

LOCATION PLAN

NTS

Ext. Walls:	Construction	Insulation	Colour	Details		
	FC Clad	R2.5 added	Light	As per plans		
	Concrete Lined	R2.5 added	Light	As per plans		
Int. Walls:	Construction	Insulation	Details			
	Plasterboard on Stud	R2.5 added	To garage			
	Concrete with Plasterboard	None	To stairs/lift			
	Concrete with Plasterboard	None	Intertency			
Floors:	Construction	Insulation	Details			
	Concrete	R2.3 added	To slab on ground			
	Concrete	R0.75 added	To slab edge			
	Concrete	R4.0 added	Above garage			
	Concrete	None	As per plans			
Ceilings:	Construction	Insulation	Details			
	Plasterboard	R5.0 added	Below metal deck roof			
Roof:	Construction	Insulation	Colour	Details		
	Metal Deck	60mm Anticon (R1.3)	Light	As per plans		
	Concrete	None	Medium	Above garage		
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details	
	Group A	ALM-005-03 A	Double Clear	Aluminium	4.1/0.47	Awning (Dwelling 2)
	Group B	DOW-025-03 B	Double Clear	Aluminium	2.6/0.60	Fixed, Sliding (Dwelling 2)
	Group A	ALM-001-03 A	Single Low E	Aluminium	5.4/0.49	Awning (Dwelling 1)
	Group B	ALM-002-03 A	Single Low E	Aluminium	5.4/0.58	Fixed, Sliding (Dwelling 1)
	Group B	ALM-002-01 A	Single Clear	Aluminium	6.7/0.70	Fixed, Sliding (W105 and W205 only)
Skylights:	Product ID	Glass	Type	Uw/SHGCw	Details	
	VEL-011-01 W	Double Fixed	Roof Light	2.6/0.24	As per plans	
Other:	Orientation	Terrain	Rangehood	Recessed Downlights	Software Version	
	70	Open	Ducted	Sealed LED - 1 per 5m²	HERO22	
Notes: Add 1 x 1400 mm ceiling fan to Living room, Lounge, Study and all bedrooms All rooflights are operable						

NARRABEEN DUPLEX

LOT 3, DP555153 AND No. 103 Ocean Street, Narrabeen

Drawing No:	Description	Revision	Date
DA-00	COVER SHEET	A	27.02.25
DA-01	SITE ANALYSIS PLAN	A	27.02.25
DA-02	DEMOLITION PLAN	A	27.02.25
DA-03	SITE PLAN	A	27.02.25
DA-04	GROUND FLOOR PLAN	A	27.02.25
DA-05	FIRST FLOOR PLAN	A	27.02.25
DA-06	ROOF PLAN	A	27.02.25
DA-07	NORTH & WEST ELEVATION	A	27.02.25
DA-08	SOUTH & EAST ELEVATION	A	27.02.25
DA-09	DRIVEWAY DESIGN & FRONT FENCE	A	27.02.25
DA-10	SECTIONS A & B	A	27.02.25
DA-11	SECTIONS C & D	A	27.02.25
DA-12	CALCULATION PLAN	A	27.02.25
DA-13	EROSION & SED. CONTROL PLAN	A	27.02.25
DA-14	BASIX REQUIREMENTS	A	27.02.25
DA-15	BASIX REQUIREMENTS (cont.)	A	27.02.25
DA-16	SHADOW DIAGRAMS JUNE 9am	A	27.02.25
DA-17	SHADOW DIAGRAMS JUNE 12pm	A	27.02.25
DA-18	SHADOW DIAGRAMS JUNE 3pm	A	27.02.25
DA-19	FRONT PERSPECTIVES	A	27.02.25

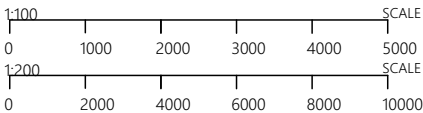
BCA COMPLIANCE SPECIFICATION

The following BCA and Australian Standard Compliance Specification shall form part of the Complying Development Certificate for this project:

- Design and all building materials comply with Building Code of Australia (NCC) 2022
- Glazing - All glazing is to be in accordance with AS 1288 (Glass in buildings - Selection and Installation)
- Termite protection is to be in accordance with Part 3.4 of the BCA
- Drainage is to be in accordance with Part 3.3 of the BCA
- Footings and slabs are to be designed and constructed in accordance with Part 4 of the BCA
- All Timber framing is to comply with AS1684
- Roof and wall cladding is to comply with Part 7 of the BCA 2022
- Glazing-All glazing is to be in accordance with AS 1288 (Glass in buildings - Selection and Installation)
- Smoke alarms to comply with BCA 2022 and AS 3786-2014
- Wet areas are to be in accordance with Part 10.2 of the BCA
- Areas requiring ventilation, which are not naturally ventilated, are to be provided with mechanical ventilation in accordance with BCA 2022
- Stair construction - All treads, internal and external, or nosings of a stairway to comply with slip-resistance classification of (AS 4586-2013 and Table 11.2.4 of the BCA 2022)
- Continuous Balustrade or other barriers will be provided and installed in accordance with the requirements (including design and location) of Part 11.3 in BCA 2022. Balustrade Height - minimum 1000mm



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NOTES
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect.
Do not scale the drawings.

AMENDMENTS
A ORIGINAL ISSUE

27.02.25

DRAWING NAME

COVER SHEET

DEVELOPMENT APPLICATION

PROJECT

NARRABEEN
DWELLINGS

DATE

27.02.25

SCALE

1:1, 1:2

PROJ. ADDRESS

103 OCEAN STREET,
NARRABEEN , 2102

CLIENT

PHIL & LORRAINE SCOTT

PROJ. CODE

OCE103

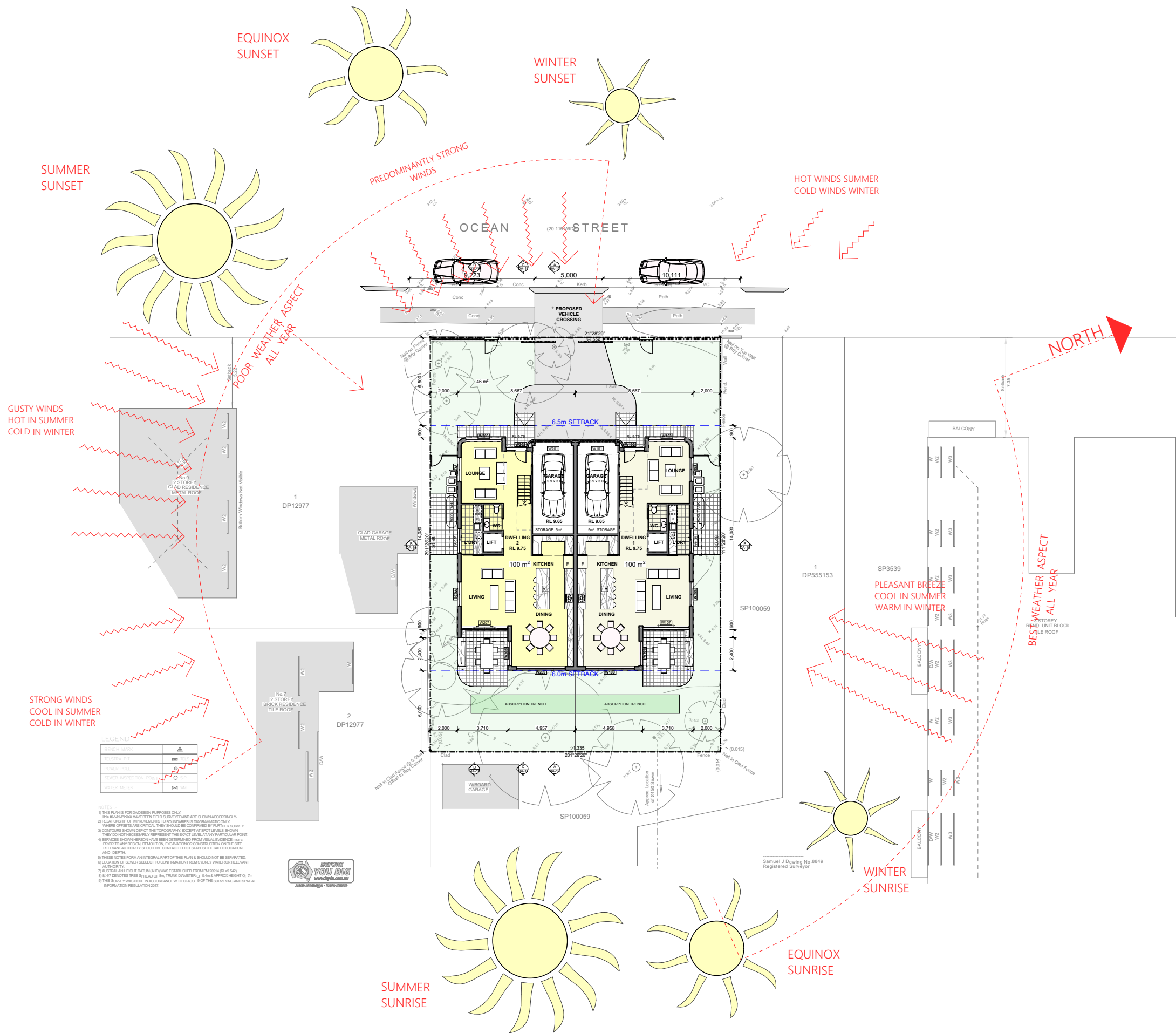
DWG NO.

