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ESD Services
Sustainable Management Plan

Northcote Village
25 Separation Street,
Northcote, VIC 3070

Project No: 25070
Date: 17/06/2026

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1. Executive Summary

The proposed mixed-use development of the existing shopping centre, incorporating a supermarket and retail tenancies on the Lower Ground and Upper Ground levels, comprises 3 multi-storey residential apartment buildings, two residential townhouse buildings, two levels of car parking podium for residents, and one basement level of public retail parking at 25 Separation Street, Northcote. The development is targeting a 4 Star Green Star certified rating This demonstrates “Best Practice” in sustainable design and directly responds to the objectives and performance expectations of the Darebin Planning Scheme, including:

- Clause 15.01-2L-01 – Environmentally Sustainable Development
- Clause 53.23 – Significant Residential Development with Affordable Housing
- Sustainable Development Assessment in Planning Process

The current ESD strategy has been specifically developed to align with the relevant planning pathway and to provide a robust, measurable and locally recognised sustainability outcome through the Green Star Buildings v1.1 assessment framework. This is considered an appropriate and fit-for-purpose pathway for demonstrating compliance at town planning stage and satisfies a requirement from the OVGA for a 4-Star green star certified rating.

In accordance with Clause 15.01-2L-01, the proposed development will deliver the following key sustainability initiatives:

- A 4 Star Green Star certified rating demonstrating Best Practice in sustainable design.
- Thermally enhanced building fabric, including double-glazed windows to residential areas.
- Residential dwellings designed to achieve a minimum NatHERS rating of 6.5 Stars and an average NatHERS rating of 7.5 Stars, providing a strong thermal performance outcome across the development.
- A minimum 25 kW solar PV system provided on site.
- A Construction Waste Management Plan to be prepared and implemented, targeting a minimum 90% reuse or recycling of demolition and construction waste.
- An 80kL rainwater harvesting system is provided to service the broader Northcote Village development, including Stage 1 and Stage 2, for podium level toilet flushing and landscape irrigation.
- Water-efficient sanitary fixtures to reduce potable water consumption.
- Energy-efficient base building services, supported by improved building fabric performance, to reduce base building energy demand.
- Low or no formaldehyde engineered wood products, and ultra-low VOC paints, sealants, adhesives and finishes to support improved indoor environment quality.
- A significant reduction in urban heat island effect, with more than 75% reduction targeted.
- Sustainable transport initiatives that reduce reliance on private vehicle use and support lower-emissions transport choices.

Collectively, these measures provide a comprehensive and integrated sustainability response that satisfies the relevant objectives of the Darebin Planning Scheme. The proposed strategy is therefore considered appropriate for town planning approval and consistent with the requirements of Clauses 15.01-2L-01 and 53.23.

The project team will ensure the performance outcomes proposed in this Sustainable Management Plan will be implemented prior to occupancy at no cost to the City of Darebin and to the satisfaction of the Responsible Authority.

2. Introduction

The Sustainable Management Plan has been prepared to summarise the environmental objectives and initiatives incorporated into the design of the proposed mixed-use residential development and demonstrates how these components incorporate environmentally sustainable design initiatives in accordance with the City of Darebin's Clause 15.01-2L-01 Environmentally sustainable development and Clause 53.23 – Significant Residential Development with Affordable Housing objectives of the Darebin Planning Scheme.

The ESD initiatives proposed for this development are based on:

- Architectural Drawings dated 05/06/2026 issued for DTP Planning submission prepared by Wardle Studio;
- Discussions and correspondence with the Architects and Services Engineers.

The Site

The proposed mixed use development is located at 25 Separation Street, Northcote with convenient access to the gardens, entertainment and recreational facilities and public transport. The site is conveniently located within walking distance of public transport options and local amenities, with nearby green spaces including All Nations Park and McDonell Park.



Site Location

The development is located within the City of Darebin and consist of:

- Ground Lower: Apartments, Retail, Supermarket, Storage, Lobby and Services;
- Ground Upper: Apartment, and Services;
- Level 01-02: Apartments, Parking Spaces, Amenities, Storage and BoH;
- Level 03: Apartments, and Amenities;
- Level 04-22: Apartments; and
- Roof: Services Plant.

3. Sustainable Design Assessment in the Planning Process

The City of Darebin's current requirements on sustainable building design are to conform to the Darebin Planning Scheme Clause 15.01-2L-01 Environmentally sustainable development requirements.

3.1 Energy Performance

Thermally enhanced building fabric and window system are proposed to the whole development to reduce both energy use and energy peak demand. All apartments are to achieve a minimum 6.5-Star and average above 7.5-Star NatHERS energy rating to meet NCC 2019 Section J requirements.

3.2 Integrated Water Management

Water-efficient fixtures are proposed in conjunction with an 80kL rainwater tank(s) for reuse in toilet flushing and landscape irrigation. A fire temporary tank is proposed for a minimum of 80% of fire testing water collection and re-use on-site. Water efficient landscaping design is proposed to minimise water usage for irrigation.

3.3 Indoor Environmental Quality

The development is designed to support occupant health and comfort through a combination of passive and active strategies. Access to high level of natural daylight will be provided to regularly occupied spaces, while glare will be effectively controlled through appropriate shading and glazing solutions.

To enhance indoor air quality and acoustic comfort, at least 95% of internally applied paints, adhesives, sealants, and carpets will be low-VOC and an acoustic strategy will be implemented to limit internal noise from building services and external sources.

3.4 Transport

The building will prioritise walking and cycling, with secure 795 bicycle parking provided. Dedicated parking for Personal Electric Vehicles (PEVs), including 10 EV charging stations, will be provided, along with accessible spaces for a range of vehicle sizes. The design and location will support reduced transport emissions by encouraging public transport use and minimising vehicle kilometres travelled.

3.5 Waste Management

A Waste Management Plan (WMP) has been prepared in accordance with the current version of the City of Darebin's Guidelines and Green Star requirements for Waste Management Plans.

3.6 Heat Resilience

At least 75% of the whole site will incorporate one or a combination of strategies that reduce the heat island effect.

4. Sustainable Design Initiatives – 4 Star Green Star

A 4-Star Green Star sustainable design is targeted under Green Star Buildings v1.1 to form the base level of sustainable performance for the proposed mixed use development.

This section is focusing on implementing Green Star Buildings v1.1 environmental categories throughout the design and construction process to a 4-Star Green Star which represents “Best Practice” sustainable design.

A summary of the targeted Green Star credits of the proposed development is tabulated below.

Green Star Category	Targeted Score
Responsible	3
Healthy	2
Resilient	2
Positive	6
Places	4
People	3
Nature	0
Leadership	-
Overall score	**20 (15⁺ for a 4-Star Green Star design)**

A minimum of 15 points will be achieved to a 4-star Green Star design. An alternative assemblage of the Green Star targeted credits is considerable on condition that the performance outcome meets the City of Darebin sustainable building design policies. A Green Star Scorecard is enclosed as Appendix A for reference.

4.1 Responsible

4.1.1 Industry Development

The development will facilitate partnership, collaboration, and data sharing to contribute to industry transformation through the following strategies:

- A principal participant in the design team is an ESD accredited professional engaged to provide sustainability advice throughout the project. IGS have been appointed to this role on the project;
- Disclose the costs related to sustainable building practices; and
- Market the sustainability achievements for the development.

4.1.2 Responsible Construction

Improved environmental and social outcomes will be achieved through responsible construction practices for the development. The following sustainable initiatives will be implemented to meet the credit requirements.

- An environmental management system (ISO14001 accredited) will be implemented to manage the development's environmental impact on site;
- An environmental management plan covering the scope of the construction activities will be incorporated;
- At least 90% of the construction and demolition waste will be diverted from landfill complying with the Green Star Construction and Demolition Waste Report Criteria; and
- Adequate training will be provided to 95% of all contractors and subcontractors present on site for at least three days.

4.1.3 Verification and Handover

The development will be designed to deliver high level of performance in terms of operation by incorporating the following initiatives:

- Appropriate metering and monitoring systems will ensure optimum building management;
- The development will address set environmental performance targets being commissioned, tuned, designed and tested airtightness; and
- Operations and maintenance information will be provided to the building facilities maintenance team along with a Building logbook. Building User Guide will be provided to building users on how to mostly efficiently use the building.

4.1.4 Responsible Resource Management

The development will have appropriate spaces for waste management and an appropriately sized waste and resource storage area with safe and efficient access for occupants and contractors.

4.1.5 Responsible Structure

Responsibly manufactured products with a Responsible Products Value of at least 10 will be used for 35% of the building's structural components (by cost).

4.2 Healthy

4.2.1 Clean Air

The ventilation system will be designed to mitigate the entry of outdoor pollutants, for ease of maintenance and cleaning; and will be cleaned prior to occupation and use. The design will comply with AS 1668.2:2024 regarding minimum separation distances between pollution sources and outdoor air intakes.

Outside air rates will be improved by at least 50% over the minimum requirements detailed in AS1668.2 for each mechanically ventilated air conditioning space. This is intended to improve the indoor air quality and assist the productivity and wellbeing of the building occupants.

For the SOUs, the outdoor air provisions will be as per AS1668.2:2024 for the default occupancy where mechanical ventilation will be provided. Where ventilation is by natural means, the building must meet natural ventilation requirements as per AS1668.4:2024. A mixed-mode approach may also be used, provided it meets natural ventilation requirements when the mechanical system is off, and mechanical ventilation requirements when it is in operation.

4.2.2 Light Quality

All lights within the project are designed to be flicker free and accurately address the perception of colour in the space. All lighting to the non-residential areas will comply with a uniformity of no less than that specified in Table 3.2 of AS/NZS 1680.1:2006, with a maintenance factor method as defined in AS/NZS 1680.4.

The project team will ensure Glare from light sources will be limited to meet the credit requirements. The development is to provide high levels of natural daylight to the occupied areas. This can be in the form of external windows.

The development will aim to maximise daylight availability to the occupied areas.

4.2.3 Acoustic Comfort

An Acoustic Comfort Strategy describing how the development and acoustic design delivers acoustic comfort to building occupants will be prepared.

4.2.4 Exposure to Toxins

The materials used in the construction of the development will be specifically selected to minimise off-gassing of Volatile Organic Compounds (VOC) and formaldehyde, which can impact on indoor air quality. At least 95% of internally applied paints, adhesives, sealants (by volume) and carpets (by area) must meet stipulated ‘Total Volatile Organic Compounds (TVOC) Limits’. Material specifications will include:

- All paints, wall covering, adhesives and sealants used in the construction will be low-VOC paints;
- Carpets and flooring will be specially selected to be low-VOC; and
- It is proposed that only low formaldehyde composite wood products will be utilised.

Low Volatile Organic Compound (VOC) paints, adhesive and sealant to be used in the development.

Product Type Category	Max TVOC Content (g/l of ready-to-use product)
General purpose adhesives	50
Interior wall and ceiling paint, all sheen levels	16
Trim, varnishes and wood stains	75
Primers, sealers and prep coats	65
One and two pack performance coatings for floors	140

Acoustic sealants, architectural sealant, waterproofing membranes and sealant, fire retardant sealants and adhesives	250
Structural glazing adhesive, wood flooring and laminate adhesives and sealants	100

Low-TVOC Carpets to be selected for the development.

Compliance Option	Test Protocol	Limit
ASTM D5116	ASTM D5116 - Total VOC limit	0.5mg/m^2 per hour
	ASTM D5116 - 4-PC (4-Phenylcyclohexene)	0.05mg/m^2 per hour
ISO 16000 / EN 13419	ISO 16000 / EN 13419 - TVOC at three days	0.5 mg/m^2 per hour
ISO 10580 / ISO/TC 219 (Document N238)	ISO 10580 / ISO/TC 219 (Document N238) - TVOC at 24 hours	0.5mg/m^2 per hour

Low formaldehyde wood products to be used in the development.

Test protocol	Emission limit/ Unit of Measurement
AS/NZS 2269:2004, testing procedure AS/NZS 2098.11:2005 method 10 for Plywood	≤1.0mg/L
AS/NZS 1859.1:2004 – Particle Board, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.5mg/L
AS/NZS 1859.2:2004 – MDF, with use of testing procedure AS/NZS 4266.16:2004 method 16	≤1.0mg/L
AS/NZS 4357.4 – Laminated Veneer Lumber (LVL)	≤1.0mg/L
Japanese Agricultural Standard MAFF Notification NO.701 Appendix Clause 3 (11) - LVL	≤1.0mg/L
JIS A 5908:2003 – Particle Board and Plywood, with use of testing procedure JISA 1460	≤1.0mg/L
JIS A 5905:2003 – MDF, with use of testing procedure JIS A 1460	≤1.0mg/L
JIS A1901 (not applicable to Plywood, applicable to high pressure laminates and compact laminates)	≤0.1mg/m^2hr
ASTM D5116 (applicable to high pressure laminated and compact laminates)	≤0.1mg/m^2hr
ISO 16000 part 9, 10 and 11 (also known as EN 13419), applicable to high pressure laminates and compact laminates	≤0.1mg/m^2hr (at 3 days)
ASTM D6007	≤0.12mg/m^3
ASTM E1333	≤0.12mg/m^3
EN 717-1 (also known as DIN EN 717-1)	≤0.12mg/m^3
EN 717-2 (also known as DIN EN 717-2)	≤3.5mg/m^3hr

A comprehensive hazardous materials survey will be carried out on any existing buildings or structures on the project site, in accordance with the relevant Environmental and Work Health and Safety (WHS) legislation to ensure no banned or highly toxic materials are used in the development. Where the survey identified asbestos, lead, or PCBs in any existing buildings or structures, the materials must be stabilised or removed and disposed of in accordance with best practice guidelines.

Laboratory testing will be conducted to verify that benzene concentrations are below 0.002 ppm, toluene below 0.08 ppm, and formaldehyde below 0.02 ppm. Alternatively, indoor air quality monitors may be installed within the breathing zone, away from HVAC vents, to continuously verify that TVOC levels remain below 0.27 ppm and formaldehyde below 0.02 ppm.

4.3 Resilient

4.3.1 Climate Change Resilience

The project team will complete the climate change pre-screening checklist and advise the building owner the development's exposure to climate change risks.

A suitably qualified professional will undertake the Climate Change Risk and Adaptation Assessment and will meet the following requirements:

- Uses future projections of climate change impacts using the information from the Intergovernmental Panel on Climate Change (IPCC) Fifth Assessment Report Representative Concentration Pathway 8.5 (RCP 8.5) or IPCC Sixth Assessment Report Shared Socio-economic Pathway 3 (SSP 3-7.0);
- Uses two timescales that are relevant to the project's anticipated lifespan including one medium-term timescale between 2040 to 2050 and one long-term timescale between 2070 to 2090;
- Identifies the primary and secondary climate change variables from Table 2 in AS 5334:2013 Climate change adaptation for settlements and infrastructure relevant to the project and each risk. Refer Guidance for a recommended list of variables to consider;
- Provides a short explanation to justify why the remaining climate change variables from Table 2 in AS 5334:2013 were deemed irrelevant to the project;
- Defines and includes the consequence and likelihood tables and risk matrix used to assess climate risks;
- Assesses risks in consultation with the building owner, representatives from engineering, architecture and landscape architecture (where deemed relevant by the project team) disciplines and local government;
- Develops a register of risks to the building and external works and provide treatment options for risks and residual risks identified as 'extreme' or 'high';
- The risk assessment process aligns with the AS 5334:2013 or ISO 14090:2019 and/or ISO 14091:2021 Adaptation to Climate Change; and
- Follows the principles of risk management outlined in the AS/NZ ISO 31000:2009 Risk Management.

The project team will ensure the following risks related to the development are addressed:

- All risks rated as 'Extreme' are addressed through project-specific design responses;
- All risks rated as 'High' are addressed through the project's design or operational responses; and
- Regardless of risk rating, at least two risks identified in the assessment are addressed by project-specific design responses.

4.3.2 Heat Resilience

At least 75% of the whole site will incorporate of one or a combination of strategies that reduce the heat island effect.

4.4 Positive

4.4.1 Energy Source

The building is designed to be fully electric, with no fossil fuel infrastructure for hot water, space heating, or cooking. Where any other fossil fuel uses exist, a clear roadmap is provided for their phased elimination.

Management systems and a strategy will be proposed to shift the building's electricity consumption to utilise grid energy when there are more renewables. All electricity use within the development will be sourced from the onsite renewables and GreenPower purchase.

4.4.2 Energy Use

The building uses 13% less energy compared to a reference building. The development will achieve an average NatHERS rating of 7.5 Stars with no individual SOU achieving less than 6.5 Stars.

Roof-mounted solar PV panels with a minimum capacity of 25 kW-e are provided for common areas of the development.

4.4.3 Upfront Carbon Reduction

The building's upfront carbon emissions are at least 13% less than those of the reference building.

To offset demolition of existing buildings less than 50 years old, the project team will complete the 'Existing Building' section of the Upfront Carbon Emissions calculator.

4.4.4 Refrigerant Systems Impact

The building is designed to be future-ready, accommodating equipment that uses ultra-low GWP refrigerants. The total weighted average Global Warming Potential (GWP) of refrigerants used in the building is ≤700. Leak detection systems are installed where required, in accordance with AS/NZS 5149:2016.

4.4.5 Water Use

To minimise the amenity water consumption and discharge to the municipal sewerage system, water efficient fixtures are to be selected with the minimum WELS rating stated below:

- Taps – Hand wash basins – 5 Star WELS Rating
- Taps – Kitchen and Laundry Sinks – 4 Star WELS Rating
- Urinals – 5 Star WELS Rating
- WCs – 4 Star WELS Rating
- Showers – 3 Star WELS Rating (≤ 7.0 L/min)
- Washing Machine – 4 Star WELS Rating
- Dishwasher (with more than 11 place settings) – 5 Star WELS Rating
- Dishwasher (with 7 to 11 place settings) – 4 Star WELS Rating
- Dishwasher (with less than 6 place settings) – 3.5 Star WELS Rating

GBCA's Water Use Calculation will be undertaken to demonstrate the building uses 16% less potable water when compared to a reference building.

Recycled water infrastructure will be incorporated into the development, if the local council or relevant water authorities have planned for installation of recycled water infrastructure.

80kL rainwater tank(s) will be installed to collect the rainwater from the non-trafficked roofs and reused for toilet flushing and for landscape irrigation. Additionally, a fire temporary tank is proposed for a minimum of 80% of fire testing water collection and re-use on-site.

4.5 Places

4.5.1 Movement and Place

The development will consist of the shower facilities of appropriate design encouraging its use. The showers will be at least 900mm x 900mm. The number of showers will be incorporated according to the table below:

Occupants	No of Showers
0-49	1 Unisex
50-99	2
100-200	4
200+	Additional 1 per 200 occupants above 200

One locker for every eight regular occupants based on design occupancy will be provided. These lockers will be in a secure location within the end of trip facilities.

The street-level entry to the changing facilities will be well-lit, with lighting designed in accordance with AS/NZS 1680.2.1:2008 *Interior and workplace lighting – Part 2.1: Specific applications: Circulation spaces and other general areas*.

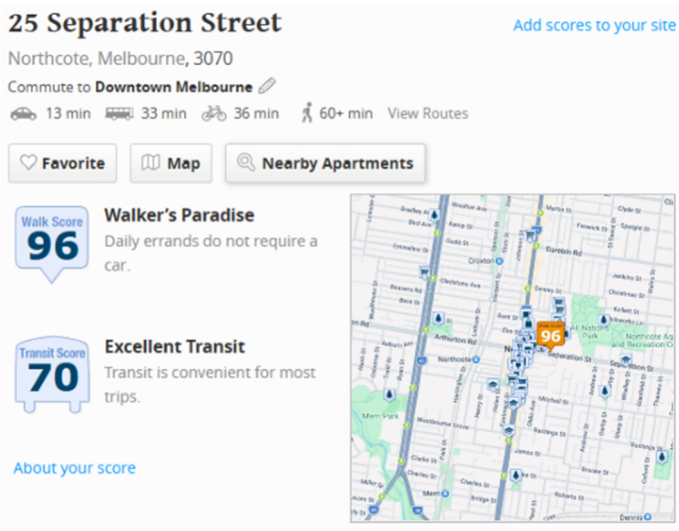
A Sustainable Transport Plan will be prepared by a qualified Transport Planner or Engineer and will reflect the design of the building's facilities and ongoing operational processes.

The building's access will prioritise walking and cycling options. The bicycle is located within the building and will ensure the cycling equipment is safely secured.

Personal Electric Vehicles (PEVs) parking will be provided with charging points and secure, accessible spaces suitable for a range of vehicle sizes. Class 2 areas provide 1 charger per 10 spaces in a controlled-access room, and Class 5/6 areas provide 1 charger per 4 spaces near building entrances or within secure bike facilities with ramped or level access.

The building's design and location will be shown to reduce emissions from transport, encourage public transport use, and reduce vehicle kilometres travelled compared to a reference building. The Movement and Place calculator will be completed to demonstrate compliance.

25 Separation Street has a Walk Score of 96, making it a Walker's Paradise where daily errands do not require car. Situated in Northcote, this location is close to several parks, including All Nations Park, Derby Reserve and Batman Park.



4.5.2 Enjoyable Places

Communal accessibility will be promoted in the development providing new, communal accessible spaces that are enjoyable and support community activity and interactions.

All building types except Class 2 and Class 3 of will be provided 0.25 m^2/ occupant or 2.5% of GFA, whichever is greater, but at least 25m^2 as communal shared spaces for residents and visitors. Class 2 and Class 3 development is to provide 1.75m^2/dwelling (minimum of 250m^2) as communal shared spaces for residents and visitors.

An activation strategy will be provided to ensure placemaking continues after practical completion.

4.6 People

4.6.1 Inclusive Construction Practices

During building construction, the head contractor will provide gender inclusive facilities and protective equipment. The head contractor will also implement policies on-site to increase awareness and reduces instances of discrimination, racism, and bullying.

