

# **EASTLAKES TOWN CENTRE NORTH SITE, S75W BASIX REVISION**

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## **APPENDIX A-1 BASIX CERTIFICATES**

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Multi Dwelling

Certificate number: 425799M\_07

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 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

This certificate is a revision of certificate number 425799M\_03 lodged with the consent authority or certifier on 03 June 2013 with application MP09-0146.

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: Thursday, 09 April 2020

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,  
Industry &  
Environment

### Project summary

Project name	Eastlakes Town Centre (Bldg 1, 1B, 5_07
Street address	193 Gardeners Road Eastlakes 2018
Local Government Area	Botany Bay City Council
Plan type and plan number	deposited 248832
Lot no.	3
Section no.	-
No. of residential flat buildings	2
No. of units in residential flat buildings	107
No. of multi-dwelling houses	0
No. of single dwelling houses	0

### Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 37	Target 20

### Certificate Prepared by

Name / Company Name: WSP Australia Pty Ltd

ABN (if applicable): 80078004798

# Description of project

## Project address

Project name	Eastlakes Town Centre (Bldg 1, 1B, 5_07
Street address	193 Gardeners Road Eastlakes 2018
Local Government Area	Botany Bay City Council
Plan type and plan number	deposited 248832
Lot no.	3
Section no.	-

## Project type

No. of residential flat buildings	2
No. of units in residential flat buildings	107
No. of multi-dwelling houses	0
No. of single dwelling houses	0

## Site details

Site area (m²)	3385
Roof area (m²)	1889.3
Non-residential floor area (m²)	5149.6
Residential car spaces	128
Non-residential car spaces	130

## Common area landscape

Common area lawn (m²)	0.0
Common area garden (m²)	788.2
Area of indigenous or low water use species (m²)	0.0

## Assessor details

Assessor number	BDAV/16/1712
Certificate number	2MB7OHQJ2Y
Climate zone	56

## Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 37	Target 20

## Description of project

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

### Residential flat buildings - Building 1, 44 dwellings, 6 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
101	2	69.6	0.0	0.0	0.0
105	1	55.5	0.0	0.0	0.0
201	2	70.0	0.0	0.0	0.0
205	1	56.0	0.0	0.0	0.0
301	2	70.0	0.0	0.0	0.0
305	1	55.0	0.0	0.0	0.0
401	2	70.0	0.0	0.0	0.0
405	1	55.0	0.0	0.0	0.0
501	2	70.0	0.0	0.0	0.0
505	1	55.0	0.0	0.0	0.0
601	3	106.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
102	2	69.9	0.0	0.0	0.0
106	1	57.6	0.0	0.0	0.0
202	2	69.4	0.0	0.0	0.0
206	1	57.6	0.0	0.0	0.0
302	2	69.8	0.0	0.0	0.0
306	1	57.6	0.0	0.0	0.0
402	2	69.8	0.0	0.0	0.0
406	1	57.6	0.0	0.0	0.0
502	2	69.8	0.0	0.0	0.0
506	1	57.6	0.0	0.0	0.0
602	3	106.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
103	2	69.8	0.0	0.0	0.0
107	1	55.6	0.0	0.0	0.0
203	2	69.8	0.0	0.0	0.0
207	1	55.8	0.0	0.0	0.0
303	2	69.8	0.0	0.0	0.0
307	1	55.8	0.0	0.0	0.0
403	2	69.8	0.0	0.0	0.0
407	1	55.8	0.0	0.0	0.0
503	2	69.8	0.0	0.0	0.0
507	1	55.8	0.0	0.0	0.0
603	2	87.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
104	2	70.4	0.0	0.0	0.0
108	1	56.0	0.0	0.0	0.0
204	2	70.4	0.0	0.0	0.0
208	1	56.0	0.0	0.0	0.0
304	2	70.4	0.0	0.0	0.0
308	1	56.0	0.0	0.0	0.0
404	2	70.4	0.0	0.0	0.0
408	1	56.0	0.0	0.0	0.0
504	2	70.5	0.0	0.0	0.0
508	1	56.0	0.0	0.0	0.0
604	2	87.3	0.0	0.0	0.0

### Residential flat buildings - Building 1A, 63 dwellings, 6 storeys above ground



Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
101	2	79.9	3.8	0.0	0.0
105	1	60.6	3.7	0.0	0.0
109	1	64.8	0.0	0.0	0.0
202	1	60.6	0.0	0.0	0.0
206	2	72.8	0.0	0.0	0.0
210	2	68.3	3.7	0.0	0.0
303	2	69.6	4.6	0.0	0.0
307	2	75.2	0.0	0.0	0.0
311	1	100.8	0.0	0.0	0.0
404	2	72.8	0.0	0.0	0.0
408	2	72.8	0.0	0.0	0.0
501	2	79.9	3.8	0.0	0.0
505	1	60.8	3.7	0.0	0.0
509	1	64.8	0.0	0.0	0.0
602	2	81.2	3.9	0.0	0.0
606	1	36.4	4.3	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
102	1	60.6	0.0	0.0	0.0
106	2	72.9	0.0	0.0	0.0
110	2	68.3	3.7	0.0	0.0
203	2	69.6	4.6	0.0	0.0
207	2	75.2	0.0	0.0	0.0
211	2	100.8	0.0	0.0	0.0
304	2	72.8	0.0	0.0	0.0
308	2	72.8	0.0	0.0	0.0
401	2	79.9	3.8	0.0	0.0
405	1	60.8	3.7	0.0	0.0
409	1	64.8	0.0	0.0	0.0
502	1	60.6	0.0	0.0	0.0
506	2	72.7	0.0	0.0	0.0
510	2	75.5	0.0	0.0	0.0
603	2	59.9	4.2	0.0	0.0
607	2	60.6	4.2	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
103	2	69.6	4.6	0.0	0.0
107	2	75.1	0.0	0.0	0.0
111	2	100.8	0.0	0.0	0.0
204	2	72.8	0.0	0.0	0.0
208	2	72.8	0.0	0.0	0.0
301	2	79.9	3.8	0.0	0.0
305	1	60.8	3.7	0.0	0.0
309	1	64.8	0.0	0.0	0.0
402	1	60.6	0.0	0.0	0.0
406	2	72.8	0.0	0.0	0.0
410	2	68.3	3.7	0.0	0.0
503	2	69.6	4.6	0.0	0.0
507	2	75.0	0.0	0.0	0.0
511	1	61.2	0.0	0.0	0.0
604	1	52.7	3.7	0.0	0.0
608	2	60.6	4.2	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
104	2	72.2	0.0	0.0	0.0
108	2	72.8	0.0	0.0	0.0
201	2	79.9	3.8	0.0	0.0
205	1	60.8	3.7	0.0	0.0
209	1	64.8	0.0	0.0	0.0
302	1	60.6	0.0	0.0	0.0
306	2	72.8	0.0	0.0	0.0
310	2	68.3	3.7	0.0	0.0
403	2	69.6	4.6	0.0	0.0
407	2	75.2	0.0	0.0	0.0
411	1	100.8	0.0	0.0	0.0
504	2	72.7	0.0	0.0	0.0
508	2	72.8	0.0	0.0	0.0
601	2	98.4	3.8	0.0	0.0
605	2	64.7	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 1

Common area	Floor area (m²)
Lift car (No. 1)	-

Common area	Floor area (m²)
Lift car (No. 2)	-

### Common areas of unit building - Building 1A

Common area	Floor area (m²)
Lift car (No. 3)	-

Common area	Floor area (m²)
Lift car (No.4)	-

### Common areas of the development (non-building specific)

Common area	Floor area (m²)
Car park area	4442.0
Plant or service room	166.3

Common area	Floor area (m²)
Switch room	41.7
Hallway/lobby	946.8

Common area	Floor area (m²)
Garbage rooms	40.8

# Schedule of BASIX commitments

## 1. Commitments for Residential flat buildings - Building 1

### (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 1A

### (a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

### (b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

## 3. Commitments for multi-dwelling houses

## 4. Commitments for single dwelling houses

## 5. 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 1

#### (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:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	no	-	4 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 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".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 2	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	interlocked to light	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
101, 102, 103, 104, 105, 106, 107, 108, 201, 202, 203, 204, 205, 206, 207, 208, 301, 302	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

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	-	-	-	-	gas cooktop & electric oven	-	yes	3.5 star	-	2 star	yes	no

(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 <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
101	28.0	32.4
102	38.4	18.4
103	33.1	22.1
104	14.8	23.2
105	56.3	47.9



	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
106	60.7	15.4
107	55.5	15.1
108	44.1	21.0
201	18.3	33.7
202	26.4	19.9
203	27.5	23.1
204	15.8	23.4
205	38.3	49.2
206	48.3	22.4
207	49.9	18.8
208	48.6	19.7
301	21.1	28.5
302	29.7	17.0
303	30.4	19.5
304	18.2	19.8
305	42.7	42.5
306	52.4	16.9
307	54.2	14.8
308	51.1	17.0
401	21.6	28.1
402	30.1	16.9
403	30.6	19.5
404	18.4	19.7
405	43.1	41.9
406	52.6	17.2
407	54.3	15.4
408	50.8	17.4

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
501	21.8	27.9
502	30.1	17.2
503	30.0	20.2
504	18.3	19.4
505	43.3	41.5
506	52.5	17.4
507	54.0	15.6
508	50.0	17.9
601	40.2	18.1
602	39.0	19.4
603	55.6	16.4
All other dwellings	55.4	13.7

**(b) Common areas and central systems/facilities**

<b>(i) Water</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓

<b>Common area</b>	<b>Showerheads rating</b>	<b>Toilets rating</b>	<b>Taps rating</b>	<b>Clothes washers rating</b>
All common areas	3 star (> 6 but ≤ 7.5 L/min)	4 star	4 star	no common laundry facility

<b>(ii) Energy</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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 ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	No

Central energy systems	Type	Specification
Central hot water system (No. 2)	gas-fired boiler	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): 10
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 10

