BASIX Pathway

1.1 Water Efficiency

Water score required: 40%
Current score: 40%

1.1.1 Common Facilities :

- 15000L Rainwater Harvesting Tank to collect rainwater from at least 800m² of roof space to supply irrigation to at least 2000m² of common landscaping and common area toilet flushing on ground floor and lower ground level.
- Fire sprinkler test water to be contained in a closed system.
- Showerheads: 4-star WELS rated (>6 but <=7.5 L/min)
- All Taps: 5-star WELS rated
- Toilets: 4-star WELS rated
- Swimming pool (No.1) 115kL
- Swimming pool (No. 2) 35.6kL
- Spa 10.80kL

1.1.2 Individual Apartment Units (Building A, B, C, D and E):

- Showerheads for affordable apartments (All of Building A + Building B GF – L5 and B601): 4-star WELS rated (>4.5 but <=6 L/min)
- Showerheads for all other apartments: 4-star WELS rated (>6 but <=7.5 L/min)
- Toilets: 4-star WELS rated
- Kitchen Taps: 5-star WELS rated
- Bathroom Taps: 5-star WELS rated
- Clothes Washer: Not specified
- Dishwashers: 2.5-star WELS rated
- Spa 1.08kL with spa cover for the following units:
  - Building B: B1502, B1503
  - Building C: C1603, C1604

1.2 Energy Efficiency

Energy score required: 25%
Current Score: 28%

1.2.1 Common Facilities:

- Solar PV system: 160kW peak minimum
- Central electric heat pump – air sourced hot water systems with R0.6 (~25mm) insulation to all internal and external piping.
- Lifts: gearless traction with VVVF motor.
- No common area clothes dryers or drying lines.
- Outdoor pools with timer controlled electric heat pump system.
- Spa with timer controlled electric heat pump system.
- Ventilation and lighting as follows:

1.2.2 Dwellings (Building A, B, C, D and E):

- Individual fan ducted to façade exhausts for bathroom, laundry, and kitchen. Bathroom and Laundry exhausts are controlled by a light switch. Kitchen fan is a manual switch on/off.
- For affordable apartments (All of Building A + Building B GF – L5 and B601) and standard 1-bedroom apartments, 1-phase air-conditioning (EER 3.0 – 3.5) for heating and cooling to be provided to the living areas only.
- For all other apartments, 1-phase air conditioning (EER 3.0 – 3.5), with day/night zoning for heating and cooling in living and bedroom areas.
- Dedicated fluorescent or LED fittings for all internal rooms.
- Induction cooktop and electric oven.
- Dishwasher: 3.5-star energy rating.
- Clothes Dryer: 2-star energy rating.
- No indoor or sheltered clothes drying line (e.g. screened line on balcony or line over bath).
- Spa with timer controlled electric heat pump for the following units:
  - Building B: B1502, B1503
  - Building C: C1603, C1604

Area	Primary Lighting System	Lighting Efficiency Measure	Ventilation system	Ventilation Efficiency Measure
Basement 01 Bulk Waste	LED	motion sensors	exhaust only	N/A
Basement 01 Carpark	LED	time clock and motion sensors	supply + exhaust	carbon monoxide monitor + VSD fan
Basement 01 Fan Room	LED	motion sensors	no mechanical ventilation	N/A
Basement 01 Grease Arrestor	LED	motion sensors	exhaust only	time clock or BMS controlled
Basement 01 Lobbies	LED	manual on/off	supply only	time clock or BMS controlled
Basement 01 Management Store	LED	motion sensors	supply only	time clock or BMS controlled
Basement 01 Rainwater Tank	LED	manual on/off	no mechanical ventilation	N/A
Basement 01 Residential Lobby A	LED	time clock and motion sensors	no mechanical ventilation	N/A
Basement 01 Waste A + Bin room	LED	motion sensors	exhaust only	N/A
Basement 01 Waste B + Central Holding	LED	motion sensors	exhaust only	N/A
Basement 01 Waste C + Bin room	LED	motion sensors	exhaust only	N/A
Basement 01 Waste D + Bin room	LED	motion sensors	exhaust only	N/A
Basement 01 Waste E + Bin room	LED	motion sensors	exhaust only	N/A
Basement 02 Hot Water A & B	LED	time clock and motion sensors	no mechanical ventilation	N/A
Basement 02 Carpark	LED	time clock and motion sensors	supply + exhaust	carbon monoxide monitor + VSD fan
Basement 02 Storage cages	LED	time clock and motion sensors	no mechanical ventilation	N/A
Basement 02 Lobbies	LED	time clock and motion sensors	supply only	time clock or BMS controlled
Basement 03 Carpark	LED	time clock and motion sensors	supply + exhaust	carbon monoxide monitor + VSD fan
Basement 03 Comms D & E	LED	manual on/off	air conditioning	time clock or BMS controlled
Basement 03 Tower Switch Room D & E	LED	manual on/off	supply only	time clock or BMS controlled
Basement 03 Tower Switch Room A & B	LED	manual on/off	supply only	time clock or BMS controlled
GF Communal Space WCs	LED	time clock and motion sensors	exhaust only	time clock or BMS controlled
Basement 03 Lobbies	LED	time clock and motion sensors	supply only	time clock or BMS controlled
Building A Corridors	LED	time clock and motion sensors	supply only	time clock or BMS controlled
Building B Communal Space	LED	time clock and motion sensors	air conditioning	time clock or BMS controlled
Building B Corridors	LED	time clock and motion sensors	supply only	time clock or BMS controlled
Building B Main lobby	LED	time clock and motion sensors	supply only	time clock or BMS controlled
Building C Communal Space	LED	time clock and motion sensors	air conditioning	time clock or BMS controlled
Building C Corridors	LED	time clock and motion sensors	supply only	time clock or BMS controlled
Building C Main lobby	LED	time clock and motion sensors	supply only	time clock or BMS controlled
Building D Main lobby	LED	time clock and motion sensors	supply only	time clock or BMS controlled
Building E Corridors	LED	time clock and motion sensors	supply only	time clock or BMS controlled
Building E Main lobby	LED	time clock and motion sensors	supply only	time clock or BMS controlled
L16 WC	LED	motion sensors	exhaust only	time clock or BMS controlled
L16 Mechanical Plant	LED	manual on/off	no mechanical ventilation	N/A
L7 Building C Storage	LED	motion sensors	no mechanical ventilation	N/A
LG Carpark	LED	time clock and motion sensors	supply + exhaust	carbon monoxide monitor + VSD fan
LG Cleaners room	LED	manual on/off	supply + exhaust	None
LG Comms rooms	LED	manual on/off	air conditioning	time clock or BMS controlled
LG Fan room	LED	motion sensors	no mechanical ventilation	N/A
LG Fire Pump Room	LED	manual on/off	supply + exhaust	None
LG Fire Reel & Cold Pump	LED	manual on/off	supply + exhaust	None
LG Fire Tank	LED	manual on/off	no mechanical ventilation	N/A
LG Gym	LED	time clocks	exhaust only	time clock or BMS controlled
LG Main Switch Room	LED	manual on/off	supply only	None
LG WC	LED	motion sensors	exhaust only	time clock or BMS controlled
Service rooms	LED	manual on/off	air conditioning	time clock or BMS controlled
Lifts	LED	connected to lift call button	N/A	N/A

