

Assessor Certificate

Multiple Dwellings

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



Date:	22 May 2023	BSA File ref:	18669
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:	41 - 43 Owen Avenue WYONG NSW 2259		
Climate Zone:	15		
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. BGYCG 22/03/2023 A

Thermal Performance Specification (copy on page 2)

Attached to the drawings and is on page: A08



Scan QR code to see NatHERS Certificate ↑

Thermal performance specifications					Certificate #	0008281750	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	70	8	44.5	5.9	6.9		
2	70	8	33.3	9.4	7.4		
3	68	9	51.0	6.1	6.6		
4	68	9	39.6	11.4	6.9		
5	48	9	32.1	11.5	7.4		
6	48	9	22.6	18.6	7.6		
					7.1	Average	



May 2023		BSA Reference: 18669		
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		R1.0		
Reverse Brick Veneer		R2.5		
Internal Wall Construction		Added Insulation		
Brick (internal to units)		None		
Cavity Brick (adjacent to common lobbies/stair)		R1.0		
Ceiling Construction		Added Insulation		
Plasterboard		R5.0 to ceilings adjacent to roof space		
Roof Construction		Colour (Solar Absorptance)	Added Insulation	
Metal		SA 0.47	Foil + R1.0 blanket	
Floor Construction		Covering	Added Insulation	
Concrete	As drawn (if not noted default values used)	175 Waffle pod to ground floor		
Windows	Glass and frame type	U value	SHGC Range	Area sq m
Performance glazing Type A		4.80	0.46 - 0.56	
Performance glazing Type B		4.80	0.53 - 0.65	
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				

LEGEND

AB	ADJUSTABLE BENCH
B	BROOM CUPBOARD
BSN	BASIN
BCH	BENCH
BOE	BRICK ON EDGE
BR	BROOM CUPBOARD
CL	CLOTHES LINE
CMR	COLORBOND METAL ROOFING
CPB	CUPBOARD
D	DESK
DP	DOWNPIPE
F	REFRIGERATOR LOCATION
F1	FENCE 1000mm HIGH METAL PICKET
F2	FENCE 1800mm HIGH LAPPED & CAPPED
	PAILING FENCE
F3	1800 HIGH SLATTED METAL FENCE
FB1	FACE BRICK WORK TYPE 1
FB2	FACE BRICK WORK TYPE 2
FC	PAINTED FLUSH FINISH FIBRE CEMENT SHEET
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLASS
G	GATE
HWU	HOT WATER UNIT
LB	LETTERBOXES - RECESSED INTO WALL
L	LINEN CUPBOARD
LV	LOUVER WINDOW
MO	COLORBOND MINI ORB SHEETING
P	PANTRY
POS	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN 1500mm HIGH METAL SLATS
RCC	REINFORCED CONCRETE COLUMN
RL	RELATIVE LEVEL
R	WARDROBE
RWT	RAINWATER TANK
SWP	STORMWATER PIT
T	LAUNDRY TUB
TOW	TOP OF WALL
V	VANITY
WC	TOILET SUITE
WM	WASHING MACHINE
WO	WALL OVEN

DRAWING SCHEDULE

ARCHITECTURAL	REFERENCE No	
COVER PAGE	A01	-
SITE ANALYSIS PLAN	A02	-
SITE PLAN	A03	-
GROUND FLOOR PLAN	A04	-
FIRST FLOOR PLAN	A05	-
ROOF PLAN	A06	-
ELEVATIONS	A07	-
SECTIONS, STREET BOUNDARY ELEVATION	A08	-
FINISHES SCHEDULE	A09	-
DEMOLITION PLAN	A10	-
BLOCK ANALYSIS PLAN	A11	-
SHADOW DIAGRAMS MID WINTER	A12	-
VIEWS FROM SUN DIAGRAM	A13	-
STREET PERSPECTIVE	A14	-
AREAS OF EXCAVATION & FILL	A15	-

CIVIL		
COVER SHEET & NOTES	C1	D
STORMWATER MANAGEMENT PLAN	C2	D
STORMWATER MANAGEMENT DETAILS SHEET No1	C3	D
STORMWATER MANAGEMENT DETAILS SHEET No2	C4	D
ON SITE DETENTION REPORT	C5	D
EROSION AND SEDIMENT CONTROL PLAN	C6	D
EROSION & SEDIMENT CONTROL NOTES & DETAILS	C7	D