DA-00

REV

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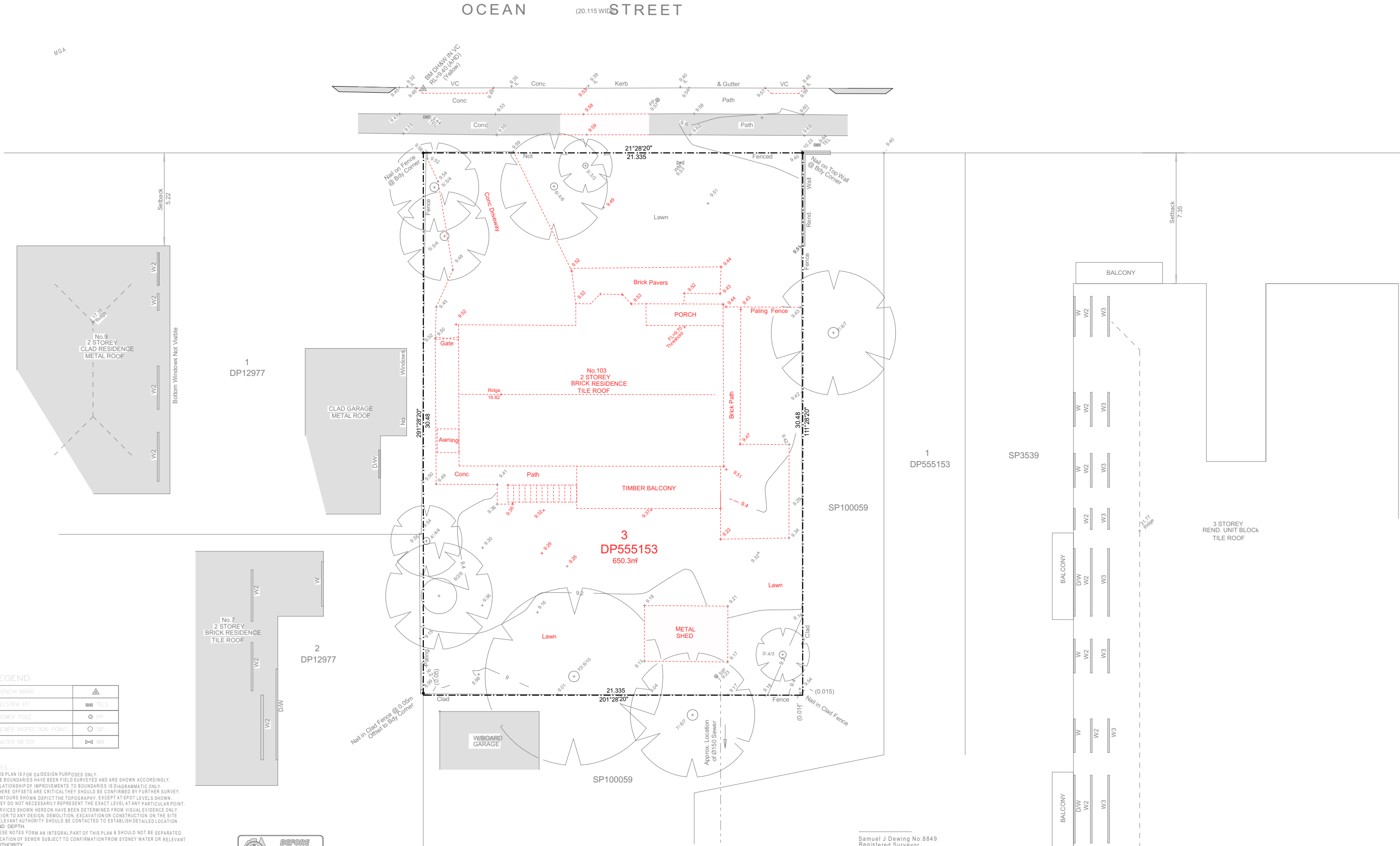
DEVELOPMENT APPLICATION

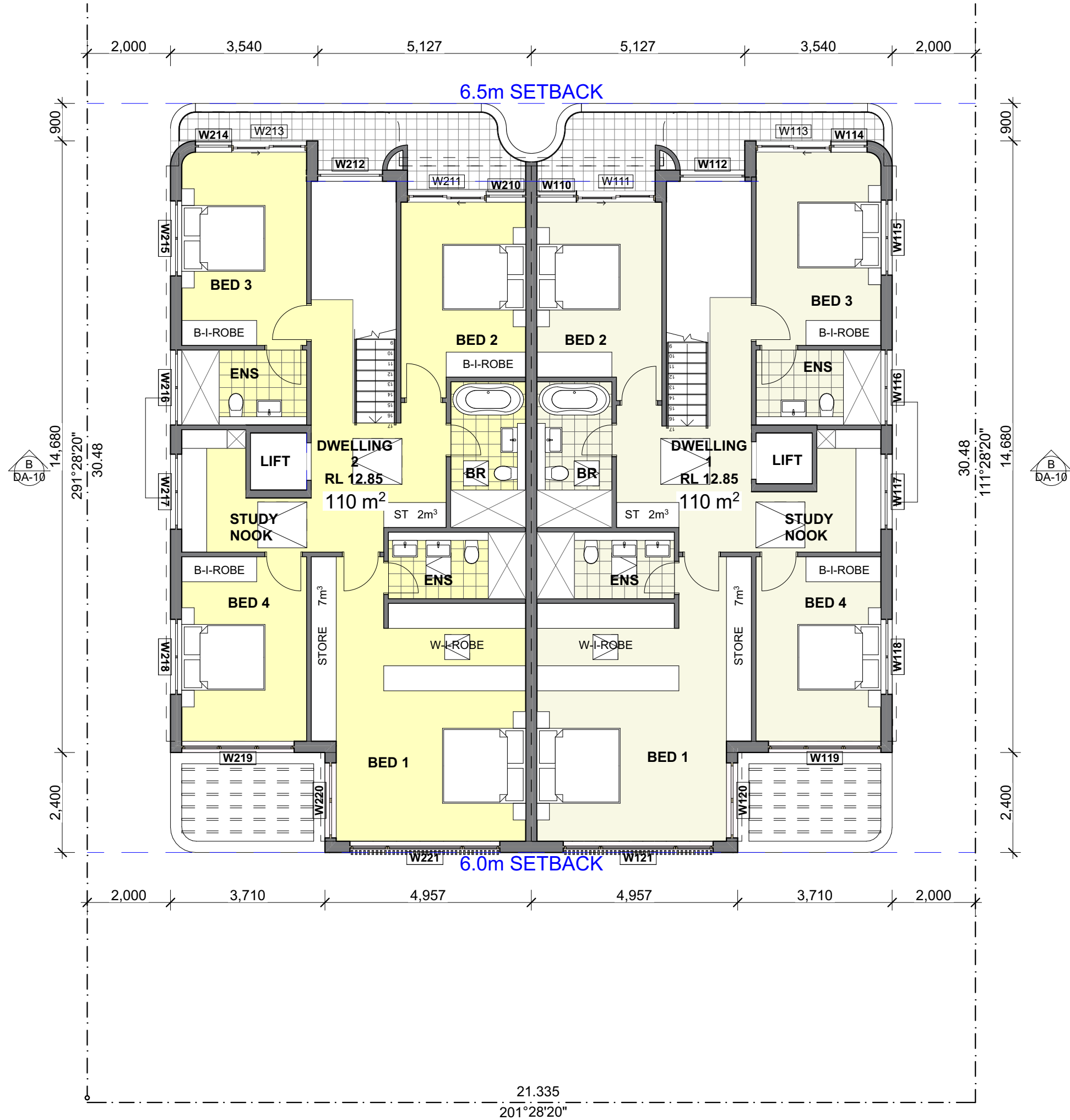




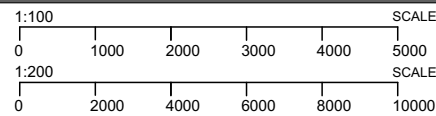
LEGEND	
BENCH MARK	▲
TELSTRA PIT	■
POWER POLE	●
SEWER INSPECTION POINT	○
WATER METER	⊗