Physical and Mental Health Programs covering at least five of the key topics will be implemented. These programs will cover at least 80% of the workforce that have attended the site for more than three days from commencement on site to practical completion.

An evaluation report of the program's effectiveness will be provided to the client and sub-contractors consisting with the following information:

- Information on the programs or initiatives that were delivered, including information on dates, attendance, and available languages;
- Feedback on the programs or initiatives from those that benefitted; and
- Recommendations for improving the future delivery of programs.

4.6.2 Design for Equity

The building will be designed and constructed to ensure equitable access and use for people of all ages, genders, ethnicities, and abilities, including physical, sensory, and cognitive needs.

The building includes strategies beyond NCC requirements to ensure equitable access and use for all ages, genders, ethnicities, and abilities. This includes accessible entry and exit points, intuitive wayfinding, inclusive spaces such as parent rooms, gender-inclusive and family restrooms, sensory and quiet rooms, social areas, and digital products designed to meet AS EN 301 549:2020 accessibility standards.

4.7 Nature

4.7.1 Impacts to Nature

The site will be assessed to determine whether the project's site or adjacent site, within 100m, has a risk of containing sensitive sites or sensitive species. Where identified, measures are in place to ensure these are protected from significant impacts from the project's development and operations.

Metrics related to land/freshwater-use change are disclosed if relevant to the site. The following metrics are disclosed as defined by the Taskforce for Nature Financial Disclosure (TNFD):

- Total spatial footprint (km^2)
- Extent of land/freshwater ecosystem use change (km^2)
- Extent of land/freshwater ecosystem conserved or restored (km^2)
- Extent of land/freshwater ecosystem that is sustainably managed (km^2)

All outdoor lighting within the project boundary will comply with AS/NZS 4282:2019 Control of the obtrusive effects of outdoor lighting. Compliance will be achieved as per column 3 of Table 2.1 of AS/NZS 4282:2019.

Direct illuminance from all external lighting on the project produces a maximum initial point illuminance value no greater than:

- 0.5 Lux to the site boundary
- 0.1 Lux to 4.5 metres beyond the site into the night sky, when modelled using a calculation plane set at the highest point of the building.

5. Targeted Green Star Buildings Certification

With inclusion of all ESD initiatives summarised above, the proposed design will achieve and overall 15+ point to a 4-Star Green Star sustainable design and demonstrates 'Best Practice' if awarded.

Category	Points Available	Points Targeted
Responsible	17	3
Healthy	14	2
Resilient	7	2
Positive	32	6
Places	7	4
People	9	3
Nature	14	0
Leadership	-	-
Total Core Points	**100**	**20**

6. Conclusion

This report provides a summary of sustainable design features, which are integrated into the design of the proposed development, in order to meet the objectives of the City of Darebin Sustainable Building Design.

The proposed mixed-use development will include the following:

- Thermally enhanced building fabrics to achieve a 6.5 Star Minimum and 7.5 Stars Average NatHERS rating for all dwellings;
- At least a 16% reduction in potable water use will be achieved for the development compared to a reference building;
- At least 90% of construction and demolition waste will be diverted from landfill, in compliance with the Green Star Construction and Demolition Waste Report criteria;
- A 80kL rainwater harvesting system will be installed onsite for toilet flushing and for landscaping irrigation;
- 25kW-e roof mounted solar PV panels are proposed for the common areas of the development;
- Building Contractor with valid ISO 14001 Certificate will be used to manage the construction of the development;
- Airtightness testing will be undertaken for the development;
- The development will include appropriate spaces for waste management and a suitably sized loading dock;
- The building will provide at least a 50% improvement in outside air to the non-residential areas;
- Glare will be controlled, with good quality light fittings and high levels of natural daylight provided to the occupied areas;
- At least 95% the paints, adhesives, sealants, and carpets will be low VOC and Engineering wood will be low Formaldehyde;
- A pre-screening assessment and delineated design choices will be carried out to mitigate climate change resilience;
- The building's upfront carbon emissions will be at least 13% less than the reference building;
- The building's energy use will be at least 13% less than that of the reference building;
- Water efficient fixtures and fittings will be installed, meeting the minimum specified WELS ratings;
- Showers, Lockers and Change Rooms will be provided for the development; and
- The architect and lighting designer will ensure the development's light pollution has been minimised.

The proposed mixed-use development at 25 Separation Street, Northcote has the design potential to meet the following:

- Energy efficiency to exceed NCC 2019 Section J.
- A Waste Management Plan (WMP) has been prepared in accordance with the current version of the City of Darebin's Guidelines for Waste Management Plans; and
- A 4-Star Green Star certified design and construction the Green Star Buildings v1.1 for the whole development.

Therefore, the proposed development has been designed to meet the objectives of City of Darebin Sustainable Building Design as addressed and the project team will ensure the performance outcomes proposed in this Sustainable Management Plan be implemented prior to occupancy at no cost to the City of Darebin and be to the satisfaction of the Responsible Authority.

Appendix A – Green Star Scorecard

Submission planner

Summary

Rating information

Registering from	2025 onwards	Desired Green Star rating	4 Star

Scoring

Core points targeted	20	Minimum expectations met	Yes
Leadership points targeted	0	Climate Positive Pathway targeted for desired rating (4 Star)	Yes
Sector specific credit points targeted	0		
Total points targeted	20	Nature Positive Pathway targeted for desired rating (4 Star)	Not Required
Targeted rating based on points	4 Star		

	Credit	Minimum Expectation	Credit Achievement	Exceptional Performance	Total points available		Targeted performance level	Total points targeted	Comments
Responsible					**17 + 6**				
1	Industry Development		1		**1**		Credit Achievement	**1**	
2	Responsible Construction	•	1		**1**		Credit Achievement	**1**	
3	Verification and Handover	•	1		**1**		Minimum Expectation	•	
4	Responsible Resource Management	•			**0**		Minimum Expectation	•	
5	Responsible Procurement		1		**1**			**0**	
6	Responsible Structure		2	2	**4**		Credit Achievement (1 point)	**1**	
7	Responsible Envelope		2	2	**4**			**0**	
8	Responsible Systems		1	1	**2**			**0**	
9	Responsible Finishes		1	1	**2**			**0**	
10	Impacts Disclosure		1		**1**			**0**	
SS	Collaborative Leasing		1	1	**2**			**0**	
SS = Sector specific credit							**Total**	**3**	
Healthy					**14**				
11	Clean Air	•	2		**2**		Minimum Expectation	•	
12	Light Quality	•	2	2	**4**		Minimum Expectation	•	
13	Acoustic Comfort	•	2		**2**		Minimum Expectation	•	
14	Exposure to Toxins	•	2		**2**		Credit Achievement	**2**	
15	Amenity and Comfort		2		**2**			**0**	
16	Connection to Nature		1	1	**2**			**0**	
							Total	**2**	
Resilient					**7**				
17	Climate Resilience	•	1		**1**		Credit Achievement	**1**	
18	Operations Resilience		2		**2**			**0**	
19	Community Resilience		1		**1**			**0**	
20	Heat Resilience		1		**1**		Credit Achievement	**1**	
21	Grid Resilience		2		**2**			**0**	
							Total	**2**	
Positive					**32 + 8**				
22	Energy Source	•	2	2	**4**		Credit Achievement	**2**	
23	Energy Use - Pathway A: Reference building pathway	•	3	3	**6**		Credit Achievement (1 point)	**1**	
24	Upfront Carbon Reduction - Pathway A: Benchmark pathway	•	3	3	**6**		Credit Achievement (1 point)	**1**	
25	Upfront Carbon Compensation		1	2	**3**			**0**	
26	Refrigerant Systems Impacts	•	1	2	**3**		Minimum Expectation	•	
LC	Leadership Challenge: Ultra-low GWP Refrigerants		1		**1**			**0**	
27	Low-Emissions Transport		1		**1**		Credit Achievement	**1**	
28	Design for Circularity		2	1	**3**			**0**	
29	Water Use		3	3	**6**		Credit Achievement (1 point)	**1**	
SS	Upfront Fitout Emissions		1	2	**3**			**0**	
SS = Sector specific credit							**Total**	**6**	**Climate Positive Pathway met**
= Climate Positive Pathway									
Note: The industrial Sector Specific Credits are currently undergoing review for Green Star Buildings v1.1 and therefore are currently unavailable.									
Places					**7**				
30	Movement and Place	•	2		**2**		Credit Achievement	**2**	
31	Enjoyable Places		2		**2**		Credit Achievement	**2**	
32	Contribution to Place		2		**2**			**0**	
33	Culture, Heritage and Identity		1		**1**			**0**	
							Total	**4**	
People					**9**				
34	Inclusive Construction Practices	•	1		**1**		Credit Achievement	**1**	
35	First Nations Inclusion		2		**2**			**0**	
36	Procurement and Workforce Inclusion		2	1	**3**			**0**	
37	Design for Equity		2	1	**3**		Credit Achievement	**2**	
							Total	**3**	
Nature					**14**				
38	Impacts to Nature	•	2		**2**		Minimum Expectation	•	
39	Biodiversity Enhancement - Biodiversity net gain pathway		3	3	**6**			**0**	
40	Nature Connectivity		2		**2**			**0**	
41	Nature Stewardship		1	1	**2**			**0**	
42	Waterway Protection		2		**2**			**0**	
= Nature Positive Pathway							**Total**	**0**	**Nature Positive Pathway not required for 2025 registrations**
Leadership					**0**				
43	Market Transformation				**0**			**0**	
44	Leadership Challenges				**0**			**0**	
							Total	**0**	

Appendix B – Daylight Modelling Report

IGS INTEGRATED GROUP SERVICES

Value | Innovation | Trust

DAYLIGHT ACCESS MODELLING REPORT

Northcote Plaza Redevelopment
25 Separation Street,
Northcote VIC 3070

Project No.: 25070
Date: 17/06/2025

Level 4, 108 Elizabeth Street
Melbourne VIC 3000
Web: www.igs.com.au

Document Control

Version	Date	Issue	Author		Reviewer	
00	05/06/2026	Draft Issue for Review	Gokul Nisha	EJ	Earnest Joseph	EJ
01	17/06/2026	Issue for Review	Gokul Nisha	EJ	Earnest Joseph	EJ

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1. Executive Summary

IGS was engaged to undertake a daylight simulation on the residential development at 25 Separation Street, to assess compliance with Green Star Light Quality requirements for daylight access within occupied spaces.

The daylight availability simulation has been undertaken 100mm above the finished floor level for residential dwellings and common areas under the Uniform Cloudy Sky. A Uniform Cloudy Sky represents a sky with a constant value of luminance. The values are derived from a statistical analysis of outdoor illuminance levels. They represent a horizontal illuminance level that exceeds 85% of the time between the hours of 9am and 5pm throughout the year. They also represent that the building has been designed to meet the modelled daylight levels for at least 85% of the daytime annually.

The Green Star Light Quality Credit requires maximising daylight availability to occupied areas. This is achieved where at least 80% of bedrooms receive a daylight factor greater than 0.5% across at least 90% of the floor area within each room. In addition, at least 80% of living spaces must achieve a daylight factor of at least 1% across 90% of the floor area, and more than 33% of non-residential areas must achieve a daylight factor of at least 2% across 90% of the floor area.

The daylight modelling results demonstrate compliance with these requirements. More than 80% of bedrooms achieve a daylight factor of at least 0.5% across 90% of their floor area. Similarly, more than 80% of living spaces achieve a daylight factor of at least 1% across 90% of the floor area. Furthermore, more than 33% of non-residential areas achieve a daylight factor of at least 2% across 90% of the floor area.

Overall, the results confirm that the development meets the Green Star Light Quality Credit requirements by ensuring strong daylight access to occupied spaces.

2. Introduction

2.1 Key Assumptions

The proposed external windows visible light transmissions (VLTs) are recommended to be:

- External Windows: VLT ≥ 42%

Finishes Reflectance Values

The following default reflectance values are used for the building finishes daylight availability modelling.

- Floor covering reflectance = 0.4
- External Walls and Surrounding Buildings = 0.4
- Internal Partitions reflectance = 0.94
- Ceiling reflectance = 0.94

2.2 Sky Model

The Uniform Cloudy Sky of horizontal external illuminance of 10,000 lux is used for daylight availability simulation. A Uniform Cloudy Sky represents a sky with a constant value of luminance. The values are derived from a statistical analysis of outdoor illuminance levels. They represent a horizontal illuminance level that exceeds 85% of the time between the hours of 9am and 5pm throughout the year. Thus, they also represent that the building has been designed to meet the modelled daylight levels for at least 85% of the daytime annually.

2.3 Building Shape

The building physical shape is modelled in accordance with the architectural drawings package issued on 22.05.2026.

