

PROJECT : PROPOSED DUAL OCCUPANCY AND TORRENS TITLE SUBDIVISION

ADDRESS: LOT 91 9 PHILLIP STREET PANANIA NSW

BASIX Certificate

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

Multi Dwelling

Certificate number: 17035048_02

(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 "Hot 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 "Hot 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 tanks in the dwelling.	✓	✓	✓
(f) 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.	✓	✓	✓
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	✓	✓	✓
(h) The pool or spa must be located as specified in the table.	✓	✓	✓
(i) 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	All kitchen taps	All bathroom taps	Hot 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
1	4 star (+ 4 hot-circulation)	5 star	5 star	5 star	-	-	-	31	no	outdoors	no	0	no	no
All other dwellings	4 star (+ 4 hot-circulation)	5 star	5 star	5 star	-	-	-	-	-	-	-	0	no	no

Dwelling no.	Alternative water supply systems	Size	Configuration	Alternative water source			
				Landscape connection	Pool connection	Landscaping connection	Spa top-up
1	Individual water tank (no. 1)	Tank size (max) 1000 litres	To collect run-off from at least 100 square metres of roof area; 0 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	no	no	yes
All other dwellings	No alternative water supply	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	✓	✓	✓
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.	✓	✓	✓
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, under 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 "ceiling" is specified inside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓

(iii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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.	✓	✓	✓
(b) 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.	✓	✓	✓
(c) 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.	✓	✓	✓

(iv) The applicant must install in the dwelling:	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;	✓	✓	✓
(b) 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	✓	✓	✓
(c) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.	✓	✓	✓
(d) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".	✓	✓	✓

(v) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

Dwelling no.	Hot water				Laundry ventilation system			
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	Each kitchen
All dwellings	gas instantaneous - 4.5 star	individual fan, ducted to outside or roof	manual switch over	individual fan, ducted to outside or roof	manual switch over	individual fan, ducted to outside or roof	manual switch over	individual fan, ducted to outside or roof

Dwelling no.	Cooling				Heating			
	Living areas	Bedroom areas	Living areas	Bedroom areas	No. of bedrooms	Main kitchen	Laundry	Other efficiency measures
All dwellings	air conditioning during only 1	air conditioning during only 1	air conditioning during only 1	air conditioning during only 1	1	yes	yes	yes

Dwelling no.	Individual pool				Individual spa				Appliances other efficiency measures			
	Pool heating system	Pool pump	Timer		Spa heating system	Timer	Kitchen cooktop/oven	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line		
1	no heating	single speed 7.5kW	yes		-	-	gas cooktop & electric oven	-	-	yes		
All other dwellings	-	-	-		-	-	gas cooktop & electric oven	-	-	yes		

Dwelling no.	Alternative energy		Orientation inputs
	Photovoltaic system (max rated electrical output in peak kW)	Photovoltaic collector installation	
All dwellings	between 10° to 45° degree to the horizontal	1.0	N

(vi) Thermal Performance and Materials	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.	✓	✓	✓

(vii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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.	✓	✓	✓
(b) 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.	✓	✓	✓
(c) 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	✓	✓	✓
(ab) 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.	✓	✓	✓
(d) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

(b) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of the proposed development.	✓		

Dwelling no.	Construction of floors and walls			
	Concrete slab on ground	Suspended floor with open subfloor (m ²)	Suspended floor above enclosed subfloor (m ²)	Suspended floor above open subfloor (m ²)
1	12.9	16.9	14.9	11.4
All other dwellings	13.9	14.9	11.4	11.4

Dwelling no.	Floor types			
	Concrete slab on ground	Suspended floor above enclosed subfloor	Suspended floor above open subfloor	Dematerialisation
1	12.9	16.9	14.9	11.4
All other dwellings	13.9	14.9	11.4	11.4

Dwelling no.	Garage floor			
	Concrete slab on ground	Suspended floor above enclosed subfloor	Suspended floor above open subfloor	Dematerialisation
1	12.9	16.9	14.9	11.4
All other dwellings	13.9	14.9	11.4	11.4

Dwelling no.	External walls			
	Wall type	Area (m ²)	Insulation	Low emissions option
1	brick veneer, frame: timber - H2 treated softwood	215.6	polyisocyanurate	-
All other dwellings	brick veneer, frame: timber - H2 treated softwood	119.2	polyisocyanurate	-

Dwelling no.	External wall type 1			
	Wall type	Area (m ²)	Insulation	Low emissions option
1	brick veneer, frame: timber - H2 treated softwood	215.6	polyisocyanurate	-
All other dwellings	brick veneer, frame: timber - H2 treated softwood	119.2	polyisocyanurate	-

Dwelling no.	External wall type 2			
	Wall type	Area (m ²)	Insulation	Low emissions option
1	brick veneer, frame: timber - H2 treated softwood	215.6	polyisocyanurate	-
All other dwellings	brick veneer, frame: timber - H2 treated softwood	119.2	polyisocyanurate	-

Dwelling no.	External wall type 3			
	Wall type	Area (m ²)	Insulation	Low emissions option
1	brick veneer, frame: timber - H2 treated softwood	215.6	polyisocyanurate	-
All other dwellings	brick veneer, frame: timber - H2 treated softwood	119.2	polyisocyanurate	-

Dwelling no.	External wall type 4			
	Wall type	Area (m ²)	Insulation	Low emissions option
1	brick veneer, frame: timber - H2 treated softwood	215.6	polyisocyanurate	-
All other dwellings	brick veneer, frame: timber - H2 treated softwood	119.2	polyisocyanurate	-

Dwelling no.	Internal walls			
	Wall type	Area (m ²)	Insulation	Low emissions option
1	plasterboard, frame: timber - H2 treated softwood	165.4	polyisocyanurate	-
All other dwellings	plasterboard, frame: timber - H2 treated softwood	178.2	polyisocyanurate	-

Dwelling no.	Flat ceiling / pitched roof			
	Construction type	Area (m ²)	Insulation	Low emissions option
1	framed - metal roof, frame: timber - H2 treated softwood	105.7	polyisocyanurate	-
All other dwellings	framed - metal roof, frame: timber - H2 treated softwood	105.7	polyisocyanurate	-

Dwelling no.	Flat ceiling / pitched roof			
	Construction type	Area (m ²)	Insulation	Low emissions option
1	framed - metal roof, frame: timber - H2 treated softwood	105.7	polyisocyanurate	-
All other dwellings	framed - metal roof, frame: timber - H2 treated softwood	105.7	polyisocyanurate	-