- NOTES -
- THIS PLAN IS FOR DESIGN PURPOSES ONLY.
 - THE BOUNDARIES HAVE BEEN FIELD SURVEYED AND ARE SHOWN ACCORDINGLY.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY.
 - WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT NECESSARILY REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.
 - SERVICES SHOWN HEREON HAVE BEEN DETERMINED FROM VISUAL EVIDENCE ONLY. PRIOR TO ANY DESIGN, DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ESTABLISH DETAILED LOCATION AND DEPTH.
 - THESE NOTES FORM AN INTEGRAL PART OF THIS PLAN & SHOULD NOT BE SEPARATED.
 - LOCATION OF SEWER SUBJECT TO CONFIRMATION FROM SYDNEY WATER OR RELEVANT AUTHORITY.
 - AUSTRALIAN HEIGHT DATUM (AHD) WAS ESTABLISHED FROM PM 20914 (RL=9.542)
 - 8/1/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
 - THIS SURVEY WAS DONE IN ACCORDANCE WITH CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2017.





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AMENDMENTS
A ORIGINAL ISSUE

27.02.25

DRAWING NAME
FIRST FLOOR PLAN
DEVELOPMENT APPLICATION

PROJECT
NARRABEEN DWELLINGS
DATE **27.02.25**
SCALE **1:100**

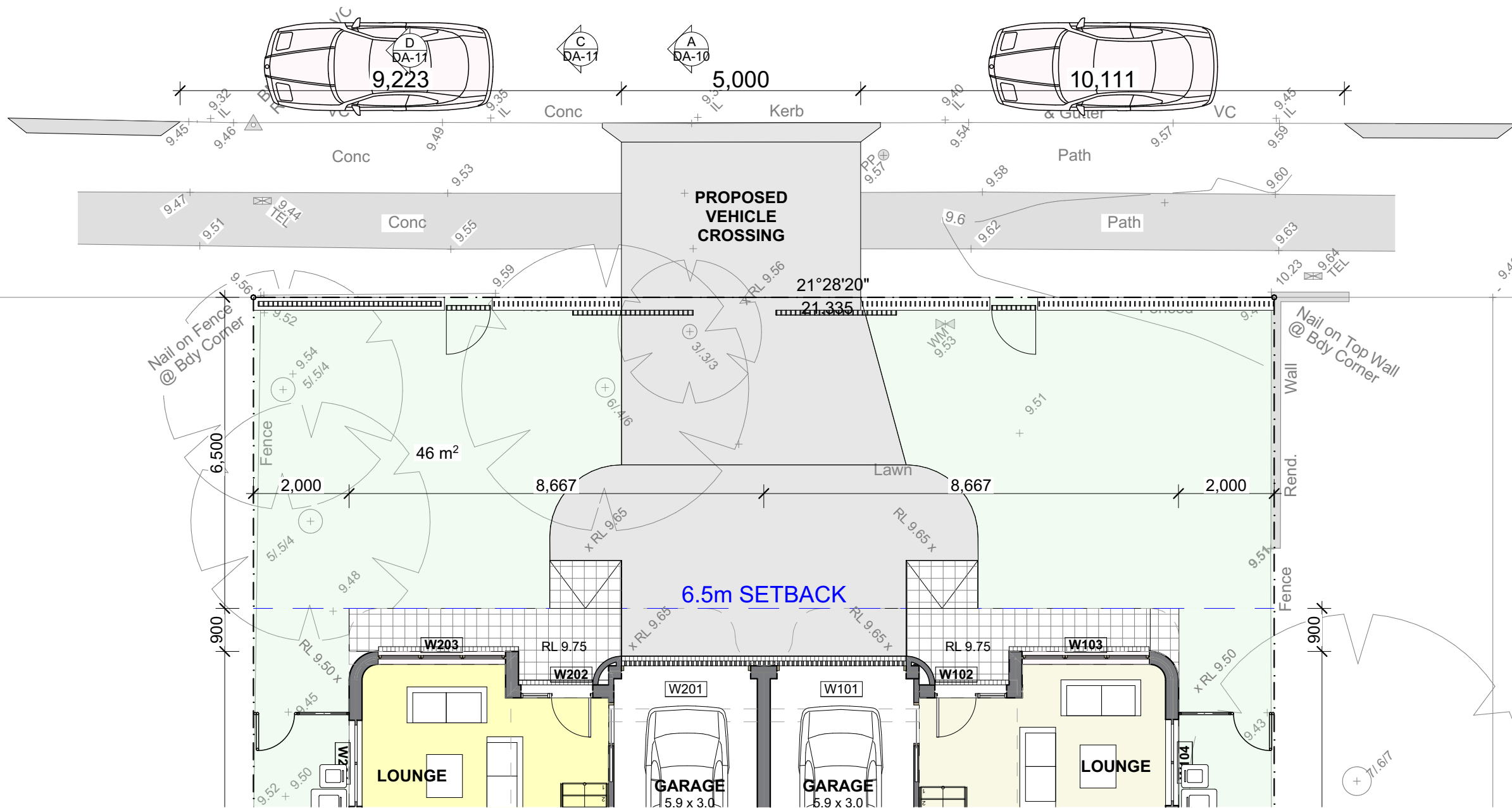
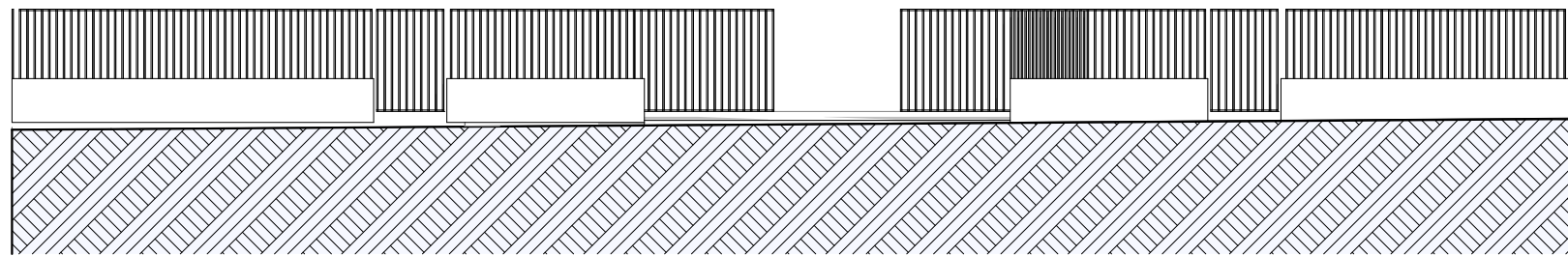
PROJ. ADDRESS
103 OCEAN STREET, NARRABEEN , 2102
CLIENT **PHIL & LORRAINE SCOTT**

