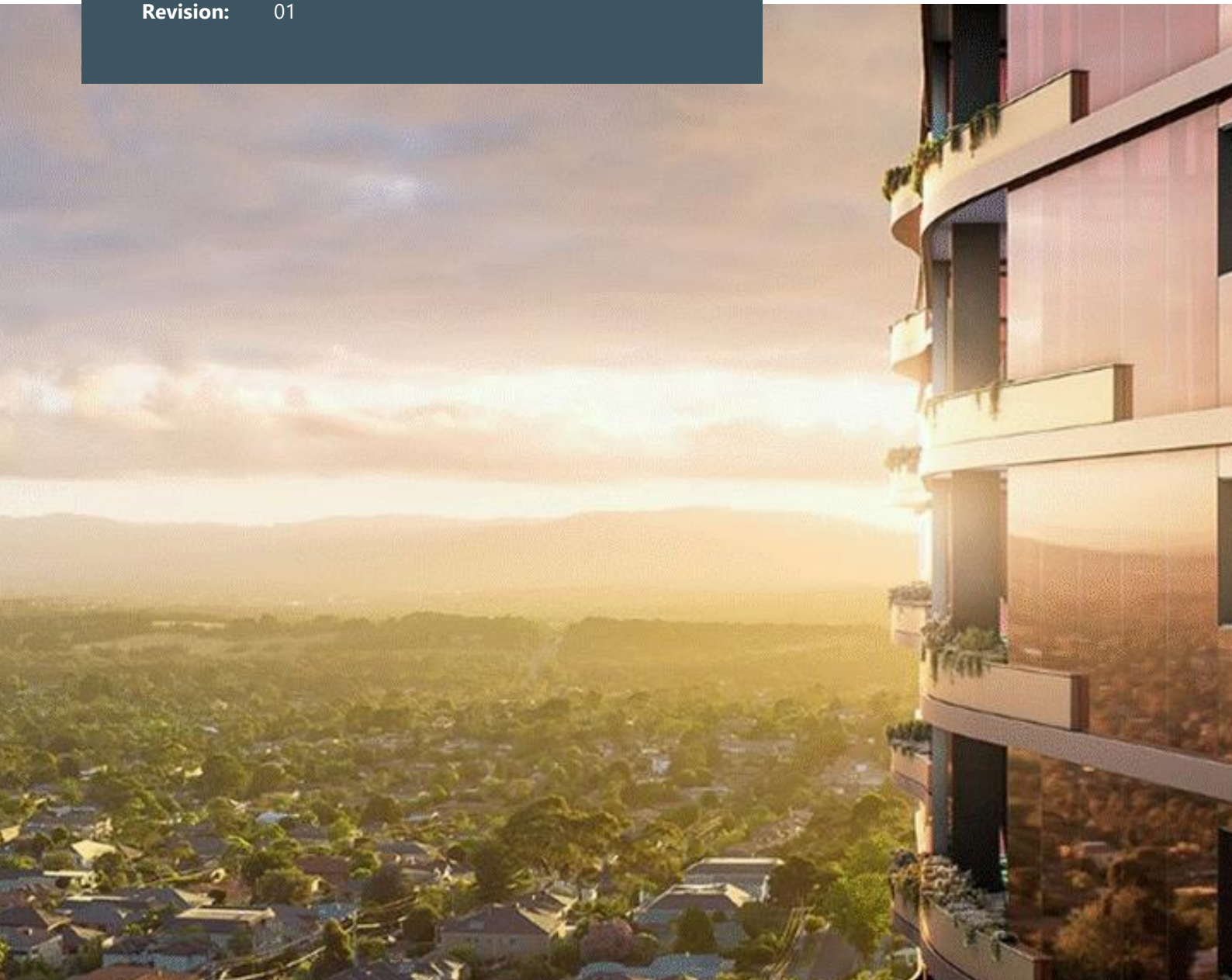


The Grand: 402 Macquarie Street, Liverpool

BASIX Assessment Report

Project No: SYD2903
Date: 23 July 2024
Revision: 01



Project: The Grand: 402 Macquarie Street, Liverpool
Location: 402 Macquarie Street, Liverpool NSW 2170
Prepared by: ADP Consulting Pty Ltd
 Level 6, 33 Erskine Street
 Sydney NSW 2000
Project No: SYD2903
Revision: 01
Date: 23 July 2024

Rev	Date	Comment	Author	Technical Review	Authorisation
01	23/07/2024	BASIX Strategy Report	PJ	KS	BB

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Project Team

Architect	OLSSON Architecture
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Contents

Executive Summary	3
1. Introduction	4
1.1 Project Context	4
1.2 Assessment Assumptions and References	4
1.3 BASIX Assessment	5
2. BASIX Compliance	6
2.1 Water Strategies	6
2.2 Energy Strategies	7
3. Thermal Comfort	9
3.1 National House Energy Rating Scheme (NatHERS) Assessment	9
3.2 Thermal Comfort Compliance and Material Reporting	10

Appendices

Appendix A NatHERS Group Certificate	11
Appendix B Certified Stamped Drawings	12
Appendix C BASIX Certificate	13

Executive Summary

ADP Consulting has been engaged to undertake the following BASIX assessment and certification for the proposed residential development to be located at 402 Macquarie Street, Liverpool NSW 2170.

The proposed development comprises of 168 apartments.

This BASIX report has been prepared to support the Development Application as a legislative requirement in accordance with the State Environmental Planning Policy (Sustainable Buildings) (SEPP) 2022 and BASIX (2023).

Based on project specific inputs and the minimum legislative provisions outlined in this report, the proposed development meets the minimum BASIX requirements for energy, water, materials, and thermal comfort, respectively.

Table 1 BASIX Targets and Scores

Environmental Impact Category	NSW BASIX Minimum Target	Score Achieved
Water Savings	40%	49%
Energy Savings	61%	62%
Thermal Comfort	Pass	Pass
Materials	N/A	-14%

1.3 BASIX Assessment

The Building Sustainably Index (BASIX) for the state of NSW forms the minimum compliance control for any new residential (Class 1, 2 & SDA) developments as defined by the Department of Planning Industry and Environment.

The BASIX assessment outlines a minimum target of improvement for the proposed development's water, energy, and thermal comfort performance. The minimum benchmark of improvement for each index is based on the location, size, height, and dwelling density of project development.

For this type of development, the following minimum BASIX targets must be achieved as defined by the State of NSW under the SEPP 2022:

- > 40% improvement in Water consumption
- > 61% Improvement in Energy consumption
- > All units to 'pass' the minimum thermal performance requirements for heating and cooling (as defined by the development's climate zone)
- > Construction Material specification and volumes must be reported only – no target needs to be achieved

The minimum targets required for water and energy (40% and 61% respectively) represent a percentage saving and improvement for the development when compared to that of an average benchmark development for NSW.

The thermal comfort targets are assessed on an individual dwelling basis and are defined by the developments proposed location in NSW. Each dwelling must not exceed the maximum annual predicted heating and cooling load capacities outlined by BASIX; this is assessed using the NatHERS thermal comfort software HERO. For the proposed development, the following individual dwelling targets must be achieved:

- > Maximum dwelling heating load: 65.1 MJ/m²
- > Maximum dwelling cooling load: 50.6 MJ/m²
- > Average heating load: 58 MJ/m²
- > Average cooling load: 45 MJ/m²

2. BASIX Compliance

The following section provides a summary of the water, energy and thermal comfort initiatives proposed for development to meet compliance with the minimum BASIX requirements.

2.1 Water Strategies

The following table outlines the water strategy proposed for the development. The project is currently achieving over **51% improvement** on the BASIX average benchmark. The target is based on a minimum 40% compliance score.

This will be achieved provided the following water commitments are implemented:

Table 2 Water Commitments

BASIX Base Case	Water Conservation Strategies
Common Areas	Fixtures and fittings ¹ to be included: > 5-star flush toilets > 5-star kitchen and bathroom taps
Common Landscape Areas	> Area of Lawn: 169.71 m² > Area of Garden: 305.28 m²
Individual Landscape Areas	> Nil
Individual Dwellings	Fixtures and fittings to be included: > 4-star showerheads (>4.5 but ≤ 6L/min) > 4-star flush toilets > 4-star kitchen and bathroom taps
Appliances (For Individual Dwellings)	Appliances ² to be included: > Dishwasher: 4.5-star Water rating > Washing Machine: 4.5-star Water Rating
Alternative Water Source	> 10kL Rainwater tank reused for irrigation, car washing and cooling towers
Car washing bays	1 Car Washing Bay
Fire Sprinkler Systems	Fire Sprinkler test water to be contained in a closed system
Swimming Pool and Spa	> No Pool or Spa
Basix Water Target	40%
Water Score	51%

¹ More information on water efficient fixtures and fittings can be found at www.waterrating.gov.au

² More information on water efficient appliances can be found at www.waterrating.gov.au

2.2 Energy Strategies

The following table outlines the energy strategy proposed for the development. The project is currently achieving **62%** on the BASIX average benchmark. The target is based on a minimum 61% compliance score.

This will be achieved providing the following energy commitments are implemented:

Table 3 Energy Commitments

BASIX Base Case		Energy Conservation Strategies
Building Management System	>	BMS is included in the current strategy
	>	Dedicated LED light fittings located throughout each dwelling ³ (All downlights to be sealed)
Individual Dwellings	>	All kitchen, bathroom, and laundry exhausts to have individual fans ducted to the facade or roof with the following efficiency measures: – Kitchen: manual on/off switch – Laundry: Interlocked to light – Bathroom: Interlocked to light
	>	Heating and Cooling systems: – Individual Heating system: 1-phase air-conditioning / EER 3.0- 3.5 – Individual Cooling system: 1-phase air-conditioning / EER 3.0 - 3.5 – Air conditioning systems to be day-night zoned
	>	Ceiling Fans in Kitchen Living and Bedroom spaces > Diameter: 1200 mm > Quantity: – 1 unit in Kitchen Living space – 1 unit per Bedroom
		Efficient appliances⁴ for each apartment as follows:
	>	Induction Cooktop & Electric Oven
	>	Dishwasher: 4.5-star energy rating
	>	Clothes Drier Machine: 4.5-star energy rating
		Ventilation systems and efficiency measures as follows:
	>	Car park - Ventilation supply and exhaust with CO monitors and VSD fans
	>	Garbage rooms - Ventilation exhaust only

³ Dedicated LED must be the predominate (i.e. 80% of fittings) light fitting in each room

⁴ More information on energy efficient appliances can be found at www.energyrating.gov.au

- > Level 08 and 30 Communal spaces – Air conditioning system, time clock or BMS controlled
- > Plant and services rooms in Basement - Ventilation supply only, continuous
- > Plant and Services room- No mechanical ventilation
- > Residential Lobby GF- Air conditioning system, time clock or BMS Controlled
- > Hallway, lobbies/corridors – Ventilation supply only, time clock or BMS Controlled
- > Lift motor rooms- Ventilation supply only, continuous

Lighting systems and efficiency measures as follows:

- > Carpark: LEDs –Motion Sensor, lighting control / BMS
- > Lift cars: LEDs connected to the lift call buttons
- > Lift motor room: LEDs- motion sensors, lighting control / BMS
- > Plant rooms and switch rooms, LEDs – Manual on / Manual off
- > Garbage room, LEDs – motion sensors, lighting control / BMS
- > Hallways, lobbies and corridors, LEDs – Time Clock and Motion Sensors, lighting control / BMS
- > Ground Floor shared lobby – LEDs, Time Clock and Motion Sensors, lighting control / BMS

Level 08 and 30 Communal spaces – LEDs- Zoned Switching, lighting control / BMS

Central Systems	> Central hot water system
	– Electric heat pump (air sourced) with R0.6 (≈ 25mm) internal piping insulation and no external pipework > 3.5 < COP <= 4,0
	> Vertical Transport
	> Energy efficient Gearless traction with VVVF motor with a lift load capacity of <=1001kg but <-1500kg – Low energy LED lighting. – Shutdown of non-essential lighting, screens, etc. when on standby; and
Photovoltaic system	> 18.0 kW peak array
Basix Energy Target	> 61%
Energy Score	> 62%

3. Thermal Comfort

3.1 National House Energy Rating Scheme (NatHERS) Assessment

Thermal Comfort for each dwelling has been assessed out in accordance with the BASIX Thermal Comfort Protocol as defined by the Department of Planning Industry and Environment.

Thermal comfort levels for all proposed dwellings have been assessed using the HERO (thermal modelling software). This approach has been approved by the National House Energy Rating Scheme (NatHERS) and aims to predict annual heating and cooling loads of each dwelling.

To satisfy the BASIX thermal comfort requirements, the following objectives must be achieved:

- > The individual heating and cooling loads for each dwelling must not exceed the limit specified in the BASIX scheme
- > The average heating and cooling loads of all dwellings in a development must not exceed the specified average limit

These requirements have been provided below:

Table 4 Thermal Comfort Targets

NatHERS Target	Heat and Cooling Load
Maximum Thermal Load	– Heating 65.1 MJ/m ²
	– Cooling 50.6 MJ/m ²
Average Thermal Load	– Heating 58 MJ/m ²
	– Cooling 45 MJ/m ²

3.2 Thermal Comfort Compliance and Material Reporting

Thermal Comfort modelling has been undertaken to establish compliance with the minimum requirements noted in Section 3.1. The table 5 below outlines the building envelope constructions assumed as part of the modelling assessment and provides the average heating and cooling loads achieved for the proposed development.

Table 5 Construction Details

Building Element	Material & Detail
Construction & shading	> As indicated on the architectural drawings. Balconies have been included in the assessment.
External Walls	> Exposed Concrete walls + R2.5 bulk insulation- Steel Framing
Corridor Walls	> Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas – Steel Framing
Internal Walls	> Plasterboard on studs, no insulation within dwellings rooms
Ceiling and Roof	> 400mm Suspended Concrete Slab – R3.0 Ceiling insulation (insulation only value)- Steel Framing
	> 200mm concrete slab, no insulation where neighbour above
Floor	> 200mm concrete slab + R2.5 insulation (insulation only value) where exposed below – Steel Framing
	> 200mm concrete slab, no insulation where neighbour below
Floor coverings	> Tiles for Kitchen/Laundry/ Toilets
	> Carpets for Bedrooms
	> Timber for Living Rooms
Glazing	> Awnings: U-Value $\leq 4.8 \text{ W/m}^2\text{k}$, SHGC 0.51
	> Fixed and Sliding Doors: U-Value $\leq 4.8 \text{ W/m}^2\text{k}$, SHGC 0.59
Ceiling Fans	> 1 x 1200mm Ceiling Fans to Kitchen / Living Spaces and Bedrooms for all units

> All windows and doors are weather stripped and assumed to have safety restrictors as per NCC requirements.

> Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

Appendix A

NatHERS Group Certificate

Nationwide House Energy Rating Scheme® Class 2 Summary

NatHERS® Certificate No. #HR-DPDL6W-01

Generated on 18 Jul 2024 using Hero 4.1

Property

Address 402 Macquarie St, Liverpool, NSW, 2170

Lot/DP

NatHERS climate zone 28 - Richmond



Accredited assessor

Name Khyati Saxena
Business name ADP Consulting
Email k.saxena@adpconsulting.com.au
Phone +61 405886583
Accreditation No. 10191
Assessor Accrediting Organisation HERA

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-DPDL6W-01>.

When using either link, ensure you are visiting <http://www.hero-software.com.au>



National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-P6WQBM-01	A10-01	24.3 (65)	11.4 (51)	35.7	8.3	n/a
HR-Y4XLW5-01	A10-02	14.7 (65)	3.5 (51)	18.3	9.3	n/a
HR-7463DM-01	A10-03	12.1 (65)	6.8 (51)	18.9	9.3	n/a

Thermal performance Star rating



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	27.0	7.3
Maximum load	65.0	27.6
Average limit	58.0	45.0
Maximum limit	65.1	50.6

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-UF7NQL-01	A10-04	10.2 (65)	3.2 (51)	13.3	9.6	n/a
HR-JD6CZK-01	A10-05	18.0 (65)	15.5 (51)	33.5	8.4	n/a
HR-MD8WY1-01	A10-06	34.9 (65)	9.0 (51)	44.0	7.9	n/a
HR-UK20WO-01	A10-07	36.1 (65)	4.7 (51)	40.8	8.0	n/a
HR-NX9ZED-01	A10-08	43.7 (65)	2.2 (51)	45.9	7.8	n/a
HR-008MK8-01	A11-01	24.2 (65)	11.3 (51)	35.5	8.3	n/a
HR-9L1KY8-01	A11-02	14.9 (65)	3.5 (51)	18.4	9.3	n/a
HR-4MJVGT-01	A11-03	12.3 (65)	6.8 (51)	19.1	9.2	n/a
HR-75TF5T-01	A11-04	10.3 (65)	3.1 (51)	13.5	9.6	n/a
HR-IE9SDJ-01	A11-05	18.1 (65)	15.6 (51)	33.7	8.4	n/a
HR-9OTOKP-01	A11-06	35.1 (65)	9.2 (51)	44.3	7.8	n/a
HR-UFZFFB-01	A11-07	36.3 (65)	4.6 (51)	40.9	8.0	n/a
HR-FCDTX5-01	A11-08	43.9 (65)	2.2 (51)	46.1	7.7	n/a
HR-LC1DOK-01	A12-01	27.3 (65)	14.1 (51)	41.4	7.9	n/a
HR-FRAJYA-01	A12-02	15.0 (65)	3.4 (51)	18.5	9.3	n/a
HR-94ZHBY-01	A12-03	12.4 (65)	6.9 (51)	19.2	9.2	n/a
HR-PS95C1-01	A12-04	10.4 (65)	3.0 (51)	13.5	9.6	n/a
HR-T9I30Y-01	A12-05	18.2 (65)	15.4 (51)	33.6	8.4	n/a
HR-B8UKR8-01	A12-06	35.5 (65)	9.1 (51)	44.6	7.8	n/a
HR-NTAVE1-01	A12-07	36.5 (65)	4.6 (51)	41.1	7.9	n/a
HR-2ONR4U-01	A12-08	44.0 (65)	2.2 (51)	46.2	7.7	n/a
HR-PNTL2W-01	A13-01	24.4 (65)	11.3 (51)	35.7	8.3	n/a
HR-NIQ3XM-01	A13-02	15.1 (65)	3.7 (51)	18.8	9.3	n/a
HR-MQZOUZ-01	A13-03	12.4 (65)	6.8 (51)	19.2	9.2	n/a
HR-XXTZ0N-01	A13-04	10.5 (65)	3.0 (51)	13.5	9.6	n/a
HR-VZ0X1H-01	A13-05	18.3 (65)	15.6 (51)	33.9	8.4	n/a
HR-4D8CAA-01	A13-06	35.6 (65)	9.1 (51)	44.7	7.8	n/a
HR-VCY81F-01	A13-07	36.6 (65)	4.5 (51)	41.1	7.9	n/a
HR-I90AO4-01	A13-08	44.1 (65)	2.2 (51)	46.3	7.7	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-9VR3JU-01	A14-01	24.6 (65)	11.6 (51)	36.2	8.3	n/a
HR-10D5AO-01	A14-02	15.4 (65)	3.6 (51)	19.0	9.3	n/a
HR-3O6NRR-01	A14-03	12.6 (65)	6.6 (51)	19.2	9.2	n/a
HR-3PEC1L-01	A14-04	10.6 (65)	3.0 (51)	13.6	9.6	n/a
HR-MNDX35-01	A14-05	18.5 (65)	15.4 (51)	33.8	8.4	n/a
HR-X0DD7Y-01	A14-06	36.0 (65)	8.9 (51)	45.0	7.8	n/a
HR-RCNOA9-01	A14-07	36.8 (65)	4.4 (51)	41.2	7.9	n/a
HR-79J31B-01	A14-08	44.2 (65)	2.1 (51)	46.4	7.7	n/a
HR-ERGQBA-01	A15-01	24.7 (65)	11.7 (51)	36.3	8.3	n/a
HR-PMM0Y2-01	A15-02	15.5 (65)	3.6 (51)	19.1	9.2	n/a
HR-A3KCP9-01	A15-03	12.7 (65)	6.5 (51)	19.2	9.2	n/a
HR-VAEQ6U-01	A15-04	10.7 (65)	3.0 (51)	13.7	9.6	n/a
HR-3C3CQW-01	A15-05	18.6 (65)	15.6 (51)	34.2	8.4	n/a
HR-D3J3PY-01	A15-06	36.1 (65)	9.0 (51)	45.0	7.8	n/a
HR-RM4ABC-01	A15-07	36.9 (65)	4.4 (51)	41.3	7.9	n/a
HR-XQBBUP-01	A15-08	44.2 (65)	2.1 (51)	46.3	7.7	n/a
HR-U2AGS5-01	A16-01	24.9 (65)	11.4 (51)	36.2	8.3	n/a
HR-YZFXKQ-01	A16-02	15.6 (65)	3.6 (51)	19.2	9.2	n/a
HR-GQERYG-01	A16-03	12.8 (65)	6.5 (51)	19.3	9.2	n/a
HR-GEF4BC-01	A16-04	10.8 (65)	3.0 (51)	13.8	9.6	n/a
HR-9E109Q-01	A16-05	18.7 (65)	15.4 (51)	34.1	8.4	n/a
HR-VLJQG0-01	A16-06	36.3 (65)	8.8 (51)	45.1	7.8	n/a
HR-UIB0D0-01	A16-07	37.1 (65)	4.3 (51)	41.4	7.9	n/a
HR-KVQX60-01	A16-08	44.4 (65)	2.1 (51)	46.5	7.7	n/a
HR-7H6RBD-01	A17-01	25.0 (65)	11.6 (51)	36.6	8.3	n/a
HR-HL5MYA-01	A17-02	15.7 (65)	3.6 (51)	19.3	9.2	n/a
HR-678T5A-01	A17-03	12.9 (65)	6.3 (51)	19.2	9.2	n/a
HR-AX51XX-01	A17-04	10.8 (65)	3.0 (51)	13.8	9.6	n/a
HR-DUD4FF-01	A17-05	18.8 (65)	15.4 (51)	34.2	8.4	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-O1MRFI-01	A17-06	36.5 (65)	8.7 (51)	45.2	7.8	n/a
HR-UTN7QC-01	A17-07	37.2 (65)	4.3 (51)	41.5	7.9	n/a
HR-I6SPUL-01	A17-08	44.5 (65)	2.1 (51)	46.7	7.7	n/a
HR-LALPDG-01	A18-01	25.5 (65)	11.3 (51)	36.8	8.3	n/a
HR-4AQMM0-01	A18-02	16.1 (65)	3.9 (51)	20.1	9.2	n/a
HR-5E25GS-01	A18-03	13.4 (65)	6.3 (51)	19.7	9.2	n/a
HR-0RI9D5-01	A18-04	11.3 (65)	3.1 (51)	14.4	9.6	n/a
HR-9A8C0Z-01	A18-05	19.4 (65)	15.8 (51)	35.2	8.4	n/a
HR-SPZZ59-01	A18-06	37.1 (65)	9.1 (51)	46.3	7.7	n/a
HR-33JZOI-01	A18-07	37.6 (65)	4.5 (51)	42.1	7.9	n/a
HR-VHYYHR-01	A18-08	44.5 (65)	2.2 (51)	46.7	7.7	n/a
HR-EOTWZC-01	A19-01	28.0 (65)	14.4 (51)	42.3	7.9	n/a
HR-5JVGP1-01	A19-02	15.4 (65)	4.0 (51)	19.4	9.2	n/a
HR-QZDQUZ-01	A19-03	12.8 (65)	7.0 (51)	19.8	9.2	n/a
HR-GHMF68-01	A19-04	10.8 (65)	3.3 (51)	14.1	9.6	n/a
HR-32P3ZT-01	A19-05	18.7 (65)	16.3 (51)	35.0	8.4	n/a
HR-0AOVRT-01	A19-06	36.4 (65)	9.6 (51)	46.1	7.7	n/a
HR-4K65W3-01	A19-07	36.6 (65)	4.9 (51)	41.5	7.9	n/a
HR-5YW3VR-01	A19-08	43.8 (65)	3.0 (51)	46.8	7.7	n/a
HR-71OSO6-01	A20-01	28.4 (65)	12.8 (51)	41.2	7.9	n/a
HR-YYTC5E-01	A20-02	15.8 (65)	3.6 (51)	19.4	9.2	n/a
HR-HKKYK5-01	A20-03	13.2 (65)	5.9 (51)	19.1	9.2	n/a
HR-MIIMDN-01	A20-04	11.0 (65)	2.9 (51)	13.9	9.6	n/a
HR-3ZDAJL-01	A20-05	19.1 (65)	15.4 (51)	34.5	8.4	n/a
HR-C96KM9-01	A20-06	37.1 (65)	8.6 (51)	45.8	7.8	n/a
HR-U5LY0U-01	A20-07	37.3 (65)	4.1 (51)	41.3	7.9	n/a
HR-1MTGEL-01	A20-08	45.0 (65)	2.1 (51)	47.1	7.7	n/a
HR-I1V4QA-01	A21-01	28.5 (65)	12.8 (51)	41.3	7.9	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-VGSBVB-01	A21-02	15.9 (65)	3.6 (51)	19.5	9.2	n/a
HR-5Q312J-01	A21-03	13.3 (65)	5.9 (51)	19.2	9.2	n/a
HR-NJS63P-01	A21-04	11.1 (65)	2.9 (51)	14.0	9.6	n/a
HR-C0RYCM-01	A21-05	19.2 (65)	15.5 (51)	34.6	8.4	n/a
HR-MFRTJ0-01	A21-06	37.2 (65)	8.5 (51)	45.7	7.8	n/a
HR-71URJS-01	A21-07	37.4 (65)	4.1 (51)	41.5	7.9	n/a
HR-T6YGZF-01	A21-08	45.1 (65)	2.1 (51)	47.2	7.7	n/a
HR-K51U7C-01	A22-01	28.6 (65)	13.0 (51)	41.6	7.9	n/a
HR-WHI8BC-01	A22-02	16.0 (65)	3.6 (51)	19.6	9.2	n/a
HR-889HOT-01	A22-03	13.4 (65)	5.8 (51)	19.2	9.2	n/a
HR-TU8POP-01	A22-04	11.2 (65)	2.6 (51)	13.8	9.6	n/a
HR-UVV6GF-01	A22-05	19.2 (65)	15.6 (51)	34.8	8.4	n/a
HR-8OGTN9-01	A22-06	37.4 (65)	8.5 (51)	45.9	7.8	n/a
HR-CJHWD4-01	A22-07	37.5 (65)	4.1 (51)	41.5	7.9	n/a
HR-RN91FX-01	A22-08	45.2 (65)	2.1 (51)	47.3	7.7	n/a
HR-4GO1KL-01	A23-01	28.7 (65)	12.9 (51)	41.6	7.9	n/a
HR-RY0H28-01	A23-02	16.1 (65)	3.6 (51)	19.8	9.2	n/a
HR-6P85CL-01	A23-03	13.4 (65)	5.9 (51)	19.3	9.2	n/a
HR-A288FS-01	A23-04	11.3 (65)	2.8 (51)	14.1	9.6	n/a
HR-Q8H30T-01	A23-05	19.3 (65)	15.5 (51)	34.8	8.4	n/a
HR-LLI5PZ-01	A23-06	37.5 (65)	8.6 (51)	46.2	7.7	n/a
HR-GM4FU9-01	A23-07	37.6 (65)	4.0 (51)	41.6	7.9	n/a
HR-OU8SDE-01	A23-08	43.3 (65)	0.9 (51)	44.2	7.8	n/a
HR-EQGMCV-01	A24-01	28.8 (65)	12.8 (51)	41.7	7.9	n/a
HR-GQN6SA-01	A24-02	16.2 (65)	3.4 (51)	19.7	9.2	n/a
HR-7H5FFZ-01	A24-03	13.4 (65)	6.1 (51)	19.4	9.2	n/a
HR-NWRJEV-01	A24-04	11.3 (65)	2.7 (51)	14.0	9.6	n/a
HR-OZEAWN-01	A24-05	19.4 (65)	15.5 (51)	34.9	8.4	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-H187D0-01	A24-06	37.9 (65)	8.6 (51)	46.5	7.7	n/a
HR-E0T7MZ-01	A24-07	37.7 (65)	4.0 (51)	41.7	7.9	n/a
HR-GDPENW-01	A24-08	45.9 (65)	2.0 (51)	47.9	7.7	n/a
HR-7KHPZH-01	A25-01	29.4 (65)	13.3 (51)	42.7	7.9	n/a
HR-9RJJEWH-01	A25-02	16.7 (65)	3.9 (51)	20.7	9.1	n/a
HR-8BFI6E-01	A25-03	13.9 (65)	6.5 (51)	20.3	9.2	n/a
HR-S6BGR0-01	A25-04	11.8 (65)	2.8 (51)	14.5	9.5	n/a
HR-QFB93J-01	A25-05	19.7 (65)	15.6 (51)	35.3	8.4	n/a
HR-JFHOZO-01	A25-06	38.5 (65)	8.8 (51)	47.3	7.7	n/a
HR-S1EJHL-01	A25-07	38.2 (65)	4.3 (51)	42.5	7.9	n/a
HR-9AJJKA-01	A25-08	46.0 (65)	2.0 (51)	48.0	7.7	n/a
HR-PPV8PE-01	A26-01	27.2 (70)	10.0 (54)	37.2	8.2	n/a
HR-6AS0ME-01	A26-02	14.6 (70)	2.6 (54)	17.2	9.4	n/a
HR-7S783R-01	A26-03	13.7 (70)	4.8 (54)	18.5	9.3	n/a
HR-OPG7BE-01	A26-04	11.9 (70)	2.3 (54)	14.2	9.6	n/a
HR-EW141A-01	A26-05	20.0 (70)	15.8 (54)	35.8	8.3	n/a
HR-V2BWVY-01	A26-06	38.7 (70)	8.4 (54)	47.1	7.7	n/a
HR-X4TMDX-01	A26-07	38.3 (70)	3.7 (54)	42.0	7.9	n/a
HR-9RFPG2-01	A26-08	45.6 (70)	1.9 (54)	47.5	7.7	n/a
HR-5V7KU4-01	A27-01	26.8 (70)	10.0 (54)	36.9	8.3	n/a
HR-GIAIX1-01	A27-02	16.6 (70)	3.3 (54)	20.0	9.2	n/a
HR-XSTU17-01	A27-03	13.6 (70)	5.7 (54)	19.4	9.2	n/a
HR-RXSA06-01	A27-04	11.3 (70)	2.1 (54)	13.4	9.6	n/a
HR-KFVI14-01	A27-05	19.2 (70)	15.2 (54)	34.4	8.4	n/a
HR-40C26T-01	A27-06	38.3 (70)	8.4 (54)	46.7	7.7	n/a
HR-PJJZKB-01	A27-07	38.8 (70)	3.6 (54)	42.4	7.9	n/a
HR-1ISE8U-01	A27-08	45.4 (70)	1.9 (54)	47.3	7.7	n/a
HR-0KA03A-01	A28-01	26.9 (70)	9.9 (54)	36.7	8.3	n/a
HR-UFRB2Q-01	A28-02	16.7 (70)	3.3 (54)	20.1	9.2	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m ² .yr)	Cooling load (load limit) (MJ/m ² .yr)	Total load (MJ/m ² .yr)	Star Rating	Whole of Home Rating
HR-1SF03W-01	A28-03	13.7 (70)	5.7 (54)	19.4	9.2	n/a
HR-1KE2AX-01	A28-04	11.6 (70)	2.5 (54)	14.1	9.6	n/a
HR-JHPT0K-01	A28-05	19.4 (70)	15.6 (54)	35.0	8.4	n/a
HR-JAOEEX-01	A28-06	38.7 (70)	8.3 (54)	47.0	7.7	n/a
HR-ENPS0F-01	A28-07	38.9 (70)	3.6 (54)	42.5	7.9	n/a
HR-Z5TJ7F-01	A28-08	46.3 (70)	2.0 (54)	48.3	7.6	n/a
HR-8NIYZ6-01	A29-01	52.9 (70)	24.8 (54)	77.7	6.1	n/a
HR-C2W4JC-01	A29-02	43.2 (70)	12.4 (54)	55.6	7.2	n/a
HR-22SLM3-01	A29-03	38.0 (70)	15.8 (54)	53.8	7.3	n/a
HR-G4DIQ5-01	A29-04	30.5 (70)	6.9 (54)	37.4	8.2	n/a
HR-DCXLJE-01	A29-05	40.6 (70)	27.6 (54)	68.2	6.6	n/a
HR-ZAO3VE-01	A29-06	55.4 (70)	15.0 (54)	70.4	6.4	n/a
HR-G11YSQ-01	A29-07	62.2 (70)	8.3 (54)	70.6	6.4	n/a
HR-LBF3O3-01	A29-08	65.0 (70)	8.8 (54)	73.8	6.3	n/a
HR-ZZGN96-01	A9-01	30.4 (65)	12.1 (51)	42.5	7.9	n/a
HR-AI9U0F-01	A9-02	17.5 (65)	3.9 (51)	21.4	9.1	n/a
HR-BMZ8X5-01	A9-03	15.6 (65)	7.6 (51)	23.2	8.9	n/a
HR-KHYELY-01	A9-04	12.5 (65)	3.3 (51)	15.9	9.4	n/a
HR-E9KZ50-01	A9-05	22.0 (65)	15.7 (51)	37.7	8.2	n/a
HR-9HGI4K-01	A9-06	48.5 (65)	9.5 (51)	58.0	7.1	n/a
HR-68G47F-01	A9-07	54.8 (65)	4.9 (51)	59.6	7.0	n/a
HR-UOV2VE-01	A9-08	64.3 (65)	3.0 (51)	67.3	6.6	n/a
Averages	168x (Total)	27.0	7.3	34.3	8.4	n/a
Maximum Loads and Minimum Ratings		65.0	27.6	77.7	6.1	n/a

Explanatory notes

About the ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the home's societal cost. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

Appendix B

Certified Stamped Drawings

THE GRAND LIVERPOOL

Mixed Used Development, Hotel, Apartments + Gym

Drawing Schedule

Front Matter

DA-001 D	Cover Sheet + Drawing Schedule
DA-002 C	Project Summary + BASIX Commitments

Design Analysis

DA-010 C	Site Context Plan
DA-011 C	Design Analysis

Site Plan

DA-100 B	Plan-Site
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Demolition Plan

DA-120 B	Demolition Plan
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GA Plans

Basement Levels

DA-200 I	GA Plan- Basement Level 6
DA-201 I	GA Plan- Basement Level 5
DA-202 I	GA Plan- Basement Level 4
DA-203 I	GA Plan- Basement Level 3
DA-204 I	GA Plan- Basement Level 2
DA-205 I	GA Plan- Basement Level 1

Podium Levels

DA-210 I	GA Plan- Level 0 (Ground)
DA-211 I	GA Plan- Level 1
DA-212 I	GA Plan- Levels 2-5 (Hotel Rooms)
DA-213 H	GA Plan- Level 6 (Hotel Rooms)
DA-214 H	GA Plan- Level 7 (Hotel Rooms)
DA-215 I	GA Plan- Level 8 (Podium)

Tower Levels

DA-220 H	GA Plan- Levels 9-18 (Apartments)
DA-221 I	GA Plan- Levels 19-25 (Apartments)
DA-222 I	GA Plan- Levels 26-29 (Apartments)
DA-223 H	GA Plan- Level 30 (Roof Terrace)
DA-224 F	GA Plan- Level Roof

SDA HPS, Adaptable + Livable

DA-250 C	Plans - SDA HPS Apartments
DA-251 C	Plans - Adpatable Apartments
DA-252 C	Plans - Livable Apartments
DA-253 C	Plans - Livable Apartments

Elevations

DA-300 C	Elevation- Macquarie Street
DA-310 G	Elevations-North, West
DA-311 H	Elevations-South, East

Sections

DA-400 H	Sections: AA-BB
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Material Palette

DA-500 D	Materials Schedule
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Details

DA-600 C	Rear Boundary Condition
DA-611 C	Typical Facade Details 1
DA-612 C	Typical Facade Details 2
DA-613 B	Typical Facade Details 3
DA-620 A	Signage Details 1
DA-621 A	Signage Details 2

Photo Montages

DA-701 C	Photo Montage: View 1
DA-702 C	Photo Montage: View 2
DA-703 A	Photo Montage: View 3
DA-704 A	Photo Montage: View 4

Area Measurement

DA-800 A	Residential Communal Open Space
----------	---------------------------------

Solar Access: Apartments

DA-810 B	Solar Access: 9am – 9:30am
DA-811 B	Solar Access: 10am – 10:30am
DA-812 B	Solar Access: 11am – 11:30am
DA-813 B	Solar Access: 12pm – 12:30pm
DA-814 B	Solar Access: 1pm – 1:30pm
DA-815 B	Solar Access: 2pm – 2:30pm
DA-816 B	Solar Access: 3pm & 9am – 9:15am

Overshadow Diagrams

DA-820 C	Shadow Diagrams
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Height Plane Diagrams

DA-830 A	Height Plane Diagram
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Schedule: Residential Aptmnts

DA-901 B	Residential Apartment Schedule 1
DA-902 B	Residential Apartment Schedule 2
DA-903 B	Residential Apartment Schedule 3



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A	7/3/2024	Consultant Coordination
B	14/3/2024	Pre-DA Issue
C	18/3/2024	Revised Pre-DA Issue
D	24/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

CLIENT
Australasian Property Group Pte Ltd

TITLE
Cover Page

SCALE	DRAWN	CHECKED BY
NTS	TC	RO
PROJECT NO.	DATE	STAGE
2401	19/7/2024	DA 2
DWG NO.	REVISION	

DA-001

D

Project Summary

Site Area: 2,292m²

Proposed FSR: 9.95:1 (10:1 Permissable)

Proposed GFA: 22,820m² (22,920m² Permissable)

Hotel Accommodation Level 2 - Level 7: 198 Hotel Rooms

Residential Level 9 - 29: 168 Residential Apartments

Mid-Winter Solar Access: 126/168 Apartments (75.0%)

Min. 15 Minute Solar: 146/168 Apartments (87.5%)

Cross Ventilation. N/A Lowest apartment level is the 10th Storey

Publicly Accessible Gym Level 0 - Level 1: 353.95m² (1.55% of GFA)

Hotel GFA Component: 8073.32m² (35.38% of GFA)

Residential Communal Open Space: 947.62 m² (41.34% of Site Area)

Deep Soil Area: 84.96m² (3.7% of Site Area)

Apartment Mix

Type	Count	Percentage
1 Bedroom	84	50%
2 Bedrooms	63	38%
3 Bedrooms	21	12.5%
Total	168	100%

Adapatable Apartment Provision

Type	Count
SDA HPS	10
Adapatable Apartments	7
Combined Total Adaptable	17
Percentage (%) of Total Apartments	10.1%

DCP minimum 10%	16.8 Apartments
Proposal Complies	

Livable Apartment Provision

Total Apartments	34
Percentage (%) of Total Apartments	20.2%

DCP minimum 20%	33.6 Apartments
Proposal Complies	

Parking Schedule

Parking Schedule									
Level	Hotel Park	Residential	R. Visitors	Gym	Loading	Total	Accessible	Motorbikes	Bicycles
Macquarie Street						0			5
Porte Cochere						0			
Basement 1 - B				1	1	2			
Basement 2 - A	27					27	3	1	
Basement 2 - B	6					6		2	4
Basement 3 - A	21		2			23	1	2	32
Basement 3 - B			15			15	1	3	14
Basement 4 - A		31				31			
Basement 4 - B		14				14	2	1	19
Basement 5 - A		31				31			
Basement 5 - B		14				14	2	1	19
Basement 6 - A		31				31			
Basement 6 - B		12				12	2	1	22
Total	54	133	17	1	1	206	11	11	115
Required	16.8 DCP 1/10 Resi						10.30 5%	10.30 1/20 Parks	115 1/200 sqm

Solar Access Summary

ADG Solar Objective 4A-1.1

Total Units with min. 2 Hr's Solar to Living Rm & Balcony between 9am-3pm Mid Winter	126
Percentage	75.00%
Proposal Complies	Yes

ADG Solar Objective 4A-1.3

Total Apartments with no direct sunlight between 9am-3pm Mid Winter	21
Percentage	12.50%
Proposal Complies	Yes

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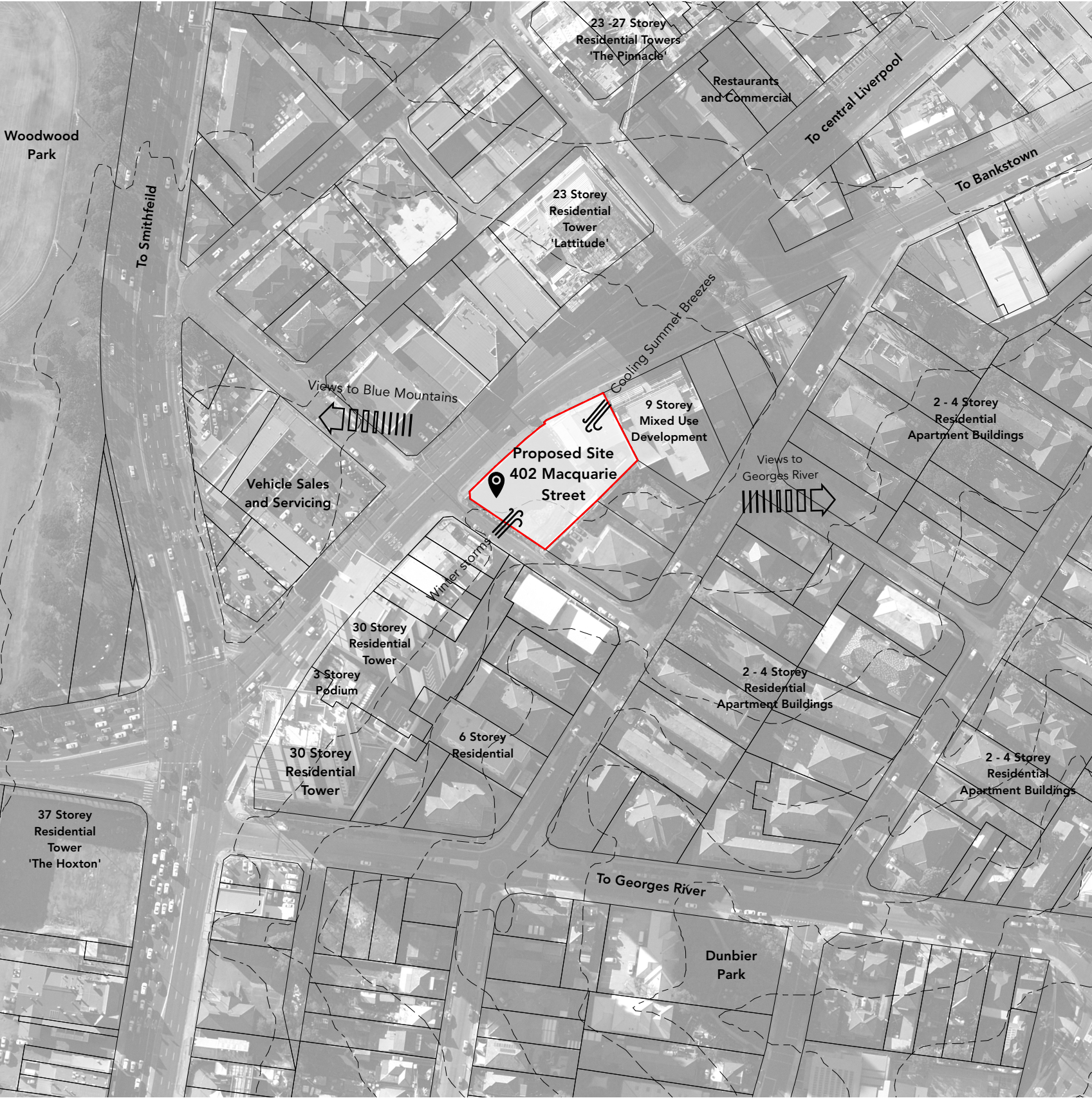
PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170