Dwelling no.	Glazing type			
	Single glazing	Double glazing	Triple glazing	Aluminium frames (m ²)
1	0.7	50.2	-	50.9
All other dwellings	1.1	27.3	-	28.4

Dwelling no.	Frame types			
	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)	Other
1	0.7	50.2	-	50.9
All other dwellings	1.1	27.3	-	28.4

(viii) 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 "Hot 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 "Hot 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 tanks in the dwelling.	✓	✓	✓
(f) 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.	✓	✓	✓
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	✓	✓	✓
(h) The pool or spa must be located as specified in the table.	✓	✓	✓

(ix) 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 systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, under 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 "ceiling" is specified inside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓

(x) 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 systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, under 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 "ceiling" is specified inside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓

(xi) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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.	✓	✓	✓
(b) 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.	✓	✓	✓
(c) 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.	✓	✓	✓

(xii) 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 systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, under 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 "ceiling" is specified inside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓

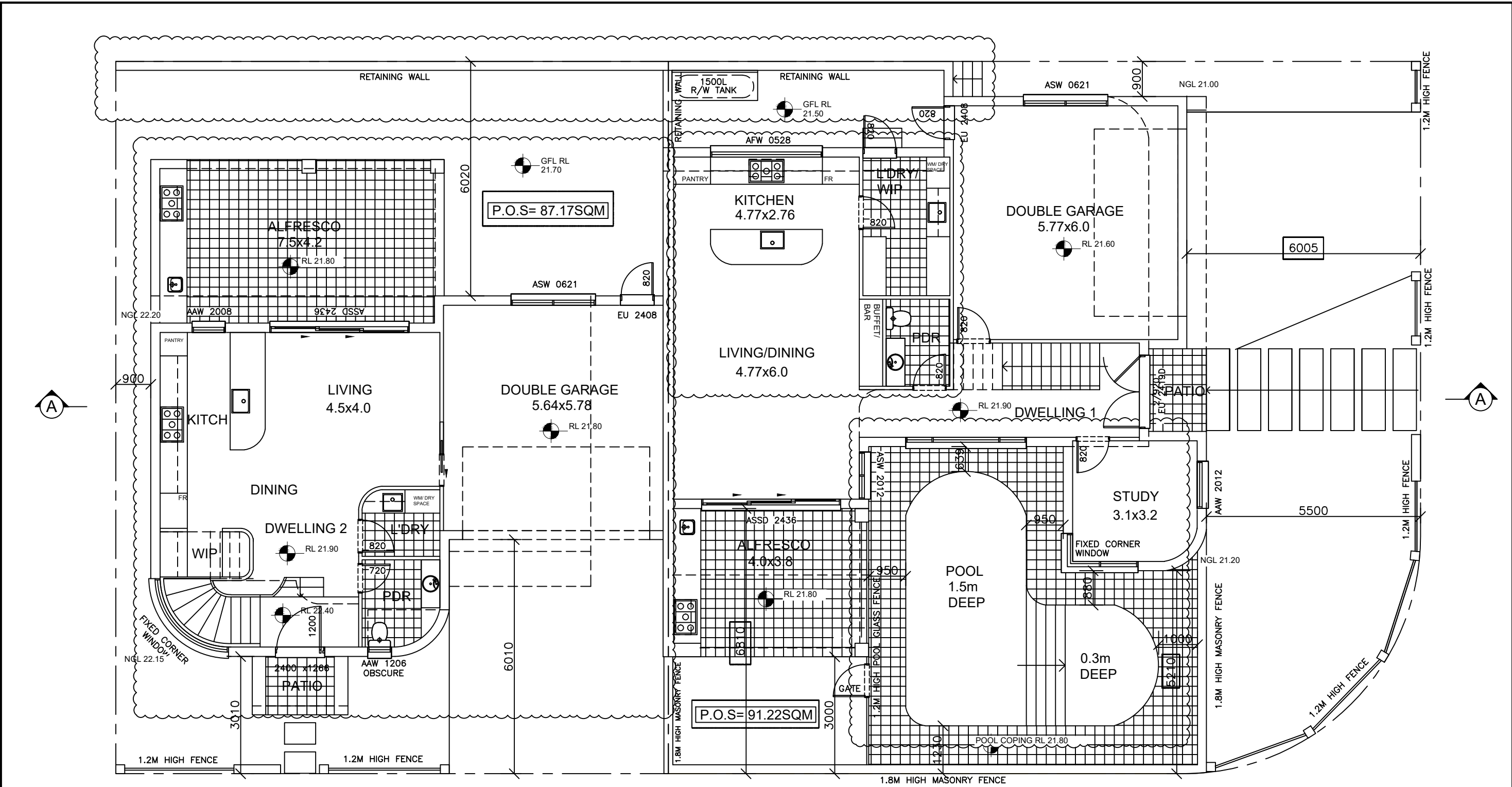
(xiii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant 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.	✓	✓	✓
(b) 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.	✓	✓	✓
(c) 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.	✓	✓	✓

(xiv) 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 systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, under 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 "ceiling" is specified inside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.	✓	✓	✓

(xv) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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.	✓	✓	✓
(b) 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.	✓	✓	✓
(c) 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.	✓	✓	✓

