23 Fisher Road, Dee Why

Section 4.55(1A) Modification to DA2018/1574



Hamptons by Rose Group Pty Ltd February 2022

Table of Contents

1	Intro	oduction	4
	1.2	Development Consents	5
		1.2.1 DA2018/1574	5
2	The	Site	7
	2.1	Site Location and context	7
	2.2	Site Description	8
3	The	Proposal	9
	3.1		
	3.2	Physical Modifications1	0
	3.2.1	Minor Changes and Amendments to Various Apartments	0
4	Cor	nclusion1	0

Schedule of Figures and Tables

Figure 1. Level 1 Plan Approved under DA/2018/1574 (extract from A1.01)	7
Figure 2. Eastern Elevation Approved under DA/2018/1574 (extract from A3.02)	8
Figure 3. Northern Elevation Approved under DA/2018/1574 (extract from A3.02)	. 8
Figure 4. Local Context Map	9
Figure 5. Site Locality Map	9

able 1. Site Description

Appendices

- Appendix 1. Architectural Report Detailing Changes;
- Appendix 2. Revised Architectural Plans;
- Appendix 3. ADG Compliance Table;
- Appendix 4. Amended BASIX Certificate.

1 Introduction

This Statement of Environmental Effects (SEE) has been prepared by Hamptons by Rose Pty Ltd (Rose Group) to support a Section 4.55(1A) modification to the Northern Beaches Council (the Council). The application proposes to modify Development Consent (DA/2018/1574) at 23 Fisher Rd, Dee Why (the site) (Lot 11, DP 577062). DA/2018/1574 was approved for the 'construction of a mixed development comprising three residential flat building, commercial use of a heritage listed building, car parking, infrastructure and landscaping'.

The proposed modification is being sought under Section 4.55 (1A) of the Act, which relates to modifications involving minor environmental impact. The application proposes to modify Development Consent (DA/2018/1574), previously approved under *Sydney North Planning Panel* in June 2019. The modification application seeks approval for the following changes to the approved development conditions and administrative changes as follows;

- 1. Amending the approval description to include strata subdivision;
- 2. Minor amendments to various apartments for to accord with future construction certificate design.

A detailed description of the proposed modification is outlined in Section 3.

This SEE is also supported by the following architectural plans and environmental assessment statements/reports which are provided separately;

- Appendix 1. Architectural Report Detailing Changes;
- Appendix 2. Revised Architectural Plans;
- Appendix 3. ADG Compliance Table;
- Appendix 4. Amended BASIX Certificate.

1.2 Development Consents

1.2.1 DA2018/1574

The original development consent DA2018/1574 was approved by the North Sydney Planning Panel on the 18 June 2019 for construction of a mixed-use development comprising three residential flat buildings, commercial use of a heritage listed building, car parking, infrastructure and landscaping at 23 Fisher Road, Dee Why.

Specifically, the development comprises;

- Three (3) x residential flat buildings; comprising 126 dwellings and basement car parking;
- The retention of Pacific Lodge, to be used for a commercial purpose subject to a future development application;
- Basement car parking for 191 vehicles; comprising 151 dedicated resident car spaces, 12 dedicated commercial spaces for Pacific Lodge, 26 dedicated visitor parking spaces and 2 dedicated spaces for small delivery vehicles;
- Internal private service laneway; and
- Site works and associated landscaping.

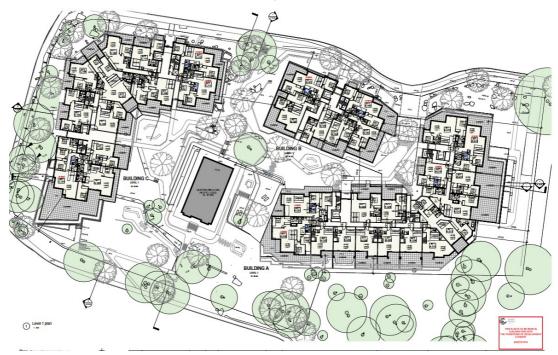
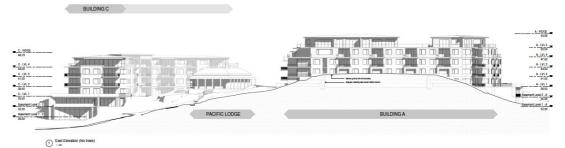


Figure 1. Level 1 Plan Approved under DA/2018/1574 (extract from A1.01) Source: Rose Architectural Design

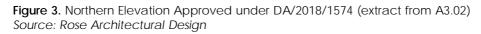


BUILDING B

Figure 2. Eastern Elevation Approved under DA/2018/1574 (extract from A3.02) Source: Rose Architectural Design



(2) North Elevation (No trees)



Mod2020/0097 was approved by Northern Beaches Council on 15th April 2020 for the following items:

- Amendment to Condition 1 'Approved Plans and Supporting Documentation' to reflect proposed modifications and supporting documentation;
- Amendment to Condition 88(a) 'Parking' to add 34 car spaces within Basement Level 1 with minimal change to basement footprint;
- Amendment to Condition 20 'External Finishes' regarding change of external colour palette;
- Deletion of Condition 22(i) in regard to balustrades; and
- Deletion of condition 22 (k) in regard to pedestrian exit from Basement Level 1C towards the east.

2 The Site

2.1 Site Location and context

The subject site is located at 23 Fisher Road, Dee Why and is legally known as Lot 11 DP 577062. The site covers an area of approximately 10,620m² and is currently occupied by a disused aged care and assisted living facility previously operated by the Salvation Army.

The site is undulating in nature providing a relatively steep topography owing to its location on the spur between major hills to the west and south of Dee Why town centre basin. The site ground level is elevated above the adjoining street level in most locations, especially along the St David Avenue frontage, where retaining brick wall, rock faces, escarpments and outcrops occur at varying heights.

Figure 1 and 2 below identify the site's location in a local and site-specific context.



Figure 4. Local Context Map Source: Mecone MOSAIC

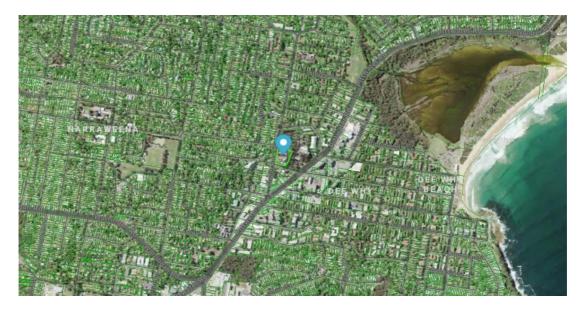


Figure 5. Site Locality Map Source: Mecone MOSAIC

2.2 Site Description

Table 1 provides the legal description, and a brief summary of the site and surrounding context.

Table 1. Site Description	
Item	Description
Legal Description	Lot 11 DP 577062
Total Area	10,620m ²
Location	23 Fisher Road, Dee Why
Existing Zone	B4 Mixed Use
	 North: Various uses are located to the north including a three storey residential flat building and a new Northern Beaches Council owned building operated by PCYC.
	East: Civic Parade, Council carpark, Dee Why Library and Northern Beaches Council – Dee Why Office.
Surrounding Context	 South: Beyond St David Avenue, Dee Why Police Station, St Davids Uniting Church Centre and commercial uses at 1-3 storeys in height are located.
	• West: Beyond Fisher Road to the west, low rise residential area including 1-3 storey dwellings and flat buildings are located.
Public Transport	Bus services along Fisher Road (directly west of site) providing regular services to Manly, Frenchs Forest, and Sydney CBD. Additional B-line bus services along Pittwater Road (less than 100m south-east of site) providing services to Warringah Mall, Palm Beach, and Mona Vale.
	The site is undulating in nature providing a relatively steep topography owing to its location on the spur between major hills to the west and south of Dee Why town centre basin.
Topography	The site ground level is elevated above the adjoining street level in most locations, especially along the St David Avenue frontage, where retaining brick wall, rock faces, escarpments and outcrops occur and varying heights.

3 The Proposal

The proposed modification to the approved Development Consent DA2018/1574, are being sought under Section 4.55(1A) of the act, which relates to modifications involving minor environmental impact. The proposed modifications include;

1. Inclusion of strata subdivision in description of the development; and

2. Minor changes and amendments to various apartments.

3.1 Administrative Modifications

The proposed modification is requested to the description of the proposed development to include the word "and subdivision" at the end of the description.

The current description of the development is shown below:

	Construction of a mixed development comprising three residential flat buildings, commercial use of a heritage listed building, car parking, infrastructure and landscaping
--	--

Due to the presence of a heritage item a CDC strata subdivision cannot be issued.

The original DA and subsequent modification/correspondence with Council made clear the intention to strata subdivide the completed project.

1.3 DESCRIPTION OF WORK Please describe briefly everything th	at you wa	nt approved by the Council, including s	igns, hou	rs of operation, use, subdivision, demolition etc		
Demolition of all existing structu	res exce	pt Pacific Lodge building. Constr	uction o	f mixed use development comprising 130		
residential apartments, commerci	esidential apartments, commercial space, basement car parking, landscaping and all associated site works.					
Land subdivision to create separate lot for Pacific Lodge building. Strata subdivision of 130 apartments and commercial uses.						
Use of Pacific Lodge building as a single residence.						
Number of new dwellings 131 Number of existing dwellings 2 Number of dwellings to be demolished 2						

The Council Assessment Report acknowledged the request for strata subdivision and recommended approval for subdivision.

RECOMMENDATION

That the SNPP grant development consent to DA2018/1574 for the construction of a mixed use development comprising residential apartments, commercial use of a heritage listed building, car parking, landscaping and subdivision at 23 Fisher Road, Dee Why subject to the following draft conditions of consent:

However, the consent approval neglected to include subdivision in the approval description.

This part of the modification requests the description of the development be amended as follows:

landscaping and subdivision.

3.2 Physical Modifications

3.2.1 Minor Changes and Amendments to Various Apartments

The proposed modification seeks to amend elements of the apartment design to accord with future Construction Certificate (CC) design. Elements include addition of external structural columns and plant design for mechanical services.

Internal and external modifications are proposed to improve amenity to users in accordance with the Apartment Design Guideline (ADG). A full list of proposed modifications are included in Appendix 1 and all items are clouded on the Architectural drawings accompanying the application.

4 Conclusion

This SEE has been prepared by Hamptons By Rose Pty Ltd (**Rose Group**) to support a Section 4.55(1A) application to modify Development Consent (DA/2018/1574), dated June 2019, in relation to the site at 23 Fisher Road, Dee Why.

We recommend that Council approve the proposed modifications in accordance with Section 4.55(1A) of the *Environmental Planning and* Assessment Act 1979 for the development located at 23 Fisher Road, Dee Why.

APPENDIX 1

19/02/2022

R	E	:

GENERAL EXTERNAL		
Location	Amendment viewed from public domain	Amendment
Addition of external columns	Ŷ	Structural columns added to balconies to support floors over. Required by Structural engineer to achieve deflection criteria. Apts balconies affected Building A A.G01, A.G02, A.G15, A.G16, A.101, A.102, A.109, A.110 A.201, A.202, A.213, A.214 Building B B.101, B.101, B.103, B.105, B.106 B.201, B.201, B.203, B.205, B.206 B.301, B.301, B.303, B.305, B.306 Building C C.101, C.102, C.111, C.112 C.201, C.202, C.211, C.212 C.301, C.302, C.311, C.312
Roof plant	N	Addition of small roof plant to contain required carpark exhaust mechanical services to be exhausted at roof level. A small pad is proposed adjacent to lift overrun and setback from the street frontage to minimise visual impact from public domain. The height of the surrounding walls will match lift overrun height and act to screen services from public domain
A/C condensors	N	Proposed air conditioning condenser units added to apartment balconies and courtyards in positions considered not visible from the public domain. All units to be floor mounted and concealed in a/c covers to blend with building wall colour
plannning and layouts to imp	rove amenity	rnal and external modifications to apartment layouts to improve the
Additional GFA	Building A	12.2
As detailed in following	Building B	
apartment specific	Building C	
amendments	20.101190	
(m²)	TOTAL	8.9
٨٩٩٢	oved GFA (m²)	13400 (1.26:1 FSR)
	osed GFA (m ²)	13400 (1.26.1 FSR) 13409 (1.26.1 FSR)
Рюрс	seu GFA (III ⁻)	13409 (1.20:1 FSR)

19/02/2022				
RE:	List of plan ar	nendments for S4.5	55 No.3	
BUILDING A				
Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
_evel 1				
A.G01	2	N	External changes: Living / Dining - Modify glazed windows to sliding doors to access courtyard space (POS) to West	-
4.G02	3	N	Internal changes: Modify apartment layout, reorient bedrooms External changes: External façade modified Dining - Addition of sliding door	2.4
4.G08	1+	N	External changes: B1 - Remove sliding door South facing improving acoustic privacy from main POS B1 - Addition of sliding door to align with windows above West facing	-
A.G10	2	N	External changes: B1 & Living - Remove step in wall. Simplify window design	_
A.G11	3	N	Internal changes: Modify apartment layout External changes: B1 - Remove step in wall. Simplify window design B1 - Modify window to sliding door to access POS directly from bedroom	-
A.G14	1+	N	External changes: B1 - Remove sliding door West facing improving acoustic privacy from main POS B1 addition of sliding door to align with windows above South facing	-
A.G16	2	Y	External changes: B2 - Adjust wall Western facade to align with floors above. Remove window East façade where clashing with robe. Remove 2 x South facing windows B2 - New sliding door South facing to access POS directly from bedroom	1.2
_evel 2			·	
A.102	3	Ν	Internal changes: Modify apartment layout, reorient bedrooms External changes: External façade modified Dining - Addition of sliding door	2.4
4.105	3	N	Internal changes: Modify apartment layout External changes: B1 - Remove step in wall. Simplify window design	-
A.110	2	N	External changes: B2 - Adjust wall Western facade to align with floors above. Remove window East façade where clashing with robe	1.2

19/02/2022

RE:

BUILDING A				
Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m²)
A.202	3	N	Internal changes: Modify apartment layout, reorient bedrooms External changes:	2.4
4 202	1		External façade modified Dining - Addition of sliding door	
A.203	1	N	External changes: B1 - Modify window to match adjacent building pattern	-
A.204	2	Ν	Internal changes: Living - Modified to increase room width ADG, Objective 4D-3 External changes: Living - Modify window to increase solar access in accord. with ADG Objective 4A-1 Modification of balcony to improve connection from main living area to balcony ADG, Objective 4E-2	-1.5
A.206	2	N	Internal changes: Living - Modified to increase room width ADG, Objective 4D-3 External changes: Living - Modify window to increase solar access in accord. with ADG Objective 4A-1 Modification of balcony to improve connection from main living area to balcony ADG, Objective 4E-2	-1.5
A.207	2	N	Internal changes: Living - Modified to increase room width ADG, Objective 4D-3 External changes: Living - Modify window to increase solar access in accord. with ADG Objective 4A-1 Modification of balcony to improve connection from main living area to balcony ADG, Objective 4E-2	-1.5
4.208	2	N	Internal changes: Modify apartment layout External changes: B1 - Remove step in wall. Simplify window design	-
4.209	3	N	Internal changes: Modify apartment layout External changes: B1 - Remove step in wall. Simplify window design	-
A.214	2	Y	External changes: B2 - Adjust wall Western facade to align with floors above. Remove window East facade where clashing with robe	1.2
_evel 4			שוועטש במזר ומלמהב מוובוב נופצווווג מונו וחמה	1
A.301	2	Ν	External changes: Living/Dining - Remove window, replace with sliding door Addition of covered roof on Western Balcony to improve amenity to balcony and provide solar protection from summer sun ADG, Objective 4A- 3 Modification of Southern façade to align with apartments below	-1.6

