

Assessor Certificate

Multiple Dwellings

Assessed and issued in accordance with the BASIX
Thermal Comfort Protocol for the Simulation Method



| | | | | |
|--|-------------------------------------|-------------------------------------|---|----|
| Date: | 21 February 2022 | BSA File ref: | 17792 | |
| Assessor | | | | |
| Name: | Gavin Chambers | Company: | Building Sustainability Assessments | |
| Assessor #: | DMN/13/1491 | | | |
| Address: | 7 William Street, HAMILTON NSW 2303 | | | |
| Phone: | (02) 4962 3439 | Email: | enquiries@buildingsustainability.net.au | |
| Declaration of interest in the project design: | None | | | |
| Project | | | | |
| Address: | 57 - 61 Bourke Street | | | |
| | NORTH PARRAMATTA NSW 2151 | | Climate Zone: | 56 |
| Assessment | | | | |
| Software: | BERS Pro 4.4 | Ceiling fans used in the modelling: | Living areas: None, Bedrooms: None | |
| Documentation | | | | |

All details, upon which this assessment has been based, are included in the project documentation that has been stamped and signed by the Assessor issuing this certificate, as identified below:

Drawings used for this assessment:

(Title, Ref.#, Revision, Issue date, etc)

Barry Rush & Associates Project No. BGXWW 18/02/2022 D

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: A08



| Thermal performance specifications | | | | | Certificate # | 0007060390 | Page 1 of 2 |
|------------------------------------|-------------|---------|---------------------------------------|------|---------------|--|-------------|
| Unit No. | Floor Areas | | Predict. loads (MJ/M ² /y) | | Star Rating | Basix Floor Type and Area m ² | |
| | Cond. | Uncond. | Heat | Cool | | | |
| 1 | 78 | 0 | 45 | 7 | 5.9 | | |
| 2 | 78 | 0 | 34 | 7 | 6.8 | | |
| 3 | 50 | 8 | 44 | 2 | 6.4 | | |
| 4 | 50 | 8 | 40 | 8 | 6.3 | | |
| 5 | 59 | 0 | 38 | 10 | 6.2 | | |
| 6 | 59 | 0 | 26 | 17 | 6.7 | | |
| 7 | 70 | 7 | 45 | 5 | 6.2 | | |
| 8 | 70 | 7 | 31 | 10 | 6.9 | | |
| 9 | 78 | 0 | 40 | 5 | 6.4 | | |
| 10 | 78 | 0 | 34 | 7 | 6.8 | | |
| 11 | 59 | 0 | 37 | 12 | 6.2 | | |
| 12 | 59 | 0 | 28 | 14 | 6.7 | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |



| | | | |
|--|--|---------------------------------------|-----------------------------|
| February | | BSA Reference: 17792 | |
| Building Sustainability Assessments | | Ph: (02) 4962 3439 | |
| enquiries@buildingsustainability.net.au | | www. buildingsustainability.net.au | |
| Important Note | | | |
| The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. | | | |
| In NSW both BASIX & the BCA variations must be complied with, in particular the following: | | | |
| - Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1 | | | |
| - Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & 3.12.1.4(d) | | | |
| - Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(ii), (iii) & (e) or (c), (d) & (e) | | | |
| - Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6. | | | |
| Thermal Performance Specifications (does not apply to garage) | | | |
| External Wall Construction | | Added Insulation | |
| Cavity Brick | R0.74 to inside face of masonry under plasterboard | | |
| Reverse Brick Veneer | R2.0 | | |
| Internal Wall Construction | | Added Insulation | |
| Brick (internal to units) | R2.0 to walls adjacent to garage | | |
| Cavity Brick (party walls) | none | | |
| Cavity Brick (common area walls) | R0.74 to inside face of masonry under plasterboard | | |
| Ceiling Construction | | Added Insulation | |
| Plasterboard | R3.5 to ceilings adjacent to roof space | | |
| Roof Construction | | Added Insulation | |
| Colour (Solar Absorptance) | | | |
| Metal | Any | Foil + R1.0 blanket | |
| | | | |
| Floor Construction | | Added Insulation | |
| Covering | | | |
| Concrete | As drawn (if not noted default values used) | None | |
| | | | |
| Windows | Glass and frame type | U value | SHGC Range Area sq m |
| Performance glazing Type A | | 2.60 | 0.45 - 0.55 Unit 3 |
| Performance glazing Type B | | 2.60 | 0.48 - 0.58 Unit 3 |
| Performance glazing Type A | | 3.90 | 0.45 - 0.55 Unit 7 & Unit 9 |
| Performance glazing Type B | | 3.90 | 0.57 - 0.69 Unit 7 & Unit 9 |
| Performance glazing Type A | | 4.60 | 0.32 - 0.40 All other Units |
| Performance glazing Type B | | 4.60 | 0.41 - 0.51 All other Units |
| Type A windows are awning windows, bifolds, casements, tilt 'n 'turn' windows, entry doors, french doors | | | |
| Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres | | | |
| Skylights | Glass and frame type | U SHGC | Area sq m Detail |
| | | | |
| U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified | | | |
| Shade elements | | (eaves, verandahs, awnings etc) | |
| All shade elements modelled as drawn | | | |
| Ceiling Penetrations | | (downlights, exhaust fans, flues etc) | |
| Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA | | | |
| Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled. | | | |
| Additional Notes | | | |
| Nil | | | |

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1267801M

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

Secretary

Date of issue: Monday, 21 February 2022

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



Planning,
Industry &
Environment

Project summary

| | |
|--|---|
| Project name | 17792 |
| Street address | 57-61 Bourke Street North Parramatta 2151 |
| Local Government Area | Parramatta City Council |
| Plan type and plan number | deposited 35290 |
| Lot no. | 23 |
| Section no. | - |
| No. of residential flat buildings | 2 |
| No. of units in residential flat buildings | 12 |
| No. of multi-dwelling houses | 0 |
| No. of single dwelling houses | 0 |

Project score

| | | |
|-----------------|--------|-------------|
| Water | ✓ 40 | Target 40 |
| Thermal Comfort | ✓ Pass | Target Pass |
| Energy | ✓ 46 | Target 45 |

Certificate Prepared by



(ABN: 27 131 950 064)

Ph: 02 4962 3439

Email: enquiries@buildingsustainability.net.au

Revision of Certificates not lodged within 3 months of the date of issue will incur further BASIX issuing fees.

