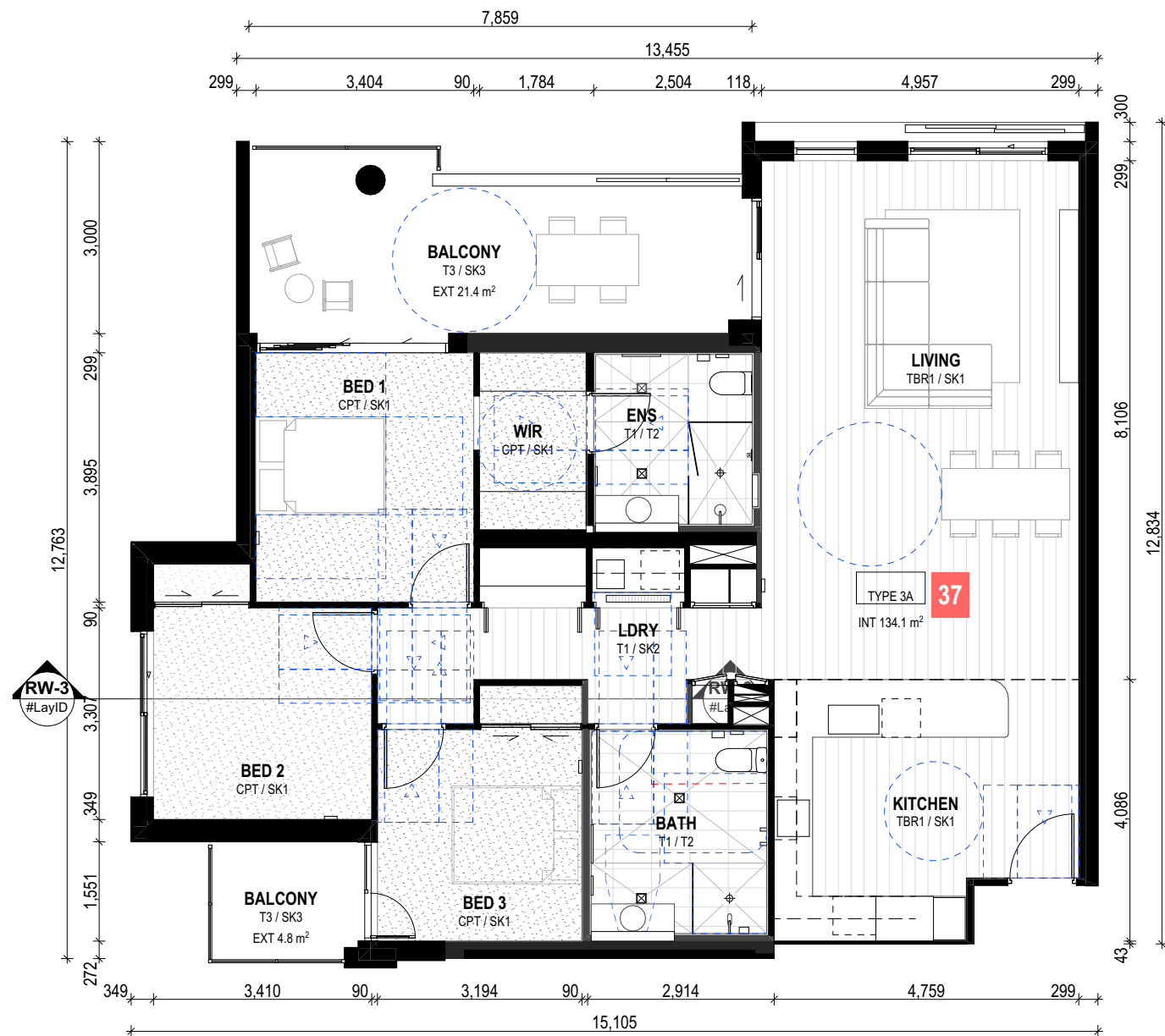


35 UNIT 2C | 2BED
 Int. Area: 111.9m²
 Ext. Area: 26.9m²
 Total Area: 138.8m²

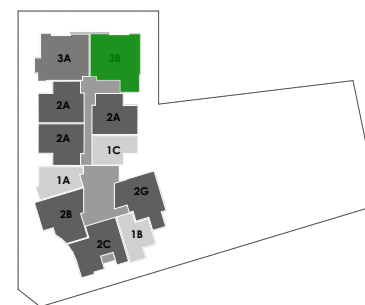
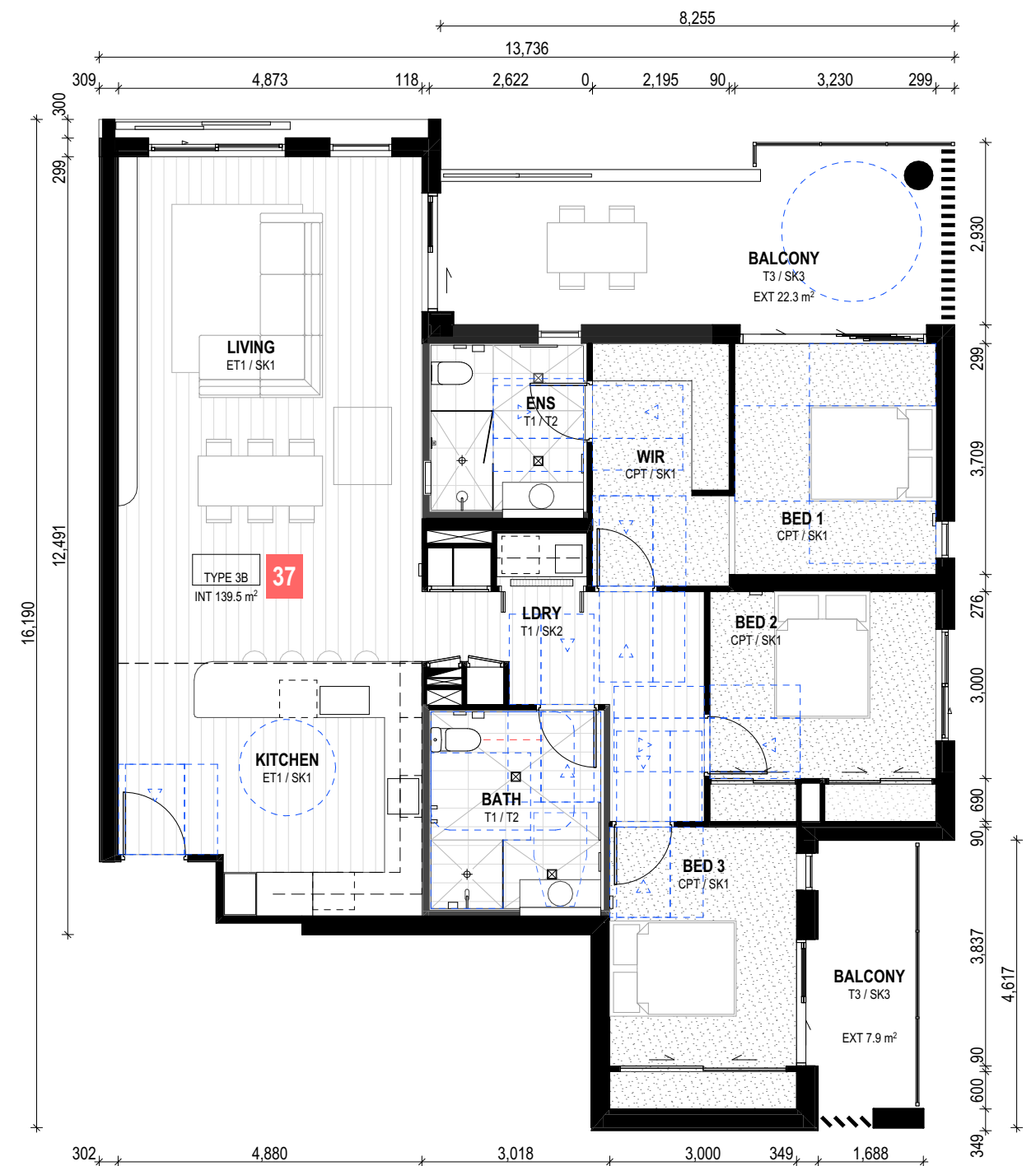


35 UNIT 2G | 2BED
 Int. Area: 113.6m²
 Ext. Area: 19.0m²
 Total Area: 132.6m²



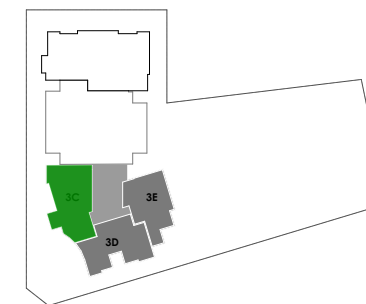
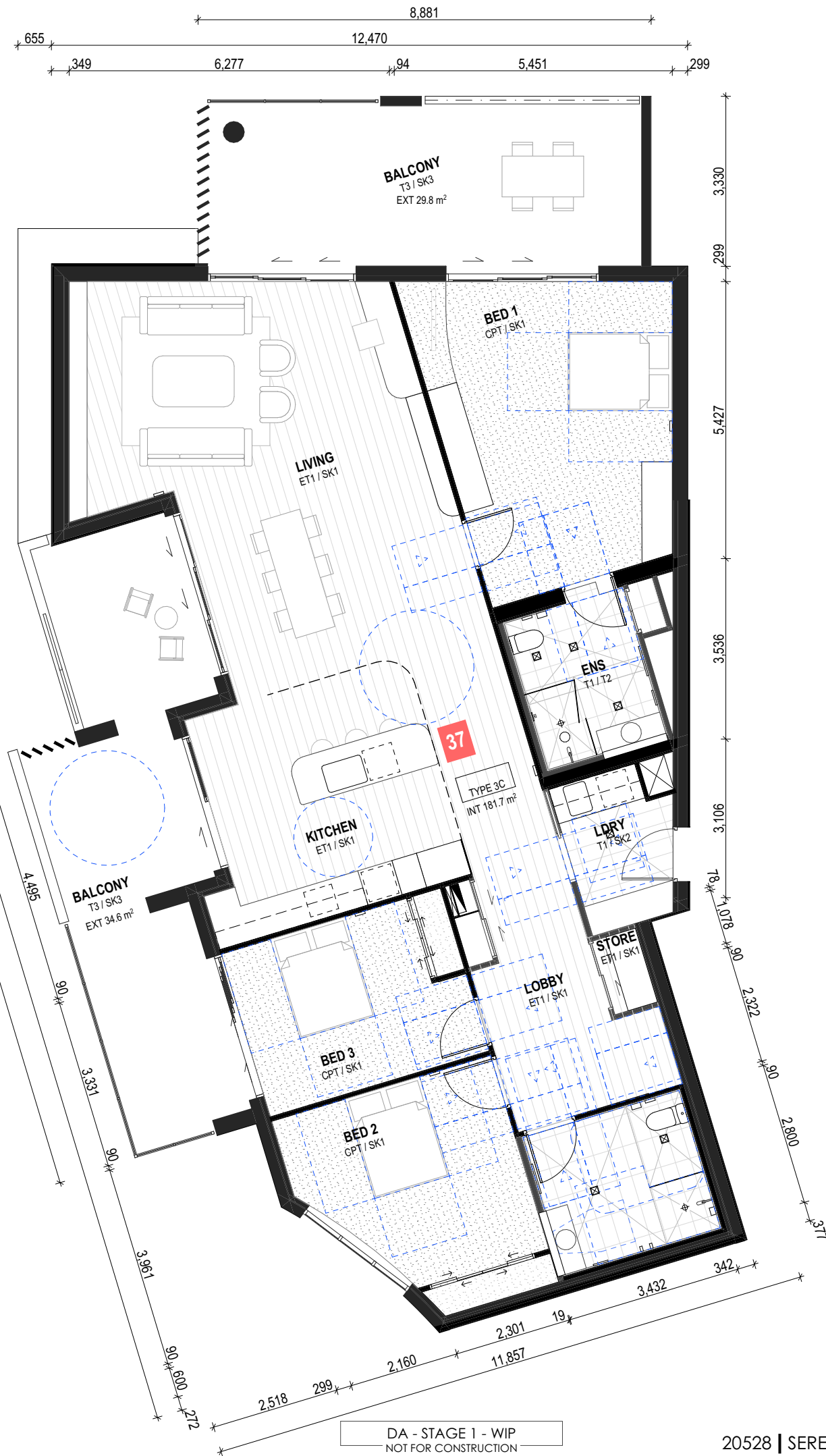


35 UNIT 3A | 3BED
 Int. Area: 134.1m²
 Ext. Area: 26.2m²
 Total Area: 160.3m²



35 UNIT 3B | 3BED
 Int. Area: 139.5m²
 Ext. Area: 30.2m²
 Total Area: 169.7m²

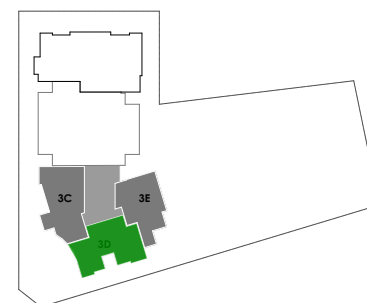
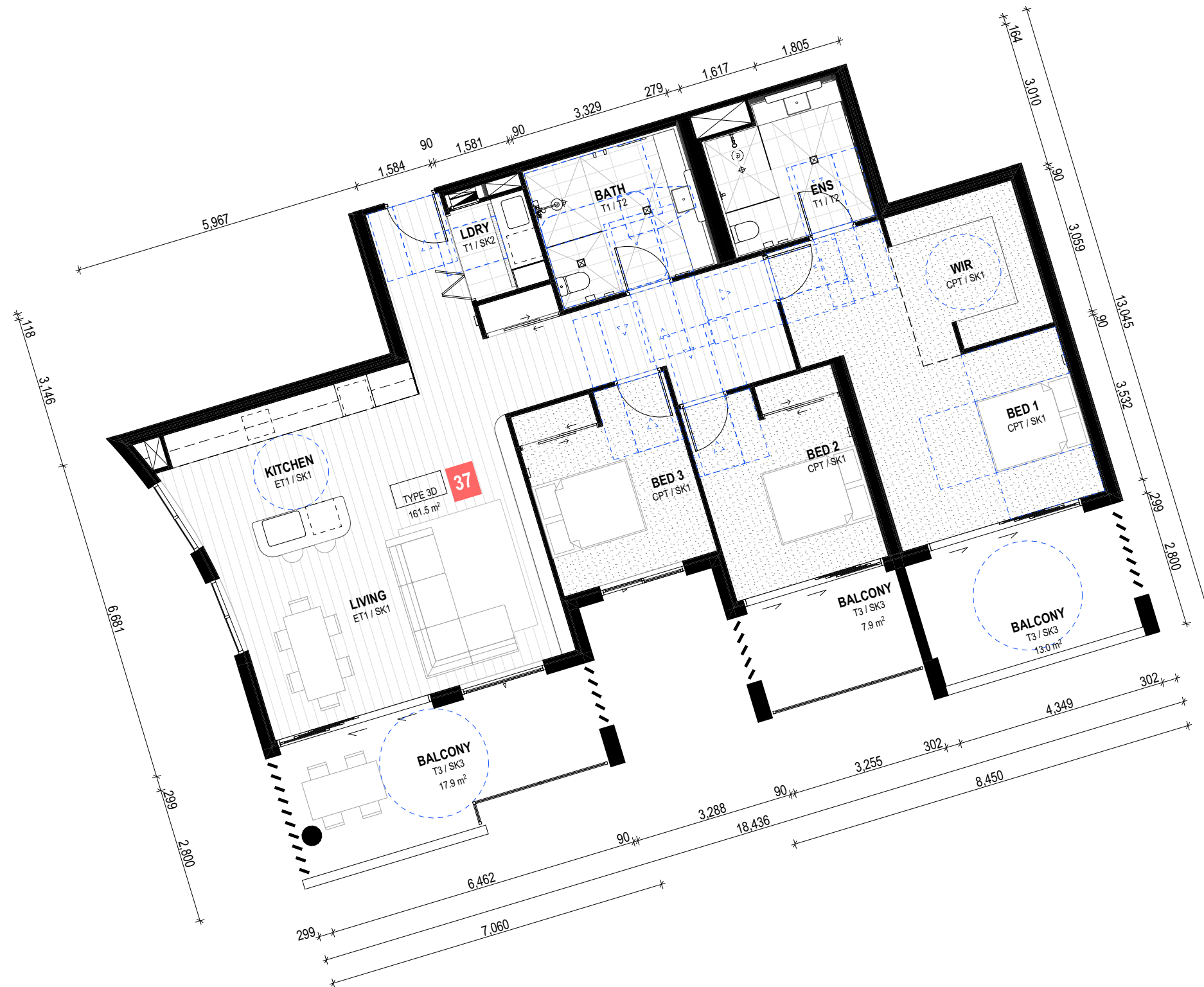




