

23 Fisher Road, Dee Why

Section 4.55(1A) Modification to DA2018/1574



Hamptons by Rose Group Pty Ltd
February 2022

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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

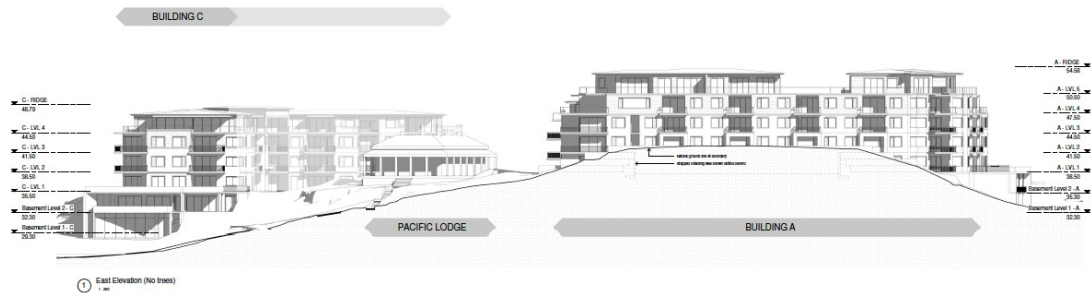


Figure 2. Eastern Elevation Approved under DA/2018/1574 (extract from A3.02)
 Source: Rose Architectural Design

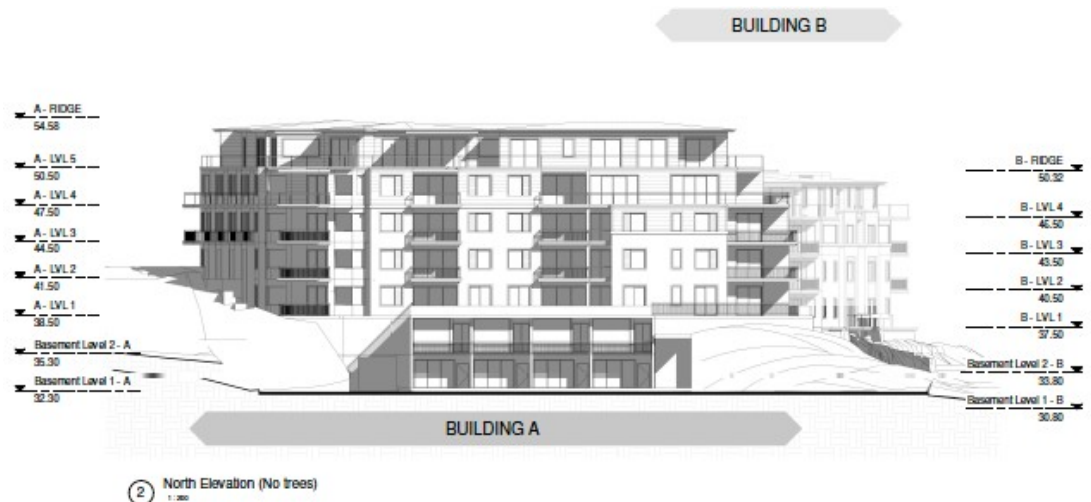


Figure 3. Northern Elevation Approved under DA/2018/1574 (extract from A3.02)
 Source: Rose Architectural Design

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

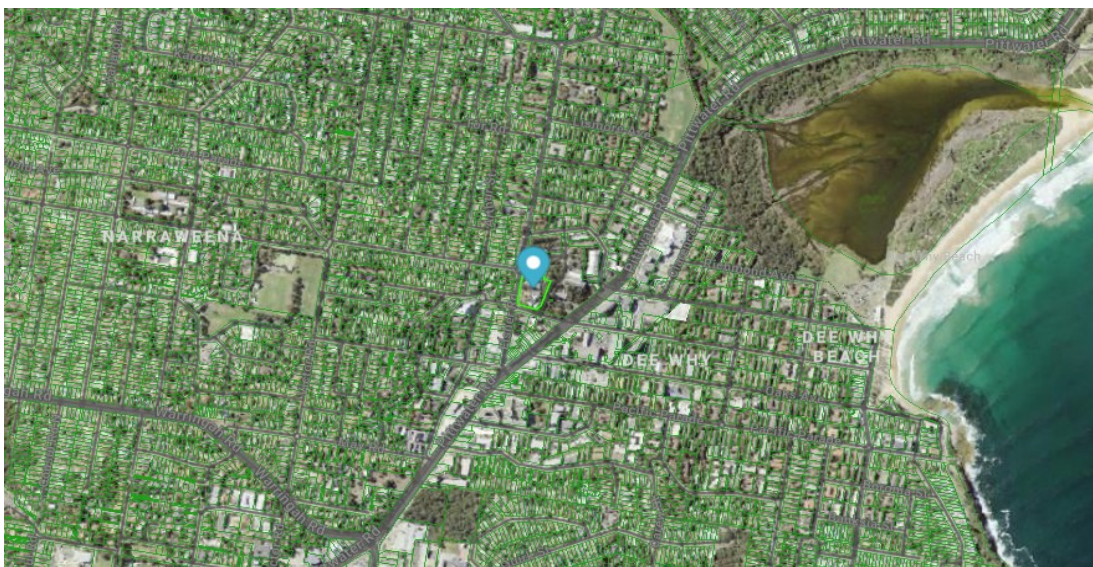


Figure 5. Site Locality Map
Source: Mecone MOSAIC

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
Surrounding Context	<ul style="list-style-type: none"> • 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. • 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.
Topography	<p>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.</p> <p>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.</p>

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:

Proposed Development:	Construction of a mixed development comprising three residential flat buildings, commercial use of a heritage listed building, car parking, infrastructure and landscaping
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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 that you want approved by the Council, including signs, hours of operation, use, subdivision, demolition etc					
Demolition of all existing structures except Pacific Lodge building. Construction of mixed use development comprising 130 residential 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:

Proposed Development:	Construction of a mixed development comprising three residential flat buildings, commercial use of a heritage listed building, car parking, infrastructure, and landscaping and subdivision.
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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

23 FISHER ROAD, DEE WHY

19/02/2022

RE: List of plan amendments for S4.55 No.3

GENERAL EXTERNAL

Location	Amendment viewed from public domain	Amendment
Addition of external columns	Y	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 condensers	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

See following pages for detail of minor internal and external modifications to apartment layouts to improve the planning and layouts to improve amenity to residents.

The below figures outline the modification to GFA and the amount of change from approved DA2018/1574.

Additional GFA As detailed in following apartment specific amendments (m ²)	Building A	12.2
	Building B	0.1
	Building C	-3.4
	TOTAL	8.9

Approved GFA (m ²)	13400 (1.26:1 FSR)
Proposed GFA (m ²)	13409 (1.26:1 FSR)

23 FISHER ROAD, DEE WHY

19/02/2022

RE: List of plan amendments for S4.55 No.3

BUILDING A

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
Level 1				
A.G01	2	N	External changes: Living / Dining - Modify glazed windows to sliding doors to access courtyard space (POS) to West	-
A.G02	3	N	Internal changes: Modify apartment layout, reorient bedrooms External changes: External façade modified Dining - Addition of sliding door	2.4
A.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
Level 2				
A.102	3	N	Internal changes: Modify apartment layout, reorient bedrooms External changes: External façade modified Dining - Addition of sliding door	2.4
A.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
Level 3				

23 FISHER ROAD, DEE WHY

19/02/2022

RE: List of plan amendments for S4.55 No.3

BUILDING A

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
A.202	3	N	Internal changes: Modify apartment layout, reorient bedrooms External changes: External façade modified Dining - Addition of sliding door	2.4
A.203	1	N	External changes: B1 - Modify window to match adjacent building pattern	-
A.204	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.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
A.208	2	N	Internal changes: Modify apartment layout External changes: B1 - Remove step in wall. Simplify window design	-
A.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 façade to align with floors above. Remove window East façade where clashing with robe	1.2
Level 4				
A.301	2	N	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 S4.55 No.3

BUILDING A

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
A.302	3	N	Internal changes: Modify apartment layout External changes: Modification of Southern façade to align with apartments below B1 additional window on Eastern façade	5.8
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 Objective 4A-1 Modification of balcony to improve connection from main living area to balcony ADG, Objective 4E-2	-1.5
A.306	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.307	2	N	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	-
A.312	3	Y	External changes: B2 - Remove step in Western facade B3 - Remove window Western façade Increase B2 & B3 sliding door Western façade B2 - 2 x new windows South façade to match levels below	1.3
Level 5				
A.401	3	N	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 Living / Dining - Reconfigure sliding door	-