Description of project

Project address

| | |
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Project type

| | |
|--|----|
| No. of residential flat buildings | 2 |
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| No. of single dwelling houses | 0 |

Site details

| | |
|--|--------|
| Site area (m ²) | 1937.5 |
| Roof area (m ²) | 689 |
| Non-residential floor area (m ²) | - |
| Residential car spaces | 7 |
| Non-residential car spaces | - |



Common area landscape

| | |
|---|-------|
| Common area lawn (m ²) | 136.0 |
| Common area garden (m ²) | 472.0 |
| Area of indigenous or low water use species (m ²) | - |

Assessor details

| | |
|---|-------------|
| Assessor number | DMN/13/1491 |
| Certificate number | 0007060390 |
| Climate zone | 56 |
| Ceiling fan in at least one bedroom | No |
| Ceiling fan in at least one living room or other conditioned area | No |

Project score

| | | |
|-----------------|--|-------------|
| Water |  40 | Target 40 |
| Thermal Comfort |  Pass | Target Pass |
| Energy |  46 | Target 45 |

Description of project

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

Residential flat buildings - Building1, 6 dwellings, 2 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) |
|--------------|-----------------|--|--|---|---|
| 1 | 2 | 78.0 | 0.0 | 10.0 | - |
| 6 | 1 | 59.0 | 0.0 | 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) |
|--------------|-----------------|--|--|---|---|
| 2 | 2 | 78.0 | 0.0 | 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) |
|--------------|-----------------|--|--|---|---|
| 3 | 1 | 50.0 | 8.0 | 6.0 | - |

| 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) |
|--------------|-----------------|--|--|---|---|
| 4 | 1 | 50.0 | 8.0 | 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) |
|--------------|-----------------|--|--|---|---|
| 5 | 1 | 59.0 | 0.0 | 44.0 | - |

Residential flat buildings - Building2, 6 dwellings, 2 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) |
|--------------|-----------------|--|--|---|---|
| 7 | 2 | 70.0 | 7.0 | 16.0 | - |
| 12 | 1 | 59.0 | 0.0 | 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) |
|--------------|-----------------|--|--|---|---|
| 8 | 2 | 70.0 | 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) |
|--------------|-----------------|--|--|---|---|
| 9 | 2 | 78.0 | 0.0 | 9.0 | - |

| 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) |
|--------------|-----------------|--|--|---|---|
| 10 | 2 | 78.0 | 0.0 | 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) |
|--------------|-----------------|--|--|---|---|
| 11 | 1 | 59.0 | 0.0 | 25.0 | - |

Description of project

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

Common areas of unit building - Building1

| Common area | Floor area (m ²) |
|---------------------------------|------------------------------|
| Ground floor lobby type (No. 1) | 28.0 |

| Common area | Floor area (m ²) |
|----------------------------|------------------------------|
| Hallway/lobby type (No. 1) | 18.0 |

Common areas of unit building - Building2

| Common area | Floor area (m ²) |
|---------------------------------|------------------------------|
| Ground floor lobby type (No. 2) | 24.0 |

| Common area | Floor area (m ²) |
|----------------------------|------------------------------|
| Hallway/lobby type (No. 2) | 24.0 |

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for Residential flat buildings - Building2

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

3. Commitments for multi-dwelling houses

4. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

| (i) Water | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. | | | |
| (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table). | ✓ | ✓ | |
| (c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it. | | ✓ | ✓ |
| (d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below. | | ✓ | ✓ |
| (e) The applicant must install: | | | |
| (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and | | ✓ | ✓ |
| (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. | | ✓ | ✓ |
| (e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below. | ✓ | ✓ | |
| (f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both). | | ✓ | |
| (g) The pool or spa must be located as specified in the table. | ✓ | ✓ | |
| (h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified. | ✓ | ✓ | ✓ |

| | Fixtures | | | | | Appliances | | Individual pool | | | | Individual spa | | |
|---------------|-------------------------------|-----------------------------|------------------|-------------------|-------------------------------|---------------------|------------------|---------------------|------------|---------------|-------------|---------------------|-----------|------------|
| Dwelling no. | All shower-heads | All toilet flushing systems | All kitchen taps | All bathroom taps | HW recirculation or diversion | All clothes washers | All dish-washers | Volume (max volume) | Pool cover | Pool location | Pool shaded | Volume (max volume) | Spa cover | Spa shaded |
| All dwellings | 4 star (> 4.5 but <= 6 L/min) | 4 star | 5 star | 5 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 |
| 1, 3, 5 | central water tank (no. 1) | See central systems | See central systems | yes | - | - | - | - |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. | | | |
| (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system. | ✓ | ✓ | ✓ |
| (c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table. | | ✓ | ✓ |
| (d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms. | | ✓ | ✓ |
| (e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting. | | ✓ | ✓ |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight. | ✓ | ✓ | ✓ |
| (g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump. | | ✓ ✓ | |
| (h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table. | | ✓ ✓ ✓ | ✓ |
| (i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated". | | ✓ | |

| | Hot water | Bathroom ventilation system | | Kitchen ventilation system | | Laundry ventilation system | |
|---------------|--------------------------|--|----------------------|--|----------------------|--|----------------------|
| Dwelling no. | Hot water system | Each bathroom | Operation control | Each kitchen | Operation control | Each laundry | Operation control |
| All dwellings | gas instantaneous 6 star | individual fan, ducted to façade or roof | interlocked to light | individual fan, ducted to façade or roof | manual switch on/off | individual fan, ducted to façade or roof | interlocked to light |

| | 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 |
| 1, 2 | ceiling fans | ceiling fans | - | - | 2 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 0 | no |

| Dwelling no. | Cooling | | Heating | | Artificial lighting | | | | | | Natural lighting | |
|---------------------|--------------|---------------|--------------|---------------|----------------------------|---------------------------------|-----------------|-----------------------|-----------------|-----------------|-------------------------------|--------------|
| | living areas | bedroom areas | living areas | bedroom areas | No. of bedrooms &/or study | No. of living &/or dining rooms | Each kitchen | All bathrooms/toilets | Each laundry | All hallways | No. of bathrooms &/or toilets | Main kitchen |
| 3, 4 | ceiling fans | ceiling fans | - | - | 1 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 1 | yes |
| All other dwellings | ceiling fans | ceiling fans | - | - | 1 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 0 | yes |

| Dwelling no. | Individual pool | | Individual spa | | Appliances & other efficiency measures | | | | | | | |
|---------------|---------------------|-------|--------------------|-------|--|--------------|------------------------------|------------|----------------|---------------|---|--|
| | Pool heating system | Timer | Spa heating system | Timer | Kitchen cooktop/oven | Refrigerator | Well ventilated fridge space | Dishwasher | Clothes washer | Clothes dryer | Indoor or sheltered clothes drying line | Private outdoor or unsheltered clothes drying line |
| All dwellings | - | - | - | - | gas cooktop & electric oven | - | yes | - | - | - | yes | - |

| (iii) Thermal Comfort | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development. | | | |
| (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. | | | |
| (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below. | | | |
| (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case. | ✓ | | |

| (iii) Thermal Comfort | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | | ✓ | |
| (f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications. | | ✓ | ✓ |
| (g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab. | ✓ | ✓ | ✓ |
| (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below. | ✓ | ✓ | ✓ |
| | | | |
| | | | |

| | Thermal loads | |
|---------------------|---|---|
| Dwelling no. | Area adjusted heating load (in mJ/m ² /yr) | Area adjusted cooling load (in mJ/m ² /yr) |
| 1 | 45.0 | 7.0 |
| 2 | 34.0 | 7.0 |
| 3 | 44.0 | 2.0 |
| 4 | 40.0 | 8.0 |
| 5 | 38.0 | 10.0 |
| All other dwellings | 26.0 | 17.0 |