23 FISHER ROAD, DEE WHY 19/02/2022 RE: List of plan amendments for S4.5

BUILDING A				1
Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m²)
A.302	3	N	Internal changes: Modify apartment layout	
			External changes:	5.8
			Modification of Southern façade to align with apartments below	5.0
			B1 additional window on Eastern façade	
A.303	1	N	External changes:	
			B1 - Modify window to match adjacent building pattern	-
A.304	2	N	Internal changes:	
			Living - Modified to increase room width ADG, Objective 4D-3	
			External changes:	
			Living - Modify window to increase solar access in accord. with ADG	-1.5
			Objective 4A-1	
			Modification of balcony to improve connection from main living area to	
			balcony ADG, Objective 4E-2	
4.306	2	Ν	Internal changes:	
			Living - Modified to increase room width ADG, Objective 4D-3	
			External changes:	
			Living - Modify window to increase solar access in accord. with ADG	-1.5
			Objective 4A-1	
			Modification of balcony to improve connection from main living area to	
A.307	2	N	balcony ADG, Objective 4E-2	
4.507	2	IN	Internal changes: Modify apartment layout	
			External changes:	-
			B1 - Remove step in wall. Simplify window design	
A.308	3	N	Internal changes:	
	-		Modify apartment layout	
			External changes:	-
			B1 - Remove step in wall. Simplify window design	
4.312	3	Y	External changes:	
			B2 - Remove step in Western facade	
			B3 - Remove window Western façade	1.3
			Increase B2 & B3 sliding door Western façade	
			B2 - 2 x new windows South façade to match levels below	
Level 5			L	
4.401	3	Ν	Internal changes:	
			Modify apartment layout	
			External changes:	
			Addition of pergola to Western balcony to control Summer solar access	
			ADG, objective 4.A3	-
			Family - Replace 2 x windows with sliding door to access Western balcony	
			to improve connection from main living area to balcony ADG, Objective 4E- 2	
			Z Living / Dining - Reconfigure sliding door	

23 FISHER ROAD, DEE WHY 19/02/2022 RE: List of plan amendments for S4.5

RE:	List of plan amendments for S4.55 No.3				
BUILDING A					
Ant No	Dodroomo	Amondmont	A		

BUILDING A				
Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m²)
A.402	3	N	Internal changes: Modify apartment layout External changes: Living - Window reconfiguration Addition of covered outdoor area to Eastern balc. to improve amenity to balcony and provide solar protection from summer sun ADG, Objective 4A- 3	-

23 FISHER ROAD, DEE WHY 19/02/2022 RE: List of plan amendments for S4.5

BUILDING	1

BUILDING A	4			
Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
A.403	3	N	External changes:	
			B1 - Eaves overhang added to roof to control North facing sun B1 - Replace Northern window with sliding door	3.4
			B3 - Addition of sliding door	
			External façade amendment to Ldry and study areas	
A.404	2	Ν	Internal changes:	
			Modify apartment layout	
			Reconfiguration of common area corridor to reduce circulation corridor	
			length	
			External changes:	-
			Addition window to common circulation corridor	
			Bath - Modify window height	
			Ens - Modify window height & width	
			Total Additional GFA	12.2

19/02/2022	2			
RE:	List of plan	amendments f	For \$4.55 No.3	
BUILDING B	3			
Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m²)
Level 1		domain		1
B.105	1	N	Internal changes: Modify apartment layout External changes: Reconfigure living areas, balcony, sliding door to improve access to outdoor space. ADG, Objective 4E-2	-0.6
Level 2				1
B.205	1	Ν	Internal changes: Modify apartment layout External changes: Reconfigure living areas, balcony, sliding door to improve access to outdoor space. ADG, Objective 4E-2	-0.6
Level 3				1
B.305	1	N	Internal changes: Modify apartment layout External changes: Reconfigure living areas, balcony, sliding door to improve access to outdoor space. ADG, Objective 4E-2	-0.6
Level 4				
B.403	2	N	External changes: Increase Living / Dining to 6.2m (L) Adjust balcony to align with level below	1.9
			Total Additional GFA	0.1

19/02/2022

RE:

BUILDING C				
Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m²)
Level 1	1			1
C.101	3	Y	External changes: Reduce step in façade wall to improve options for furnishing living areas	1.8
C.102	2	N	External changes: Living / Dining - Modify North facing window to sliding door	=
C.106	1	Y	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Reconfigure windows Western façade Remove bay window to balcony	-1.1
C.108	1+	Y	Increase living room sliding door Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Reconfigure windows Southern façade	-1.1
C.109	2	N	Remove bay window to balcony Increase living room sliding door Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2	=
			External changes: Remove window Northern elevation to maintain privacy to neighbouring apartment Amend window configuration to suit revised internal configuration	
C.111	2	N	External changes: Living / Dining - Modify North facing window to sliding door	
C.112	2	N	External changes: B1 - Modify North facing window to sliding door for direct access to POS	
Level 2				
C.201	3	Y	External changes: Reduce step in façade wall to improve options for furnishing living areas	1.8

19/02/2022

RE:

BUILDING C				
Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additiona GFA (m²)
C.206	1	Y	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-22 External changes: Reconfigure windows Western façade	-1.1
C.208	1	Y	Remove bay window to balcony Increase living room sliding door Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic	-
			separation ADG, Objective 4H-2 External changes: Reconfigure windows Southern façade Remove bay window to balcony Increase living room sliding door	-1.1
C.209	2	Ν	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Remove window Northern elevation to maintain privacy to neighbouring apartment Amend window configuration to suit revised internal configuration	
Level 3				
C.301	3	Y	External changes: Reduce step in façade wall to improve options for furnishing living areas	1.8
C.304	2	N	External changes: B2 - Remove window replace with sliding door	
C.306	1	Ŷ	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Reconfigure windows Western façade Remove bay window to balcony Increase living room sliding door	-1.1

19/02/2022

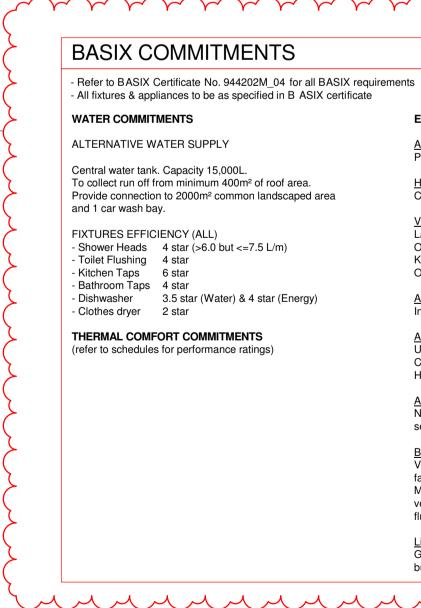
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BUILDING C				
Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
C.308	1	Y	Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Reconfigure windows Southern façade Remove bay window to balcony	-1.1
C.309	2	Ν	Increase living room sliding door Internal changes: Living - Modify apartment layout to improve connection from main living area to balcony ADG, Objective 4E-2 B1 - Relocate away from main balcony to improve acoustic separation ADG, Objective 4H-2 External changes: Remove window Northern elevation to maintain privacy to neighbouring apartment Amend window configuration to suit revised internal configuration	
Level 4				
C.401	3	Y	Internal changes: Modify apartment layout External changes: B1 - Addition tof sliding door to access Southern balcony B2 & B3 Window replaced with sliding door to access balcony	
C.402	3	Y	Internal changes: Modify apartment layout External changes: B3 - Remove window Western façade B2 - Remove 2 x small windows. Increase sliding door width	
C.404	3	Y	Internal changes: Modify apartment layout External changes: Reduction of external wall to increase covered space to main balcony Dining remove window South facade for privacy Addition of pergola to Western balcony to control Summer solar access ADG, objective 4.A3	-4

APPENDIX 2

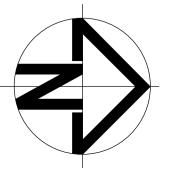
23 FISHER ROAD DEE WHY S4.55 Application

DRAWING S	CHEDULE	
DWG NO.	TITLE	RE
A 0.00	COVER PAGE	D
A 2.03 A 2.04 A 2.05 A 2.06 A 2.07 A 2.08	LEVEL 1 PLAN LEVEL 2 PLAN LEVEL 3 PLAN LEVEL 4 PLAN LEVEL 5 PLAN ROOF PLAN	
A 3.02 A 3.04 A 3.05 A 3.06	WEST ELEVATION (FISHER ROAD) & SOUTH ELEVATION (ST DAVID AVENUE) no trees EAST ELEVATION (CIVIC PARADE) & NORTH ELEVATION no trees SECTION A-A & SECTION B-B SECTION C-C & SECTION D-D	D D D
	DWG NO. A 0.00 A 2.03 A 2.04 A 2.05 A 2.06 A 2.07 A 2.08 A 3.02 A 3.04 A 3.05	A 0.00COVER PAGEA 2.03LEVEL 1 PLANA 2.04LEVEL 2 PLANA 2.05LEVEL 3 PLANA 2.06LEVEL 4 PLANA 2.07LEVEL 5 PLANA 2.08ROOF PLANA 3.02WEST ELEVATION (FISHER ROAD) & SOUTH ELEVATION (ST DAVID AVENUE) no treesA 3.02WEST ELEVATION (CIVIC PARADE) & NORTH ELEVATION no treesA 3.05SECTION A-A & SECTION B-B



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Verify all dimensions on site prior to commencement of work. Refer all discrepancies to the Architect for determination. DFA TIDIMAd date Drions in preference to scaling.



lssue	Description	Date	lssue
А	DEVELOPMENT APPLICATION	03.Sept.18	
В	REFER SCHEDULE	20.Feb.19	
С	REFER SCHEDULE	24.April.19	
D	S.4.55 NO.3 APPLICATION	19.Feb.22	

REV.



ENERGY COMMITMENTS

Alternate energy supply Photovoltaic system rated electrical output 15.0 peak kW

<u>Hot water</u> Central hot water system - electric heat pump, gas boosted.

Ventilation Laundry and bathroom - Individual fan, ducted to facade or roof Operation control - Interlocked to light Kitchen - Individual fan, ducted to facade or roof Operation control - Manual switch on/off

Appliances Induction cooktop & electric oven

<u>Air conditioning</u> Units (zoned) to all bedrooms and living areas, 1 - phase Cooling to livings areas and bedrooms to achieve 4 star Heating to livings areas and bedrooms to achieve 4 star

<u>All Lobbies</u> No mechanical ventilation with compact fluorescent, daylight

sensor and motion sensor. **Basements** Ventilation supply and exhaust, carbon monoxide monitor + VSD fan. Fluorescent lighting with time clock and motion sensor.

Mechanical ventilation exhaust to garbage room. Mechanical ventilation exhaust interlocked to light in Cleaners/WC only. All fluorescent lighting with manual on/off.

Lifts Gearless traction with VVVF motor, LED lighting connected to call

THERMAL COMFORT SPECIFICATION

Thermal Comfort Item	Details
External Walls (a)	Brick veneer + R2.5 added
External Walls (b)	Weatherboard FC + R2.5 added
Unit Walls next to car park / plant	Concrete block ≥140mm with R2.5 added
Unit Walls next to corridors/lobbies	Plasterboard + R1.5 acoustic insulation
Unit Party Walls next to other units	Plasterboard + R1.5 acoustic insulation
Walls next to lifts/stairwells	Concrete and insulation optional
Internal Walls	Plasterboard on Studs
Internal Floors	Concrete floors, with neighbour below
External Floors	Concrete slab with basement or ground be
External Floor Insulation 1	R1.5 under units (optional bedrooms) if abo
External Floor Insulation 2	R1.5 under all rooms (incl. bedrooms) -aG0
External Floor Insulation 3	R2.0 under all rooms (incl. bedrooms) - b10
Floor Finishes	Tiles - wet areas, carpet - beds, timber - ot
Roofs 1 - Penthouse Roofs	Metal roofs + foil under + R4.1 at ceiling (unvented
Roofs 2 - under balconies/terraces	Concrete roof + R2.5 under and plasterboard
Roof Colour	Dark colour metal roofs
Units with Low-E (see below)	Low-E living – ag01, a101, a104, a201, a301, a cG01, c102, c202, c209, c210, c302, c309, c401 Low-E all – a203, a303, a205, a305

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	Date	Issue	Description	Date			Project:
	03.Sept.18				rose architectural design		PROPOSED MIXED USE DEVELOPM
	20.Feb.19				51 Riley Street, Woolloomooloo, NSW, 2011		

1 Riley Street, Woolloomooloo, NSW, 2011 T / +61 2 8302 1400 E / admin@rosegroup.com.au www.rosegroup.com.au



PROPOSED MIXED USE DEVELOR

23 Fisher Road, Dee Why LOT 11 D.P.577062 Hamptons By Rose Pty Ltd

ow
ove basement
2,aG05,aG08,cg01
2, b103
ner
roof due to pitch)
401, b402

Windows (problems units, see list)	Aluminium frames and low-E
Windows - U-value	≤ 4.8 hinged/awning/bifold, ≤ 5.4 fixed/sliders/other
Windows - SHGC	$0.59 \pm 5\%$ hinged/awning/bifold, $0.49 \pm 5\%$ for others
Windows (all other)	Aluminium frame, single clear glass
Windows U-value (frame + glass)	≤ 6.7 hinged/awning/bifold, ≤ 6.7 fixed/sliders/other
Windows SHGC (frame + glass)	$0.57 \pm 5\%$ for hinged/awning/bifold, $0.70 \pm 5\%$ for others
Skylights	None
Window Shading	As shown – adjustable vertical screens as shown and pergolas 50% opaque – detail designs to be checked at CC stage
Weather Stripping	All external doors and windows
Downlights near Insulation	Downlights affecting insulation (generic LED hole, TBC at CC)
Terrain	Suburban
Ceiling Fans	Not simulated but can add over 0.5 stars
Window openings and schedule	Openings as shown on elevations (must check this with window schedule at CC stage)
Window openings small windows	Small-medium (single pane) windows are awning (check at CC stage
Large corner glazing (usually 2+3 panels)	All glazing is openable – for upper windows these are awning and for sliders on balconies these are $1/2 + 2/3$ openable (check at CC)

	Drawing title:			Status:	
OPMENT		COVER	PAGE	DEVELOPME	ENT APPLICATION
	Scale: NTS	Date:	APRIL 2019	Project No: 1607	Drawing No: A 0.00
	Drawn: RAD	Reviewed:	Checked: AO		Revision:



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lssue	Description	Date	lssue
А	DEVELOPMENT APPLICATION	03.Sept.18	
В	REFER SCHEDULE	20.Feb.19	
С	REFER SCHEDULE	24.April.19	
D	S.4.55 NO.3 APPLICATION	19.Feb.22	

 Description	Date	rose architectural design		Project: PROPOSED MIXED USE DEVELOPM
		51 Riley Street, Woolloomooloo, NSW, 2011		
		T / +61 2 8302 1400 E / admin@rosegroup.com.au www.rosegroup.com.au	Creating a quality way of living	Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062
				Client: Hamptons By Rose Pty Ltd

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+EX33.4	+33.84	+33.0 +32.47	+32.0
	+34.75 +EX 34.83	+34.0	326
		XXXXXX	+31 09 10345
	+EX35.23	+EX 34.74	
+EX37.63	\frown		
2TW 34 86		+EX34,55	+EX 33.26
	±38.50		
Bed 3.6x3.1 11.1yd	Courtyard	162	214
Dining 6.4x7.5 A.G16	Living/ Dining 5.6x6.1	+32.3	X
Bed 2 S ¹ 3.0m ³ S	Liveable		
Bath Kitchen S Ens	A.G15		
8500	Ldy Kitchen		
	ath 820c 820c	+32.30	
5.0m3	B20c Bed 2 3.0x3.0 9.0m2		
Living/ Dining 3.9x6.5 APT A.G14	1x4.7 3.3m2	purtyard	
820c APT A.G13	Living/		
Bed artiga to the Bath	Dining 3.9x6.8	+32.3	1
Bed 2 10 10 S	Bed 3.0x3.4	yard	A.3:06
	10.2m2		
3.2m ³ Bed 2 4.1 <u>x3.5</u> 15.4m ² 4.0m ³	Bed 1 3.1x3.9 12.0m2		
Bath A.G12 Liv Dir 3.9	ng/ ing 5.9 Courtyard		
Kitchen			
	9ed 1 3.9x3.4 23.5m ³	888	35
		٨	
Covy Uning			
APT A.G10 Dining 5.0x9.3	J. Contraction of the second s		
5.0x9.3			
e Countrare			
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104 0			
	\sim		
	· 102		
		γ	\sim
	\times	}	LEGEND
(99)			Approved DA building outline shown in red A/C condensors located on
			balcony / courtyards
			_