1.3 Thermal Comfort

Element	Construction/Detail
External Wall construction	Brick Veneer, R2.5 bulk insulation, plasterboard - total R-value of 2.74 Metal Clad, R2.5 bulk, plasterboard – total R-value of 2.56
External Wall (corridor)	Brick Veneer, R2.5 bulk insulation, plasterboard - total R-value of 2.74 Metal Clad, R2.5 bulk, plasterboard – total R-value of 2.56
External Wall Solar absorptance (0<absorptance<1)	0.5 assumed (medium)
Walls to Non-Conditioned Zones	Concrete, no insulation, plasterboard – total R-value of 0.41
Internal Wall	Plasterboard, no insulation – total R-value of 0.28
Party Walls/Intertenancy Walls	Concrete, no insulation, plasterboard – total R-value of 0.41
Exposed Ceiling/Roof	Cast Concrete 200mm with added R2.5 insulation - total R-value of 2.84
Roof Solar absorptance (0<absorptance<1)	0.5 assumed (medium)
Suspended Floor to non-conditioned space (above car park) or External Floor	Cast Concrete with added R1.5 soffit insulation to under slab – total R-value of R1.74 **Only applicable to unit EG01 and EG02:** Cast Concrete with added R2.5 soffit insulation to under slab - total R-value of R2.74 **Only applicable to unit CLG04:** Cast Concrete with added R4.0 soffit insulation to under slab - total R-value of R4.24
Internal Floor construction	Concrete Slab, no insulation – total R-value of 0.24
Floor coverings	Timber/engineered wood coverings in living and kitchen areas. Tiles in wet areas. Timber/engineered wood coverings in affordable housing unit bedrooms **(applicable to all units in Tower A, and all apartments from Ground Floor to L5 and B601 in Tower B – 81 units total).** Carpet in all other unit bedrooms.
Window system performance*	**Glazing Type 1:** Awnings, Bifold, Casement, Hinged: **U-Value 3.4 SHGC 0.47** Sliding, Fixed, Double Hung: **U-Value 3.4 SHGC 0.53** ***Applicable to all units, except those specified in Glazing Type 2 and Glazing Type 3.*** **Glazing Type 2:** Awnings, Bifold, Casement, Hinged: **U-Value 3.1 SHGC 0.39** Sliding, Fixed, Double Hung: **U-Value 3.1 SHGC 0.49** ***Applicable to the below unit.*** ***EG02*** **Glazing Type 3 :** Awnings, Bifold, Casement, Hinged: **U-Value 3.6 SHGC 0.28** Sliding, Fixed, Double Hung: **U-Value 3.6 SHGC 0.28** ***Applicable to the below units.*** ***EB103, ELG03, EG04, CLG04*** **Skylights:** Skylights: **U-value of 4.2 and SHGC of 0.72** ***Applicable to the below units.*** ***B1502, B1405, C1605, C1606, E1601.*** All external doors and windows are weather-stripped. ** NOTE: Specified U-value is the maximum. SHGC allowance of +/-10%.*
Window operability	Window type and openness according to Architectural drawings. All operable windows not next to the balcony, above 2m from the ground, are to be fitted with BCA complying restrictor with adequate strength to act as fall prevention device. These windows have been modelled to have 10% opening which aligns with the NatHERS Technical Notes.
Shading Devices	As per architectural drawings.
Ceiling Penetrations	Thermally sealed downlights have been assumed in all models. Exhaust fans have been modelled as 1 per bathroom, 1 per laundry if available and 1 per kitchen. Weather seals for all exhausts and ventilation vents have been assumed in all models.
Corridor Ventilation	**Tower D** Naturally ventilated **All other corridors** Mechanically ventilated

Section A-A for RL Building E
Section B-B for RL Building C & D
Section A-A for RL Building A & B
TOWER COOLING TOWER AREA
STORAGE CAGES
TOWER SWITCH ROOM DA E
ACC
RES
STORAGE CAGES
SWIMMING POOL
FS_D02
RL 72.510
RL 74.085
STORAGE CAGE
TANDEM
MINIMUM 2500 mm CLEAR HEADROOM
MINIMUM 2200 mm CLEAR HEADROOM
L_001
L_002
L_003
CHWC
CHWC
BASEMENT PARKING 3
173 Parking Spaces Total
(161 Standard)
(12 Accessible)
188 Storage Cages
RL 72.510
AFF
FS_B01
TOWER SWITCH ROOM A&B
STORE
STORAGE CAGES
FS_C01
RL 73.910
RL 73.915
RL 72.915
CONDOR DUCTS
1550
1550
1550

0007916720 01 Oct 2025
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BASEMENT PARKING 2
168 Parking Spaces Total
(149 Standard)
(19 Accessible)
190 Storage Cages
RL 75.660

STORAGE CAGES
HOT WATER PLANT BLDG A & B
FS_B01
FS_B02
FS_B03
FS_B04
FS_C01
FS_D02
STORAGE CAGE
MINIMUM 2700 mm CLEAR HEADROOM
TANDEM PARKING
RES
RES (EV)
ACC
ACC (EV)
TANDEM
RES (EV)
STORE
RL 75.660
RL 77.220
RL 75.895
RL 77.220
RL 75.660
RL 75.660
RL 75.660

BEECROFT ROAD
DEVLINS CREEK
RAY ROAD
Section A-A Ray Rd, Building E
Section B-B Ray Rd
Section A-A Ray Rd, Building A & B
BASEMENT PARKING 1
123 Parking Spaces Total
(36 Standard)
(3 Accessible)
(68 Visitor)
(12 Commercial)
(1 Car Share)
(1 Car Wash Bay)
3 Trade / Delivery
62 Storage Cages
RL 78.810
10.8m Garbage Truck
10.8m Garbage Truck
10.8m Garbage Truck
10.8m Garbage Truck
STORAGE CAGES
RAINWATER TANK
FOGO BIN ROOM E
FOGO BIN ROOM D
FOGO BIN ROOM C
FOGO BIN ROOM A
WASTE D
WASTE E
WASTE C
WASTE B & CENTRAL HOLDING
1x4700L General Waste
10x1100L Recycling
20x240L FOOD
COMMERCIAL WASTE
BULKY WASTE
GREASE ARRESTOR
FAN ROOM
OSD TANK
RL 78.570
BUILDING MANAGER
CARSHARE
OVERLAND FLOW VOID
RESIDENTIAL LOBBY A
LANDSCAPE BELOW
LINE OF BASEMENT BELOW
LINE OF ROLLER DOOR
LINE OF BOLLARDS
OVERHEAD LINE OF VOID ABOVE
LOCATION OF ENTRY DOOR
FLOOD GATE LOCATION
FLOOD GATE LOCATION
SWEPT PATH ENTRY
SWEPT PATH EXIT
REFER TO CIVIL DRAWINGS FOR FURTHER INFORMATION
TURNING BAY
TURNING BAY
TURNING BAY

NOTES

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Dasco Property Development Services Pty Ltd

LEGEND

Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
D	15/08/25	TK	For Information
C	24/07/25	TK	For Amending SSDA Submission
B	08/11/24	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title

BEECROFT ROAD
242-244 Beecroft Road, Epping

Drawing Title

GA Plans
Lower Ground

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21044	JL	
Status	Dwg No.	Rev	
For Information	DA-110-008	D	

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Nominated Architect: Nicholas Turner 6695, ABN 88 094 691 911

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LEGEND

Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
B	15/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title
BEECROFT ROAD
242-244 Beecroft Road, Epping

Drawing Title
GA Plans
Ground Level

Scale: **1:200 @A1, 50%@A3**
Status: **For Information**
Project No.: **21044**
Dwg No.: **DA-110-010**
Drawn by: **JL**
Rev: **B**
North

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ABSA

AWNING BELOW
BUILDING SEPARATION 12M
BUILDING SEPARATION 9M
ROOF BELOW (LOW GRADE)
RL 89.640
RL 91.235
RL 91.385
RL 97.200
RL 97.400
RL 99.640
RL 99.840
RL 99.940
RL 100.140
RL 100.240
RL 100.440
RL 100.540
RL 100.740
RL 100.840
RL 101.040
RL 101.140
RL 101.340
RL 101.440
RL 101.640
RL 101.740
RL 101.940
RL 102.040
RL 102.240
RL 102.340
RL 102.540
RL