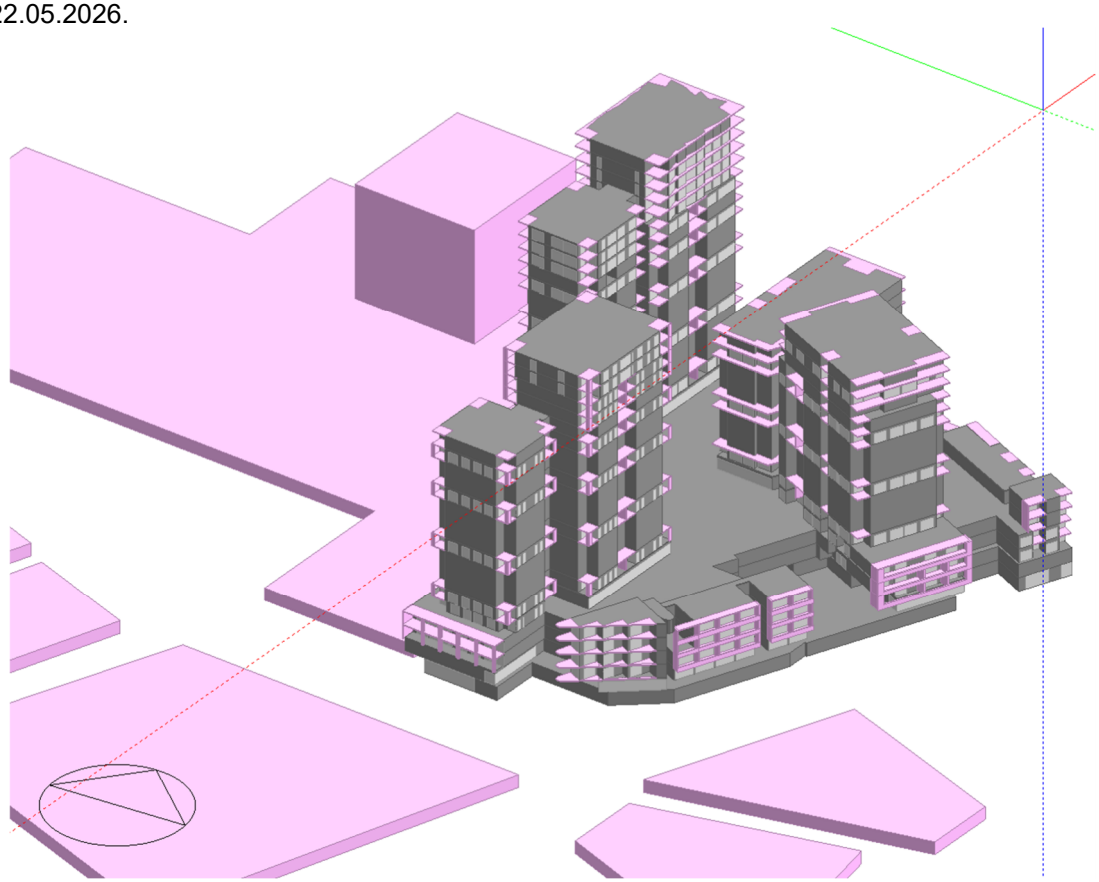


Figure 01 – South-east view of the site

3. Daylight Assessment

3.1 Ground Lower Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Ground Lower.

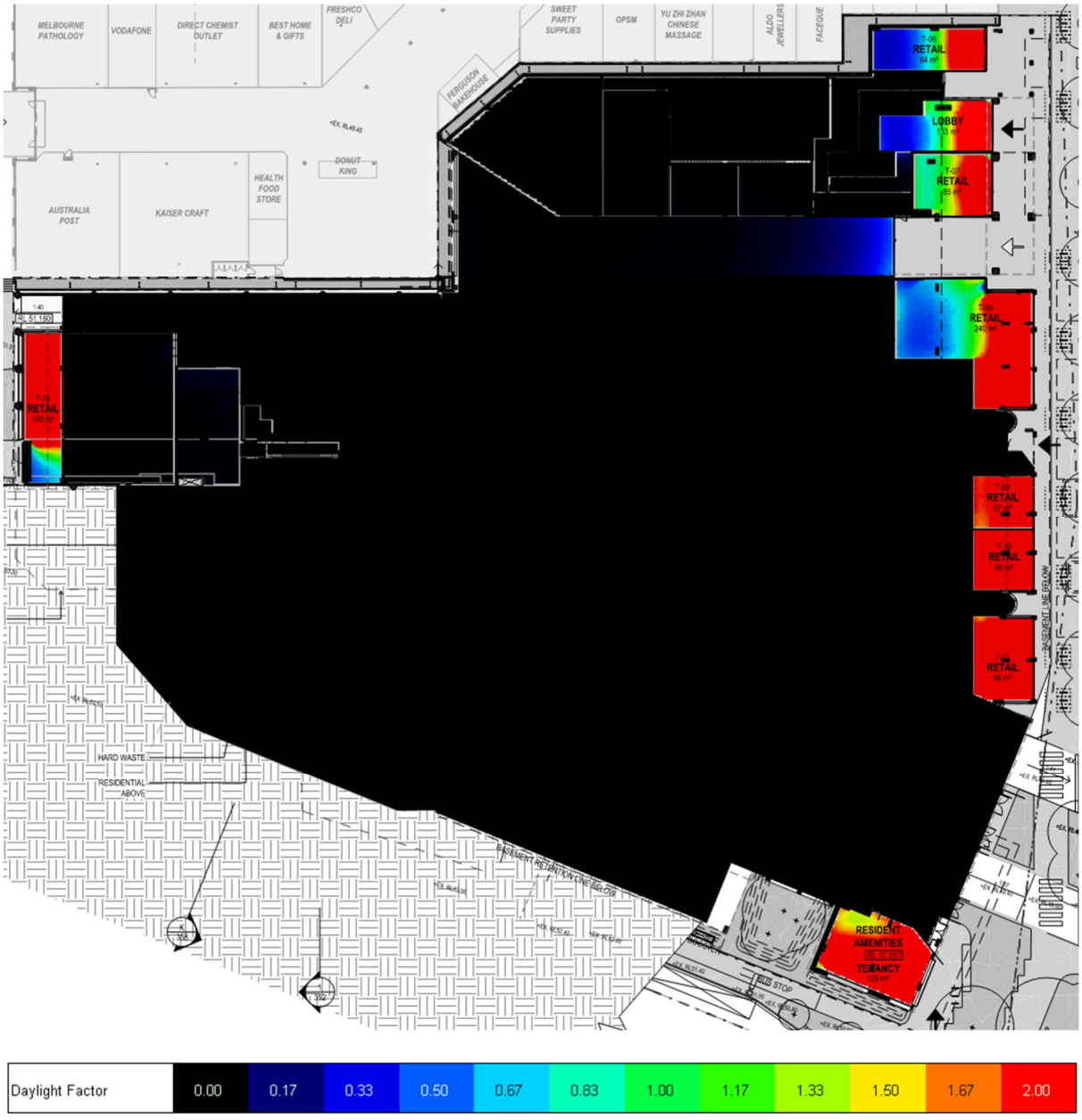


Figure 02 – Ground Lower Residential Daylight Contour Plot

3.2 Ground Upper Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Ground Upper.

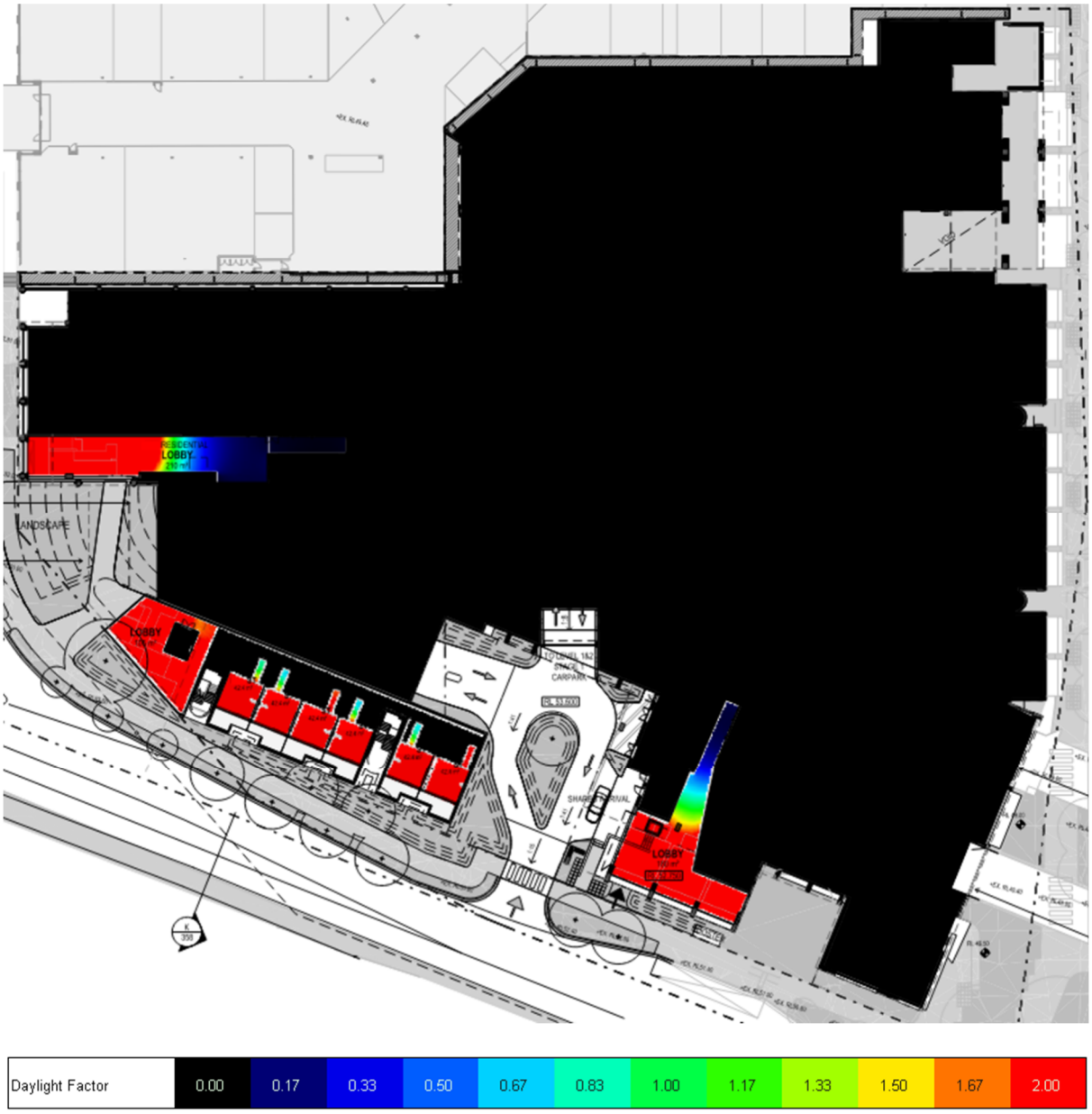


Figure 03 – Ground Upper Residential Daylight Contour Plot

3.3 Level 01 Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 01.

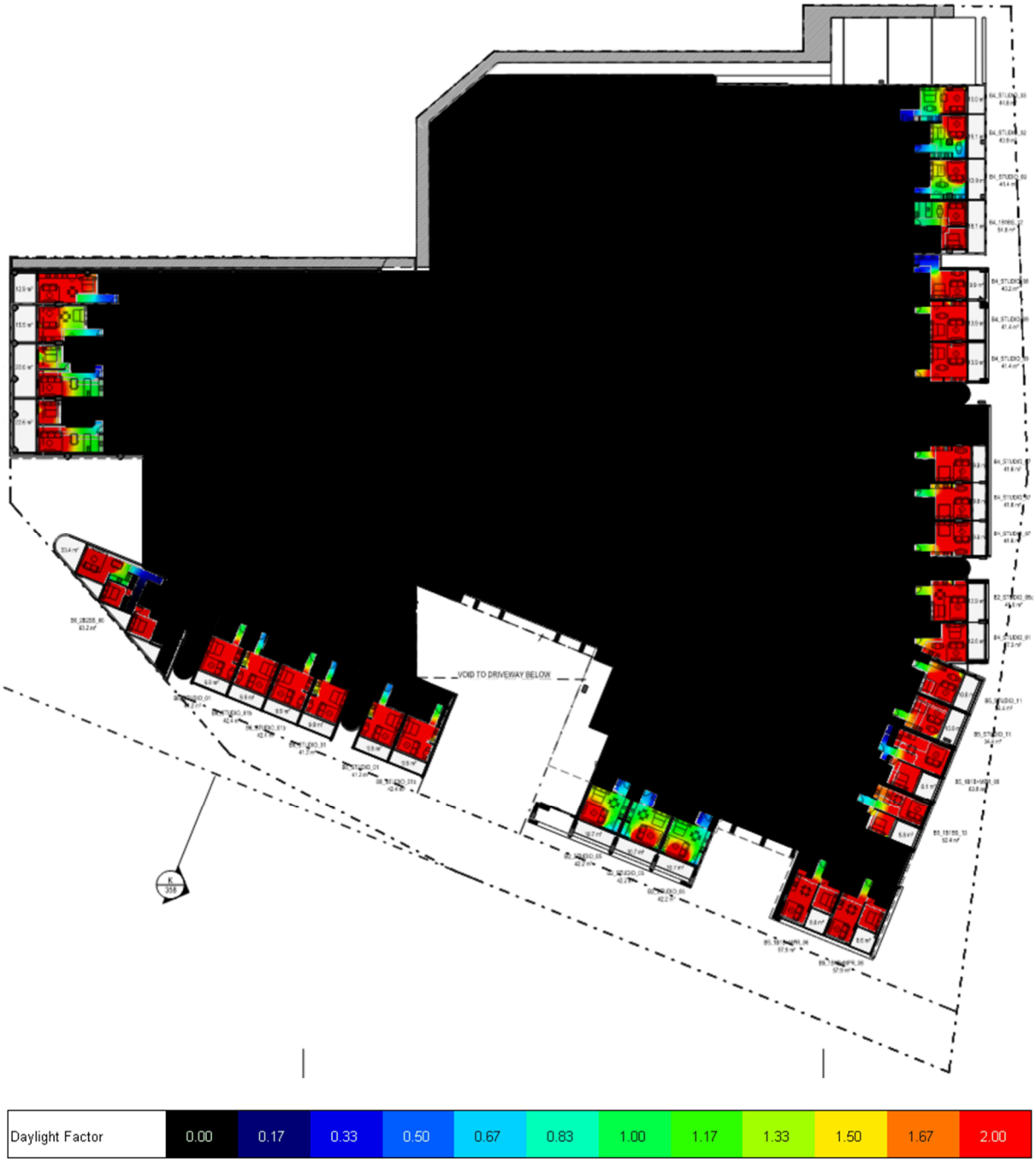


Figure 04 – Level 01 Residential Daylight Contour Plot

3.4 Level 02 Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 02.

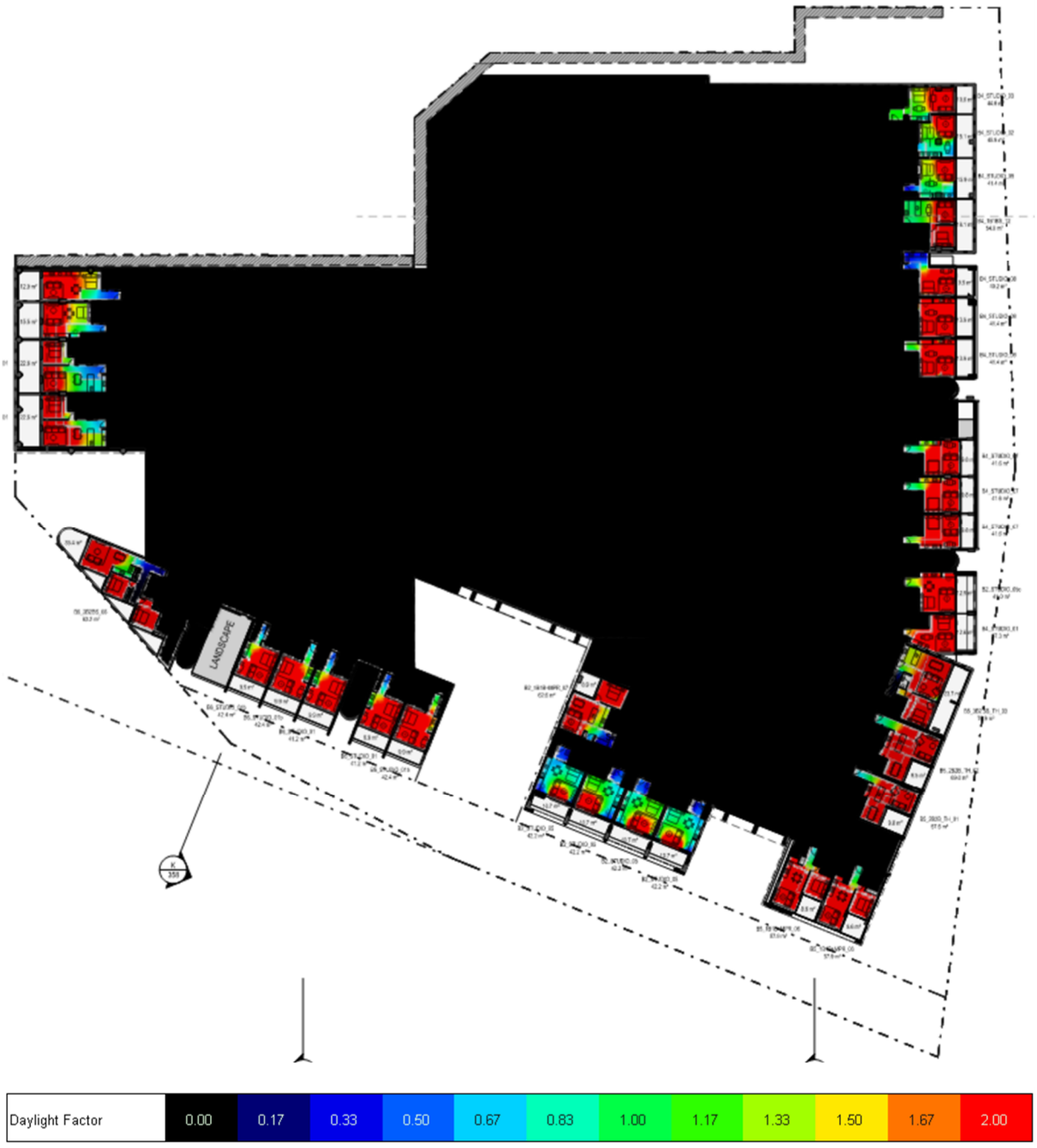


Figure 05 – Level 02 Residential Daylight Contour Plot

3.5 Level 03 Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 03.

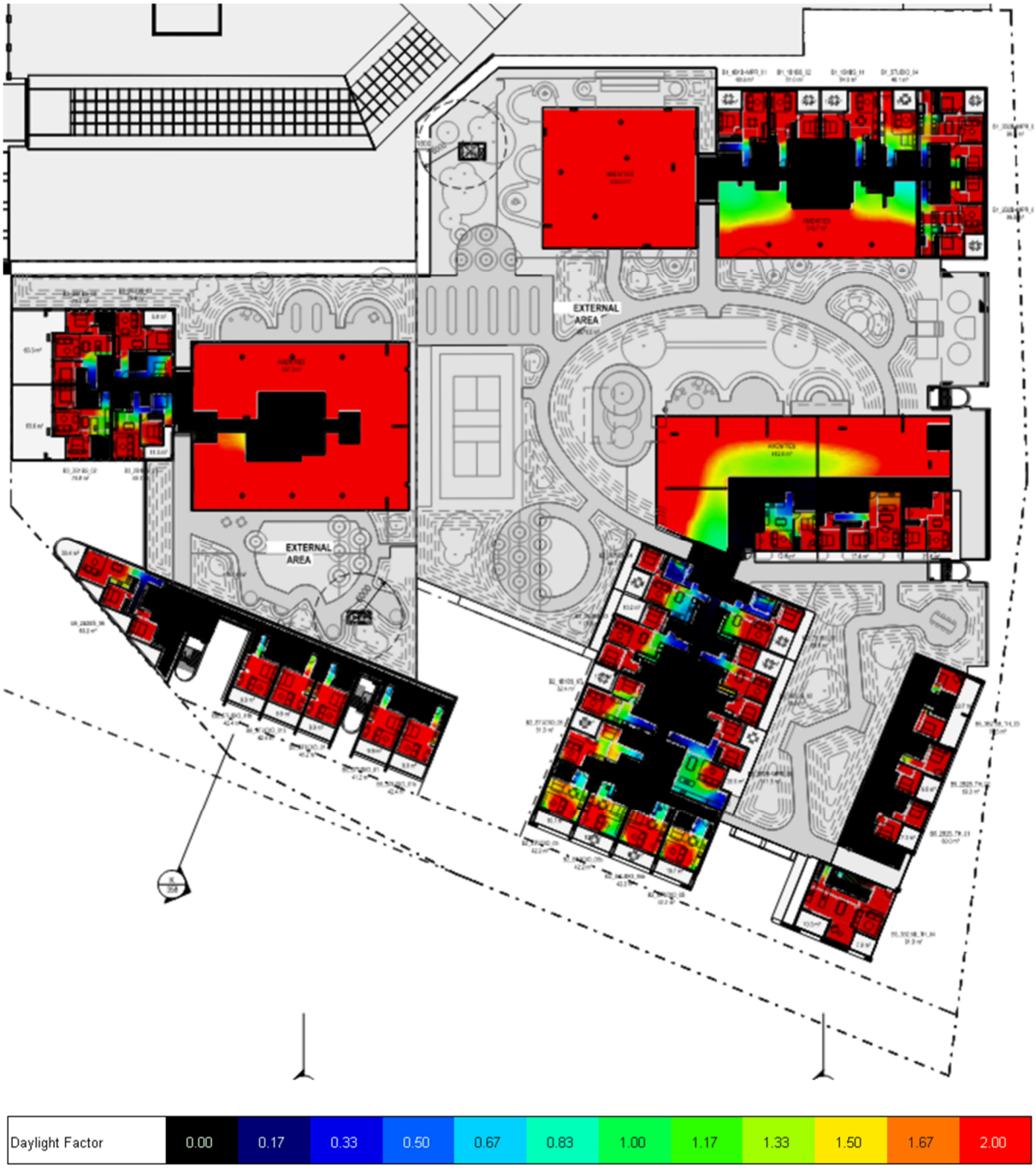


Figure 06 – Level 03 Residential Daylight Contour Plot

3.6 Level 04 Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 04.

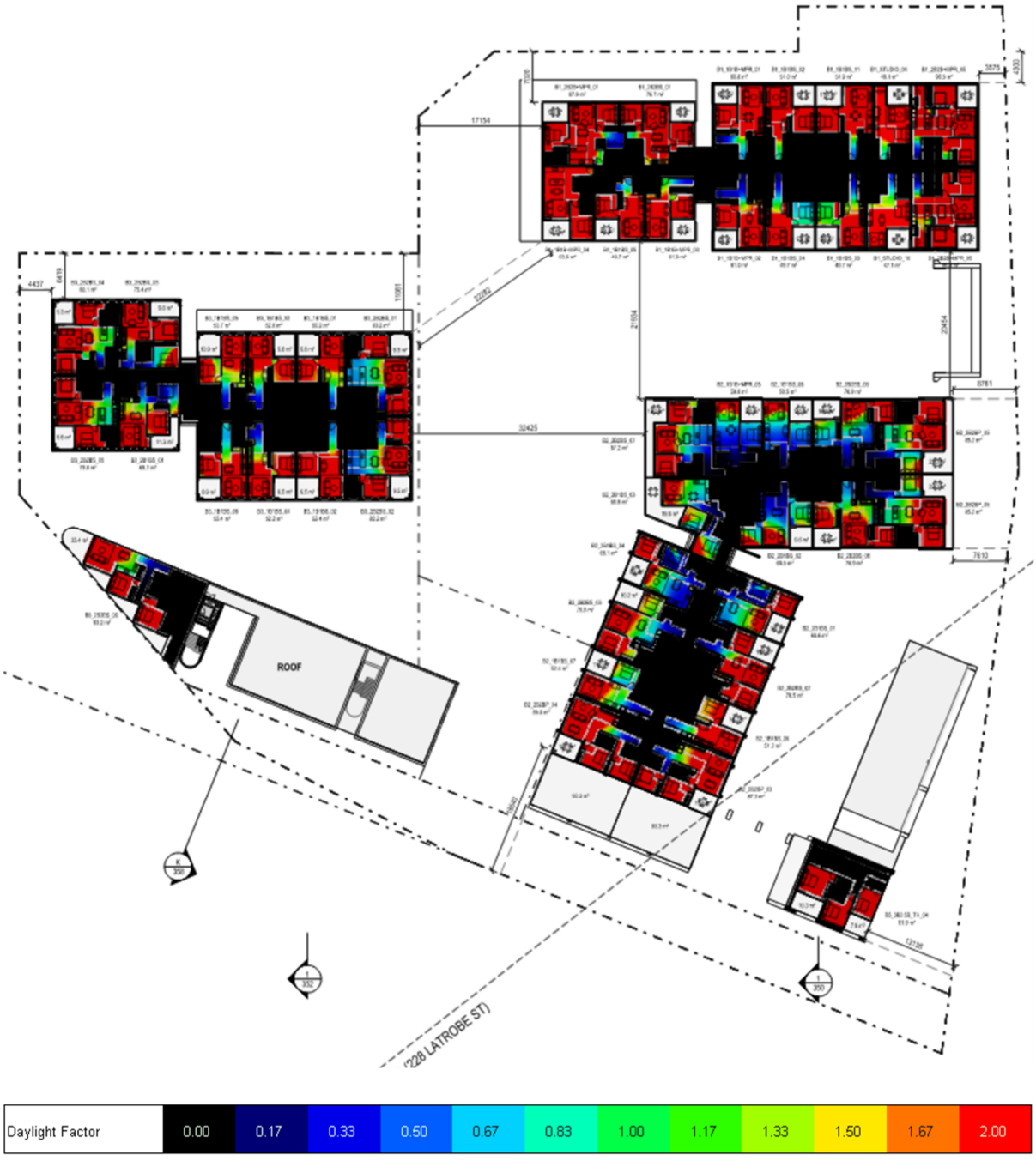


Figure 07 – Level 04 Residential Daylight Contour Plot

3.7 Level 08 Representative Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 08. This floor is representative from Level 05 to Level 08.

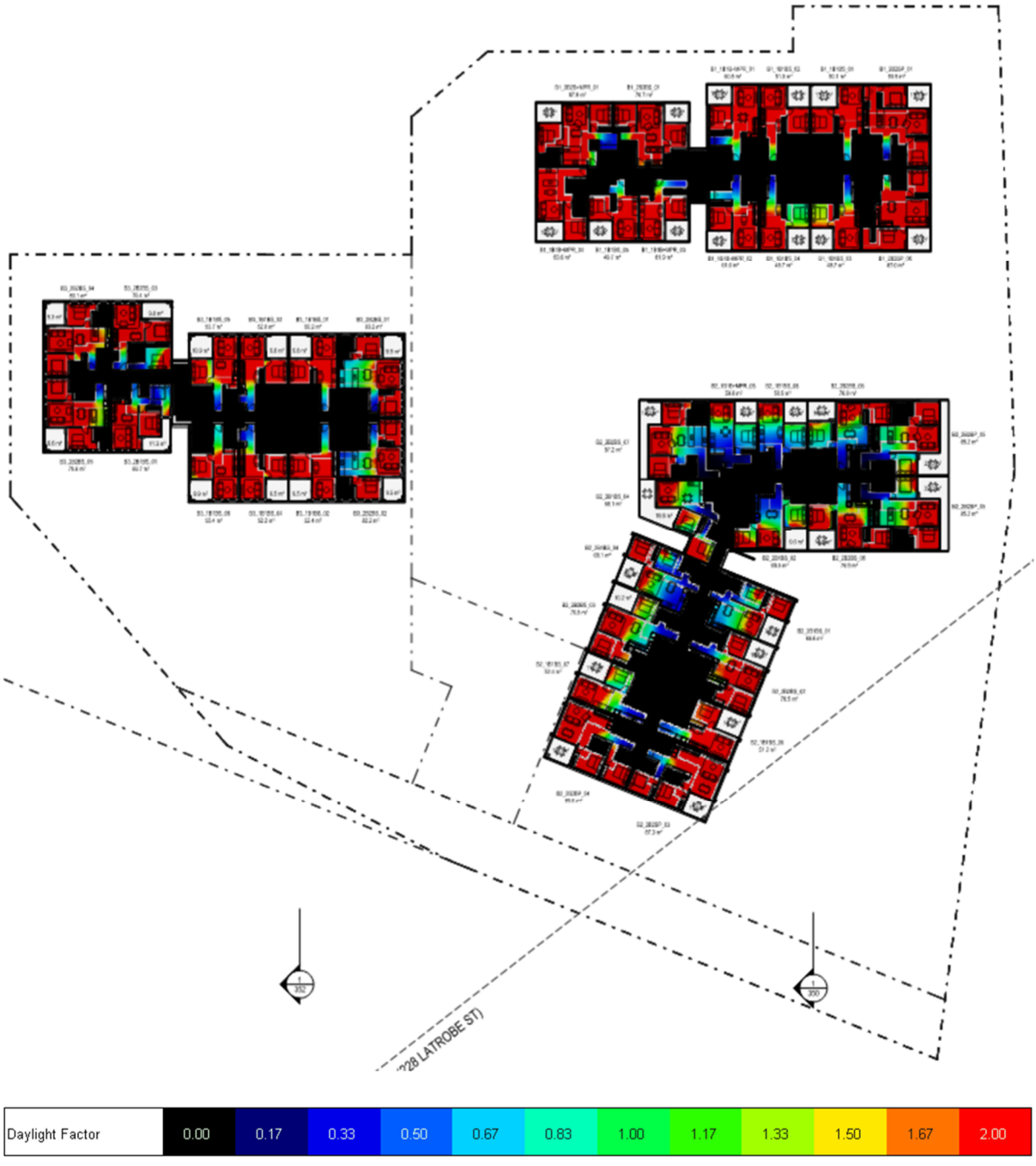


Figure 08 – Level 08 Representative Residential Daylight Contour Plot

3.8 Level 12 Representative Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 12. This floor is representative from Level 12 to Level 13.

