

DRAWING LIST

DRAWING NO.	DRAWING NAME	REVISION
DA 000	COVER SHEET	C
DA 001	SITE PLAN AND SITE ANALYSIS	A
DA 100	BASEMENT FLOOR PLAN	A
DA 101	GROUND FLOOR PLAN	C
DA 102	UPPER GROUND FLOOR PLAN	C
DA 103	LEVEL 01 FLOOR PLAN	C
DA 104	LEVEL 02 FLOOR PLAN	C
DA 105	LEVEL 03 FLOOR PLAN	C
DA 106	LEVEL 04 FLOOR PLAN	C
DA 107	LEVEL 05 FLOOR PLAN	C
DA 108	LEVEL 06 FLOOR PLAN	A
DA 109	ROOF PLAN	A
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DA 300	SECTION A	C
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DA 710	PHOTOMONTAGE	C
DA 730	FINISHES SCHEDULE	C
DA 731	DETAIL SHEET	C
DA 740	MONTAGES COMPARISON SHEET	C
DA 800	STAGE 2 BASEMENT 1 & GROUND FLOOR PLAN	C
DA 801	STAGE 2 LEVEL 1 & 2 FLOOR PLAN	C
DA 802	STAGE 2 - WEST ELEVATION	C
DA 803	STAGE 2 - EAST ELEVATION	C
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DA 1101	PREVIOUS APPROVED VENTILATION DIAGRAM	A
DA 1102	PREVIOUS APPROVED SOLAR ACCESS DIAGRAM (2 HOURS)	C
DA 1103	PREVIOUS APPROVED SOLAR ACCESS DIAGRAM (3 HOURS)	C

3D OVERALL VIEW



REFERENCES

DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS

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C	05.02.16	DA amendment
A	23.11.15	Modification Submission
Rev.	Date	Description

NOT TO SCALE

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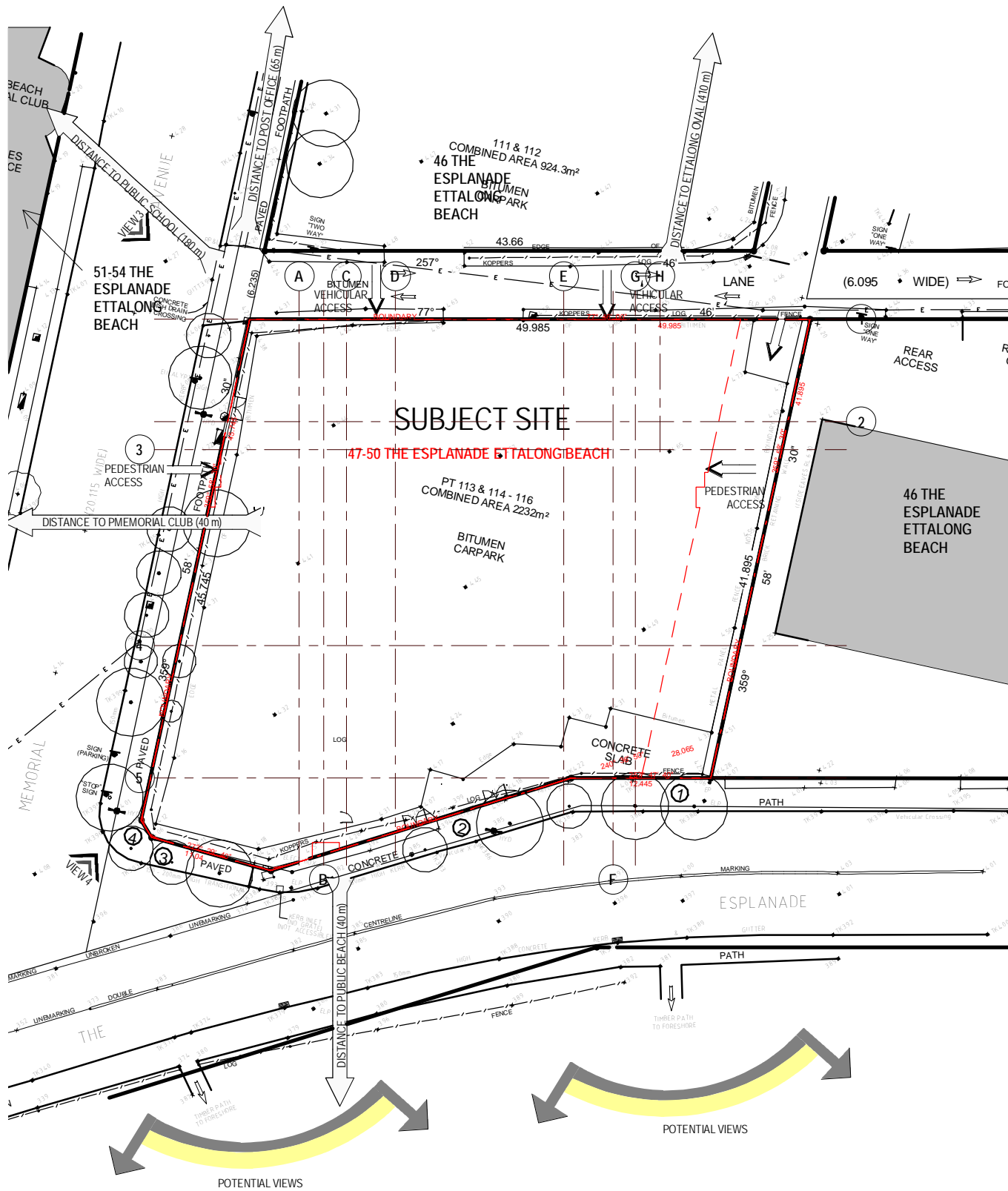
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Drawing Title  
COVER SHEET

Job no.	Drawing no.	Rev.
J15304	DA 000	C
Drawn by	Checked by	Date
PY/SM	ZC	NOV 2015

PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE, ETTALONG BEACH, NSW 2257

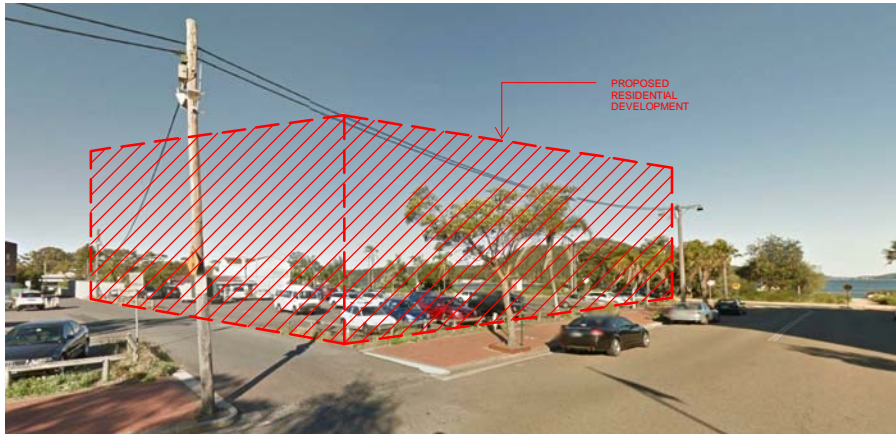


1 SITE ANALYSIS PLAN

1 : 500



2 AERIAL VIEW

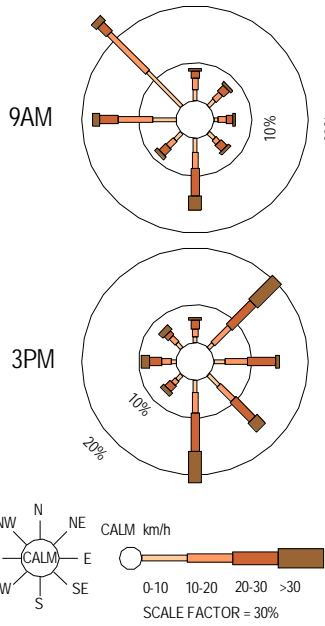


3 Memorial Ave



4 The Esplanade

## WIND SPEED & WIND ROSE (ANNUAL)



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A	23.11.15	Modification Submission		
Rev.	Date	Description		
Scale	2	4	6	8
m	0	1:200		

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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH  
Drawing Title  
**SITE PLAN AND SITE ANALYSIS**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 001	A
Drawn by	Checked by	Date
PY/SM	ZC	NOV 2015



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- PARKING LEGEND
- Residential Parking 2400x5500
  - Residential Accessible Parking 2400x5500
  - Bicycle Parking 600x1200
  - Commercial Parking 2400x5400

A	23.11.15	Modification Submission
Rev.	Date	Description
Scale	m	
0	2	4 6 8
0	1:200	

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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH  
Drawing Title  
**BASEMENT FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 100	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015