23 FISHER ROAD, DEE WHY

19/02/2022

RE: List of plan amendments for S4.55 No.3

BUILDING A

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
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 S4.55 No.3

BUILDING A

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 B3 - Addition of sliding door External façade amendment to Ldry and study areas	3.4
A.404	2	N	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

23 FISHER ROAD, DEE WHY

19/02/2022

RE: List of plan amendments for S4.55 No.3

BUILDING B

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
Level 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				
B.205	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 3				
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

23 FISHER ROAD, DEE WHY

19/02/2022

RE: List of plan amendments for S4.55 No.3

BUILDING C

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
Level 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 Increase living room sliding door	-1.1
C.108	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 Increase living room sliding door	-1.1
C.109	2	N	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

23 FISHER ROAD, DEE WHY

19/02/2022

RE: List of plan amendments for S4.55 No.3

BUILDING C

Apt No.	Bedrooms	Amendment viewed from public domain	Amendment	Additional GFA (m ²)
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 Remove bay window to balcony Increase living room sliding door	-1.1
C.208	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 Increase living room sliding door	-1.1
C.209	2	N	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	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 Increase living room sliding door	-1.1

23 FISHER ROAD, DEE WHY

19/02/2022

RE: List of plan amendments for S4.55 No.3

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 Increase living room sliding door	-1.1
C.309	2	N	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 of sliding door to access Southern balcony B2 & B3 Window replaced with sliding door to access balcony	-4
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	

APPENDIX 2

23 FISHER ROAD DEE WHY

S4.55 Application

DRAWING SCHEDULE

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



WESTERN VIEW
FISHER ROAD

BASIX COMMITMENTS

- Refer to BASIX Certificate No. 944202M_04 for all BASIX requirements
- All fixtures & appliances to be as specified in B. ASIX certificate

WATER COMMITMENTS

ALTERNATIVE WATER SUPPLY

Central water tank. Capacity 15,000L.
To collect run off from minimum 400m² of roof area.
Provide connection to 2000m² common landscaped area and 1 car wash bay.

FIXTURES EFFICIENCY (ALL)

- Shower Heads 4 star (>6.0 but <=7.5 L/m)
- Toilet Flushing 4 star
- Kitchen Taps 6 star
- Bathroom Taps 4 star
- Dishwasher 3.5 star (Water) & 4 star (Energy)
- Clothes dryer 2 star

THERMAL COMFORT COMMITMENTS

(refer to schedules for performance ratings)

ENERGY COMMITMENTS

Alternate energy supply
Photovoltaic system rated electrical output 15.0 peak kW

Hot water

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

Air conditioning

Units (zoned) to all bedrooms and living areas. 1 - phase
Cooling to living areas and bedrooms to achieve 4 star
Heating to living areas and bedrooms to achieve 4 star

All Lobbies

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 button

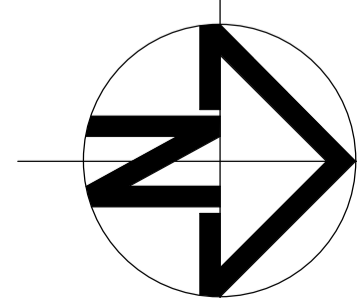
THERMAL COMFORT SPECIFICATION

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 below
External Floor Insulation 1	R1.5 under units (optional bedrooms) if above basement
External Floor Insulation 2	R1.5 under all rooms (incl. bedrooms) aG02, aG05, aG08, eG01
External Floor Insulation 3	R2.0 under all rooms (incl. bedrooms) - b102, b103
Floor Finishes	Tiles - wet areas, carpet - beds, timber - other
Roofs 1 - Penthouse Roofs	Metal roofs + foil under + R4.1 at ceiling (unvented roof due to pitch)
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, a401, b402 cG01, c102, c202, c209, c210, c302, c309, c401 Low-E all - a203, a303, a205, a305

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 ± 5% hinged/awning/bifold, 0.49 ± 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 ± 5% for hinged/awning/bifold, 0.70 ± 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 operable - for upper windows these are awning and for sliders on balconies these are 1/2 + 2/3 operable (check at CC)

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DATE: 19.Feb.22



Issue	Description	Date	Issue	Description	Date
A	DEVELOPMENT APPLICATION	03.Sept.18			
B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

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Project	Drawing Title	Status
PROPOSED MIXED USE DEVELOPMENT	COVER PAGE	DEVELOPMENT APPLICATION
Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: NTS Date: APRIL 2019	Project No: 1607 Drawing No: A 0.00
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: [blank] Checked: AO	Revision: D



1 Level 1 plan
1:200

LEGEND

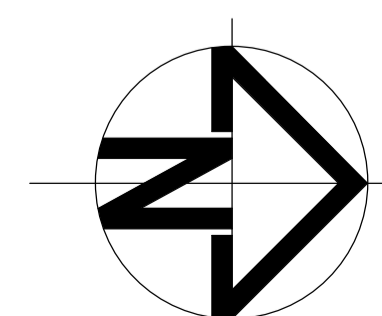
- - - - - Approved DA building outline shown in red
- A/C A/C condensers located on balcony / courtyards

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DATUM: AHD in preference to scaling.



Issue	Description	Date	Issue	Description	Date
A	DEVELOPMENT APPLICATION	03.Sept.18			
B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

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Project	Drawing title		Status
PROPOSED MIXED USE DEVELOPMENT	LEVEL 1 PLAN		S4.55
Address 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale 1:200	Date JAN 2022	Project No 1607
Client Hamptons By Rose Pty Ltd	Drawn RAD	Reviewed Checked AO	Drawing No A 2.03 Revision D



1 Level 2 Plan
1:200

LEGEND

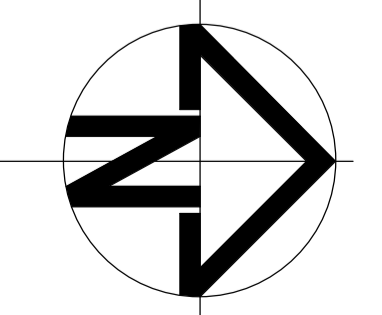
- - - - - Approved DA building outline shown in red
- A/C A/C condensators located on balcony / courtyards

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Issue	Description	Date	Issue	Description	Date
A	DEVELOPMENT APPLICATION	03.Sept.18			
B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

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Project	Drawing title		Status
PROPOSED MIXED USE DEVELOPMENT	LEVEL 2 PLAN		S4.55
Address 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale 1:200	Date JAN 2022	Project No 1607
Client Hamptons By Rose Pty Ltd	Drawn RAD	Reviewed Checked AO	Drawing No A 2.04 Revision D



1 Level 3 plan
1 : 200

LEGEND

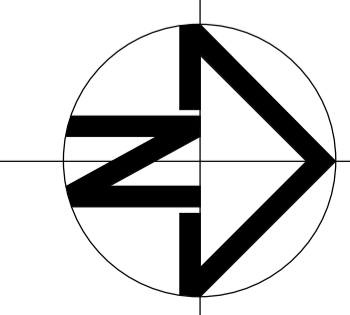
- - - - - Approved DA building outline shown in red
- A/C A/C condensators located on balcony / courtyards

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Issue	Description	Date	Issue	Description	Date
A	DEVELOPMENT APPLICATION	03.Sept.18			
B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

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Project	Address	Client	Drawing title	Scale	Date	Status	Project No.	Drawing No.	Revision
PROPOSED MIXED USE DEVELOPMENT	23 Fisher Road, Dee Why LOT 11 D.P.577062	Hamptons By Rose Pty Ltd	LEVEL 3 PLAN	1:200	JAN 2022	S4.55	1607	A 2.05	D



1 Level 4 plan
1:200

LEGEND

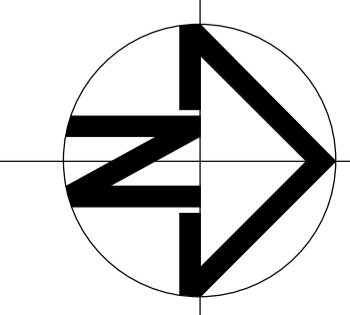
- - - - - Approved DA building outline shown in red
- A/C A/C condensators located on balcony / courtyards

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Issue	Description	Date	Issue	Description	Date
A	DEVELOPMENT APPLICATION	03.Sept.18			
B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

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Project	Drawing title		Status
PROPOSED MIXED USE DEVELOPMENT	LEVEL 4 PLAN		S4.55
Address 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale 1:200	Date JAN 2022	Project No 1607
Client Hamptons By Rose Pty Ltd	Drawn RAD	Reviewed Checked AO	Drawing No A 2.06 Revision D

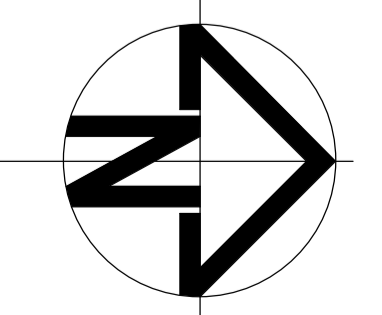


1 Level 5 plan
1:200

LEGEND

- Approved DA building outline shown in red
- A/C A/C condensers located on balcony / courtyards

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DATUM: All dimensions in preference to scaling.