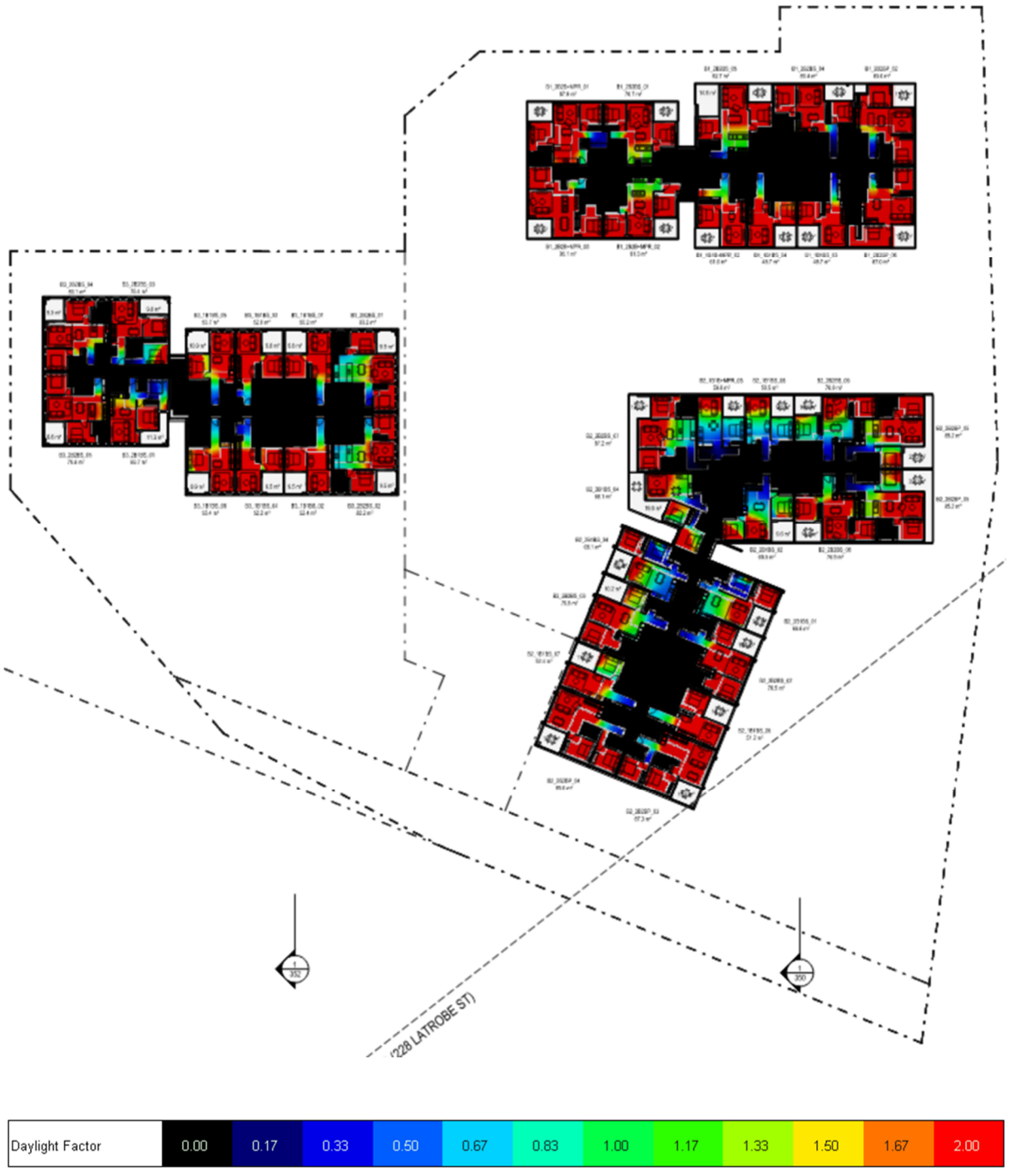


Figure 09 – Level 12 Representative Residential Daylight Contour Plot

3.9 Level 15 Representative Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 15. This floor is representative from Level 14 to Level 16.

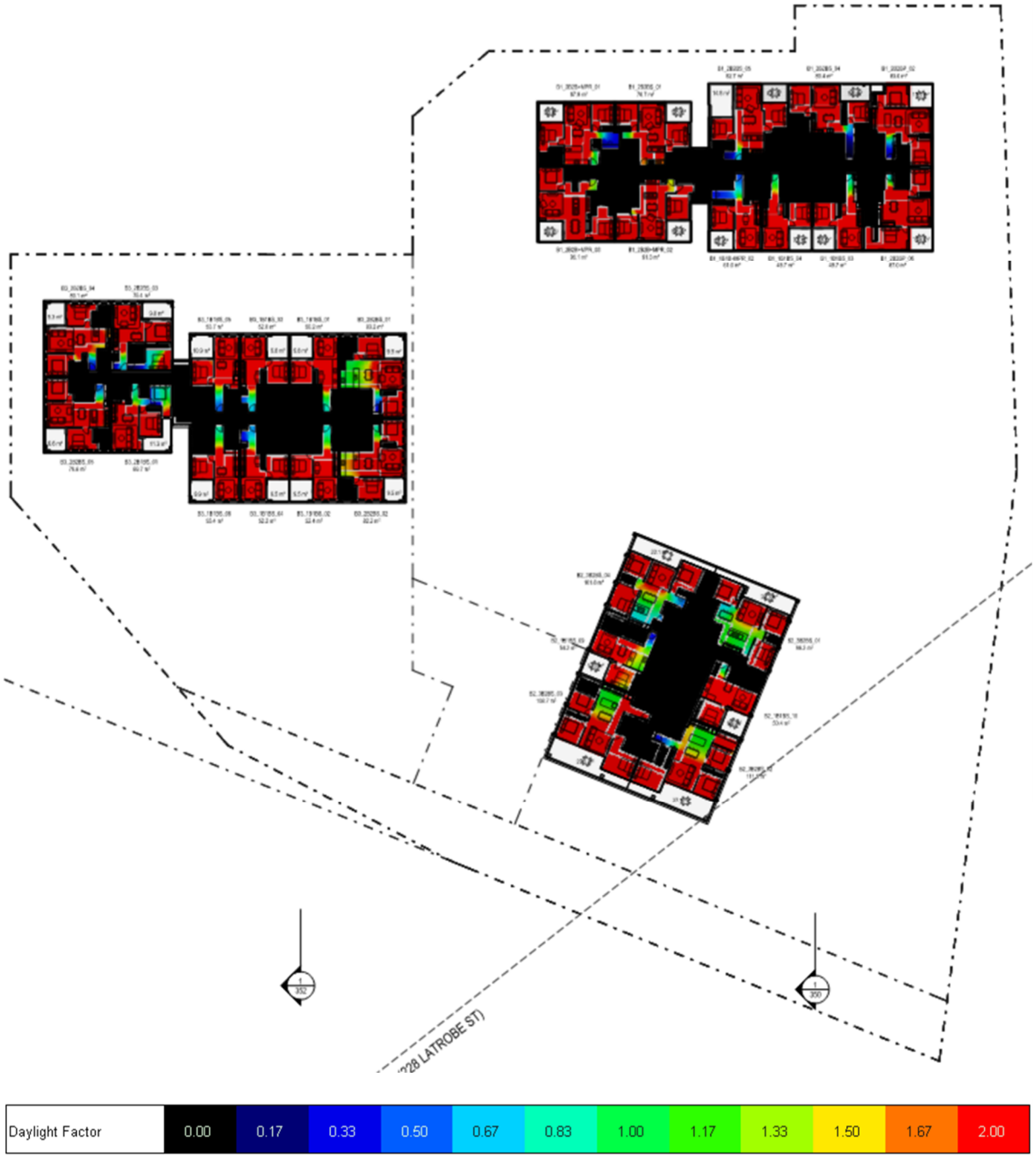


Figure 10 – Level 15 Representative Residential Daylight Contour Plot

3.10 Level 17 Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 17.

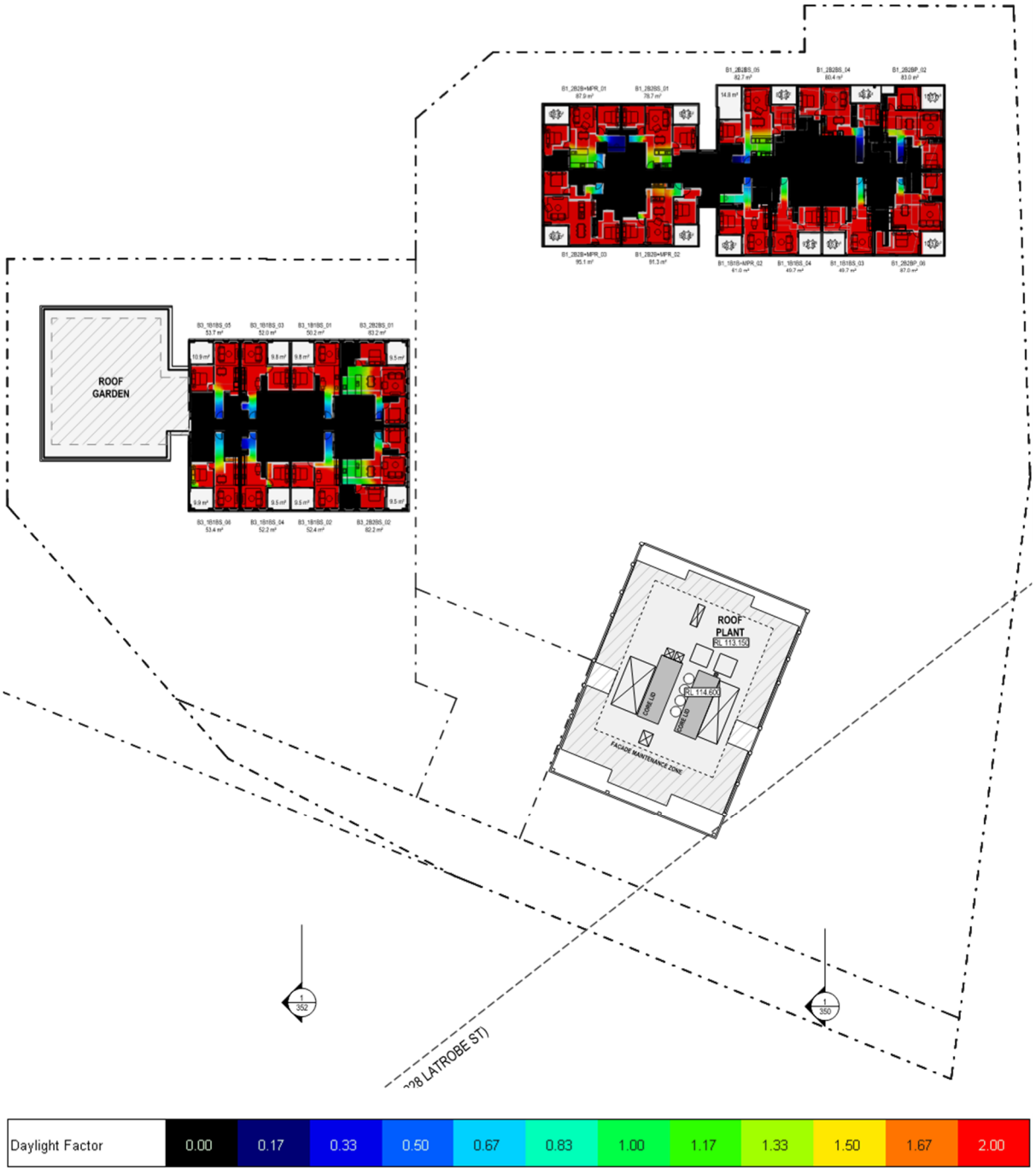


Figure 11 – Level 17 Residential Daylight Contour Plot

3.11 Level 18 Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 18.

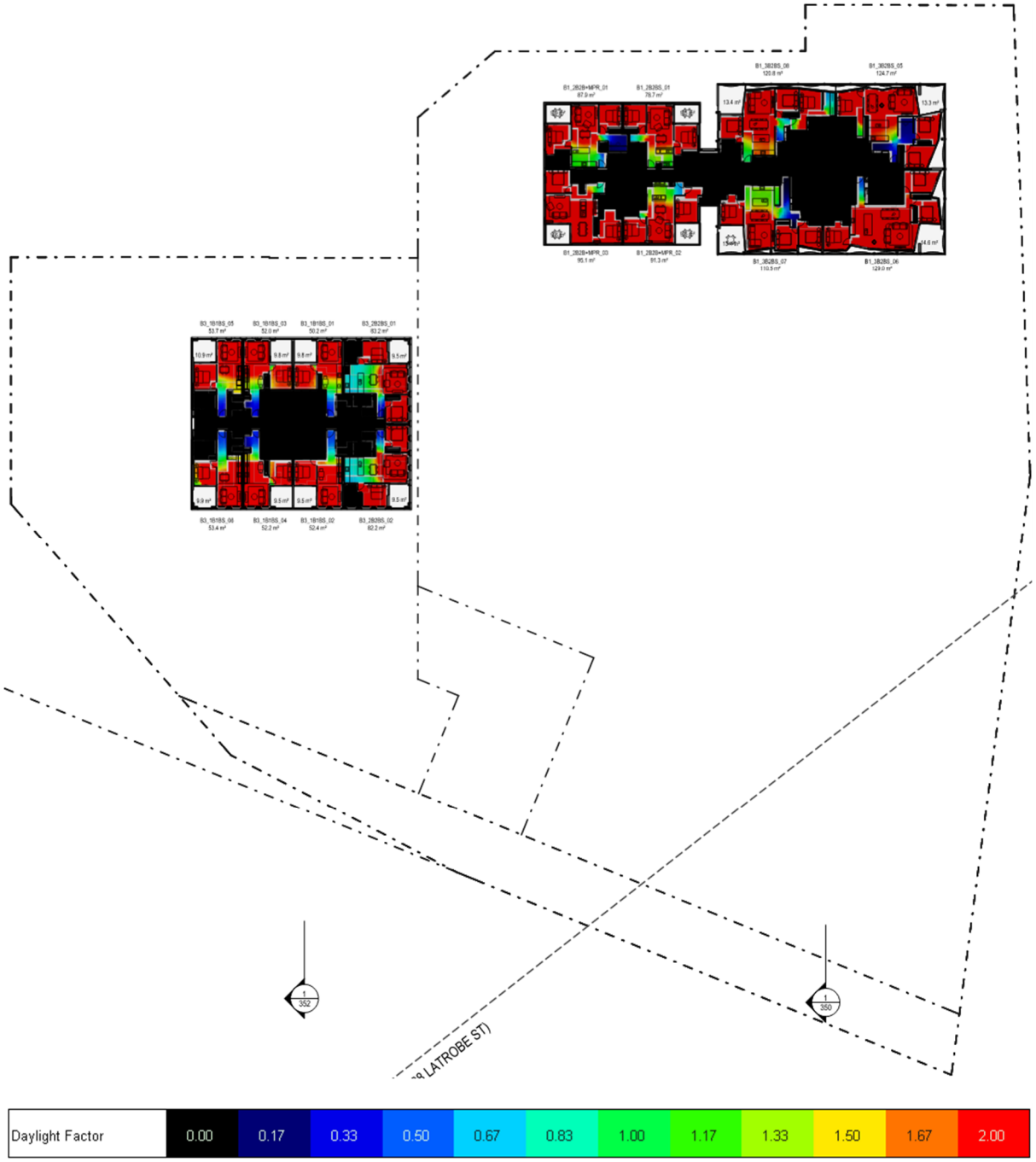


Figure 12 – Level 17 Residential Daylight Contour Plot

3.12 Level 19 Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 19.

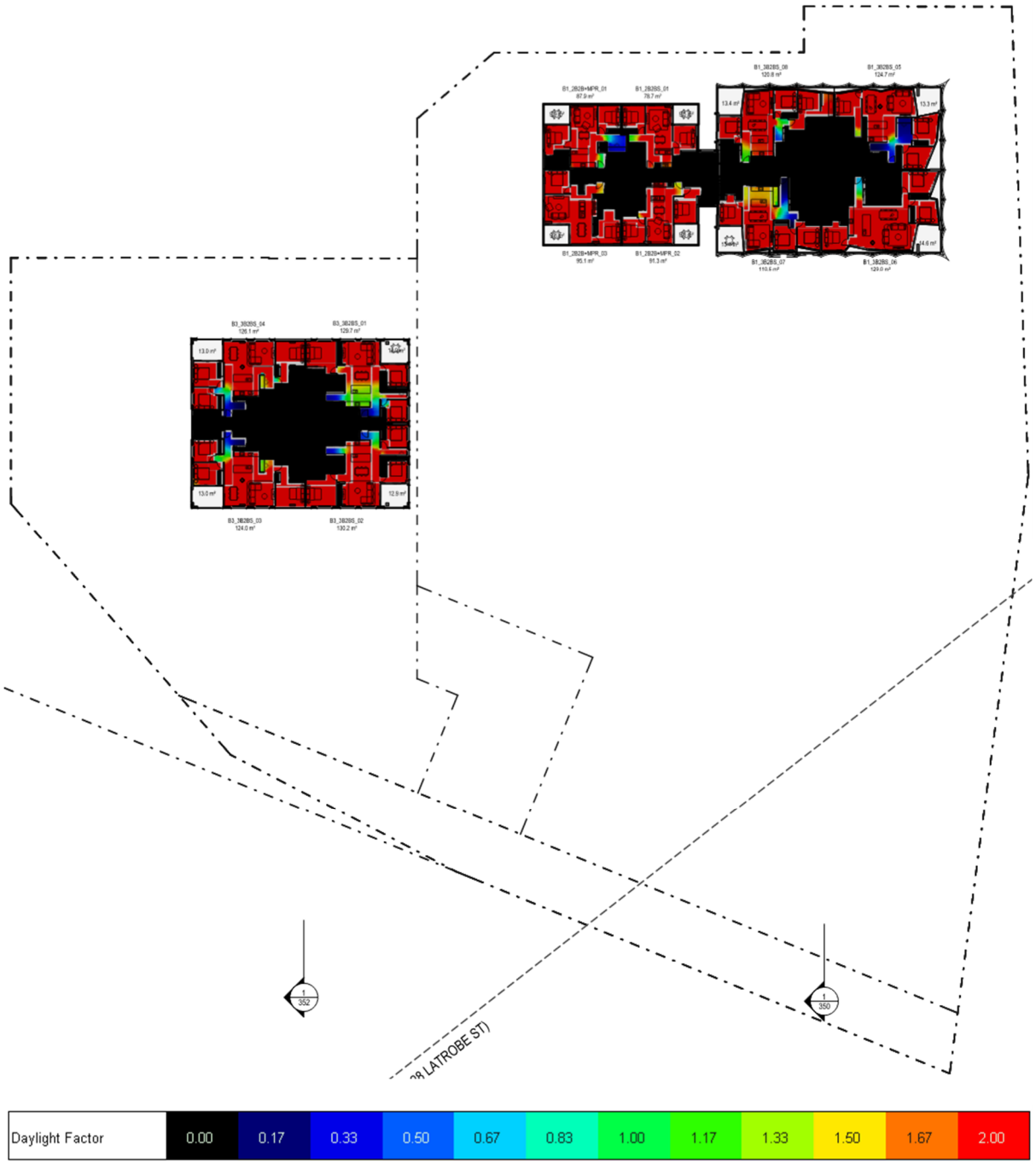


Figure 13 – Level 19 Daylight Contour Plot

3.13 Level 20 Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 20.

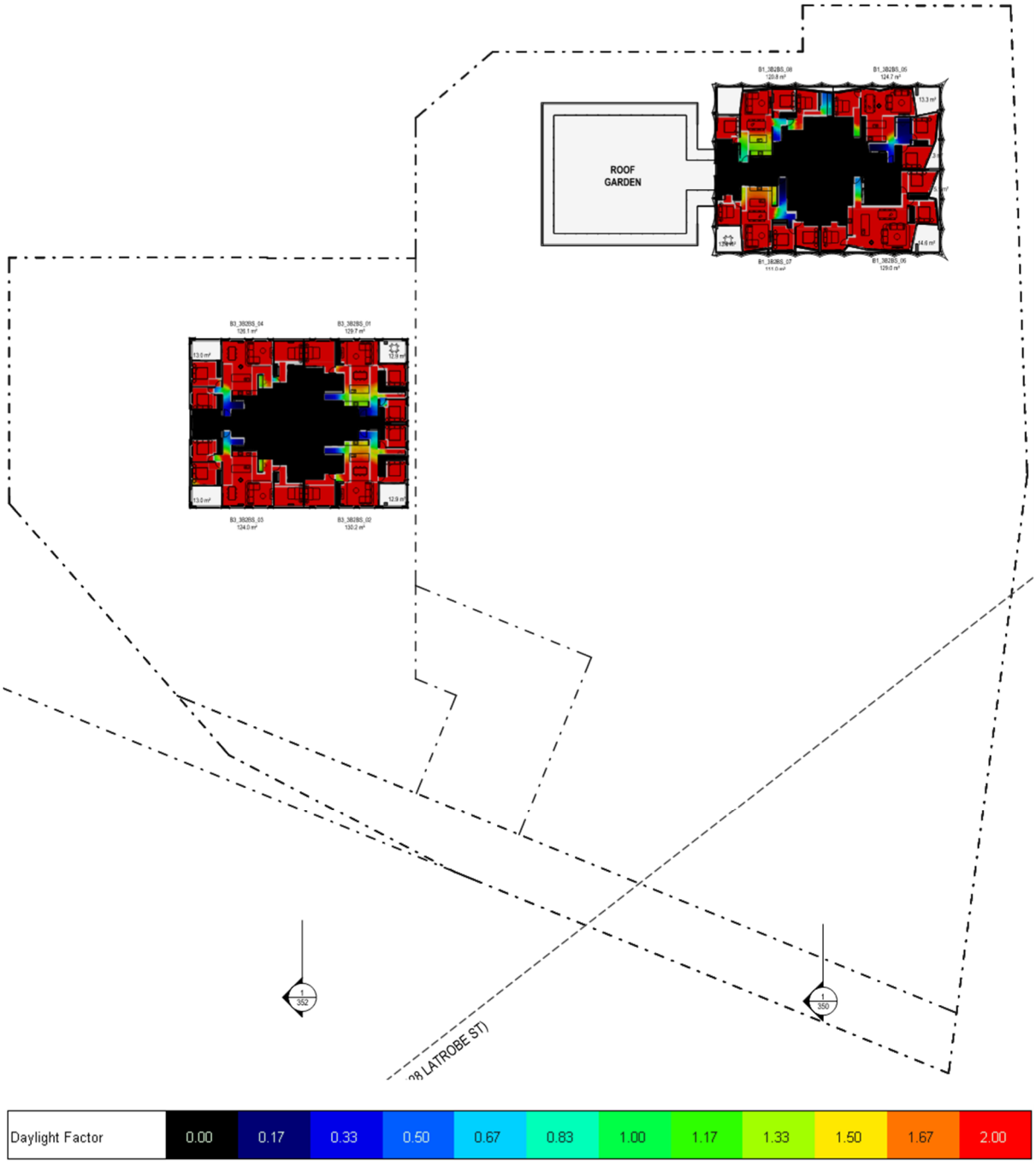


Figure 14 – Level 20 Daylight Contour Plot

3.14 Level 21 Representative Floor Daylight Result - Contour Plot

Below is the daylight contour plot extracted from Design Builder daylight modelling result showing daylight availability across Level 21. This floor is representative from Level 21 to Level 22.