CAR PARKING SCHEDULE  
For B2 Zone – Large Centres

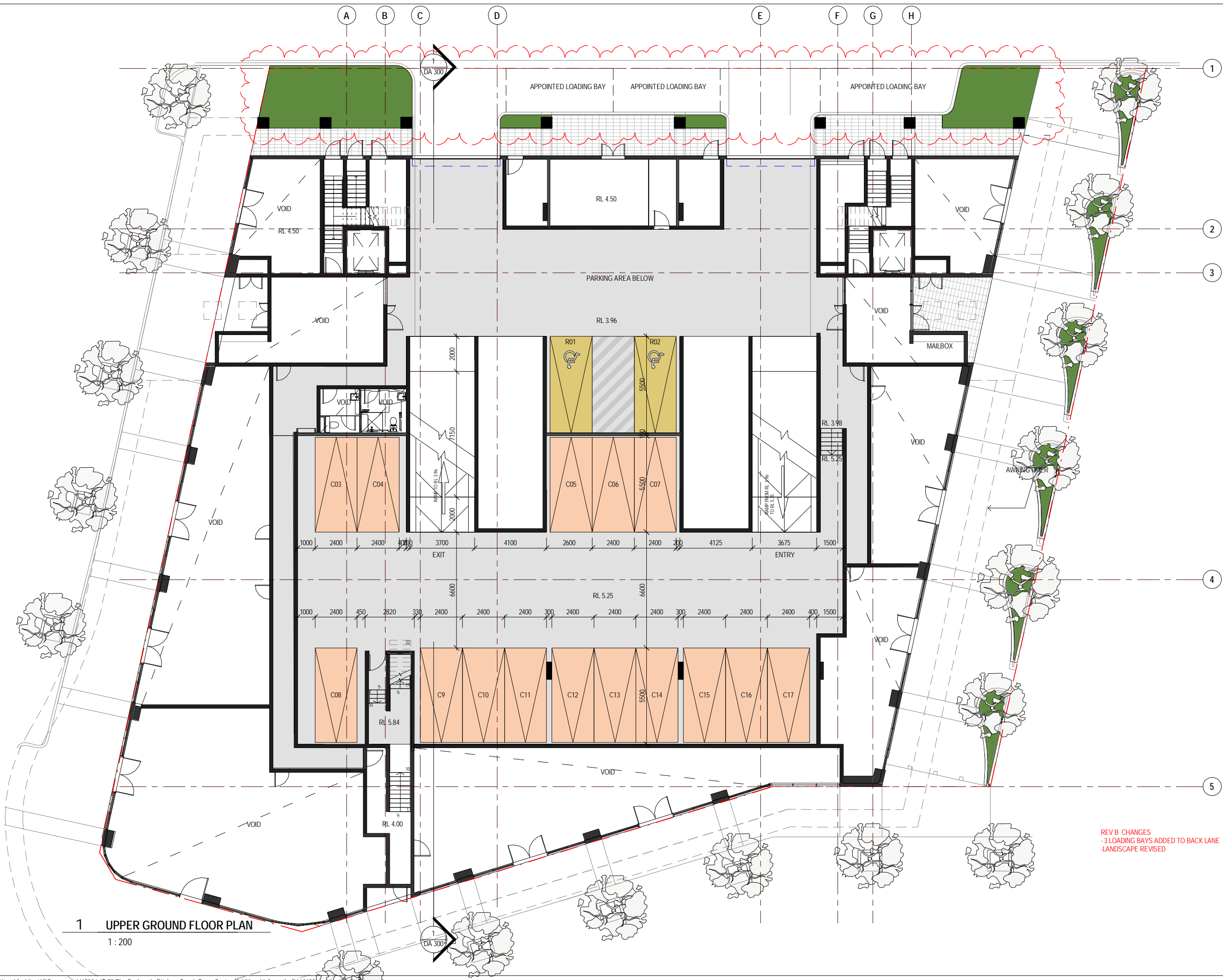
UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (59 UNITS)			
SHOP TOP UNITS 1 SPACE / 1 UNIT		59	61
VISITORS NOT REQUIRED		0	0
COMMERCIAL (508.104m²)			
SHOPS 1 SPACE / 30 m²		16.9	17
TOTAL		75.9	78

BICYCLE SCHEDULE  
For B2 Zone – Large Centres

UNITS	RATE	REQUIRED	PROPOSED
RESIDENTIAL (59 UNITS)	1 SPACE / 5 UNITS	11.8	12
VISITORS (59 UNITS)	1 SPACE / 10 UNITS	5.9	6
COMMERCIAL (508 m² )		2	2
TOTAL		19.7	20

**1 BASEMENT FLOOR PLAN**  
1 : 200





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PARKING LEGEND

	Residential Parking 2400x5500
	Residential Accessible Parking 2400x5500
	Bicycle Parking 600x1200
	Commercial Parking 2400x5400

C	05.02.16	DA amendment
A	23.11.15	Modification Submission
Rev.	Date	Description
Scale		
m		

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**CD A**

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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
**UPPER GROUND FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 102	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015

REV B CHANGES  
- 3 LOADING BAYS ADDED TO BACK LANE  
- LANDSCAPE REVISED

**1 UPPER GROUND FLOOR PLAN**

1 : 200





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- STUDIO
- 1 BED
- 1 BED+S
- 2 BED
- 2 BED+S
- 3 BED
- 3 BED+S
- LOBBY
- STORE
- CARPARK
- COMMERCIAL
- WASTE

C	05.02.16	DA amendment
B	23.12.15	Additional Information Submission
A	23.11.15	Modification Submission
Rev.	Date	Description
Scale	m	0 2 4 6 8
		1:200

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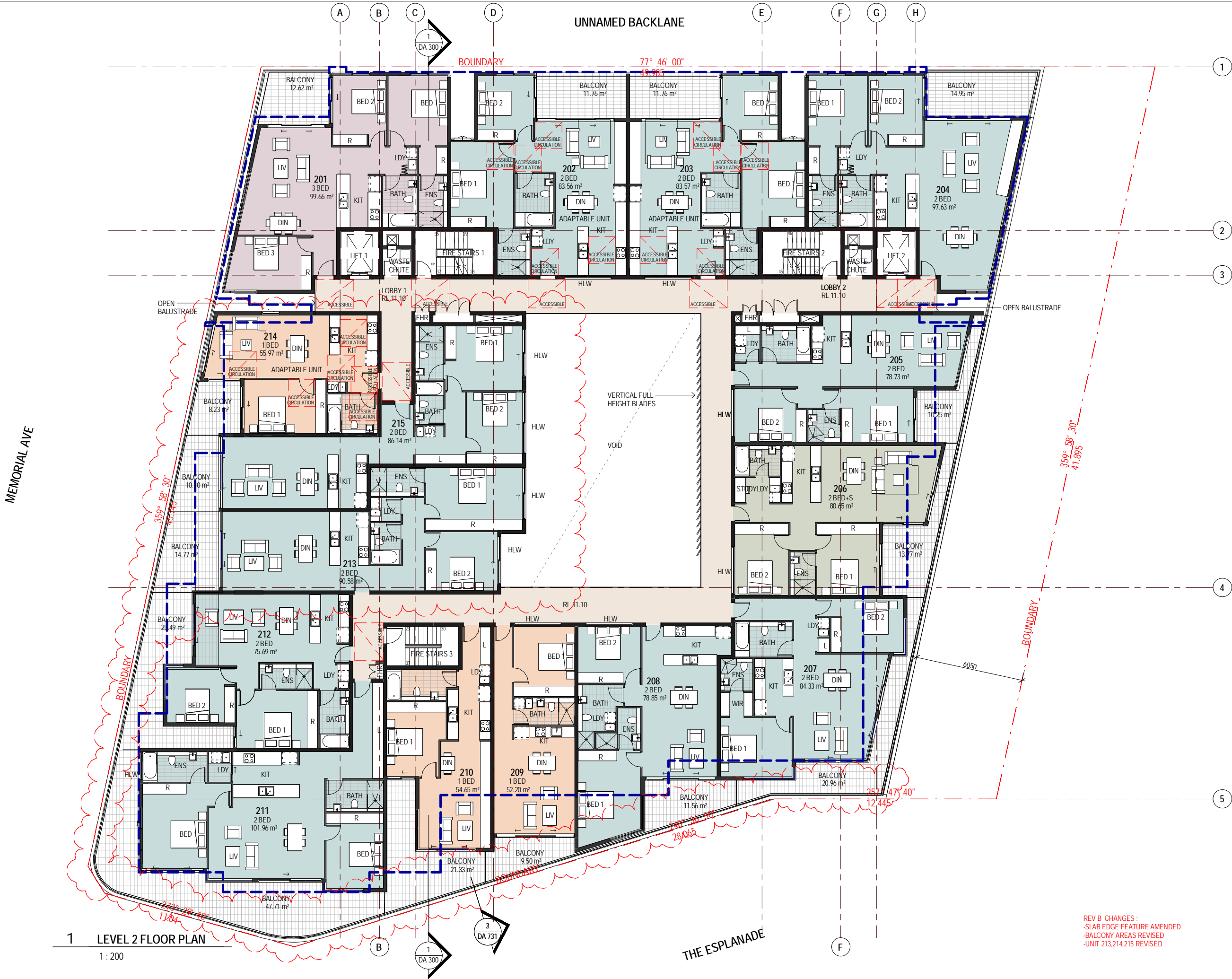
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**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH  
Drawing Title  
**LEVEL 01  
FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 103	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015

REV B CHANGES:  
-SLAB EDGE FEATURE AMENDED  
-BALCONY AREAS REVISED  
-UNIT 113,114,115 REVISED  
-CENTRAL COURTYARD LANDSCAPE REVISED



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APPROVED BUILDING OUTLINE

- STUDIO
- 1 BED
- 1 BED+S
- 2 BED
- 2 BED+S
- 3 BED
- 3 BED+S
- LOBBY
- STORE
- CARPARK
- COMMERCIAL
- WASTE

C	05.02.16	DA amendment
B	23.12.15	Additional Information Submission
A	23.11.15	Modification Submission
Rev.	Date	Description
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m	1:200	

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**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
**LEVEL 02  
FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 104	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015



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APPROVED BUILDING OUTLINE

- STUDIO
- 1 BED
- 1 BED+S
- 2 BED
- 2 BED+S
- 3 BED
- 3 BED+S
- LOBBY
- STORE
- CARPARK
- COMMERCIAL
- WASTE

C	05.02.16	DA amendment
A	23.11.15	Modification Submission
Rev.	Date	Description
Scale	0	2 4 6 8
m	1:200	