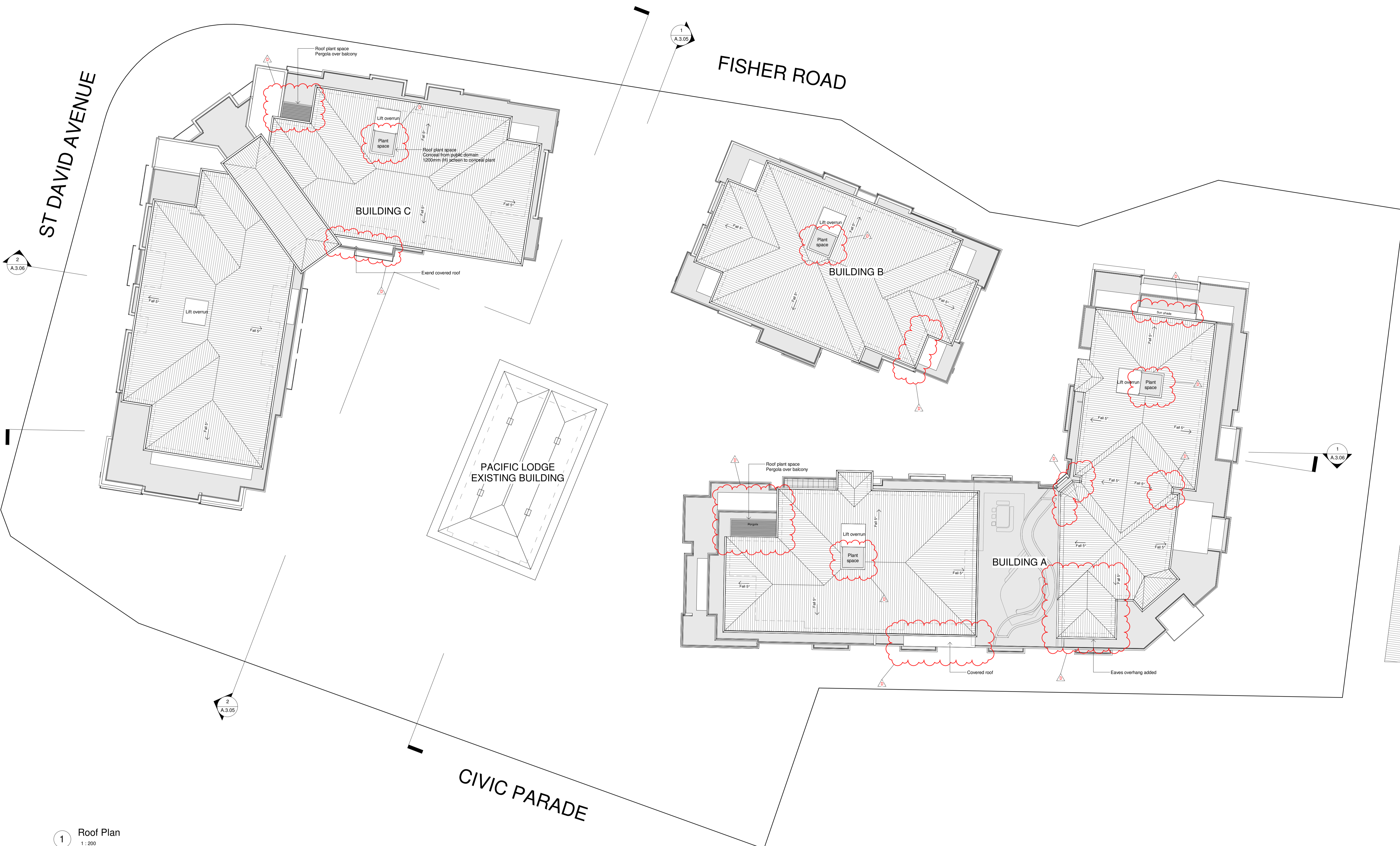


Issue	Description	Date	Issue	Description	Date
A	DEVELOPMENT APPLICATION	03.Sept.18			
B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

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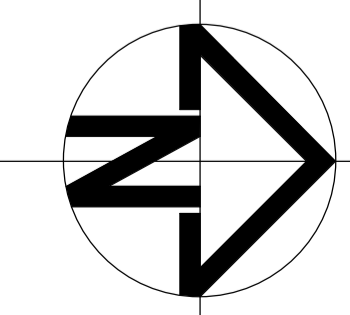


Project	Address	Client	Drawing title	Scale	Date	Status	Project No	Drawing No
PROPOSED MIXED USE DEVELOPMENT	23 Fisher Road, Dee Why LOT 11 D.P.577062	Hamptons By Rose Pty Ltd	LEVEL 5 PLAN	1:200	JAN 2022	S4.55	1607	A 2.07
				Drawn	Reviewed	Checked		Revision
				RAD		AO		D



1 Roof Plan
1:200

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DATE: 19/02/22

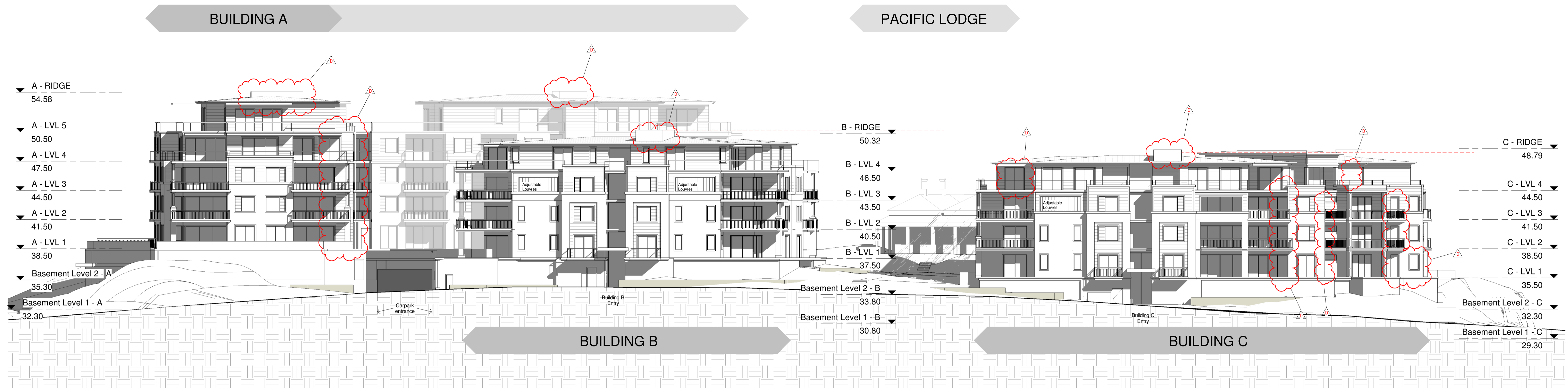


Issue	Description	Date	Issue	Description	Date
A	DEVELOPMENT APPLICATION	03.Sept.18			
B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

