

BASIX & NatHERS Assessment Report

Project:

**43-45 Beane Street & 2 Keevers Lane, Gosford
NSW**

Prepared for:

43 Beane Street Pty Ltd

Job Number: 136-2499

Rev 1.0 – 31 March 2026



Eco Engineering Group

SUSTAINABILITY.

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Document Control

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1. Executive Summary

EEG has been commissioned to assess the interaction of the residential area of the proposed development at 43-45 Beane Street & 2 Keevers Lane, Gosford NSW, with the local environment in terms of BASIX compliance.

A BASIX Certificate is a regulatory requirement and demonstrates compliance with the NSW Government's sustainability targets. BASIX assessment and certification has been completed for this project (Building A Certificate No. 1840108M_02 & Building B Certificate No. 1840106M).

Dwellings within the development have been assessed in terms of their passive energy design using the BASIX Thermal Comfort protocol. They have also been assessed in terms of their ability to conserve water and also to minimise energy consumption via appliances and hot water etc.

With the recommendations provided in the BASIX certificate, the development meets and exceeds the minimum requirements for all the following areas.

- Water Efficiency
- Energy Efficiency
- Thermal Comfort

This development which contains Buildings A & B achieves the following targets:

Building A:

- Water Efficiency: 41% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 62% reduction (minimum requirements under BASIX: 62%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

Building B:

- Water Efficiency: 42% reduction (minimum requirements under BASIX: 40%).
- Energy Efficiency: 58% reduction (minimum requirements under BASIX: 58%).
- Thermal Comfort: Will pass the thermal performance requirements under BASIX.

2. Introduction

BASIX is an NSW State Planning Policy Tool which assesses the environmental performance of new residential premises against a range water, energy and greenhouse gas emissions targets. The assessment has three core components, BASIX Thermal Comfort, BASIX Water and BASIX Energy.

The thermal comfort assessment requires that the thermal performance of dwellings is evaluated and measures put in place to ensure annual heating and cooling loads do not exceed pre-defined limits without compromising the occupant's thermal comfort. This assessment uses computer simulation to evaluate the estimated building fabric thermal performance and passive solar design features such as orientation and solar shading.

The energy section evaluates gas and electrical energy used for heating, cooling lighting, ventilation, and appliances. The BASIX Energy target requires the Building A to use 62% less energy than the NSW average and Building B to use 58% less energy than the NSW average.

The water assessment takes account of landscaping, stormwater management as well as water efficiency performance of fixtures and fitting such as taps and showers. The BASIX target for water requires that potable water consumption is at least 40% lower than the NSW average.

Note: this report is only a guide to the BASIX certificate, for full details of BASIX requirements please refer to the BASIX certificate.

3. Building Description

The proposed development will be located at 43-45 Beane Street & 2 Keevers Lane, Gosford NSW.

3.1. Information Used

The assessment is based on the following architectural drawings provided by Tony Owen Partners in August 2025 (Table 1).

Table 1. Architectural drawing list.

Drawing Title	Drawing Number
Site Location	A001
Site Location	A002
Site Survey	A003
Site Plan	A007
Basement 3 Plan	A097
Basement 2 Plan	A098
Basement 1 Plan	A151
Ground Floor Plan	A150
Level1 Floor Plan	A101
Level 2-4 Floor Plan	A102
L5 - 7 Floor Plan	A103
L8-18 Floor Plan	A104
L19-26 Floor Plan	A105
Roof Plan	A106
Section Building B	A168
Section Building A	A169
Blow Up Section Building B	A170
Laneway Perspective	A191
Future Street Scape	A199
West Elevation Building A	A200
East Elevation - Building A	A201
North Elevation Building A	A202
South Elevation Building A	A203
East Elevation - Building B	A204
East Elevation - Building B	A205
N & S Elevation - Building B	A206
Section Building A	A300
Section Building B	A301
Section D-D	A302

4. BASIX Water Section

The water efficiency performance of the development has been assessed using the online BASIX Tool. The assessment has considered the common area and central system features including the landscape design, plant species, water catchment areas, rain water tank size and efficiency of preferred fixtures and fittings in the dwellings.

The proposed development will meet the mandatory BASIX water target of 40% as long as the water commitments detailed in Table 2 are installed. For details of the requirements necessary to achieve this target, please refer to the Building A BASIX Certificate No. 1840108M_02 and Building B BASIX Certificate No. 1840106M

Table 2. Water Commitments.

