BASIX® Certificate

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

Multi Dwelling

Certificate number: 1548891M_02

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.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 22 June 2020
To be valid, this certificate must be lodged with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

NSW DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT

When submitting the BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0013040690.

Project summary	
Project name	30C Simmat Ave_02
Street address	30C SIMMAT AVENUE CONDELL PARK 2200
Local Government Area	CANTERBURY-BANKSTOWN
Plan type and plan number	Deposited Plan 578806
Lot No.	1
Section no.	-
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	-
Multi dwelling housing: no. of dwellings	2
No. of single dwelling houses	0

Project score		
Water	✓ 41	Target 40
Thermal Performance (Simulation method)	✓ Pass	Target Pass
Energy	✓ 78	Target 72
Materials	✓ -53	Target n/a

Certificate Prepared by
Name / Company Name: FRYS BUILDING CONSULTANCY PTY LTD
ABN (if applicable): 84634185843

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Description of project

Project address	
Project name	30C Simmat Ave_02
Street address	30C SIMMAT AVENUE CONDELL PARK 2200
Local Government Area	CANTERBURY-BANKSTOWN
Plan type and plan number	Deposited Plan 578806
Lot No.	1
Section no.	-
Project type	
No. of residential flat buildings	0
Residential flat buildings: no. of dwellings	0
Multi dwelling housing: no. of dwellings	2
No. of single dwelling houses	0
Site details	
Site area (m²)	1101
Roof area (m²)	251.77
Non-residential floor area (m²)	-
Residential car spaces	2
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	0
Common area garden (m²)	0
Area of indigenous or low water use species (m²)	0
Assessor details and thermal loads	
Assessor number	DMN/13/1441
Certificate number	0013040690
Climate zone	56
Project score	
Water	✓ 41 Target 40
Thermal Performance (Simulation method)	✓ Pass Target Pass
Energy	✓ 78 Target 72
Materials	✓ -53 Target n/a

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Description of project

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

Multi-dwelling houses

Dwelling no.	Dwelling type	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Total dwelling floor area (m²)	Dwelling orientation (degrees from North)	Number of bedrooms with orientation within 30 degrees of North	Number of bedrooms with orientation within 30 degrees of North-East	Number of bedrooms with orientation within 30 degrees of North-West
GF	2	46.8	4	0	0	MD	4	261.3	0
FF	3	150.4	5	0	0	MD	4	450	0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling housing
   (a) Dwellings
   (i) Water
   (ii) Energy
   (iii) Thermal Performance and Materials
2. Commitments for single dwelling houses
   (a) Dwellings
   (i) Water
   (ii) Energy
   (iii) Thermal Performance and Materials
3. Commitments for common areas and central systems/facilities for the development (non-building specific)
   (b) Common areas and central systems/facilities
   (i) Water
   (ii) Energy

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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 multi-dwelling housing

(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.		✓ ✓	✓ ✓
(n) 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 such system must be configured to collect runoff 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.	✓	✓	✓

(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, 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 daylight 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.		✓	✓
(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 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: Hot water system	Bathroom ventilation system: Exhaust fan	Bathroom ventilation system: Operation control	Kitchen ventilation system: Exhaust fan	Kitchen ventilation system: Operation control	Laundry ventilation system: Exhaust fan	Laundry ventilation system: Operation control
GF	heat pump - 21 to 25 STCs	individual fan, ducted to façade	manual switch on/off	individual fan, ducted to façade	manual switch on/off	individual fan, ducted to façade	manual switch on/off
All other dwellings	heat pump - 21 to 25 STCs	individual fan, ducted to façade	manual switch on/off	individual fan, ducted to façade	manual switch on/off	natural ventilation only, or no laundry	-

Dwelling no.	Cooling: living areas	Cooling: bedroom areas	Heating: living areas	Heating: bedroom areas	Natural lighting: No. of bedrooms or study	Natural lighting: Main kitchen
GF	3 phase airconditioning / EER 3.0 - 3.5	no individual system	3 phase airconditioning / EER 3.0 - 3.5	no individual system	1	yes
All other dwellings	3 phase airconditioning / EER 3.0 - 3.5	3 phase airconditioning / EER 3.0 - 3.5	3 phase airconditioning / EER 3.0 - 3.5	3 phase airconditioning / EER 3.0 - 3.5	2	yes

Dwelling no.	Individual pool: Pool heating system	Individual pool: Pool Pump	Individual pool: Timer	Individual spa: Spa heating system	Individual spa: Timer	Appliances others/Washing measures: Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or sheltered/full clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	-	-	no	yes

Dwelling no.	Alternative energy: PV System Panel Group 1 (peak kW/Slope/Orientation)	Alternative energy: PV System Panel Group 2 (peak kW/Slope/Orientation)
GF	/ /	/ /
All other dwellings	2.0 / between >10° to <=25° degree to the horizontal / W	/ /

(iii) 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.	✓		

(iii) 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 (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.	✓	✓	✓
(b) 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, 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.	✓		
(j) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in The Assessor Certificate.		✓	

