

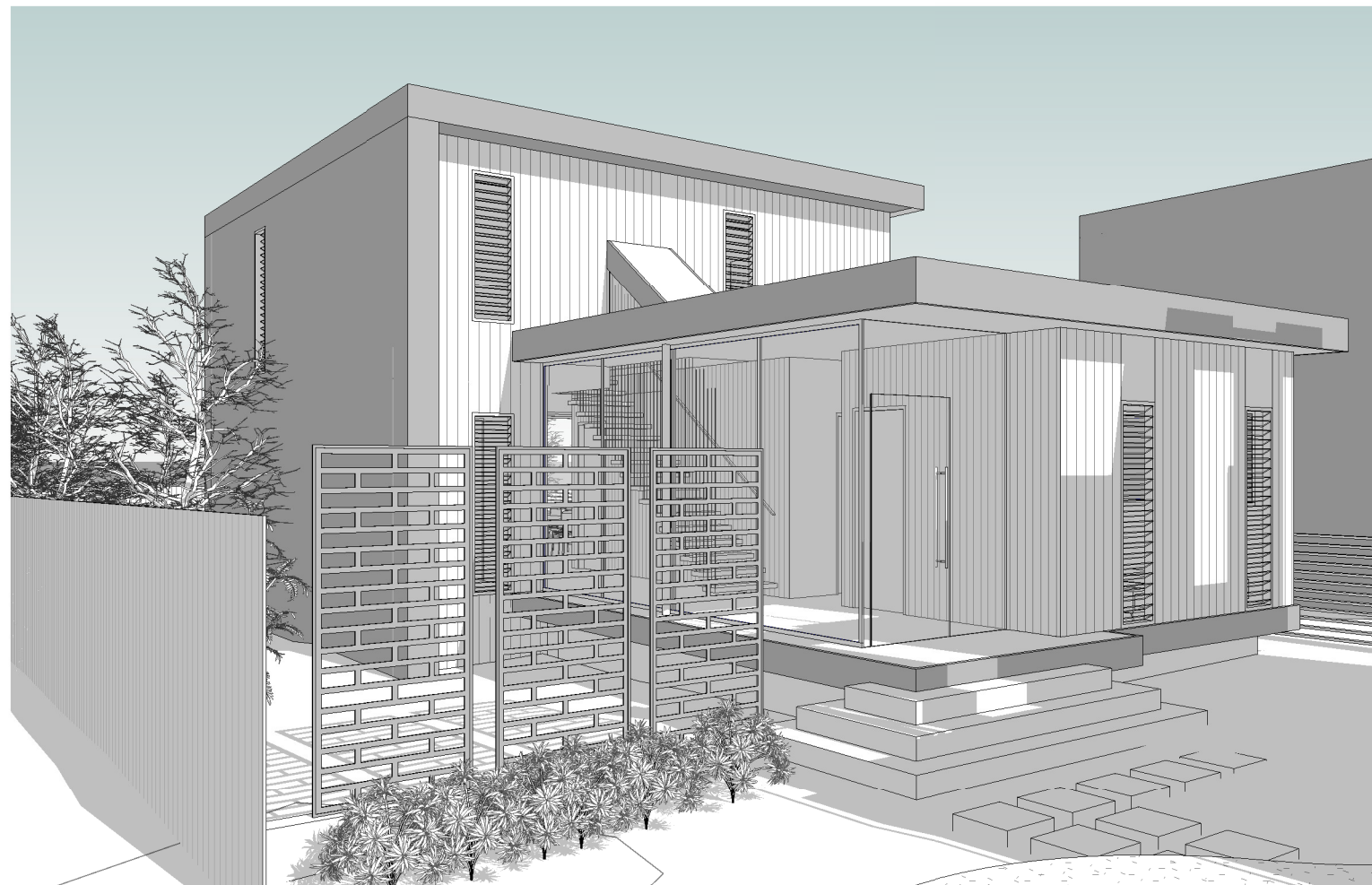
12B JOHN STREET AVALON, NSW, 2107

SHEET LIST:

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Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls	Weatherboard	Plasterboard lined	R4.1	Medium (0.475 to 0.70)	Walls as marked
	Fibre Cement	Plasterboard lined	R1.8	Medium (0.475 to 0.70)	Main Dwelling: 12A (Cavity slider wall dining room)
	Fibre Cement	Plasterboard lined	R4.1	Medium (0.475 to 0.70)	Walls as marked
Internal walls (within)	Plasterboard on studs		R3.6		Granny Flats: All internal walls
	Plasterboard on studs		R2.7		Main Dwellings 12B wet areas
	Plasterboard on studs		R2.5		Main Dwelling 12A: All wet areas
	Plasterboard on studs		None		Main Dwellings 12A and 12B: All other areas
Windows/Glazing*	Alum SG Clear: U = 6.70: SHGC = 0.57				Granny flat A and B: All garage windows
	Alum DG Argon Fill High Solar Gain low-E -Clear: U = 4.1: SHGC = 0.52				Granny flat A and B: Sliding window
	Aluminium Louvre Secondary Glaze SG 6mmLE: U = 3.71: SHGC = 0.54				Louvre windows in all dwellings (except garages). WA16
	Al Thermally Broken DG Air Fill High Solar Gain low-E -Clear: U = 3.1: SHGC = 0.49				All other windows
Roof	Metal Deck		R9.2	Medium (0.475 to 0.70)	
Ceiling	Timber				As above
Floor Structure	Concrete		None		Granny flats ground floor
	Timber		R4.1		Main dwelling floors. Granny flats first floors
Floor Covering	Timber	All other rooms			As drawn
	Ceramic Tiles	Wet areas			
Ceiling/Wall Penetrations	Must be sealed				
External Shading Devices	As drawn				
Roof Windows	None				
Skylights	None				

Glazing Note: U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower than that specified and the SHGC is within 5% of the above figures.



NUM #	SILL	HEIGHT	WIDTH
WB01	0	1200	2400
WB02	0	1200	1800
WB03	0	1200	2400
WB04	0	2400	600
WB05	0	2800	8300
WB06	0	2400	600
WB07	0	3100	6400
WB08	0	3100	2050
WB09	0	2400	600
WB10	0	2400	600
WB11	0	2400	600
WB12	0	2800	5200
WB13	0	2800	3000
WB14	0	2400	600
WB15	400	2000	600
WB16	400	2000	600
WB17	1300	800	1800
WB18	300	2100	900
WB19	1300	800	1800
WB20	0	2600	900
WB21	0	2600	6000
WB22	900	700	2550
WB23	0	2600	900


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Assessor name Jennifer Edwards
Accreditation No. DMN/17/1795
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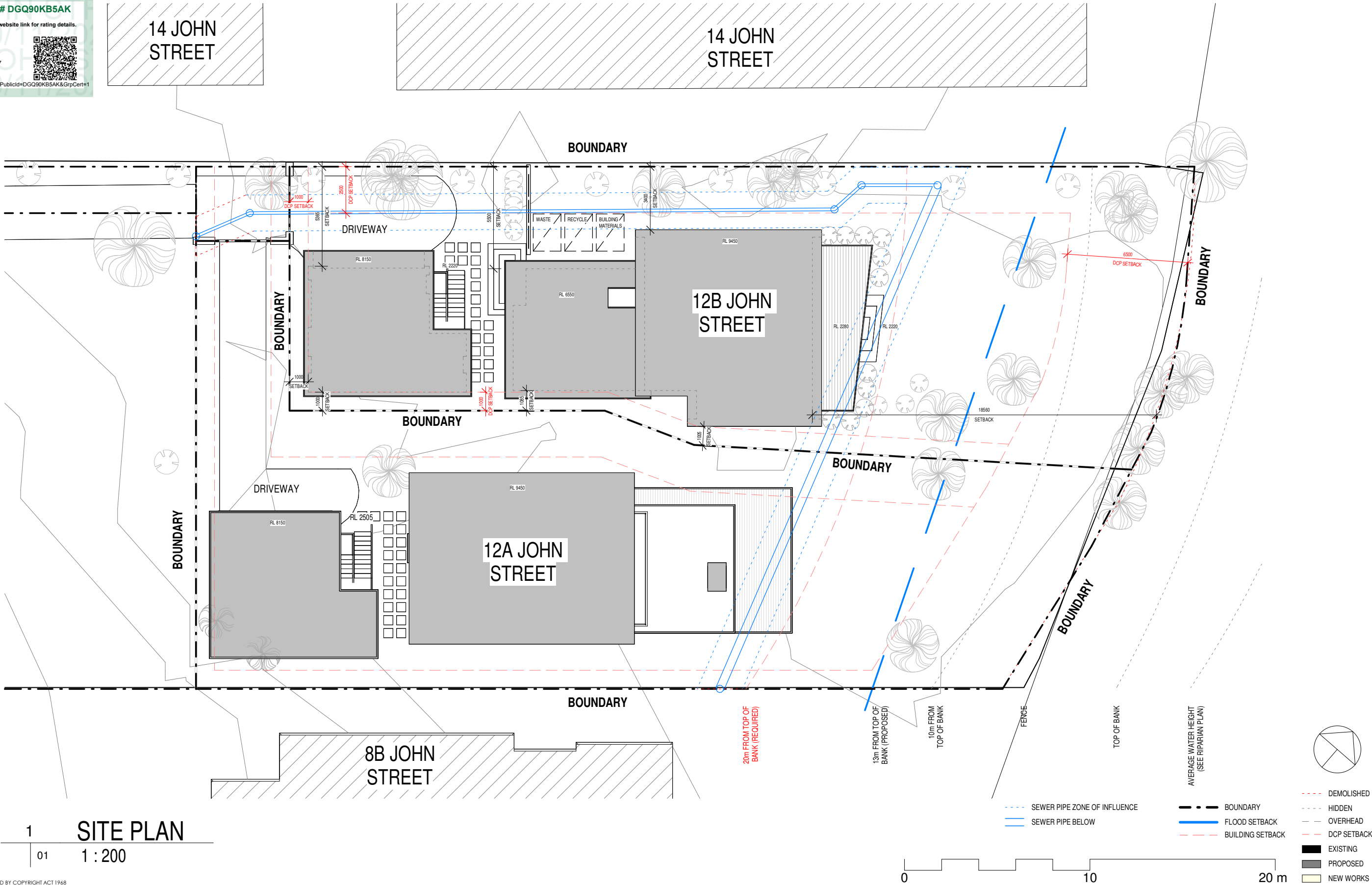
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1 SITE PLAN
01 1 : 200

