

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 581655M_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 18/09/2014 published by Planning & Infrastructure. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 581655M lodged with the consent authority or certifier on 17 October 2014 with application 0423/14.


It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Director-General

Date of issue: Thursday, 23 July 2015

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






	Energy Rating	Certificate Number	14540137
<input type="checkbox"/>	single-dwelling rating		5.0 stars
<input checked="" type="checkbox"/>	multi-unit development (attach listing of ratings)	heating	43 MJ/m ²
<small>If selected, data specified is the average across the entire development</small>		cooling	20 MJ/m ²
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without			
Assessor Name/Number		Victor Lin VIC/BDIV/12/1454	
Assessor Signature		Date 21/07/2015	

Project summary

Project name	3432 Killeaton St Ives - Sargis_02
Street address	124-128 Killeaton Street St Ives 2075
Local Government Area	Ku-ring-gai Council
Plan type and plan number	deposited 230508
Lot no.	1
Section no.	-
No. of residential flat buildings	2
No. of units in residential flat buildings	74
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 32	Target 30

Certificate Prepared by

Name / Company Name: Victor Lin & Associates Pty Ltd

ABN (if applicable): 34 097 383 821

Description of project

Project address

Project name	3432 Killeaton St Ives - Sargis_02
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Local Government Area	Ku-ring-gai Council
Plan type and plan number	deposited 230508
Lot no.	1
Section no.	-

Project type

No. of residential flat buildings	2
No. of units in residential flat buildings	74
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	4575
Roof area (m ²)	1500
Non-residential floor area (m ²)	-
Residential car spaces	101
Non-residential car spaces	0

Common area landscape

Common area lawn (m ²)	479
Common area garden (m ²)	1176
Area of indigenous or low water use species (m ²)	0

Assessor details

Assessor number	BDAV/12/1454
Certificate number	14540137
Climate zone	56

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 32	Target 30

Description of project

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

Residential flat buildings - Building A, 37 dwellings, 5 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A01	1	44.0	7.0	18	-
A05	2	76.0	5.0	41	-
A09	1	44.0	7.0	0	-
A13	2	76.0	5.0	0	-
A17	1	44.0	7.0	0	-
A21	2	76.0	5.0	0	-
A25	1	44.0	7.0	0	-
A29	2	76.0	5.0	0	-
A33	2	76.0	5.0	0	-
A37	2	72.0	4.0	0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A02	1	57.0	5.0	92	-
A06	1	50.0	6.0	4	-
A10	1	57.0	5.0	0	-
A14	1	50.0	6.0	0	-
A18	1	57.0	5.0	0	-
A22	1	50.0	6.0	0	-
A26	1	57.0	5.0	0	-
A30	1	55.0	6.0	0	-
A34	2	70.0	3.0	0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A03	2	69.0	5.0	25	-
A07	2	66.0	4.0	18	-
A11	2	69.0	5.0	0	-
A15	2	66.0	4.0	0	-
A19	2	69.0	5.0	0	-
A23	2	66.0	4.0	0	-
A27	2	69.0	5.0	0	-
A31	2	72.0	4.0	0	-
A35	3	89.0	4.0	0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A04	2	69.0	5.0	25	-
A08	1	44.0	6.0	37	-
A12	2	69.0	5.0	0	-
A16	1	44.0	6.0	0	-
A20	2	69.0	5.0	0	-
A24	1	44.0	6.0	0	-
A28	2	69.0	5.0	0	-
A32	1	44.0	6.0	0	-
A36	3	88.0	4.0	0	-

Residential flat buildings - Building B, 37 dwellings, 5 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B38	2	75.0	6.0	22	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B39	1	52.0	7.0	13	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B40	2	63.0	6.0	13	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B41	2	73.0	4.0	5	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B42	2	65.0	5.0	6	-
B46	2	75.0	6.0	0	-
B50	2	65.0	9.0	0	-
B54	2	75.0	6.0	0	-
B58	2	65.0	5.0	0	-
B62	2	75.0	6.0	0	-
B66	2	65.0	5.0	0	-
B70	3	89.0	4.0	0	-
B74	3	84.0	4.0	0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B43	2	72.0	5.0	46	-
B47	2	70.0	10.0	0	-
B51	2	72.0	5.0	0	-
B55	2	70.0	10.0	0	-
B59	2	72.0	5.0	0	-
B63	2	70.0	10.0	0	-
B67	2	72.0	5.0	0	-
B71	2	75.0	3.0	0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B44	1	61.0	6.0	4	-
B48	3	84.0	9.0	0	-
B52	2	61.0	6.0	0	-
B56	3	84.0	9.0	0	-
B60	2	61.0	6.0	0	-
B64	3	84.0	9.0	0	-
B68	2	61.0	6.0	0	-
B72	3	89.0	3.0	0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B45	2	70.0	4.0	38	-
B49	2	73.0	4.0	0	-
B53	2	70.0	4.0	0	-
B57	2	73.0	4.0	0	-
B61	2	70.0	4.0	0	-
B65	2	73.0	4.0	0	-
B69	2	70.0	4.0	0	-
B73	3	88.0	3.0	0	-

Description of project

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

Common areas of unit building - Building A

Common area	Floor area (m ²)
Lift car (No. 1)	-
Lift lobby A	172

Common area	Floor area (m ²)
Lift motor room (No. 1)	10

Common area	Floor area (m ²)
Fire stairs A	84

Common areas of unit building - Building B

Common area	Floor area (m ²)
Lift car (No. 2)	-
Lift lobby B	180

Common area	Floor area (m ²)
Lift motor room (No. 2)	10

Common area	Floor area (m ²)
Fire stairs B	58

Common areas of the development (non-building specific)

Common area	Floor area (m ²)
Car park area (No. 1)	3724
W/C (Car park)	6

Common area	Floor area (m ²)
Garbage room (No. 1)	59
Fire stairs car park	62

Common area	Floor area (m ²)
Plant or service room (No. 1)	18

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for Residential flat buildings - Building B

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

3. Commitments for multi-dwelling houses

4. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building A

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	4 star	5 star	no	-	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
A01, A02, A03, A04, A05, A06, A07, A08	central water tank (no. 1)	See central systems	See central systems	yes	yes	no	no	no

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	motorised damper into central duct + VSD	manual switch on/off	motorised damper into central duct + VSD	interlocked to light	natural ventilation only, or no laundry	-

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 2.5 - 3.0 (zoned)	1-phase airconditioning EER 2.5 - 3.0 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1	2	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	4 star	-	2 star	no	yes

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

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
A01	37	42
A02	64	21
A03	45	11
A04	43	9
A05	56	13
A06	66	12
A07	66	14
A08	55	27
A16	38	34
A30	46	42
A31	63	33
A33	29	11
A34	10	11
A35	46	10
A36	65	11

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
A37	57	14
A14, A22	38	21
A15, A23	59	18
A24, A32	37	51
A09, A17, A25	25	48
A10, A18, A26	60	25
A13, A21, A29	58	18
All other dwellings	23	12