Common Areas and Central Systems	
Common areas	Building A: - No common showerhead facility. - No common toilet facility. 4-star (water-rated) taps. - No common clothes washer facility. Building B: - No common showerhead facility. 4-star (water-rated) toilet facility. 4-star (water-rated) taps. - No common clothes washer facility.
Central systems	- Fire sprinkler system. - Outdoor swimming pool capacity: 66.3Kl, not shaded (Building A).
Private Dwellings	
Fixtures for apartments	4-star (Water Rating) showerheads with a flow rate > 4.5 but <= 6 L/min. 4-star (Water Rating) toilets. 5-star (Water Rating) kitchen taps. 5-star (Water Rating) bathroom taps. 2-star (Water Rating) clothes washers (Building B) 4-star (Water Rating) dishwashers. - Hot water recirculation or diversion (Building A)

5. BASIX Thermal Comfort Section

The preliminary thermal performance of the development has been evaluated using FirstRate5 software; this computer simulation of residential developments is used to assess the potential of a residential development to have low heating and cooling energy requirements once operational.

5.1. Modelling Assumptions

FirstRate5 software calculates the transient hourly heat gains and losses for each space inside a building taking into account the building's thermal storage, typical residential occupancy and operational profiles plus hourly weather data for the site.

Building geometry and orientation were modelled according to supplied drawings.

The "base-case" building fabric and estimated glazing and thermal performance requirements are described in Table 3 below. Please note the estimated requirements below are based on the nominated construction materials by the architect

Table 3. Building Fabric Requirements.

Element	Insulation/glazing
External walls	Minimum added R2.7 thermal insulation.
Internal walls	Party walls between units and Walls to corridors, lifts, etc.: - Minimum added R1.5 thermal insulation. Any other Walls: - Stud, Plasterboard with no added insulation.
Floor	Where unconditioned area below: - Suspended Concrete Slab Floor with minimum added R2.0 thermal insulation. All other areas: - Concrete Slab with no added insulation.
Ceiling	Where unconditioned area above: Concrete slab with minimum added R4.0 thermal insulation.
Roof	Concrete with no added insulation (ceiling insulation).
Ceiling Penetrations	- Sealed LED downlights and exhaust fans. 1400mm diameter ceiling fan for living area and Bedrooms.
Glazing	Maximum total system U-Value of 2.15 and SHGC of 0.30 $\pm$5%.

Note:

The preliminary thermal insulation and glazing performance requirements outlined in this report nominate the estimated minimum BASIX requirements only. The specified performance values therefore do not consider requirements for any other disciplines such as Acoustics, Fire or Safety compliance. Where required, the development shall comply with any additional requirements related to the local council or other design disciplines in addition to the compliance requirements detailed in this report.

Compliance with the minimum BASIX requirements does not warrant thermal comfort. All services consultants and contractors shall design and construct the development to comply with the minimum requirements of the NCC Vol 1 & 2 and NSW Section J requirements.

6. BASIX Energy Section

The Energy performance of the development has been assessed using the online BASIX Tool. The assessment has considered Common Area and Central System features including the lifts, ventilation and lighting for common areas (corridors, lobbies, car park etc.), centralised domestic hot water and the efficiency of preferred lighting and appliances in the dwellings.

The proposed development will meet the mandatory BASIX Energy target of 62% for Building A and 58% for Building B as long as the energy commitments detailed in Table 4 are installed.

Table 4. Energy Commitments.

Component		Commitment
Common Areas of residential areas	Lifts	Building A: - Lift Bank 1 Gearless traction with VVVF motor. Number of levels (including basement): 30. Number of levels from the bottom of the lift shaft to the top of the lift shaft: 30. Number of lifts: 3. Lift load capacity: ≥ 1001 kg but ≤ 1500kg. Building B: - Lift Bank 1 Gearless traction with VVVF motor. Number of levels (including basement): 9. Number of levels from the bottom of the lift shaft to the top of the lift shaft: 9. Number of lifts: 1. Lift load capacity: ≥ 1001 kg but ≤ 1500kg.
	Swimming pool / Sauna	Outdoor swimming pool heating source: gas, to be controlled by timer (Building A)
	Ventilation	- Undercover carpark area: ventilation (supply & exhaust). Controlled with carbon monoxide monitor and VSD fan. - Switch Room: ventilation (supply & exhaust), Thermostatically controlled. - Garbage room: ventilation exhaust only. - Plant or service rooms: ventilation (supply & exhaust). Thermostatically controlled. - Ground floor lobby type: ventilation (supply & exhaust), Time clock or BMS controlled. - Hallway/lobby type: ventilation (supply & exhaust), Time clock or BMS controlled. - Hallway/lobby type (Breeze way): no mechanical ventilation (Building B)
	Lighting	- Undercover carpark area: LED lighting with motion sensors. - Switch Room: LED lighting with manual on / manual off. - Garbage: LED lighting with motion sensors. - Plant or service rooms: LED lighting with manual on / manual off. - Ground floor lobby type: LED lighting with time clock and motion sensors. - Hallway/lobby type: LED lighting with time clock and motion sensors.