## 2. Commitments for Residential flat buildings - Building 1A

### (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: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	no	-	4 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 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".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	interlocked to light	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
102, 105, 109, 202, 205, 209, 302, 305, 309, 311, 402, 405, 409, 411, 502, 505, 509, 511, 604, 606	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (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	-	-	-	-	gas cooktop & electric oven	-	yes	3.5 star	-	2 star	yes	no



(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 <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
101	31.0	21.1
102	17.3	14.7
103	11.4	42.2
104	41.4	29.6
105	35.8	47.1

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
106	33.1	30.9
107	27.5	24.8
108	34.5	16.6
109	35.5	47.2
110	44.9	26.5
111	36.8	30.7
201	30.7	22.8
202	17.9	14.8
203	11.7	43.5
204	43.0	29.7
205	33.9	46.6
206	36.0	31.1
207	27.9	28.0
208	36.7	17.3
209	31.9	47.4
210	47.5	29.8
211	33.8	30.5
301	32.2	20.8
302	20.6	13.8
303	14.4	34.9
304	47.3	25.5
305	37.7	36.4
306	39.9	26.2
307	30.5	22.1
308	40.5	13.8
309	35.6	36.1
310	52.7	23.3

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
311	37.8	24.7
401	30.5	22.7
402	21.0	13.1
403	15.0	34.3
404	46.5	26.5
405	38.3	35.1
406	40.1	26.0
407	31.1	21.0
408	41.3	15.3
409	36.2	35.0
410	56.0	23.3
411	51.9	18.6
501	33.0	24.0
502	21.7	13.6
503	18.0	34.3
504	47.1	28.0
505	38.9	34.8
506	42.5	20.6
507	34.3	22.2
508	46.6	23.9
509	37.9	35.1
510	64.5	20.7
511	61.6	22.0
601	38.3	18.5
602	28.8	27.1
603	47.6	32.5
604	41.0	37.7

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
605	42.2	30.5
606	46.0	38.0
607	50.2	24.4
All other dwellings	36.7	25.0

**(b) Common areas and central systems/facilities**

<b>(i) Water</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓

<b>Common area</b>	<b>Showerheads rating</b>	<b>Toilets rating</b>	<b>Taps rating</b>	<b>Clothes washers rating</b>
All common areas	3 star (> 6 but ≤ 7.5 L/min)	4 star	4 star	no common laundry facility

<b>(ii) Energy</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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 ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No. 3)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	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): 10
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 10

## 5. 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	3 star (> 6 but <= 7.5 L/min)	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	30000.0	To collect run-off from at least: - 1889.0 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 788.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

Central systems	Size	Configuration	Connection (to allow for...)
Pool (No. 1)	Volume: 75.0 kLs	Location: Other Pool shaded: no	-
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Central cooling system (No. 1)	-	Private water meter on make-up line connected to building management system. Conductivity controller installed in the cooling tower.	-

(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 ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Switch room	ventilation exhaust only	none ie. continuous	compact fluorescent	manual on / manual off	No
Garbage rooms	ventilation exhaust only	-	compact fluorescent	manual on / manual off	No
Plant or service room	ventilation exhaust only	none ie. continuous	compact fluorescent	manual on / manual off	No
Hallway/lobby	no mechanical ventilation	-	compact fluorescent	time clock and motion sensors	No



Central energy systems	Type	Specification
Central cooling system (No. 1)	chilled water fan coil units	Energy source: electric driven compressor Heat rejection method: air cooled condenser Unit efficiency (min): medium - COP 3.5 - 4.5
Central heating system (No. 1)	fan coil + heated water	Energy source: gas boiler
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 42.3 peak kW
Pool (No. 1)	Heating source: gas	Pump controlled by timer: yes

## 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).

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Multi Dwelling

Certificate number: 837341M\_02

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 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

This certificate is a revision of certificate number 837341M lodged with the consent authority or certifier on 11 July 2017 with application MP09\_0146 Mod 01.

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: Thursday, 09 April 2020

To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,  
Industry &  
Environment

### Project summary

Project name	Building 1B Eastlakes Town Centre_02
Street address	18 Evans Avenue Eastlakes 2018
Local Government Area	Botany Bay City Council
Plan type and plan number	deposited 248832
Lot no.	3
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	27
No. of multi-dwelling houses	0
No. of single dwelling houses	0

### Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 21	Target 20

### Certificate Prepared by

Name / Company Name: WSP Australia Pty Ltd

ABN (if applicable): 80078004798

# Description of project

## Project address

Project name	Building 1B Eastlakes Town Centre_02
Street address	18 Evans Avenue Eastlakes 2018
Local Government Area	Botany Bay City Council
Plan type and plan number	deposited 248832
Lot no.	3
Section no.	-

## Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	27
No. of multi-dwelling houses	0
No. of single dwelling houses	0

## Site details

Site area (m <sup>2</sup> )	988.8
Roof area (m <sup>2</sup> )	414
Non-residential floor area (m <sup>2</sup> )	0.0
Residential car spaces	17
Non-residential car spaces	0

## Common area landscape

Common area lawn (m <sup>2</sup> )	50.0
Common area garden (m <sup>2</sup> )	350.0
Area of indigenous or low water use species (m <sup>2</sup> )	350.0

## Assessor details

Assessor number	BDAV/16/1712
Certificate number	1MN2M84ODM
Climate zone	56

## Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 21	Target 20

## Description of project

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

### Residential flat buildings - Building1B, 27 dwellings, 8 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
101	2	90.9	0.0	0.0	0.0
202	2	75.0	0.0	0.0	0.0
302	2	73.6	0.0	0.0	0.0
402	2	73.7	0.0	0.0	0.0
502	2	73.8	0.0	0.0	0.0
602	2	75.8	0.0	0.0	0.0
702	2	74.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
102	1	50.5	0.0	0.0	0.0
203	1	50.0	0.0	0.0	0.0
303	1	48.2	0.0	0.0	0.0
403	1	49.5	0.0	0.0	0.0
503	1	49.3	0.0	0.0	0.0
603	1	50.2	0.0	0.0	0.0
703	1	44.6	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
103	1	51.4	0.0	0.0	0.0
204	2	76.6	0.0	0.0	0.0
304	2	76.6	0.0	0.0	0.0
404	2	76.6	0.0	0.0	0.0
504	2	76.6	0.0	0.0	0.0
604	2	76.6	0.0	0.0	0.0
704	2	76.6	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
201	3	99.3	0.0	0.0	0.0
301	3	99.2	0.0	0.0	0.0
401	3	99.2	0.0	0.0	0.0
501	3	99.2	0.0	0.0	0.0
601	3	99.2	0.0	0.0	0.0
701	3	111.5	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 - Building1B

Common area	Floor area (m²)
NS-1B-Gymnasium	45.9
Lift car (No.2)	-
NS-1B-Lobby	62.0
NS-1B-3rd Floor Lobby	21.0
NS-1B-6th Floor Lobby	21.0

Common area	Floor area (m²)
Car park area (No. 1)	988.0
Residential Building 1B Waste Room	40.0
NS-1B-1st Floor Lobby	30.0
NS-1B-4th Floor Lobby	21.0
NS-1B-7th Floor Lobby	21.0

Common area	Floor area (m²)
Lift car (No.1)	-
NS-1B-Function Room	50.0
NS-1B-2nd Floor Lobby	21.0
NS-1B-5th Floor Lobby	21.0

# Schedule of BASIX commitments

## 1. Commitments for Residential flat buildings - Building1B

### (a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

### (b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

## 2. Commitments for multi-dwelling houses

## 3. Commitments for single dwelling houses

## 4. 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 - Building1B

#### (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:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓



	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	no	-	4 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 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".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	interlocked to light	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
201, 301, 401, 501, 601, 701	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
103, 203, 303, 403, 503, 603, 703	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
All other dwellings	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

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
102, 103, 303, 701	-	-	-	-	gas cooktop & electric oven	3 star (new rating)	no	3.5 star	-	2 star	no	no
All other dwellings	-	-	-	-	gas cooktop & electric oven	-	no	3.5 star	-	2 star	no	no

(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 <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
101	10.5	18.7
102	63.6	33.6
103	62.9	48.1
201	29.5	24.5
202	22.7	31.6

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
203	58.8	57.6
204	31.4	30.4
301	25.7	19.0
302	23.6	28.6
303	66.0	39.7
304	32.5	24.3
401	22.7	19.5
402	13.8	26.1
403	65.9	39.5
404	31.9	27.9
501	21.0	19.3
502	17.0	29.4
503	65.6	37.8
504	30.4	29.7
601	20.3	18.8
602	15.4	35.5
603	66.0	38.2
604	29.1	30.9
701	30.5	22.6
702	20.9	29.7
703	47.9	25.8
All other dwellings	37.5	33.7

**(b) Common areas and central systems/facilities**

<b>(i) Water</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓

<b>Common area</b>	<b>Showerheads rating</b>	<b>Toilets rating</b>	<b>Taps rating</b>	<b>Clothes washers rating</b>
All common areas	3 star (> 7.5 but ≤ 9 L/min)	4 star	4 star	no common laundry facility

<b>(ii) Energy</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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 ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
NS-1B-Gymnasium	air conditioning system	time clock or BMS controlled	fluorescent	none	No
Car park area (No. 1)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	No
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
Residential Building 1B Waste Room	ventilation exhaust only	-	fluorescent	motion sensors	No
NS-1B-Function Room	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	No
NS-1B-Lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
NS-1B-1st Floor Lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
NS-1B-2nd Floor Lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
NS-1B-3rd Floor Lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
NS-1B-4th Floor Lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
NS-1B-5th Floor Lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
NS-1B-6th Floor Lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No
NS-1B-7th Floor Lobby	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.45 (~20 mm); (b) Piping internal to building: R0.45 (~20 mm)

Central energy systems	Type	Specification
Central cooling system (No. 1)	chilled water fan coil units	Energy source: electric driven compressor Heat rejection method: air cooled condenser Unit efficiency (min): medium - COP 3.5 - 4.5
Central heating system (No. 1)	fan coil + heated water	Energy source: gas boiler
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 10
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 10