HYDRAULIC		
COVER SHEET	HY-00-000	2
LEGEND & NOTES	HY-00-001	2
SITE SERVICES	HY-00-002	2

ELECTRICAL		
COVER SHEET	EL-00-000	2
SITE SERVICES	EL-00-003	2

LANDSCAPE		
LANDSCAPE PLAN	LA 1 OF 2	F
LANDSCAPE DETAILS & SPECIFICATION	LA 2 OF 2	F

SURVEY
BY: TTS TOTAL SURVEYING SOLUTIONS

DETAIL & CONTOUR SURVEY	S 1 OF 5
DETAIL & CONTOUR SURVEY	S 2 OF 5
DETAIL & CONTOUR SURVEY	S 3 OF 5
LONG SECTIONS	S 4 OF 5
LONG SECTIONS	S 5 OF 5

DATE OF SURVEY: 06/10/2021
JOB NUMBER: 211660

SENIORS HOUSING DEVELOPMENT

41-43 OWEN AVE, WYONG

Lots 67 & 68 in DP 529880



LOCATION DIAGRAM



STREET PERSPECTIVE

DEVELOPMENT DATA TABLE

Locality / Suburb	Wyong					
Street Address	41-43 Owen Avenue					
Lot & DP	Lot 67 in DP 529880 Lot 68 in DP 529880					
Site Area	1161.4 m ² (as per survey)					
Existing Lots	2					
Proposed GFA	466 m ²					
Dwelling #	2 x 1 Bed 4 x 2 Bed = 6 Dwellings					
DWELLINGS	Number	Type*	No of Bedrooms		Area* (m ²)	POS*
	1	Ground	2	Seniors Living	78	74
	2	First	2	Seniors Living	78	13
	3	Ground	2	Seniors Living	78	27
	4	First	2	Seniors Living	78	16
	5	Ground	1	Seniors Living	57	40
	6	First	1	Seniors Living	57	14
DCP/SEPP	Control		Requirement		Proposed	
HEIGHT	Central Coast DCP 2022		10m			
	Housing SEPP 2021		9.5m		7.8m to top of the roof	
FSR	Central Coast Council LEP 2022		0.5:1		0.4:1	
	Housing SEPP 2021		0.5:1		0.45:1	
SETBACK	Central Coast DCP 2022	Front Street	Roads where the road reserve is less than 12m wide: 6.0m		6m	
		Secondary	i. 3.0m, plus compliance with sight preservation lines		6m	
		Side	i. for any part of the building with a height of up to 4.5m-0.9m, and ii. for any part of the building with a height of more than 4.5-0.9m plus one-quoter of the height of the building above 4.5m <i>(Note: Unbroken lengths of wall exceeding 10m in length and 3m in height shall not be permitted)</i>		3m Complies	
			Rear	i. 4.5m		
PARKING	Clause 108(j) of Housing SEPP 2021	accessible parking	0.2 x (no. of dwellings) 0.2 x 6 = 1.2		2	
	LAHC requires more parking which is calculated at rate mentioned in Clause 42 'Accessible area'		0.4 x(no. 1 Beds) = 0.8 0.5 x (no. 2 Beds) = 2 Total = 3		4* *inclusive of 2 accessible spots	
LANDSCAPING AREA	Clause 108(j) of Housing SEPP 2021	Seniors for LAHC	35 m ² per Dwelling 35 x 6 = 210 m ²		423 m ²	
DEEP SOIL	Clause 108(j) of Housing SEPP 2021	Seniors for LAHC	15% of the site area 0.15*1164.1 = 174.1 m ² 65% at the rear = 113.23m ² (where possible)		21% = 247 m ² 25% at rear = 62m ²	
SOLAR ACCESS	Clause 108(j) of Housing SEPP 2021	Seniors for LAHC	70% for 2hrs in Mid-Winter = 4.2		100% = 6	

41- 43 Owen Ave, WYONG, NSW



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



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www.barryrush.com.au

REV	DATE	NOTATION/AMENDMENT
-	-	-
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.		

ARCHITECT	BARRY RUSH & ASSOCIATES PTY LTD PH (02) 9555 9028
PROJECT MANAGER	LAND & HOUSING CORPORATION PH (02) 8753 9000
LANDSCAPE CONSULTANT	GREENLAND DESIGN PTY LTD PH (0603) 164 198

CIVIL CONSULTANT	ACOR CONSULTANTS PTY LTD PH (02) 4524 3488
HYDRAULIC CONSULTANT	MARLINE NEWCASTLE PTY LTD PH (02) 4925 9300 FAX (02) 4926 3811
ELECTRICAL CONSULTANT	MARLINE NEWCASTLE PTY LTD PH (02) 4925 9300 FAX (02) 4926 3811

BUSINESS PARTNER:



PROJECT:
SENIORS DEVELOPMENT
41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880