		- Hallway/lobby type (Breeze way): LED lighting with time clock and motion sensors (Building B). - Lifts: LED lighting, connected to the lift call button.
	Hot Water	Gas-fired storage (manifolded) with R0.6 insulation to the pipes (Building A).
	Alternative Energy Supply	Building A: 55 kW Solar PV system. Building B: 5 kW Solar PV system.
Private Dwellings	Ventilation	- Bathroom Exhaust: Individual fan, ducted to façade or roof, interlocked to light with timer off. - Kitchen Exhaust: Individual fan, ducted to façade or roof, manual on/off switch. - Bathroom & Laundry Exhaust: Individual fan, ducted to façade or roof, interlocked to light.
	Heating & Cooling To living and bedroom areas	- Heating: 1-phase air conditioning – ducted, EER 3.0-3.5. - Cooling: 1-phase air conditioning – ducted, EER 3.0-3.5.
	Hot Water	5.5-star gas instantaneous (Building B).
	Lighting	Fluorescent or LED lights with dedicated fittings.
	Appliances & other	- Gas cooktops and electric ovens. 3.5-star (energy rating) dishwashers. 4-star (energy rating) clothes dryers.

7. Disclaimer

This report is prepared using the information described above and inputs from other consultants. Whilst EEG has endeavoured to ensure the information used is accurate, no responsibility or liability to any third party is accepted for any loss or damage arising out of the use of this report by any third party. Any third party wishing to act upon any material contained in this report should first contact EEG for detailed advice which will take into account that party's particular requirements.

Computer performance assessment provides an estimate of building performance. This estimate is based on a necessarily simplified and idealised version of the building that does not and cannot fully represent all the intricacies of the building once built. As a result, simulation results only represent an interpretation of the potential performance of the building. Although great care has been taken to prepare this report, EEG does not make any representations or give any warranties or assurances as to the accuracy or completeness of the information contained in the report or that the report is free from errors or omissions. EEG and its employees and agents shall not be liable for any loss arising because of, any person using or relying on the report and whether caused by reason or error, negligent act or omission in the report. This draft BASIX assessment and certification have been prepared based on the preliminary architectural and building services design with the view to conducting a detailed assessment once the design is further developed.

Performance of the completed building may be significantly affected by the quality of construction; commissioning, ongoing management of the building, and the way the building is operated, monitored and maintained. Building fabric inputs require verifiable manufacturer data to confirm thermal properties.

This report is intended as a guide to assist with the application of BASIX. It should be read in conjunction with the BASIX and the NCC applicable to the development; specific applications may vary during the design development of the project.



8. Summary & Conclusion

The proposed development has been assessed in terms of its ability to conserve water and minimise energy consumption. Furthermore, the thermal performance (passive and fabric design) of the development will comply with the BASIX thermal comfort requirements.

Subject to the provisions of this report the proposed development will be able to achieve the BASIX requirements. For further details, please refer to the Building A BASIX Certificate No. 1840108M_02 and Building B BASIX Certificate No. 1840106M provided.



Appendix A – BASIX Certificate

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1840108M_02

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

Secretary

Date of issue: Tuesday, 31 March 2026

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.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 9AX24UHB9U.

EEG: Considering the BASIX limitations, ceiling fans have been nominated in the NatHERS assessment.
For information regarding the ceiling fans, please refer to the BASIX & NatHERS Assessment Report.

Project summary

Project name	43-45 Beane Street, Gosford NSW 2250, Building A_02
Street address	43-45 BEANE STREET & 2 KEEVERS LANE GOSFORD 2250
Local Government Area	CENTRAL COAST
Plan type and plan number	Deposited Plan DP18726
Lot no.	14, 8, 9
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	114
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 62	Target 62
Materials	✓ -18	Target n/a

If any changes to this BASIX certificate are required, please contact EEG with following details:

- Project reference: 43-45 Beane Street, Gosford NSW 2250
- Contact number: 0430 108 801

Certificate Prepared by

Name / Company Name: Eco Engineering Group Pty Ltd

ABN (if applicable): 11153980842

Description of project

Project address	
Project name	43-45 Beane Street, Gosford NSW 2250, Building A_02
Street address	43-45 BEANE STREET & 2 KEEVERS LANE GOSFORD 2250
Local Government Area	CENTRAL COAST
Plan type and plan number	Deposited Plan DP18726
Lot no.	14, 8, 9
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	114
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	2070.3
Roof area (m²)	564
Non-residential floor area (m²)	-
Residential car spaces	116
Non-residential car spaces	-

Common area landscape		
Common area lawn (m²)	61	
Common area garden (m²)	289.5	
Area of indigenous or low water use species (m²)	32.5	
Assessor details and thermal loads		
Assessor number	DMN/12/1407	
Certificate number	9AX24UHB9U	
Climate zone	15	
Project score		
Water	 41	Target 40
Thermal Performance	 Pass	Target Pass
Energy	 62	Target 62
Materials	 -18	Target n/a