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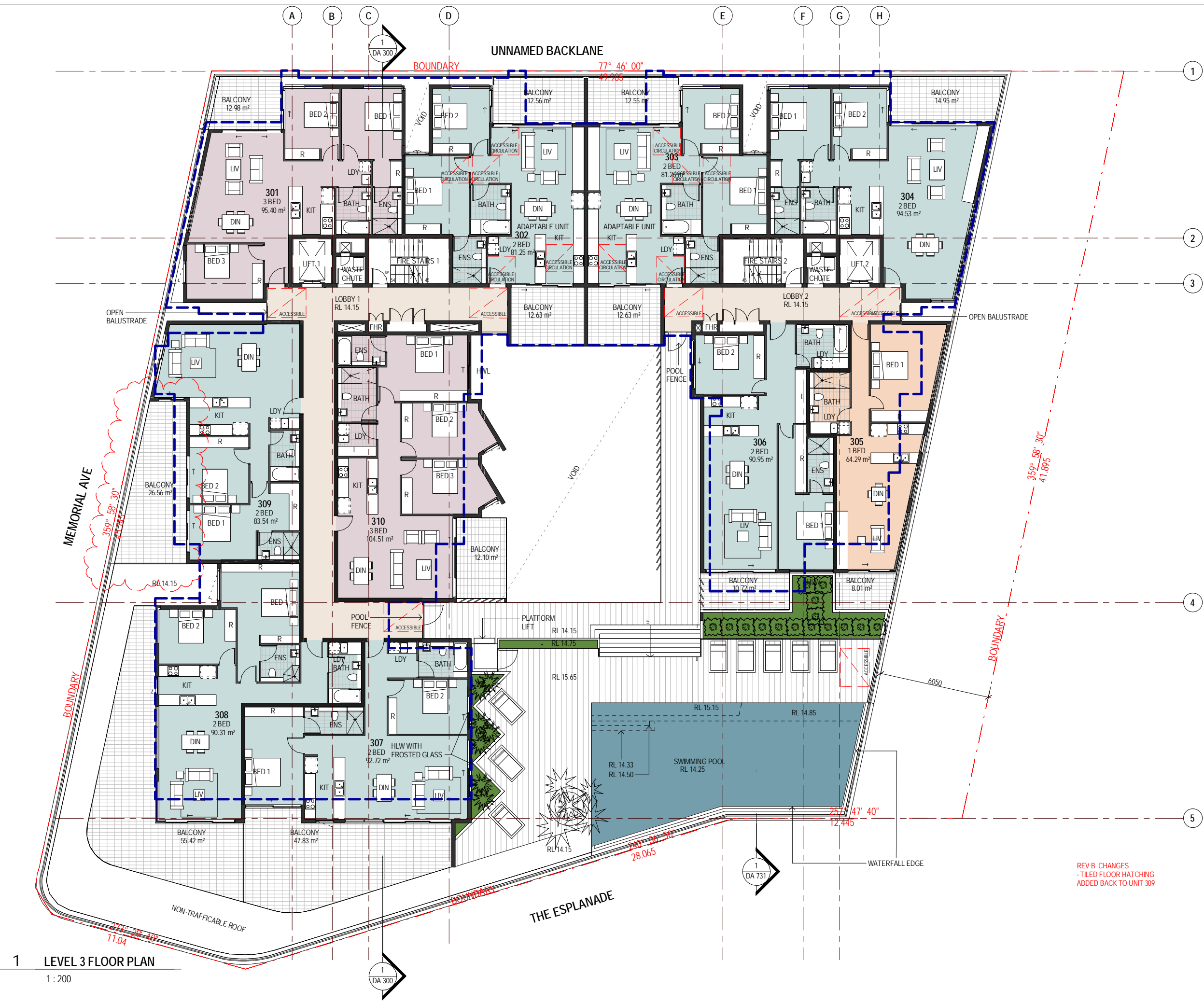
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

**LEVEL 03  
FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 105	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015



1 LEVEL 3 FLOOR PLAN

1:200



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- APPROVED BUILDING OUTLINE
- STUDIO
  - 1 BED
  - 1 BED+S
  - 2 BED
  - 2 BED+S
  - 3 BED
  - 3 BED+S
  - LOBBY
  - STORE
  - CARPARK
  - COMMERCIAL
  - WASTE

C	05.02.16	DA amendment
A	23.11.15	Modification Submission
Rev.	Date	Description
Scale	0 2 4 6 8	
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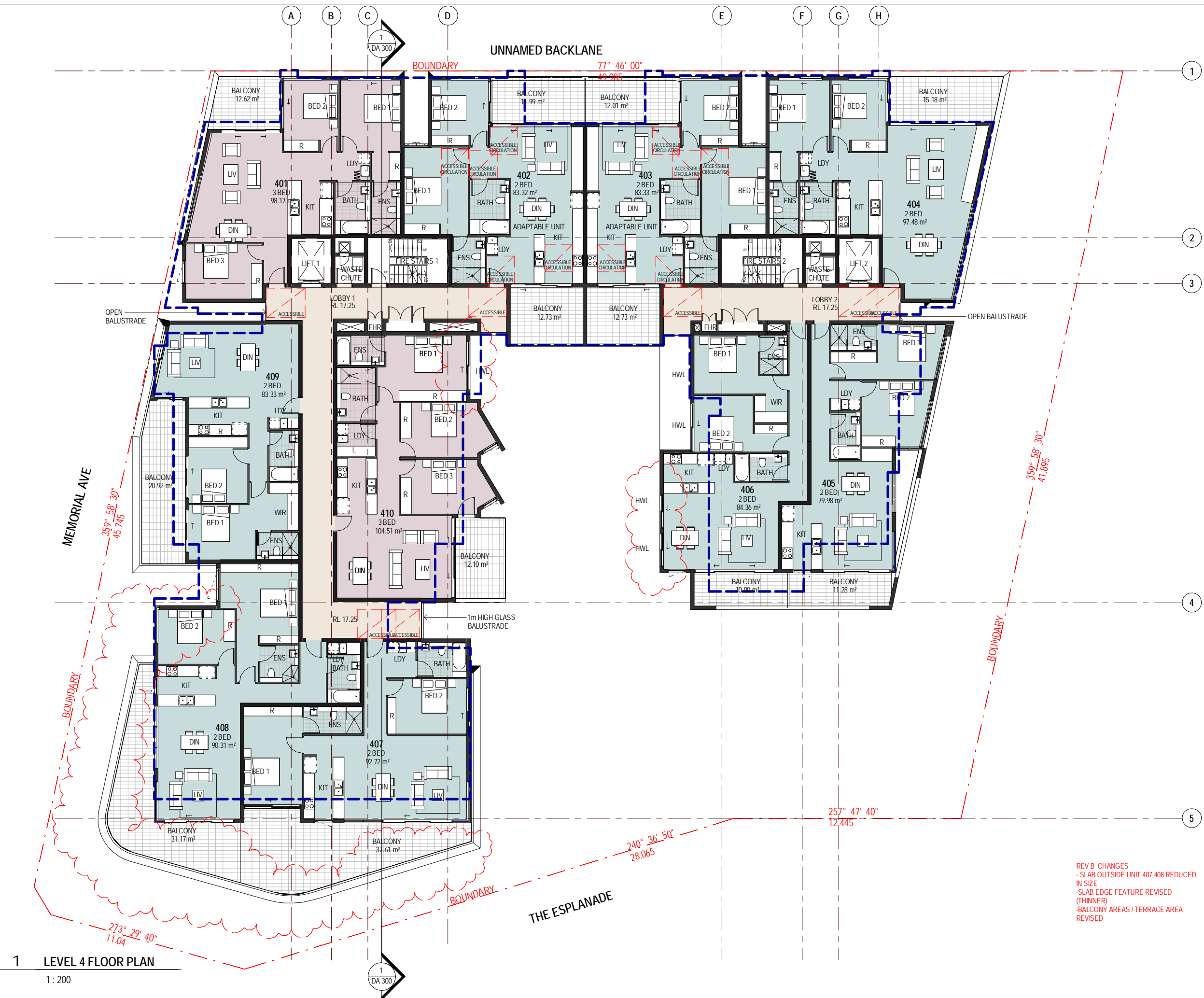
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

**LEVEL 04  
FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 106	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015