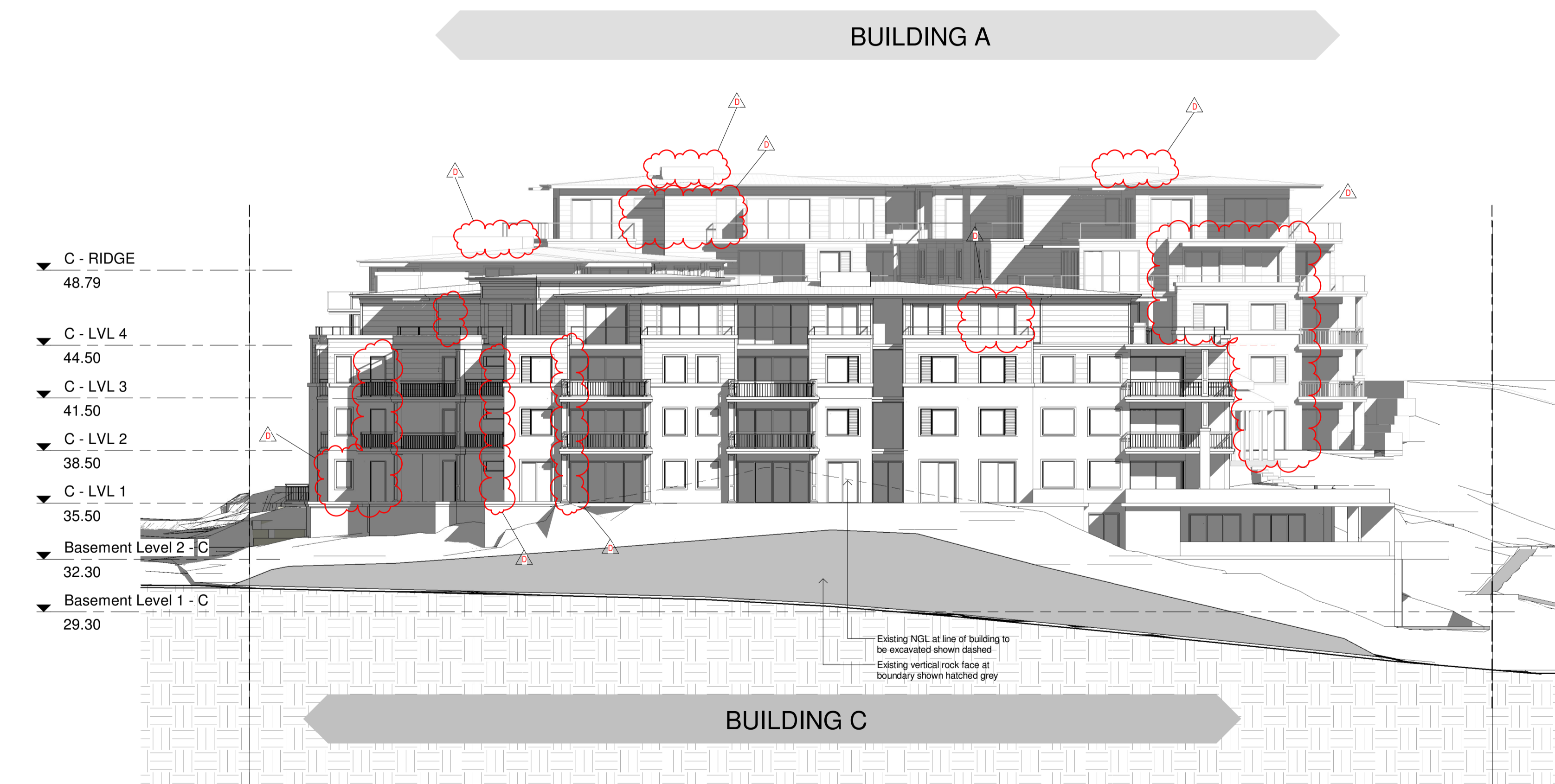
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Project	Drawing title	Status
PROPOSED MIXED USE DEVELOPMENT	ROOF PLAN	S4.55
Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: 1:200 Date: JAN 2022	Project No: 1607
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: Checked: AO	Drawing No: A 2.08 Revision: D



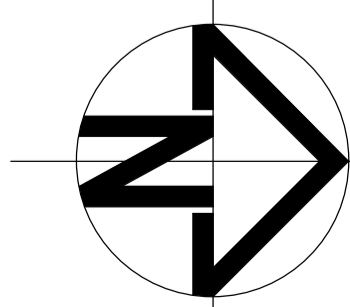
1 West Elevation (No trees)
1:200



2 South Elevation (No trees)
1:200

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Issue	Description	Date	Issue	Description	Date
A	DEVELOPMENT APPLICATION	03.Sept.18			
B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

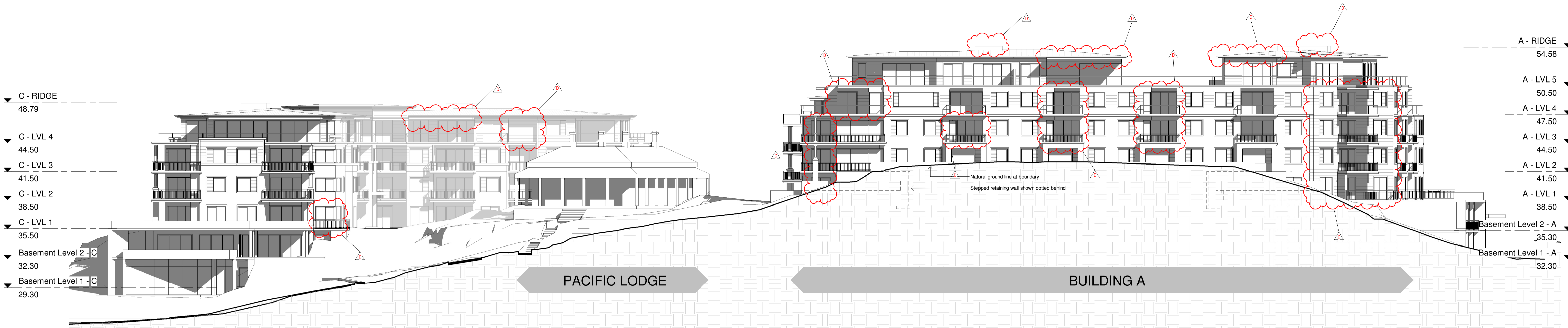
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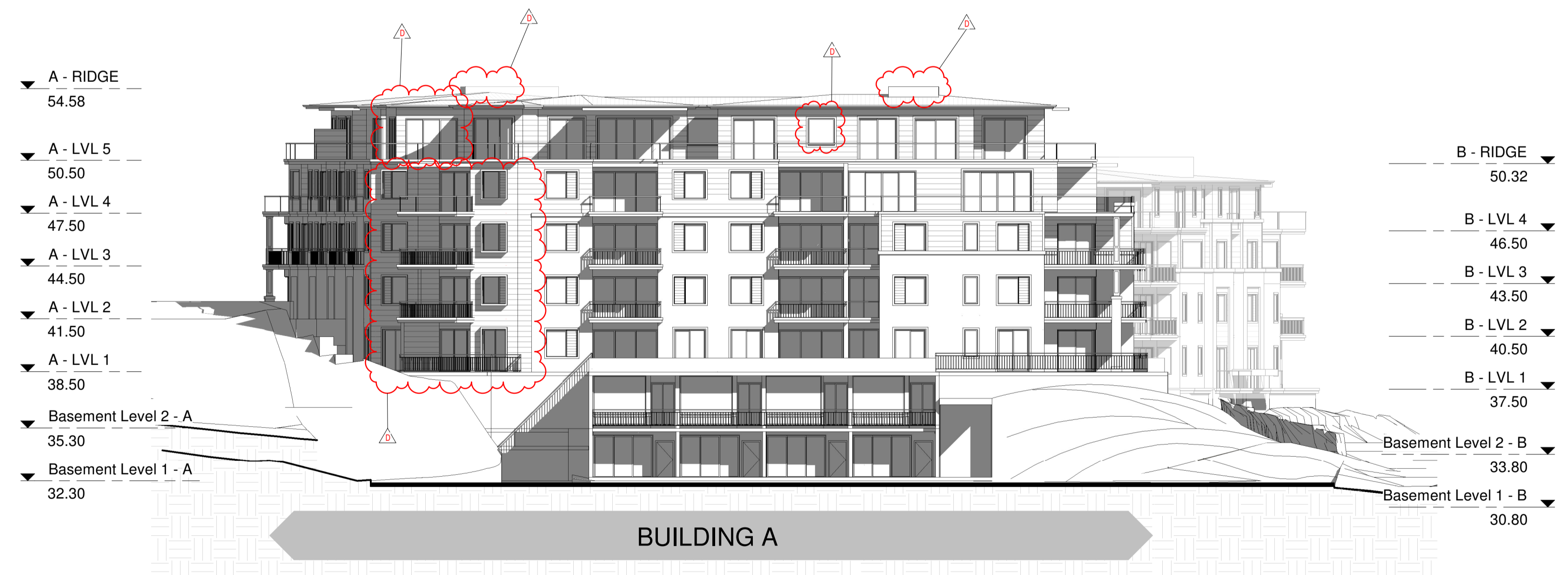
Project	Address	Client	Project No.	Drawing No.	Status
PROPOSED MIXED USE DEVELOPMENT	23 Fisher Road, Dee Why LOT 11 D.P.577062	Hamptons By Rose Pty Ltd	1607	A 3.02	S4.55
Drawing title: WEST ELEVATION & SOUTH ELEVATION (no trees)		Scale: 1:200 Date: JAN 2022		Revision: D	
Drawn: RAD		Reviewed: AO		Checked: AO	