PROJ. CODE
OCE103
DWG NO. **DA-05**
REV **A**



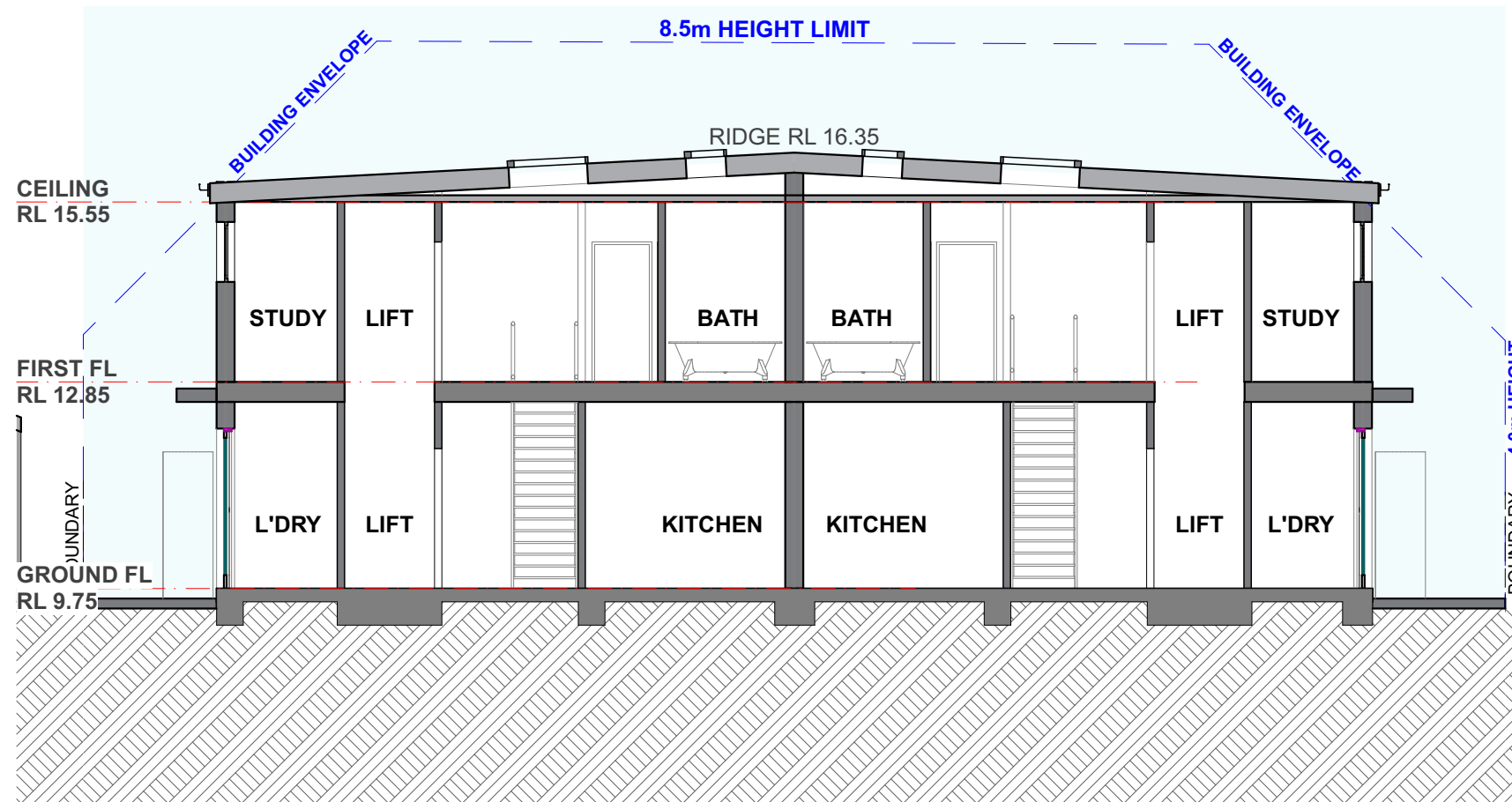
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FRONT FENCE ELEVATION



1

DRIVEWAY DESIGN PLAN



SCHEDULE OF MATERIALS TO BE USED:

EXTERNAL WALLS:
 - Rendered & painted masonry/concrete &
 - 90mm stud walls with FC cladding to upper floors

INTERNAL WALLS:
 110mm masonry/concrete walls with paint finish.
 90mm timber stud walls with plasterboard & paint finish.

FLOORS:
 Concrete slab on ground & suspended concrete to first floor, to Structural Engineers details and specification.

EXTERNAL DOORS & WINDOWS:
 Aluminium frame with clear glass, with powdercoat finish

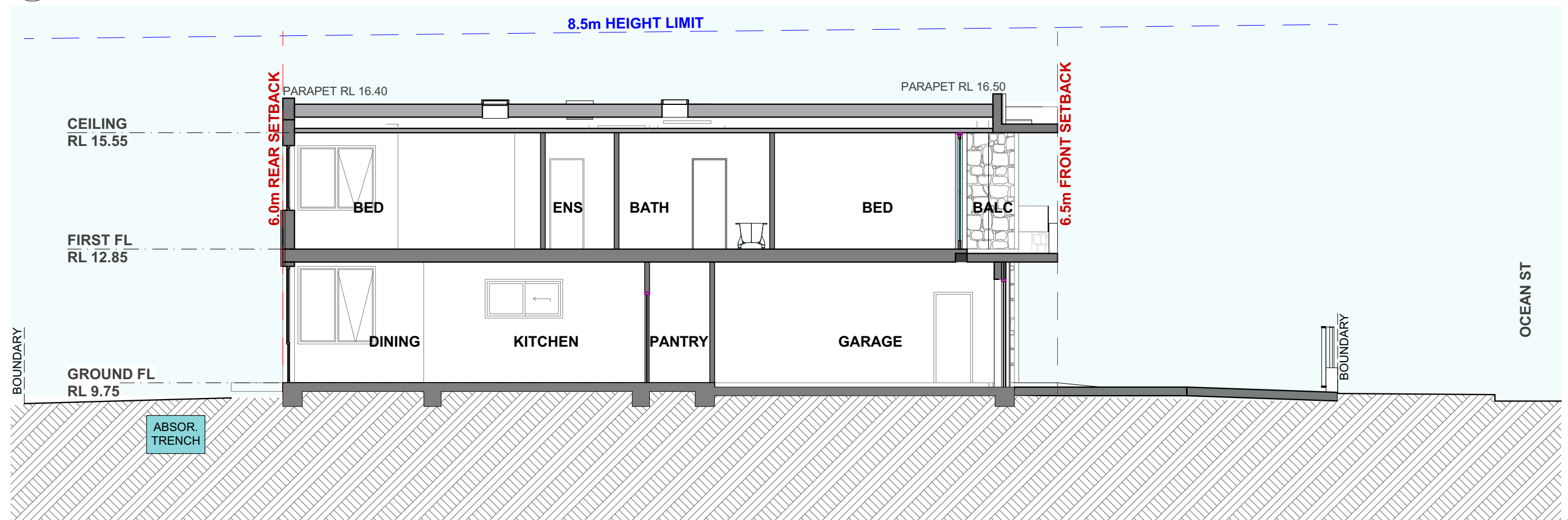
CEILINGS:
 Plasterboard ceiling with insulation and paint finish

ROOFS:
 Colorbond 3° pitch timber roof w/ sisalation & insulation blanket.

NB: All of the above are to be in accordance with The Basix Certificate and commitments.

2

SECTION B

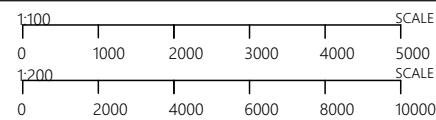


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SECTION A



Suite 11, Level 2
 20 Young Street
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AMENDMENTS
 A ORIGINAL ISSUE