	Drawing title:		-	Status:		
OPMENT		LEVEL 1 PLAN		S4.55		
	Scale: 1:200	Date: JAN 202		Project No: 1607	Drawing No:	A 2.03
	Drawn: RAD	Reviewed: Cha	AO		Revision:	D



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С	REFER SCHEDULE	24.April.19	
D	S.4.55 NO.3 APPLICATION	19.Feb.22	

ssue	Description	Date			Project:
			rose architectural design		PROPOSED MIXED USE DEVELOPM
			51 Riley Street, Woolloomooloo, NSW, 2011		
			T / +61 2 8302 1400 E / admin@rosegroup.com.au	ROSE	Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062
			www.rosegroup.com.au	Creating a quality way of living	Client: Hamptons By Rose Pty Ltd
	1				

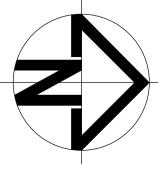
	Drawing title:			Status:	
MENT		LEVEL 2 P	PLAN	S4.55	
	Scale: 1:200	Date: JA	N 2022	Project No: 1607	Drawing No: A 2.04
	Drawn: RAD	Reviewed:	Checked: AO		Revision: D





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D	S.4.55 NO.3 APPLICATION	19.Feb.22			

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23 Fisher Road, Dee Why LOT 11 D.P.577062 Hamptons By Rose Pty Ltd

	Drawing title:			Status:	
MENT		LEVEL 3 P	LAN	S4.55	
	Scale: 1:200	Date: JA	N 2022	Project No: 1607	Drawing No: A 2.05
	Drawn: RAD	Reviewed:	Checked: AO		Revision: D



Description	Date

Hamptons By Rose Pty Ltd

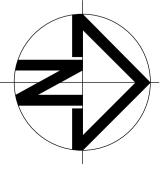
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MENT		LEVEL 4 P	LAN	S4.55	
	Scale: 1:200	Date: JAI	N 2022	Project No: 1607	Drawing No: A 2.06
	Drawn: RAD	Reviewed:	Checked: AO		Revision:





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D	S.4.55 NO.3 APPLICATION	19.Feb.22	

Description	Date

rose architectural design

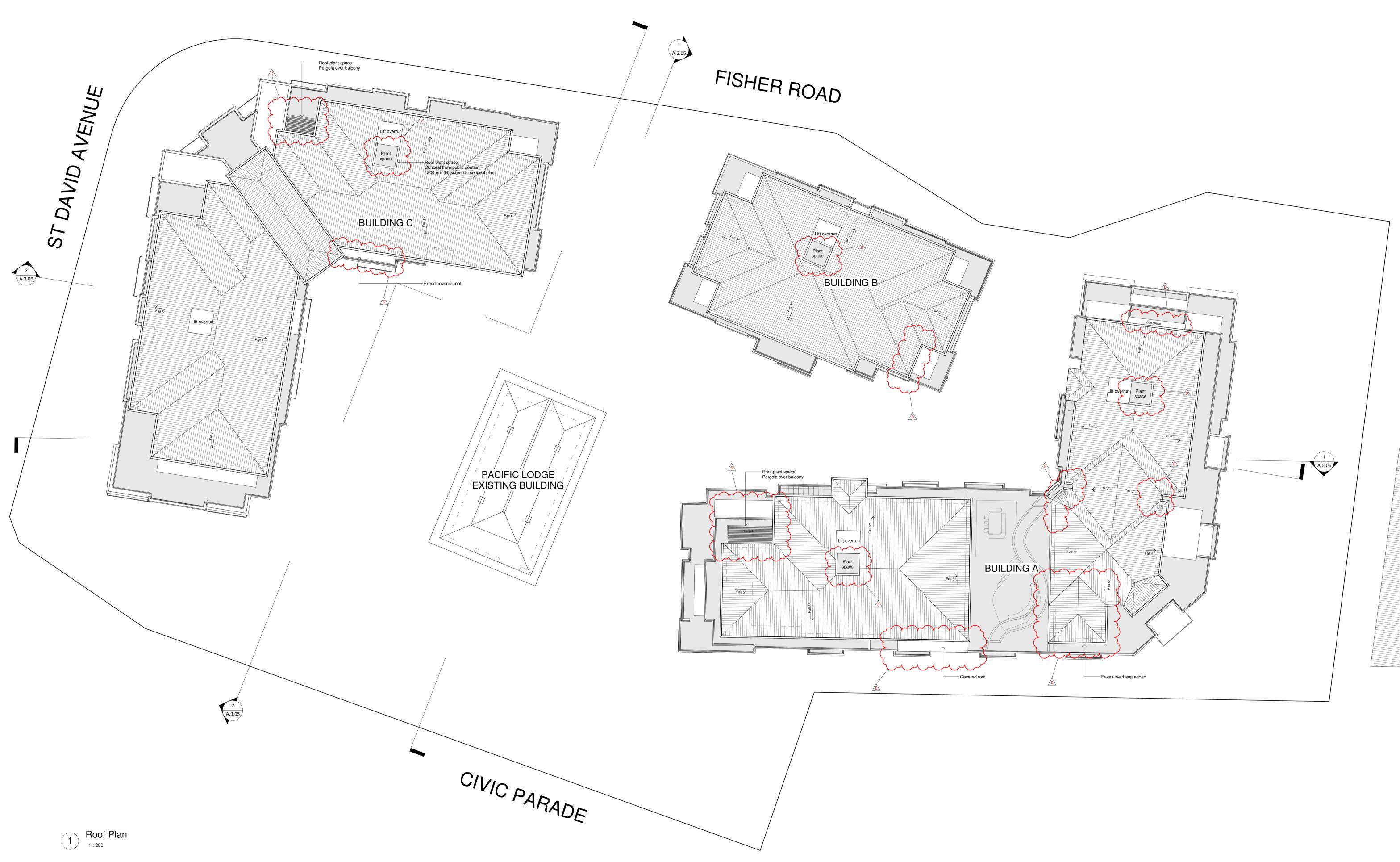
51 Riley Street, Woolloomooloo, NSW, 2011 T / +61 2 8302 1400 E / admin@rosegroup.com.au www.rosegroup.com.au



PROPOSED MIXED USE DEVELOPMI

23 Fisher Road, Dee Why LOT 11 D.P.577062 Hamptons By Rose Pty Ltd

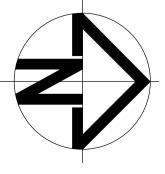
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MENT		LEVEL 5 P	LAN	S4.55	
	Scale: 1:200	Date: JAN	N 2022	Project No: 1607	Drawing No: A 2.07
	Drawn: RAD	Reviewed:	Checked: AO		Revision: D





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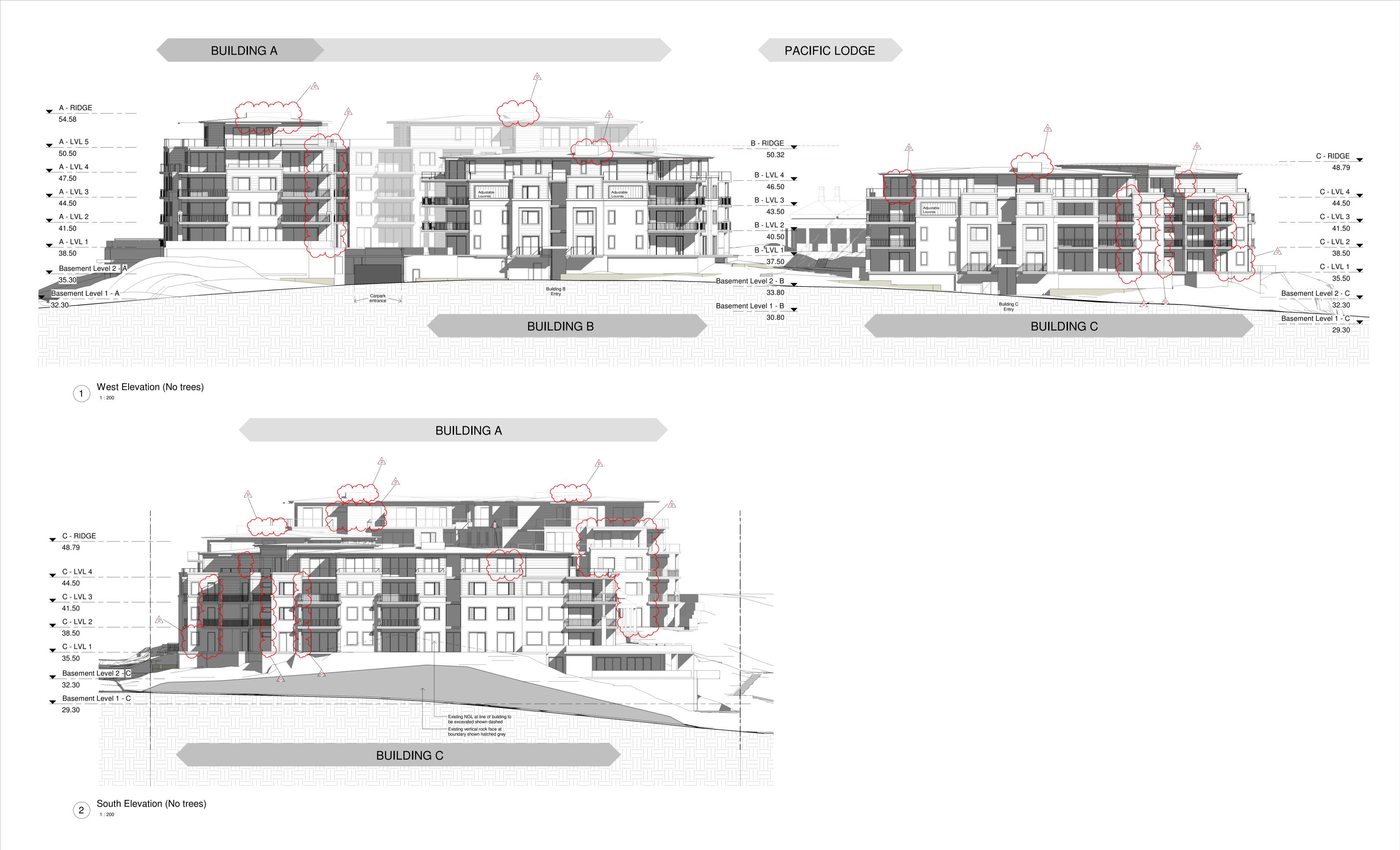
lssue	Description	Date		
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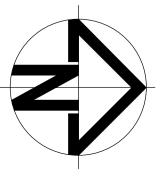
23 Fisher Road, Dee Why LOT 11 D.P.577062 Hamptons By Rose Pty Ltd

	Drawing title:		Status:	
MENT		ROOF PLAN	S4.55	
	Scale: 1:200	Date: JAN 2022	Project No: 1607	Drawing No: A 2.08
	Drawn: RAD	Reviewed: Checked: AO		Revision: D



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Description	Date

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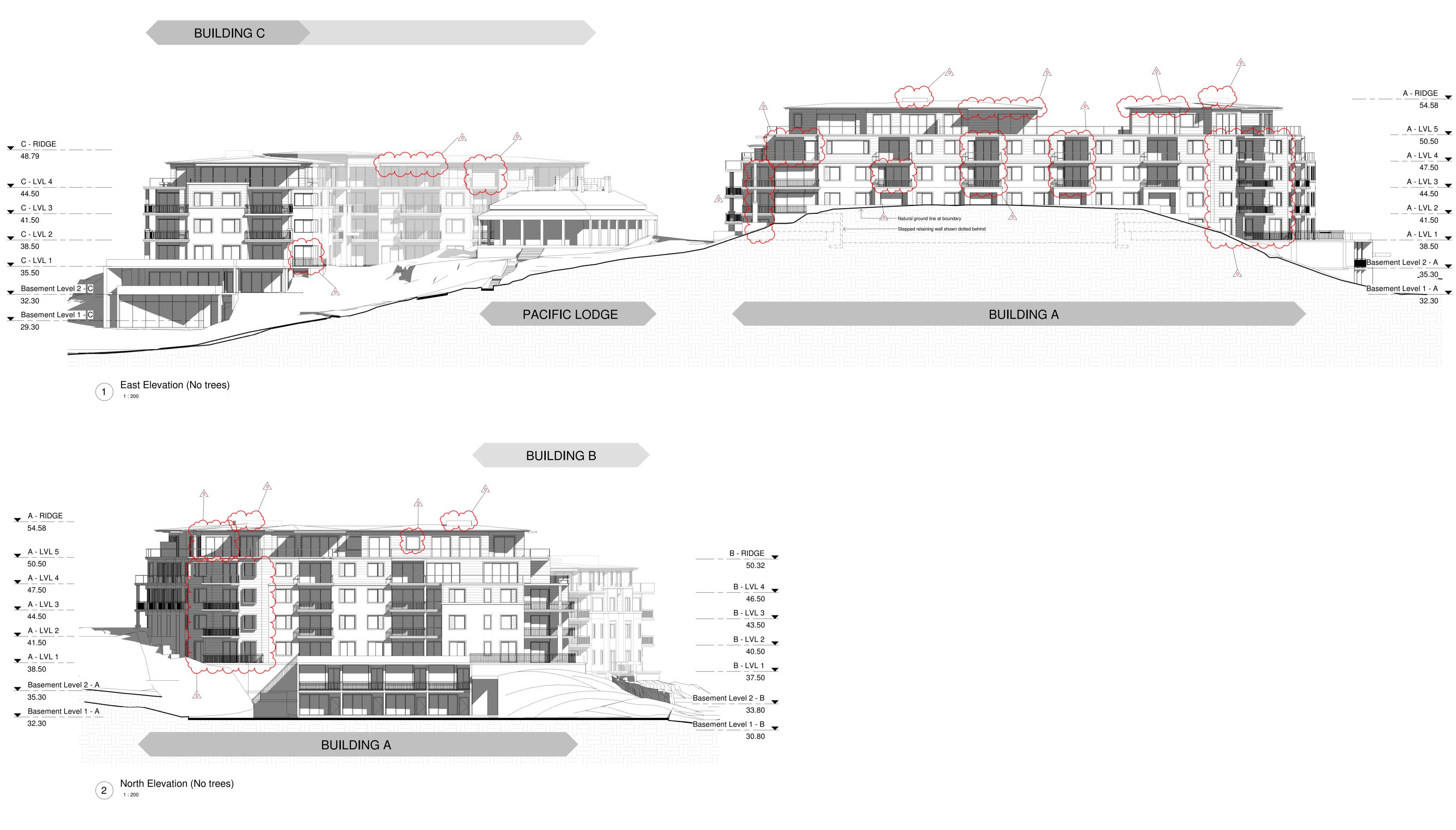
51 Riley Street, Woolloomooloo, NSW, 2011
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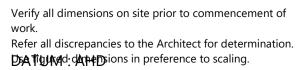
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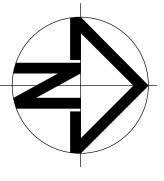
dress: 23 Fisher Road, Dee Why LOT 11 D.P.577062

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Scale: 1:200	Date:	JAN 2022	Project No: 1607	Drawing No: A 3.02
Drawn: RAD	Reviewed	Checked: AO		Revision:



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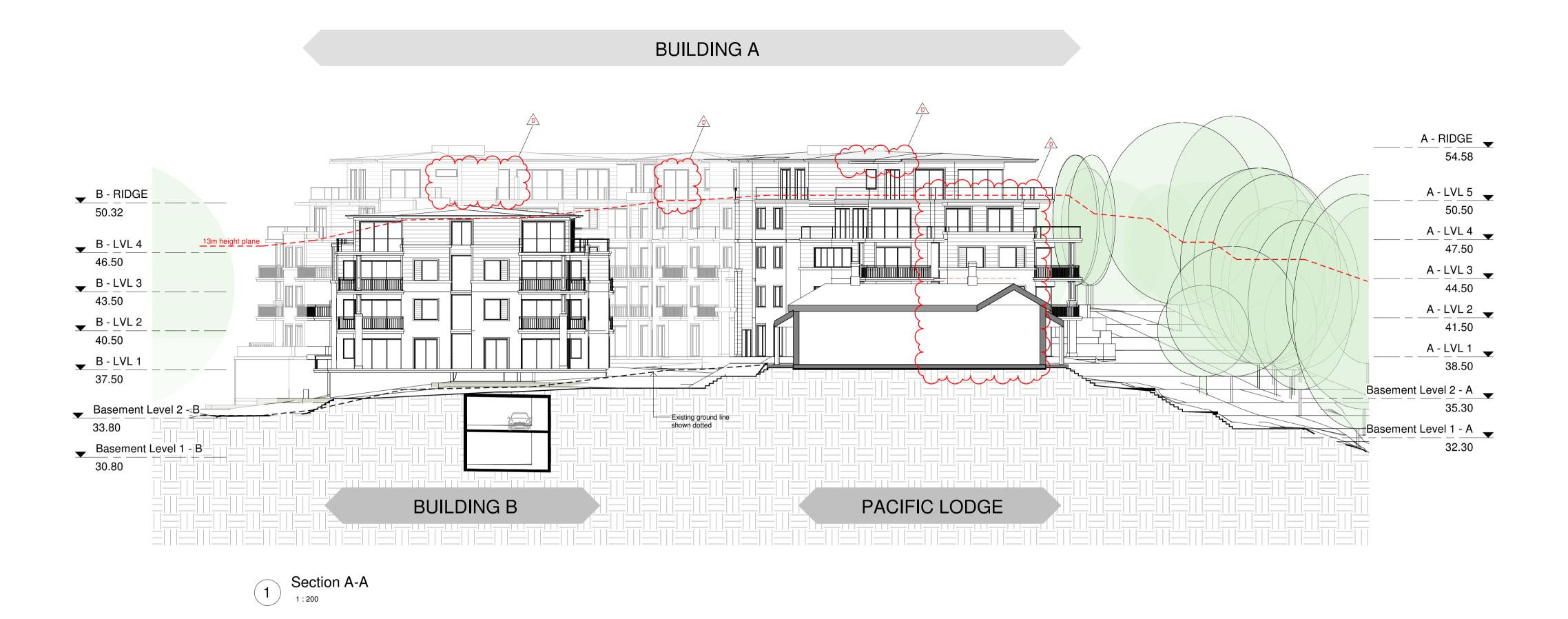


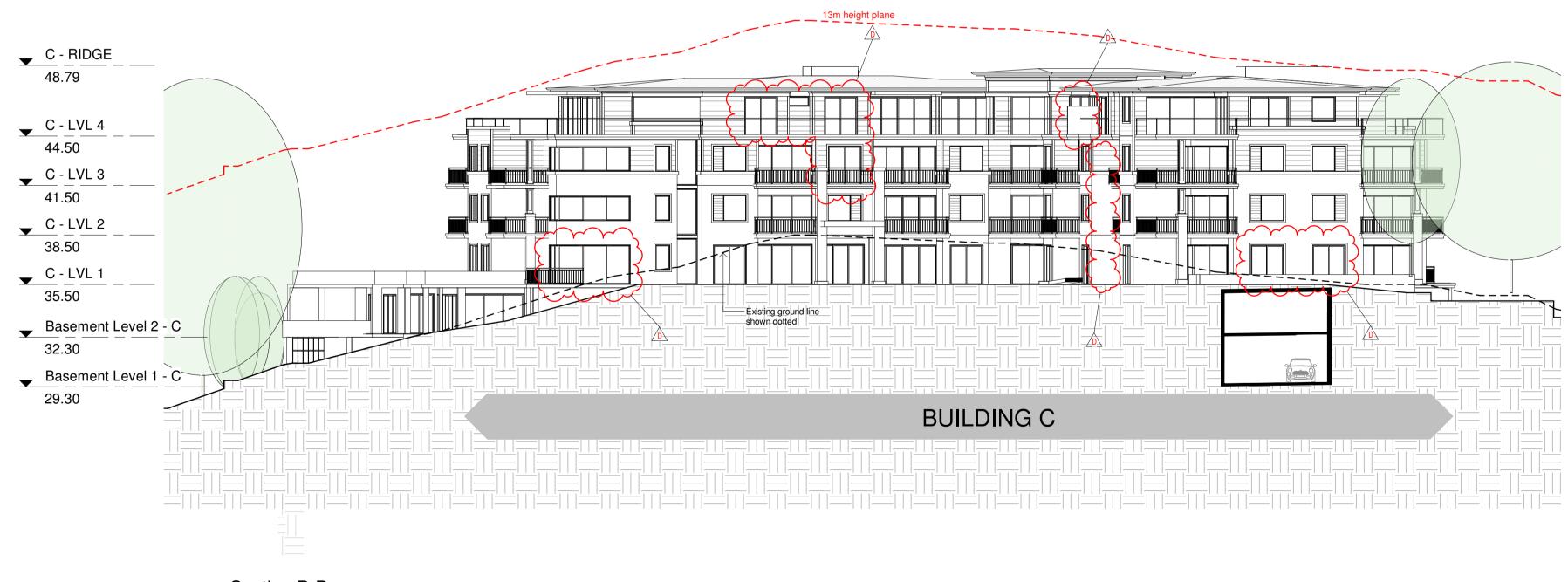
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23 Fisher Road, Dee Why LOT 11 D.P.577062

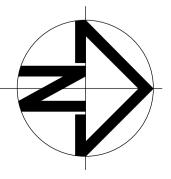
Hamptons By Rose Pty Ltd

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	Scale:	1:200	Date:	JAN 2022	Project No: 1607	Drawing No: A 3.04	
	Drawn:	RAD	Reviewed:	Checked: AO		Revision: D	
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2 Section B-B



lssue	Description	Date	lssue
А	DEVELOPMENT APPLICATION	03.Sept.18	
В	REFER SCHEDULE	20.Feb.19	
С	REFER SCHEDULE	24.April.19	
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Description	Date

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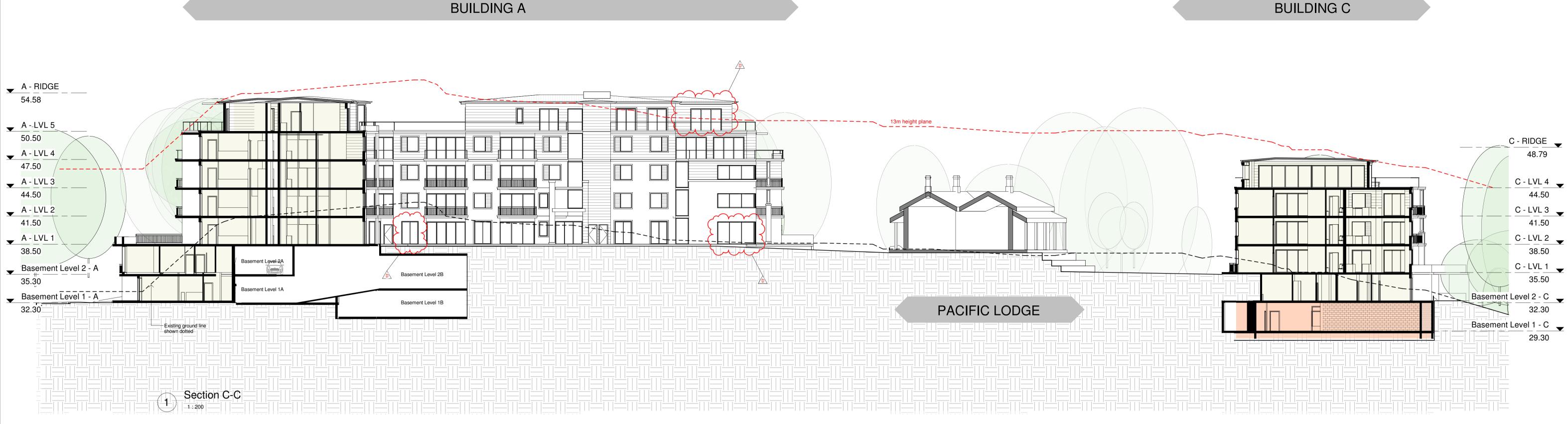
51 Riley Street, Woolloomooloo, NSW, 2011 T / +61 2 8302 1400 E / admin@rosegroup.com.au www.rosegroup.com.au

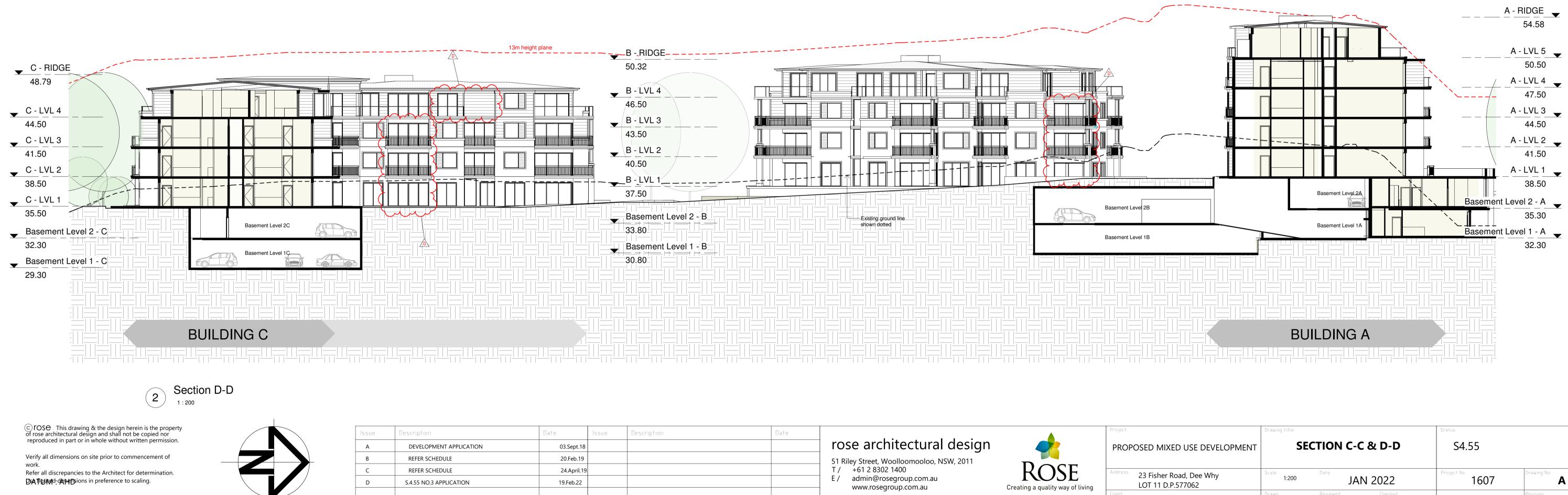


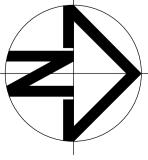
PROPOSED MIXED USE DEVELOPM

ddress: 23 Fisher Road, Dee Why LOT 11 D.P.577062

	Drawing title:			Status:	
MENT	SE	CTION A-	A & B-B	S4.55	
	Scale: 1:200	Date: JA	N 2022	Project No: 1607	Drawing No: A 3.05
	Drawn: RAD	Reviewed:	Checked: AO		Revision: D







lssue	Description	Date	lssue
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В	REFER SCHEDULE	20.Feb.19	
С	REFER SCHEDULE	24.April.19	
D	S.4.55 NO.3 APPLICATION	19.Feb.22	

BUILDING B

Description	Date



Hamptons By Rose Pty Ltd

BUILDING C

	Drawing title:			Status:	
ЛЕNT	S	ECTION C-	C & D-D	S4.55	
	Scale: 1:200	Date: JA	N 2022	Project No: 1607	Drawing No: A 3.06
	Drawn: RAD	Reviewed:	Checked: AO		Revision:

APPENDIX 3

23 Fisher Rd, Dee Why

Appendix 3: ADG Compliance Table for Mod 3 Statement of Environmental Effects

Apartment L	Design Guide Criteria	
Clause No.	Clause	Assessment
Building separation	Up to four storeys/12 metres III 2 metres between habitable rooms/balconies III 9 metres between habitable/balconies and non-habitable rooms III 6 metres between non-habitable rooms Five to eight storeys/up to 25 metres III 18 metres between habitable rooms/balconies III 2 metres between habitable rooms/balconies and non- habitable rooms 9 metres between non-habitable rooms	Does not comply The proposed development has a minor non- compliance with the building separation requirements. At level 5, there are points between Building A and Building B where balconies are fronting each other and distanced by 12m where 18m is required. It is noted that these balconies are in excess of their size requirements and if the balconies were to be reduced to the minimum requirement, the separation controls could be met. It is considered to be a better outcome to provide larger balconies for residents given the building envelope allows for this and it will improve amenity.
	Minimum distances from side and rear setbacks is required: Up to four storeys/12 metres 10% metres to habitable rooms/balconies 10% metres to non-habitable rooms Five to eight storeys/up to 25 metres 10% metres to habitable rooms/balconies 10% for the store st	Complies The site is a corner site and only shares a boundary to the north, where an adequate setback of at least 9m has been provided.
Deep soil zones	Minimum of 7% of a site should be a deep soil zone with the following minimum dimensions: IIII:650sqm-1500sqm – 3m	Complies The proposed development provides approximately 15% of site area for deep soil zones (1,600m2)
Communal and Open space	25% - 30% of site area should be devoted to communal open space.	Complies Communal parkland provided throughout site and amounts to 30% of the site area (3,200m ₂).
Vehicle access	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes.	Complies Vehicle access is provided from Fisher Road off the existing roundabout for residential vehicles, and a second single lane service driveway is provided on the northern end of Fisher Road.
Parking	Parking and facilities are provided for other modes of transport	Complies On-site parking is provided for vehicles and bicycles in the basement levels.
Pedestrian access	Access, entries and pathways are accessible and easy to identify.	Complies Two pedestrian entries are provided directly from Fisher Road to access Buildings B and C. Two pedestrian entries are provided to Building A from the pedestrian path through the site from Fisher Road.
	Habitable room depths are limited to a maximum of 2.5 x the ceiling height.	Complies
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.	Minor noncompliance Additional depths of 9.2 to 10.5m provided in 8 apartments.
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.	Complies
Apartment layout	Living rooms or combined living/dining rooms have a minimum width of: IIII3.6m for studio and 1 bedroom apartments IIII4m for 2 and 3 bedroom apartments	Complies
	Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space).	Complies
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Complies
	Minimum Apartment sizes: IIII50m2 for one bedrooms; IIII70m2 for two bedrooms; and IIII90m2 for three bedrooms. Note: An additional 5m2 is required for each additional bathroom.	Complies
Balconies	Apartments are to have the following balcony dimensions: IIII br – 8sqm with min. 2m depth IIII2br – 10sqm with min. 2m depth IIII3br – 12sqm with min. 2.4m depth	Does not comply Private open space sizes not met for: Building A – 7 units (all 2 beds with 9m2 POS)

Minimum ceiling heights are as follows:	Complies
IIII2.7m for habitable rooms	·
2.4m for non-habitable rooms	
double storey apartments – 2.7m for main living area, 2.4m for second floor	
where its area does not exceed 50% of the apartment area	
Tattic spaces – 1.8m at edge of room with a minimum 30 degree slope	
TITTIN mixed use proce 2.2 m for ground and first floor	
The maximum number of apartments off a circulation core on a single level is eight.	Complies
IIIIStudio apartments require 4sqm of storage area	Complies
	All apartments meet storage requirements
so% of the required storage is to be provided within each apartment.	
Living rooms and private open spaces of at least 70% of apartments in a building	Complies
	A total of 71.43% of apartments achieve the solar access
in the sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.	requirement.
A maximum of 15% of apartments in a building receive no direct sunlight between 9	Complies
am and 3 pm at mid winter.	A total of 13.64% of apartments achieve no direct sunlight in midwinter.
Daylight access is maximised where sunlight is limited	Complies
Design incorporates shading and glare control, particularly for warmer months	Complies
At least 60% of apartments are naturally cross ventilated in the first nine storeys of	Complies
	72.73% of apartments are cross-ventilated.
ventilated only if any enclosure of the balconies at these levels allows adequate	
natural ventilation and cannot be	
fully enclosed.	
Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Complies
	 IIII 2.4m for non-habitable rooms IIII double storey apartments -2.7m for main living area, 2.4m for second floor where its area does not exceed 50% of the apartment area IIII attic spaces - 1.8m at edge of room with a minimum 30degree slope IIII mixed use areas - 3.3m for ground and first floor The maximum number of apartments off a circulation core on a single level is eight. IIII Studio apartments require 4sqm of storage area IIII One bedroom dwellings require 6ms of storage area. IIII he bedroom dwellings require 10ms of storage area. IIII here bedroom dwellings require 10ms of storage area. IIII here bedroom dwellings require 10ms of storage area. IIII here bedroom dwellings require 10ms of storage area. III here bedroom dwellings require 10ms of storage area. III here bedroom dwellings require 10ms of storage area. So% of the required storage is to be provided within each apartment. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter. Daylight access is maximised where sunlight is limited Design incorporates shading and glare control, particularly for warmer months At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. Overall depth of a cross-over or cross-through apartment does not exceed 18m,

APPENDIX 4

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

Multi Dwelling

Certificate number: 944202M_04

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

This certificate is a revision of certificate number 944202M lodged with the consent authority or certifier on 25 September 2018 with application 2018/1574.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary Date of issue: Friday, 18 February 2022 To be valid, this certificate must be lodged within 3 months of the date of issue.

