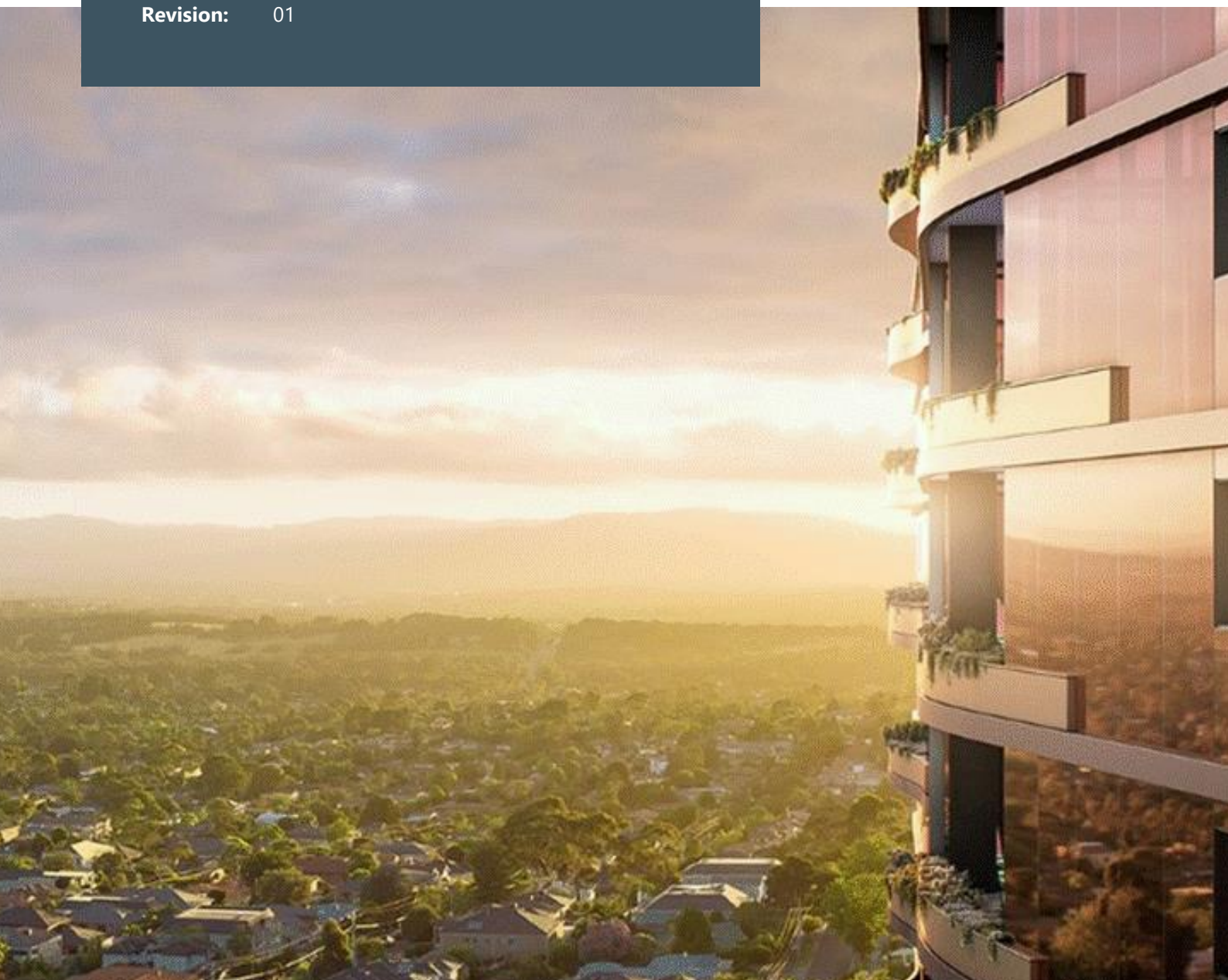
195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra

BASIX Strategy Report

SSDA Reference: SSD-71454960

ADP Consulting : Engineering

Project No: SYD3066
Date: 14 October 2024
Revision: 01



Project:	195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra
Location:	195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra, NSW 2035
Prepared by:	ADP Consulting Pty Ltd Level 6, 33 Erskine Street Sydney NSW 2000
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00	02/10/2024	BASIX Draft Strategy Report	PJ	KS	BB
01	14/10/2024	BASIX Strategy Report	PJ	KS	BB

Project Team	
Architect	SJB Architecture
Client	Homes NSW
ESD Consultant	ADP Consulting Pty Ltd

ADP
Consulting : Engineering

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Executive Summary

This BASIX Report has been prepared by ADP Consulting on behalf of Homes NSW for State Significant Development Application (SSD-71454960) for the redevelopment of existing social housing (the Project) at 195-213 Fitzgerald Avenue and 40-64 Yorktown Parade, Maroubra (the Site). The Project involves the replacement of the 33 social housing units across eight 2 storey apartment buildings and a single storey dwelling with 144 units across four 3 storey buildings and two part 3/part 4 storey buildings.

The purpose of this report is to support the Development Application as a legislative requirement in accordance with the State Environmental Planning Policy (Sustainable Buildings) (SEPP) 2022 and BASIX (2023) and to address the Section 9- Ecologically Sustainable Development of the Secretary's Environmental Assessment Requirements (SEARs) for the project issued on 6 June 2024.

Table 1 SEARs Requirements

SEARs Requirement 9- Ecologically Sustainable Development (ESD)	Section Addressing SEARs Requirement
• Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development.	Addressed throughout the BASIX Report
• Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards.	Addressed throughout the BASIX Report
• Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.	Addressed throughout the BASIX Report

Based on project specific inputs and the minimum legislative provisions outlined in this report, the proposed development meets the minimum BASIX requirements for energy, water, materials, and thermal comfort, respectively.

Table 1 BASIX Targets and Scores

Environmental Impact Category	NSW BASIX Minimum Target	Score Achieved
Water Savings	40%	40%
Energy Savings	67%	70%
Thermal Comfort	Pass	Pass
Materials	N/A	-100

1. Introduction

ADP Consulting has been engaged to undertake the following BASIX assessment and certification for the proposed residential development located at 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra.

The purpose of this report is to provide a summary of the Environmentally Sustainable Design (ESD) initiatives adopted as part of the proposed building design.

This report has been prepared as a contribution to the State Significant Development Application (SSDA) of the above noted project.

1.1 Project Context

1.1.1 The Site

The site is located within the Randwick City Council local government area (LGA) and is zoned R3 Medium Density Residential under the Randwick Local Environmental Plan (LEP) 2012.

The site has a total area of approximately 9,596 square metres (sqm) with frontages to Fitzgerald Avenue to the north and Yorktown Parade to the south. Refer to Figure 1.

The existing buildings on the site are currently occupied. There are street trees located along the Fitzgerald Avenue frontage and a series of trees within the Site between the buildings and along both street frontages.

The site is accessible by public transport with services that run along Fitzgerald Avenue with frequent services to Maroubra town centre and Bondi Junction, with connecting services to Sydney CBD.

1.1.2 Proposed Development

The proposed development comprises demolition of existing buildings and the construction of four 3 storey and two part 3/part 4 storey residential flat buildings to accommodate 144 social and affordable housing apartments, a communal room and a single level basement car park including bulk earthworks, tree removal and associated landscaping and public domain works.

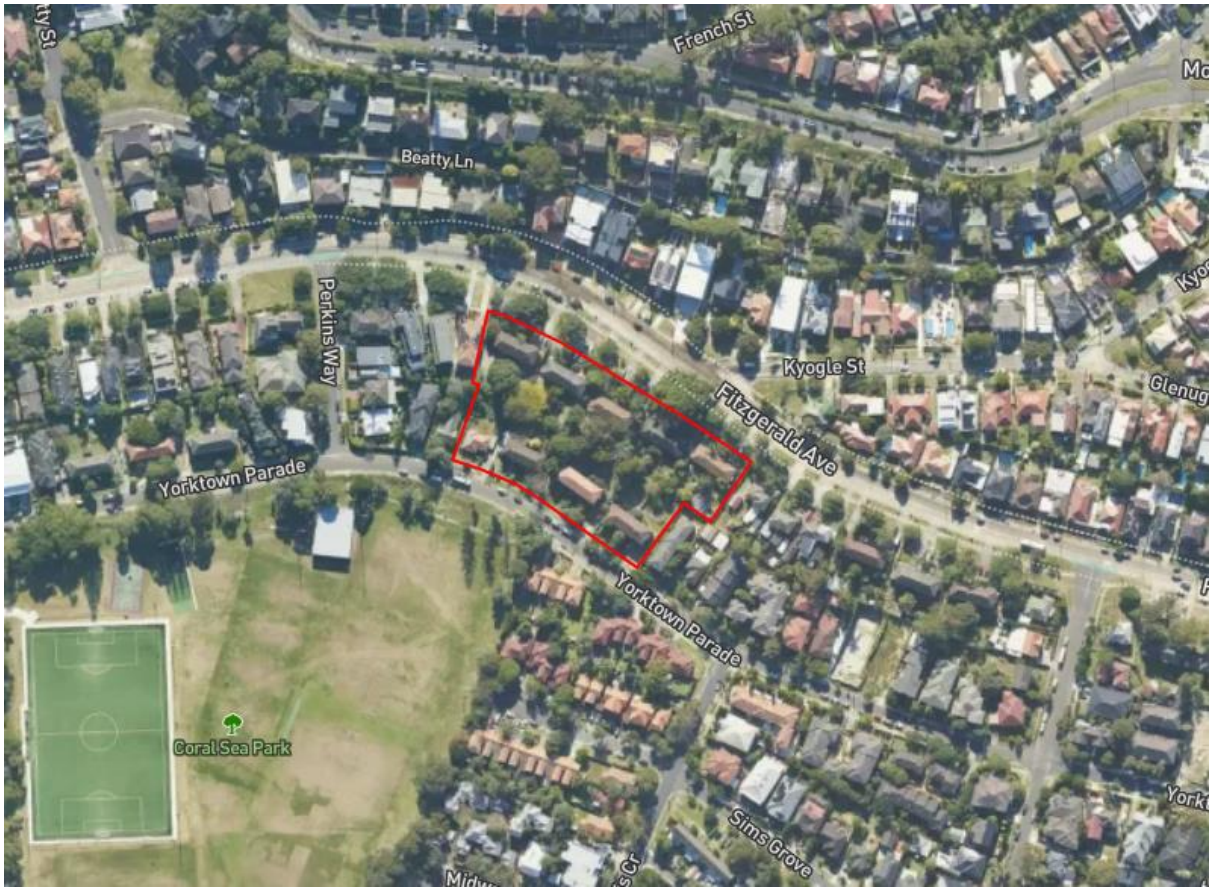

Figure 1: Site Location

1.2 Assessment Assumptions and References

This BASIX assessment has been based on the following architectural drawings and updates provided periodically by SJB Architects:

> Architectural Drawings by SJB Architects dated 26/09/2024, with application SSD-71454960.

1.3 BASIX Assessment

The Building Sustainably Index (BASIX) for the state of NSW forms the minimum compliance control for any new residential (Class 1, 2 & SDA) developments as defined by the Department of Planning, Housing, and Infrastructure.

The BASIX assessment outlines a minimum target of improvement for the proposed development's water, energy, and thermal comfort performance. The minimum benchmark of improvement for each index is based on the location, size, height, and dwelling density of project development.

For this type of development, the following minimum BASIX targets must be achieved as defined by the State of NSW under the SEPP 2022:

> 40% improvement in Water consumption

> 67% Improvement in Energy consumption

- All units to 'pass' the minimum thermal performance requirements for heating and cooling (as defined by the development's climate zone)
- Construction Material specification and volumes must be reported only – no target needs to be achieved

The minimum targets required for water and energy (40% and 67% respectively) represent a percentage saving and improvement for the development when compared to that of an average benchmark development for NSW.

The thermal comfort targets are assessed on an individual dwelling basis and are defined by the developments proposed location in NSW. Each dwelling must not exceed the maximum annual predicted heating and cooling load capacities outlined by BASIX; this is assessed using the NatHERS thermal comfort software HERO. For the proposed development, the following individual dwelling targets must be achieved:

- Maximum dwelling heating load: 32.90 MJ/m^2
- Maximum dwelling cooling load: 20.4 MJ/m^2
- Average heating load: 29.7 MJ/m^2
- Average cooling load: 21.2 MJ/m^2

2. BASIX Compliance

The following section provides a summary of the water, energy and thermal comfort initiatives proposed for development to meet compliance with the minimum BASIX requirements.

2.1 Water Strategies

The following table outlines the water strategy proposed for the development. The project is currently achieving **40% improvement** on the BASIX average benchmark. The target is based on a minimum 40% compliance score.

This will be achieved provided the following water commitments are implemented:

Table 2 Water Commitments

BASIX Base Case	Water Conservation Strategies
Common Areas	> No common area fixtures and fittings
Common Landscape Areas	> Area of Lawn: 461.4 m^2
Individual Landscape Areas	> Nil
Individual Dwellings	Fixtures and fittings to be included: > 4-star showerheads (>6 but ≤ 7.5L/min) > 5-star flush toilets > 4-star kitchen and bathroom taps
Appliances (For Individual Dwellings)	> No appliances[1] to be included
Alternative Water Source	> 15kL Rainwater tank with water reused for irrigation purposes > Roof area for collection: 4826.4 m^2
Car washing bays	> No Car Washing Bay
Swimming Pool and Spa	> No Pool or Spa
BASIX Water Target	**40%**
Water Score	**40%**

[1] More information on water efficient appliances can be found at www.waterrating.gov.au

2.2 Energy Strategies

The following table outlines the energy strategy proposed for the development. The project is currently achieving **70%** on the BASIX average benchmark. The target is based on a minimum 67% compliance score.

This will be achieved providing the following energy commitments are implemented:

Table 3 Energy Commitments

BASIX Base Case	Energy Conservation Strategies
Building Management System	> BMS is not included in the current strategy
Individual Dwellings	> Dedicated LED light fittings located throughout each dwelling[2] (All downlights to be sealed) > All kitchen, bathroom, and laundry exhausts to have individual fans ducted to the facade or roof with the following efficiency measures: – Kitchen: manual on/off switch – Laundry: Interlocked to light and/or appliances – Bathroom: Interlocked to light with timer off > **Heating and Cooling systems for Kitchen/Living Spaces only:** – Individual Heating system: 1-phase air-conditioning / EER 3.0- 3.5 – Individual Cooling system: 1-phase air-conditioning / EER 3.0 - 3.5 > **Ceiling Fans** – 1200mm ceiling fans added to all Kitchen/ Living and Bedroom spaces
Appliances (For Individual Dwellings)	**Efficient appliances[3] for each apartment as follows:** > Electric Cooktop & Electric Oven
Common areas	**Ventilation systems and efficiency measures as follows:** > Car park - Ventilation exhaust with CO monitors and VSD fans > Garbage rooms - Ventilation exhaust only > Comms room and Switch room- Ventilation supply only, continuous > Pump Rooms - No mechanical ventilation > Residential hallway/corridors – No mechanical ventilation > Bike Parking- Ventilation supply, continuous > Mail room- No mechanical ventilation > Storage rooms- No mechanical ventilation

[2] Dedicated LED must be the predominate (i.e. 80% of fittings) light fitting in each room
[3] More information on energy efficient appliances can be found at www.energyrating.gov.au

	>	Stairs- No mechanical ventilation **Lighting systems and efficiency measures as follows:** Common area lighting is connected to a Lighting Control System > Carpark: LEDs – Daylight and Motion Sensor > Lift cars: LEDs connected to the lift call buttons > Plant rooms and switch rooms, LEDs – Manual on / Manual off > Waste rooms, LEDs – Motion sensors > Hallways, lobbies and corridors, LEDs –Motion Sensors > Bike Parking- LEDs, Motions sensors > Storage- LEDs, Manual on / off > Stairs- LEDs, Motion sensors > Mail Room- LED's, Motion sensors
Central Systems	>	**Central hot water system** For Building 1 (1A-1B and 1C-1D): – 2 x Electric heat pump (air sourced) with R0.6 (≈ 25mm) internal piping insulation and no external piping > 3.5 < COP <= 4.0 For Building 2: (2A-2B and 2C-2D) – 2 x Electric heat pump (air sourced) with R0.6 (≈ 25mm) internal piping insulation and R0.6 (≈ 25mm) external piping insulation > 3.5 < COP <= 4.0 > **Vertical Transport** > Energy efficient Gearless traction with VVVF motor and regenerative drive with a lift load capacity of <=1001kg but <-1500kg – Low energy LED lighting. – Shutdown of non-essential lighting, screens, etc. when on standby;
Photovoltaic system	>	50 kW peak array
Other	>	Provision for indoor/sheltered clothes drying line in the balconies
BASIX Energy Target	>	**67%**
Energy Score	>	**70%**

3. Thermal Comfort

3.1 National House Energy Rating Scheme (NatHERS) Assessment

Thermal Comfort for each dwelling has been assessed out in accordance with the BASIX Thermal Comfort Protocol as defined by the Department of Planning Industry and Environment.

Thermal comfort levels for all proposed dwellings have been assessed using the HERO (thermal modelling software). This approach has been approved by the National House Energy Rating Scheme (NatHERS) and aims to predict annual heating and cooling loads of each dwelling.

To satisfy the BASIX thermal comfort requirements, the following objectives must be achieved:

- The individual heating and cooling loads for each dwelling must not exceed the limit specified in the BASIX scheme
- The average heating and cooling loads of all dwellings in a development must not exceed the specified average limit

These requirements have been provided below:

Table 4 Thermal Comfort Targets

NatHERS Target	Heat and Cooling Load
Maximum Thermal Load	> Heating 32.9 MJ/m^2 > Cooling 20.4 MJ/m^2
Average Thermal Load	> Heating 29.7 MJ/m^2 > Cooling 21.2 MJ/m^2

3.2 Thermal Comfort Compliance and Material Reporting

Thermal Comfort modelling has been undertaken to establish compliance with the minimum requirements noted in Section 3.1. The table 5 below outlines the building envelope constructions assumed as part of the modelling assessment and provides the average heating and cooling loads achieved for the proposed development.

Table 5 Construction Details

Building Element	Material & Detail
Construction & shading	> As indicated on the architectural drawings. Balconies have been included in the assessment.
External Walls	> Brick veneer with concrete wall with PB lining + R2.5 bulk insulation- Steel Framing > Metal clad stud wall with PB lining+ R2.5 bulk insulation- Steel Framing
Corridor Walls	> Concrete wall + R1.5 bulk insulation (insulation only value) between apartments and unconditioned areas – Steel Framing
Internal Walls	> Plasterboard on studs, no insulation within dwellings rooms
Ceiling and Roof	For Core 1A and 1D: > Metal Roof– R3.0 Ceiling insulation (insulation only value)- Steel Framing, where exposed above For all other Cores: > 300mm Suspended Concrete Slab – R3.0 Ceiling insulation (insulation only value)- Steel Framing, where exposed above > 200mm concrete slab, no insulation where neighbour above
Floor	> 200mm concrete slab + R2.5 insulation (insulation only value) where exposed below – Steel Framing > 200mm concrete slab, no insulation where neighbour below > 200mm Concrete Slab on ground with R2.0 insulation for units 1C-G.05, 1C-G.06, 1B-G.05, 1B-G.06, 1D-G.05, 1D-G.06.
Floor coverings	> Tiles for Kitchen and Living spaces, Laundry and Toilets > Carpets for Bedrooms
Ceiling Fans	> 1200mm Ceiling fans to all Kitchen/Living and Bedroom spaces
Glazing	> Glazing Type 1- For all other units: – Awnings: U-Value ≤6.7 W/m^{2}k, SHGC 0.57 (±10%) – Fixed and Sliding Doors: U-Value ≤6.7 W/m^{2}k, SHGC 0.7 (±10%) > Glazing Type 2- For below mentioned units, see Table 6: – Awnings: U-Value ≤4.3 W/m^{2}k, SHGC 0.47 (±10%) – Fixed and Sliding Doors: U-Value ≤4.3 W/m^{2}k, SHGC 0.53 (±10%)

Table 6 Units that require glazing type 2

Cores	Units							
Core- 1A	1A.1.02	1A.2.04	1A.2.05	1A.2.06	1A.G.03	1A.1.05		
Core- 1B	1B.1.07	1B.2.06	1B.2.07	1B.G.05	1B.G.06	1B.106		
Core- 1C	1C-1.07	1C-2.06	1C-2.07	1C-G.05	1C-G.06	1C-1.06		
Core- 1D	1D-1.07	1D-2.05	1D-2.06	1D-G.05	1D-G.06	1D-1.06	1D-2.01	
Core- 2A-2B	2A-2.04	2A-2.05	2A-2.06	2B-1.05	2B-1.06	2B-2.05	2B-2.06	2B-G.04
Core- 2C-2D	2C-1.05	2C-1.06	2C-G.05	2D-1.05	2D-G.05	2D-1.01		

- All windows and doors are weather stripped and assumed to have safety restrictors as per NCC requirements.
- Window openings have been calculated as per the BASIX protocol based on input from the architectural team for fixed windows, awnings windows and sliding doors.