POOL PLANT
PLANTER
PLANTER
LAWN
PLANTER
PLANTER
PLANTER

SWIMMING POOL
POOL PLANT BELOW
L.002 LIFT OVERRUN
ACC WC
STOREROOM
PLANTER
TOP OF WALL 109.800
TOP OF WALL 109.900
TOP OF WALL 110.000
TOP OF WALL 110.800
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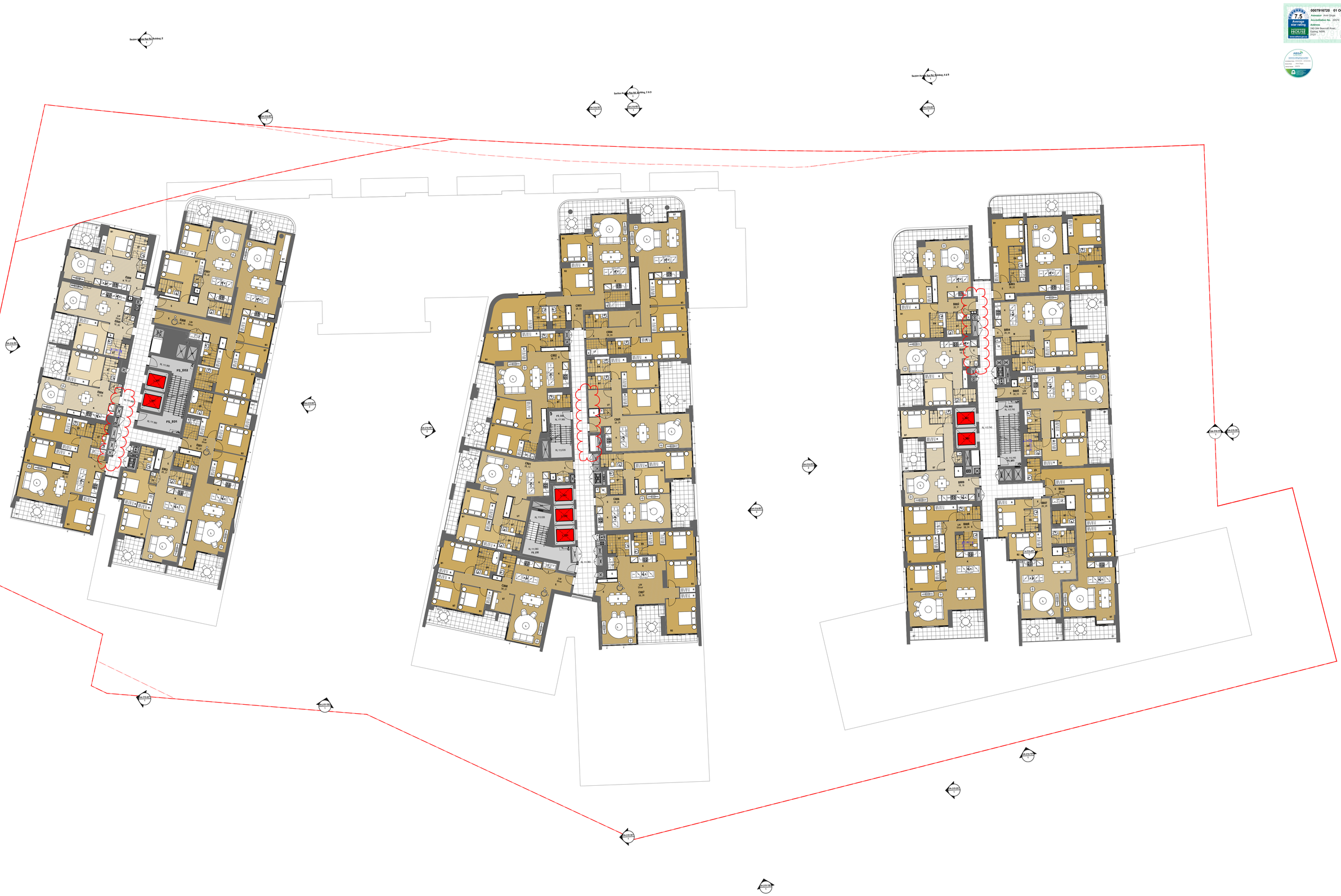
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Section Key Plan 50 Building A & B
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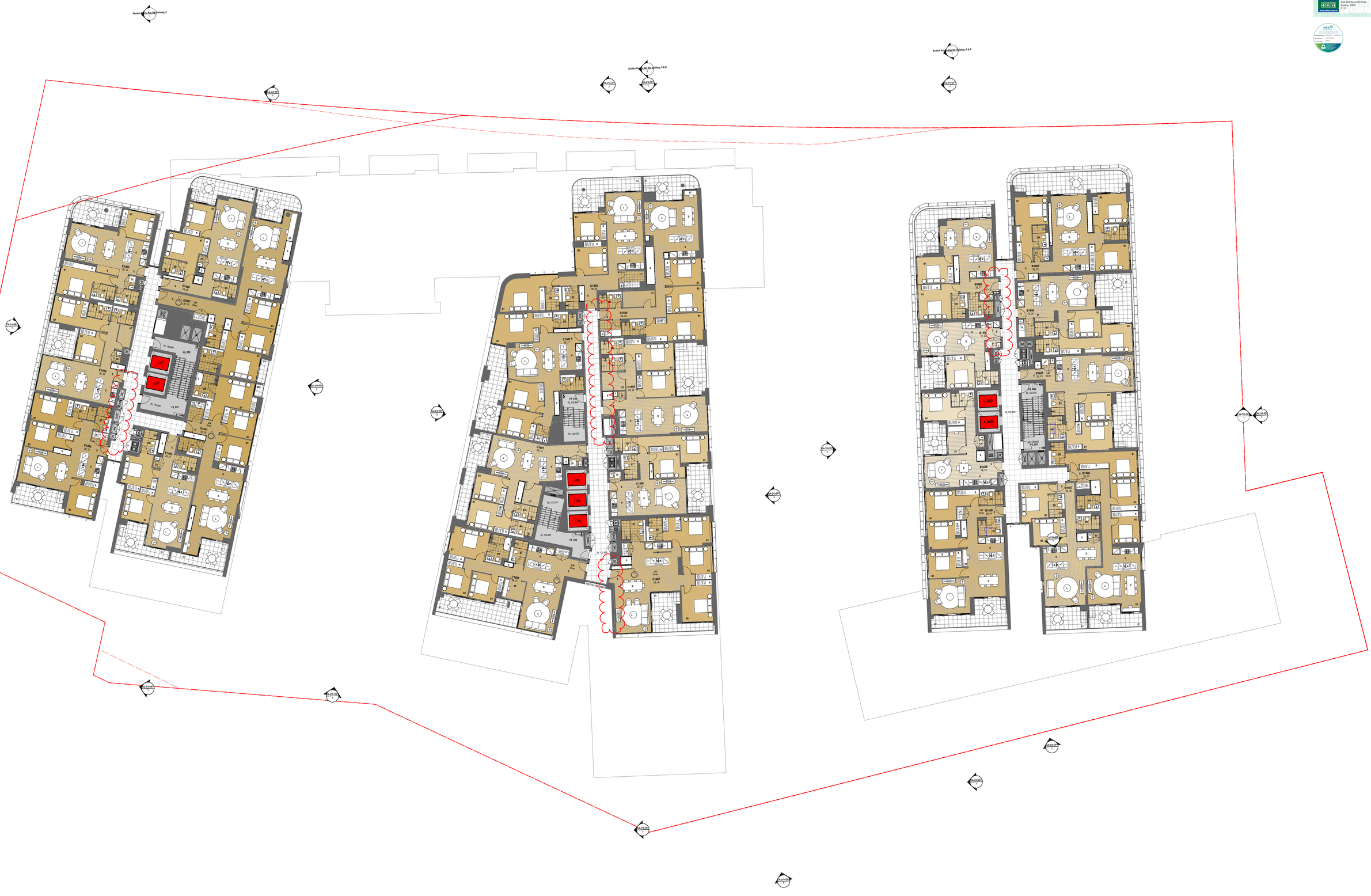