Description of project

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

Residential flat buildings - Building A, 114 dwellings, 27 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1001A	2	80	0	0	0
1005A	1	69	0	0	0
1101A	2	80	0	0	0
1105A	1	69	0	0	0
1204A	1	55.1	0	0	0
1303A	2	80.9	0	0	0
1402A	2	77.5	0	0	0
1501A	2	80	0	0	0
1505A	1	69	0	0	0
1604A	1	55.1	0	0	0
1703A	2	80.9	0	0	0
1802A	2	77.5	0	0	0
1901A	2	80	0	0	0
2001A	2	80	0	0	0
201A	2	80	0	0	0
2101A	2	80	0	0	0
2201A	2	80	0	0	0
2301A	2	80	0	0	0
2401A	2	80	0	0	0
2501A	2	80	0	0	0
2601A	2	80	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1002A	2	77.5	0	0	0
101A	2	80	0	0	0
1102A	2	77.5	0	0	0
1201A	2	80	0	0	0
1205A	1	69	0	0	0
1304A	1	55.1	0	0	0
1403A	2	80.9	0	0	0
1502A	2	77.5	0	0	0
1601A	2	80	0	0	0
1605A	1	69	0	0	0
1704A	1	55.1	0	0	0
1803A	2	80.9	0	0	0
1902A	2	77.5	0	0	0
2002A	2	77.5	0	0	0
202A	2	77.5	0	0	0
2102A	2	77.5	0	0	0
2202A	2	77.5	0	0	0
2302A	2	77.5	0	0	0
2402A	2	77.5	0	0	0
2502A	2	77.5	0	0	0
2602A	2	77.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1003A	2	80.9	0	0	0
102A	3	133.1	0	0	0
1103A	2	80.9	0	0	0
1202A	2	77.5	0	0	0
1301A	2	80	0	0	0
1305A	1	69	0	0	0
1404A	1	55.1	0	0	0
1503A	2	80.9	0	0	0
1602A	2	77.5	0	0	0
1701A	2	80	0	0	0
1705A	1	69	0	0	0
1804A	1	55.1	0	0	0
1903A	3	117.2	0	0	0
2003A	3	117.2	0	0	0
203A	3	127.1	0	0	0
2103A	3	117.2	0	0	0
2203A	3	117.2	0	0	0
2303A	3	117.2	0	0	0
2403A	3	117.2	0	0	0
2503A	3	117.2	0	0	0
2603A	3	117.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1004A	1	55.1	0	0	0
103A	1	55.3	0	0	0
1104A	1	55.1	0	0	0
1203A	2	80.9	0	0	0
1302A	2	77.5	0	0	0
1401A	2	80	0	0	0
1405A	1	69	0	0	0
1504A	1	55.1	0	0	0
1603A	2	80.9	0	0	0
1702A	2	77.5	0	0	0
1801A	2	80	0	0	0
1805A	1	69	0	0	0
1904A	1	55.3	0	0	0
2004A	1	55.3	0	0	0
204A	1	55.3	0	0	0
2104A	1	55.3	0	0	0
2204A	1	55.3	0	0	0
2304A	1	55.3	0	0	0
2404A	1	55.3	0	0	0
2504A	1	55.3	0	0	0
2604A	1	55.3	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)
301A	2	80	0	0	0
401A	2	80	0	0	0
501A	2	80	0	0	0
601A	2	80	0	0	0
701A	2	80	0	0	0
801A	2	80	0	0	0
805A	1	69	0	0	0
904A	1	55.1	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)
302A	2	77.5	0	0	0
402A	2	77.5	0	0	0
502A	2	77.5	0	0	0
602A	2	77.5	0	0	0
702A	2	77.5	0	0	0
802A	2	77.5	0	0	0
901A	2	80	0	0	0
905A	1	69	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)
303A	3	127.1	0	0	0
403A	3	127.1	0	0	0
503A	3	127.1	0	0	0
603A	3	127.1	0	0	0
703A	3	127.1	0	0	0
803A	2	80.9	0	0	0
902A	2	77.5	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)
304A	1	55.3	0	0	0
404A	1	55.3	0	0	0
504A	1	55.3	0	0	0
604A	1	55.3	0	0	0
704A	1	55.3	0	0	0
804A	1	55.1	0	0	0
903A	2	80.9	0	0	0

Description of project

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

Common areas of unit building - Building A

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Undercover car park area	4217	Switch room	9	Garbage room	301.6
Plant or service room	145.3	Ground floor lobby type	46.7	Hallway/lobby type	987
Lift bank (No. 1)	-				

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A

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

(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 carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building A

(a) 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:	700	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	700	-	-
floors above habitable rooms, frame: suspended concrete slab	13241.9	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard, frame: light steel frame	8000	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	11000	-

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
concrete - plasterboard internal, frame: light steel frame	564	-	-

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)
-	2000	-	2000	-	-	-	-

(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 (> 4.5 but ≤ 6 L/min)	4 star	5 star	5 star	On demand HW recirculation	not specified	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
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 - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	-

	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	-	-	-	-	-	gas cooktop & electric oven	3.5 star	4 star	-	-

(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)
101A	27.6	18.5	46.100
102A	22.3	15.7	38.000
103A	36.6	17	53.600
1804A	11.5	15.1	26.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
2601A	50.9	12.8	63.700
2603A	28.7	18.4	47.100
2604A	46.8	11.2	58.000
805A	41.1	15	56.100
All other dwellings	31.7	19.3	51.000

(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	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 66.3 kLs	Location: Building A Pool shaded: no	-
Fire sprinkler system (No. 1)	-	-	-

(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	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	-
Switch room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	-
Plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Ground floor lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	-

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: gas	Pump controlled by timer: yes
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 30 number of levels from the bottom of the lift shaft to the top of the lift shaft: 30 number of lifts: 3 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)

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

(b) Common areas and central systems/facilities

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

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

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 55 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).

BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1840106M

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.planningportal.nsw.gov.au/definitions

Secretary

Date of issue: Tuesday, 31 March 2026

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.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 9AX24UHB9U.

EEG: Considering the BASIX limitations, ceiling fans have been nominated in the NatHERS assessment.
For information regarding the ceiling fans, please refer to the BASIX & NatHERS Assessment Report.

Project summary

Project name	43-45 Beane Street, Gosford NSW 2250, Building B
Street address	43-45 BEANE STREET & 2 KEEVERS LANE GOSFORD 2250
Local Government Area	CENTRAL COAST
Plan type and plan number	Deposited Plan DP18726
Lot no.	14, 8, 9
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	16
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 42	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 58	Target 58
Materials	✓ -100	Target n/a

If any changes to this BASIX certificate are required, please contact EEG with following details:
- Project reference: 43-45 Beane Street, Gosford NSW 2250
- Contact number: 0430 108 801

Certificate Prepared by

Name / Company Name: Eco Engineering Group Pty Ltd

ABN (if applicable): 11153980842

Description of project

Project address

Project name	43-45 Beane Street, Gosford NSW 2250, Building B
Street address	43-45 BEANE STREET & 2 KEEVERS LANE GOSFORD 2250
Local Government Area	CENTRAL COAST
Plan type and plan number	Deposited Plan DP18726
Lot no.	14, 8, 9
Section no.	-

Project type

No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	16
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details

Site area (m²)	2070.30
Roof area (m²)	459
Non-residential floor area (m²)	-
Residential car spaces	15
Non-residential car spaces	-

Common area landscape

Common area lawn (m²)	61
Common area garden (m²)	289.5
Area of indigenous or low water use species (m²)	32.5

Assessor details and thermal loads

Assessor number	DMN/12/1407
Certificate number	9AX24UHB9U
Climate zone	15

Project score

Water	✓ 42	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 58	Target 58
Materials	✓ -100	Target n/a

Description of project

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

Residential flat buildings - Building B, 16 dwellings, 5 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
101B	1	58.2	0	0	0
201B	1	58.2	0	0	0
301B	1	58.2	0	0	0
401B	1	58.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
102B	2	87.4	0	0	0
202B	2	87.4	0	0	0
302B	2	87.4	0	0	0
402B	2	87.4	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
103B	2	84.7	0	0	0
203B	2	84.7	0	0	0
303B	2	84.7	0	0	0
403B	2	84.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
104B	2	95.8	0	0	0
204B	2	95.8	0	0	0
304B	2	95.8	0	0	0
404B	2	95.8	0	0	0

Description of project

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

Common areas of unit building - Building B

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Lift bank (No. 1)	-	Undercover car park area	703	Garbage room	56.9
Plant or service room	87.7	Ground floor lobby type	38.95	Hallway/lobby type (Closed)	64
Hallway/lobby type (Breeze way)	164				

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building B

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

(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 carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building B

(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:	700	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	700	-	-
floors above habitable rooms, frame: suspended concrete slab	1545.95	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard, frame: light steel frame	4000	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	5200	-

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
concrete - plasterboard internal, frame: light steel frame	459	-	-

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)
-	800	-	800	-	-	-	-

(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 (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	2 star	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
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	gas instantaneous - 5.5 star	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 - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	-

	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	-	-	-	-	-	gas cooktop & electric oven	3.5 star	4 star	-	-

(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/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
101B	47.4	12.1	59.500
104B	20	11.6	31.600
401B	42	15.1	57.100
403B	33.6	17.2	50.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
404B	23.9	16.4	40.300
All other dwellings	49	35	84.000

(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	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-

(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	-
Undercover car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	-
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	-
Plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	-
Ground floor lobby type	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type (Closed)	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	-
Hallway/lobby type (Breeze way)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	-

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 9 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

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

(b) Common areas and central systems/facilities

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

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

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 4 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).



Appendix B – NATHERS Certificate

Note: this group certificate is for a representative sample of dwellings. The full certificate for all dwellings will be produced at a later stage, once the design is further developed. If any changes are required, please contact us on 0430 108 801.