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| Planning, Industry ⊗ Environment

Project summary			
Project name	Fishe	Fisher Road DEE WHY_04	
Street address	23 F	23 Fisher Road Dee Why 2099	660
Local Government Area	Nort	Northern Beaches Council	
Plan type and plan number	depc	deposited 577062	
Lot no.	1		
Section no.	12		
No. of residential flat buildings	ო		
No. of units in residential flat buildings	126		
No. of multi-dwelling houses	0		
No. of single dwelling houses	0		
Project score			
Water	>	40	Target 40
Thermal Comfort	>	Pass	Target Pass
Energy	>	35	Target 35

Certificate Prepared by

Name / Company Name: Rose Management Services Pty Ltd

ABN (if applicable): 82895653449

Certificate No : 944202M 04 Friday, 18 February 2022

Version: 3.0 / DARWINIA 3_19_1

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Project address		Commo
Project name	Fisher Road DEE WHY_04	Common a
Street address	23 Fisher Road Dee Why 2099	Common a
Local Government Area	Northern Beaches Council	Area of ind
Plan type and plan number	deposited 577062	species (m
Lot no.	11	Assess
Section no.	ř	Assessor r
Project type		Certificate
No. of residential flat buildings	m	Climate zo
No. of units in residential flat buildings	126	Ceiling fan
No. of multi-dwelling houses	0	Celling fan other cond
No. of single dwelling houses	0	Proiect
Site details		Water
Site area (m²)	10620	Marci
Roof area (m²)	2200	Thermal C
Non-residential floor area (m²)	0.0	
Residential car spaces	213	Energy
Non-residential car spaces	12	

Common area landscape		
Common area lawn (m²)	300.0	
Common area garden (m²)	3200.0	
Area of indigenous or low water use tipecies (m²)	1500.0	
Assessor details		
Assessor number	DMN/19/1921	121
Certificate number	0005635510	0
Climate zone	56	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	Ŷ	
Project score		
Nater	40	Target 40
rhermal Comfort	Pass	Target Pass
Energy	35	Target 35

page 2/41

Certificate No.: 944202M_04 Friday, 18 February 2022

Version: 3.0 / DARWINIA 3.19.1

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Description of project

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

Residential flat buildings - Building A, 61 dwellings, 7 storeys above ground

	_				_		_					· · · · · · · · · · · · · · · · · · ·		
secies m²) (min area m²)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Area of garden & ארפא of garden ג(sm) nwsl	25.0	15.0	0.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
benoitibnoonU floor area (m²)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Conditioned floor area (m²)	102.0	105.0	122.0	93.2	130.0	93.2	80.0	102.0	103.6	78.5	54.0	100.0		
No. of hedrooms	012	062	113	162	e	110 2	.205 2	10 2	012	306 2	۲- T-	04 2		
.on pnillewQ	1.G01	1.G06	1.G1	1.G16	A.105	A.1	A .2(A.210	A.30	A.3(A.31	A.404		
raigenous species (m²)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Area of garden & ארפא סל קארלפח לי	9.0	10.0	15.0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
bənoitibnoonU floor ארפא (m²)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Conditioned floor area (m²)	97.0	70.0	122.0	92.0	84.0	92.0	53.5	130.0	93.2	84.0	52.0	183.4		
No. of bedrooms	8 2	51	102	152	04 2	92	1 1	93	4 2) 5 2	101	333		
.on gnillewQ	0LG8	1.G05	1.G1	1.G1	A.104	A.109	A.204	A.209	A.21	A.305	A.310	A.403		
(min area m²)	-	0	0	0	0	0	~			-	-	-		
lawn (m²) Indigenous species	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		put
Area of garden &	9.0	15.	15.0	20.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		grou
Unconditioned floor area (m²)	0.0	0.0 0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0 0	0.0		ove
Conditioned floor area (m²)	97.0	102.0	97.0	54.0	52.0	54.0	80.0	84.0	92.0	81.5	102.0	150.0		storeys above ground
No. of bedrooms	17 2	042	.G092	141	33 1	38 1	203 2	208 2	13 2	304 2	309 2	02 3		rey:
.on pnilləwQ	OLG	1.G04	- Ū	1.G14	A.103	A.108	A.2(A.2(A.21	A.3(A.3(A.402	in and a second se	4 sto
seices m²) (min area m²)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
Area of garden & lawn ("sm) nwel	9.0	15.0	0.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		vellir
Unconditioned floor area (m²)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		22 dwellings,
Conditioned floor area (m²)	97.0	105.0	56.0	52.0	119.4	52.0	119.4	78.5	54.0	52.0	130.0	165.0		ഫ്
No. of bedrooms	2	32	ω ω	37	ŝ	-	s S	7.2	5	~ ~	8 8	ŝ		din j
.on pnilləwQ	OLG6	1.G03	1.G08	1.G13	A.102	A.107	A.202	A.20	A.21	A.303	A.308	A.40		Build
səi səq e suonəgibnl (^s m sərs nim)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	- sôu
Area of garden د (^s m) nwel	9.0	20.0 (15.0 (5.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	uildir
Unconditioned floor area (m²)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	at bı
area (m²)	97.0 0	119.4 0	105.0 0	102.0 0	102.0 0	102.0 0	102.0 0	85.5 C	52.0 C	140.8 C	84.0 C	137.3 0	55.0 C	ial fl
<u>No. of hedrooms</u> Conditioned floor	.6 7	e	2	N	N	2	7	2	01 	- 0	80 1/2	e	-	ent
.on pnilləwQ	01G5 :	1.G02	1.G07:	1.G12:	A.101	A.106	A.201 :	A.206 :	A.211	A.302 :	A.307	A.312	A.405	Residential flat buildings - Building
		1	1			-	-	<u> </u>	<u> </u>				Ļ	

sidential flat buildings - Building B, 22 dwellings, 4 storeys above ground

page 3/41

Friday, 18 February 2022

Certificate No.: 944202M_04

Version: 3.0 / DARWINIA 3 19 1

Planning, Industry & Environment www.basix.nsw.gov.au

lndigenous species (min area m²)	0.0	0.0	0.0	0.0			lndigenous species (min area m²)	0.0	0.0	0.0
Area of garden & אשח (m ^s)	0.0	0.0	0.0	0.0			Area of garden & ארפו (^s m) nwel	3.0	3.0	0.0
benoitibnoonU floor ארפא (m²)	0.0	0.0	0.0	0.0			Unconditioned floor area (m²)	0.0	0.0	0.0
Conditioned floor area (m²)	52.4	52.0	80.0	115.0			Conditioned floor area (m²)	53.0	70.9	116.8
No. of bedrooms		-	3 2	e			No. of bedrooms	31	81	e
.on pnillewQ	B.105	B.204	B.303	B.402			.on pnillewQ	C.103	C.108	C.201
escies suons species) (m area m²) (m area	0.0	0.0	0.0	0.0			lndigenous species (min area m²)	0.0	0.0	0.0
Area of garden & ארפא of garden ג	0.0	0.0	0.0	0.0			Area of garden & Iawn (m²)	5.0	5.0	3.0
Daconditioned floor area (m²)	0.0	0.0	0.0	0.0			Unconditioned floor גרפא (m²)	0.0	0.0	0.0
Conditioned floor area (m²)	54.0	80.0	87.0	60.0			Conditioned floor area (m²)	95.0	110.0	85.0
No. of bedrooms	7	3 2	22	-			No. of hedrooms	02.2	72	22
.on pnillewQ	B.104	B.203	B.302	B.40			.on pnillewO	C.102	C.107	C.112
2010 seioas species (min area m²) :	0.0	0.0	0.0	0.0			29i3erous species (min area m²)	0.0	0.0	0.0
Area of garden & اعwn (m²)	0.0	0.0	0.0	0.0		pund	A rea of garden & (sm) nwel 	5.0 0	5.0 0	5.0 0
Unconditioned floor area (m²) 2 aordor foor f	0.0	0.0	0.0	0.0		storeys above ground	Unconditioned floor area (m²) 3 aobres 36 corA	0.0 5	0.0 5	0.0 5
(^s m) ธอาธ	0	87.0 0	82.0 0	82.0 0		pov	(^s m) 6916	116.8 0	54.9 0	85.0 0
No. of bedrooms Conditioned floor	1 60.	2 8	2 8	2 8		ys a	Mo. of bedrooms Conditioned floor	÷ m	-	2
	B.103	.202	301	.306		ore		C.101	C.106	C.111
(m bo m bo m) Dwelling no.		8	μ.	m	ļ	9	Dwelling no.	0	0	0
esitae m²) (min area m²)	0.0	0.0	0.0	0.0	0.0	ngs,	lndigenous species (min area m²)	0.0	0.0	0.0
Area of garden & Iawn (^s m) nwel	0.0	0.0	0.0	0.0	0.0	velli	کrea of garden & awn (™)) مwal	5.0	5.0	0.0
benoitibnoonU (^s m) floor area (f	0.0	0.0	0.0	0.0	4.0	43 dwellings,	Unconditioned floor area (m²)	0.0	0.0	0.0
Conditioned floor area (m²)	87.0	82.0	82.0	52.4	83.0	ပ်	Conditioned floor area (m²)	155.0	80.0	62.0
No. of bedrooms	02.2)12	6 2	51	34 2	ding	No. of hedrooms	02.3	35 2	C.1101
on pnillew O	B.102	B.201	B.206	B.305	B.404	Building	.on pnilləwQ	C.002	C.105	÷ Ü
seiosqs zuonspecies) (מו ארפי m²)	0.0	0.0	0.0	0.0	0.0	- sôu	2011 species m ²) (sm seres m ²)	0.0	0.0	0.0
Area of garden & ארפא (^s m) nwsl	0.0	0.0	0.0	0.0	0.0	uildi.	Area of garden & Iawn (sm) awsl	5.0	3.0	3.0
benoitibnoonU floor area (גm) floor	0.0	0.0	0.0	0.0	0.0	flat buildings	Unconditioned floor area (m²)	0.0	0.0	0.0
Conditioned floor area (m²)	82.0	82.0	52.4	52.0	85.0	tial 1	Conditioned floor area (m²)	120.0	68.0	95.0
No. of bedrooms	5	2	-	~	2	den	No. of bedrooms	5	-	
.on pnillewQ	B.10	B.106	B.205	B.304	B.403	Residential	.on pnill əw Q	C.00	C.104	C.109 2

Friday, 18 February 2022 Certificate No :: 944202M 04

Version: 3.0 / DARWINIA 3_19_1

Planning, Industry & Environment www basix nsw gov au BASIX

page 4/41

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C.206 1 54.9

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C.204 2 95.0 C.209 2

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95.0

C.2022

0.0 0.0 0.0

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93.0

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C.309 2 C.3042 C.2112

5.0

C.308 1 70.9

0.0 0.0

C.307 2 110.0 0.0 C.312 2 85.0 0.0

0.0

C.3112 C.3061

0.0 93.0 0.0 0.0

C.404 3 151.0 0.0

0.0

0.0 0.0

92.0

C.4032

C.4013 180.0 0.0

0.0

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C.4053 150.0 0.0

0.0 0.0

53.0

C.3031 C.2101

0.0

C.302 2 95.0

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116.8 0.0 54.9

C.3013

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C.212 2 C.3052

80.0

C.310 1 62.0

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

Common areas of unit building - Building A

Floor area (m²)

Common area

Floor area (m²)

n area

No.2)

10.0

25.0 60.0 60.0

Ground floor lobby 3 Building A

70.0

loor lobby 2 Building A 2 Building A Level 5

lant (Building A)

1 Building A Level 5

2 Building A Level 3

14.0 25.0 16.0

30.0

.

Pump Room (Building A) Switch room (Building A)

Hallway 1 Building A Level 2 Hallway 1 Building A Level 4

8.0

Common area	Floor area (m²)	Соттог
Lift car (No.1)		Lift car (N
Exhaust Plant (Building A)	10.0	Supply P
Ground Floor lobby 1 Building A	50.0	Ground fl
Hallway 1 Building A Level 3	60.0	Hallway 2
Hallway 2 Building A Level 2	25.0	Hallway 2
Hallway 2 Building A Level 4	25.0	Hallway '

ш
uilding
Ω
of unit building
areas
Common

Floor area (m²)

10.0 13.0 30.0

Ground floor lobby 1 Building B

20.0 30.0

5.0

Exhaust Plant (Building B)

Common area

Floor area (m²)

Hallway 1 Building B Level 3

Common area	Floor area (m²)	Common area
Lift car (No.3)	a	Switch room (Building B)
Supply Plant (Building B)	10.0	Pump Room (Building B)
Hallway 1 Building B Level 1	40.0	Hallway 1 Building B Level 2
Hallway 1 Building B Level 4	30.0	

c)
ni laina	הוושווש
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unit building	
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Common	

Common area	Floor area (m²)	Con
Lift car (No.4)	1705	Ë
Exhaust Plant (Building C)	10.0	Sup
Hallway 2 Building C Level 4	20.0	Pun
Ground floor lobby 2 Building C	65.0	Hall
Hallway 1 Building C Level 2	33.0	Hall
Hallway 2 Building C Level 3	43.0	

Common area	Floor area (m²)	Common area
Lift car (No.5)		Switch room (Buil
Supply Plant (Building C)	10.0	Toilet
Pump Room (Building C)	8.0	Ground floor lobb
Hallway 1 Building C Level 4	16.0	Hallway 1 Buildin
Hallway 2 Building C Level 2	43.0	Hallway 1 Buildin

	Common area	Floor area (m²
-	Switch room (Building C)	20.0
-	Toilet	7.0
-	Ground floor lobby 1 Building C	13.0
	Hallway 1 Building C Level 1	33.0
-	Hallway 1 Building C Level 3	33.0

page 5/41

Friday, 18 February 2022 Certificate No.: 944202M 04

Version: 3.0 / DARWINIA 3 19 1

Planning, Industry & Environment www.basix.nsw.gov.au

Common area	Floor area (m²)	Common area	Floor area (m²) Co	Common area	Floor area (m²)
	0.0000				0.00
		9. B			
		5			
	÷				
		55 21		ά.	
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9_1 Certificate No.: 944202M_04	Friday, 18 February 2022	page 7/41
		Certificate No.: 944202M_04

page 8/41 Friday, 18 February 2022 Certificate No.: 944202M 04 6. Commitments for common areas and central systems/facilities for the development (non-building specific) Version: 3.0 / DARWINIA_3_19_1 Planning, Industry & Environment www.basix.nsw.gov.au (i) Water (ii) Energy BASIX

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.