(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	4 star	5 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No. 1)		-	compact fluorescent	connected to lift call button	No
Lift motor room (No. 1)	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Fire stairs A	no mechanical ventilation	-	fluorescent	time clock and motion sensors	No
Lift lobby A	no mechanical ventilation	-	fluorescent	time clock and motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 7

2. Commitments for Residential flat buildings - Building B

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	4 star	5 star	no	-	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
B38, B39, B40, B41, B42, B43, B44, B45	central water tank (no. 1)	See central systems	See central systems	yes	yes	no	no	no

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	motorised damper into central duct + VSD	manual switch on/off	motorised damper into central duct + VSD	interlocked to light	natural ventilation only, or no laundry	-

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
B45, B51, B53, B69, B70	1-phase airconditioning EER 2.5 - 3.0 (zoned)	1-phase airconditioning EER 2.5 - 3.0 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1	2	yes	yes	yes	yes	0	yes
B38, B39, B40, B41, B42, B43, B44, B46, B47, B48, B49, B50, B52, B54, B55, B56, B57, B58, B59, B60, B61, B62, B63, B64, B65, B66, B67, B68, B71, B72, B73, B74	1-phase airconditioning EER 2.5 - 3.0 (zoned)	1-phase airconditioning EER 2.5 - 3.0 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1-phase airconditioning EER 3.0 - 3.5 (zoned)	1	2	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	4 star	-	2 star	no	yes

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
B38	53	12
B39	48	11
B40	43	20
B41	61	21
B42	58	15
B43	66	15
B44	50	18
B45	63	15
B68	46	24
B69	54	20
B70	48	12
B71	11	9
B72	66	12
B73	65	12
B74	61	13
B52, B60	39	23
B53, B61	44	17
B46, B54, B62	29	17
B47, B55, B63	12	12
B48, B56, B64	18	12
B49, B57, B65	59	23
B50, B58, B66	54	18
All other dwellings	47	29

(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	4 star	5 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Lift car (No. 2)		-	compact fluorescent	connected to lift call button	No
Lift motor room (No. 2)	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Fire stairs B	no mechanical ventilation	-	fluorescent	time clock and motion sensors	No
Lift lobby B	no mechanical ventilation	-	fluorescent	time clock and motion sensors	No

Central energy systems	Type	Specification
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 7

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	8000	To collect run-off from at least: - 300 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 700 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (No. 1)	ventilation exhaust only	carbon monoxide monitor + 2-speed fan	fluorescent	time clock and motion sensors	No
Garbage room (No. 1)	ventilation exhaust only	-	fluorescent	motion sensors	No
Plant or service room (No. 1)	ventilation supply only	thermostatically controlled	fluorescent	manual on / manual off	No
W/C (Car park)	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Fire stairs car park	no mechanical ventilation	-	fluorescent	time clock and motion sensors	No

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

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).

Assessor Certificate

Multiple Dwellings


Issued in accordance with the requirements of BASIX



Project:	Address:	124-128 Killeaton Street, St Ives. 2075			LGA:	Ku-ring-gai
	Applicant:	Ausprospect Pty Ltd				
Client:	Name:	R Sargis			Company:	Develotek
	Address:	PO Box 93, Mascot NSW 1460				
	Contact:	0451 173 699				
Assessor:	Name:	Victor Lin			Company:	Victor Lin & Associates
	Address:	PO BOX 5080. Sth Turramurra. 2074				
	Contact:	0412-988088				
Ext. Walls:	Construction	Insulation		Colour	Details	
	Cavity Brickwork	None R1.0		Medium	As per plans See table below for details & location	
Int. Walls:	Construction	Insulation		Details		
	Cavity Panel	None		As details on drawings		
Floors:	Construction	Insulation		Details		
	Concrete	None R1.0		Carpet, Tiles		
Ceilings:	Construction	Insulation		Details		
	Concrete/plasterboard	None R 2.5		See table below for details and location		
Roof:	Construction	Insulation		Colour	Details	
	Concrete	None		Medium	See table below for details and location	
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details	
	Generic	Clear	Aluminium	6.57 / 0.74	All assumed to be 45% opening.	
		Low E		4.7 / 0.63	See table below for details and location	
Skylights:	Product ID	Glass	Frame	Uw/SHGCw	Details	
	Generic	Single clear Double Glazed	Timber & metal	NA	See table below for details and location (s) = single glazed, (ss) = double glazed.	
Other:	Orientation	Terrain	Weatherseals	Exhaust Dampers	Recessed Downlights	
	Varies	Suburban/Open	Yes	Yes	YES - See NOTE 1 below	

Overshadowing Details: Surrounding trees and project buildings

Assessment: Drawings: Marchese Partners, Job 14071. DWG: DA0.00/B to DA7.03/B (17.10.2014)
Spec: On DA0.02/B
File Ref: 3432
Software: BERS ProPlus 4.2
Climate Zone: 56

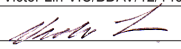
**Energy Rating**

Certificate Number **14540137**

☐ single-dwelling rating **5.0** stars
☒ multi-unit development (attach listing of ratings) heating **43** MJ/m²
If selected, data specified is the average across the entire development cooling **20** MJ/m²

Recessed downlights confirmation: ☒ Rated with ☐ Rated without

Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature  Date **21/07/2015**

Certification Number: 14540137 Date: 21-July-2014

Apartment	Floor Area (m ²)		Predict Loads (MJ/m ² /pa) & HERS Rating			Insulation Req (See Note 2)			
	Cond.	Uncond.	Heat	Cool	STARS	R 2.5 external ceiling (open to the sky) (s,ss)=skylight	R 1.0 internal floor above Basement	R 1.0 external building walls	Low-E glazing
A01	44	7	37	42	4		X		
A02	57	5	64	21	4		X	X	
A03	69	5	45	11	5.5		X		
A04	69	5	43	9	5.5		X		
A05	76	5	56	13	4.5		X	X	
A06	50	6	66	12	4		X	X	
A07	66	4	62	22	4		X	X	
A08	44	6	48	46	3.5		X		
A09/17/25	44	7	25	48	4.5				
A10/18/26	57	5	60	25	4				
A11/19/27	69	5	23	12	7				
A12/20/28	69	5	23	12	7				
A13/21/29	76	5	58	18	4				
A14/22	50	6	38	21	5				
A15/23	66	4	55	29	4				
A16/24/32	44	6	37	51	3.5				
A30	55	6	46	42	3.5	(s)			
A31	72	4	63	33	3.5	(ss)		R1.5	
A33	76	5	29	11	6.5	X			
A34	70	3	10	11	9	X(s)			
A35	89	4	46	10	5.5	X			