#### 4. 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	3 star (> 7.5 but ≤ 9 L/min)	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.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 7.0 peak kW
Other	Building management system installed?: yes	-

## 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).

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## **APPENDIX A-2**

### **NATHERS GROUP UNIVERSAL CERTIFICATES**

# Nationwide House Energy Rating Scheme\* — Class 2 summary



Certificate Number: **2MB7OHQJ2Y**

Date of Certificate: **8 Apr 2020**

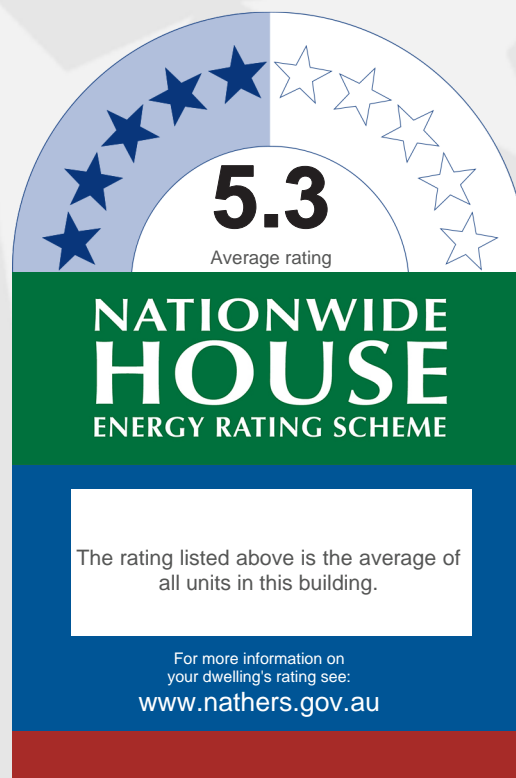
★ Average star rating: **5.3**

## Assessor details

Accreditation number: **VIC/BDAV/16/1712**  
Name: **N Asha**  
Organisation: **WSP Australia**  
Email: **nick.asha@wsp.com**  
Phone: **+61418434221**  
Declaration of interest: **No potential conflicts of interest to declare**  
Software: **See individual certificates**  
AAO: **BDAV**

## Dwelling details

Address: **Blg 1 & 1A, Eastlakes Town Centre**  
Suburb: **Eastlakes**  
State: **NSW**  
Postcode: **2018**



## Summary of all dwellings

## Certification details

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
U59FKGK43E	101	31	21.1	52.1	5.9
AEATKJ3SZU	101	28	32.4	60.4	5.4
K2SDEWH8AF	102	38.4	18.4	56.8	5.6
ME7S4AK2X9	102	17.3	14.7	32	7.5
H5I5WFNKX3	103	33.1	22.1	55.2	5.7
H3XB3A5KOO	103	11.4	42.2	53.6	5.8
6DL3D2EGCS	104	14.8	23.2	38	7.1
2NSBU8N2B6	104	41.4	29.6	71	4.7
GRHH2LK3H1	105	35.8	47.1	82.9	4.2
79F8LRUQ4B	105	56.3	47.9	104.2	3.4
WKJJY1I7LK	106	33.1	30.9	64	5.1
EX4R5UBXLV	106	60.7	15.4	76.1	4.4
LAPPL9W685	107	27.5	24.8	52.3	5.9
JHD6TJ3GBO	107	55.5	15.1	70.6	4.7
EUC5ZTK3LB	108	44.1	21	65.1	5.1
XS1120VPJR	108	34.5	16.6	51.1	5.9

continued

# Nationwide House Energy Rating Scheme\* — Class 2 summary

Certificate Number: **2MB7OHQJ2Y**

Date of Certificate: **8 Apr 2020**

★ Average star rating: **5.3**



## Summary of all dwellings continued

### Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
ZBCW2RDIM2	109	35.5	47.2	82.7	4.2
ZPQ1VGB253	110	44.9	26.5	71.4	4.7
X2LMV506I0	111	36.8	30.7	67.5	4.9
O5SPPQO981	201	18.3	33.7	52	5.9
X77HJHOA67	201	30.7	22.8	53.5	5.8
G7VH5HPYY1	202	17.9	14.8	32.7	7.4
R9GRE0J2JT	202	26.4	19.9	46.3	6.4
FAV36KU0B2	203	11.7	43.5	55.2	5.7
WMPOG3KIW0	203	27.5	23.1	50.6	6
FQPSPZ4ECN	204	43	29.7	72.7	4.6
TZVXCLMIN6	204	15.8	23.4	39.2	6.9
R0AKTRWY1S	205	33.9	46.6	80.5	4.3
ZW8O6XK1BY	205	38.3	49.2	87.5	4
S9ISPXLDK8	206	36	31.1	67.1	4.9
W3L1B71DNN	206	48.3	22.4	70.7	4.7
XX8D2ZSD1F	207	27.9	28	55.9	5.6
VP5FV4M1DV	207	49.9	18.8	68.7	4.8
139TMK9MRO	208	48.6	19.7	68.3	4.9
MLVKJP9LJO	208	36.7	17.3	54	5.8
Y58TKFI6D2	209	31.9	47.4	79.3	4.3
WBR4O6851S	210	47.5	29.8	77.3	4.4
ITQXG2LN9G	211	33.8	30.5	64.3	5.1
9IZOVIMTN8	301	21.1	28.5	49.6	6.1
RUCQ4EH0RA	301	32.2	20.8	53	5.9
XEKPS14GL8	302	20.6	13.8	34.4	7.3
WMLS0HPVF2	302	29.7	17	46.7	6.4
GEAMDBPEIW	303	30.4	19.5	49.9	6.1
IAFLFFEAPS	303	14.4	34.9	49.3	6.1
AUB6TC8BAK	304	47.3	25.5	72.8	4.6
DHTYWW0EJU	304	18.2	19.8	38	7.1
DDHU063UHF	305	42.7	42.5	85.2	4.1

continued

# Nationwide House Energy Rating Scheme\* — Class 2 summary

Certificate Number: **2MB7OHQJ2Y**

Date of Certificate: **8 Apr 2020**

★ Average star rating: **5.3**



## Summary of all dwellings continued

### Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
ZHO15DIAEO	305	37.7	36.4	74.1	4.5
1B2YQPWESD	306	52.4	16.9	69.3	4.8
7ECA8QO0KY	306	39.9	26.2	66.1	4.9
AGL89CDO6Q	307	30.5	22.1	52.6	5.9
CNI4KRSZ9D	307	54.2	14.8	69	4.8
33GAJBWOQC	308	40.5	13.8	54.3	5.8
RWBO7I6H41	308	51.1	17	68.1	4.9
YUMNRTEAPG	309	35.6	36.1	71.7	4.7
XYMOO6EIJV	310	52.7	23.3	76	4.4
KKM3OFZFSC	311	37.8	24.7	62.5	5.2
FFMI1JJ266	401	21.6	28.1	49.7	6.1
DAZYLRY7TI	401	30.5	22.7	53.2	5.8
SMH9CJZQSI	402	21	13.1	34.1	7.3
OZOK7JB7Y9	402	30.1	16.9	47	6.3
AVF95OHT8L	403	15	34.3	49.3	6.1
NZD3T4HMLT	403	30.6	19.5	50.1	6.1
HHYBC8DN0F	404	46.5	26.5	73	4.6
IRVPOS3YCI	404	18.4	19.7	38.1	7.1
QJXJCR5027	405	38.3	35.1	73.4	4.6
0OGD5EB2CI	405	43.1	41.9	85	4.1
Y32EWCSC3F	406	52.6	17.2	69.8	4.8
KF8HOU336P	406	40.1	26	66.1	4.9
E811TRLLQ6	407	54.3	15.4	69.7	4.8
LBNVA26D67	407	31.1	21	52.1	5.9
61KL7ZUFYX	408	50.8	17.4	68.2	4.9
X877E4ALYG	408	41.3	15.3	56.6	5.6
8K579C9NBL	409	36.2	35	71.2	4.7
7YJ3K4A3VF	410	56	23.3	79.3	4.3
85EQB1I1WN	411	37.1	26.1	63.2	5.2
2HL12QAC0R	501	21.8	27.9	49.7	6.1

continued

# Nationwide House Energy Rating Scheme\* — Class 2 summary

Certificate Number: **2MB7OHQJ2Y**

Date of Certificate: **8 Apr 2020**

★ Average star rating: **5.3**



## Summary of all dwellings continued

### Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
AZXA69ZEWJ	501	33	24	57	5.6
4G0TIDGO5H	502	21.7	13.6	35.3	7.3
7WYIOQZZP3	502	30.1	17.2	47.3	6.3
4I1Y7A0JSL	503	18	34.3	52.3	5.9
GVDKTP7J6Z	503	30	20.2	50.2	6.1
SCTOEIHETC	504	47.1	28	75.1	4.4
YQBGXRJOI0	504	18.3	19.4	37.7	7.1
ZPKMMRNOW6	505	43.3	41.5	84.8	4.1
CDEMTHFP1H	505	38.9	34.8	73.7	4.6
L3RAAAKQKF	506	52.5	17.4	69.9	4.8
38BDM289C5	506	42.5	20.6	63.1	5.2
XJKD17Y4N8	507	34.3	22.2	56.5	5.6
ZYMWIQP7DW	507	54	15.6	69.6	4.8
KJTF6DLRL2	508	46.6	23.9	70.5	4.7
1OIIGHZ10B	508	50	17.9	67.9	4.9
SLWM8TVFDK	509	37.9	35.1	73	4.6
A5TXHO55UD	510	64.5	20.7	85.2	4.1
CIFNRMW8FI	511	61.6	22	83.6	4.2
LS1D8O058S	601	38.3	18.5	56.8	5.6
0PHF80F2KL	601	40.2	18.1	58.3	5.4
FUY4H2ZFG5	602	28.8	27.1	55.9	5.7
REEB5UJVB	602	39	19.4	58.4	5.4
4XOZA4V2ML	603	55.6	16.4	72	4.7
170M1F6SG9	603	47.6	32.5	80.1	4.3
TNLIO4U8FU	604	55.4	13.7	69.1	4.8
2RD8BWL7JW	604	41	37.7	78.7	4.4
WF9YD1465F	605	42.2	30.5	72.7	4.6
4SLUU3VBW8	606	46	38	84	4.2
UAKBLMWR1Q	607	50.2	24.4	74.6	4.5
BI8J6JMOUO	608	36.7	25	61.7	5.3