BUILDING C



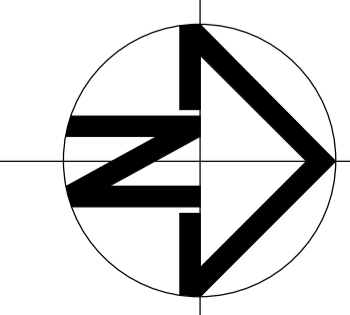
1 East Elevation (No trees)
1:200

BUILDING B



2 North Elevation (No trees)
1:200

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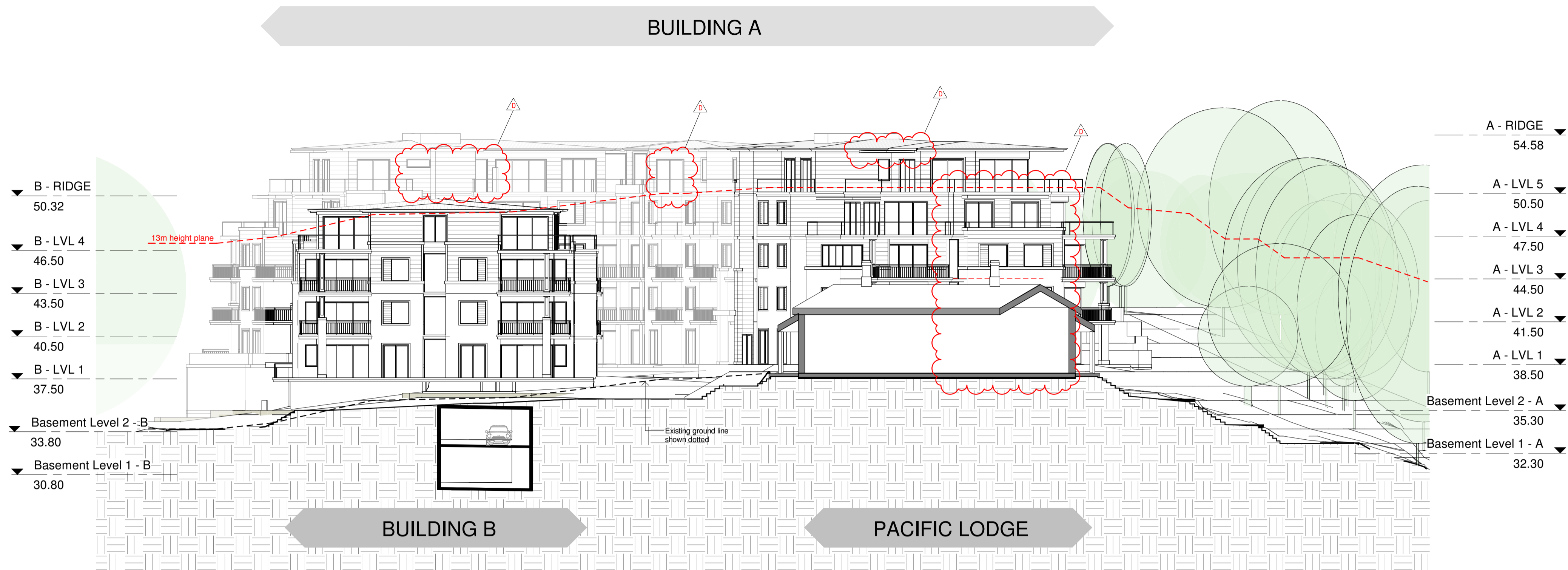


Issue	Description	Date	Issue	Description	Date
A	DEVELOPMENT APPLICATION	03.Sept.18			
B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

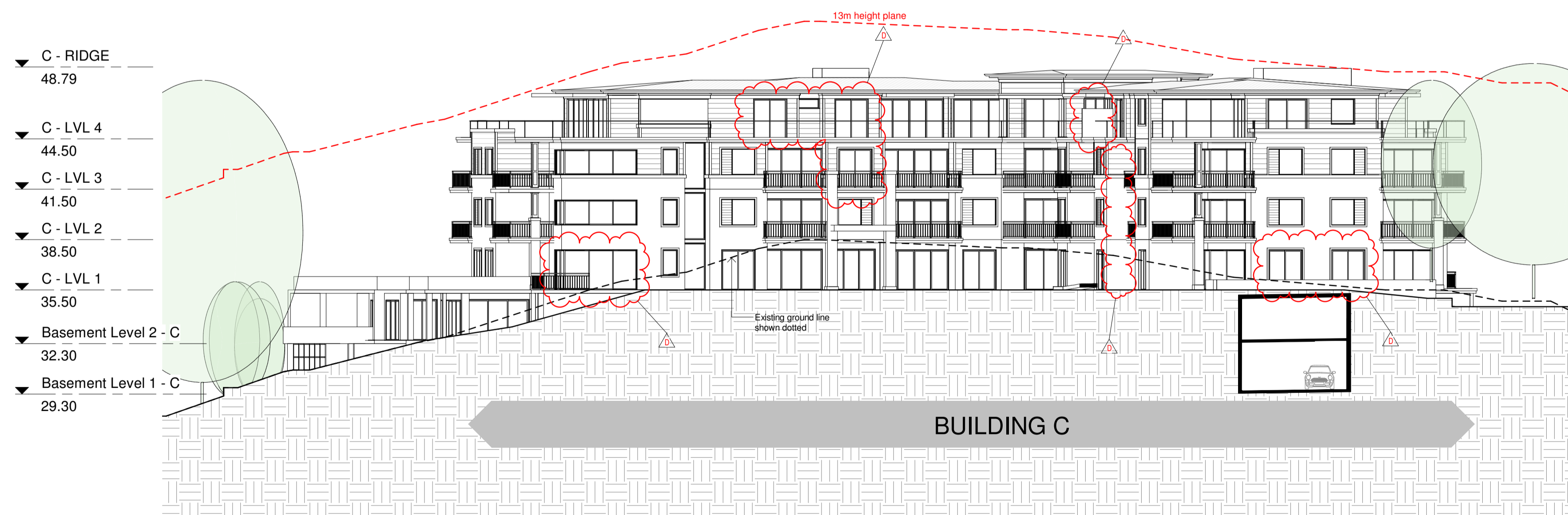
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Project	PROPOSED MIXED USE DEVELOPMENT	Drawing title	EAST ELEVATION & NORTH ELEVATION (no trees)	Status	S4.55
Address	23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale	1:200	Date	JAN 2022
Client	Hamptons By Rose Pty Ltd	Drawn	RAD	Reviewed	Checked
				AO	
		Project No	1607	Drawing No	A 3.04
		Revision			D



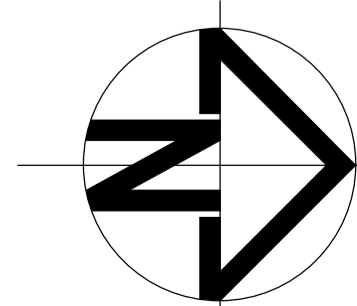
1 Section A-A
1 : 200



2 Section B-B
1 : 200

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Issue	Description	Date	Issue	Description	Date
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B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

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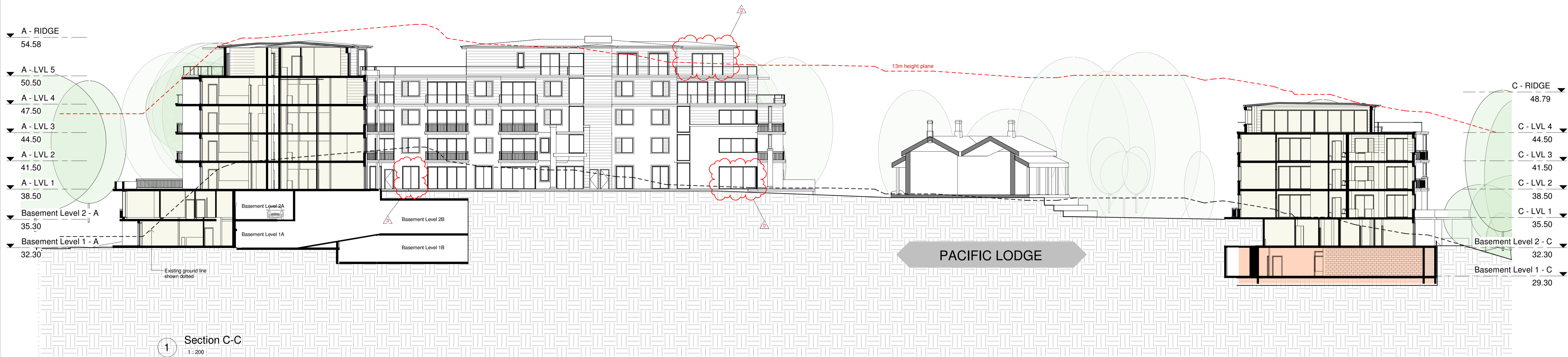
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Project	PROPOSED MIXED USE DEVELOPMENT	Drawing title	SECTION A-A & B-B	Status	S4.55
Address	23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale	1:200	Date	JAN 2022
Client	Hamptons By Rose Pty Ltd	Drawn	RAD	Reviewed	Checked
				AO	
Project No.	1607	Drawing No.	A 3.05	Revision	D