**1 LEVEL 4 FLOOR PLAN**

1:200

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APPROVED BUILDING OUTLINE

- STUDIO
- 1 BED
- 1 BED+S
- 2 BED
- 2 BED+S
- 3 BED
- 3 BED+S
- LOBBY
- STORE
- CARPARK
- COMMERCIAL
- WASTE

05.02.16	DA amendment				
23.11.15	Modification Submission				
Rev.	Date	Description			
Scale	0	2	4	6	8
m	0	2	4	6	8
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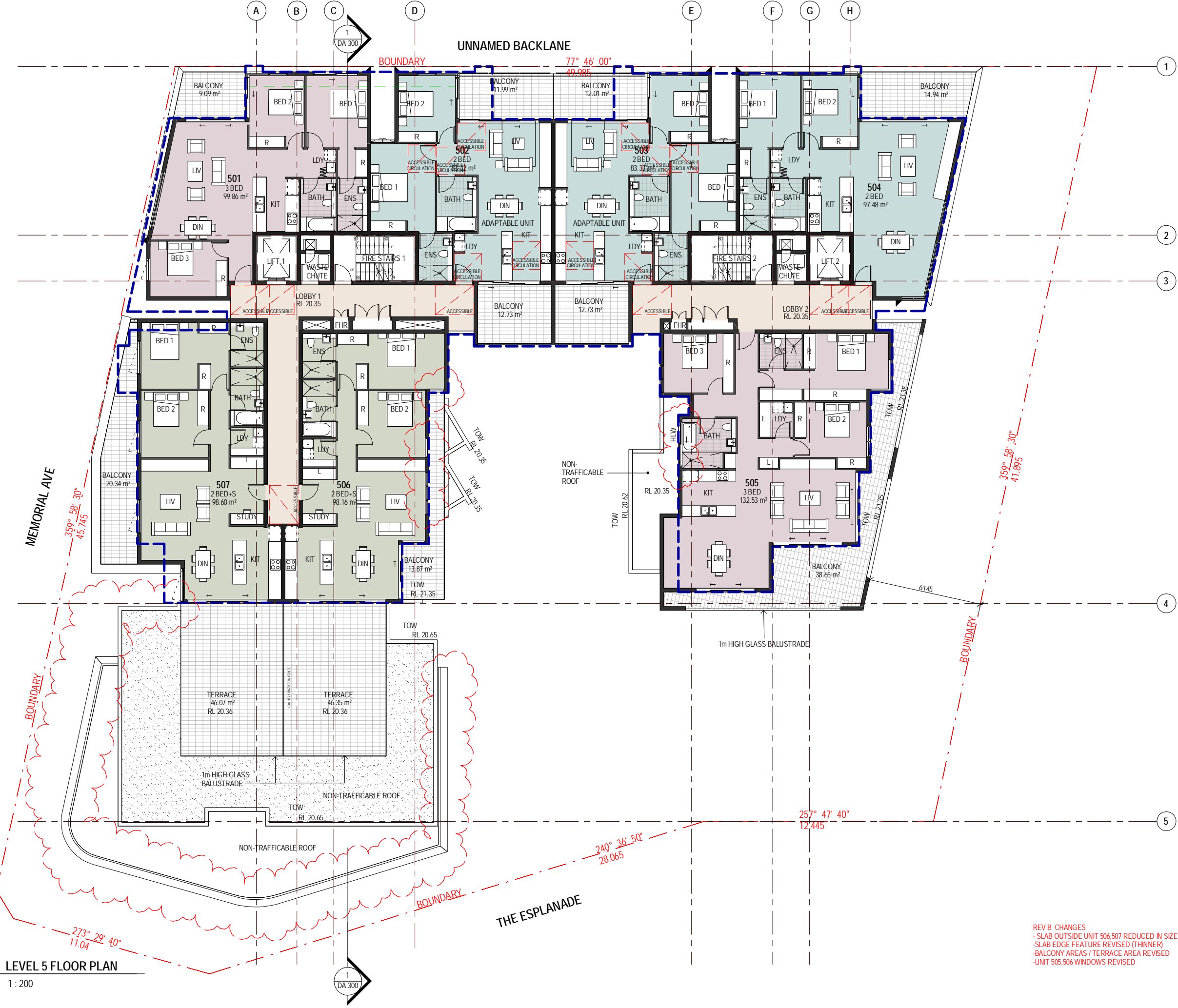
**LEVEL 05**

**FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 107	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015

REV B CHANGES

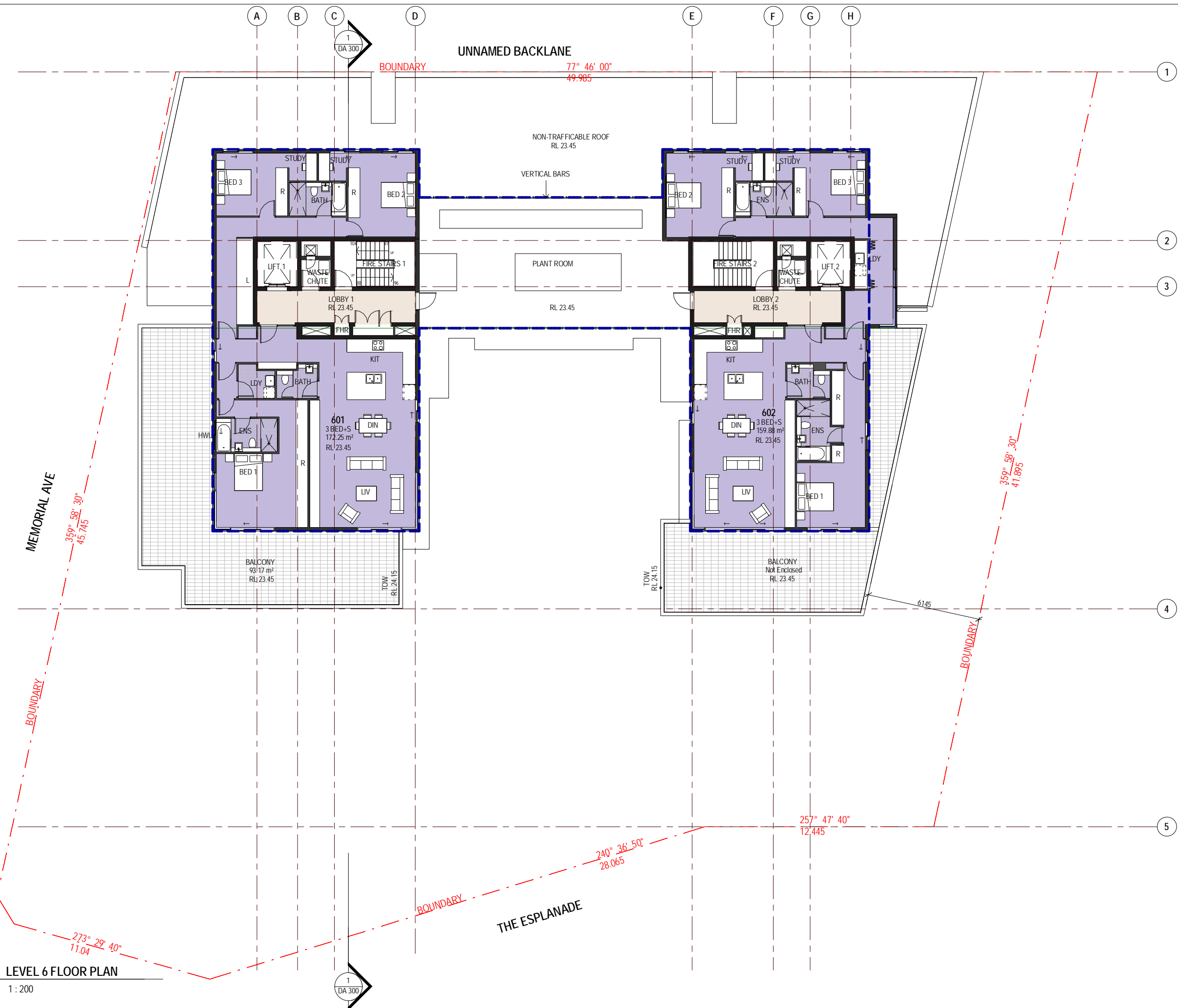
- SLAB OUTSIDE UNIT 506,507 REDUCED IN SIZE
- SLAB EDGE FEATURE REVISED (THINNER)
- BALCONY AREAS / TERRACE AREA REVISED
- UNIT 505,506 WINDOWS REVISED



1 LEVEL 5 FLOOR PLAN

1 : 200





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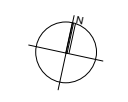
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APPROVED BUILDING OUTLINE

- STUDIO
- 1 BED
- 1 BED+S
- 2 BED
- 2 BED+S
- 3 BED
- 3 BED+S
- LOBBY
- STORE
- CARPARK
- COMMERCIAL
- WASTE

A	23.11.15	Modification Submission
Rev.	Date	Description
Scale	0	2 4 6 8
m	1:200	

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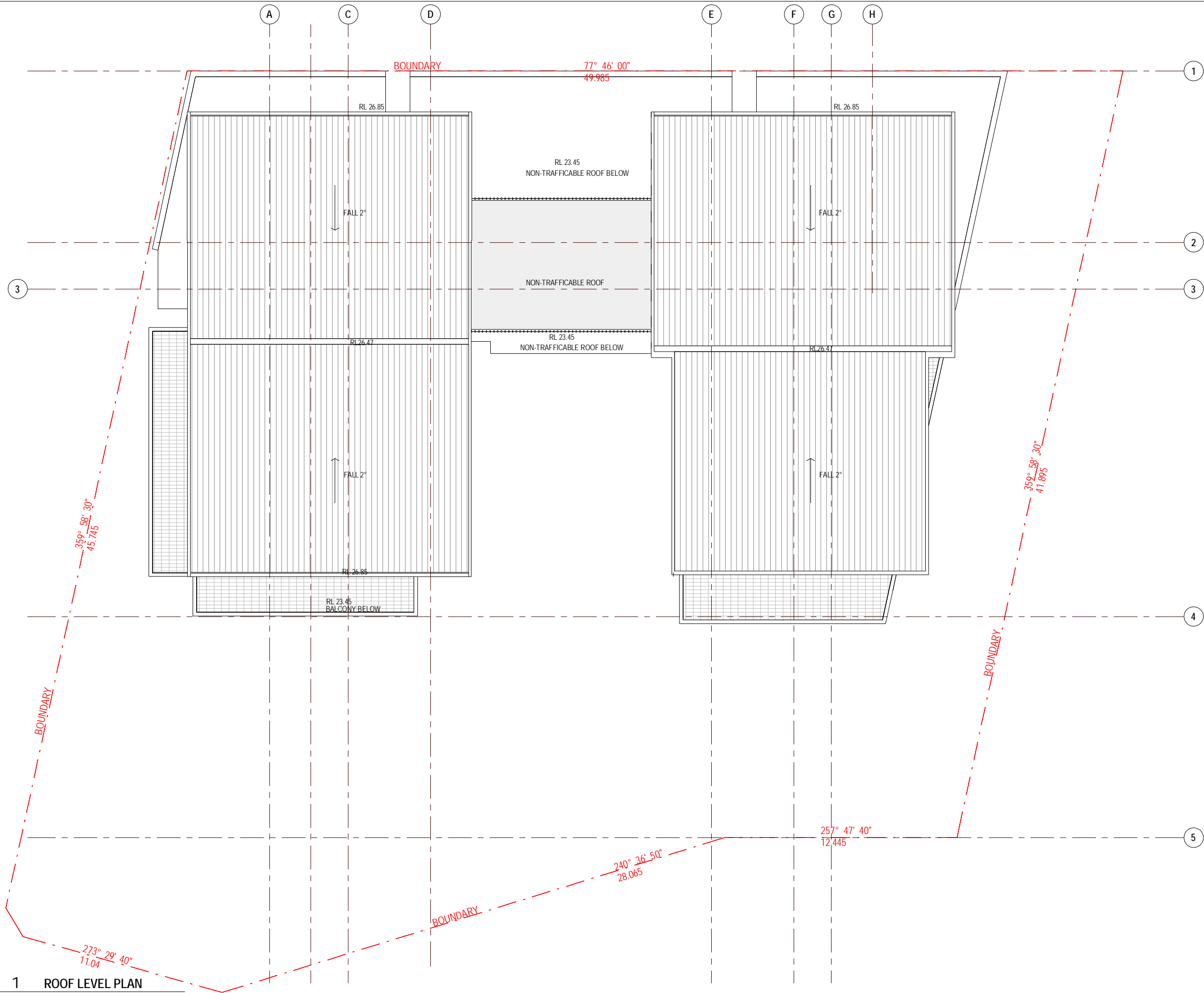
47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title