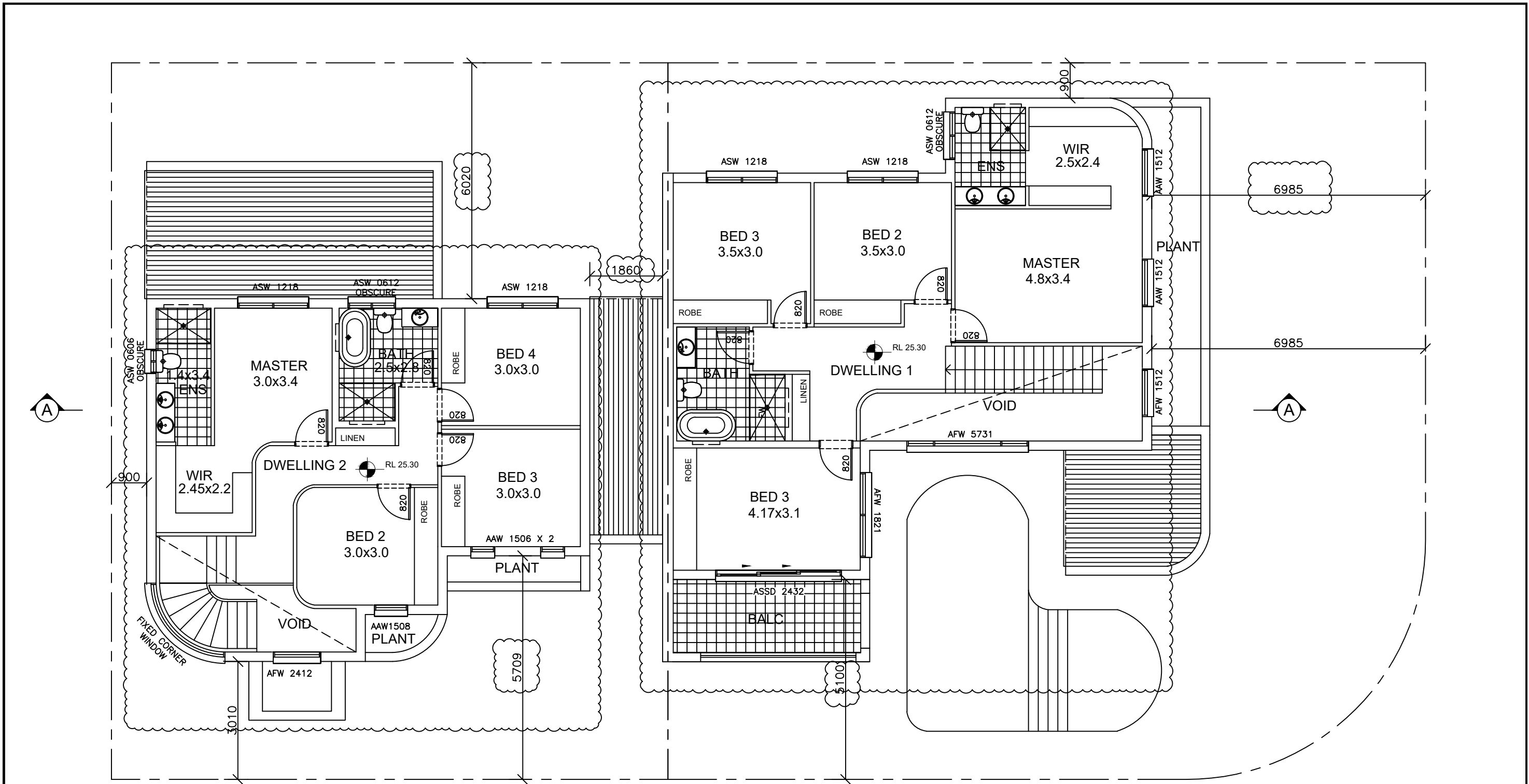
(vi) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction 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.	✓	✓	✓

Certificate, including the details shown in the "Thermal Loads" table below			
(a) 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.	✓	✓	✓
(b) 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.	✓	✓	✓
(c) 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:	✓	✓	✓