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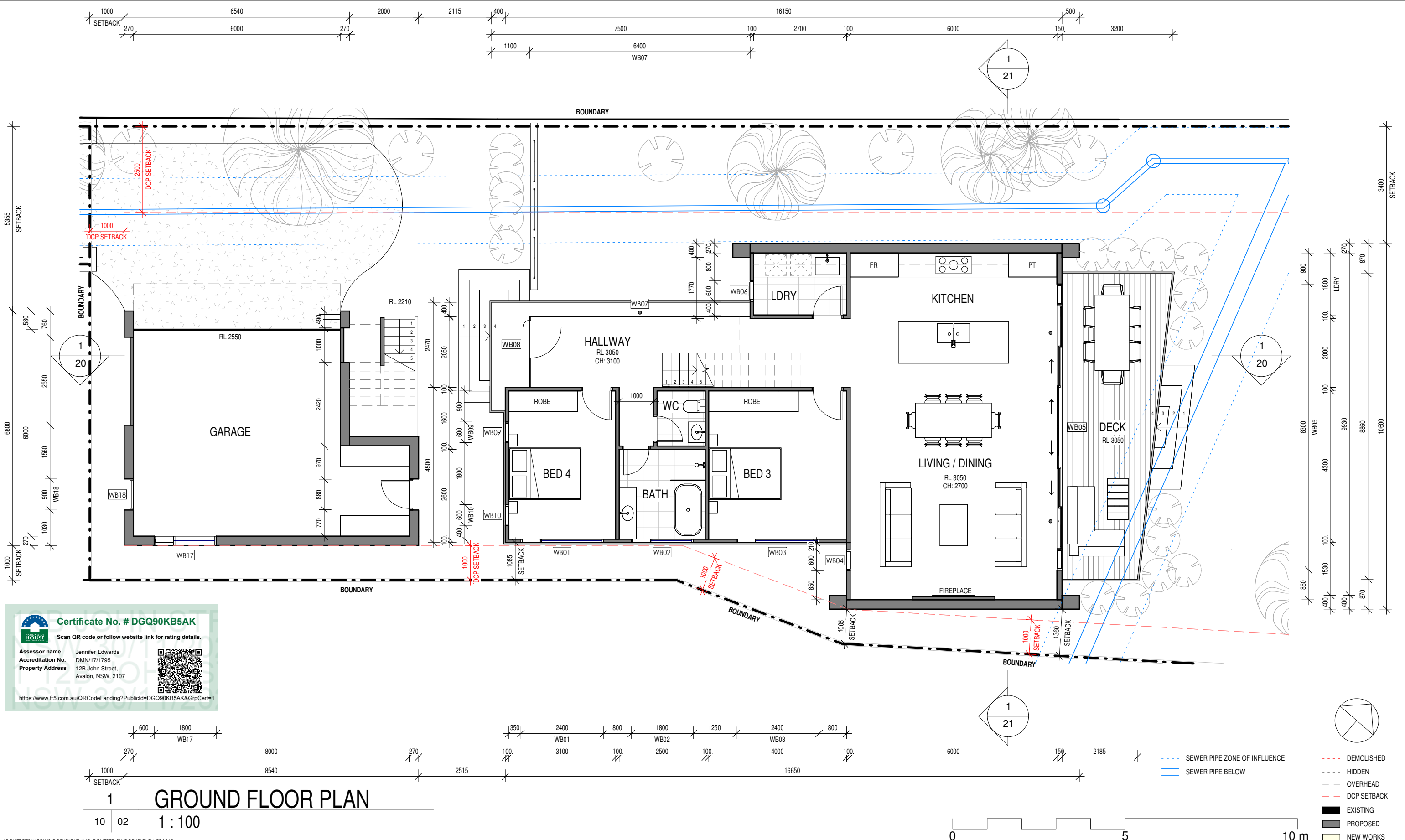