Certification Number: 14540137			Date: 21-July-2014						
Apartment	Floor Area (m ²)		Predict Loads (MJ/m ² /pa) & HERS Rating			Insulation Req (See Note 2)			
	Cond.	Uncond.	Heat	Cool	STARS	R 2.5 external ceiling (open to the sky) (s,ss)=skylight	R 1.0 internal floor above Basement	R 1.0 external building walls	Low-E glazing
A36	88	4	65	11	4	X		X	X all
A37	72	4	57	14	4.5	X (s)		X	X all
B38	75	6	53	12	5		X		
B39	52	7	48	11	5		X		
B40	63	6	43	20	5		X		
B41	73	4	61	21	4		X	X (Lift well only)	
B42	65	5	58	15	4.5		X	X	
B43	72	5	66	15	4		X	X	S facing windows in Kitchen/Living
B44	61	6	50	18	4.5		X		
B45	70	4	63	15	4		X	X	
B46/54/62	75	6	29	17	6				
B47/55/63	70	10	12	12	8				
B48/56/64	84	9	18	12	7.5				
B49/57/65	73	4	54	23	4				
B50/58/66	65	5	54	18	4.5				
B51/59/67	72	5	43	17	5				
B52/60	61	6	39	23	5				
B53/61	70	4	44	17	5			X	
B68	61	6	46	24	4.5				
B69	70	4	54	20	4.5			X	
B70	89	4	48	12	5	X			
B71	75	3	11	9	8	X			
B72	89	3	66	12	4	X		X (Stair well only)	X living only
B73	88	3	65	12	4	X (s)		X	X living only
B74	84	4	61	13	4.5	X			
AVERAGE ----->>>>>>			43	20	5				


Note 1:

BCA Volume 2 - 2015 & NatHERS Protocols require that loss of ceiling insulation due to the installation of downlights be compensated by the addition of additional insulation. This certification allows for downlights for all insulated ceilings at a rate of 1 per 2.0sqm (allows for LED, 90mm (or less) diameter downlights or LED FITTINGS with equivalent uninsulated ceiling area per downlight).

If ADDITIONAL downlights are fitted, this certification will be invalid unless insulation is added in compliance with NCC (BCA) Vol2, 2015. Table 3.12.1.1(b) and NatHERS protocols. Contact the assessor above if alterations are required.

Note 2:

Indicates the insulation measures required to meet Basix compliance.



Energy Rating

Certificate Number 14540137

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating 5.0 stars

cooling 43 MJ/m²

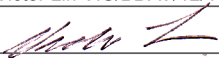
20 MJ/m²

Recessed downlights confirmation:


☒ Rated with

☐ Rated without

Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature  Date 21/07/2015

PROPOSED RESIDENTIAL FLAT BUILDING
124-128 KILLEATON STREET
ST. IVES

**Energy Rating**

Certificate Number **14540137**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **5.0** stars


cooling **43** MJ/m²

20 MJ/m²

Recessed downlights confirmation: ☒ Rated with

☐ Rated without

Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature  Date **21/07/2015**

DEVELOPMENT APPLICATION
08/07/2015

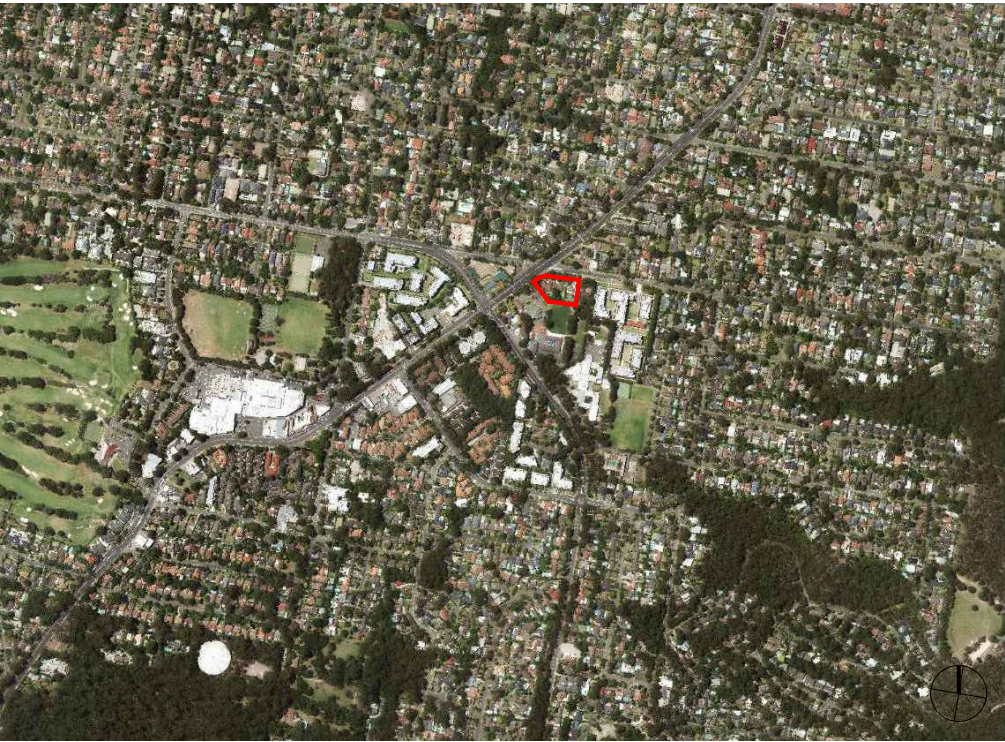
DRAWING SCHEDULE

DWG. NO.	REV	TITLE	SCALE AT A3
DA-0.00	B	COVER	AS NOTED
DA-0.01	B	SURVEY	1:400
DA-0.02	B	SITE ANALYSIS	NTS
DA-0.03	B	SITE PLAN	1:400
DA-1.01	B	BASEMENT TWO PLAN	1:250
DA-1.02	B	BASEMENT ONE PLAN	1:250
DA-1.03	B	GROUND FLOOR PLAN	1:250
DA-1.04	B	TYPICAL FLOOR PLAN (LEVELS 1 & 2)	1:250
DA-1.05	B	LEVEL 3 FLOOR PLAN	1:250
DA-1.06	B	LEVEL 4 FLOOR PLAN	1:250
DA-1.07	B	ROOF PLAN	1:250
DA-2.01	B	NORTH ELEVATION	1:300
DA-2.02	B	EAST ELEVATION	1:300
DA-2.03	B	SOUTH ELEVATION	1:300
DA-2.04	B	WEST ELEVATION	1:300
DA-3.01	B	SECTION A	1:300
DA-3.02	B	SECTION B	1:300
DA-3.03	B	SECTION C	1:300
DA-4.01	B	SHADOW STUDY - MID WINTER	NTS
DA-4.02	B	SHADOW STUDY - EQUINOX	NTS
DA-4.03	B	SOLAR ACCESS ANALYSIS	NTS
DA-4.04	A	STORAGE SCHEDULE	NTS
DA-5.01	B	ADAPTABLE UNIT PLANS	AS NOTED
DA-6.01	B	PERSPECTIVE VIEWS	NTS
DA-6.02	B	PHOTOMONTAGE	NTS
DA-6.02B	A	PHOTOMONTAGE - 02	NTS
DA-6.03	B	EXTERIOR FINISHES	NTS
DA-7.01	B	CONSTRUCTION MANAGEMENT PLAN	1:250
DA-7.02	B	EXCAVATION PLAN	1:250
DA-7.03	B	DEEP SOIL PLAN	1:250