CLIENT
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TITLE		
Summary + BASIX Commitments		
SCALE	DRAWN	CHECKED BY
1:200	TC	RO
PROJECT NO.	DATE	STAGE
2401	11/7/2024	DA 2
DWG NO.	REVISION	
DA-002	C	

Plan – Site Context

Scale: 1:2000



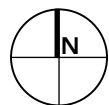
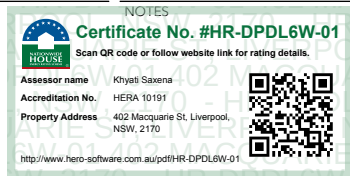
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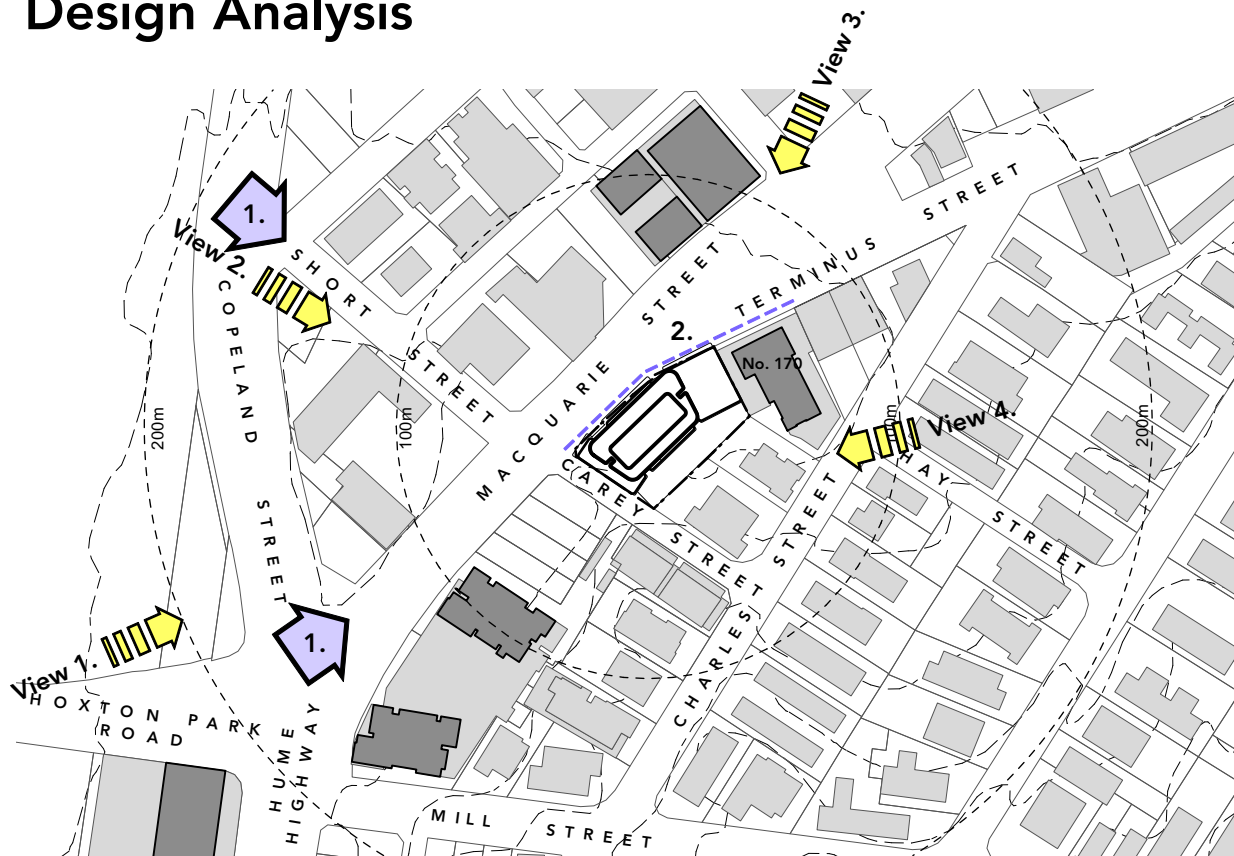


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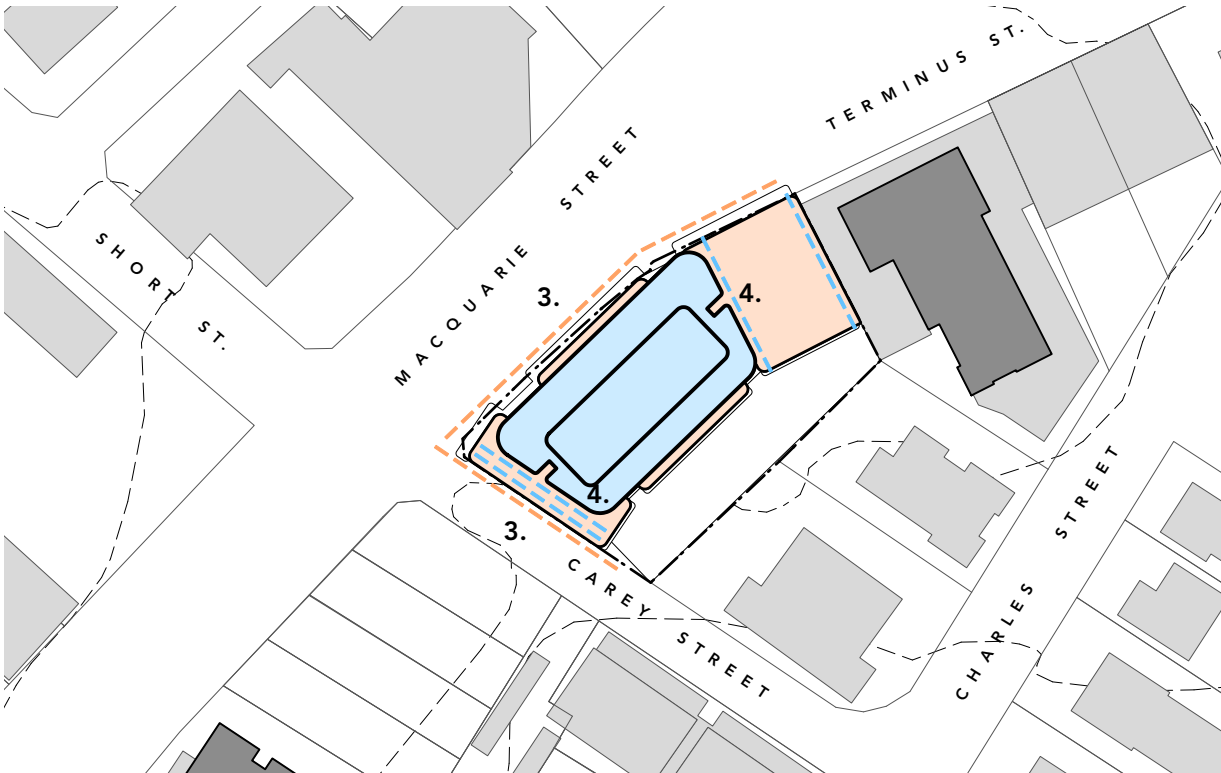
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Context Plan	1:2000	TC	RO
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2401	27/6/2024	DA 2	
DWG NO.	REVISION		
DA-010	C		

Design Analysis



Urban Context

Scale 1:3000



Building Setbacks

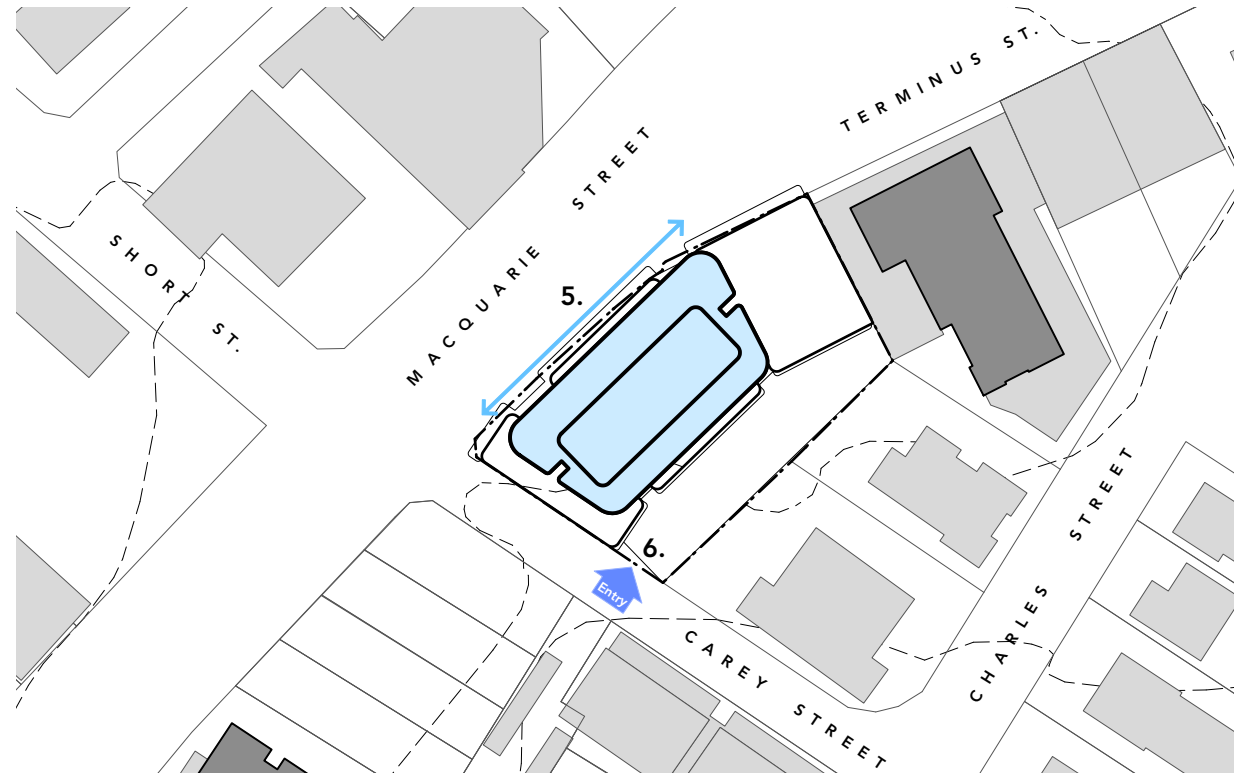
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Urban Context

- 1. Prominent corner address visible from Hume Highway and Short Street.
- 2. Podium continues adjoining built form of 170 Terminus Street.

Building Setbacks

- 3. Hotel podium aligns with Macquarie and Carey Streets.
- 4. Tower setbacks parallel to NE side boundary and Carey Street.



Building Form

Scale 1:1250



Landscaping

Scale 1:1250

Building Form

- 5. Proposed tower 46m length.
- 6. Single vehicle crossover to access basement levels from Carey Street.

Landscaping

- 7. Activation of Macquarie Street through delivery of a new public domain and colonnade
- 8. Greening Macquarie Street interface by landscape at ground and high levels.
- 9. Visual screening to rear boundary to provide neighbour privacy.
- 10. Terraced planting to both the rear boundary and Carey Street frontages

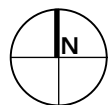
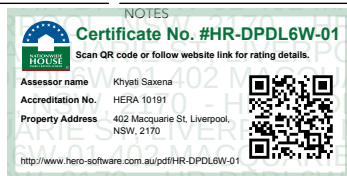
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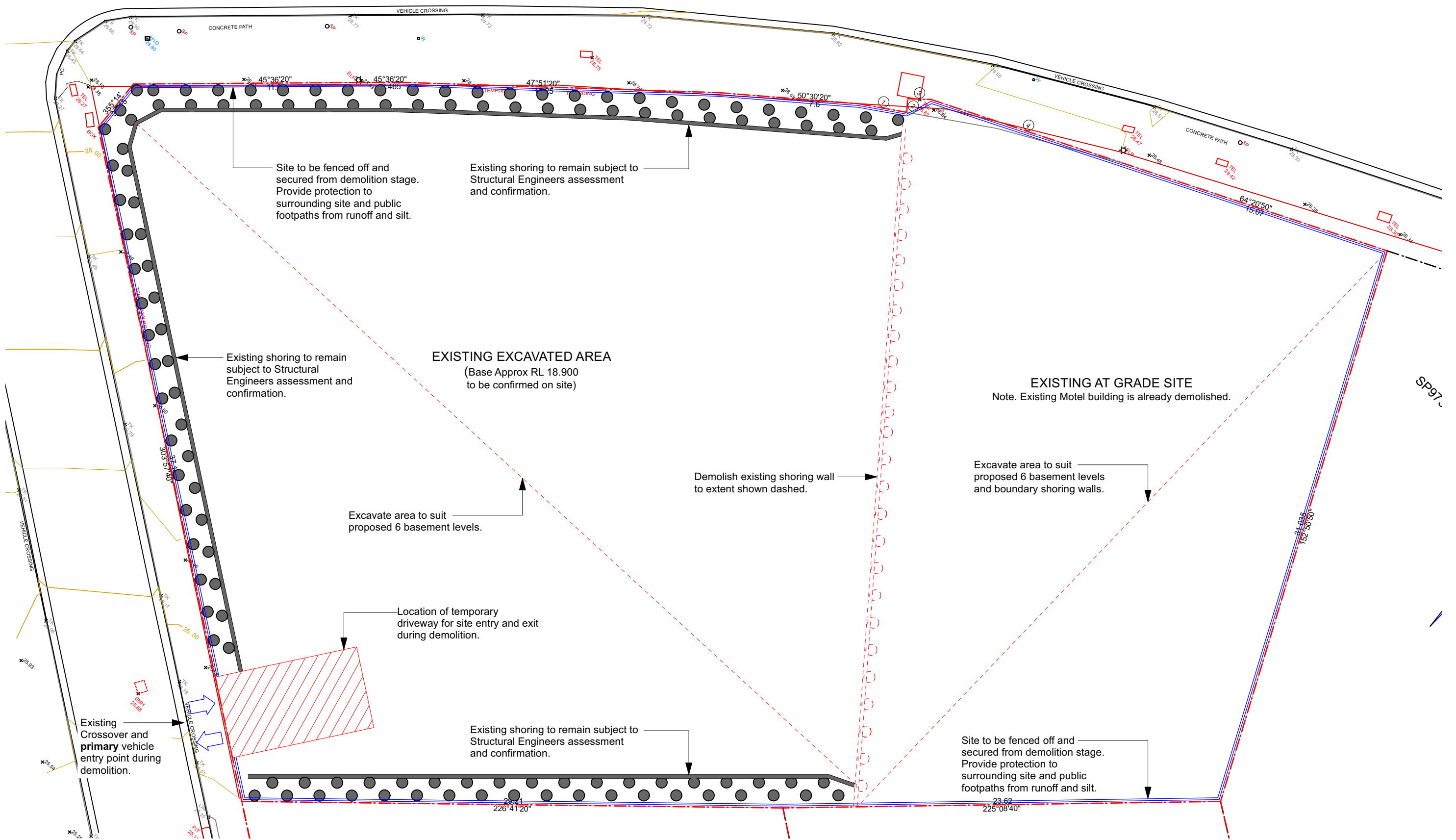
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TITLE	SCALE	DRAWN	CHECKED BY
Design Analysis	1:1250	TC	LT, RO
PROJECT NO.	DATE	STAGE	REVISION
2401	11/7/2024	DA 2	
DWG NO.			

DA-011

C



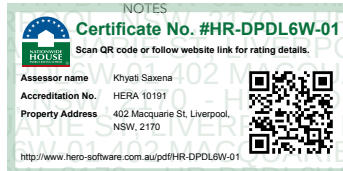
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B	16/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

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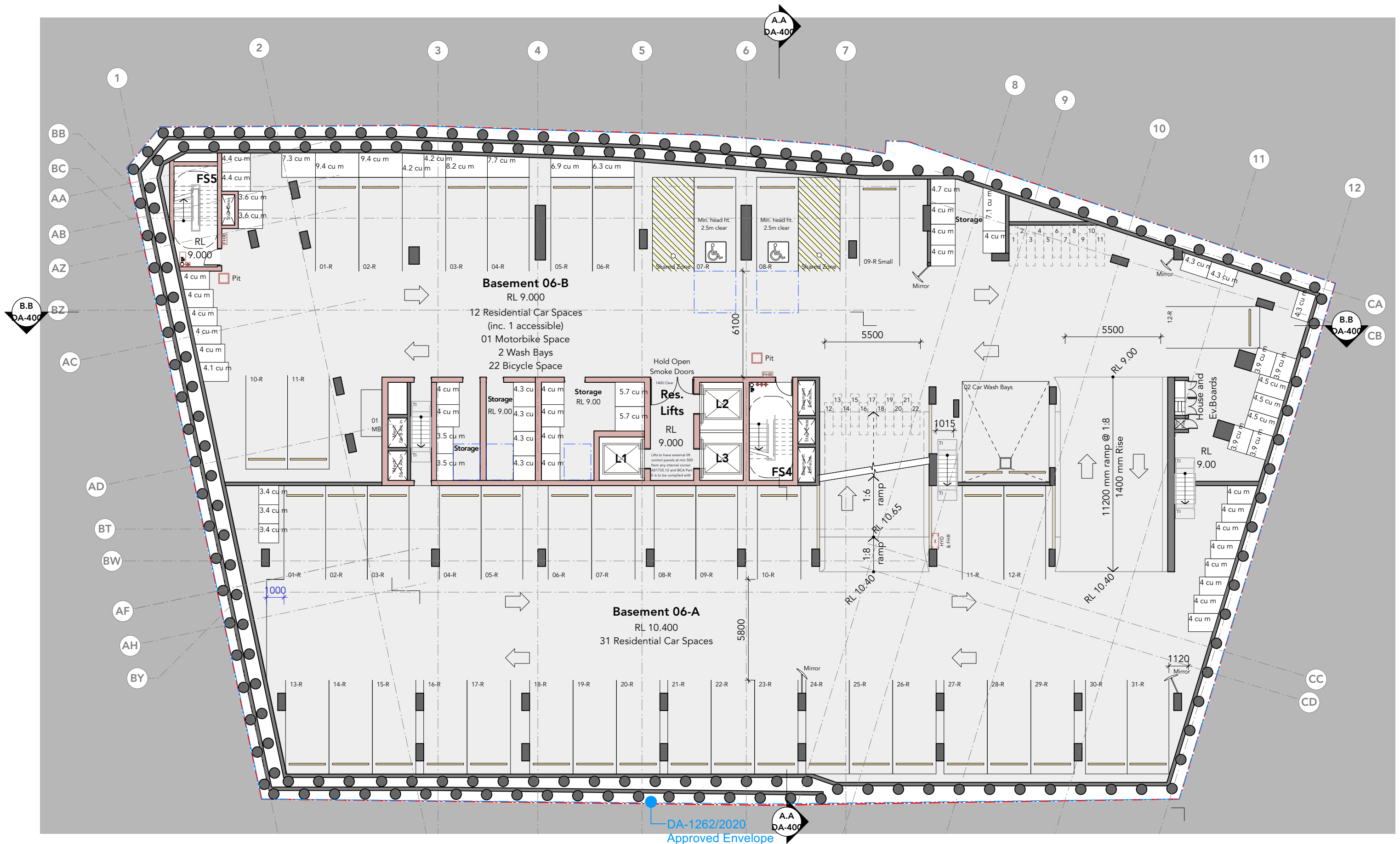
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TITLE
Demolition Plan

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2401	31/1/2024	Pre-DA 2
DWG NO.	REVISION	

DA-120

B



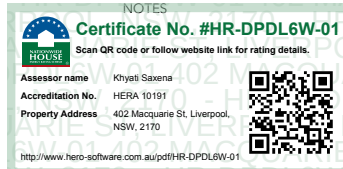
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G	1/7/2024	For Coordination
H	9/7/2024	For Coordination
I	16/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
Australasian Property Group Pte Ltd

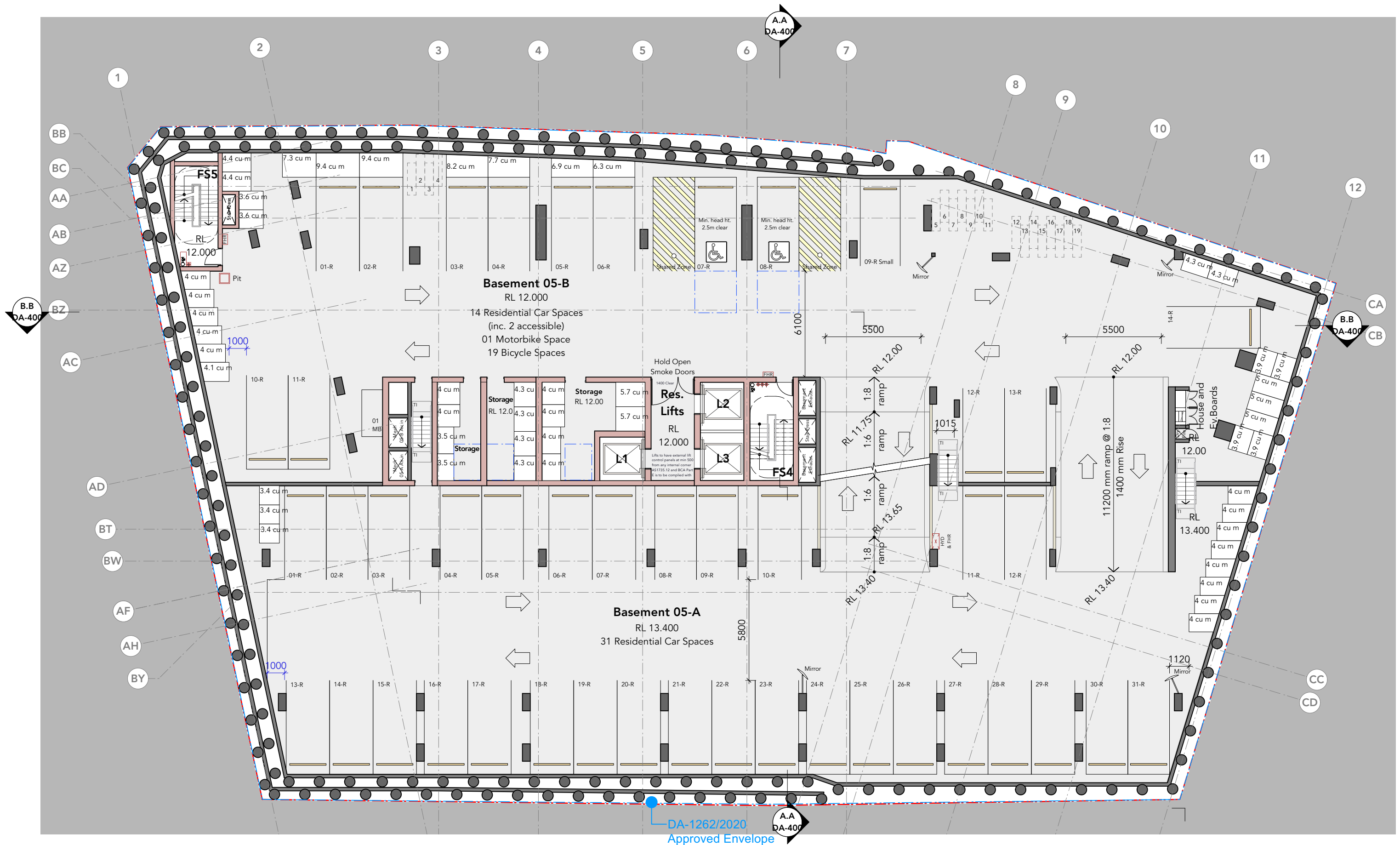
PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

TITLE
GA Plan- Basement L6

SCALE	DRAWN	CHECKED BY
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PROJECT NO.	DATE	STAGE
2401	11/4/2024	DA 2
DWG NO.	REVISION	

DA-200

I



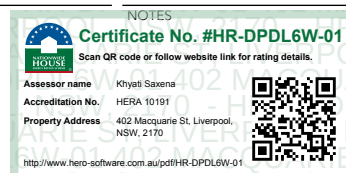
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H	9/7/2024	For Coordination
I	16/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
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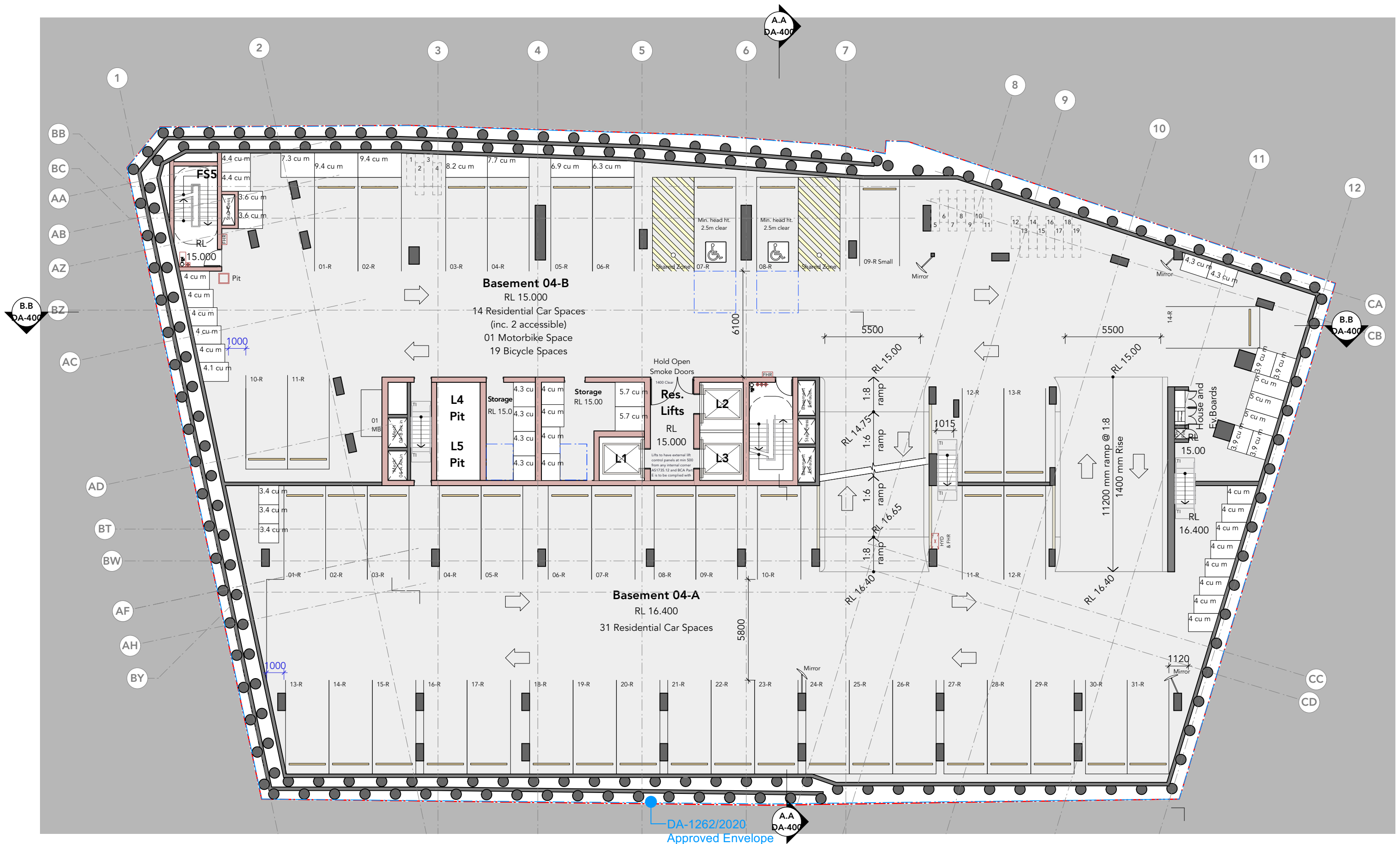
PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

TITLE
GA Plan- Basement L5

SCALE	DRAWN	CHECKED BY
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PROJECT NO.	DATE	STAGE
2401	11/4/2024	DA 2
DWG NO.	REVISION	

DA-201

I



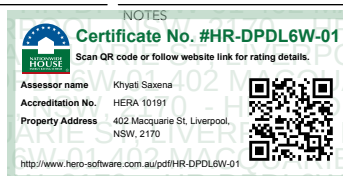
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G	1/7/2024	For Coordination
H	9/7/2024	For Coordination
I	16/7/2024	For Development Application

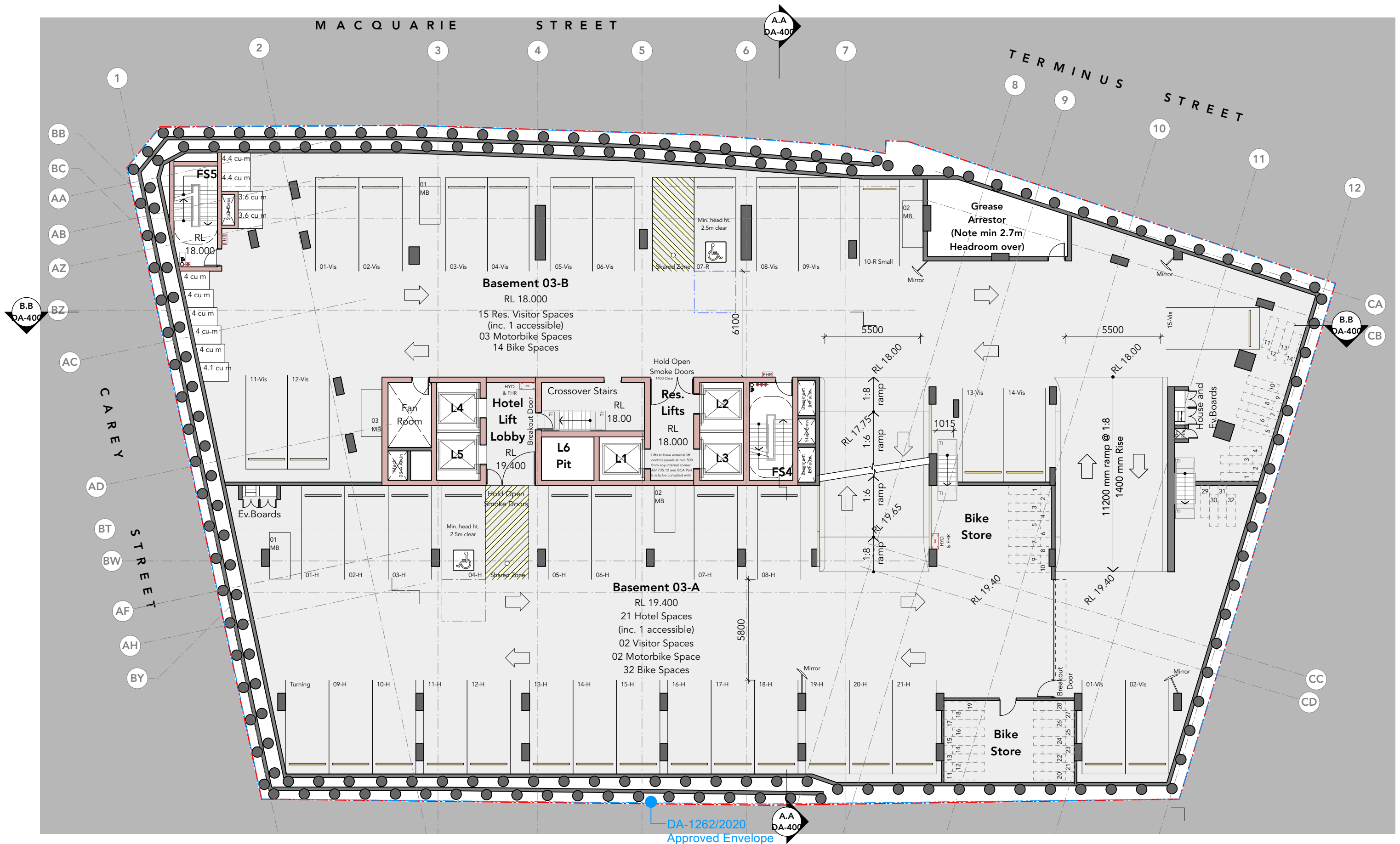
PROJECT
**Macquarie Street
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Development Application**

CLIENT
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PROJECT ADDRESS
**402 Macquarie Street,
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TITLE
GA Plan- Basement L4

SCALE	DRAWN	CHECKED BY
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PROJECT NO.	DATE	STAGE
2401	11/4/2024	DA 2
DWG NO.	REVISION	
DA-202	I	



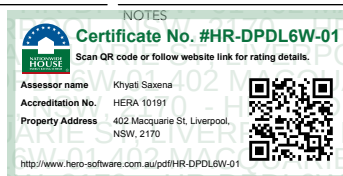
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H	9/7/2024	For Coordination
I	16/7/2024	For Development Application

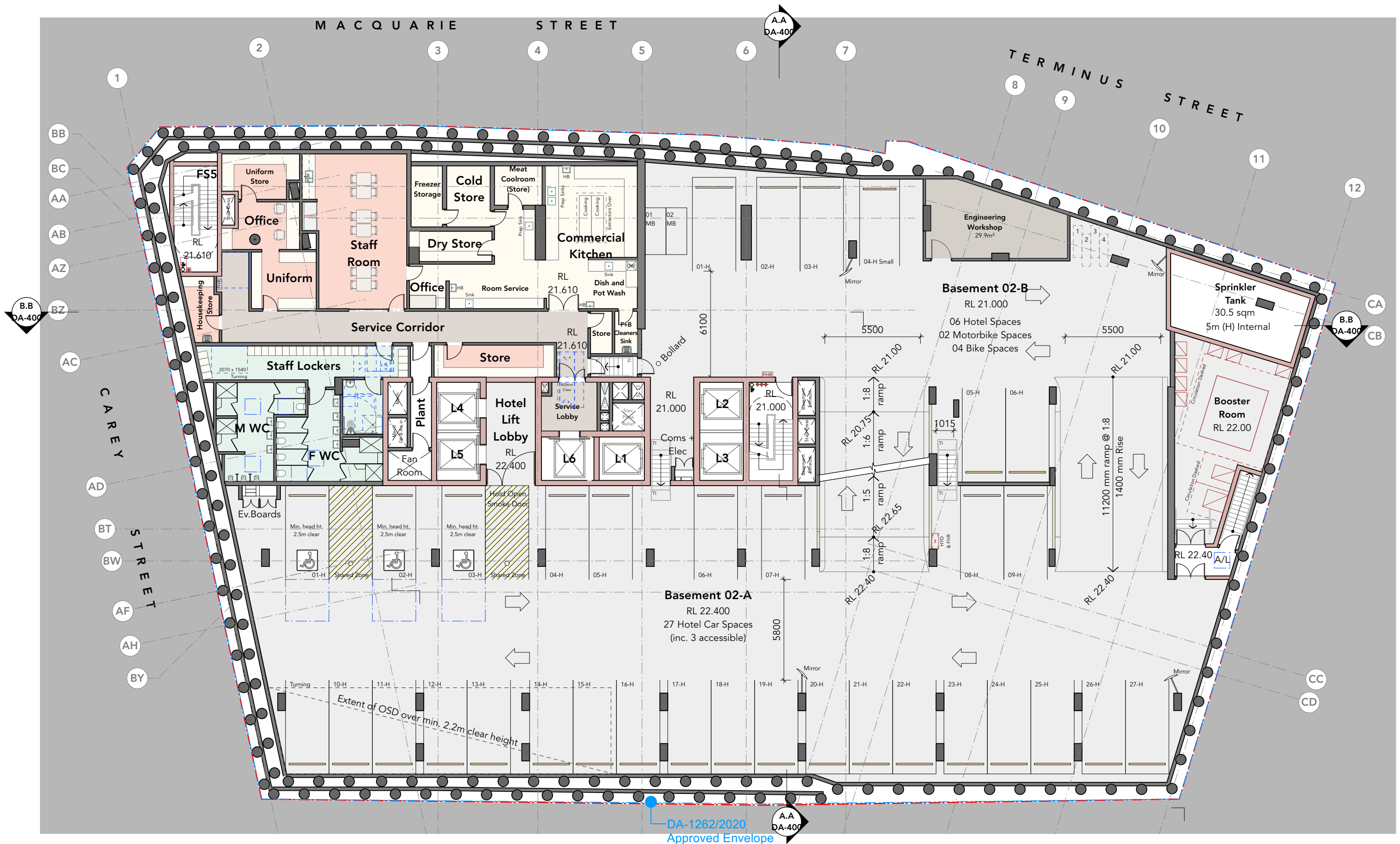
PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
Australasian Property Group Pte Ltd

PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

TITLE
GA Plan- Basement L3

SCALE	DRAWN	CHECKED BY
1:200	TC	LT, RO
PROJECT NO.	DATE	STAGE
2401	11/4/2024	DA 2
DWG NO.	REVISION	
DA-203	I	



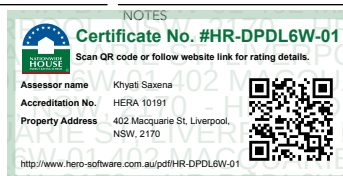
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I	16/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
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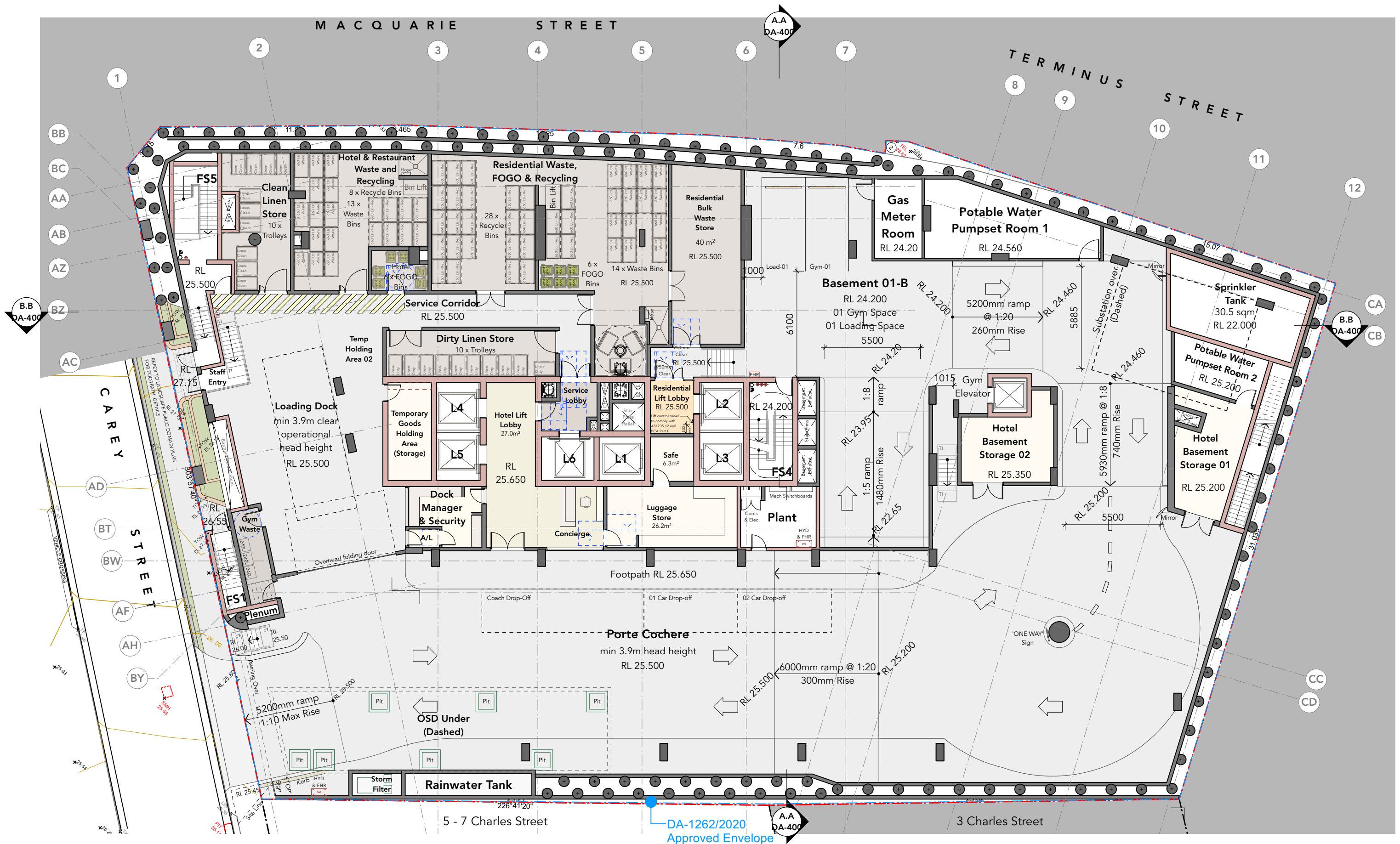
PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