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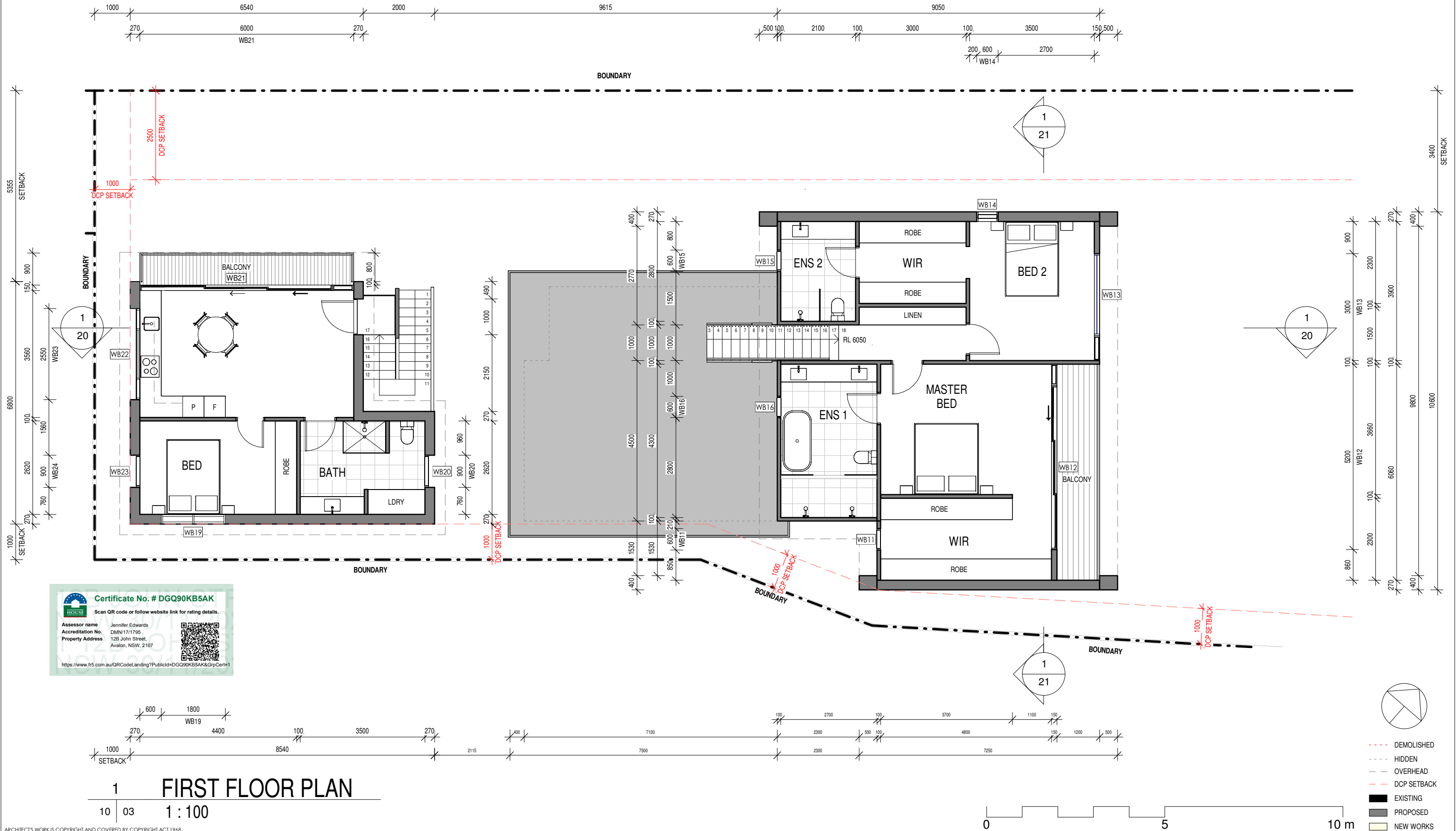
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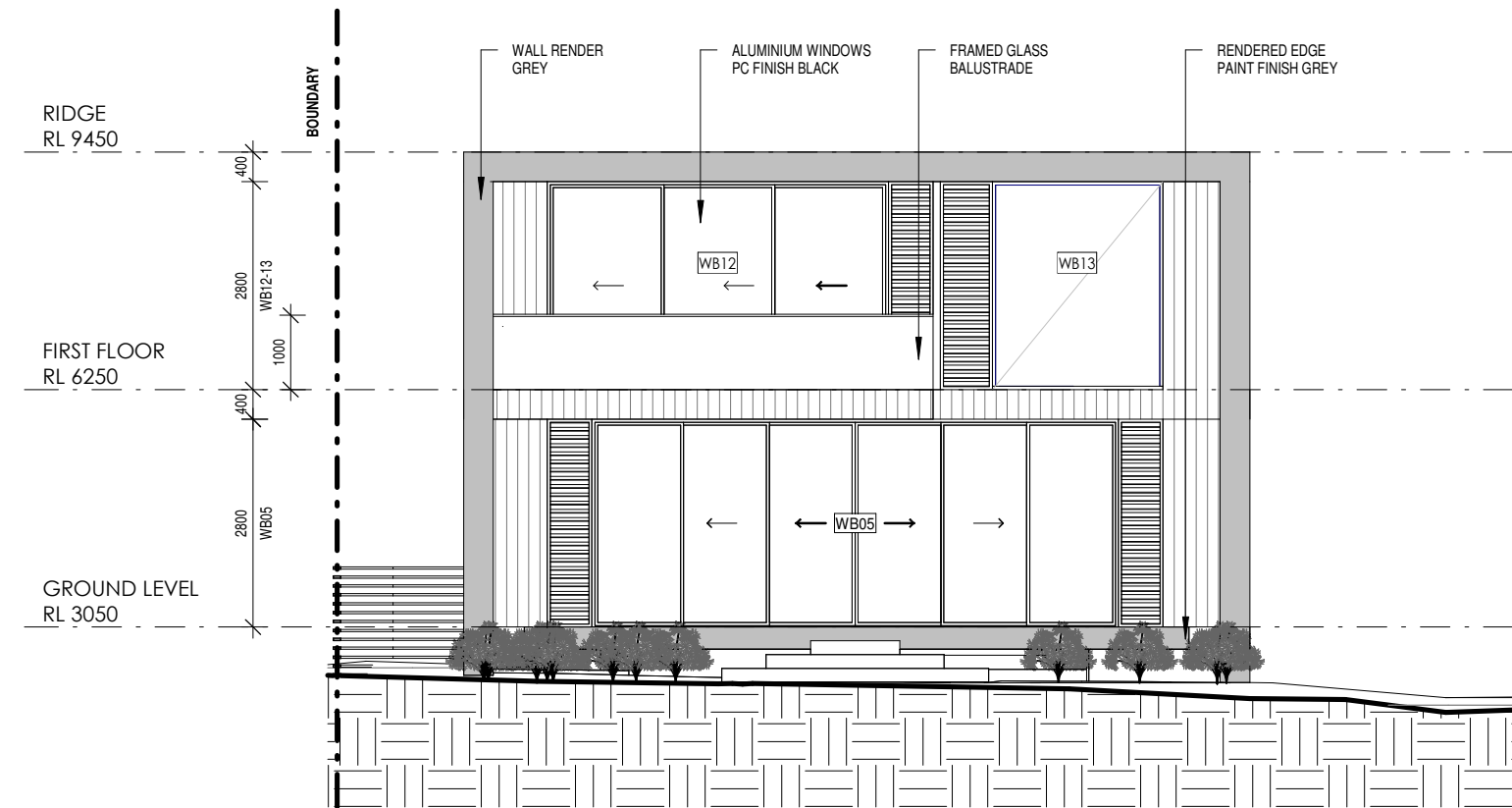
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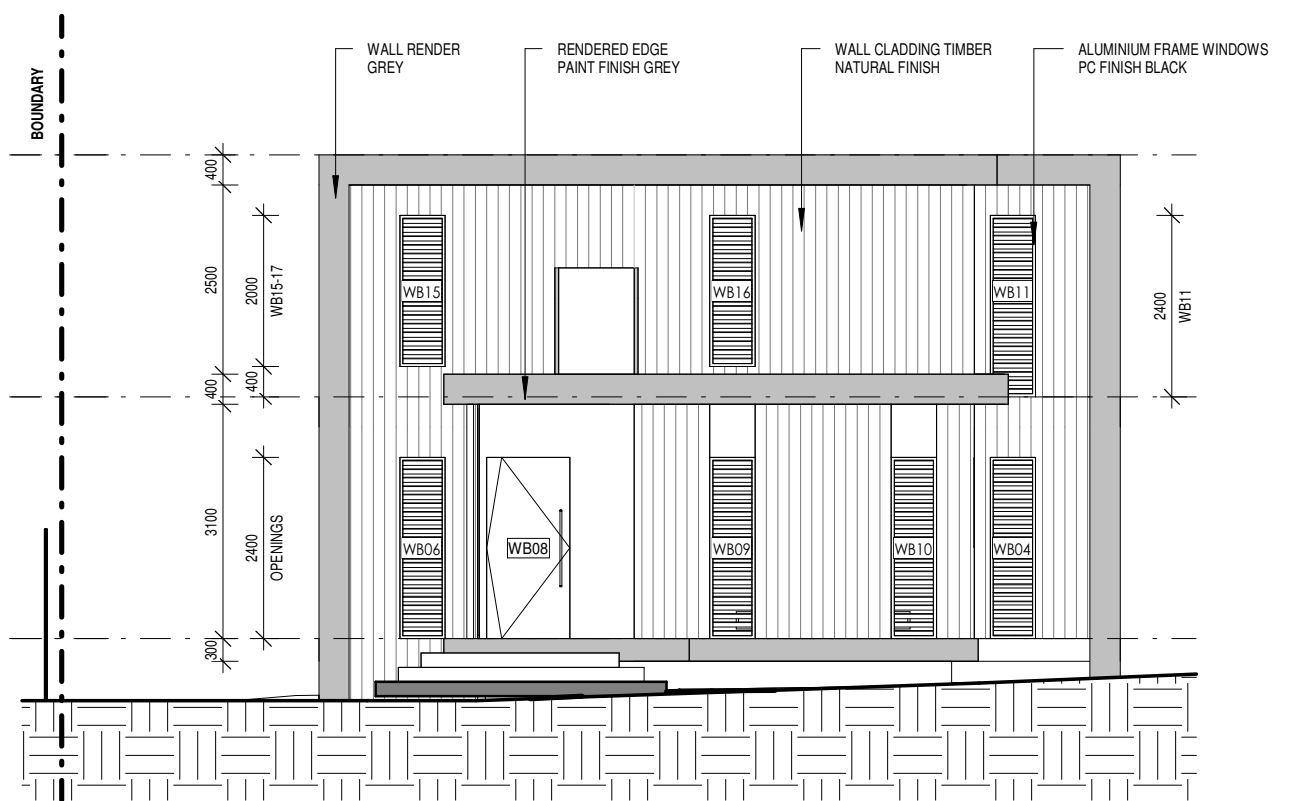
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								DRAWING NAME GROUND FLOOR PLAN		DRAWING NUMBER A 02 -A	



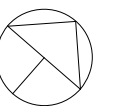
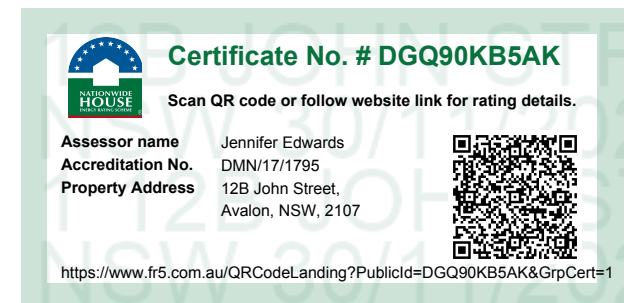
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1 NORTH EAST ELEVATION
10 1 : 100