35 UNIT 3C | 3BED
 Int. Area: 181.5m²
 Ext. Area: 64.4m²
 Total Area: 245.9m²

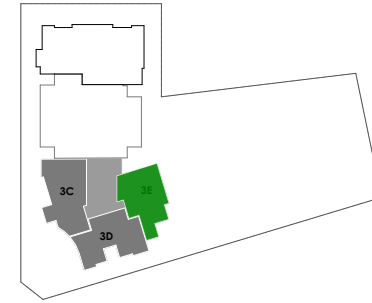
REVISIONS :
 35 Numbering of levels revised
 37 Internal unit layout revised





35 UNIT 3D | 3BED
 Int. Area: 161.5m²
 Ext. Area: 38.8m²
 Total Area: 200.3m²

DA - STAGE 1 - WIP
 NOT FOR CONSTRUCTION



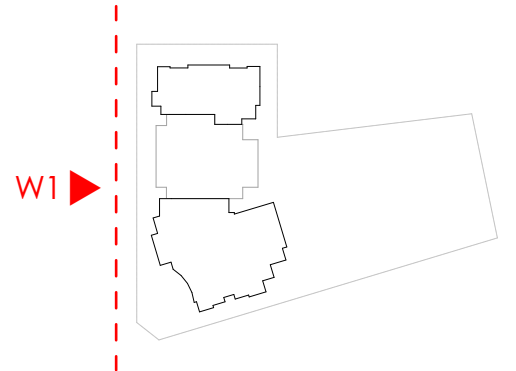
35 UNIT 3E | 3BED
Int. Area: 149.4m²
Ext. Area: 18.7m²
Total Area: 168.1m²

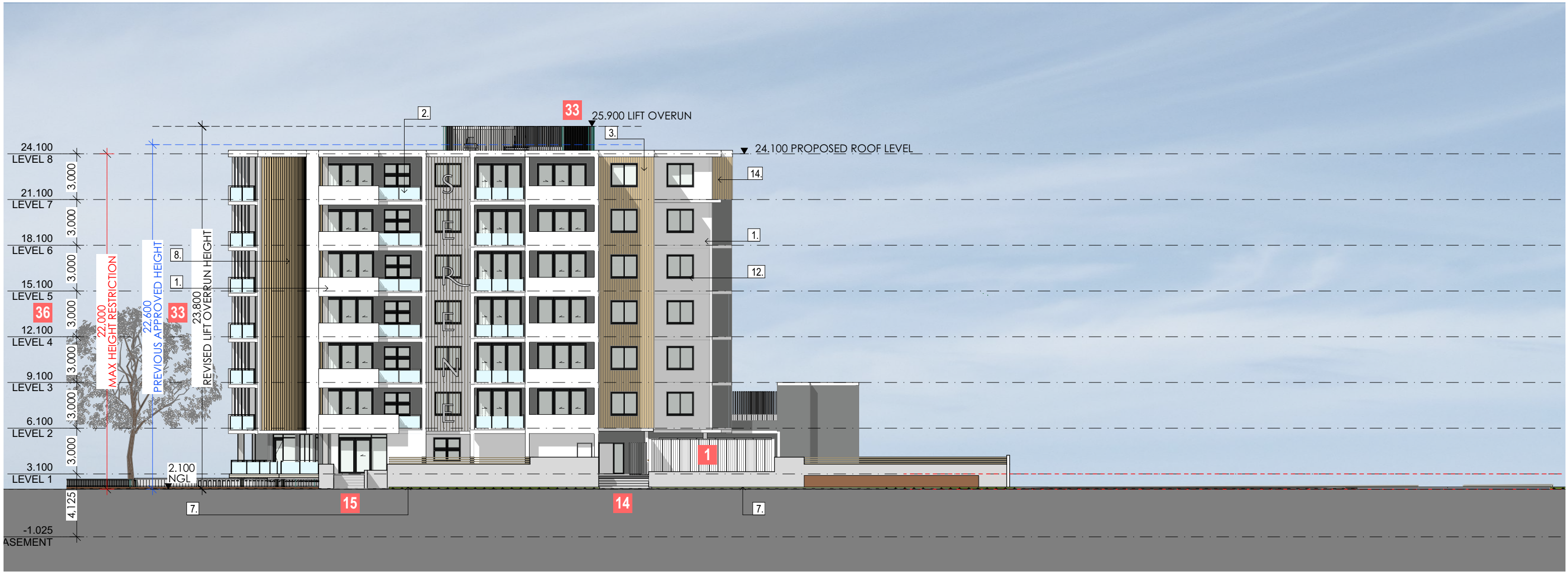




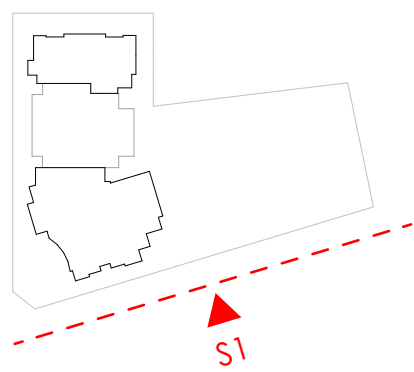
LEGEND:-

1. WHITE RENDER FINISH
2. GLASS BALUSTRADES
3. FACADE CLADDING - TIMBER LOOK
4. PRIVACY SCREENS - BLK. AL. LOUVRES
5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
6. FIXED SCREENS - BLK. AL. LOUVRES
7. DARK RENDER FINISH
8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
9. FACADE FEATURE SCREENS
10. INTEGRATED PLANTER BOXES
11. WHITE FEATURE PLANTERS
12. DOOR & WINDOWS - BLK. PC AL.
13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
14. FACADE - ACCENT COLOUR





- LEGEND:-
- 1. WHITE RENDER FINISH
 - 2. GLASS BALUSTRADES
 - 3. FACADE CLADDING - TIMBER LOOK
 - 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 - 5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
 - 6. FIXED SCREENS - BLK. AL. LOUVRES
 - 7. DARK RENDER FINISH
 - 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
 - 9. FACADE FEATURE SCREENS
 - 10. INTEGRATED PLANTER BOXES
 - 11. WHITE FEATURE PLANTERS
 - 12. DOOR & WINDOWS - BLK. PC AL.
 - 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 - 14. FACADE - ACCENT COLOUR

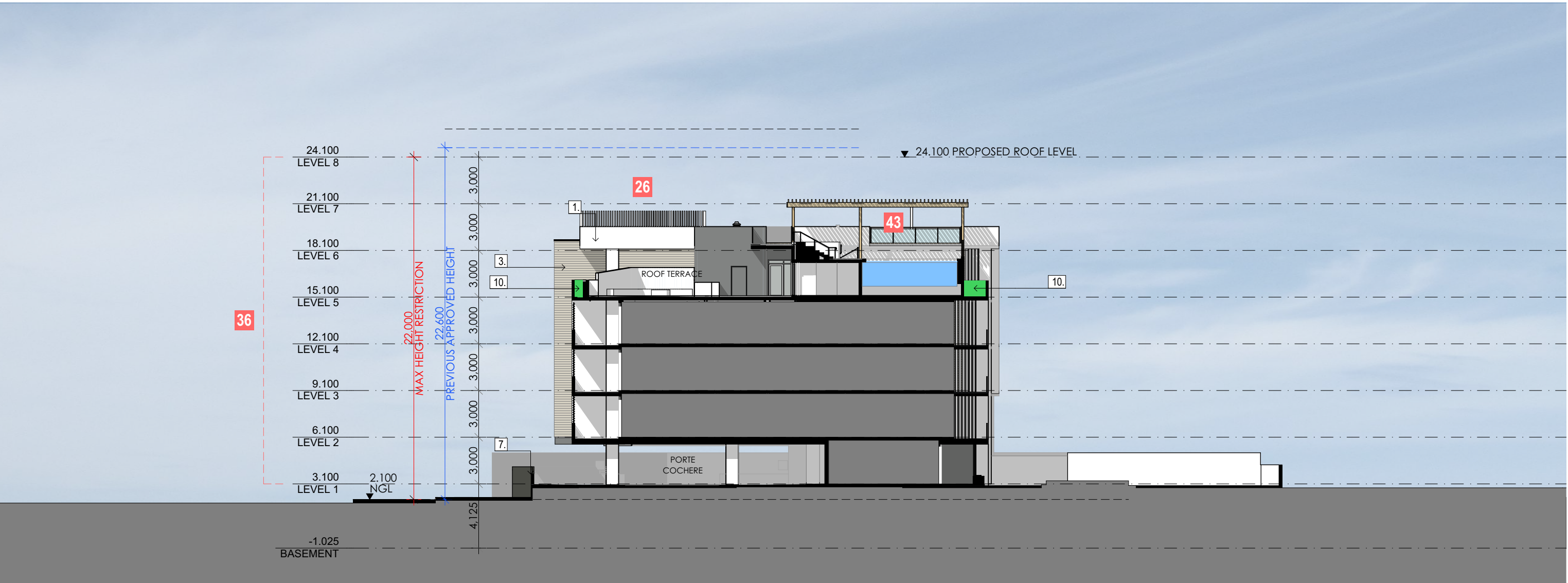


REVISIONS :

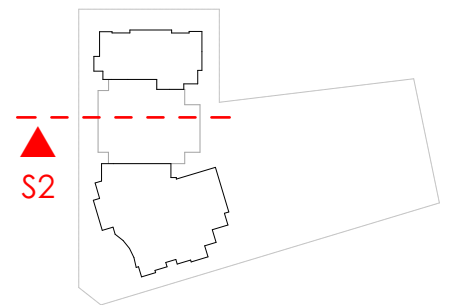
- 1 PMT location revised
- 11 Exit ramp connection to road cross over
- 14 Revised exit path access
- 15 Entry stair repositioned
- 33 Lift motor room overrun height
- 36 Numbering of levels revised

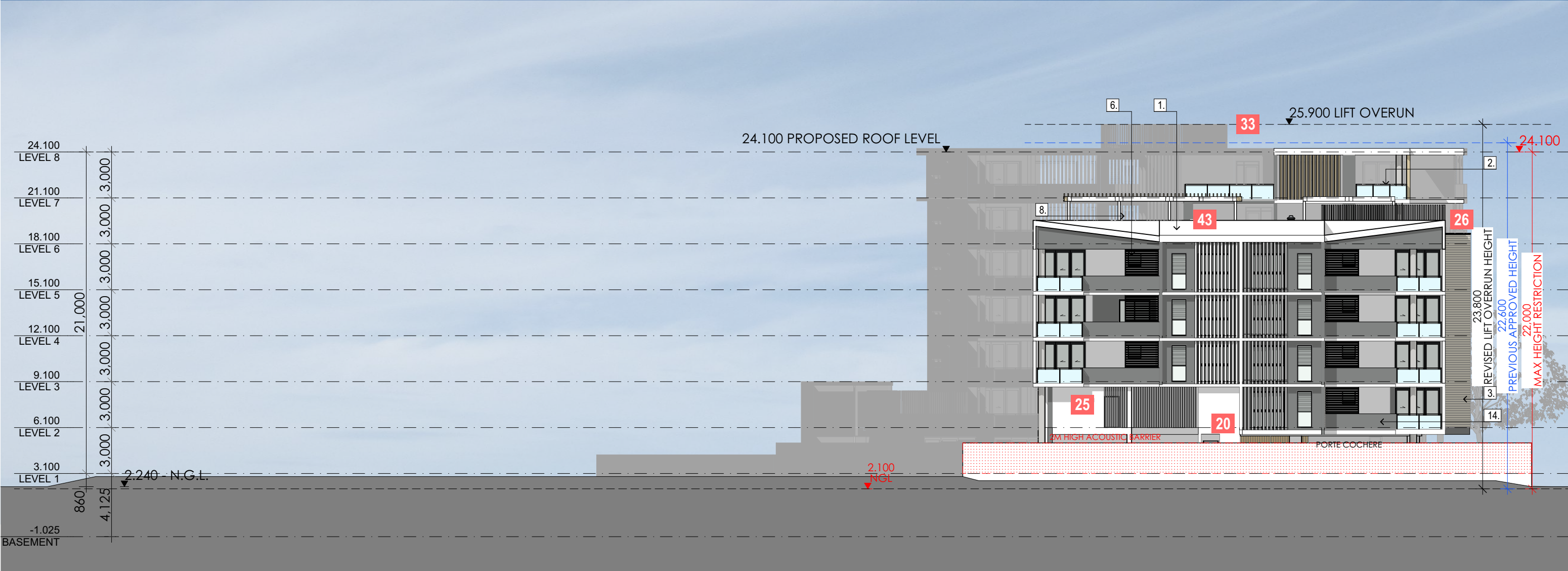
RAUNIK
design group
ARCHITECTS

DA - STAGE 1 - WIP
NOT FOR CONSTRUCTION

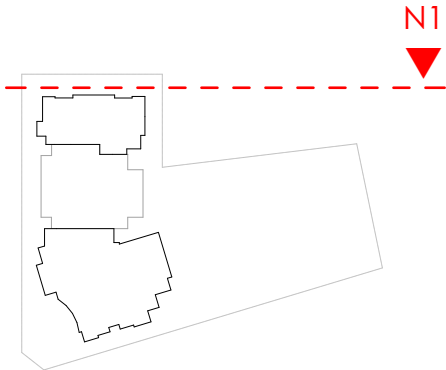


- LEGEND:-
- 1. WHITE RENDER FINISH
 - 2. GLASS BALUSTRADES
 - 3. FACADE CLADDING - TIMBER LOOK
 - 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 - 5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
 - 6. FIXED SCREENS - BLK. AL. LOUVRES
 - 7. DARK RENDER FINISH
 - 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
 - 9. FACADE FEATURE SCREENS
 - 10. INTEGRATED PLANTER BOXES
 - 11. WHITE FEATURE PLANTERS
 - 12. DOOR & WINDOWS - BLK. PC AL.
 - 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 - 14. FACADE - ACCENT COLOUR





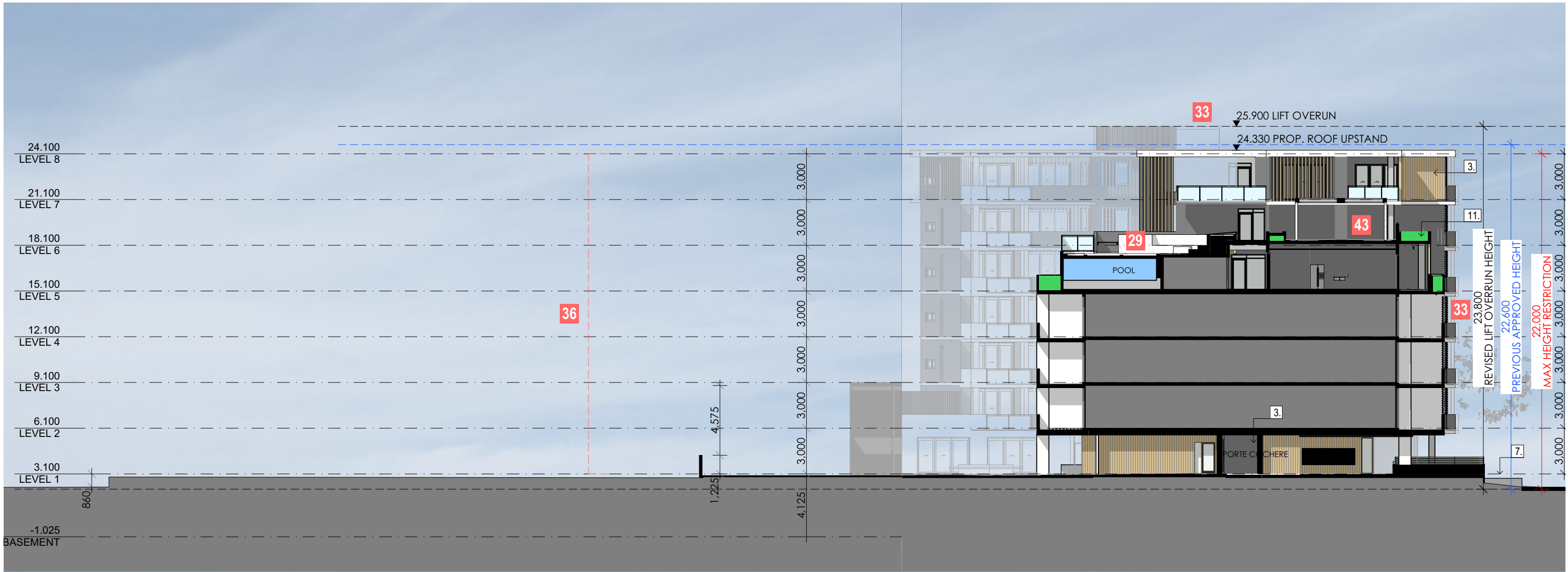
- LEGEND:-
- 1. WHITE RENDER FINISH
 - 2. GLASS BALUSTRADES
 - 3. FACADE CLADDING - TIMBER LOOK
 - 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 - 5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
 - 6. FIXED SCREENS - BLK. AL. LOUVRES
 - 7. DARK RENDER FINISH
 - 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
 - 9. FACADE FEATURE SCREENS
 - 10. INTEGRATED PLANTER BOXES
 - 11. WHITE FEATURE PLANTERS
 - 12. DOOR & WINDOWS - BLK. PC AL.
 - 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 - 14. FACADE - ACCENT COLOUR