DEVELOPMENT DATA

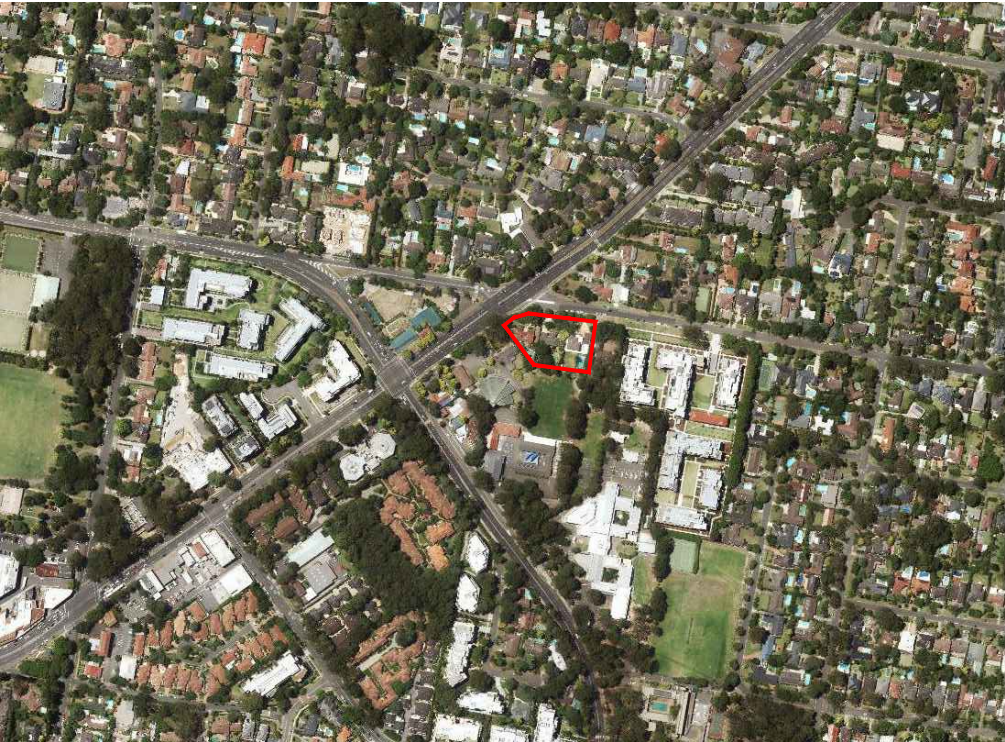
LEVEL	UNIT MIX				AREA (m²)			SEPP65	
	ONE BED	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	GBA	CROSS VENTILATION	SOLAR ACCESS
B2									
B1									
G	6	10	0	16	1109	1218	1784	11	10
1	4	11	1	16	1153	1260	1776	11	10
2	4	11	1	16	1162	1260	1776	11	10
3	4	11	1	16	1164	1270	1776	11	12
4	0	4	6	10	856	928	1759	10	10
TOTAL	18	47	9	74	5444	5936	8871	54	52
	24%	64%	12%					73%	70%

SITE LOCATION NTS



CONSULTANTS

ARCHITECT	MARCHESE PARTNERS LEVEL 1, 53 WALKER STREET, NORTH SYDNEY 9922 4375 CONTACT: STEVE ZAPPIA
PROJECT MANAGER	DEVELOTEK PROPERTY GROUP 8091 3399 CONTACT: ROBERT SARGIS
TOWN PLANNER	CHAPMAN PLANNING SUITE 7, 481-483 PARRAMATTA ROAD, LEICHARDT 9560 7013 CONTACT: GARRY CHAPMAN
LANDSCAPE	JANE BRITT DESIGN 39 SUSAN STREET, ANNANDALE 0404 085840 CONTACT: JANE BRITT
ARBORIST	FOOTPRINT GREEN 5 WATKINS ROAD, AVALON BEACH 9918 8877 CONTACT: MELANIE HOWDEN
TRAFFIC	GTK CONSULTING 1701 RIVER ROAD, LOWER PORTLAND 4456 4447 CONTACT: GARRY KENNEDY
ACOUSTICS	RESONATE ACOUSTICS LEVEL 7, 657 PACIFIC HIGHWAY, ST LEONARDS 8355 4888 CONTACT: MATTHEW VERTH
STRUCTURE + HYDRAULICS	ABC CONSULTANTS 9746 9201 CONTACT: ANDREW CASTLE
BASIX	VICTOR LIN & ASSOCIATES 9488 7898 CONTACT: VICTOR LIN





Energy Rating

Certificate Number 14540137

☐ single-dwelling rating

5.0 stars

☒ multi-unit development (attach listing of ratings)

heating 43 MJ/m²

cooling 20 MJ/m²

Recessed downlights confirmation:



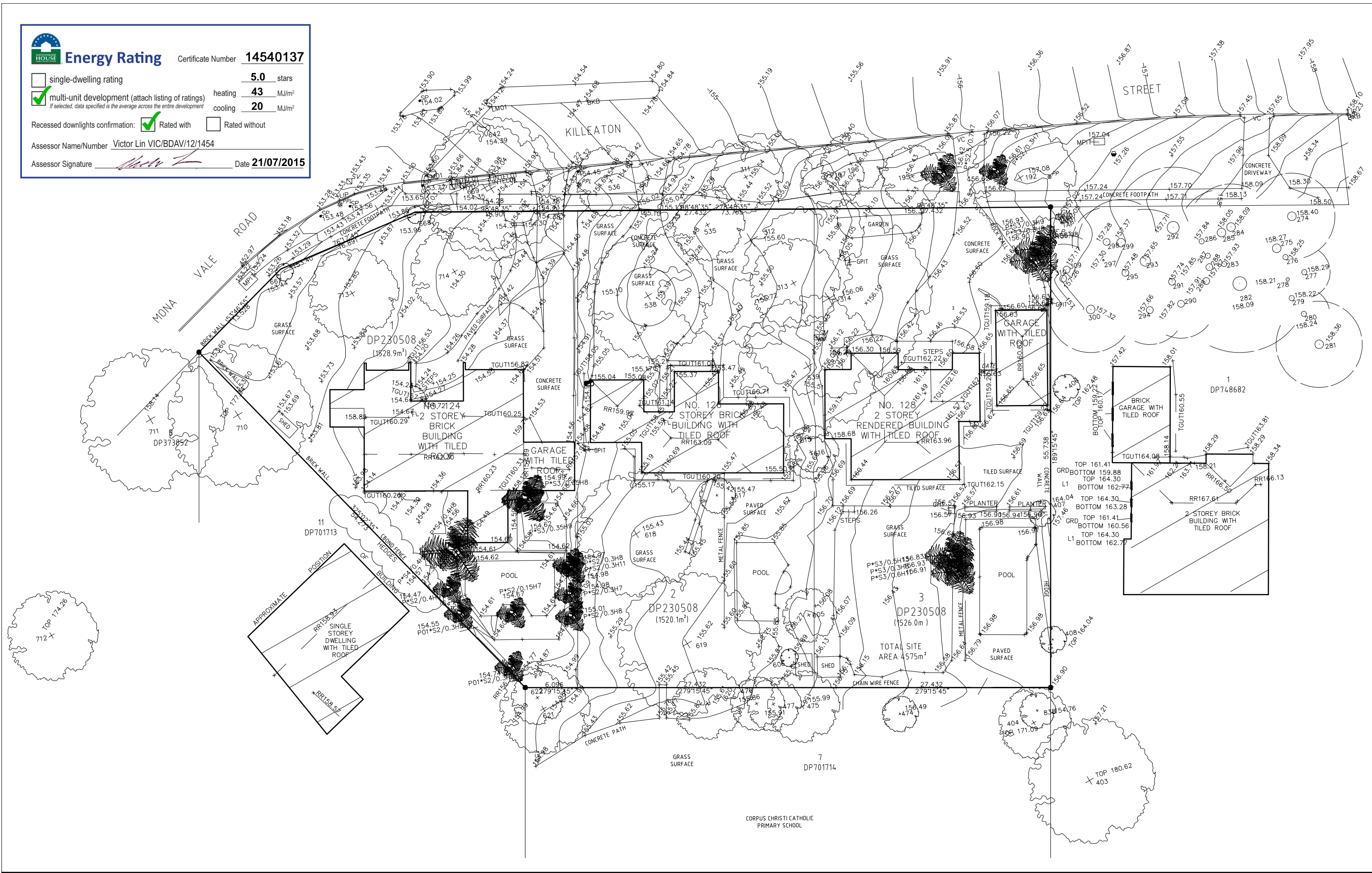
Rated with



Rated without

Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature  Date 21/07/2015



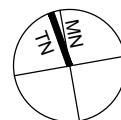
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PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP
B	08/07/2015	TITLE BLOCK DATE CORRECTED	LP

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Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia
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CLIENT
AUSPROSPECT PTY. LTD.
PO BOX 866
DRUMMOYNE NSW 1470

PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
SURVEY

SCALE 1:200@A1 1:400@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-0.01	REVISION B	

Assessor Certificate

Multiple Dwellings

Issued in accordance with the requirements of BASIX



Project:

Address:

124-128 Killeaton Street, St Ives. 2075

Applicant:

Ausprospect Pty Ltd

LGA:

Ku-ring-gai

Client:

Name:

R Sargis

Address:

PO Box 93, Mascot NSW 1460

Contact:

0451 173 699

Company:

Develotek

Email:

robert@develotek.com.au

Assessor:

Name:

Victor Lin

Address:

PO BOX 5080. Sth Turramurra. 2074

Contact:

0412-988088

Company:

Victor Lin & Associates

Number:

BDAV/12/1454

Email:

vlin007@hotmail.com

Ext. Walls:

Construction

Insulation

Colour

Details

Cavity Brickwork

None

Medium

As per plans

See table below for details & location

R1.0

Int. Walls:

Construction

Insulation

Details

Cavity Panel

None

As details on drawings

Floors:

Construction

Insulation

Details

Concrete

None

Carpet, Tiles

R1.0

Ceilings:

Construction

Insulation

Details

Concrete/plasterboard

None

See table below for details and location

R 2.5

Roof:

Construction

Insulation

Colour

Details

Concrete

None

Medium

See table below for details and location

Windows:

Product ID

Glass

Frame

Uw/SHGCw

Details

Generic

Clear

Aluminium

6.57 / 0.74

All assumed to be 45% opening.

Low E

4.7 / 0.63

See table below for details and location

Skylights:

Product ID

Glass

Frame

Uw/SHGCw

Details

Generic

Single clear

Timber & metal

NA

See table below for details and location

Double Glazed

(s) = single glazed, (ss) = double glazed.

Other:

Orientation

Terrain

Weatherseals

Exhaust Dampers

Recessed Downlights

Varies

Suburban/Open

Yes

Yes

YES - See NOTE 1 below

Overshadowing Details: Surrounding trees and project buildings

Assessment: Drawings: Marchese Partners, Job 14071. DWG: DA0.00/B to DA7.03/B (17.10.2014)
Spec: On DA0.02/B
File Ref: 3432
Software: BERS ProPlus 4.2
Climate Zone: 56



Certification Number: 14540137 Date: 21-July-2014

Apartment	Floor Area (m ²)		Predict Loads (MJ/m ² /pa) & HERS Rating				Insulation Req (See Note 2)		
	Cond.	Uncond.	Heat	Cool	STARS	R 2.5 external ceiling (open to the sky) (s,ss)=skylight	R 1.0 internal floor above Basement	R 1.0 external building walls	Low-E glazing
A01	44	7	37	42	4		X		
A02	57	5	64	21	4		X	X	
A03	69	5	45	11	5.5		X		
A04	69	5	43	9	5.5		X		
A05	76	5	56	13	4.5		X	X	
A06	50	6	66	12	4		X	X	
A07	66	4	62	22	4		X	X	
A08	44	6	48	46	3.5		X		
A09/17/25	44	7	25	48	4.5				
A10/18/26	57	5	60	25	4				
A11/19/27	69	5	23	12	7				
A12/20/28	69	5	23	12	7				
A13/21/29	76	5	58	18	4				
A14/22	50	6	38	21	5				
A15/23	66	4	55	29	4				
A16/24/32	44	6	37	51	3.5				
A30	55	6	46	42	3.5	(s)			
A31	72	4	63	33	3.5	(ss)		R1.5	
A33	76	5	29	11	6.5	X			
A34	70	3	10	11	9	X(s)			
A35	89	4	46	10	5.5	X			

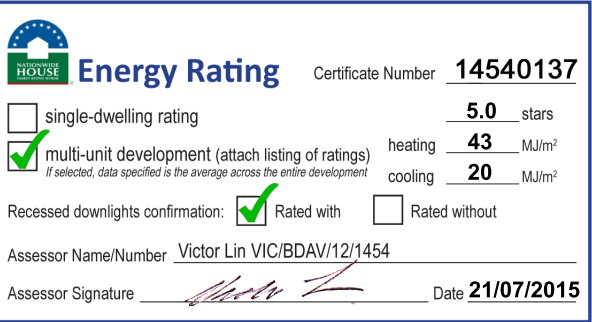
Certification Number: 14540137 Date: 21-July-2014