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6655, ABN 86 064 084 911

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LEGEND

Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
B	15/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title
BEECROFT ROAD
242-244 Beecroft Road, Epping

Drawing Title
GA Plans
Level 14

Scale: 1:200 @A1, 50%@A3
Status: **For Information**
Project No.: **21044**
Dwg No.: **DA-110-080**
Drawn by: JL
Rev: **B**
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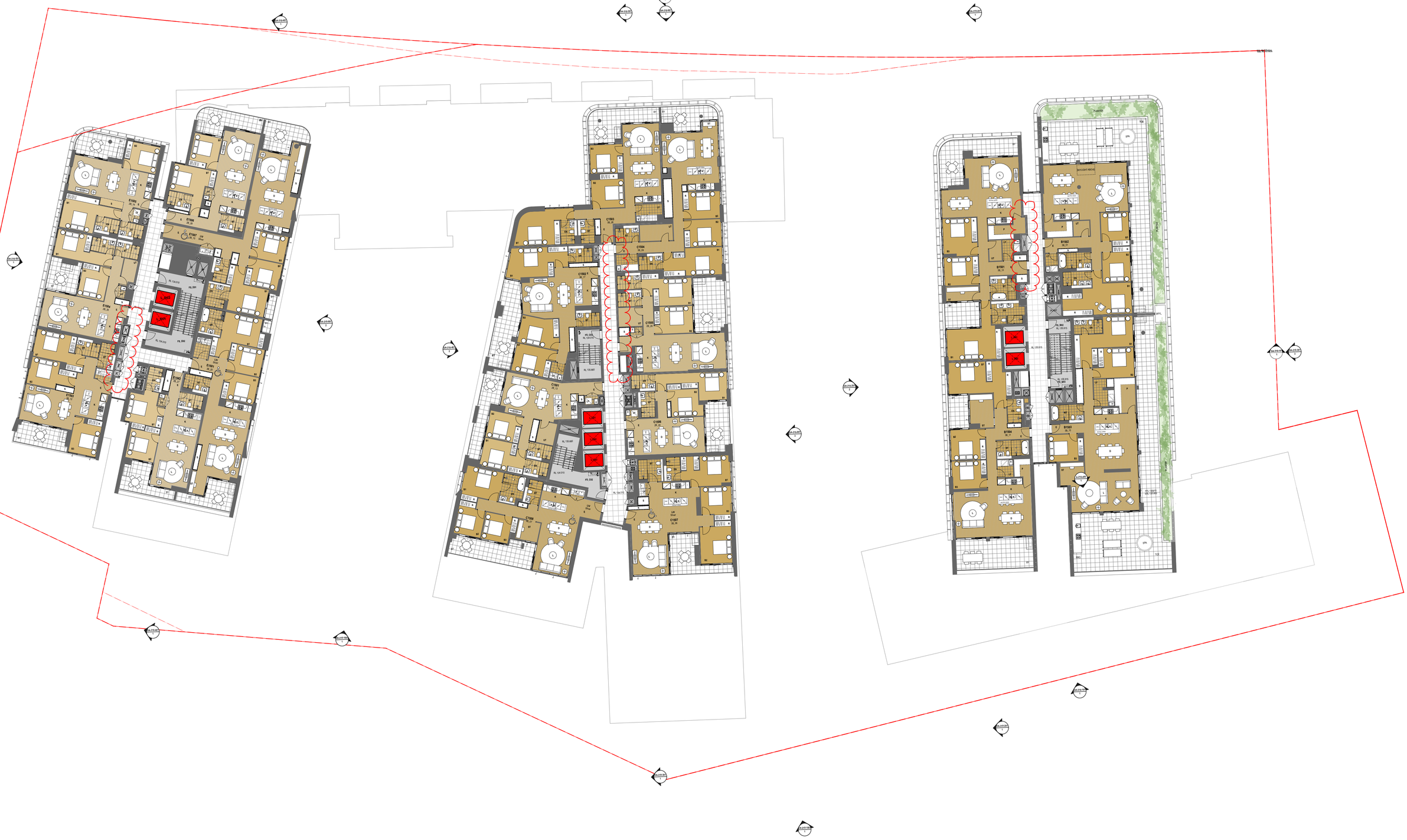
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Section B on Sht 03 Building C & D
Section A on Sht 03 Building A & B
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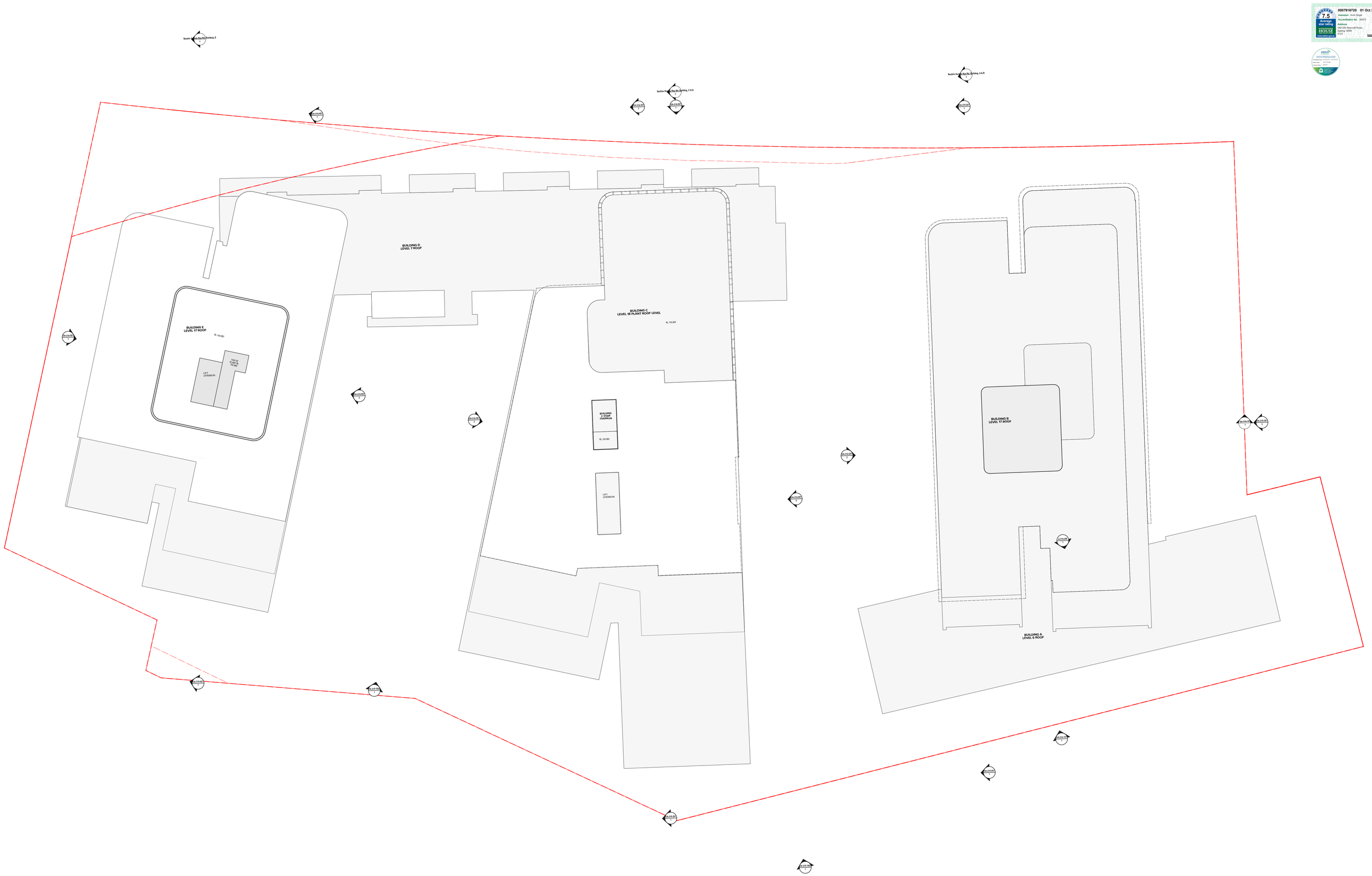