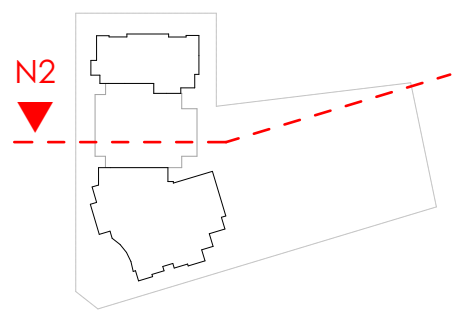
RAUNIK
design group
ARCHITECTS

REVISIONS :
20 Fire pump room access stair added
21 G.F. level planters layout revised
25 Fire Pump room added
26 A/C Plant room revised
33 Lift motor room overrun height
36 Numbering of levels revised
43 Roof Terrace Lvl 6 revised

DA - STAGE 1 - WIP
NOT FOR CONSTRUCTION



- LEGEND:-
- 1. WHITE RENDER FINISH
 - 2. GLASS BALUSTRADES
 - 3. FACADE CLADDING - TIMBER LOOK
 - 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 - 5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
 - 6. FIXED SCREENS - BLK. AL. LOUVRES
 - 7. DARK RENDER FINISH
 - 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
 - 9. FACADE FEATURE SCREENS
 - 10. INTEGRATED PLANTER BOXES
 - 11. WHITE FEATURE PLANTERS
 - 12. DOOR & WINDOWS - BLK. PC AL.
 - 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 - 14. FACADE - ACCENT COLOUR



RAUNIK

design group

ARCHITECTS

REVISIONS :

21 G.F. level planters layout revised

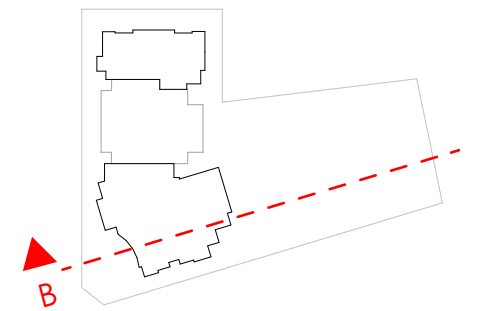
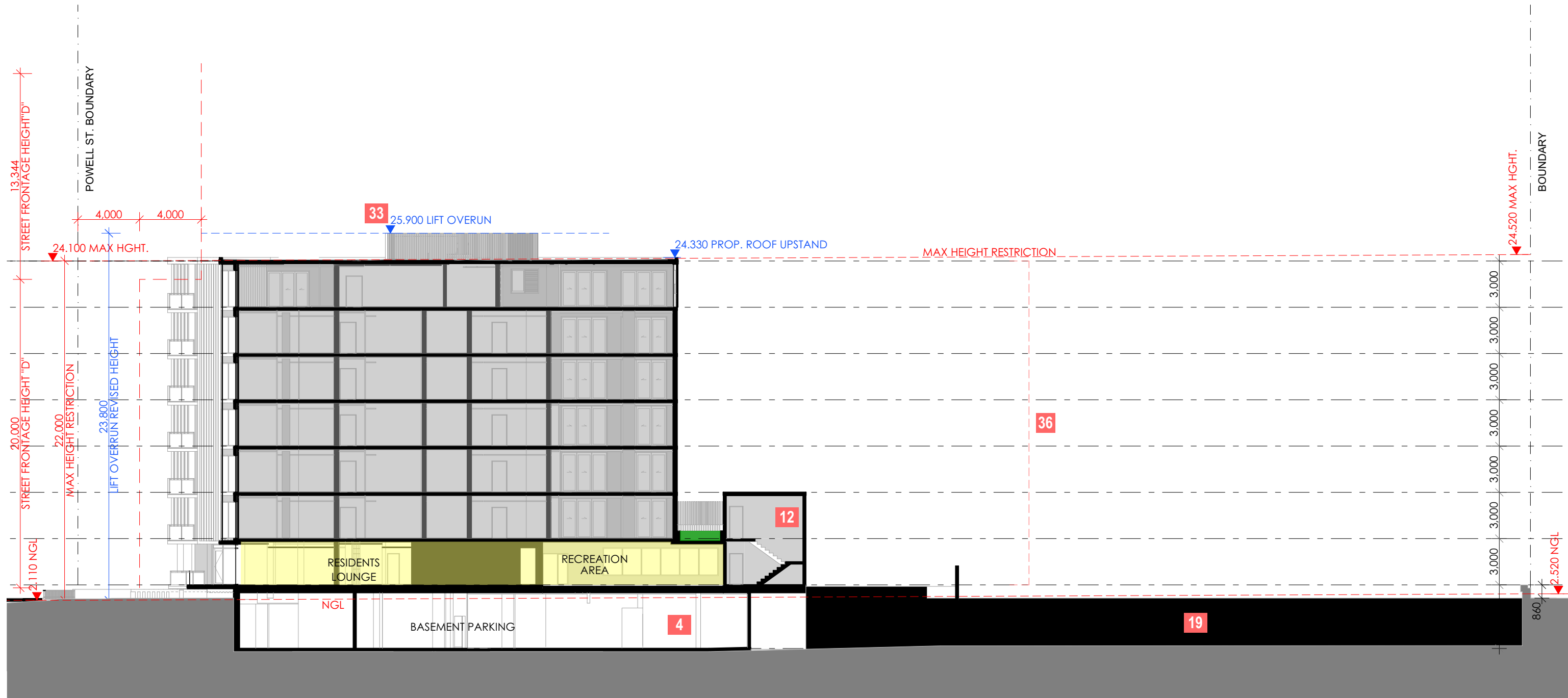
29 Pool area layout revised

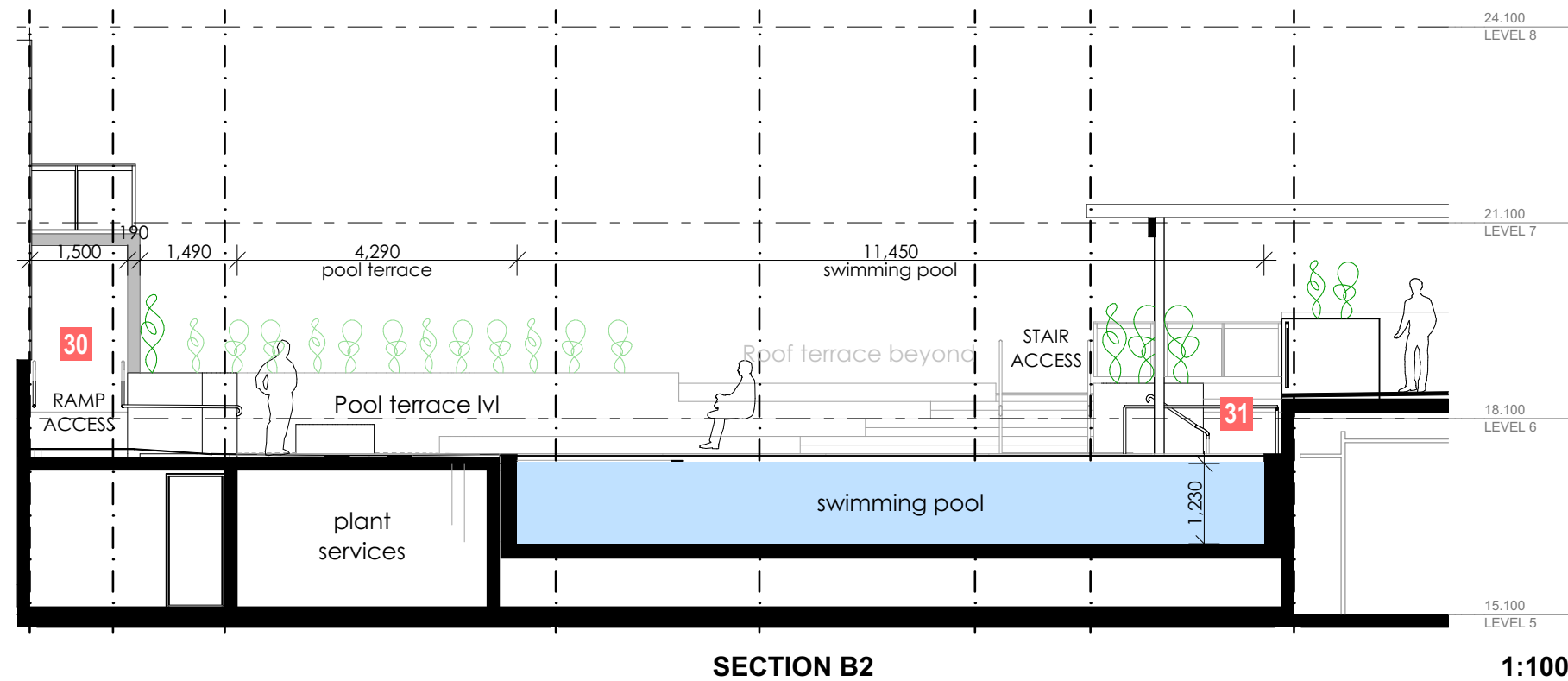
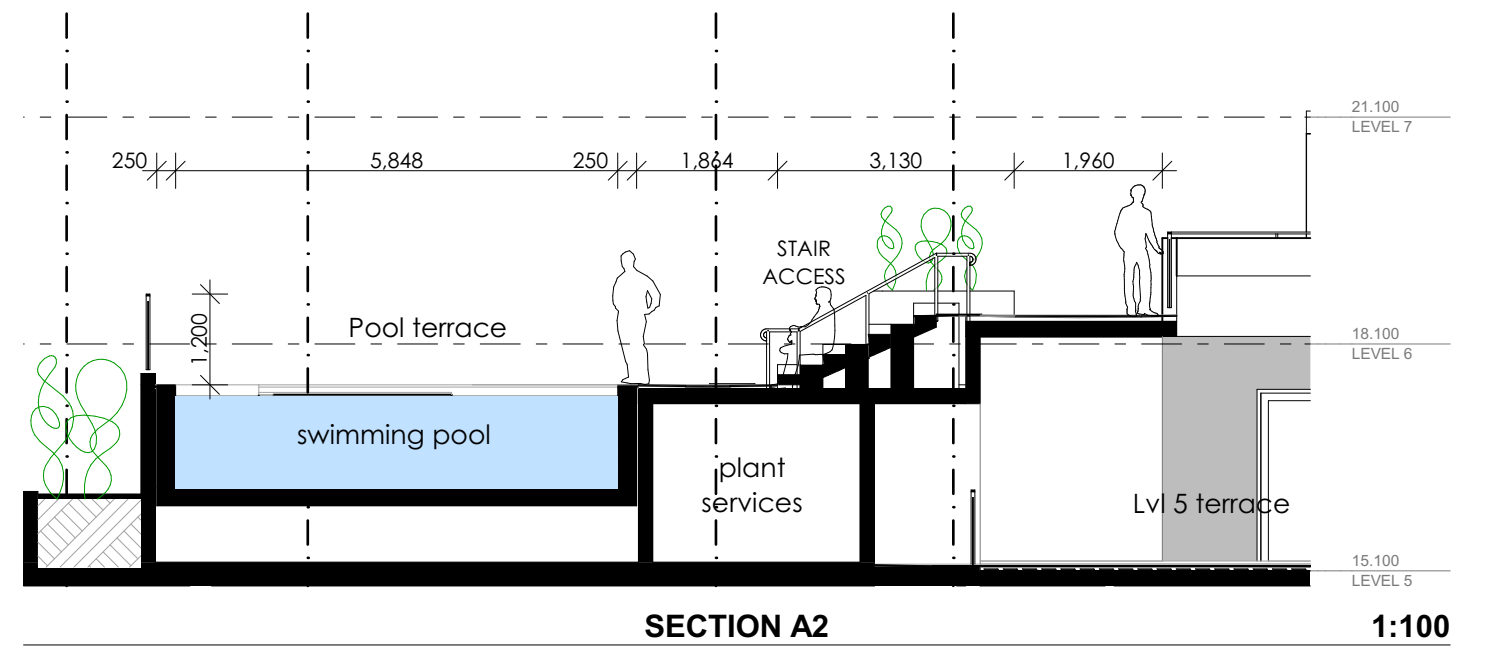
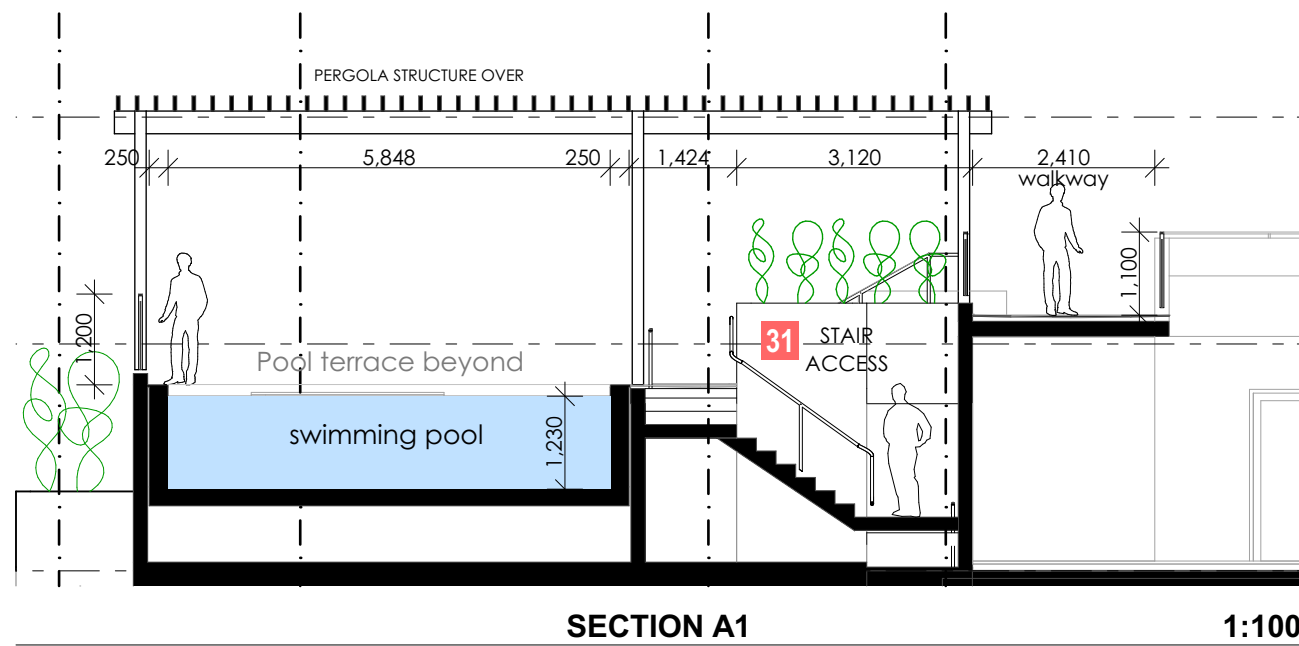
33 Lift motor room overrun height