This building achieves an average star rating of: **5.3**



# Nationwide House Energy Rating Scheme\* — Class 2 summary



Certificate Number: 1MN2M84ODM

Date of Certificate: 8 Apr 2020

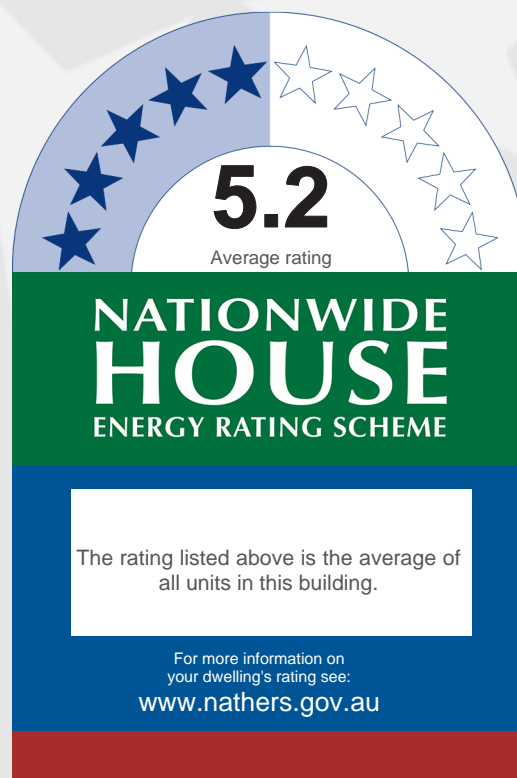
★ Average star rating: 5.2

## Assessor details

Accreditation number: VIC/BDAV/16/1712  
Name: N Asha  
Organisation: WSP Australia  
Email: nick.asha@wsp.com  
Phone: +61418434221  
Declaration of interest: No potential conflicts of interest to declare  
Software: See individual certificates  
AAO: BDAV

## Dwelling details

Address: Blg 1B, 18 Evans Ave  
Suburb: Eastlakes  
State: NSW  
Postcode: 2018



## Summary of all dwellings

## Certification details

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
F2Y9O0ZVFQ	101	10.5	18.7	29.2	7.7
T2SMJCA4Z4	102	53.6	51.2	104.8	3.4
LH1IFV9BQC	103	54.5	41.8	96.3	3.7
VFOHS488H6	201	29.5	24.5	54	5.8
CWQFE4B80I	202	35	38.9	73.9	4.6
DV8VL2ZY55	203	51.6	40.7	92.3	3.9
Y59GK4P6DB	204	31.4	30.4	61.8	5.3
M87QGNWC0M	301	25.7	19	44.7	6.5
UALH9L89SP	302	32.2	33	65.2	5
1WL4PKUO8R	303	57.8	29.7	87.5	4
ONFGC2UM1B	304	32.5	24.3	56.8	5.6
VYZIBCM86T	401	22.7	19.5	42.2	6.7
YHGYBFSJES	402	26.5	34.5	61	5.3
EMXXYIHN10	403	58.9	29.3	88.2	3.9
8U3B5FO3C7	404	31.9	27.9	59.8	5.4
AFSL2Z6A62	501	21	19.3	40.3	6.9

continued

## Nationwide House Energy Rating Scheme\* — Class 2 summary

Certificate Number: 1MN2M84ODM

Date of Certificate: 8 Apr 2020

★ Average star rating: 5.2



### Summary of all dwellings continued

#### Certification details continued

Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			Star rating
		Heating load	Cooling load	Total load	
0HJKRYP65B	502	22.6	36	58.6	5.4
REDNBEAJKM	503	59.6	28.5	88.1	3.9
Q9PG61T4TY	504	30.4	29.7	60.1	5.4
GBCK53TEL6	601	20.3	18.8	39.1	6.9
JG6RJZW7CY	602	20.5	36.3	56.8	5.6
O53UJ9S5VC	603	60.3	28.4	88.7	3.9
N0K4BPGNPM	604	29.1	30.9	60	5.4
GLCEC9EXEE	701	30.5	22.6	53.1	5.9
2ERG5HI6G9	702	23	36.4	59.4	5.4
DQKMCNEKT4	703	64.6	25.6	90.2	3.9
WTKN19DHP9	704	37.5	33.7	71.2	4.7

This building achieves an average star rating of: **5.2**

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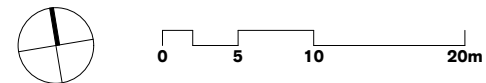
## **APPENDIX A-3**

### **BASIX STAMPED DRAWINGS SET**









- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
  - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
  - DO NOT SCALE DRAWINGS.
  - USE FIGURED DIMENSIONS ONLY.

Code	Item
ACM01	Aluminium Sheet, Type 01
ALF01	Aluminium Finish, Type 01
ALF02	Aluminium Finish, Type 02
ALF03	Aluminium Finish, Type 03
BS01	Balustrade System, Type 01
BS02	Balustrade System, Type 02
CRP	Concrete Render & Paint
FAC#	Facade, Type # refer to wall type schedule for details on plan A10003
FAC01	Colour through compressed fibre cement rain screen facade system
FIN01	Facade, Aluminium Fin Type 01
FIN02	Facade, Aluminium Fin Type 02
FIN03	Facade, Aluminium Fin Type 03
FIN04	Facade, Aluminium Fin Type 04
GRC01	Glass Reinforced Concrete, Type 01
PAV01	Paving, Type 01
PAV02	Paving, Type 02
PAV04	Paving, Type 04
PS01	Paint System (Exterior), Type 01
PS02	Paint System (Exterior), Type 02
PS03	Paint System (Exterior), Type 03
PS04	Paint System (Exterior), Type 04
PS05	Paint System (Exterior), Type 05
RF2	Resilient Finish, Type 2
TC01	Terracotta, Type 01
TIM01	Timber, Type 01
TIM02	Timber, Type 02

5.3

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 2MB70HQJ2Y

Assessor Name: N Asha

Accreditation number: VIC/BDAA/16/1712

Certificate date: 8 Apr 2020

Dwelling address: Blg 1 & 1A, Eastlakes Town Centre, Eastlakes NSW 2018

www.nathers.gov.au

5.2

Average star rating

NATIONWIDE

HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 1MN2M84ODM

Assessor Name: N Asha

Accreditation number: VIC/BDAA/16/1712

Certificate date: 8 Apr 2020

Dwelling address: Blg 1B, 18 Evans Ave, Eastlakes NSW 2018

www.nathers.gov.au

04	21/3/20	STSW Submission	SB
03	16/9/19	STSW Updated Package for DPPE review	

rev	date	name	ID	description	by	chk
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client  
Crown Group  
L29, 1 Market Street, Sydney, NSW, Australia

fjmt studio architecture interiors landscape urban community  
sydney melbourne uk  
Level 15, 70 King Street • +61 2 9251 7077 • [fjmtstudio.com](http://fjmtstudio.com)

project  
**EASTLAKES TOWN CENTRE - NORTH SITE**  
Evans Avenue Eastlakes  
SYDNEY NSW 2018

title  
**Section 75W Application**  
**Site Plan**

scale 1:500 @ A1 first issued 02/05/2017

project code	sheet no.	revision
CGEN	S75W130001	04

Approval





**GENERAL NOTES**

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

**Legend**

Code	Item
ACM01	Aluminum Sheet, Type 01
ALF01	Aluminum Finish, Type 01
ALF02	Aluminum Finish, Type 02
ALF03	Aluminum Finish, Type 03
BS01	Balustrade System, Type 01
BS02	Balustrade System, Type 02
CRP	Concrete Render & Paint
FAC#	Facade, Type # refer to wall type schedule for details on plan A10003
FAC01	Colour through compressed fibre cement rain screen facade system
FIN01	Fineride Aluminium Fin Type 01
FIN02	Facade, Aluminium Fin Type 02
FIN03	Facade, Aluminium Fin Type 03
FIN04	Facade, Aluminium Fin Type 04
GR001	Glass Reinforced Concrete, Type 01
PAW01	Paving, Type 01
PAW02	Paving, Type 02
PAW04	Paving, Type 04
PS01	Plant System (Exterior), Type 01
PS02	Plant System (Exterior), Type 02
PS03	Plant System (Exterior), Type 03
PS04	Plant System (Exterior), Type 04
PS05	Plant System (Exterior), Type 05
RF2	Resilient Finish, Type 2
TC01	Terracotta, Type 01
TM01	Timber, Type 01
TM02	Timber, Type 02

**apartment type legend**

Code	Apartment Type
1B	1 Bed
1B+M	1 Bed + Media
1B+S	1 Bed + Study
2B	2 Bed
2B+M	2 Bed + Media
2B+S	2 Bed + Study
3B	3 Bed
3B+M	3 Bed + Media
3B+S	3 Bed + Study
4B	4 Bed
4B+M	4 Bed + Media
4B+S	4 Bed + Study

**vehicle parking schedule**

Ground Floor	Allocation	Class	Quantity
Retail Loading 01	Custom		1
Retail Loading 02	Custom		1
Retail Loading 03	Custom		1
Basement 1			
Retail	SA 2.7	96	
Retail	Accessible 2.4	2	
Retail	Motorcycle	12	
Retail	Small Car	2	
Basement 2			
Car Wash	Custom	1	

**5.3**  
Average star rating  
**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nathers.gov.au

**Big 1 & 1A, Eastlakes Town Centre, Eastlakes NSW 2018**  
Certificate Number: 2MB70HQJ2Y  
Assessor Name: N Asha  
Accreditation number: VIC/BD4V16/1712  
Certificate date: 8 Apr 2020  
Dwelling address: www.nathers.gov.au

**5.2**  
Average star rating  
**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nathers.gov.au

**Big 1 & 1A, Eastlakes Town Centre, Eastlakes NSW 2018**  
Certificate Number: 1MN2M840DM  
Assessor Name: N Asha  
Accreditation number: VIC/BD4V16/1712  
Certificate date: 8 Apr 2020  
Dwelling address: www.nathers.gov.au

rev	date	name	ID	description	by	chk
11	16/9/19	STSW Updated Package for DPE review				SB

client  
Crown Group  
L29, 1 Market Street, Sydney, NSW, Australia

project  
**EASTLAKES TOWN CENTRE - NORTH SITE**  
Evans Avenue Eastlakes  
SYDNEY NSW 2018

title  
**Section 75W Application Ground Floor Plan**

scale 1:200 @ A1 first issued 02/05/2017

project code CGEN sheet no. S75W130002 revision 12

For Approval





- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
  - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
  - DO NOT SCALE DRAWINGS.
  - USE FIGURED DIMENSIONS ONLY.