(b) Common areas and central systems/facilities

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

| Common area | Showerheads rating | Toilets rating | Taps rating | Clothes washers rating |
|--------------------|---------------------------|-----------------------|--------------------|-------------------------------|
| All common areas | no common facility | no common facility | 3 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. | ✓ | ✓ | ✓ |

| | 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 type (No. 1) | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |
| Hallway/lobby type (No. 1) | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |

2. Commitments for Residential flat buildings - Building2

(a) Dwellings

| (i) Water | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. | | | |
| (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table). | ✓ | ✓ | |
| (c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it. | | ✓ | ✓ |
| (d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below. | | ✓ | ✓ |
| (e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. | | ✓ ✓ | ✓ ✓ |
| (e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below. | ✓ | ✓ | |
| (f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both). | | ✓ | |
| (g) The pool or spa must be located as specified in the table. | ✓ | ✓ | |
| (h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified. | ✓ | ✓ | ✓ |

| | Fixtures | | | | | Appliances | | Individual pool | | | | Individual spa | | |
|---------------|-------------------------------|-----------------------------|------------------|-------------------|-------------------------------|---------------------|------------------|---------------------|------------|---------------|-------------|---------------------|-----------|------------|
| Dwelling no. | All shower-heads | All toilet flushing systems | All kitchen taps | All bathroom taps | HW recirculation or diversion | All clothes washers | All dish-washers | Volume (max volume) | Pool cover | Pool location | Pool shaded | Volume (max volume) | Spa cover | Spa shaded |
| All dwellings | 4 star (> 4.5 but <= 6 L/min) | 4 star | 5 star | 5 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 |
| 7, 9, 11 | central water tank (no. 1) | See central systems | See central systems | yes | - | - | - | - |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. | | | |
| (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system. | ✓ | ✓ | ✓ |
| (c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table. | | ✓ | ✓ |
| (d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms. | | ✓ | ✓ |
| (e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting. | | ✓ | ✓ |


| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight. | ✓ | ✓ | ✓ |
| (g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump. | | ✓ ✓ | |
| (h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table. | | ✓ ✓ ✓ | ✓ |
| (i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated". | | ✓ | |

| | Hot water | Bathroom ventilation system | | Kitchen ventilation system | | Laundry ventilation system | |
|---------------|--------------------------|--|----------------------|--|----------------------|--|----------------------|
| Dwelling no. | Hot water system | Each bathroom | Operation control | Each kitchen | Operation control | Each laundry | Operation control |
| All dwellings | gas instantaneous 6 star | individual fan, ducted to façade or roof | interlocked to light | individual fan, ducted to façade or roof | manual switch on/off | individual fan, ducted to façade or roof | interlocked to light |

| | 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 |
| 7, 8 | ceiling fans | ceiling fans | - | - | 2 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 1 | yes |

| Dwelling no. | Cooling | | Heating | | Artificial lighting | | | | | | Natural lighting | |
|---------------------|--------------|---------------|--------------|---------------|----------------------------|---------------------------------|-----------------|-----------------------|-----------------|-----------------|-------------------------------|--------------|
| | living areas | bedroom areas | living areas | bedroom areas | No. of bedrooms &/or study | No. of living &/or dining rooms | Each kitchen | All bathrooms/toilets | Each laundry | All hallways | No. of bathrooms &/or toilets | Main kitchen |
| 9, 10 | ceiling fans | ceiling fans | - | - | 2 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 0 | no |
| All other dwellings | ceiling fans | ceiling fans | - | - | 1 (dedicated) | 1 (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | yes (dedicated) | 0 | yes |

| Dwelling no. | Individual pool | | Individual spa | | Appliances & other efficiency measures | | | | | | | |
|---------------|---------------------|-------|--------------------|-------|--|--------------|------------------------------|------------|----------------|---------------|---|--|
| | Pool heating system | Timer | Spa heating system | Timer | Kitchen cooktop/oven | Refrigerator | Well ventilated fridge space | Dishwasher | Clothes washer | Clothes dryer | Indoor or sheltered clothes drying line | Private outdoor or unsheltered clothes drying line |
| All dwellings | - | - | - | - | gas cooktop & electric oven | - | yes | - | - | - | yes | - |

| (iii) Thermal Comfort | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|---|------------------------------|-----------------|
| (a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development. | | | |
| (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. | | | |
| (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below. | | | |
| (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case. |  | | |

| (iii) Thermal Comfort | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | | ✓ | |
| (f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications. | | ✓ | ✓ |
| (g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab. | ✓ | ✓ | ✓ |
| (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below. | ✓ | ✓ | ✓ |
| | | | |
| | | | |

| | Thermal loads | |
|---------------------|---|---|
| Dwelling no. | Area adjusted heating load (in mJ/m ² /yr) | Area adjusted cooling load (in mJ/m ² /yr) |
| 7 | 45.0 | 5.0 |
| 8 | 31.0 | 10.0 |
| 9 | 40.0 | 5.0 |
| 10 | 34.0 | 7.0 |
| 11 | 37.0 | 12.0 |
| All other dwellings | 28.0 | 14.0 |

(b) Common areas and central systems/facilities

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

| Common area | Showerheads rating | Toilets rating | Taps rating | Clothes washers rating |
|--------------------|---------------------------|-----------------------|--------------------|-------------------------------|
| All common areas | no common facility | no common facility | 3 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. | ✓ | ✓ | ✓ |

| | 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 type (No. 2) | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |
| Hallway/lobby type (No. 2) | no mechanical ventilation | - | light-emitting diode | daylight sensor and motion sensor | No |