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Appendix A
NatHERS Group Certificate

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. #HR-WD187O-01

Generated on 14 Oct 2024 using Hero 4.1

Property

Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
Lot/DP	
NatHERS climate zone	56 - Mascot AMO

Accredited assessor

Name	Khyati Saxena
Business name	ADP Consulting
Email	k.saxena@adpconsulting.com.au
Phone	+61 405886583
Accreditation No.	10191
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit http://www.hero-software.com.au/pdf/HR-WD187O-01. When using either link, ensure you are visiting http://www.hero-software.com.au

National Construction Code (NCC) requirements

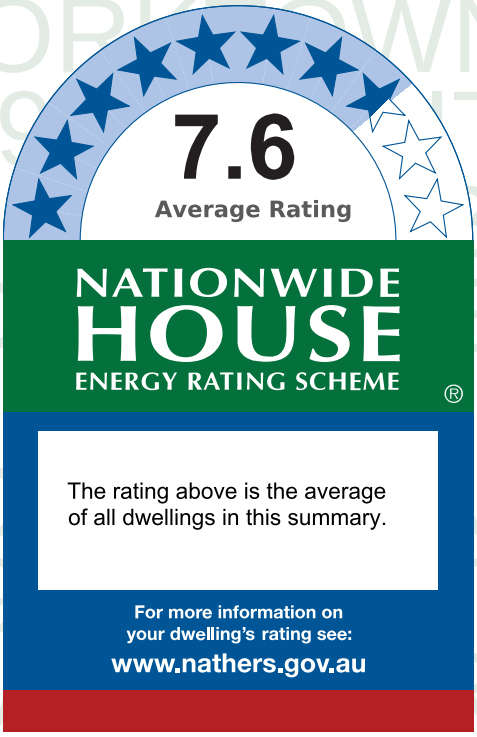
The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

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

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

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

Thermal performance Star rating



NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2022

	Heating	Cooling
Average load	16.7	7.6
Maximum load	32.6	18.9
Average limit	29.7	21.2
Maximum limit	32.9	20.4

Whole of Home performance rating

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

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-2WC2RI-01	1A-1.01	4.7 (33)	5.9 (20)	10.6	9.2	n/a
HR-AHCF23-01	1A-1.02	0.5 (33)	4.1 (20)	4.6	10.0	n/a
HR-R0KFWM-01	1A-1.03	3.9 (33)	6.2 (20)	10.2	9.3	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-RQQ7U9-01	1A-1.04	16.7 (33)	2.7 (20)	19.3	8.2	n/a
HR-GUDNQ5-01	1A-1.05	32.3 (33)	3.0 (20)	35.3	6.3	n/a
HR-L2R0AU-01	1A-1.06	14.1 (33)	3.5 (20)	17.6	8.3	n/a
HR-TBWRTX-01	1A-2.01	9.9 (33)	7.9 (20)	17.9	8.3	n/a
HR-BF6M7M-01	1A-2.02	8.0 (33)	8.5 (20)	16.5	8.4	n/a
HR-IYY4JQ-01	1A-2.03	9.8 (33)	8.9 (20)	18.7	8.2	n/a
HR-5G2RXU-01	1A-2.04	24.1 (33)	5.1 (20)	29.2	7.1	n/a
HR-2LE0AO-01	1A-2.05	32.0 (33)	5.7 (20)	37.7	6.0	n/a
HR-JPWEFP-01	1A-2.06	18.7 (33)	6.3 (20)	25.0	7.5	n/a
HR-RYPMZ0-01	1A-G.01	21.6 (33)	9.5 (20)	31.1	6.9	n/a
HR-DXFA1J-01	1A-G.02	14.8 (33)	13.0 (20)	27.8	7.2	n/a
HR-2KANFF-01	1A-G.03	23.5 (33)	2.3 (20)	25.8	7.4	n/a
HR-ENWHHB-01	1A-G.04	31.4 (33)	2.6 (20)	34.0	6.5	n/a
HR-MYKXF2-01	1B-1.01	17.8 (33)	3.8 (20)	21.6	7.9	n/a
HR-HEKE73-01	1B-1.07	14.6 (33)	2.3 (20)	16.9	8.4	n/a
HR-2HFSGP-01	1B-2.01	19.4 (33)	6.7 (20)	26.1	7.4	n/a
HR-U5ZE9V-01	1B-2.02	4.0 (33)	7.6 (20)	11.6	9.1	n/a
HR-RUXS19-01	1B-2.03	2.0 (33)	5.7 (20)	7.7	9.7	n/a
HR-0QAXNK-01	1B-2.04	3.1 (33)	6.3 (20)	9.3	9.4	n/a
HR-DV2E0X-01	1B-2.05	29.7 (33)	6.3 (20)	36.0	6.2	n/a
HR-D6B1EY-01	1B-2.06	26.4 (33)	5.3 (20)	31.7	6.8	n/a
HR-MS9EN5-01	1B-2.07	25.9 (33)	4.4 (20)	30.3	6.9	n/a
HR-38G1KZ-01	1B-3.01	11.3 (33)	11.0 (20)	22.3	7.8	n/a
HR-03V8DC-01	1B-3.02	8.0 (33)	11.5 (20)	19.5	8.2	n/a
HR-3MPYRT-01	1B-G.01	10.8 (33)	13.8 (20)	24.6	7.5	n/a
HR-UI7ZBI-01	1B-G.02	4.4 (33)	6.5 (20)	10.8	9.2	n/a
HR-OQ29ID-01	1B-G.03	6.3 (33)	6.5 (20)	12.8	8.9	n/a
HR-5K26AE-01	1B-G.04	32.0 (33)	3.1 (20)	35.2	6.4	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-KMPRLY-01	1B-G.05	30.8 (33)	2.0 (20)	32.8	6.6	n/a
HR-S1QMYF-01	1B-G.06	26.7 (33)	2.8 (20)	29.5	7.1	n/a
HR-JB1HK7-01	1B.1.02	1.7 (33)	5.2 (20)	6.9	9.9	n/a
HR-251RVW-01	1B.1.03	0.7 (33)	4.7 (20)	5.4	10.0	n/a
HR-3C43EE-01	1B.1.04	1.6 (33)	5.0 (20)	6.5	9.9	n/a
HR-WVBDQ4-01	1B.1.05	20.5 (33)	4.1 (20)	24.5	7.6	n/a
HR-E81A9T-01	1B.1.06	20.4 (33)	1.9 (20)	22.2	7.8	n/a
HR-UBZOXC-01	1C-1.01	24.5 (33)	3.2 (20)	27.7	7.2	n/a
HR-O2L1JZ-01	1C-1.07	21.2 (33)	1.9 (20)	23.2	7.7	n/a
HR-EV1YQ0-01	1C-2.01	26.6 (33)	5.7 (20)	32.3	6.7	n/a
HR-566GC0-01	1C-2.02	4.0 (33)	7.3 (20)	11.4	9.1	n/a
HR-EJR90J-01	1C-2.03	2.7 (33)	6.2 (20)	8.9	9.5	n/a
HR-5BA9MM-01	1C-2.04	3.9 (33)	7.0 (20)	10.9	9.2	n/a
HR-TOARRW-01	1C-2.05	21.8 (33)	6.6 (20)	28.5	7.2	n/a
HR-1GUBYM-01	1C-2.06	20.0 (33)	6.7 (20)	26.7	7.3	n/a
HR-O75PPB-01	1C-2.07	32.6 (33)	4.1 (20)	36.7	6.2	n/a
HR-GD904C-01	1C-3.01	22.2 (33)	9.3 (20)	31.5	6.8	n/a
HR-DNYNNH-01	1C-3.02	4.3 (33)	12.0 (20)	16.3	8.4	n/a
HR-T3QKD9-01	1C-G.01	7.1 (33)	9.2 (20)	16.3	8.4	n/a
HR-XBV9DC-01	1C-G.02	3.3 (33)	3.9 (20)	7.2	9.8	n/a
HR-SJHXEI-01	1C-G.03	5.0 (33)	4.3 (20)	9.3	9.4	n/a
HR-78B1GS-01	1C-G.04	24.3 (33)	2.7 (20)	27.1	7.3	n/a
HR-4SFUOY-01	1C-G.05	16.7 (33)	2.4 (20)	19.1	8.2	n/a
HR-I4OS4O-01	1C-G.06	20.6 (33)	1.8 (20)	22.4	7.8	n/a
HR-MHR1H9-01	1C.1.02	1.2 (33)	5.0 (20)	6.1	9.9	n/a
HR-SNU559-01	1C.1.03	0.7 (33)	5.0 (20)	5.8	10.0	n/a
HR-75AO4H-01	1C.1.04	1.9 (33)	5.3 (20)	7.2	9.8	n/a
HR-QDLFHI-01	1C.1.05	14.0 (33)	4.4 (20)	18.4	8.3	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-PNBF14-01	1C.1.06	13.7 (33)	2.6 (20)	16.3	8.4	n/a
HR-0QNU32-01	1D-1.01	17.3 (33)	3.8 (20)	21.1	7.9	n/a
HR-1L0WW6-01	1D-1.03	0.7 (33)	4.7 (20)	5.4	10.0	n/a
HR-HX53UT-01	1D-1.04	1.6 (33)	5.0 (20)	6.5	9.9	n/a
HR-5MF4HX-01	1D-1.05	20.5 (33)	4.1 (20)	24.5	7.6	n/a
HR-AQ71FW-01	1D-1.06	20.4 (33)	2.0 (20)	22.4	7.8	n/a
HR-83F3I6-01	1D-1.07	24.3 (33)	3.2 (20)	27.6	7.2	n/a
HR-9DRVT4-01	1D-2.01	24.1 (33)	7.1 (20)	31.2	6.8	n/a
HR-IT4LIH-01	1D-2.02	11.0 (33)	11.1 (20)	22.1	7.9	n/a
HR-G31QMD-01	1D-2.03	9.1 (33)	6.9 (20)	16.0	8.5	n/a
HR-ILNKI5-01	1D-2.04	9.3 (33)	8.9 (20)	18.2	8.3	n/a
HR-GI91Q9-01	1D-2.05	21.7 (33)	4.0 (20)	25.7	7.4	n/a
HR-V8PZ0Z-01	1D-2.06	32.6 (33)	6.7 (20)	39.4	5.9	n/a
HR-2REOHG-01	1D-G.01	7.9 (33)	12.5 (20)	20.4	8.1	n/a
HR-D5QUGR-01	1D-G.02	2.4 (33)	3.2 (20)	5.7	10.0	n/a
HR-ZFYAZY-01	1D-G.03	4.4 (33)	4.1 (20)	8.6	9.6	n/a
HR-81HJCN-01	1D-G.04	27.3 (33)	2.2 (20)	29.6	7.0	n/a
HR-6IXOY0-01	1D-G.05	24.0 (33)	1.6 (20)	25.6	7.4	n/a
HR-4K19Q5-01	1D-G.06	21.8 (33)	2.4 (20)	24.2	7.6	n/a
HR-1R894H-01	1D.1.02	1.7 (33)	5.2 (20)	6.9	9.9	n/a
HR-DK0X48-01	2A-1.01	3.5 (33)	9.5 (20)	13.0	8.9	n/a
HR-X66GJ7-01	2A-1.02	22.7 (33)	13.6 (20)	36.3	6.2	n/a
HR-D3DNIA-01	2A-1.03	10.2 (33)	12.4 (20)	22.6	7.8	n/a
HR-MHSKMM-01	2A-1.04	11.3 (33)	10.8 (20)	22.2	7.9	n/a
HR-RMBUZQ-01	2A-1.05	29.0 (33)	9.5 (20)	38.5	5.9	n/a
HR-36M03I-01	2A-1.06	25.8 (33)	8.0 (20)	33.8	6.5	n/a
HR-YYTIKE-01	2A-2.01	13.6 (33)	12.6 (20)	26.2	7.4	n/a
HR-2OESYT-01	2A-2.02	23.4 (33)	11.4 (20)	34.7	6.4	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-JW765Y-01	2A-2.03	21.6 (33)	13.2 (20)	34.8	6.4	n/a
HR-YNLZ9F-01	2A-2.04	12.6 (33)	15.0 (20)	27.5	7.2	n/a
HR-R49H08-01	2A-2.05	32.3 (33)	12.0 (20)	44.3	5.4	n/a
HR-EKE9BH-01	2A-2.06	23.3 (33)	11.7 (20)	35.0	6.4	n/a
HR-SPKGV5-01	2A-G.01	3.5 (33)	4.9 (20)	8.4	9.6	n/a
HR-4IOR82-01	2A-G.02	19.0 (33)	7.9 (20)	26.9	7.3	n/a
HR-WGWD93-01	2A-G.03	13.1 (33)	7.9 (20)	21.0	8.0	n/a
HR-5YOD2J-01	2A-G.04	27.0 (33)	5.8 (20)	32.9	6.6	n/a
HR-MNVM39-01	2A-G.05	25.2 (33)	5.1 (20)	30.3	6.9	n/a
HR-HT4TDN-01	2B-1.01	8.5 (33)	8.5 (20)	17.0	8.4	n/a
HR-HSVUH4-01	2B-1.02	15.2 (33)	10.6 (20)	25.7	7.4	n/a
HR-D4WEDQ-01	2B-1.03	14.8 (33)	10.1 (20)	24.8	7.5	n/a
HR-DF69S8-01	2B-1.04	11.8 (33)	6.4 (20)	18.2	8.3	n/a
HR-E2RIJ1-01	2B-1.05	20.9 (33)	3.4 (20)	24.2	7.6	n/a
HR-P5JBMW-01	2B-1.06	12.3 (33)	8.2 (20)	20.5	8.1	n/a
HR-H6HF96-01	2B-2.01	18.8 (33)	8.4 (20)	27.2	7.3	n/a
HR-BHRW7W-01	2B-2.02	22.8 (33)	14.5 (20)	37.3	6.1	n/a
HR-M57B74-01	2B-2.03	21.1 (33)	13.3 (20)	34.5	6.4	n/a
HR-8MC24E-01	2B-2.04	22.6 (33)	10.5 (20)	33.1	6.6	n/a
HR-ADJ931-01	2B-2.05	29.5 (33)	13.0 (20)	42.4	5.6	n/a
HR-P7GHGG-01	2B-2.06	25.3 (33)	14.0 (20)	39.2	5.9	n/a
HR-9M2Z13-01	2B-G.01	20.0 (33)	7.7 (20)	27.8	7.2	n/a
HR-2X9OS9-01	2B-G.02	20.0 (33)	7.5 (20)	27.5	7.2	n/a
HR-HNWM13-01	2B-G.03	11.1 (33)	3.3 (20)	14.4	8.7	n/a
HR-F41F9V-01	2B-G.04	24.9 (33)	2.8 (20)	27.7	7.2	n/a
HR-MY4H2Y-01	2B-G.05	22.9 (33)	5.9 (20)	28.8	7.1	n/a
HR-JALRNW-01	2C-1.01	9.4 (33)	7.6 (20)	17.0	8.4	n/a
HR-45Y35U-01	2C-1.02	14.2 (33)	14.5 (20)	28.7	7.1	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-CGKX9C-01	2C-1.03	13.6 (33)	13.4 (20)	27.0	7.3	n/a
HR-ZC51CI-01	2C-1.04	28.2 (33)	8.1 (20)	36.3	6.2	n/a
HR-R0GK5K-01	2C-1.05	32.4 (33)	8.1 (20)	40.4	5.8	n/a
HR-FQZGZX-01	2C-1.06	22.2 (33)	7.5 (20)	29.7	7.0	n/a
HR-VK2LFY-01	2C-2.01	14.7 (33)	9.9 (20)	24.6	7.5	n/a
HR-1S0AH0-01	2C-2.02	22.4 (33)	15.4 (20)	37.8	6.0	n/a
HR-RQO72C-01	2C-2.03	19.8 (33)	13.9 (20)	33.7	6.5	n/a
HR-CUZNXH-01	2C-2.04	24.8 (33)	10.3 (20)	35.0	6.4	n/a
HR-OCX6FY-01	2C-G.01	8.6 (33)	3.2 (20)	11.7	9.0	n/a
HR-ZCF02V-01	2C-G.02	24.2 (33)	8.8 (20)	33.0	6.6	n/a
HR-VYUBKI-01	2C-G.03	20.5 (33)	9.5 (20)	30.0	6.9	n/a
HR-R8U6CK-01	2C-G.04	26.2 (33)	8.9 (20)	35.1	6.4	n/a
HR-9S9G22-01	2C-G.05	11.3 (33)	6.0 (20)	17.3	8.4	n/a
HR-WA2PQ8-01	2C-LG.01	18.0 (33)	8.2 (20)	26.2	7.4	n/a
HR-ZVPOCL-01	2C-LG.02	21.0 (33)	7.7 (20)	28.7	7.1	n/a
HR-HAJI2A-01	2D-1.01	11.6 (33)	17.5 (20)	29.1	7.1	n/a
HR-IQ68Q6-01	2D-1.02	14.4 (33)	17.6 (20)	32.0	6.8	n/a
HR-FRGO8E-01	2D-1.03	26.9 (33)	18.9 (20)	45.9	5.4	n/a
HR-XGKNTS-01	2D-1.04	20.2 (33)	12.6 (20)	32.8	6.7	n/a
HR-DOT9AZ-01	2D-1.05	25.4 (33)	11.6 (20)	37.0	6.1	n/a
HR-WNSBWH-01	2D-2.01	12.4 (33)	17.5 (20)	29.8	7.0	n/a
HR-12UDZ4-01	2D-2.02	13.0 (33)	14.4 (20)	27.4	7.3	n/a
HR-VX6ZPH-01	2D-G.01	22.5 (33)	17.4 (20)	39.9	5.8	n/a
HR-K5IF7W-01	2D-G.02	21.2 (33)	12.1 (20)	33.3	6.6	n/a
HR-621NSA-01	2D-G.03	27.5 (33)	6.1 (20)	33.6	6.5	n/a
HR-FVMPDB-01	2D-G.04	19.5 (33)	4.9 (20)	24.4	7.6	n/a
HR-DE65N9-01	2D-G.05	20.6 (33)	10.0 (20)	30.6	6.9	n/a
HR-O4KSD5-01	2D-LG.01	9.6 (33)	9.4 (20)	19.0	8.2	n/a

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-72L70N-01	2D-LG.02	25.9 (33)	8.1 (20)	34.1	6.4	n/a
Averages	144x (Total)	16.7	7.6	24.3	7.6	n/a
Maximum Loads and Minimum Ratings		32.6	18.9	45.9	5.4	n/a

Explanatory notes

About the ratings

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the *'Summary of all dwellings'* section of this Certificate.

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and societal cost. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the homes societal cost.
For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register.

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor.

ADP
Consulting : Engineering

Appendix B
Certified Stamped Drawings

SJB Architects

We would like to Acknowledge the Traditional Custodians of the land on which we live and practice. We pay our respects to elders past, present and emerging, whose knowledge has cared for, and will continue to care for Country. We acknowledge that sovereignty was never ceded.

Certificate No. #HR-WD187O-01

Scan QR code or follow website link for rating details.

Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-WD187O-01



6962 - MAROUBRA

195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035

Country: Gadigal

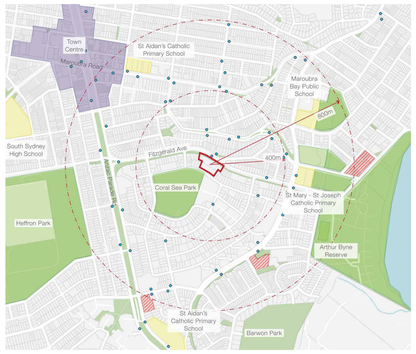
SJB Architects
Level 2, 490 Crown Street
Surry Hills NSW
2010 Australia
T 61 2 9380 9911
www.sjb.com.au

Project Number: **6962**
Date: **2024-10-003**
Client: **HOMES NSW**

SSD-71454960

ISSUED FOR DRAFT DA

SHEET NO.	SHEET NAME	REVISION
DA-0000	COVER	A
DA-0102	SITE ANALYSIS	A
DA-0103	SITE PLAN	A
DA-0252	DEMOLITION PLAN - LEVEL 00	A
DA-0801	3D OVERALL AXONOMETRIC - SHEET 1	A
DA-0802	3D OVERALL AXONOMETRIC - SHEET 2	A
DA-1002	FLOOR PLAN - LOWER GROUND	A
DA-1003	FLOOR PLAN - GROUND	A
DA-1004	FLOOR PLAN - LEVEL 01	A
DA-1005	FLOOR PLAN - LEVEL 02	A
DA-1006	FLOOR PLAN - LEVEL 03	A
DA-1010	FLOOR PLAN - ROOF	A
DA-1401	ELEVATIONS - SHEET 1	A
DA-1402	ELEVATIONS - SHEET 2	A
DA-1501	OVERALL SECTIONS	A
DA-1503	BUILDING 1 - CORE 1A-B - ENTRY	A
DA-1504	BUILDING 1 - CORE 1C-D - ENTRY	A
DA-1510	BUILDING 1 - CORE 1A	A
DA-1511	BUILDING 1 - CORE 1B	A
DA-1512	BUILDING 1 - CORE 1C	A
DA-1513	BUILDING 1 - CORE 1D	A
DA-1514	BUILDING 2 - CORE 2A	A
DA-1516	BUILDING 2 - CORE 2C	A
DA-4050	APARTMENT TYPES	A
DA-8001	COMPLIANCE DRAWINGS - SOLAR	A
DA-8002	COMPLIANCE DRAWINGS - CROSS VENTILATION	A
DA-8012	COMPLIANCE DRAWINGS - EYE OF THE SUN	A
DA-8013	COMPLIANCE DRAWINGS - SHADOW DIAGRAMS - WINTER	A
DA-8014	COMPLIANCE DRAWINGS - SHADOW DIAGRAMS - SPRING	A
DA-8015	COMPLIANCE DRAWINGS - SHADOW DIAGRAMS - SUMMER	A
DA-8016	COMPLIANCE DRAWINGS - SHADOW DIAGRAMS - AUTUMN	A
DA-8021	COMPLIANCE DRAWINGS - HEIGHT PLANE	A
DA-8101	AREA PLANS - GFA	A
DA-8106	AREA PLANS - DEEP SOIL	A
DA-9001	TENURE SPLIT DRAWINGS	A



LOCATION PLAN

NOT FOR CONSTRUCTION

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Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
http://www.hero-software.com.au/pdf/HR-WD187O-01

PROPOSED DRIVEWAY ENTRY. EXISTING KERB TO BE WIDENED

1PM
11AM
2PM
10AM
3PM
9AM
12 NOON
NORTH

COOL BREEZES SUMMER

FITZGERALD AVENUE

EXISTING BUS STOP
BUS STOP
EXISTING FOOTPATH

222 FITZGERALD AVE 1 STOREY SINGLE RESIDENCE
224 FITZGERALD AVE 1 STOREY SINGLE RESIDENCE
36 KYOGLE ST 1 STOREY SINGLE RESIDENCE
34 KYOGLE ST 1 STOREY SINGLE RESIDENCE
32 KYOGLE ST 2 STOREY SINGLE RESIDENCE
47 KYOGLE ST 2 STOREY SINGLE RESIDENCE

189 FITZGERALD AVE 3 STOREY RESIDENTIAL UNITS
191 FITZGERALD AVE 3 STOREY RESIDENTIAL UNITS
193 FITZGERALD AVE 2 STOREY DUPLEX UNITS

WINTER SOLSTICE
CITY VIEWS

BUILDING 1A
BUILDING 1B
BUILDING 1C
BUILDING 1D
BUILDING 2A
BUILDING 2B
BUILDING 2C
BUILDING 2D

RL 30.450
RL 32.550
RL 33.250
RL 29.250
RL 31.750
RL 32.450
RL 28.450
RL 28.400
RL 29.650
RL 25.150
RL 28.560
RL 27.360
RL 28.560
RL 29.675
RL 28.415
RL 25.115
RL 25.115
RL 29.675
RL 28.960

FPL 20.067
FPL 19.109
FPL 18.985
FPL 18.978
FPL 18.286
FPL 18.574
FPL 18.587
FPL 18.748
FPL 18.760
FPL 18.674
FPL 17.300
FPL 17.011
FPL 18.404
FPL 15.987
FPL 15.948
FPL 15.373
FPL 15.294
FPL 17.228
FPL 17.440
FPL 18.140
FPL 17.887
FPL 17.809
FPL 17.909
FPL 11.307

4500
1730
2250
6910
4850
6000
5070
3270
7250
5760
6310
5360
6310
7500
7360
3660
4250
4380
4600
2400
8460
5260
4190
5260

SITE
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE, MAROUBRA

CORAL SEA PARK
CORAL SEA VIEWS
YORKTOWN PARADE

EQUINOX
SUMMER SOLSTICE
SUNSET
SUNRISE

WARMER BREEZES
WINTER & SPRING
STRONG WINDS THROUGH BUILDINGS
COOL BREEZES
AUTUMN WINTER
OPPORTUNITIES FOR BEACH VIEWS
WINTER
STRONG WINDS