Legend

Code	Item
ACM0	Aluminum Sheet, Type 01
ALF01	Aluminum Finish, Type 01
ALF02	Aluminum Finish, Type 02
ALF03	Aluminum Finish, Type 03
BS01	Balustrade System, Type 01
BS02	Balustrade System, Type 02
CRP	Concrete Render & Paint
FAC#	Facade, Type # refer to wall type schedule for details on plan A10003
FAC01	Colour through compressed fibre cement rain screen facade system
EXA01	Exterior Aluminum Fin Type 01
FIN02	Facade, Aluminum Fin Type 02
FIN03	Facade, Aluminum Fin Type 03
FIN04	Facade, Aluminum Fin Type 04
GRCO	Glass Reinforced Concrete, Type 01
PAV01	Paving, Type 01
PAV02	Paving, Type 02
PAV04	Paving, Type 04
PS01	Paint System (Exterior), Type 01
PS02	Paint System (Exterior), Type 02
PS03	Paint System (Exterior), Type 03
PS04	Paint System (Exterior), Type 04
PS05	Paint System (Exterior), Type 05
RF2	Resilient Finish, Type 2
TC01	Terracotta, Type 01
TIM01	Timber, Type 01
TIM02	Timber, Type 02

apartment type legend

Code	Apartment Type
1B	1 Bed
1B+M	1 Bed + Media
1B+S	1 Bed + Study
2B	2 Bed
2B+M	2 Bed + Media
2B+S	2 Bed + Study
3B	3 Bed
3B+M	3 Bed + Media
3B+S	3 Bed + Study
4B	4 Bed
4B+M	4 Bed + Media
4B+S	4 Bed + Study

apartment type schedule level 01

Building	Apartment Type	Count
Building 1	1 BED APARTMENT	4
	2 BED APARTMENT	4
Building 1A	1 BED APARTMENT	3
	2 BED APARTMENT	7
	3 BED APARTMENT	1
Building 1B	1 BED APARTMENT	2
	2 BED APARTMENT	1
	<b>Total</b>	<b>22</b>

5.3 Average star rating

**NATIONWIDE HOUSE** ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 52MB70HQJ2Y  
Assessor Name: N Asha  
Accreditation number: VIC/BD4V16/1712  
Certificate date: 08 Apr 2020  
Dwelling address: Blg 1 & 1A, Eastlakes Town Centre, Eastlakes NSW 2018

www.nathers.gov.au

2MB70HQJ2Y&GrCen

5.2 Average star rating

**NATIONWIDE HOUSE** ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 1MN2M84ODM  
Assessor Name: N Asha  
Accreditation number: VIC/BD4V16/1712  
Certificate date: 8 Apr 2020  
Dwelling address: Blg 1B, 18 Evans Ave, Eastlakes NSW 2018

www.nathers.gov.au

1MN2M84ODM&GrCen

rev	date	name	ID	description	by	chk
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client

Crown Group  
L29, 1 Market Street, Sydney, NSW, Australia

CrownGroup

fjmt studio architecture interiors landscape urban community  
sydney melbourne uk  
Level 5, 70 King Street E +61 2 9251 7077 www.fjmtstudio.com

project

**EASTLAKES TOWN CENTRE - NORTH SITE**  
Evans Avenue Eastlakes  
SYDNEY NSW 2018

Section 75W Application  
Podium Level Floor Plans

scale 1:200 @ A1 first issued 02/05/2017

project code CGEN sheet no. S75W130003 revision 16

For Approval





- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
  - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
  - DO NOT SCALE DRAWINGS.
  - USE FIGURED DIMENSIONS ONLY.

Code	Item
ACM01	Aluminium Sheet, Type 01
ALF01	Aluminium Finish, Type 01
ALF02	Aluminium Finish, Type 02
ALF03	Aluminium Finish, Type 03
BS01	Balustrade System, Type 01
BS02	Balustrade System, Type 02
CRP	Concrete Render & Paint
FAC#	Facade, Type # refer to wall type schedule for details on plan A10003
FAC01	Colour through compressed fibre cement rain screen facade system
EXF01	Exterior Aluminium Fin Type 01
FIN02	Facade, Aluminium Fin Type 02
FIN03	Facade, Aluminium Fin Type 03
FIN04	Facade, Aluminium Fin Type 04
GRC01	Glass Reinforced Concrete, Type 01
PAV01	Paving, Type 01
PAV02	Paving, Type 02
PAV04	Paving, Type 04
PS01	Paint System (Exterior), Type 01
PS02	Paint System (Exterior), Type 02
PS03	Paint System (Exterior), Type 03
PS04	Paint System (Exterior), Type 04
PS05	Paint System (Exterior), Type 05
RF2	Resilient Finish, Type 2
TC01	Terracotta, Type 01
TIM01	Timber, Type 01
TIM02	Timber, Type 02

Code	Apartment Type
1B	1 Bed
1B+M	1 Bed + Media
1B+S	1 Bed + Study
2B	2 Bed
2B+M	2 Bed + Media
2B+S	2 Bed + Study
3B	3 Bed
3B+M	3 Bed + Media
3B+S	3 Bed + Study
4B	4 Bed
4B+M	4 Bed + Media
4B+S	4 Bed + Study

apartment type schedule level 02-04

Building	Apartment Type	Count
Building 1	1 BED APARTMENT	4
	2 BED APARTMENT	4
Building 1A	1 BED APARTMENT	3
	2 BED APARTMENT	7
	3 BED APARTMENT	1
Building 1B	1 BED APARTMENT	1
	2 BED APARTMENT	2
	3 BED APARTMENT	1
		<b>23</b>

5.3

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 2MB70HQJ2Y

Assessor Name: N Asha

Accreditation number: VIC/BD4V16/1712

Certificate date: 8 Apr 2020

Dwelling address: Big 1 & 1A, Eastlakes Town Centre, Eastlakes NSW 2018

www.nathers.gov.au

5.2

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 1MN2M84ODM

Assessor Name: N Asha

Accreditation number: VIC/BD4V16/1712

Certificate date: 8 Apr 2020

Dwelling address: Big 1B, 18 Evans Ave, Eastlakes NSW 2018

www.nathers.gov.au

rev	date	name	ID	description	by	chk
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client

Crown Group

L29, 1 Market Street, Sydney, NSW, Australia

fjmt studio architecture interiors landscape urban community

sydney melbourne uk

Level 5, 70 King Street • +61 2 9251 7077 • [fjmtstudio.com](http://fjmtstudio.com)

project

**EASTLAKES TOWN CENTRE - NORTH SITE**

Evans Avenue Eastlakes

SYDNEY NSW 2018

title

**Section 75W Application**

**2nd to 4th Floor**

scale 1:200 @ A1

first issued 02/05/2017

project code	sheet no.	revision
CGEN	S75W130004	05

For Approval





- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
  - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
  - DO NOT SCALE DRAWINGS.
  - USE FIGURED DIMENSIONS ONLY.

Code	Item
ACM0	Aluminium Sheet, Type 01
ALF01	Aluminium Finish, Type 01
ALF02	Aluminium Finish, Type 02
ALF03	Aluminium Finish, Type 03
BS01	Balustrade System, Type 01
BS02	Balustrade System, Type 02
CRP	Concrete Render & Paint
FAC#	Facade, Type # refer to wall type schedule for details on plan A10003
FAC01	Colour through compressed fibre cement rain screen facade system
FIN01	Facade, Aluminium Fin Type 01
FIN02	Facade, Aluminium Fin Type 02
FIN03	Facade, Aluminium Fin Type 03
FIN04	Facade, Aluminium Fin Type 04
GRC0	Glass Reinforced Concrete, Type 01
PAV01	Paving, Type 01
PAV02	Paving, Type 02
PAV04	Paving, Type 04
PS01	Paint System (Exterior), Type 01
PS02	Paint System (Exterior), Type 02
PS03	Paint System (Exterior), Type 03
PS04	Paint System (Exterior), Type 04
PS05	Paint System (Exterior), Type 05
RF2	Resilient Finish, Type 2
TC01	Terracotta, Type 01
TIM01	Timber, Type 01
TIM02	Timber, Type 02

Code	Apartment Type
1B	1 Bed
1B+M	1 Bed + Media
1B+S	1 Bed + Study
2B	2 Bed
2B+M	2 Bed + Media
2B+S	2 Bed + Study
3B	3 Bed
3B+M	3 Bed + Media
3B+S	3 Bed + Study
4B	4 Bed
4B+M	4 Bed + Media
4B+S	4 Bed + Study

Building	Apartment Type	Count
Building 1	1 BED APARTMENT	4
	2 BED APARTMENT	4
Building 1A	1 BED APARTMENT	4
	2 BED APARTMENT	7
Building 1B	1 BED APARTMENT	1
	2 BED APARTMENT	2
	3 BED APARTMENT	1
		<b>23</b>

5.3  
Average star rating

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 2MB70HQJ2Y  
Assessor Name: N Asha  
Accreditation number: VIC/BD4V16/1712  
Certificate date: 8 Apr 2020  
Dwelling address: Big 1 & 1A, Eastlakes Town Centre, Eastlakes NSW 2018

www.nathers.gov.au

5.2  
Average star rating

**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 1MN2M84ODM  
Assessor Name: N Asha  
Accreditation number: VIC/BD4V16/1712  
Certificate date: 8 Apr 2020  
Dwelling address: Big 1B, 18 Evans Ave, Eastlakes NSW 2018

www.nathers.gov.au

rev	date	name	ID	description	by	chk
client						
Crown Group						
L29, 1 Market Street, Sydney, NSW, Australia						

**fjmt studio** architecture interiors landscape urban community  
sydney melbourne uk  
Level 5, 70 King Street E +61 2 9251 7077 [www.fjmtstudio.com](http://www.fjmtstudio.com)

project  
**EASTLAKES TOWN CENTRE - NORTH SITE**  
Evans Avenue Eastlakes  
SYDNEY NSW 2018

Title		
<b>Section 75W Application</b>		
<b>5th Floor</b>		
scale	1:200 @ A1	first issued 02/05/2017
project code	sheet no.	revision
<b>CGEN</b>	<b>S75W130005</b>	<b>05</b>

**For Approval**





- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
  - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
  - DO NOT SCALE DRAWINGS.
  - USE FIGURED DIMENSIONS ONLY.