Apartment	Floor Area (m ²)		Predict Loads (MJ/m ² /pa) & HERS Rating				Insulation Req (See Note 2)		
	Cond.	Uncond.	Heat	Cool	STARS	R 2.5 external ceiling (open to the sky) (s,ss)=skylight	R 1.0 internal floor above Basement	R 1.0 external building walls	Low-E glazing
A36	88	4	65	11	4	X		X	X all
A37	72	4	57	14	4.5	X (s)		X	X all
B38	75	6	53	12	5		X		
B39	52	7	48	11	5		X		
B40	63	6	43	20	5		X		
B41	73	4	61	21	4		X	X (Lift well only)	
B42	65	5	58	15	4.5		X	X	
B43	72	5	66	15	4		X	X	5 facing windows in Kitchen/Living
B44	61	6	50	18	4.5		X		
B45	70	4	63	15	4		X	X	
B46/54/62	75	6	29	17	6				
B47/55/63	70	10	12	12	8				
B48/56/64	84	9	18	12	7.5				
B49/57/65	73	4	54	23	4				
B50/58/66	65	5	54	18	4.5				
B51/59/67	72	5	43	17	5				
B52/60	61	6	39	23	5				
B53/61	70	4	44	17	5			X	
B68	61	6	46	24	4.5				
B69	70	4	54	20	4.5			X	
B70	89	4	48	12	5	X			
B71	75	3	11	9	8	X			
B72	89	3	66	12	4	X		X (Stair well only)	X living only
B73	88	3	65	12	4	X (s)		X	X living only
B74	84	4	61	13	4.5	X			
AVERAGE ----->>>>>>>			43	20	5				

Note 1: BCA Volume 2 - 2015 & NatHERS Protocols require that loss of ceiling insulation due to the installation of downlights be compensated by the addition of additional insulation. This certification allows for downlights for all insulated ceilings at a rate of 1 per 2.0sqm (allows for LED, 90mm (or less) diameter downlights or LED FITTINGS with equivalent uninsulated ceiling area per downlight).

If ADDITIONAL downlights are fitted, this certification will be invalid unless insulation is added in compliance with NCC (BCA) Vol2, 2015, Table 3.12.1.1(b) and NatHERS protocols. Contact the assessor above if alterations are required.

Note 2: Indicates the insulation measures required to meet Basix compliance.



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A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP
B	08/07/2015	TITLE BLOCK DATE CORRECTED	LP

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CLIENT
AUSPROSPECT PTY. LTD.
PO BOX 866
DRUMMOYNE NSW 1470

PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
SITE ANALYSIS

SCALE NTS	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-0.02	REVISION B	



Energy Rating

Certificate Number 14540137

☐ single-dwelling rating

5.0 stars

☒ multi-unit development (attach listing of ratings)

heating 43 MJ/m²

cooling 20 MJ/m²

Recessed downlights confirmation:



Rated with

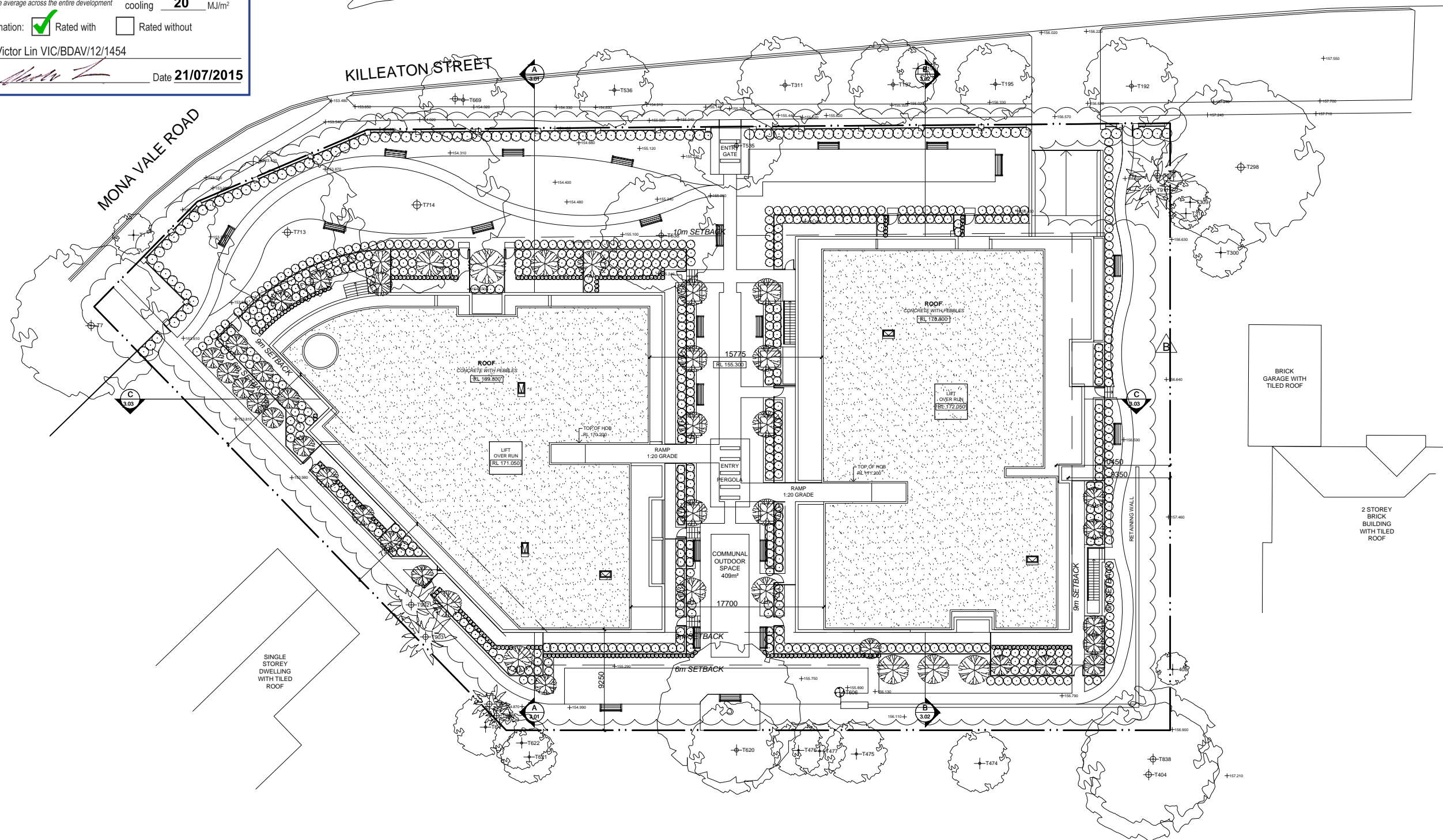


Rated without

Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature

Date 21/07/2015



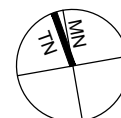
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PRELIMINARY
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REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP	LP
B	08/07/2015	REVISED LANDSCAPE + COURTYARDS, REVISED FIRE STAIRS, REVISED ROOF OVERHANG, REVISED SKYLIGHTS, TREES 312, 667 + 668 REMOVED, TREE IN COMMUNAL OPEN SPACE RELOCATED, TITLE BLOCK DATE CORRECTED	LP