27.02.25

DRAWING NAME

SECTIONS A & B

DEVELOPMENT APPLICATION

PROJECT

NARRABEEN DWELLINGS

DATE 27.02.25

SCALE 1:100

PROJ. ADDRESS

103 OCEAN STREET, NARRABEEN , 2102

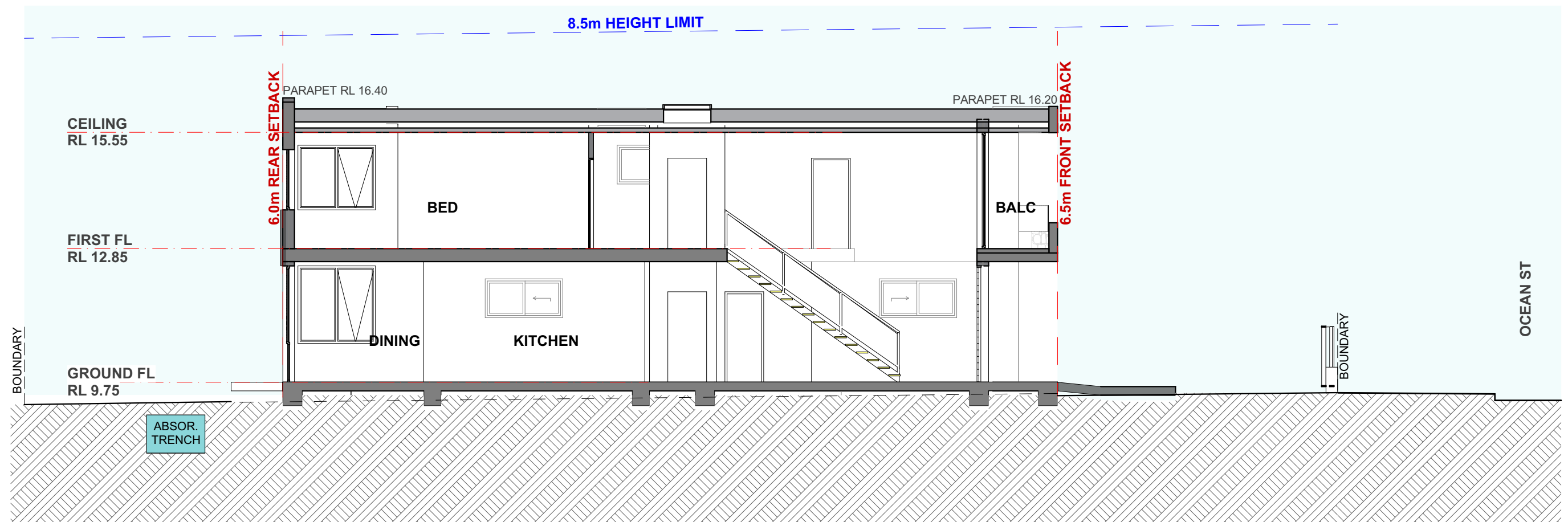
CLIENT PHIL & LORRAINE SCOTT

PROJ. CODE

OCE103

DWG NO. DA-10 REV A





2

SECTION C

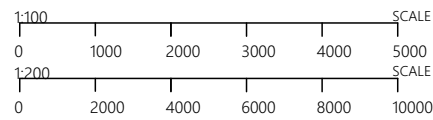


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SECTION D



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AMENDMENTS
A ORIGINAL ISSUE

27.02.25

DRAWING NAME

SECTIONS C & D

DEVELOPMENT APPLICATION

PROJECT

**NARRABEEN
DWELLINGS**

DATE

27.02.25

SCALE

1:100

PROJ. ADDRESS

**103 OCEAN STREET,
NARRABEEN , 2102**

CLIENT

PHIL & LORRAINE SCOTT

PROJ. CODE

OCE103

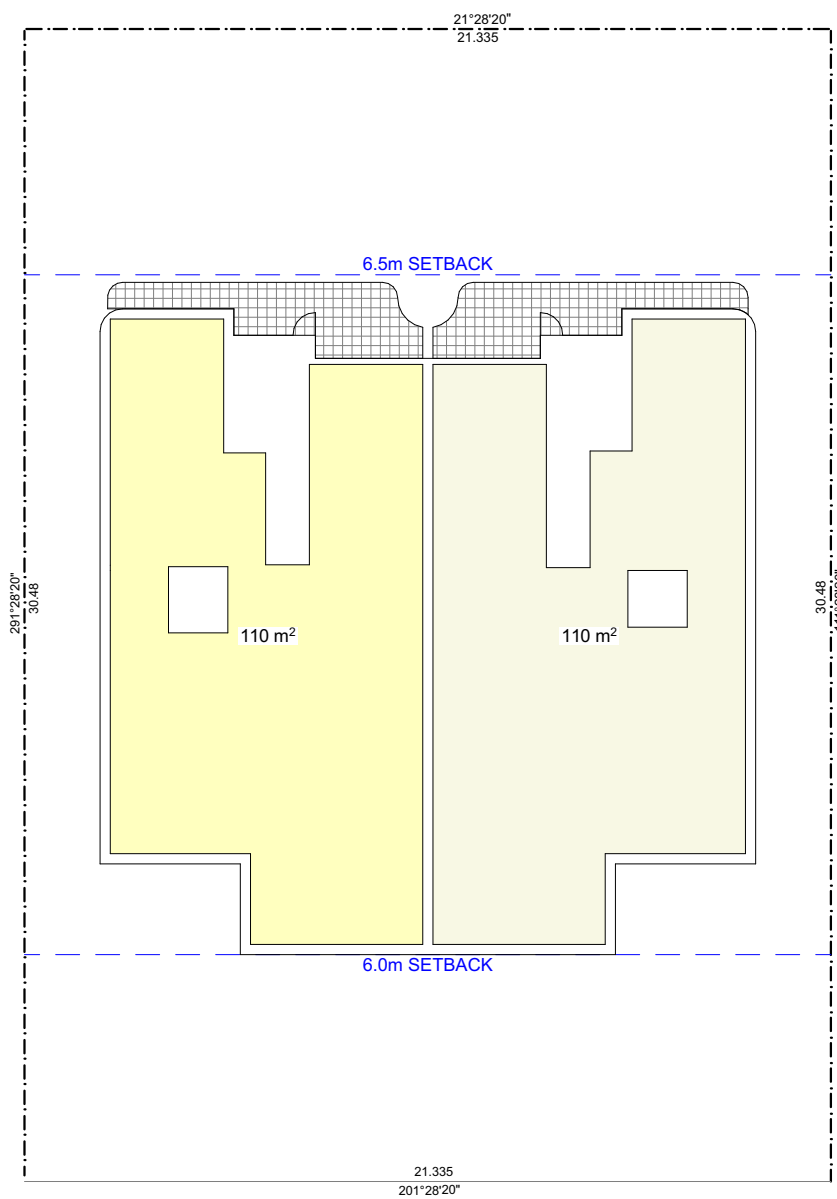
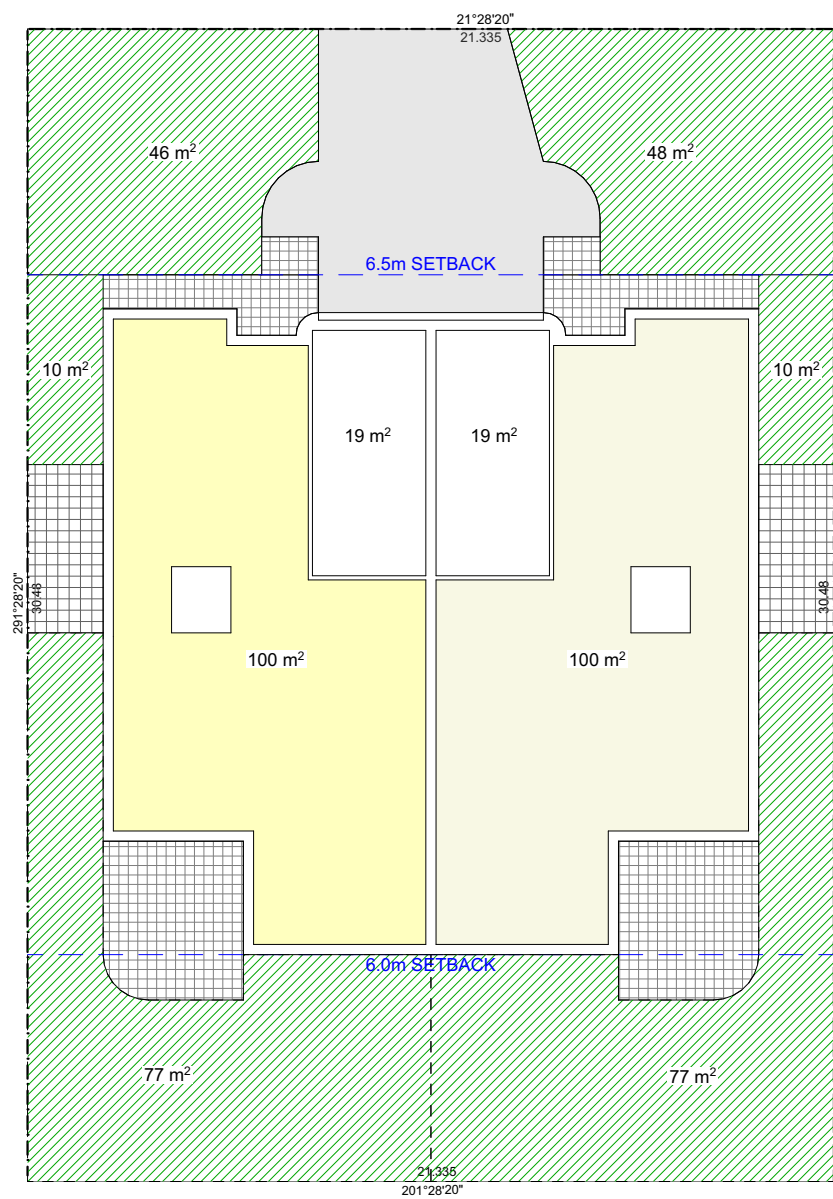
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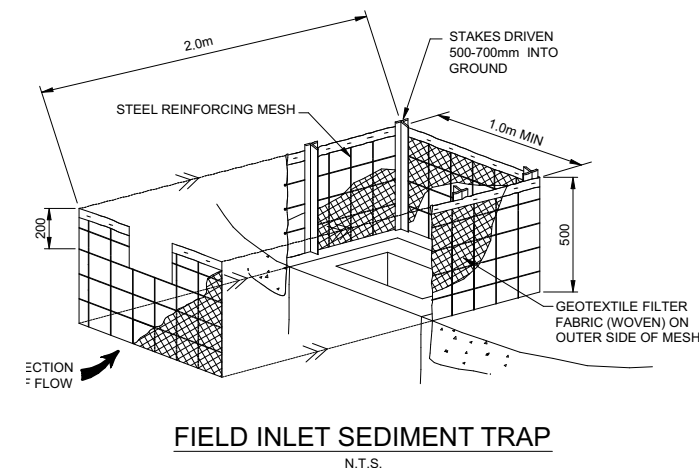
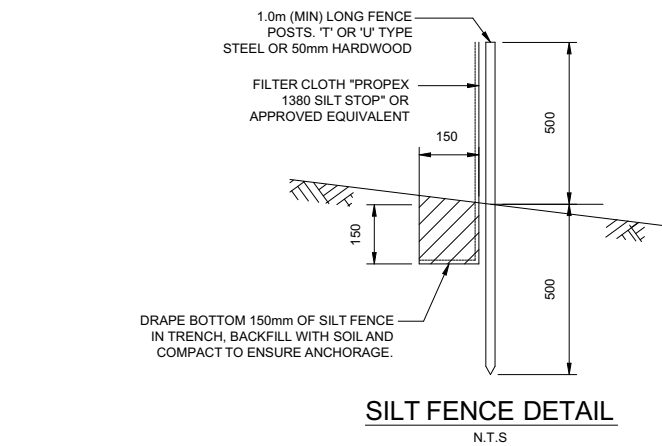
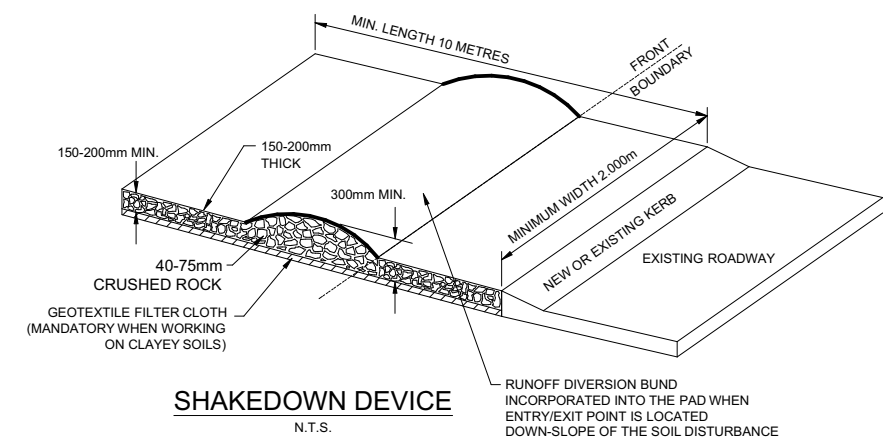
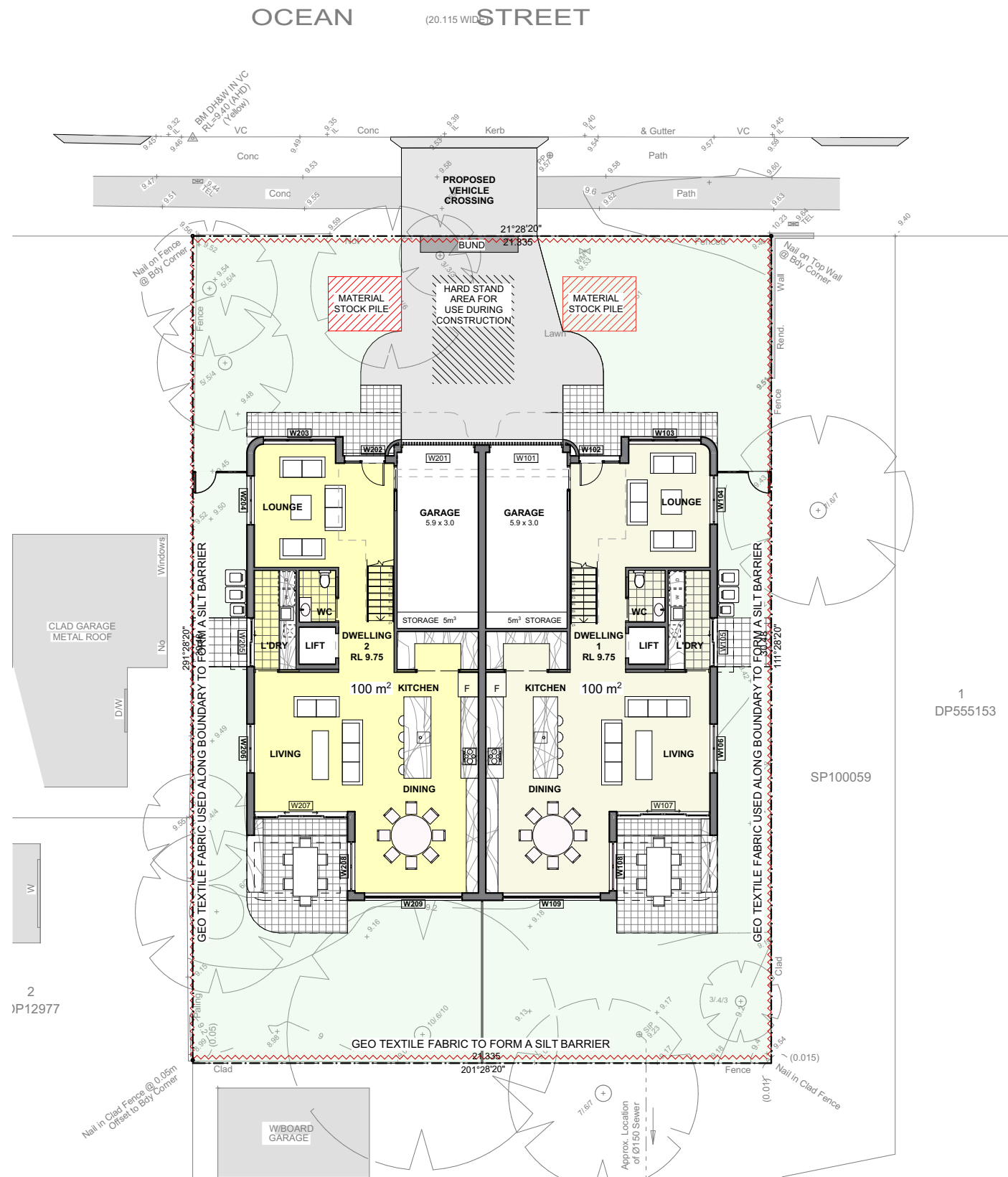
DA-11