TITLE
GA Plan- Basement L2

SCALE	DRAWN	CHECKED BY
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PROJECT NO.	DATE	STAGE
2401	11/4/2024	DA 2
DWG NO.	REVISION	

DA-204

I



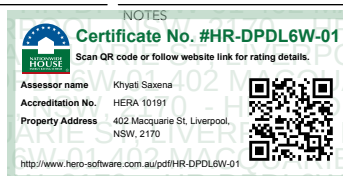
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I	16/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
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PROJECT ADDRESS
**402 Macquarie Street,
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TITLE
GA Plan- Basement L1

SCALE
1:200

PROJECT NO.
2401

DWG NO.
DA-205

DRAWN
TC

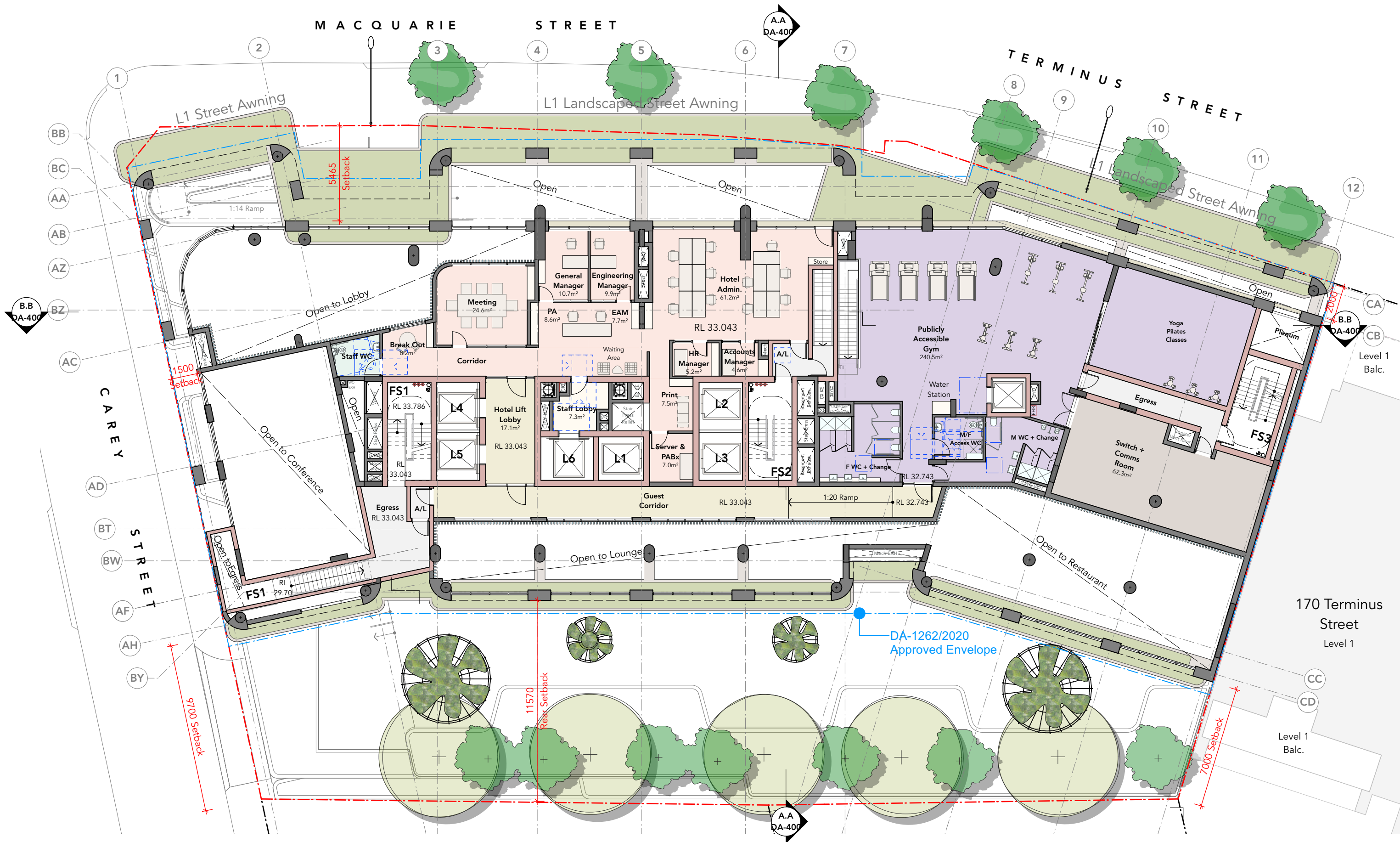
DATE
11/4/2024

REVISION
I

CHECKED BY
LT, RO

STAGE
DA 2

REVISION
I



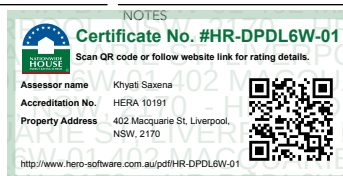
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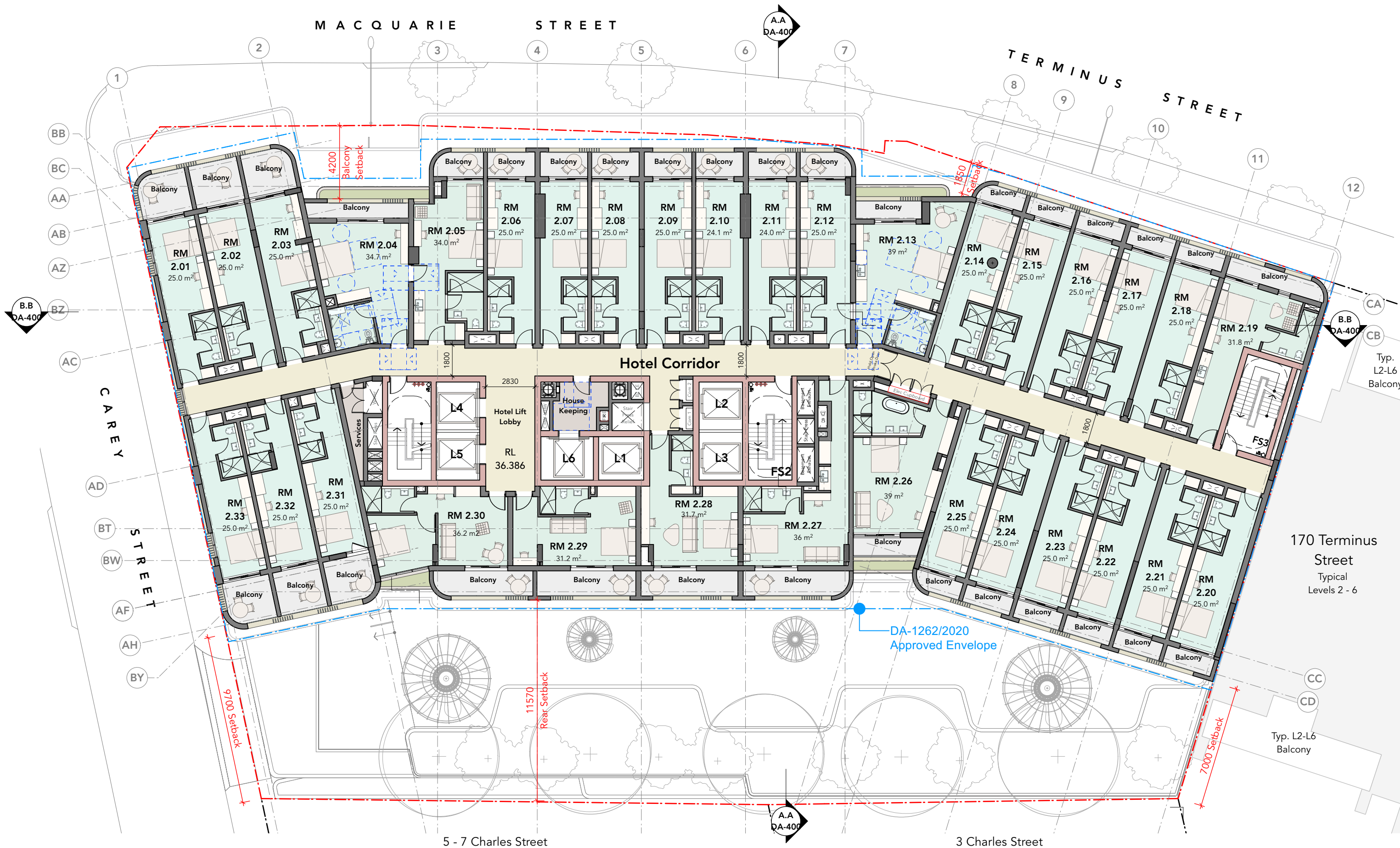
PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
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PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

TITLE
GA Plan- Level 1

SCALE	DRAWN	CHECKED BY
1:200	TC	LT, RO
PROJECT NO.	DATE	STAGE
2401	11/4/2024	DA 2
DWG NO.	REVISION	
DA-211	I	



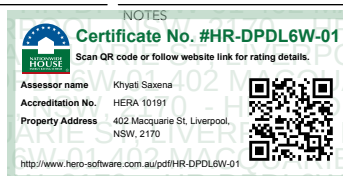
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PROJECT
**Macquarie Street
Hotel + Apartments DA 2
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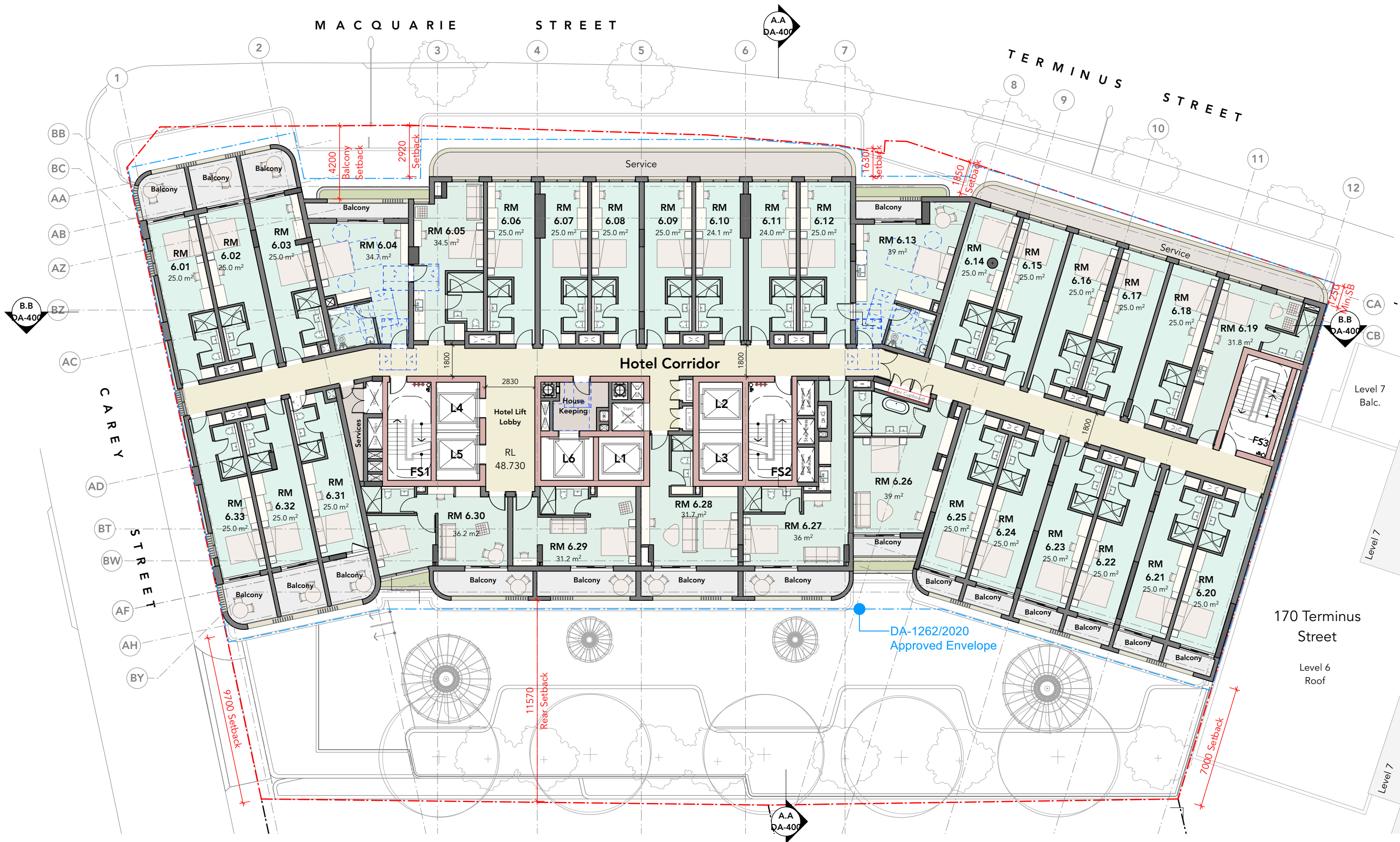
PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

TITLE
GA Plan- Levels 2-5

SCALE	DRAWN	CHECKED BY
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PROJECT NO.	DATE	STAGE
2401	11/4/2024	DA 2
DWG NO.	REVISION	

DA-212

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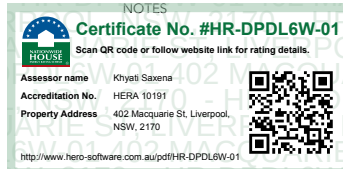
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H	16/7/2024	For Development Application

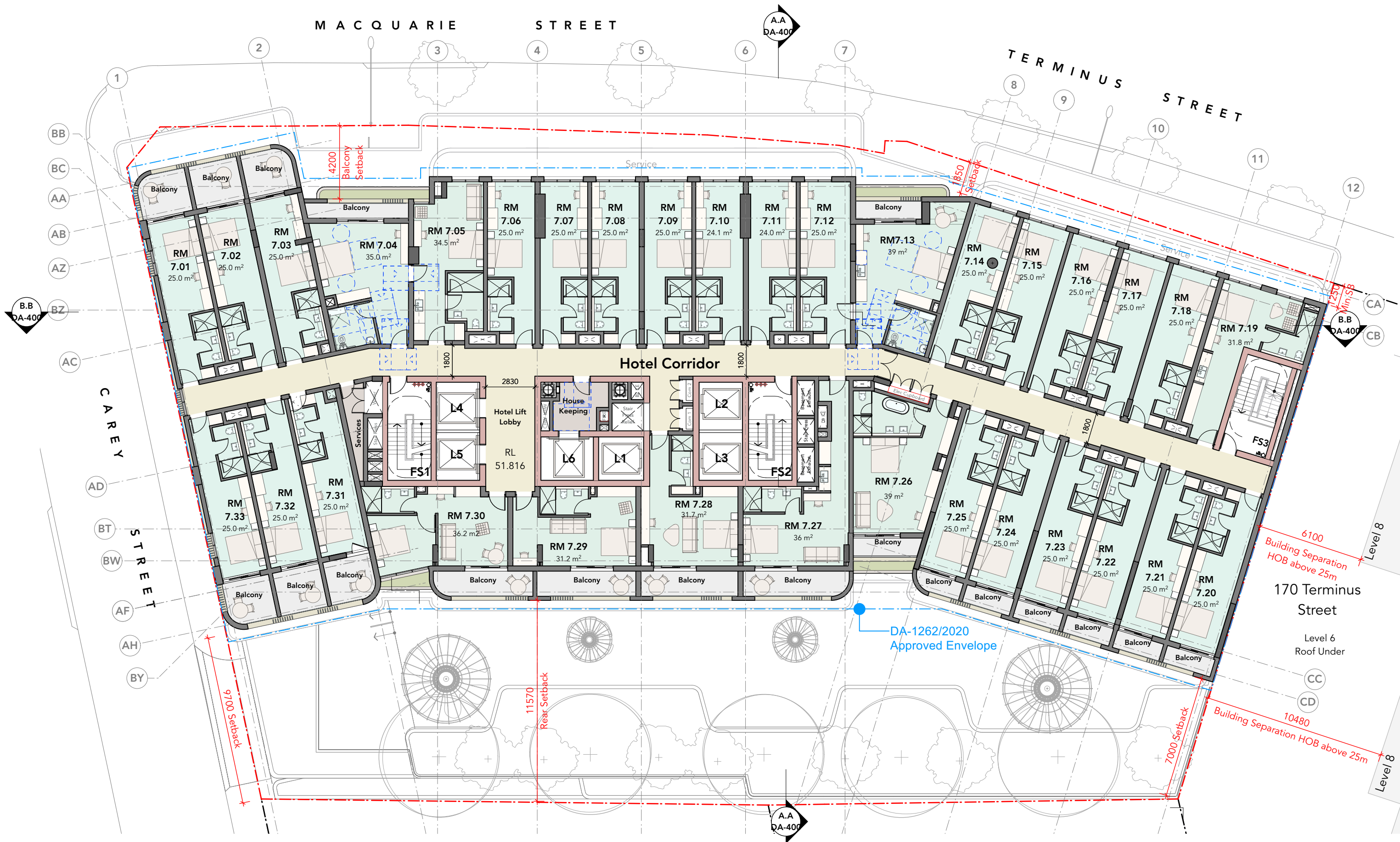
PROJECT
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CLIENT
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PROJECT ADDRESS
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TITLE
GA Plan- Level 6

SCALE	DRAWN	CHECKED BY
1:200	TC	RO
PROJECT NO.	DATE	STAGE
2401	11/4/2024	DA 2
DWG NO.	REVISION	
DA-213	H	



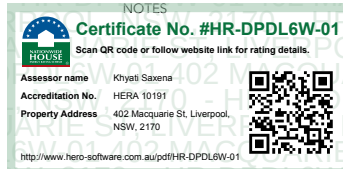
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G	9/7/2024	For Coordination
H	16/7/2024	For Development Application

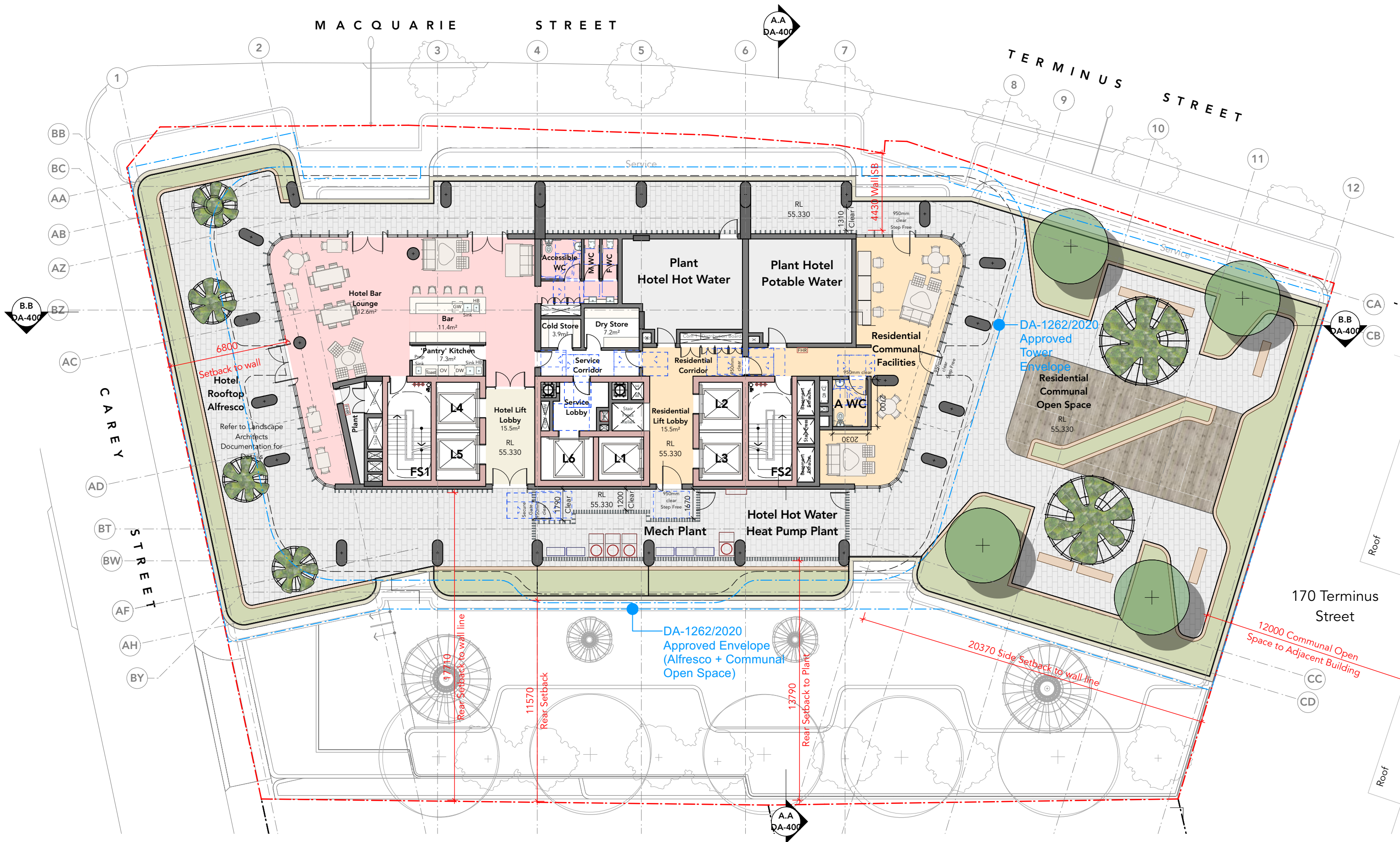
PROJECT
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CLIENT
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PROJECT ADDRESS
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TITLE
GA Plan- Level 7

SCALE	DRAWN	CHECKED BY
1:200	TC	RO
PROJECT NO.	DATE	STAGE
2401	11/4/2024	DA 2
DWG NO.	REVISION	
DA-214	H	



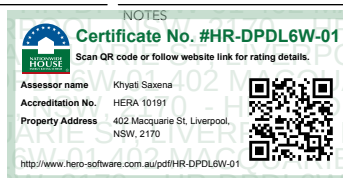
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G	1/7/2024	For Coordination
H	9/7/2024	For Coordination
I	16/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
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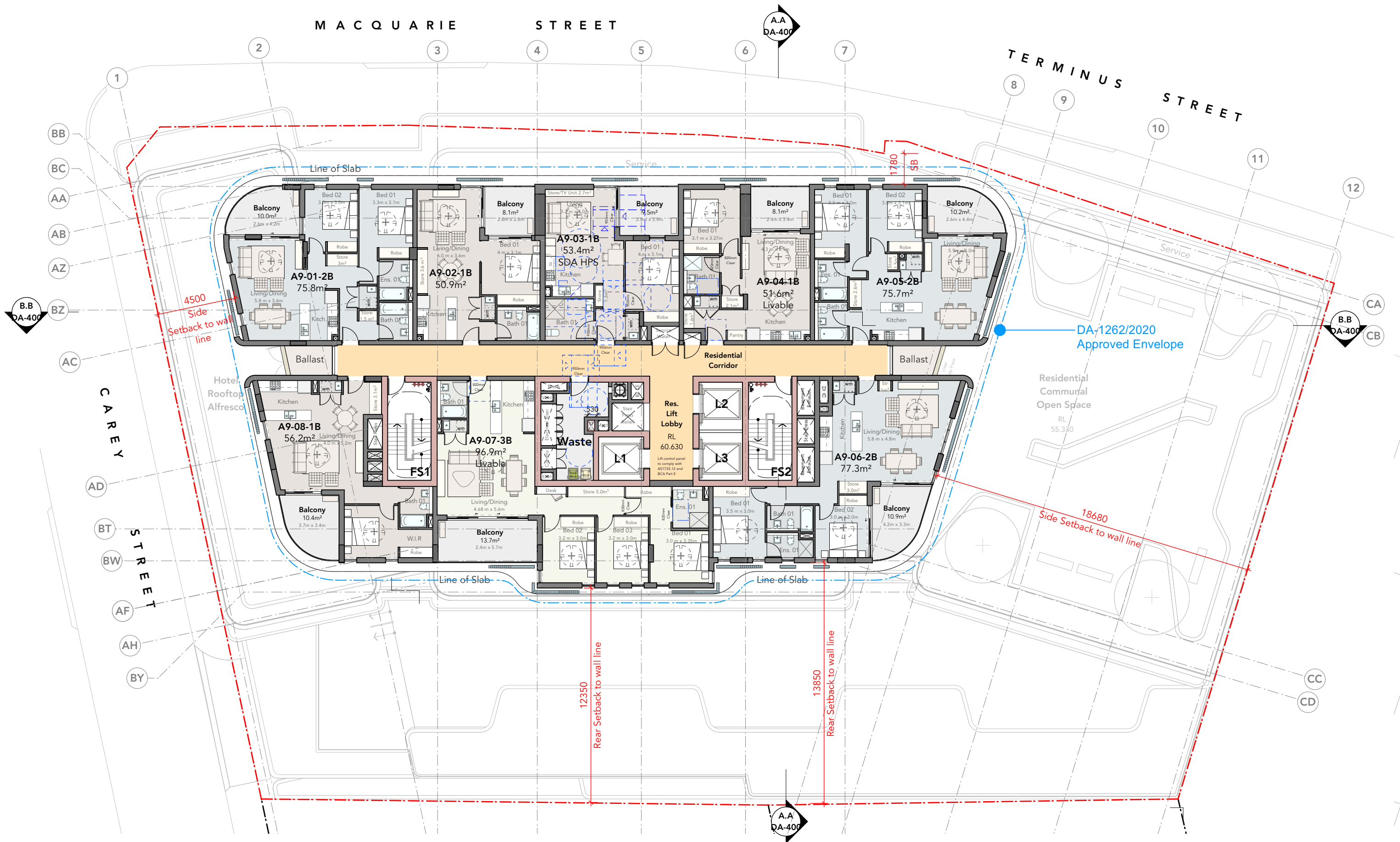
PROJECT ADDRESS
**402 Macquarie Street,
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TITLE
GA Plan- Level 8

SCALE	DRAWN	CHECKED BY
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PROJECT NO.	DATE	STAGE
2401	11/4/2024	DA 2
DWG NO.	REVISION	

DA-215

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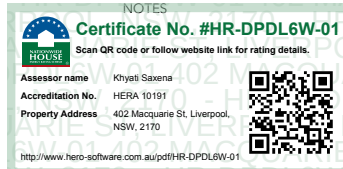
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G	1/7/2024	For Coordination
H	16/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
Australasian Property Group Pte Ltd

PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

TITLE
GA Plan- Typical Levels 9-18

SCALE
1:200

PROJECT NO.
2401

DWG NO.
DA-220

DRAWN
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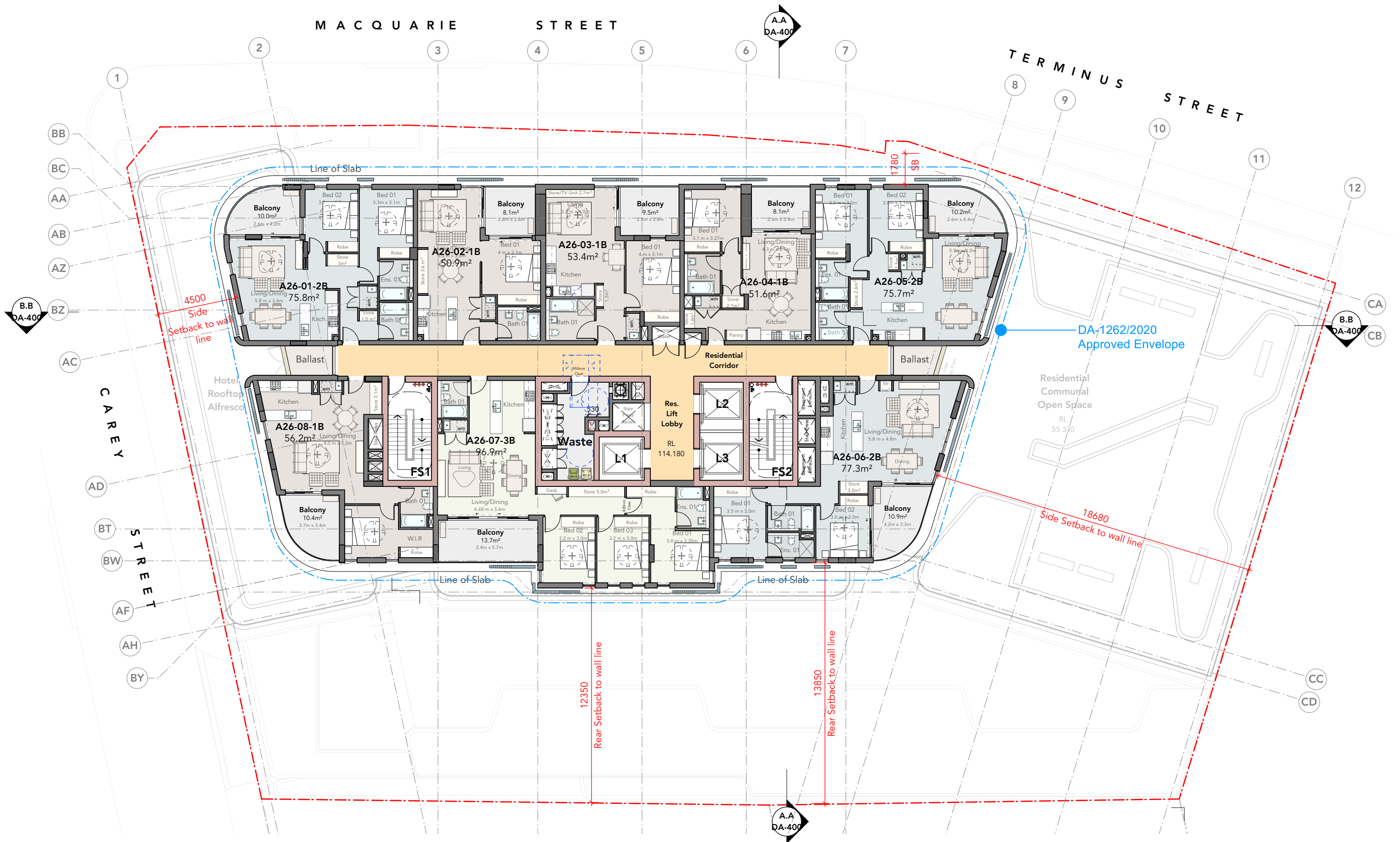
DATE
11/4/2024

REVISION
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LT, RO

STAGE
DA 2

REVISION
H



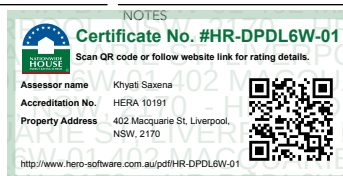
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H	9/7/2024	For Coordination
I	16/7/2024	For Development Application

PROJECT
**Macquarie Street
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CLIENT
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PROJECT ADDRESS
**402 Macquarie Street,
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TITLE
GA Plan- Typical Levels 26-29

SCALE
1:200

PROJECT NO.
2401

DWG NO.
DA-222

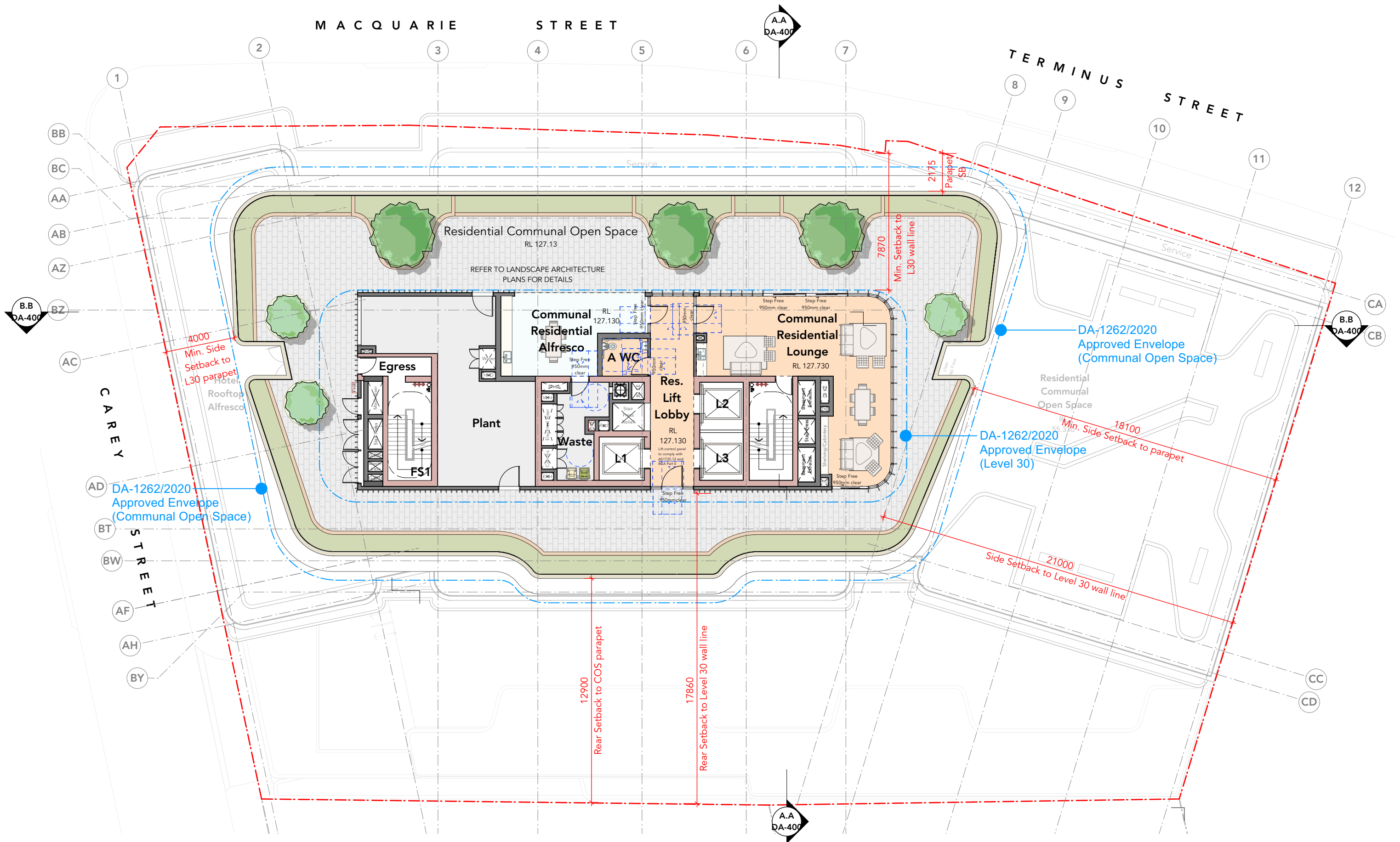
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11/4/2024

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STAGE
DA 2

REVISION
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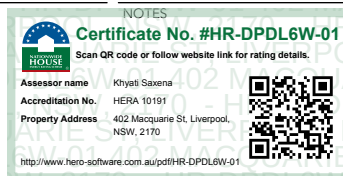
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G	9/7/2024	For Coordination
H	16/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
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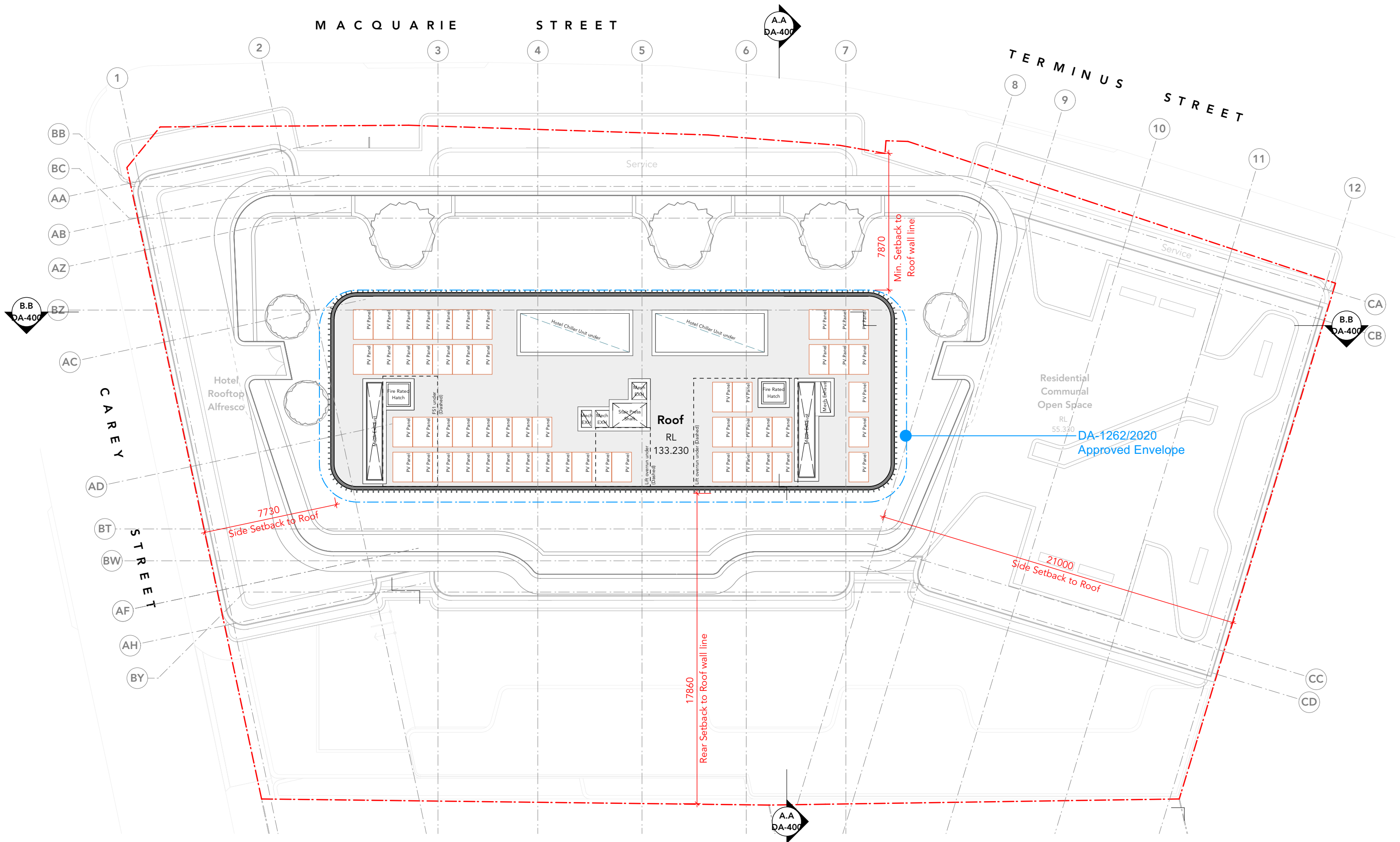
PROJECT ADDRESS
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TITLE
GA Plan- Level 30

SCALE	DRAWN	CHECKED BY
1:200	TC	LT, RO
PROJECT NO.	DATE	STAGE
2401	11/4/2024	DA 2
DWG NO.	REVISION	

DA-223

H



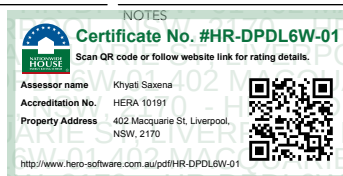
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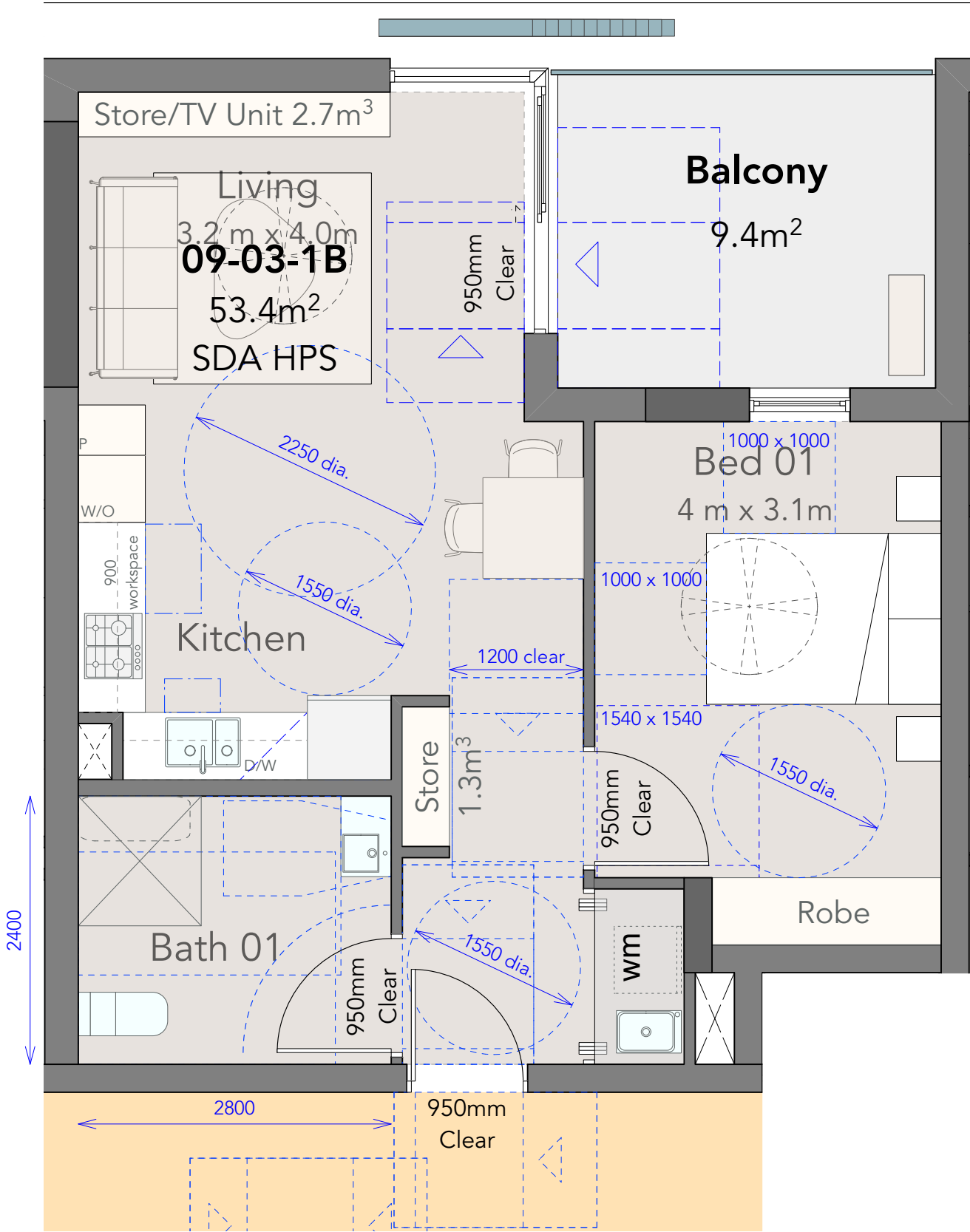
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C	31/5/2024	For Coordination
D	21/6/2024	For Coordination
E	9/7/2024	For Coordination
F	16/7/2024	For Development Application

PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT	
Australasian Property Group Pte Ltd	

TITLE	SCALE	DRAWN	CHECKED BY
GA Plan- Level Roof	1:200	TC	RO
PROJECT NO.	DATE	STAGE	REVISION
2401	31/1/2024	DA 2	F
DWG NO.	DA-224		



SDA - HPS Units		
Floor	Unit Number	Beds
Level 09	Unit 09-02	1 Bed
Level 10	Unit 10-02	1 Bed
Level 11	Unit 11-02	1 Bed
Level 12	Unit 12-02	1 Bed
Level 13	Unit 13-02	1 Bed
Level 14	Unit 14-02	1 Bed
Level 15	Unit 15-02	1 Bed
Level 16	Unit 16-03	1 Bed
Level 17	Unit 17-03	1 Bed
Level 18	Unit 18-03	1 Bed
Total	10 Units	

Plan - SDA HPS Apartment

Scale: 1:50

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NOTES

Certificate No. #HR-DPDL6W-01

Scan QR code or follow website link for rating details.