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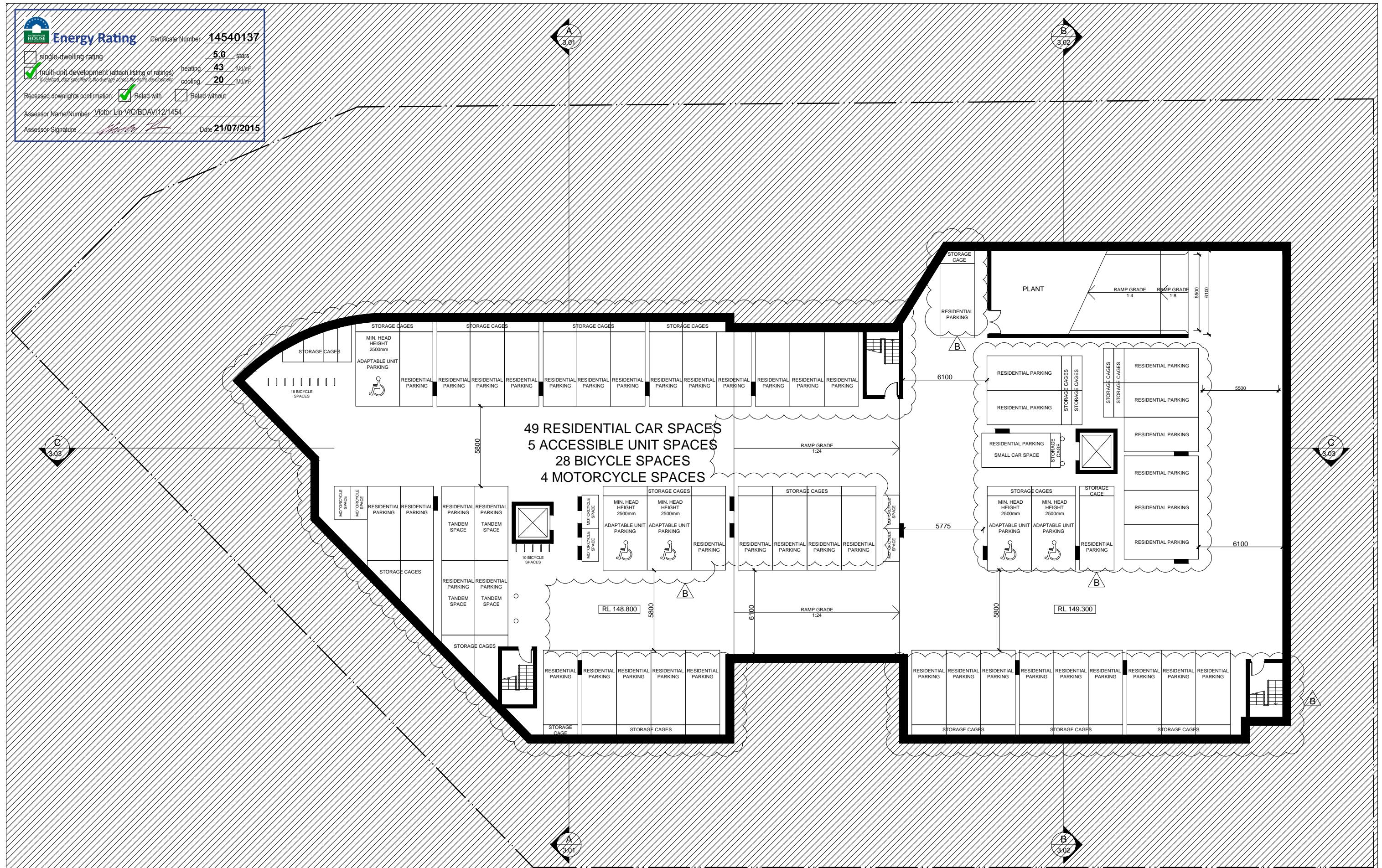
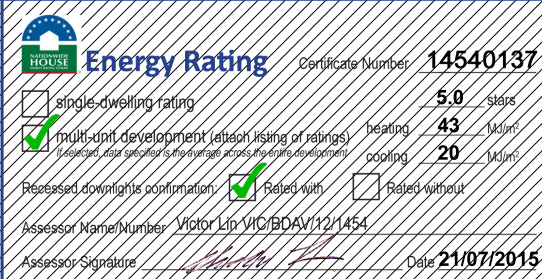


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PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
SITE PLAN

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	17/10/2014	LP	SZ
JOB	DRAWING	REVISION	
14071	DA-0.03	B	



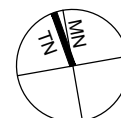
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PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP
B	08/07/2015	REVISED BASEMENT FOOTPRINT, REVISED FIRE STAIRS, REVISED ADAPTABLE + REGULAR CAR SPACES, PARKING SPACE + STORAGE LABELS ADDED, TITLE BLOCK DATE CORRECTED	

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DRUMMOYNE NSW 1470

PROJECT

124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
LEVEL BASEMENT 2 PLAN

SCALE 1:125@A1 1:250@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-1.01	REVISION B	

**Energy Rating**

Certificate Number **14540137**

☐ single dwelling rating

☒ multi-unit development (attach listing of ratings)