36 Numbering of levels revised

43 Roof Terrace Lvl 6 revised

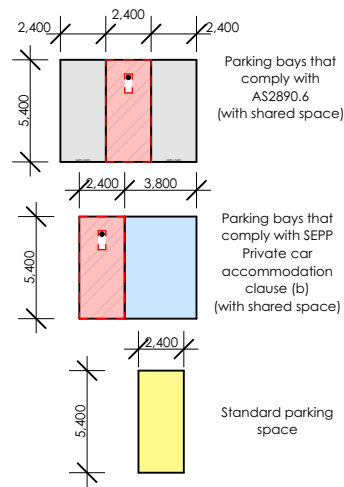
DA - STAGE 1 - WIP
NOT FOR CONSTRUCTION



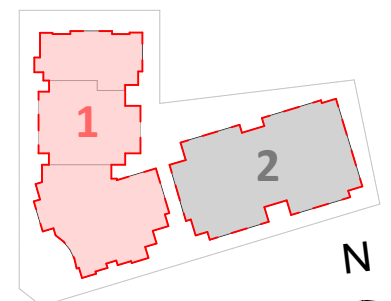
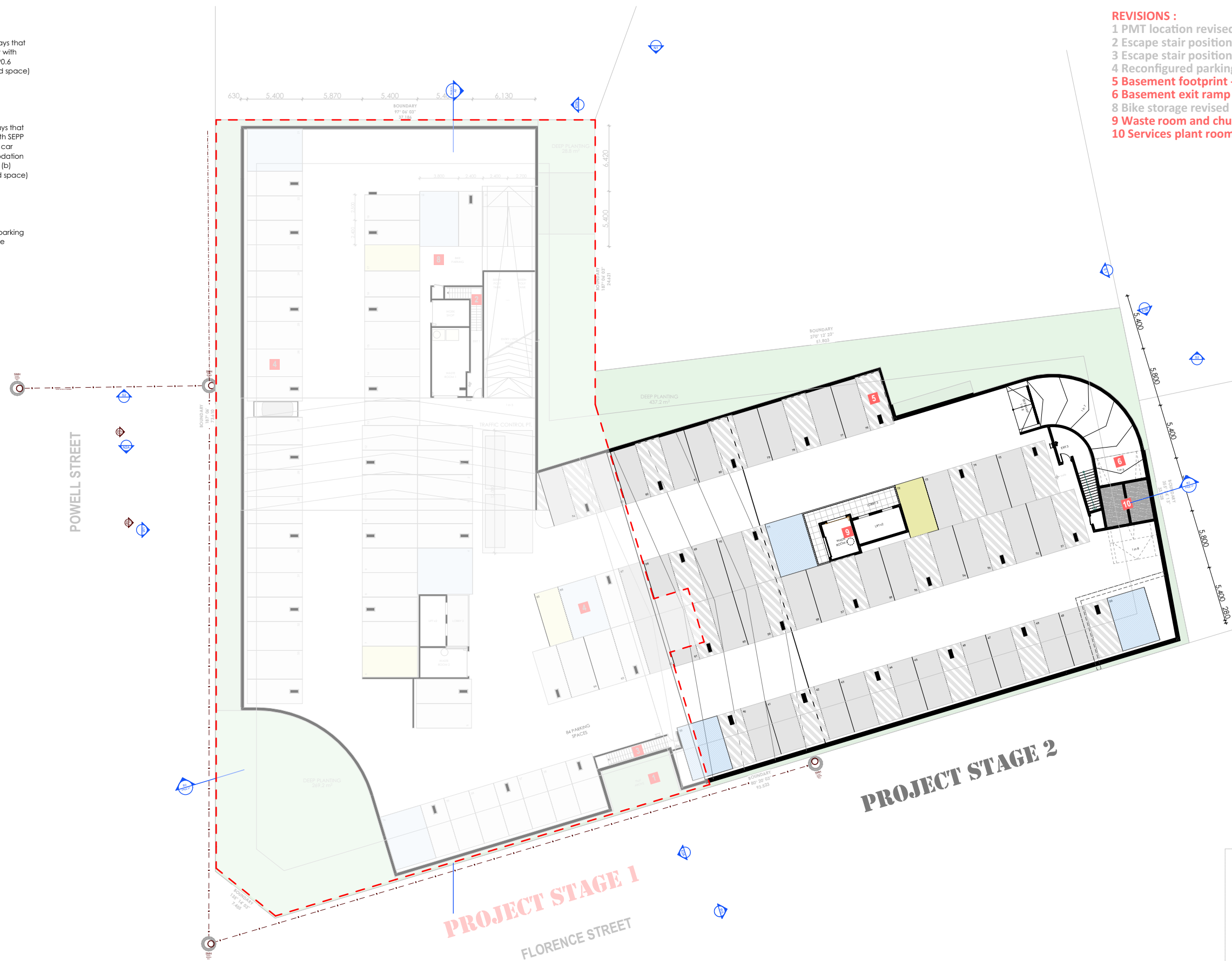




- REVISIONS:**
- 1 PMT location revised
 - 3 Escape stair position revised (exit 2)
 - 6 Basement exit ramp
 - 11 Exit ramp connection to road cross over
 - 13 Escape route revised
 - 14 Revised exit path access
 - 15 Entry stair repositioned
 - 18 Temporary bin storage repositioned
 - 19 Deep space planting revised
 - 21 G.F. level planters layout revised
 - 29 Level 6 access ramp removed
 - 30 Pool level access ramp revised
 - 31 Access stair position revised
 - 32 Roof outline revised
 - 33 Lift motor room overrun height



- REVISIONS :**
- 1 PMT location revised
 - 2 Escape stair position revised (exit 1)
 - 3 Escape stair position revised (exit 2)
 - 4 Reconfigured parking bays and driveway
 - 5 Basement footprint - additional parking bay
 - 6 Basement exit ramp
 - 8 Bike storage revised
 - 9 Waste room and chute position revised
 - 10 Services plant rooms



-
- KEY: PROJECT STAGES**

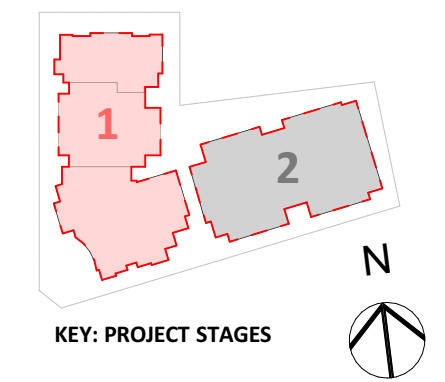
POWELL STREET



PROJECT STAGE 1
FLORENCE STREET

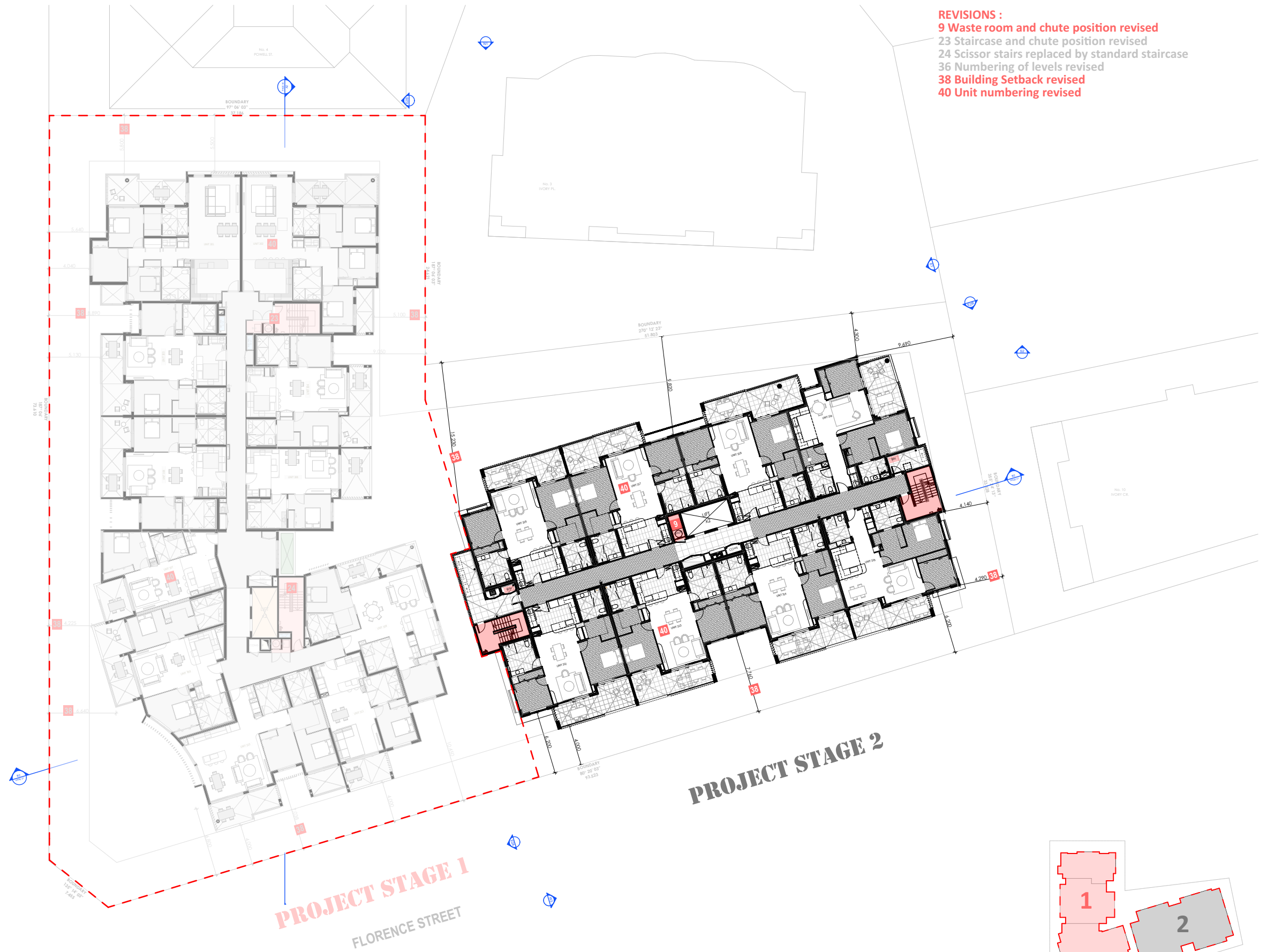
PROJECT STAGE 2

- REVISIONS :**
- 9 Waste room and chute position revised
 - 20 Fire pump room access stair added
 - 23 Satircase and chute position revised
 - 24 Scissor stairs replaced by standard staircase
 - 25 Fire pump room added
 - 26 A/C plant revised
 - 27 A/C plant added
 - 34 Water storage tanks added
 - 36 Numbering of levels revised
 - 38 Building Setback revised
 - 40 Unit numbering revised



DA - STAGE 2 - WIP
NOT FOR CONSTRUCTION

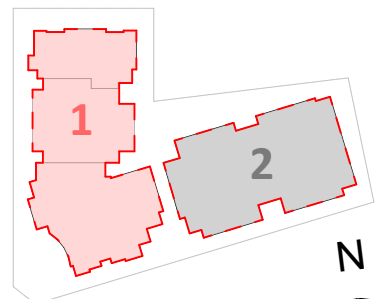
POWELL STREET



REVISIONS :
9 Waste room and chute position revised
23 Staircase and chute position revised
24 Scissor stairs replaced by standard staircase
36 Numbering of levels revised
38 Building Setback revised
40 Unit numbering revised

PROJECT STAGE 1
FLORENCE STREET

PROJECT STAGE 2



KEY: PROJECT STAGES



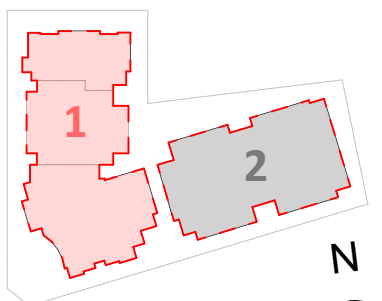
DA - STAGE 2 - WIP
NOT FOR CONSTRUCTION

- REVISIONS :**
- 9 Waste room and chute position revised
 - 23 Staircase and chute position revised
 - 24 Scissor stairs replaced by standard staircase
 - 28 Feature window removed
 - 36 Numbering of levels revised
 - 38 Building Setback revised
 - 40 Unit numbering revised

POWELL STREET

PROJECT STAGE 1
FLORENCE STREET

PROJECT STAGE 2



KEY: PROJECT STAGES

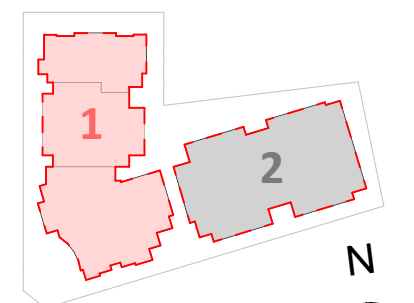


- REVISIONS :**
- 9 Waste room and chute position revised
 - 23 Satircase and chute position revised
 - 24 Scissor stairs replaced by standard staircase
 - 28 Feature window removed
 - 31 Access stair position revised
 - 36 Numbering of levels revised
 - 38 Building Setback revised
 - 40 Unit numbering revised

POWELL STREET

PROJECT STAGE 1
FLORENCE STREET

PROJECT STAGE 2



KEY: PROJECT STAGES



- REVISIONS :**
- 9 Waste room and chute position revised
 - 24 Scissor stairs replaced by standard staircase
 - 29 Pool area layout revised
 - 30 Pool level access ramp revised
 - 31 Access stair position revised
 - 36 Numbering of levels revised
 - 38 Building Setback revised
 - 40 Unit numbering revised

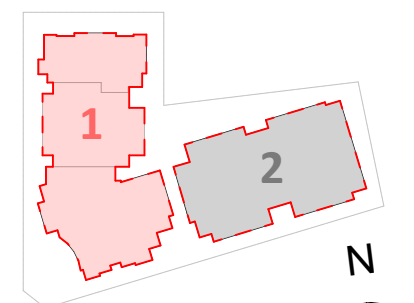
POWELL STREET



PROJECT STAGE 1

FLORENCE STREET

PROJECT STAGE 2



KEY: PROJECT STAGES



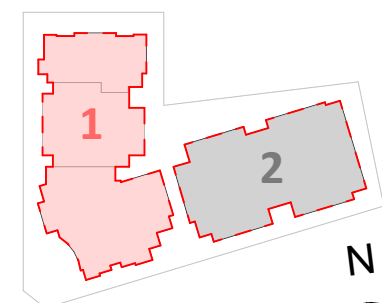
REVISIONS :
 24 Scissor stairs replaced by standard staircase
 36 Numbering of levels revised
 38 Building Setback revised

POWELL STREET



PROJECT STAGE 1
 FLORENCE STREET

PROJECT STAGE 2

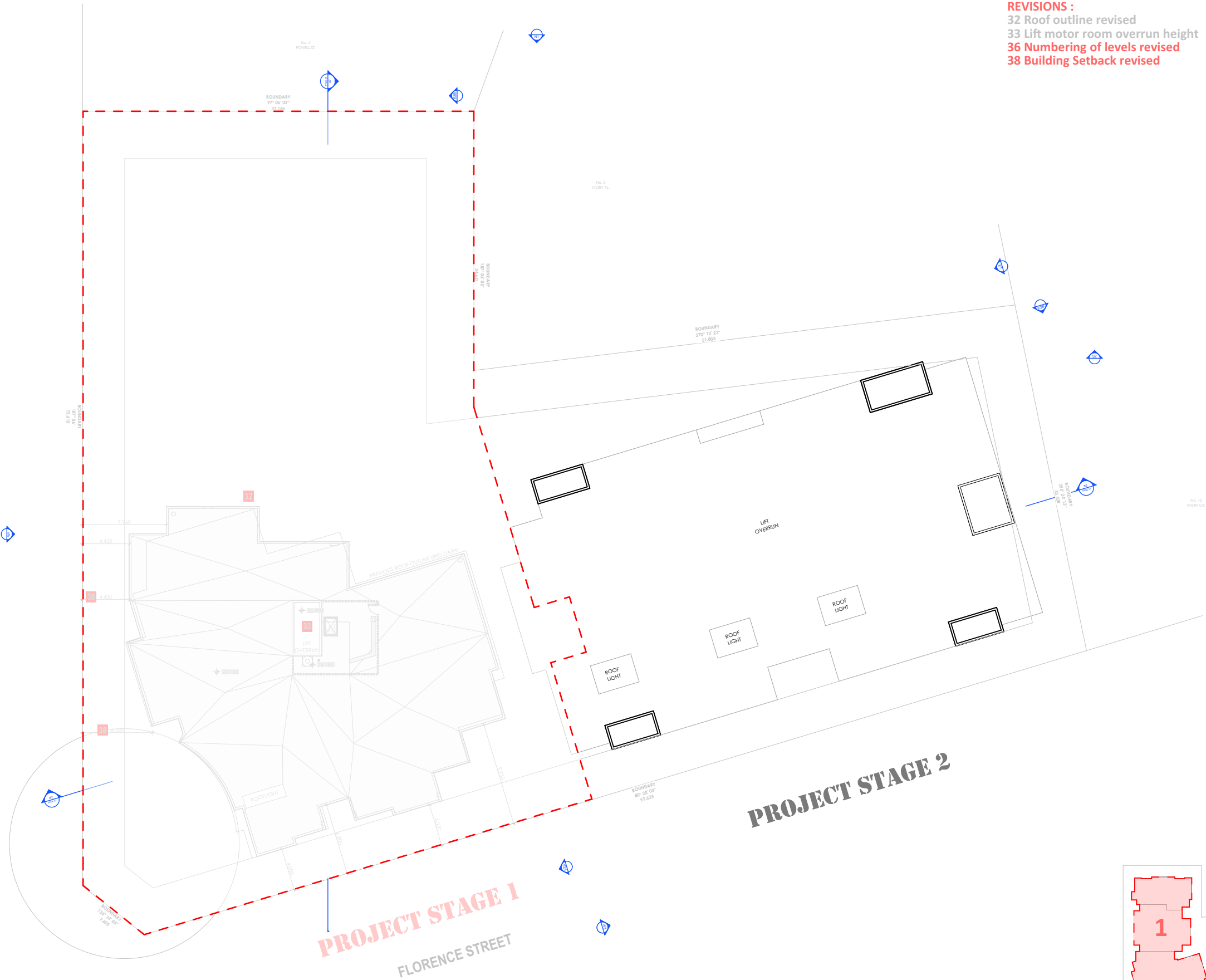


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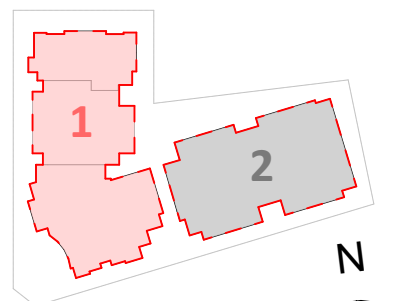
REVISIONS :
 32 Roof outline revised
 33 Lift motor room overrun height
 36 Numbering of levels revised
 38 Building Setback revised