2 SOUTH WEST ELEVATION
10 1 : 100




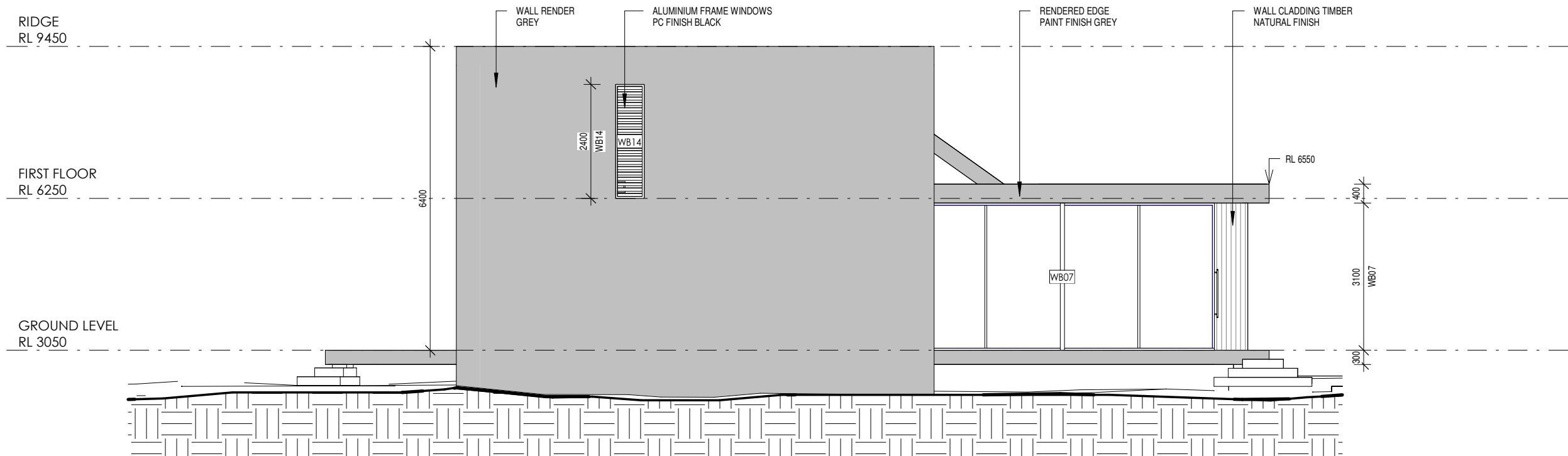
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								<div>DRAWING NAME NE/SW ELEVATIONS</div>		<div>DRAWING NUMBER A 10 -A</div>	



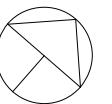
1 NORTH WEST ELEVATION
11 1 : 100

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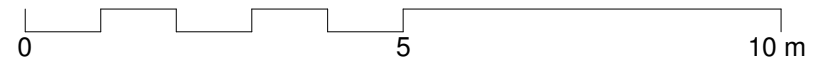
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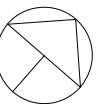


- DEMOLISHED
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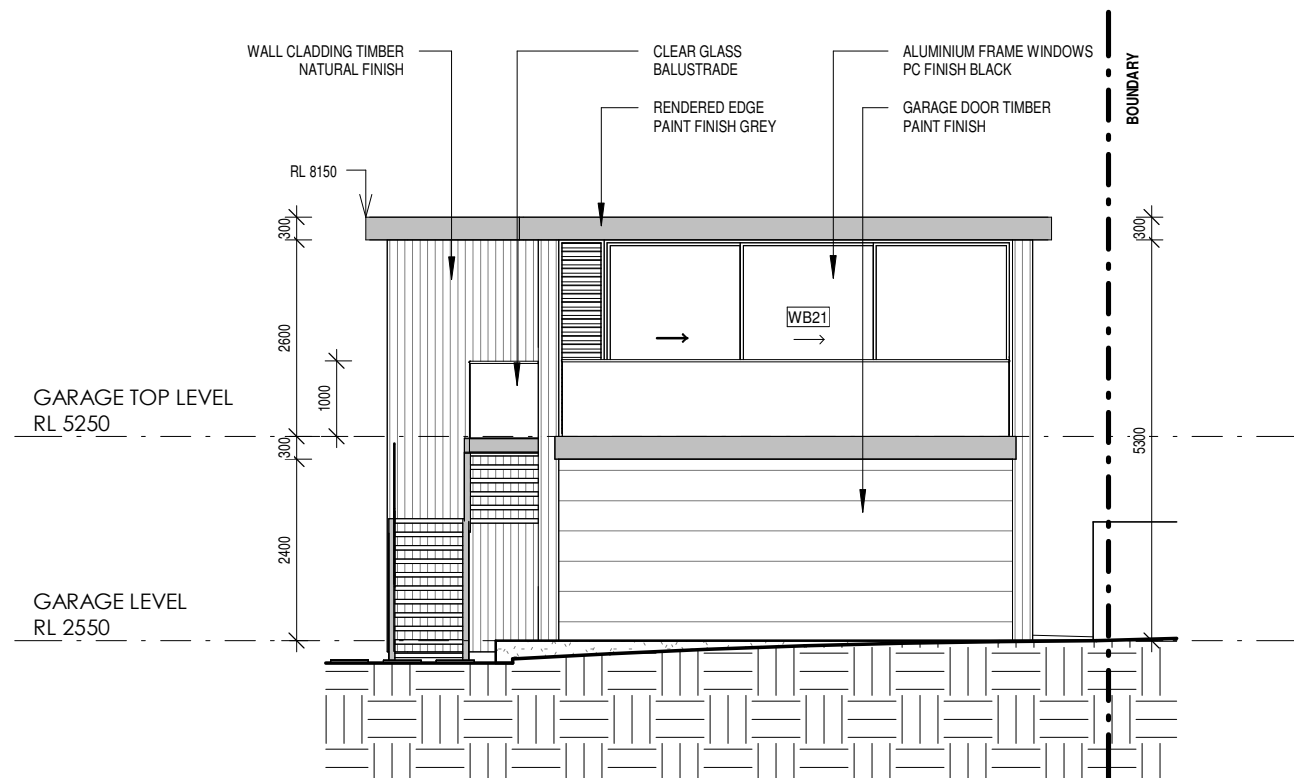
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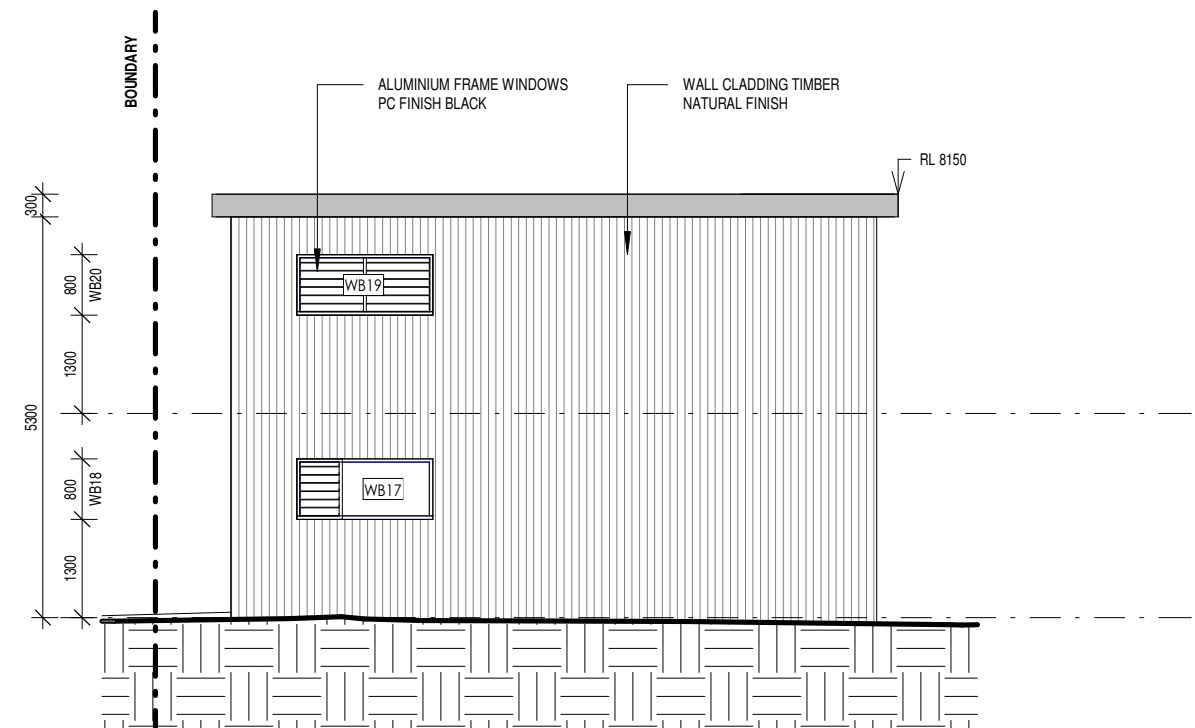
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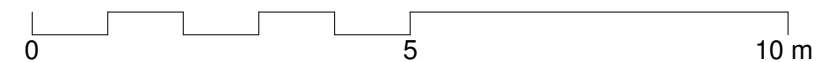
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								<div>DRAWING NAME</div> <div>SE ELEVATION</div>		<div>DRAWING NUMBER</div> <div>A 12 -A</div>	