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 094 094 911

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Dasco Property Development Services Pty Ltd

LEGEND

Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
B	15/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title

BEECROFT ROAD

242-244 Beecroft Road, Epping

Drawing Title

GA Plans

Roof Level

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21044	JL	
Status	Dwg No.	Rev	
For Information	DA-110-130	B	

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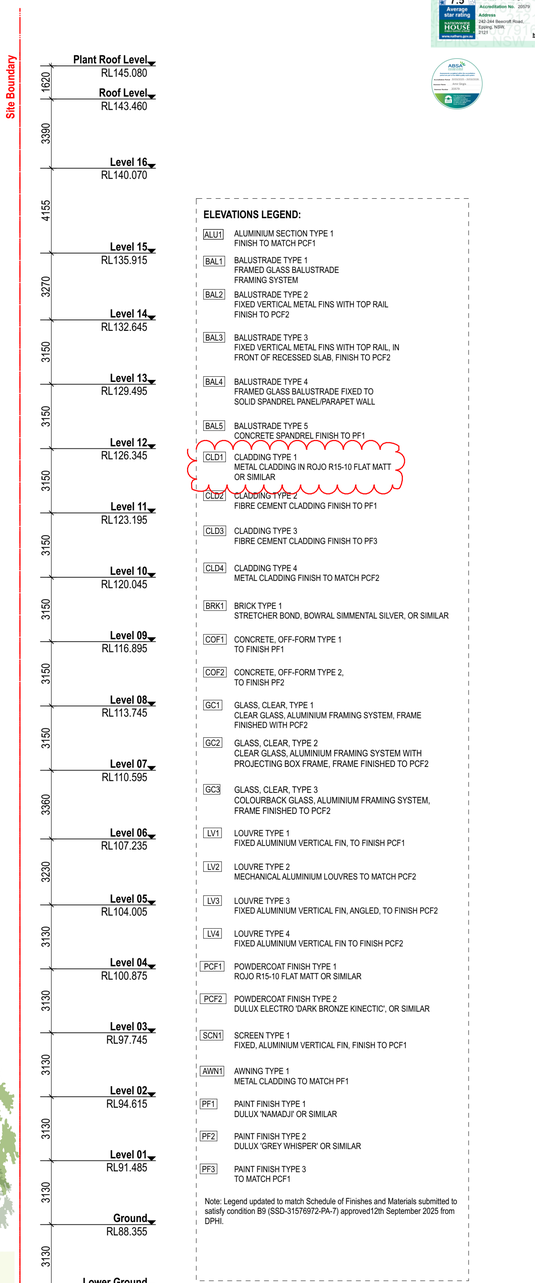
ABSA
Assessment Report
Assessor Number 20579
Certificate Number 0007916720
Version Number 1.0 (1 Star)
Property Address 242-244 Beecroft Road, Epping, NSW, 2121
Client
Declaration of Interest
Certificate Issued 01/10/2025



ELEVATIONS LEGEND:

- ALU1 — ALUMINIUM SECTION TYPE 1 FINISH TO MATCH PCF1
- BAL1 — BALUSTRADE TYPE 1 FRAMED GLASS BALUSTRADE FRAMING SYSTEM
- BAL2 — BALUSTRADE TYPE 2 FIXED VERTICAL METAL FINS WITH TOP RAIL FINISH TO PCF2
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- BAL4 — BALUSTRADE TYPE 4 FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL/PARAPET WALL
- BAL5 — BALUSTRADE TYPE 5 CONCRETE SPANDREL FINISH TO PF1
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- CLD3 — CLADDING TYPE 3 FIBRE CEMENT CLADDING FINISH TO PF3
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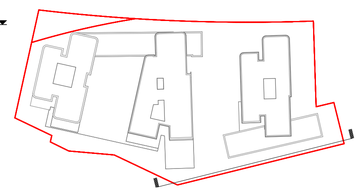
Note: Legend updated to match Schedule of Finishes and Materials submitted to satisfy condition B9 (SSD-31576972-PA-7) approved12th September 2025 from DPHI.



0007916720 01 Oct 2025
Assessor Jarod Gilpin
Accreditation No. 20579
Address 242-244 Beecroft Road, Epping, NSW, 2121
7.5 Average star rating HOUSE
nathers.gov.au
ABSA

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6909, ABN 88 094 691 911

CLIENT

Dasco Property Development Services Pty Ltd

LEGEND

Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
B	15/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title
BEECROFT ROAD
242-244 Beecroft Road, Epping

Drawing Title
GA Elevations
Building A West Elevation

Scale: 1:150, 1:100 @A1, 50%@A3
Project No.: 21044
Drawn by: JL
North
Status: For Information
Dwg No.: DA-210-101
Rev: B

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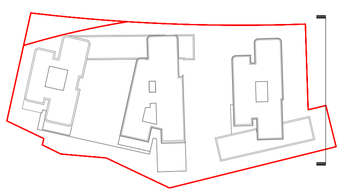

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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AC Condenser Units

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Project Title

BEECROFT ROAD
242-244 Beecroft Road, Epping

Drawing Title

GA Elevations
Building B South Elevation

Scale	Project No.	Drawn by	North
1:150, 1:100 @A1, 50%@A3	21044	JL	
Status	Dwg No.	Rev	
For Information	DA-210-201	B	

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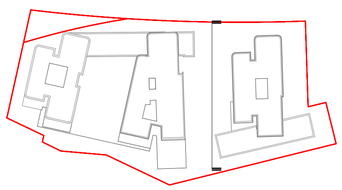

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Dasco Property Development Services Pty Ltd

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AC Condenser Units

Rev	Date	Approved by	Revision Notes
B	15/09/25	TK	For Information
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Project Title
BEECROFT ROAD
242-244 Beecroft Road, Epping

Drawing Title
GA Elevations
Building B North Elevation

Scale: 1:150, 1:100 @A1, 50%@A3
Project No.: 21044
Drawn by: JL
North
Status: For Information
Dwg No.: DA-210-301
Rev: B

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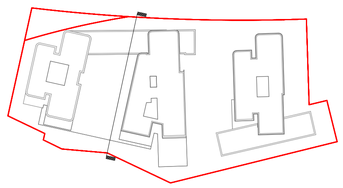

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AC Condenser Units

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Drawing Title
GA Elevations
Building C North Elevation

Scale: **1:150, 1:100 @A1, 50%@A3**
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Drawn by: **JL**
North
Status: **For Information**
Dwg No.: **DA-210-401**
Rev: **B**

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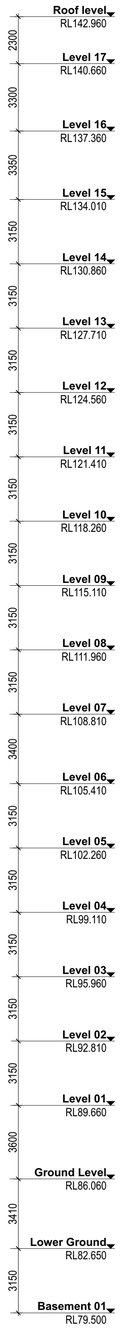

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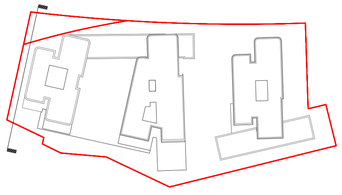

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Status: For Information
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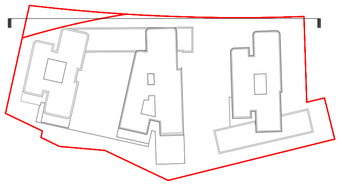

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- CLD3 CLADDING TYPE 3 FIBRE CEMENT CLADDING FINISH TO PF3
- CLD4 CLADDING TYPE 4 METAL CLADDING FINISH TO MATCH PCF2
- BRK1 BRICK TYPE 1 STRETCHER BOND, BOWRAL SIMMENTAL SILVER, OR SIMILAR

Note: Legend updated to match Schedule of Finishes and Materials submitted to satisfy condition B9 (SSD-31576972-PA-7) approved12th September 2025 from DPHI.