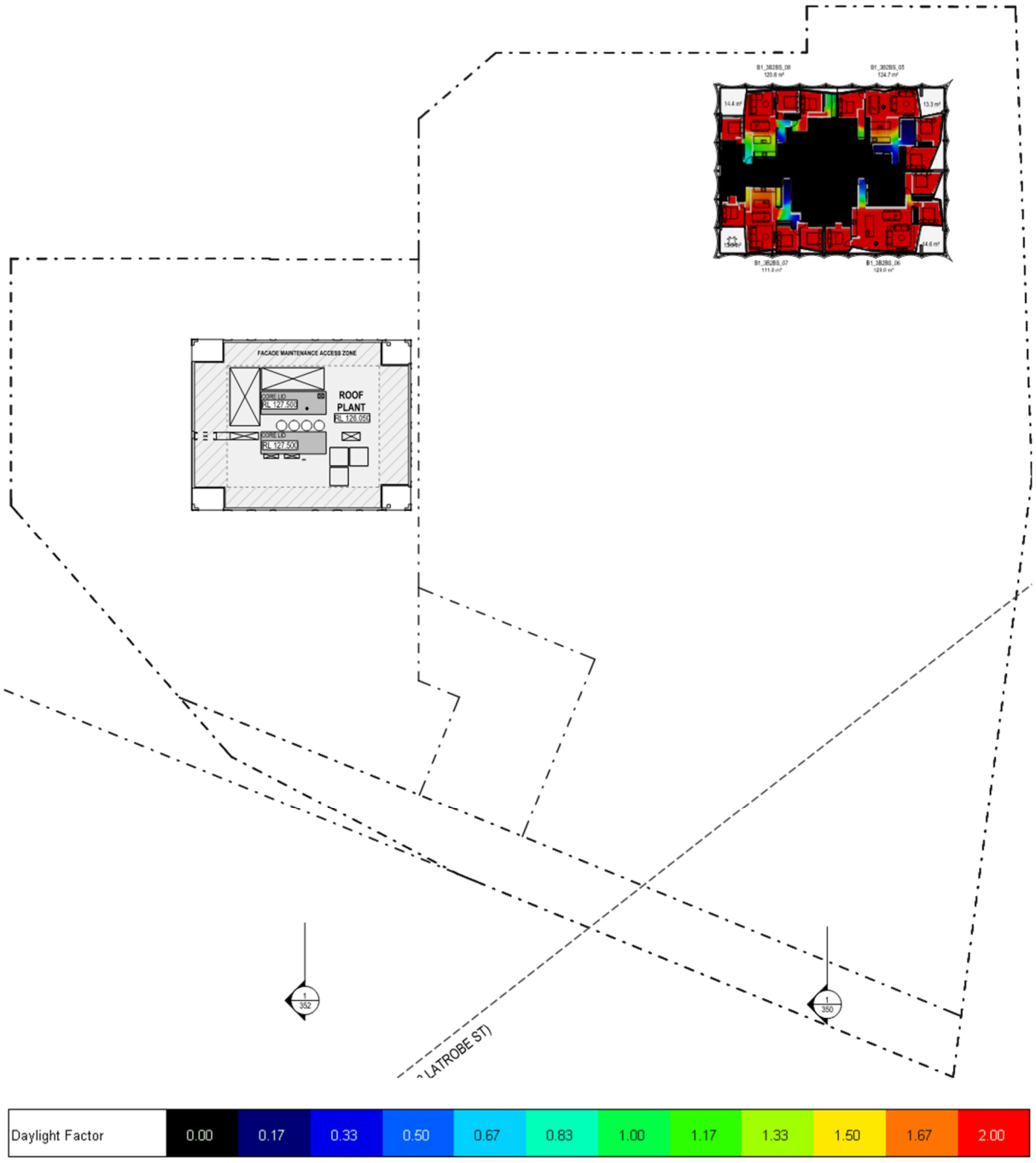


Figure 15 – Level 21 Daylight Contour Plot

3.15 Residential Dwellings Bedrooms Daylight Result – Summary Table

Level	Zone	No. of Floor Representing	Floor area	Floor Area above Threshold	Floor Area above Threshold
			(m2)	(m2)	(%)
PODIUM LEVEL 01	B5 APT 1 BED 1	1	8.7	8.7	100%
PODIUM LEVEL 01	B5 APT 1 BED 2	1	8.9	8.9	100%
PODIUM LEVEL 01	B5 APT 2 BED 1	1	8.5	8.5	100%
PODIUM LEVEL 01	B5 APT 3 BED 1	1	8	8	100%
PODIUM LEVEL 01	B5 APT 4 BED 1	1	11.3	11.3	100%
PODIUM LEVEL 01	B3 APT 2 BED 1	1	10.4	10.4	100%
PODIUM LEVEL 01	B3 APT 3 BED 1	1	8.7	8.7	100%
PODIUM LEVEL 01	B6 APT 3 BED 2	1	9.3	9.3	100%
PODIUM LEVEL 02	B5 APT 1 BED 1	1	8.7	8.7	100%
PODIUM LEVEL 02	B5 APT 1 BED 1	1	8.7	8.7	100%
PODIUM LEVEL 02	B3 APT 2 BED 1	1	9	9	100%
PODIUM LEVEL 02	B6 APT 3 BED 1	1	8.7	8.7	100%
PODIUM LEVEL 02	B6 APT 3 BED 2	1	9.3	9.3	100%
PODIUM LEVEL 02	B5 APT 2 BED 1	1	8.5	8.5	100%
PODIUM LEVEL 02	B5 APT 3 BED 1	1	8.9	8.9	100%
PODIUM LEVEL 02	B2 APT 4 BED 1	1	11.7	11.7	100%
PODIUM LEVEL 02	TH1 BED 1	1	8.9	8.9	100%
LEVEL 03 TOWER 1	APT 1 BED 1	1	8.1	8.1	100%
LEVEL 03 TOWER 1	APT 2 BED 1	1	11.1	11.1	100%
LEVEL 03 TOWER 1	APT 3 BED 1	1	10.8	10.8	100%
LEVEL 03 TOWER 1	APT 5 BED 1	1	10.8	10.8	100%
LEVEL 03 TOWER 1	APT 5 BED 2	1	9.3	9.3	100%
LEVEL 03 TOWER 1	APT 6 BED 1	1	9.7	9.7	100%
LEVEL 03 TOWER 1	APT 6 BED 2	1	10.8	10.8	100%
LEVEL 03 TOWER 2	APT 1 BED 1	1	10.9	10.9	100%
LEVEL 03 TOWER 2	APT 2 BED 1	1	7.9	7.9	100%
LEVEL 03 TOWER 2	APT 2 BED 2	1	9.1	9.1	100%
LEVEL 03 TOWER 2	APT 3 BED 1	1	12.0	12.0	100%
LEVEL 03 TOWER 2	APT 4 BED 1	1	7.9	7.9	100%
LEVEL 03 TOWER 2	APT 4 BED 1	1	9.1	9.1	100%
LEVEL 03 TOWER 2	APT 4 BED 2	1	8.9	8.9	100%
LEVEL 03 TOWER 2	APT 4 BED 2	1	6.6	3.6	54%
LEVEL 03 TOWER 2	APT 5 BED 1	1	9.5	9.5	100%
LEVEL 03 TOWER 2	APT 5 BED 2	1	8.6	8.6	100%
LEVEL 03 TOWER 2	APT 11 BED 1	1	9.4	9.4	100%
LEVEL 03 TOWER 2	APT 12 BED 1	1	9.0	9.0	100%
LEVEL 03 TOWER 2	APT 12 BED 2	1	7.6	7.6	100%
LEVEL 03 TOWER 2	APT 13 BED 1	1	8.5	2.4	28%



LEVEL 03 TOWER 2	APT 13 BED 2	1	8.1	8.1	100%
LEVEL 03 TOWER 3	APT 1 BED 1	1	10.4	10.4	100%
LEVEL 03 TOWER 3	APT 1 BED 2	1	9.7	9.7	100%
LEVEL 03 TOWER 3	APT 2 BED 1	1	10.0	10.0	100%
LEVEL 03 TOWER 3	APT 2 BED 2	1	8.5	8.5	100%
LEVEL 03 TOWER 3	APT 3 BED 1	1	8.3	8.3	100%
LEVEL 03 TOWER 3	APT 3 BED 2	1	9.5	9.5	100%
LEVEL 03 TOWER 3	APT 4 BED 1	1	9.2	9.2	100%
LEVEL 03 TOWER 3	APT 4 BED 2	1	8.6	6.1	70%
LEVEL 03 TOWER 5	TH 1 BED 1	1	10.8	10.8	100%
LEVEL 03 TOWER 5	TH 1 BED 2	1	8.9	8.9	100%
LEVEL 03 TOWER 5	TH 2 BED 1	1	12.2	12.2	100%
LEVEL 03 TOWER 5	TH 2 BED 2	1	8.3	8.3	100%
LEVEL 03 TOWER 5	TH 3 BED 1	1	9.9	9.9	100%
LEVEL 03 TOWER 5	TH 3 BED 2	1	8.1	8.1	100%
LEVEL 03 TOWER 6	B6 APT 1 BED 1	1	8.7	8.7	100%
LEVEL 03 TOWER 6	B6 APT 1 BED 2	1	9.3	9.3	100%
LEVEL 04 TOWER 1	APT 1 BED 1	1	10.5	10.5	100%
LEVEL 04 TOWER 1	APT 1 BED 2	1	8.2	8.2	100%
LEVEL 04 TOWER 1	APT 2 BED 1	1	8.5	8.5	100%
LEVEL 04 TOWER 1	APT 2 BED 2	1	8.8	8.8	100%
LEVEL 04 TOWER 1	APT 3 BED 1	1	8.1	8.1	100%
LEVEL 04 TOWER 1	APT 4 BED 1	1	11.1	11.1	100%
LEVEL 04 TOWER 1	APT 5 BED 1	1	10.8	10.8	100%
LEVEL 04 TOWER 1	APT 7 BED 1	1	10.8	10.8	100%
LEVEL 04 TOWER 1	APT 7 BED 2	1	9.3	9.3	100%
LEVEL 04 TOWER 1	APT 8 BED 1	1	9.7	9.7	100%
LEVEL 04 TOWER 1	APT 8 BED 2	1	10.8	10.8	100%
LEVEL 04 TOWER 1	APT 10 BED 1	1	8.3	8.3	100%
LEVEL 04 TOWER 1	APT 11 BED 1	1	8.2	8.2	100%
LEVEL 04 TOWER 1	APT 12 BED 1	1	9.3	9.3	100%
LEVEL 04 TOWER 1	APT 13 BED 1	1	9.1	9.1	100%
LEVEL 04 TOWER 1	APT 14 BED 1	1	8.7	8.7	100%
LEVEL 04 TOWER 1	APT 15 BED 1	1	8.7	8.7	100%
LEVEL 04 TOWER 2	APT 01 BED 1	1	8.1	8.1	100%
LEVEL 04 TOWER 2	APT 01 BED 2	1	8.3	8.3	100%
LEVEL 04 TOWER 2	APT 02 BED 1	1	9.5	5.7	60%
LEVEL 04 TOWER 2	APT 03 BED 1	1	9.8	8.3	85%
LEVEL 04 TOWER 2	APT 04 BED 1	1	9.5	9.5	100%
LEVEL 04 TOWER 2	APT 04 BED 2	1	9.0	9.0	100%
LEVEL 04 TOWER 2	APT 05 BED 1	1	9.9	9.9	100%
LEVEL 04 TOWER 2	APT 05 BED 2	1	8.8	8.8	100%
LEVEL 04 TOWER 2	APT 06 BED 1	1	8.4	8.4	100%
LEVEL 04 TOWER 2	APT 06 BED 2	1	8.9	8.9	100%



LEVEL 04 TOWER 2	APT 07 BED 1	1	8.3	8.3	100%
LEVEL 04 TOWER 2	APT 07 BED 2	1	9.4	9.4	100%
LEVEL 04 TOWER 2	APT 08 BED 1	1	9.0	8.3	92%
LEVEL 04 TOWER 2	APT 08 BED 2	1	8.2	8.2	100%
LEVEL 04 TOWER 2	APT 09 BED 1	1	9.1	9.1	100%
LEVEL 04 TOWER 2	APT 09 BED 2	1	6.6	1.9	28%
LEVEL 04 TOWER 2	APT 10 BED 1	1	7.9	7.9	100%
LEVEL 04 TOWER 2	APT 10 BED 2	1	8.9	8.9	100%
LEVEL 04 TOWER 2	APT 11 BED 1	1	9.6	9.6	100%
LEVEL 04 TOWER 2	APT 12 BED 1	1	9.1	9.1	100%
LEVEL 04 TOWER 2	APT 12 BED 2	1	8.5	8.5	100%
LEVEL 04 TOWER 2	APT 13 BED 1	1	9.4	9.4	100%
LEVEL 04 TOWER 2	APT 13 BED 2	1	8.4	8.4	100%
LEVEL 04 TOWER 2	APT 14 BED 1	1	9.4	9.4	100%
LEVEL 04 TOWER 2	APT 15 BED 1	1	9.0	9.0	100%
LEVEL 04 TOWER 2	APT 15 BED 2	1	7.6	7.6	100%
LEVEL 04 TOWER 2	APT 16 BED 1	1	8.5	2.3	27%
LEVEL 04 TOWER 2	APT 16 BED 2	1	8.1	8.1	100%
LEVEL 04 TOWER 2	APT 17 BED 1	1	9.9	9.9	100%
LEVEL 04 TOWER 2	APT 17 BED 2	1	8.6	8.6	100%
LEVEL 04 TOWER 3	APT 01 BED 1	1	8.2	8.2	100%
LEVEL 04 TOWER 3	APT 01 BED 2	1	10.9	10.9	100%
LEVEL 04 TOWER 3	APT 02 BED 1	1	10.4	10.4	100%
LEVEL 04 TOWER 3	APT 02 BED 2	1	9.7	9.7	100%
LEVEL 04 TOWER 3	APT 03 BED 1	1	10.0	10.0	100%
LEVEL 04 TOWER 3	APT 04 BED 1	1	9.0	9.0	100%
LEVEL 04 TOWER 3	APT 05 BED 1	1	9.1	9.1	100%
LEVEL 04 TOWER 3	APT 06 BED 1	1	10.0	10.0	100%
LEVEL 04 TOWER 3	APT 06 BED 2	1	8.9	8.9	100%
LEVEL 04 TOWER 3	APT 07 BED 1	1	9.4	9.4	100%
LEVEL 04 TOWER 3	APT 07 BED 2	1	9.7	9.7	100%
LEVEL 04 TOWER 3	APT 08 BED 1	1	9.2	9.2	100%
LEVEL 04 TOWER 3	APT 09 BED 1	1	8.0	8.0	100%
LEVEL 04 TOWER 3	APT 10 BED 1	1	9.1	9.1	100%
LEVEL 04 TOWER 3	APT 11 BED 1	1	8.6	5.6	65%
LEVEL 04 TOWER 3	APT 11 BED 2	1	9.2	9.2	100%
LEVEL 04 TOWER 3	APT 12 BED 1	1	11.2	11.2	100%
LEVEL 04 TOWER 3	APT 12 BED 2	1	8.0	8.0	100%
LEVEL 04 TOWER 5	TH3 BED 1	1	13.9	13.9	100%
LEVEL 04 TOWER 5	TH3 BED 2	1	10.0	10.0	100%
LEVEL 04 TOWER 5	TH3 BED 3	1	12.6	12.6	100%
LEVEL 04 TOWER 6	B6 APT 1 BED 1	1	8.7	8.7	100%
LEVEL 04 TOWER 6	B6 APT 1 BED 2	1	9.3	9.3	100%
LEVEL 08 TOWER 1	APT 1 BED 1	7	10.5	10.5	100%



LEVEL 08 TOWER 1	APT 1 BED 2	7	8.2	8.2	100%
LEVEL 08 TOWER 1	APT 2 BED 1	7	8.5	8.5	100%
LEVEL 08 TOWER 1	APT 2 BED 2	7	8.8	8.8	100%
LEVEL 08 TOWER 1	APT 3 BED 1	7	8.1	8.1	100%
LEVEL 08 TOWER 1	APT 4 BED 1	7	11.1	11.1	100%
LEVEL 08 TOWER 1	APT 5 BED 1	7	10.8	10.8	100%
LEVEL 08 TOWER 1	APT 6 BED 1	7	11.9	11.9	100%
LEVEL 08 TOWER 1	APT 6 BED 2	7	8.6	8.6	100%
LEVEL 08 TOWER 1	APT 7 BED 1	7	8.2	8.2	100%
LEVEL 08 TOWER 1	APT 8 BED 1	7	14.5	14.5	100%
LEVEL 08 TOWER 1	APT 9 BED 1	7	8.3	8.3	100%
LEVEL 08 TOWER 1	APT 10 BED 1	7	8.2	8.2	100%
LEVEL 08 TOWER 1	APT 11 BED 1	7	9.3	9.3	100%
LEVEL 08 TOWER 1	APT 12 BED 1	7	9.1	9.1	100%
LEVEL 08 TOWER 1	APT 13 BED 1	7	8.7	8.7	100%
LEVEL 08 TOWER 1	APT 14 BED 1	7	8.7	8.7	100%
LEVEL 08 TOWER 2	APT 01 BED 1	7	8.1	8.1	100%
LEVEL 08 TOWER 2	APT 01 BED 2	7	8.3	8.3	100%
LEVEL 08 TOWER 2	APT 02 BED 1	7	9.5	9.4	100%
LEVEL 08 TOWER 2	APT 03 BED 1	7	9.8	9.8	100%
LEVEL 08 TOWER 2	APT 04 BED 1	7	9.5	9.5	100%
LEVEL 08 TOWER 2	APT 04 BED 2	7	9.0	9.0	100%
LEVEL 08 TOWER 2	APT 05 BED 1	7	9.9	9.9	100%
LEVEL 08 TOWER 2	APT 05 BED 2	7	8.8	8.8	100%
LEVEL 08 TOWER 2	APT 06 BED 1	7	8.4	8.4	100%
LEVEL 08 TOWER 2	APT 06 BED 2	7	8.9	8.9	100%
LEVEL 08 TOWER 2	APT 07 BED 1	7	8.3	8.3	100%
LEVEL 08 TOWER 2	APT 07 BED 2	7	9.4	9.4	100%
LEVEL 08 TOWER 2	APT 08 BED 1	7	9.0	9.0	100%
LEVEL 08 TOWER 2	APT 08 BED 2	7	8.2	8.2	100%
LEVEL 08 TOWER 2	APT 09 BED 1	7	9.1	9.1	100%
LEVEL 08 TOWER 2	APT 09 BED 2	7	6.6	3.3	49%
LEVEL 08 TOWER 2	APT 10 BED 1	7	7.9	7.9	100%
LEVEL 08 TOWER 2	APT 10 BED 2	7	8.9	8.9	100%
LEVEL 08 TOWER 2	APT 11 BED 1	7	9.6	9.6	100%
LEVEL 08 TOWER 2	APT 12 BED 1	7	9.1	9.1	100%
LEVEL 08 TOWER 2	APT 12 BED 2	7	8.5	8.5	100%
LEVEL 08 TOWER 2	APT 13 BED 1	7	9.4	9.4	100%
LEVEL 08 TOWER 2	APT 13 BED 2	7	8.4	8.4	100%
LEVEL 08 TOWER 2	APT 14 BED 1	7	9.4	9.4	100%
LEVEL 08 TOWER 2	APT 15 BED 1	7	9.0	9.0	100%
LEVEL 08 TOWER 2	APT 15 BED 2	7	7.6	7.6	100%
LEVEL 08 TOWER 2	APT 16 BED 1	7	8.5	2.8	33%
LEVEL 08 TOWER 2	APT 16 BED 2	7	8.1	8.1	100%