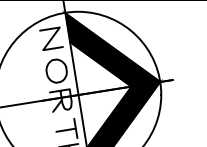


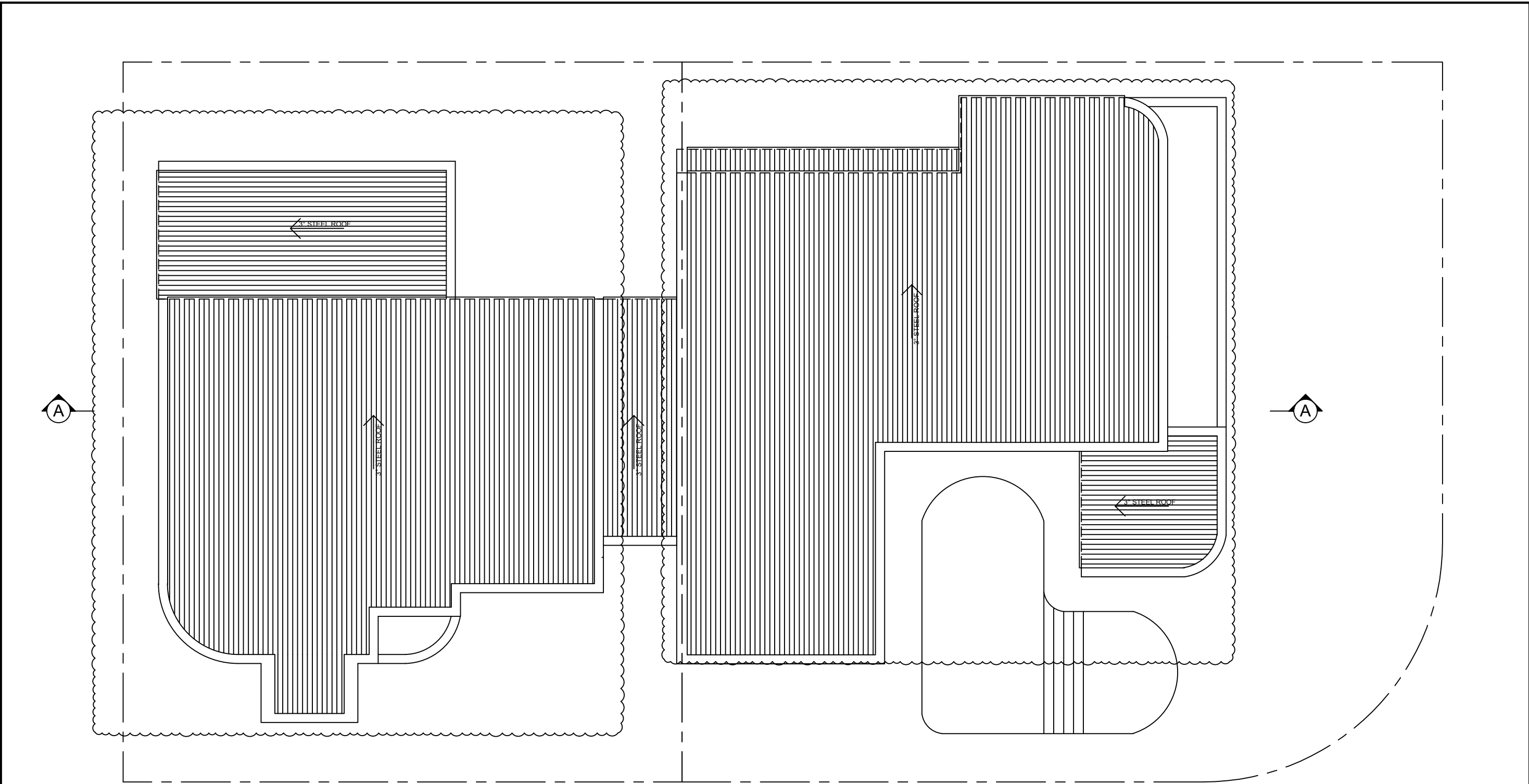
PROPOSED GROUND FLOOR PLAN

REVISION:		DATE:	©			CLIENTS NAME:	DATE DRAWN:		
A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024	ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING		PHILLIP HOLDINGS NSW PTY LTD	21.03.2025	DRAWN: CH SCALE: 1:100 DRAWING NO: 03	JOB NO: 20250008
						ADDRESS: LOT 91 DP 35201 9 PHILLP STREET SUBURB: PANANIA NSW DRAWING TITLE: PROPOSED GROUND FLOOR PLAN			
			DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION		Mobile: 0414 671 114 email: charbel@inkonplans.com.au	Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200			



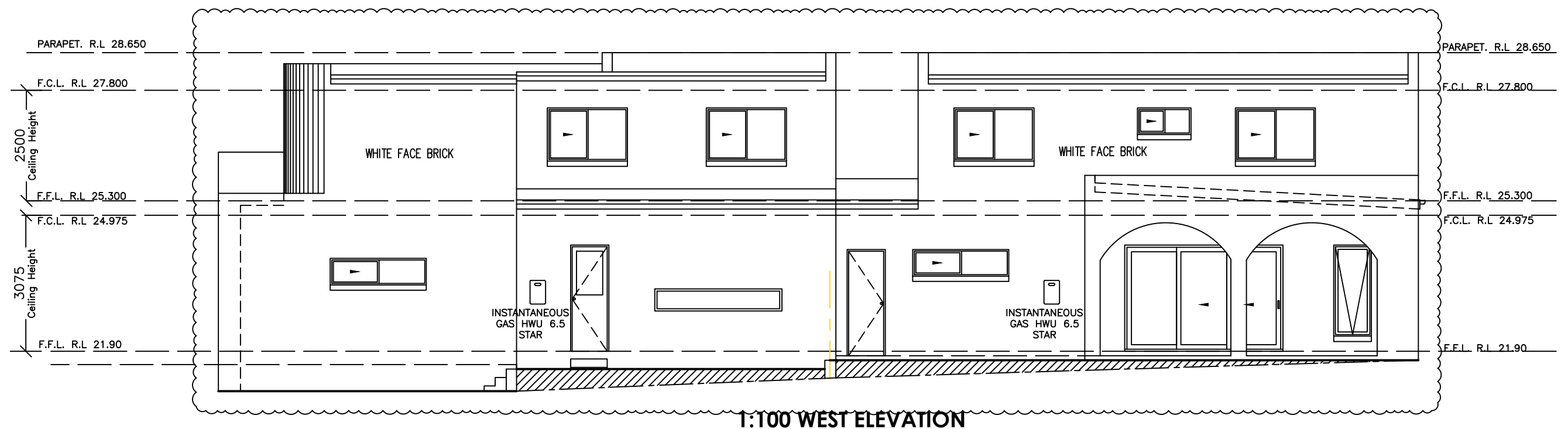
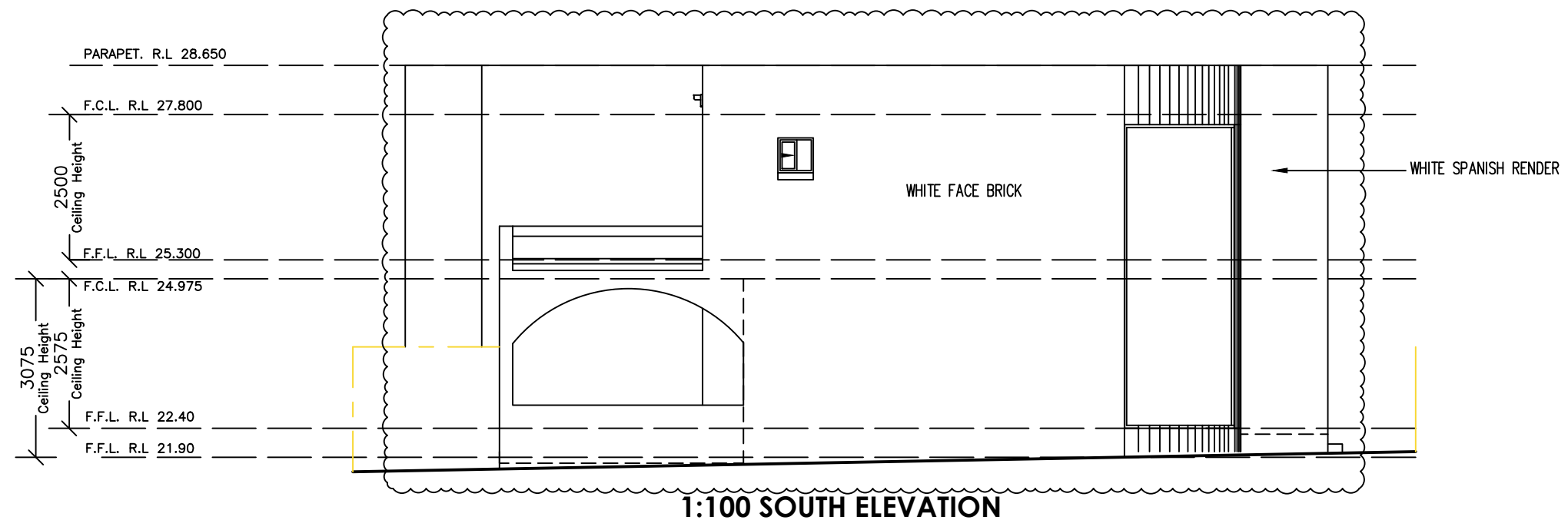
PROPOSED FIRST FLOOR PLAN

REVISION:		DATE:	© ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING		CLIENTS NAME: PHILLIP HOLDINGS NSW PTY LTD	DATE DRAWN: 21.03.2025 DRAWN: CH SCALE: 1:100 DRAWING NO: 04		JOB NO: 20250008
A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024							
			DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION		Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200 Mobile: 0414 671 114 email: charbel@inkonplans.com.au	ADDRESS: LOT 91 DP 35201 9 PHILLIP STREET SUBURB: PANANIA NSW DRAWING TITLE: PROPOSED FIRST FLOOR PLAN			