- COF1 CONCRETE, OFF-FORM TYPE 1 TO FINISH PF1
- COF2 CONCRETE, OFF-FORM TYPE 2, TO FINISH PF2
- GC1 GLASS, CLEAR, TYPE 1 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED WITH PCF2
- GC2 GLASS, CLEAR, TYPE 2 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME, FRAME FINISHED TO PCF2
- GC3 GLASS, CLEAR, TYPE 3 COLOURBACK GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED TO PCF2
- LV1 LOUVRE TYPE 1 FIXED ALUMINIUM VERTICAL FIN, TO FINISH PCF1
- LV2 LOUVRE TYPE 2 MECHANICAL ALUMINIUM LOUVRES TO MATCH PCF2
- LV3 LOUVRE TYPE 3 FIXED ALUMINIUM VERTICAL FIN, ANGLED, TO FINISH PCF2
- LV4 LOUVRE TYPE 4 FIXED ALUMINIUM VERTICAL FIN TO FINISH PCF2
- PCF1 POWDERCOAT FINISH TYPE 1 ROJO R15-10 FLAT MATT OR SIMILAR
- PCF2 POWDERCOAT FINISH TYPE 2 DULUX ELECTRO 'DARK BRONZE KINECTIC', OR SIMILAR
- SCN1 SCREEN TYPE 1 FIXED, ALUMINIUM VERTICAL FIN, FINISH TO PCF1
- AWN1 AWNING TYPE 1 METAL CLADDING TO MATCH PF1
- PF1 PAINT FINISH TYPE 1 DULUX 'NAMADJI' OR SIMILAR
- PF2 PAINT FINISH TYPE 2 DULUX 'GREY WHISPER' OR SIMILAR
- PF3 PAINT FINISH TYPE 3 TO MATCH PCF1

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

CLIENT

Dasco Property Development Services Pty Ltd

LEGEND

Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
B	15/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title
BEECROFT ROAD
242-244 Beecroft Road, Epping

Drawing Title
GA Elevations
Site East Elevation

Scale	Project No.	Drawn by	North
1:200, 1:100 @A1, 50%@A3	21044	JL	
Status	Dwg No.	Rev	
For Information	DA-210-601	B	

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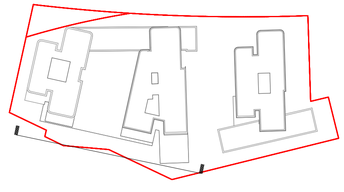
ELEVATIONS LEGEND:

- ALU1 ALUMINIUM SECTION TYPE 1 FINISH TO MATCH PCF1
- BAL1 BALUSTRADE TYPE 1 FRAMED GLASS BALUSTRADE FRAMING SYSTEM
- BAL2 BALUSTRADE TYPE 2 FIXED VERTICAL METAL FINS WITH TOP RAIL FINISH TO PCF2
- BAL3 BALUSTRADE TYPE 3 FIXED VERTICAL METAL FINS WITH TOP RAIL, IN FRONT OF RECESSED SLAB, FINISH TO PCF2
- BAL4 BALUSTRADE TYPE 4 FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL/PARAPET WALL
- BAL5 BALUSTRADE TYPE 5 CONCRETE SPANDREL FINISH TO PF1
- CLD1 CLADDING TYPE 1 METAL CLADDING IN ROJO R15-10 FLAT MATT OR SIMILAR
- CLD2 CLADDING TYPE 2 FIBRE CEMENT CLADDING FINISH TO PF1
- CLD3 CLADDING TYPE 3 FIBRE CEMENT CLADDING FINISH TO PF3
- CLD4 CLADDING TYPE 4 METAL CLADDING FINISH TO MATCH PCF2
- BRK1 BRICK TYPE 1 STRETCHER BOND, BOWRAL SIMMENTAL SILVER, OR SIMILAR
- COF1 CONCRETE, OFF-FORM TYPE 1 TO FINISH PF1
- COF2 CONCRETE, OFF-FORM TYPE 2, TO FINISH PF2
- GC1 GLASS, CLEAR, TYPE 1 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED WITH PCF2
- GC2 GLASS, CLEAR, TYPE 2 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME, FRAME FINISHED TO PCF2
- GC3 GLASS, CLEAR, TYPE 3 COLOURBACK GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED TO PCF2
- LV1 LOUVRE TYPE 1 FIXED ALUMINIUM VERTICAL FIN, TO FINISH PCF1
- LV2 LOUVRE TYPE 2 MECHANICAL ALUMINIUM LOUVRES TO MATCH PCF2
- LV3 LOUVRE TYPE 3 FIXED ALUMINIUM VERTICAL FIN, ANGLED, TO FINISH PCF2
- LV4 LOUVRE TYPE 4 FIXED ALUMINIUM VERTICAL FIN TO FINISH PCF2
- PCF1 POWDERCOAT FINISH TYPE 1 ROJO R15-10 FLAT MATT OR SIMILAR
- PCF2 POWDERCOAT FINISH TYPE 2 DULUX ELECTRO 'DARK BRONZE KINECTIC', OR SIMILAR
- SCN1 SCREEN TYPE 1 FIXED, ALUMINIUM VERTICAL FIN, FINISH TO PCF1
- AWN1 AWNING TYPE 1 METAL CLADDING TO MATCH PF1
- PF1 PAINT FINISH TYPE 1 DULUX 'NAMADJI' OR SIMILAR
- PF2 PAINT FINISH TYPE 2 DULUX 'GREY WHISPER' OR SIMILAR
- PF3 PAINT FINISH TYPE 3 TO MATCH PCF1

Note: Legend updated to match Schedule of Finishes and Materials submitted to satisfy condition B9 (SSD-31576972-PA-7) approved12th September 2025 from DPHI.