Nationwide House Energy Rating Scheme®
Class 2 Summary
NatHERS® Certificate No. 9AX24UHB9U

Thermal performance
Star rating

Generated on 19 Mar 2026 using FirstRate5 v5.5.5a

Property

Address 43-45 Beane Street and 2 Keevers Lane,
Gosford, NSW, 2250

Lot/DP

NatHERS Climate Zone Williamtown



Accredited assessor

Name Patrick Phelan

Business name Energy Water and Environment

Email patrick@ewenvironment.com.au

Phone 0402586813

Accreditation No. DMN/12/1407

Assessor Accrediting Organisation Design Matters National

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=9AX24UHB9U&GrpCert=1>

When using either link, ensure you are visiting www.fr5.com.au.



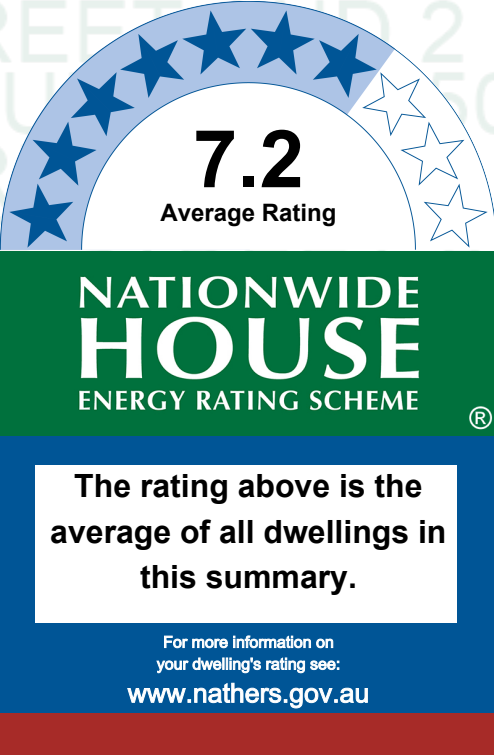
National Construction Code (NCC) requirements

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.



NCC heating and cooling maximum loads MJ/m²/p.a.

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	33.3	15.1
Maximum allowable limit	N/A	N/A

Whole of Home performance rating

No Whole of Home performance rating conducted for this summary certificate or not completed for all dwellings

The rating above is the lowest of all dwellings in this summary

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
OTLVYTCJ9U	101A	27.6 (N/A)	18.5 (N/A)	46.1	7.4	NA
VQODMCNX78	101B	47.4 (N/A)	12.1 (N/A)	59.5	6.4	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
XKUQHNF1N5	102A	22.3 (N/A)	15.7 (N/A)	38.0	7.9	NA
UEDJVKXVWJ	103A	36.6 (N/A)	17.0 (N/A)	53.6	6.8	NA
7AB3SLG2DR	104B	20.0 (N/A)	11.6 (N/A)	31.6	8.4	NA
23RHI6YHHT	1804A	11.5 (N/A)	15.1 (N/A)	26.6	8.8	NA
6OTIDJPCAO	2601A	50.9 (N/A)	12.8 (N/A)	63.7	6.1	NA
5QWZD0OTI5	2603A	28.7 (N/A)	18.4 (N/A)	47.1	7.3	NA
LET8D1W5BY	2604A	46.8 (N/A)	11.2 (N/A)	58.0	6.5	NA
SF9MH25UFM	401B	42.0 (N/A)	15.1 (N/A)	57.1	6.6	NA
XTBL2PCTMB	403B	33.6 (N/A)	17.2 (N/A)	50.8	7	NA
N0WJ7KDZP1	404B	23.9 (N/A)	16.4 (N/A)	40.3	7.8	NA
Q66AIMCBHO	805A	41.1 (N/A)	15.0 (N/A)	56.1	6.6	NA

Explanatory notes

About this report

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. (accessible via link).

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 energy value*. 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 home's energy value*.

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



Appendix C – STAMPED ARCHITECTURAL DRAWINGS

ARCHITECTURAL DRAWING SET



SITE AREA	2070.2 m²
FSR (PERMISSIBLE)	4.75 : 1
PERMISSIBLE FSR + 30% AFFORDABLE HOUSING	6.175 : 1
HEIGHT (PERMISSIBLE)	48 m*
PREVIOUSLY APPROVED DA HEIGHT	62.4 m*
HEIGHT (PROPOSED)	85.3 m
GFA (PERMISSIBLE)	12,628.90 m²
GFA (PROPOSED)	12,549.00 m²
FSR (PROPOSED)	6.06 : 1
LAND USE	B4-SHOP TOP HOUSING
NUMBER OF RESIDENTIAL UNITS	130
CAR SPACES	
TOTAL CAR SPACE PROVIDED	140
RESIDENTIAL PARKING	131
COMMERCIAL PARKING	9

* State Enviromental Planning Policy (Precincts - Regional) 2021, Chapter 5 Gosford City Centre - 5.46(3)(a) - Exceptions to Height B4 Zone