**LEVEL 06**

**FLOOR PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 108	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015



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A	23.11.15	Modification Submission
Rev.	Date	Description
Scale	5	10
m	15	20
0	1:500	

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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

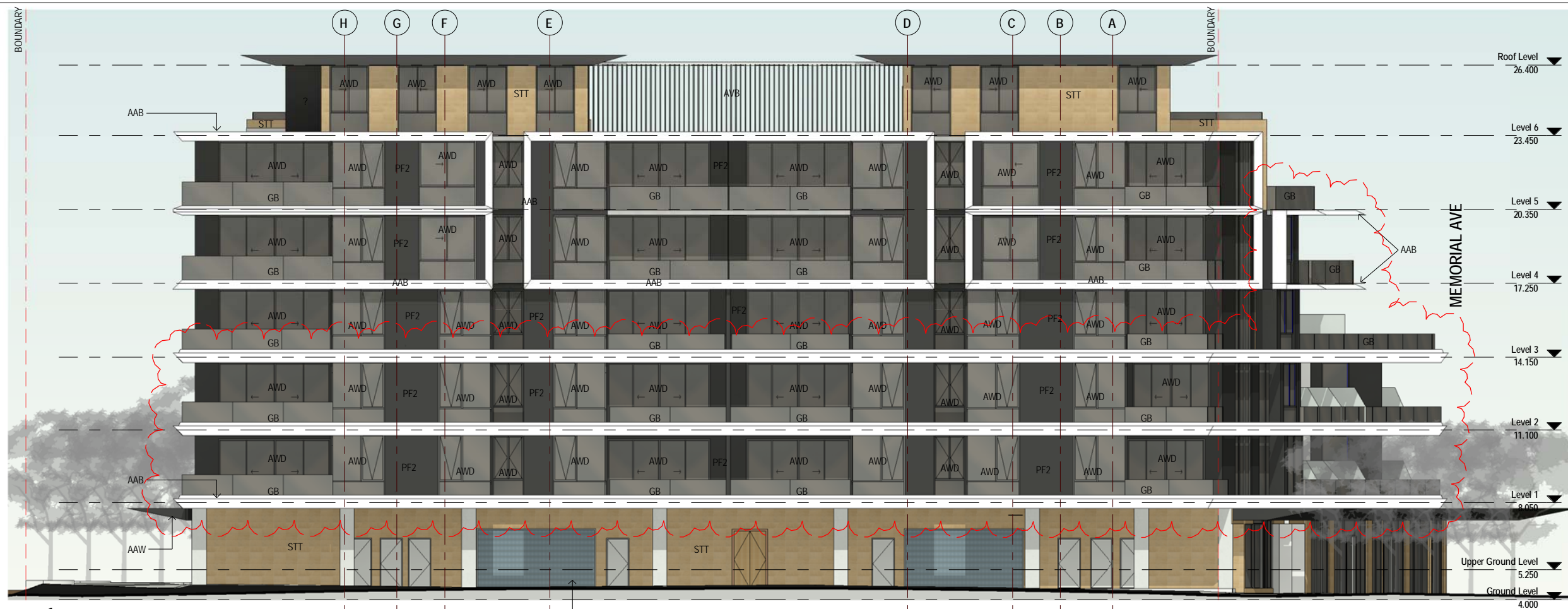
Drawing Title  
**ROOF PLAN**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 109	A
Drawn by	Checked by	Date
Author	Checker	NOV 2015

**1 ROOF LEVEL PLAN**

1 : 200





1 NORTH ELEVATION

1 : 200



2 SOUTH ELEVATION

1 : 200

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# MATERIAL LEGEND

AAB	ANODISED ALUMINIUM BLADE
AVB	ALUMINIUM VERTICAL BLADE & AWNING
AWD	ALUMINIUM FRAME WINDOWS & DOORS - COLOUR 1
GB	SAFETY GLASS BALUSTRADE
PF1	MANABURN PAINT FINISH
PF2	CHARCOAL PAINT FINISH
STT	SANDSTONE TILED WALL

C	05.02.16	DA amendment
A	23.11.15	Modification Submission
Rev.	Date	Description

Scale	2	4	6	8
m	0	1:200		

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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
**NORTH & SOUTH ELEVATIONS**

## DA SUBMISSION

Job no.	Drawing no.	Rev.
J15304	DA 200	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015

REV B CHANGES  
-SLAB FEATURE BLADES REVISED



REFERENCES

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NOTES

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FIGURED DIMENSIONS TO BE USED AT ALL TIME.

DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

MATERIAL LEGEND

- AAB ANODISED ALUMINIUM BLADE
- AVB ALUMINIUM VERTICAL BLADE & AWNING
- AWD ALUMINIUM FRAME WINDOWS & DOORS - COLOUR 1
- GB SAFETY GLASS BALUSTRADE
- PF1 MANABURN PAINT FINISH
- PF2 CHARCOAL PAINT FINISH
- STT SANDSTONE TILED WALL

APPROVED BUILDING OUTLINE

C	05.02.16	DA amendment
B	23.12.15	Additional Information Submission
A	23.11.15	Modification Submission
Rev.	Date	Description
Scale	0 2 4 6 8	
m	1:200	

Project Architect

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Project  
PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH

Drawing Title  
**EAST & WEST ELEVATIONS**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 201	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015

REV C CHANGES  
- SLAB FEATURE BLADES REVISED  
- UNIT 113,115,213,215 FACADE REVISED



1 EAST ELEVATION

1:200



2 WEST ELEVATION

1:200



REFERENCES

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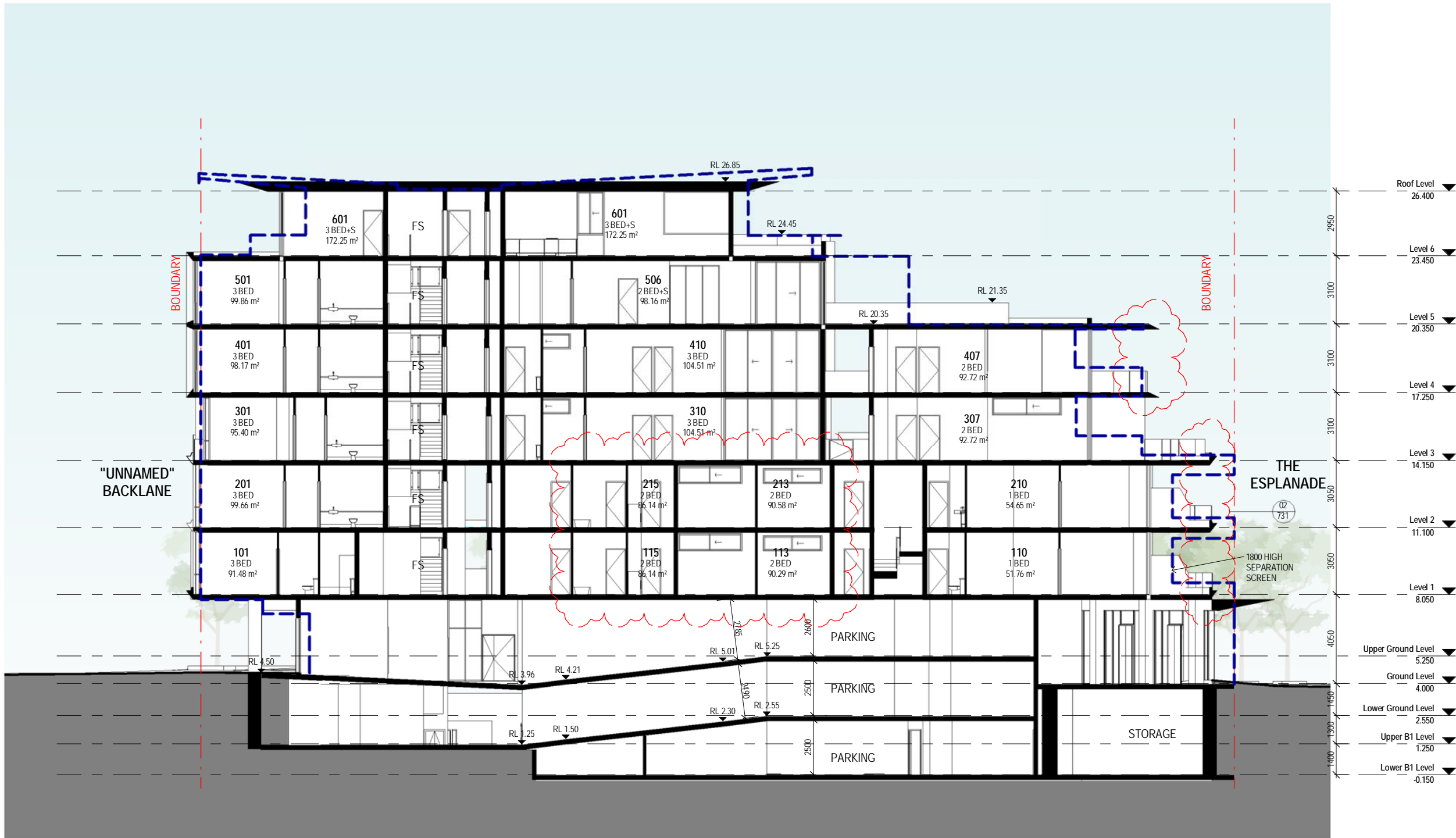
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	05.02.16	DA amendment
	23.11.15	Modification Submission
Rev.	Date	Description