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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Dasco Property Development Services Pty Ltd

LEGEND

Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
B	15/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title
BEECROFT ROAD
242-244 Beecroft Road, Epping

Drawing Title
GA Elevations
Building C and E Elevation

Scale: **1:150, 1:100 @A1, 50%@A3**
Project No.: **21044**
Drawn by: **JL**
Status: **For Information**
Dwg No.: **DA-210-701**
Rev: **B**
North

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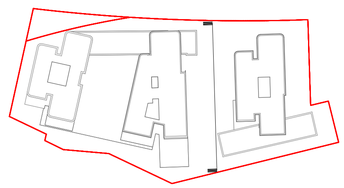
ELEVATIONS LEGEND:

- ALU1 — ALUMINIUM SECTION TYPE 1 FINISH TO MATCH PCF1
- BAL1 — BALUSTRADE TYPE 1 FRAMED GLASS BALUSTRADE FRAMING SYSTEM
- BAL2 — BALUSTRADE TYPE 2 FIXED VERTICAL METAL FINS WITH TOP RAIL FINISH TO PCF2
- BAL3 — BALUSTRADE TYPE 3 FIXED VERTICAL METAL FINS WITH TOP RAIL, IN FRONT OF RECESSED SLAB, FINISH TO PCF2
- BAL4 — BALUSTRADE TYPE 4 FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL/PARAPET WALL
- BAL5 — BALUSTRADE TYPE 5 CONCRETE SPANDREL FINISH TO PF1
- CLD1 — CLADDING TYPE 1 METAL CLADDING IN ROJO R15-10 FLAT MATT OR SIMILAR
- CLD2 — CLADDING TYPE 2 FIBRE CEMENT CLADDING FINISH TO PF1
- CLD3 — CLADDING TYPE 3 FIBRE CEMENT CLADDING FINISH TO PF3
- CLD4 — CLADDING TYPE 4 METAL CLADDING FINISH TO MATCH PCF2
- BRK1 — BRICK TYPE 1 STRETCHER BOND, BOWRAL SIMMENTAL SILVER, OR SIMILAR
- COF1 — CONCRETE, OFF-FORM TYPE 1 TO FINISH PF1
- COF2 — CONCRETE, OFF-FORM TYPE 2, TO FINISH PF2
- GC1 — GLASS, CLEAR, TYPE 1 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED WITH PCF2
- GC2 — GLASS, CLEAR, TYPE 2 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME, FRAME FINISHED TO PCF2
- GC3 — GLASS, CLEAR, TYPE 3 COLOURBACK GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED TO PCF2
- LV1 — LOUVRE TYPE 1 FIXED ALUMINIUM VERTICAL FIN, TO FINISH PCF1
- LV2 — LOUVRE TYPE 2 MECHANICAL ALUMINIUM LOUVRES TO MATCH PCF2
- LV3 — LOUVRE TYPE 3 FIXED ALUMINIUM VERTICAL FIN, ANGLED, TO FINISH PCF2
- LV4 — LOUVRE TYPE 4 FIXED ALUMINIUM VERTICAL FIN TO FINISH PCF2
- PCF1 — POWDERCOAT FINISH TYPE 1 ROJO R15-10 FLAT MATT OR SIMILAR
- PCF2 — POWDERCOAT FINISH TYPE 2 DULUX ELECTRO 'DARK BRONZE KINECTIC', OR SIMILAR
- SCN1 — SCREEN TYPE 1 FIXED, ALUMINIUM VERTICAL FIN, FINISH TO PCF1
- AWN1 — AWNING TYPE 1 METAL CLADDING TO MATCH PF1
- PF1 — PAINT FINISH TYPE 1 DULUX 'NAMADJI' OR SIMILAR
- PF2 — PAINT FINISH TYPE 2 DULUX 'GREY WHISPER' OR SIMILAR
- PF3 — PAINT FINISH TYPE 3 TO MATCH PCF1

Note: Legend updated to match Schedule of Finishes and Materials submitted to satisfy condition B9 (SSD-31576972-PA-7) approved12th September 2025 from DPHI.



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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Dasco Property Development Services Pty Ltd

LEGEND

Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
B	15/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title
BEECROFT ROAD
242-244 Beecroft Road, Epping

Drawing Title
GA Elevations
Building C South Elevation

Scale: 1:150, 1:100 @A1, 50%@A3
Project No.: 21044
Drawn by: JL
North
Status: For Information
Dwg No.: DA-210-801
Rev: B

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Assessor Jarod Gilpin
Accreditation No. 20579
Address 242-244 Beecroft Road, Epping, NSW, 2121
7.5 Average star rating
HOUSE
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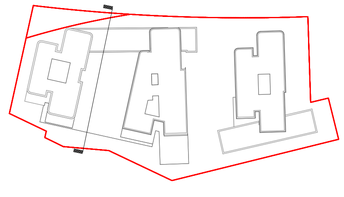
ELEVATIONS LEGEND:

- ALU1 — ALUMINIUM SECTION TYPE 1 FINISH TO MATCH PCF1
- BAL 1 — BALUSTRADE TYPE 1 FRAMED GLASS BALUSTRADE FRAMING SYSTEM
- BAL2 — BALUSTRADE TYPE 2 FIXED VERTICAL METAL FINS WITH TOP RAIL FINISH TO PCF2
- BAL3 — BALUSTRADE TYPE 3 FIXED VERTICAL METAL FINS WITH TOP RAIL, IN FRONT OF RECESSED SLAB, FINISH TO PCF2
- BAL4 — BALUSTRADE TYPE 4 FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL/PARAPET WALL
- BAL5 — BALUSTRADE TYPE 5 CONCRETE SPANDREL FINISH TO PF1
- CLD1 — CLADDING TYPE 1 METAL CLADDING IN ROJO R15-10 FLAT MATT OR SIMILAR
- CLD2 — CLADDING TYPE 2 FIBRE CEMENT CLADDING FINISH TO PF1
- CLD3 — CLADDING TYPE 3 FIBRE CEMENT CLADDING FINISH TO PF3
- CLD4 — CLADDING TYPE 4 METAL CLADDING FINISH TO MATCH PCF2
- BRK1 — BRICK TYPE 1 STRETCHER BOND, BOWRAL SIMMENTAL SILVER, OR SIMILAR
- COF1 — CONCRETE, OFF-FORM TYPE 1 TO FINISH PF1
- COF2 — CONCRETE, OFF-FORM TYPE 2, TO FINISH PF2
- GC1 — GLASS, CLEAR, TYPE 1 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED WITH PCF2
- GC2 — GLASS, CLEAR, TYPE 2 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME, FRAME FINISHED TO PCF2
- GC3 — GLASS, CLEAR, TYPE 3 COLOURBACK GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED TO PCF2
- LV1 — LOUVRE TYPE 1 FIXED ALUMINIUM VERTICAL FIN, TO FINISH PCF1
- LV2 — LOUVRE TYPE 2 MECHANICAL ALUMINIUM LOUVRES TO MATCH PCF2
- LV3 — LOUVRE TYPE 3 FIXED ALUMINIUM VERTICAL FIN, ANGLED, TO FINISH PCF2
- LV4 — LOUVRE TYPE 4 FIXED ALUMINIUM VERTICAL FIN TO FINISH PCF2
- PCF1 — POWDERCOAT FINISH TYPE 1 ROJO R15-10 FLAT MATT OR SIMILAR
- PCF2 — POWDERCOAT FINISH TYPE 2 DULUX ELECTRO 'DARK BRONZE KINECTIC', OR SIMILAR
- SCN1 — SCREEN TYPE 1 FIXED, ALUMINIUM VERTICAL FIN, FINISH TO PCF1
- AWN1 — AWNING TYPE 1 METAL CLADDING TO MATCH PF1
- PF1 — PAINT FINISH TYPE 1 DULUX 'NAMADJI' OR SIMILAR
- PF2 — PAINT FINISH TYPE 2 DULUX 'GREY WHISPER' OR SIMILAR
- PF3 — PAINT FINISH TYPE 3 TO MATCH PCF1

Note: Legend updated to match Schedule of Finishes and Materials submitted to satisfy condition B9 (SSD-31576972-PA-7) approved12th September 2025 from DPHI.