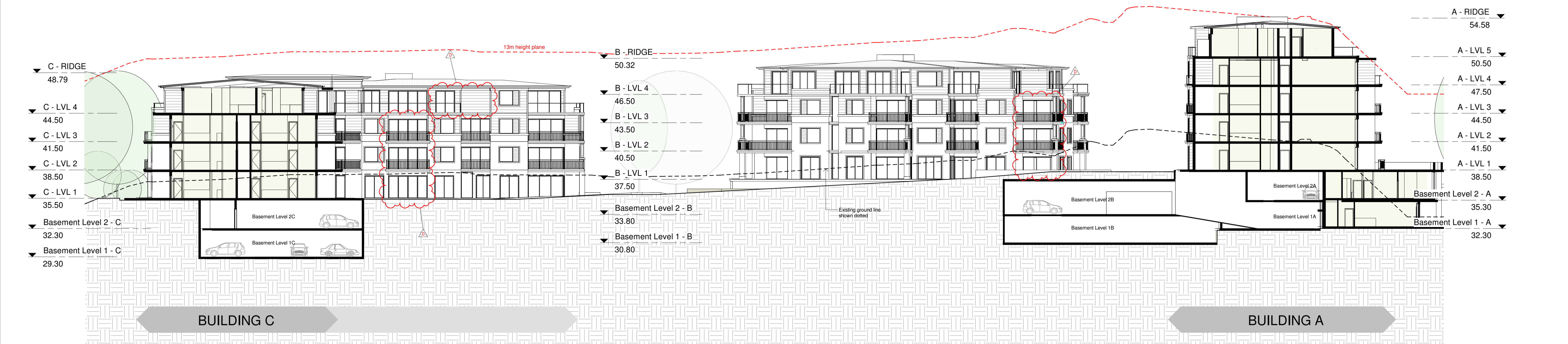
BUILDING A

BUILDING C



Section C-C
1:200

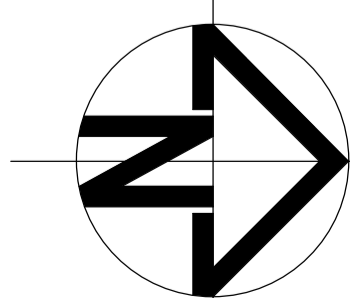
BUILDING B



Section D-D
1:200

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DATE: 19.Feb.22



Issue	Description	Date	Issue	Description	Date
A	DEVELOPMENT APPLICATION	03.Sept.18			
B	REFER SCHEDULE	20.Feb.19			
C	REFER SCHEDULE	24.April.19			
D	S.4.55 NO.3 APPLICATION	19.Feb.22			

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Project	Drawing title	Status
PROPOSED MIXED USE DEVELOPMENT	SECTION C-C & D-D	S4.55
Address: 23 Fisher Road, Dee Why LOT 11 D.P.577062	Scale: 1:200 Date: JAN 2022	Project No: 1607
Client: Hamptons By Rose Pty Ltd	Drawn: RAD Reviewed: Checked: AO	Drawing No: A 3.06 Revision: D

APPENDIX 3

Table – Apartment Design Guide Criteria		
Clause No.	Clause	Assessment
Building separation	Up to four storeys/12 metres <ul style="list-style-type: none"> □□□12 metres between habitable rooms/balconies □□□9 metres between habitable/balconies and non-habitable rooms □□□6 metres between non-habitable rooms Five to eight storeys/up to 25 metres □□□18 metres between habitable rooms/balconies □□□12 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 <ul style="list-style-type: none"> □□□6 metres to habitable rooms/balconies □□□3 metres to non-habitable rooms Five to eight storeys/up to 25 metres □□□9 metres to habitable rooms/balconies □□□4.5 metres to non-habitable rooms 	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: <ul style="list-style-type: none"> □□□650sqm-1500sqm – 3m 	Complies The proposed development provides approximately 15% of site area for deep soil zones (1,600m ²)
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.
Apartment layout	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
	Living rooms or combined living/dining rooms have a minimum width of: <ul style="list-style-type: none"> □□□3.6m for studio and 1 bedroom apartments □□□4m for 2 and 3 bedroom apartments 	Complies
Master bedrooms have a minimum area of 10m ² and other bedrooms 9m ² (excluding wardrobe space).	Complies	
Bedrooms have a minimum dimension of 3m (excluding wardrobe space).	Complies	
Minimum Apartment sizes: <ul style="list-style-type: none"> □□□50m² for one bedrooms; □□□70m² for two bedrooms; and □□□90m² for three bedrooms. Note: An additional 5m ² is required for each additional bathroom.	Complies	
Balconies	Apartments are to have the following balcony dimensions: <ul style="list-style-type: none"> □□□1br – 8sqm with min. 2m depth □□□2br – 10sqm with min. 2m depth □□□3br – 12sqm with min. 2.4m depth 	Does not comply Private open space sizes not met for: Building A – 7 units (all 2 beds with 9m ² POS)

Ceiling heights	<p>Minimum ceiling heights are as follows:</p> <ul style="list-style-type: none"> □□□2.7m 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 □□□attic spaces – 1.8m at edge of room with a minimum 30degree slope 	Complies
	<ul style="list-style-type: none"> □□□in mixed use areas – 3.3m for ground and first floor 	
Internal circulation	The maximum number of apartments off a circulation core on a single level is eight.	Complies
Storage	<ul style="list-style-type: none"> □□□Studio apartments require 4sqm of storage area □□□One bedroom dwellings require 6m³ of storage area □□□Two bedroom dwellings require 8m³ of storage area. □□□Three bedroom dwellings require 10m³ of storage area. <p>50% of the required storage is to be provided within each apartment.</p>	Complies All apartments meet storage requirements
Daylight access	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.	Complies A total of 71.43% of apartments achieve the solar access requirement.
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter.	Complies 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
Natural ventilation	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.	Complies 72.73% of apartments are cross-ventilated.
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line.	Complies
	All habitable rooms are naturally ventilated	Complies

APPENDIX 4

BASIX[®] Certificate

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.



Planning,
Industry &
Environment

Project summary

Project name	Fisher Road DEE WHY_04
Street address	23 Fisher Road Dee Why 2099
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 577062
Lot no.	11
Section no.	-
No. of residential flat buildings	3
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

Description of project

Project address	
Project name	Fisher Road DEE WHY_04
Street address	23 Fisher Road Dee Why 2099
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 577062
Lot no.	11
Section no.	-
Project type	
No. of residential flat buildings	3
No. of units in residential flat buildings	126
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	10620
Roof area (m ²)	2200
Non-residential floor area (m ²)	0.0
Residential car spaces	213
Non-residential car spaces	12

Common area landscape	
Common area lawn (m ²)	300.0
Common area garden (m ²)	3200.0
Area of indigenous or low water use species (m ²)	1500.0
Assessor details	
Assessor number	DMN/19/1921
Certificate number	0005635510
Climate zone	56
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No
Project score	
Water	✓ 40 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 35 Target 35