43-45 BEANE STREET & 2 KEEVERS LANE, GOSFORD
DEVELOPMENT APPLICATION
DA SUBMISSION

DRAWING NO - DRAWING TITLE

GENERAL INFORMATION

- A000 - Cover Page
- A001 - Site Location
- A002 - Site Location 2
- A003 - Site Survey
- A004 - Site Photos
- A005 - Site Analysis
- A006 - Site Bird's - Eye View
- A007 - Site Plan 1:1000

APPROVED DA (BY DVYNE DESIGN)

- Approved DA - Yield Study
- Approved DA - B2
- Approved DA - GF
- Approved DA - L1
- Approved DA - L4
- Approved DA - Typical
- Approved DA - RF
- Approved DA - Sections
- Approved DA - Elevations
- Approved DA - Elevations
- Approved DA - Perspective

- A008 - Site Plan1:300
- A009 - Site Analysis
- A010 - Urban Design Principles
- A011 - Land Use In the Vicinity
- A012 - Streetscape 1
- A013 - Existing Streetscape Keevers Lane
- A014 - Streetscape 2
- A015 - Streetscape 3

- A020 - Surrounding Existing Urban Character
- A021 - Surrounding Proposed Urban Character

- A030 - Existing Massing Diagram
- A031 - City View Analysis Perspective - Current
- A032 - City View Analysis Elevation - Current
- A033 - Future LEP Massing Diagram + 30%
- A034 - City View Analysis Perspective - Future
- A035 - City View Analysis Elevation - Future

- A040 - City Section East-West
- A041 - City Section North-South

- A050 - DCP Views + Additional Selected Views
- A051 - View Impact Analysis 1 - Proposed
- A052 - View Impact Analysis 1 - LEP Control
- A053 - View Impact Analysis 2 - Proposed
- A054 - View Impact Analysis 2 - LEP Control
- A055 - View Impact Analysis 3 - Proposed
- A056 - View Impact Analysis 3 - LEP Control
- A057 - View Impact Analysis 4 - Proposed
- A058 - View Impact Analysis 4 - LEP Control
- A059 - View Impact Analysis 5 - Proposed
- A060 - View Impact Analysis 5 - LEP Control

- A070 - Site Section B - Approve
- A071 - Site Section B - Proposed

- A080 - Built Form Strategy
- A081 - Setback Diagram

FLOOR PLANS
scale 1:250@A3; 1:125@A1

- A097 - Basement 3 Plan
- A098 - Basement 2 Plan
- A099 - Basement 1 Plan
- A100 - Ground Floor Plan
- A101 - L1 Floor Plan
- A102 - L2-4 Floor Plan
- A103 - L5-6 Floor Plan
- A104 - L7-18 Floor Plan
- A105 - L19-26 Floor Plan
- A106 - Roof Plan
- A107 - Affordable Housing Diagram

ALTERNATE OPTIONS

- A150 - Alternate Option 1 - Ground Floor Plan
- A151 - Alternate Option 1 - Basement Plan
- A152 - Alternate Option 1 - Level 1 Floor Plan
- A153 - Alternate Option 1 - Loading Cross Section
- A154 - Tanks Location in Elevation
- A155 - Alternate Option 1 - Ramp Section
- A160 - Alternate Option 2 - Ground Floor
- A161 - Alternate Option 3 - Ground Floor
- A162 - Alternate Option 3 - Basement
- A163 - Setback Diagram - Option 1
Adjacent Sites Potential development
- A164 - Setback Diagram - Option 1
Adjacent Sites Potential development FSR
- A165 - Setback Diagram - Option 2
Adjacent Sites Potential development
- A166 - Setback Diagram - Option 2
Adjacent Sites Potential development FSR
- A167 - Laneway Character With Regard Potential Development
- A168 - Laneway Section With Regard Potential Development - A
- A169 - Laneway Section With Regard Potential Development - B
- A170 - Laneway Sections 1:25
- A171 - Fish Lane - Brisbane
- A172 - Laneway Perspective
- A173 - Laneway Solar Amenity - Summer - 1
- A174 - Laneway Solar Amenity - Summer - 2
- A175 - Laneway Solar Amenity - Winter - 1
- A176 - Laneway Solar Amenity - Winter - 2
- A177 - Alternate Site Massing - Options 1-4
- A178 - Alternate Site Massing - Options 5-6
- A179 - Alternate Site Massing - Options 1-4 - Perspective
- A180 - Alternate Site Massing - Options 5-6 - Perspective
- A181 - Alternate Site Massing - Options 1-4 - View Analysis
- A182 - Alternate Site Massing - Options 5-6 - View Analysis
- A183 - Option 1 Shadow Diagram - Winter Solstice
- A184 - Option 2 Shadow Diagram - Winter Solstice
- A185 - Option 3 Shadow Diagram - Winter Solstice
- A186 - Option 4 Shadow Diagram - Winter Solstice
- A187 - Option 5 Shadow Diagram - Winter Solstice
- A188 - Option 6 Shadow Diagram - Winter Solstice