LEVEL 08 TOWER 2	APT 17 BED 1	7	9.9	9.9	100%
LEVEL 08 TOWER 2	APT 17 BED 2	7	8.6	8.6	100%
LEVEL 08 TOWER 3	APT 01 BED 1	7	8.2	8.2	100%
LEVEL 08 TOWER 3	APT 01 BED 2	7	10.9	10.9	100%
LEVEL 08 TOWER 3	APT 02 BED 1	7	10.4	10.4	100%
LEVEL 08 TOWER 3	APT 02 BED 2	7	9.7	9.7	100%
LEVEL 08 TOWER 3	APT 03 BED 1	7	10.0	10.0	100%
LEVEL 08 TOWER 3	APT 04 BED 1	7	9.0	9.0	100%
LEVEL 08 TOWER 3	APT 05 BED 1	7	9.1	9.1	100%
LEVEL 08 TOWER 3	APT 06 BED 1	7	10.0	10.0	100%
LEVEL 08 TOWER 3	APT 06 BED 2	7	8.9	8.9	100%
LEVEL 08 TOWER 3	APT 07 BED 1	7	9.4	9.4	100%
LEVEL 08 TOWER 3	APT 07 BED 2	7	9.7	9.7	100%
LEVEL 08 TOWER 3	APT 08 BED 1	7	9.2	9.2	100%
LEVEL 08 TOWER 3	APT 09 BED 1	7	8.0	8.0	100%
LEVEL 08 TOWER 3	APT 10 BED 1	7	9.1	9.1	100%
LEVEL 08 TOWER 3	APT 11 BED 1	7	8.6	6.1	70%
LEVEL 08 TOWER 3	APT 11 BED 2	7	9.2	9.2	100%
LEVEL 08 TOWER 3	APT 12 BED 1	7	11.2	11.2	100%
LEVEL 08 TOWER 3	APT 12 BED 2	7	8.0	8.0	100%
LEVEL 12 TOWER 1	APT 1 BED 1	2	10.5	10.5	100%
LEVEL 12 TOWER 1	APT 1 BED 2	2	8.2	8.2	100%
LEVEL 12 TOWER 1	APT 2 BED 1	2	8.5	8.5	100%
LEVEL 12 TOWER 1	APT 2 BED 2	2	8.8	8.8	100%
LEVEL 12 TOWER 1	APT 3 BED 1	2	8.4	8.4	100%
LEVEL 12 TOWER 1	APT 3 BED 2	2	9.7	9.7	100%
LEVEL 12 TOWER 1	APT 4 BED 1	2	9.6	9.6	100%
LEVEL 12 TOWER 1	APT 4 BED 2	2	8.2	8.2	100%
LEVEL 12 TOWER 1	APT 5 BED 1	2	11.4	11.4	100%
LEVEL 12 TOWER 1	APT 5 BED 2	2	8.6	8.6	100%
LEVEL 12 TOWER 1	APT 6 BED 1	2	8.2	8.2	100%
LEVEL 12 TOWER 1	APT 6 BED 2	2	14.5	14.5	100%
LEVEL 12 TOWER 1	APT 7 BED 1	2	8.3	8.3	100%
LEVEL 12 TOWER 1	APT 8 BED 1	2	8.2	8.2	100%
LEVEL 12 TOWER 1	APT 9 BED 1	2	9.3	9.3	100%
LEVEL 12 TOWER 1	APT 10 BED 1	2	10.0	10.0	100%
LEVEL 12 TOWER 1	APT 10 BED 2	2	8.2	8.2	100%
LEVEL 12 TOWER 1	APT 11 BED 1	2	7.9	7.9	100%
LEVEL 12 TOWER 1	APT 11 BED 2	2	9.3	9.3	100%
LEVEL 12 TOWER 2	APT 01 BED 1	2	8.1	8.1	100%
LEVEL 12 TOWER 2	APT 01 BED 2	2	8.3	8.3	100%
LEVEL 12 TOWER 2	APT 02 BED 1	2	9.5	9.5	100%
LEVEL 12 TOWER 2	APT 03 BED 1	2	9.8	9.8	100%
LEVEL 12 TOWER 2	APT 04 BED 1	2	9.5	9.5	100%



LEVEL 12 TOWER 2	APT 04 BED 2	2	9.0	9.0	100%
LEVEL 12 TOWER 2	APT 05 BED 1	2	9.9	9.9	100%
LEVEL 12 TOWER 2	APT 05 BED 2	2	8.8	8.8	100%
LEVEL 12 TOWER 2	APT 06 BED 1	2	8.4	8.4	100%
LEVEL 12 TOWER 2	APT 06 BED 2	2	8.9	8.9	100%
LEVEL 12 TOWER 2	APT 07 BED 1	2	8.3	8.3	100%
LEVEL 12 TOWER 2	APT 07 BED 2	2	9.4	9.4	100%
LEVEL 12 TOWER 2	APT 08 BED 1	2	9.0	8.9	100%
LEVEL 12 TOWER 2	APT 08 BED 2	2	8.2	8.2	100%
LEVEL 12 TOWER 2	APT 09 BED 1	2	9.1	9.1	100%
LEVEL 12 TOWER 2	APT 09 BED 2	2	6.6	6.5	98%
LEVEL 12 TOWER 2	APT 10 BED 1	2	7.9	7.9	100%
LEVEL 12 TOWER 2	APT 10 BED 2	2	8.9	8.9	100%
LEVEL 12 TOWER 2	APT 11 BED 1	2	9.6	9.6	100%
LEVEL 12 TOWER 2	APT 12 BED 1	2	9.1	9.1	100%
LEVEL 12 TOWER 2	APT 12 BED 2	2	8.5	8.5	100%
LEVEL 12 TOWER 2	APT 13 BED 1	2	9.4	9.4	100%
LEVEL 12 TOWER 2	APT 13 BED 2	2	8.4	8.4	100%
LEVEL 12 TOWER 2	APT 14 BED 1	2	9.4	9.4	100%
LEVEL 12 TOWER 2	APT 15 BED 1	2	9.0	9.0	100%
LEVEL 12 TOWER 2	APT 15 BED 2	2	7.6	7.6	100%
LEVEL 12 TOWER 2	APT 16 BED 1	2	8.5	6.7	79%
LEVEL 12 TOWER 2	APT 16 BED 2	2	8.1	8.1	100%
LEVEL 12 TOWER 2	APT 17 BED 1	2	9.9	9.9	100%
LEVEL 12 TOWER 2	APT 17 BED 2	2	8.6	8.6	100%
LEVEL 12 TOWER 3	APT 01 BED 1	2	8.2	8.2	100%
LEVEL 12 TOWER 3	APT 01 BED 2	2	10.9	10.9	100%
LEVEL 12 TOWER 3	APT 02 BED 1	2	10.4	10.4	100%
LEVEL 12 TOWER 3	APT 02 BED 2	2	9.7	9.7	100%
LEVEL 12 TOWER 3	APT 03 BED 1	2	10.0	10.0	100%
LEVEL 12 TOWER 3	APT 04 BED 1	2	9.0	9.0	100%
LEVEL 12 TOWER 3	APT 05 BED 1	2	9.1	9.1	100%
LEVEL 12 TOWER 3	APT 06 BED 1	2	10.0	10.0	100%
LEVEL 12 TOWER 3	APT 06 BED 2	2	8.9	8.9	100%
LEVEL 12 TOWER 3	APT 07 BED 1	2	9.4	9.4	100%
LEVEL 12 TOWER 3	APT 07 BED 2	2	9.7	9.7	100%
LEVEL 12 TOWER 3	APT 08 BED 1	2	9.2	9.2	100%
LEVEL 12 TOWER 3	APT 09 BED 1	2	8.0	8.0	100%
LEVEL 12 TOWER 3	APT 10 BED 1	2	9.1	9.1	100%
LEVEL 12 TOWER 3	APT 11 BED 1	2	8.6	5.3	61%
LEVEL 12 TOWER 3	APT 11 BED 2	2	9.2	9.2	100%
LEVEL 12 TOWER 3	APT 12 BED 1	2	11.2	11.2	100%
LEVEL 12 TOWER 3	APT 12 BED 2	2	8.0	8.0	100%
LEVEL 15 TOWER 1	APT 1 BED 1	3	10.5	10.5	100%



LEVEL 15 TOWER 1	APT 1 BED 2	3	8.2	8.2	100%
LEVEL 15 TOWER 1	APT 2 BED 1	3	8.5	8.5	100%
LEVEL 15 TOWER 1	APT 2 BED 2	3	8.8	8.8	100%
LEVEL 15 TOWER 1	APT 3 BED 1	3	8.4	8.4	100%
LEVEL 15 TOWER 1	APT 3 BED 2	3	9.7	9.7	100%
LEVEL 15 TOWER 1	APT 4 BED 1	3	9.6	9.6	100%
LEVEL 15 TOWER 1	APT 4 BED 2	3	8.2	8.2	100%
LEVEL 15 TOWER 1	APT 5 BED 1	3	11.4	11.4	100%
LEVEL 15 TOWER 1	APT 5 BED 2	3	8.6	8.6	100%
LEVEL 15 TOWER 1	APT 6 BED 1	3	8.2	8.2	100%
LEVEL 15 TOWER 1	APT 6 BED 2	3	14.5	14.5	100%
LEVEL 15 TOWER 1	APT 7 BED 1	3	8.3	8.3	100%
LEVEL 15 TOWER 1	APT 8 BED 1	3	8.2	8.2	100%
LEVEL 15 TOWER 1	APT 9 BED 1	3	9.3	9.3	100%
LEVEL 15 TOWER 1	APT 10 BED 1	3	10.0	10.0	100%
LEVEL 15 TOWER 1	APT 10 BED 2	3	8.2	8.2	100%
LEVEL 15 TOWER 1	APT 11 BED 1	3	7.9	7.9	100%
LEVEL 15 TOWER 1	APT 11 BED 2	3	9.3	9.3	100%
LEVEL 15 TOWER 2	APT 1 BED 1	3	11.6	11.6	100%
LEVEL 15 TOWER 2	APT 1 BED 2	3	9.5	9.5	100%
LEVEL 15 TOWER 2	APT 1 BED 3	3	9.1	9.1	100%
LEVEL 15 TOWER 2	APT 2 BED 1	3	8.1	8.1	100%
LEVEL 15 TOWER 2	APT 2 BED 2	3	9.0	9.0	100%
LEVEL 15 TOWER 2	APT 2 BED 3	3	8.4	8.4	100%
LEVEL 15 TOWER 2	APT 3 BED 1	3	9.4	9.4	100%
LEVEL 15 TOWER 2	APT 4 BED 1	3	8.2	8.2	100%
LEVEL 15 TOWER 2	APT 4 BED 2	3	10.8	10.8	100%
LEVEL 15 TOWER 2	APT 4 BED 3	3	10.2	10.2	100%
LEVEL 15 TOWER 2	APT 5 BED 1	3	8.5	8.5	100%
LEVEL 15 TOWER 2	APT 5 BED 1	3	8.5	8.5	100%
LEVEL 15 TOWER 2	APT 5 BED 2	3	10.8	10.8	100%
LEVEL 15 TOWER 2	APT 5 BED 3	3	11.0	11.0	100%
LEVEL 15 TOWER 3	APT 01 BED 1	3	8.2	8.2	100%
LEVEL 15 TOWER 3	APT 01 BED 2	3	10.9	10.9	100%
LEVEL 15 TOWER 3	APT 02 BED 1	3	10.4	10.4	100%
LEVEL 15 TOWER 3	APT 02 BED 2	3	9.7	9.7	100%
LEVEL 15 TOWER 3	APT 03 BED 1	3	10.0	10.0	100%
LEVEL 15 TOWER 3	APT 04 BED 1	3	9.0	9.0	100%
LEVEL 15 TOWER 3	APT 05 BED 1	3	9.1	9.1	100%
LEVEL 15 TOWER 3	APT 06 BED 1	3	10.0	10.0	100%
LEVEL 15 TOWER 3	APT 06 BED 2	3	8.9	8.9	100%
LEVEL 15 TOWER 3	APT 07 BED 1	3	9.4	9.4	100%
LEVEL 15 TOWER 3	APT 07 BED 2	3	9.7	9.7	100%
LEVEL 15 TOWER 3	APT 08 BED 1	3	9.2	9.2	100%



LEVEL 15 TOWER 3	APT 09 BED 1	3	8.0	8.0	100%
LEVEL 15 TOWER 3	APT 10 BED 1	3	9.1	9.1	100%
LEVEL 15 TOWER 3	APT 11 BED 1	3	8.6	8.6	100%
LEVEL 15 TOWER 3	APT 11 BED 2	3	9.2	9.2	100%
LEVEL 15 TOWER 3	APT 12 BED 1	3	11.2	11.2	100%
LEVEL 15 TOWER 3	APT 12 BED 2	3	8.0	8.0	100%
LEVEL 17 TOWER 1	APT 1 BED 1	1	10.5	10.5	100%
LEVEL 17 TOWER 1	APT 1 BED 2	1	8.2	8.2	100%
LEVEL 17 TOWER 1	APT 2 BED 1	1	8.5	8.5	100%
LEVEL 17 TOWER 1	APT 2 BED 2	1	8.8	8.8	100%
LEVEL 17 TOWER 1	APT 3 BED 1	1	8.4	8.4	100%
LEVEL 17 TOWER 1	APT 3 BED 2	1	9.7	9.7	100%
LEVEL 17 TOWER 1	APT 4 BED 1	1	9.6	9.6	100%
LEVEL 17 TOWER 1	APT 4 BED 2	1	8.2	8.2	100%
LEVEL 17 TOWER 1	APT 5 BED 1	1	11.4	11.4	100%
LEVEL 17 TOWER 1	APT 5 BED 2	1	8.6	8.6	100%
LEVEL 17 TOWER 1	APT 6 BED 1	1	8.2	8.2	100%
LEVEL 17 TOWER 1	APT 6 BED 2	1	14.5	14.5	100%
LEVEL 17 TOWER 1	APT 7 BED 1	1	8.3	8.3	100%
LEVEL 17 TOWER 1	APT 8 BED 1	1	8.2	8.2	100%
LEVEL 17 TOWER 1	APT 9 BED 1	1	9.3	9.3	100%
LEVEL 17 TOWER 1	APT 10 BED 1	1	10.0	10.0	100%
LEVEL 17 TOWER 1	APT 10 BED 2	1	8.2	8.2	100%
LEVEL 17 TOWER 1	APT 11 BED 1	1	7.9	7.9	100%
LEVEL 17 TOWER 1	APT 11 BED 2	1	9.3	9.3	100%
LEVEL 17 TOWER 3	APT 03 BED 1	1	10.0	10.0	100%
LEVEL 17 TOWER 3	APT 04 BED 1	1	9.0	9.0	100%
LEVEL 17 TOWER 3	APT 05 BED 1	1	9.1	9.1	100%
LEVEL 17 TOWER 3	APT 06 BED 1	1	10.0	10.0	100%
LEVEL 17 TOWER 3	APT 06 BED 2	1	8.9	8.9	100%
LEVEL 17 TOWER 3	APT 07 BED 1	1	9.4	9.4	100%
LEVEL 17 TOWER 3	APT 07 BED 2	1	9.7	9.7	100%
LEVEL 17 TOWER 3	APT 08 BED 1	1	9.2	9.2	100%
LEVEL 17 TOWER 3	APT 09 BED 1	1	8.0	8.0	100%
LEVEL 17 TOWER 3	APT 10 BED 1	1	9.1	9.1	100%
LEVEL 18 TOWER 1	APT 1 BED 1	1	10.5	10.5	100%
LEVEL 18 TOWER 1	APT 1 BED 2	1	8.2	8.2	100%
LEVEL 18 TOWER 1	APT 2 BED 1	1	8.5	8.5	100%
LEVEL 18 TOWER 1	APT 2 BED 2	1	8.8	8.8	100%
LEVEL 18 TOWER 1	APT 3 BED 1	1	8.4	8.4	100%
LEVEL 18 TOWER 1	APT 3 BED 2	1	8.3	8.3	100%
LEVEL 18 TOWER 1	APT 3 BED 3	1	9.0	9.0	100%
LEVEL 18 TOWER 1	APT 4 BED 1	1	10.9	10.9	100%
LEVEL 18 TOWER 1	APT 4 BED 2	1	11.3	11.3	100%



LEVEL 18 TOWER 1	APT 4 BED 3	1	11.2	11.2	100%
LEVEL 18 TOWER 1	APT 5 BED 1	1	9.8	9.8	100%
LEVEL 18 TOWER 1	APT 5 BED 2	1	8.8	8.8	100%
LEVEL 18 TOWER 1	APT 5 BED 3	1	10.5	10.5	100%
LEVEL 18 TOWER 1	APT 6 BED 1	1	9.2	9.2	100%
LEVEL 18 TOWER 1	APT 6 BED 2	1	9.4	9.4	100%
LEVEL 18 TOWER 1	APT 6 BED 3	1	8.6	8.6	100%
LEVEL 18 TOWER 1	APT 7 BED 1	1	10.0	10.0	100%
LEVEL 18 TOWER 1	APT 7 BED 2	1	8.2	8.2	100%
LEVEL 18 TOWER 1	APT 8 BED 1	1	7.9	7.9	100%
LEVEL 18 TOWER 1	APT 8 BED 2	1	9.3	9.3	100%
LEVEL 18 TOWER 3	APT 03 BED 1	1	10.0	10.0	100%
LEVEL 18 TOWER 3	APT 04 BED 1	1	9.0	9.0	100%
LEVEL 18 TOWER 3	APT 05 BED 1	1	9.1	9.1	100%
LEVEL 18 TOWER 3	APT 06 BED 1	1	10.0	10.0	100%
LEVEL 18 TOWER 3	APT 06 BED 2	1	8.9	8.9	100%
LEVEL 18 TOWER 3	APT 07 BED 1	1	9.4	9.4	100%
LEVEL 18 TOWER 3	APT 07 BED 2	1	9.7	9.7	100%
LEVEL 18 TOWER 3	APT 08 BED 1	1	9.2	9.2	100%
LEVEL 18 TOWER 3	APT 09 BED 1	1	8.0	8.0	100%
LEVEL 18 TOWER 3	APT 10 BED 1	1	9.1	9.1	100%
LEVEL 19 TOWER 1	APT 1 BED 1	1	10.5	10.5	100%
LEVEL 19 TOWER 1	APT 1 BED 2	1	8.2	8.2	100%
LEVEL 19 TOWER 1	APT 2 BED 1	1	8.5	8.5	100%
LEVEL 19 TOWER 1	APT 2 BED 2	1	8.8	8.8	100%
LEVEL 19 TOWER 1	APT 3 BED 1	1	8.4	8.4	100%
LEVEL 19 TOWER 1	APT 3 BED 2	1	8.3	8.3	100%
LEVEL 19 TOWER 1	APT 3 BED 3	1	9.0	9.0	100%
LEVEL 19 TOWER 1	APT 4 BED 1	1	10.9	10.9	100%
LEVEL 19 TOWER 1	APT 4 BED 2	1	11.3	11.3	100%
LEVEL 19 TOWER 1	APT 4 BED 3	1	11.2	11.2	100%
LEVEL 19 TOWER 1	APT 5 BED 1	1	9.8	9.8	100%
LEVEL 19 TOWER 1	APT 5 BED 2	1	8.8	8.8	100%
LEVEL 19 TOWER 1	APT 5 BED 3	1	10.5	10.5	100%
LEVEL 19 TOWER 1	APT 6 BED 1	1	9.2	9.2	100%
LEVEL 19 TOWER 1	APT 6 BED 2	1	9.4	9.4	100%
LEVEL 19 TOWER 1	APT 6 BED 3	1	8.6	8.6	100%
LEVEL 19 TOWER 1	APT 7 BED 1	1	10.0	10.0	100%
LEVEL 19 TOWER 1	APT 7 BED 2	1	8.2	8.2	100%
LEVEL 19 TOWER 1	APT 8 BED 1	1	7.9	7.9	100%
LEVEL 19 TOWER 1	APT 8 BED 2	1	9.3	9.3	100%
LEVEL 19 TOWER 3	APT 1 BED 1	1	7.8	7.8	100%
LEVEL 19 TOWER 3	APT 1 BED 2	1	10.1	10.1	100%
LEVEL 19 TOWER 3	APT 1 BED 3	1	11.5	11.5	100%



LEVEL 19 TOWER 3	APT 2 BED 1	1	12.5	12.5	100%
LEVEL 19 TOWER 3	APT 2 BED 2	1	9.3	9.3	100%
LEVEL 19 TOWER 3	APT 2 BED 3	1	9.1	9.1	100%
LEVEL 19 TOWER 3	APT 3 BED 1	1	9.1	9.1	100%
LEVEL 19 TOWER 3	APT 3 BED 2	1	8.6	8.6	100%
LEVEL 19 TOWER 3	APT 3 BED 3	1	12.2	12.2	100%
LEVEL 19 TOWER 3	APT 4 BED 1	1	11.2	11.2	100%
LEVEL 19 TOWER 3	APT 4 BED 2	1	8.9	8.9	100%
LEVEL 19 TOWER 3	APT 4 BED 3	1	7.8	7.8	100%
LEVEL 20 TOWER 1	APT 3 BED 1	1	8.4	8.4	100%
LEVEL 20 TOWER 1	APT 3 BED 2	1	8.3	8.3	100%
LEVEL 20 TOWER 1	APT 3 BED 3	1	9.0	9.0	100%
LEVEL 20 TOWER 1	APT 4 BED 1	1	10.9	10.9	100%
LEVEL 20 TOWER 1	APT 4 BED 2	1	11.3	11.3	100%
LEVEL 20 TOWER 1	APT 4 BED 3	1	11.2	11.2	100%
LEVEL 20 TOWER 1	APT 5 BED 1	1	9.8	9.8	100%
LEVEL 20 TOWER 1	APT 5 BED 2	1	8.8	8.8	100%
LEVEL 20 TOWER 1	APT 5 BED 3	1	10.5	10.5	100%
LEVEL 20 TOWER 1	APT 6 BED 1	1	9.2	9.2	100%
LEVEL 20 TOWER 1	APT 6 BED 2	1	9.4	9.4	100%
LEVEL 20 TOWER 1	APT 6 BED 3	1	8.6	8.6	100%
LEVEL 20 TOWER 3	APT 1 BED 1	1	7.8	7.8	100%
LEVEL 20 TOWER 3	APT 1 BED 2	1	10.1	10.1	100%
LEVEL 20 TOWER 3	APT 1 BED 3	1	11.5	11.5	100%
LEVEL 20 TOWER 3	APT 2 BED 1	1	12.5	12.5	100%
LEVEL 20 TOWER 3	APT 2 BED 2	1	9.3	9.3	100%
LEVEL 20 TOWER 3	APT 2 BED 3	1	9.1	9.1	100%
LEVEL 20 TOWER 3	APT 3 BED 1	1	9.1	9.1	100%
LEVEL 20 TOWER 3	APT 3 BED 2	1	8.6	8.6	100%
LEVEL 20 TOWER 3	APT 3 BED 3	1	12.2	12.2	100%
LEVEL 20 TOWER 3	APT 4 BED 1	1	11.2	11.2	100%
LEVEL 20 TOWER 3	APT 4 BED 2	1	8.9	8.9	100%
LEVEL 20 TOWER 3	APT 4 BED 3	1	7.8	7.8	100%
LEVEL 21 TOWER 1	APT 3 BED 1	2	8.4	8.4	100%
LEVEL 21 TOWER 1	APT 3 BED 2	2	8.3	8.3	100%
LEVEL 21 TOWER 1	APT 3 BED 3	2	9.0	9.0	100%
LEVEL 21 TOWER 1	APT 4 BED 1	2	10.9	10.9	100%
LEVEL 21 TOWER 1	APT 4 BED 2	2	11.3	11.3	100%
LEVEL 21 TOWER 1	APT 4 BED 3	2	11.2	11.2	100%
LEVEL 21 TOWER 1	APT 5 BED 1	2	9.8	9.8	100%
LEVEL 21 TOWER 1	APT 5 BED 2	2	8.8	8.8	100%
LEVEL 21 TOWER 1	APT 5 BED 3	2	10.5	10.5	100%
LEVEL 21 TOWER 1	APT 6 BED 1	2	9.2	9.2	100%
LEVEL 21 TOWER 1	APT 6 BED 2	2	9.4	9.4	100%