36 YORKTOWN PDE 2 STOREY DUPLEX RESIDENCE
38 YORKTOWN PDE 1 STOREY SINGLE RESIDENCE
55-61 YORKTOWN PDE 2 STOREY DUPLEX RESIDENCE
66 YORKTOWN PDE 2 STOREY DUPLEX RESIDENCE
68 YORKTOWN PDE 1 STOREY SINGLE RESIDENCE
70 YORKTOWN PDE 2 STOREY DUPLEX RESIDENCE

215 FITZGERALD AVE 2 STOREY SEMI-DETACHED RESIDENCE
217 FITZGERALD AVE GARAGE
217 FITZGERALD AVE 2 STOREY SEMI-DETACHED RESIDENCE
219 FITZGERALD AVE 2 STOREY SEMI-DETACHED RESIDENCE
221 FITZGERALD AVE 2 STOREY SEMI-DETACHED RESIDENCE
223 FITZGERALD AVE 2 STOREY SEMI-DETACHED RESIDENCE
225 FITZGERALD AVE 2 STOREY SEMI-DETACHED RESIDENCE

CORAL SEA PARK

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT; Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue & 40-64 Yorktown Parade Maroubra NSW 2035 Country: Gadigal

Drawing Name: SITE ANALYSIS

Date	Scale	Sheet Size
2024-10-003	1 : 200	@ A0
Drawn	Chk.	Job No.
Author	Checker	6962
Drawing No.		Revision
DA-0102		/ A

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T 61 2 9380 9911
www.sjb.com.au

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Accreditation No. HERA 10191
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A	2024-10-00	DRAFT DA		
	3			

Client
NSW GOVERNMENT
Homes NSW

Project
6962 - MAROUBRA
195-213 Fitzgerald Avenue & 40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name
SITE PLAN

Date	Scale	Sheet Size
2024-10-003	1 : 200	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
DA-0103		/ A

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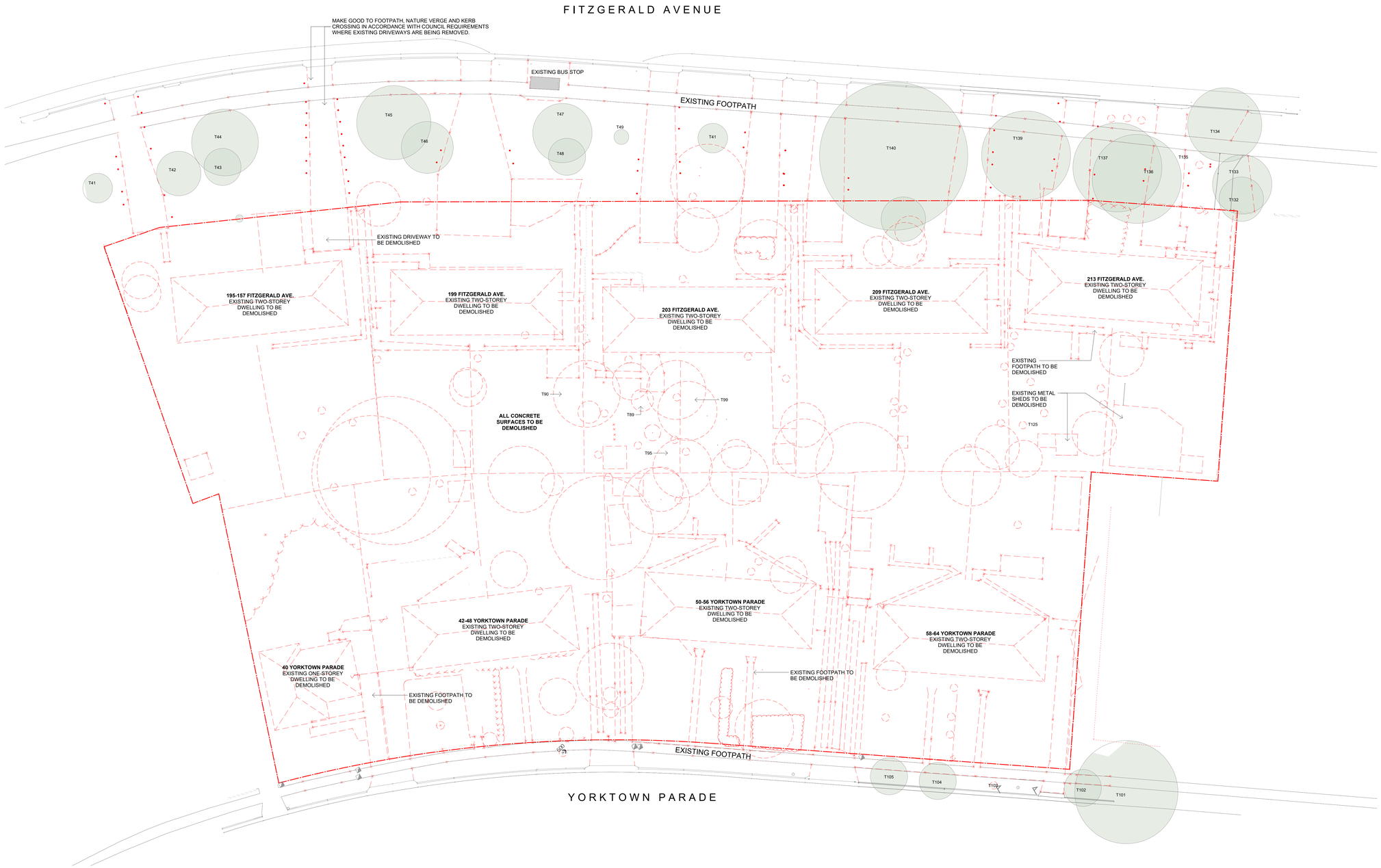

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	3			

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Maroubra NSW 2035
Country: Gadigal

Drawing Name: DEMOLITION PLAN - LEVEL 00

Date	Scale	Sheet Size
2024-10-003	1 : 200	@ A0
Drawn	Chk.	Job No.
Author	Checker	6962
Drawing No.		Revision
DA-0252		/ A

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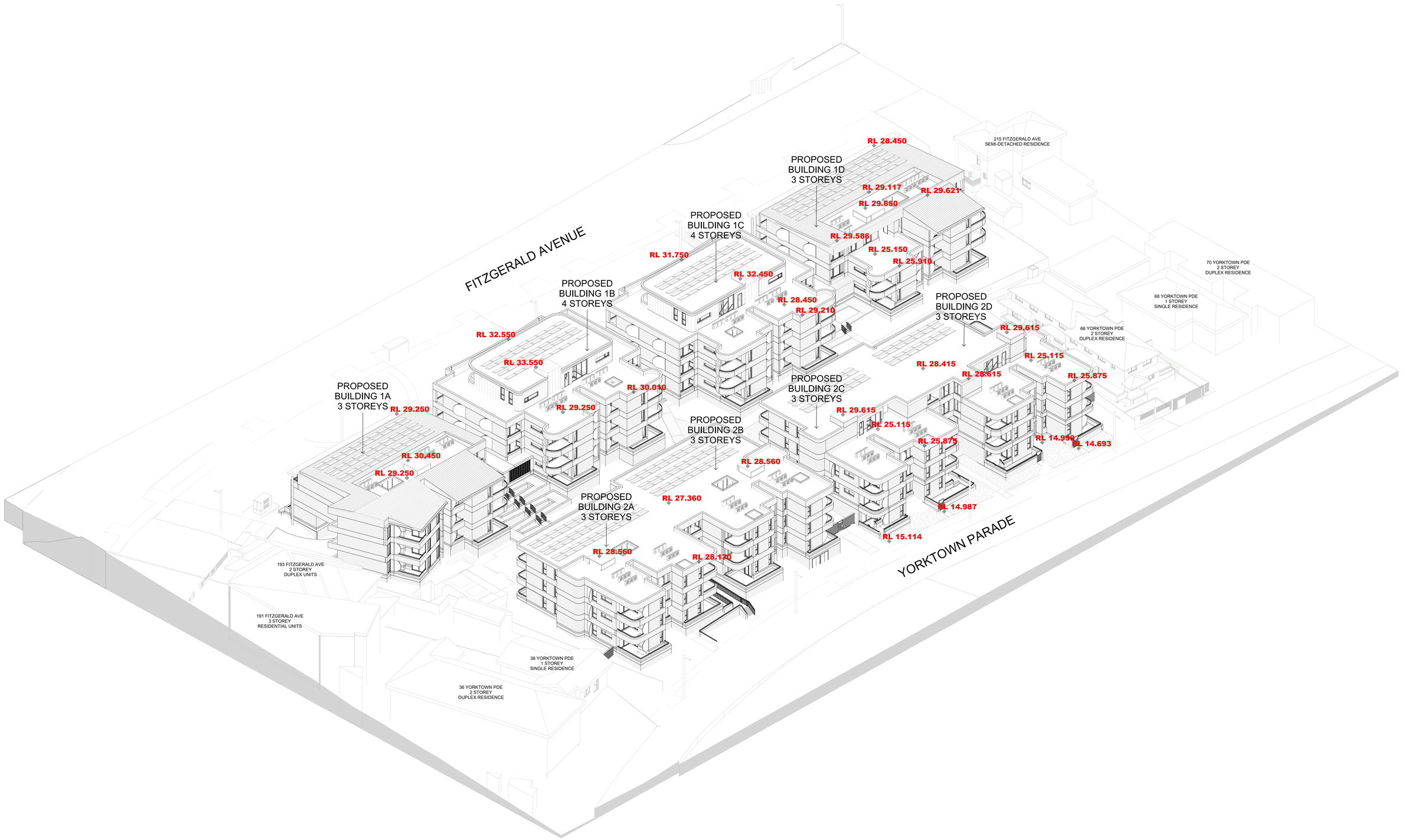

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FOR INFORMATION

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT / Homes NSW

Project: 6962 - MAROUBRA

195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: 3D OVERALL AXONOMETRIC - SHEET 1

Date	Scale	Sheet Size
2024-10-003		@ A0
Drawn	Chk.	Job No.
Author	Checker	6962
Drawing No.		Revision
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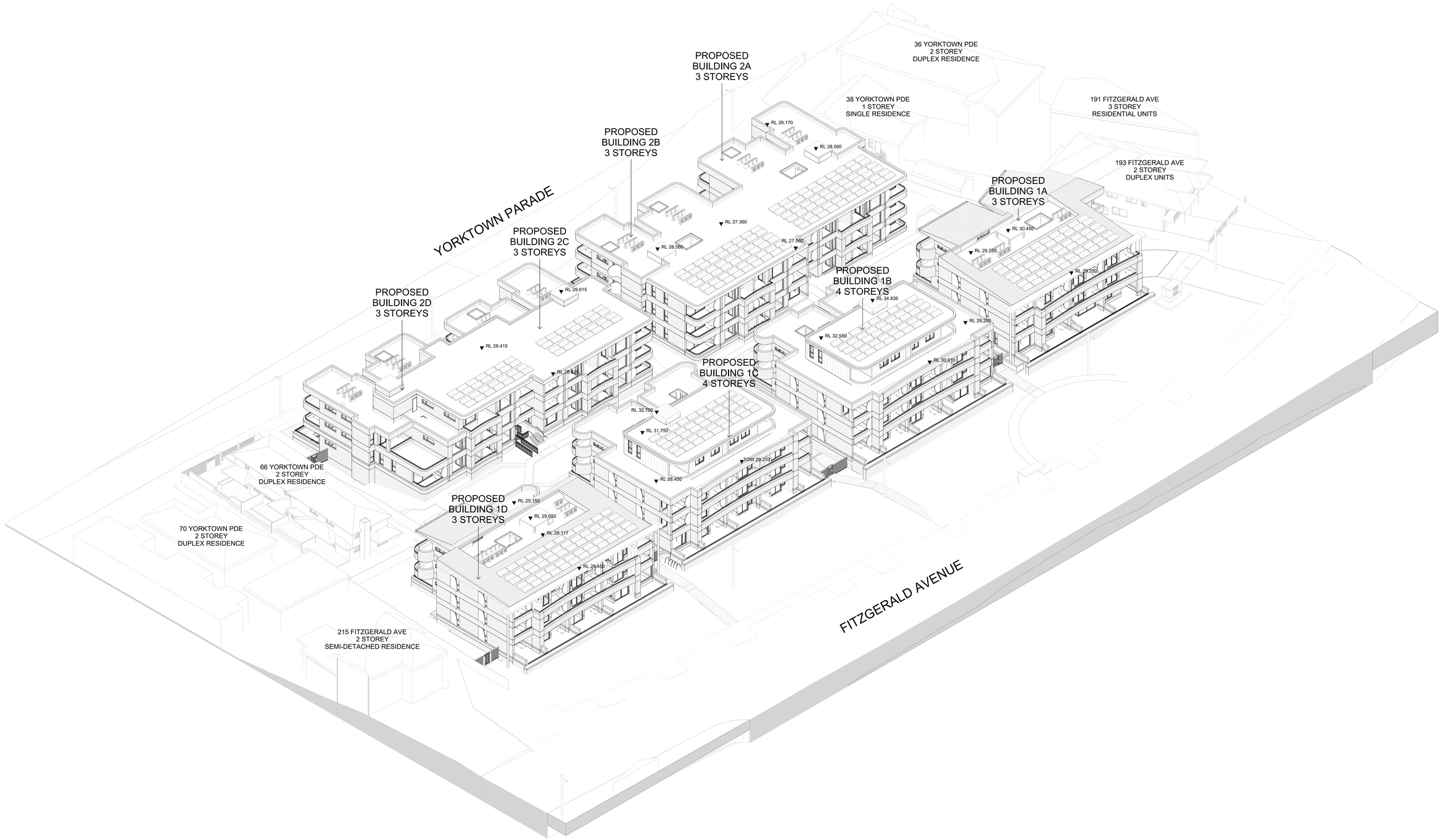

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT — Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: 3D OVERALL AXONOMETRIC - SHEET 2

Date	Scale	Sheet Size
2024-10-003		@ A0
Drawn	Chk.	Job No.
Author	Checker	6962
Drawing No.		Revision
DA-0802		/ A

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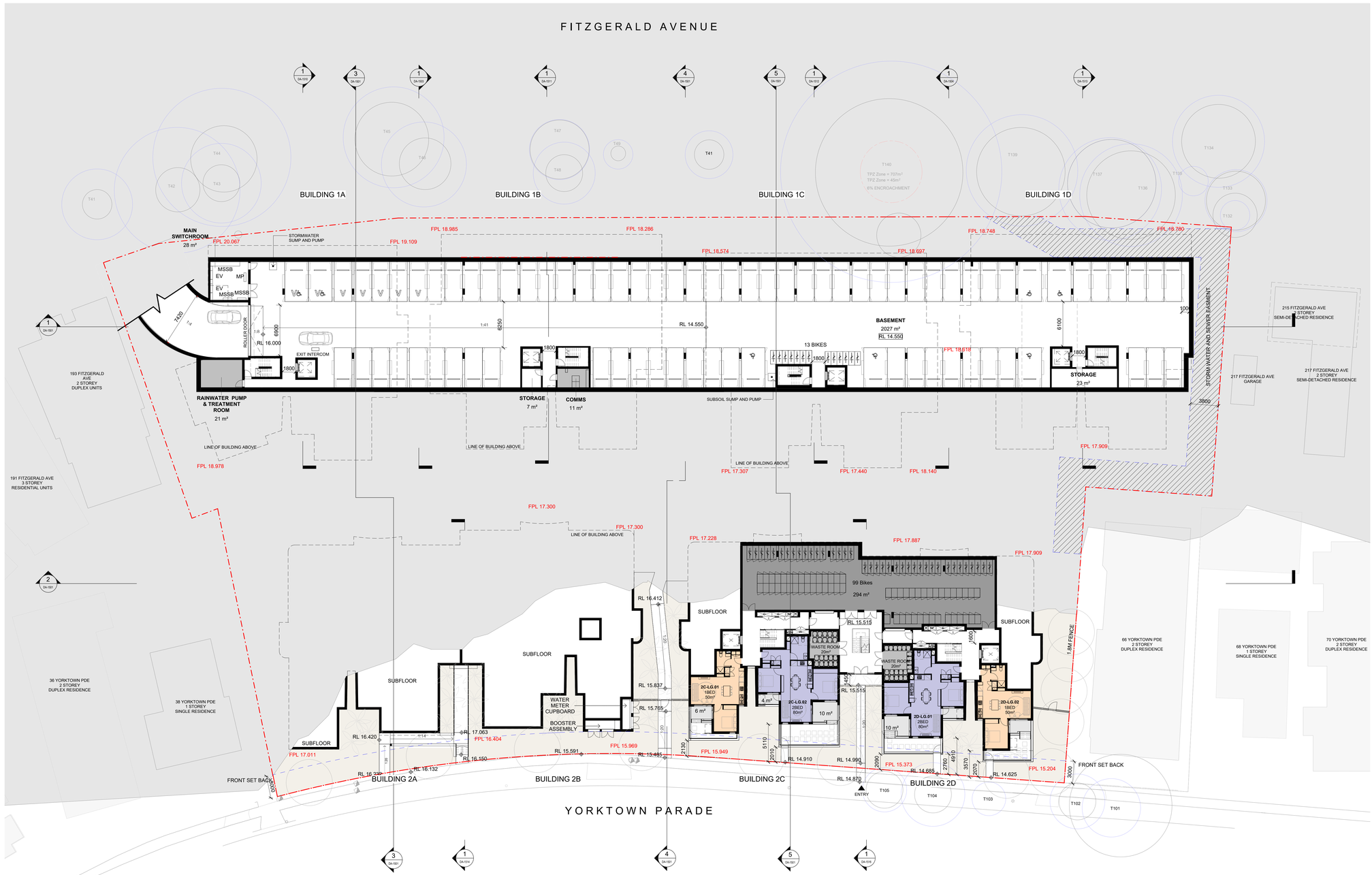

TOTAL BIKE NUMBERS

BUILDING 1A	G	Residential - 4
BUILDING 1B	G	Residential - 4
BUILDING 1C	LG	Residential - 13
	G	Residential - 4
BUILDING 1D	G	Residential - 4
BUILDING 2C-D	LG	Residential - 99
	G	Residential - 16
		Residential - 144

TOTAL VISITOR BIKE NUMBERS

BUILDING 1C	G	Visitor - 1
BUILDING 2A-B	G	Visitor - 14
		Visitor - 15

TOTAL PARKING NUMBERS

RESIDENTIAL PARKING	Standard - 70
	Accessible - 7
RESIDENTIAL TOTAL	77

KEY

- PARKING / SERVICES
- 1 BED
- 2 BED
- 3 BED
- BALCONY
- TREE PROTECTION ZONE (TPZ)
- ENCROAACHMENT ONTO TPZ

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
	2024-08-02	FOR INFORMATION		
	2024-08-08	FOR INFORMATION		
	2024-08-28	FOR INFORMATION		
	2024-09-10	FOR INFORMATION		
	2024-09-13	FOR INFORMATION		
	2024-09-23	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
	3			

Client: NSW GOVERNMENT, Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue & 40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: FLOOR PLAN - LOWER GROUND

Date	Scale	Sheet Size
2024-10-003	As indicated	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
DA-1002		/ A

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KEY

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- BALCONY
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1:100 @A0

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	2024-08-28	FOR INFORMATION		
	2024-09-10	FOR INFORMATION		
	2024-09-13	FOR INFORMATION		
	2024-09-23	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
	3			

Client: NSW GOVERNMENT / Homes NSW

Project: 6962 - MAROUBRA
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Maroubra NSW 2035
Country: Gadigal

Drawing Name: FLOOR PLAN - GROUND

Date	Scale	Sheet Size
2024-10-003	1 : 200	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
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KEY

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	2024-09-13	FOR INFORMATION		
	2024-09-23	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT — Homes NSW

Project: 6962 - MAROUBRA
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Maroubra NSW 2035
Country: Gadigal

Drawing Name: FLOOR PLAN - LEVEL 01

Date	Scale	Sheet Size
2024-10-003	1 : 200	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
DA-1004		/ A

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	2024-08-28	FOR INFORMATION		
	2024-09-13	FOR INFORMATION		
	2024-09-23	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
	3			

Client: NSW GOVERNMENT, Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue & 40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: FLOOR PLAN - LEVEL 02

Date	Scale	Sheet Size
2024-10-003	1 : 200	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
DA-1005		/ A

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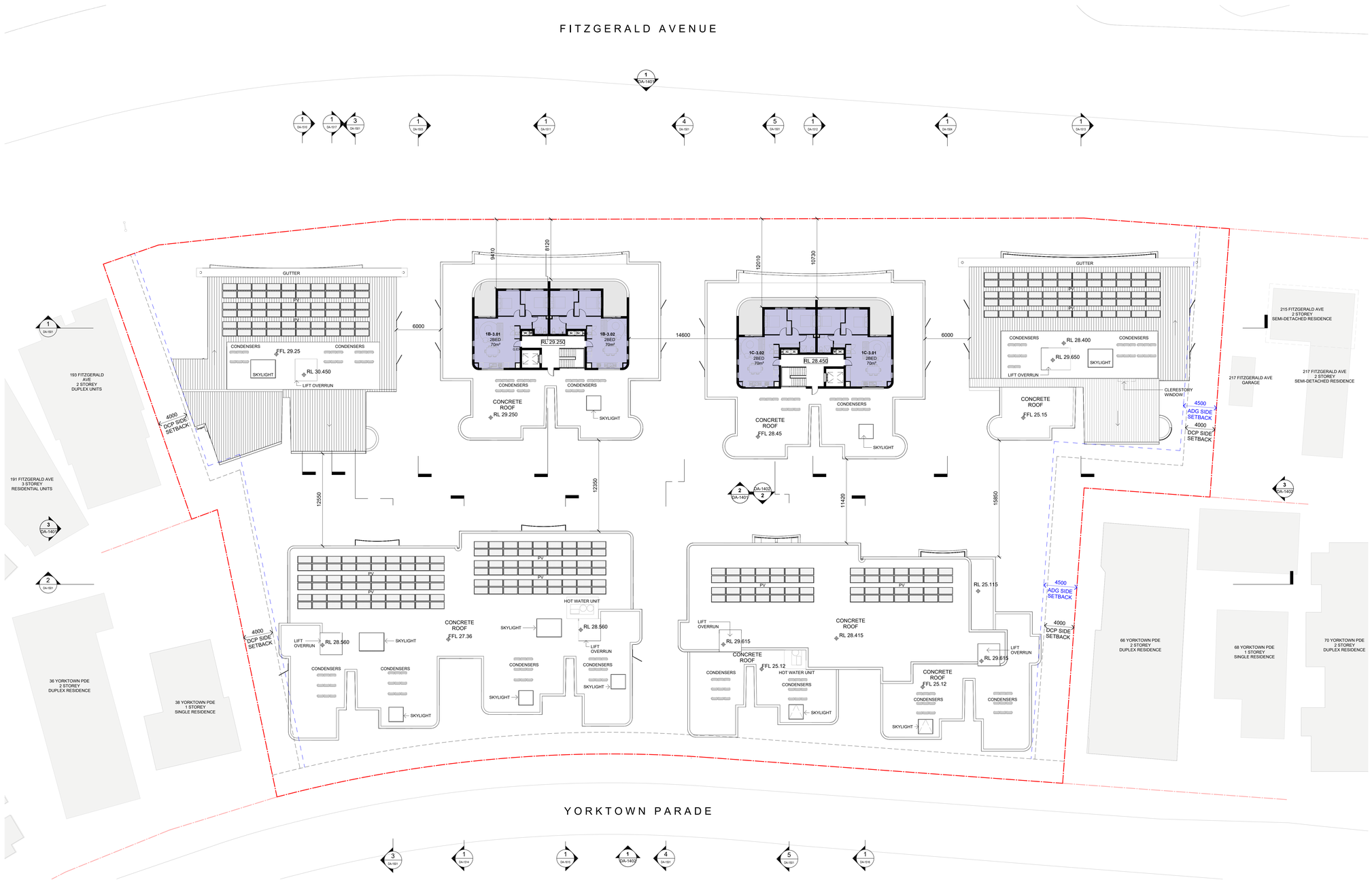