MASSING & PERSPECTIVES

- A190 - Perspective 1
- A191 - Perspective 2
- A192 - Perspective 3
- A193 - Perspective 4

ELEVATIONS
scale 1:250@A3; 1:125@A1

- A199 - Future Keevers Lane Streetscape
- A200 - Elevation West - Building A
- A201 - Elevation East - Building A
- A202 - Elevation North - Building A
- A203 - Elevation South - Building A
- A204 - Elevation West - Building B
- A205 - Elevation East - Building B
- A206 - Elevation North & South - Building B

SECTIONS
scale 1:250@A3; 1:125@A1

- A300 - Section A-A
- A301 - Section B-B
- A302 - Section D_D
- A303 - Ramp Section

ADAPTABLE & SILVER UNITS
scale 1:100@A3; 1:50@A1

- A400 - Adaptable Units
- A401 - Silver Units

DIAGRAMS

- A500 - COS Diagram - L1
- A501 - COS Diagram - L5
- A502 - Landscape Diagram - GF
- A503 - Landscape Diagram - L1
- A504 - Landscape Diagram - L5
- A505 - Site Coverage
- A506 - Deep Soil Diagram

FSA DIAGRAM & AREA SCHEDULE
scale 1:250@A3; 1:125@A1

- A600 - GF GFA Diagram
- A601 - L1 GFA Diagram
- A602 - L2-4 GFA Diagram
- A603 - L5-7 GFA Diagram
- A604 - L8-18 GFA Diagram
- A605 - L19-26 GFA Diagram
- A606 - Area Schedule
- A607 - Unit Breakdown Schedule

VENTILATION DIAGRAMS

- A700 - GF Ventilation Diagram
- A701 - L1 Ventilation Diagram
- A702 - L2-4 Ventilation Diagram
- A703 - L5-7 Ventilation Diagram
- A704 - L8-10 Ventilation Diagram

SOLAR DIAGRAMS

- A711 - L1 Solar Diagram
- A712 - L2-4 Solar Diagram
- A713 - L5-7 Solar Diagram
- A714 - L8-18 Solar Diagram
- A715 - L19-26 Solar Diagram

- A717 - Shadow Study 1
- A718 - Shadow Study 2
- A719 - COS Solar Analysis 1
- A720 - 3D Solar Diagram 1
- A721 - 3D Solar Diagram 2

VIEW ANALYSIS DIAGRAMS

- A729 - Existing View Analysis
- A730 - Impacts Analysis - Current
- A731 - Impacts Analysis - Approved DA
- A732 - Impacts Analysis - Proposed DA
- A733 - Site Section - A
- A734 - Site Section - B
- A735 - Approved View Analysis - GF
- A736 - Approved View Analysis - L1
- A737 - Approved View Analysis - L2
- A738 - Approved View Analysis - L3
- A739 - Approved View Analysis - L4
- A740 - Approved View Analysis - L5
- A741 - Proposed View Analysis - GF
- A742 - Proposed View Analysis - L1
- A743 - Proposed View Analysis - L2
- A744 - Proposed View Analysis - L3
- A745 - Proposed View Analysis - L4
- A746 - Proposed View Analysis - L5
- A747 - Current Solar Analysis - GF-L3
- A748 - Current Solar Analysis - L4-L5
- A749 - Approved Solar Analysis - GF-L3
- A750 - Approved Solar Analysis - L4-L5
- A751 - Proposed Solar Analysis - GF-L3
- A752 - Proposed Solar Analysis - L4-L5
- A753 - Elevational Shadow 9am - 47 Beane St
- A754 - Elevational Shadow 10am - 47 Beane St
- A755 - Elevational Shadow 11am - 47 Beane St
- A756 - Elevational Shadow 12am - 47 Beane St
- A757 - Elevational Shadow 1pm - 47 Beane St
- A758 - Elevational Shadow 2pm - 47 Beane St
- A759 - Elevational Shadow 3pm - 47 Beane St
- A760 - Elevational Shadow 9am - 26 Watt St
- A761 - Elevational Shadow 10am - 26 Watt St

- A762 - Elevational Shadow 11am - 26 Watt St
- A763 - Elevational Shadow 12am - 26 Watt St
- A764 - Elevational Shadow 1pm - 26 Watt St
- A765 - Elevational Shadow 2pm - 26 Watt St
- A766 - Elevational Shadow 3pm - 26 Watt St
- A767 - Elevational Shadow 9am - 24 Watt St
- A768 - Elevational Shadow 10am - 24 Watt St
- A769 - Elevational Shadow 11am - 24 Watt St
- A770 - Elevational Shadow 12am - 24 Watt St
- A771 - Elevational Shadow 1pm - 24 Watt St
- A772 - Elevational Shadow 2pm - 24 Watt St
- A773 - Elevational Shadow 3pm - 24 Watt St

DIAGRAMS

- A800 - On-going Waste Management Plan
- A801 - Construction Waste Management Plan
- A802 - External Finishes Schedule
- A803 - Demolition Plan