Assessor name

Accreditation No.

Property Address

http://www.hero-software.com.au/pdf/HR-DPDL6W-01

Khyati Saxena

HERA 10191

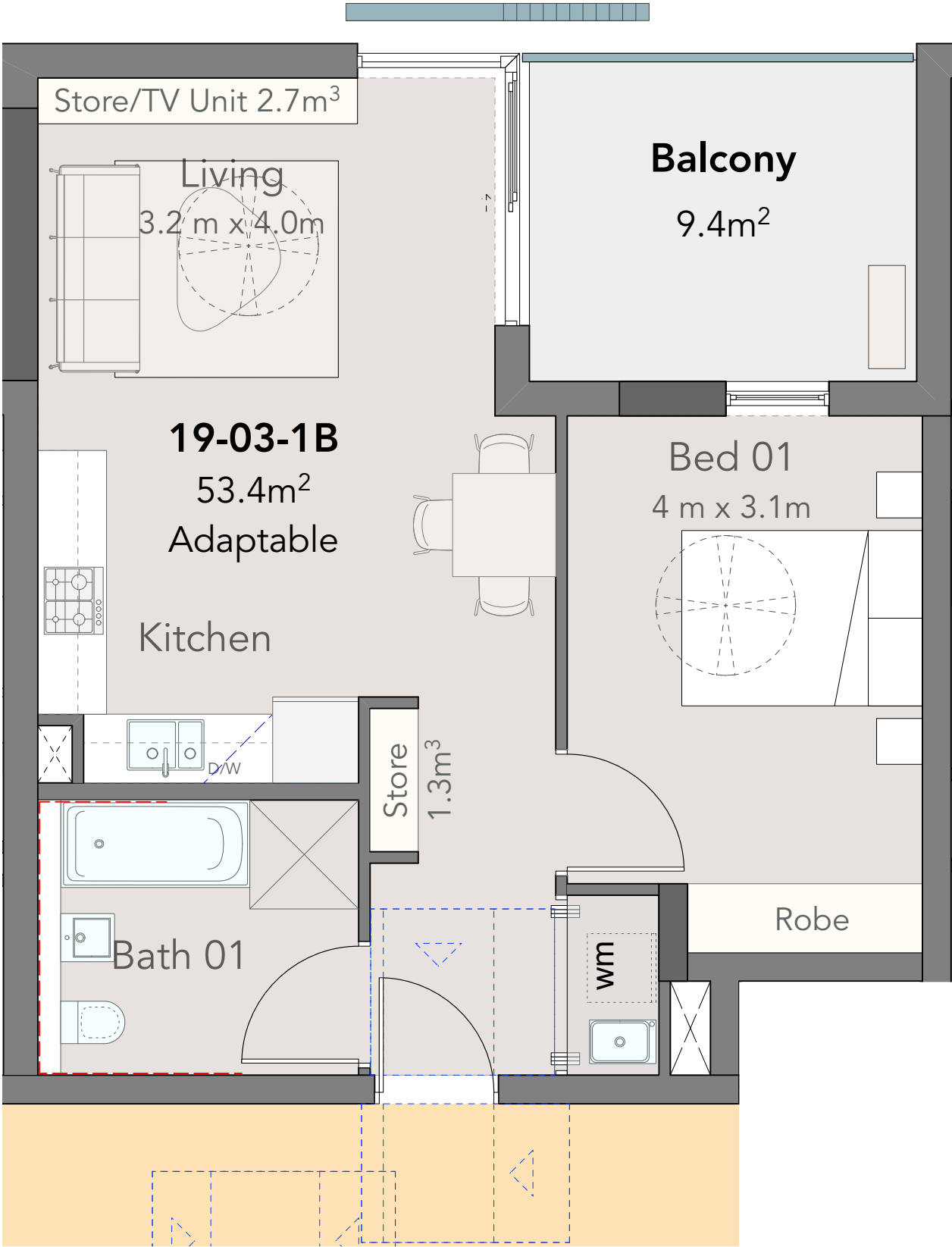
402 Macquarie St, Liverpool, NSW, 2170



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A	19/6/2024	For Consultant Coordination
B	5/7/2024	For Coordination
C	16/7/2024	For Development Application

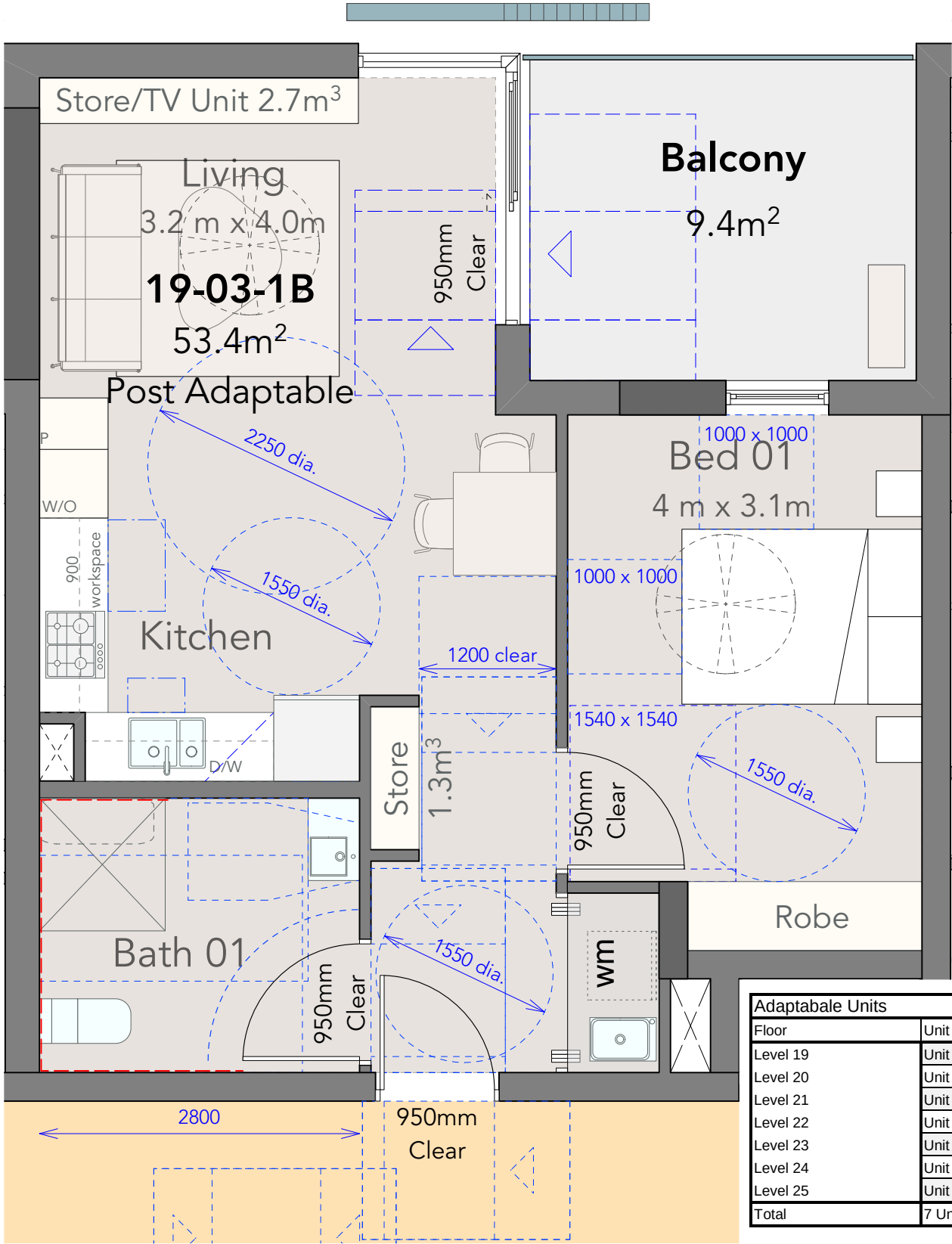
PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT	
Australasian Property Group Pte Ltd	

TITLE		
Plan - SDA HPS Apartments		
SCALE	DRAWN	CHECKED BY
1:50	TC	RO
PROJECT NO.	DATE	STAGE
2401	19/6/2024	DA 2
DWG NO.	REVISION	
DA-250	C	



Plan-Pre-Adaptable Apartment

Scale: 1:50



Plan-Post Adaptable Apartment

Scale: 1:50

Adaptable Units		
Floor	Unit Number	Beds
Level 19	Unit 19-03	1 Bed
Level 20	Unit 20-03	1 Bed
Level 21	Unit 21-03	1 Bed
Level 22	Unit 22-03	1 Bed
Level 23	Unit 23-03	1 Bed
Level 24	Unit 24-03	1 Bed
Level 25	Unit 25-03	1 Bed
Total	7 Units	

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REV	DATE	DESCRIPTION
A	19/6/2024	For Consultant Coordination
B	5/7/2024	For Coordination
C	16/7/2024	For Development Application

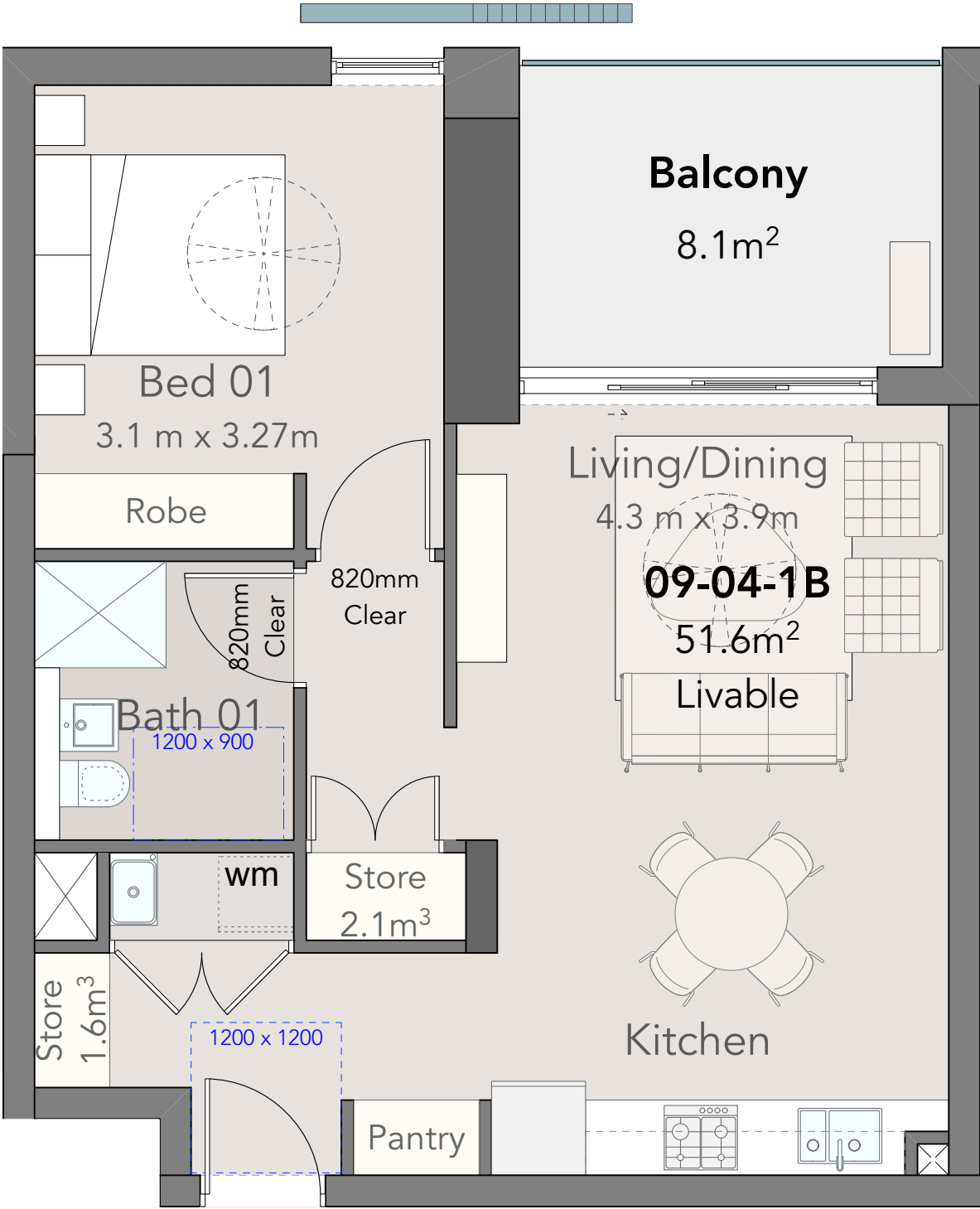
PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
Australasian Property Group Pte Ltd

PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

TITLE
Plan - Adaptable Apartments

SCALE	DRAWN	CHECKED BY
1:50	TC	RO
PROJECT NO.	DATE	STAGE
2401	19/6/2024	DA 2
DWG NO.	REVISION	
DA-251	C	



Livable Units		
Floor	Unit Number	Beds
Level 09	Unit 09-04	1 Bed
	Unit 09-07	3 Bed
Level 10	Unit 10-04	1 Bed
	Unit 10-07	3 Bed
Level 11	Unit 11-04	1 Bed
	Unit 11-07	3 Bed
Level 12	Unit 12-04	1 Bed
	Unit 12-07	3 Bed
Level 13	Unit 13-04	1 Bed
	Unit 13-07	3 Bed
Level 14	Unit 14-04	1 Bed
	Unit 14-07	3 Bed
Level 15	Unit 15-04	1 Bed
	Unit 15-07	3 Bed
Level 16	Unit 16-04	1 Bed
	Unit 16-07	3 Bed
Level 17	Unit 17-04	1 Bed
	Unit 17-07	3 Bed
Level 18	Unit 18-04	1 Bed
	Unit 18-07	3 Bed
Level 19	Unit 19-04	1 Bed
	Unit 19-07	3 Bed
Level 20	Unit 20-04	1 Bed
	Unit 20-07	3 Bed
Level 21	Unit 21-04	1 Bed
	Unit 21-07	3 Bed
Level 22	Unit 22-04	1 Bed
	Unit 22-07	3 Bed
Level 23	Unit 23-04	1 Bed
	Unit 23-07	3 Bed
Level 24	Unit 24-04	1 Bed
	Unit 24-07	3 Bed
Level 25	Unit 25-04	1 Bed
	Unit 25-07	3 Bed
Total	34 Units	

Plan-Livable Apartment Type 1

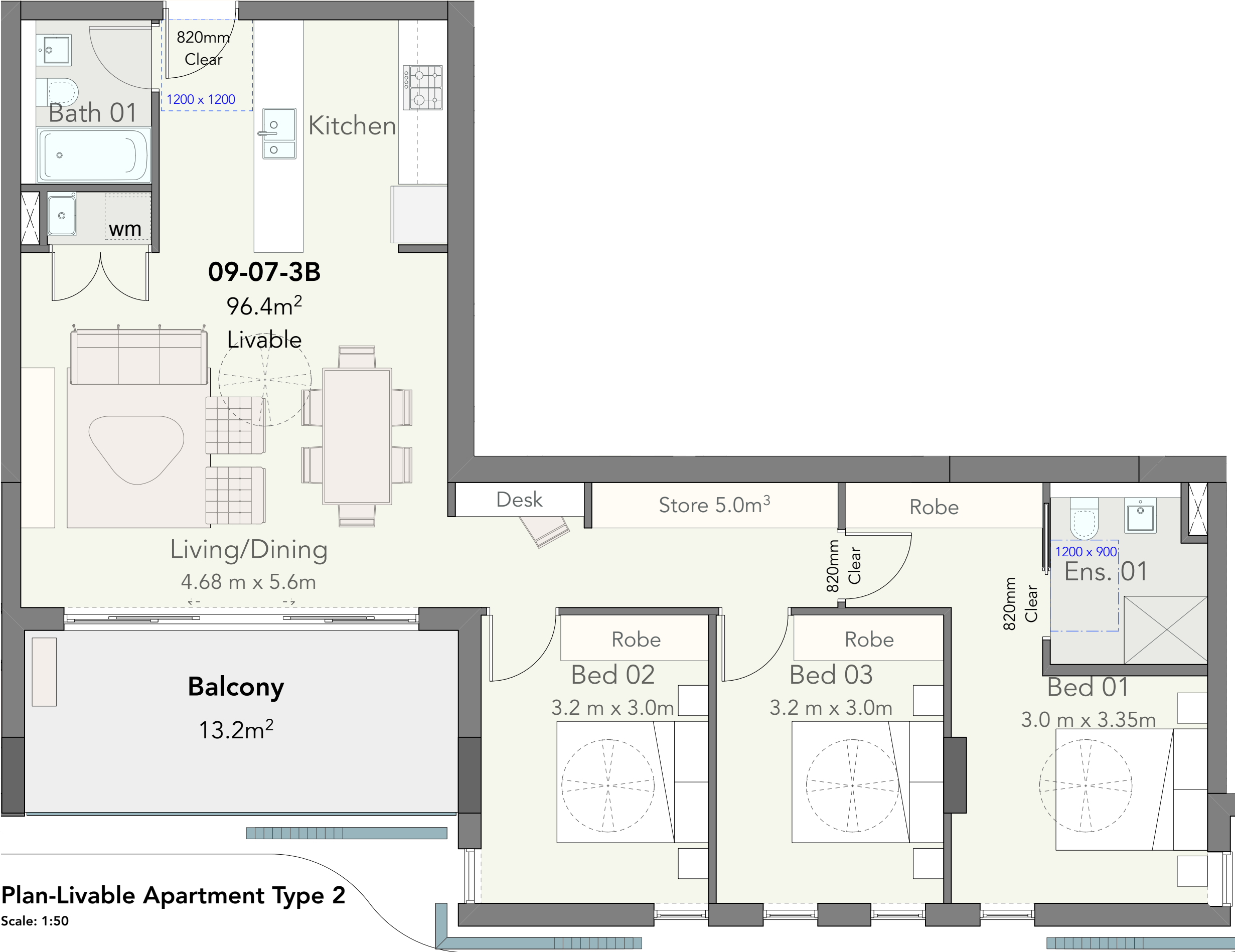
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REV	DATE	DESCRIPTION
A	19/6/2024	For Consultant Coordination
B	5/7/2024	For Coordination
C	16/7/2024	For Development Application

PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT Australasian Property Group Pte Ltd	

TITLE Plan - Livable Apartments Type 1		
SCALE 1:50	DRAWN TC	CHECKED BY RO
PROJECT NO. 2401	DATE 19/6/2024	STAGE DA 2
DWG NO. DA-252	REVISION C	



Plan-Livable Apartment Type 2
Scale: 1:50

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REV	DATE	DESCRIPTION
A	19/6/2024	For Consultant Coordination
B	5/7/2024	For Coordination
C	16/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
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PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

TITLE
Plan - Livable Apartments Type 2

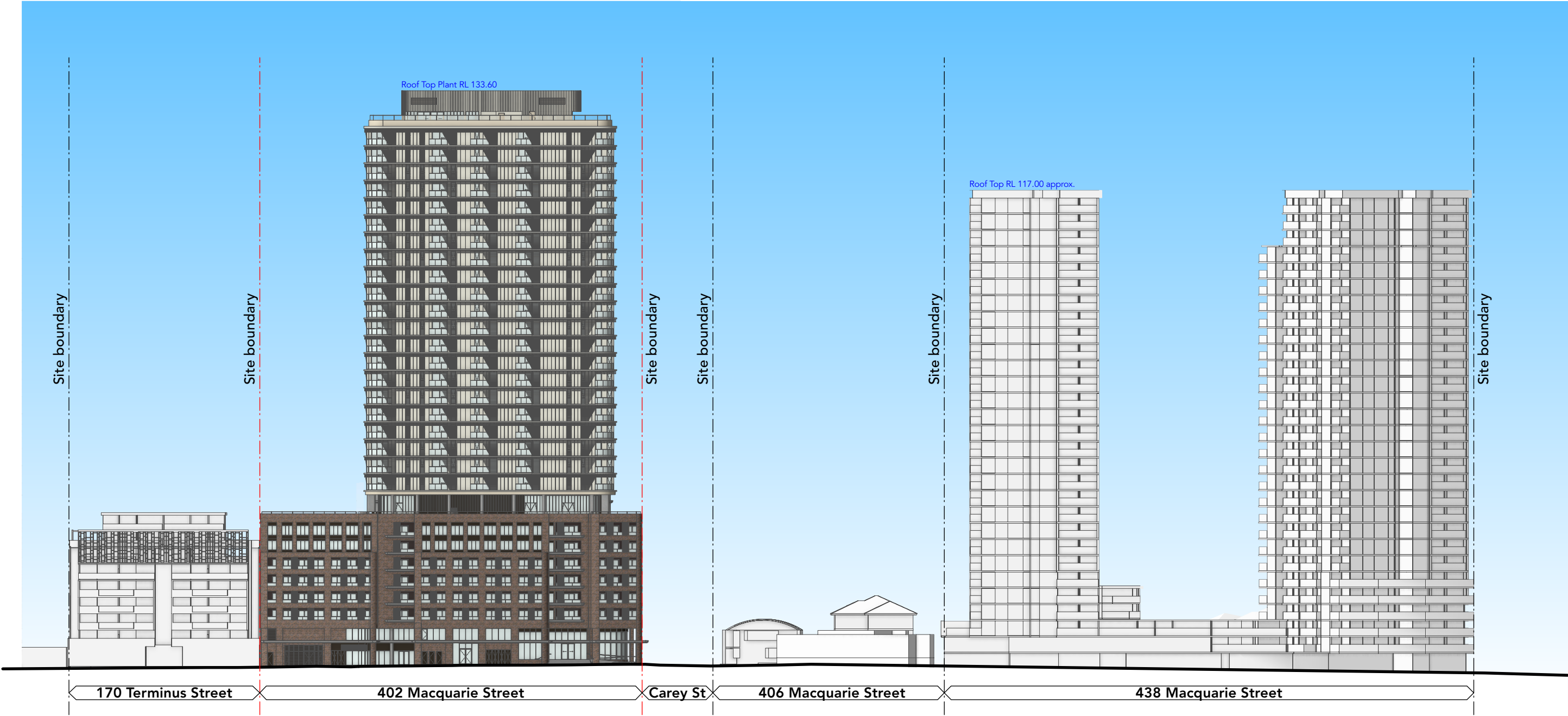
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1:50	TC	RO
PROJECT NO.	DATE	STAGE
2401	19/6/2024	DA 2
DWG NO.	REVISION	
DA-253	C	

Elevations-Street

Scale 1:750



Context Plan - Street Elevation



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NOTES

Certificate No. #HR-DPDL6W-01

Scan QR code or follow website link for rating details.

Assessor name
Khyati Saxena

Accreditation No.
HERA 10191

Property Address
402 Macquarie St, Liverpool,
NSW, 2170

<http://www.hero-software.com.au/pdf/HR-DPDL6W-01>

REV	DATE	DESCRIPTION
A	7/3/2024	For Consultant Coordination
B	14/3/2024	Pre-DA Issue
C	18/7/2024	For Development Application

PROJECT

Macquarie StreetHotel +
Apartments DA 2
Development Application

PROJECT ADDRESS

402 Macquarie Street,
LIVERPOOL NSW 2170

CLIENT

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TITLE

Elevations-Macquarie Street

SCALE	DRAWN	CHECKED BY
1:750	TC	RO
PROJECT NO.	DATE	STAGE
2401	7/3/2024	DA 2
DWG NO.		REVISION
DA-300		C

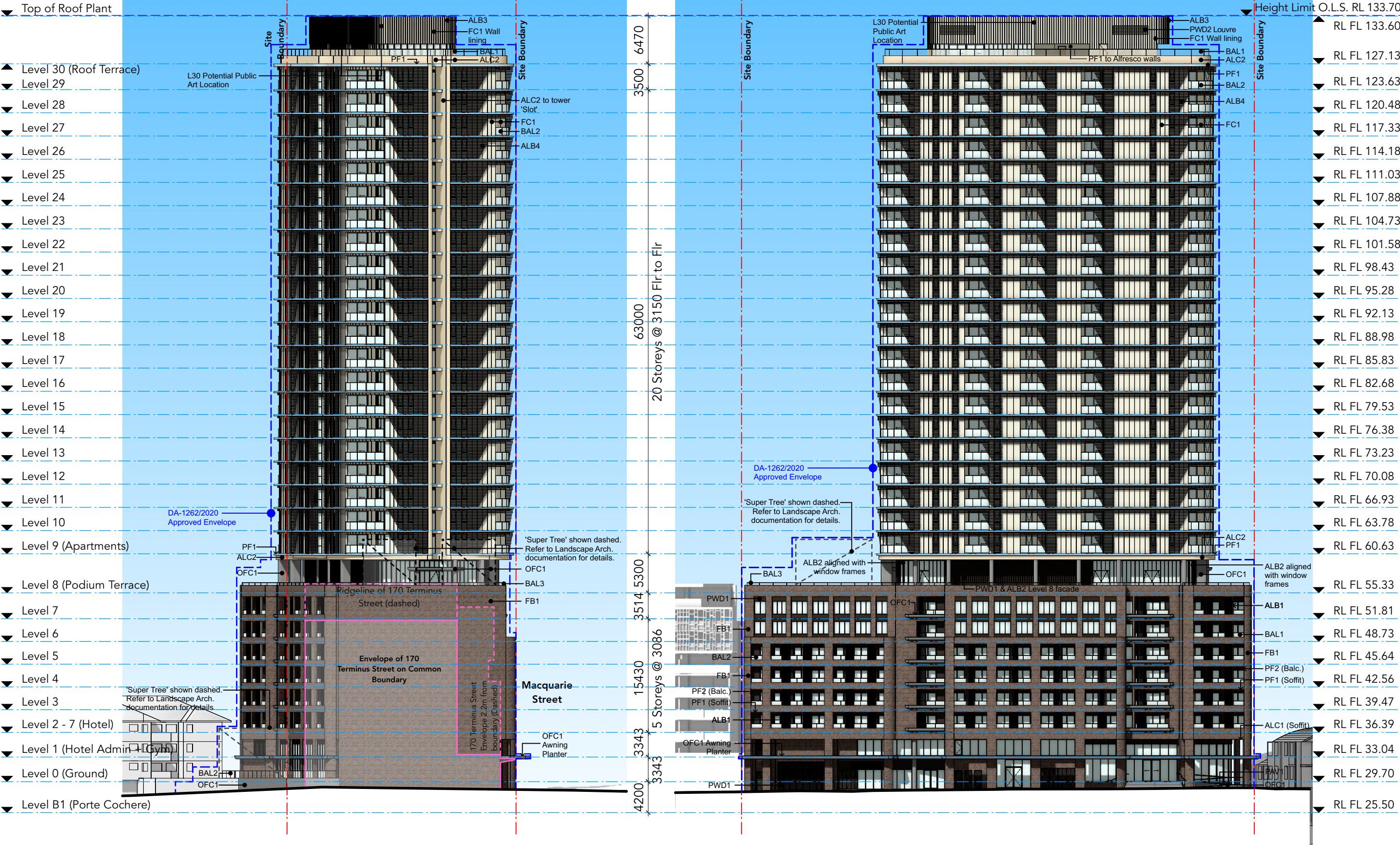
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Elevation-North

Scale: 1:500

Elevation-West

Scale: 1:500



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REV	DATE	DESCRIPTION
C	31/5/2024	For Coordination
D	21/6/2024	For Coordination
E	2/7/2024	For Coordination
F	9/7/2024	For Coordination
G	16/7/2024	For Development Application

PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT	Australasian Property Group Pte Ltd

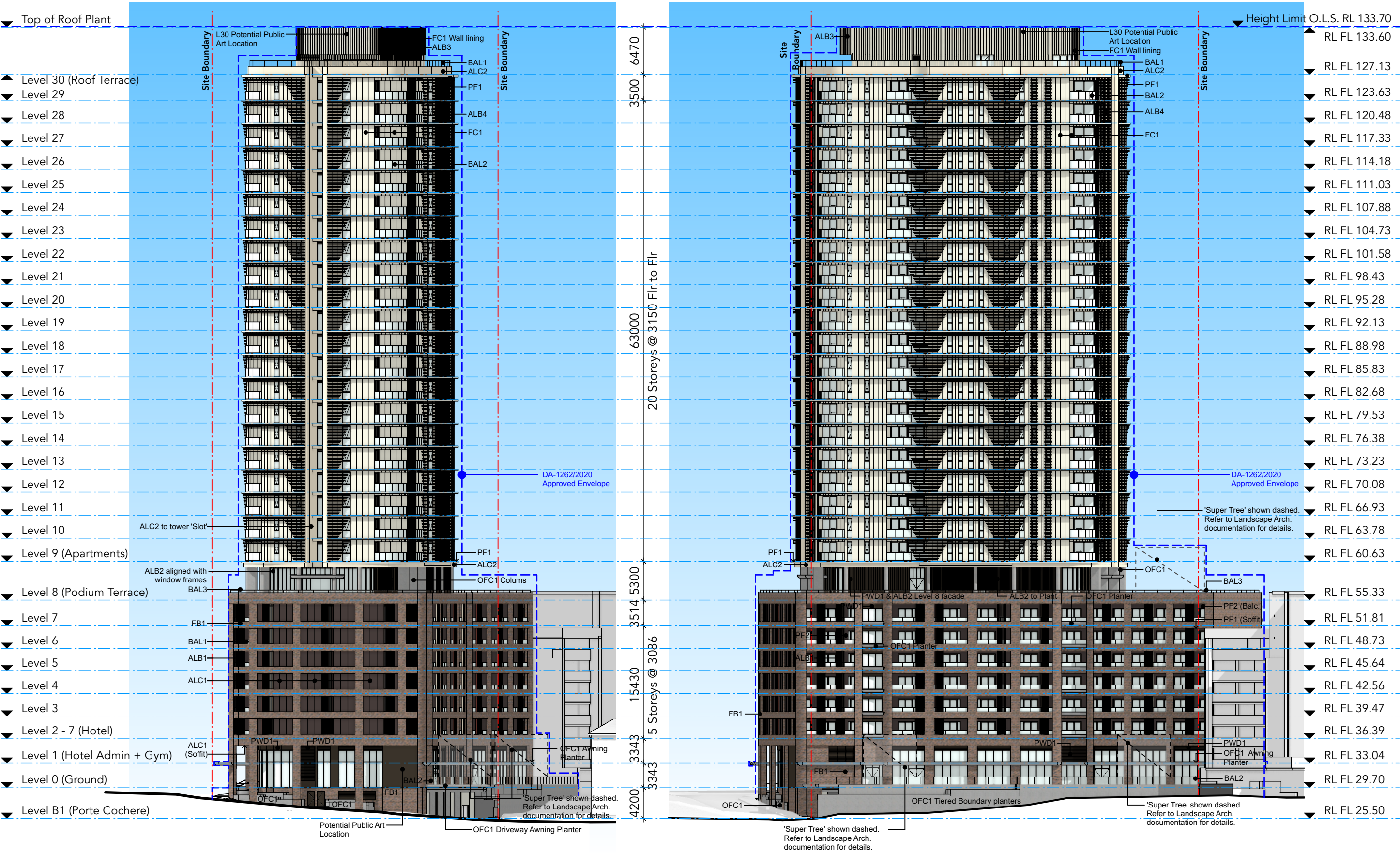
TITLE	SCALE	DRAWN	CHECKED BY
Elevations-North, West	1:200	TC	RO
PROJECT NO.	DATE	STAGE	REVISION
2401	31/1/2024	DA 2	G
DWG NO.	DA-310		

Elevation-South

Scale: 1:500

Elevation-East

Scale: 1:500



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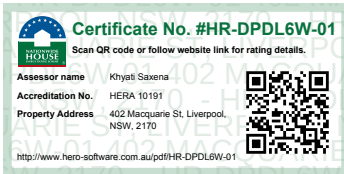
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NOTES

Refer to DA-501 Material Schedule facade finishes and fixture details.



REV	DATE	DESCRIPTION
D	21/6/2024	For Coordination
E	2/7/2024	For Coordination
F	9/7/2024	For Coordination
G	15/7/2024	For Development Application
H	24/7/2024	For Development Application

PROJECT

Macquarie Street
Hotel + Apartments DA 2
Development Application

PROJECT ADDRESS

402 Macquarie Street,
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CLIENT

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TITLE

Elevations-South, East

SCALE
1:200

DRAWN
TC

CHECKED BY
RO

PROJECT NO.
2401

DATE
31/1/2024

STAGE
DA 2

DWG NO.

DA-311

REVISION

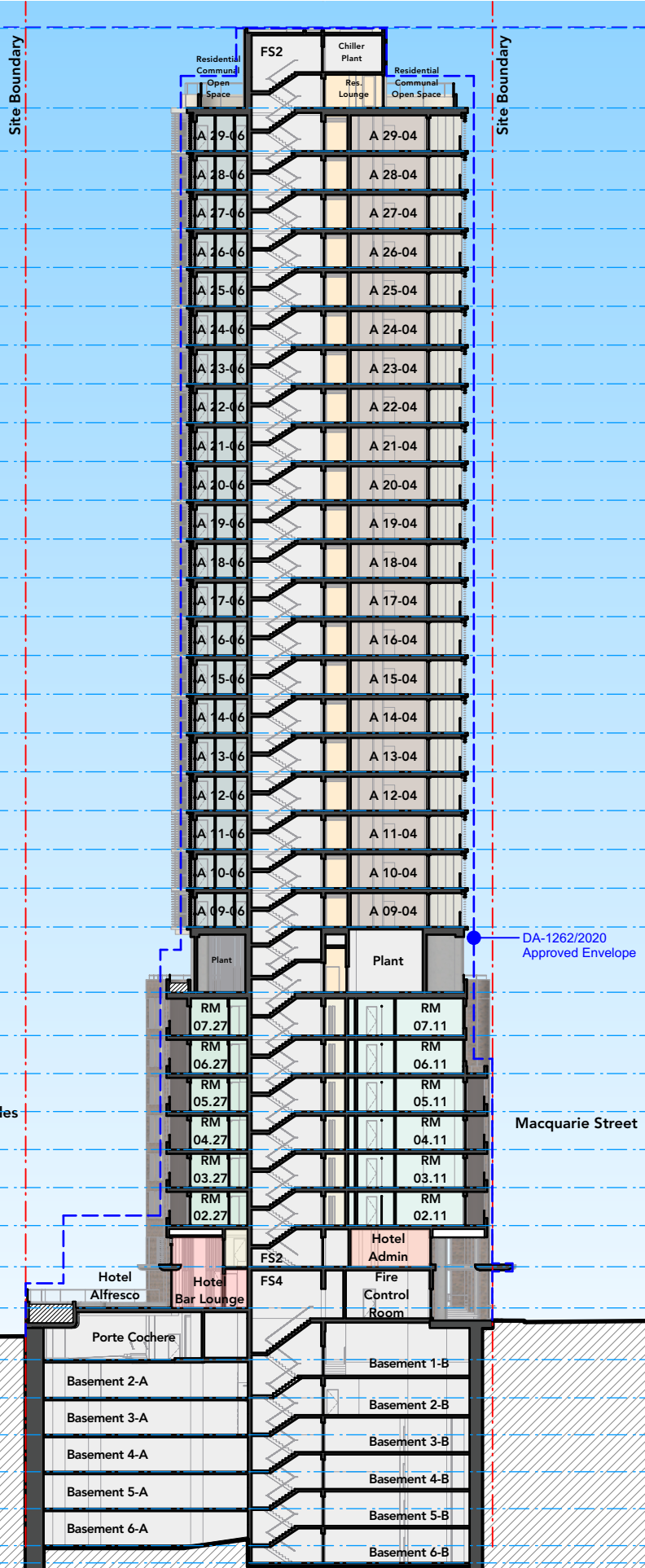
H

Top of Roof Plant

Section-A.A

Scale: 1:500

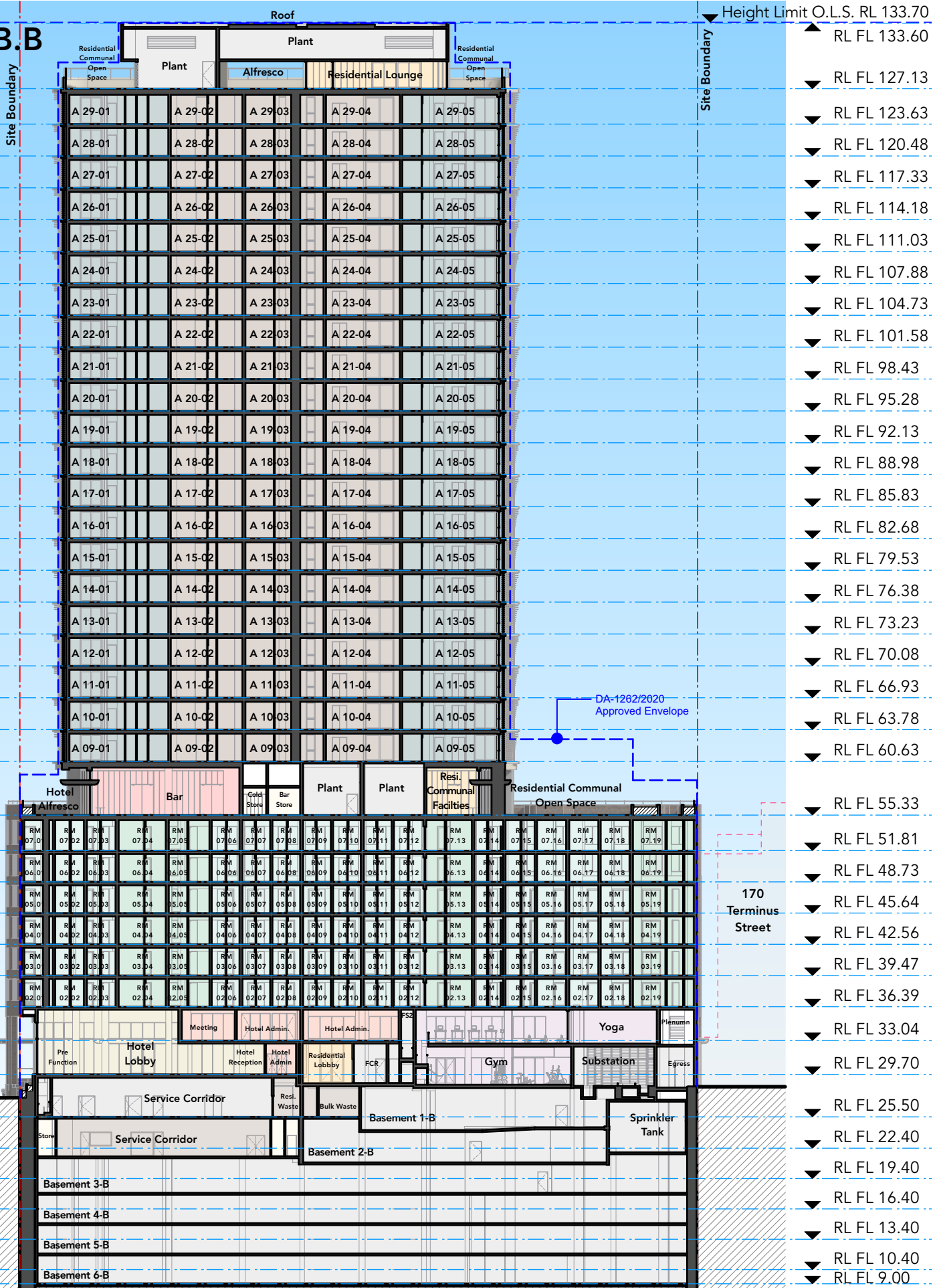
- Level 30 (Roof Terrace)
- Level 29
- Level 28
- Level 27
- Level 26
- Level 25
- Level 24
- Level 23
- Level 22
- Level 21
- Level 20
- Level 19
- Level 18
- Level 17
- Level 16
- Level 15
- Level 14
- Level 13
- Level 12
- Level 11
- Level 10
- Level 9 (Apartments)
- Level 8 (Podium Terrace)
- Level 7
- Level 6
- Level 5
- Level 4
- Level 3
- Level 2 - 7 (Hotel)
- Level 1 (Hotel Admin + Gym)
- Level 0 (Ground)
- Level B1 (Porte Cochere)
- Level B2 A (Basement)
- Level B3 A
- Level B4 A
- Level B5 A
- Level B6 A
- Level B6 B