1 GARAGE NW ELEVATION
13 1 : 100

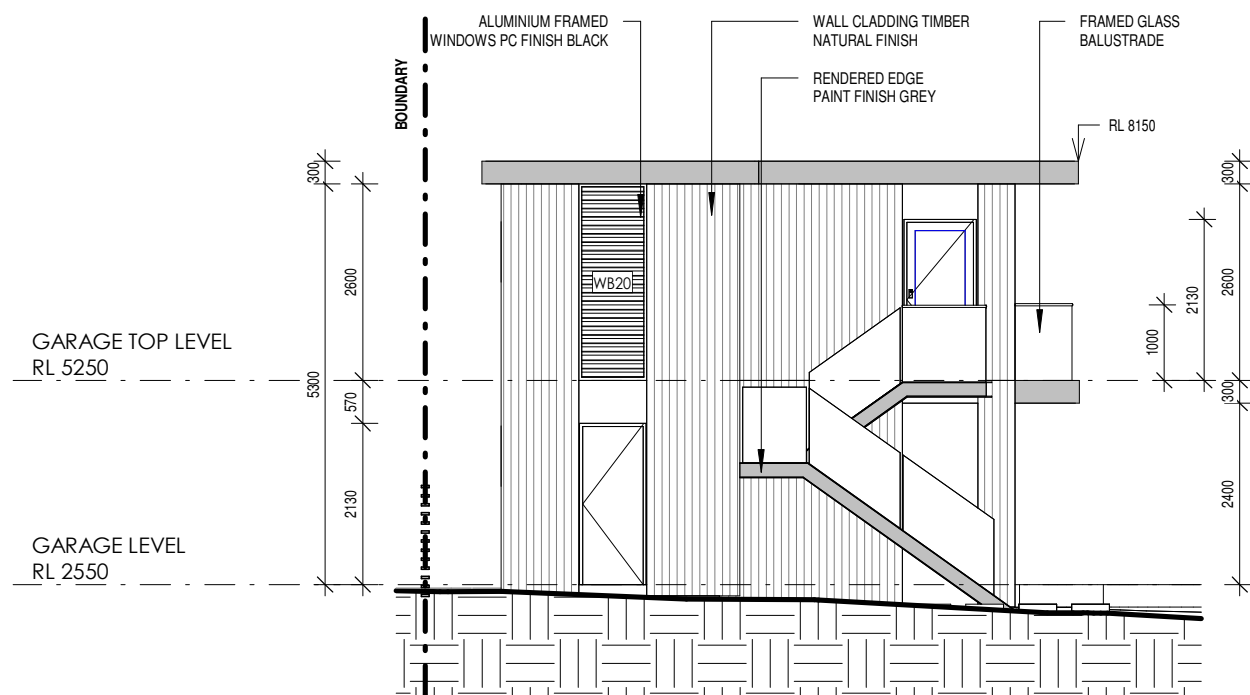


2 GARAGE SE ELEVATION
13 1 : 100

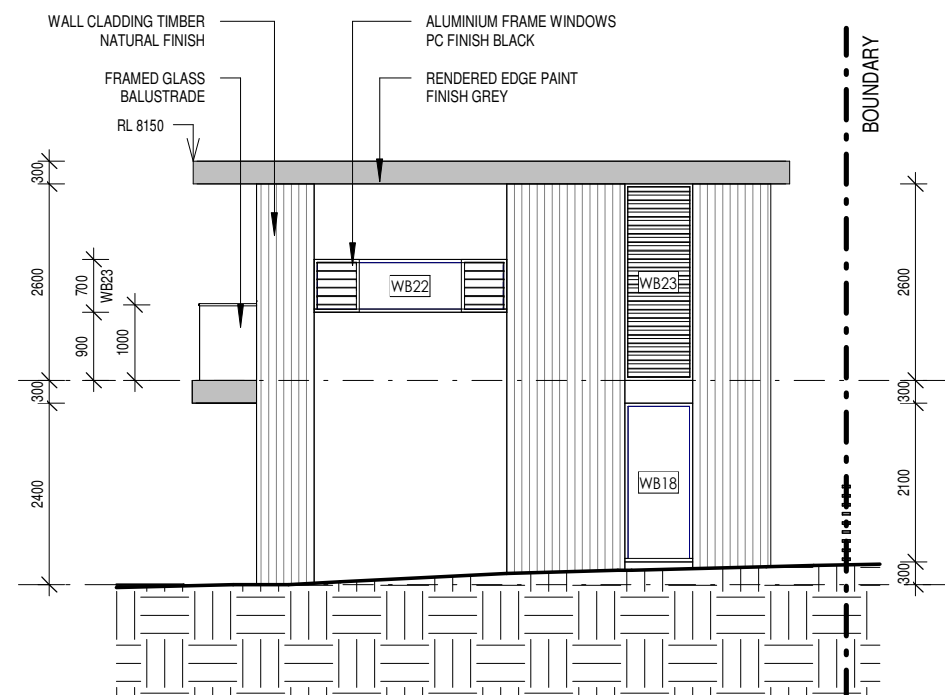


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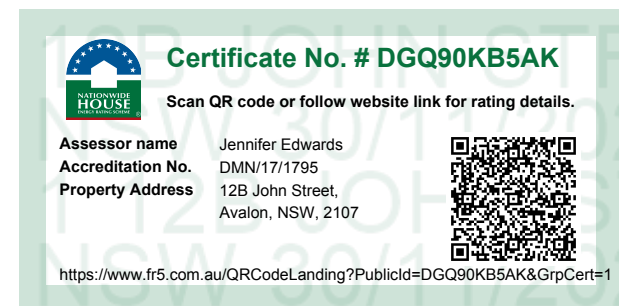
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								DRAWING NAME GARAGE ELEVATIONS		DRAWING NUMBER A 13 -A	



1 GARAGE NE ELEVATION
14 1 : 100



2 GARAGE SW ELEVATION
14 1 : 100




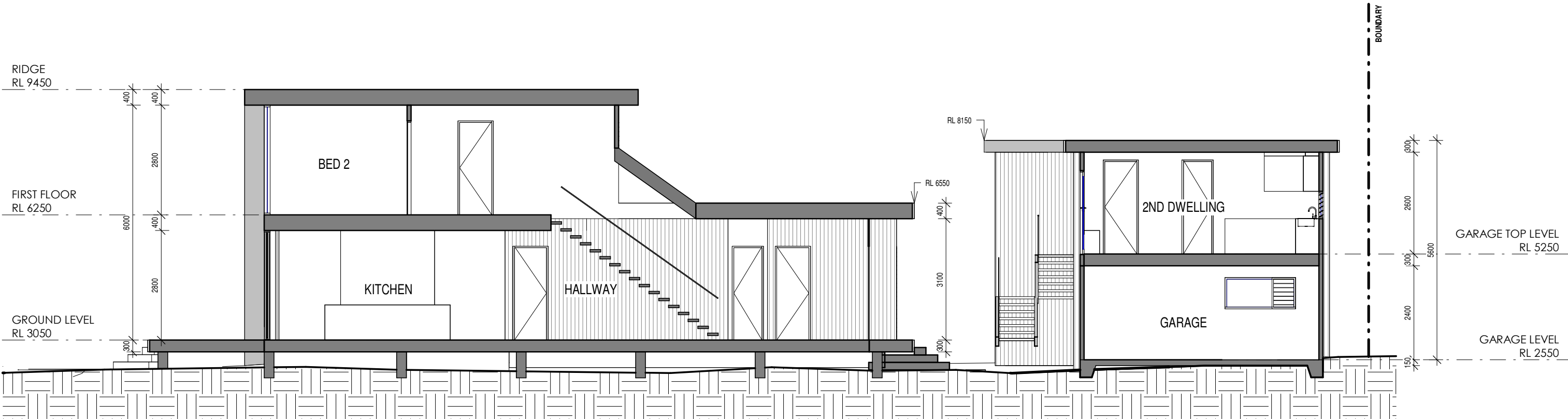
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	<div>STORMWATER / FLOOD</div> <div>BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCASBCE@BIGPOND.COM 0418 620 330</div>	<div>BASIX / NATHERS</div> <div>SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721</div>	<div>BIODIVERSITY / COASTAL</div> <div>ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486</div>	<div>CLIENT</div> <div>TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU</div>				<div>PROJECT NAME</div> <div>12B JOHN ST</div>		<div>SCALE</div> <div>1 : 100</div>	
								<div>DRAWING NAME</div> <div>GARAGE ELEVATIONS</div>		<div>DRAWING NUMBER</div> <div>A 14 -A</div>	