Code	Item
ACM0	Aluminium Sheet, Type 01
ALF01	Aluminium Finish, Type 01
ALF02	Aluminium Finish, Type 02
ALF03	Aluminium Finish, Type 03
BS01	Balustrade System, Type 01
BS02	Balustrade System, Type 02
CRP	Concrete Render & Paint
FAC#	Facade, Type # refer to wall type schedule for details on plan A10003
FAC01	Colour through compressed fibre cement rain screen facade system
EXA01	Aluminium Fin Type 01
FIN02	Facade, Aluminium Fin Type 02
FIN03	Facade, Aluminium Fin Type 03
FIN04	Facade, Aluminium Fin Type 04
GRCO	Glass Reinforced Concrete, Type 01
PAV01	Paving, Type 01
PAV02	Paving, Type 02
PAV04	Paving, Type 04
PS01	Paint System (Exterior), Type 01
PS02	Paint System (Exterior), Type 02
PS03	Paint System (Exterior), Type 03
PS04	Paint System (Exterior), Type 04
PS05	Paint System (Exterior), Type 05
RF2	Resilient Finish, Type 2
TC01	Terracotta, Type 01
TIM01	Timber, Type 01
TIM02	Timber, Type 02

Code	Apartment Type
1B	1 Bed
1B+M	1 Bed + Media
1B+S	1 Bed + Study
2B	2 Bed
2B+M	2 Bed + Media
2B+S	2 Bed + Study
3B	3 Bed
3B+M	3 Bed + Media
3B+S	3 Bed + Study
4B	4 Bed
4B+M	4 Bed + Media
4B+S	4 Bed + Study

Building	Apartment Type	Count
Building 1	2 BED APARTMENT	2
	3 BED APARTMENT	2
Building 1A	1 BED APARTMENT	1
	2 BED APARTMENT	5
	3 BED APARTMENT	1
Building 1B	1 BED APARTMENT	1
	2 BED APARTMENT	2
	3 BED APARTMENT	1

5.3

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 2MB70HQJ2Y

Assessor Name: N Asha

Accreditation number: VIC/BDAV16/1712

Certificate date: 8 Apr 2020

Dwelling address: Big 1 & 1A, Eastlakes Town Centre, Eastlakes NSW 2018

www.nathers.gov.au

5.2

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 1MN2M84ODM

Assessor Name: N Asha

Accreditation number: VIC/BDAV16/1712

Certificate date: 8 Apr 2020

Dwelling address: Big 1B, 18 Evans Ave, Eastlakes NSW 2018

www.nathers.gov.au

rev	date	name	ID	description	by	chk
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client

Crown Group  
L29, 1 Market Street, Sydney, NSW, Australia



fjmt studio architecture interiors landscape urban community  
sydney melbourne uk  
Level 5, 70 King Street E +61 2 9251 7077 www.fjmtstudio.com



project  
EASTLAKES TOWN CENTRE - NORTH SITE  
Evans Avenue Eastlakes  
SYDNEY NSW 2018


title  
Section 75W Application  
6th Floor

scale 1:200 @ A1 first issued 02/05/2017

project code CGEN sheet no. S75W130006 revision 05

For Approval





0200010m

**GENERAL NOTES**

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

Code	Item
ACM01	Aluminium Sheet, Type 01
ALF01	Aluminium Finish, Type 01
ALF02	Aluminium Finish, Type 02
ALF03	Aluminium Finish, Type 03
BS01	Balustrade System, Type 01
BS02	Balustrade System, Type 02
CRP	Concrete Render & Paint
FAC#	Facade, Type # refer to wall type schedule for details on plan A10003
FAC01	Colour through compressed fibre cement rain screen facade system
FIN01	Fineride Aluminium Fin Type 01
FIN02	Facade, Aluminium Fin Type 02
FIN03	Facade, Aluminium Fin Type 03
FIN04	Facade, Aluminium Fin Type 04
GRC01	Glass Reinforced Concrete, Type 01
PAV01	Paving, Type 01
PAV02	Paving, Type 02
PAV04	Paving, Type 04
PS01	Paint System (Exterior), Type 01
PS02	Paint System (Exterior), Type 02
PS03	Paint System (Exterior), Type 03
PS04	Paint System (Exterior), Type 04
PS05	Paint System (Exterior), Type 05
RF2	Resilient Finish, Type 2
TC01	Terracotta, Type 01
TIM01	Timber, Type 01
TIM02	Timber, Type 02

Code	Apartment Type
1B	1 Bed
1B+M	1 Bed + Media
1B+S	1 Bed + Study
2B	2 Bed
2B+M	2 Bed + Media
2B+S	2 Bed + Study
3B	3 Bed
3B+M	3 Bed + Media
3B+S	3 Bed + Study
4B	4 Bed
4B+M	4 Bed + Media
4B+S	4 Bed + Study

apartment type schedule level 07		
Building 1B		
	1 BED APARTMENT	1
	2 BED APARTMENT	2
	3 BED APARTMENT	1
		4

waste rooms schedule				
	Waste Unit	Type	Volume	Quantity
7th Floor, BUILDING 1B, GBA				
	eDiverter			1



Average star rating  
**5.3**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME  
www.nathers.gov.au


Certificate Number:  
Assessor Name:  
Accreditation number:  
Certificate date:  
Dwelling address:

2MB70HQJ2Y  
N Asha  
VIC/BDAY16/1712  
8 Apr 2020

Blg 1 & 1A, Eastlakes  
Town Centre, Eastlakes  
NSW 2018  
www.nathers.gov.au



2MB70HQJ2Y&capCert=




Average star rating  
**5.2**  
NATIONWIDE HOUSE  
ENERGY RATING SCHEME  
www.nathers.gov.au

Certificate Number:  
Assessor Name:  
Accreditation number:  
Certificate date:  
Dwelling address:

1MN2M84ODM  
N Asha  
VIC/BDAY16/1712  
8 Apr 2020


Blg 1B, 18 Evans Ave,  
Eastlakes NSW 2018  
www.nathers.gov.au




1MN2M84ODM&capCert=

rev	date	name	ID	description	by	chk
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client  
Crown Group  
L29, 1 Market Street, Sydney, NSW, Australia



fjmt studio architecture interiors landscape urban community  
sydney melbourne uk  
Level 5, 70 King Street t +61 2 9251 7077 w fjmtstudio.com



project  
**EASTLAKES TOWN CENTRE - NORTH SITE**  
Evans Avenue Eastlakes  
SYDNEY NSW 2018

title  
**Section 75W Application**  
**7th Floor**

scale 1:200 @ A1 first issued 02/05/2017

project code	sheet no.	revision
CGEN	S75W130007	04

For Approval

02

0

2

8

10m

GENERAL NOTES

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.

ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.

DO NOT SCALE DRAWINGS.

USE FIGURED DIMENSIONS ONLY.

Code	Item
ACM01	Aluminium Sheet, Type 01
ALF01	Aluminium Finish, Type 01
ALF02	Aluminium Finish, Type 02
ALF03	Aluminium Finish, Type 03
BS01	Balustrade System, Type 01
BS02	Balustrade System, Type 02
CRP	Concrete Render & Paint
FAC#	Facade, Type # refer to wall type schedule for details on plan A10003
FAC01	Colour through compressed fibre cement rain screen facade system
FIN01	Facade Aluminium Fin Type 01
FIN02	Facade Aluminium Fin Type 02
FIN03	Facade Aluminium Fin Type 03
FIN04	Facade Aluminium Fin Type 04
GRC01	Glass Reinforced Concrete, Type 01
PAV01	Paving, Type 01
PAV02	Paving, Type 02
PAV04	Paving, Type 04
PS01	Paint System (Exterior), Type 01
PS02	Paint System (Exterior), Type 02
PS03	Paint System (Exterior), Type 03
PS04	Paint System (Exterior), Type 04
PS05	Paint System (Exterior), Type 05
RF2	Resilient Finish, Type 2
TC01	Terracotta, Type 01
TIM01	Timber, Type 01
TIM02	Timber, Type 02

Code	Apartment Type
1B	1 Bed
1B+M	1 Bed + Media
1B+S	1 Bed + Study
2B	2 Bed
2B+M	2 Bed + Media
2B+S	2 Bed + Study
3B	3 Bed
3B+M	3 Bed + Media
3B+S	3 Bed + Study
4B	4 Bed
4B+M	4 Bed + Media
4B+S	4 Bed + Study