POWELL STREET

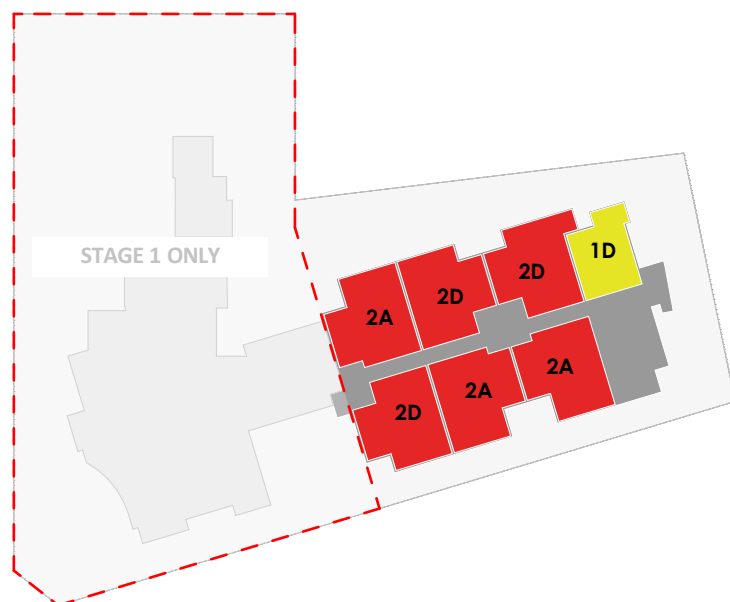


PROJECT STAGE 1
 FLORENCE STREET

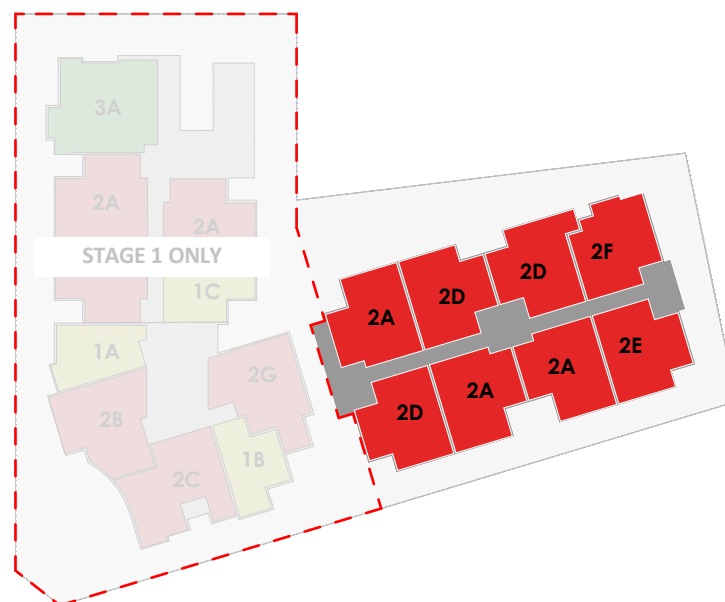
PROJECT STAGE 2



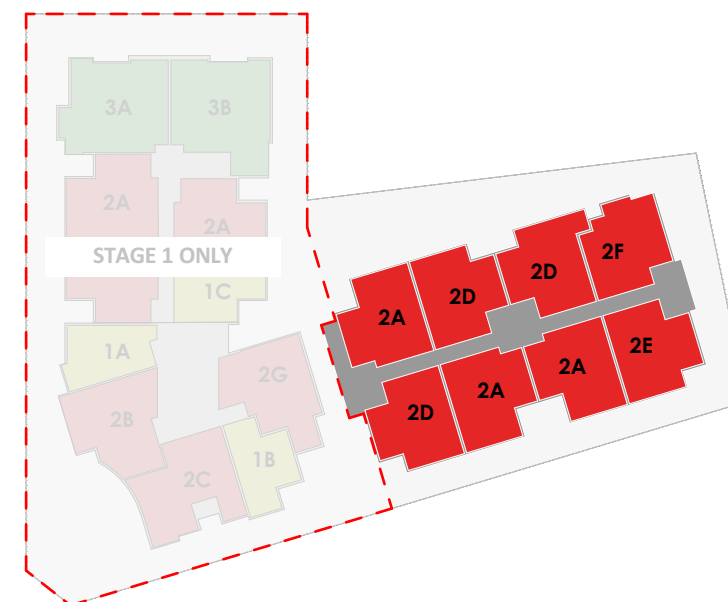
KEY: PROJECT STAGES



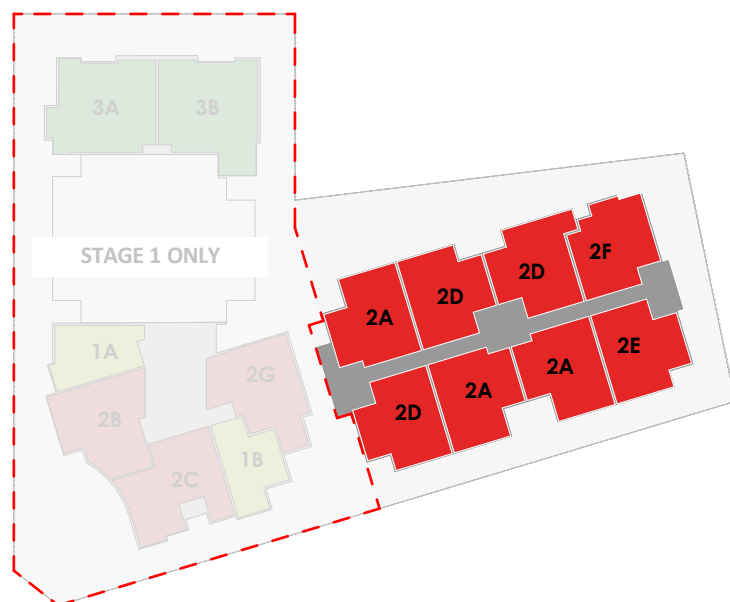
LEVEL 1 - Ground 35 36



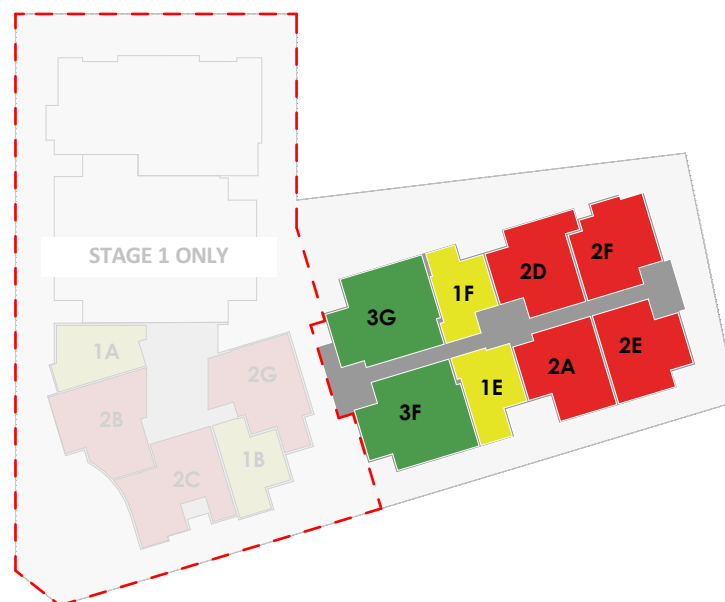
LEVEL 2 35 36



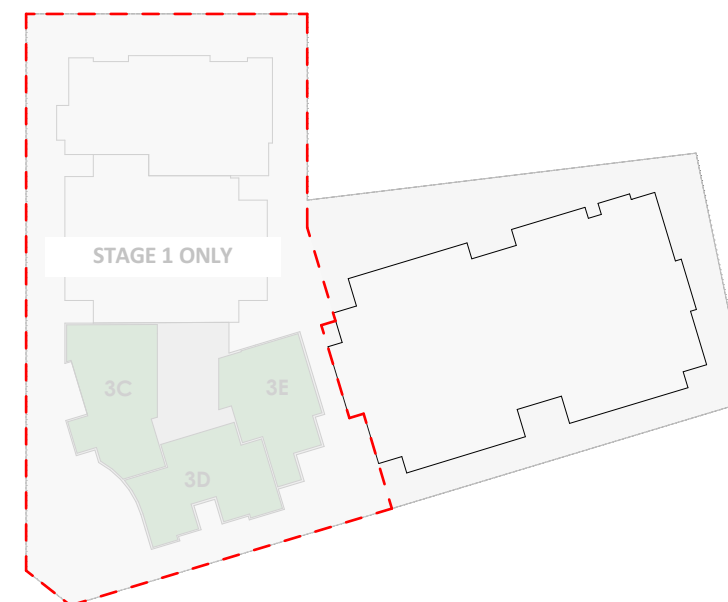
LEVEL 3 & 4 35 36



LEVEL 5 35 36

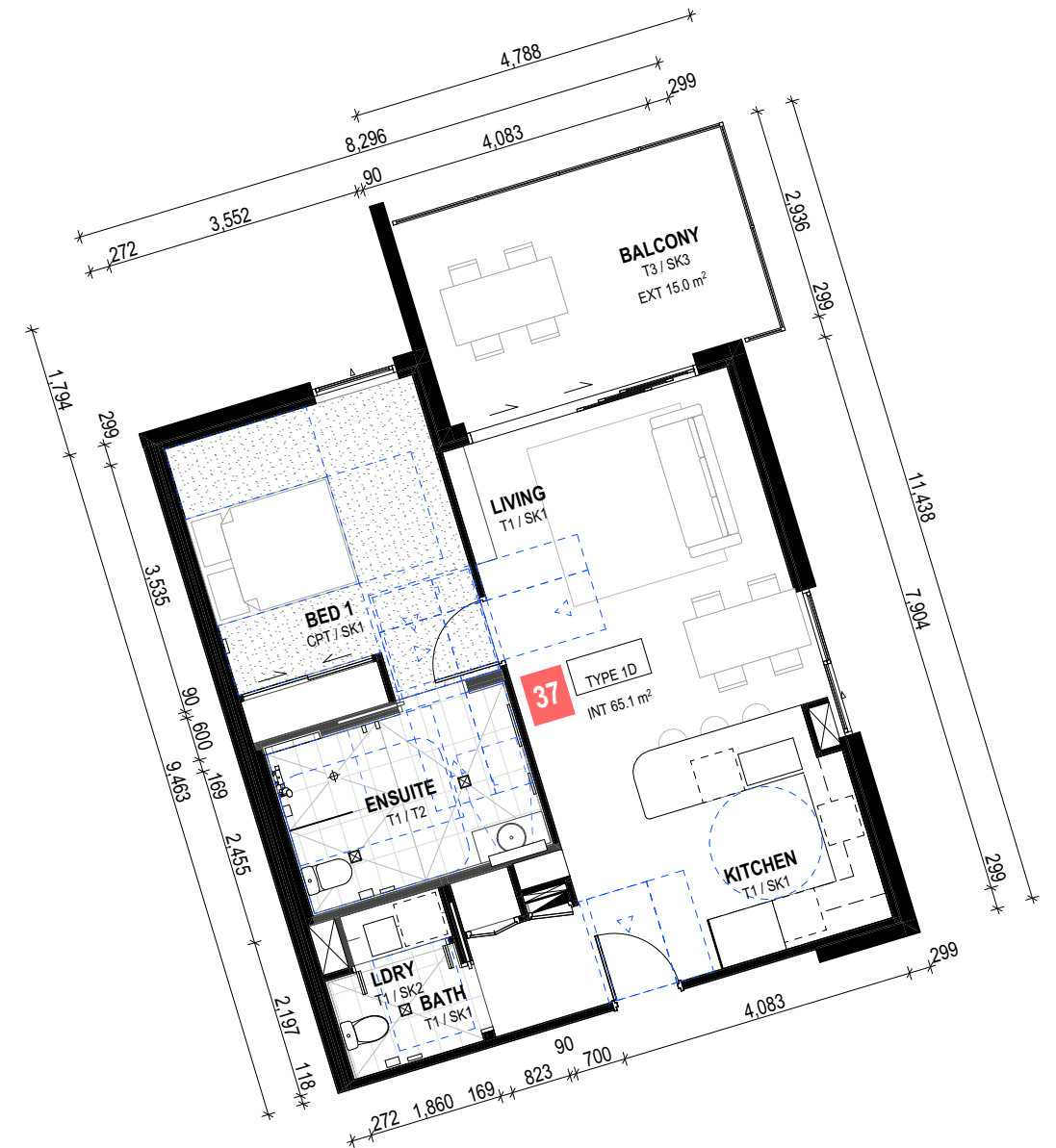


LEVEL 6 35 36



LEVEL 7 35 36





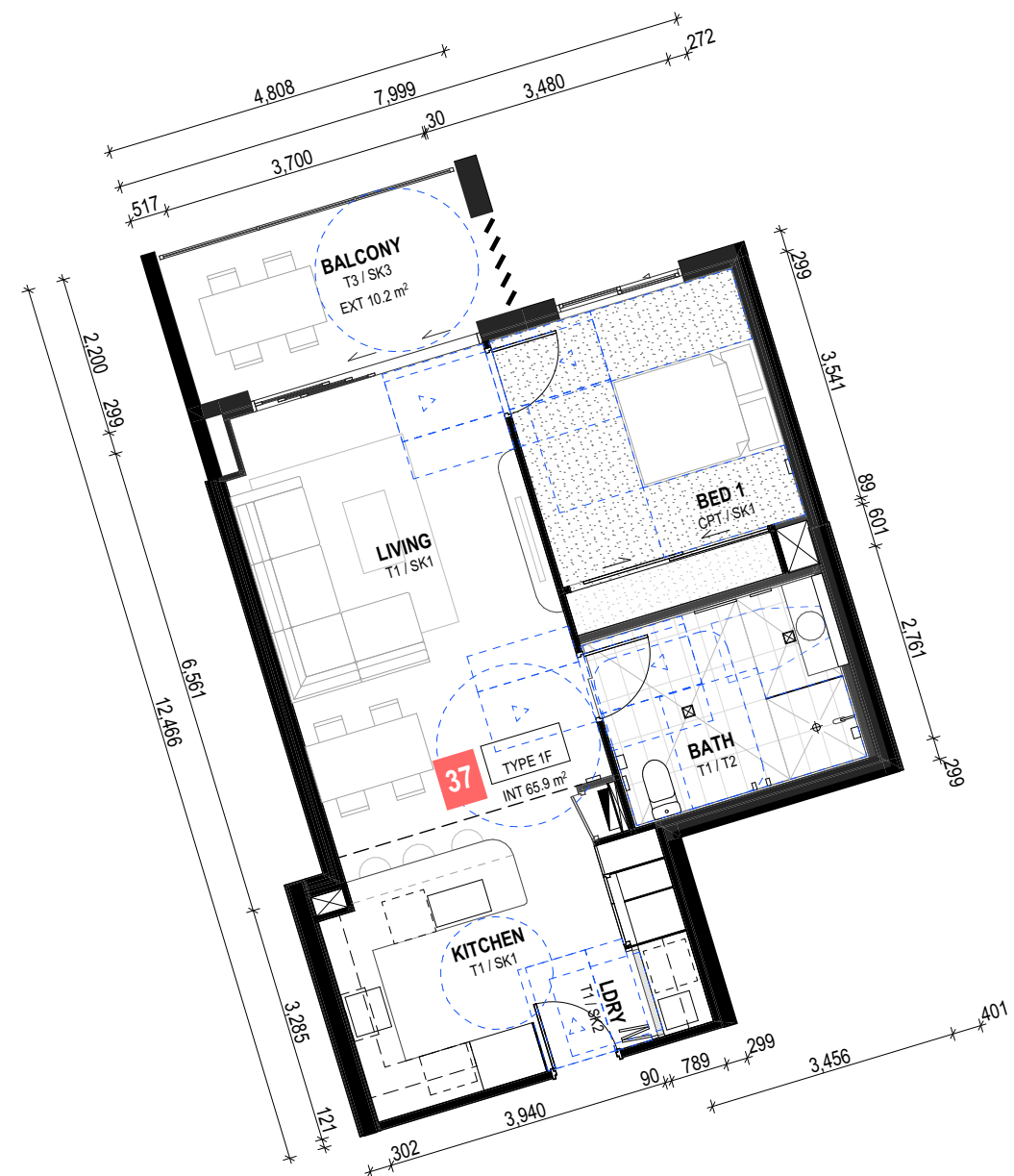
35 UNIT 1D | 1BED
Int. Area: 65.1m2
Ext. Area: 15.0m2
Total Area: 80.1m2





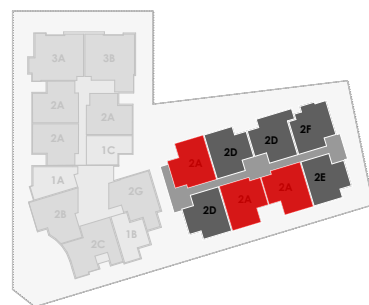
35 UNIT 1E | 1BED

Int. Area: 69.3m²
Ext. Area: 10.5m²
Total Area: 79.8m²



35 UNIT 1F | 1BED

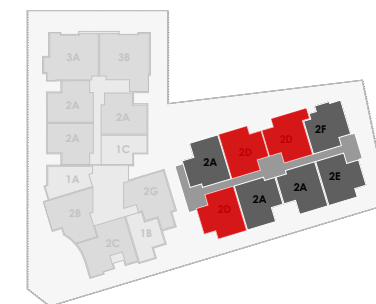
Int. Area: 65.2m²
Ext. Area: 10.2m²
Total Area: 75.4m²