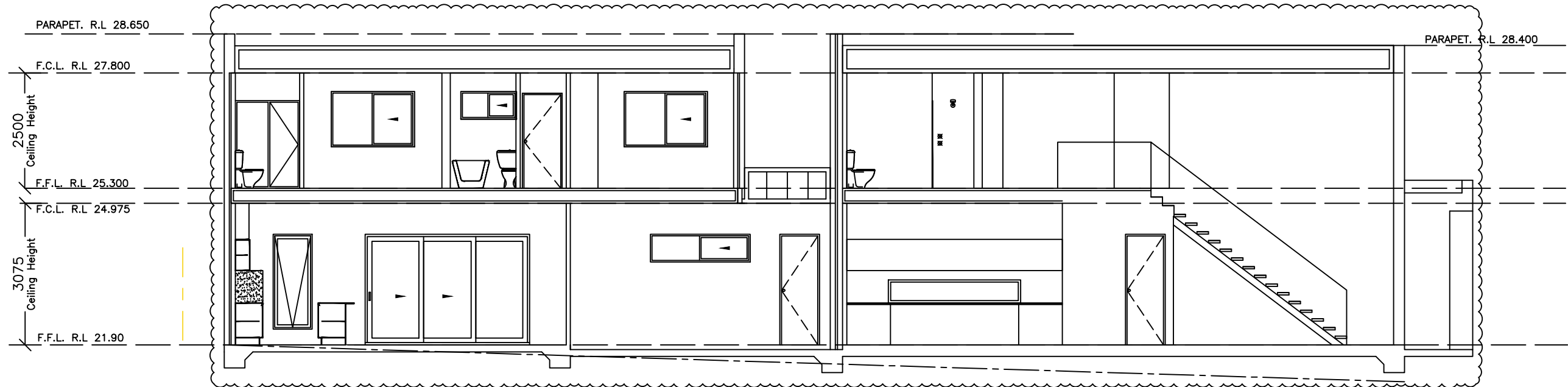
PROPOSED ROOF PLAN

REVISION:		DATE:	© ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING		CLIENT'S NAME: PHILLIP HOLDINGS NSW PTY LTD ADDRESS: LOT 91 DP 35201 9 PHILLIP STREET SUBURB: PANANIA NSW DRAWING TITLE: PROPOSED ROOF PLAN	DATE DRAWN: 21.03.2025 DRAWN: CH SCALE: 1:100 DRAWING NO: 05		JOB NO: 20250008
A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024						
			DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION		Mobile: 0414 671 114 email: charbel@inkonplans.com.au	Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200		

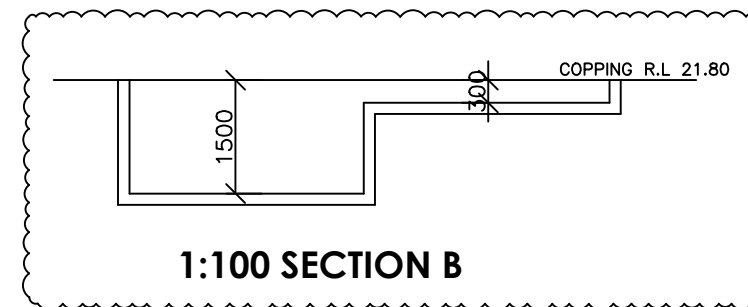
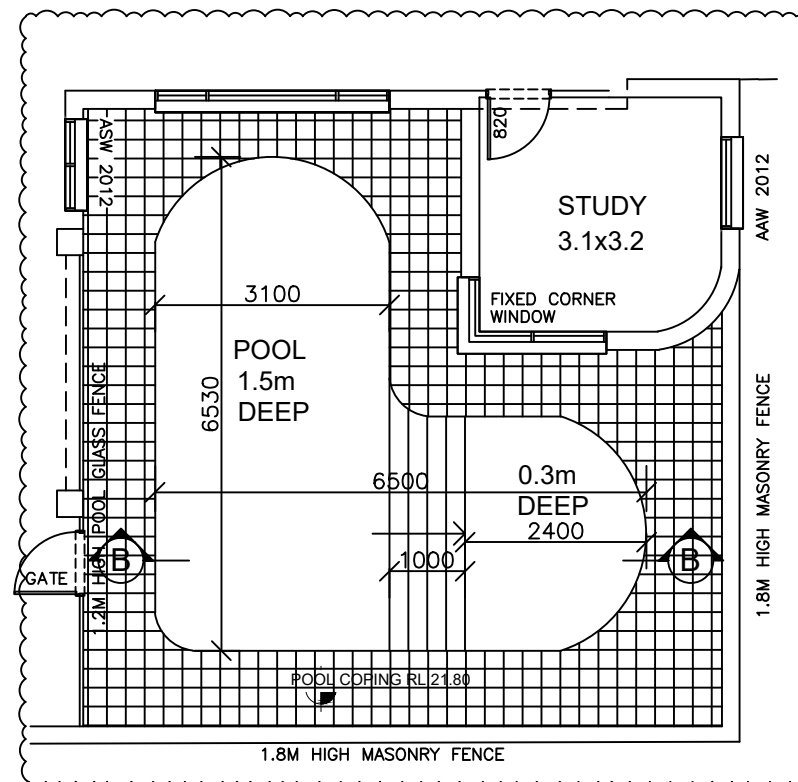


PROPOSED ELEVATIONS

REVISION:		DATE:	© ALL RIGHTS RESERVED This plan is the property of Inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from Inkon plans	inkon plans architectural drafting group	CLIENTS NAME: PHILLIP HOLDINGS NSW PTY LTD	DATE DRAWN: 21.03.2025 DRAWN: CH SCALE: 1:100 DRAWING NO: 07	NORTH	JOB NO: 20250008
A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024						