6470
3500
63000
20 Storeys @ 3150 Flr to Flr
5300
3514
15430
5 Storeys @ 3086
3343
4200
3343
12000
3000 Flr to Flr

Section-B.B

Scale: 1:500



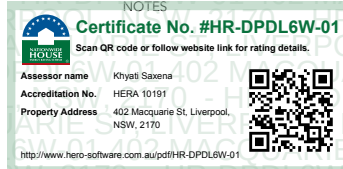
Height Limit O.L.S. RL 133.70
RL FL 133.60
RL FL 127.13
RL FL 123.63
RL FL 120.48
RL FL 117.33
RL FL 114.18
RL FL 111.03
RL FL 107.88
RL FL 104.73
RL FL 101.58
RL FL 98.43
RL FL 95.28
RL FL 92.13
RL FL 88.98
RL FL 85.83
RL FL 82.68
RL FL 79.53
RL FL 76.38
RL FL 73.23
RL FL 70.08
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RL FL 42.56
RL FL 39.47
RL FL 36.39
RL FL 33.04
RL FL 29.70
RL FL 25.50
RL FL 22.40
RL FL 19.40
RL FL 16.40
RL FL 13.40
RL FL 10.40
RL FL 9.00

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D	31/5/2024	For Coordination
E	25/6/2024	For Coordination
F	2/7/2024	For Coordination
G	9/7/2024	For Coordination
H	16/7/2024	For Development Application

PROJECT
Macquarie Street
Hotel + Apartments DA 2
Development Application

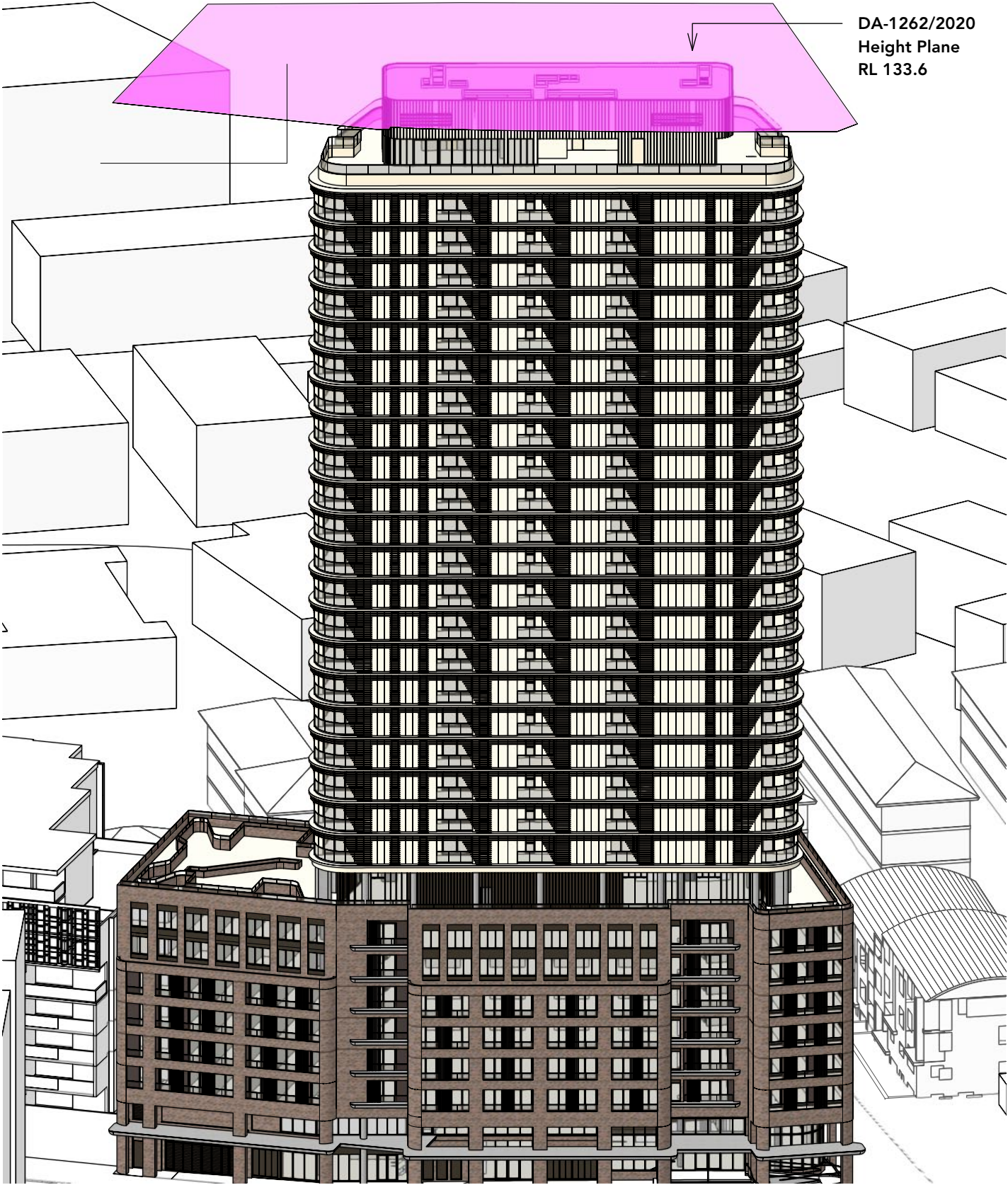
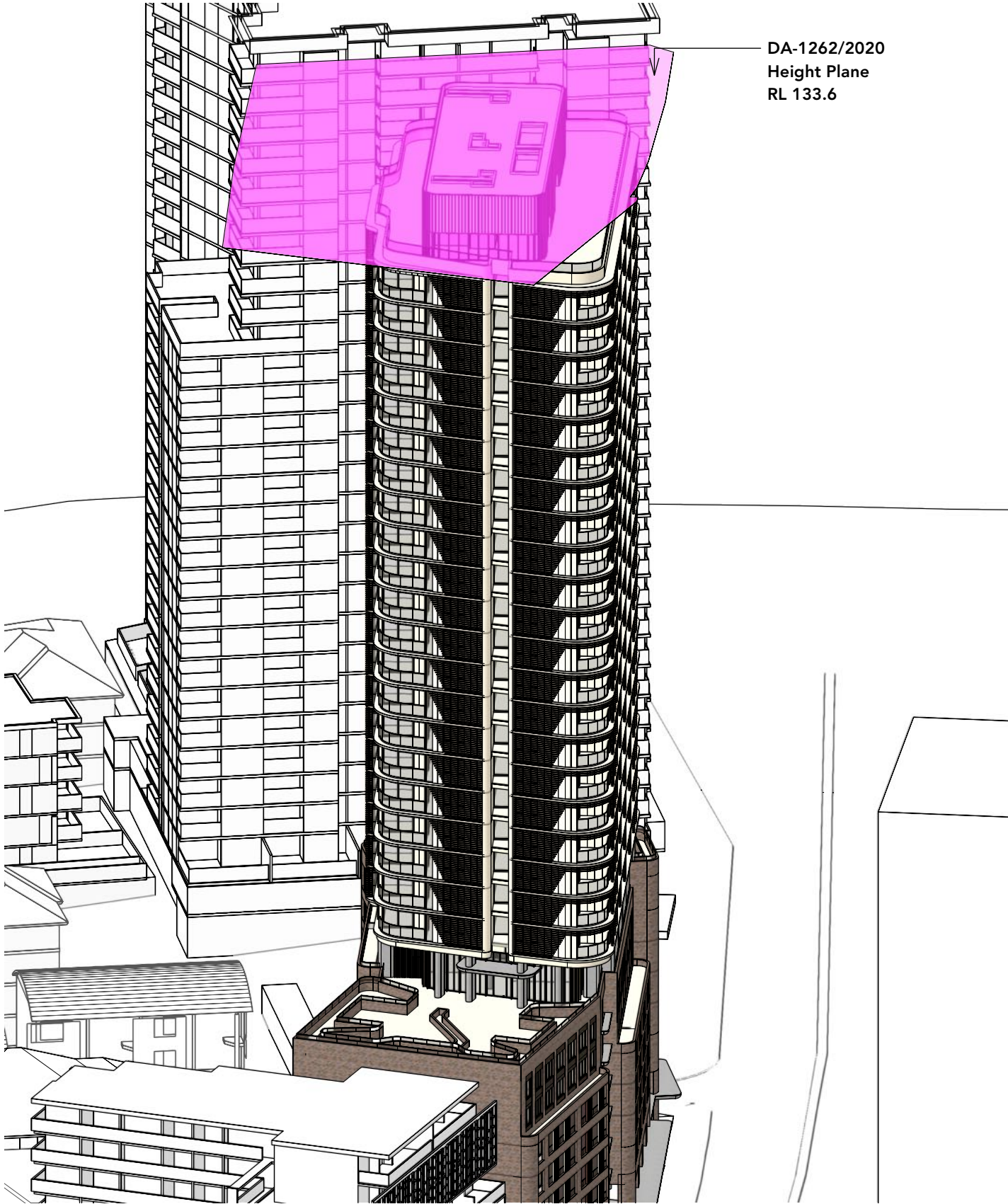
PROJECT ADDRESS
402 Macquarie Street,
LIVERPOOL NSW 2170

CLIENT
Australasian Property Group Pte Ltd

Sections-AA, BB		
SCALE	DRAWN	CHECKED BY
1:200	TC	RO
PROJECT NO.	DATE	STAGE
2401	31/1/2024	DA 2
DWG NO.	REVISION	
DA-400	H	

Height Plane Diagrams

Approved Height Plane RL 133.60 as per DA-1262/2020



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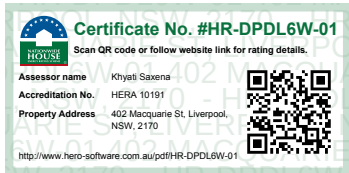
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A	24/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

CLIENT
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TITLE
Height Plane Diagram

SCALE	DRAWN	CHECKED BY
NTS	TC	RO

PROJECT NO.	DATE	STAGE
2401	23/7/2024	DA 2

DWG NO.	REVISION
DA-830	A

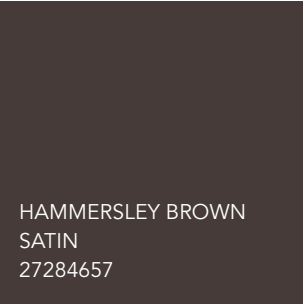
Material Schedule: External Finishes



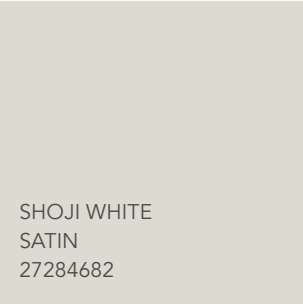
FB1
Facebrick
Location - Hotel Podium



FC1
Pre-finished CFC external wall cladding
Location - Residential Tower, Level 30 residential lounge and Plant



ALC 1
Pre-finished non-combustible solid aluminium cladding.
Location - Hotel Podium Facade



ALC 2
Pre-finished solid non-combustible aluminium cladding.
Location - Colonnade and Level 1 Soffit.
Residential Tower 'Skirt', 'Slots' and Parapet.



PF1
Paint Finish
Location - Hotel room balcony soffits. Level 30 Alfresco area.
Residential Tower exposed slabs and slab edges



PF2
Paint Finish
Location - Hotel Balcony Walls
External Fire Doors



PWD1
Powdercoat aluminum
Location - Podium - Level 8 Aluminum Doors, Glazing mechanical louvres. Pre-finished solid non-combustible aluminium cladding where shown.



PWD2
Powdercoat aluminum
Location - Residential tower - Level 30 Aluminum Doors, Glazing and mechanical louvres.



PAV1
Location- Colonnade, Hotel Entrance stairs, ramp and public domain (refer Landscape architect spec.)



OFC1
Off-form concrete
Location - Level 1 awning planters, Hotel balcony planters, Carey Street and Hotel Courtyard planter walls.
External columns where indicated.



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NOTES

Certificate No. #HR-DPDL6W-01

Scan QR code or follow website link for rating details.

Assessor name
Khyati Saxena

Accreditation No.
HERA 10191

Property Address
402 Macquarie St, Liverpool, NSW, 2170

http://www.hero-software.com.au/pdf/HR-DPDL6W-01

REV	DATE	DESCRIPTION
A	7/2/2024	For Consultant Coordination
B	14/3/2024	Pre-DA Issue
C	24/6/2024	For Coordination
D	16/7/2024	For Development Application

PROJECT

Macquarie Street
Hotel + Apartments DA 2
Development Application

PROJECT ADDRESS

402 Macquarie Street,
LIVERPOOL NSW 2170

CLIENT

Australasian Property Group Pte Ltd

Material Schedule: External Fixtures



ALB1
Vertical Aluminium Battens
Mix of Nominated colours
Location Level 2 - 7 Hotel Balconies and Facade



ALB 2
Vertical Aluminium Battens
Location - Level 8 Communal Open Space and Hotel Alfresco

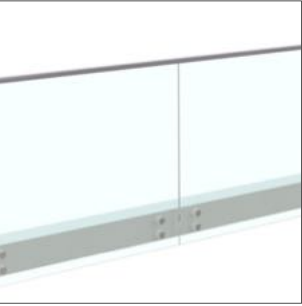


ALB 3
Vertical Aluminium Battens
Location - Level 30 Residential Lounge and Plant

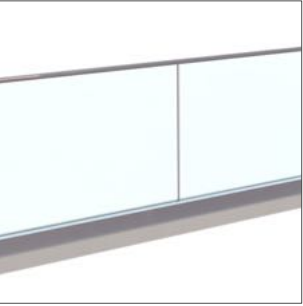
Extruded Aluminium Batten reference image.
Note colours will be as specified for ALB1-ALB3



ALB 4
Fixed horizontal Aluminium Blades/Battens
Location - Residential Tower



BAL 1
Frameless glass balustrade on stainless steel standoff fittings
Location - Hotel Balconies
Level 30 Communal Open Space



BAL 2
Frameless glass balustrade on dry glazing channel system.
Location - Ground Floor Hotel Courtyard and Residential tower balconies



BAL 3
Balustrade with exposed bottom glass edge, offset handrails and integrated harness anchor points.
Location - Level 8 Hotel Alfresco and Residential Communal Open Space

TITLE

Materials Schedule

SCALE

1:200

DRAWN

TC

CHECKED BY

RO

PROJECT NO.

2401

DATE

11/7/2024

STAGE

DA 2

DWG NO.

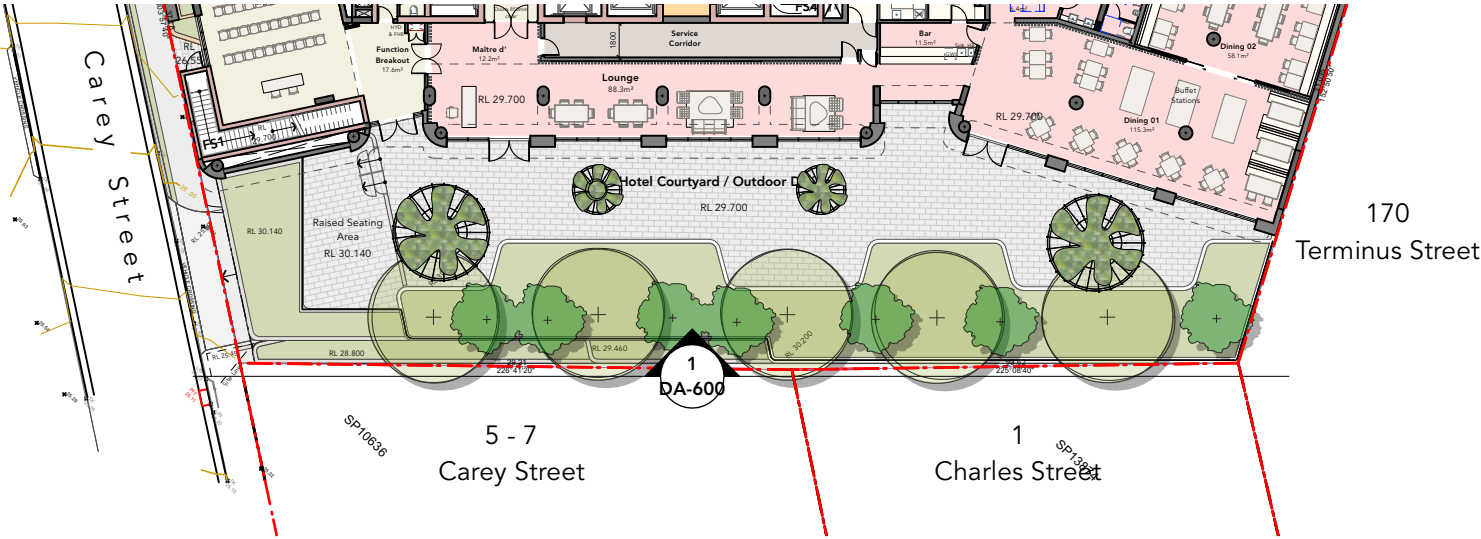
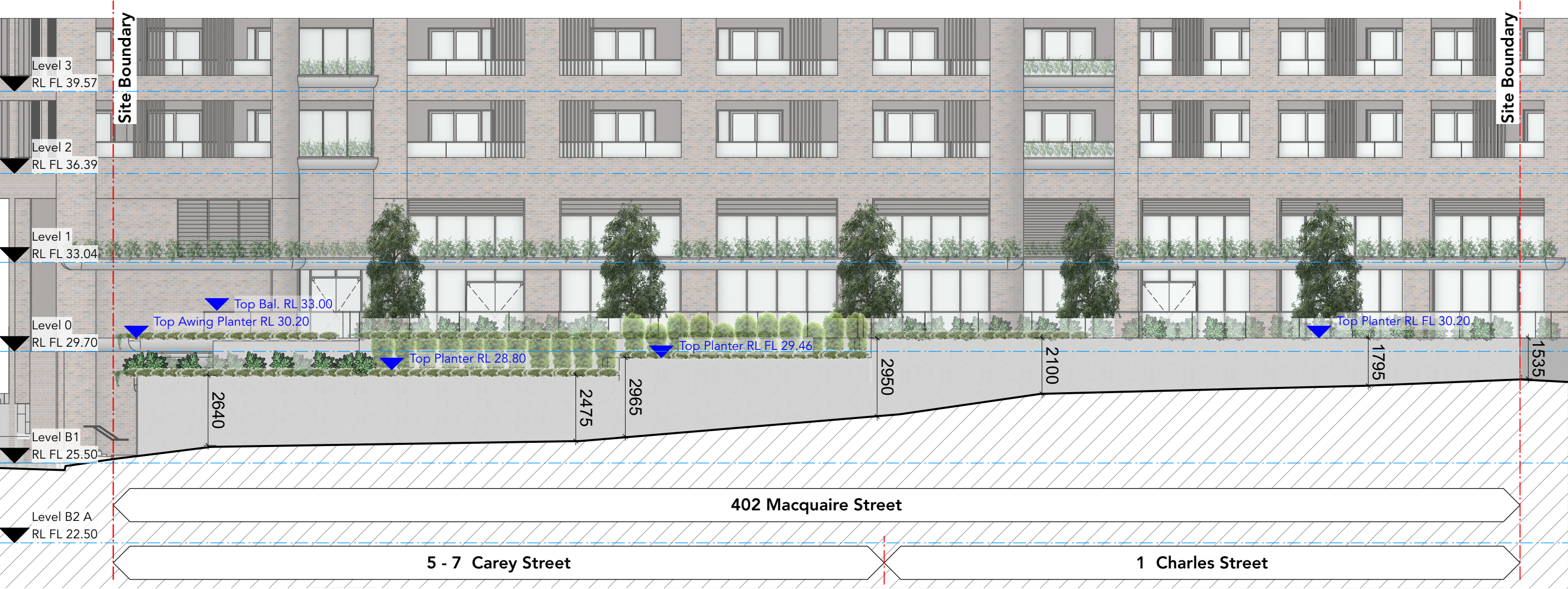
DA-501

REVISION

D

Rear Boundary Elevation

Scale: 1:150



Elevation Location Plan

Scale 1:400

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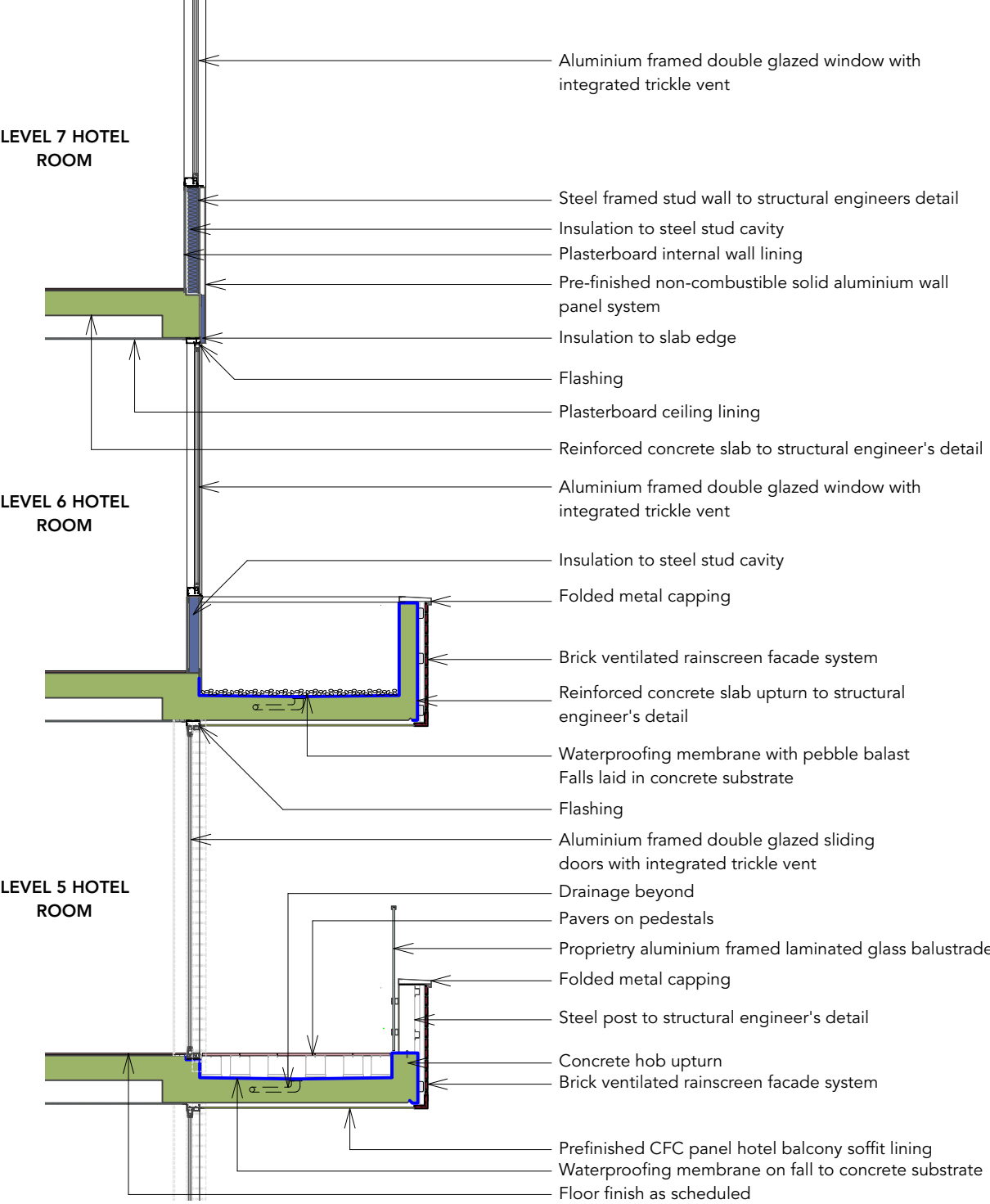
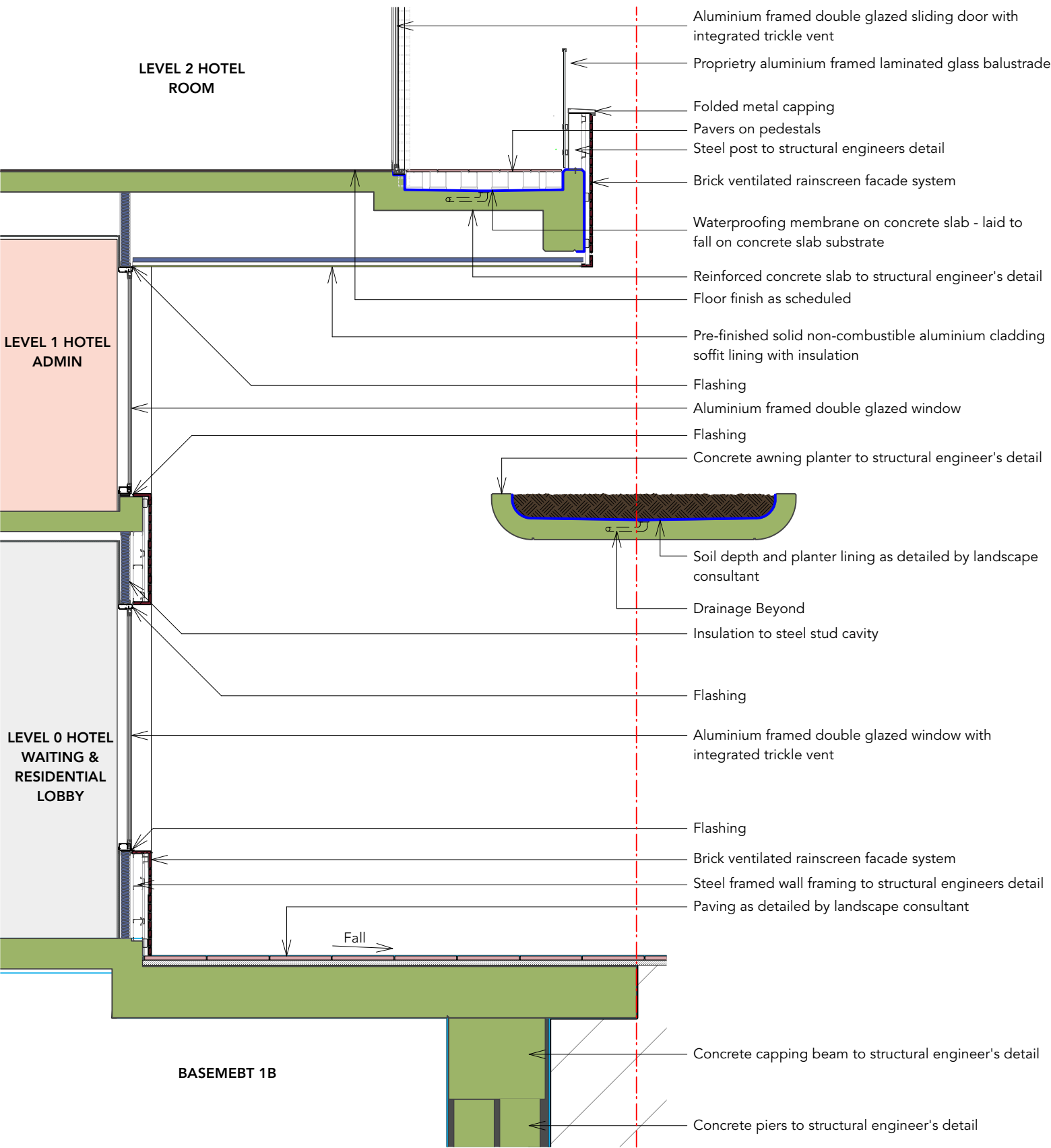
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REV	DATE	DESCRIPTION
A	7/4/2024	For Consultant Coordination
B	14/3/2024	For Pre-Da
C	18/7/2024	For Development Application

PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT	
Australasian Property Group Pte Ltd	

TITLE	SCALE	DRAWN	CHECKED BY
Rear Boundary Condition	1:200	TC	RO
PROJECT NO.	DATE	STAGE	
2401	31/1/2024	DA 2	
DWG NO.	REVISION		
DA-600	C		



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REV	DATE	DESCRIPTION
A	4/6/24	For Discussion
B	11/6/24	For Review
C	19/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

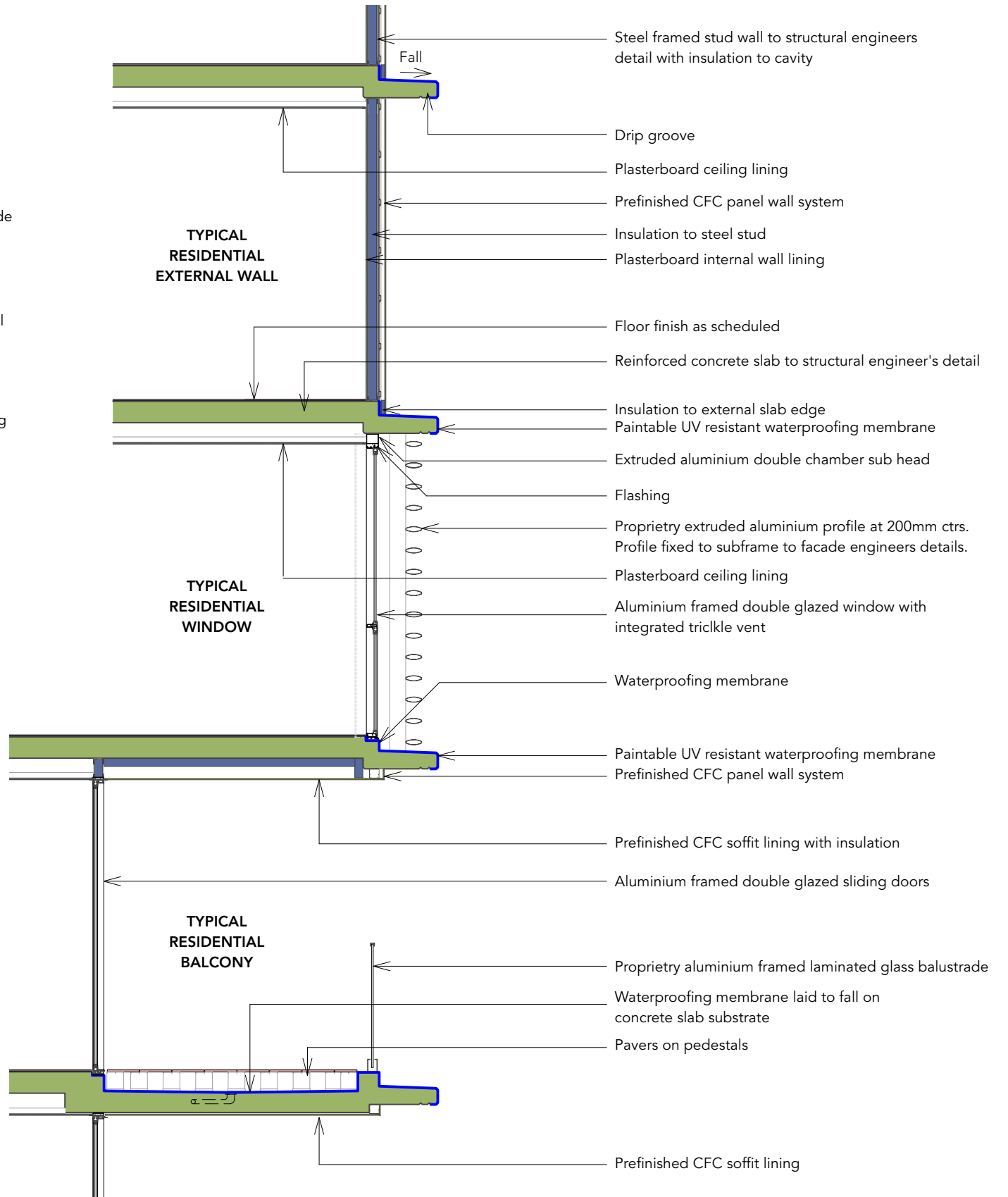
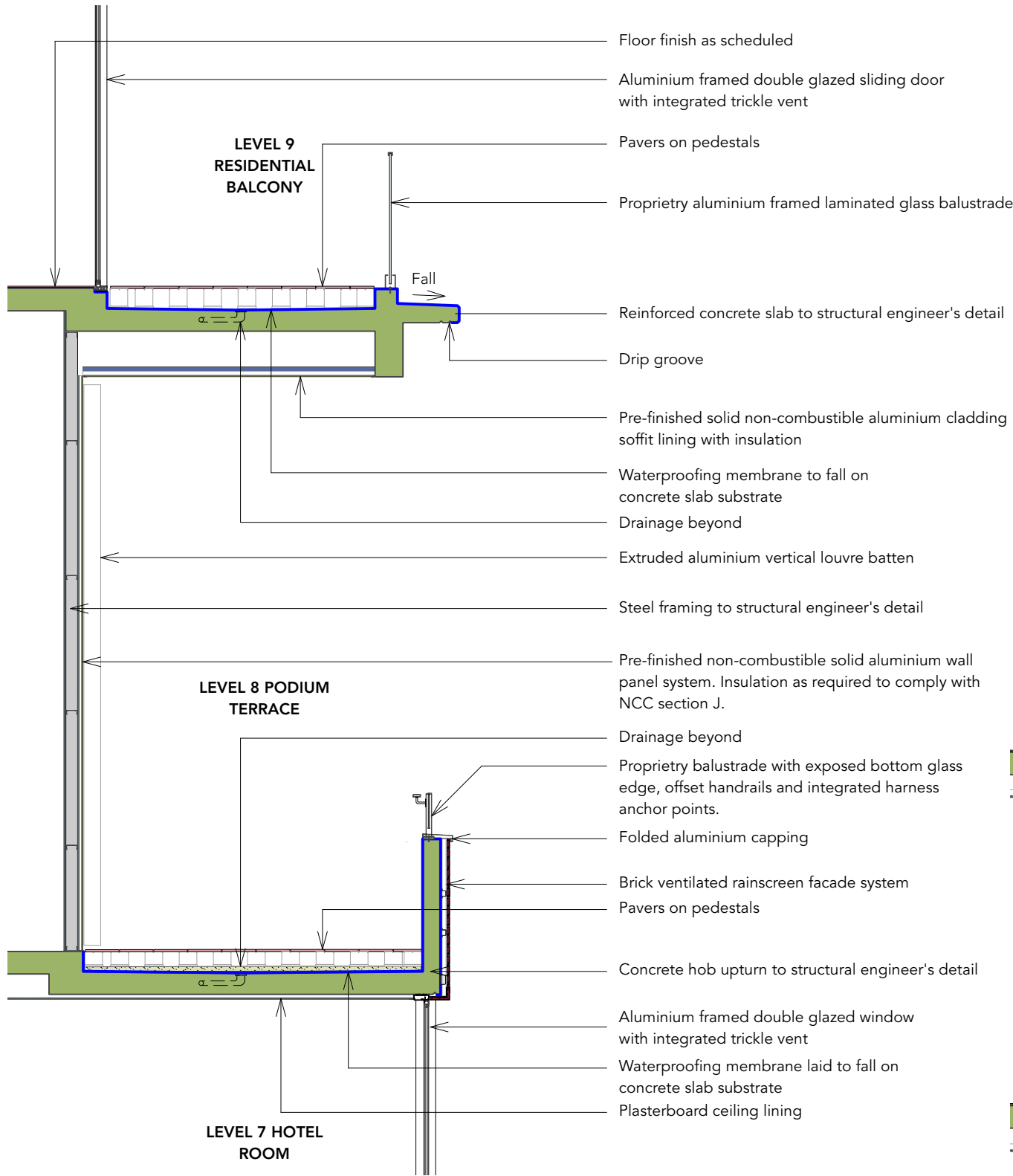
CLIENT
Australasian Property Group Pte Ltd

TITLE
Typical Facade Details 1

SCALE	DRAWN	CHECKED BY
1:50	LT, TC	RO
PROJECT NO.	DATE	STAGE
2401	11/6/2024	DA 2
DWG NO.	REVISION	

DA-610

C



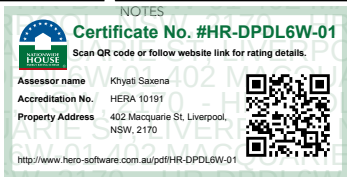
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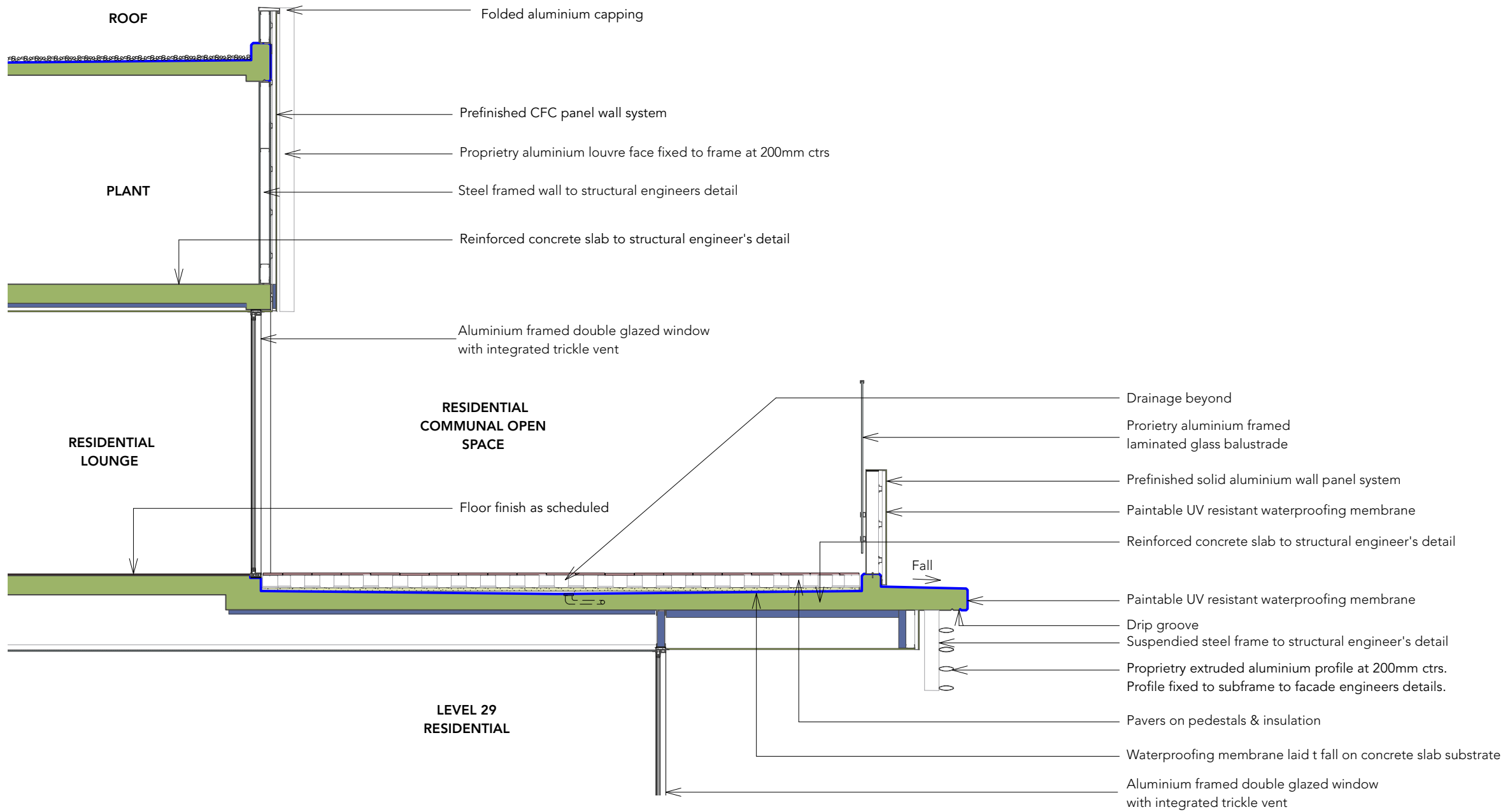
REV	DATE	DESCRIPTION
A	4/6/24	For Discussion
B	11/6/24	For Review
C	19/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

CLIENT
Australasian Property Group Pte Ltd

TITLE		
Typical Facade Details 2		
SCALE	DRAWN	CHECKED BY
1:50	LT,TC	RO
PROJECT NO.	DATE	STAGE
2401	11/6/2024	DA 2
DWG NO.	REVISION	
DA-611	C	



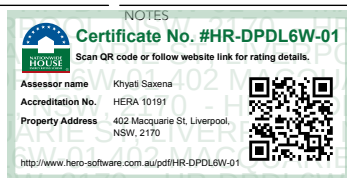
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REV	DATE	DESCRIPTION
A	11/6/24	Issue for discussion
B	19/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

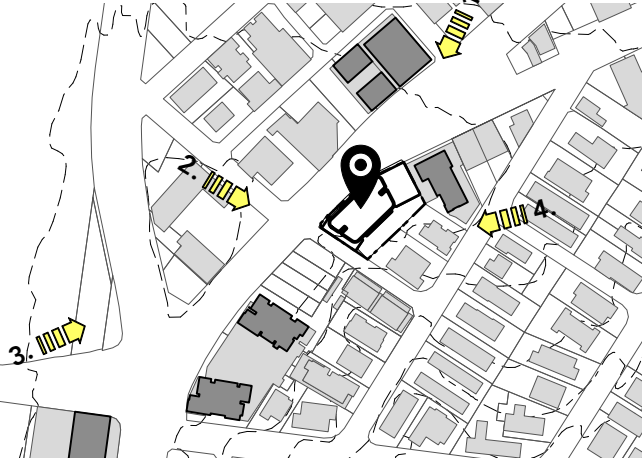
CLIENT
Australasian Property Group Pte Ltd

TITLE			
Typical Facade Details 3			
SCALE	DRAWN	CHECKED BY	
1:200	LT, TC	RO	
PROJECT NO.	DATE	STAGE	
2401	11/6/2024	DA 2	
DWG NO.			REVISION
DA-612			B

Photo Montage: View 1 from Castlereagh Street



Key Plan



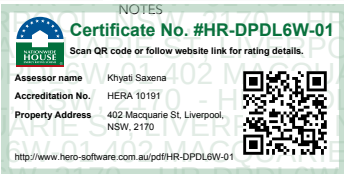
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68-72 Wentworth Avenue
Surry Hills NSW 2010

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REV	DATE	DESCRIPTION
A	7/3/2024	For Consultant Coordination
B	14/3/2024	Pre-DA Issue
C	16/7/2024	For Development Application

PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170

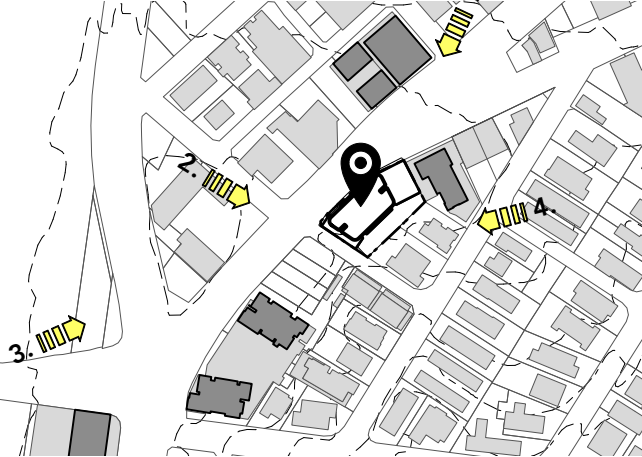
CLIENT
Australasian Property Group Pte Ltd

TITLE		
Photo Montage: View 1		
SCALE	DRAWN	CHECKED BY
NTS	TC	RO
PROJECT NO.	DATE	STAGE
2401	11/7/2024	DA 2
DWG NO.	REVISION	
DA-701	C	

Photo Montage: View 2 from Short Street



Key Plan



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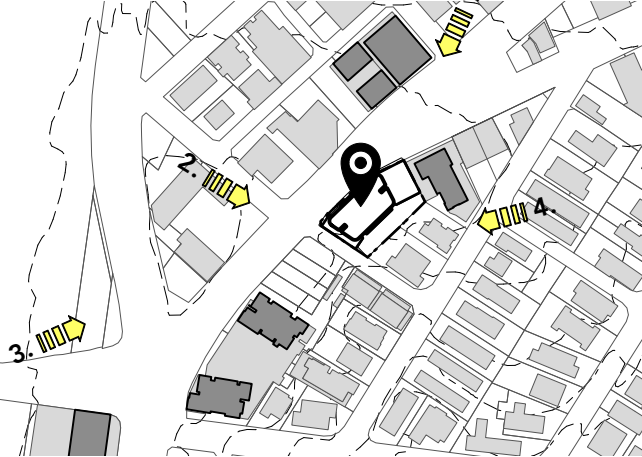
DATE	DESCRIPTION
A 7/3/2024	For Consultant Coordination
B 14/3/2024	Pre-DA Issue
C 16/7/2024	For Development Application

PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT	
Australasian Property Group Pte Ltd	

TITLE		
Photo Montage: View 2		
SCALE	DRAWN	CHECKED BY
NTS	TC	RO
PROJECT NO.	DATE	STAGE
2401	11/7/2024	DA 2
DWG NO.	REVISION	
DA-702	C	

Photo Montage: View 3 from Woodward Park

Key Plan



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NOTES

Certificate No. #HR-DPDL6W-01

Scan QR code or follow website link for rating details.