KEY

- PARKING / SERVICES
- 1 BED
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- 3 BED
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Client: NSW GOVERNMENT, Homes NSW

Project: 6962 - MAROUBRA
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Country: Gadigal

Drawing Name: FLOOR PLAN - LEVEL 03

Date	Scale	Sheet Size
2024-10-003	1 : 200	@ A0
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MV	SH	6962
Drawing No.		Revision
DA-1006		/ A

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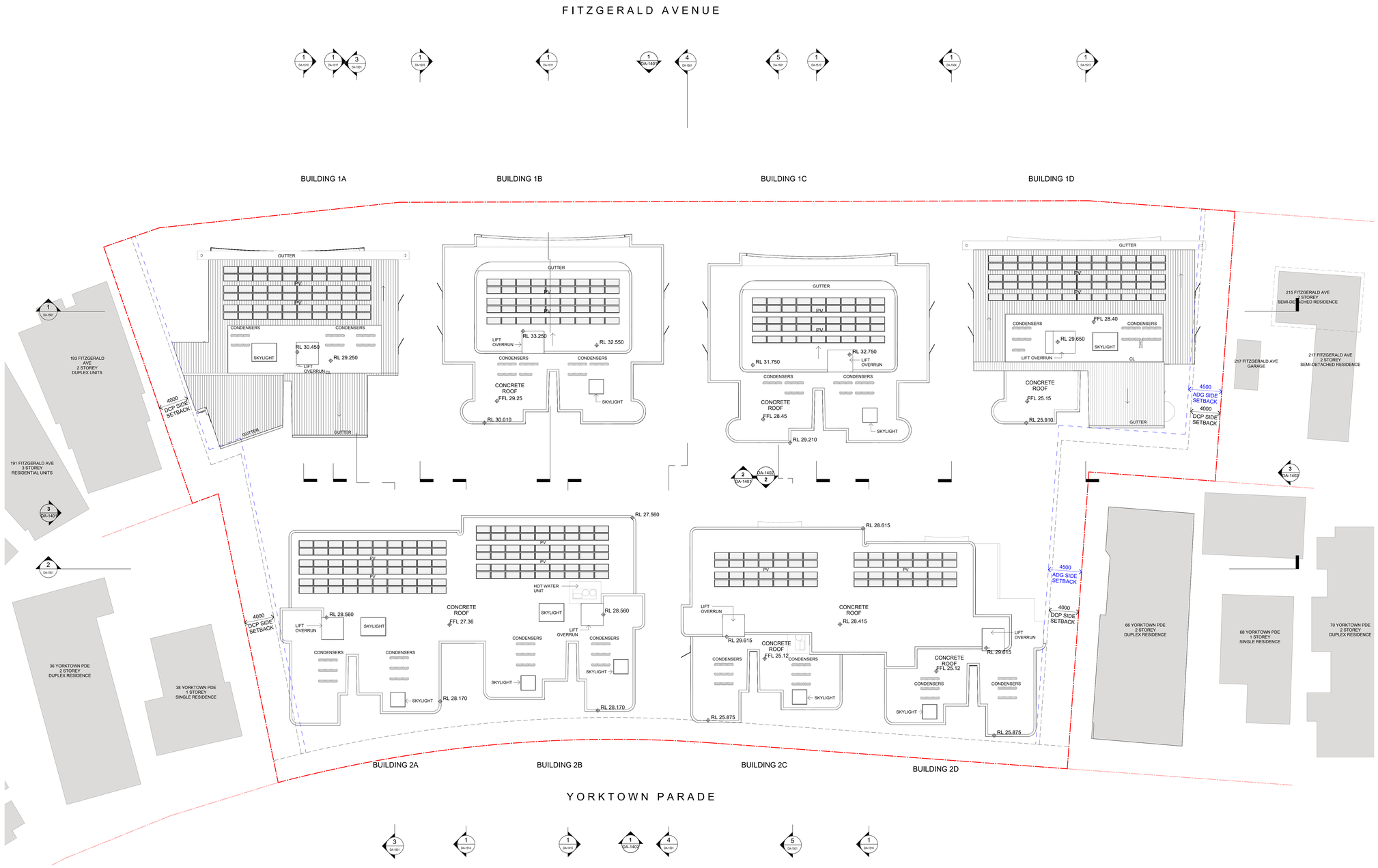

KEY

- PARKING / SERVICES
- 1 BED
- 2 BED
- 3 BED
- BALCONY
- TREE PROTECTION ZONE (TPZ)
- ENCROACHMENT ONTO TPZ

1 PLAN
DA-1010 - ROOF Copy 1
SCALE 1 : 200

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	2024-08-28	FOR INFORMATION		
	2024-09-23	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
	3			

Client: NSW GOVERNMENT, Homes NSW

Project: 6962 - MAROUBRA
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Country: Gadigal

Drawing Name: FLOOR PLAN - ROOF

Date	Scale	Sheet Size
2024-10-003	1 : 200	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
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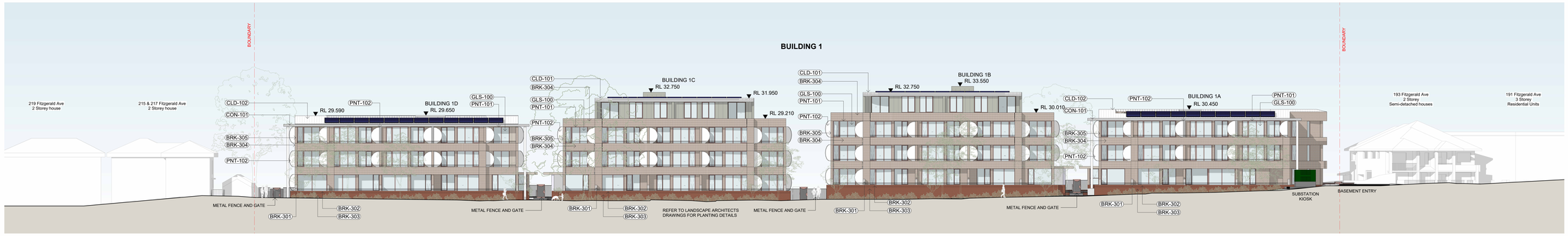
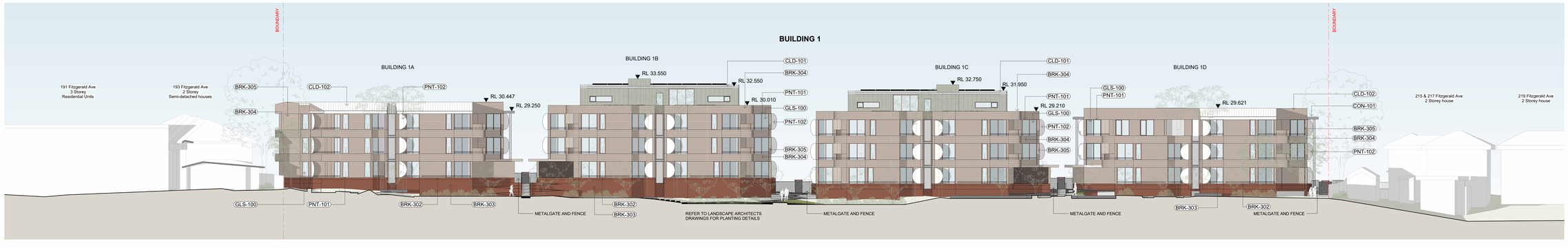
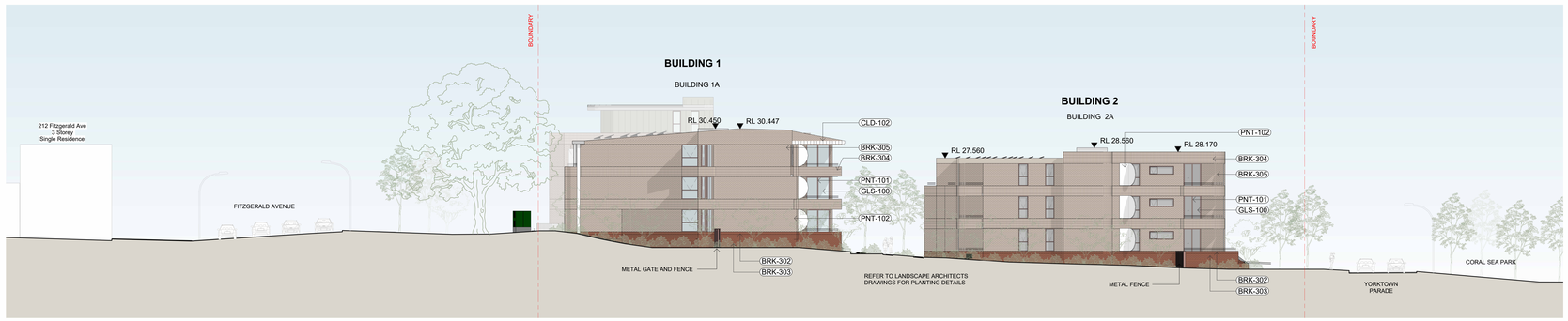


1 ELEVATION
BUILDING 1 NORTH (FITZGERALD AVENUE)
SCALE 1 : 200

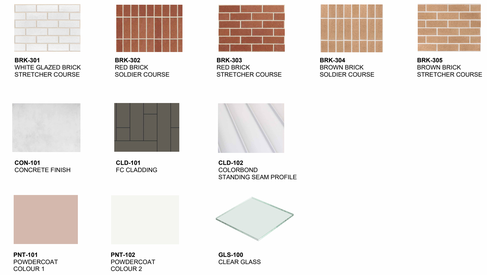


2 ELEVATION
BUILDING 1 SOUTH
SCALE 1 : 200



3 ELEVATION
WEST ELEVATION
SCALE 1 : 200

EXTERNAL FINISHES LEGEND



BRK-301 WHITE GLAZED BRICK STRETCHER COURSE
BRK-302 RED BRICK SOLDIER COURSE
BRK-303 RED BRICK STRETCHER COURSE
BRK-304 BROWN BRICK SOLDIER COURSE
BRK-305 BROWN BRICK STRETCHER COURSE
CON-101 CONCRETE FINISH
CLD-101 FC CLADDING
CLD-102 COLORBOND STANDING SEAM PROFILE
PNT-101 POWDERCOAT COLOUR 1
PNT-102 POWDERCOAT COLOUR 2
GLS-100 CLEAR GLASS

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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	2024-08-06	FOR INFORMATION		
	2024-08-08	FOR INFORMATION		
	2024-08-28	FOR INFORMATION		
	2024-09-23	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: ELEVATIONS - SHEET 1

Date	Scale	Sheet Size
2024-10-003	1 : 200	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
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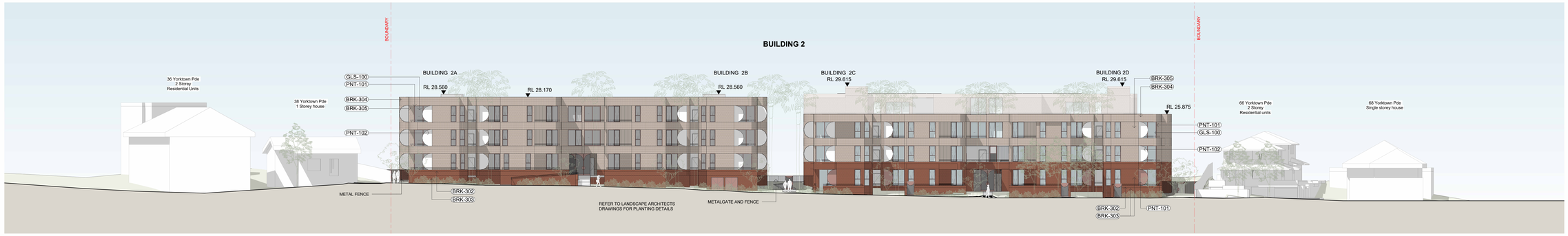
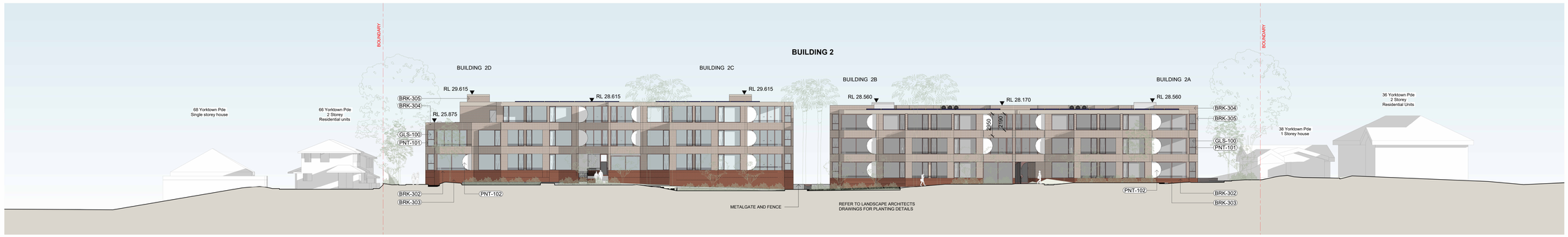
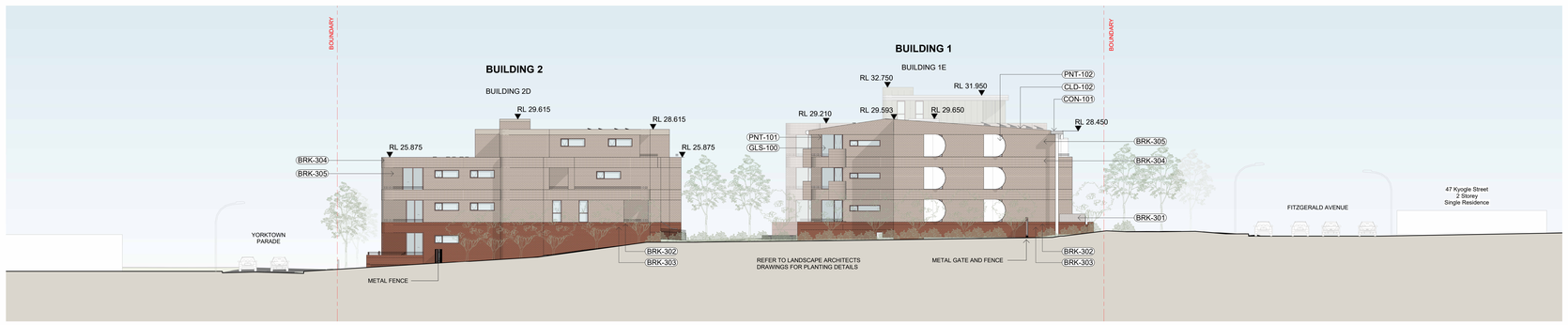


1 ELEVATION
BUILDING 2 SOUTH (YORKTOWN PARADE)
SCALE 1 : 200



2 ELEVATION
BUILDING 2 NORTH
SCALE 1 : 200



3 ELEVATION
EAST ELEVATION
SCALE 1 : 200

EXTERNAL FINISHES LEGEND

BRK-301
WHITE GLAZED BRICK
STRETCHER COURSE

BRK-302
RED BRICK
SOLDIER COURSE

BRK-303
RED BRICK
STRETCHER COURSE

BRK-304
BROWN BRICK
SOLDIER COURSE

BRK-305
BROWN BRICK
STRETCHER COURSE

CON-101
CONCRETE FINISH

CLD-101
FC CLADDING

CLD-102
COLORBOND
STANDING SEAM PROFILE

PNT-101
POWDERCOAT
COLOUR 1

PNT-102
POWDERCOAT
COLOUR 2

GLS-100
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1:200 @A0

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk
	2024-08-06	FOR INFORMATION		
	2024-08-08	FOR INFORMATION		
	2024-08-28	FOR INFORMATION		
	2024-09-23	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client
NSW GOVERNMENT
Homes NSW

Project
6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name
ELEVATIONS - SHEET 2

Date	Scale	Sheet Size
2024-10-003	1 : 200	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
DA-1402		/ A

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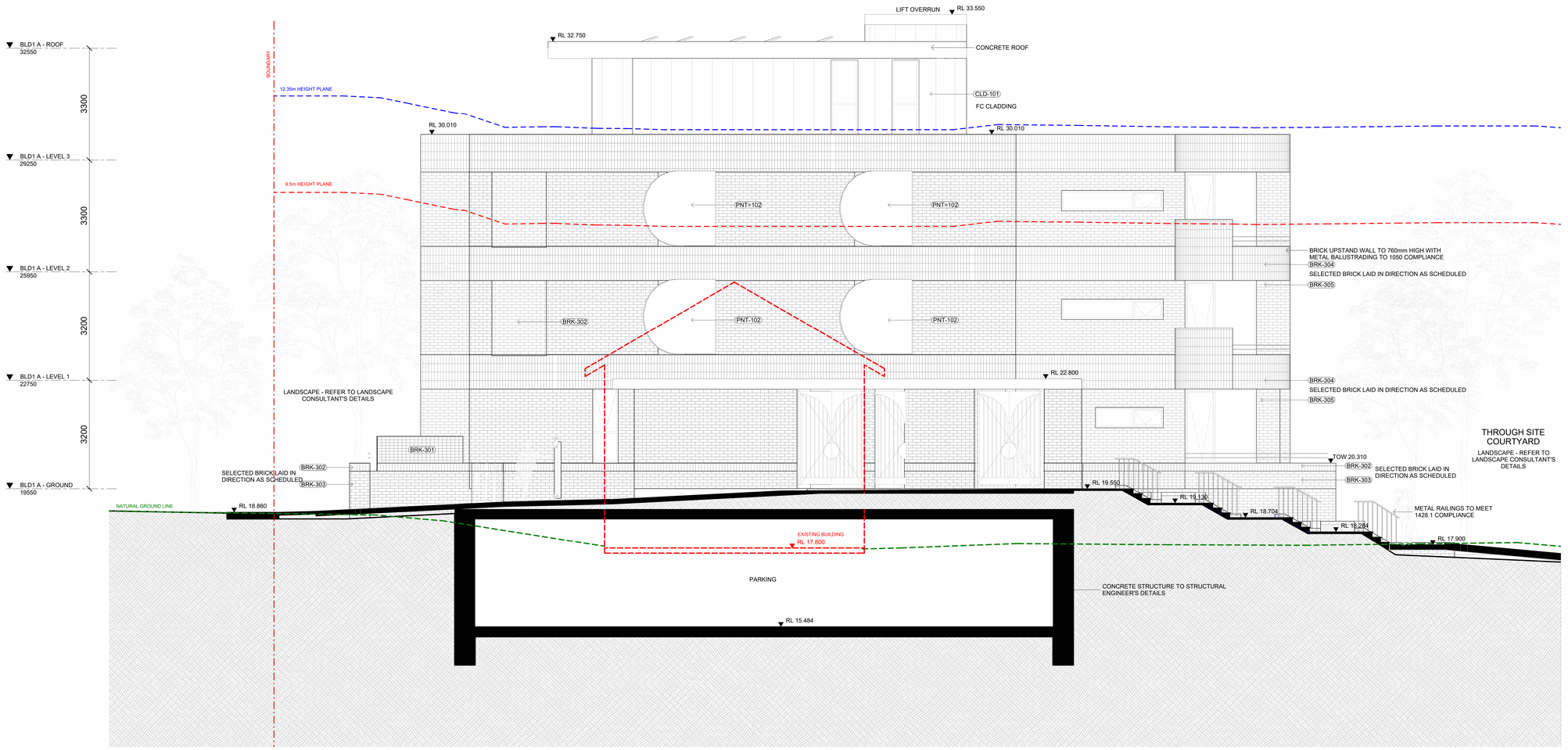

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	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
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Project
6962 - MAROUBRA
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Maroubra NSW 2035
Country: Gadigal

Drawing Name
BUILDING 1 - CORE 1A-B - ENTRY

Date	Scale	Sheet Size
2024-10-003	1 : 50	@ A0
Drawn	Chk.	Job No.
MM	SH	6962
Drawing No.		Revision
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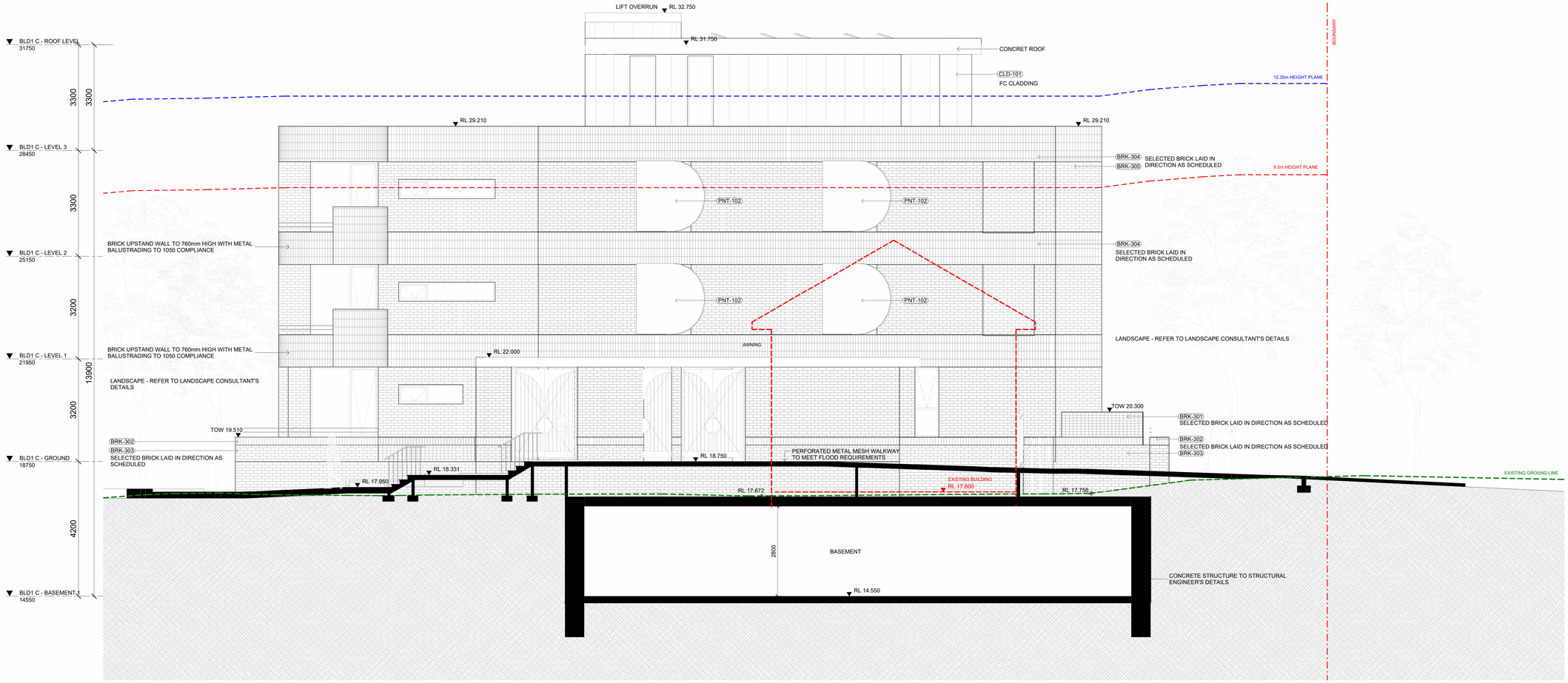