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

(b) Common areas and central systems/facilities

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

| Common area | Showerheads rating | Toilets rating | Taps rating | Clothes washers rating |
|------------------|--------------------|--------------------|-------------|----------------------------|
| All common areas | no common facility | no common facility | 3 star | no common laundry facility |

| Central systems | Size | Configuration | Connection (to allow for...) |
|--|---------|--|---|
| Central water tank - rainwater or stormwater (No. 1) | 27000.0 | To collect run-off from at least: - 150.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system). | - irrigation of 608.0 square metres of common landscaped area on the site |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified. | | ✓ | ✓ |
| (b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified. | | ✓ | ✓ |
| (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): 2.0 peak kW |

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

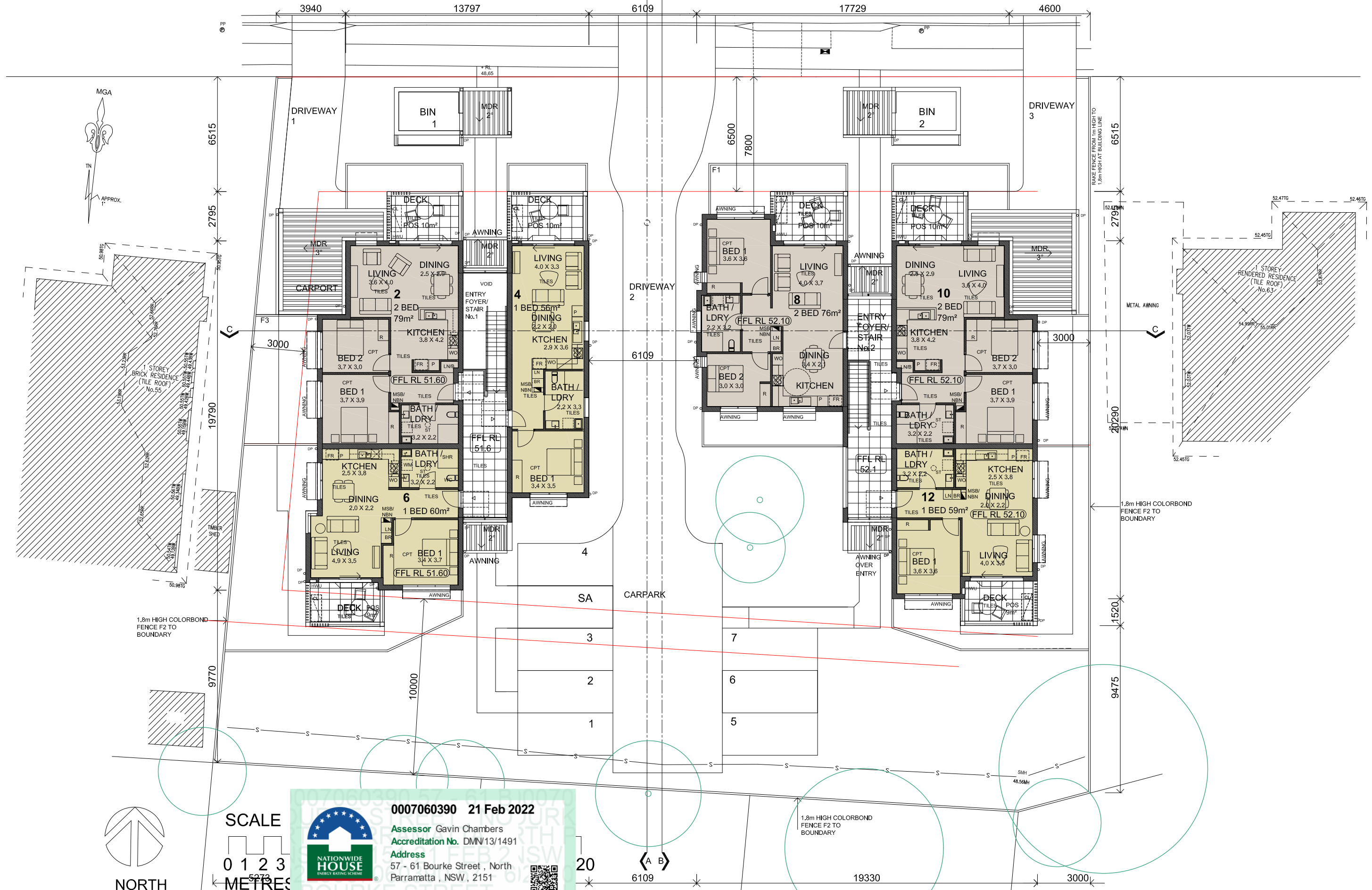
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|---|
| 1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development). |
| 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). |



LEGEND:

-  1 BED UNIT
-  2 BED UNIT
-  PRIVATE LANDSCAPE AREA
-  COMMON LANDSCAPE AREA
-  DEEP SOIL ZONE
-  EXISTING TREE
-  TPZ TREE PROTECTION ZONE
-  STRUCTURAL ROOT ZONE
-  TREE NUMBER. REFER TO ARBORIST REPORT
-  STORMWATER PIT REFER ALSO TO CIVIL DRAWINGS

BOURKE (A B) STREET



LOCKED BAG 5022
PARRAMATTA NSW 2124
PHONE No 1800 738 718
<https://www.dple.nsw.gov.au/land-and-housing-corporation>



Barry Rush & Associates
Architects, Nominated Architect: Barry John
ARS Registration No 3753
Suite 25A, 2 Beattie Street, Balmain, NSW
Phone: (02) 9555 8028 Email: info@barryrush.com.au
www.barryrush.com.au



0007060390 21 Feb 2022

Assessor Gavin Chambers

Accreditation No. DMN/13/1491

Address

57 - 61 Bourke Street, North
Parramatta, NSW, 2151



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FIGURED DIMENSIONS TAKE PRECEDENCE.