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SILT FENCE NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES.
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE.
6. SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACINGS ON STEEP TERRAIN.

EROSION AND SEDIMENT CONTROLS

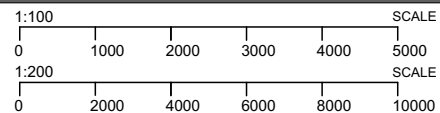
THESE RUN-OFF AND EROSION CONTROLS ARE TO BE COMPLIED TO DURING THE CONSTRUCTION AND MAINTENANCE OF THE SITE

RUN-OFF AND EROSION CONTROLS MUST BE IMPLEMENTED TO PREVENT SOIL EROSION, WATER POLLUTION OR THE DISCHARGE OF LOOSE SEDIMENT ON THE SURROUNDING LAND BY:

- A DIVERTING UNCONTAMINATED RUN-OFF AROUND CLEARED OR DISTURBED AREAS, AND
- B ERECTING A SILT FENCE TO PREVENT DEBRIS ESCAPING INTO DRAINAGE SYSTEMS AND WATERWAYS, AND
- C PREVENTING TRACKING OF SEDIMENT BY VEHICLES ONTO ROADS, AND
- D STOCKPILING TOP SOIL, EXCAVATED MATERIALS, CONSTRUCTION AND LANDSCAPING SUPPLIES AND DEBRIS WITHIN THE LOT



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AMENDMENTS
A ORIGINAL ISSUE

27.02.25

DRAWING NAME

EROSION & SED. CONTROL PLAN

DEVELOPMENT APPLICATION

PROJECT

NARRABEEN
DWELLINGS

DATE 27.02.25

SCALE 1:200

PROJ. ADDRESS

103 OCEAN STREET,
NARRABEEN, 2102

CLIENT

PHIL & LORRAINE SCOTT

PROJ. CODE

OCE103

DWG NO. DA-13

REV A



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

Secretary
Date of issue: Monday, 03 March 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-348YOV-01.