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	2024-08-28	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT Homes NSW

Project: 6962 - MAROUBRA
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Country: Gadigal

Drawing Name: BUILDING 1 - CORE 1C-D - ENTRY

Date	Scale	Sheet Size
2024-10-003	1 : 50	@ A0
Drawn	Chk.	Job No.
MM	SH	6962
Drawing No.		Revision
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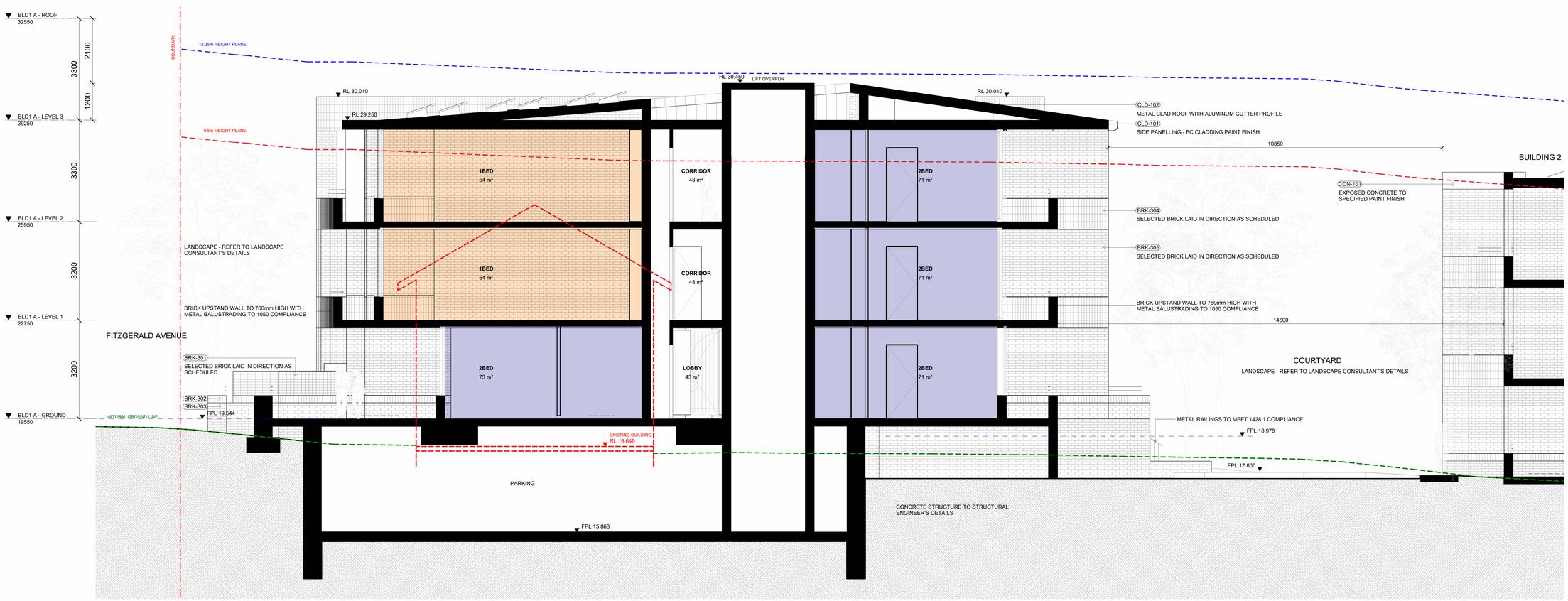

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	2024-08-28	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
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Client
NSW GOVERNMENT
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Project
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195-213 Fitzgerald Avenue &
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Maroubra NSW 2035
Country: Gadigal

Drawing Name
BUILDING 1 - CORE 1A

Date	Scale	Sheet Size
2024-10-003	1 : 50	@ A0
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Drawing No.		Revision
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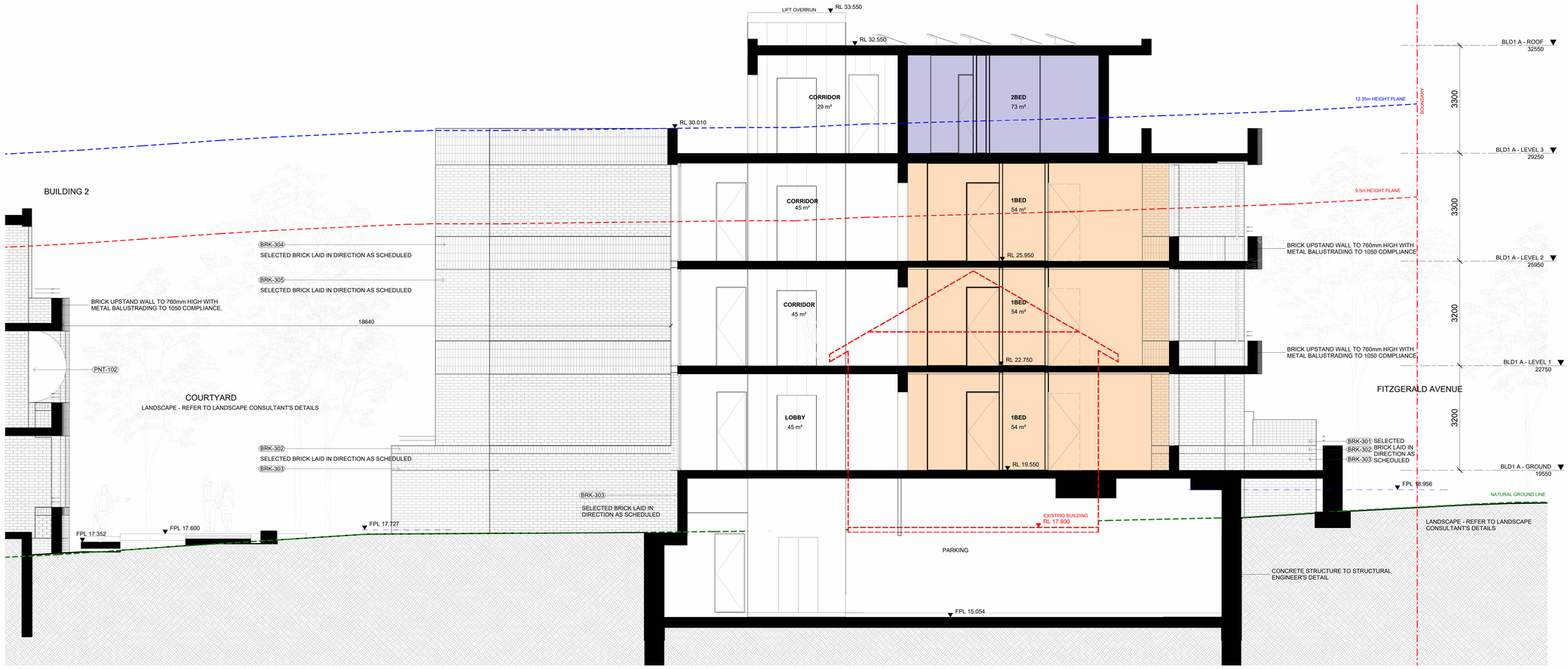

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	2024-08-28	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT — Homes NSW

Project: 6962 - MAROUBRA
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Maroubra NSW 2035
Country: Gadigal

Drawing Name: BUILDING 1 - CORE 1B

Date	Scale	Sheet Size
2024-10-003	1 : 50	@ A0
Drawn	Chk.	Job No.
MM	SH	6962
Drawing No.		Revision
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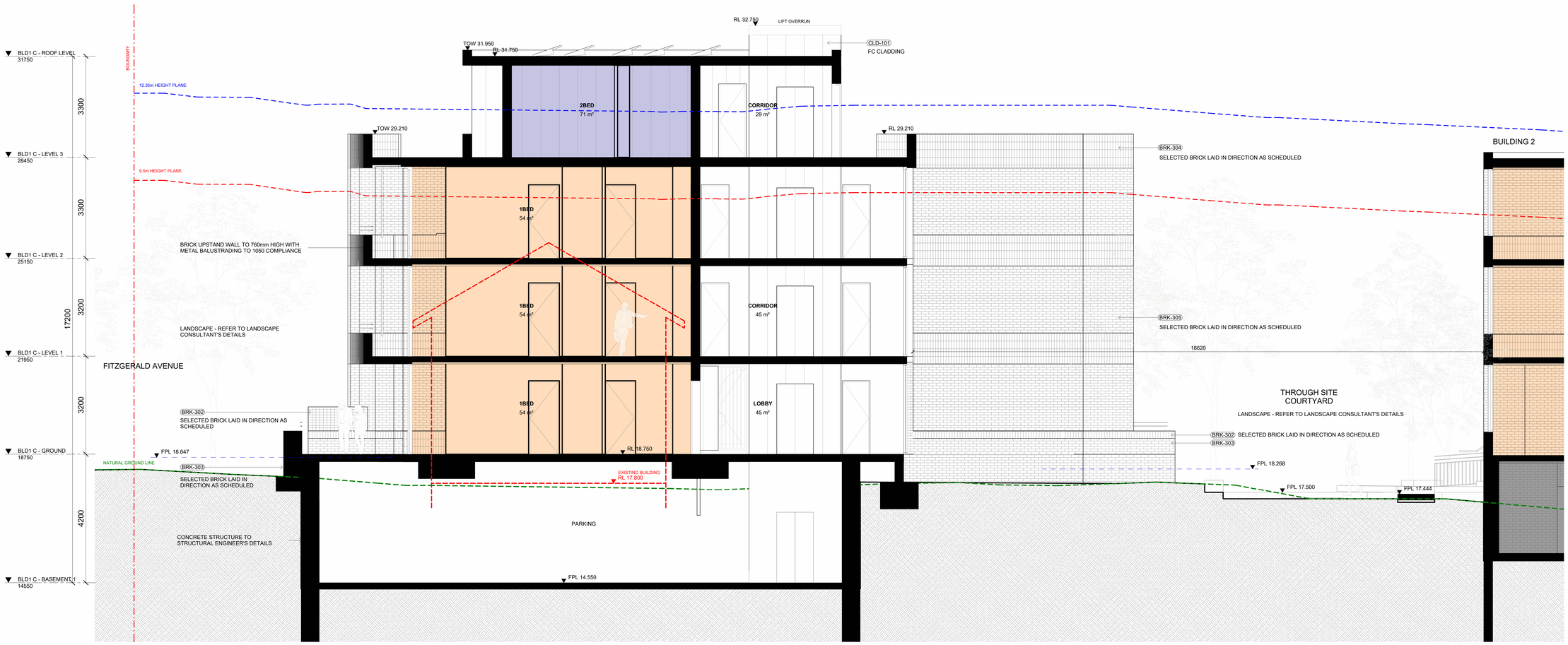

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	2024-08-28	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
	3			

Client
NSW GOVERNMENT
Homes NSW

Project
6962 - MAROUBRA
195-213 Fitzgerald Avenue &
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Maroubra NSW 2035
Country: Gadigal

Drawing Name
BUILDING 1 - CORE 1C

Date	Scale	Sheet Size
2024-10-003	1 : 50	@ A0
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MM	SH	6962
Drawing No.		Revision
DA-1512		/ A

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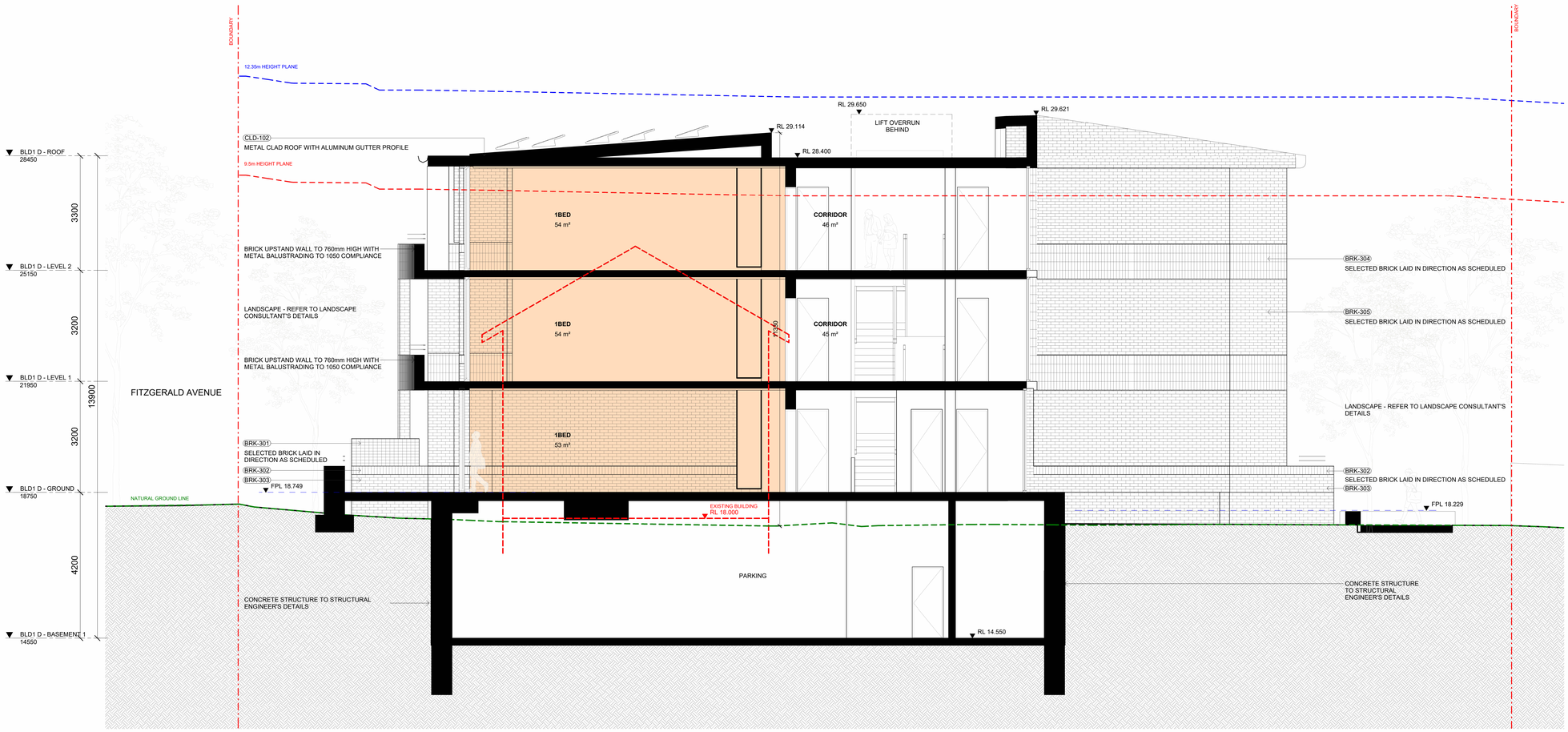

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1				

Client: NSW GOVERNMENT Homes NSW

Project: 6962 - MAROUBRA
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Maroubra NSW 2035
Country: Gadigal

Drawing Name: BUILDING 1 - CORE 1D

Date	Scale	Sheet Size
2024-10-003	1 : 50	@ A0
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Drawing No.		Revision
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BUILDING 2

BOUNDARY

12.35m HEIGHT PLANE

9.5m HEIGHT PLANE

BLD2 A - LIFT OVERRUN 28560
BLD2 A - ROOF 27360
BLD2 A - LEVEL 2 24060
BLD2 A - LEVEL 1 20860
BLD2 A - GROUND 17660

1200
3300
3200
10900
3200

RL 28.170
RL 28.560
RL 27.360
RL 27.560
RL 24.060
RL 20.860

BRK-304
SELECTED BRICK LAID IN DIRECTION AS SCHEDULED

LIFT OVERRUN BEHIND

BRICK UPSTAND WALL TO 760mm HIGH WITH METAL BALUSTRADING TO 1050 COMPLIANCE

BRK-305
SELECTED BRICK LAID IN DIRECTION AS SCHEDULED

2BED
71 m²

2BED
71 m²

COURTYARD
LANDSCAPE - REFER TO LANDSCAPE CONSULTANT'S DETAILS

LANDSCAPE - REFER TO LANDSCAPE CONSULTANT'S DETAILS

BRK-302
BRK-303
SELECTED BRICK LAID IN DIRECTION AS SCHEDULED

TOW 18.420

METAL RAILINGS TO MEET 1428.1 COMPLIANCE

LOBBY
39 m²

COMMUNAL SPACE
33 m²

FPL 17.660

FPL 17.583

NATURAL GROUND LINE

YORKTOWN PARADE

FPL 16.982

FPL 17.063

FPL 16.150

RL 17.000
EXISTING BUILDING

OSD

RWT

CONCRETE STRUCTURE TO STRUCTURAL ENGINEER'S DETAILS

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	2024-08-28	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
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Country: Gadigal

Drawing Name: BUILDING 2 - CORE 2A

Date	Scale	Sheet Size
2024-10-003	1 : 50	@ A0
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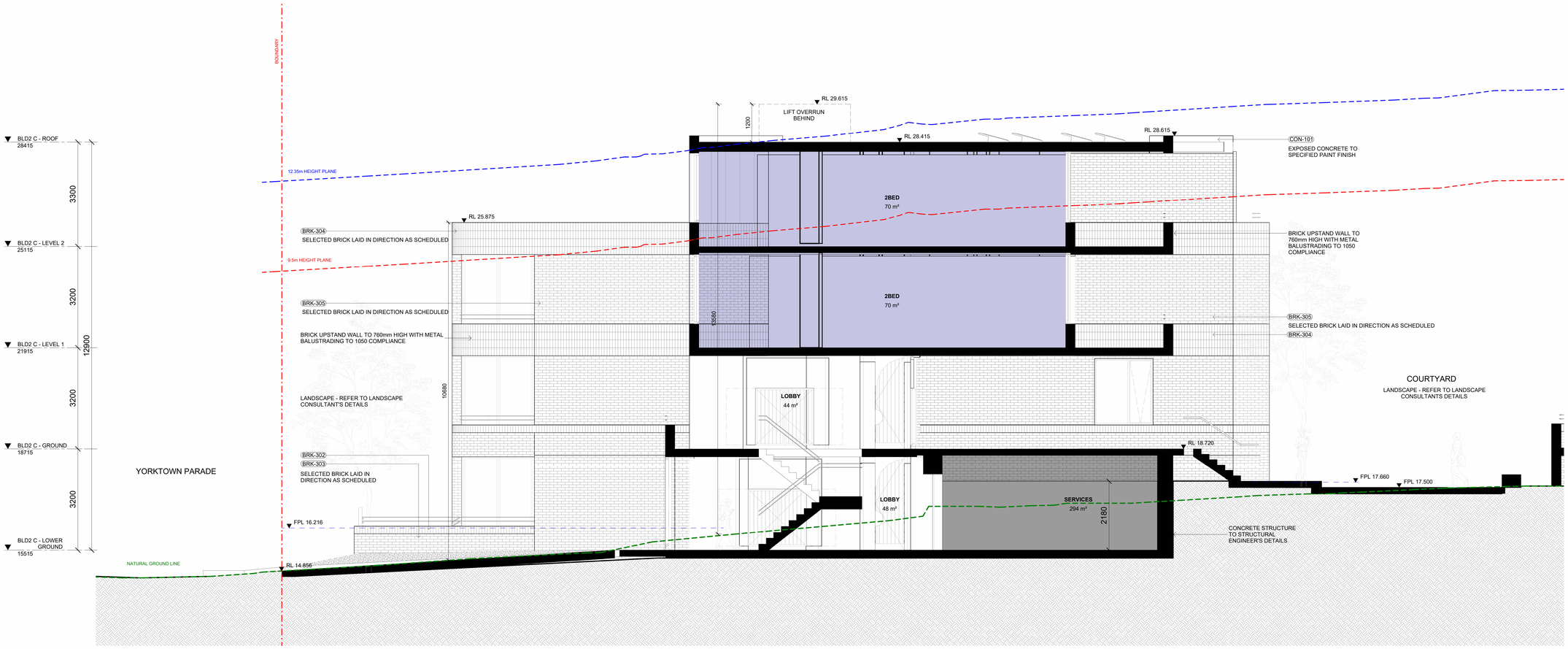

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	2024-08-28	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT Homes NSW

Project: 6962 - MAROUBRA
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Maroubra NSW 2035
Country: Gadigal

Drawing Name: BUILDING 2 - CORE 2C

Date	Scale	Sheet Size
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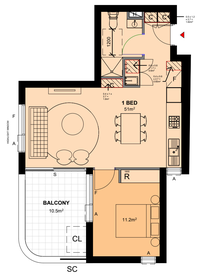
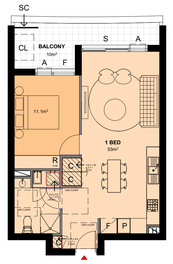
TOTAL STORAGE : 5.15m³