Dwelling no.	Thermal mass: Area adjusted dwelling mass (MJ/m²/yr)	Area adjusted ceiling mass (MJ/m²/yr)	Area adjusted total mass (MJ/m²/yr)
GF	18.3	11.1	29.400
All other dwellings	15.0	14.8	29.800

Dwelling no.	Construction of floors and walls: Concrete slab on ground (m²)	Suspended floor with open underfloor (m²)	Suspended floor with enclosed underfloor (m²)	Suspended floor above garage (m²)	Primary external walls or underfloor walls
GF	46.8	-	-	-	no
All other dwellings	143.4	2.2	-	23.47	no

Dwelling no.	Floor types: Concrete slab on ground: Area (m²)	Insulation	Low emissions option	Description/Construction	Suspended floor above enclosed underfloor: Construction type	Area (m²)	Insulation	Suspended floor above open underfloor: Construction type	Area (m²)	Insulation
GF	46.8	-		waffle pod slab	-	-	-	-	-	-
All other dwellings	143.4	-		waffle pod slab	-	-	-	particle board, frame: timber - H2 treated softwood	2.2	fibreglass batts or roll

Dwelling no.	Floor types: First floor above Public/shop rooms or mezzanine: Construction type	Area (m²)	Insulation	Suspended floor above garage: Construction type	Area (m²)	Insulation	Garage floor: Construction type	Area (m²)	Insulation	Low emissions option	Description/Construction
GF	-	-	-	-	-	-	-	0	-		conventional slab
All other dwellings	particle board, frame: timber - H2 treated softwood	125.23	fibreglass batts or roll	particle board, frame: timber - H2 treated softwood	23.47	fibreglass batts or roll	concrete slab on ground	24.0	-	none	waffle pod slab

Dwelling no.	External walls: External wall type 1: Wall type	Area (m²)	Insulation	Low emissions option	External wall type 2: Wall type	Area (m²)	Insulation	Low emissions option
GF	brick veneer, frame : timber - H2 treated softwood	56	fibreglass batts or roll	-	-	-	-	-
All other dwellings	brick veneer, frame : timber - H2 treated softwood	181	fibreglass batts or roll	none	fibreglass batts or roll	50.6	fibreglass batts or roll	none

Dwelling no.	External walls: External wall type 3: Wall type	Area (m²)	Insulation	Low emissions option	External wall type 4: Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

Dwelling no.	Internal walls shared with garage: Wall type	Area (m²)	Insulation	Internal wall type 1: Wall type	Area (m²)	Insulation	Internal wall type 2: Wall type	Area (m²)	Insulation
GF	plasterboard, frame: timber - H2 treated softwood	25.76	fibreglass batts or roll	plasterboard, frame: timber - H2 treated softwood	23.6		plasterboard, frame: timber - H2 treated softwood	20.5	fibreglass batts or roll
All other dwellings	plasterboard, frame: timber - H2 treated softwood			plasterboard, frame: timber - H2 treated softwood	118.2		plasterboard, frame: timber - H2 treated softwood	108.94	fibreglass batts or roll

Dwelling no.	Ceiling and roof: Flat ceiling / pitched roof: Ceiling type	Area (m²)	Insulation	Raked ceiling / pitched or skillion roof: Ceiling type	Area (m²)	Insulation	Flat ceiling / flat roof: Ceiling type	Area (m²)	Insulation
GF	frames - metal roof, frame: timber - H2 treated softwood	74.8	Ceiling: fibreglass batts or roll; Roof: foil backed blanket	-	-	-	Ceiling: ;Roof:	-	-
All other dwellings	frames - metal roof, frame: timber - H2 treated softwood	176.57	Ceiling: fibreglass batts or roll; Roof: foil backed blanket	-	-	-	Ceiling: ;Roof:	-	-

Dwelling no.	Glazing type: Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
GF	14.9	-	-	14.9				
All other dwellings	49.7	-	-	49.7				

2. Commitments for single dwelling houses

(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.		✓ ✓	✓ ✓
(n) 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 such system must be configured to collect runoff 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.	✓	✓	✓

(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.		✓	✓

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(b) 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.			
(c) 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.	✓		
(d) 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.		✓	✓
(e) 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.	✓	✓	✓
(b) 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, 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.	✓		
(j) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in The Assessor Certificate.		✓	

3. 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	no common facility	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 measures 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
Other	-	-

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 this 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 "common areas" 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 (and it is sufficient if it is expressly 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 supply vehicle plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

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).