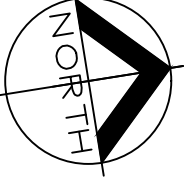


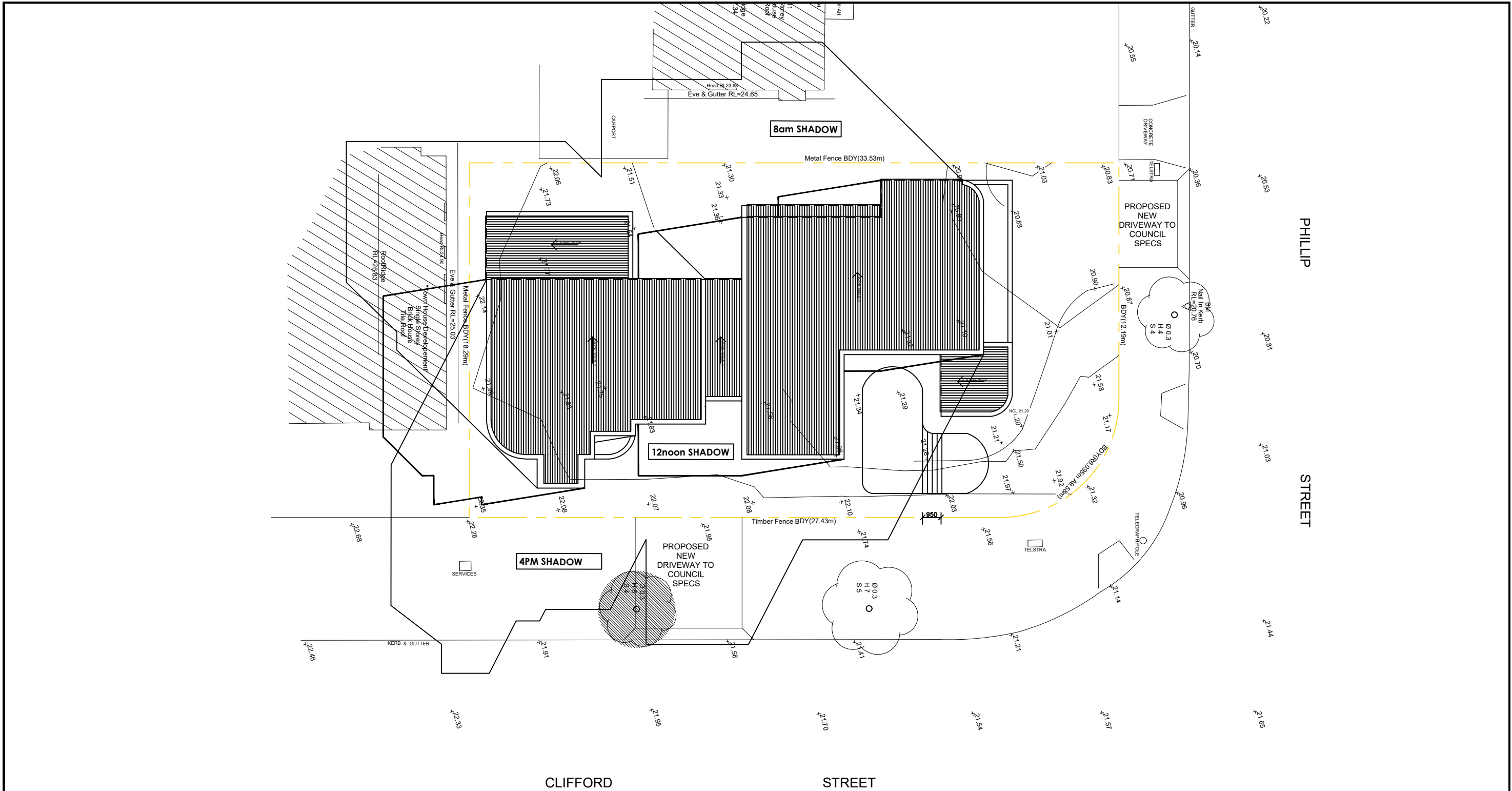
1:100 SECTION A



1:100 SECTION B

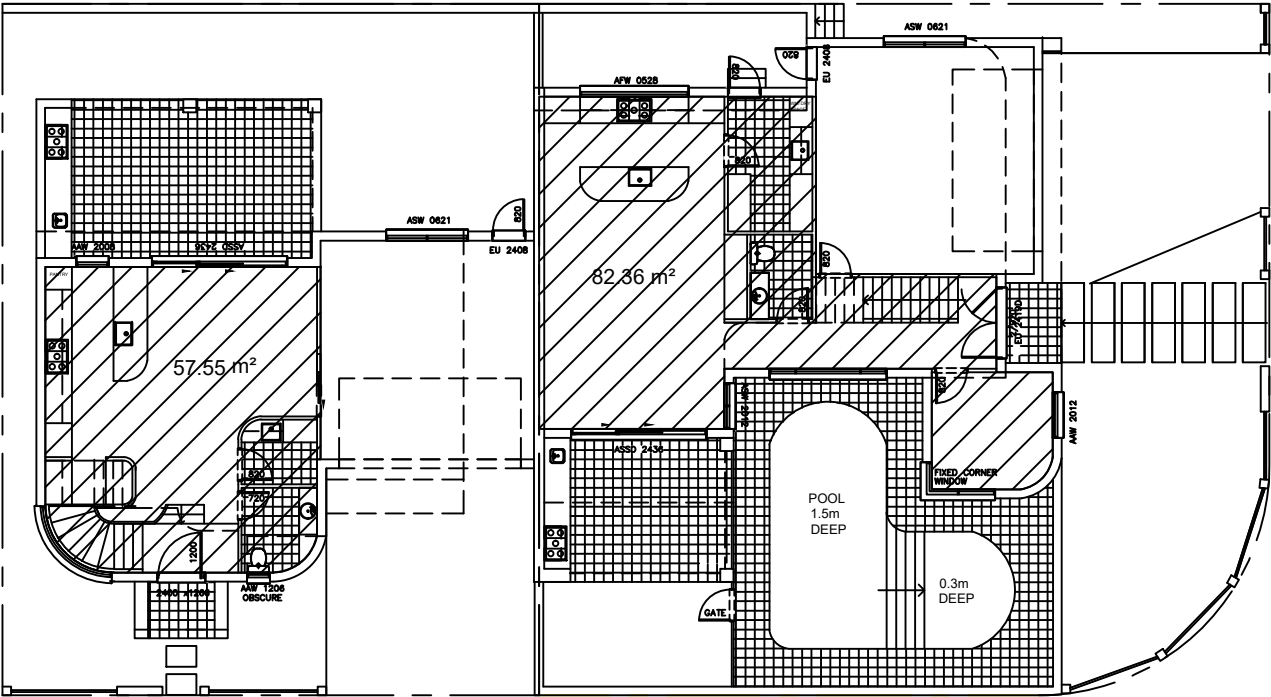
PROPOSED SECTION AND POOL DETAIL

REVISION:		DATE:	© ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION	 architectural drafting group Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200 Mobile: 0414 671 114 email: charbel@inkonplans.com.au	CLIENT'S NAME: PHILLIP HOLDINGS NSW PTY LTD ADDRESS: LOT 91 DP 35201 9 PHILLIP STREET SUBURB: PANANIA NSW DRAWING TITLE: PROPOSED SECTION AND POOL DETAIL	DATE DRAWN: 21.03.2025 DRAWN: CH SCALE: 1:100 DRAWING NO: 08	 JOB NO: 20250008
A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024					