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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Dasco Property Development Services Pty Ltd

LEGEND
Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)
AC Condenser Units

Rev	Date	Approved by	Revision Notes
B	15/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title
BEECROFT ROAD
242-244 Beecroft Road, Epping

Drawing Title
GA Elevations
Building E South Elevation

Scale: **1:150, 1:100 @A1, 50%@A3**
Project No.: **21044**
Drawn by: **JL**
North
Status: **For Information**
Dwg No.: **DA-210-901**
Rev: **B**

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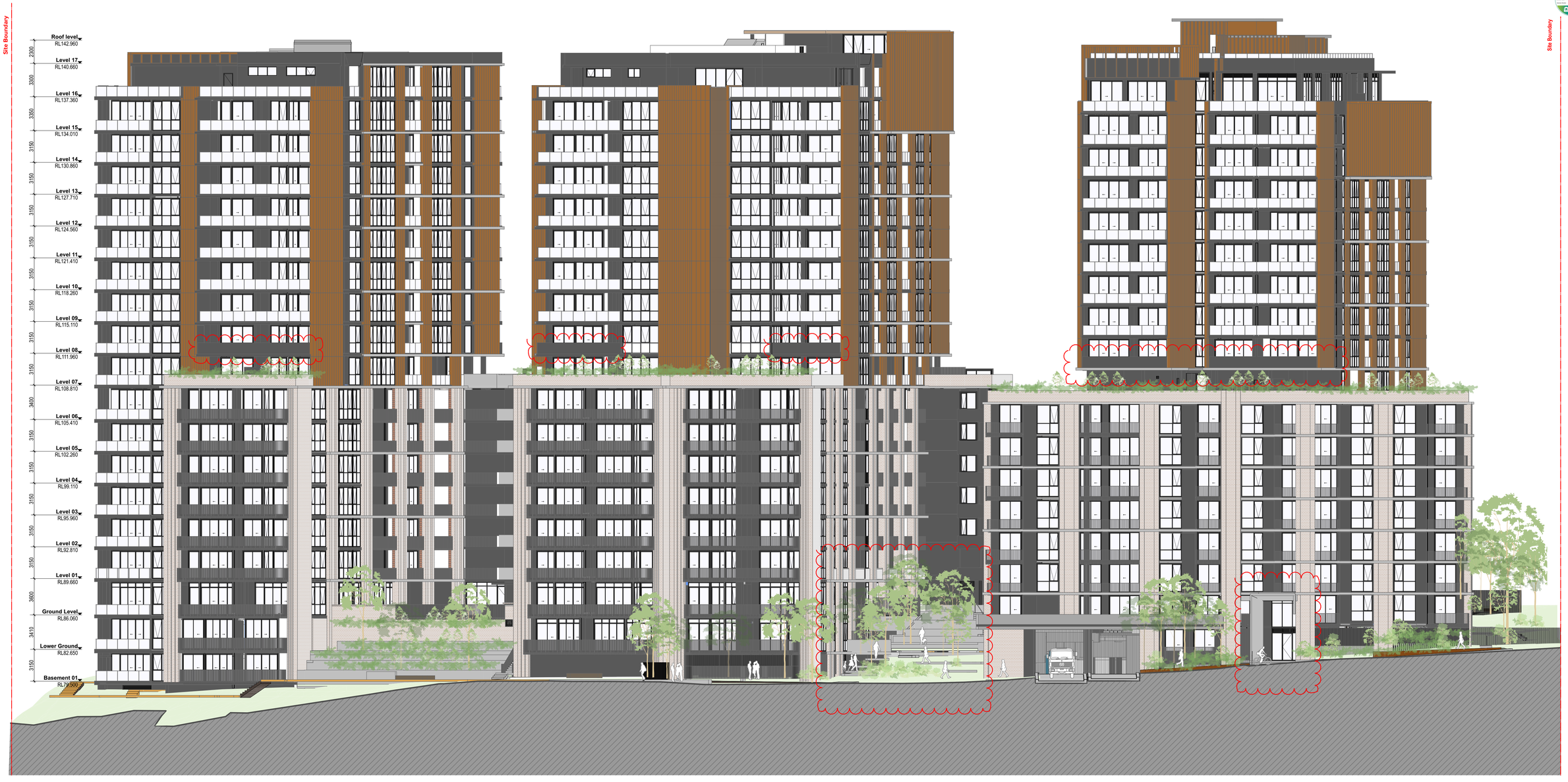

ELEVATIONS LEGEND:

ALU1	ALUMINIUM SECTION TYPE 1 FINISH TO MATCH PCF1	CLD1	CLADDING TYPE 1 METAL CLADDING IN ROJO R15-10 FLAT MATT OR SIMILAR	COF1	CONCRETE, OFF-FORM TYPE 1 TO FINISH PF1	LV1	LOUVRE TYPE 1 FIXED ALUMINIUM VERTICAL FIN, TO FINISH PCF1
BAL1	BALUSTRADE TYPE 1 FRAMED GLASS BALUSTRADE FRAMING SYSTEM	CLD2	CLADDING TYPE 2 FIBRE CEMENT CLADDING FINISH TO PF1	COF2	CONCRETE, OFF-FORM TYPE 2, TO FINISH PF2	LV2	LOUVRE TYPE 2 MECHANICAL ALUMINIUM LOUVRES TO MATCH PCF2
BAL2	BALUSTRADE TYPE 2 FIXED VERTICAL METAL FINS WITH TOP RAIL FINISH TO PCF2	CLD3	CLADDING TYPE 3 FIBRE CEMENT CLADDING FINISH TO PF3	GC1	GLASS, CLEAR, TYPE 1 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED WITH PCF2	LV3	LOUVRE TYPE 3 FIXED ALUMINIUM VERTICAL FIN, ANGLED, TO FINISH PCF2
BAL3	BALUSTRADE TYPE 3 FIXED VERTICAL METAL FINS WITH TOP RAIL, IN FRONT OF RECESSED SLAB, FINISH TO PCF2	CLD4	CLADDING TYPE 4 METAL CLADDING FINISH TO MATCH PCF2	GC2	GLASS, CLEAR, TYPE 2 CLEAR GLASS, ALUMINIUM FRAMING SYSTEM WITH PROJECTING BOX FRAME, FRAME FINISHED TO PCF2	LV4	LOUVRE TYPE 4 FIXED ALUMINIUM VERTICAL FIN TO FINISH PCF2
BAL4	BALUSTRADE TYPE 4 FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL/PARAPET WALL	BRK1	BRICK TYPE 1 STRETCHER BOND, BOWRAL SIMMENTAL SILVER, OR SIMILAR	GC3	GLASS, CLEAR, TYPE 3 COLOURBACK GLASS, ALUMINIUM FRAMING SYSTEM, FRAME FINISHED TO PCF2	PCF1	POWDERCOAT FINISH TYPE 1 ROJO R15-10 FLAT MATT OR SIMILAR
BAL5	BALUSTRADE TYPE 5 CONCRETE SPANDREL FINISH TO PF1					PCF2	POWDERCOAT FINISH TYPE 2 DULUX ELECTRO 'DARK BRONZE KINECTIC', OR SIMILAR

SCN1	SCREEN TYPE 1 FIXED, ALUMINIUM VERTICAL FIN, FINISH TO PCF1		
AWN1	AWNING TYPE 1 METAL CLADDING TO MATCH PF1		
PF1	PAINT FINISH TYPE 1 DULUX 'NAMADJI' OR SIMILAR		
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PF3	PAINT FINISH TYPE 3 TO MATCH PCF1		

Note: Legend updated to match Schedule of Finishes and Materials submitted to satisfy condition B9 (SSD-31576972-PA-7) approved12th September 2025 from DPHI.

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 094 691 911

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LEGEND

Amendments to the approved SSDA (SSD-68708456 dated 19th August 2025)

AC Condenser Units

Rev	Date	Approved by	Revision Notes
B	15/09/25	TK	For Information
A	11/07/24	TK	For Amending SSDA Submission

Project Title
BEECROFT ROAD
242-244 Beecroft Road, Epping

Drawing Title
GA Elevations
Site West Elevation

Scale: 1:200, 1:100 @A1, 50%@A3
Project No.: 21044
Drawn by: JL
North
Status: For Information
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