Scale	0	2	4	6	8
m	0	1:200			

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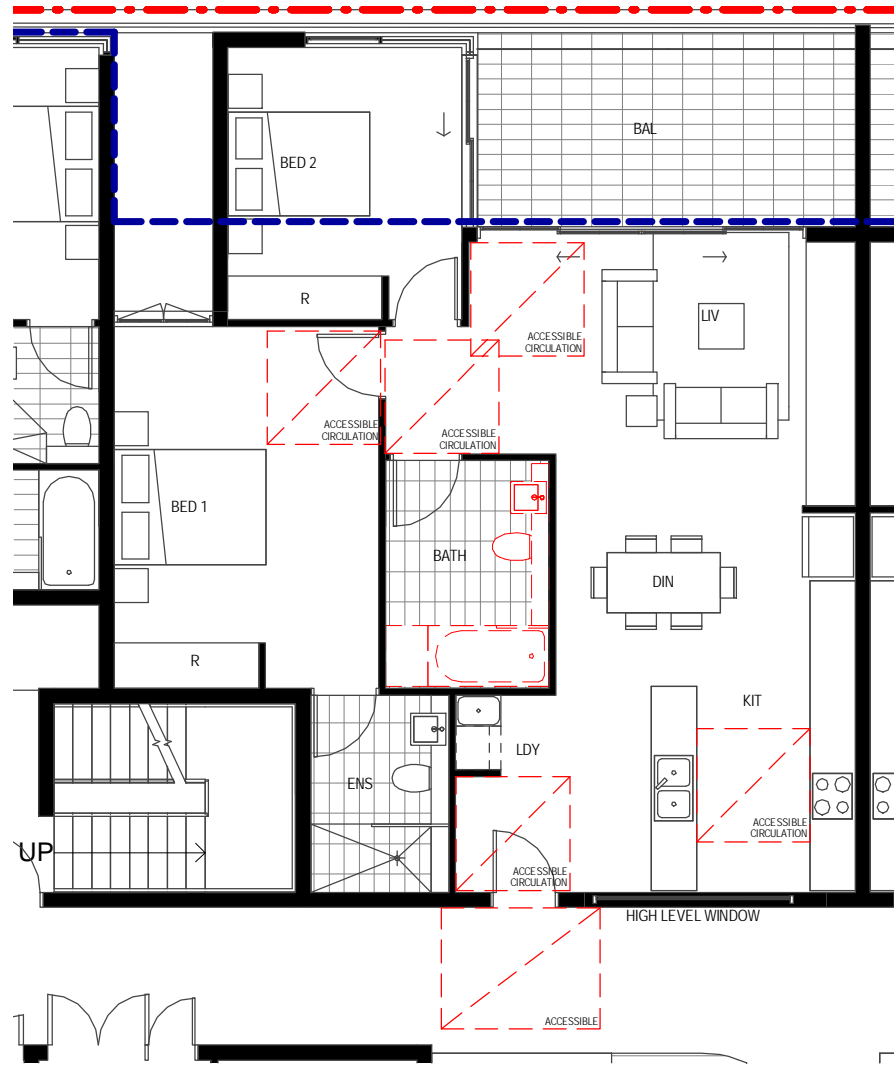
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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH  
Drawing Title  
**SECTION A**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 300	C
Drawn by	Checked by	Date
PY	ZC	NOV 2015