TITLE:
LOCATION DIAGRAM

STATUS: DA	DATE: 22/03/23	SCALE: N.T.S.	PROJ: -	PROJECT No: BGYCG
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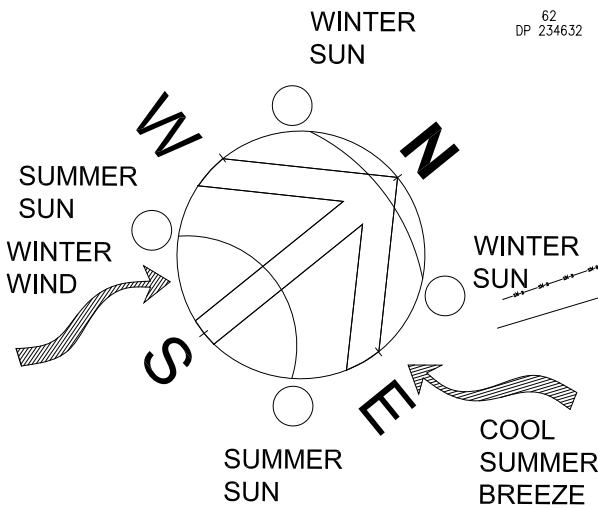
Bus stop along
Cutler Drive
50m

Local Shops along
Cutler Drive
160m

Shops & Supermarket
Wyong Police Station
Approx 550m
Wyong Train Station
Approx 1.1 klm

Mainly single storey
detached dwellings
along Owen Avenue

Pacific Highway
150m



Caravan park

Recently constructed
single storey dwelling

SITE ANALYSIS PLAN
SCALE
0 1 2 3 4 5 20
METRES

- TREE TO BE RETAINED AND PROTECTED REFER ARBORIST REPORT
- TREE TO BE REMOVED
- T3 TREE NUMBER. REFER TO ARBORIST REPORT



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PROJECT:
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41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880**

TITLE:
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22/03/2023 4:24 PM

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DATE:
22/03/23

SCALE:
N.T.S.

PROJ:
-

PROJECT No:
BGYCG

DRAWN:
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CHECKED:
BR

DESIGNATED ARCHITECT:
BR

REV:
-



SITE PLAN

SCALE



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41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 IN DP 529880

PROJECT:
SENIORS DEVELOPMENT
41-43 OWEN AVENUE
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LOTS 67 & 68 IN DP 529880