TOTAL STORAGE : 4.03m³



TOTAL STORAGE : 4.03m³



TOTAL STORAGE : 4.43m³

1 PLAN
1 BED - TYPE A



INTERNAL STORAGE : 4.23m³
EXTERNAL STORAGE : 4m³

TOTAL: 8.23m³

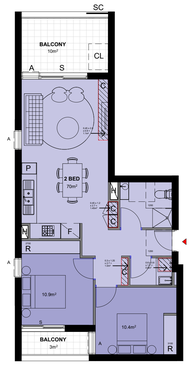
2 PLAN
1 BED - TYPE B



INTERNAL STORAGE : 4.47m³
EXTERNAL STORAGE : 4m³

TOTAL: 8.23m³

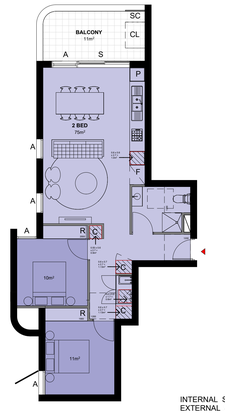
3 PLAN
1 BED - TYPE C



INTERNAL STORAGE : 4.15m³
EXTERNAL STORAGE : 4m³

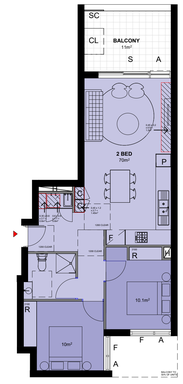
TOTAL: 8.05m³

4 PLAN
1 BED - TYPE D



INTERNAL STORAGE : 4.23m³
EXTERNAL STORAGE : 4m³

TOTAL: 8.23m³



INTERNAL STORAGE : 4.09m³
EXTERNAL STORAGE : 4m³

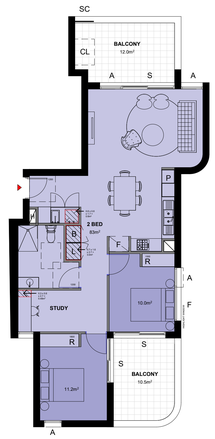
TOTAL: 8m³



INTERNAL STORAGE : 4.86m³
EXTERNAL STORAGE : 4m³

TOTAL: 8.86m³

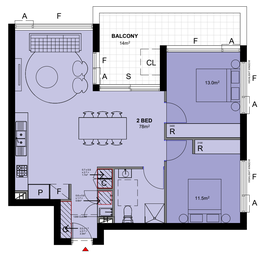
5 PLAN
2 BED - TYPE A1



INTERNAL STORAGE : 4.08m³
EXTERNAL STORAGE : 4m³

TOTAL: 8.08m³

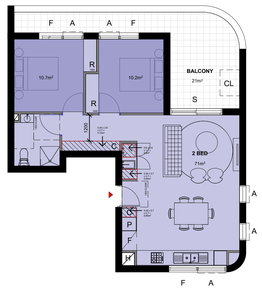
6 PLAN
2 BED - TYPE A2



INTERNAL STORAGE : 4.6m³
EXTERNAL STORAGE : 4m³

TOTAL: 8.6m³

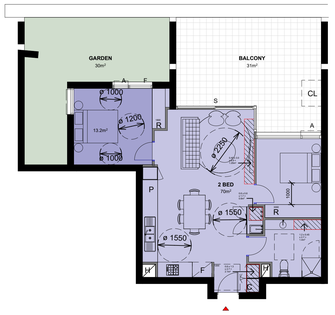
7 PLAN
2 BED - TYPE B



INTERNAL STORAGE : 5.45m³
EXTERNAL STORAGE : 4m³

TOTAL: 9.45m³

8 PLAN
2 BED - TYPE C



INTERNAL STORAGE : 5.35m³
EXTERNAL STORAGE : 4m³

TOTAL: 9.35m³



INTERNAL STORAGE : 6.45m³
EXTERNAL STORAGE : 4m³

TOTAL: 10.45m³

9 PLAN
2 BED - TYPE D

10 PLAN
2 BED - TYPE E



INTERNAL STORAGE : 9.73m³
EXTERNAL STORAGE : 4m³

TOTAL: 13.73m³

11 PLAN
2 BED - TYPE F

12 PLAN
2 BED - TYPE G

13 PLAN
2 BED - TYPE H

14 PLAN
3 BED - TYPE A

15 PLAN
3 BED - TYPE B

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0 1 2 5m
1:100 @A0

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk
	2024-08-02	FOR INFORMATION		
	2024-08-08	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT — Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: APARTMENT TYPES

Date	Scale	Sheet Size
2024-10-003	1 : 100	@ A0
Drawn	Chk.	Job No.
RGB	SH	6962
Drawing No.		Revision
DA-4050		/ A

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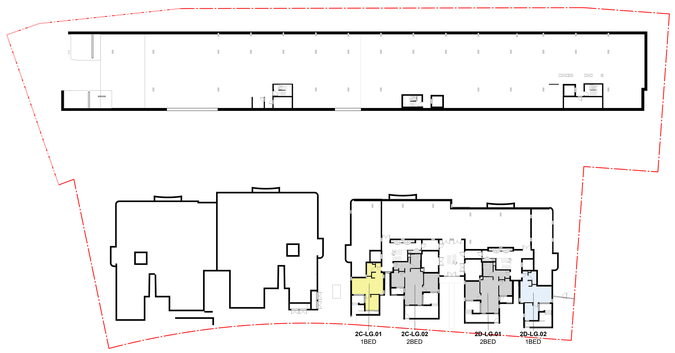
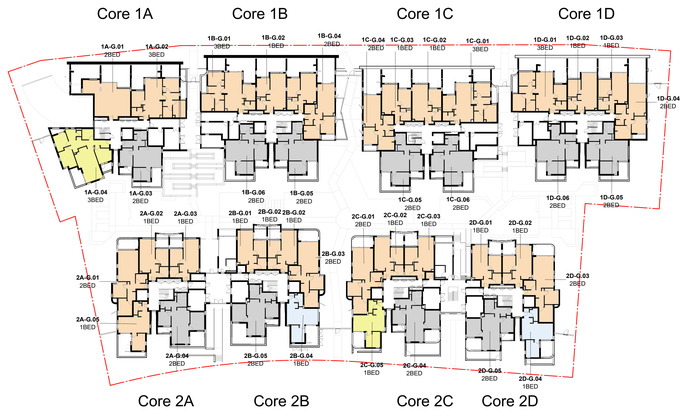
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
http://www.hero-software.com.au/pdf/HR-WD187O-01



1 PLAN
BASEMENT SOLAR 9.00-15.00
SCALE 1 : 500

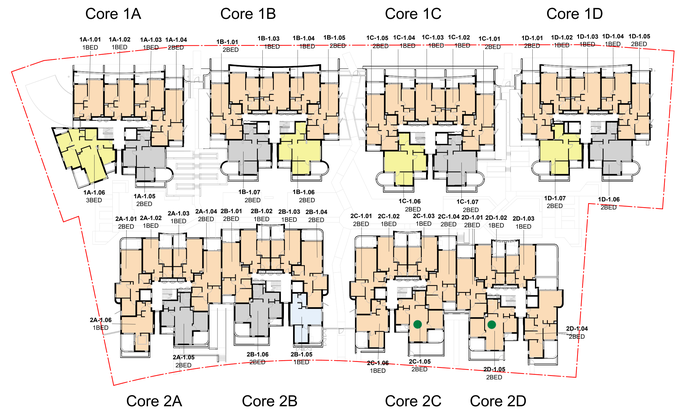
FITZGERALD AVENUE
BUILDING 1



BUILDING 2
YORKTOWN PARADE

2 PLAN
GROUND SOLAR 9.00-15.00
SCALE 1 : 500

FITZGERALD AVENUE
BUILDING 1



BUILDING 2
YORKTOWN PARADE

3 PLAN
LEVEL 1 SOLAR 9.00-15.00
SCALE 1 : 500

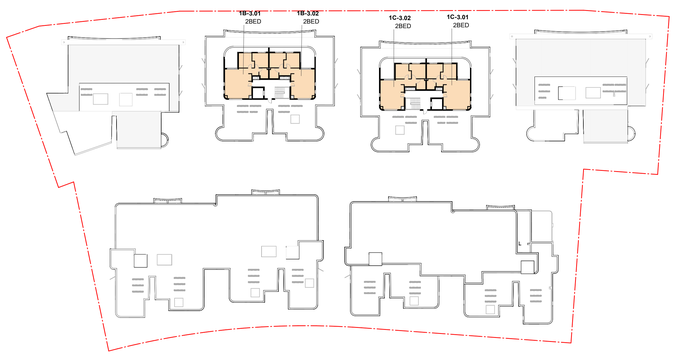
FITZGERALD AVENUE
BUILDING 1



BUILDING 2
YORKTOWN PARADE

4 PLAN
LEVEL 2 SOLAR 9.00-15.00
SCALE 1 : 500

FITZGERALD AVENUE
BUILDING 1



BUILDING 2
YORKTOWN PARADE

5 PLAN
LEVEL 3 SOLAR 9.00-15.00
SCALE 1 : 500

2 HOURS = 112 UNITS
76% SOLAR

0 HOURS = 19 UNITS
13% NO SOLAR

LEGEND

- MIN 2 HOURS SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM
- 15 MINUTES TO 1.5 HOURS SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM
- MAX 10 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM
- LESS THAN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM
- MIN 2 HOURS SUNLIGHT ACHIEVED VIA SKYLIGHT

ADG DESIGN CRITERIA

- LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID WINTER.

- A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER.

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1:100 @A0

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
	2024-08-08	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT — Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: COMPLIANCE DRAWINGS - SOLAR

Date	Scale	Sheet Size
2024-10-003	1 : 500	@ A0
Drawn	Chk.	Job No.
MM	SH	6962
Drawing No.		Revision
DA-8001		/ A

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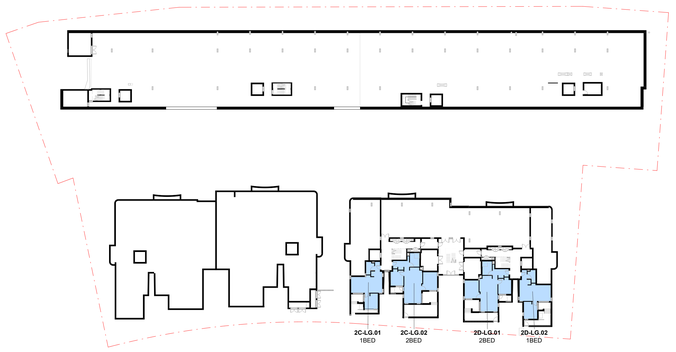


1 PLAN
BASEMENT CROSS VENTILATION
SCALE 1 : 500

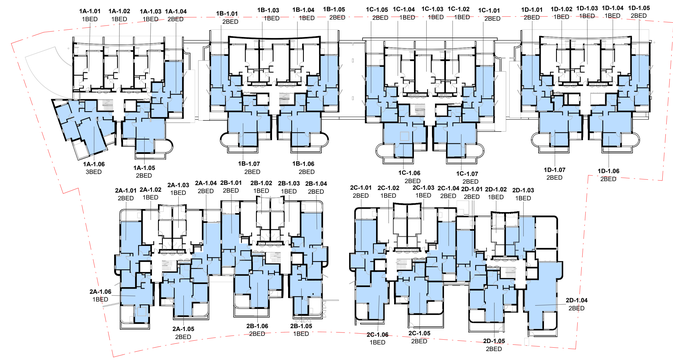
FITZGERALD AVENUE
BUILDING 1
Core 1A Core 1B Core 1C Core 1D



Core 2A Core 2B Core 2C Core 2D
BUILDING 2
YORKTOWN PARADE

2 PLAN
GROUND CROSS VENTILATION
SCALE 1 : 500

FITZGERALD AVENUE
BUILDING 1
Core 1A Core 1B Core 1C Core 1D



Core 2A Core 2B Core 2C Core 2D
BUILDING 2
YORKTOWN PARADE

3 PLAN
LEVEL 1 CROSS VENTILATION
SCALE 1 : 500

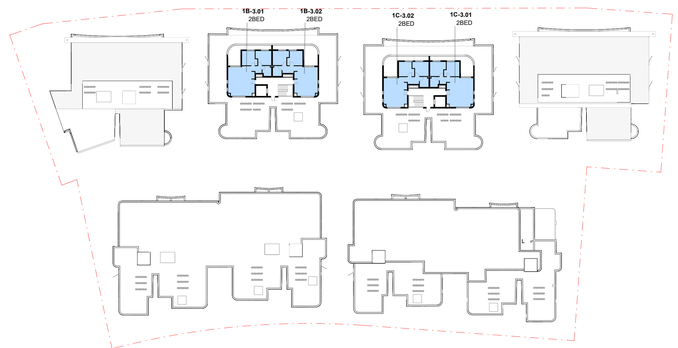
FITZGERALD AVENUE
BUILDING 1
Core 1A Core 1B Core 1C Core 1D



Core 2A Core 2B Core 2C Core 2D
BUILDING 2
YORKTOWN PARADE

4 PLAN
LEVEL 2 CROSS VENTILATION
SCALE 1 : 500

FITZGERALD AVENUE
BUILDING 1
Core 1A Core 1B Core 1C Core 1D



Core 2A Core 2B Core 2C Core 2D
BUILDING 2
YORKTOWN PARADE

5 PLAN
LEVEL 3 CROSS VENTILATION
SCALE 1 : 500

CROSS VENT = 96 UNITS
67%

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1:100 @A0

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
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	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: COMPLIANCE DRAWINGS - CROSS VENTILATION

Date	Scale	Sheet Size
2024-10-003	1 : 500	@ A0
Drawn	Chk.	Job No.
MM	SH	6962
Drawing No.		Revision
DA-8002		/ A

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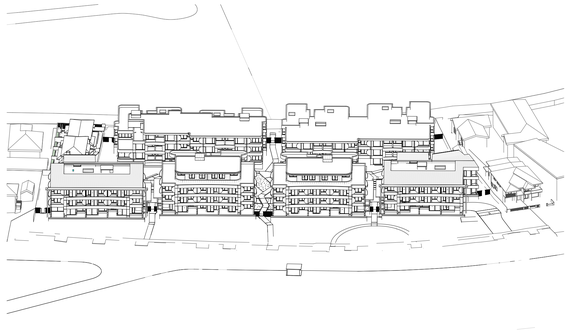
http://www.hero-software.com.au/get/HR-WD187O-01



1 PLAN
EYE OF THE SUN (WINTER SOLSTICE) 9AM -
SCALE



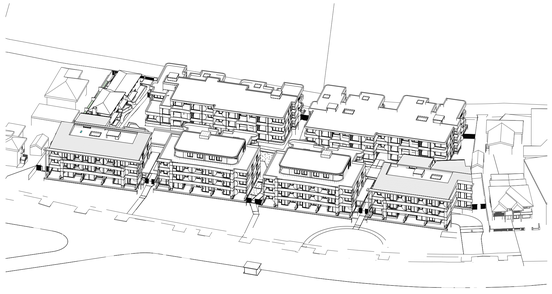
8 PLAN
SOLAR ACCESS - 21/06/2018-9.30
SCALE



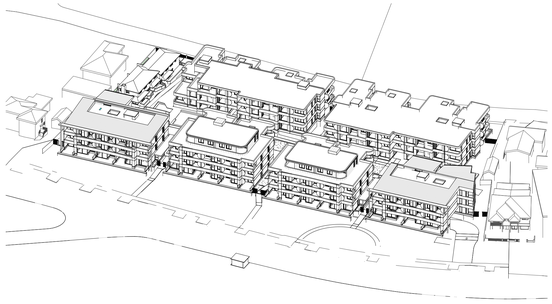
2 PLAN
EYE OF THE SUN (WINTER SOLSTICE) 10AM - EXISTING
SCALE



9 PLAN
SOLAR ACCESS - 21/06/2018-10.30
SCALE



3 PLAN
EYE OF THE SUN (WINTER SOLSTICE) 11AM - EXISTING
SCALE



10 PLAN
SOLAR ACCESS - 21/06/2018-11.30
SCALE



4 PLAN
EYE OF THE SUN (WINTER SOLSTICE) 12PM - EXISTING
SCALE



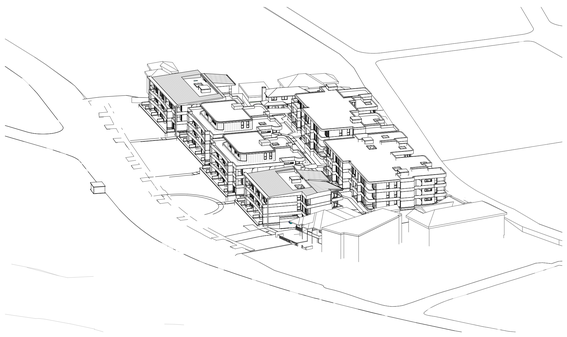
11 PLAN
SOLAR ACCESS - 21/06/2018-12.30
SCALE

5 PLAN
EYE OF THE SUN (WINTER SOLSTICE) 1PM - EXISTING
SCALE

12 PLAN
SOLAR ACCESS - 21/06/2018-13.30
SCALE

6 PLAN
EYE OF THE SUN (WINTER SOLSTICE) 2PM - EXISTING
SCALE

13 PLAN
SOLAR ACCESS - 21/06/2018-14.30
SCALE



7 PLAN
EYE OF THE SUN (WINTER SOLSTICE) 3PM - EXISTING
SCALE

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0 1 2 5m
1:100 @A0

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
	3			

Client: NSW GOVERNMENT Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: COMPLIANCE DRAWINGS - EYE OF THE SUN

Date	Scale	Sheet Size
2024-10-003		@ A0
Drawn	Chk.	Job No.
Author	Checker	6962
Drawing No.		Revision
DA-8012		/ A

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Assessor name: Ms Khyati Saxena

Accreditation No. HERA 101887

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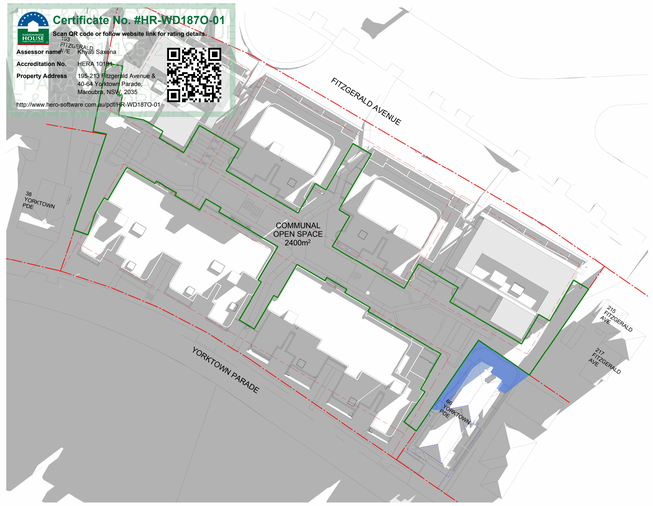

1 PLAN
WINTER SHADOW DIAGRAM - 21 JUNE 8AM
SCALE 1 : 600



2 PLAN
WINTER SHADOW DIAGRAM - 21 JUNE 9AM
SCALE 1 : 600



3 PLAN
WINTER SHADOW DIAGRAM - 21 JUNE 10AM
SCALE 1 : 600



4 PLAN
WINTER SHADOW DIAGRAM - 21 JUNE 11AM
SCALE 1 : 600



5 PLAN
WINTER SHADOW DIAGRAM - 21 JUNE 12PM
SCALE 1 : 600



6 PLAN
WINTER SHADOW DIAGRAM - 21 JUNE 1PM
SCALE 1 : 600



7 PLAN
WINTER SHADOW DIAGRAM - 21 JUNE 2PM
SCALE 1 : 600



8 PLAN
WINTER SHADOW DIAGRAM - 21 JUNE 3PM
SCALE 1 : 600



9 PLAN
SHADOW DIAGRAM - 4PM
SCALE 1 : 600

LEGEND

- COMMUNAL OPEN SPACE
- AREA RECEIVES SUNLIGHT
- EXISTING SHADOW
- PROPOSED SHADOW

COMMUNAL OPEN SPACE SOLAR

WINTER SOLSTICE - 21 JUNE

TIME	AREA (m^2)	PERCENTAGE (%)
8 AM	0 m^2	0 %
9 AM	291 m^2	12 %
10 AM	752 m^2	31 %
11 AM	583 m^2	24 %
12 PM	469 m^2	19 %
1 PM	367 m^2	15 %
2 PM	437 m^2	18 %
3 PM	377 m^2	15 %
4 PM	330 m^2	13.75 %

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0 1 2 5m
1:100 @A0

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
	2024-08-08	FOR INFORMATION		
	2024-08-28	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: COMPLIANCE DRAWINGS - SHADOW DIAGRAMS - WINTER

Date	Scale	Sheet Size
2024-10-003	1 : 600	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
DA-8013		/ A

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Assessor name: Mr Khyati Saxena

Accreditation No.: HERA 101/MF

Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

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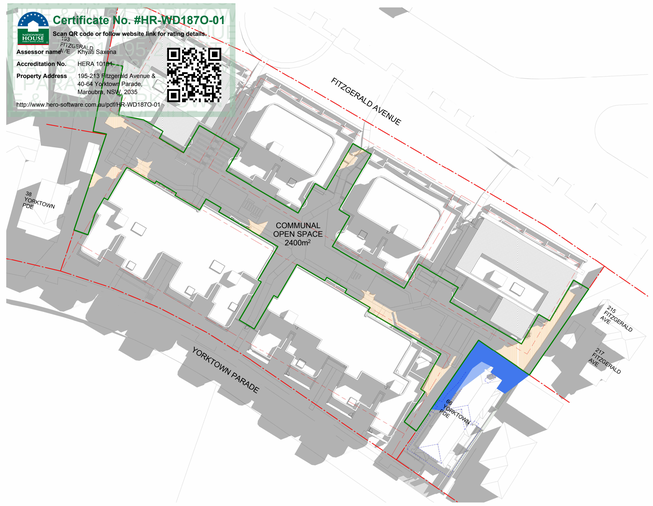

1 PLAN
SPRING SHADOW DIAGRAM - 21 SEPTEMBER - 8AM
SCALE 1 : 600



2 PLAN
SPRING SHADOW DIAGRAM - 21 SEPTEMBER - 9AM
SCALE 1 : 600



3 PLAN
SPRING SHADOW DIAGRAM - 21 SEPTEMBER - 10AM
SCALE 1 : 600



4 PLAN
SPRING SHADOW DIAGRAM - 21 SEPTEMBER - 11AM
SCALE 1 : 600



5 PLAN
SPRING SHADOW DIAGRAM - 21 SEPTEMBER - 12PM
SCALE 1 : 600



6 PLAN
SPRING SHADOW DIAGRAM - 21 SEPTEMBER - 1PM
SCALE 1 : 600



7 PLAN
SPRING SHADOW DIAGRAM - 21 SEPTEMBER - 2PM
SCALE 1 : 600



8 PLAN
SPRING SHADOW DIAGRAM - 21 SEPTEMBER - 3PM
SCALE 1 : 600



9 PLAN
SPRING SHADOW DIAGRAM - 21 SEPTEMBER - 4PM
SCALE 1 : 600

LEGEND

- COMMUNAL OPEN SPACE
- AREA RECEIVES SUNLIGHT
- EXISTING SHADOW
- PROPOSED SHADOW

COMMUNAL OPEN SPACE SOLAR

SPRING EQUINOX - 21 SEPTEMBER

TIME	AREA (m^2)	PERCENTAGE (%)
8 AM	267 m^2	11%
9 AM	746 m^2	31%
10 AM	1227 m^2	51%
11 AM	1500 m^2	63%
12 PM	1408 m^2	59%
1 PM	1360 m^2	57%
2 PM	1411 m^2	59%
3 PM	1402 m^2	58%
4 PM	1103 m^2	50%