Schedule of **BASIX** commitments

1. Commitments for Residential flat buildings - Building A

(a) Due

(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:		ă.	
(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.	>	>	>

page 9/41

Friday, 18 February 2022

Certificate No.: 944202M_04

Version: 3.0 / DARWINIA 3 19 1

Planning, Industry & Environment www.basix.nsw gov.au

			Fixtures	es		Appliances	0000		Indiv	inaiviauai pool			Individual spa	spa
Dwelling no.	All shower- heads	All toilet flushing systems	AII 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 (> 6 but <= 7.5 L/min)	4 star	6 star	4 star	9	,	3.5 star	<u>. 1</u>		E	1	<u>B</u>	1	
							Alternative water source	ater source						
Dwelling no.		Alternative water supply systems		Size	Configuration	ų		3 8	Landscape connection	Toilet connection (s)	Laundry on connection	Iry Pool ction top-up	- -	Spa top-up
None	•									3	<u></u>	3		
(ii) Energy	_										Show on DA plans	Show on CC/CDC plans & specs	C/CDC	Certifier check
The a	pplicant mu	st comply wi	th the com	imitments liste	(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	ing out the dev	/elopment of a	dwelling list	ted in a tab	le below.				
The a suppl centra	pplicant mu ied by that : al system to	ist install eac system. If the the dwelling	th hot wate table spe so that th	er system specicifies a centra	(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.	lling in the tab m for the dwel ied by that cer	le below, so th lling, then the a ntral system.	lat the dwelli applicant mu	ing's hot wa ust connect	ater is that	>	>		>
The a the ta	pplicant mu ble below. F	st install, in (Each such ve	ach bathr Intilation s	oom, kitchen i ystem must hi	(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.	e dwelling, the I control specit	e ventilation sy fied for it in th€	stem specifi table.	ed for that	room in		>		>
The a areas no co any si zoniny	pplicant mu " headings oling or hea uch areas. I g between I	The applicant must install the cooling and he areas" headings of the "Cooling" and "Heatin no cooling or heating system is specified in fany such areas. If the term "zoned" is specificating between living areas and bedrooms.	cooling ar ng" and "H is specifier oned" is sp ind bedroo	nd heating sys leating" colum d in the table f pecified beside ms.	(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.	or the dwelling elow, in/for at l or "Bedroom ing system, th	y under the "Li least 1 living/b areas", then n ien the system	ving areas" a edroom area o systems m must provid	and "Bedro a of the dw lay be inst le for day/r	om elling. If alled in iight		>	_	3
This c the ta lightir specif fluore	commitment the below (I ng" for each fied for a pa scent lightir	t applies to e but only to th such room in inticular room ight err	ach room of e extent si n the dwell i or area, th itting diod	This commitment applies to each room or area of the dw the table below (but only to the extent specified for that r lighting" for each such room in the dwelling is fluorescen specified for a particular room or area, then the light fittir fluorescent lighting or light emitting diode (LED) lighting.	(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.	t referred to in The applicant th emitting dio n or area mus	eferred to in a heading to the "Artificial lighting" he applicant must ensure that the "primary type emitting diode (LED) lighting. If the term "dedic or area must only be capable of being used for	he "Artificial that the "prin ing. If the ter ble of being	lighting" c mary type c rm "dedica used for	olumn of if artificial ted" is		>	_	>

page 10/41

Friday, 18 February 2022

Version: 3.0 / DARWINIA 3 19 1 Certificate No.: 944202M_04

Planning, Industry & Environment www.basix.nsw.gov.au Version:

Certifier check	>				>			ystem	Operation control	interlocked to light	
Show on CC/CDC plans & specs	>	> :		>	>	>	>	Laundry ventilation system			
Show on DA plans	>							Lau	Each laundry	individual fan, ducted to façade or roof	
	al lighting" column of such room or area is	applicant must: titvely must not install and ively must not install		ures" column of the	measures" column of	lumn of the table.	twelling is "well	Kitchen ventilation system	Operation control	manual switch on/off	×
	referred to in a heading to the "Natural lighting" column of The applicant must ensure that each such room or area is	m for the dwelling's pool or spa. The applicant must: column of the table below (or alternatively must not install ll a timer, to control the pool's pump; and column of the table below (or alternatively must not install	a timer to control the spa's pump.	s & other efficiency meas	in the "Appliances & other efficiency measures" column of ing; and	efficiency measures" col	efrigerator space in the d	Kitchen vent	Each kitchen	individual fan, ducted to façade or roof	
		heating system for the dw dividual Pool" column of th int must install a timer, to ividual Spa" column of th		iwelling in the "Appliance	that dwelling in the "Appli minimum rating; and	n the "Appliances & other	svelopment so that each r	Bathroom ventilation system	Operation control	interlocked to light	
	(f) This commitment applies to each room or area of the dwelling which is the table below (but only to the extent specified for that room or area). 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 (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	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 "A 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".	Bathroom ven	Each bathroom	individual fan, ducted to façade or roof	
	This commitment applies to each roo the table below (but only to the exte fitted with a window and/or skylight.	ommitment applies if the a line install the system speciary system for the poo linstall the system speci	any system for the spa	 (h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven sp table below; 	 cach appliance for white the table, and ensure the) any clothes drying line	ified in the table, the appli ited".	Hot water	Hot water system	central hot water system 1	
(ii) Energy	(f) This cc the tat fitted v	(g) This cr (aá (bt	ļ	(h) The al (a:	(pt	30)	(i) If specified in ventilated".		Dwelling no.	All dwellings	

page 11/41

Certificate No: 944202M 04

Friday, 18 February 2022

Version: 3.0 / DARWINIA_3_19_1

Planning, Industry & Environment www.basix.nsw.gov.au

	Coo	Cooling	Heating	ting			Artificial lighting	lighting			Natural lighting	ghting
Dwelling no.	Dwelling living areas no.	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main s kitcher
0LG8	1-phase airconditioning 4 Star (old label) (zoned)	5	2	yes	yes	yes	yes	0	2			
A.312	1-phase airconditioning 4 Star (old label) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	o	yes			
A.402	1-phase airconditioning 4 Star (old label) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	~	2			
A.403	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	<u>و</u>			
A.404	1-phase airconditioning 4 Star (old label) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	2			
1.G10, A.401	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	-	0			
1.G15, A.109, A.213	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes			

Certificate No.: 944202M_04 Friday, 18 February 2022

Version: 3.0 / DARWINIA_3_19_1

BASIX Planning, Industry & Environment www.basix.nsw.gov.au

page 12/41

ghting	Main s kitcher	٥ د	e	Ê
Natural lighting	No. of bathrooms &/or toilets	0	0	0
	All hallways	yes (dedicated)	yes (dedicated)	yes (dedicated)
	Each laundry	yes (dedicated)	yes (dedicated)	yes (dedicated)
ighting	All bathrooms/ toilets	yes (dedicated)	yes (dedicated)	yes (dedicated)
Artificial lighting	Each kitchen	yes (dedicated)	yes (dedicated)	yes (dedicated)
	No. of living &/or dining rooms	2 (dedicated)	2 (dedicated)	2 (dedicated)
	No. of bedrooms &/or study	3 (dedicated)	1 (dedicated)	2 (dedicated)
ing	bedroom areas	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)
Heating	living areas	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)
пg	bedroom areas	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)
Cooling	Dwelling living areas no.	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	All 1-phase other airconditioning dwellings 4 Star (old label) (zoned)
	Dwelling no.	1.G02, 1.G11, A.102, A.202, A.209, A.308 A.308	1.G05, 1.G05, 1.G13, 1.G13, A.107, A.203, A.211, A.213, A.303, A.310, A.310, A.310, A.310, A.310,	All other dwellings

page 13/41

friday, 18 February 2022

Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 944202M_04

Planning, Industry & Environment www.basix.nsw.gov.au Versi

BASIX Plan

cy measures	Dishwasher Clothes Clothes Indoor or Private washer dryer sheltered outdoor or clothes unsheltered drying line drying line	2 star no no	2 star
Appliances & other efficiency measures	Dishwasher C w	4 star	4 star
Appliance	Well ventilated fridge space	ou	ę
	Refrigerator	e,	R.
	Timer Kitchen cooktop/oven	induction cooktop & electric oven	induction cooktop & electric oven
spa	Timer	Ē	∎E.
Individual spa	Timer Spa heating system	ъ	1-
ool	Timer	¥.	Ű.
Individual pool	Dwelling Pool heating no. system	E.	Ť.
	Dwelling no.	01G8	All other dwellings

	DA plans	plans & specs	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.			

			DA plans	plans & specs	check
(h) The applicant must co below.	(h) The applicant must construct the floors and walls of the development in accordance with the below.	accordance with the specifications listed in the table	>	>	>
	10 - 14 14	Thermos Locado			
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)	ing load (in mJ	l/m²/yr)	
0LG5	25.3	6.4			
01.06	21.8	6.3			
0TG7	21.7	6.4			
0168	34.0	6.2			
1.G01	45.3	23.8			
1.G02	45.3	24.6			
1.G03	39.1	19.7			
1.G04	34.9	18.2		4	
1.G05	42.6	22.7			
1.G06	37.9	20.9			
1.G07	34.8	22.6			
1.G08	37.7	26.3		<	
1.G09	34.7	19.2			
1.G10	22.2	17.3			
1.G11	36.9	13.8			
1.G12	23.3	10.9			
1.G13	17.5	23.1			
1.G14	41.1	17.5			
1.G15	26.4	22.2			
1.G16	41.1	28.3			

Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
A.101	18.7	29.5
A.102	35.6	26.9
A.103	20.9	25.0
A.104	15.0	28.9
A.105	14.1	10.4
A.106	9.0	10.8
A.107	2.7	25.6
A.108	24.0	22.4
A.109	17.6	19.0
A.110	27.8	26.9
A.201	27.3	28.9
A.202	44.9	26.5
A.203	13.3	29.1
A.204	29.1	20.0
A.205	12.0	28.8
A.206	28.4	19.7
A.207	28.4	19.6
A.208	12.2	29.1
A.209	14.5	10.3
A.210	8.9	10.8
A.211	7.3	25.9
A.212	24.3	22.6
A.213	26.7	21.9
A.214	40.9	29.0
A.301	42.0	29.0
A.302	39.3	24.6
A 303	21.4	29.4

Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)	mJ/m²/yr)
A.304	37.5	23.1	
A.305	28.5	29.2	
A.306	39.5	24.0	
A.307	19.3	24.2	
A.308	23.4	12.3	
A.309	11.0	11.2	
A.310	17.3	28.1	
A.311	30.9	22.0	
A.312	35.6	20.4	
A.401	34.7	26.3	
A.402	26.8	28.7	
A.403	29.9	24.7	
A.404	28.5	22.7	
All other dwellings	27.4	29.4	

a) If, in carrying out the d						
item must meet the sp	(a) If, in carrying out the development, the applicant installs a showerhead, item must meet the specifications listed for it in the table.		toilet, tap or clothes washer into a common area, then that	hen that	>	>
 b) The applicant must ins "Central systems" colu specified in the table. 	tall (or ensure that the developm mn of the table below. In each ca	(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.	water supply system(s) specified configured, a	in the	>	>
c) A swimming pool or sp table.	a listed in the table must not hav	(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.	hat specified for the pool or spa i	the	>	
d) A pool or spa listed in t	the table must have a cover or sh	(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.	spa in the table.		>	
e) The applicant must ins	tall each fire sprinkler system list	(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.	is configured as specified in the	able.)
f) The applicant must ens	ure that the central cooling syste	(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.	d as specified in the table.		>	>
Common area Showerl	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating	hers rating	
	no common facility 4 star	tar	4 star	ио соптол	no common laundry facility	
Central systems	Size	Configuration		Connection (to allow for)	ow for)	
Central water tank - rainwater or stormwater (No. 1)	. 15000.0	To collect run-off from at least: - 400.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	To collect run-off from at least: - 400.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 2000. area on the site - car washing in 1 e	- irrigation of 2000.0 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site	landscap

elopment, the applicant installs a ventilation system to service a common area specified in the tat on system must be of the type specified for that common area, and must meet the efficiency measure spinstall a centralised lighting specified for that common area. This lighting must meet the efficiency measure spinstall a centralised lighting control system or Building Management System (BMS) for the common area to w, the lighting specified in the "Central energy systems" column of the table below. In the must be of the type, and meet the specifications, listed for it in the table. If the systems and fixtures specified in the "Central energy systems" column of the table below. In the must be of the type, and meet the specifications, listed for it in the table. Common area ventilation system Ventilation systems" column of the table below. In the ust be of the type, and meet the specifications, listed for it in the table. If the system system is the specified on the specifications systems Interesty systems" column of the table below. In the must be of the type, and meet the specifications, listed for it in the table. If the system system is the specified on the specification systems Interesty systems If the system system is the specified on the specification systems Interesty systems If the system system is the specified on	(ii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
out the development, the applicant must install, as the "primary type of artificial lighting" for each common area in the itable below, the lighting control system or Building Management System (BMS) for the common crifted. and must is also install a cantralised lighting control system or Building Management System (BMS) for the common crifted. and must is also install the systems and fixtures specified in the "Central energy systems" column of the table below. In system or fixture must be of the type, and meet the specifications, listed for it in the table. and must install the systems and fixtures specification system Common area ventilation system officied. Common area ventilation system and fixtures must be of the type, and meet the specifications, listed for it in the table. Influence and fixtures must be of the type, and meet the specifications, listed for it in the table. Influence and fixtures must be of the type, and meet the specification system Influence and fixtures must be of the type, and meet the specification system Influence and fixtures must be of the type, and meet the specification system Influence and meet the specification system Influence and meet the specification Influence and meet the specification Influence and meet the specification Influence bight Influence bight <	a) If, in carrying out the dev below, then that ventilatic specified.	elopment, the applicant installs on system must be of the type s	a ventilation system to service specified for that common area,	a common area specified in the t and must meet the efficiency me	able asure	>	>
ant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In system or fixture must be of the type, and meet the specifications, listed for it in the table. Common area ventilation system type Ventilation system type Ventilation system type - Common area ventilation efficiency light-emitting diode - light-emitting diode - light-emitting diode - light-emitting diode - light-emitting diode - light-emitting diode - light-emitting diode - bby 2 no mechanical ventilation - comechanical ventilatio	 In carrying out the develc specified in the table belk The applicant must also i where specified. 	ppment, the applicant must instr ow, the lighting specified for tha install a centralised lighting con	all, as the "primary type of artific at common area. This lighting m itrol system or Building Manage	aial lighting" for each common are ust meet the efficiency measure a ment System (BMS) for the comr	a specified. non area,	>	>
Common area ventilation system Common area ventilation system Common system type Common area ventilation efficiency Frimary type of artificial lighting Ventilation system type ventilation efficiency Frimary type of artificial vilding A) no mechanical ventilation - Ight-emitting diode uilding A) no mechanical ventilation - Ight-emitting diode building A) no mechanical ventilation - Ilght-emitting diode building A) no mechanical ventilation - Ilght-emitting diode building A) no mechanical ventilation - Ilght-emitting diode buby 1 no mechanical ventilation - Ilght-emitting diode buby 2 no mechanical ventilation - Ilght-emitting diode buby 3 no mechanical ventilation - Ilght-emitting diode buby 2 no mechanical ventilation - Ilght-emitting diode buby 2 no mechanical ventilation - Ilght-emitting diode buby 3 no mechanical ventilation - Ilght-emitting diode buby 3 <th>.) The applicant must instal case, the system or fixtur</th> <th>l the systems and fixtures spec re must be of the type, and mee</th> <th>ified in the "Central energy system the specifications, listed for it</th> <th>ems" column of the table below. in the table.</th> <th>n each</th> <th>></th> <th>></th>	.) The applicant must instal case, the system or fixtur	l the systems and fixtures spec re must be of the type, and mee	ified in the "Central energy system the specifications, listed for it	ems" column of the table below. in the table.	n each	>	>
Ventilation system typeVentilation efficiencyPrimary type of artificial lighting <td< th=""><th>K) -</th><th>Common area v</th><th></th><th></th><th>Common area lighting</th><th>ng</th><th></th></td<>	K) -	Common area v			Common area lighting	ng	
- - Iight-emitting diode - - Iight-emitting diode no mechanical ventilation - Iuorescent no mechanical ventilation - fluorescent no mechanical ventilation - light-emitting diode	mmon area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	ol
···Ight-emitting diodeno mechanical ventilation-fluorescentno mechanical ventilation-fluorescentno mechanical ventilation-fluorescentno mechanical ventilation-fluorescentno mechanical ventilationno mechanical ventilation-fluorescentno mechanical ventilationno mechanical ventilation-fluorescentno mechanical ventilationno mechanical ventilation-light-emitting diodeno mechanical ventilationno mechanical ventilation	car (No.1)	•	Ē	light-emitting diode	connected to lift call button	ton No	
no mechanical ventilation = fluorescent no mechanical ventilation = light-emitting diode	car (No.2)	1 .7	5 7(light-emitting diode	connected to lift call button	ton No	
no mechanical ventilation = fluorescent no mechanical ventilation = fluorescent no mechanical ventilation = fluorescent no mechanical ventilation = light-emitting diode	itch room (Building A)	no mechanical ventilation	•7	fluorescent	manual on / manual off	Q	
no mechanical ventilation - fluorescent no mechanical ventilation - fluorescent no mechanical ventilation - light-emitting diode	aust Plant (Building A)	no mechanical ventilation	e	fluorescent	manual on / manual off	Q	-25
no mechanical ventilation - fluorescent no mechanical ventilation - light-emitting diode	oply Plant (Building A)	no mechanical ventilation	67	fluorescent	manual on / manual off	No	
no mechanical ventilation - light-emitting diode	mp Room (Building A)	no mechanical ventilation	∎ H	fluorescent	manual on / manual off	No	
no mechanical ventilation - light-emitting diode	bund Floor lobby 1 Iding A	no mechanical ventilation	r	light-emitting diode	daylight sensor and motion sensor	tion No	
no mechanical ventilation - light-emitting diode no mechanical ventilation - light-emitting diode no mechanical ventilation - light-emitting diode	bund floor lobby 2 Iding A	no mechanical ventilation	÷.	light-emitting diode	daylight sensor and motion sensor	tion No	
no mechanical ventilation - light-emitting diode	ound floor lobby 3 Iding A	no mechanical ventilation	r	light-emitting diode	daylight sensor and motion sensor	tion No	
no mechanical ventilation - light-emitting diode	lway 1 Building A Level 3	no mechanical ventilation	в	light-emitting diode	daylight sensor and motion sensor	tion	
no mechanical ventilation	lway 2 Building A Level 5	no mechanical ventilation	1	light-emitting diode	daylight sensor and motion sensor	tion No	
	Hallway 1 Building A Level 2	no mechanical ventilation	1	light-emitting diode	daylight sensor and motion sensor	tion No	