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

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
0LG5 2	2	97.0	0.0	9.0	0.0
1.G023	2	119.4	0.0	20.0	0.0
1.G072	2	105.0	0.0	15.0	0.0
1.G122	2	102.0	0.0	5.0	0.0
A.101 2	2	102.0	0.0	0.0	0.0
A.106 2	2	102.0	0.0	0.0	0.0
A.201 2	2	102.0	0.0	0.0	0.0
A.206 2	2	85.5	0.0	0.0	0.0
A.211 1	1	52.0	0.0	0.0	0.0
A.302 3	3	140.8	0.0	0.0	0.0
A.307 2	2	84.0	0.0	0.0	0.0
A.312 3	3	137.3	0.0	0.0	0.0
A.405 1	1	55.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
0LG6 2	2	97.0	0.0	9.0	0.0
1.G032	2	105.0	0.0	15.0	0.0
1.G08 1	1	56.0	0.0	0.0	0.0
1.G13 1	1	52.0	0.0	5.0	0.0
A.102 3	3	119.4	0.0	0.0	0.0
A.107 1	1	52.0	0.0	0.0	0.0
A.202 3	3	119.4	0.0	0.0	0.0
A.207 2	2	78.5	0.0	0.0	0.0
A.212 1	1	54.0	0.0	0.0	0.0
A.303 1	1	52.0	0.0	0.0	0.0
A.308 3	3	130.0	0.0	0.0	0.0
A.401 3	3	165.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
0LG7 2	2	97.0	0.0	9.0	0.0
1.G04 2	2	102.0	0.0	15.0	0.0
1.G09 2	2	97.0	0.0	15.0	0.0
1.G14 1	1	54.0	0.0	20.0	0.0
A.103 1	1	52.0	0.0	0.0	0.0
A.108 1	1	54.0	0.0	0.0	0.0
A.203 2	2	80.0	0.0	0.0	0.0
A.208 2	2	84.0	0.0	0.0	0.0
A.213 2	2	92.0	0.0	0.0	0.0
A.304 2	2	81.5	0.0	0.0	0.0
A.309 2	2	102.0	0.0	0.0	0.0
A.402 3	3	150.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
0LG8 2	2	97.0	0.0	9.0	0.0
1.G05 1	1	70.0	0.0	10.0	0.0
1.G10 2	2	122.0	0.0	15.0	0.0
1.G15 2	2	92.0	0.0	10.0	0.0
A.104 2	2	84.0	0.0	0.0	0.0
A.109 2	2	92.0	0.0	0.0	0.0
A.204 1	1	53.5	0.0	0.0	0.0
A.209 3	3	130.0	0.0	0.0	0.0
A.214 2	2	93.2	0.0	0.0	0.0
A.305 2	2	84.0	0.0	0.0	0.0
A.310 1	1	52.0	0.0	0.0	0.0
A.403 3	3	183.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.G01 2	2	102.0	0.0	25.0	0.0
1.G06 2	2	105.0	0.0	15.0	0.0
1.G11 3	3	122.0	0.0	0.0	0.0
1.G16 2	2	93.2	0.0	5.0	0.0
A.105 3	3	130.0	0.0	0.0	0.0
A.110 2	2	93.2	0.0	0.0	0.0
A.205 2	2	80.0	0.0	0.0	0.0
A.210 2	2	102.0	0.0	0.0	0.0
A.301 2	2	103.6	0.0	0.0	0.0
A.306 2	2	78.5	0.0	0.0	0.0
A.311 1	1	54.0	0.0	0.0	0.0
A.404 2	2	100.0	0.0	0.0	0.0

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

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B.101 2	82.0	0.0	0.0	0.0	0.0
B.106 2	82.0	0.0	0.0	0.0	0.0
B.205 1	52.4	0.0	0.0	0.0	0.0
B.304 1	52.0	0.0	0.0	0.0	0.0
B.403 2	85.0	0.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B.102 2	87.0	0.0	0.0	0.0	0.0
B.201 2	82.0	0.0	0.0	0.0	0.0
B.206 2	82.0	0.0	0.0	0.0	0.0
B.305 1	52.4	0.0	0.0	0.0	0.0
B.404 2	83.0	4.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B.103 1	60.0	0.0	0.0	0.0	0.0
B.202 2	87.0	0.0	0.0	0.0	0.0
B.301 2	82.0	0.0	0.0	0.0	0.0
B.306 2	82.0	0.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B.104 1	54.0	0.0	0.0	0.0	0.0
B.203 2	80.0	0.0	0.0	0.0	0.0
B.302 2	87.0	0.0	0.0	0.0	0.0
B.401 1	60.0	0.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B.105 1	52.4	0.0	0.0	0.0	0.0
B.204 1	52.0	0.0	0.0	0.0	0.0
B.303 2	80.0	0.0	0.0	0.0	0.0
B.402 3	115.0	0.0	0.0	0.0	0.0

Residential flat buildings - Building C, 43 dwellings, 6 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C.001 2	120.0	0.0	0.0	5.0	0.0
C.104 1	68.0	0.0	3.0	0.0	0.0
C.109 2	95.0	0.0	3.0	0.0	0.0
C.202 2	95.0	0.0	0.0	0.0	0.0
C.207 2	110.0	0.0	0.0	0.0	0.0
C.212 2	85.0	0.0	0.0	0.0	0.0
C.305 2	80.0	0.0	0.0	0.0	0.0
C.310 1	62.0	0.0	0.0	0.0	0.0
C.403 2	92.0	0.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C.002 3	155.0	0.0	0.0	5.0	0.0
C.105 2	80.0	0.0	0.0	5.0	0.0
C.110 1	62.0	0.0	0.0	0.0	0.0
C.203 1	53.0	0.0	0.0	0.0	0.0
C.208 1	70.9	0.0	0.0	0.0	0.0
C.301 3	116.8	0.0	0.0	0.0	0.0
C.306 1	54.9	0.0	0.0	0.0	0.0
C.311 2	93.0	0.0	0.0	0.0	0.0
C.404 3	151.0	0.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C.101 3	116.8	0.0	0.0	5.0	0.0
C.106 1	54.9	0.0	0.0	5.0	0.0
C.111 2	85.0	0.0	0.0	5.0	0.0
C.204 2	95.0	0.0	0.0	0.0	0.0
C.209 2	95.0	0.0	0.0	0.0	0.0
C.302 2	95.0	0.0	0.0	0.0	0.0
C.307 2	110.0	0.0	0.0	0.0	0.0
C.312 2	85.0	0.0	0.0	0.0	0.0
C.405 3	150.0	0.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C.102 2	95.0	0.0	0.0	5.0	0.0
C.107 2	110.0	0.0	0.0	5.0	0.0
C.112 2	85.0	0.0	0.0	3.0	0.0
C.205 2	80.0	0.0	0.0	0.0	0.0
C.210 1	62.0	0.0	0.0	0.0	0.0
C.303 1	53.0	0.0	0.0	0.0	0.0
C.308 1	70.9	5.0	0.0	0.0	0.0
C.401 3	180.0	0.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C.103 1	53.0	0.0	0.0	3.0	0.0
C.108 1	70.9	0.0	0.0	3.0	0.0
C.201 3	116.8	0.0	0.0	0.0	0.0
C.206 1	54.9	0.0	0.0	0.0	0.0
C.211 2	93.0	0.0	0.0	0.0	0.0
C.304 2	95.0	0.0	0.0	0.0	0.0
C.309 2	95.0	0.0	0.0	0.0	0.0
C.402 3	140.0	0.0	0.0	0.0	0.0

Description of project

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

Common areas of unit building - Building A

Common area	Floor area (m ²)
Lift car (No.1)	-
Exhaust Plant (Building A)	10.0
Ground Floor lobby 1 Building A	50.0
Hallway 1 Building A Level 3	60.0
Hallway 2 Building A Level 2	25.0
Hallway 2 Building A Level 4	25.0

Common area	Floor area (m ²)
Lift car (No.2)	-
Supply Plant (Building A)	30.0
Ground floor lobby 2 Building A	70.0
Hallway 2 Building A Level 5	14.0
Hallway 2 Building A Level 3	25.0
Hallway 1 Building A Level 5	16.0

Common area	Floor area (m ²)
Switch room (Building A)	10.0
Pump Room (Building A)	8.0
Ground floor lobby 3 Building A	25.0
Hallway 1 Building A Level 2	60.0
Hallway 1 Building A Level 4	60.0

Common areas of unit building - Building B

Common area	Floor area (m ²)
Lift car (No.3)	-
Supply Plant (Building B)	10.0
Hallway 1 Building B Level 1	40.0
Hallway 1 Building B Level 4	30.0

Common area	Floor area (m ²)
Switch room (Building B)	5.0
Pump Room (Building B)	20.0
Hallway 1 Building B Level 2	30.0

Common area	Floor area (m ²)
Exhaust Plant (Building B)	10.0
Ground floor lobby 1 Building B	13.0
Hallway 1 Building B Level 3	30.0

Common areas of unit building - Building C

Common area	Floor area (m ²)
Lift car (No.4)	-
Exhaust Plant (Building C)	10.0
Hallway 2 Building C Level 4	20.0
Ground floor lobby 2 Building C	65.0
Hallway 1 Building C Level 2	33.0
Hallway 2 Building C Level 3	43.0

Common area	Floor area (m ²)
Lift car (No.5)	-
Supply Plant (Building C)	10.0
Pump Room (Building C)	8.0
Hallway 1 Building C Level 4	16.0
Hallway 2 Building C Level 2	43.0

Common area	Floor area (m ²)
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

Common areas of the development (non-building specific)

Common area	Floor area (m ²)
Lower Basement	3500.0

Common area	Floor area (m ²)
Upper Basement	3500.0

Common area	Floor area (m ²)
Garbage room	80.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A