LANDSCAPE CONSULTANT
GREENLAND DESIGN PTY LTD
PH 0403 164 198

CIVIL CONSULTANT
ACOR CONSULTANTS PTY LTD
PH (02) 4324 3499
STRUCTURAL CONSULTANT

ELECTRICAL & HYDRAULIC CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4925 9300 FAX (02) 4926 3811

BUSINESS PARTNER:

PROJECT:
SENIORS DEVELOPMENT
57-61 BOURKE STREET &
10 BROWN ST (drainage easement only)
NORTH PARRAMATTA
LOTS 23, 24, 25 & 38 in DP 35290

TITLE:
FIRST FLOOR PLAN

FILE:
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PLOTTED:
29/11/2021 4:14 PM

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|---------------|--------------|-------------|-------------------|
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| DATE: 2/06/21 | DRAWN: MB | CHECKED: BR | DESIGNED BY: BR |
| TYPE: A | SHEET: A05 | REV: D | |

BOURKE STREET



0007060390 21 Feb 2022

Assessor Gavin Chambers

Accreditation No. DMN13/1491

Address

57 - 61 Bourke Street, North

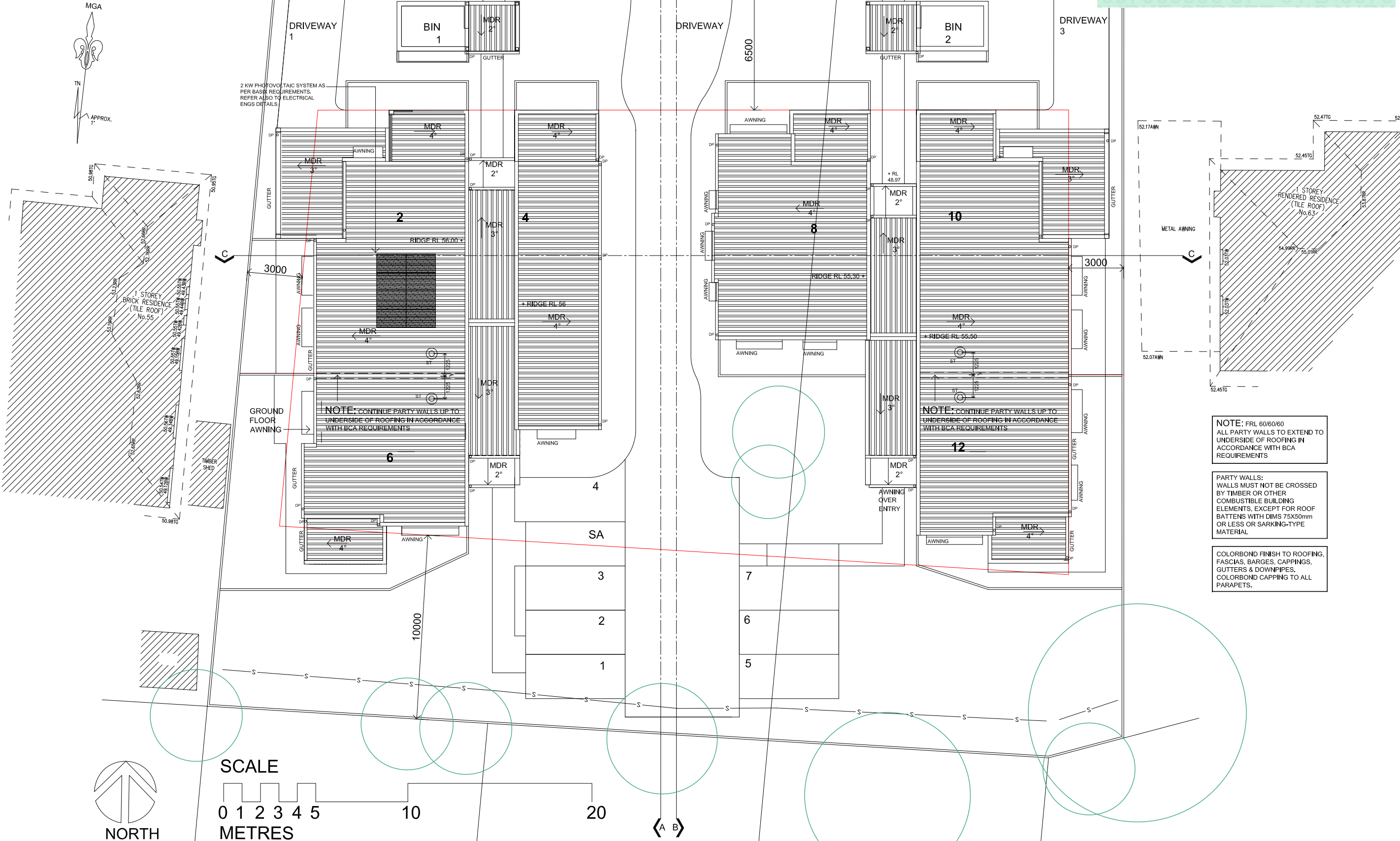
Parramatta, NSW, 2151



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2 KW PHOTOVOLTAIC SYSTEM AS PER BASIC REQUIREMENTS. REFER ALSO TO ELECTRICAL ENGS DETAILS



NOTE: FRL 60/60/60
ALL PARTY WALLS TO EXTEND TO UNDERSIDE OF ROOFING IN ACCORDANCE WITH BCA REQUIREMENTS

PARTY WALLS:
WALLS MUST NOT BE CROSSED BY TIMBER OR OTHER COMBUSTIBLE BUILDING ELEMENTS, EXCEPT FOR ROOF BATTENS WITH DIMS 75X50mm OR LESS OR SARKING-TYPE MATERIAL

COLORBOND FINISH TO ROOFING, FASCIA, BARGES, CAPPINGS, GUTTERS & DOWNPIPES. COLORBOND CAPPING TO ALL PARAPETS.

SCALE

0 1 2 3 4 5 10 20
METRES



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PHONE No 1800 738 718
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Barry Rush & Associates Pty Ltd
Architects, Nominated Architect: Barry John Rush
ARS Registration No 3753
Suite 25A, 2 Beattie Street, Balmain, NSW
Phone: (02) 9555 8028 Email: info@barryrush.com.au
www.barryrush.com.au

| | | |
|-----|----------|--|
| D | 18/02/22 | Revised DA PLAN ISSUE |
| C | 17/01/22 | TRUE NORTH ADJUSTED; ROOF REVISED TO SUIT FLOOR LAYOUT CHANGES |
| B | 10/12/21 | DA PLAN ISSUE |
| A | 14/10/21 | SKETCH PLAN ISSUE |
| REV | DATE | NOTATION/AMENDMENT |

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| | |
|----------------------|--|
| ARCHITECT | BARRY RUSH & ASSOCIATES PTY LTD PH (02) 9555 8028 |
| PROJECT MANAGER | LAND & HOUSING CORPORATION PH (02) 8753 9000 |
| LANDSCAPE CONSULTANT | GREENLAND DESIGN PTY LTD PH 0403 164 198 |

| | |
|-----------------------------------|---|
| CIVIL CONSULTANT | ACOR CONSULTANTS PTY LTD PH (02) 4324 3499 |
| STRUCTURAL CONSULTANT | |
| ELECTRICAL & HYDRAULIC CONSULTANT | MARLINE NEWCASTLE PTY LTD PH (02) 4925 9300 FAX (02) 4926 3811 |