page 19/41

Certificate No.: 944202M_04 Friday, 18 February 2022

Version: 3.0 / DARWINIA_3_19_1

Planning, Industry & Environment www.basix.nsw.gov.au

	Common area ventilation syst	entilation system			Common area lighting	
ł	ystem type	Ventilation efficiency measure		Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Hallway 2 Building A Level 2 no mechanical	no mechanical ventilation	ï		light-emitting diode	daylight sensor and motion sensor	No
Hallway 2 Building A Level 3 no mechanical ventilation	al ventilation	, U	=	light-emitting diode	daylight sensor and motion sensor	No
Hallway 1 Building A Level 4 no mechanical ventilation	al ventilation	iii A	=	light-emitting diode	daylight sensor and motion sensor	No
Hallway 2 Building A Level 4 no mechanical ventilation	al ventilation	R		light-emitting diode	daylight sensor and motion sensor	Q
Hallway 1 Building A Level 5 no mechanical ventilation	al ventilation	74	2	light-emitting diode	daylight sensor and motion sensor	No
Central energy systems	Type		Specification			
Central hot water system (No. 1)	electric heat pump - gas boosted		ping insulation) Piping interna	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (\sim 38 mm)		
Lift (No. 1)	gearless traction with V V V F motor		umber of levels	Number of levels (including basement): 7		
Lift (No. 2)	gearless traction with V V V F motor		umber of levels	Number of levels (including basement): 7		

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Version: 3.0 / DARWINIA_3_19_1 Certificate 1

Certificate No.: 944202M_04 Friday, 18 February 2022

2. Commitments for Residential flat buildings - Building B

(a) Dwellings

(i) Water SI	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:			3
(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.	>	>	>

page 21/41

Certificate No.: 944202M_04 Friday, 18 February 2022

			Appli	Appliances		Indiv	Individual pool			Individual spa	spa
All All kitchen bathroom taps taps	moo	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
4 star		2	9	3.5 star	a	1	3	,		1	ŭ
				Alternative water source	ater source						
Size		Configuration	и		3	Landscape connection	Toilet connection (s)	Laundry connection	y Pool tion top-up	đ	Spa top-up
R.							-				
		~ ^					-	Show on DA plans	Show on CC/CDC plans & specs	C/CDC scs	Certifier check
nmitments	liste	(a) The applicant must comply with the commitments listed below in carryin	ing out the dev	g out the development of a dwelling listed in a table below.	dwelling list	ted in a tat	le below.				
er system scifies a ce he dwellin	spe entre g's ŀ	(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water i 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.	lling in the tab im for the dwe lied by that ce	ing in the table below, so that the dwelling's hot water is i for the dwelling, then the applicant must connect that ad by that central system.	at the dwelli applicant mu	ing's hot w ust connec	ater is t that	>	>		>
room, kito system m	chen ust h	(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system s the table below. Each such ventilation system must have the operation control specified for it in the table.	e dwelling, the 1 control speci	dwelling, the ventilation system specified for that room in control specified for it in the table.	stem specifi e table.	ed for that	room in				>
The applicant must install the cooling and heatir areas" headings of the "Cooling" and "Heating" no cooling or heating system is specified in the any such areas. If the term "zoned" is specified zoning between living areas and bedrooms.	ig sys colun table besid	(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.	or the dwelling elow, in/for at or "Bedroom iing system, th	r the dwelling under the "Living areas" and "Bedroom ow, in/for at least 1 living/bedroom area of the dwelling or "Bedroom areas", then no systems may be installed og system, then the system must provide for day/night	ving areas" a edroom area o systems rr n must provic	and "Bedrc a of the dw nay be inst de for day/	om elling. If alled in night		>		>
This commitment applies to each room or area of the dw the table below (but only to the extent specified for that r lighting" for each such room in the dwelling is fluorescen specified for a particular room or area, then the light fittin fluorescent lighting or light emitting diode (LED) lighting.	of the for th uorest light f light f	(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.	s referred to in The applicant tht emitting dic m or area mus	referred to in a heading to the "Artificial lighting" column of The applicant must ensure that the "primary type of artificia it emitting diode (LED) lighting. If the term "dedicated" is n or area must only be capable of being used for	the "Artificial that the "printing. If the telling. If the telling of being	lighting" c mary type o rm "dedica used for	olumn of of artificial ted" is		>		>

Main kitcher Natural lighting yes yes 2 2 2 2 2 No. of bathrooms &/or toilets 0 0 0 0 0 ~ yes (dedicated) All hallways yes (dedicated) Each Iaundry All bathrooms/ toilets yes (dedicated) Artificial lighting yes (dedicated) Each kitchen 2 (dedicated) living &/or dining rooms No. of 2 (dedicated) (dedicated) (dedicated) (dedicated) (dedicated) bedrooms &/or study (dedicated) (dedicated) No. of ო 2 2 1-phase airconditioning airconditioning airconditioning airconditioning airconditioning airconditioning airconditioning 4 Star (old label) (zoned) 4 Star (old bedroom 1-phase 1-phase 1-phase 1-phase 1-phase 1-phase areas Heating airconditioning 4 Star (old airconditioning 4 Star (old label) (zoned) airconditioning airconditioning 4 Star (old label) (zoned) 1-phase airconditioning 4 Star (old label) (zoned) airconditioning airconditioning label) (zoned) label) (zoned) label) (zoned) label) (zoned) living areas 4 Star (old 4 Star (old 4 Star (old 1-phase 1-phase I-phase 1-phase 1-phase 1-phase 1-phase airconditioning 1-phase airconditioning 1-phase airconditioning 4 Star (old label) (zoned) 1-phase airconditioning 1-phase airconditioning airconditioning 1-phase airconditioning 4 Star (old label) (zoned) 4 Star (old label) (zoned) 4 Star (old label) (zoned) abel) (zoned) label) (zoned) label) (zoned) 4 Star (old 4 Star (old 4 Star (old bedroom 1-phase areas Cooling 4 Star (old label) (zoned) airconditioning airconditioning airconditioning airconditioning airconditioning airconditioning airconditioning abel) (zoned) abel) (zoned) label) (zoned) abel) (zoned) label) (zoned) abel) (zoned) living areas 4 Star (old 1-phase 1-phase 1-phase 1-phase 1-phase 1-phase 1-phase dwellings Dwelling B.101, B.106, B.201, B.206, B.301, B.306 B.105, B.205, B.305 B.103, B.104, B.204, B.304 B.402 B.404 B.401 All other no.

Ëriday, 18 February 2022

Version: 3.0 / DARWINIA_3_19_1

Certificate No.: 944202M_04

Planning, Industry & Environment www.basix.nsw.gov.au

BASIX

page 24/41

All All	Timer	ool Individual spa Timer Spa heating T system	Timer	pa Timer Kitchen cooktop/oven induction	Appliar Refrigerator Well ventilate fridge space	d lo	Appliances & other efficiency measures Vell Dishwasher Clothes Indoor or vellated bishwasher clothes clothes entilated vasher dryer clothes pace 4 star - 2 star	ency measu Clothes washer	ures Clothes dryer 2 star	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
				cooktop & electric oven							

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.	# #		
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.		5	
(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.	pe	>	
(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.	>	>	>
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BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA 3 19 1 Certificate No.: 944202MU 04	гиау, то г	Friday, to repridry 2022	

	Th	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
B.101	39.1	21.1
B.102	44.3	24.6
B.103	44.8	18.2
B.104	45.0	17.5
B.105	34.5	19.0
B.106	30.3	18.6
B.201	27.0	21.1
B.202	39.0	25.7
B.203	25.2	17.7
B.204	27.1	17.2
B.205	26.4	21.9
B.206	18.3	25.2
B.301	45.3	26.7
B.302	41.4	27.0
B.303	25.9	20.7
B.304	25.5	18.8
B.305	34.7	22.3
B.306	31.1	28.0
B.401	35.6	21.1
B.402	38.1	25.6
B.403	34.7	18.5
All other dwellings	32.9	17.1

page 26/41

Certificate No.: 944202M_04 Friday, 18 February 2022

Version: 3.0 / DARWINIA_3_19_1

Planning, Industry & Environment www.basix.nsw.gov.au

(i) Water				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carryin item must n	(a) If, in carrying out the development, the applicant installs a showerhead, item must meet the specifications listed for it in the table.		toilet, tap or clothes washer into a common area, then that	that	>	>
 (b) The applicant must in "Central systems" col specified in the table. 	The applicant must install (or ensure that the development is serviced t "Central systems" column of the table below. In each case, the system specified in the table.	/elopment is serviced by) the alter each case, the system must be si	(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 table.	(c) A swimming pool or spa listed in the table must not have a volume (in kl table.	not have a volume (in kLs) greater	Ls) greater than that specified for the pool or spa in the	>	>	
(d) A pool or sp	(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.	er or shading if specified for the p	ool or spa in the table.		>	
(e) The applica	nt must install each fire sprinkler syst	tem listed in the table so that the	(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 applicat	(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	's rating	
All common areas	no common facility	4 star	4 star	no common laundry facility	ldry facility	
(ii) Energy			~	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carryin below, then specified.	ig out the development, the applicant that ventilation system must be of th	installs a ventilation system to se is type specified for that common	(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 specified in the t The applicant m where specified.	out the development, the applicant m the table below, the lighting specifier int must also install a centralised light ifted.	ust install, as the "primary type of d for that common area. This light ting control system or Building Ma	(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.	ed. ea,	>	>
(c) The applica	int must install the systems and fixtur vstem or fixture must be of the type, a	es specified in the "Central energ and meet the specifications, listed	(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.	>	>	>

page 27/41

Certificate No.: 944202M_04 Friday, 18 February 2022

Version: 3.0 / DARWINIA 3 19 1

BASIX Planning, Industry & Environment www.basix.nsw.gov.au

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Planning, Industry & Environment www.basix.nsw.gov.au

Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 944202M_04

Friday, 18 February 2022

page 28/41

(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	5	>
(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.	>	>

3. Commitments for Residential flat buildings - Building C

BASIX

Planning, Industry & Environment www.basix.nsw.gov.au

page 29/41

Friday, 18 February 2022

Certificate No.: 944202M 04

Version: 3.0 / DARWINIA_3 19 1

cover location shaded		ashers (max volume) 5 star Frnative water source corr	rculation clothes washers (max cover location version washers volume) cover location iversion ashers all the colume) a.5 star	bathroom recirculation clothes washers (max volume) 5 star no - 3.5 star - 5 star no - 3.5 star - 5 star no - - - 5 star no - 3.5 star - 5 star no - - - 5 star no - - - 5 star no - - - 5 star - 3.5 star - - 5 star - - - - 5 star - - - - 5 star - - - - 6 - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	o. shower- heads flushing systems kitchen taps bathroom or diversion recirculation washers coultmes washers (max volume) cover locat III bata 5 star or diversion washers 3.5 star - - - wellings 6 but <= L/min) 4 star 6 star 5 star no - 3.5 star - - - welling no. Alternative water Size Configuration - - - - - - welling no. Alternative water Size Configuration - - - - - - welling no. Alternative water Size Configuration - - - - - - welling no. Alternative water Size Configuration - - - - - - welling no. Alternative water Size Configuration - - - - - - - welling no. Alternative water Size Configuration - - - - - - - one - - - -<
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		rnative water sour	Alternative water sour onfiguration ow in carrying out the development of a dwelling	Size Configuration - Configuration	Alternative water source water Size Configuration items - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
	ce		onfiguration ow in carrying out the development of a dwelling	Size Configuration	water Size Configuration tems - - - - <
Landscape Toilet connection connection (s)	COL		ow in carrying out the development of a dwelling I	- mitments listed below in carrying out the development of a dwelling larsystem specified for the dwelling in the table below, so that the dwe	
<u>.</u>	¥.		ow in carrying out the development of a dwelling	mitments listed below in carrying out the development of a dwelling ar system specified for the dwelling in the table below, so that the dwelling in the table below.	uply with the commitments listed below in carrying out the development of a dwelling all each hot water system specified for the dwelling in the table below, so that the dw . If the table specifies a central hot water system for the dwelling, then the applicant
Show on DA plans			ow in carrying out the development of a dwelling I for the dwelling in the development of a dwelling I	imitments listed below in carrying out the development of a dwelling less system specified for the dwelling in the table below, so that the dwelling in the table below, so that the dwelling is the dwelling in the table below.	Iply with the commitments listed below in carrying out the development of a dwelling lall each hot water system specified for the dwelling in the table below, so that the dwelling. If the table specifies a central hot water system for the dwelling, then the applicant r
ed in a table below.	liste	oment of a dwelling	for the dwelling in the table helow on that the dw	is system specified for the dwelling in the table below, so that the dwelling in the table below.	all each hot water system specified for the dwelling in the table below, so that the dw . If the table specifies a central hot water system for the dwelling, then the applicant
ing's hot water is ist connect that	lwellir nt mus	elow, so that the c , then the applicar system.	the use average in the dwelling, then the applicative is supplied by that central system.	supplied by that system. If the table specifies a central not water system for the dwelling, then the applicat central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	velling, so that the dwelling's hot water is supplied by that central system.
ed for that room in	specifie	ntilation system s for it in the table	tundry of the dwelling, the ventilation system specified for that room in the operation control specified for it in the table.	oom, kitchen and laundry of the dwelling, the ventilation system s ystem must have the operation control specified for it in the table	(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system s the table below. Each such ventilation system must have the operation control specified for it in the table.
and "Bedroom a of the dwelling. If iay be installed in le for day/night	reas" a m area ems mé provide	der the "Living al t 1 living/bedrool as", then no syste he system must	specified for the dwelling under the "Living a the table below, in/for at least 1 living/bedrool ving areas" or "Bedroom areas", then no syst uir conditioning system, then the system must	rd heating system/s specified for the dwelling under the "Living a leating" columns in the table below, in/for at least 1 living/bedrool d in the table for "Living areas" or "Bedroom areas", then no syst secified beside an air conditioning system, then the system must ims.	(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.
lighting" column of nary type of artificial rm "dedicated" is used for	ificial I "prim the terr being t	eading to the "Art st ensure that the (LED) lighting. If Iy be capable of	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	or area of the dwelling which is referred to in a heading to the "Art pecified for that room or area). The applicant must ensure that the ling is fluorescent lighting or light emitting diode (LED) lighting. If	(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