1 SECTION 1
02 20 1 : 100

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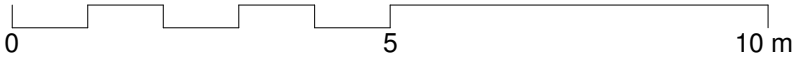
Assessor name
Accreditation No.
Property Address

Jennifer Edwards
DMN/17/1795
12B John Street,
Avalon, NSW, 2107




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- DEMOLISHED
- HIDDEN
- OVERHEAD
- EXISTING
- PROPOSED
- NEW WORKS



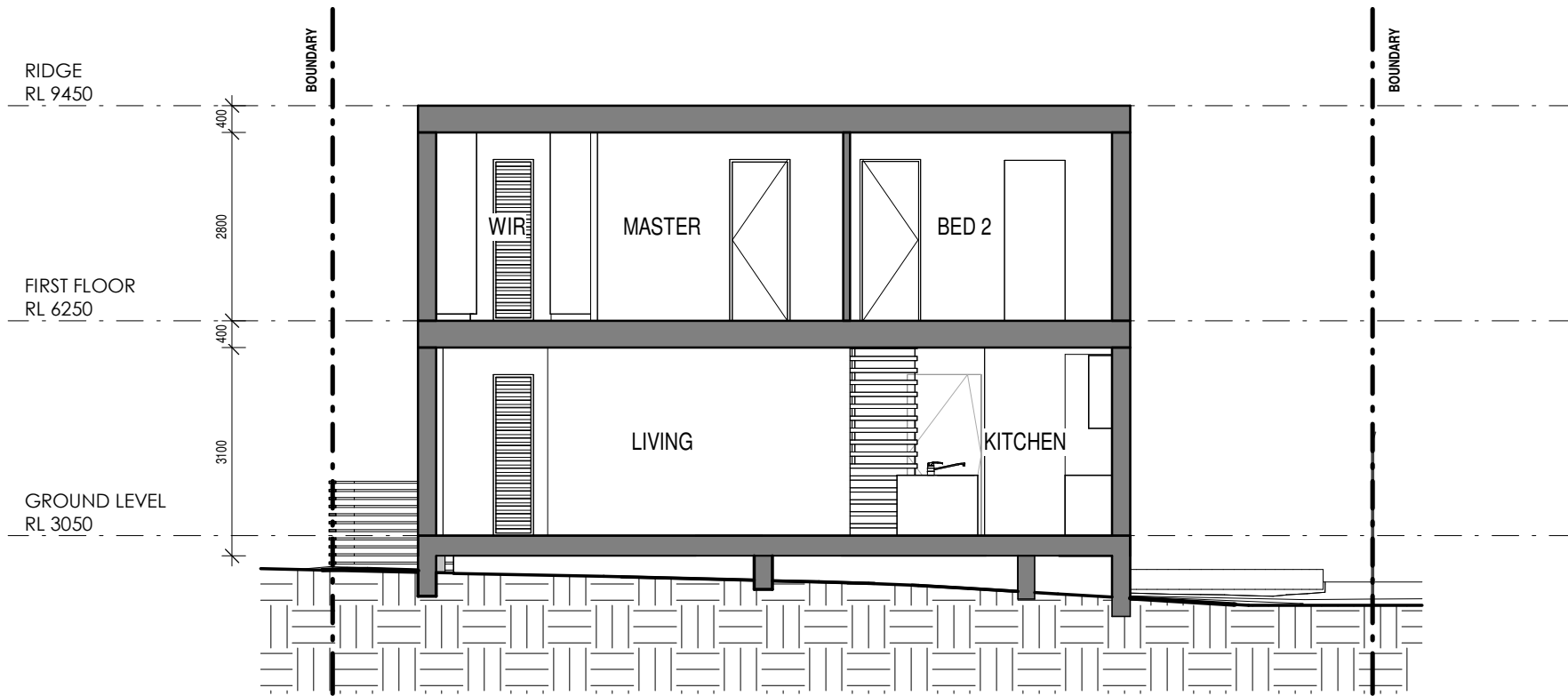
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							PROJECT NAME 12B JOHN ST			SCALE 1 : 100
							DRAWING NAME SECTIONS			DRAWING NUMBER A 20 -A
STORMWATER / FLOOD BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCASBCE@BIGPOND.COM 0418 620 330	BASIX / NATHERS SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721	BIODIVERSITY / COASTAL ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486	CLIENT TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU	IS	DATE	COMMENTS				



1
02 | 21 SECTION 2
1 : 100



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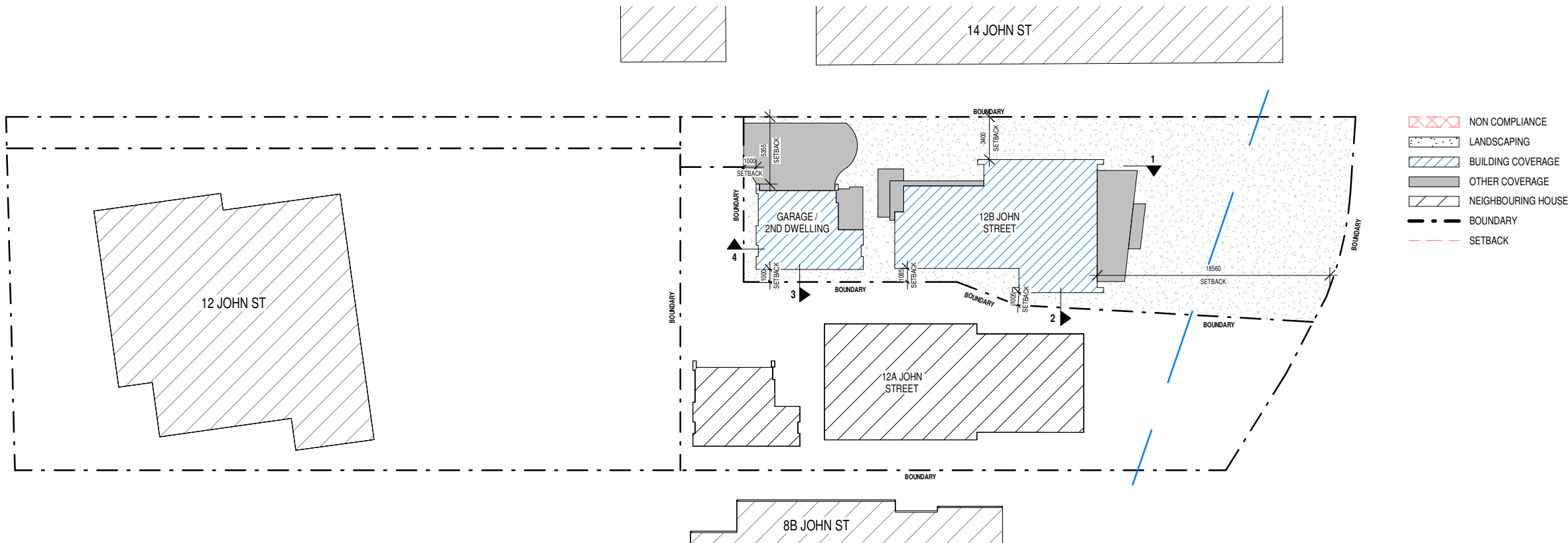
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A	01/12/2023	DA
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PROJECT NAME 12B JOHN ST			SCALE 1 : 100
DRAWING NAME SECTIONS			DRAWING NUMBER A 21 -A

JOHN STREET

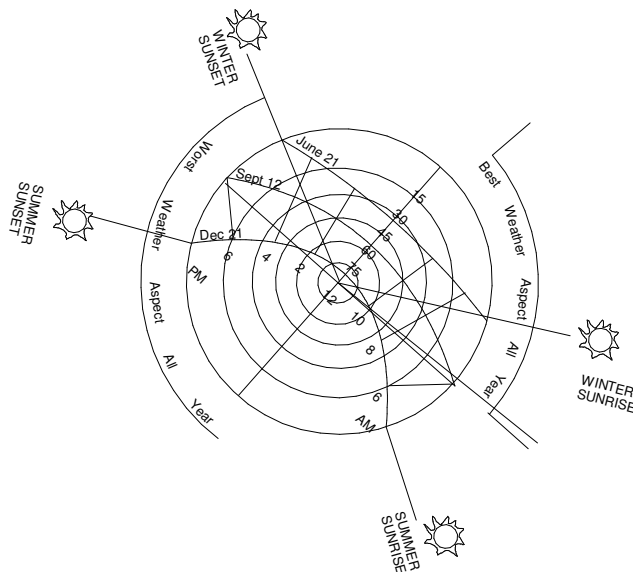


1 SITE ANALYSIS NEW

100 1 : 400

SITE ANALYSIS

SITE AREA	700m²
ZONE	E4
MAX COVERAGE	40% = 280m²
BUILDING FOOTPRINT	183.2m²
HARD PAVING / DECK / STAIRS	87.9m²
PRO COVERAGE	271.1m² = 38.7%
REQ LANDSCAPE	60% = 420m²
PRO LANDSCAPE	428.9m² = 61.3%
MAX HEIGHT	8.5m
PRO HEIGHT	7.34m
REQ FRONT SETBACK	6.50m
PRO FRONT SETBACK HOUSE	12.1m
PRO FRONT SETBACK GARAGE	1.00m
REQ REAR SETBACK	6.50m
PRO REAR SETBACK HOUSE	18.56m
PRO REAR SETBACK GARAGE	37.71m
REQ SIDE SETBACK	1.00m / 2.50m
PRO SIDE SETBACK HOUSE	1.08m / 3.40m
PRO SIDE SETBACK GARAGE	1.00m / 5.36m