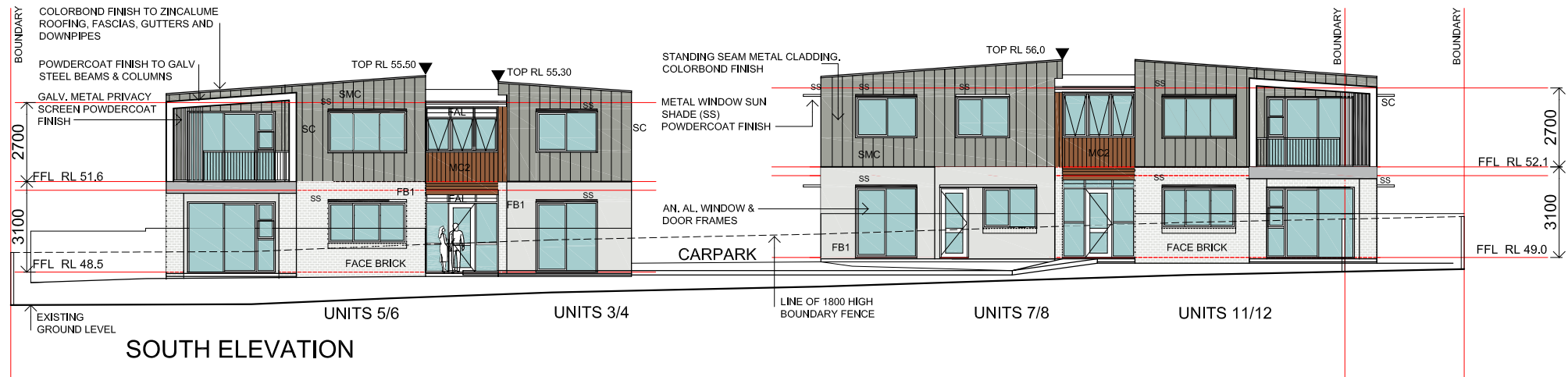
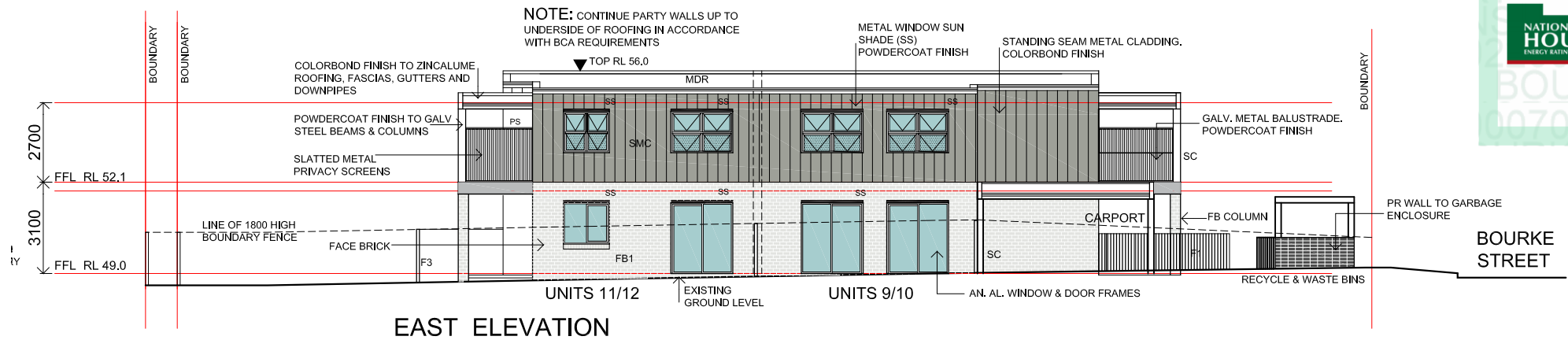
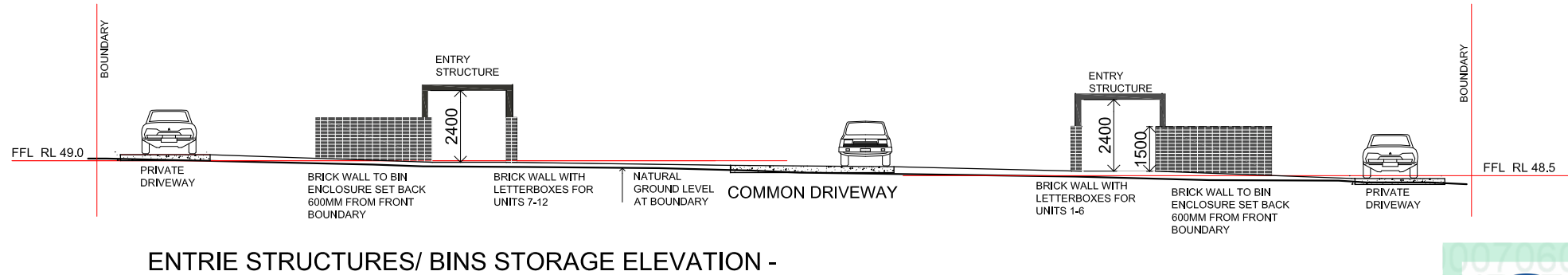
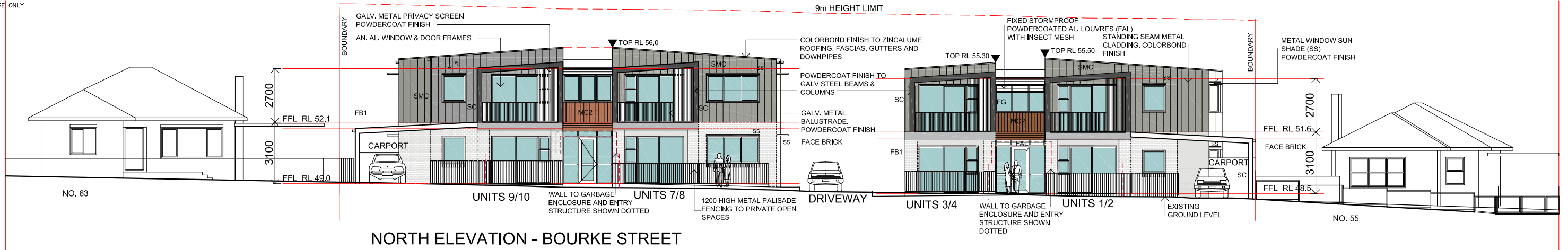
BUSINESS PARTNER:

PROJECT:
SENIORS DEVELOPMENT
57-61 BOURKE STREET &
10 BROWN ST (drainage easement only)
NORTH PARRAMATTA
LOTS 23, 24, 25 & 38 in DP 35290