SITE PLAN

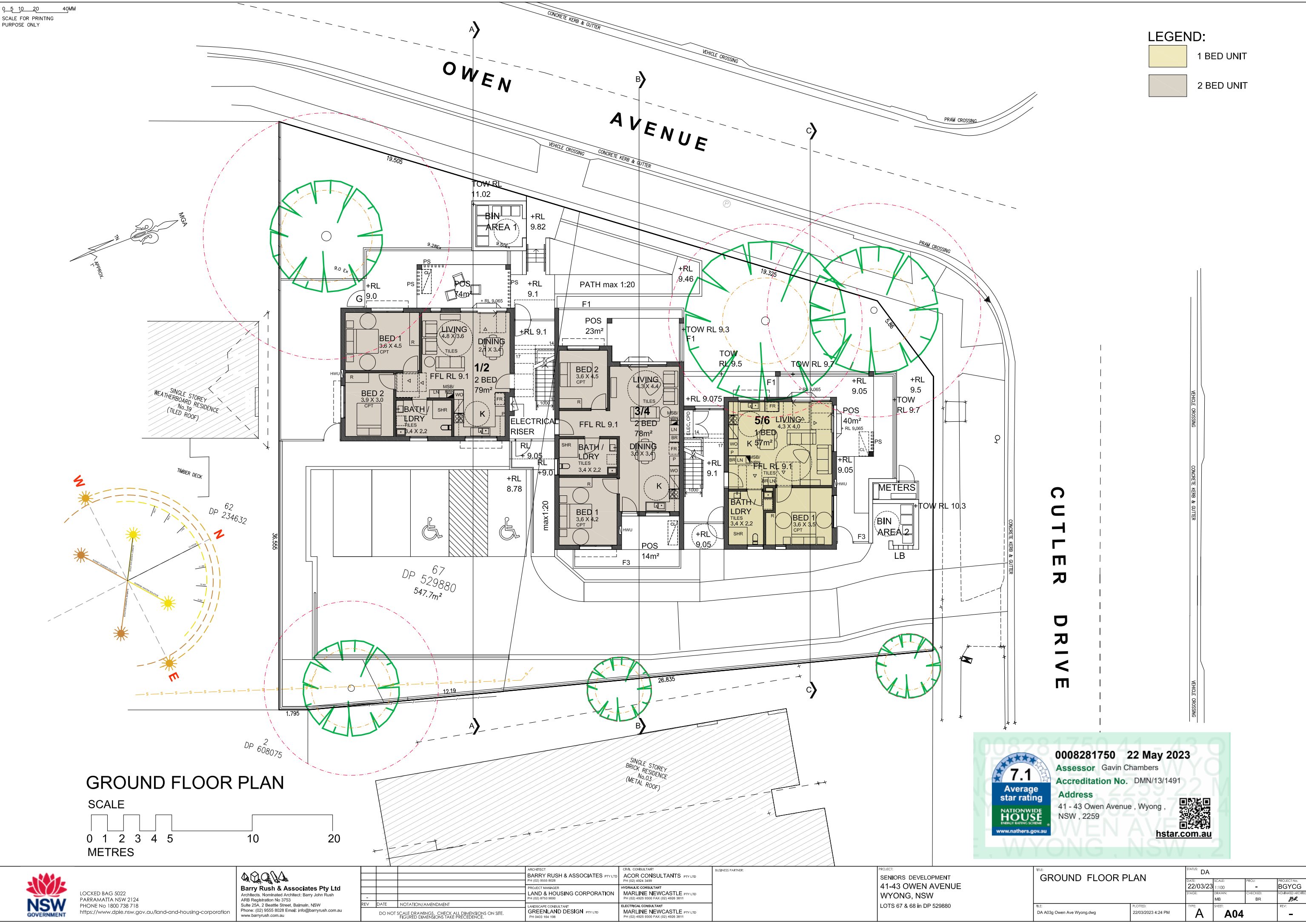
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
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NOMINATED ARCHITECT: BR