page 31/41

Friday, 18 February 2022

Version: 3.0 / DARWINIA 3 19 1 Certificate No :: 944202M_04

Planning, Industry & Environment www.basix.nsw.gov.au

kitcher Main Natural lighting yes 2 2 2 2 2 bathrooms No. of toilets &/or 0 0 0 2 0 yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) All hallways yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) laundry Each All bathrooms/ toilets yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) Artificial lighting yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) yes (dedicated) Each kitchen 2 (dedicated) 2 (dedicated) 2 (dedicated) 2 (dedicated) 2 (dedicated) (dedicated) living &/or dining rooms No. of 2 2 (dedicated) bedrooms &/or study (dedicated) (dedicated) (dedicated) (dedicated) (dedicated) No. of ო 2 ო 1-phase airconditioning airconditioning airconditioning airconditioning airconditioning airconditioning 4 Star (old label) (zoned) 4 Star (old label) (zoned) 4 Star (old label) (zoned) label) (zoned) label) (zoned) label) (zoned) 4 Star (old 4 Star (old 4 Star (old bedroom 1-phase 1-phase 1-phase 1-phase 1-phase areas Heating 1-phase airconditioning 4 Star (old label) (zoned) airconditioning 4 Star (old label) (zoned) 1-phase airconditioning airconditioning airconditioning airconditioning label) (zoned) label) (zoned) label) (zoned) label) (zoned) living areas 4 Star (old 4 Star (old 4 Star (old 4 Star (old 1-phase 1-phase I-phase 1-phase 1-phase airconditioning airconditioning 4 Star (old label) (zoned) airconditioning 1-phase airconditioning airconditioning airconditioning 4 Star (old label) (zoned) label) (zoned) abel) (zoned) label) (zoned) label) (zoned) 4 Star (old 4 Star (old 4 Star (old 4 Star (old bedroom 1-phase 1-phase 1-phase 1-phase areas Cooling airconditioning s 4 Star (old airconditioning airconditioning airconditioning 4 Star (old label) (zoned) airconditioning airconditioning label) (zoned) label) (zoned) label) (zoned) label) (zoned) label) (zoned) **Dwelling living areas** 4 Star (old 4 Star (old 4 Star (old 4 Star (old 1-phase 1-phase 1-phase 1-phase 1-phase 1-phase dwellings C.112, C.212, C.210, C.303, C.310 C.103, C.104, C.110, C.203, C.312 C.106 C.108, C.206, C.208, C.306, C.308 C.002, C.101, C.201, C.301, C.402, C.402, C.404, C.401 C.001, All other no.

page 32/41

Certificate No.: 944202M 04 Friday, 18 February 2022

Version: 3.0 / DARWINIA_3_19_1

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	Private outdoor or unsheltered clothes drying line	ĩ
	Indoor or sheltered clothes drying line	<u>.</u>
ures	Clothes dryer	2 star
ency meas	Clothes washer	U)
Appliances & other efficiency measures	Dishwasher Clothes Clothes washer dryer	4 star
Appliance	Well ventilated fridge space	С С
	Refrigerator Well ventil fridge space	n K
	Timer Kitchen cooktop/oven	induction cooktop & electric oven
spa	Timer	1
Individual spa	Timer Spa heating system	1/
loo	Timer	Ĩ.
Individual pool	Dwelling Pool heating no. system	
	Dwelling no.	All dwellings

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

Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²lyr)
C.001	45.1	14.7
C.002	28.3	16.5
C.101	27.4	19.7
C.102	5.8	28.6
C.103	17.9	23.5
C.104	29.0	18.2
C.105	43.0	13.9
C.106	36.6	20.0
C.107	40.3	8.1
C.108	34.9	25.3
C.109	33.5	29.4
C.110	29.0	26.0
C.111	23.8	27.0
C.112	26.9	24.3
C.201	29.3	21.6
C.202	6.4	28.7
C.203	6.3	28.1
C.204	7.3	22.3
C.205	34.8	21.8
C.206	27.6	26.5
C.207	13.1	11.1
C.208	19.5	23.5
C.209	9.5	29.5
C.210	9.1	29.3
C.211	17.4	28.7
C.212	12.1	28.6
C.301	41.1	18.9

Weiling no. Area adjusted heating load (in mJm*yr) C.302 18.7 29.1 C.303 18.7 29.1 C.304 9.1 29.1 C.305 42.4 26.6 C.305 42.4 20.6 C.307 19.1 20.6 C.308 21.7 21.6 C.309 21.7 21.6 C.300 21.7 21.7 C.310 21.7 21.7 C.311 21.7 21.7 C.312 21.7 21.7 C.313 21.7 21.7 C.314 21.7 21.7 C.315 21.7 21.7 C.316 21.7 21.7 C.317 21.7 21.7 C.317 21.7<
18.7 10.1 10.1 9.1 9.1 42.4 19.1 13.4 19.1 24.5 19.1 24.4 24.5 24.6 24.7 24.8 24.4 24.5 24.6 24.7 21.7 21.7 21.7 21.7 21.7 21.7 21.8 22.0 23.5 23.6 23.8
10.1 9.1 9.1 42.4 42.3 19.1 19.1 19.1 19.1 21.7 21.7 21.7 27.4 27.2 28.6 34.5 23.8
9.1 42.4 42.3 42.3 19.1 19.1 19.1 19.1 24.4 24.4 24.4 24.5 27.4 27.4 27.4 27.5 27.6 28.6 34.5 23.8
42.4 42.3 42.3 19.1 19.1 34.4 14.7 21.7 21.7 27.4 27.2 27.2 28.6 34.5 23.8 34.5
42.3 19.1 19.1 34.4 14.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.8 22.0 23.4 23.5 23.8
19.1 34.4 34.5 14.7 21.7 21.7 21.7 27.2 27.2 27.2 27.2 27.3 27.5 28.6 34.5 23.8
34.4 14.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.6 22.0 28.6 34.5 23.8
14.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 21.7 22.0 22.0 28.6 34.5 23.8
21.7 27.4 27.2 27.2 27.2 27.5 27.5 27.5 27.5 27.5 27.5 27.5 27.5 27.5 27.5 27.5 27.5 28.6 34.5 23.8
27.4 27.2 22.0 28.6 34.5 23.8
27.2 27.2 22.0 28.6 34.5 23.8
22.0 28.6 34.5 23.8
28.6 34.5 23.8
34.5 23.8
23.8
All other dwellings 34.5 27.3

(i) Water						Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carryin item must n	(a) If, in carrying out the development, the applicant installs a showerhead, item must meet the specifications listed for it in the table.	ant installs a showerhead, in the table.		toilet, tap or clothes washer into a common area, then that	then that		>	>
(b) The applicant must in "Central systems" col specified in the table.	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.	development is serviced by In each case, the system i	y) the alternative waite waite waite sized, be or	ater supply system(s) specified onfigured, and be connected, a	d in the as	>	>	3
(c) A swimming table.	(c) A swimming pool or spa listed in the table must not have a volume (in kL table.	st not have a volume (in kl		s) greater than that specified for the pool or spa in the	n the	>	>	
(d) A pool or sp	(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.	cover or shading if specified	d for the pool or spa	a in the table.			>	
(e) The applica	(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.	system listed in the table so	o that the system is	configured as specified in the	table.		>	>
(f) The applica	(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.	oling system for a cooling t	tower is configured	as specified in the table.			>	>
Common area	Showerheads rating	Toilets rating		Taps rating	Clo	Clothes washers rating	s rating	
All common areas	no common facility	4 star	7	4 star	ê	no common laundry facility	dry facility	
(ii) Energy	1					Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carryin below, then specified.	(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 measur specified.	ant installs a ventilation sy of the type specified for that	stern to service a co t common area, and	tem to service a common area specified in the table common area, and must meet the efficiency measure	tble asure		>	>
 (b) In carrying out th specified in the t The applicant mu where specified. 	(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.	t must install, as the "prim ified for that common area ighting control system or B	ary type of artificial I . This lighting must suilding Managemer	lighting" for each common are meet the efficiency measure s nt System (BMS) for the comm	a pecified. ion area,		>	>
(c) The applica case, the s	(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.	tures specified in the "Cen e. and meet the specificati	itral energy systems ions, listed for it in th	s" column of the table below. Ir he table.	n each	>	>	>

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Version: 3.0 / DARWINIA 3 19 1 Certificate No.: 944202M 04

Friday, 18 February 2022

2

	Common area	Common area ventilation system		Common area lighting	
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No.4)	36	21	light-emitting diode	connected to lift call button	No
Lift car (No.5)		21	light-emitting diode	connected to lift call button	No
Switch room (Building C)	no mechanical ventilation	t	fluorescent	manual on / manual off	No
Exhaust Plant (Building C)	no mechanical ventilation	30	fluorescent	manual on / manual off	No
Supply Plant (Building C)	no mechanical ventilation		fluorescent	manual on / manual off	No
Toilet	ventilation exhaust only	interlocked to light	fluorescent	manual on / manual off	No
Hallway 2 Building C Level 4	no mechanical ventilation	(1 0)	light-emitting diode	daylight sensor and motion sensor	No
Pump Room (Building C)	no mechanical ventilation		fluorescent	manual on / manual off	No
Ground floor lobby 1 Building C	no mechanical ventilation	1	light-emitting diode	daylight sensor and motion sensor	No
Ground floor lobby 2 Building C	no mechanical ventilation		light-emitting diode	daylight sensor and motion sensor	No
Hallway 1 Building C Level 4	no mechanical ventilation	3	light-emitting diode	daylight sensor and motion sensor	No
Hallway 1 Building C Level 1	no mechanical ventilation	Ť.	light-emitting diode	daylight sensor and motion sensor	No
Hallway 1 Building C Level 2	no mechanical ventilation	24	light-emitting diode	daylight sensor and motion sensor	No
Hallway 2 Building C Level 2	no mechanical ventilation	l,	light-emitting diode	daylight sensor and motion sensor	No
Hallway 1 Building C Level 3	no mechanical ventilation	s. Q	light-emitting diode	daylight sensor and motion sensor	No
Hallway 2 Building C Level 3	no mechanical ventilation	ī	light-emitting diode	daylight sensor and motion sensor	No
				2	
Central energy systems	Тире	Specification	ion of the second second second		

page 37/41

Certificate No.: 944202M_04 Friday, 18 February 2022

Version: 3.0 / DARWINIA 3 19 1

Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (~38 mm)

electric heat pump - gas boosted

Central hot water system (No. 3)

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С. В	Central energy systems	Type	Specification			
Lii	Lift (No. 4)	gearless traction with V V V F motor		ling basement): 6		
Lift	Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 6	ting basement): 6		
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BASIX	Planning, Industry & Environment www.basix.nsw.gov.au		Version: 3.0 / DARWINIA_3_19_1	Certificate No.: 944202M_04	Friday, 18 February 2022	page 38/41

(i) Water				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
a) If, in carryin item must rr	(a) If, in carrying out the development, the applicant installs a showerhead, item must meet the specifications listed for it in the table.		toilet, tap or clothes washer into a common area, then that	that	>	>
 b) The applicant must in "Central systems" col specified in the table. 	nt must install (or ensure that the c stems" column of the table below. I the table.	development is serviced by) the altern In each case, the system must be size	(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.	Ð	>	>
c) A swimming table.	(c) A swimming pool or spa listed in the table must not have a volume (in kL table.	st not have a volume (in kLs) greater t	s) greater than that specified for the pool or spa in the	>	>	
d) A pool or sp	a listed in the table must have a c	(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.	ol or spa in the table.		>	
e) The applica	(e) The applicant must install each fire sprinkler system listed in the table so		that the system is configured as specified in the table.	·	>	>
) The applicar	nt must ensure that the central coo	(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.	figured as specified in the table.		>	>
Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating	iers rating	
All common areas	no common facility	4 star	4 star	no common laundry facility	undry facility	
(ii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
a) If, in carryin below, then specified.	If, in carrying out the development, the applicant installs a ventilation sys below, then that ventilation system must be of the type specified for that specified.	ant installs a ventilation system to ser f the type specified for that common a	(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 th specified in the t The applicant m where specified. 	(b) In carrying out the development, the applicant must install, as the "prima specified in the table below, the lighting specified for that common area. The applicant must also install a centralised lighting control system or Bi where specified.	t must install, as the "primary type of a fifed for that common area. This lightir ighting control system or Building Mar	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.	ied. rea,	>	>
c) The applica	nt must install the systems and fix	tures specified in the "Central energy a and meet the specifications listed f	(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each	•	2	>

	Common area v	Common area ventilation system		Common area lighting	
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lower Basement	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	daylight sensor and motion sensor	Ŷ
Upper Basement	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	daylight sensor and motion sensor	Q
Garbage room	ventilation (supply + exhaust)		fluorescent	motion sensors	No
		*5			
Central energy systems	Type	Specification			
Alternative energy supply	Photovoltaic system		Rated electrical output (min): 15.0 peak kW		
	*				
	12				
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Notes			
1. In these commitments, "applicant" means the person carrying out the development	ng 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 specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying lette reference as is given to that dwelling, building or common area in this certificate. 	nmon area listed in this certificate, on the structure of	le plans accompanying any devel tt certificate, for the proposed dev	I in this certificate, on the plans accompanying any development application, and on the plans and complying development, using the same identifying letter or ificate.
 This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes. 	erection of a building for both resident this certificate which are specified to a loses.	al and non-residential purposes (apply to a "common area" of a bui	or the change of use of a building for both Iding or the development, apply only to that part of
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).	a dwelling or building, and that system i listed as a commitment for that other of	will also service any other dwellin dwelling or building).	ig or building within the development, then that
5. If a star or other rating is specified in a commitment, this is a minimum rating.	a minimum rating.		
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.	mmitments (if any), must be installed ir ed water or private dam water be used	i accordance with the requiremen to irrigate edible plants which are	ts of all applicable regulatory authorities. NOTE: consumed raw, or that rainwater be used for
1. Commitments identified with a "v" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).	ins" column must be shown on the plar development).	is accompanying the developmen	it application for the proposed development (if a
2. Commitments identified with a "w" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.	OC plans and specs" column must be s osed development.	hown in the plans and specificatic	ons accompanying the application for a constructio
3. Commitments identified with a " ," in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).	column must be certified by a certifying listed in this certificate, or for any part as been fulfilled).	j authority as having been fulfilled of such a building, unless it is sati	l. (Note: a certifying authority must not issue an sfied that each of the commitments whose fulfilme
			2
BASIX Planning, Industry & Environment www.basix.nsw.gov.au	Version: 3.0 / DARWINIA 3 19 1	Certificate No.: 944202M_04	Friday, 18 February 2022