TITLE:
ROOF PLAN

FILE: D:\a Bourke St N Parramatta 20Nov21.dwg
PLOTTED: 29/11/2021 4:14 PM

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| STATUS: | DA |
| DATE: | 2/06/21 |
| SCALE: | 1:100 |
| PROJ.: | BGXWW |
| DRAWN: | MB |
| CHECKED: | BR |
| REVISION: | REV: D |



0007060390 21 Feb 2022
Assessor Gavin Chambers
Accreditation No. DMN/13/1491
Address
57 - 61 Bourke Street, North
Parramatta, NSW, 2151
hstar.com.au



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www.barryrush.com.au

| REV | DATE | NOTATION/AMENDMENT |
|-----|----------|---|
| D | 18/02/22 | Revised DA PLAN ISSUE |
| C | 17/01/22 | CHANGES TO SUIT CLIENTS COMMENTS ON DA PLAN |
| B | 10/12/21 | DA PLAN ISSUE |
| A | 14/10/21 | SKETCH PLAN ISSUE |

ARCHITECT
BARRY RUSH & ASSOCIATES PTY LTD
PH (02) 9555 8028
PROJECT MANAGER
LAND & HOUSING CORPORATION
PH (02) 8753 9000
LANDSCAPE CONSULTANT
GREENLAND DESIGN PTY LTD
PH 0403 164 198

CIVIL CONSULTANT
ACOR CONSULTANTS PTY LTD
PH (02) 4324 3499
STRUCTURAL CONSULTANT
MARLINE NEWCASTLE PTY LTD
PH (02) 4925 9300 FAX (02) 4926 3811

BUSINESS PARTNER:

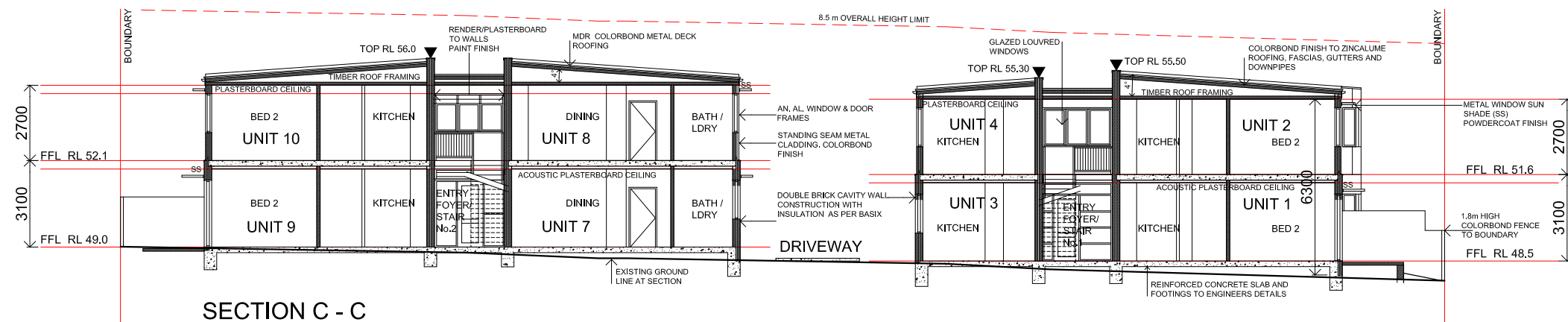
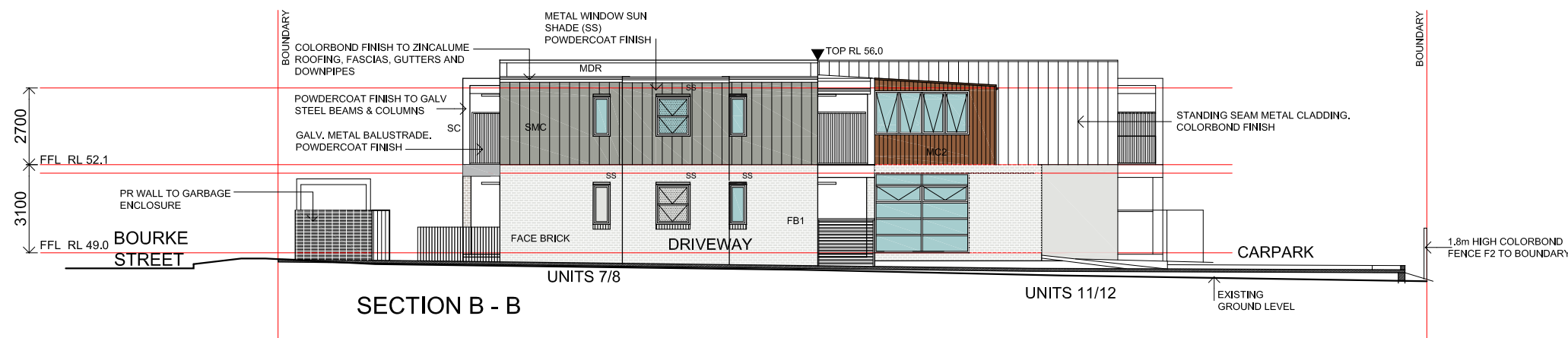
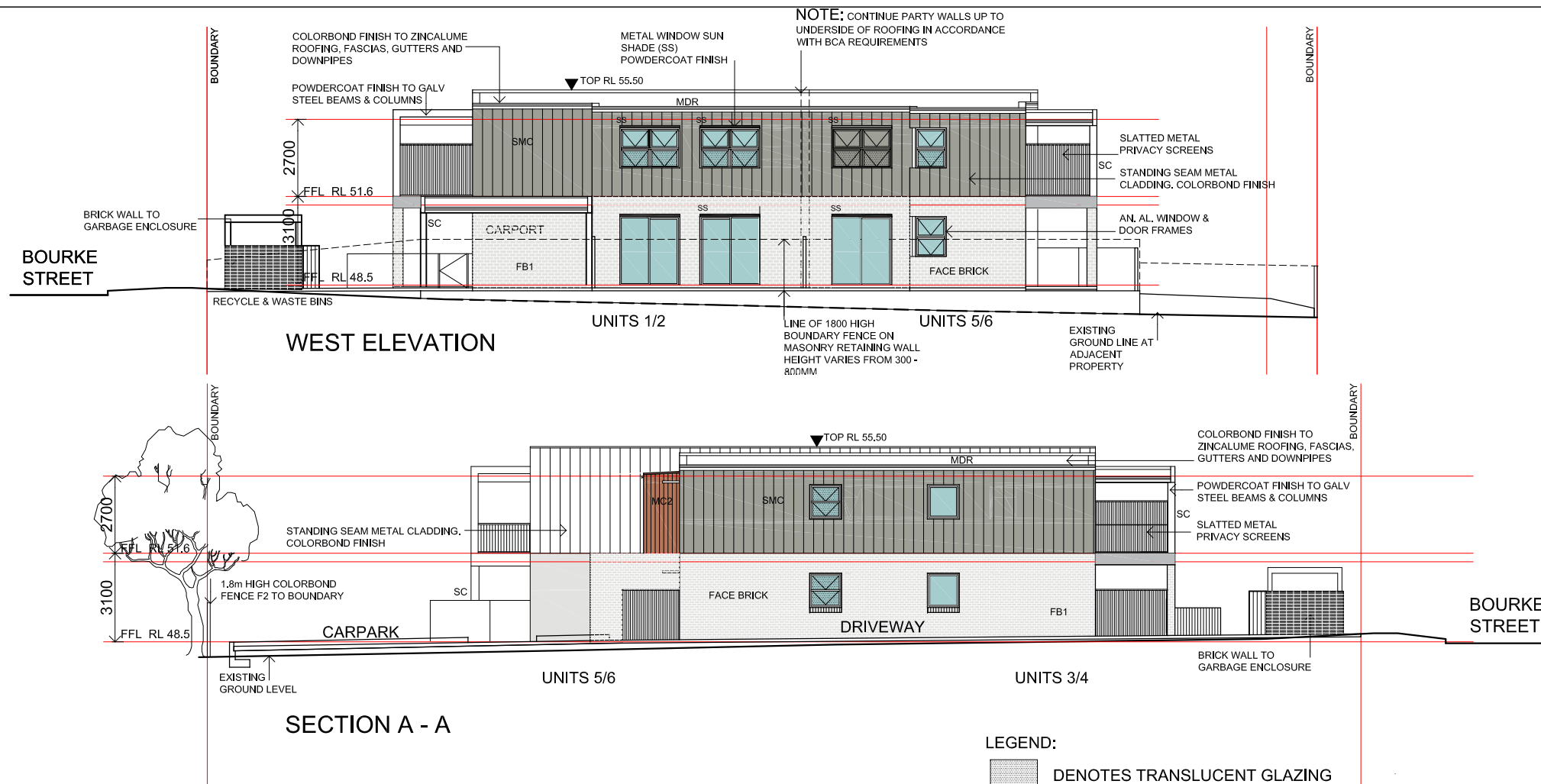
PROJECT:
**SENIORS DEVELOPMENT
57-61 BOURKE STREET &
10 BROWN ST (drainage easement only)
NORTH PARRAMATTA
LOTS 23, 24, 25 & 38 in DP 35290**