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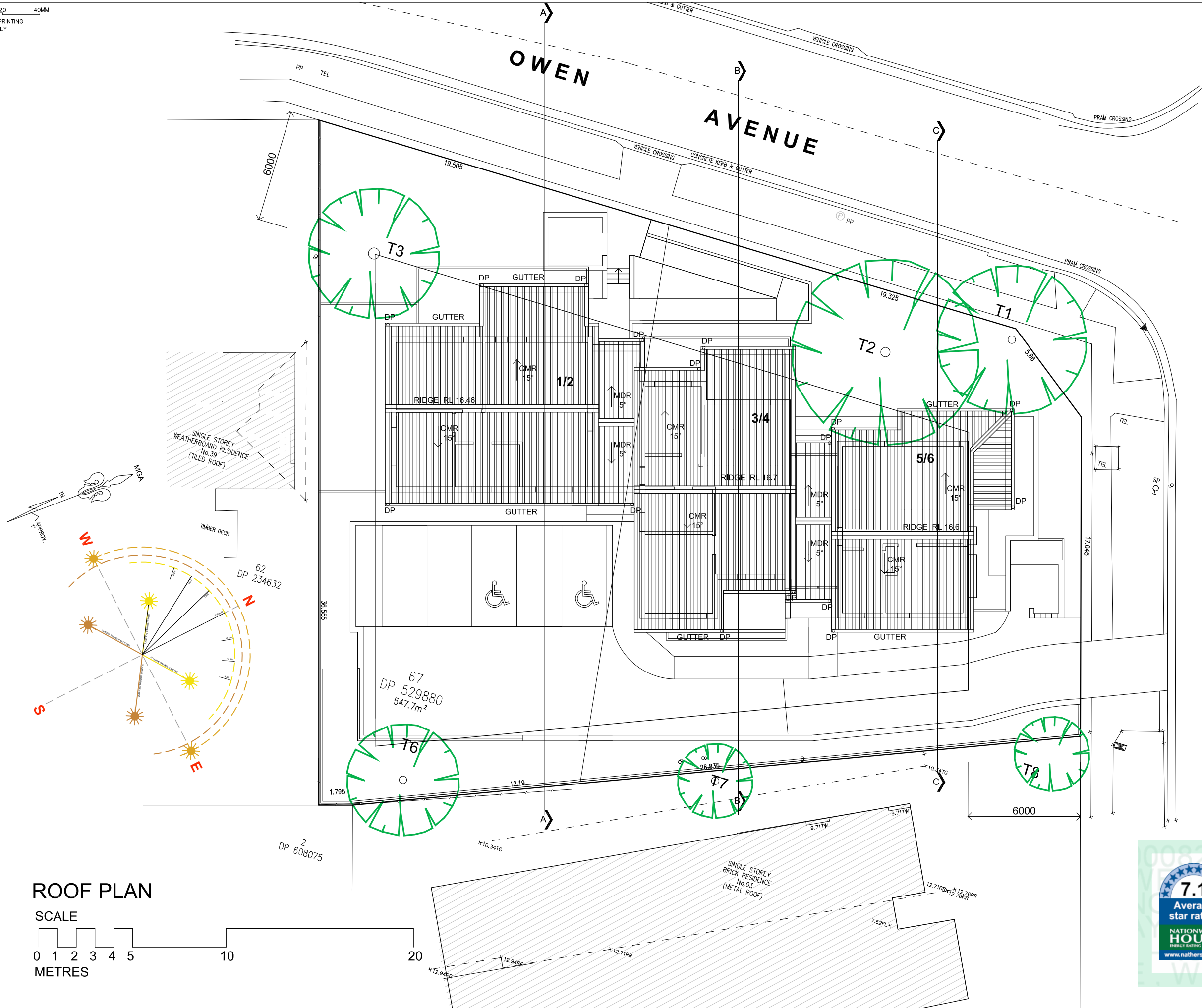
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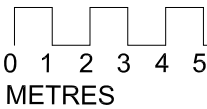
 1 BED UNIT