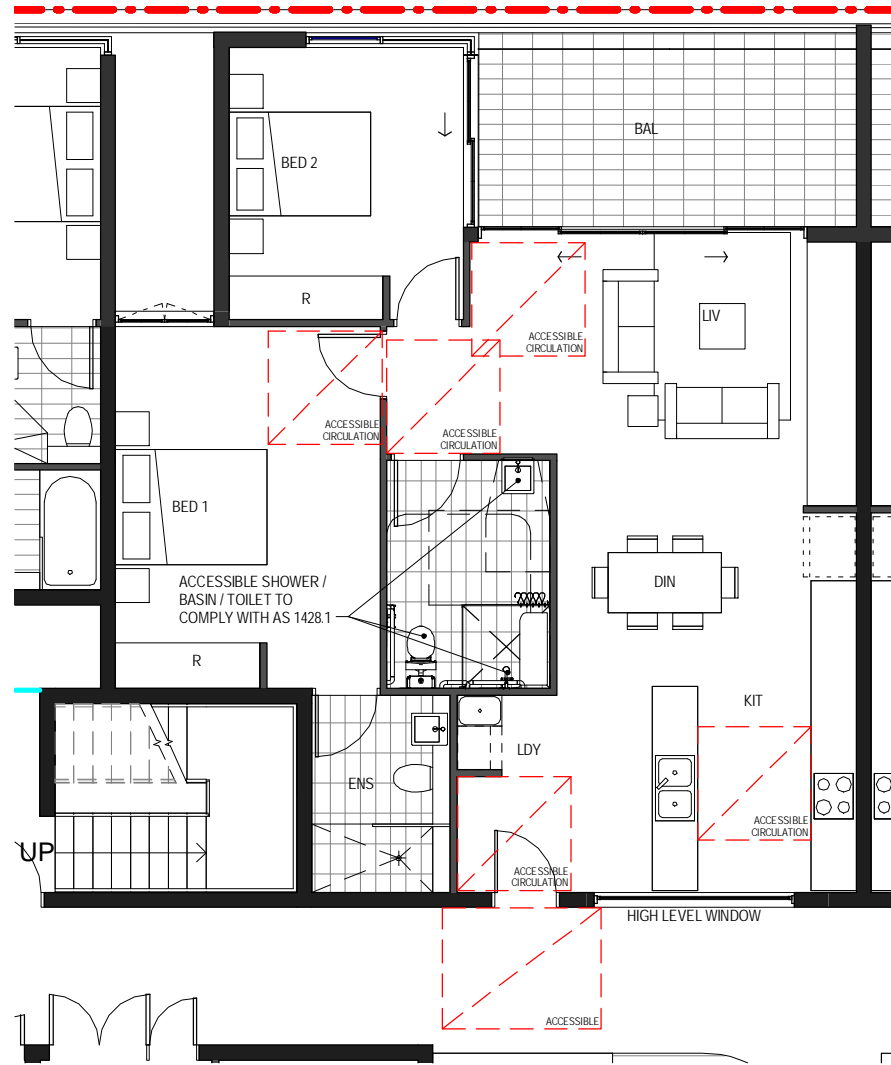
REV C CHANGES  
- SLAB EDGE FEATURE REVISED  
- UNIT 113,213 REVISED



1 PRE ADAPTABLE UNITS

1 : 100

UNITS 102, 202, 302, 402, 502  
& MIRRORED 103, 203, 403, 503



2 POST ADAPTABLE UNITS

1 : 100

UNITS 102, 202, 302, 402, 502  
& MIRRORED 103, 203, 403, 503

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NOTES

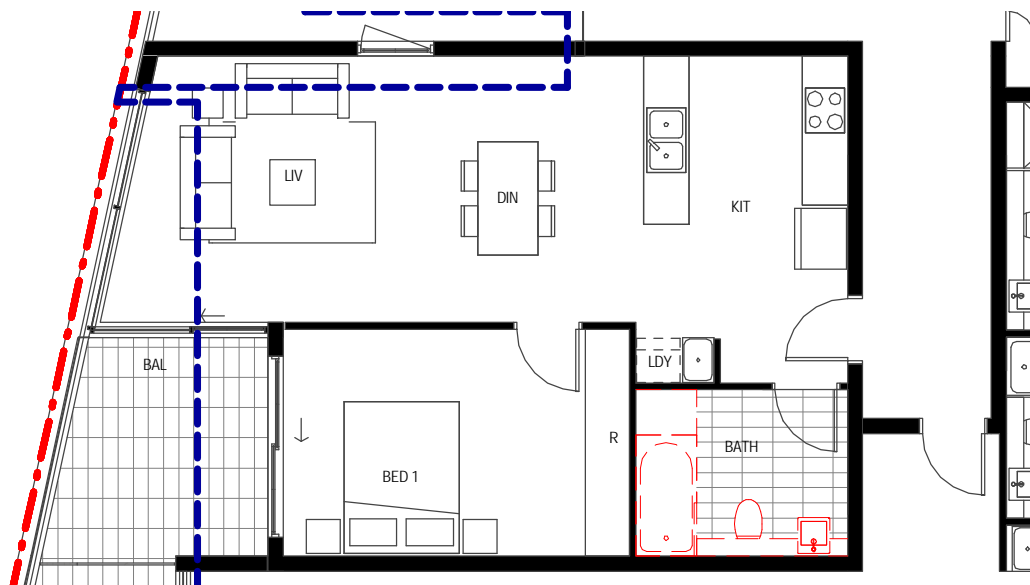
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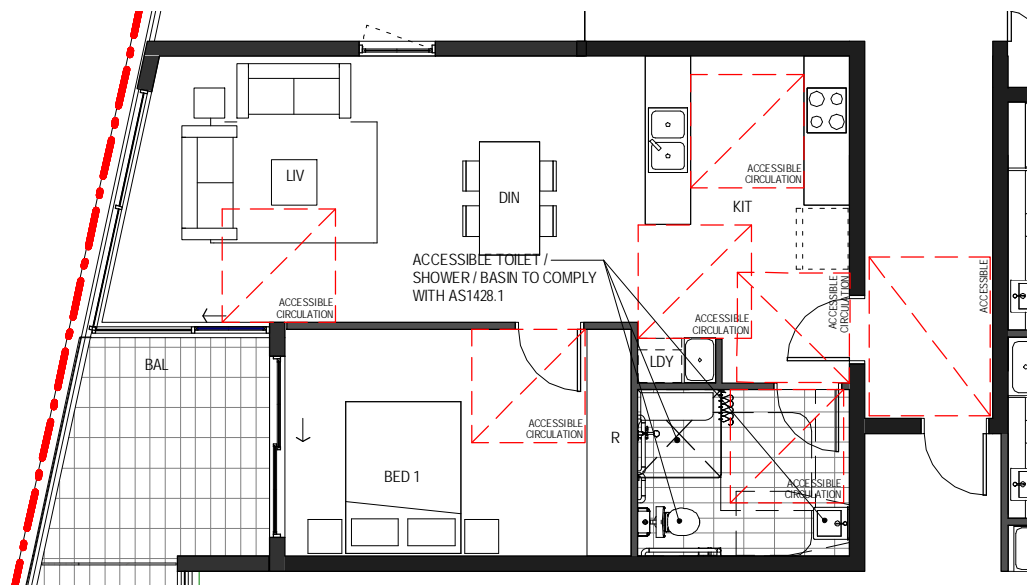
A	23.11.15	Modification Submission		
Rev.	Date	Description		
Scale	1	2	3	4
m	0	1:100		



3 PRE ADAPTABLE UNITS

1 : 100

UNITS 114, 214



4 POST ADAPTABLE UNITS

1 : 100

UNITS 114, 214

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Project  
**PROPOSED MIXED USE DEVELOPMENT**

47-50 THE ESPLANADE ETTALONG BEACH  
Drawing Title  
**PRE + POST ADAPTABLE UNIT LAYOUT**

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 500	A
Drawn by	Checked by	Date
SM/PPY	ZC	NOV 2015



Project address		Common area landscape	
Project name	Etalong Beach CD59	Common area lawn (m²)	129
Street address	47-50 Esplanade The Etalong Beach 2257	Common area garden (m²)	29
Local Government Area	Gosford City Council	Area of indigenous or low water use species (m²)	0
Plan type and plan number	deposited 10650		
Lot no.	114	Assessor details	
Section no.	-	Assessor number	BDAY12/1451
Project type		Certificate number	14510599
No. of residential flat buildings	1	Climate zone	15
No. of units in residential flat buildings	59	Project score	
No. of multi-dwelling houses	0	Water	40 Target 40
No. of single dwelling houses	0	Thermal Comfort	Pass Target Pass
Site details		Energy	25 Target 20
Site area (m²)	2232		
Roof area (m²)	797		
Non-residential floor area (m²)	512		
Residential car spaces	59		
Non-residential car spaces	2		

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

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

Dwelling no.	N <sub>s</sub> of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
101	3	90.0	0.0	0	0
105	2	78.0	0.0	0	0
109	1	52.0	0.0	0	0
113	2	77.0	0.0	0	0
202	2	83.0	0.0	0	0
206	2	79.0	0.0	0	0
210	1	55.0	0.0	0	0
214	1	56.0	0.0	0	0
303	2	81.0	0.0	0	0
307	2	93.0	0.0	0	0
401	3	97.0	0.0	0	0
405	2	80.0	0.0	0	0
409	2	86.0	0.0	0	0
503	2	83.0	0.0	0	0
507	2	98.0	0.0	0	0
102	2	83.0	0.0	0	0
106	2	79.0	0.0	0	0
110	1	52.0	0.0	0	0
114	1	56.0	0.0	0	0
203	2	83.0	0.0	0	0
207	2	84.0	0.0	0	0
211	1	102.0	0.0	0	0
215	2	82.0	0.0	0	0
304	2	96.0	0.0	0	0
308	2	91.0	0.0	0	0
402	2	83.0	0.0	0	0
406	2	85.0	0.0	0	0
410	3	105.0	0.0	0	0
504	2	98.0	0.0	0	0
601	3	166.0	6.0	0	0
103	2	83.0	0.0	0	0
107	2	84.0	0.0	0	0
111	1	102.0	0.0	0	0
115	2	82.0	0.0	0	0
204	2	98.0	0.0	0	0
208	2	78.0	0.0	0	0
212	2	76.0	0.0	0	0
301	3	94.0	0.0	0	0
305	1	65.0	0.0	0	0
309	2	86.0	0.0	0	0
403	2	83.0	0.0	0	0
407	2	93.0	0.0	0	0
501	3	99.0	0.0	0	0
505	3	133.0	0.0	0	0
602	3	160.0	0.0	0	0
104	2	90.0	0.0	0	0
108	2	78.0	0.0	0	0
112	2	76.0	0.0	0	0
201	3	98.0	0.0	0	0
205	2	78.0	0.0	0	0
209	1	52.0	0.0	0	0
213	2	77.0	0.0	0	0
302	2	81.0	0.0	0	0
306	2	91.0	0.0	0	0
310	3	105.0	0.0	0	0
404	2	98.0	0.0	0	0
408	2	91.0	0.0	0	0
502	2	83.0	0.0	0	0
506	2	98.0	0.0	0	0

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

Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )	Common area	Floor area (m <sup>2</sup> )
Car park basement	1062	Car park ground	938	Car park upper ground	518
Lift car (No. 1)	-	Lift car (No. 2)	-	Switch room ground	9
Waste room basement	14	Garbage holding ground w	10	Garbage holding ground	9
Garbage holding ground e	12	Garbage retail ground	28	Plant room basement	32
Staff toilet ground	6	Accessible toilet ground	6	Ground floor lobby w	36
Ground floor lobby e	23	Lobby level 1	174	Lobby level 2	174
Lobby level 3 w	65	Lobby level 3 e	26	Lobby level 4 e	26
Lobby level 5 w	43	Lobby level 5 e	30	Lobby level 6 w	15
Lobby level 6 e	14				

Common area	Floor area (m²)
Lobby level 4 w	65

1. Commitments for Residential flat buildings - Building  
  - (a) Dwellings
    - (i) Water
    - (ii) Energy
    - (iii) Thermal Comfort
  - (b) Common areas and central systems/facilities
    - (i) Water
    - (ii) Energy
2. Commitments for multi-dwelling houses
3. Commitments for single dwelling houses
4. Commitments for common areas and central systems
  - (i) Water
  - (ii) Energy

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.

(a) Dwellings			
(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a future or appliance to be installed in the dwelling, the applicant must ensure that each such future 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.	✓	✓	✓

Dwelling no.	Features				Appliances		Individual pool				Individual spa			
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
101, 102, 103, 104, 105, 106, 107, 108, 100, 110	3 star (> 4.5 bar <= 6 L/min)	4 star	4 star	4 star	no	-	4.5 star	-	-	-	-	-	-	-

Dwelling no.	Fixtures				Appliances		Individual pool				Individual spa			
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
111, 112, 113, 114, 115, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410,	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	4.5 star	-	-	-	-	-	-	-

[illegible]

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

(i) Energy	Show on DA plans	Show on C/O/CDC plans & specs	Certifier check
(a) The applicant must comply with the comments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.	✔	✔	✔
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zone(s)" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.	✔	✔	✔
(e) This comment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.			✔
(ii) Energy	Show on DA plans	Show on C/O/CDC plans & specs	Certifier check
(f) This comment 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 comment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul>		✔	
(h) The applicant must install in the dwelling: <ul style="list-style-type: none"> <li>(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table below;</li> <li>(bb) each appliance for which a rating is specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and</li> <li>(cc) any clothes drying line specified for the dwelling in the "Appliances &amp; other efficiency measures" column of the table.</li> </ul>		✔	✔
(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 star	individual fan, ducted to faade or roof	manual switch on/off	individual fan, ducted to faade or roof	manual switch on/off	individual fan, ducted to faade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bedrooms/toilets	Each laundry	All hallways	No. of bedrooms &/or toilets	Main kitchen
305	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1	1	yes	yes	yes	yes	0	yes
601	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	3	1	yes	yes	yes	yes	1	no
109, 110, 111, 114, 209, 210, 211, 214	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1	1	yes	yes	yes	yes	0	no
101, 201, 301, 310, 401, 410, 501, 505, 602	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	3	1	yes	yes	yes	yes	0	no
215, 305, 405, 407, 408, 506, 507	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	2	1	yes	yes	yes	yes	0	yes

Cooling			Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
102.	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	1-phase airconditioning 2 Star (new rating) (zoned)	2	1	yes	yes	yes	yes	0	no
103.												
104.												
105.												
106.												
107.												
108.												
112.												
113.												
202.												
203.												
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302.												
303.												
304.												
306.												
309.												
402.												
403.												
404.												
409.												
502.												
503.												
504.												