LEVEL 21 TOWER 1	APT 6 BED 3	2	8.6	8.6	100%

Total Assessed Bedrooms	**1006**
Total Compliant Bedrooms	**964**
Total Compliant (% Rooms)	**96%**
Total Compliant (% Areas)	**99%**

3.16 Residential Dwellings Living Spaces Daylight Result – Summary Table

Level	Zone	No. of Floor Representing	Floor area	Floor Area above Threshold	Floor Area above Threshold
			(m2)	(m2)	(%)
GROUND UPPER	B6 ST 1 LIV	1	24.0	24.0	100%
GROUND UPPER	B6 ST 2 LIV	1	23.0	23.0	100%
GROUND UPPER	B6 ST 3 LIV	1	23.0	23.0	100%
GROUND UPPER	B6 ST 4 LIV	1	22.9	22.9	100%
GROUND UPPER	B6 ST 5 LIV	1	24.4	24.4	100%
GROUND UPPER	B6 ST 6 LIV	1	22.8	22.8	100%
PODIUM LEVEL 01	B3 APT 1 LIV	1	25.2	25.2	100%
PODIUM LEVEL 01	B3 ST 1 LIV	1	24.0	24.0	100%
PODIUM LEVEL 01	B3 APT 1 LIV	1	18.3	17.3	94%
PODIUM LEVEL 01	B5 APT 2 LIV	1	19.9	19.9	100%
PODIUM LEVEL 01	B2 ST 1 LIV	1	30.5	27.9	91%
PODIUM LEVEL 01	B3 APT 2 LIV	1	24.5	24.5	100%
PODIUM LEVEL 01	B6 ST 2 LIV	1	23.0	23.0	100%
PODIUM LEVEL 01	B5 APT 3 LIV	1	18.6	18.6	100%
PODIUM LEVEL 01	B2 ST 2 LIV	1	29.9	26.8	90%
PODIUM LEVEL 01	B6 APT 3 LIV	1	25.1	24.9	99%
PODIUM LEVEL 01	B6 ST 3 LIV	1	23.0	23.0	100%
PODIUM LEVEL 01	B5 APT 4 LIV	1	21.1	21.1	100%
PODIUM LEVEL 01	B2 ST 3 LIV	1	29.1	25.4	87%
PODIUM LEVEL 01	B5 APT 5 LIV	1	25.7	25.7	100%
PODIUM LEVEL 01	B6 ST 4 LIV	1	23.0	23.0	100%
PODIUM LEVEL 01	B5 ST 4 LIV	1	22.4	22.4	100%
PODIUM LEVEL 01	B6 ST 5 LIV	1	24.4	24.4	100%
PODIUM LEVEL 01	B5 ST 5 LIV	1	22.6	22.6	100%
PODIUM LEVEL 01	B6 ST 6 LIV	1	22.8	22.8	100%
PODIUM LEVEL 01	B4 ST 6 LIV	1	22.5	22.5	100%
PODIUM LEVEL 01	B3 ST 7 LIV	1	31.2	31.2	100%
PODIUM LEVEL 01	B4 ST 7 LIV	1	25.8	25.8	100%
PODIUM LEVEL 01	B3 ST 8 LIV	1	27.4	27.4	100%



PODIUM LEVEL 01	B4 ST 8 LIV	1	23.1	23.1	100%
PODIUM LEVEL 01	B4 ST 9 LIV	1	24.1	24.1	100%
PODIUM LEVEL 01	B4 ST 10 LIV	1	23.8	23.8	100%
PODIUM LEVEL 01	B4 ST 11 LIV	1	26.4	26.4	100%
PODIUM LEVEL 01	B4 ST 12 LIV	1	26.8	26.8	100%
PODIUM LEVEL 01	B4 ST 13 LIV	1	25.1	19.1	76%
PODIUM LEVEL 01	B4 ST 14 LIV	1	23.8	21.8	92%
PODIUM LEVEL 01	B4 ST 15 LIV	1	25.2	18.8	75%
PODIUM LEVEL 01	B4 ST 16 LIV	1	26.3	22.7	86%
PODIUM LEVEL 02	B3 APT 1 LIV	1	23.5	17.7	76%
PODIUM LEVEL 02	B3 ST 1 LIV	1	28.7	28.7	100%
PODIUM LEVEL 02	B5 APT 1 LIV	1	19.9	19.9	100%
PODIUM LEVEL 02	TH 1 LIV 1	1	28.6	28.6	100%
PODIUM LEVEL 02	B3 APT 2 LIV	1	23.4	23.4	100%
PODIUM LEVEL 02	B3 ST 2 LIV	1	25.9	25.9	100%
PODIUM LEVEL 02	B3 ST 3 LIV	1	23.0	22.9	100%
PODIUM LEVEL 02	B5 APT 2 LIV	1	18.6	18.6	100%
PODIUM LEVEL 02	B2 ST 2 LIV	1	31.7	12.3	39%
PODIUM LEVEL 02	TH 2 LIV 1	1	33.4	33.4	100%
PODIUM LEVEL 02	B6 APT 3 LIV	1	25.1	24.9	99%
PODIUM LEVEL 02	B6 ST 3 LIV	1	23.0	23.0	100%
PODIUM LEVEL 02	B4 APT 3 LIV	1	18.3	18.2	99%
PODIUM LEVEL 02	B2 ST 3 LIV	1	30.5	20.8	68%
PODIUM LEVEL 02	TH 3 LIV 1	1	25.9	25.9	100%
PODIUM LEVEL 02	B6 ST 4 LIV	1	22.9	22.9	100%
PODIUM LEVEL 02	B2 APT 4 LIV	1	22.1	22.1	100%
PODIUM LEVEL 02	B2 ST 4 LIV	1	29.9	24.8	83%
PODIUM LEVEL 02	B6 ST 5 LIV	1	24.4	24.4	100%
PODIUM LEVEL 02	B2 ST 5 LIV	1	29.1	17.5	60%
PODIUM LEVEL 02	B6 ST 6 LIV	1	22.8	22.8	100%
PODIUM LEVEL 02	B4 ST 6 LIV	1	22.5	22.5	100%
PODIUM LEVEL 02	B4 ST 7 LIV	1	25.8	25.8	100%
PODIUM LEVEL 02	B4 ST 8 LIV	1	23.1	23.1	100%
PODIUM LEVEL 02	B4 ST 9 LIV	1	24.1	24.1	100%
PODIUM LEVEL 02	B4 ST 10 LIV	1	23.8	23.8	100%
PODIUM LEVEL 02	B4 ST 11 LIV	1	26.3	26.3	100%
PODIUM LEVEL 02	B4 ST 12 LIV	1	26.8	26.8	100%
PODIUM LEVEL 02	B4 ST 13 LIV	1	25.1	19.4	78%
PODIUM LEVEL 02	B4 ST 14 LIV	1	23.8	20.6	87%
PODIUM LEVEL 02	B4 ST 15 LIV	1	25.2	18.6	74%
PODIUM LEVEL 02	B4 ST 16 LIV	1	26.3	25.2	96%
LEVEL 03 TOWER 1	APT 1 LIV	1	21.0	21.0	100%
LEVEL 03 TOWER 1	APT 2 LIV	1	19.7	19.7	100%
LEVEL 03 TOWER 1	APT 3 LIV	1	23.0	23.0	100%



LEVEL 03 TOWER 1	APT 4 LIV	1	24.0	24.0	100%
LEVEL 03 TOWER 1	APT 5 LIV	1	21.7	21.7	100%
LEVEL 03 TOWER 1	APT 6 LIV	1	21.8	21.8	100%
LEVEL 03 TOWER 2	APT 1 LIV	1	19.6	19.6	100%
LEVEL 03 TOWER 2	APT 2 LIV	1	30.6	30.6	100%
LEVEL 03 TOWER 2	APT 3 LIV	1	24.3	23.7	97%
LEVEL 03 TOWER 2	APT 3 LIV	1	24.8	19.8	80%
LEVEL 03 TOWER 2	APT 4 LIV	1	21.5	21.5	100%
LEVEL 03 TOWER 2	APT 5 LIV	1	39.2	23.3	59%
LEVEL 03 TOWER 2	APT 6 LIV	1	26.5	26.4	100%
LEVEL 03 TOWER 2	APT 7 LIV	1	26.4	26.4	100%
LEVEL 03 TOWER 2	APT 8 LIV	1	26.5	25.6	97%
LEVEL 03 TOWER 2	APT 9 LIV	1	26.5	26.4	100%
LEVEL 03 TOWER 2	APT 10 LIV	1	26.1	26.1	100%
LEVEL 03 TOWER 2	APT 11 LIV	1	17.4	17.4	100%
LEVEL 03 TOWER 2	APT 12 LIV	1	24.6	24.4	99%
LEVEL 03 TOWER 2	APT 13 LIV	1	25.0	15.4	62%
LEVEL 03 TOWER 3	APT 1 LIV	1	23.1	23.1	100%
LEVEL 03 TOWER 3	APT 2 LIV	1	22.2	22.2	100%
LEVEL 03 TOWER 3	APT 3 LIV	1	21.4	21.4	100%
LEVEL 03 TOWER 3	APT 4 LIV	1	22.8	22.8	100%
LEVEL 03 TOWER 5	TH 3 LIV	1	49.5	49.5	100%
LEVEL 03 TOWER 6	B6 APT 1 LIV	1	25.1	25.1	100%
LEVEL 03 TOWER 6	B6 ST 2 LIV	1	23.0	23.0	100%
LEVEL 03 TOWER 6	B6 ST 3 LIV	1	23.0	23.0	100%
LEVEL 03 TOWER 6	B6 ST 4 LIV	1	22.9	22.9	100%
LEVEL 03 TOWER 6	B6 ST 5 LIV	1	24.4	24.4	100%
LEVEL 03 TOWER 6	B6 ST 6 LIV	1	22.8	22.8	100%
LEVEL 04 TOWER 1	APT 1 LIV	1	23.9	23.9	100%
LEVEL 04 TOWER 1	APT 2 LIV	1	23.9	23.9	100%
LEVEL 04 TOWER 1	APT 3 LIV	1	21.0	21.0	100%
LEVEL 04 TOWER 1	APT 4 LIV	1	19.7	19.7	100%
LEVEL 04 TOWER 1	APT 5 LIV	1	23.0	23.0	100%
LEVEL 04 TOWER 1	APT 6 LIV	1	24.0	24.0	100%
LEVEL 04 TOWER 1	APT 7 LIV	1	21.7	21.7	100%
LEVEL 04 TOWER 1	APT 8 LIV	1	21.8	21.8	100%
LEVEL 04 TOWER 1	APT 9 LIV	1	25.4	25.4	100%
LEVEL 04 TOWER 1	APT 10 LIV	1	18.0	18.0	100%
LEVEL 04 TOWER 1	APT 11 LIV	1	17.7	17.7	100%
LEVEL 04 TOWER 1	APT 12 LIV	1	17.7	17.7	100%
LEVEL 04 TOWER 1	APT 13 LIV	1	16.3	16.3	100%
LEVEL 04 TOWER 1	APT 14 LIV	1	18.8	18.8	100%
LEVEL 04 TOWER 1	APT 15 LIV	1	22.2	22.2	100%
LEVEL 04 TOWER 2	APT 01 LIV	1	26.0	16.4	63%



LEVEL 04 TOWER 2	APT 02 LIV	1	20.7	8.7	42%
LEVEL 04 TOWER 2	APT 03 LIV	1	19.4	9.5	49%
LEVEL 04 TOWER 2	APT 04 LIV	1	21.8	13.0	59%
LEVEL 04 TOWER 2	APT 05 LIV	1	23.4	19.7	84%
LEVEL 04 TOWER 2	APT 06 LIV	1	25.0	21.7	87%
LEVEL 04 TOWER 2	APT 07 LIV	1	24.0	21.6	90%
LEVEL 04 TOWER 2	APT 08 LIV	1	24.2	10.8	45%
LEVEL 04 TOWER 2	APT 09 LIV	1	24.3	13.1	54%
LEVEL 04 TOWER 2	APT 10 LIV	1	21.5	21.5	100%
LEVEL 04 TOWER 2	APT 11 LIV	1	20.2	20.2	100%
LEVEL 04 TOWER 2	APT 12 LIV	1	22.2	22.2	100%
LEVEL 04 TOWER 2	APT 13 LIV	1	23.3	23.3	100%
LEVEL 04 TOWER 2	APT 14 LIV	1	17.4	17.4	100%
LEVEL 04 TOWER 2	APT 15 LIV	1	24.6	19.9	81%
LEVEL 04 TOWER 2	APT 16 LIV	1	25.0	9.6	38%
LEVEL 04 TOWER 2	APT 17 LIV	1	21.9	15.4	71%
LEVEL 04 TOWER 3	APT 01 LIV	1	23.6	23.6	100%
LEVEL 04 TOWER 3	APT 02 LIV	1	23.1	23.1	100%
LEVEL 04 TOWER 3	APT 03 LIV	1	18.8	18.8	100%
LEVEL 04 TOWER 3	APT 04 LIV	1	21.1	21.1	100%
LEVEL 04 TOWER 3	APT 05 LIV	1	21.9	21.9	100%
LEVEL 04 TOWER 3	APT 06 LIV	1	24.2	21.1	87%
LEVEL 04 TOWER 3	APT 07 LIV	1	22.7	18.8	83%
LEVEL 04 TOWER 3	APT 08 LIV	1	19.4	19.4	100%
LEVEL 04 TOWER 3	APT 09 LIV	1	20.7	20.7	100%
LEVEL 04 TOWER 3	APT 10 LIV	1	18.6	18.6	100%
LEVEL 04 TOWER 3	APT 11 LIV	1	22.8	22.8	100%
LEVEL 04 TOWER 3	APT 12 LIV	1	25.0	25.0	100%
LEVEL 04 TOWER 6	B6 APT 1 LIV	1	25.1	25.0	99%
LEVEL 08 TOWER 1	APT 1 LIV	7	23.9	23.9	100%
LEVEL 08 TOWER 1	APT 2 LIV	7	23.9	23.9	100%
LEVEL 08 TOWER 1	APT 3 LIV	7	21.0	21.0	100%
LEVEL 08 TOWER 1	APT 4 LIV	7	19.7	19.7	100%
LEVEL 08 TOWER 1	APT 5 LIV	7	18.3	18.3	100%
LEVEL 08 TOWER 1	APT 6 LIV	7	21.2	21.2	100%
LEVEL 08 TOWER 1	APT 7 LIV	7	26.2	26.2	100%
LEVEL 08 TOWER 1	APT 9 LIV	7	18.0	18.0	100%
LEVEL 08 TOWER 1	APT 10 LIV	7	17.7	17.7	100%
LEVEL 08 TOWER 1	APT 11 LIV	7	17.7	17.7	100%
LEVEL 08 TOWER 1	APT 12 LIV	7	16.3	16.3	100%
LEVEL 08 TOWER 1	APT 13 LIV	7	18.8	18.8	100%
LEVEL 08 TOWER 1	APT 14 LIV	7	22.2	22.2	100%
LEVEL 08 TOWER 2	APT 01 LIV	7	26.0	21.9	84%
LEVEL 08 TOWER 2	APT 02 LIV	7	20.7	12.0	58%



LEVEL 08 TOWER 2	APT 03 LIV	7	19.4	13.0	67%
LEVEL 08 TOWER 2	APT 04 LIV	7	21.8	17.1	78%
LEVEL 08 TOWER 2	APT 05 LIV	7	23.4	23.4	100%
LEVEL 08 TOWER 2	APT 06 LIV	7	25.0	25.0	100%
LEVEL 08 TOWER 2	APT 07 LIV	7	24.0	24.0	100%
LEVEL 08 TOWER 2	APT 08 LIV	7	24.2	13.5	56%
LEVEL 08 TOWER 2	APT 09 LIV	7	24.3	18.0	74%
LEVEL 08 TOWER 2	APT 10 LIV	7	21.5	21.5	100%
LEVEL 08 TOWER 2	APT 11 LIV	7	20.2	20.2	100%
LEVEL 08 TOWER 2	APT 12 LIV	7	22.2	22.2	100%
LEVEL 08 TOWER 2	APT 13 LIV	7	23.3	23.3	100%
LEVEL 08 TOWER 2	APT 14 LIV	7	17.4	17.4	100%
LEVEL 08 TOWER 2	APT 15 LIV	7	24.6	24.1	98%
LEVEL 08 TOWER 2	APT 16 LIV	7	25.0	13.1	52%
LEVEL 08 TOWER 2	APT 17 LIV	7	21.9	21.9	100%
LEVEL 08 TOWER 3	APT 01 LIV	7	23.6	23.6	100%
LEVEL 08 TOWER 3	APT 02 LIV	7	23.1	23.1	100%
LEVEL 08 TOWER 3	APT 03 LIV	7	18.8	18.8	100%
LEVEL 08 TOWER 3	APT 04 LIV	7	21.1	21.1	100%
LEVEL 08 TOWER 3	APT 05 LIV	7	21.9	21.9	100%
LEVEL 08 TOWER 3	APT 06 LIV	7	24.2	19.2	79%
LEVEL 08 TOWER 3	APT 07 LIV	7	22.7	17.3	76%
LEVEL 08 TOWER 3	APT 08 LIV	7	19.4	19.4	100%
LEVEL 08 TOWER 3	APT 09 LIV	7	20.7	20.7	100%
LEVEL 08 TOWER 3	APT 10 LIV	7	18.6	18.6	100%
LEVEL 08 TOWER 3	APT 11 LIV	7	22.8	22.8	100%
LEVEL 08 TOWER 3	APT 12 LIV	7	25.0	25.0	100%
LEVEL 12 TOWER 1	APT 1 LIV	2	23.9	23.9	100%
LEVEL 12 TOWER 1	APT 2 LIV	2	23.9	23.9	100%
LEVEL 12 TOWER 1	APT 3 LIV	2	28.3	28.3	100%
LEVEL 12 TOWER 1	APT 4 LIV	2	23.2	23.2	100%
LEVEL 12 TOWER 1	APT 5 LIV	2	23.2	23.2	100%
LEVEL 12 TOWER 1	APT 6 LIV	2	26.2	26.2	100%
LEVEL 12 TOWER 1	APT 7 LIV	2	18.0	18.0	100%
LEVEL 12 TOWER 1	APT 8 LIV	2	17.7	17.7	100%
LEVEL 12 TOWER 1	APT 9 LIV	2	17.7	17.7	100%
LEVEL 12 TOWER 1	APT 10 LIV	2	19.6	19.6	100%
LEVEL 12 TOWER 1	APT 11 LIV	2	32.3	32.3	100%
LEVEL 12 TOWER 2	APT 01 LIV	2	26.0	17.4	67%
LEVEL 12 TOWER 2	APT 02 LIV	2	20.7	10.0	48%
LEVEL 12 TOWER 2	APT 03 LIV	2	19.4	10.3	53%
LEVEL 12 TOWER 2	APT 04 LIV	2	21.8	13.8	63%
LEVEL 12 TOWER 2	APT 05 LIV	2	23.3	20.9	90%
LEVEL 12 TOWER 2	APT 06 LIV	2	25.0	22.5	90%