35 UNIT 2A | 2BED
 Int. Area: 97.3m²
 Ext. Area: 20.5m²
 Total Area: 117.8m²

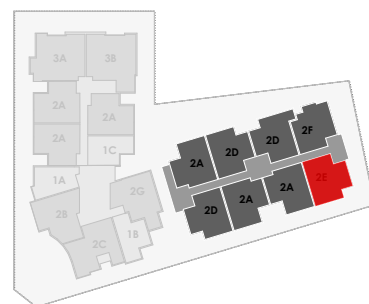
REVISIONS :
 35 Numbering of levels revised
 37 Internal unit layout revised





35 UNIT 2D | 2BED
Int. Area: 95.8m2
Ext. Area: 20.7m2
Total Area: 116.5m2





35 UNIT 2E | 2BED
 Int. Area: 95.6m²
 Ext. Area: 20.7m²
 Total Area: 116.3m²



35 UNIT 2F | 2BED
 Int. Area: 95.2m²
 Ext. Area: 18.1m²
 Total Area: 113.3m²





35 UNIT 3F | 3BED
 Int. Area: 125.3m²
 Ext. Area: 30.3m²
 Total Area: 155.6m²

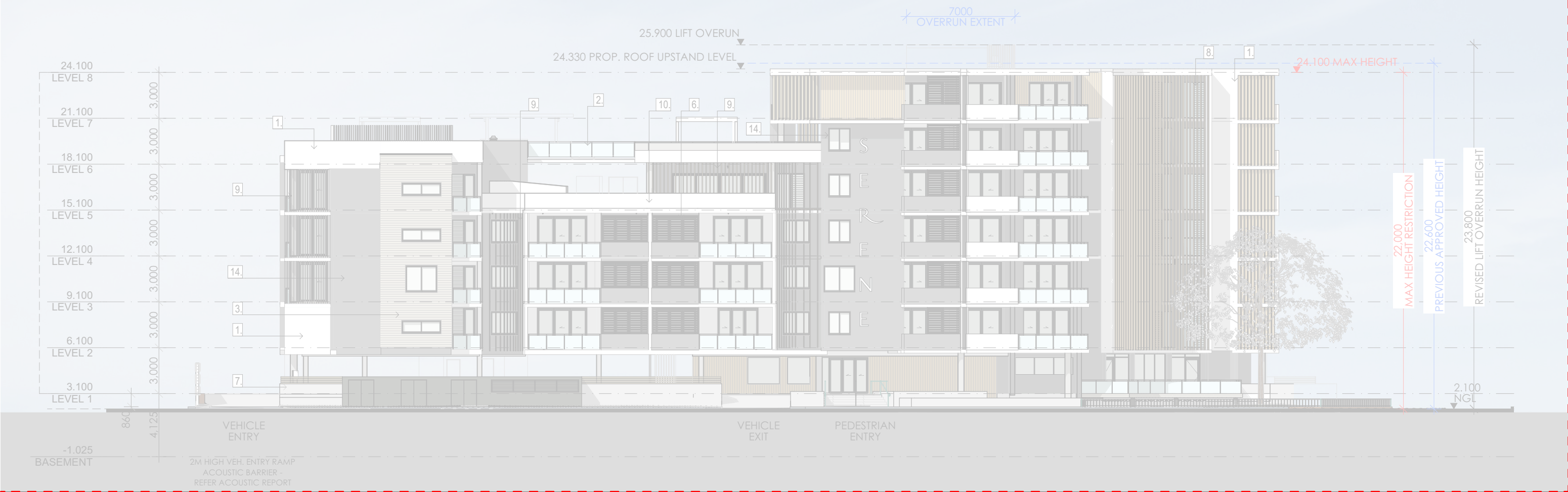




35 UNIT 3G | 3BED
 Int. Area: 126.8m²
 Ext. Area: 30.7m²
 Total Area: 157.5m²

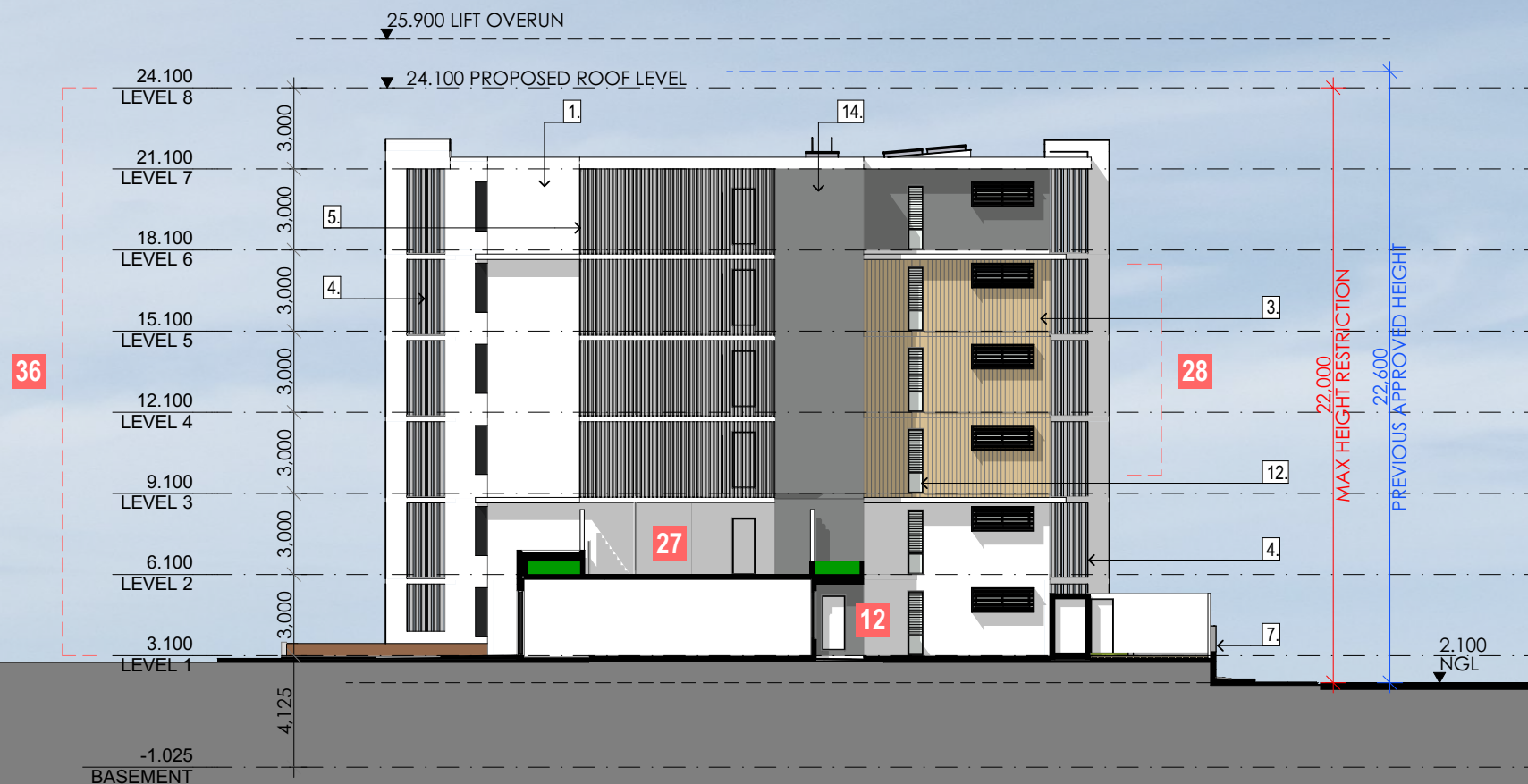


PROJECT STAGE 1

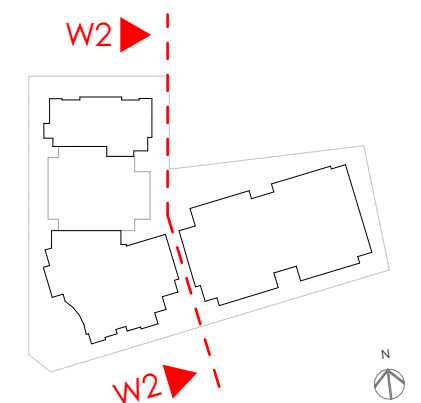


- LEGEND:-
- 1. WHITE RENDER FINISH
 - 2. GLASS BALUSTRADES
 - 3. FACADE CLADDING - TIMBER LOOK
 - 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 - 5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
 - 6. FIXED SCREENS - BLK. AL. LOUVRES
 - 7. DARK RENDER FINISH
 - 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
 - 9. FACADE FEATURE SCREENS
 - 10. INTEGRATED PLANTER BOXES
 - 11. WHITE FEATURE PLANTERS
 - 12. DOOR & WINDOWS - BLK. PC AL.
 - 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 - 14. FACADE - ACCENT COLOUR

REVISIONS :
33 Lift motor room overrun height
36 Numbering of levels revised

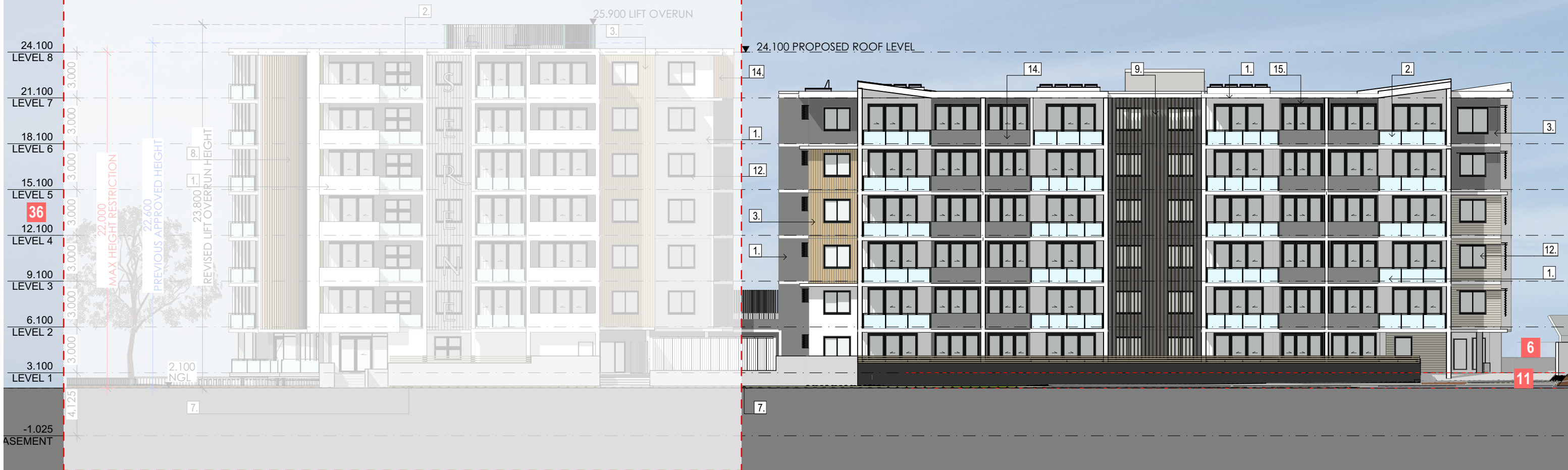


- LEGEND:-
1. WHITE RENDER FINISH
 2. GLASS BALUSTRADES
 3. FACADE CLADDING - TIMBER LOOK
 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
 6. FIXED SCREENS - BLK. AL. LOUVRES
 7. DARK RENDER FINISH
 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
 9. FACADE FEATURE SCREENS
 10. INTEGRATED PLANTER BOXES
 11. WHITE FEATURE PLANTERS
 12. DOOR & WINDOWS - BLK. PC AL.
 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 14. FACADE - ACCENT COLOUR

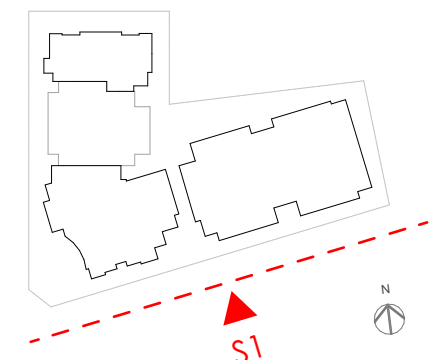


REVISIONS :
 12 Staircase revised around G.F. level
 27 A/C plant added
 28 Feature window removed
 36 Numbering of levels revised

PROJECT STAGE 1



- LEGEND:-
1. WHITE RENDER FINISH
 2. GLASS BALUSTRADES
 3. FACADE CLADDING - TIMBER LOOK
 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
 6. FIXED SCREENS - BLK. AL. LOUVRES
 7. DARK RENDER FINISH
 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
 9. FACADE FEATURE SCREENS
 10. INTEGRATED PLANTER BOXES
 11. WHITE FEATURE PLANTERS
 12. DOOR & WINDOWS - BLK. PC AL.
 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 14. FACADE - ACCENT COLOUR

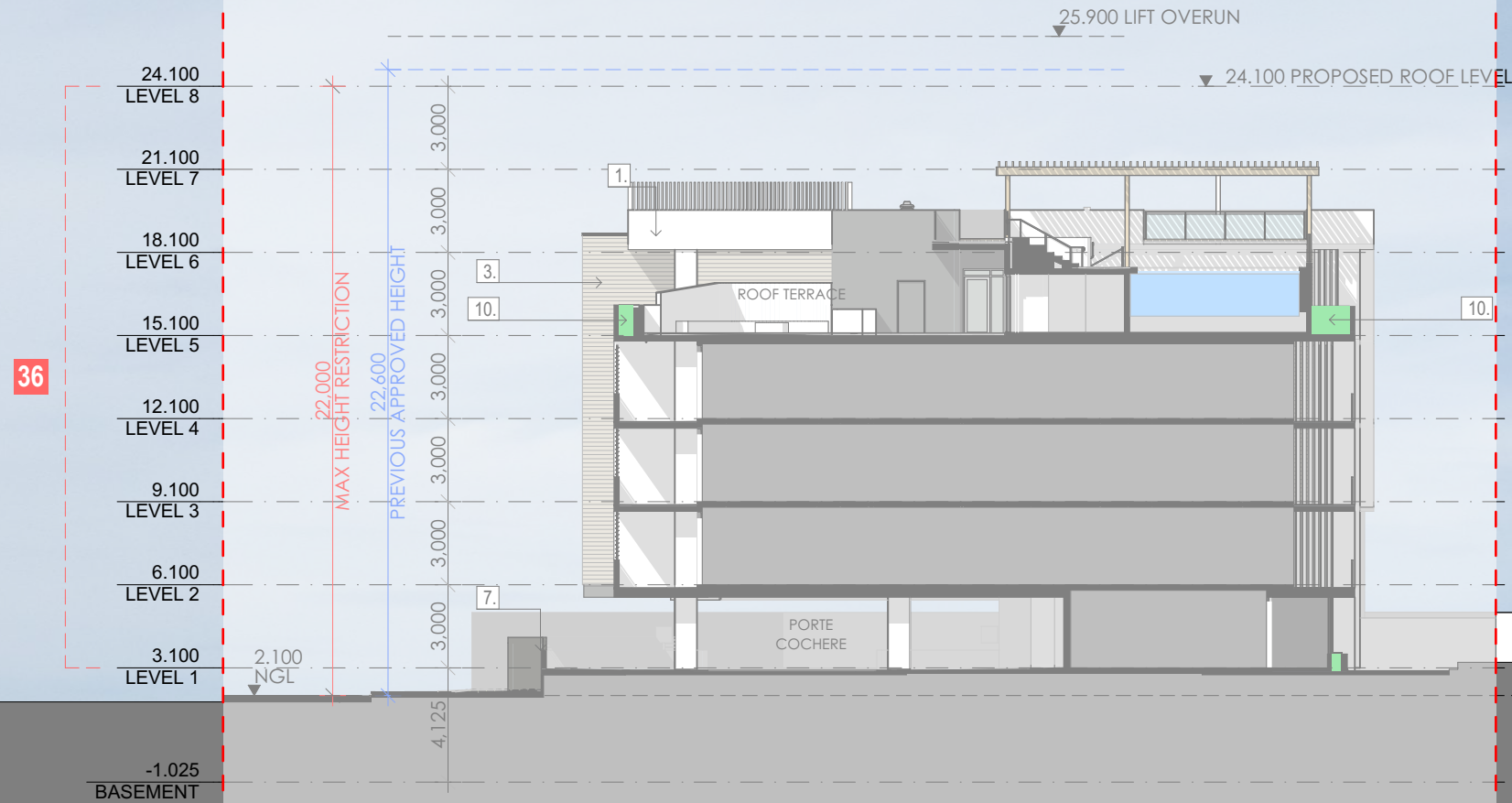


REVISIONS :
 1 PMT location revised
 6 BMT Exit ramp realigned
 11 Exit ramp connection to road cross over
 14 Revised exit path access
 15 Entry stair repositioned
 33 Lift motor room overrun height
 36 Numbering of levels revised