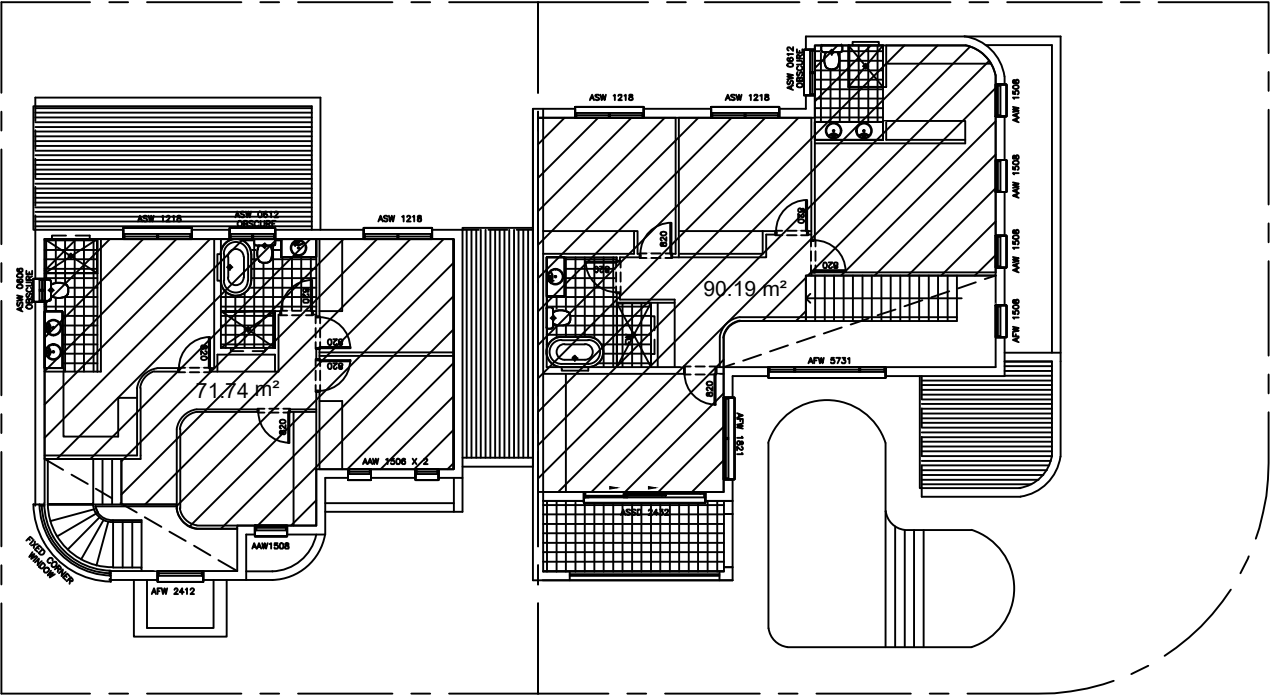
22ND OF MAR/SEPT SHADOW DIAGRAM

REVISION:		DATE:	©	CLIENTS NAME:		DATE DRAWN:	
A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024	ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PHILLIP HOLDINGS NSW PTY LTD	21.03.2025	
					ADDRESS: LOT 91 DP 35201 9 PHILLIP STREET SUBURB: PANANIA NSW	DRAWN: CH SCALE: 1:200	
					DRAWING TITLE: 22ND OF MARCH/SEPTEMBER SHADOA DIAGRAM	DRAWING NO: 10	
			DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION		 Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200 Mobile: 0414 671 114 email: charbel@inkonplans.com.au		



GROUND CALCULATION PLAN

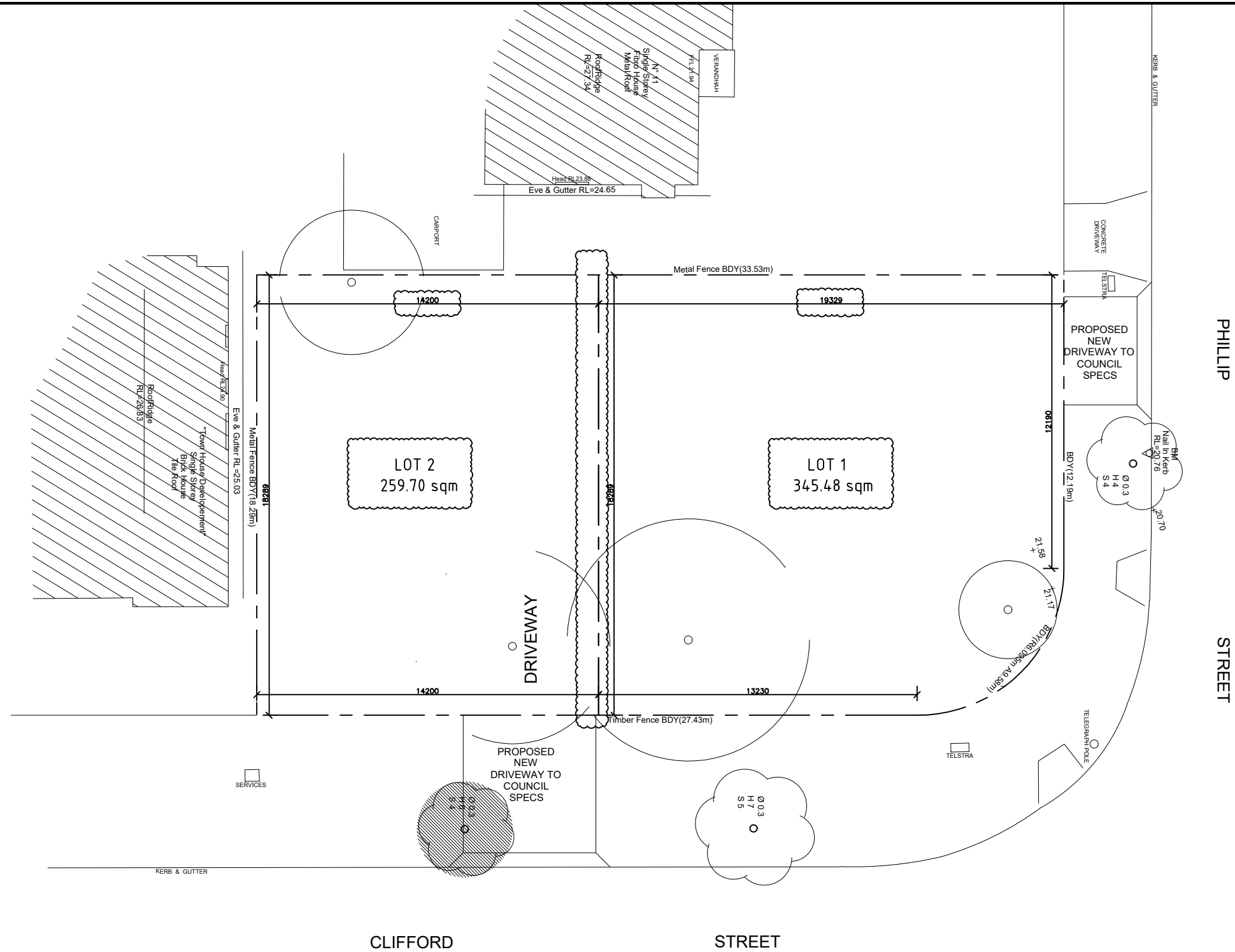
FLOOR SPACE RATIO	
SITE:	605.25 m ²
LOT 1 SITE AREA:	345.48 m ²
GROUND FLOOR:	82.36 m ²
FIRST FLOOR:	90.19 m ²
TOTAL AREA:	172.55 m ²
LOT 2 SITE AREA:	259.70 m ²
GROUND FLOOR:	57.55 m ²
FIRST FLOOR:	71.74 m ²
TOTAL AREA:	129.29 m ²
TOTAL LIVING AREA:	301.84 m ²
(Excl. Garage/ Porch etc.)	
FLOOR SPACE RATIO:	49.87 %
MAX. ALLOWABLE BY COUNCIL:	50 %