 2 BED UNIT



ROOF PLAN

SCALE



008281750 22 May 2023
Assessor Gavin Chambers
Accreditation No. DMN/13/1491
Address
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-	-	-

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ARCHITECT
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BUSINESS PARTNER:

PROJECT:
SENIORS DEVELOPMENT
41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880

TITLE:
ROOF PLAN

FILE:
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22/03/2023 4:24 PM

STATUS: DA

DATE: 22/03/23

SCALE: 1:100

STAGE: DRAWN: MB

CHECKED: BR

TYPE: A

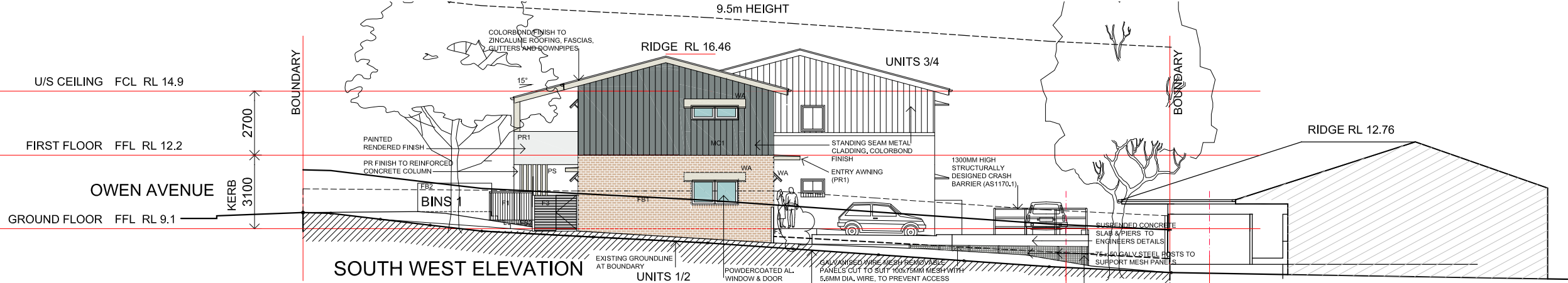
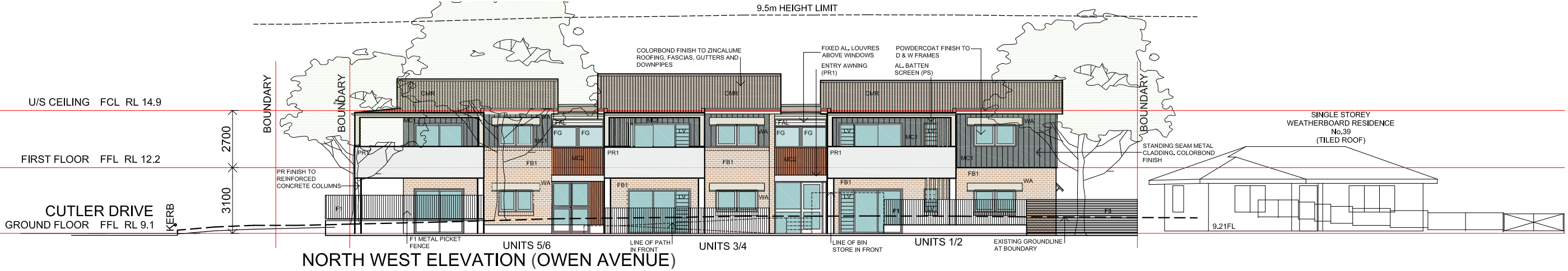
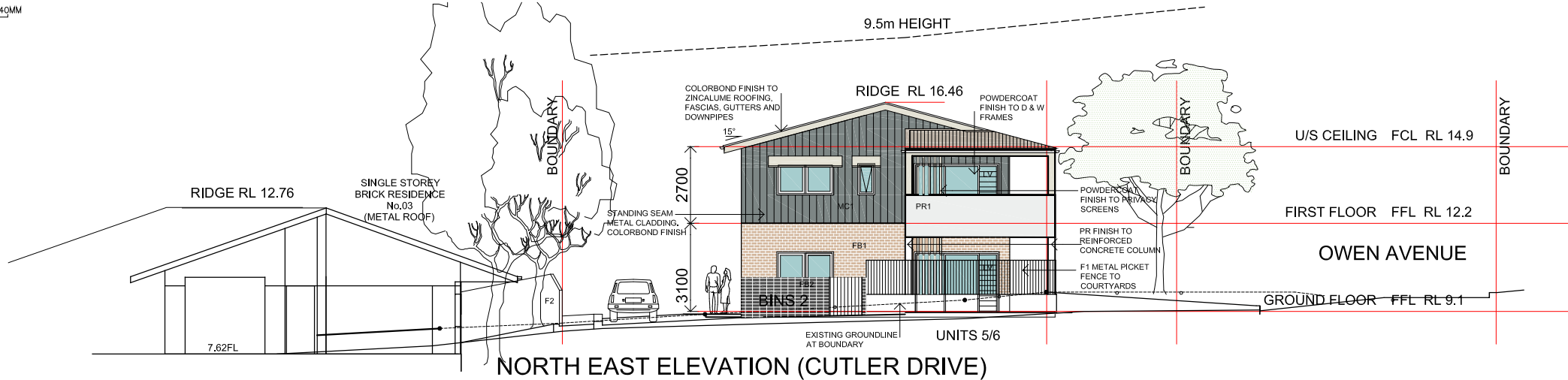
PROJECT No: BGYCG

