

From: [Lance Chen](#)
To: [Jacky He](#)
Cc: [Rudy Jasin](#); [Peter Yip](#); [Zachary Wang](#); [Real](#)
Subject: RE: Missing Items for DA Application - BASIX - BH002 - 19-21 Banks Street Padstow
Date: Sunday, 18 May 2025 11:38:06 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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Hi Jacky,

Large boarding house / Co-Living projects used to require BASIX in the past. But the requirements have been changed 2-3 years ago, and these type of Class 3 development are no longer BASIX development.

Please see below the relevant extract and link to the planning portal.

It is no longer mandatory to obtain a BASIX certificate for the erection of a new large boarding house, or alterations to an existing large boarding house, as this development is no longer BASIX development.

Specifically, the definition of a BASIX building in the [Environmental Planning and Assessment Regulation 2021](#) excludes a boarding house, hostel or co-living housing that accommodates more than 12 residents, or has a gross floor area exceeding 300 square metres.

<https://www.planningportal.nsw.gov.au/basix-certificate/large-boarding-houses>

I suggest to forward this to Council and advise them this is no longer a BASIX development.

Please feel free to let me know, if you have any further questions.

Kind regards,
Lance Chen

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Design Matters National Member
Accredited Home Energy Efficiency Assessor
NatHERS Accreditations:
✓ Thermal Performance Assessor
✓ Whole of Home Assessment
DMN Accreditation Number: DMN/16/1765



Green Building
Council Australia
Member 2023-2024



BASIX Consultant / NatHERS Accredited Assessor / NCC Section J Consultant / Green Star Accredited Professional / NABERS Accredited Assessor / Commercial Building Disclosure Accredited Assessor / LEED Green Associate / Waste Management Consultant

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From: Jacky He <jacky.he@wealthlandgroup.com.au>

Sent: Sunday, 18 May 2025 10:37 PM

To: Lance Chen <lchen@lcconsulting.com.au>

Cc: rudy@cdarchitects.com.au; Peter Yip <peter@cdarchitects.com.au>; Zachary Wang <zachary.wang@wealthlandgroup.com.au>; real@cdarchitects.com.au

Subject: Missing Items for DA Application - BASIX - BH002 - 19-21 Banks Street Padstow

Hi Lance,

When we submitted the DA application for our co-living development on Friday, the development application was returned because:

"No BASIX certificate submitted and is to be provided to Council. Please ensure that the BASIX certificate is no later than 3 months from the date of lodgement."

Can you please produce a BASIX certificate accordingly to the above ASAP for us to re-submit the DA application? Thank you.

Jacky He

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