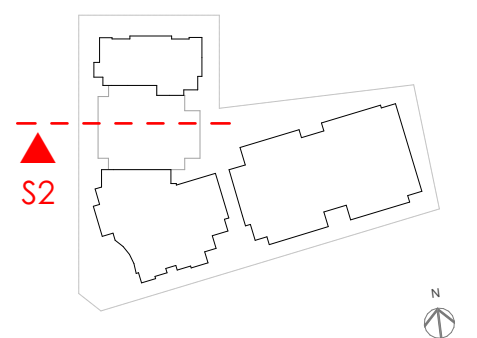
RAUNIK
 design group
 ARCHITECTS

DA - STAGE 2 - WIP
 NOT FOR CONSTRUCTION

PROJECT STAGE 1

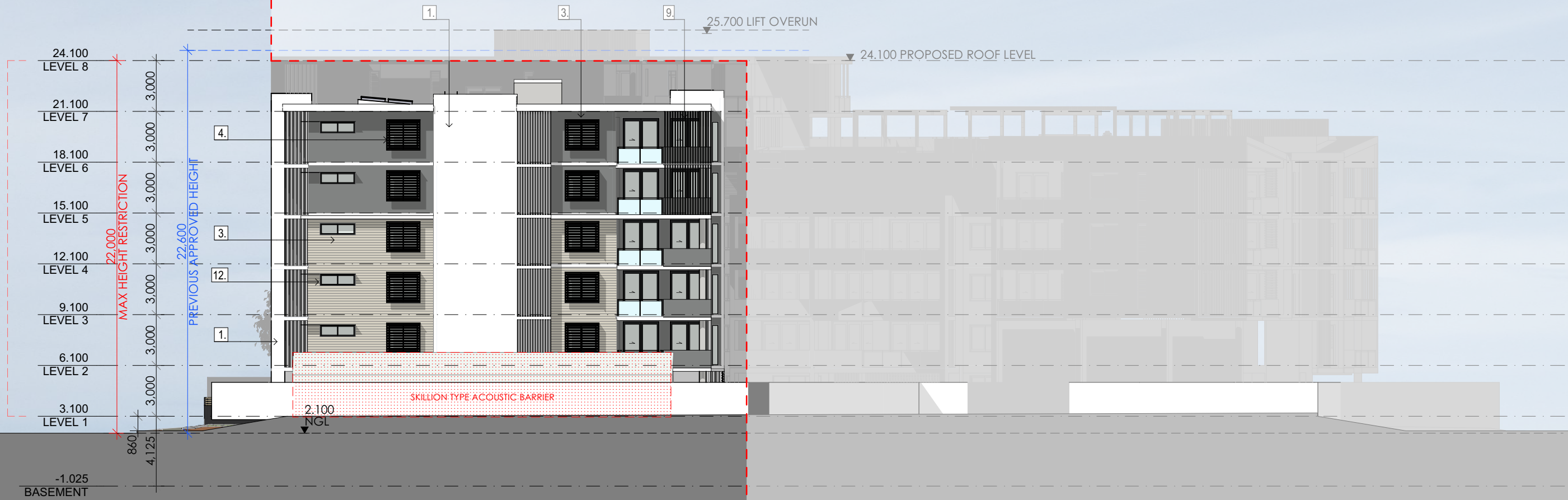


- LEGEND:-
1. WHITE RENDER FINISH
 2. GLASS BALUSTRADES
 3. FACADE CLADDING - TIMBER LOOK
 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
 6. FIXED SCREENS - BLK. AL. LOUVRES
 7. DARK RENDER FINISH
 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
 9. FACADE FEATURE SCREENS
 10. INTEGRATED PLANTER BOXES
 11. WHITE FEATURE PLANTERS
 12. DOOR & WINDOWS - BLK. PC AL.
 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 14. FACADE - ACCENT COLOUR

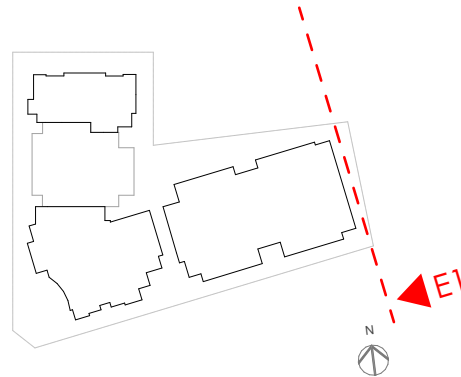


PROJECT STAGE 1

36



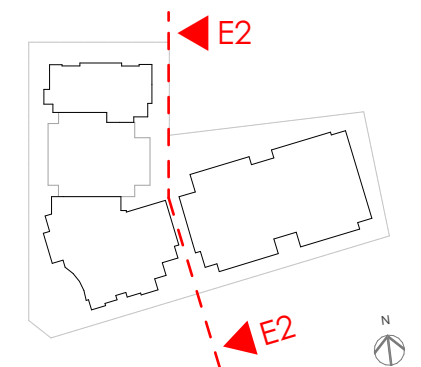
- LEGEND:-
- 1. WHITE RENDER FINISH
 - 2. GLASS BALUSTRADES
 - 3. FACADE CLADDING - TIMBER LOOK
 - 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 - 5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
 - 6. FIXED SCREENS - BLK. AL. LOUVRES
 - 7. DARK RENDER FINISH
 - 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
 - 9. FACADE FEATURE SCREENS
 - 10. INTEGRATED PLANTER BOXES
 - 11. WHITE FEATURE PLANTERS
 - 12. DOOR & WINDOWS - BLK. PC AL.
 - 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 - 14. FACADE - ACCENT COLOUR



PROJECT STAGE 1

LEGEND:-

- LEGEND:**
1. WHITE RENDER FINISH
 2. GLASS BALUSTRADES
 3. FACADE CLADDING - TIMBER LOOK
 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 5. SERVICES / PLANT SCREENS - WHIT. AL. LOUVRES
 6. FIXED SCREENS - BLK. AL. LOUVRES
 7. DARK RENDER FINISH
 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
 9. FACADE FEATURE SCREENS
 10. INTEGRATED PLANTER BOXES
 11. WHITE FEATURE PLANTERS
 12. DOOR & WINDOWS - BLK. PC AL.
 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 14. FACADE - ACCENT COLOUR

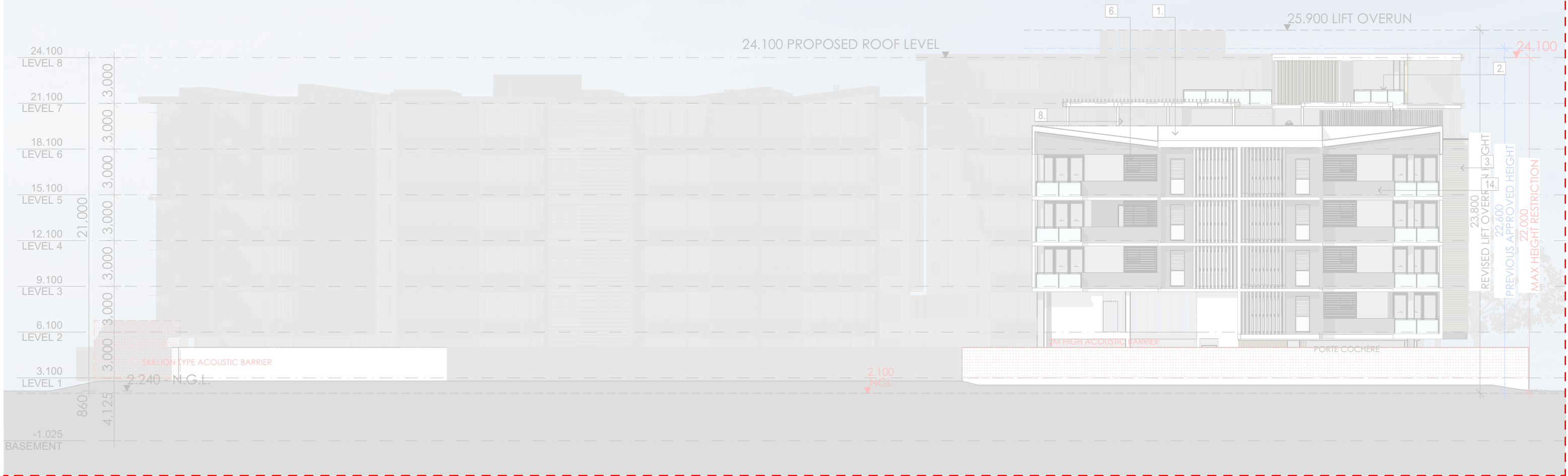


REVISIONS :
1 PMT location revised
3 Escape stair position revised (exit 2)
27 A/C plant added
36 Numbering of levels revised

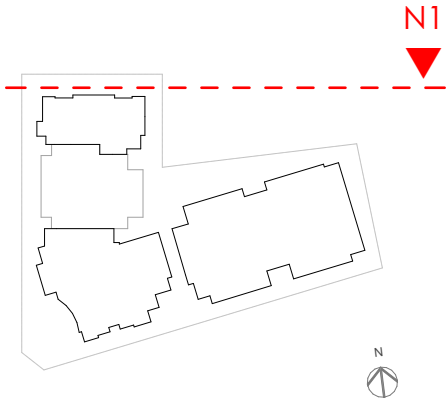
DA - STAGE 2 - WIP
NOT FOR CONSTRUCTION

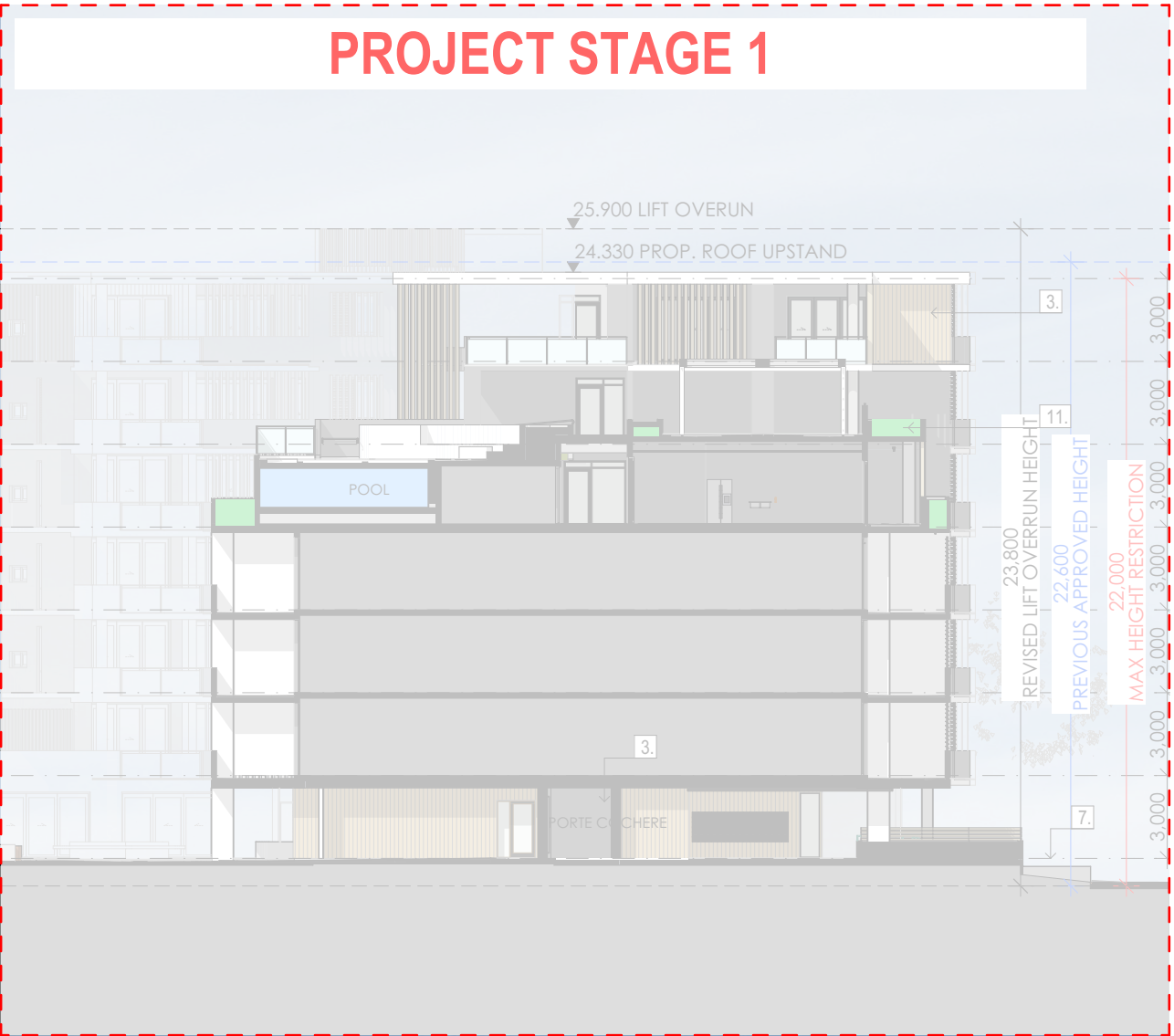
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EAST ELEVATION - E2
20528 | SERENE LIVING - ORION | DEVELOPMENT APPLICATION | 1/12/2023 | PAGE 28

PROJECT STAGE 1

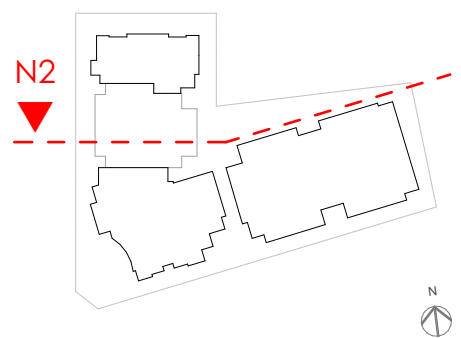


- LEGEND:-
- 1. WHITE RENDER FINISH
 - 2. GLASS BALUSTRADES
 - 3. FACADE CLADDING - TIMBER LOOK
 - 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 - 5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
 - 6. FIXED SCREENS - BLK. AL. LOUVRES
 - 7. DARK RENDER FINISH
 - 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
 - 9. FACADE FEATURE SCREENS
 - 10. INTEGRATED PLANTER BOXES
 - 11. WHITE FEATURE PLANTERS
 - 12. DOOR & WINDOWS - BLK. PC AL.
 - 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 - 14. FACADE - ACCENT COLOUR





- LEGEND:-
- 1. WHITE RENDER FINISH
 - 2. GLASS BALUSTRADES
 - 3. FACADE CLADDING - TIMBER LOOK
 - 4. PRIVACY SCREENS - BLK. AL. LOUVRES
 - 5. SERVICES / PLANT SCREENS - WHT. AL. LOUVRES
 - 6. FIXED SCREENS - BLK. AL. LOUVRES
 - 7. DARK RENDER FINISH
 - 8. SUN CONTROL LOUVRES - AL. TIMBER LOOK
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 - 10. INTEGRATED PLANTER BOXES
 - 11. WHITE FEATURE PLANTERS
 - 12. DOOR & WINDOWS - BLK. PC AL.
 - 13. WINDOW SUN LOUVRES - AL. TIMBER LOOK
 - 14. FACADE - ACCENT COLOUR



PROJECT STAGE 1



REVISIONS :
 23 Staircase and chute position revised
 24 Scissor stairs replaced by standard staircase
 25 Fire pump room added
 26 A/C plant revised
 33 Lift motor room overrun height
 34 Water storage tanks added
 36 Numbering of levels revised