5.3

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 2MB70HQJ2Y

Assessor Name: N Asha

Accreditation number: VIC/BDV/16/1712

Certificate date: 8 Apr 2020

Dwelling address: Blg 1 & 1A, Eastlakes Town Centre, Eastlakes NSW 2018

www.nathers.gov.au

2MB70HQJ2Y&GncCen=

5.2

Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 1MN2M84ODM

Assessor Name: N Asha

Accreditation number: VIC/BDV/16/1712

Certificate date: 8 Apr 2020

Dwelling address: Blg 1B, 18 Evans Ave, Eastlakes NSW 2018

www.nathers.gov.au

1MN2M84ODM&GncCen=

03	21/3/20	STSW Submission	SB
02	16/9/19	STSW Updated Package for DPPE review	

rev	date	name	ID	description	by	chk
client						

Crown Group  
L29, 1 Market Street, Sydney, NSW, Australia

CrownGroup

fjmt studio architecture interiors landscape urban community  
sydney melbourne uk  
Level 5, 70 King Street • +61 2 9251 7077 • [fjmtstudio.com](http://fjmtstudio.com)

project  
**EASTLAKES TOWN CENTRE - NORTH SITE**  
Evans Avenue Eastlakes  
SYDNEY NSW 2018

title  
**Section 75W Application**  
**8th Floor**

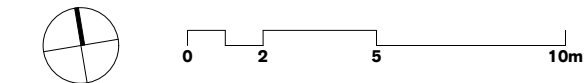
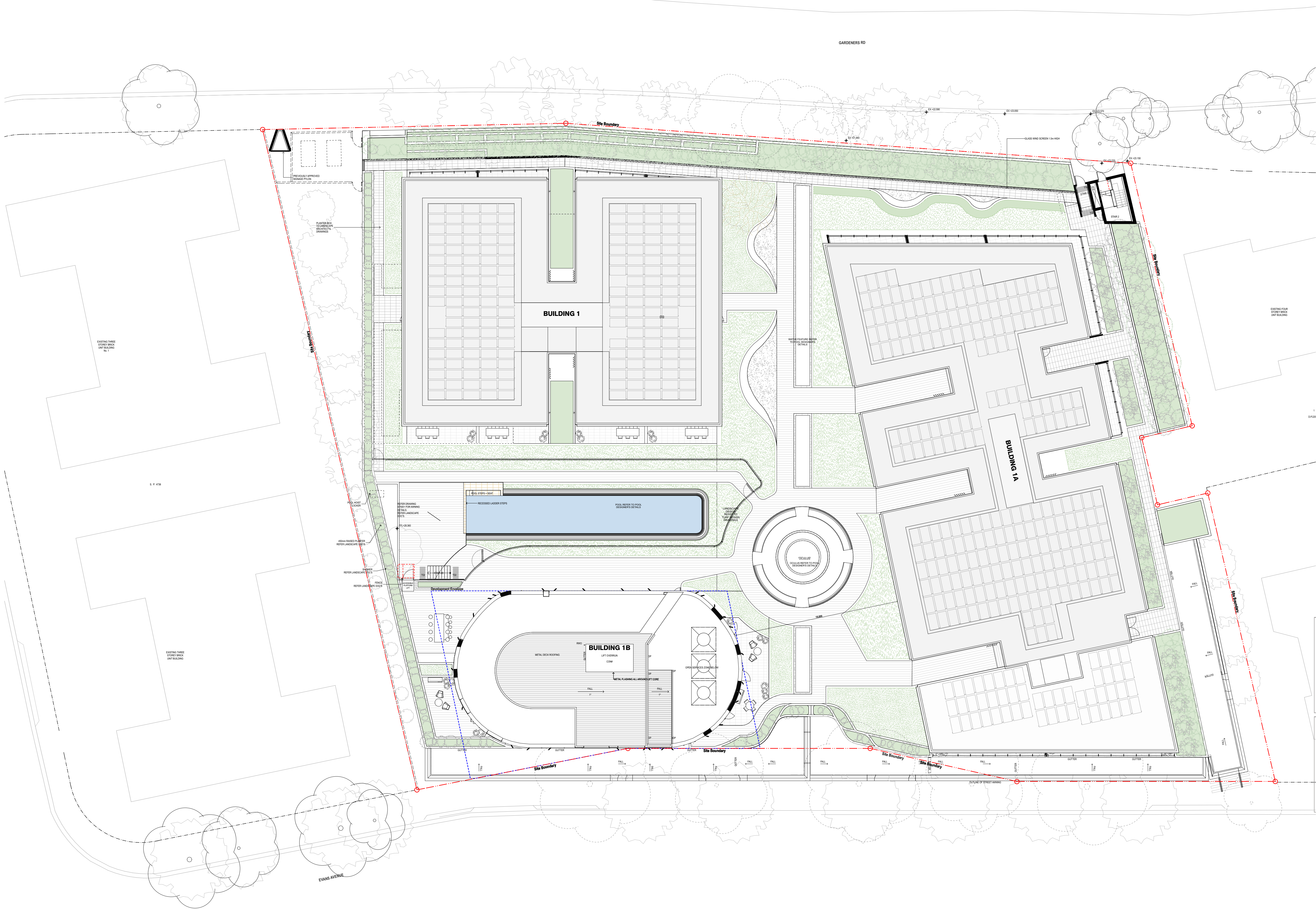
scale 1:200 @ A1 first issued 02/05/2017

project code	sheet no.	revision
CGEN	S75W130008	03

For Approval

01 PLAN 8th Floor  
1:200





**GENERAL NOTES**

- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
- ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
- DO NOT SCALE DRAWINGS.
- USE FIGURED DIMENSIONS ONLY.

Code	Item
ACM01	Aluminum Sheet, Type 01
ALF01	Aluminum Finish, Type 01
ALF02	Aluminum Finish, Type 02
ALF03	Aluminum Finish, Type 03
BS01	Balustrade System, Type 01
BS02	Balustrade System, Type 02
CRP	Concrete Render & Paint
FAC#	Facade, Type # refer to wall type schedule for details on plan A10003
FACD1	Colour through compressed fibre cement rain screen facade system
FINM1	Fineride Aluminium Fin Type 01
FIN02	Facade, Aluminium Fin Type 02
FIN03	Facade, Aluminium Fin Type 03
FIN04	Facade, Aluminium Fin Type 04
GRC01	Glass Reinforced Concrete, Type 01
PAW01	Paving, Type 01
PAW02	Paving, Type 02
PAW04	Paving, Type 04
PS01	Plant System (Exterior), Type 01
PS02	Plant System (Exterior), Type 02
PS03	Plant System (Exterior), Type 03
PS04	Plant System (Exterior), Type 04
PS05	Plant System (Exterior), Type 05
RF2	Resilient Finish, Type 2
TC01	Terracotta, Type 01
TIM01	Timber, Type 01
TIM02	Timber, Type 02

Code	Apartment Type
1B	1 Bed
1B+M	1 Bed + Media
1B+S	1 Bed + Study
2B	2 Bed
2B+M	2 Bed + Media
2B+S	2 Bed + Study
3B	3 Bed
3B+M	3 Bed + Media
3B+S	3 Bed + Study
4B	4 Bed
4B+M	4 Bed + Media
4B+S	4 Bed + Study

5.3  
Average star rating  
**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nabers.gov.au

Certificate Number: 2MB70HQJ2Y  
Assessor Name: N Asha  
Accreditation number: VIC/BDV16/1712  
Certificate date: 8 Apr 2020  
Dwelling address: Big 1 & 1A, Eastlakes Town Centre, Eastlakes NSW 2018  
www.nabers.gov.au

5.2  
Average star rating  
**NATIONWIDE HOUSE**  
ENERGY RATING SCHEME  
www.nabers.gov.au

Certificate Number: 1MN2M84ODM  
Assessor Name: N Asha  
Accreditation number: VIC/BDV16/1712  
Certificate date: 8 Apr 2020  
Dwelling address: Big 1B, 18 Evans Ave, Eastlakes NSW 2018  
www.nabers.gov.au

rev	date	name	ID	description	by	chk
03	10/9/19			STSW Submission STSW Updated Package for DPE review		
client						
Crown Group L29, 1 Market Street, Sydney, NSW, Australia						



**fjmt** studio architecture interiors landscape urban community  
sydney melbourne uk  
Level 5, 70 King Street • +61 2 9251 7077 • [fjmtstudio.com](http://fjmtstudio.com)

project  
**EASTLAKES TOWN CENTRE - NORTH SITE**  
Evans Avenue Eastlakes  
SYDNEY NSW 2018



title  
**Section 75W Application  
Roof**

scale	1:200 @ A1	first issued	02/05/2017
project code	CGEN	sheet no.	S75W130009
		revision	04

**For Approval**





- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
  - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
  - DO NOT SCALE DRAWINGS.
  - USE FIGURED DIMENSIONS ONLY.

Legend

Code	Item
ACM01	Aluminium Sheet, Type 01
ALF01	Aluminium Finish, Type 01
ALF02	Aluminium Finish, Type 02
ALF03	Aluminium Finish, Type 03
BS01	Balustrade System, Type 01
BS02	Balustrade System, Type 02
CRP	Concrete Render & Paint
FAC#	Facade, Type # refer to wall type schedule for details on plan A10003
FAC01	Colour through compressed fibre cement rain screen facade system
FIN01	Facade, Aluminium Fin Type 01
FIN02	Facade, Aluminium Fin Type 02
FIN03	Facade, Aluminium Fin Type 03
FIN04	Facade, Aluminium Fin Type 04
GRC01	Glass Reinforced Concrete, Type 01
PAV01	Paving, Type 01
PAV02	Paving, Type 02
PAV04	Paving, Type 04
PS01	Plant System (Exterior), Type 01
PS02	Plant System (Exterior), Type 02
PS03	Plant System (Exterior), Type 03
PS04	Plant System (Exterior), Type 04
PS05	Plant System (Exterior), Type 05
RF2	Resilient Finish, Type 2
TC01	Terracotta, Type 01
TIM01	Timber, Type 01
TIM02	Timber, Type 02

vehicle parking schedule

Ground Floor	Allocation	Class	Quantity
Retail Loading 01	Custom		1
Retail Loading 02	Custom		1
Retail Loading 03	Custom		1
<b>Basement 1</b>			
Retail	3A 2.7	Accessible 2.4	91
Retail	3A 2.7	Motorcycle	2
Retail	3A 2.7	Small Car	12
Retail	3A 2.7	Small Car	6
<b>Basement 2</b>			
Car & Pet Wash Bay	Custom		1
Residential	1A	Accessible 2.4	63
Retail	3A 2.7	Motorcycle	3
Retail	3A 2.7	Motorcycle	3
Retail	3A 2.7	Motorcycle	8
<b>Basement 3</b>			
Residential	1A		14
Residential	Accessible 2.4		8
Residential	Custom		1

bicycle parking schedule

Ground Floor	Allocation	Type	Quantity
<b>Basement 2</b>	Residential Visitor	Horizontal Parking	4
<b>Basement 2</b>	Residential Visitor	Horizontal Parking	20
<b>Basement 3</b>	Residential Apartment	Storage Cage	62
<b>Basement 3</b>	Residential Apartment	Storage Cage	73