PROJ: -

DESIGNED: BR

SHEET: A06

REV: -



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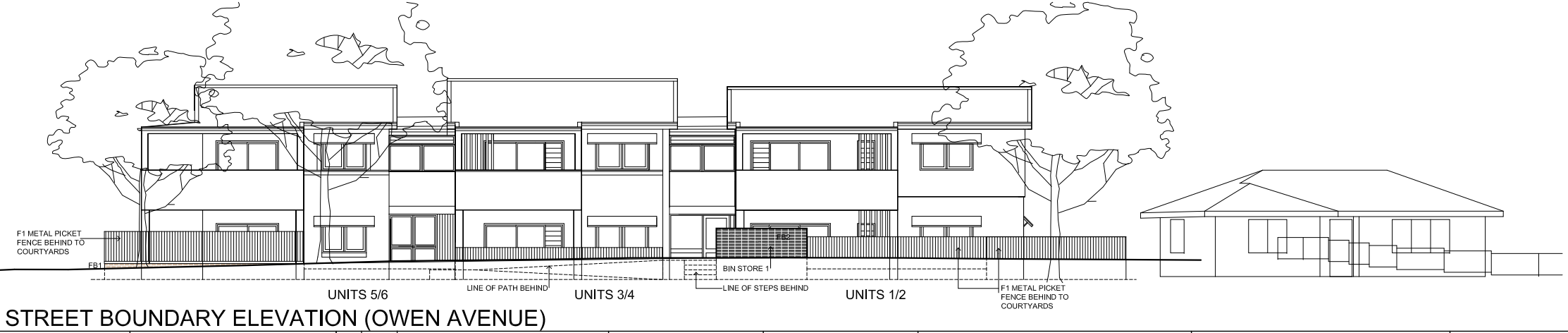
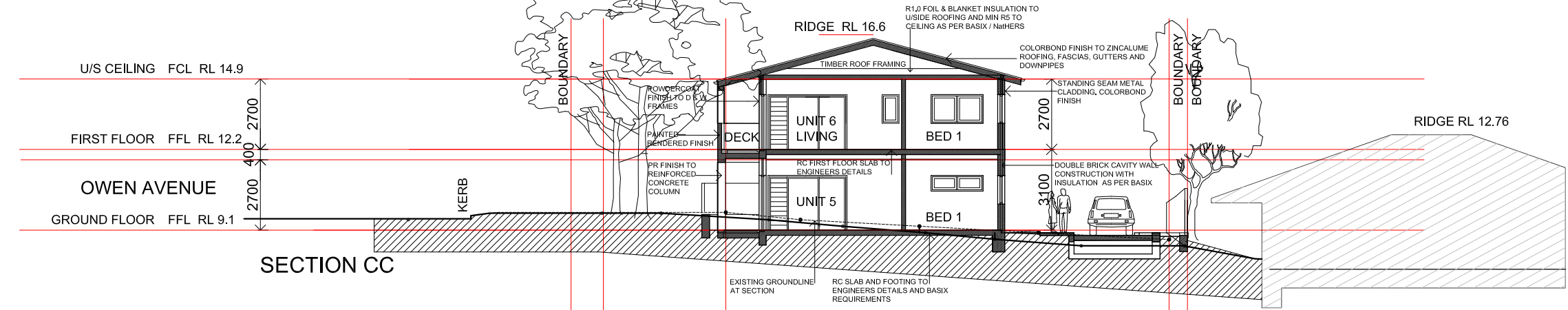
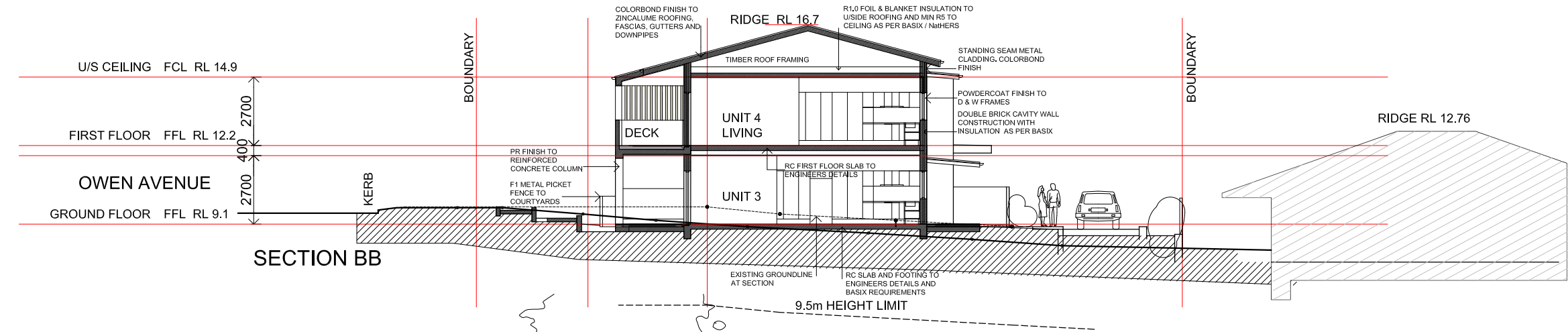
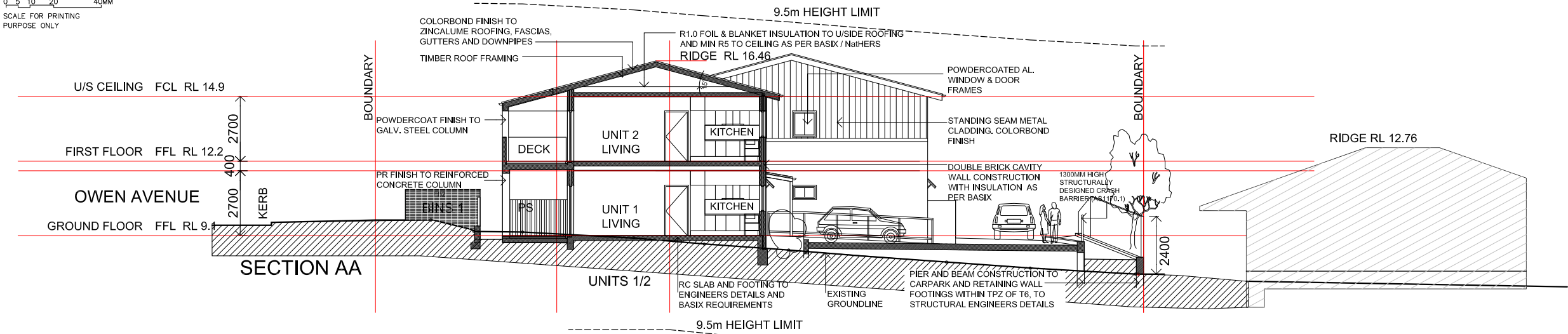
BUSINESS PARTNER:
ACOR CONSULTANTS PTY LTD
PH (02) 4924 3488