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PLANNER
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VAUGHAN MILLIGAN
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9999 4922

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ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU
0420 312 721

LANDSCAPE
A TOTAL CONCEPT
65 WEST ST, NORTH SYDNEY, NSW, 2060
DESIGN@ATOTALCONCEPT.COM.AU
9957 5122

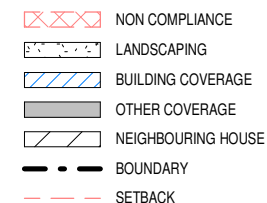
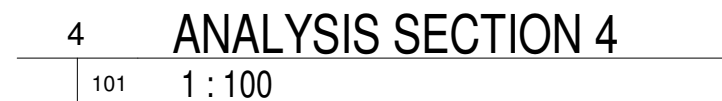
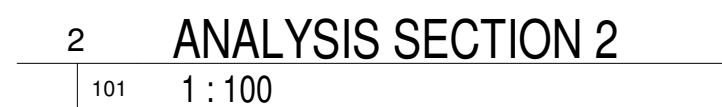
BIODIVERSITY / COASTAL
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PROJECT
PROPOSED DWELLING
12B JOHN ST, AVALON, NSW, 2107

CLIENT
TIM DONOVAN
TDONOVAN@CITYFREEHOLDS.COM.AU

A 01/12/2023 DA
IS DATE COMMENTS

JOB NUM# 142B	DRAWN BY MV	CHK. BY TW	PAGE SIZE A3
PROJECT NAME 12B JOHN ST			SCALE As indicated
DRAWING NAME SITE ANALYSIS			DRAWING NUMBER A 100 -A

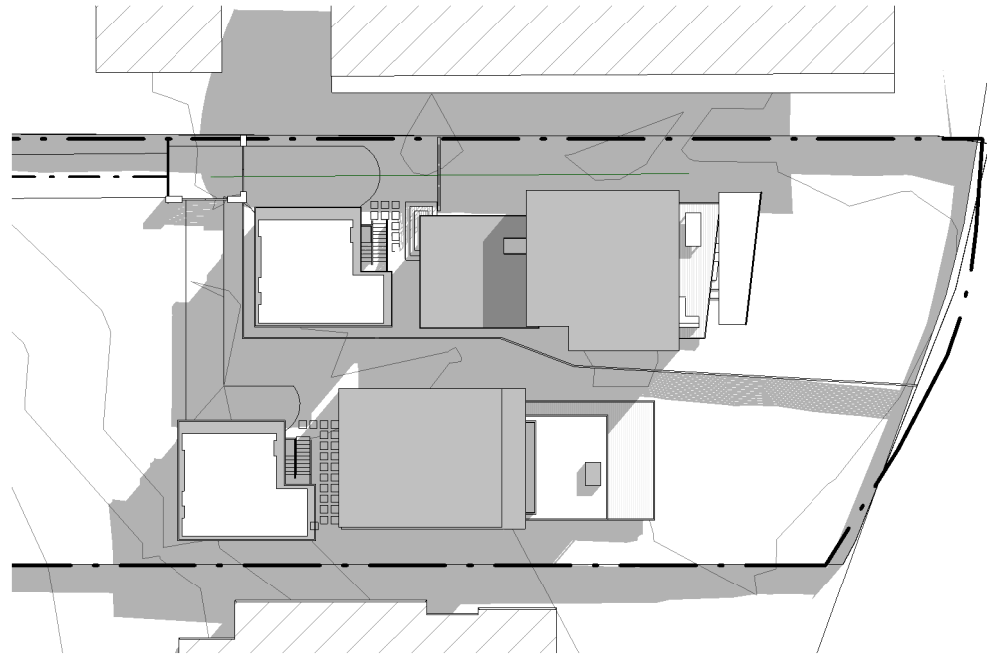


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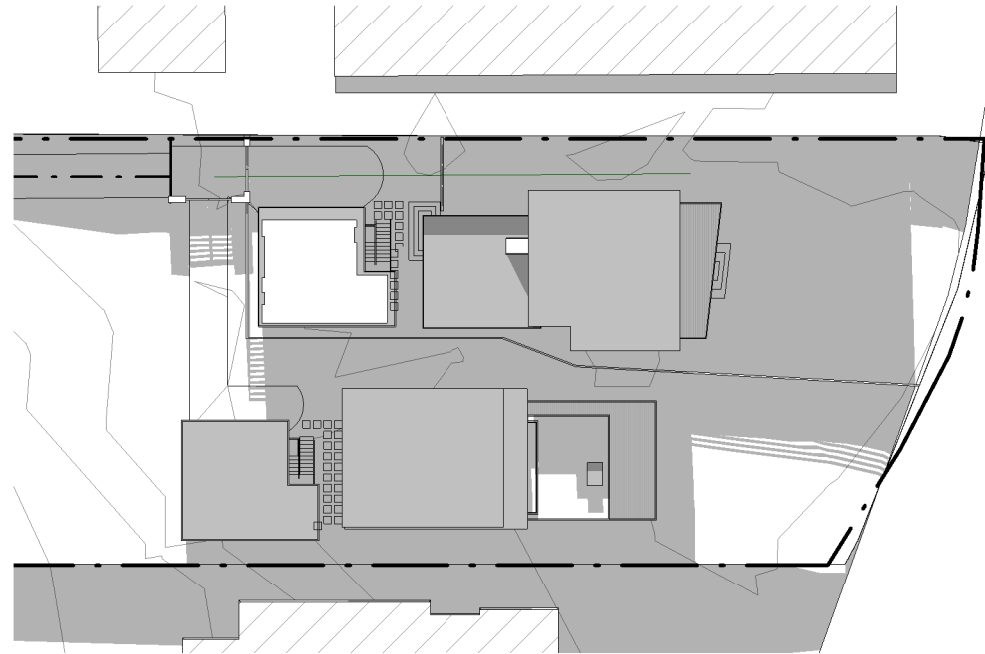
<div>ARCHITECT</div> <div></div> <div>reg# NSW 7417 - TIM WEST ph. 02 9918 5085 e. tim@thw.net.au m. Suite 101 - Level 1, 60 Old Barrenjoey rd, Avalon NSW, 2107</div>	<div>SURVEY</div> <div>BEE & LETHBRIDGE PTY LTD SUITE 2, 14 STARKEY ST, FORESTVILLE, NSW, 2087 P. 9975 3535 E. SURVEY@BEELETH.COM.AU W. BEELETH.COM.AU</div>	<div>PLANNER</div> <div>VAUGHAN MILLIGAN DEVELOPMENT CONSULTING VAUGHAN MILLIGAN 8/1 KALINYA ST, NEWPORT, NSW, 2106 9999 4922</div>	<div>LANDSCAPE</div> <div>A TOTAL CONCEPT 65 WEST ST, NORTH SYDNEY, NSW, 2060 DESIGN@ATOTALCONCEPT.COM.AU 9957 5122</div>	<div>PROJECT</div> <div>PROPOSED DWELLING 12B JOHN ST, AVALON, NSW, 2107</div>	<div>A</div> <div>IS</div>	<div>01/12/2023</div> <div>DATE</div>	<div>DA</div> <div>COMMENTS</div>	<div>JOB NUM#</div> <div>142B</div>	<div>DRAWN BY</div> <div>MV</div>	<div>CHK. BY</div> <div>TW</div>	<div>PAGE SIZE</div> <div>A3</div>
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								<div>DRAWING NAME</div> <div>ANALYSIS SECTIONS</div>		<div>DRAWING NUMBER</div> <div>A 101 -A</div>	



1 SHADOWS 9AM JUNE 21ST
102 1 : 500



2 SHADOWS 12PM JUNE 21ST
102 1 : 500

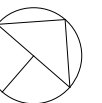


3 SHADOWS 3PM JUNE 21ST
102 1 : 500


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Assessor name Jennifer Edwards
Accreditation No. DMN/17/1795
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	PROJECT NAME 12B JOHN ST							SCALE 1 : 500				
	DRAWING NAME SHADOW PLANS							DRAWING NUMBER A 102 -A				



103



103




103

A white rectangular certificate with a green border. At the top left is the 'NATIONWIDE HOUSE' logo, which features a blue house icon with a white star above it, and the text 'NATIONWIDE HOUSE' in green. To the right of the logo, the text 'Certificate No. # DGQ90KB5AK' is written in large green font. Below this, the text 'Scan QR code or follow website link for rating details.' is written in black. On the left side, there are three lines of text: 'Assessor name', 'Accreditation No.', and 'Property Address', each followed by its respective value: 'Jennifer Edwards', 'DMN/17/1795', and '12B John Street, Avalon, NSW, 2107'. On the right side, there is a square QR code. At the bottom, a URL is provided: 'https://www.fr5.com.au/QRCodeLanding?PublicId=DGQ90KB5AK&GrpCert=1'.