Assessor name: Khyati Saxena

Accreditation No.: HERA 10191

Property Address: 402 Macquarie St, Liverpool, NSW, 2170

http://www.hero-software.com.au/pdf/HR-DPDL6W-01

REV	DATE	DESCRIPTION
A	16/7/2024	For Development Application

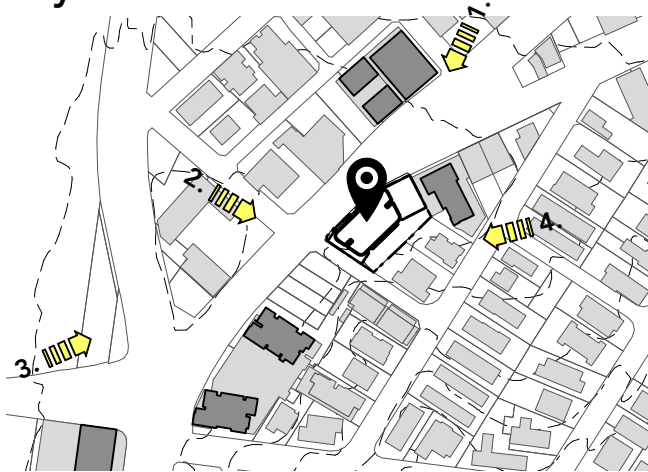
PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT	
Australasian Property Group Pte Ltd	

TITLE		
Photo Montage: View 3		
SCALE	DRAWN	CHECKED BY
NTS	TC	RO
PROJECT NO.	DATE	STAGE
2401	11/7/2024	DA 2
DWG NO.	REVISION	
DA-703	A	

Photo Montage: View 4 from Charles Street



Key Plan



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Scan QR code or follow website link for rating details.

Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 402 Macquarie St, Liverpool, NSW, 2170
<http://www.hero-software.com.au/pdf/HR-DPDL6W-01>



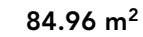
REV	DATE	DESCRIPTION
A	16/7/2024	For Development Application

PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT	
Australasian Property Group Pte Ltd	

TITLE		
Photo Montage: View 4		
SCALE	DRAWN	CHECKED BY
NTS	TC	RO
PROJECT NO.	DATE	STAGE
2401	11/7/2024	DA 2
DWG NO.	REVISION	
DA-704	A	

Level 0, Level 8 and Level 30

Level 0 Deep Soil: 84.96m² (3.7% of Site Area)



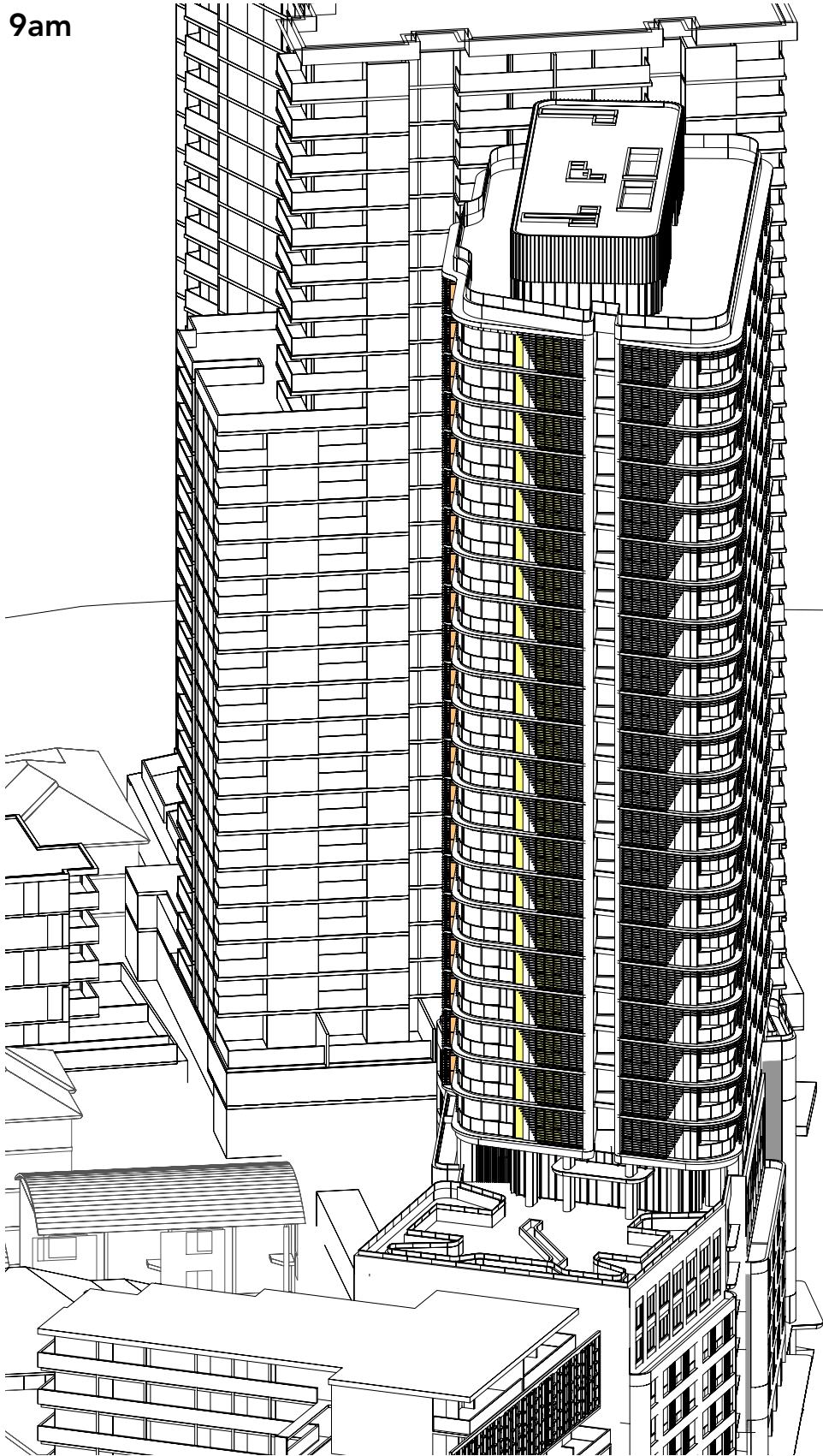
Sun Eye - Solar Access Analysis

21 June 9am – 9.30am

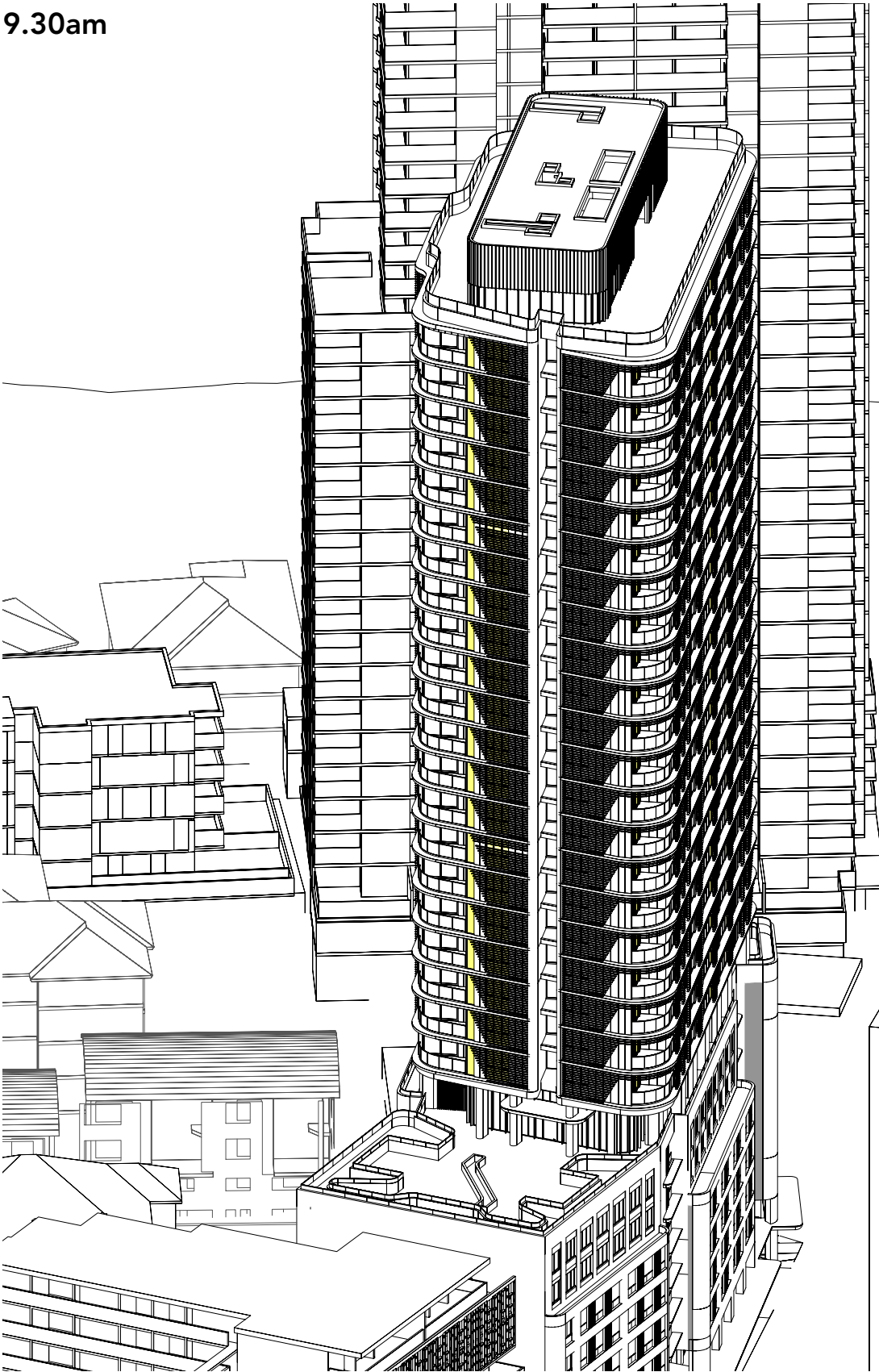
ADG Solar Access

Living Room Window

9am



9.30am

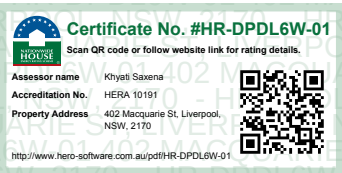


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REV	DATE	DESCRIPTION
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B	16/7/2024	For Development Application

PROJECT
**Macquarie Street
Hotel + Apartments DA 2
Development Application**

CLIENT
Australasian Property Group Pte Ltd

PROJECT ADDRESS
**402 Macquarie Street,
LIVERPOOL NSW 2170**

TITLE
Solar Access 9am - 9:30am

SCALE	DRAWN	CHECKED BY
NTS	TC	RO
PROJECT NO.	DATE	STAGE
2401	27/6/2024	DA 2
DWG NO.	REVISION	

DA-810

B

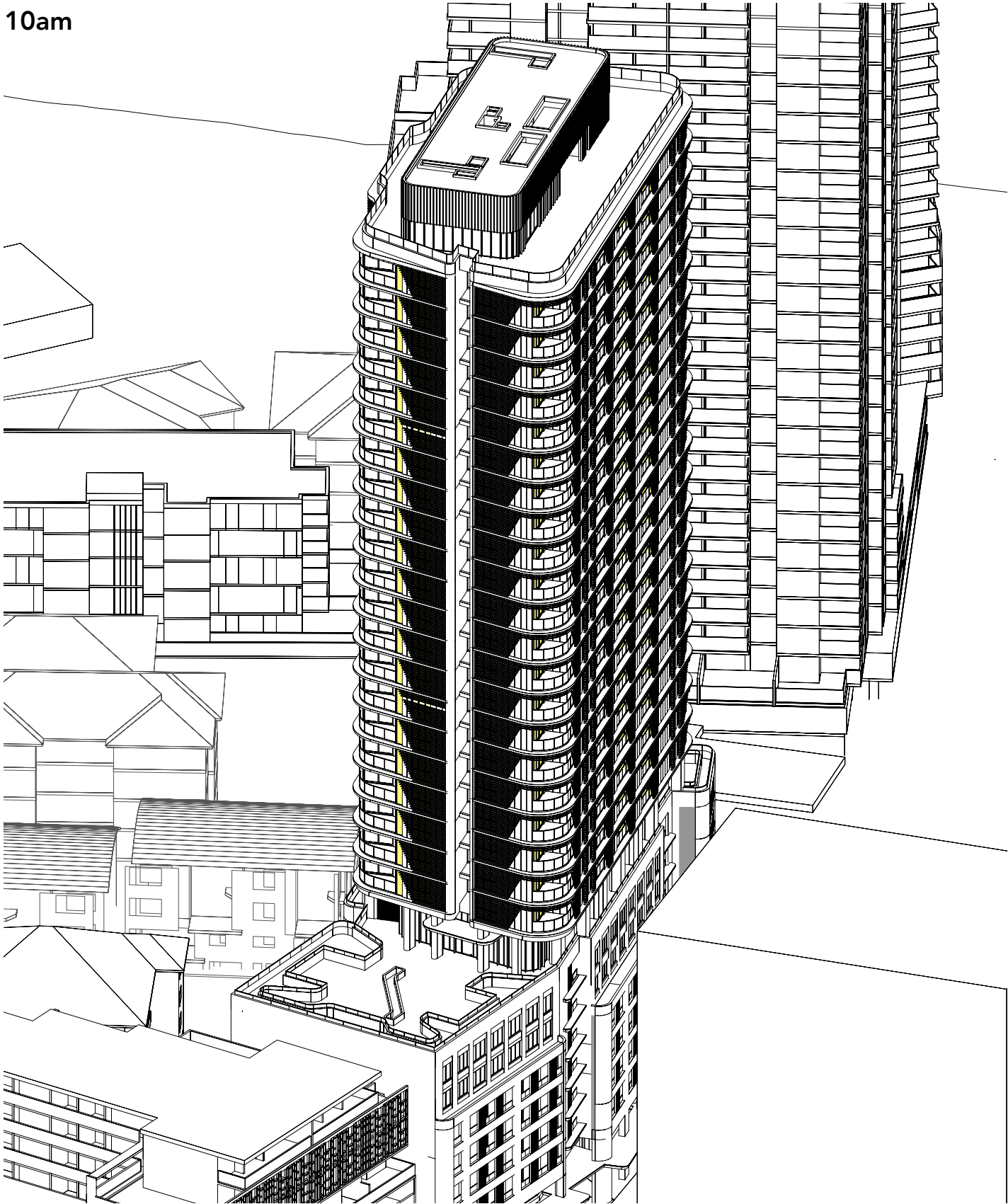
Sun Eye - Solar Access Analysis

21 June 10am – 10.30am

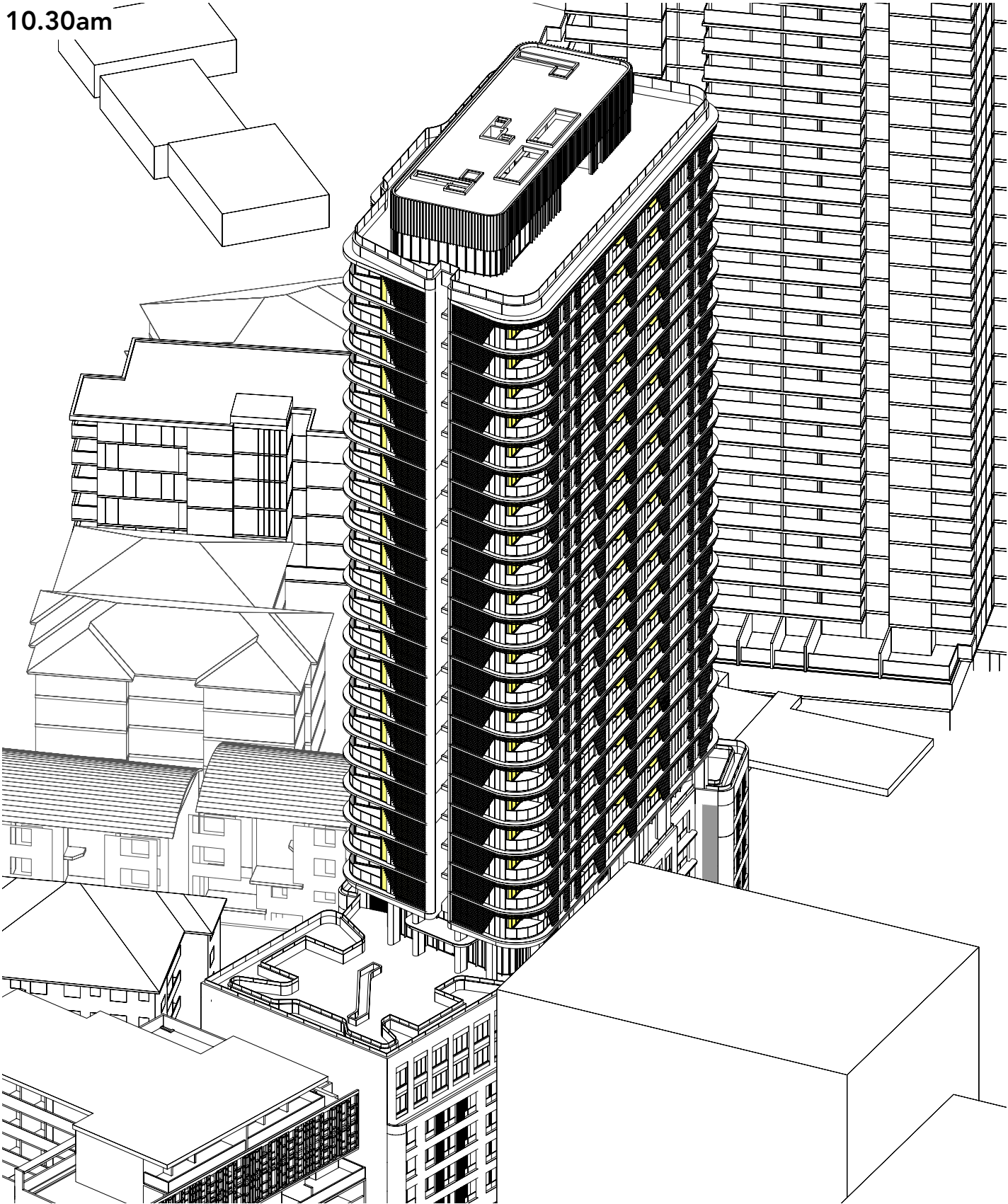
ADG Solar Access

Living Room Window

10am



10.30am



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ARCHITECTURE | URBAN PROJECTS

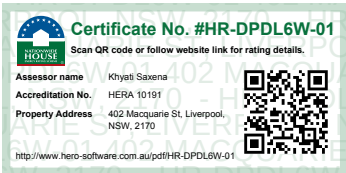
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REV	DATE	DESCRIPTION
A	7/3/2024	For Consultant Coordination
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PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT	
Australasian Property Group Pte Ltd	

TITLE	SCALE	DRAWN	CHECKED BY
Solar Access 10am - 10:30am	NTS	TC	RO
PROJECT NO.	DATE	STAGE	
2401	27/6/2024	DA 2	
DWG NO.		REVISION	
DA-811		B	

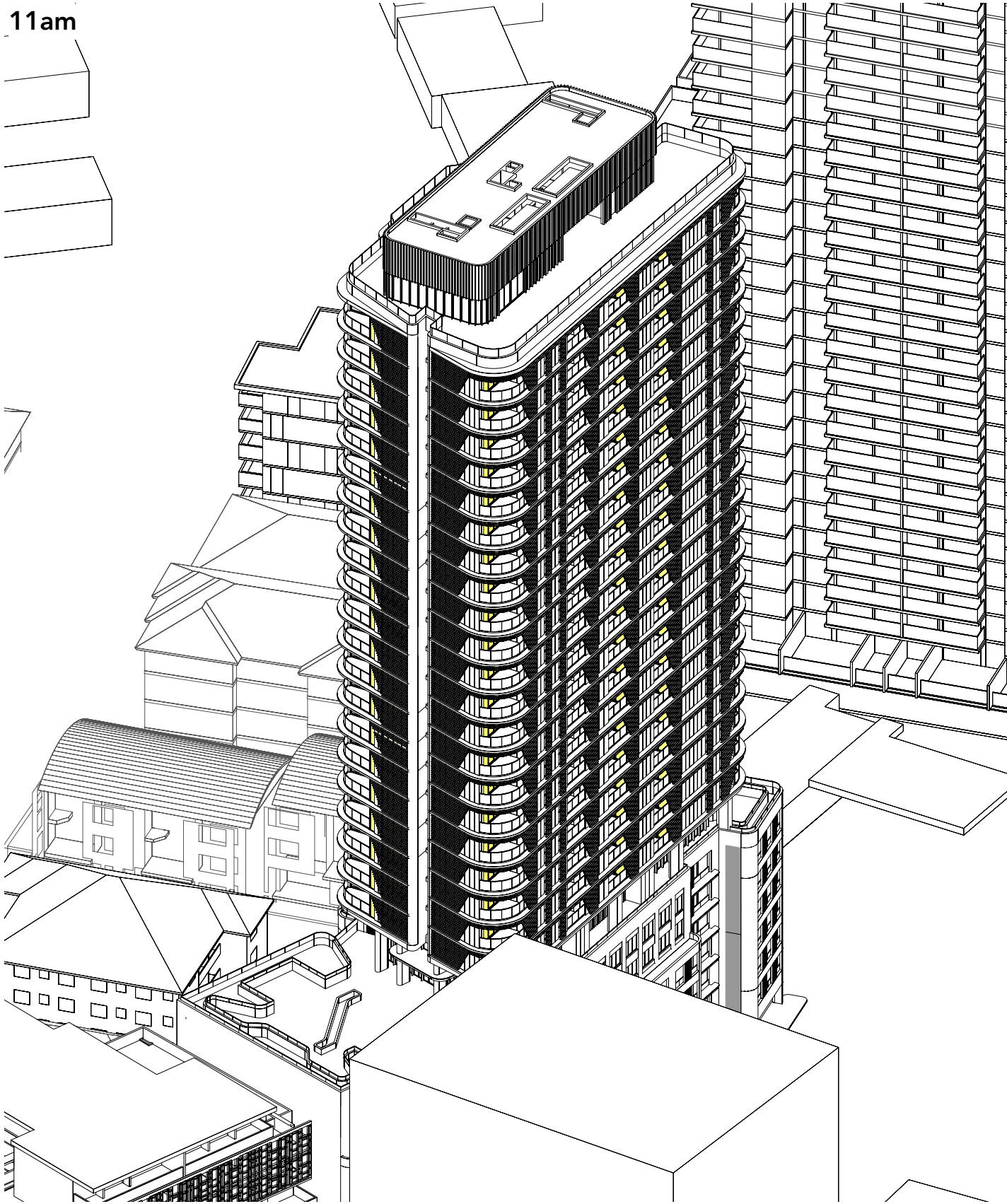
Sun Eye - Solar Access Analysis

21 June 11am – 11.30am

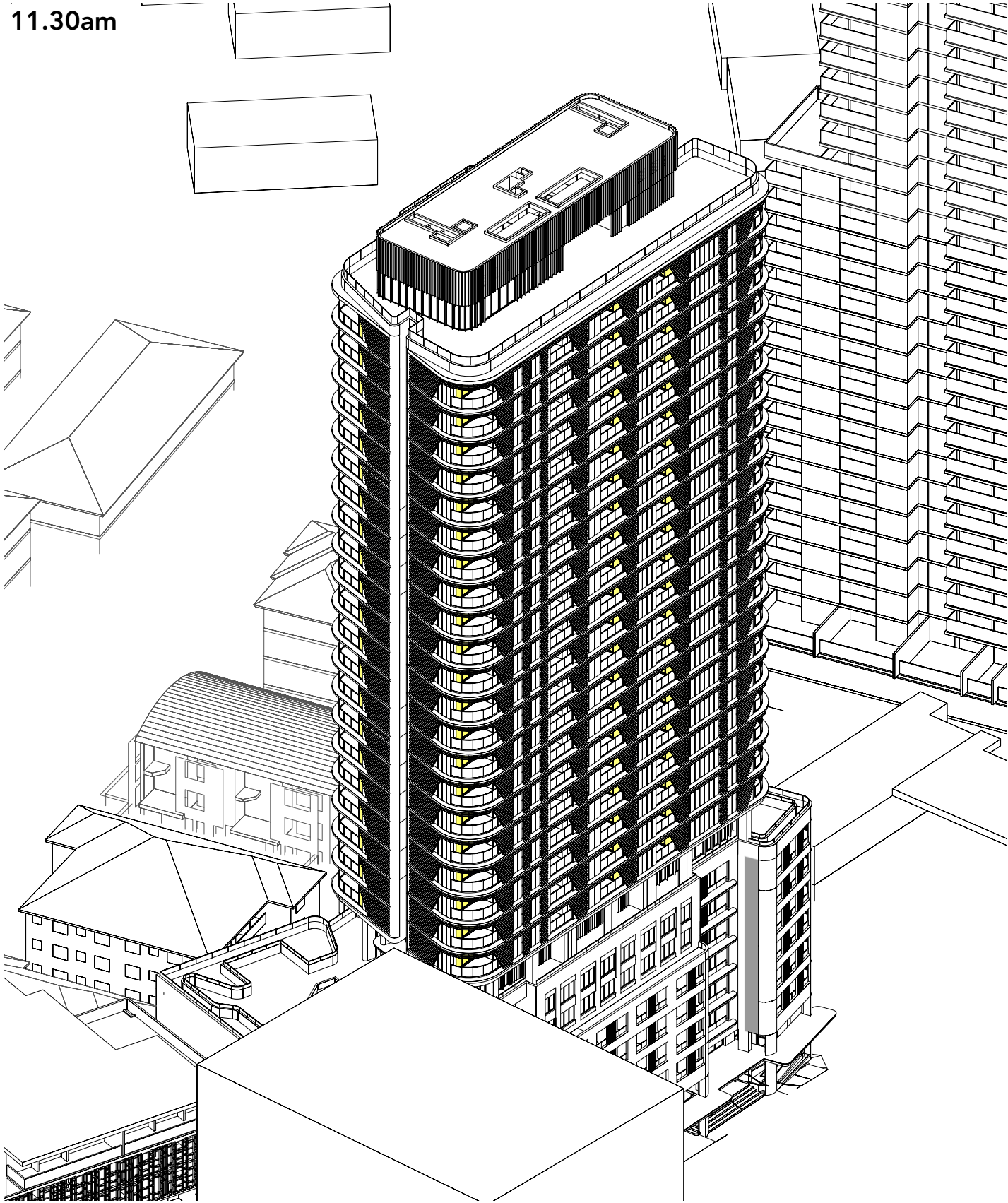
ADG Solar Access

Living Room Window

11am



11.30am

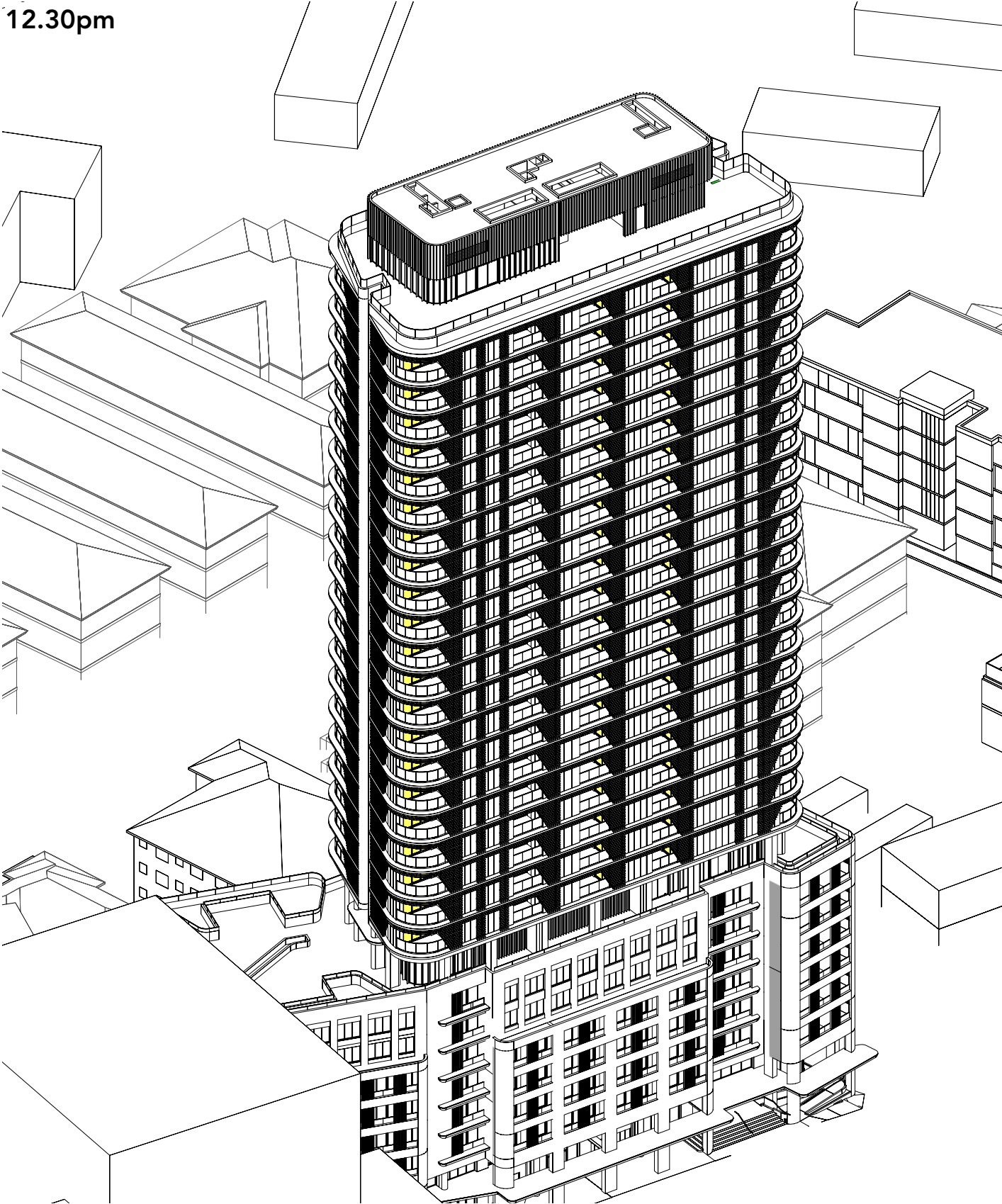
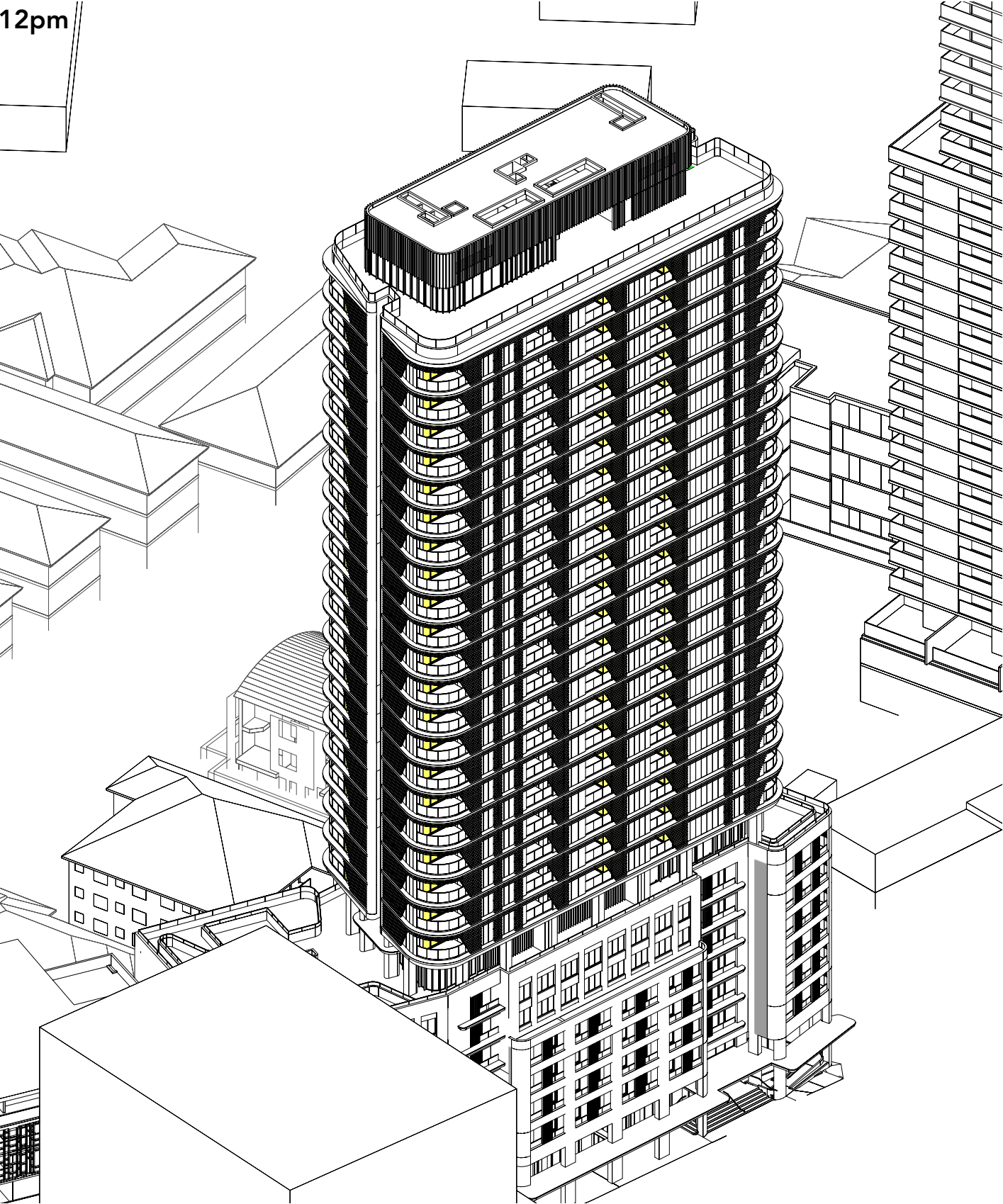


Sun Eye - Solar Access Analysis

21 June 12pm – 12:30pm

ADG Solar Access

Living Room Window



REV	DATE	DESCRIPTION
A	7/3/2024	For Consultant Coordination
B	16/7/2024	For Development Application

PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT	
Australasian Property Group Pte Ltd	

TITLE	SCALE	DRAWN	CHECKED BY
Solar Access 12pm - 12:30pm	NTS	TC	RO
PROJECT NO.	DATE	STAGE	
2401	27/6/2024	DA 2	
DWG NO.	REVISION		
DA-813	B		

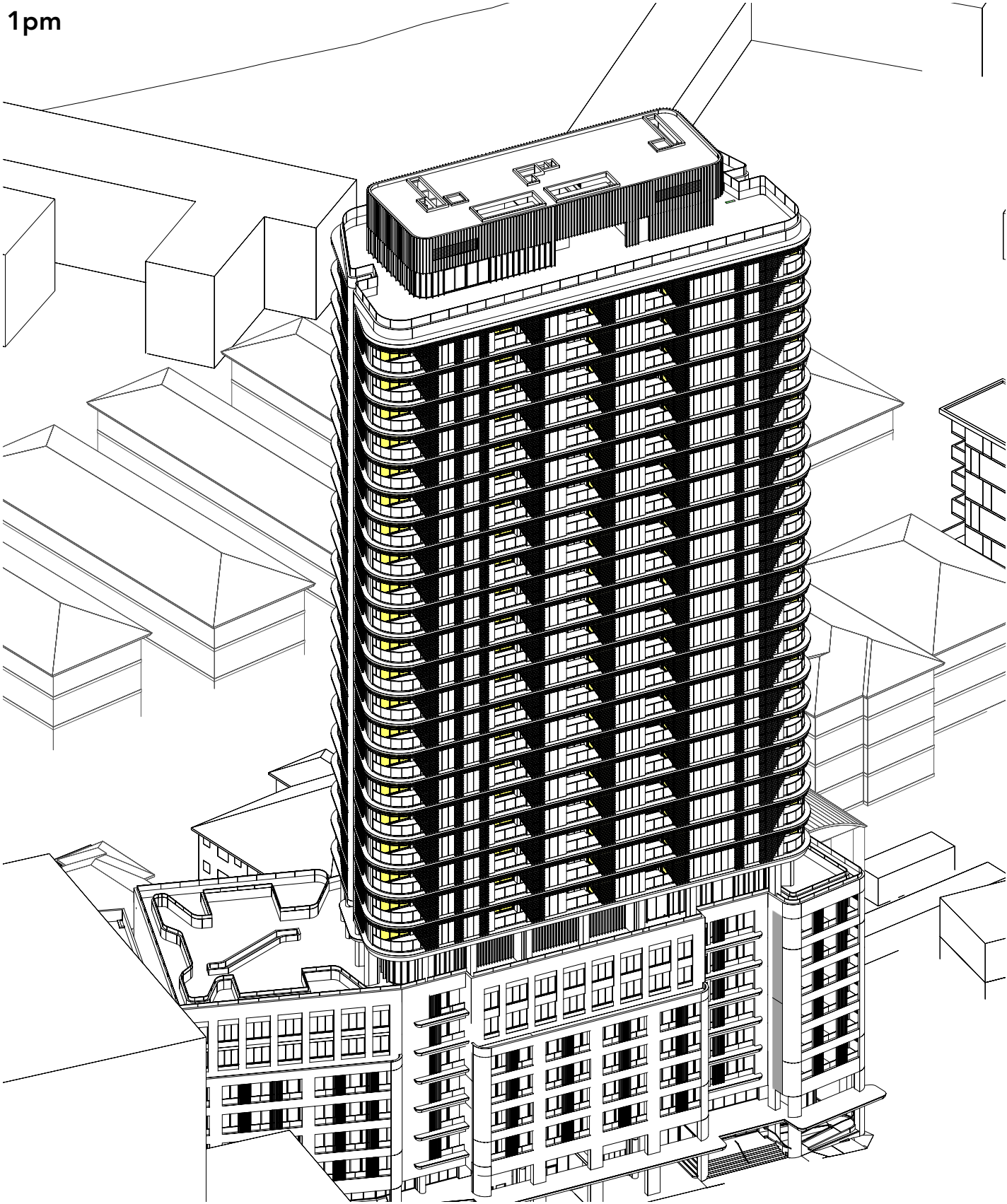
Sun Eye - Solar Access Analysis

21 June 1pm – 1:30pm

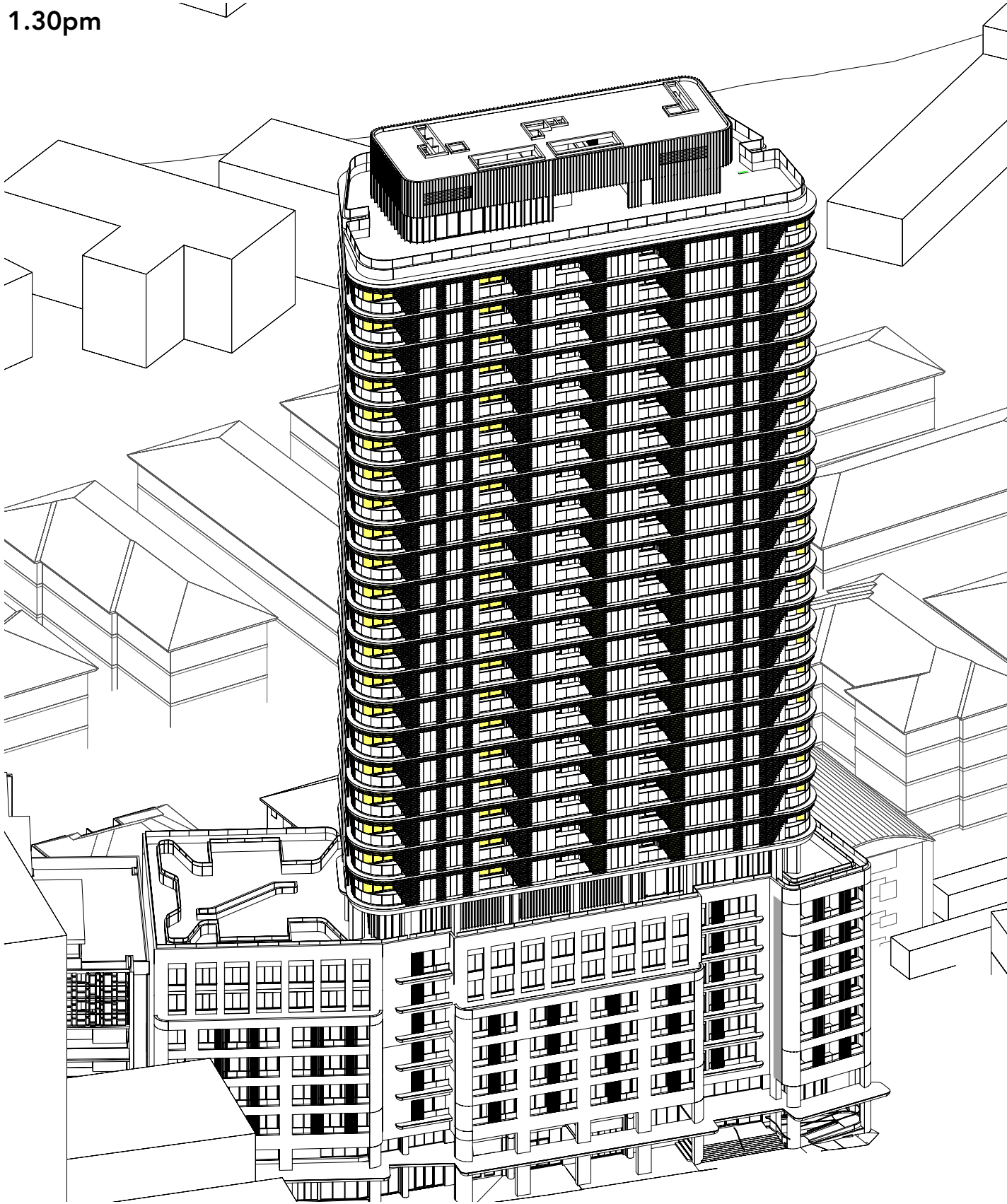
ADG Solar Access

Living Room Window

1pm



1.30pm



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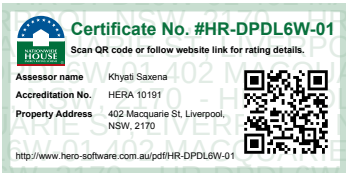
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REV	DATE	DESCRIPTION
A	7/3/2024	For Consultant Coordination
B	16/7/2024	For Development Application