RAUNIK
design group
ARCHITECTS

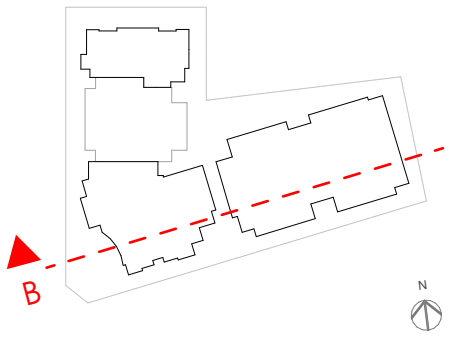
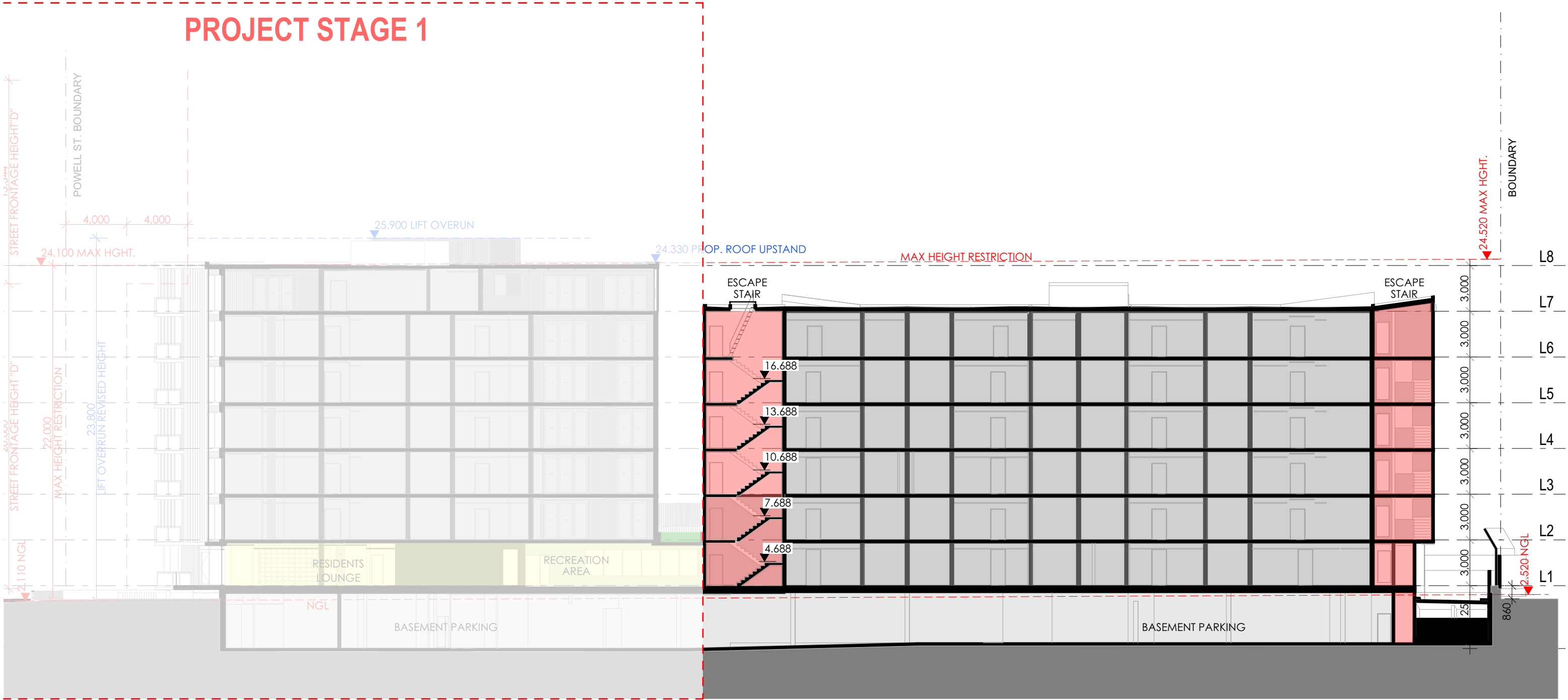
DA - STAGE 2 - WIP
NOT FOR CONSTRUCTION

20528 | SERENE LIVING - ORION | DEVELOPMENT APPLICATION | 1/12/2023 | PAGE 31

:250@A3

BUILDING SECTION A

PROJECT STAGE 1



UNIT NUMBERS SCHEDULE

20528 Serene Retirement

6/08/2024

EXISTING DA		MINOR CHANGE DA	
LEVEL	UNIT NO.	LEVEL	UNIT NO.
GROUND	101	LEVEL 1	101
	102		104
	103		106
	104		102
	105		103
	106		105
	107		107
LEVEL 1	201	LEVEL 2	201
	202		204
	203		206
	204		202
	205		203
	206		205
	207		207
	208		208
	209		209
	210		210
	211		211
	212		212
	213		213
	214		214
	215		215
	216		217
	217		216
	218		218
LEVEL 2	301	LEVEL 3	301
	302		304
	303		306
	304		302
	305		303
	306		305
	307		307
	308		308
	309		309
	310		310
	311		311
	312		312
	313		313
	314		314
	315		315
	316		318
	317		316
	318		317
	319		319
LEVEL 3	401	LEVEL 4	401
	402		404

UNIT NUMBERS SCHEDULE**20528 Serene Retirement**

6/08/2024

	403		406
	404		402
	405		403
	406		405
	407		407
	408		408
	409		409
	410		410
	411		411
	412		412
	413		413
	414		414
	415		415
	416		418
	417		416
	418		417
	419		419
LEVEL 4	501	LEVEL 5	501
	502		504
	503		506
	504		502
	505		503
	506		505
	507		507
	508		508
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	514		516
	515		517
LEVEL 5	601	LEVEL 6	601
	602		602
	603		603
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	607		607
	608		608
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	610		610
	611		611
	612		612
	613		613
LEVEL 6	701	LEVEL 7	701
	702		702
	703		703

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1365070M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Wednesday, 21 December 2022

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Project summary

Project name	6-12 Powell Strt and 33-37 Florence St TWEED HEADS
Street address	6-12 Powell Street TWEED HEADS 2485
Local Government Area	Tweed Shire Council
Plan type and plan number	deposited 237806
Lot no.	113-9
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	95
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 24	Target 20

THIS IS THE PLAN REFERRED
TO IN DEVELOPMENT
CONSENT NO. DA21/0949



Certificate Prepared by

Name / Company Name: Senica Consultancy Group Pty Ltd

ABN (if applicable): 48612864249

Description of project

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Project address

Project name	6-12 Powell Strt and 33-37 Florence St TWEED HEADS
Street address	6-12 Powell Street TWEED HEADS 2485
Local Government Area	Tweed Shire Council
Plan type and plan number	deposited 237806
Lot no.	113-9
Section no.	-

Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	95
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	4899
Roof area (m ²)	1807
Non-residential floor area (m ²)	0.0
Residential car spaces	97
Non-residential car spaces	0

Common area landscape

Common area lawn (m ²)	142.0
Common area garden (m ²)	620.0
Area of indigenous or low water use species (m ²)	420.0

Assessor details

Assessor number	DMN/14/1658
Certificate number	HR-JWIXQT-01
Climate zone	10
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score

Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 24	Target 20

Description of project

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

Residential flat buildings - Building1, 95 dwellings, 7 storeys above ground

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Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.01	2	81.1	9.1	0.0	0.0
1.06	2	82.1	8.7	0.0	0.0
2.04	2	82.8	8.9	0.0	0.0
2.09	1	51.9	10.0	0.0	0.0
2.14	2	79.6	8.7	0.0	0.0
3.01	3	119.4	8.2	0.0	0.0
3.06	1	48.8	9.0	0.0	0.0
3.11	1	51.9	10.0	0.0	0.0
3.16	2	81.0	9.0	0.0	0.0
4.02	3	122.4	8.3	0.0	0.0
4.07	1	60.6	4.0	0.0	0.0
4.12	2	82.3	9.1	0.0	0.0
4.17	2	80.2	8.8	0.0	0.0
5.03	1	60.6	4.0	0.0	0.0
5.08	2	82.3	9.1	0.0	0.0
5.13	2	80.2	8.8	0.0	0.0
6.03	2	94.8	7.1	0.0	0.0
6.08	2	81.7	8.8	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.02	2	81.6	8.3	0.0	0.0
1.07	1	54.9	8.9	0.0	0.0
2.05	1	48.8	9.0	0.0	0.0
2.10	2	103.9	9.2	0.0	0.0
2.15	2	81.0	9.0	0.0	0.0
3.02	3	122.4	8.3	0.0	0.0
3.07	1	60.6	4.0	0.0	0.0
3.12	2	82.3	9.1	0.0	0.0
3.17	2	80.2	8.8	0.0	0.0
4.03	2	82.7	9.4	0.0	0.0
4.08	2	97.2	11.2	0.0	0.0
4.13	2	81.6	8.3	0.0	0.0
4.18	2	80.5	8.7	0.0	0.0
5.04	2	97.2	11.2	0.0	0.0
5.09	2	81.6	8.3	0.0	0.0
5.14	2	80.5	8.7	0.0	0.0
6.04	1	51.9	10.0	0.0	0.0
6.09	2	79.6	8.7	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.03	2	81.8	8.8	0.0	0.0
2.01	3	119.4	8.2	0.0	0.0
2.06	1	60.6	4.0	0.0	0.0
2.11	2	81.4	9.1	0.0	0.0
2.16	2	80.2	8.8	0.0	0.0
3.03	2	82.7	9.4	0.0	0.0
3.08	2	97.2	11.2	0.0	0.0
3.13	2	81.6	8.3	0.0	0.0
3.18	2	80.5	8.7	0.0	0.0
4.04	2	82.7	9.4	0.0	0.0
4.09	2	94.8	7.1	0.0	0.0
4.14	2	81.7	8.8	0.0	0.0
4.19	2	84.0	8.8	0.0	0.0
5.05	2	94.8	7.1	0.0	0.0
5.10	2	81.7	8.8	0.0	0.0
5.15	2	83.5	8.8	0.0	0.0
6.05	2	104.2	9.2	0.0	0.0
6.10	3	114.9	7.4	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.04	2	81.0	9.0	0.0	0.0
2.02	2	82.7	9.4	0.0	0.0
2.07	2	97.2	11.2	0.0	0.0
2.12	2	81.6	8.3	0.0	0.0
2.17	2	80.5	8.7	0.0	0.0
3.04	2	82.7	9.4	0.0	0.0
3.09	2	94.8	7.1	0.0	0.0
3.14	2	81.7	8.8	0.0	0.0
3.19	2	83.5	8.8	0.0	0.0
4.05	2	82.8	8.9	0.0	0.0
4.10	1	104.2	9.2	0.0	0.0
4.15	2	79.6	8.7	0.0	0.0
5.01	3	119.4	8.2	0.0	0.0
5.06	2	104.2	9.2	0.0	0.0
5.11	2	79.6	8.7	0.0	0.0
6.01	1	60.6	4.0	0.0	0.0
6.06	3	115.6	8.0	0.0	0.0
6.11	1	49.7	8.8	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.05	2	80.2	8.8	0.0	0.0
2.03	2	82.7	9.4	0.0	0.0
2.08	2	94.6	7.1	0.0	0.0
2.13	2	81.7	8.8	0.0	0.0
2.18	2	83.5	8.8	0.0	0.0
3.05	2	82.8	8.9	0.0	0.0
3.10	2	113.3	0.0	0.0	0.0
3.15	2	79.6	8.7	0.0	0.0
4.01	3	119.4	8.2	0.0	0.0
4.06	1	48.8	9.0	0.0	0.0
4.11	2	51.9	10.0	0.0	0.0
4.16	2	81.0	9.0	0.0	0.0
5.02	3	122.4	8.3	0.0	0.0
5.07	1	51.9	10.0	0.0	0.0
5.12	2	81.0	9.0	0.0	0.0
6.02	2	97.2	11.2	0.0	0.0
6.07	1	50.8	8.3	0.0	0.0
6.12	2	80.5	8.7	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
6.13	2	83.5	8.8	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
7.01	3	143.3	7.1	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
7.02	3	136.7	8.8	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
7.03	3	135.8	2.6	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
MANGE	4	40.0	7.2	0.0	0.0

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Description of project

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

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Common areas of unit building - Building1



Common area	Floor area (m²)
Basement Carparking	3241.33
Lift car (No. 3)	-
Waste Room 02	15.2
Snooker / Table Tennis	53.1
Work Shop	12.1
Store	8.1
Reception/Office	103.74

Common area	Floor area (m²)
Lift car (No. 1)	-
Lift car (No.4)	-
Waste Room 03	19.5
Lounge Room	81.3
Plant or service room (No. 2)	40.0
Tea/Kitchen/WC	22.25

Common area	Floor area (m²)
Lift car (No. 2)	-
Waste Room 01	18.0
Resident's Lounge	377.5
Multi Purpose Room	55.65
Unisex/WC	13.2
Ground floor lobby	38.1

Schedule of BASIX commitments

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1. Commitments for Residential flat buildings - Building1

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.



1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	6 star	6 star	no	-	3 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

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(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
 (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system. (c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table. (d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms. (e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.			
	✓	✓	✓
		✓	✓
		✓	✓
		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	interlocked to light	no mechanical ventilation (ie. natural)	-	individual fan, ducted to façade or roof	manual switch on/off

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Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
MANGE	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
All other dwellings	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	2.5 star	yes	3 star	-	3 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.		THIS IS THE PLAN REFERRED TO IN DEVELOPMENT CONSENT NO. DA21/0949 	

(iii) Thermal Comfort 	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1.01	12.5	38.4
1.02	17.8	40.5
1.03	18.5	40.1
1.04	6.5	34.6
1.05	5.8	38.1
1.06	5.1	34.0
1.07	11.8	44.0
2.01	0.3	25.5
2.03	0.9	43.8
2.04	2.2	32.1
2.05	1.6	39.1

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
2.06	3.4	31.0
2.07	4.6	22.0
2.08	6.5	38.3
2.09	9.3	26.0
2.10	10.2	24.9
2.11	7.2	23.8
2.12	7.8	36.3
2.13	8.6	27.8
2.14	8.4	19.1
2.15	0.7	35.0
2.16	0.4	33.2
2.17	0.1	35.5
2.18	0.1	38.4
3.01	0.4	24.0
3.02	0.4	27.0
3.04	0.9	43.7
3.05	2.3	31.9
3.06	1.6	38.2
3.07	3.6	30.8
3.08	4.5	19.6
3.09	5.9	39.0
3.10	9.8	22.5
3.11	9.5	25.8
3.12	7.6	38.4
3.13	8.0	36.1
3.14	8.8	26.9
3.15	8.5	18.7

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	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
3.16	0.2	27.4
3.17	0.1	36.1
3.18	0.1	36.6
4.01	0.4	23.6
4.02	0.5	26.4
4.03	4.0	39.0
4.04	4.6	41.6
4.05	3.4	39.3
4.06	5.1	36.8
4.07	4.0	29.3
4.08	4.9	18.9
4.09	6.3	38.7
4.10	10.8	22.8
4.11	10.1	25.2
4.12	7.8	37.5
4.13	8.4	34.5
4.14	9.2	26.2
4.15	9.0	18.6
4.16	0.3	19.8
4.18	0.1	35.9
4.19	0.1	40.7
5.01	0.4	21.1
5.02	0.4	21.4
5.03	2.1	32.1
5.04	6.4	18.5
5.05	6.6	37.2
5.06	11.2	22.4

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	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
5.07	10.5	24.7
5.08	8.2	37.3
5.09	8.8	34.7
5.10	9.6	26.1
5.11	9.4	18.0
5.12	0.4	19.4
5.13	0.1	34.4
5.14	0.1	35.4
5.15	0.1	33.8
6.01	6.1	26.6
6.02	4.0	18.0
6.03	6.7	38.2
6.04	11.4	23.9
6.05	11.8	22.2
6.06	13.2	35.9
6.07	14.2	40.4
6.08	14.9	27.2
6.09	14.2	18.4
6.10	3.2	25.8
6.11	0.2	40.6
6.12	0.4	37.3
6.13	0.2	33.1
7.01	10.1	28.7
7.02	12.2	29.7
7.03	3.5	14.9
MANGE	13.1	33.3
2.02, 3.03	1.1	29.5

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	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
All other dwellings	0.1	34.9

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(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Pool (No. 1)	Volume: 74.0 kLs	Location: Building1 Pool shaded: no	-
Central cooling system (No. 1)	-	Private water meter on make-up line connected to building management system. Conductivity controller installed in the cooling tower.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Basement Carparking	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	time clock and motion sensors	Yes
Lift car (No. 1)	-	-	fluorescent	connected to lift call button	No
Lift car (No. 2)	-	-	fluorescent	connected to lift call button	No
Lift car (No. 3)	-	-	fluorescent	connected to lift call button	No
Lift car (No.4)	-	-	fluorescent	connected to lift call button	No
Waste Room 01	ventilation supply only	-	fluorescent	manual on / manual off	No
Waste Room 02	ventilation supply only	-	fluorescent	manual on / manual off	No
Waste Room 03	ventilation supply only	-	fluorescent	manual on / manual off	No
Resident's Lounge	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	Yes
Snooker / Table Tennis	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	Yes
Lounge Room	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	Yes
Multi Purpose Room	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	Yes
Work Shop	ventilation supply only	interlocked to light	compact fluorescent	manual on / manual off	No
Plant or service room (No. 2)	ventilation supply only	interlocked to light	compact fluorescent	manual on / manual off	No
Unisex/WC	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	manual on / manual off	Yes

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Store	no mechanical ventilation	-	compact fluorescent	manual on / manual off	Yes
Tea/Kitchen/WC	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Ground floor lobby	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	Yes
Reception/Office	no mechanical ventilation	-	light-emitting diode	time clocks	Yes

Central energy systems	Type	Specification
Central cooling system (No. 1)	water source packaged units	Heat rejection method: evaporative fluid cooler Unit efficiency (min): medium - COP 3.5 - 4.5
Central heating system (No. 1)	fan coil + electric resistance	-
Lift (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 8
Lift (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 8
Lift (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 8
Lift (No. 4)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 8
Pool (No. 1)	Heating source: no heating	Pump controlled by timer: yes

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



(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	5 star	no common laundry facility

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

Notes



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

Legend

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