Project summary			
Project name	103 Ocean St HEC3605		
Street address	103 OCEAN STREET NARRABEEN 2101		
Local Government Area	NORTHERN BEACHES		
Plan type and plan number	Deposited Plan 555153		
Lot No.	3		
Section no.	-		
No. of residential flat buildings	0		
Residential flat buildings: no. of dwellings	0		
Multi-dwelling housing: no. of dwellings	0		
No. of single dwelling houses	2		
Project score			
Water	✓ 40	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 72	Target 72	
Materials	✓ -8	Target n/a	

Certificate Prepared by	
Name / Company Name: House Energy Certified	
ABN (if applicable):	

No common areas specified.

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	✓
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (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.	✓	✓	✓

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (a)	Laundry connection	Pool top-up
All dwellings	Individual water tank (No. 1)	Tank size (min) 1500 litres	To collect run-off from at least: 150 square metres of roof area; 0 square metres of impervious area; 0 square metres of garden and lawn area; and 0.00 square metres of planter box area.	yes	yes	no	no

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	✓

Description of project

Project address	
Project name	103 Ocean St HEC3605
Street address	103 OCEAN STREET NARRABEEN 2101
Local Government Area	NORTHERN BEACHES
Plan type and plan number	Deposited Plan 555153
Lot No.	3
Section no.	-
Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	2
Site details	
Site area (m²)	650
Roof area (m²)	300
Non-residential floor area (m²)	0
Residential car spaces	2
Non-residential car spaces	0

Common area landscape			
Common area lawn (m²)	0		
Common area garden (m²)	0		
Area of indigenous or low water use species (m²)	0		
Assessor details and thermal loads			
Assessor number	DMN181851		
Certificate number	HR-348YOV-01		
Climate zone	56		
Project score			
Water	✓ 40	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 72	Target 72	
Materials	✓ -8	Target n/a	

Schedule of BASIX commitments

1. Commitments for multi-dwelling housing

- (a) Dwellings
(i) Water
(ii) Energy
(iii) Thermal Performance and Materials

2. Commitments for single dwelling houses

- (a) Dwellings
(i) Water
(ii) Energy
(iii) Thermal Performance and Materials

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

- (b) Common areas and central systems/facilities
(i) Water
(ii) Energy

(ii) Thermal Performance and Materials

(ii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.	✓		
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.		✓	
(e) The applicant must 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.		✓	✓
(f) 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.	✓	✓	✓
(g) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(h) 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.	✓		
(i) 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.		✓	

Description of project

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

Single dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (m² area m²)
1	4+	201	6	130	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (m² area m²)
2	4+	201	6	130	0

Schedule of BASIX commitments

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

1. Commitments for multi-dwelling housing

(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 future or appliance to be installed in the dwelling, the applicant must ensure that each such future 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.		✓	✓
(f) 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.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) 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.	✓	✓	✓

(i) 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.			

2. Commitments for single dwelling houses

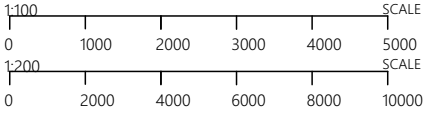
(a) Dwellings	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout 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 future or appliance to be installed in the dwelling, the applicant must ensure that each such future 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.		✓	✓
(f) 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.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) 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
All dwellings	4 star (> 6.5 L/min)	4 star	4 star	4 star	-	-	-	-	-

		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	-	-	-	-	-	electric cooktop & electric oven	-	-	no	yes

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

(ii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓



NOTES

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings.

AMENDMENTS

A ORIGINAL ISSUE

27.02.25

DRAWING NAME

BASIX REQUIREMENTS

DEVELOPMENT APPLICATION

PROJECT

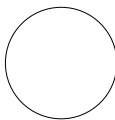
NARRABEEN DWELLINGS
DATE 27.02.25
SCALE 1:2.86

PROJ. ADDRESS

103 OCEAN STREET, NARRABEEN , 2102
CLIENT PHIL & LORRAINE SCOTT

PROJ. CODE

OCE103
DWG NO. **DA-14**
REV **A**



BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1785814M Monday, 03 March 2025 page 13/15

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BASiX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1795814M Monday, 03 March 2025 page 15/19

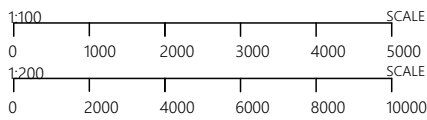
BASiX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1795814M Monday, 03 March 2025 page 15/19

BASiX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1795814M Monday, 03 March 2025 page 15/19

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20 Young Street
NEUTRAL BAY, NSW

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Mob +61 412 995 480



NOTES

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect.
Do not scale the drawings.

AMENDMENTS
A ORIGINAL ISSUE

27.02.25

DRAWING NAME

BASIX REQUIREMENTS (cont.)

DEVELOPMENT APPLICATION

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1785814M Monday, 03 March 2025 page 16/19

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

Common areas and central systems/facilities			
(i) Water	Show on DA plans	Show on CO/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 for ensure that the development is serviced by the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

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

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting system for that common area. This <u>lighting</u> 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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Central energy systems	Type	Specification
Other	-	-

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Notes

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

Legend

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

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Nationwide House Energy Rating Scheme®

Class 1 Summary

NatHERS® Certificate No. #HR-348YOV-01

Generated on 03 Mar 2025 using Hero 4.1

Property

Address	103 Ocean Street, Narrabeen, NSW, 2101
Lot/DP	3/555153
NatHERS climate zone	56 - Mascot AMO

Accredited assessor

Name	Paul Gradwell
Business name	House Energy Certified
Email	paul@houseenergycertified.com
Phone	+61 410315381
Accreditation No.	DMN/18/1851
Assessor Accrediting Organisation	DMN

Thermal performance

Star rating

7.0

Minimum Rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME®

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

For more information on your dwelling's rating see:

www.nathers.gov.au

Verification

To verify this certificate, scan the QR code or visit <http://www.hero-software.com.au/pdf/HR-348YOV-01>

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

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J603 and J615 of NCC Volume One.

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

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

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

Summary of all dwellings

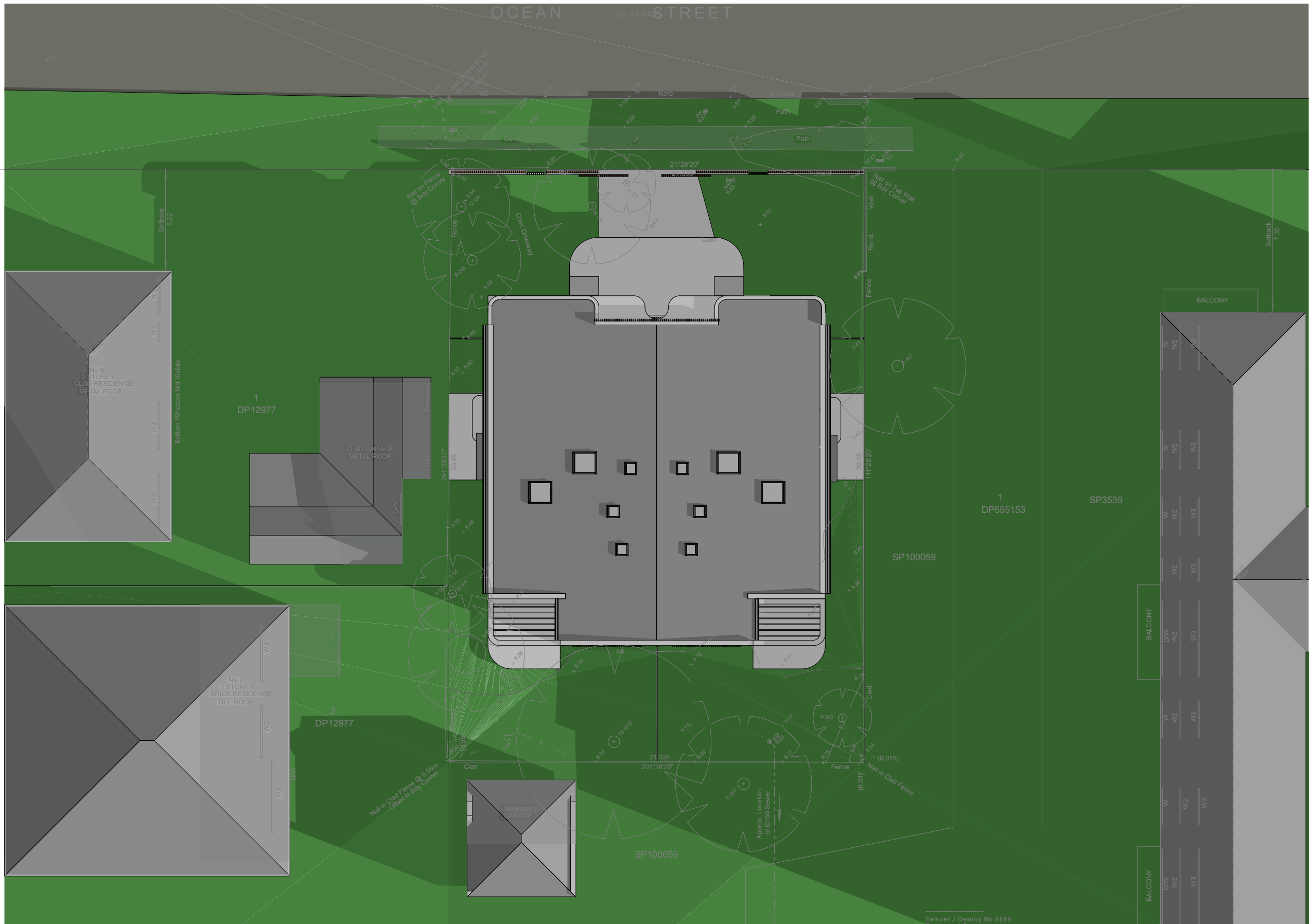
Certificate number and link	Unit Number	Heating load (load limit) (MJ/m²·yr)	Cooling load (load limit) (MJ/m²·yr)	Total load (MJ/m²·yr)	Star Rating	Whole of Home Rating
HR-M2INNE-01	1	14.7 (25)	15.1 (18)	29.8	7.0	n/a
HR-27ZEVZ-01	2	17.6 (25)	12.3 (18)	29.9	7.0	n/a