PROJECT
Macquarie Street
Hotel + Apartments DA 2
Development Application

PROJECT ADDRESS
402 Macquarie Street,
LIVERPOOL NSW 2170

CLIENT
Australasian Property Group Pte Ltd

TITLE
Solar Access 1pm - 1:30pm

SCALE	DRAWN	CHECKED BY
NTS	TC	RO
PROJECT NO.	DATE	STAGE
2401	27/6/2024	DA 2
DWG NO.	REVISION	

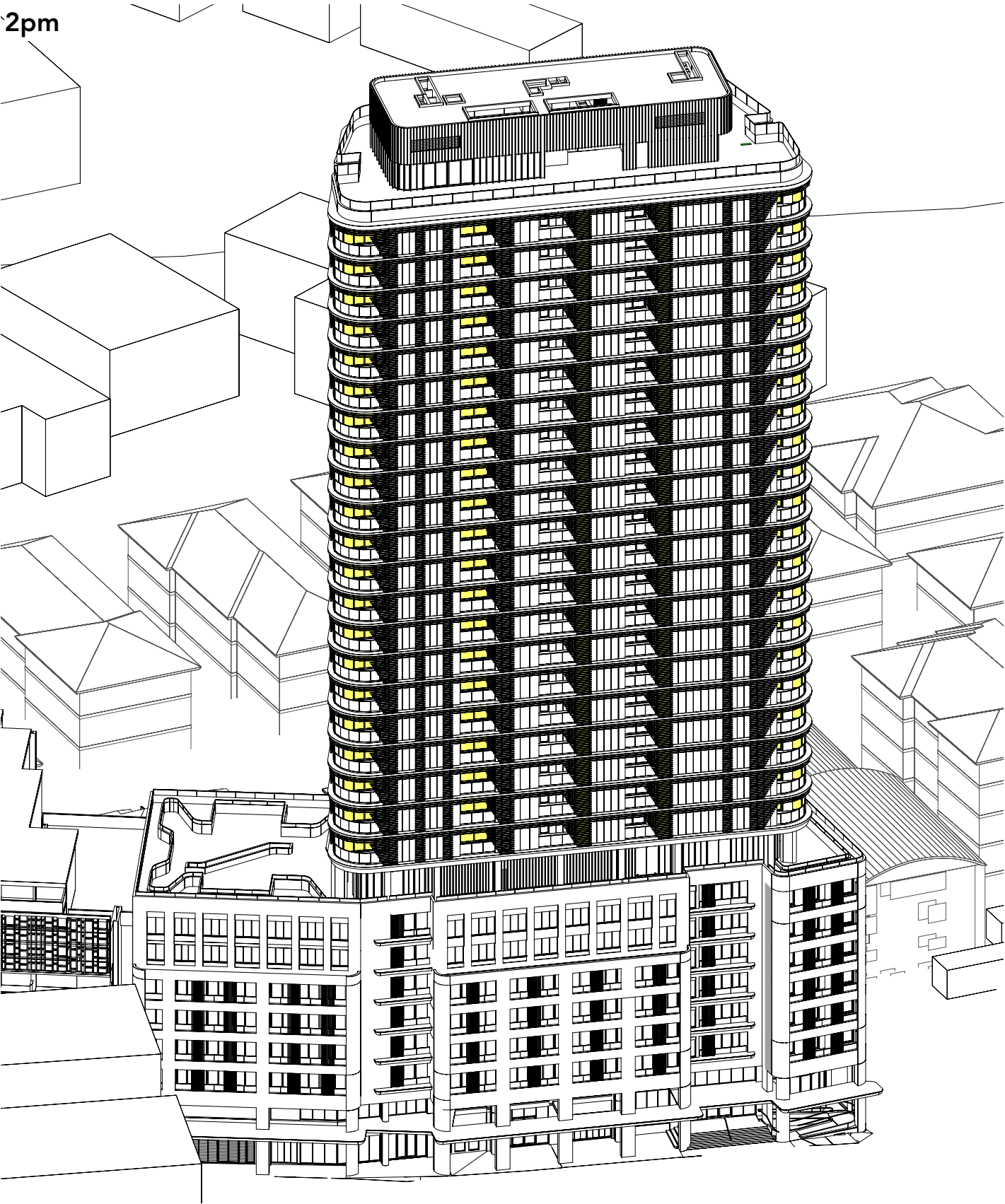
DA-814

B

Sun Eye - Solar Access Analysis

21 June 2pm – 2:30pm

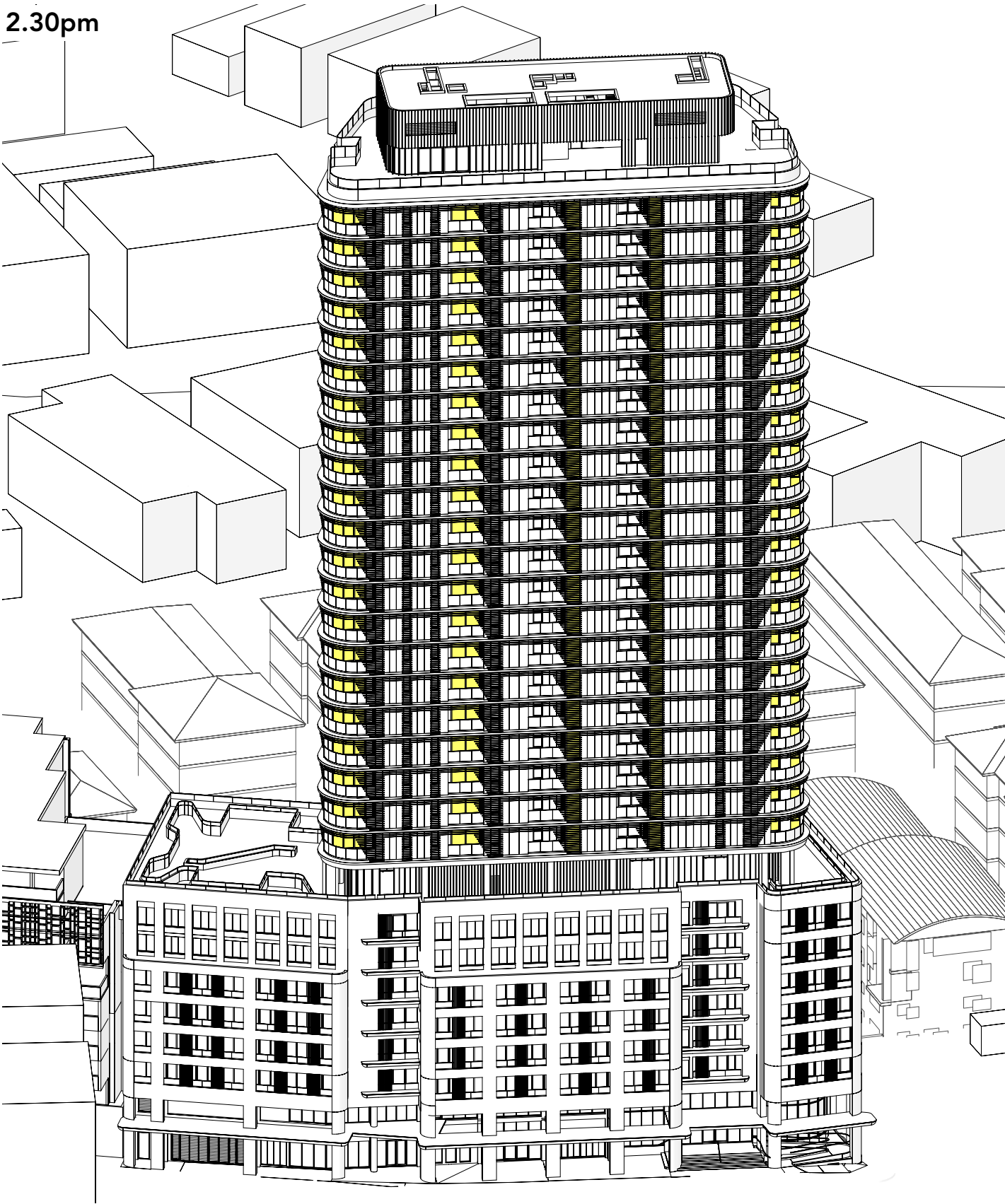
2pm



ADG Solar Access

Living Room Window

2.30pm



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REV	DATE	DESCRIPTION
A	7/3/2024	For Consultant Coordination
B	16/7/2024	For Development Application

PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170

CLIENT
Australasian Property Group Pte Ltd

TITLE		
Solar Access 2pm - 2:30pm		
SCALE	DRAWN	CHECKED BY
NTS	TC	RO
PROJECT NO.	DATE	STAGE
2401	27/6/2024	DA 2
DWG NO.	REVISION	
DA-815	B	

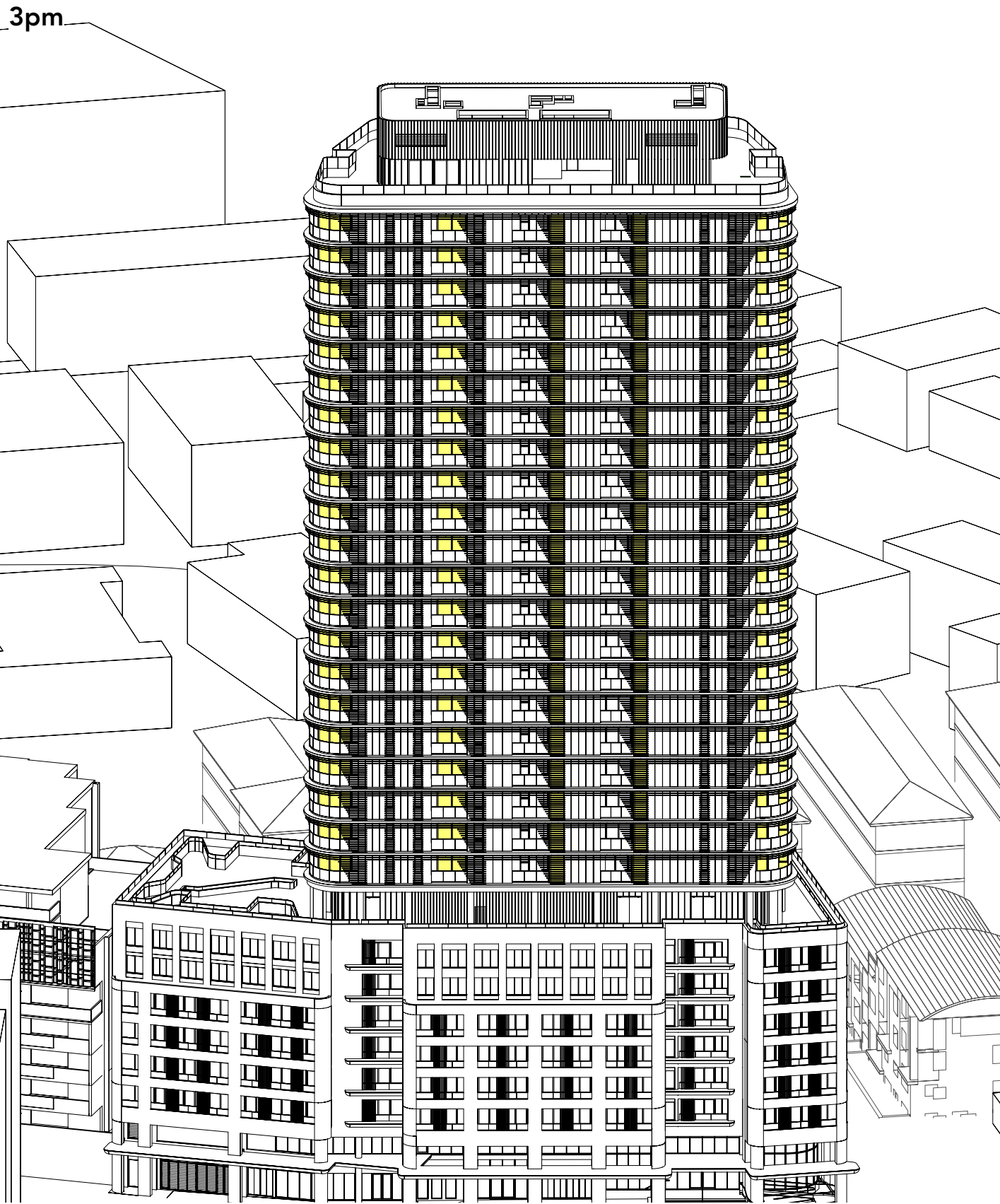
Sun Eye - Solar Access Analysis

21 June 3pm

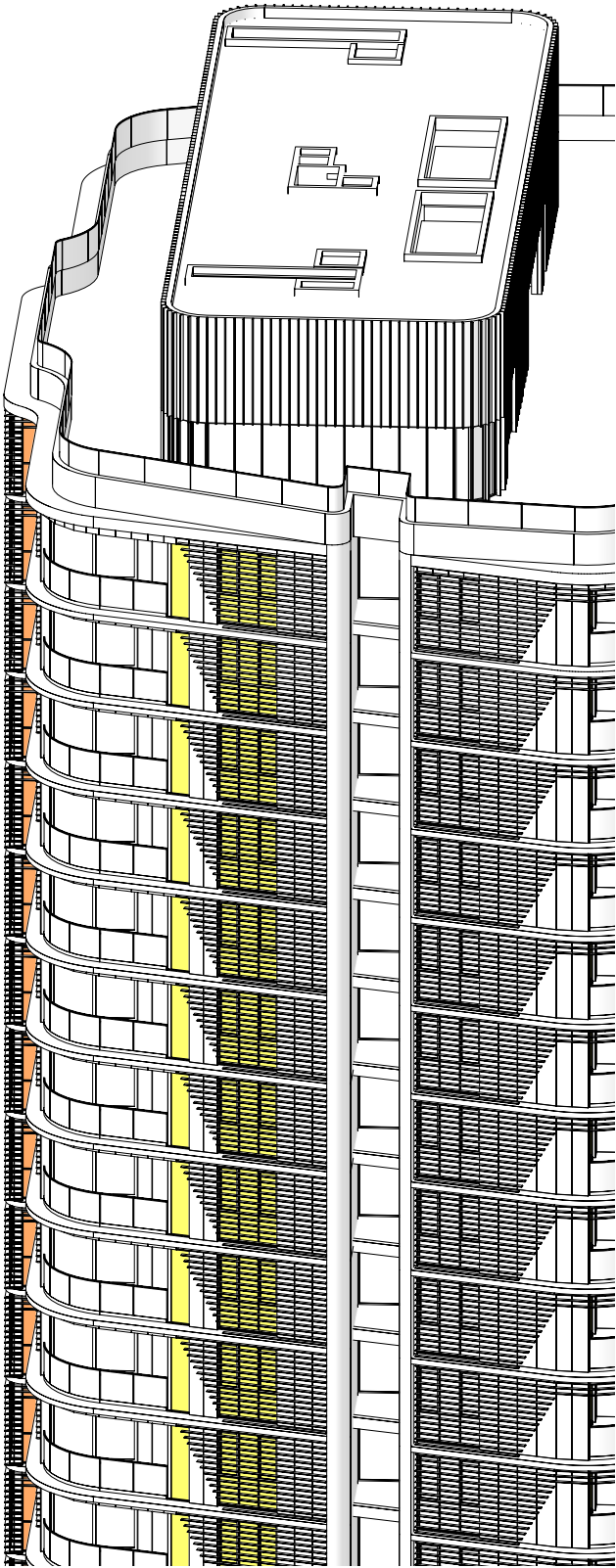
ADG Solar Access

Living Room Window

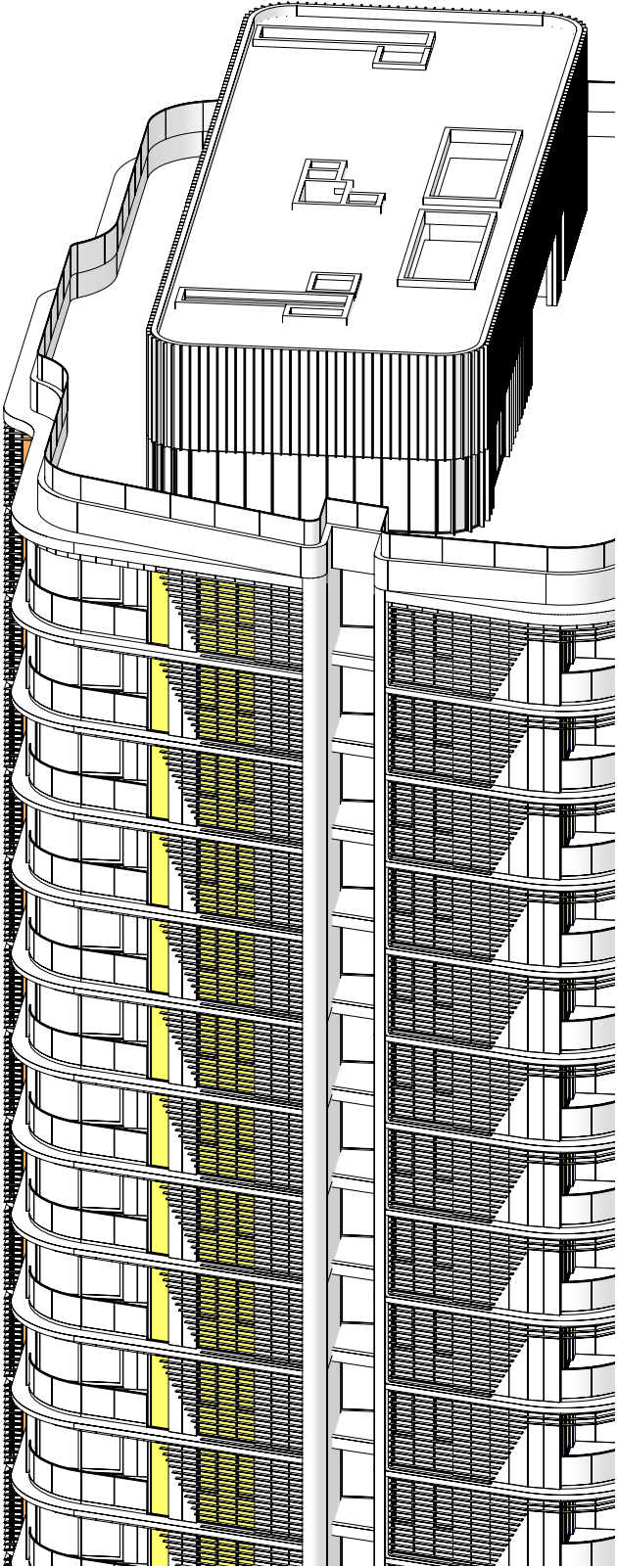
Bedroom Window



9am: Bedroom Solar Access



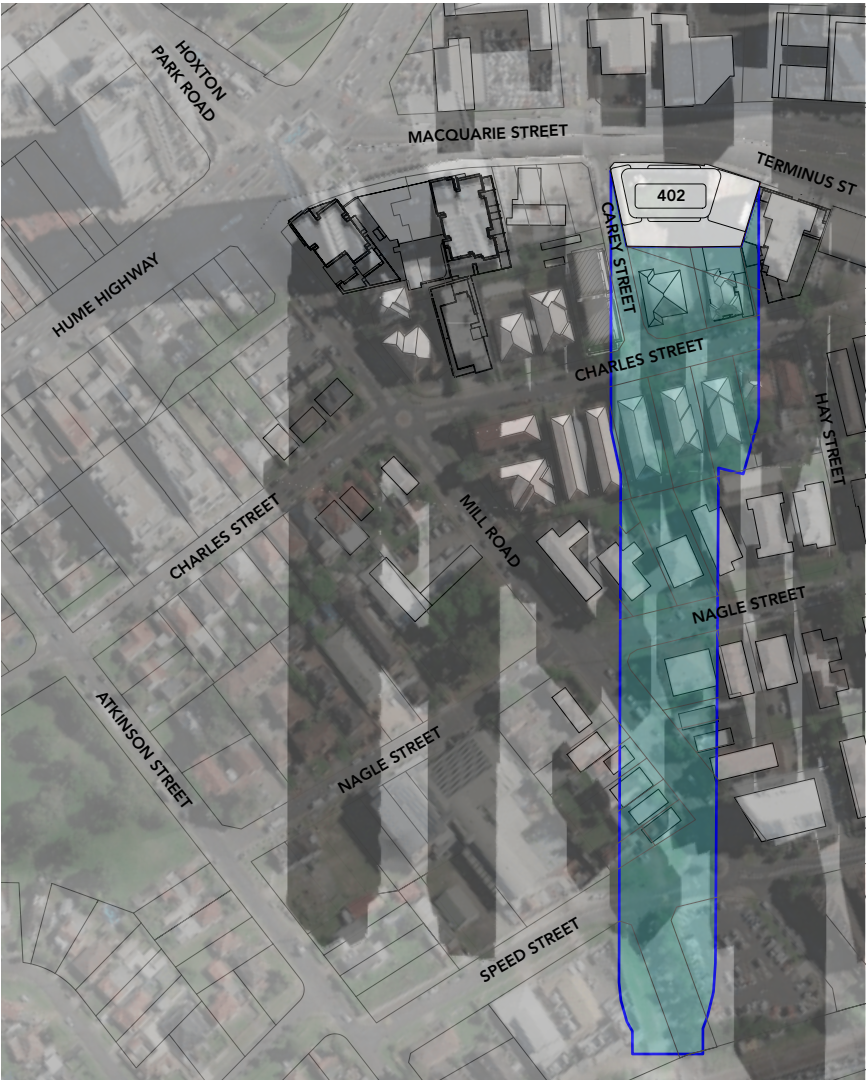
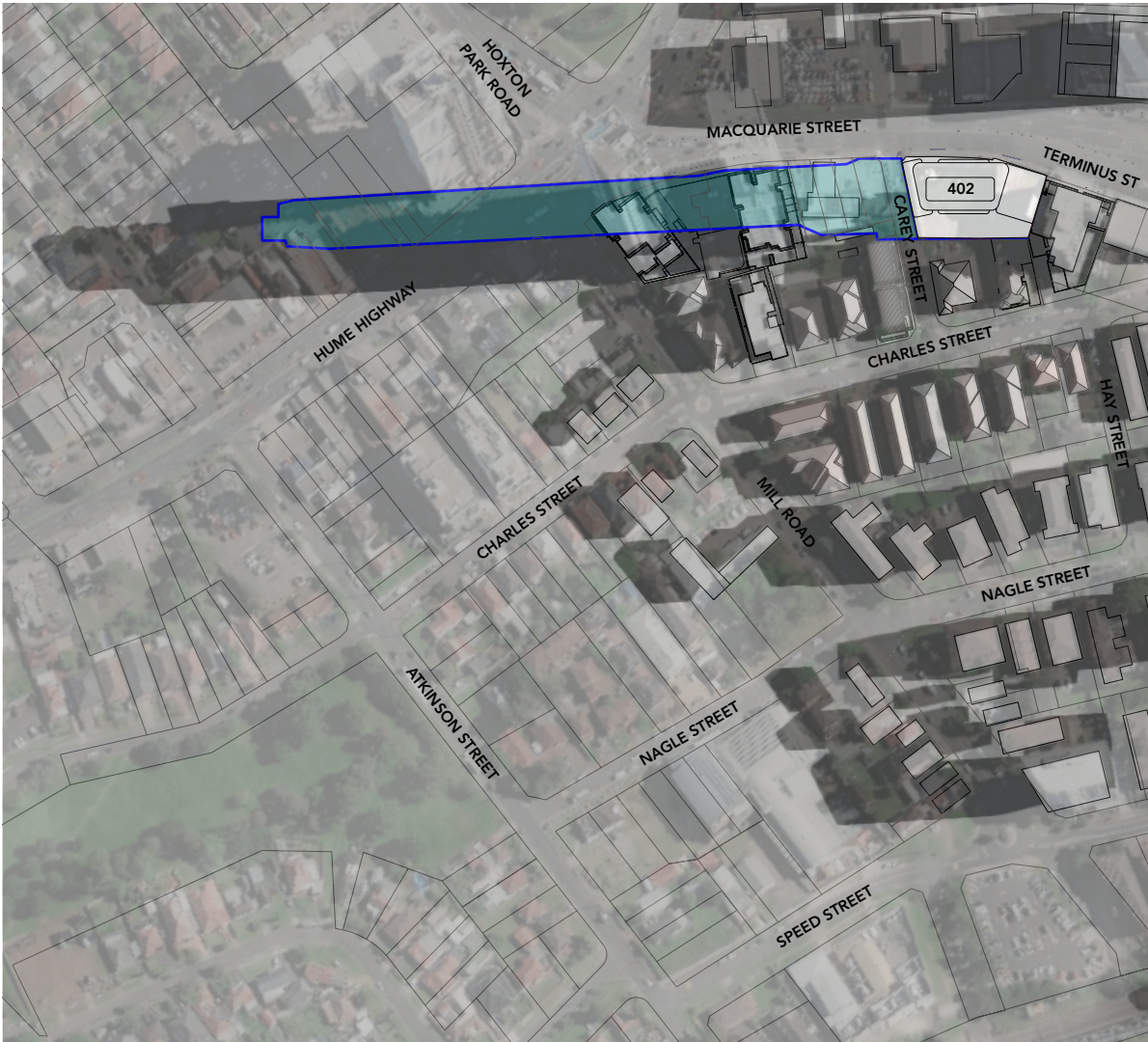
9.15am: Bedroom Solar Access



Shadow Diagrams

9am, 12pm & 3pm at Winter Solstice

Extent of Shadow from Proposal



Shadows - 9am

Shadows - 12pm

Shadows - 3pm

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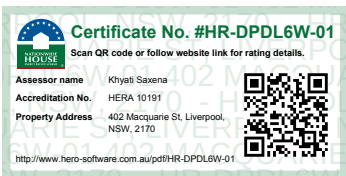
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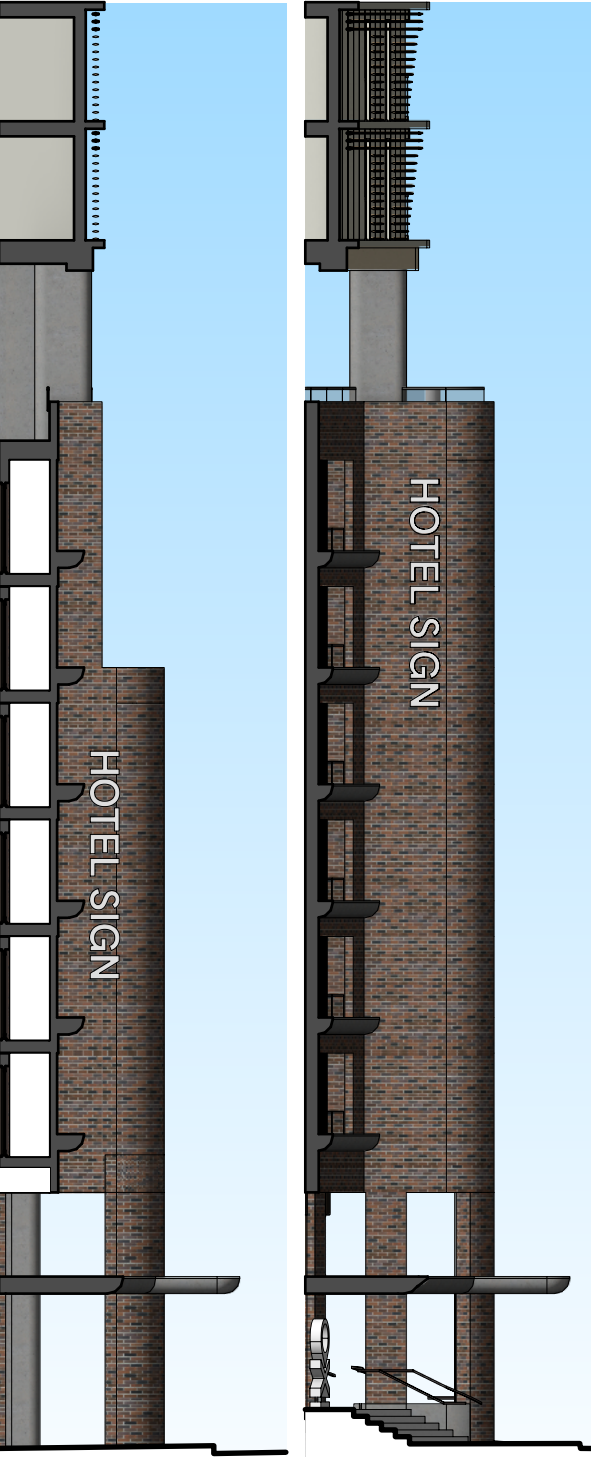


REV	DATE	DESCRIPTION
A	7/3/2024	For Consultant Coordination
B	14/3/2024	Pre-DA Issue
C	18/7/2024	For Development Application

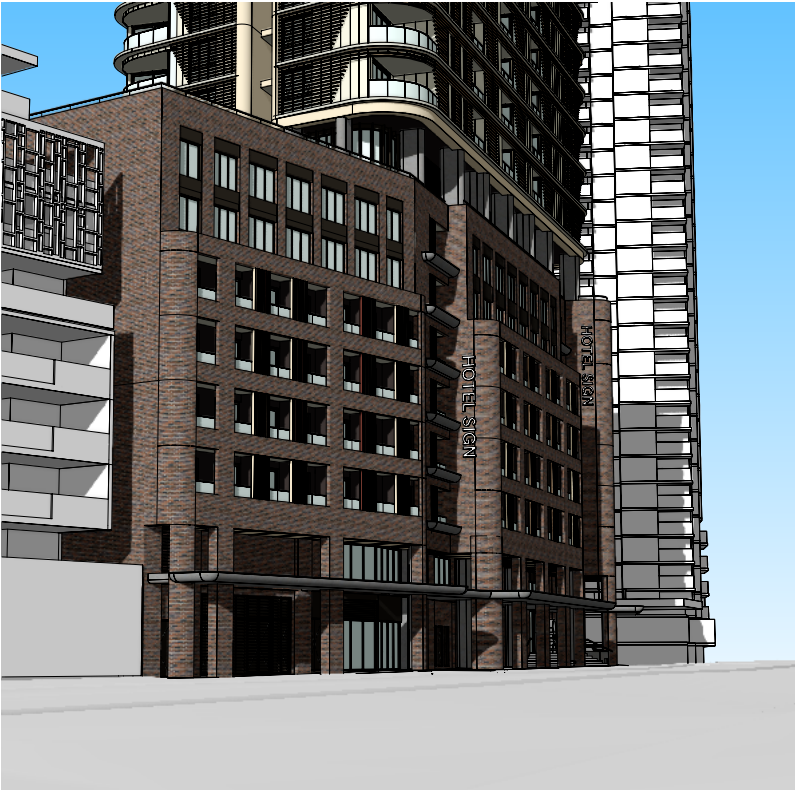
PROJECT	PROJECT ADDRESS
Macquarie StreetHotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT	
Australasian Property Group Pte Ltd	

TITLE		
Shadow Diagrams		
SCALE	DRAWN	CHECKED BY
1:1250	TC	RO
PROJECT NO.	DATE	STAGE
2401	7/3/2024	DA 2
DWG NO.	REVISION	
DA-820	C	

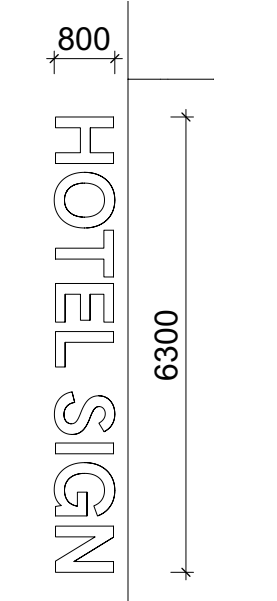
Hotel Signage 1: Vertical White Illuminated Hotel Logo



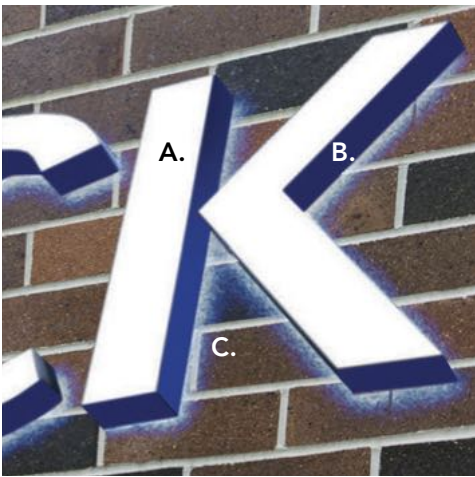
Signage 1 Elevations 1:200



Signage 1 Macquarie Street Perspective



Signage 1 Dimensions



- A. White illuminated letter face
- B. Solid side profile
- C. Rear 'halo' illumination to facade

Signage 1 3D Letter Details

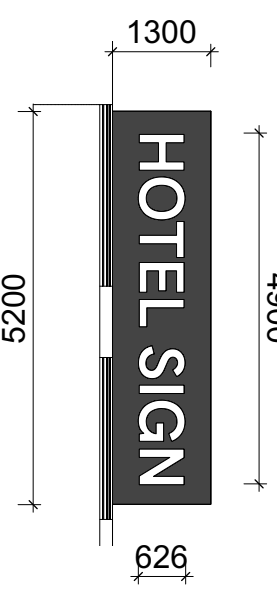
Hotel Signage 2: Perpendicular Vertical Hotel Signage



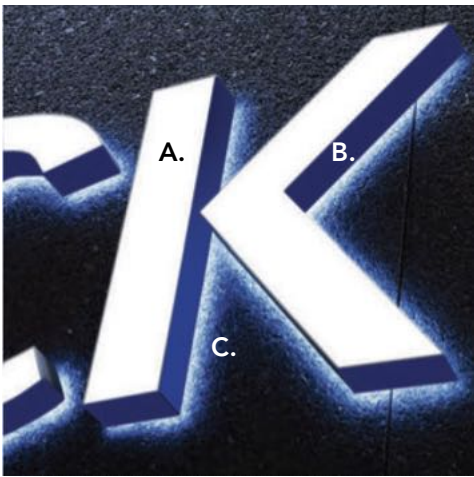
Signage 2 Elevation 1:200



Signage 2 Short Street Perspective



Signage 2 Dimensions



- A. White illuminated letter face
- B. Solid side profile
- C. Rear 'halo' illumination to blade backing.

Signage 2 3D Letter Details

Signage Type 1: Facade Mounted Signage - White Hotel Logo
Locations: Colonnade entry recess Level 4-5, and Hotel entry recess Level 6-7.

Type 1 Description:
3D White Opal Acrylic hotel brand wall mounted on stand off brackets. Letter return side profile to be a solid powdercoat finish with a rebated rear edge. Internal LED lighting to illuminate acrylic signage face and create a rear 'halo' illumination on the facade.

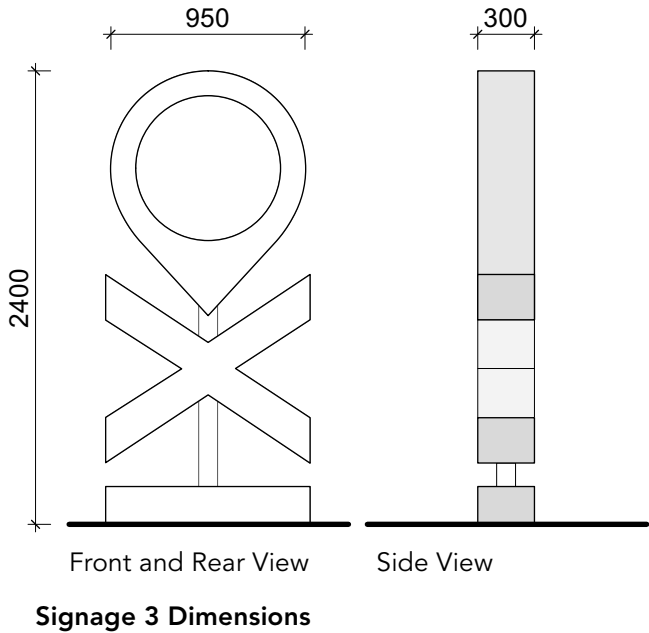
Signage Type 2: Wall mounted vertical blade sign - White Hotel Logo
Location: Carey Street Facade Level 6-7.

Type 2 Description:
3D White opal acrylic hotel brand on front and rear of wall mounted powdercoat blade. Letter return side profile to be a solid powdercoat finish with a rebated rear edge. Internal LED lighting to illuminate acrylic leter face and create a rear 'halo' illumination on the signage blade backing.