**5.3** Average star rating

**NATIONWIDE HOUSE** ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 2MB70HQJ2Y  
Assessor Name: N Asha  
Accreditation number: VIC/BD/AV16/1712  
Certificate date: 8 Apr 2020  
Dwelling address: Big 1 & 1A, Eastlakes Town Centre, Eastlakes NSW 2018  
www.nathers.gov.au

2MB70HQJ2Y&GrpCen=

**5.2** Average star rating

**NATIONWIDE HOUSE** ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 1MN2M84ODM  
Assessor Name: N Asha  
Accreditation number: VIC/BD/AV16/1712  
Certificate date: 8 Apr 2020  
Dwelling address: Big 1B, 18 Evans Ave, Eastlakes NSW 2018  
www.nathers.gov.au

1MN2M84ODM&GrpCen=

09 10/9/19 30

rev date name ID description by chk

client

Crown Group

L29, 1 Market Street, Sydney, NSW, Australia



CrownGroup

fjmt studio architecture interiors landscape urban community  
sydney melbourne uk  
Level 15, 70 King Street +61 2 9251 7077 www.fjmtstudio.com



project

**EASTLAKES TOWN CENTRE - NORTH SITE**  
Evans Avenue Eastlakes  
SYDNEY NSW 2018

title

**Section 75W Application**

**Basement 1**

scale Not to Scale first issued 02/05/2017

project code CGEN sheet no. S75W130010 revision 10

**For Approval**



ALL DIMENSIONS AND EXISTING CONDITIONS  
SHALL BE CHECKED AND VERIFIED BY THE  
CONTRACTOR BEFORE PROCEEDING WITH THE WORK.  
ALL LEVELS RELATIVE TO 'AUSTRALIAN HEIGHT DATUM'.  
DO NOT SCALE DRAWINGS.  
USE FIGURED DIMENSIONS ONLY.

bicycle parking schedule			
Ground Floor	Allocation	Class	Quantity
	Retail Loading 01	Custom	1
	Retail Loading 02	Custom	1
	Retail Loading 03	Custom	1
<b>Basement 1</b>			
	Retail	3A 2/7	91
	Retail	Accessible 2.4	2
	Retail	Motorcycle	12
	Retail	Small Car	6
<b>Basement 2</b>			
	Car & Pet Wash Bay	Custom	1
	Residential	1A	9
	Residential	Accessible 2.4	3
	Retail	3A 2/7	33
	Retail	Accessible 2.4	3
	Retail	Motorcycle	8
<b>Basement 3</b>			
	Residential	1A	74
	Residential	Accessible 2.4	8
	Residential	Custom	1

bicycle parking schedule			
Ground Floor	Allocation	Type	Quantity
<b>Basement 2</b>	Residential Visitor	Horizontal Parking	4
	Residential Visitor	Horizontal Parking	20
	Residential Apartment	Storage Cage	62
<b>Basement 3</b>	Residential Apartment	Storage Cage	73


bicycle parking schedule			
	Allocation	Type	Quantity
<b>Ground Floor</b>	Residential Visitor	Horizontal Parking	4
<b>Basement 2</b>	Residential Visitor	Horizontal Parking	20
	Residential Apartment	Storage Cage	62
<b>Basement 3</b>	Residential Apartment	Storage Cage	73

 <p>Average star rating <b>5.3</b> NATIONWIDE HOUSE ENERGY RATING SCHEME <a href="http://www.nathers.gov.au">www.nathers.gov.au</a></p>	<p>Certificate Number: Assessor Name: Accreditation number: Certificate date: Dwelling address:</p> <p><b>Big 1 &amp; 1A, Eastlates Town Centre, Eastlates NSW 2018</b></p> <p><a href="http://www.nathers.gov.au">www.nathers.gov.au</a></p>	<p><b>2M670HQJ2Y</b> <b>N Asha</b> <b>VIC/BDAV/16/1712</b> <b>8 Apr 2020</b></p>  <p><a href="https://www.nathers.gov.au/Record/Landing/Publisher/2M670HQJ2Y/KmCpCmFm">https://www.nathers.gov.au/Record/Landing/Publisher/2M670HQJ2Y/KmCpCmFm</a></p>
 <p>Average star rating <b>5.2</b> NATIONWIDE HOUSE ENERGY RATING SCHEME <a href="http://www.nathers.gov.au">www.nathers.gov.au</a></p>	<p>Certificate Number: Assessor Name: Accreditation number: Certificate date: Dwelling address:</p> <p><b>Big 1B, 18 Evans Ave, Eastlates NSW 2018</b></p> <p><a href="http://www.nathers.gov.au">www.nathers.gov.au</a></p> <p>STWV Submission STWV Basement Updates STWV Updated</p>	<p><b>1M2N284ODM</b> <b>N Asha</b> <b>VIC/BDAV/16/1712</b> <b>8 Apr 2020</b></p>  <p><a href="https://www.nathers.gov.au/Record/Landing/Publisher/1M2N284ODM/KmCpCmFm">https://www.nathers.gov.au/Record/Landing/Publisher/1M2N284ODM/KmCpCmFm</a></p>

rev	date	name	ID	description	by	chk
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client

Crown Group  
L29, 1 Market Street, Sydney, NSW, Australia

 CrownGroup

**fjmt studio** architecture interiors landscape urban community  
**sydney** melbourne uk  
 Level 5, 70 King Street t +61 2 9251 7077 w [fjmtstudio.com](http://fjmtstudio.com)

project

**EASTLAKES TOWN CENTRE - NORTH SITE**

Evans Avenue Eastlakes  
SYDNEY NSW 2018

title  
**Section 75W Application  
Basement 2**

scale	Not to Scale	first issued	02/05/2017
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project code	sheet no.	revision
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**CGEN S75W130011 12**





- GENERAL NOTES**
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE PROCEEDING WITH THE WORK.
  - ALL LEVELS RELATIVE TO AUSTRALIAN HEIGHT DATUM.
  - DO NOT SCALE DRAWINGS.
  - USE FIGURED DIMENSIONS ONLY.

Code	Item
ACM01	Aluminum Sheet, Type 01
ALF01	Aluminum Finish, Type 01
ALF02	Aluminum Finish, Type 02
ALF03	Aluminum Finish, Type 03
BS01	Balustrade System, Type 01
BS02	Balustrade System, Type 02
CRP	Concrete Render & Paint
FAC#	Facade, Type # refer to wall type schedule for details on plan A10003
FAC01	Colour through compressed fibre cement rain screen facade system
FIN01	Facade, Aluminium Fin Type 01
FIN02	Facade, Aluminium Fin Type 02
FIN03	Facade, Aluminium Fin Type 03
FIN04	Facade, Aluminium Fin Type 04
GRC01	Glass Reinforced Concrete, Type 01
PAV01	Paving, Type 01
PAV02	Paving, Type 02
PAV04	Paving, Type 04
PS01	Paint System (Exterior), Type 01
PS02	Paint System (Exterior), Type 02
PS03	Paint System (Exterior), Type 03
PS04	Paint System (Exterior), Type 04
PS05	Paint System (Exterior), Type 05
RF2	Resilient Finish, Type 2
TC01	Terracotta, Type 01
TIM01	Timber, Type 01
TIM02	Timber, Type 02

vehicle parking schedule	Allocation	Class	Quantity
<b>Ground Floor</b>			
Retail Loading 01	Custom		1
Retail Loading 02	Custom		1
Retail Loading 03	Custom		1
<b>Basement 1</b>			
Retail	3A 2.7	Accessible 2.4	91
Retail	3A 2.7	Motorcycle	2
Retail	Small Car		12
<b>Basement 2</b>			
Car & Pet Wash Bay	Custom		1
Residential	1A	Accessible 2.4	63
Retail	3A 2.7	Motorcycle	3
Retail	3A 2.7	Motorcycle	3
<b>Basement 3</b>			
Residential	1A	Accessible 2.4	14
Residential	Custom		8
Residential	Custom		1

bicycle parking schedule	Allocation	Type	Quantity
<b>Ground Floor</b>			
Residential Visitor	Horizontal Parking		4
<b>Basement 2</b>			
Residential Visitor	Horizontal Parking		20
Residential Apartment	Storage Cage		62
<b>Basement 3</b>			
Residential Apartment	Storage Cage		73

5.3

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 2MB70HQJ2Y

Assessor Name: N Asha

Accreditation number: VIC/BD4V16/1712

Certificate date: 8 Apr 2020

Dwelling address: Blg 1 & 1A, Eastlakes Town Centre, Eastlakes NSW 2018

www.nathers.gov.au

5.2

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

Certificate Number: 1MN2M84ODM

Assessor Name: N Asha

Accreditation number: VIC/BD4V16/1712

Certificate date: 8 Apr 2020

Dwelling address: Blg 1B, 18 Evans Ave, Eastlakes NSW 2018

www.nathers.gov.au

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rev	date	name	ID	description	by	chk
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client

Crown Group  
L29, 1 Market Street, Sydney, NSW, Australia



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project  
**EASTLAKES TOWN CENTRE - NORTH SITE**  
Evans Avenue Eastlakes  
SYDNEY NSW 2018

title  
**Section 75W Application**  
**Basement 3**

scale Not to Scale first issued 02/05/2017

project code	sheet no.	revision
CGEN	S75W130012	07

For Approval