LEVEL 12 TOWER 2	APT 07 LIV	2	24.0	22.2	93%
LEVEL 12 TOWER 2	APT 08 LIV	2	24.2	13.1	54%
LEVEL 12 TOWER 2	APT 09 LIV	2	24.3	13.2	54%
LEVEL 12 TOWER 2	APT 10 LIV	2	21.5	21.5	100%
LEVEL 12 TOWER 2	APT 11 LIV	2	20.2	20.2	100%
LEVEL 12 TOWER 2	APT 12 LIV	2	22.2	22.2	100%
LEVEL 12 TOWER 2	APT 13 LIV	2	23.3	23.3	100%
LEVEL 12 TOWER 2	APT 14 LIV	2	17.4	17.4	100%
LEVEL 12 TOWER 2	APT 15 LIV	2	24.6	20.6	84%
LEVEL 12 TOWER 2	APT 16 LIV	2	25.0	10.3	41%
LEVEL 12 TOWER 2	APT 17 LIV	2	21.9	18.8	86%
LEVEL 12 TOWER 3	APT 01 LIV	2	23.6	23.6	100%
LEVEL 12 TOWER 3	APT 02 LIV	2	23.1	23.1	100%
LEVEL 12 TOWER 3	APT 03 LIV	2	18.8	18.8	100%
LEVEL 12 TOWER 3	APT 04 LIV	2	21.1	21.1	100%
LEVEL 12 TOWER 3	APT 05 LIV	2	21.9	21.9	100%
LEVEL 12 TOWER 3	APT 06 LIV	2	24.2	17.3	71%
LEVEL 12 TOWER 3	APT 07 LIV	2	22.7	16.7	74%
LEVEL 12 TOWER 3	APT 08 LIV	2	19.4	19.4	100%
LEVEL 12 TOWER 3	APT 09 LIV	2	20.7	20.7	100%
LEVEL 12 TOWER 3	APT 10 LIV	2	18.6	18.6	100%
LEVEL 12 TOWER 3	APT 11 LIV	2	22.8	22.8	100%
LEVEL 12 TOWER 3	APT 12 LIV	2	25.0	21.1	84%
LEVEL 15 TOWER 1	APT 1 LIV	3	23.9	23.9	100%
LEVEL 15 TOWER 1	APT 2 LIV	3	23.9	23.9	100%
LEVEL 15 TOWER 1	APT 3 LIV	3	28.3	28.3	100%
LEVEL 15 TOWER 1	APT 4 LIV	3	23.2	23.2	100%
LEVEL 15 TOWER 1	APT 5 LIV	3	23.2	23.2	100%
LEVEL 15 TOWER 1	APT 6 LIV	3	26.2	26.2	100%
LEVEL 15 TOWER 1	APT 7 LIV	3	18.0	18.0	100%
LEVEL 15 TOWER 1	APT 8 LIV	3	17.7	17.7	100%
LEVEL 15 TOWER 1	APT 9 LIV	3	17.7	17.7	100%
LEVEL 15 TOWER 1	APT 10 LIV	3	19.6	19.6	100%
LEVEL 15 TOWER 1	APT 11 LIV	3	32.3	32.3	100%
LEVEL 15 TOWER 2	APT 1 LIV	3	25.0	20.2	81%
LEVEL 15 TOWER 2	APT 2 LIV	3	28.7	25.7	90%
LEVEL 15 TOWER 2	APT 3 LIV	3	24.1	24.1	100%
LEVEL 15 TOWER 2	APT 4 LIV	3	31.3	31.3	100%
LEVEL 15 TOWER 2	APT 5 LIV	3	30.7	30.7	100%
LEVEL 15 TOWER 2	APT 6 LIV	3	22.4	22.4	100%
LEVEL 15 TOWER 3	APT 01 LIV	3	23.6	23.6	100%
LEVEL 15 TOWER 3	APT 02 LIV	3	23.1	23.1	100%
LEVEL 15 TOWER 3	APT 03 LIV	3	18.8	18.8	100%
LEVEL 15 TOWER 3	APT 04 LIV	3	21.1	21.1	100%



LEVEL 15 TOWER 3	APT 05 LIV	3	21.9	21.9	100%
LEVEL 15 TOWER 3	APT 06 LIV	3	24.2	24.2	100%
LEVEL 15 TOWER 3	APT 07 LIV	3	22.7	22.7	100%
LEVEL 15 TOWER 3	APT 08 LIV	3	19.4	19.4	100%
LEVEL 15 TOWER 3	APT 09 LIV	3	20.7	20.7	100%
LEVEL 15 TOWER 3	APT 10 LIV	3	18.6	18.6	100%
LEVEL 15 TOWER 3	APT 11 LIV	3	22.8	22.8	100%
LEVEL 15 TOWER 3	APT 12 LIV	3	25.0	25.0	100%
LEVEL 17 TOWER 1	APT 1 LIV	1	23.9	23.9	100%
LEVEL 17 TOWER 1	APT 2 LIV	1	23.9	23.9	100%
LEVEL 17 TOWER 1	APT 3 LIV	1	28.3	28.3	100%
LEVEL 17 TOWER 1	APT 4 LIV	1	23.2	23.2	100%
LEVEL 17 TOWER 1	APT 5 LIV	1	23.2	23.2	100%
LEVEL 17 TOWER 1	APT 6 LIV	1	26.2	26.2	100%
LEVEL 17 TOWER 1	APT 7 LIV	1	18.0	18.0	100%
LEVEL 17 TOWER 1	APT 8 LIV	1	17.7	17.7	100%
LEVEL 17 TOWER 1	APT 9 LIV	1	17.7	17.7	100%
LEVEL 17 TOWER 1	APT 10 LIV	1	19.6	19.6	100%
LEVEL 17 TOWER 1	APT 11 LIV	1	32.3	32.3	100%
LEVEL 17 TOWER 3	APT 03 LIV	1	18.8	18.8	100%
LEVEL 17 TOWER 3	APT 04 LIV	1	21.1	21.1	100%
LEVEL 17 TOWER 3	APT 05 LIV	1	21.9	21.9	100%
LEVEL 17 TOWER 3	APT 06 LIV	1	24.2	24.2	100%
LEVEL 17 TOWER 3	APT 07 LIV	1	22.7	22.7	100%
LEVEL 17 TOWER 3	APT 08 LIV	1	19.4	19.4	100%
LEVEL 17 TOWER 3	APT 09 LIV	1	20.7	20.7	100%
LEVEL 17 TOWER 3	APT 10 LIV	1	18.6	18.6	100%
LEVEL 18 TOWER 1	APT 1 LIV	1	23.9	23.9	100%
LEVEL 18 TOWER 1	APT 2 LIV	1	23.9	23.9	100%
LEVEL 18 TOWER 1	APT 3 LIV	1	29.1	29.1	100%
LEVEL 18 TOWER 1	APT 4 LIV	1	33.9	33.9	100%
LEVEL 18 TOWER 1	APT 5 LIV	1	46.7	46.7	100%
LEVEL 18 TOWER 1	APT 6 LIV	1	30.8	30.8	100%
LEVEL 18 TOWER 1	APT 7 LIV	1	19.6	19.6	100%
LEVEL 18 TOWER 1	APT 8 LIV	1	32.3	32.3	100%
LEVEL 18 TOWER 3	APT 03 LIV	1	18.8	18.8	100%
LEVEL 18 TOWER 3	APT 04 LIV	1	21.1	21.1	100%
LEVEL 18 TOWER 3	APT 05 LIV	1	21.9	21.9	100%
LEVEL 18 TOWER 3	APT 06 LIV	1	24.2	19.3	80%
LEVEL 18 TOWER 3	APT 07 LIV	1	22.7	18.5	82%
LEVEL 18 TOWER 3	APT 08 LIV	1	19.4	19.4	100%
LEVEL 18 TOWER 3	APT 09 LIV	1	20.7	20.7	100%
LEVEL 18 TOWER 3	APT 10 LIV	1	18.6	18.6	100%
LEVEL 19 TOWER 1	APT 1 LIV	1	23.9	23.9	100%



LEVEL 19 TOWER 1	APT 2 LIV	1	23.9	23.9	100%
LEVEL 19 TOWER 1	APT 3 LIV	1	29.1	29.1	100%
LEVEL 19 TOWER 1	APT 4 LIV	1	33.9	33.9	100%
LEVEL 19 TOWER 1	APT 5 LIV	1	46.7	46.7	100%
LEVEL 19 TOWER 1	APT 6 LIV	1	30.8	30.8	100%
LEVEL 19 TOWER 1	APT 7 LIV	1	19.6	19.6	100%
LEVEL 19 TOWER 1	APT 8 LIV	1	32.3	32.3	100%
LEVEL 19 TOWER 3	APT 1 LIV 1	1	34.7	34.7	100%
LEVEL 19 TOWER 3	APT 2 LIV	1	31.5	31.5	100%
LEVEL 19 TOWER 3	APT 3 LIV	1	31.1	31.1	100%
LEVEL 19 TOWER 3	APT 4 LIV	1	33.9	33.9	100%
LEVEL 20 TOWER 1	APT 3 LIV	1	29.1	29.1	100%
LEVEL 20 TOWER 1	APT 4 LIV	1	33.9	33.9	100%
LEVEL 20 TOWER 1	APT 5 LIV	1	46.7	46.7	100%
LEVEL 20 TOWER 1	APT 6 LIV	1	30.8	30.8	100%
LEVEL 20 TOWER 3	APT 1 LIV 1	1	34.7	34.7	100%
LEVEL 20 TOWER 3	APT 2 LIV	1	31.5	31.5	100%
LEVEL 20 TOWER 3	APT 3 LIV	1	31.1	31.1	100%
LEVEL 20 TOWER 3	APT 4 LIV	1	33.9	33.9	100%
LEVEL 21 TOWER 1	APT 3 LIV	2	29.1	29.1	100%
LEVEL 21 TOWER 1	APT 4 LIV	2	33.9	33.9	100%
LEVEL 21 TOWER 1	APT 5 LIV	2	46.7	46.7	100%
LEVEL 21 TOWER 1	APT 6 LIV	2	30.8	30.8	100%

Total Assessed Living Spaces	**670**
Total Compliant Living Spaces	**550**
Total Compliant (% Living Spaces)	**82%**
Total Compliant (% Areas)	**94%**

3.17 Non-Residential Spaces Daylight Result – Summary Table

Level	Zone	Floor area	Floor Area above Threshold	Floor Area above Threshold
		(m2)	(m2)	(%)
GROUND LOWER	RESIDENT AMENITIES	121.7	94.7	78%
GROUND LOWER	RETAIL T02	252.9	0.0	0%
GROUND LOWER	RETAIL T03	144.0	0.0	0%
GROUND LOWER	RETAIL T04	62.3	0.0	0%
GROUND LOWER	RETAIL T05	67.8	0.0	0%
GROUND LOWER	RETAIL T06	82.6	26.8	32%
GROUND LOWER	RETAIL T07	79.7	31.8	40%
GROUND LOWER	RETAIL T08	222.7	100.5	45%
GROUND LOWER	RETAIL T09	52.7	41.8	79%



GROUND LOWER	RETAIL T10	61.2	61.2	100%
GROUND LOWER	RETAIL T11	88.4	81.7	92%
GROUND LOWER	RETAIL T12	95.2	75.1	79%
GROUND LOWER	LOBBY 1	40.6	0.0	0%
GROUND LOWER	LOBBY 2	86.8	28.8	33%
GROUND LOWER	LOBBY 3	117.5	0.0	0%
GROUND LOWER	OPERATOR OFFICE	280.3	0.0	0%
GROUND UPPER	LOBBY 1	155.7	78.0	50%
GROUND UPPER	LOBBY 2	156.0	106.1	68%
GROUND UPPER	LOBBY 3	93.8	84.0	90%
PODIUM LEVEL 01	AMENITIES 1	110.0	0.0	0%
PODIUM LEVEL 02	AMENITIES 2	113.0	0.0	0%
LEVEL 03 TOWER 1	AMENITIES 1	236.0	136.0	58%
LEVEL 03 TOWER 1	AMENITIES 2	387.3	387.3	100%
LEVEL 03 TOWER 2	AMENITIES 3	403.1	246.0	61%
LEVEL 03 TOWER 3	AMENITIES 4	532.6	523.4	98%

Total Assessed Non-Residential Spaces (m^2)	**4044.0**
Total Compliant Non-Residential Spaces (m^2)	**2103.2**
Total Compliant (% Areas)	**52%**

4. Conclusion

A daylight simulation using radiance daylight engine has been undertaken to assess the overall daylight compliance of the residential development at 25 Separation Street, Northcote.

The daylight results indicate that:

- At least 80% of bedrooms achieve a daylight factor greater than 0.5% over at least 90% of the floor area
- At least 80% of living spaces achieve a daylight factor of at least 1% over 90% of the floor area; and
- At least 33% of non-residential areas achieve a daylight factor of at least 2% over 90% of the floor area

Therefore, the modelling results have demonstrated the building will comply with Green Star requirements by maximise daylight availability to the occupied areas and the Darebin City Council's best practice daylight target.

Appendix C – NatHERS Modelling Report

IGS INTEGRATED GROUP SERVICES

Value | Innovation | Trust

ESD Services

NCC 2019 NatHERS Assessment Report

Northcote Village, 25 Separation Street,
Northcote, VIC 3070

Project No. 26061
Date: 16/06/2026

Level 4, 108 Elizabeth Street
Melbourne VIC 3000
Web: www.igs.com.au

Document Control

Version	Date	Issue	Author		Reviewer	
00	16/06/2026	Issue for Review	Gokul Nisha	GN	Earnest Joseph	EJ

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1. Summary

Thermal performance assessment of the Class 2 apartments using accredited FirstRate5 Version 5.3.2b software has been conducted on all residential sample apartments to NCC 2019 Section J0.2.

NCC 2019 Volume 1 Section J0.2 requires all Class 2 apartment units to achieve a minimum rating of 5.0 stars individually and an average (all apartments) rating of 6.0 stars.

The 4 Star Green Star Buildings v1.1 target requires the project to achieve an 7.5 Star average and a 6.5 Star minimum NatHERS rating for the whole development.

From the assessment, all sample apartments have achieved a minimum NatHERS rating of above 6.5 stars, an average rating of above 7.5 stars and no dwellings exceed the maximum NatHERS annual cooling load of 30 MJ/m^2.

The following residential thermal performance assessor details are provided for building permit purposes.

Assessor's Name:	Li Huan
Accreditation Number:	DMN/12/1395
AAO:	FirstRate5 House Energy Rating Organization

Refer to Section 4 for NatHERS star rating results. The official star rating certificate can be provided by FirstRate5 House Energy Rating Organization on request and at the client's cost of $100 (+GST) per certificate which includes $43(+GST) per certificate application required by FirstRate5 House Energy Rating Organization and $57(+GST) for processing, uploading per energy model and downloading per certificate. The certificate can be generated no later than three (3) months after the report is issued.

2. Overview

Project: 25 Separation Street, Northcote, VIC 3070

Applicable NCC: 2019

Climate Zone: 6

NCC Classification and Verification method:

- Class 2 – Apartments with shared carpark spaces
- Class 2 building fabric and services – NCC 2019 deemed-to-satisfy provisions, Part J0.

Reference Documents: This report has been based upon review of a set of Architectural Drawings dated 05.06.2026 issued for DTP Planning submission prepared by Wardle Studio

3. Modelling Inputs Assumptions

Building Fabric Thermal Performance

Element	Type	Description	Minimum Added Insulation	Total System R-value
Wall	All	Refer architectural drawings		
	Internal	Walls Adjoining Communal Areas (Stairs, Lift Shafts and Corridors)	R1.5	≥ R1.8
	Internal	Neighbour Party Walls (Insulation to each side of shaft liner)	R1.5	
	Internal	All other internal walls	-	
	External	Exposed External Walls	R2.5	≥ R2.8
Floor	Typical Floor	Suspended Concrete Slab over Commercial Space, Communal space, Exposed area, Basement	R2.0	≥ R2.3
		Between Neighbouring Apartments	-	
Ceiling		Ceiling with Roof Over	R4.0	≥ R4.3
		Suspended Concrete ceilings to adjoining balconies	R2.5	≥ R2.8
		Suspended Concrete Slab adjoining neighbouring conditioned areas	-	-
Electricals		All recessed downlights	IC-4 rated	

Windows Thermal Performance

Element	Type	Description
All Windows and Glazed Doors	Frame	AS (Improved) Aluminium Frames or equivalent
	External Glazing	Double Glazed
	External Window/Glazed Doors	Uw = 2.2, SHGCw = 0.20 - 0.22

Note: ***For detailed information on window VLTs, refer to the latest daylight assessment report.***

4. NatHERS Assessment Results

Location	Building Apartment Number	Number of Apartments	NatHERS Rating	Energy (MJ/m²)			Net Conditioned Floor Area (m²)
				Total	Heating	Cooling	
Building 01 Level 03	3.01	**2**	7.3	73.9	61.8	12.1	44.5
Building 01 Level 03	3.02	**2**	8.3	44.9	32.9	12	38.3
Building 01 Level 03	3.03	**2**	8.3	44.7	34.4	10.3	42.6
Building 01 Level 03	3.04	**2**	8.4	42.7	32.8	9.9	33.6
Building 01 Level 03	3.05	**2**	7.9	54.4	43.6	10.8	79.1
Building 01 Level 03	3.06	**2**	7.6	66.5	56.1	10.4	79.1
Building 01 Level 16	16.01	**3**	8.2	47.4	38.2	9.2	72
Building 01 Level 16	16.02	**3**	8.6	35.5	29.5	6	62
Building 01 Level 16	16.03	**3**	8.1	50.5	45.2	5.3	68.6
Building 01 Level 16	16.04	**3**	8.6	35.5	27	8.5	67.2
Building 01 Level 16	16.05	**3**	8.3	45.2	35.2	10	67.2
Building 01 Level 16	16.06	**3**	7.6	66.3	55.9	10.4	70.4
Building 01 Level 16	16.07	**3**	7.7	63	53.2	9.8	37.8
Building 01 Level 16	16.08	**3**	7.6	65.6	55.9	9.7	37.7
Building 01 Level 16	16.09	**3**	7.6	65.3	57.8	7.5	46
Building 01 Level 16	16.10	**3**	7.7	62.4	58.3	4.1	73.1
Building 01 Level 16	16.11	**3**	7.1	79.5	68.1	11.4	78.7
Building 01 Level 22	2201	**1**	6.9	83.1	72.4	10.7	101.9
Building 01 Level 22	2202	**1**	7.2	77.3	67.3	10	106.1
Building 01 Level 22	2203	**1**	6.7	90.9	83.1	7.8	110.9
Building 01 Level 22	2204	**1**	6.7	92.4	83.5	8.9	92.2
Building 02 Level 03	3.01	**1**	6.8	87.6	58.8	28.8	44.6
Building 02 Level 03	3.02	**1**	7.7	61.6	57.6	4	81.5
Building 02 Level 03	3.03	**1**	7.4	69.7	64.2	5.5	50.5
Building 02 Level 03	3.04	**2**	8.1	52.5	43.7	8.8	55.5
Building 02 Level 03	3.05	**2**	7.9	57.7	48.2	9.5	66.5
Building 02 Level 03	3.06	**1**	8.2	47.5	32.2	15.3	42.4
Building 02 Level 03	3.07	**1**	8.4	42.3	35.7	6.6	39.4
Building 02 Level 03	3.08	**1**	7.2	78.4	64.2	14.2	31.9
Building 02 Level 03	3.09	**1**	7.6	64	51.7	12.3	32.7
Building 02 Level 03	3.10	**1**	7.3	75.4	62.1	13.3	32.4
Building 02 Level 03	3.11	**1**	6.8	89.6	74.3	15.3	32.4
Building 02 Level 16	1601	**1**	7.7	63	51.3	11.7	86.8
Building 02 Level 16	1602	**1**	7.3	74.1	59.1	15	38.9
Building 02 Level 16	1603	**1**	6.8	90.2	78.8	11.4	94.3
Building 02 Level 16	1604	**1**	6.6	93.5	79.2	14.3	93.1
Building 02 Level 16	1605	**1**	6.9	84.8	66.1	18.7	41.7

Building 02 Level 16	1606	**1**	7.7	63.1	51.1	12	86.4
Building 03 Level 03	3.01	**1**	8.4	39	30.3	8.7	58.3
Building 03 Level 03	3.02	**1**	8.2	48.5	40.7	7.8	58
Building 03 Level 03	3.03	**1**	7.6	64.4	60.2	4.2	54.2
Building 03 Level 03	3.04	**1**	8.2	49.5	43.8	5.7	59
Building 03 Level 16	1601	**1**	7.2	76.6	61.8	14.8	63.9
Building 03 Level 16	1602	**1**	8.4	39.7	33	6.7	59.2
Building 03 Level 16	1603	**1**	7.1	81.2	66.4	14.8	62.6
Building 03 Level 16	1604	**1**	7.4	72.1	64.3	7.8	54.7
Building 03 Level 16	1605	**1**	8.6	36.2	27.6	8.6	39.8
Building 03 Level 16	1606	**1**	8.4	41	32.1	8.9	39.6
Building 03 Level 16	1607	**1**	8.3	45.9	35.3	10.6	37.3
Building 03 Level 16	1608	**1**	8.3	44.9	36.1	8.8	65.9
Building 03 Level 16	1609	**1**	7.8	59.6	51.5	8.1	64.8
Building 03 Level 16	1610	**1**	7.7	62.6	55.2	7.4	39.6
Building 03 Level 16	1611	**1**	7.8	59	51.7	7.3	39.3
Building 03 Level 16	1612	**1**	7.5	67.9	61	6.9	38.9
Building 05 Level 03	TH01	**1**	7.4	69.3	64.6	4.7	122.9
Building 05 Level 03	TH02	**1**	7.6	65.2	56.5	8.7	106
Building 05 Level 03	TH03	**1**	7.3	73.9	64.2	9.7	84.2
Building 06 Level 03	3.01	**1**	6.7	92.3	75.8	16.5	29.6
Building 06 Level 03	3.02	**1**	6.6	96.4	80.2	16.2	29.2
Building 06 Level 03	3.03	**1**	6.7	92.1	76.2	15.9	29.2
Building 06 Level 03	3.04	**1**	7.2	76.2	60.9	15.3	29.6
Building 06 Level 03	3.05	**1**	6.6	94.2	78.2	16	30.2
Building 06 Level 03	3.06	**1**	6.9	87.1	81.7	5.4	69.2
TOTALS		**93**		**62.7**	**53.2**	**9.5**	
WEIGHTED AVERAGE					**7.65**		
CALCULATED MINIMUM					**6.6**		