Hotel Signage 3: Hotel Logo Entrance 'Totem'



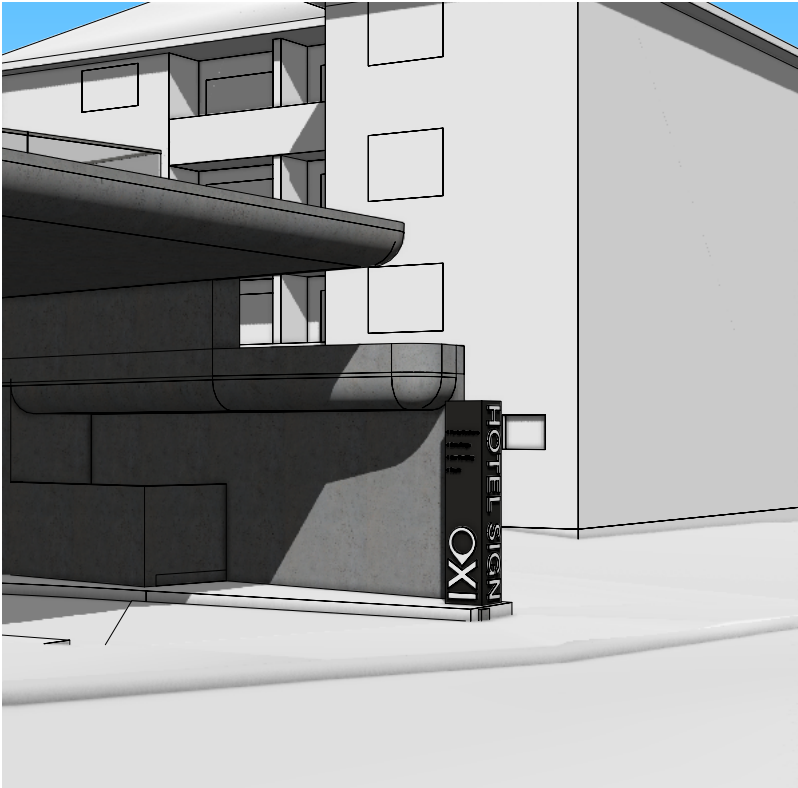
Signage 3 Macquarie Street Perspective



Hotel Signage 4: Porte Cochere Entry and Wayfinding



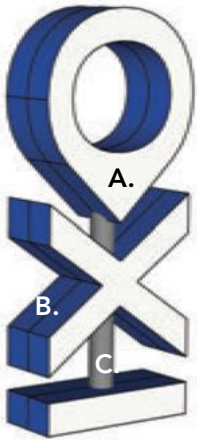
Signage 4 Elevation 1:200



Signage 4 Carey Street Perspective

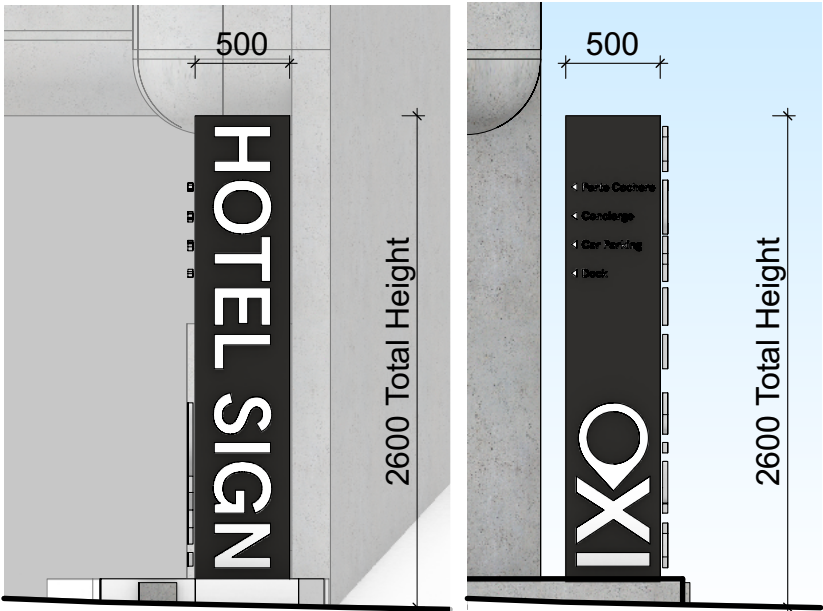


Signage 3 Elevation 1:200

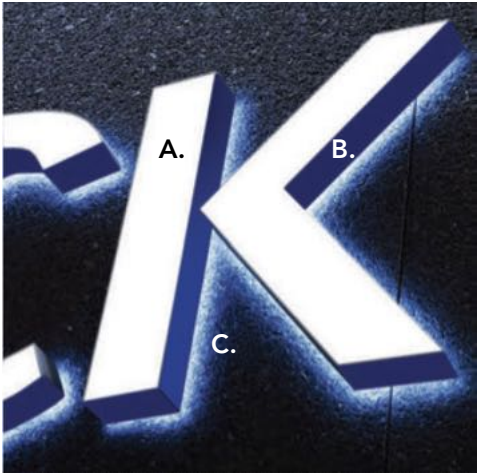


- A. White illuminated letter face
- B. Solid side profile
- C. CHS with chrome mirror finish

Signage 3 3D Letter Details



Signage 4 Dimensions



- A. White illuminated letter face
- B. Solid side profile
- C. Rear 'halo' illumination to pylon backing

Signage 4 3D Letter Details

Signage Type 3: Static Floor Mounted
Location: Adjacent Macquaire Street Hotel Entry

Type 3 Description:
External floor mounted 3D logo. Front and rear logo faces to be laser cut opal acrylic recessed into laser cut powdercoated steel side profile. Centre 'spine' to be a 100mm CHS with chrome mirror finish. Floor mount to engineers details. Internal LED lighting to illuminate front and rear faces of acrylic logo.

Signage Type 4: Static Floor Mounted Pylon Sign
Location: Carey Street adjacent driveway entry

Type 4 Description:
3D White opal acrylic hotel brand to Caey street with wayfinding and small hotel icon facing driveway crossover. All lettering and iconography to have solid powdercoat return side edges. Pylon to be solid powdercoated box casing. Internal LED lighting to illuminate acrylic letter faces and create a rear 'halo' illumination on the pylon backing.

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NOTES

Certificate No. #HR-DPDL6W-01

Scan QR code or follow website link for rating details.

Assessor name
Khyati Saxena

Accreditation No.
HERA 10191

Property Address
402 Macquarie St, Liverpool,
NSW, 2170

http://www.hero-software.com.au/pdf/HR-DPDL6W-01

REV	DATE	DESCRIPTION
A	19/7/2024	For Development Application

PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170
CLIENT	
Australasian Property Group Pte Ltd	

TITLE	Signage Details 2		
SCALE	DRAWN	CHECKED BY	
1:200	TC	RO	
PROJECT NO.	DATE	STAGE	
2401	19/07/2024	DA 2	
DWG NO.	REVISION		
DA-621	A		

Residential Apartment Schedule

Floor	Unit Number	Beds	Area sq m	Balcony sq m	Storage Internal cu m	Storage Bulk cu m	Total Storage cu m	SDA HPS	ADG - Adaptable	ADG - Livable	Solar Access to Living + Balc. (Time)	Solar to Living + Balcony (Hours)	2 Hours Solar Access (ADG 4A-1.1)	Direct Sunlight to Glazing (Time)	Total Direct Sunlight (Hours)	Min. 15 Minutes Solar (ADG 4A-1.3)
Level 09	Unit 09-01	2 Beds	75.8	10.0	4.00	4.40	8.40				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 09-02	1 Bed	50.9	8.0	3.60	3.60	7.20				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 09-03	1 Bed	53.4	9.4	4.00	4.00	8.00	Y			9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 09-04	1 Bed	51.6	8.1	3.70	3.60	7.30			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 09-05	2 Beds	75.7	10.2	4.10	4.40	8.50				9:30-10:30 11:30-3:00	4.50	Y	9:30-3:00	5.50	Y
	Unit 09-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 09-07	3 Beds	96.9	13.2	5.00	5.00	10.00			Y	-			9:00-9:15	0.25	Y
	Unit 09-08	1 Bed	56.2	10.4	3.10	4.00	7.10				-			-		-
Level 10	Unit 10-01	2 Beds	75.8	10.0	4.00	4.10	8.10				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 10-02	1 Bed	50.9	8.0	3.60	4.00	7.60				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 10-03	1 Bed	53.4	9.4	4.00	4.00	8.00	Y			9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 10-04	1 Bed	51.6	8.1	3.70	4.00	7.70			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 10-05	2 Beds	75.7	10.2	4.10	4.00	8.10				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 10-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 10-07	3 Beds	96.9	13.2	5.00	5.00	10.00			Y	-			9:00-9:15	0.25	Y
	Unit 10-08	1 Bed	56.2	10.4	3.10	3.40	6.50				-			-		-
Level 11	Unit 11-01	2 Beds	75.8	10.0	4.00	4.00	8.00				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 11-02	1 Bed	50.9	8.0	3.60	3.40	7.00				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 11-03	1 Bed	53.4	9.4	4.00	4.00	8.00	Y			9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 11-04	1 Bed	51.6	8.1	3.70	3.40	7.10			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 11-05	2 Beds	75.7	10.2	4.10	4.00	8.10				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 11-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 11-07	3 Beds	96.9	13.2	9.40	9.40	18.80			Y	-			9:00-9:15	0.25	Y
	Unit 11-08	1 Bed	56.2	10.4	3.10	4.00	7.10				-			-		-
Level 12	Unit 12-01	2 Beds	75.7	10.0	4.00	4.00	8.00				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 12-02	1 Bed	50.9	8.0	3.60	3.90	7.50				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 12-03	1 Bed	53.4	9.4	4.00	4.00	8.00	Y			9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 12-04	1 Bed	51.6	8.1	3.70	3.90	7.60			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 12-05	2 Beds	75.7	10.2	4.10	4.00	8.10				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 12-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 12-07	3 Beds	96.9	13.2	5.00	8.20	13.20			Y	-			9:00-9:15	0.25	Y
	Unit 12-08	1 Bed	56.2	10.4	3.10	4.00	7.10				-			-		-
Level 13	Unit 13-01	2 Beds	75.7	10.0	4.00	4.30	8.30				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 13-02	1 Bed	50.9	8.0	3.60	4.00	7.60				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 13-03	1 Bed	53.4	9.4	4.00	5.70	9.70	Y			9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 13-04	1 Bed	51.6	8.1	3.70	4.00	7.70			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 13-05	2 Beds	75.7	10.2	4.10	4.10	8.20				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 13-06	2 Beds	77.9	10.9	4.00	7.30	11.30				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 13-07	3 Beds	96.9	13.2	5.00	7.70	12.70			Y	-			9:00-9:15	0.25	Y
	Unit 13-08	1 Bed	56.2	10.4	3.10	3.90	7.00				-			-		-
Level 14	Unit 14-01	2 Beds	75.7	10.0	4.00	4.40	8.40				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 14-02	1 Bed	50.9	8.0	3.60	3.60	7.20				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 14-03	1 Bed	53.4	9.4	4.00	5.70	9.70	Y			9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 14-04	1 Bed	51.6	8.1	3.70	3.60	7.30			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 14-05	2 Beds	75.7	10.2	4.10	4.40	8.50				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 14-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 14-07	3 Beds	96.9	13.2	5.00	9.40	14.40			Y	-			9:00-9:15	0.25	Y
	Unit 14-08	1 Bed	56.2	10.4	3.10	4.00	7.10				-			-		-
Level 15	Unit 15-01	2 Beds	75.7	10.0	4.00	4.30	8.30				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 15-02	1 Bed	50.9	8.0	3.60	4.30	7.90				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 15-03	1 Bed	53.4	9.4	4.00	6.30	10.30	Y			9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 15-04	1 Bed	51.6	8.1	3.70	4.30	8.00			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 15-05	2 Beds	75.7	10.2	4.10	4.30	8.40				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 15-06	2 Beds	77.9	10.9	4.00	5.00	9.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 15-07	3 Beds	96.9	13.2	5.00	6.90	11.90			Y	-			9:00-9:15	0.25	Y
	Unit 15-08	1 Bed	56.2	10.4	3.10	4.30	7.40				-			-		-

OLSSON

ARCHITECTURE | URBAN PROJECTS

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NOTES

Certificate No. #HR-DPDL6W-01

Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena

Accreditation No. HERA 10191

Property Address 402 Macquarie St. Liverpool, NSW, 2170



REV	DATE	DESCRIPTION
A	7/3/2024	For Consultant Coordination
B	16/7/2024	For Development Application

PROJECT

Macquarie Street
Hotel + Apartments DA 2
Development Application

PROJECT ADDRESS

402 Macquarie Street,
LIVERPOOL NSW 2170

CLIENT

Australasian Property Group Pte Ltd

TITLE

Residential Apartment Schedule 1

SCALE

NTS

DRAWN

TC

CHECKED BY

RO

PROJECT NO.

2401

DATE

27/6/2024

STAGE

DA 2

DWG NO.

DA-901

REVISION

B

Residential Apartment Schedule

Floor	Unit Number	Beds	Area sq m	Balcony sq m	Storage Internal cu m	Storage Bulk cu m	Total Storage cu m	SDA HPS	ADG - Adaptable	ADG - Livable	Solar Access to Living + Balc. (Time)	Solar to Living + Balcony (Hours)	2 Hours Solar Access (ADG 4A-1.1)	Direct Sunlight to Glazing (Time)	Total Direct Sunlight (Hours)	Min. 15 Minutes Solar (ADG 4A-1.3)
Level 16	Unit 16-01	2 Beds	75.7	10.0	4.00	4.00	8.00				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 16-02	1 Bed	50.9	8.0	3.60	3.90	7.50				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 16-03	1 Bed	53.4	9.4	4.00	5.70	9.70	Y			9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 16-04	1 Bed	51.6	8.1	3.70	4.00	7.70			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 16-05	2 Beds	75.7	10.2	4.10	4.00	8.10				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 16-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 16-07	3 Beds	96.9	13.2	5.00	5.00	10.00			Y	-			9:00-9:15	0.25	Y
	Unit 16-08	1 Bed	56.2	10.4	3.10	4.00	7.10				-			-		-
Level 17	Unit 17-01	2 Beds	75.7	10.0	4.00	4.30	8.30				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 17-02	1 Bed	50.9	8.0	3.60	3.90	7.50				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 17-03	1 Bed	53.4	9.4	4.00	5.70	9.70	Y			9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 17-04	1 Bed	51.6	8.1	3.70	4.00	7.70			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 17-05	2 Beds	75.7	10.2	4.10	4.30	8.40				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 17-06	2 Beds	77.9	10.9	4.00	5.00	9.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 17-07	3 Beds	96.9	13.2	5.00	7.30	12.30			Y	-			9:00-9:15	0.25	Y
	Unit 17-08	1 Bed	56.2	10.4	3.10	4.00	7.10				-			-		-
Level 18	Unit 18-01	2 Beds	75.7	10.0	4.00	4.30	8.30				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 18-02	1 Bed	50.9	8.0	3.60	3.90	7.50				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 18-03	1 Bed	53.4	9.4	4.00	6.30	10.30	Y			9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 18-04	1 Bed	51.6	8.1	3.70	3.90	7.60			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 18-05	2 Beds	75.7	10.2	4.10	4.30	8.40				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 18-06	2 Beds	77.9	10.9	4.00	5.00	9.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 18-07	3 Beds	96.9	13.2	5.00	6.90	11.90			Y	-			9:00-9:15	0.25	Y
	Unit 18-08	1 Bed	56.2	10.4	3.10	3.90	7.00				-			-		-
Level 19	Unit 19-01	2 Beds	75.7	10.0	4.00	4.30	8.30				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 19-02	1 Bed	50.9	8.0	3.60	4.00	7.60				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 19-03	1 Bed	53.4	9.4	4.00	4.00	8.00		Y		9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 19-04	1 Bed	51.6	8.1	3.70	4.00	7.70			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 19-05	2 Beds	75.7	10.2	4.10	4.30	8.40				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 19-06	2 Beds	77.9	10.9	4.00	4.30	8.30				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 19-07	3 Beds	96.9	13.2	5.00	7.70	12.70			Y	-			9:00-9:15	0.25	Y
	Unit 19-08	1 Bed	56.2	10.4	3.10	4.30	7.40				-			-		-
Level 20	Unit 20-01	2 Beds	75.7	10.0	4.00	4.10	8.10				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 20-02	1 Bed	50.9	8.0	3.60	3.50	7.10				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 20-03	1 Bed	53.4	9.4	4.00	4.00	8.00		Y		9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 20-04	1 Bed	51.6	8.1	3.70	3.50	7.20			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 20-05	2 Beds	75.7	10.2	4.10	4.00	8.10				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 20-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 20-07	3 Beds	96.9	13.2	5.00	8.20	13.20			Y	-			9:00-9:15	0.25	Y
	Unit 20-08	1 Bed	56.2	10.4	3.10	4.00	7.10				-			-		-
Level 21	Unit 21-01	2 Beds	75.7	10.0	4.00	4.40	8.40				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 21-02	1 Bed	50.9	8.0	3.60	3.60	7.20				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 21-03	1 Bed	53.4	9.4	4.00	4.00	8.00		Y		9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 21-04	1 Bed	51.6	8.1	3.70	3.60	7.30			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 21-05	2 Beds	75.7	10.2	4.10	4.40	8.50				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 21-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 21-07	3 Beds	96.9	13.2	5.00	9.40	14.40			Y	-			9:00-9:15	0.25	Y
	Unit 21-08	1 Bed	56.2	10.4	3.10	4.00	7.10				-			-		-
Level 22	Unit 22-01	2 Beds	75.7	10.0	4.00	4.00	8.00				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 22-02	1 Bed	50.9	8.0	3.60	3.40	7.00				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 22-03	1 Bed	53.4	9.4	4.00	4.00	8.00		Y		9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 22-04	1 Bed	51.6	8.1	3.70	3.40	7.10			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 22-05	2 Beds	75.7	10.2	4.10	4.00	8.10				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 22-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 22-07	3 Beds	96.9	13.2	5.00	9.40	14.40			Y	-			9:00-9:15	0.25	Y
	Unit 22-08	1 Bed	56.2	10.4	3.10	3.40	6.50				-			-		-

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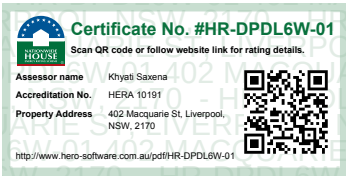
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NOTES



REV	DATE	DESCRIPTION
A	7/3/2024	For Consultant Coordination
B	16/7/2024	For Development Application

PROJECT	PROJECT ADDRESS
Macquarie Street Hotel + Apartments DA 2 Development Application	402 Macquarie Street, LIVERPOOL NSW 2170

CLIENT
Australasian Property Group Pte Ltd

TITLE		
Residential Apartment Schedule 2		
SCALE	DRAWN	CHECKED BY
NTS	TC	RO
PROJECT NO.	DATE	STAGE
2401	27/6/2024	DA 2
DWG NO.	REVISION	
DA-902	B	

Residential Apartment Schedule

Floor	Unit Number	Beds	Area sq m	Balcony sq m	Storage Internal cu m	Storage Bulk cu m	Total Storage cu m	SDA HPS	ADG - Adaptable	ADG - Livable	Solar Access to Living + Balc. (Time)	Solar to Living + Balcony (Hours)	2 Hours Solar Access (ADG 4A-1.1)	Direct Sunlight to Glazing (Time)	Total Direct Sunlight (Hours)	Min. 15 Minutes Solar (ADG 4A-1.3)
Level 23	Unit 23-01	2 Beds	75.7	10.0	4.00	4.30	8.30				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 23-02	1 Bed	50.9	8.0	3.60	4.00	7.60				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 23-03	1 Bed	53.4	9.4	4.00	5.70	9.70		Y		9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 23-04	1 Bed	51.6	8.1	3.70	4.00	7.70			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 23-05	2 Beds	75.7	10.2	4.10	4.30	8.40				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 23-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 23-07	3 Beds	96.9	13.2	5.00	7.30	12.30			Y	-			9:00-9:15	0.25	Y
	Unit 23-08	1 Bed	56.2	10.4	3.10	4.00	7.10				-			-		-
Level 24	Unit 24-01	2 Beds	75.7	10.0	4.00	4.30	8.30				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 24-02	1 Bed	50.9	8.0	3.60	4.00	7.60				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 24-03	1 Bed	53.4	9.4	4.00	6.30	10.30		Y		9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 24-04	1 Bed	51.6	8.1	3.70	4.00	7.70			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 24-05	2 Beds	75.7	10.2	4.10	4.00	8.10				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 24-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 24-07	3 Beds	96.9	13.2	5.00	7.10	12.10			Y	-			9:00-9:15	0.25	Y
	Unit 24-08	1 Bed	56.2	10.4	3.10	3.90	7.00				-			-		-
Level 25	Unit 25-01	2 Beds	75.7	10.0	4.00	4.50	8.50				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 25-02	1 Bed	50.9	8.0	3.60	3.90	7.50				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 25-03	1 Bed	53.4	9.4	4.00	5.70	9.70		Y		9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 25-04	1 Bed	51.6	8.1	3.70	3.90	7.60			Y	1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 25-05	2 Beds	75.7	10.2	4.10	4.50	8.60				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 25-06	2 Beds	77.9	10.9	4.00	4.50	8.50				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 25-07	3 Beds	96.9	13.2	5.00	6.90	11.90			Y	-			9:00-9:15	0.25	Y
	Unit 25-08	1 Bed	56.2	10.4	3.10	3.90	7.00				-			-		-
Level 26	Unit 26-01	2 Beds	75.7	10.0	4.00	4.30	8.30				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 26-02	1 Bed	50.9	8.0	3.60	4.00	7.60				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 26-03	1 Bed	53.4	9.4	4.00	4.00	8.00				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 26-04	1 Bed	51.6	8.1	3.70	4.00	7.70				1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 26-05	2 Beds	75.7	10.2	4.10	4.20	8.30				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 26-06	2 Beds	77.9	10.9	4.00	4.30	8.30				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 26-07	3 Beds	96.9	13.2	5.00	7.70	12.70				-			9:00-9:15	0.25	Y
	Unit 26-08	1 Bed	56.2	10.4	3.10	4.20	7.30				-			-		-
Level 27	Unit 27-01	2 Beds	75.7	10.0	4.00	4.00	8.00				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 27-02	1 Bed	50.9	8.0	3.60	3.50	7.10				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 27-03	1 Bed	53.4	9.4	4.00	4.00	8.00				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 27-04	1 Bed	51.6	8.1	3.70	3.50	7.20				1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 27-05	2 Beds	75.7	10.2	4.10	4.00	8.10				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 27-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 27-07	3 Beds	96.9	13.2	5.00	8.20	13.20				-			9:00-9:15	0.25	Y
	Unit 27-08	1 Bed	56.2	10.4	3.10	4.10	7.20				-			-		-
Level 28	Unit 28-01	2 Beds	75.7	10.0	4.00	4.40	8.40				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 28-02	1 Bed	50.9	8.0	3.60	3.60	7.20				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 28-03	1 Bed	53.4	9.4	4.00	4.00	8.00				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 28-04	1 Bed	51.6	8.1	3.70	3.60	7.30				1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 28-05	2 Beds	75.7	10.2	4.10	4.40	8.50				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 28-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 28-07	3 Beds	96.9	13.2	5.00	9.40	14.40				-			9:00-9:15	0.25	Y
	Unit 28-08	1 Bed	56.2	10.4	3.10	4.00	7.10				-			-		-
Level 29	Unit 29-01	2 Beds	75.7	10.0	4.00	4.00	8.00				1:00-3:00	2.00	Y	9:30-3:00	5.5	Y
	Unit 29-02	1 Bed	50.9	8.0	3.60	3.40	7.00				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 29-03	1 Bed	53.4	9.4	4.00	4.00	8.00				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 29-04	1 Bed	51.6	8.1	3.70	3.40	7.10				1:00-3:00	2.00	Y	9:30-3:00	5.50	Y
	Unit 29-05	2 Beds	75.7	10.2	4.10	4.00	8.10				9:30-3:00	5.50	Y	9:30-3:00	5.50	Y
	Unit 29-06	2 Beds	77.9	10.9	4.00	4.00	8.00				9:00-12:00	3.00	Y	9:00-12:00	3	Y
	Unit 29-07	3 Beds	96.9	13.2	5.00	9.40	14.40				-			9:00-9:15	0.25	Y
	Unit 29-08	1 Bed	56.2	10.4	3.10	3.40	6.50				-			-		-
Total	168							10	7	34			126			147
Percentage	100%							6.0%	4.2%	20.2%			75.0%			87.5%

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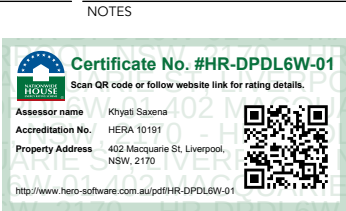
ARCHITECTURE | URBAN PROJECTS

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REV	DATE	DESCRIPTION
A	7/3/2024	For Consultant Coordination
B	16/7/2024	For Development Application

PROJECT

Macquarie Street
Hotel + Apartments DA 2
Development Application

PROJECT ADDRESS

402 Macquarie Street,
LIVERPOOL NSW 2170

CLIENT

Australasian Property Group Pte Ltd

TITLE

Residential Apartment Schedule 3

SCALE

NTS

DRAWN

TC

CHECKED BY

RO

PROJECT NO.

2401

DATE

27/6/2024

STAGE

DA 2

DWG NO.

DA-903

REVISION

B

Appendix C

BASIX Certificate

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1756814M

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: Tuesday, 23 July 2024

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary

Project name	402 Macquarie Street, Liverpool NSW 2170
Street address	402 MACQUARIE STREET LIVERPOOL 2170
Local Government Area	LIVERPOOL
Plan type and plan number	Deposited Plan 1250893
Lot No.	100
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	168
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 51	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 62	Target 61
Materials	✓ -14	Target n/a

Certificate Prepared by

Name / Company Name: ADP Consulting

ABN (if applicable):

Description of project

Project address	
Project name	402 Macquarie Street, Liverpool NSW 2170
Street address	402 MACQUARIE STREET LIVERPOOL 2170
Local Government Area	LIVERPOOL
Plan type and plan number	Deposited Plan 1250893
Lot No.	100
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	168
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	2291.1
Roof area (m²)	354.22
Non-residential floor area (m²)	9100.14
Residential car spaces	147
Non-residential car spaces	55

Common area landscape		
Common area lawn (m²)	169.71	
Common area garden (m²)	135.57	
Area of indigenous or low water use species (m²)	0	
Assessor details and thermal loads		
Assessor number	10191	
Certificate number	HR-DPDL6W-01	
Climate zone	28	
Project score		
Water	✓ 51	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 62	Target 61
Materials	✓ -14	Target n/a

Description of project

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

Residential flat buildings - Building 1, 168 dwellings, 31 storeys above ground

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)
A1001	2	77.30	0.00	0.00	0.00
A1005	2	76.20	0.00	0.00	0.00
A1101	2	77.30	0.00	0.00	0.00
A1105	2	76.20	0.00	0.00	0.00
A1201	2	77.30	0.00	0.00	0.00
A1205	2	76.20	0.00	0.00	0.00
A1301	2	77.30	0.00	0.00	0.00
A1305	2	76.20	0.00	0.00	0.00
A1401	2	77.30	0.00	0.00	0.00
A1405	2	76.20	0.00	0.00	0.00
A1501	2	77.30	0.00	0.00	0.00
A1505	2	76.20	0.00	0.00	0.00
A1601	2	77.30	0.00	0.00	0.00
A1605	2	76.20	0.00	0.00	0.00
A1701	2	77.30	0.00	0.00	0.00
A1705	2	76.20	0.00	0.00	0.00
A1801	2	77.30	0.00	0.00	0.00
A1805	2	76.20	0.00	0.00	0.00
A1901	2	77.30	0.00	0.00	0.00
A1905	2	76.20	0.00	0.00	0.00
A2001	2	77.30	0.00	0.00	0.00
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)
A1002	1	51.70	0.00	0.00	0.00
A1006	2	78.20	0.00	0.00	0.00
A1102	1	51.70	0.00	0.00	0.00
A1106	2	78.20	0.00	0.00	0.00
A1202	1	51.70	0.00	0.00	0.00
A1206	2	78.20	0.00	0.00	0.00
A1302	1	51.70	0.00	0.00	0.00
A1306	2	78.20	0.00	0.00	0.00
A1402	1	51.70	0.00	0.00	0.00
A1406	2	78.20	0.00	0.00	0.00
A1502	1	51.70	0.00	0.00	0.00
A1506	2	78.20	0.00	0.00	0.00
A1602	1	51.70	0.00	0.00	0.00
A1606	2	78.20	0.00	0.00	0.00
A1702	1	51.70	0.00	0.00	0.00
A1706	2	78.20	0.00	0.00	0.00
A1802	1	51.70	0.00	0.00	0.00
A1806	2	78.20	0.00	0.00	0.00
A1902	1	51.70	0.00	0.00	0.00
A1906	2	78.20	0.00	0.00	0.00
A2002	1	51.70	0.00	0.00	0.00
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)
A1003	1	52.20	0.00	0.00	0.00
A1007	3	95.60	0.00	0.00	0.00
A1103	1	52.20	0.00	0.00	0.00
A1107	3	95.60	0.00	0.00	0.00
A1203	1	52.20	0.00	0.00	0.00
A1207	3	95.60	0.00	0.00	0.00
A1303	1	52.20	0.00	0.00	0.00
A1307	3	95.60	0.00	0.00	0.00
A1403	1	52.20	0.00	0.00	0.00
A1407	3	95.60	0.00	0.00	0.00
A1503	1	52.20	0.00	0.00	0.00
A1507	3	95.60	0.00	0.00	0.00
A1603	1	52.20	0.00	0.00	0.00
A1607	3	95.60	0.00	0.00	0.00
A1703	1	52.20	0.00	0.00	0.00
A1707	3	95.60	0.00	0.00	0.00
A1803	1	52.20	0.00	0.00	0.00
A1807	3	95.60	0.00	0.00	0.00
A1903	1	52.20	0.00	0.00	0.00
A1907	3	95.60	0.00	0.00	0.00
A2003	1	52.20	0.00	0.00	0.00
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)
A1004	1	53.10	0.00	0.00	0.00
A1008	1	54.50	0.00	0.00	0.00
A1104	1	53.10	0.00	0.00	0.00
A1108	1	54.50	0.00	0.00	0.00
A1204	1	53.10	0.00	0.00	0.00
A1208	1	54.50	0.00	0.00	0.00
A1304	1	53.10	0.00	0.00	0.00
A1308	1	54.50	0.00	0.00	0.00
A1404	1	53.10	0.00	0.00	0.00
A1408	1	54.50	0.00	0.00	0.00
A1504	1	53.10	0.00	0.00	0.00
A1508	1	54.50	0.00	0.00	0.00
A1604	1	53.10	0.00	0.00	0.00
A1608	1	54.50	0.00	0.00	0.00
A1704	1	53.10	0.00	0.00	0.00
A1708	1	54.50	0.00	0.00	0.00
A1804	1	53.10	0.00	0.00	0.00
A1808	1	54.50	0.00	0.00	0.00
A1904	1	53.10	0.00	0.00	0.00
A1908	1	54.50	0.00	0.00	0.00
A2004	1	53.10	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A2005	2	76.20	0.00	0.00	0.00
A2101	2	77.30	0.00	0.00	0.00
A2105	2	76.20	0.00	0.00	0.00
A2201	2	77.30	0.00	0.00	0.00
A2205	2	76.20	0.00	0.00	0.00
A2301	2	77.30	0.00	0.00	0.00
A2305	2	76.20	0.00	0.00	0.00
A2401	2	77.30	0.00	0.00	0.00
A2405	2	76.20	0.00	0.00	0.00
A2501	2	77.30	0.00	0.00	0.00
A2505	2	76.20	0.00	0.00	0.00
A2601	2	77.30	0.00	0.00	0.00
A2605	2	76.20	0.00	0.00	0.00
A2701	2	77.30	0.00	0.00	0.00
A2705	2	76.20	0.00	0.00	0.00
A2801	2	77.30	0.00	0.00	0.00
A2805	2	76.20	0.00	0.00	0.00
A2901	2	77.30	0.00	0.00	0.00
A2905	2	76.2	0.00	0.00	0.00
A901	2	77.30	0.00	0.00	0.00
A905	2	76.20	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A2006	2	78.20	0.00	0.00	0.00
A2102	1	51.70	0.00	0.00	0.00
A2106	2	78.20	0.00	0.00	0.00
A2202	1	51.70	0.00	0.00	0.00
A2206	2	78.20	0.00	0.00	0.00
A2302	1	51.70	0.00	0.00	0.00
A2306	2	78.20	0.00	0.00	0.00
A2402	1	51.70	0.00	0.00	0.00
A2406	2	78.20	0.00	0.00	0.00
A2502	1	51.70	0.00	0.00	0.00
A2506	2	78.20	0.00	0.00	0.00
A2602	1	51.70	0.00	0.00	0.00
A2606	2	78.20	0.00	0.00	0.00
A2702	1	51.70	0.00	0.00	0.00
A2706	2	78.20	0.00	0.00	0.00
A2802	1	51.70	0.00	0.00	0.00
A2806	2	78.20	0.00	0.00	0.00
A2902	1	51.70	0.00	0.00	0.00
A2906	2	78.2	0.00	0.00	0.00
A902	1	51.70	0.00	0.00	0.00
A906	2	78.20	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A2007	3	95.60	0.00	0.00	0.00
A2103	1	52.20	0.00	0.00	0.00
A2107	3	95.60	0.00	0.00	0.00
A2203	1	52.20	0.00	0.00	0.00
A2207	3	95.60	0.00	0.00	0.00
A2303	1	52.20	0.00	0.00	0.00
A2307	3	95.60	0.00	0.00	0.00
A2403	1	52.20	0.00	0.00	0.00
A2407	3	95.60	0.00	0.00	0.00
A2503	1	52.20	0.00	0.00	0.00
A2507	3	95.60	0.00	0.00	0.00
A2603	1	52.20	0.00	0.00	0.00
A2607	3	95.60	0.00	0.00	0.00
A2703	1	52.20	0.00	0.00	0.00
A2707	3	95.60	0.00	0.00	0.00
A2803	1	52.20	0.00	0.00	0.00
A2807	3	95.60	0.00	0.00	0.00
A2903	1	52.20	0.00	0.00	0.00
A2907	3	95.6	0	0	0
A903	1	52.20	0.00	0.00	0.00
A907	3	95.60	0.00	0.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A2008	1	54.50	0.00	0.00	0.00
A2104	1	53.10	0.00	0.00	0.00
A2108	1	54.50	0.00	0.00	0.00
A2204	1	53.10	0.00	0.00	0.00
A2208	1	54.50	0.00	0.00	0.00
A2304	1	53.10	0.00	0.00	0.00
A2308	1	54.50	0.00	0.00	0.00
A2404	1	53.10	0.00	0.00	0.00
A2408	1	54.50	0.00	0.00	0.00
A2504	1	53.10	0.00	0.00	0.00
A2508	1	54.50	0.00	0.00	0.00
A2604	1	53.10	0.00	0.00	0.00
A2608	1	54.50	0.00	0.00	0.00
A2704	1	53.10	0.00	0.00	0.00
A2708	1	54.50	0.00	0.00	0.00
A2804	1	53.10	0.00	0.00	0.00
A2808	1	54.50	0.00	0.00	0.00
A2904	1	53.10	0.00	0.00	0.00
A2908	1	54.5	0	0	0
A904	1	53.10	0.00	0.00	0.00
A908	1	54.50	0.00	0.00	0.00

Description of project

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

Common areas of unit building - Building 1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Lift bank (No. 1)	-	Undercover car park area (B6)	1915.92	Undercover car park area (B5)	1915.92
Undercover car park area (B4)	1915.7	Undercover car park area (B3)	1891.35	Lift motor room (No. 1)	20.09
Switch room (No. 1)	33.25	Garbage room (Resi Typical floor)	220.92	Garbage room (Residential Bulk Waste Store)	40
Garbage room (Res Waste & Recycle)	103.42	Community room (No. 1)	78.59	Community room (No. 2)	85.27
Ground floor lobby type (No. 1)	78.6	Hallway/lobby type (No. 1)	1527		

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building 1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building 1

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	239.4	fibreglass batts or roll	-
floors above habitable rooms, frame: suspended concrete slab	14507.2	fibreglass batts or roll	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard, frame: light steel frame	6027.6	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	8112.7	-
Internal wall type 2	single skin masonry, frame:light steel frame	6444.9	fibreglass batts or roll

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	560.4	-	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	3036.5	-	3036.5	-	-	-	-

(b) 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)	3 star	4 star	4 star	-	4.5 star	4.5 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
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✓	✓
(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;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	4.5 star	4.5 star	no	no

(iii) Thermal Performance	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.	✓		
(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.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A1001	27	13.9	40.900
A1002	14.7	3.5	18.200
A1003	12.1	6.8	18.900
A1004	10.2	3.2	13.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A1005	18	15.5	33.500
A1006	34.9	9	43.900
A1007	35.9	4.6	40.500
A1008	43.7	2.2	45.900
A1101	27.2	13.7	40.900
A1102	14.9	3.5	18.400
A1103	12.3	6.8	19.100
A1104	10.3	3.1	13.400
A1105	18.1	15.6	33.700
A1106	35.1	9.2	44.300
A1107	36.1	4.5	40.600
A1108	43.9	2.2	46.100
A1201	27.3	13.5	40.800
A1202	15	3.4	18.400
A1203	12.4	6.9	19.300
A1204	10.4	3	13.400
A1205	18.2	15.4	33.600
A1206	35.5	9.1	44.600
A1207	36.2	4.5	40.700
A1208	44	2.2	46.200
A1301	27.4	13.5	40.900
A1302	15.1	3.7	18.800
A1303	12.4	6.8	19.200
A1304	10.5	3	13.500
A1305	18.3	15.6	33.900
A1306	35.6	9.1	44.700
A1307	36.4	4.4	40.800
A1308	42.1	1	43.100
A1401	27.7	13.3	41.000
A1402	15.4	3.6	19.000
A1403	12.6	6.6	19.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A1404	10.6	3	13.600
A1405	18.5	15.4	33.900
A1406	36	8.9	44.900
A1407	36.6	4.3	40.900
A1408	44.9	2.1	47.000
A1501	27.8	13.2	41.000
A1502	15.5	3.6	19.100
A1503	12.7	6.5	19.200
A1504	10.7	3	13.700
A1505	18.6	15.6	34.200
A1506	36.1	9	45.100
A1507	36.7	4.3	41.000
A1601	27.9	13.3	41.200
A1602	15.6	3.6	19.200
A1603	12.8	6.5	19.300
A1605	18.7	15.4	34.100
A1606	36.3	8.8	45.100
A1607	36.8	4.2	41.000
A1608	45.1	2.2	47.300
A1701	28	13.3	41.300
A1702	15.7	3.6	19.300
A1703	12.9	6.3	19.200
A1705	18.8	15.4	34.200
A1706	36.5	8.7	45.200
A1707	37	4.2	41.200
A1801	28.7	13.3	42.000
A1802	16.1	3.9	20.000
A1803	13.4	6.3	19.700
A1804	11.3	3.1	14.400
A1805	19.4	15.8	35.200
A1806	37.1	9.1	46.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A1807	37.5	4.4	41.900
A1808	45.4	2.2	47.600
A1901	28	14.4	42.400
A1902	15.4	4	19.400
A1903	12.8	7	19.800
A1904	10.8	3.3	14.100
A1905	18.7	16.3	35.000
A1906	36.4	9.6	46.000
A1907	36.6	4.9	41.500
A1908	43.8	3	46.800
A2001	28.4	12.8	41.200
A2002	15.8	3.6	19.400
A2003	13.2	5.9	19.100
A2004	11	2.9	13.900
A2005	19.1	15.4	34.500
A2006	37.1	8.6	45.700
A2007	37.3	4.1	41.400
A2101	28.5	12.8	41.300
A2102	15.9	3.6	19.500
A2103	13.3	5.9	19.200
A2104	11.1	2.9	14.000
A2105	19.2	15.5	34.700
A2106	37.2	8.5	45.700
A2107	37.4	4.1	41.500
A2108	45.1	2.1	47.200
A2201	28.6	13	41.600
A2202	16	3.6	19.600
A2203	13.4	5.8	19.200
A2204	11.2	2.6	13.800
A2205	19.2	15.6	34.800
A2206	37.4	8.5	45.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A2207	37.5	4.1	41.600
A2301	28.7	12.9	41.600
A2302	16.1	3.6	19.700
A2303	13.4	5.9	19.300
A2304	11.3	2.8	14.100
A2305	19.3	15.5	34.800
A2306	37.5	8.6	46.100
A2307	37.6	4	41.600
A2308	43.3	0.9	44.200
A2401	28.8	12.8	41.600
A2402	16.2	3.4	19.600
A2403	13.4	6.1	19.500
A2404	11.3	2.7	14.000
A2405	19.4	15.5	34.900
A2406	37.9	8.6	46.500
A2407	37.7	4	41.700
A2408	45.9	2	47.900
A2501	29.4	13.3	42.700
A2502	16.7	3.9	20.600
A2503	13.9	6.5	20.400
A2504	11.8	2.8	14.600
A2505	19.7	15.6	35.300
A2506	38.5	8.8	47.300
A2507	38.2	4.3	42.500
A2508	46	2	48.000
A2601	27.2	10	37.200
A2602	14.6	2.6	17.200
A2603	13.7	4.8	18.500
A2604	11.9	2.3	14.200
A2605	20	15.8	35.800
A2606	38.7	8.4	47.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A2607	38.3	3.7	42.000
A2608	45.6	1.9	47.500
A2701	26.8	10	36.800
A2702	16.6	3.3	19.900
A2703	13.6	5.7	19.300
A2704	11.3	2.1	13.400
A2705	19.2	15.2	34.400
A2706	38.3	8.4	46.700
A2707	38.8	3.6	42.400
A2708	45.4	1.9	47.300
A2801	26.9	9.9	36.800
A2802	16.7	3.3	20.000
A2803	13.7	5.7	19.400
A2804	11.6	2.5	14.100
A2805	19.4	15.6	35.000
A2806	38.7	8.3	47.000
A2807	38.9	3.6	42.500
A2808	46.3	2	48.300
A2901	52.9	24.8	77.700
A2902	43.2	12.4	55.600
A2903	38	15.8	53.800
A2904	30.5	6.9	37.400
A2905	40.6	27.6	68.200
A2906	55.4	15	70.400
A2907	62.2	8.3	70.500
A2908	65	8.8	73.800
A901	33.7	14.9	48.600
A902	17.5	3.9	21.400
A903	15.6	7.6	23.200
A904	12.5	3.3	15.800
A905	22	15.7	37.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
A906	48.5	9.5	58.000
A907	54.7	4.8	59.500
A908	64.3	3	67.300
A1508, A2008	45	2.1	47.100
A1604, A1704	10.8	3	13.800
All other dwellings	45.2	2.1	47.300

(c) 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	5 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 2)	10000	To collect run-off from at least: - 354.22 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 305.28 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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.	✓	✓	✓

	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
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Undercover car park area (B6)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Undercover car park area (B5)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Undercover car park area (B4)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Undercover car park area (B3)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Lift motor room (No. 1)	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Switch room (No. 1)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Garbage room (Resi Typical floor)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Garbage room (Residential Bulk Waste Store)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Garbage room (Res Waste & Recycle)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Community room (No. 1)	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Community room (No. 2)	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Ground floor lobby type (No. 1)	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	yes
Hallway/lobby type (No. 1)	ventilation supply only	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 21 number of levels from the bottom of the lift shaft to the top of the lift shaft: 36 number of lifts: 3 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: no external pipework; (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: 3.5 < COP <= 4.0

2. 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	5 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.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 18 peak kW
Other	Building management system installed?: yes	-

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).

Creating great environments with great people

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