- (a) Dwellings
 - (i) Water
 - (ii) Energy
 - (iii) Thermal Comfort
- (b) Common areas and central systems/facilities
 - (i) Water
 - (ii) Energy

2. Commitments for Residential flat buildings - Building B

- (a) Dwellings
 - (i) Water
 - (ii) Energy
 - (iii) Thermal Comfort
- (b) Common areas and central systems/facilities
 - (i) Water
 - (ii) Energy

3. Commitments for Residential flat buildings - Building C

- (a) Dwellings
 - (i) Water
 - (ii) Energy
 - (iii) Thermal Comfort
- (b) Common areas and central systems/facilities
 - (i) Water
 - (ii) Energy

4. Commitments for multi-dwelling houses

5. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building A

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> (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.	✓	✓	✓

Dwelling no.	Fixtures					Appliances			Individual pool				Individual spa		
	All shower-heads 4 star (> 6 but <= 7.5 L/min)	All toilet flushing systems 4 star	All kitchen taps 6 star	All bathroom taps 4 star	HW recirculation or diversion no	All clothes washers -	All dish-washers 3.5 star	Volume (max volume) -	Pool cover -	Pool location -	Pool shaded -	Volume (max volume) -	Spa cover -	Spa shaded -	
All dwellings															

Alternative water source

Dwelling no.	Alternative water supply systems	Size	Configuration	Landscaping connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓ ✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	✓

Dwelling no.	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling			Heating			Artificial lighting						Natural lighting	
	living areas	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 kitchen		
0LG8	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	2	2	yes	yes	yes	yes	0	no		
A.312	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes		
A.402	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no		
A.403	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	no		
A.404	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	no		
1.G15, A.401	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no		
1.G15, A.109, A.213	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes		

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	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 kitchen
1.G02, 1.G11, A.102, A.105, A.202, A.209, A.302, A.308	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
1.G05, 1.G08, 1.G13, 1.G14, A.103, A.107, A.108, A.203, A.204, A.211, A.212, A.303, A.310, A.311	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa					Appliances & other efficiency measures					
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line	
OLG8	-	-	-	-	induction cooktop & electric oven	-	no	4 star	-	2 star	no	no	
All other dwellings	-	-	-	-	induction cooktop & electric oven	-	no	4 star	-	2 star	-	-	

(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.			
(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.	✓	✓	✓

(iii) Thermal Comfort

(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.

Show on DA plans	Show on CC/CDC plans & specs	Certifier check
✓	✓	✓

Thermal loads

Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
0LG5	25.3	6.4
0LG6	21.8	6.3
0LG7	21.7	6.4
0LG8	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
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.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /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	7.7	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

Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)
A.304	37.5
A.305	28.5
A.306	39.5
A.307	19.3
A.308	23.4
A.309	11.0
A.310	17.3
A.311	30.9
A.312	35.6
A.401	34.7
A.402	26.8
A.403	29.9
A.404	28.5
All other dwellings	27.4
	23.1
	29.2
	24.0
	24.2
	12.3
	11.2
	28.1
	22.0
	20.4
	26.3
	28.7
	24.7
	22.7
	29.4

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow 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).	- irrigation of 2000.0 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system			Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No	
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No	
Switch room (Building A)	no mechanical ventilation	-	fluorescent	manual on / manual off	No	
Exhaust Plant (Building A)	no mechanical ventilation	-	fluorescent	manual on / manual off	No	
Supply Plant (Building A)	no mechanical ventilation	-	fluorescent	manual on / manual off	No	
Pump Room (Building A)	no mechanical ventilation	-	fluorescent	manual on / manual off	No	
Ground Floor lobby 1 Building A	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Ground floor lobby 2 Building A	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Ground floor lobby 3 Building A	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 1 Building A Level 3	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 2 Building A Level 5	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 1 Building A Level 2	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	

Common area	Common area ventilation system			Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Hallway 2 Building A Level 2	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 2 Building A Level 3	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 1 Building A Level 4	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 2 Building A Level 4	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 1 Building A Level 5	no mechanical ventilation	-	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	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (~38 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 7
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 7

2. Commitments for Residential flat buildings - Building B

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> (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.	✓	✓	✓

Dwelling no.	Fixtures					Appliances			Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded	
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	6 star	4 star	no	-	3.5 star	-	-	-	-	-	-	-	

Alternative water source

Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

Dwelling no.	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system		
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	
All dwellings	central hot water system 2	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling			Heating			Artificial lighting						Natural lighting	
	living areas	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 kitchen		
B.401	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no		
B.402	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no		
B.404	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no		
B.105, B.205, B.305	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes		
B.103, B.104, B.204, B.304	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no		
B.101, B.106, B.201, B.206, B.301, B.306	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes		
All other dwellings	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no		

Dwelling no.	Individual pool		Individual spa				Appliances & other efficiency measures						
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line	
All dwellings	-	-	-	-	induction cooktop & electric oven	-	no	4 star	-	2 star	-	-	

(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.			
(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.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /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

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system			Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	No	
Switch room (Building B)	no mechanical ventilation	-	fluorescent	manual on / manual off	No	
Exhaust Plant (Building B)	no mechanical ventilation	-	fluorescent	manual on / manual off	No	
Supply Plant (Building B)	no mechanical ventilation	-	fluorescent	manual on / manual off	No	
Pump Room (Building B)	no mechanical ventilation	-	fluorescent	manual on / manual off	No	
Ground floor lobby 1 Building B	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 1 Building B Level 1	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 1 Building B Level 2	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 1 Building B Level 3	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 1 Building B Level 4	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	

Central energy systems		Specification
Type		
Central hot water system (No. 2)	electric heat pump - gas boosted	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (~38 mm)
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 6

3. Commitments for Residential flat buildings - Building C

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> (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.	✓	✓	✓

Dwelling no.	Fixtures					Appliances			Individual pool				Individual spa		
	All shower-heads 4 star (> 6 but <= 7.5 L/min)	All toilet flushing systems 4 star	All kitchen taps 6 star	All bathroom taps 5 star	HW recirculation or diversion no	All clothes washers -	All dish-washers 3.5 star	Volume (max volume) -	Pool cover -	Pool location -	Pool shaded -	Volume (max volume) -	Spa cover -	Spa shaded -	
All dwellings															

Alternative water source

Dwelling no.	Alternative water supply systems -	Size -	Configuration -	Landscape connection -	Toilet connection (s) -	Laundry connection -	Pool top-up -	Spa top-up -
None								

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating systems/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry
All dwellings	central hot water system 3	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof
						interlocked to light

Dwelling no.	Cooling			Heating			Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen		
C.401	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	2	no		
C.001, C.112, C.212, C.312	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes		
C.106, C.108, C.206, C.208, C.306, C.308	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no		
C.002, C.101, C.201, C.301, C.402, C.404, C.405	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	3 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no		
C.103, C.104, C.110, C.203, C.210, C.303, C.310	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no		
All other dwellings	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	1-phase airconditioning 4 Star (old label) (zoned)	2 (dedicated)	2 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no		

Dwelling no.	Individual pool		Individual spa					Appliances & other efficiency measures				
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	induction cooktop & electric oven	-	no	4 star	-	2 star	-	-

(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.			
(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.	✓	✓	✓

Thermal loads

Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
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

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
C.302	18.7	29.1
C.303	10.1	28.6
C.304	9.1	25.4
C.305	42.4	20.6
C.306	42.3	24.6
C.307	19.1	10.7
C.308	34.4	21.0
C.309	14.7	29.5
C.310	21.7	28.2
C.311	27.4	27.5
C.312	27.2	28.3
C.401	22.0	27.0
C.402	28.6	13.4
C.403	34.5	23.8
C.404	23.8	17.9
All other dwellings	34.5	27.3

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system			Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS	
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	No	
Lift car (No.5)	-	-	light-emitting diode	connected to lift call button	No	
Switch room (Building C)	no mechanical ventilation	-	fluorescent	manual on / manual off	No	
Exhaust Plant (Building C)	no mechanical ventilation	-	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	-	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	-	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	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 1 Building C Level 1	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 1 Building C Level 2	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 2 Building C Level 2	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 1 Building C Level 3	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	
Hallway 2 Building C Level 3	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No	

Central energy systems		Specification
Type		
electric heat pump - gas boosted		Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (~38 mm)

Central energy systems	Type	Specification
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 6
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 6

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

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system			Common area lighting		
	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	No	
Upper Basement	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	daylight sensor and motion sensor	No	
Garbage room	ventilation (supply + exhaust)	-	fluorescent	motion sensors	No	

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 15.0 peak kW

Notes

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

Legend

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