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FOR INFORMATION

0 1 2 5m
1:100 @A0

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
	2024-08-08	FOR INFORMATION		
	2024-08-28	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
	3			

Client: NSW GOVERNMENT — Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: COMPLIANCE DRAWINGS - SHADOW DIAGRAMS - SPRING

Date	Scale	Sheet Size
2024-10-003	1 : 600	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
DA-8014		/ A

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Accreditation No.: HERA 10186
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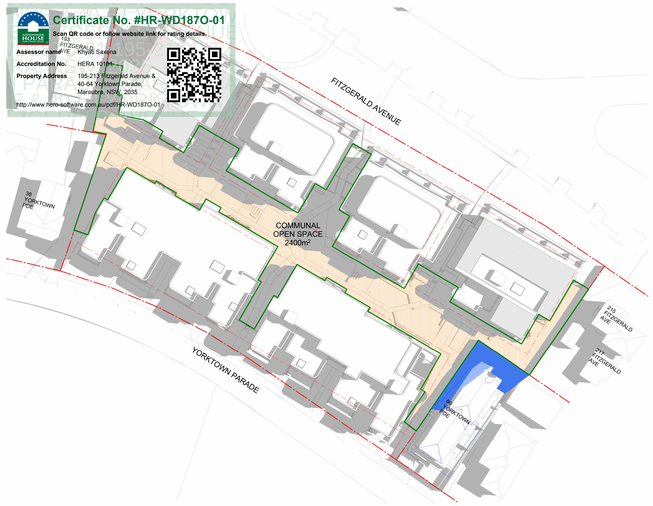

1 PLAN
SUMMER SHADOW DIAGRAM - 21 DECEMBER - 8AM
SCALE 1 : 600



2 PLAN
SUMMER SHADOW DIAGRAM - 21 DECEMBER - 9AM
SCALE 1 : 600



3 PLAN
SUMMER SHADOW DIAGRAM - 21 DECEMBER - 10AM
SCALE 1 : 600



4 PLAN
SUMMER SHADOW DIAGRAM - 21 DECEMBER - 11AM
SCALE 1 : 600



5 PLAN
SUMMER SHADOW DIAGRAM - 21 DECEMBER - 12PM
SCALE 1 : 600



6 PLAN
SUMMER SHADOW DIAGRAM - 21 DECEMBER - 1PM
SCALE 1 : 600



7 PLAN
SUMMER SHADOW DIAGRAM - 21 DECEMBER - 2PM
SCALE 1 : 600



8 PLAN
SUMMER SHADOW DIAGRAM - 21 DECEMBER - 3PM
SCALE 1 : 600



9 PLAN
SUMMER SHADOW DIAGRAM - 21 DECEMBER - 4PM
SCALE 1 : 600

LEGEND

- COMMUNAL OPEN SPACE
- AREA RECEIVES SUNLIGHT
- EXISTING SHADOW
- PROPOSED SHADOW

COMMUNAL OPEN SPACE SOLAR

SUMMER SOLSTICE - 21 DECEMBER

TIME	AREA (m^2)	PERCENTAGE (%)
8 AM	1147 m^2	48 %
9 AM	1418 m^2	59%
10 AM	1753 m^2	73%
11 AM	2150 m^2	90%
12 PM	2243 m^2	93%
1 PM	2091 m^2	87%
2 PM	1709 m^2	71%
3 PM	1361 m^2	57%
4 PM	895 m^2	37%

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FOR INFORMATION

0 1 2 5m
1:100 @A0

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk
	2024-08-08	FOR INFORMATION		
	2024-08-28	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: COMPLIANCE DRAWINGS - SHADOW DIAGRAMS - SUMMER

Date	Scale	Sheet Size
2024-10-003	1 : 600	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
DA-8015		/ A

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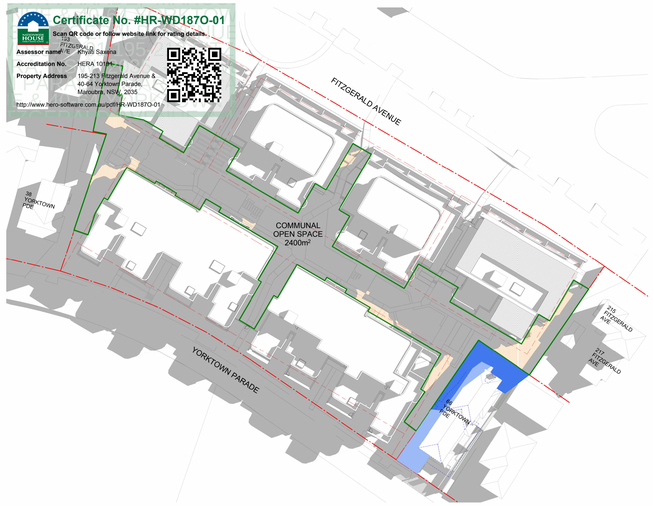
Certificate No. #HR-WD187O-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 101MV
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
http://www.hero-software.com.au/pdf/HR-WD187O-01



1 PLAN
SPRING SHADOW DIAGRAM - 21 MARCH - 8AM
SCALE 1 : 600



2 PLAN
SPRING SHADOW DIAGRAM - 21 MARCH - 9AM
SCALE 1 : 600



3 PLAN
SPRING SHADOW DIAGRAM - 21 MARCH - 10AM
SCALE 1 : 600



4 PLAN
SPRING SHADOW DIAGRAM - 21 MARCH - 11AM
SCALE 1 : 600



5 PLAN
SPRING SHADOW DIAGRAM - 21 MARCH - 12PM
SCALE 1 : 600



6 PLAN
SPRING SHADOW DIAGRAM - 21 MARCH - 1PM
SCALE 1 : 600



7 PLAN
SPRING SHADOW DIAGRAM - 21 MARCH - 2PM
SCALE 1 : 600



8 PLAN
SPRING SHADOW DIAGRAM - 21 MARCH - 3PM
SCALE 1 : 600



9 PLAN
SPRING SHADOW DIAGRAM - 21 MARCH - 4PM
SCALE 1 : 600

LEGEND

- COMMUNAL OPEN SPACE
- AREA RECEIVES SUNLIGHT
- EXISTING SHADOW
- PROPOSED SHADOW

COMMUNAL OPEN SPACE SOLAR

AUTUMN EQUINOX - 21 MARCH

TIME	AREA (m^2)	PERCENTAGE (%)
8 AM	211 m^2	9%
9 AM	636 m^2	27%
10 AM	1157 m^2	48%
11 AM	1519 m^2	63%
12 PM	1488 m^2	62%
1 PM	1407 m^2	59%
2 PM	1458 m^2	61%
3 PM	1425 m^2	59%
4 PM	1297 m^2	54%

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
	2024-08-08	FOR INFORMATION		
	2024-08-28	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
	3			

Client: NSW GOVERNMENT Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: COMPLIANCE DRAWINGS - SHADOW DIAGRAMS - AUTUMN

Date	Scale	Sheet Size
2024-10-003	1 : 600	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
DA-8016		/ A

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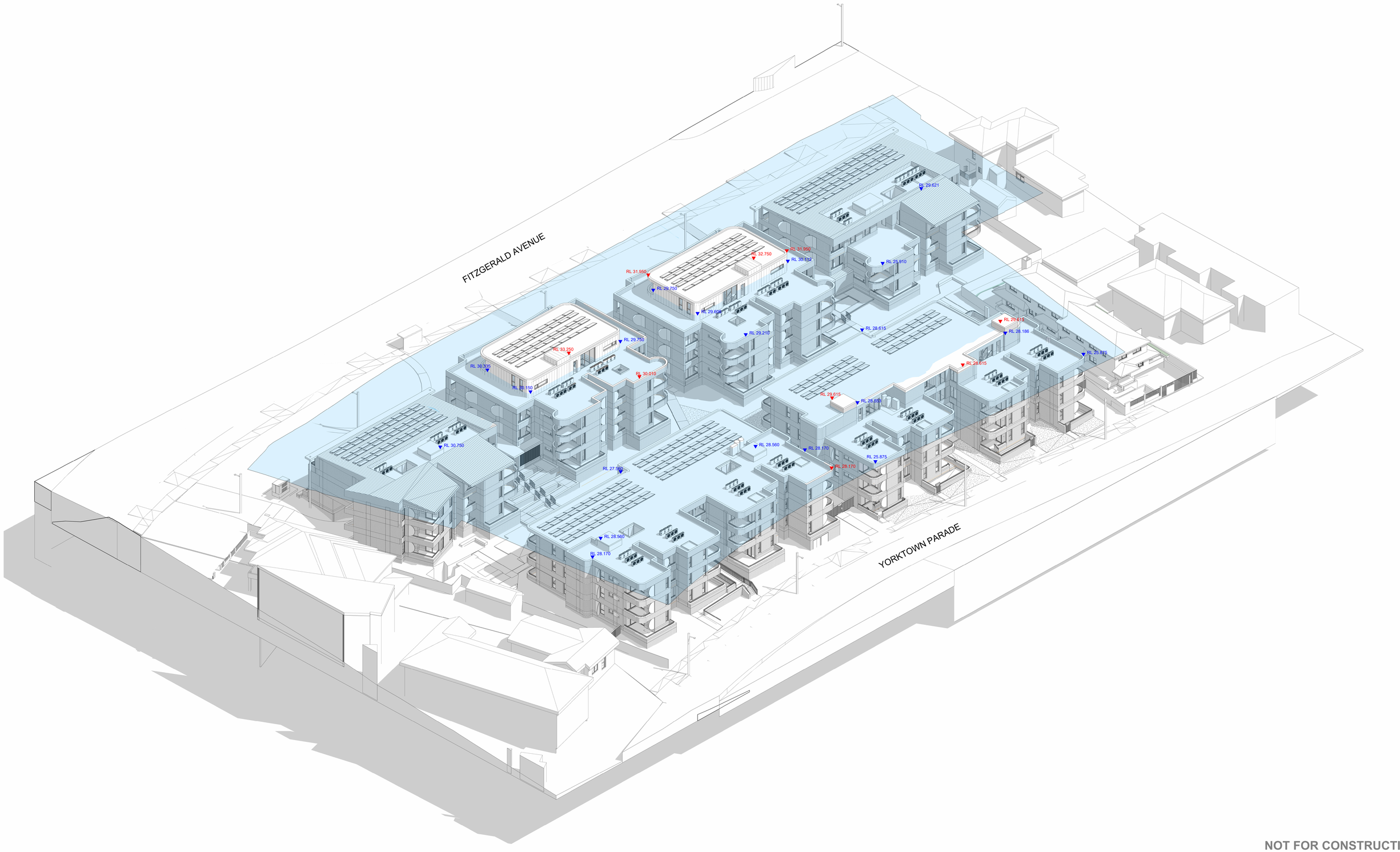
Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

http://www.hero-software.com.au/pdf/HR-WD187O-01



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Rev	Date	Revision	By	Chk.
	2024-08-08	FOR INFORMATION		
	2024-09-10	FOR INFORMATION		
	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
	3			

Client

NSW GOVERNMENT

Homes NSW

Project

6962 - MAROUBRA

195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name

COMPLIANCE DRAWINGS - HEIGHT PLANE

Date	Scale	Sheet Size
2024-10-003		@ A0
Drawn	Chk.	Job No.
MM	SH	6962
Drawing No.		Revision
DA-8021		/ A

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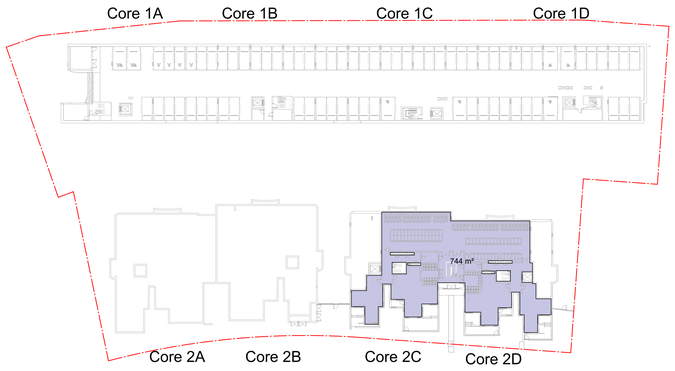
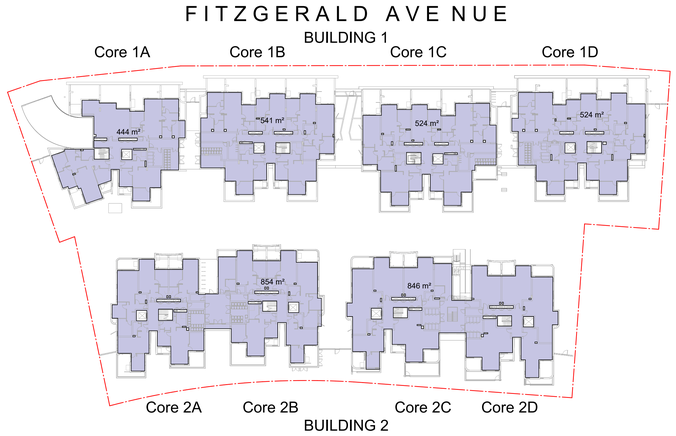
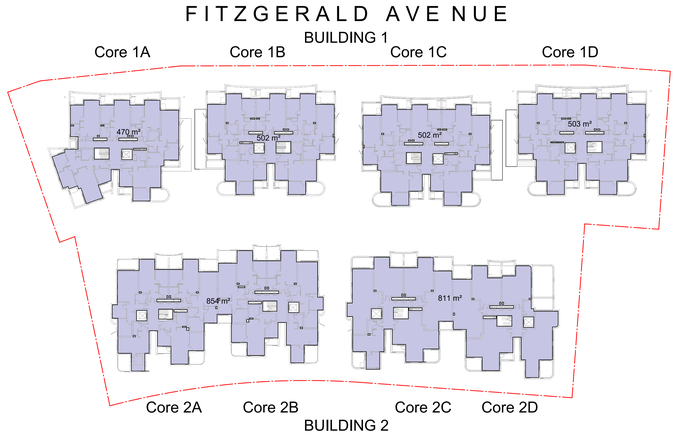
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
http://www.hero-software.com.au/pdf/HR-WD187O-01



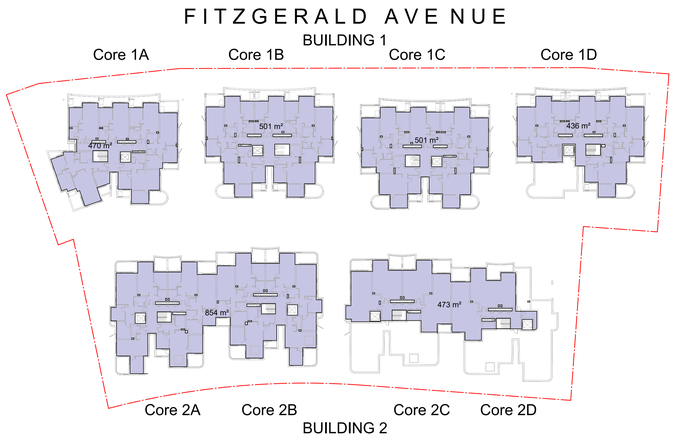
1 PLAN
LOWER GROUND - GFA PLANS
SCALE 1 : 500



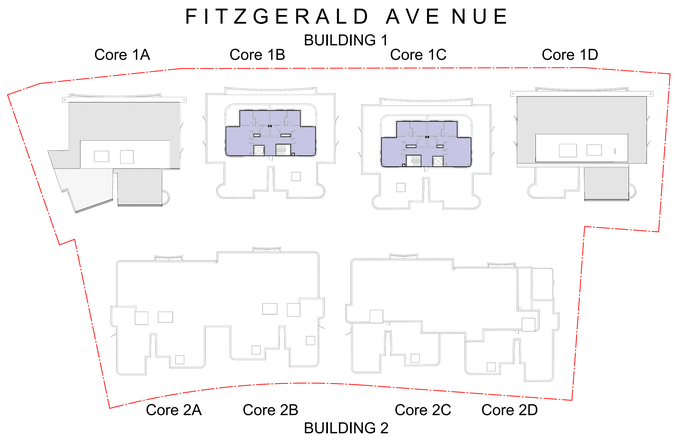
2 PLAN
GROUND LEVEL - GFA PLANS
SCALE 1 : 500



3 PLAN
LEVEL 1 - GFA PLANS
SCALE 1 : 500



4 PLAN
LEVEL 2 - GFA PLANS
SCALE 1 : 500



5 PLAN
LEVEL 3 - GFA PLANS
SCALE 1 : 500

FSR CALCULATION

SITE AREA (sqm)	9,647
PERMISSABLE FSR	1.25 : 1
PERMISSABLE GFA	12,059

Area Schedule (GFA)

Name	Level	Area
BUILDING 1	BLD1 D - GROUND	2033 m²
BUILDING 1	BLD1 D - LEVEL 1	1978 m²
BUILDING 1	BLD1 D - LEVEL 2	1908 m²
BUILDING 1	BLD1 A - LEVEL 3	347 m²
		6264 m²
BUILDING 2	BLD1 A - BASEMENT 1	744 m²
BUILDING 2	BLD1 D - GROUND	1700 m²
BUILDING 2	BLD1 D - LEVEL 1	1665 m²
BUILDING 2	BLD1 D - LEVEL 2	1327 m²
		5437 m²
GFA		11701 m²

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1:100 @A0

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
	2024-08-08	FOR INFORMATION		
	2024-08-28	FOR INFORMATION		
A	2024-10-00	DRAFT DA		
	3			

Client
NSW GOVERNMENT
Homes NSW

Project
6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name
AREA PLANS - GFA

Date	Scale	Sheet Size
2024-10-003	1 : 500	@ A0
Drawn	Chk.	Job No.
LN	SH	6962
Drawing No.		Revision
DA-8101		/ A

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Certificate No. #HR-WD187O-01

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Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

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0 1 2 5m

1:100 @A0

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT Homes NSW

Project: 6962 - MAROUBRA

195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: AREA PLANS - DEEP SOIL

Date	Scale	Sheet Size
2024-10-003	1 : 200	@ A0
Drawn	Chk.	Job No.
Author	Checker	6962
Drawing No.		Revision
DA-8106		/ A

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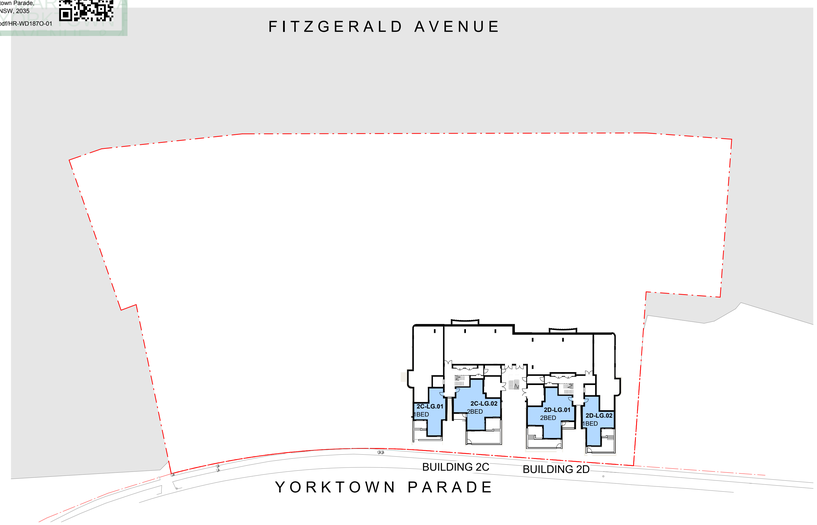
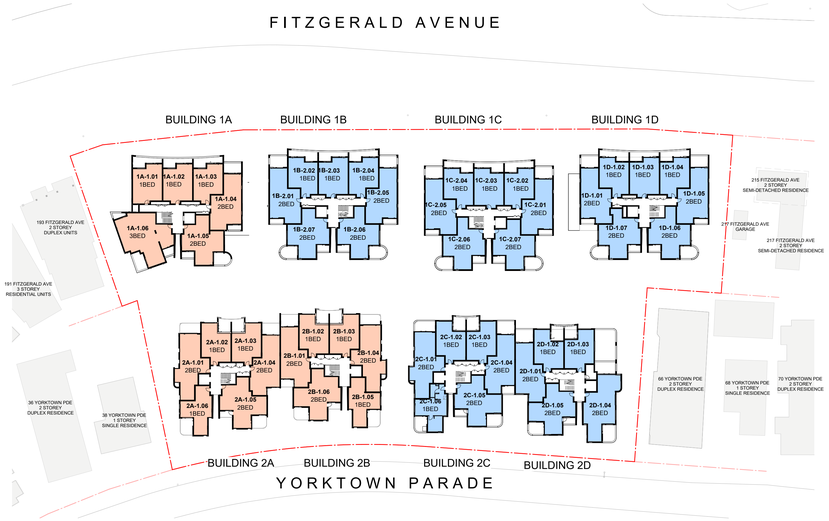
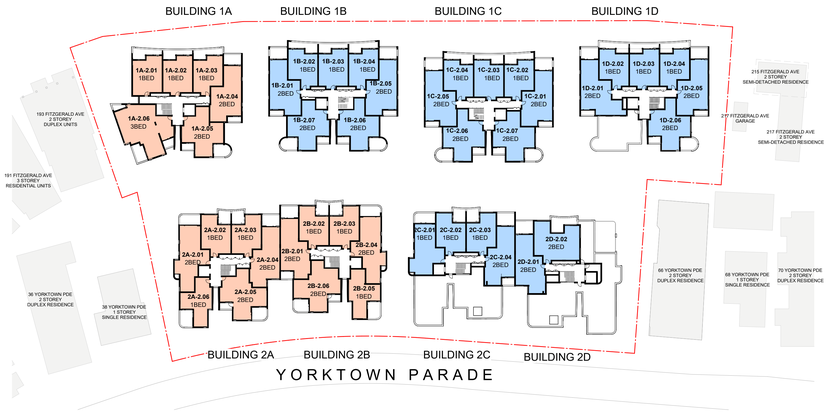
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
http://www.hero-software.com.au/pdf/HR-WD187O-01



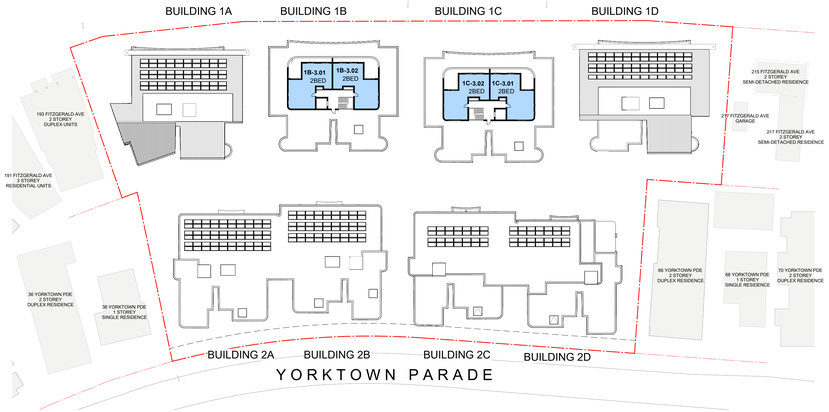
1 PLAN
LOWER GROUND - TENURE SPLIT
SCALE 1 : 500