PROJECT:
**SENIORS DEVELOPMENT
41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880**

TITLE:
ELEVATIONS

FILE:
DA A03g Owen Ave Wyong.dwg

STATUS: DA	DATE: 22/03/23	SCALE: 1:100	PROJ: -	PROJECT NO: BGYCG
STAGE: DA	DRAWN: MB	CHECKED: BR	DESIGNED: BR	DATE: 22/03/23
TYPE: A	SHEET: A07	REV: -		



May 2023		BSA Reference: 18669	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
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Reverse Brick Veneer		R2.5	
Internal Wall Construction		Added Insulation	
Brick (internal to units)		None	
Cavity Brick (adjacent to common lobbies/stair)		R1.0	
Ceiling Construction		Added Insulation	
Plasterboard		R5.0 to ceilings adjacent to roof space	
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Concrete		As drawn (If not noted default values used)	
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		U value	
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Performance glazing Type B		4.80	
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		U	
		SHGC	
		Area sq m	
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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			



0008281750 22 May 2023
Assessor Gavin Chambers
Accreditation No. DMN/13/1491
Address
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REV	DATE	NOTATION/AMENDMENT
-	-	-

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.

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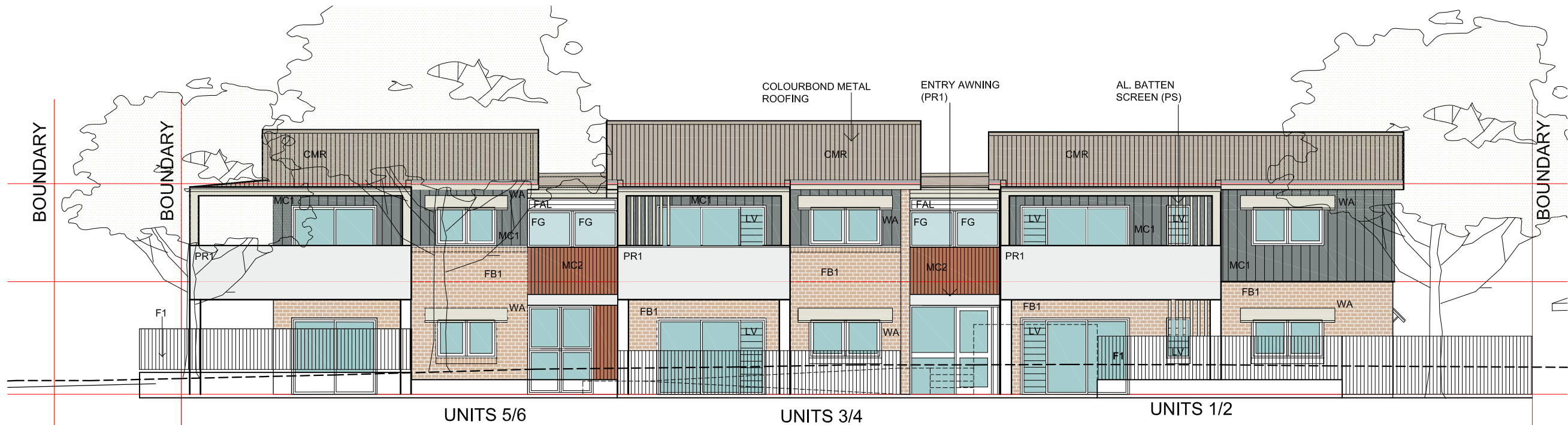
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BUSINESS PARTNER:
SENIORS DEVELOPMENT
41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880

PROJECT:
SENIORS DEVELOPMENT
41-43 OWEN AVENUE
WYONG, NSW
LOTS 67 & 68 in DP 529880

TITLE:
SECTIONS
STREET BOUNDARY
ELEVATION

STATUS: DA	DATE: 22/03/23	SCALE: 1:100	PROJ: -	PROJECT No: BGYCG
	DRAWN: MB	CHECKED: BR	DESIGNED: BR	
FILE: DA A03g Owen Ave Wyong.dwg	PLOTTED: 22/03/2023 4:24 PM	TYPE: A	A08	REV: -



NORTH WEST ELEVATION (OWEN AVENUE)

FINISHES SCHEDULE



0008281750 22 May 2023
Assessor Gavin Chambers
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FG FIXED GLASS
LV LOUVER WINDOW
WA WINDOW AWNING

CODE	LOCATION		DESCRIPTION	COLOUR
CMR	ROOFING/		COLORBOND METAL ROOFING	DUNE
MDR			METAL DECK ROOFING	
	FASCIA/ GUTTER/ WINDOW AWNINGS		METAL POWDERCOATED	SURFMIST
FB1	WALLS		FACE BRICK	AUSTRAL BRICKS EVERYDAY LIFE 'ENGAGE'
FB2	BIN STORAGE WALLS		FACE BRICK	AUSTRAL BRICKS EVERYDAY LIFE 'FREEDOM'
PR1	CONCRETE AWNING ABOVE ENTRIES GROUND FLOOR CONCRETE COLUMNS		OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT	DULUX LEXICON HALF
PR1	BALCONIES		PAINTED RENDER	DULUX LEXICON HALF

CODE	LOCATION		DESCRIPTION	COLOUR
MC1 F1	FIRST FL. WALLS; FRONT OF THE HOUSE FENCING		METAL WALL CLADDING STANDING SEAM 1200MM HIGH METAL FENCING	BASALT
MC2	WALL ABOVE ENTRY		COLORBOND WALL CLADDING	TERRAIN
W & D FAL	WINDOWS & GLASS DOORS FRAMING, FIXED ALUMINIUM LOUVRES		POWDERCOATED ALUMNIUM	MONUMENT
PS	PRIVACY SCREEN		ALUMINIUM VERTICAL BARS	SURFMIST
PS	BALCONIES' COLUMNS STRUCTURE		POWDERCOATED METAL	SURFMIST
FC1	BALCONY'S LINING & SOFFIT		PAINTED FIBER CEMENT SHEETING	DULUX LEXICON HALF
F2	FENCE		1800 HIGH COLORBOND METAL FENCE	DULUX SHALE GREY
F3	FENCE		1500 HIGH SLATTED METAL FENCE	DULUX SHALE GREY