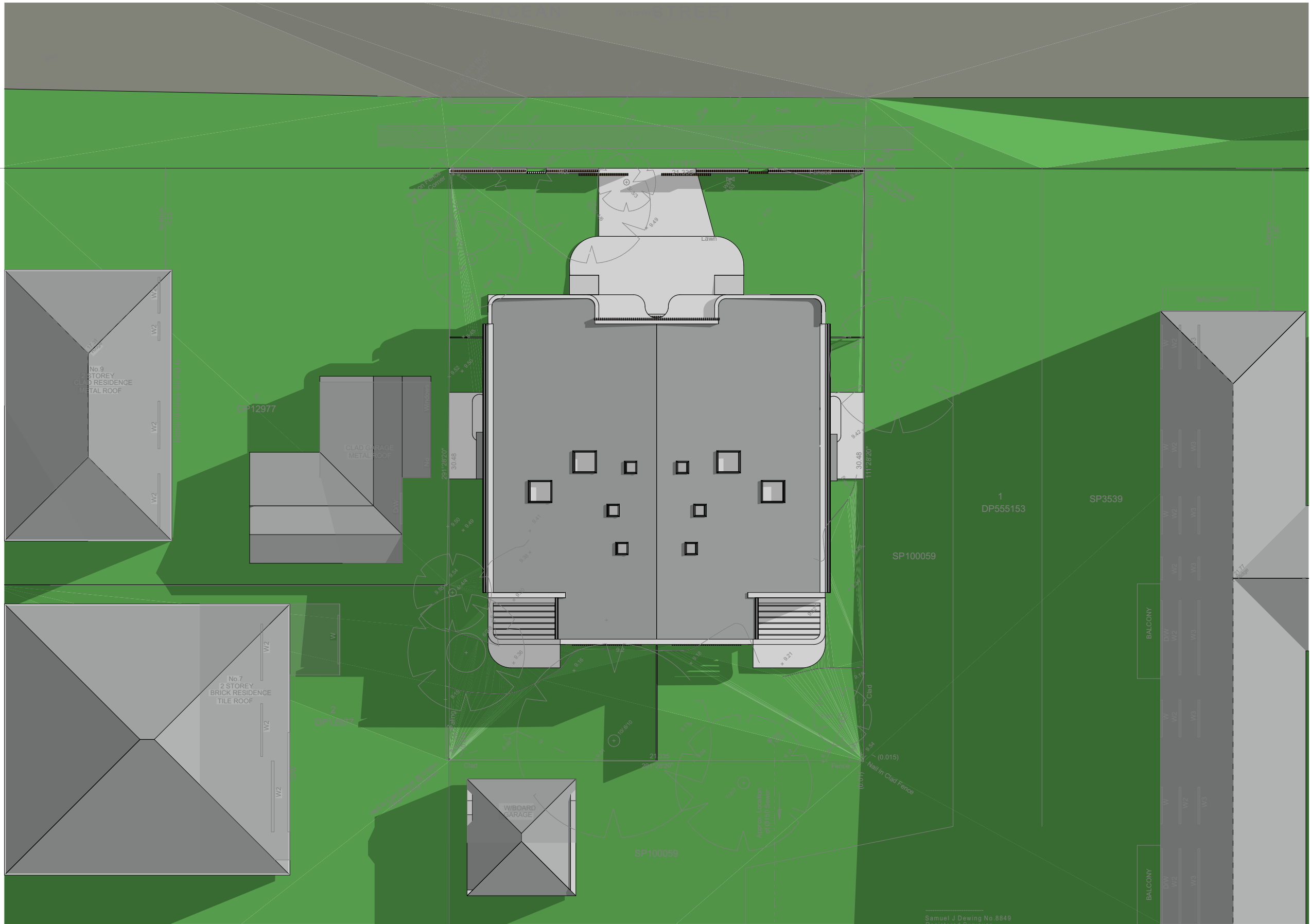
Whole of Home performance rating

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

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Generated on 03 Mar 2025 using Hero 4.1 for 103 Ocean Street, Narrabeen, NSW, 2101









2 OCEAN STREET PERS



3 OCEAN STREET PERS



1 OCEAN STREET PERS



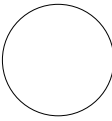
4 OCEAN STREET PERS

Window List										
ID	W101	W102	W103	W104	W105	W106	W107	W108	W109	W110
Height	2,550	2,700	2,700	900	2,400	900	2,700	1,800	2,700	2,700
Width	2,700	820	2,670	1,800	1,800	1,800	3,440	1,800	3,600	950
W/D nominal sill height	0	0	0	1,500	0	1,500	0	900	0	0
2D Symbol										
3D Front View										

Window List											
ID	W111	W112	W113	W114	W115	W116	W117	W118	W119	W120	W121
Height	2,700	2,700	2,700	2,700	900	900	900	900	1,500	1,500	1,500
Width	1,890	1,557	1,800	870	1,800	1,800	1,800	1,800	2,700	1,800	3,600
W/D nominal sill height	0	0	0	0	1,500	1,500	1,500	1,500	900	900	900
2D Symbol											
3D Front View											

AW - AWNING, L - LOUVRED, SL - SLIDING, F - FIXED,
P - PANEL FOLD DOORS, SD - SLIDING DOOR, HD - HINGED DOOR
OBS - OBCURE GLASS

NOTE : ALL WINDOWS ON THE FIRST FLOOR TO BE FITTED WITH RESTRICTORS.
(RESTRICTION OF OPENABLE PART OF WINDOWS TO 125mm)
ALL WINDOW SIZES SHOWN ARE OPENING SIZES
ALL WINDOWS ARE ALUMINIUM FRAMED POWDERCOATED
COLOUR :SOUTHERLY



Window List										
ID	W201	W202	W203	W204	W205	W206	W207	W208	W209	W210
Height	2,550	2,700	2,700	900	2,400	900	2,700	1,800	2,700	2,700
Width	2,700	820	2,670	1,800	1,800	1,800	3,440	1,800	3,600	950
W/D nominal sill height	0	0	0	1,500	0	1,500	0	900	0	0
2D Symbol										
3D Front View										

Window List											
ID	W211	W212	W213	W214	W215	W216	W217	W218	W219	W220	W221
Height	2,700	2,700	2,700	2,700	900	900	900	900	1,500	1,500	1,500
Width	1,890	1,557	1,800	870	1,800	1,800	1,800	1,800	2,700	1,800	3,600
W/D nominal sill height	0	0	0	0	1,500	1,500	1,500	1,500	900	900	900
2D Symbol											
3D Front View											

AW - AWNING, L - LOUVRED, SL - SLIDING, F - FIXED,
P - PANEL FOLD DOORS, SD - SLIDING DOOR, HD - HINGED DOOR
OBS - OBCURE GLASS

NOTE : ALL WINDOWS ON THE FIRST FLOOR TO BE FITTED WITH RESTRICTORS.
(RESTRICTION OF OPENABLE PART OF WINDOWS TO 125mm)
ALL WINDOW SIZES SHOWN ARE OPENING SIZES
ALL WINDOWS ARE ALUMINIUM FRAMED POWDERCOATED
COLOUR :SOUTHERLY