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated ridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	+	+	+	+	gas cooktop & gas oven	2 star (new rating)	no	3 star	+	+	no	no

Thermal Comfort	Show on DA plans	Show on CO/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASiX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASiX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all Thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all Thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:			
(aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or	✓	✓	✓
(bb) on a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
101	53	47
102	56	17
103	57	17
104	41	40
105	45	26
106	39	26
107	62	45
108	59	17
109	52	22
110	76	33
111	72	23
112	50	29
113	55	22
114	72	40
115	41	47
201	45	47
205	33	29
206	30	25
207	45	42
208	56	23
209	48	32
210	35	43
211	67	30
212	41	33
213	41	27
215	23	42
301	38	41

## REFERENCES

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## NOTES

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TO THE ARCHITECT.  
FIGURED DIMENSIONS TO BE USED AT ALL TIME.  
DO NOT SCALE MEASUREMENTS OFF DRAWINGS.



Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
303	56	25
305	18	46
306	23	28
307	47	28
401	38	42
403	56	24
405	37	37
406	41	34
407	54	43
408	58	42
501	43	46
502	58	24
503	58	25
504	33	44
505	40	32
506	30	34
507	43	41
601	60	31
602	66	33
202, 203	41	19
214, 308	65	43
302, 402	55	24
309, 409	39	34
310, 410	25	18
All other dwellings	30	41

(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	4 star

Central systems	Size	Configuration	Connection (to allow for...)
Pool (No. 1)	Volume: 102 kLs	Location: Building 1 Pool shaded: no	-
Fire sprinkler system (No. 1)	-	-	-
Fire sprinkler system (No. 2)	-	-	-
Fire sprinkler system (No. 3)	-	-	-

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

Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park basement	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	motion sensors	No
Car park ground	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	No
Car park upper ground	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	No
Lift car (No. 1)	-	-	compact fluorescent	connected to lift call button	No
Lift car (No. 2)	-	-	compact fluorescent	connected to lift call button	No
Switch room ground	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Waste room basement	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Garbage holding ground w	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Garbage holding ground	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Garbage holding ground e	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Garbage retail ground	ventilation exhaust only	-	fluorescent	manual on / manual off	No
Plant room basement	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Staff toilet ground	ventilation exhaust only	interlocked to light	compact fluorescent	manual on / manual off	No
Accessible toilet ground	ventilation exhaust only	interlocked to light	compact fluorescent	manual on / manual off	No

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
Ground floor lobby w	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Ground floor lobby e	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lobby level 1	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lobby level 2	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lobby level 3 w	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lobby level 3 e	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lobby level 4 e	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lobby level 5 w	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lobby level 5 e	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lobby level 6 w	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lobby level 6 e	no mechanical ventilation	-	compact fluorescent	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 9
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 9
Pool (No. 1)	Heating source: solar (gas boosted)	Solar collector area (minimum, in square metres): 10 Pump controlled by timer: yes

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

(b) Common areas and central systems/facilities

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

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

(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
Lobby level 4 w	no mechanical ventilation	-	compact fluorescent	motion sensors	No

Notes

- In these commitments, "applicant" means the person carrying out the development.
- 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.
- 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.
- 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).
- If a star or other rating is specified in a commitment, this is a minimum rating.
- 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

- 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).
- 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.
- 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).

Assessor Certificate

Multiple Dwellings

Issued in accordance with the requirements of BASIX



Project:	Address:	47-50 The Esplanade Ettalong Beach 2257	LGA:	Isorthern
	Applicants:	Mare City Pty Ltd		
Client:	Name:	Ziad Chanine	Company:	CDARCHITECTS
	Address:	Level 2, 60 Park Street Sydney NSW 2000		
	Contact:	02 9267 2000	Email:	ziad@cdarchitects.com.au
Assessor:	Name:	David Gradwell	Company:	Gradwell Consulting
	Address:	PO Box 619 Bowral NSW 2576	Number:	BDAV/12/1451   ACT2011220
	Contact:	0408 964 139	Email:	david@gradwellconsulting.com

Ext. Walls:	Construction	Insulation	Colour	Details
	Habsl PowerPanel	R2.0 bulk		As per plans
	Concrete Unred	R2.0 bulk		To all lifts & stairs as per plans

Int. Walls:	Construction	Insulation	Details
	Plasterboard on stud	None	As per plans

Floors:	Construction	Insulation	Details
	Concrete	R1.4 added	Where open below and above basement

Ceilings:	Construction	Insulation	Details
	Plasterboard	None	As per plans

Roof:	Construction	Insulation	Colour	Details
	Concrete/Metal	60mm Anticon (R1.3)	Medium	As per plans

Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details
	GGG-05-013a	Single Low E	Aluminium	4.70/0.63	As per note 3
	GGG-05-013a	Single Clear	Aluminium	6.57/0.74	elsewhere

Skylights:	Product ID	Glass	Frame	Uw	Details
------------	------------	-------	-------	----	---------

Urban:	Orientation	Terrain	Weatherseal	Exhaust (staircase)	Access to townlights
	348	Suburban	Yes	Yes	No

Overshadowing/Shading: This certificate may not be valid if overhangs are present.

Assessment: Drawings: Spec: File Ref: CDS9 Software: BERS Pro 4.2 Climate Zone: 15

Certification Number: BDAV14510599			Date: 17-November-2015			
Dwellings	Floor Area (m <sup>2</sup> )		Predict Loads (MJ/m <sup>2</sup> /pa) & HERS Rating		Note 1	Note 3
	Ground	Unground	Heat	Cool	R1.4 under	Anticon R1.3
Average	46.2	32.7	5.2	5.2		
101	90	0	5.3	4.7	4	x
102	83	0	5.6	1.7	5.5	x
103	83	0	5.7	1.7	5.5	x
104	90	0	4.1	4.0	5	x
105	78	0	4.5	2.8	5.5	x
106	79	0	3.9	2.6	6	x
107	84	0	6.2	4.5	4	x
108	78	0	5.9	1.7	5	x
109	52	0	5.2	2.2	5.5	x

Certification Number: BDAV14510599					Date: 17-November-2015			
Dwellings	Floor Area (m <sup>2</sup> )		Predict Loads (MJ/m <sup>2</sup> /aa) & HERS Rating			Note 1	Note 2	Note 3
	Cond.	Uncond.	Heat	Cool	STARS	R1.4 under	Anticon R1.3	Low E
110	52	0	7.6	3.3	4	x		
111	102	0	7.2	2.3	4.5	x		
112	76	0	5.0	2.9	5	x		
113	77	0	5.5	2.2	5	x		
114	56	0	7.2	4.0	4	x		
115	82	0	4.1	4.7	4.5	x		
201	98	0	4.5	4.7	4.5			
202	83	0	4.1	1.9	6			
203	83	0	4.1	1.9	6			
204	98	0	3.0	4.1	5.5			x
205	78	0	3.3	2.9	6			
206	79	0	3.0	2.5	6.5			
207	84	0	4.5	4.2	4.5			x
208	78	0	5.6	2.3	5			
209	52	0	4.8	3.2	5			
210	55	0	3.5	4.3	5			x
211	102	0	6.7	3.0	4.5			
212	76	0	4.1	3.3	5.5			
213	77	0	4.1	2.7	5.5			
214	56	0	6.5	4.3	4			
215	82	0	2.3	4.2	6			x
301	94	0	3.8	4.1	5			
302	81	0	5.5	2.4	5			
303	81	0	5.6	2.5	5			
304	96	0	3.0	4.1	5.5			x
305	65	0	1.8	4.6	6			x
306	91	0	2.3	2.8	6.5			
307	93	0	4.7	2.8	5.5			
308	91	0	6.5	4.3	4			
309	86	0	3.9	3.4	5.5			
310	105	0	2.5	1.8	7			
401	97	0	3.8	4.2	5			
402	83	0	5.5	2.4	5			
403	83	0	5.6	2.4	5			
404	98	0	3.0	4.1	5.5			x
405	80	0	3.7	3.7	5.5		x	
406	85	0	4.1	3.4	5.5		x	
407	93	0	5.4	4.3	4.5		x	
408	91	0	5.8	4.2	4		x	x
409	86	0	3.9	3.4	5.5			
410	105	0	2.5	1.8	7			
501	99	0	4.3	4.6	4.5		x	
502	83	0	5.8	2.4	5		x	
503	83	0	5.8	2.5	5		x	
504	98	0	3.3	4.4	5		x	x
505	133	0	4.0	3.2	5.5		x	
506	98	0	3.0	3.4	6		x	
507	98	0	4.3	4.1	5		x	
601	166	6	6.0	3.1	4.5		x	
602	160	0	6.6	3.3	4		x	

REFERENCES

DRAWINGS TO BE READ IN CONJUNCTION WITH BUT NOT LIMITED TO ALL STRUCTURAL ENGINEERS, STORMWATER ENGINEERS, LANDSCAPE ARCHITECTS, AND OTHER ASSOCIATED PLANS & REPORTS

REFER TO THE BASIX REPORT FOR ADDITIONAL REQUIREMENTS TO THE ONES NOTED ON THE DRAWINGS.

NOTES

ALL DIMENSIONS AND SETOUTS ARE TO BE VERIFIED ON SITE AND ALL OMISSIONS OR ANY DISCREPANCIES TO BE NOTIFIED TO THE ARCHITECT. FIGURED DIMENSIONS TO BE USED AT ALL TIME. DO NOT SCALE MEASUREMENTS OFF DRAWINGS.

A	23.11.15	Modification Submission
Rev.	Date	Description

Project Architect

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PROPOSED MIXED USE DEVELOPMENT

47-50 THE ESPLANADE ETTALONG BEACH  
Drawing Title  
BASIX INFORMATION  
SHEET 2

DA SUBMISSION		
Job no.	Drawing no.	Rev.
J15304	DA 502	A
Drawn by	Checked by	Date
PY	ZC	NOV 2015