2 PLAN
TYPICAL - TENURE SPLIT
SCALE 1 : 500



3 PLAN
LEVEL 2 - TENURE SPLIT
SCALE 1 : 500



4 PLAN
LEVEL 3 - TENURE SPLIT
SCALE 1 : 500

KEY

SOCIAL HOUSING COMPONENT

AFFORDABLE HOUSING COMPONENT

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0 1 2 5m
1:100 @A0

Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	2024-09-26	DRAFT DA		
A	2024-10-00	DRAFT DA		
3				

Client: NSW GOVERNMENT — Homes NSW

Project: 6962 - MAROUBRA
195-213 Fitzgerald Avenue &
40-64 Yorktown Parade
Maroubra NSW 2035
Country: Gadigal

Drawing Name: TENURE SPLIT DRAWINGS

Date	Scale	Sheet Size
2024-10-003	As indicated	@ A0
Drawn	Chk.	Job No.
MV	SH	6962
Drawing No.		Revision
DA-9001		/ A

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ADP
Consulting : Engineering

Appendix C
BASIX Certificate

BASIX® Certificate

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

Multi Dwelling

Certificate number: 1768585M

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

Secretary
Date of issue: Monday, 14 October 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	Fitzgerald Avenue, Maroubra
Street address	195-213 FITZGERALD AVENUE 40-64 YORKTOWN PARADE MAROUBRA 2035
Local Government Area	RANDWICK
Plan type and plan number	Deposited Plan DP36345, 249/DP36345
Lot no.	1
Section no.	DP668769, 248/DP36345, 249
No. of residential flat buildings	6
Residential flat buildings: no. of dwellings	144
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	70	Target 67
Materials	✔	-100	Target n/a

Certificate Prepared by
Name / Company Name: ADP Consulting
ABN (if applicable):

Description of project

Project address	
Project name	Fitzgerald Avenue, Maroubra
Street address	195-213 FITZGERALD AVENUE 40-64 YORKTOWN PARADE MAROUBRA 2035
Local Government Area	RANDWICK
Plan type and plan number	Deposited Plan DP36345, 249/DP36345
Lot no.	1
Section no.	DP668769, 248/DP36345, 249

Project type	
No. of residential flat buildings	6
Residential flat buildings: no. of dwellings	144
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	9647
Roof area (m²)	4826
Non-residential floor area (m²)	0
Residential car spaces	70
Non-residential car spaces	7

Common area landscape	
Common area lawn (m²)	461.46
Common area garden (m²)	0
Area of indigenous or low water use species (m²)	0

Assessor details and thermal loads	
Assessor number	10191
Certificate number	HR-WD187O-01
Climate zone	56

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	70	Target 67
Materials	✔	-100	Target n/a

Description of project

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

Residential flat buildings - Building 1 (1A), 16 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.01	1	50	0	0	0
1.05	2	70	0	0	0
2.03	1	50	0	0	0
G.01	2	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.02	1	50	0	0	0
1.06	3	100	0	0	0
2.04	2	70	0	0	0
G.02	3	100	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.03	1	50	0	0	0
2.01	1	50	0	0	0
2.05	2	70	0	0	0
G.03	2	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.04	2	70	0	0	0
2.02	1	60	0	0	0
2.06	3	100	0	0	0
G.04	3	100	0	0	0

Residential flat buildings - Building 2 (1B), 22 dwellings, 4 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.01	2	70	0	0	0
1.05	2	70	0	0	0
2.02	1	50	0	0	0
2.06	2	70	0	0	0
G.01	1	100	0	0	0
G.05	2	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.02	1	50	0	0	0
1.06	2	70	0	0	0
2.03	1	50	0	0	0
2.07	2	70	0	0	0
G.02	1	50	0	0	0
G.06	2	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.03	1	50	0	0	0
1.07	2	70	0	0	0
2.04	1	50	0	0	0
3.01	2	70	0	0	0
G.03	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.04	1	50	0	0	0
2.01	2	70	0	0	0
2.05	2	70	0	0	0
3.02	2	70	0	0	0
G.04	2	70	0	0	0

Residential flat buildings - Building 3 (1C), 22 dwellings, 4 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.01	2	70	0	0	0
1.05	2	70	0	0	0
2.02	1	50	0	0	0
2.06	2	70	0	0	0
G.01	1	100	0	0	0
G.05	2	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.02	1	50	0	0	0
1.06	2	70	0	0	0
2.03	1	50	0	0	0
2.07	2	70	0	0	0
G.02	1	50	0	0	0
G.06	2	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.03	1	50	0	0	0
1.07	2	70	0	0	0
2.04	1	50	0	0	0
3.01	2	70	0	0	0
G.03	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.04	1	50	0	0	0
2.01	2	70	0	0	0
2.05	2	70	0	0	0
3.02	2	70	0	0	0
G.04	2	70	0	0	0

Residential flat buildings - Building 4 (1D), 19 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.01	2	70	0	0	0
1.05	2	70	0	0	0
2.02	1	50	0	0	0
2.06	2	70	0	0	0
G.04	2	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.02	1	50	0	0	0
1.06	2	70	0	0	0
2.03	1	50	0	0	0
G.01	1	100	0	0	0
G.05	2	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.03	1	50	0	0	0
1.07	2	70	0	0	0
2.04	1	50	0	0	0
G.02	1	50	0	0	0
G.06	2	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1.04	1	50	0	0	0
2.01	2	70	0	0	0
2.05	2	70	0	0	0
G.03	1	50	0	0	0

Residential flat buildings - Building 5 (2A-2B), 34 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A101	2	70	0	0	0
A105	2	70	0	0	0
A203	1	50	0	0	0
AG01	2	70	0	0	0
AG05	1	50	0	0	0
B104	2	70	0	0	0
B202	1	50	0	0	0
B206	2	70	0	0	0
BG04	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A102	1	50	0	0	0
A106	1	50	0	0	0
A204	2	70	0	0	0
AG02	1	50	0	0	0
B101	2	70	0	0	0
B105	1	50	0	0	0
B203	1	50	0	0	0
BG01	1	50	0	0	0
BG05	2	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A103	1	50	0	0	0
A201	2	70	0	0	0
A205	2	70	0	0	0
AG03	1	50	0	0	0
B102	1	50	0	0	0
B106	2	70	0	0	0
B204	2	70	0	0	0
BG02	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A104	2	70	0	0	0
A202	1	50	0	0	0
A206	1	50	0	0	0
AG04	2	70	0	0	0
B103	1	50	0	0	0
B201	2	70	0	0	0
B205	1	50	0	0	0
BG03	2	70	0	0	0

Residential flat buildings - Building 6 (2C-2D), 31 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
C1.01	2	70	0	0	0
C1.05	2	80	0	0	0
C2.03	1	50	0	0	0
CG03	1	50	0	0	0
CLG02	2	80	0	0	0
D1.04	2	80	0	0	0
DG01	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
C1.02	1	50	0	0	0
C1.06	1	50	0	0	0
C2.04	2	70	0	0	0
CG04	2	80	0	0	0
D1.01	2	70	0	0	0
D1.05	2	80	0	0	0
DG02	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
C1.03	1	50	0	0	0
C2.01	1	60	0	0	0
CG01	2	70	0	0	0
CG05	1	50	0	0	0
D1.02	1	50	0	0	0
D2.01	2	70	0	0	0
DG03	2	70	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
C1.04	2	70	0	0	0
C2.02	1	50	0	0	0
CG02	1	50	0	0	0
CLG01	1	50	0	0	0
D1.03	1	50	0	0	0
D2.02	2	80	0	0	0
DG04	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
DG05	2	80	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
DLG01	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
DLG02	2	80	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)

Description of project

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

Common areas of the development (non-building specific)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Undercover car park area (No. 1)	2032	Switch room (No. 1)	25.86	Pump rooms	13.64
Comms Room	10	Bike parking	270.57	Mail room	61.94
Storage	30	Stairs	35.58	Hallway/lobby type (1A)	125.76

Common areas of unit building - Building 1 (1A)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Waste room	40	Garbage room (1A)	16.35	Bike Park (1A)	13.27
Mail Room (1A)	14	Hallway/lobby type (1A)	125.76		

Common areas of unit building - Building 2 (1B)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Garbage room (1B)	18	Bike Park (1B)	9	Mail Room (1B)	16.4

Common areas of unit building - Building 3 (1C)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Garbage room (1C)	18	Bike Park (1C)	9	Mail Room (1C)	16.4
Hallway/lobby type (1B)	154.05				

Common areas of unit building - Building 4 (1D)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Garbage room (1D)	16	Bike Park (1D)	14	Mail Room (1D)	13.4
Hallway/lobby type (1D)	111.77				

Common areas of unit building - Building 5 (2A-2B)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Garbage room (2A-2B)	36	Mail Room (2A-2B)	6	Hallway/lobby type (2A-2B)	188.37

Common areas of unit building - Building 6 (2C-2D)

Common area	Floor area (m²)
Lift bank (No. 1)	-
Bike Park (2C-2D)	36

Common area	Floor area (m²)
Lift bank (No. 2)	-
Mail (2C-2D)	6

Common area	Floor area (m²)
Lift bank (No. 3)	-
Hallway/lobby type (2C-2D)	275.89

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building 1 (1A)

    (a) Buildings

        (i) Materials

    (b) Dwellings

        (i) Water

        (ii) Energy

        (iii) Thermal Performance

    (c) Common areas and central systems/facilities

        (i) Water

        (ii) Energy

2. Commitments for Residential flat buildings - Building 2 (1B)

    (a) Buildings

        (i) Materials

    (b) Dwellings

        (i) Water

        (ii) Energy

        (iii) Thermal Performance

    (c) Common areas and central systems/facilities

        (i) Water

        (ii) Energy

3. Commitments for Residential flat buildings - Building 3 (1C)

    (a) Buildings

        (i) Materials

    (b) Dwellings

        (i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

4. Commitments for Residential flat buildings - Building 4 (1D)

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

5. Commitments for Residential flat buildings - Building 5 (2A-2B)

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

6. Commitments for Residential flat buildings - Building 6 (2C-2D)

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. 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 (1A)

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
concrete slab on ground, frame:	153.3	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	1186	rockwool batts, roll or pump-in	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	brick veneer,frame:light steel frame	1980	-	rockwool batts, roll or pump-in

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	single skin masonry, frame:light steel frame	569.5	rockwool batts, roll or pump-in

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 2	plasterboard, frame:light steel frame	938.1	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	**Volume (m³)**	**Low emissions option**
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
framed - metal roof, frame: light steel frame	2560	-	rockwool batts, roll or pump-in
concrete - plasterboard internal, frame: light steel frame	1069	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	295	-	295	-	-	-	-

(b) 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	4 star (> 6 but <= 7.5 L/min)	5 star	4 star	4 star	-	not specified	not specified	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✔	✔
(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;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 (No. 3)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

(iii) Thermal Performance	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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.01	4.7	5.9	10.600
1.02	0.5	4.1	4.600
1.03	3.9	6.2	10.100
1.04	16.7	2.7	19.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.05	32.3	3	35.300
1.06	14.1	3.5	17.600
2.01	9.9	7.9	17.800
2.02	8	8.5	16.500
2.03	9.8	8.9	18.700
2.04	24.1	5.1	29.200
2.05	32	5.7	37.700
2.06	18.7	6.3	25.000
G.01	21.6	9.5	31.100
G.02	14.8	13	27.800
G.03	23.5	2.3	25.800
All other dwellings	31.4	2.6	34.000

(c) Common areas and central systems/facilities

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

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

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

	Common area 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**
Waste room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Garbage room (1A)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bike Park (1A)	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Mail Room (1A)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Hallway/lobby type (1A)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Hallway/lobby type (1A)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: 3.5 < COP <= 4.0

2. Commitments for Residential flat buildings - Building 2 (1B)

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	78.6	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	1529.3	rockwool batts, roll or pump-in	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	2263.4	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	single skin masonry, frame:light steel frame	924	rockwool batts, roll or pump-in
Internal wall type 2	plasterboard, frame:light steel frame	970	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1575	-	rockwool batts, roll or pump-in
concrete - bare internal, frame: light steel frame	2323	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
-	370	-	370	-	-	-	-

(b) 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	4 star (> 6 but <= 7.5 L/min)	5 star	4 star	4 star	-	not specified	not specified	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✔	✔
(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;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 (No. 3)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

(iii) Thermal Performance	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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.01	17.8	3.8	21.600
1.02	1.7	5.2	6.900
1.03	0.7	4.7	5.400
1.04	1.6	5	6.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.05	20.5	4.1	24.600
1.06	20.4	1.9	22.300
1.07	14.6	2.3	16.900
2.01	19.4	6.7	26.100
2.02	4	7.6	11.600
2.03	2	5.7	7.700
2.04	3.1	6.3	9.400
2.05	29.7	6.3	36.000
2.06	26.4	5.3	31.700
2.07	25.9	4.4	30.300
3.01	11.3	11	22.300
3.02	8	11.5	19.500
G.01	10.8	13.8	24.600
G.02	4.4	6.5	10.900
G.03	6.3	6.5	12.800
G.04	32	3.1	35.100
G.05	30.8	2	32.800
All other dwellings	26.7	2.8	29.500

(c) Common areas and central systems/facilities

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

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

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

	Common area 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**
Garbage room (1B)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bike Park (1B)	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Mail Room (1B)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Hallway/lobby type (1B)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes

3. Commitments for Residential flat buildings - Building 3 (1C)

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	124.8	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	1327	rockwool batts, roll or pump-in	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	2274.2	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	970	rockwool batts, roll or pump-in
Internal wall type 2	single skin masonry, frame:light steel frame	924	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	3434	-	rockwool batts, roll or pump-in
concrete - bare internal, frame: light steel frame	467	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
-	370	-	370	-	-	-	-

(b) 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	4 star (> 6 but <= 7.5 L/min)	5 star	4 star	4 star	-	not specified	not specified	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✔	✔
(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;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 (No. 4)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

(iii) Thermal Performance	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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.01	24.5	3.2	27.700
1.02	1.2	5	6.200
1.03	0.7	5	5.700
1.04	1.9	5.3	7.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.05	14	4.4	18.400
1.06	13.7	2.6	16.300
1.07	21.2	1.9	23.100
2.01	26.6	5.7	32.300
2.02	4	7.3	11.300
2.03	2.7	6.2	8.900
2.04	3.9	7	10.900
2.05	21.8	6.6	28.400
2.06	20	6.7	26.700
2.07	32.6	4.1	36.700
3.01	22.2	9.3	31.500
3.02	4.3	12	16.300
G.01	7.1	9.2	16.300
G.02	3.3	3.9	7.200
G.03	5	4.3	9.300
G.04	24.3	2.7	27.000
G.05	16.7	2.4	19.100
All other dwellings	20.6	1.8	22.400

(c) Common areas and central systems/facilities

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

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

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

	Common area 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**
Garbage room (1C)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bike Park (1C)	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Mail Room (1C)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Central hot water system (No. 2)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: 3.5 < COP <= 4.0

4. Commitments for Residential flat buildings - Building 4 (1D)

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	813.1	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	542	rockwool batts, roll or pump-in	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	2050.8	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	859	rockwool batts, roll or pump-in
Internal wall type 2	single skin masonry, frame:light steel frame	787	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	3164	-	rockwool batts, roll or pump-in
framed - metal roof, frame: light steel frame	487	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
-	329	-	329	-	-	-	-

(b) 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	4 star (> 6 but <= 7.5 L/min)	5 star	4 star	4 star	-	not specified	not specified	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✔	✔
(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;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 (No. 4)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

(iii) Thermal Performance	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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.01	17.3	3.8	21.100
1.02	1.7	5.2	6.900
1.03	0.7	4.7	5.400
1.04	1.6	5	6.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1.05	20.5	4.1	24.600
1.06	20.4	2	22.400
1.07	24.3	3.2	27.500
2.01	24.1	7.1	31.200
2.02	11	11.1	22.100
2.03	9.1	6.9	16.000
2.04	9.3	8.9	18.200
2.05	21.7	4	25.700
2.06	32.6	6.7	39.300
G.01	7.9	12.5	20.400
G.02	2.4	3.2	5.600
G.03	4.4	4.1	8.500
G.04	27.3	2.2	29.500
G.05	24	1.6	25.600
All other dwellings	21.8	2.4	24.200

(c) Common areas and central systems/facilities

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

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

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

	Common area 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**
Garbage room (1D)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bike Park (1D)	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Mail Room (1D)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Hallway/lobby type (1D)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes

5. Commitments for Residential flat buildings - Building 5 (2A-2B)

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	830	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	1391	rockwool batts, roll or pump-in	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	1864	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	1638	rockwool batts, roll or pump-in
Internal wall type 2	single skin masonry, frame:light steel frame	1306	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1492.2	-	rockwool batts, roll or pump-in
concrete - bare internal, frame: light steel frame	820.9	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
-	602	-	602	-	-	-	-

(b) 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	4 star (> 6 but <= 7.5 L/min)	5 star	4 star	4 star	-	not specified	not specified	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✔	✔
(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;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

(iii) Thermal Performance	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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A101	3.5	9.5	13.000
A102	22.7	13.6	36.300
A103	10.2	12.4	22.600
A104	11.3	10.8	22.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A105	29	9.5	38.500
A106	25.8	8	33.800
A201	13.6	12.6	26.200
A202	23.4	11.4	34.800
A203	21.6	13.2	34.800
A204	12.6	15	27.600
A205	32.3	12	44.300
A206	23.3	11.7	35.000
AG01	3.5	4.9	8.400
AG02	19	7.9	26.900
AG03	13.1	7.9	21.000
AG04	27	5.8	32.800
AG05	25.2	5.1	30.300
B101	8.5	8.5	17.000
B102	15.2	10.6	25.800
B103	14.8	10.1	24.900
B104	11.8	6.4	18.200
B105	20.9	3.4	24.300
B106	12.3	8.2	20.500
B201	18.8	8.4	27.200
B202	22.8	14.5	37.300
B203	21.1	13.3	34.400
B204	22.6	10.5	33.100
B205	29.5	13	42.500
B206	25.3	14	39.300
BG01	20	7.7	27.700
BG02	20	7.5	27.500
BG03	11.1	3.3	14.400
BG04	24.9	2.8	27.700
All other dwellings	22.9	5.9	28.800

(c) Common areas and central systems/facilities

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

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

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

	Common area 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**
Garbage room (2A-2B)	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Mail Room (2A-2B)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Hallway/lobby type (2A-2B)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 4 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 3)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: no external pipework; (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: 3.5 < COP <= 4.0

6. Commitments for Residential flat buildings - Building 6 (2C-2D)

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	813	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	1429	rockwool batts, roll or pump-in	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	2384	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	1509	rockwool batts, roll or pump-in
Internal wall type 2	single skin masonry, frame:light steel frame	1015	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1490	-	rockwool batts, roll or pump-in
concrete - bare internal, frame: light steel frame	952	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
-	575.6	-	575.6	-	-	-	-

(b) 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	4 star (> 6 but <= 7.5 L/min)	5 star	4 star	4 star	-	not specified	not specified	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	**Alternative water supply systems**	**Size**	**Configuration**	**Landscape connection**	**Toilet connection (s)**	**Laundry connection**	**Pool top-up**	**Spa top-up**
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✔	✔
(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;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 (No. 2)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
CLG01, CLG02, DLG01, DLG02	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	-	-
All other dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

(iii) Thermal Performance	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.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
C1.01	9.4	7.6	17.000
C1.02	14.2	14.5	28.700
C1.03	13.6	13.4	27.000
C1.04	28.2	8.1	36.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
C1.05	32.4	8.1	40.500
C1.06	22.2	7.5	29.700
C2.01	14.7	9.9	24.600
C2.02	22.4	15.4	37.800
C2.03	19.8	13.9	33.700
C2.04	24.8	10.3	35.100
CG01	8.6	3.2	11.800
CG02	24.2	8.8	33.000
CG03	20.5	9.5	30.000
CG04	26.2	8.9	35.100
CG05	11.3	6	17.300
CLG01	18	8.2	26.200
CLG02	21	7.7	28.700
D1.01	11.6	17.5	29.100
D1.02	14.4	17.6	32.000
D1.03	26.9	18.9	45.800
D1.04	20.2	12.6	32.800
D1.05	25.4	11.6	37.000
D2.01	12.4	17.5	29.900
D2.02	13	14.4	27.400
DG01	22.5	17.4	39.900
DG02	21.2	12.1	33.300
DG03	27.5	6.1	33.600
DG04	19.5	4.9	24.400
DG05	20.6	10	30.600
DLG01	9.6	9.4	19.000
All other dwellings	25.9	8.1	34.000

(c) Common areas and central systems/facilities

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

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

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

	Common area 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 bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Bike Park (2C-2D)	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Mail (2C-2D)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Hallway/lobby type (2C-2D)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 5 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 4)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: no external pipework; (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: 3.5 < COP <= 4.0

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

(a) Buildings 'Other'

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 “Floor types”, “External wall types”, “Internal wall types”, “Ceiling and roof types”, “Frames” and “Glazing” tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the “Frames” and “Glazing” tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	2605.35	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	1500	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	single skin masonry, frame:light steel frame	938.1	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	1000	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	0	-	0	-	-	-	-

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	15000	To collect run-off from at least: - 4826 square metres of roof area of buildings in the development	- irrigation of 461.46 square metres of common landscaped area on the site

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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**
Undercover car park area (No. 1)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	daylight sensor and motion sensor	yes
Switch room (No. 1)	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Pump rooms	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Comms Room	ventilation (supply + exhaust)	none i.e., continuous	light-emitting diode	manual on / manual off	no
Bike parking	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Mail room	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Storage	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Stairs	no mechanical ventilation	-	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 3 number of levels from the bottom of the lift shaft to the top of the lift shaft: 3 number of lifts: 4 lift load capacity: >= 1001 kg but <= 1500kg
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 50 peak kW
Other	-	-

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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Consulting : Engineering

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Inspire a better world through influence and design.

Melbourne
Level 13, 55 Collins Street
Melbourne VIC 3000
T. +61 3 9521 1195

Adelaide
Level 4, 22 King William Street
Adelaide SA 5000
T. +61 3 9521 1195

Brisbane
Level 16, 15 Adelaide Street
Brisbane QLD 4000
T. +61 7 3088 4022

Gold Coast
Level 10, 12-14 Marine Parade
Southport, QLD 4215
T. +61 7 3088 4022

Sydney
Level 6, 33 Erskine Street
Sydney NSW 2000
T. +61 2 8203 5447

London
53-64 Chancery Ln
London WC2A 1QS
United Kingdom
T. +44 74 9478 5117

adpconsulting.com