TITLE:
ELEVATIONS

FILE:
D:\a Bourke St N Parramatta 20Nov21.dwg

PLOTTED:
29/11/2021 4:14 PM

| | | | |
|---------------|--------------|-------------|-------------------|
| STATUS: DA | SCALE: 1:100 | PROJ: - | PROJECT NO: BGXWW |
| DATE: 2/06/21 | DRAWN: MB | CHECKED: BR | DESIGNED BY: BR |
| TYPE: A | SHEET: A07 | REV: D | |



| | | | | | |
|---|--|---------|---------------------------------------|---|------------------|
| February | | | | BSA Reference: 17702 | |
| Building Sustainability Assessments enquiries@buildingsustainability.net.au | | | | Ph: (02) 4962 3439 www.buildingsustainability.net.au | |
| Important Note | | | | | |
| The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those details shown then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction. | | | | | |
| In NSW both BASiX & the BCA variations must be complied with, in particular the following: | | | | | |
| - Thermal construction in accordance with Vol 1 Section J.2.1 or Vol 2 Part 3.12.1.4(d) | | | | | |
| - Thermal breaks for Class 1 dwellings in accordance with Part 3.12.1.2(c) & Part 3.12.1.4(d) | | | | | |
| - Floor insulation for Class 1 dwellings as per Part 3.12.1.5(a)(i), (iii) & (e) or (c), (d) & (e) | | | | | |
| - Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6. | | | | | |
| Thermal Performance Specifications (does not apply to garage) | | | | | |
| External Wall Construction | | | Added Insulation | | |
| Cavity Brick | R0.74 to inside face of masonry under plasterboard | | | | |
| Reverse Brick Vener | R2.0 | | | | |
| Internal Wall Construction | | | Added Insulation | | |
| Brick (internal to units) | R2.0 to walls adjacent to garage | | | | |
| Cavity Brick (party walls) | none | | | | |
| Cavity Brick (common area walls) | R0.74 to inside face of masonry under plasterboard | | | | |
| Ceiling Construction | | | Added Insulation | | |
| Plasterboard | R3.5 to ceilings adjacent to roof space | | | | |
| Roof Construction | | | Added Insulation | | |
| Metal | Colour (Solar Absorbance) | Any | | Foil + R1.0 blanket | |
| Floor Construction | | | Covering | | Added Insulation |
| Concrete | As drawn (if not noted default values used) | | | None | |
| | | | | | |
| Windows | Glass and frame type | U value | SHGC Range | Area sq m | |
| Performance glazing Type A | | 2.60 | 0.45 - 0.55 | Unit 3 | |
| Performance glazing Type B | | 2.60 | 0.48 - 0.58 | Unit 3 | |
| Performance glazing Type A | | 3.90 | 0.45 - 0.55 | Unit 7 & Unit 9 | |
| Performance glazing Type B | | 3.90 | 0.57 - 0.69 | Unit 7 & Unit 9 | |
| Performance glazing Type A | | 4.60 | 0.32 - 0.40 | All other Units | |
| Performance glazing Type B | | 4.60 | 0.41 - 0.51 | All other Units | |
| Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors | | | | | |
| Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers | | | | | |
| | | | | | |
| Skylights | Glass and frame type | U | SHGC | Area sq m | Detail |
| | | | | | |
| U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified | | | | | |
| Shade elements | | | (eaves, verandahs, awnings etc) | | |
| All shade elements modelled as drawn | | | | | |
| Ceiling Penetrations | | | (downlights, exhaust fans, flues etc) | | |
| Modelled as drawn and/or to comply with the ventilation and sealing requirements of the BCA | | | | | |
| Ducting is modelled at 150mm. No insulation losses from downlighting have been modelled. | | | | | |
| Additional Notes | | | | | |
| NI | | | | | |



0007060390 21 Feb 2022

Assessor Gavin Chambers

Accreditation No. DMN/13/1491

Address

57 - 61 Bourke Street , North
Parramatta, NSW, 2151



hstar.com.au