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No. 0013040480

Generated on 23 May 2020 using BERS Pro v4.2.4.0 (3.20)

Property
Address: 30C Simmat Ave, Condell Park, NSW, 2200
Lot/DP: Lot 1 DP 578806
Plan Type: Deposited Plan
Floor of Floor: 1
Type: Non-Rotate
Plans
Main plan: Plan plans - lot 1 NW Elevation.Plan
Prepared by: SS

Construction and environment
Assessed floor area (m²): Conditioned* 43.3, Unconditioned* 3.3, Garage 16.3
Exposure type: Suburban
Construction class: Class 2 (Class 1 & 2 Buildings)
Storey: 1
Dwelling type: Detached House
Accredited assessor
Name: Dylan Fryer
Email: dylan@frysconsult.com.au
Phone: 0412 345 678
Business name: Frys Building Consultancy Pty Ltd
Email: dylan@frysconsult.com.au
Accreditation No.: DMN/13/1441
Assessor Accrediting Organisation: Design Matters National (DMN) Ltd
Declaration of Interest: Declaration completed - no conflict of interest

NCC Requirements
Access from Sole Habitable Room: Unknown
Solar/Battery system: Yes

Thermal performance star rating
NatHERS® Certificate No. 0013040480

NATIONWIDE HOUSE ENERGY RATING SCHEME
7.1
29.4 MJ/m²
Thermal performance (MJ/m²)
Heating: 12.0
Cooling: 17.4
Ventilation
No Whole of Home ventilation generated for this certificate
Whole of Home performance rating
No Whole of Home performance rating generated for this certificate

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Nationwide House Energy Rating Scheme® NatHERS® Certificate No. 0013040480-01

Generated on 23 May 2020 using BERS Pro v4.2.4.0 (3.20)

Property
Address: 30C Simmat Ave, Condell Park, NSW, 2200
Lot/DP: Lot 1 DP 578806
Plan Type: Deposited Plan
Floor of Floor: 2,3
Type: Detached House
Plans
Main plan: Plan plans - lot 1 NW Elevation.Plan
Prepared by: SS

Construction and environment
Assessed floor area (m²): Conditioned* 73, Unconditioned* 3.3, Garage 16.3
Exposure type: Suburban
Construction class: Class 2 (Class 1 & 2 Buildings)
Storey: 2
Dwelling type: Detached House
Accredited assessor
Name: Dylan Fryer
Email: dylan@frysconsult.com.au
Phone: 0412 345 678
Business name: Frys Building Consultancy Pty Ltd
Email: dylan@frysconsult.com.au
Accreditation No.: DMN/13/1441
Assessor Accrediting Organisation: Design Matters National (DMN) Ltd
Declaration of Interest: Declaration completed - no conflict of interest

NCC Requirements
Access from Sole Habitable Room: Unknown
Solar/Battery system: Yes

Thermal performance star rating
NatHERS® Certificate No. 0013040480-01

NATIONWIDE HOUSE ENERGY RATING SCHEME
7.0
29.8 MJ/m²
Thermal performance (MJ/m²)
Heating: 12.0
Cooling: 17.8
Ventilation
No Whole of Home ventilation generated for this certificate
Whole of Home performance rating
No Whole of Home performance rating generated for this certificate

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Basix

CLIENT DETAILS:			PLAN REVISION				SIGNATURE:				DATE:
Aji Teguh Pamungkas			ISSUE	BY	DATE	DESCRIPTION	SITE NOTES			ORIENTATION	better built HOMES
Alesha Tiara Pamungkas			A	MM	25.03.26	Tender Plans	-FINAL LOCATION OF AC DUCTS MAY BE ALTERED ON SITE DUE TO CONSTRUCTION CONSTRAINTS				
SITE ADDRESS: Lot 3, 30c Simmat Avenue, Condell Park, DP - 576906			B	SS	16.04.26	Presentation Plans	- SALINITY CLASSIFICATION: A1 NON-SALINE		DIAL 1100 BEFORE YOU DIG www.dialbeforeyoudig.com.au	N	Licence: 244242C
			C	SS	30.04.26	Live Presentation Plans					
			D	TR	03.06.26	Variation 2	FLOOD PRONE LAND				
HOUSE NAME: Astoria 39R + Granny Flat			E	TR	17.06.26	Internal Amendments					
			F	MM	22.06.26	Submission Plans					
FACADE: Brighton			G	TR	24.06.26	Internal Amendments			SITE INDUCTION Before entering site please review and make yourself familiar with Emergency Contacts. Site Specific Hazards and the Site Specific Induction Information that is located on the Site Induction Sign. If you have any trouble understanding this instruction, contact the Site Supervisor or Emergency Contact Number located on the sign.		SURVEY KEY
			H	MM	07.07.26	Submission Plans Continued					
INCLUSION	SCALE	JOB #	I	MM	09.07.26	Eng Check					
Better Luxury		1227-PAM	J	-	-	-	(X) RIGHT OF CARRIAGEWAY AND EASEMENT FOR SERVICES 2.745 METRES WIDE				
PROMOTION	SHEET		K	-	-	-	WIND: N2	SITE: P	SOIL: M	L.G.A: Canterbury Bankstown	
Opulence	2 of 14		L	-	-	-				LODGEMENT: DA/CC	

ET : Electric Turret		HW : Headwall	
LP : Light Pole		LIN : Lintel	
PP : Power Pole		SLH : Sewer Lamphole	
WC : Water Connection		SMH : Sewer Manhole	
WM : Water Meter		SMS : Sewer Maint. Shaft	
GM : Gas Meter		TEL : Telecom Pit	
SV : Stop Valve		PC : Pram Crossing	
HYD : Hydrant		VC : Vehicle Crossing	
SWP : Stormwater Pit		DH&W:Drillhole & Wing	

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