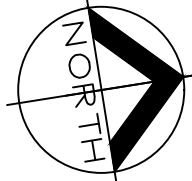
FIRST FLOOR CALCULATION PLAN

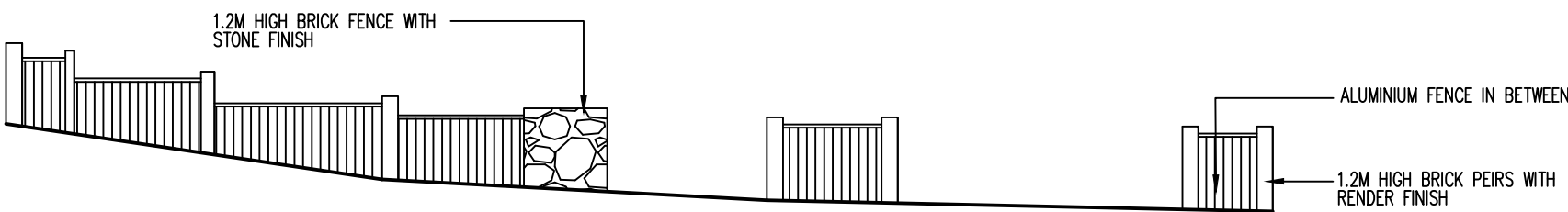
CALCULATION PLAN

REVISION:		DATE:	© ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING		CLIENT'S NAME: PHILLIP HOLDINGS NSW PTY LTD	DATE DRAWN: 21.03.2025	DRAWN: CH	SCALE: 1:200	DRAWING NO: 11		JOB NO: 20250008
A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024										
			DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION		Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200 Mobile: 0414 671 114 email: charbel@inkonplans.com.au	ADDRESS: LOT 91 DP 35201 9 PHILLIP STREET SUBURB: PANANIA NSW DRAWING TITLE: CALCULATION PLAN						

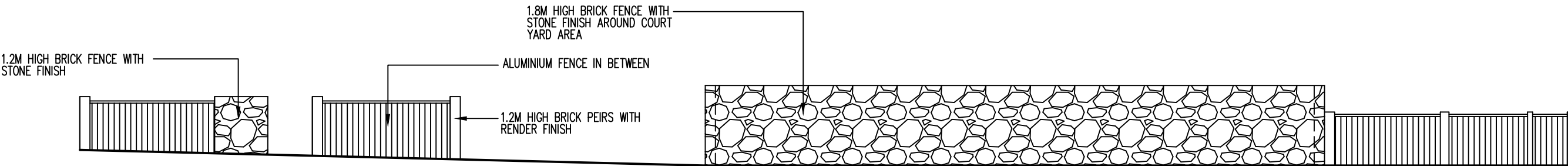


TORRENS TITLE SUB-DIVISION PLAN
SITE AREA: 605.25 SQM

REVISION:		DATE:	© ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	inkon plans architectural drafting group Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200 Mobile: 0414 671 114 email: charbel@inkonplans.com.au	CLIENTS NAME: PHILLIP HOLDINGS NSW PTY LTD ADDRESS: LOT 91 DP 35201 9 PHILLIP STREET SUBURB: PANANIA NSW DRAWING TITLE: SUB-DIVISION PLAN	DATE DRAWN: 21.03.2025 DRAWN: CH SCALE: 1:200 DRAWING NO: 12	 JOB NO: 20250008
A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024					
			DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION				

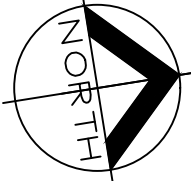


PHILLIP STREET



CLIFFORD STREET

FRONT FENCE DETAIL

REVISION:		DATE:	© ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans	inkon plans architectural drafting group	CLIENTS NAME: PHILLIP HOLDINGS NSW PTY LTD ADDRESS: LOT 91 DP 35201 9 PHILLP STREET SUBURB: PANANIA NSW DRAWING TITLE: FRONT FENCE DETAIL	DATE DRAWN: 21.03.2025 DRAWN: CH SCALE: 1:200 DRAWING NO: 13		JOB NO: 20250008
A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024						
			# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING					
			DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION	Mobile: 0414 671 114 email: charbel@inkonplans.com.au	Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200			