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	PROJECT NAME 12B JOHN ST			SCALE							
	DRAWING NAME SHADOW 3D'S			DRAWING NUMBER A 103 -A							



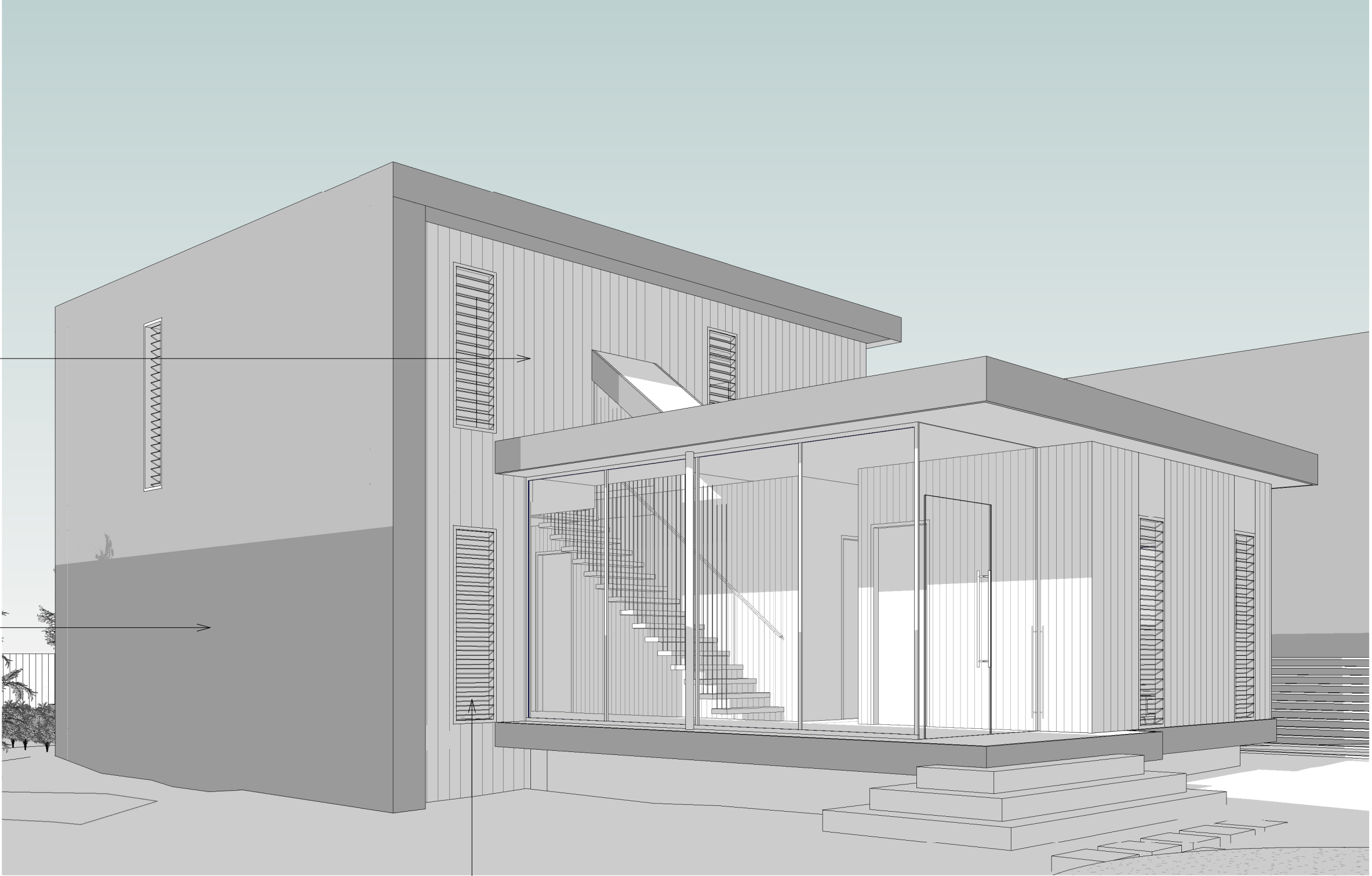
WALL CALDDING:
TIMBER NATURAL FINISH



WALL RENDER:
GREY




WINDOW FRAMES: PC FINISH
BLACK



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	PROJECT NAME 12B JOHN ST		SCALE								
	DRAWING NAME EXTERNAL FINISHES		DRAWING NUMBER A 104 -A								
<div>STORMWATER / FLOOD BARRENJOEY CONSULTING ENGINEERS 34 GEORGE ST, AVALON, NSW, 2107 LUCASBCE@BIGPOND.COM 0418 620 330</div>	<div>BASIX / NATHERS SUSTAINABLE THERMAL SOLUTIONS 138 COWLES RD, MOSMAN, NSW, 2088 ENQUIRIES@SUSTAINABLETHERMALSOLUTIONS.COM.AU 0420 312 721</div>	<div>BIODIVERSITY / COASTAL ECOLOGICAL CONSULTANTS AUSTRALIA ECOLOGICALCA@OUTLOOK.COM 9918 4486</div>	<div>CLIENT TIM DONOVAN TDONOVAN@CITYFREEHOLDS.COM.AU</div>								
				IS	DATE	COMMENTS					



1

3D VIEW 1

105



2

3D VIEW 2

105



3

3D VIEW 3

105



4

3D VIEW 4

105



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Accreditation No.
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	12B JOHN ST										
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3D VIEWS			A 105 -A								
IS			DATE	COMMENTS							

(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)	5 star	5 star	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	
Main	Central water tank (No. 1)	See central systems	See central systems	yes	yes	no	no	no	
Main	No alternative water supply	-	-	-	-	-	-	-	
All other dwellings	Central water tank (No. 1)	See central systems	See central systems	yes	no	no	no	no	
All other 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 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 daylight zoning between living areas and bedrooms.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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; (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".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

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

	Cooling			Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas		living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
Main	-	-	-	-	-	3	yes
All other dwellings	-	-	-	-	-	1	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	-	-	-	-	-	gas cooktop & electric oven	-	-	yes	yes

	Alternative energy		
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	-	-	-

(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.	✓		

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(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/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
Main	16.1	13.6	29.700
All other dwellings	18.3	11.1	29.400

	Construction of floors and walls				
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
Main	-	-	127	-	no
All other dwellings	-	-	-	43	no

	Floor types									
Dwelling no.	Concrete slab on ground				Suspended floor above enclosed subfloor			Suspended floor above open subfloor		
	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
Main	-	-	-	-	-	127	-	-	-	-
All other dwellings	-	-	-	conventional slab	-	-	-	-	-	-

	Floor types										
Dwelling no.	First floor above habitable rooms or mezzanine				Suspended floor above garage			Garage floor			
	Construction type	Area (m²)	Insulation		Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option
Main	-	-	-	-	-	-	-	-	-	-	-
All other dwellings	-	-	-	particle board, frame: timber - H2 treated softwood	43	fibreglass batts or roll	concrete slab on ground	43	-	none	conventional slab

	External walls							
Dwelling no.	External wall type 1				External wall type 2			
	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
Main	framed (fibre cement sheet or boards), frame: timber - H2 treated softwood	262	fibreglass batts or roll	-	-	-	-	-
All other dwellings	framed (fibre cement sheet or boards), frame: timber - H2 treated softwood	89	fibreglass batts or roll	-	-	-	-	-

	External walls							
Dwelling no.	External wall type 3				External wall type 4			
	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

	Internal walls								
Dwelling no.	Internal walls shared with garage			Internal wall type 1			Internal wall type 2		
	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation
Main	-	-	-	plasterboard, frame: timber - H2 treated softwood	181	fibreglass batts or roll	-	-	-
All other dwellings	-	-	-	plasterboard, frame: timber - H2 treated softwood	22	fibreglass batts or roll	-	-	-

	Ceiling and roof								
Dwelling no.	Flat ceiling / pitched roof			Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof		
	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation
Main	-	-	-	-	-	-	framed - metal roof, frame: timber - H2 treated softwood	151	-
All other dwellings	-	-	-	-	-	-	framed - metal roof, frame: timber - H2 treated softwood	64	-

(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.			✓

(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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✓	✓	✓



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