heating **5.0** stars

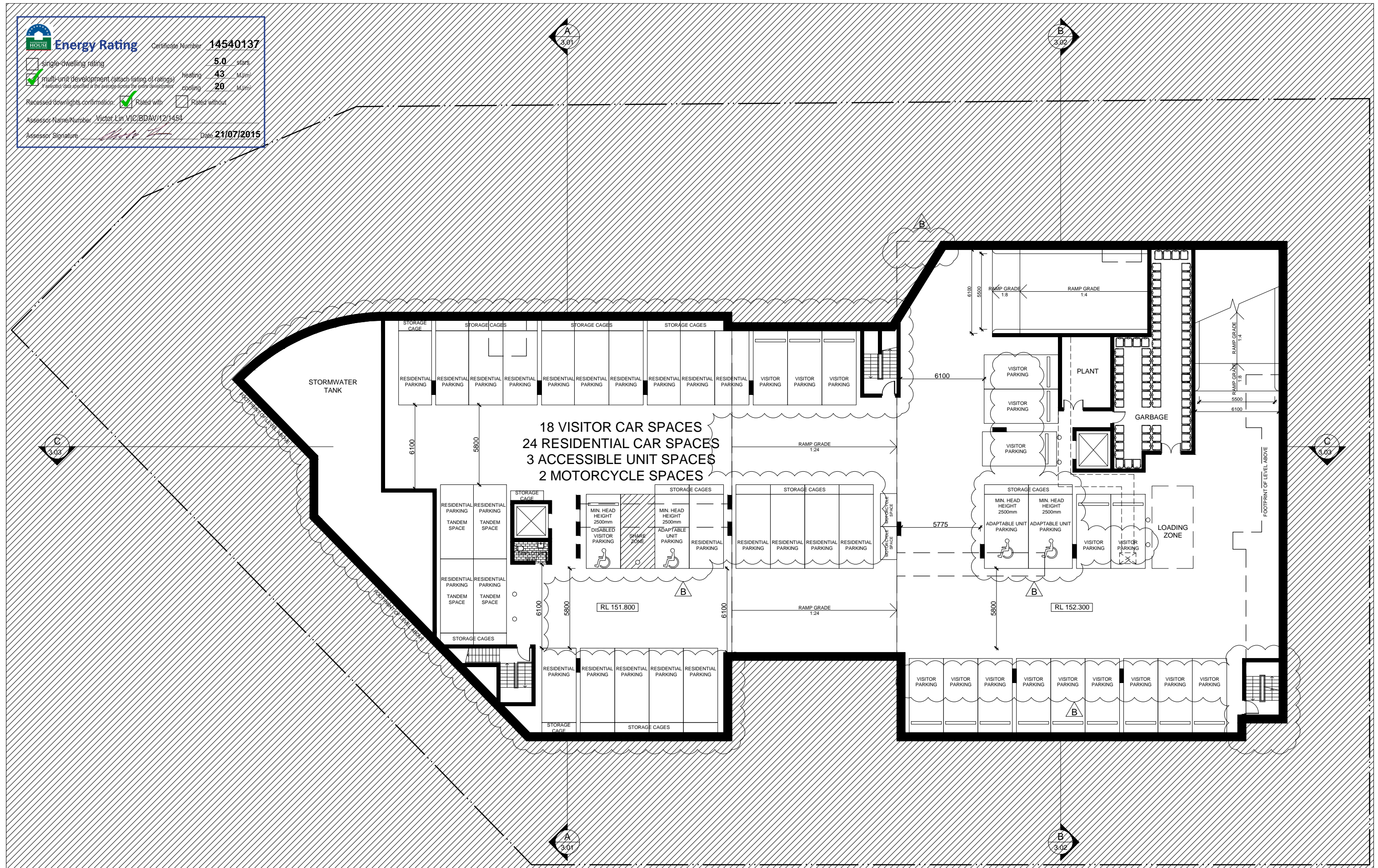
cooling **4.3** MJ/m²

cooling **2.0** MJ/m²

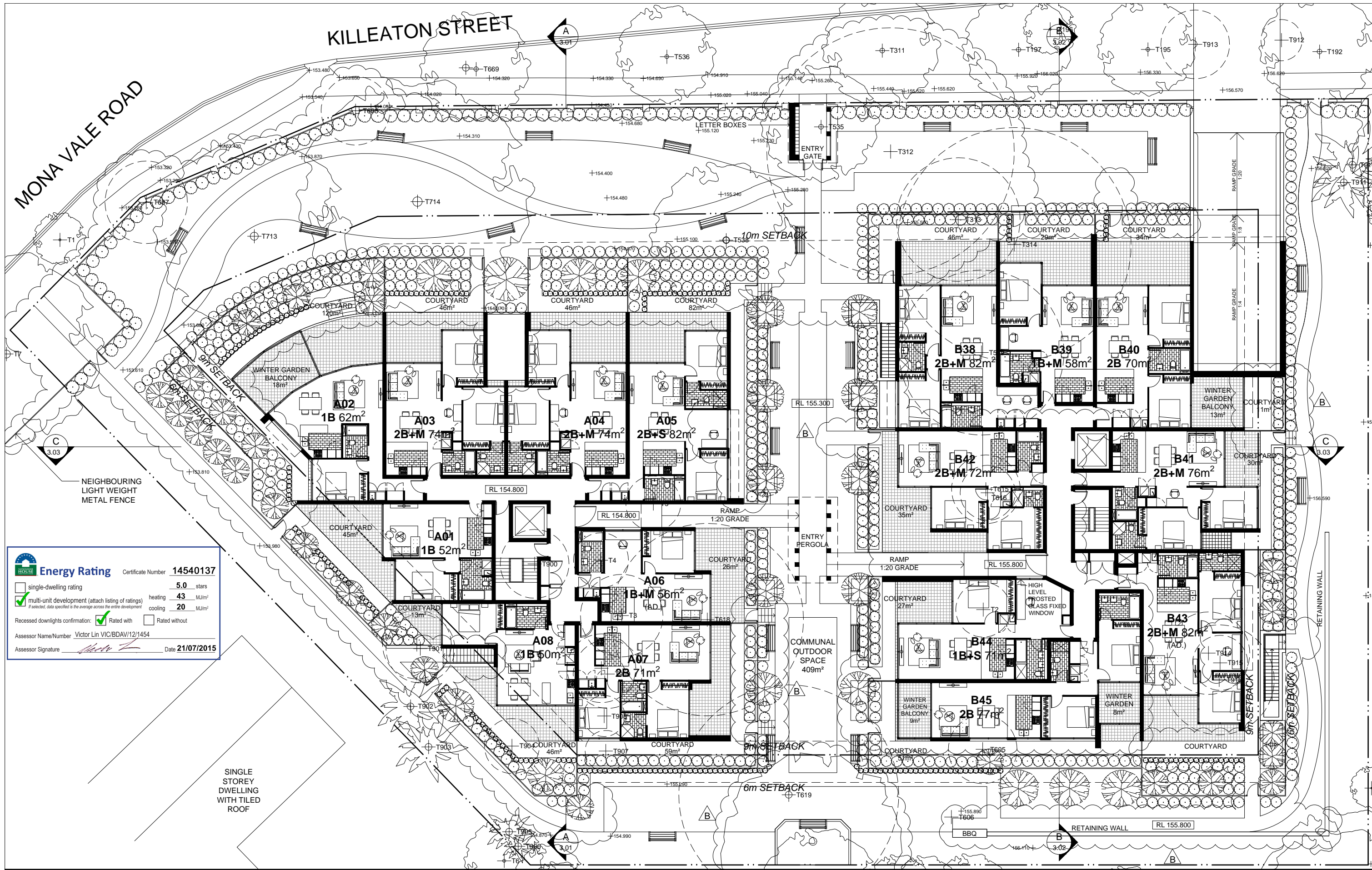
Recessed downlights confirmation: ☒ Rated with ☐ Rated without


Assessor Name/Number **Victor Lin VIC/BDAY/12/1454**

Assessor Signature  Date **21/07/2015**



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	<div>PROJECT</div> <div>124-128 KILLEATON STREET</div> <div>ST IVES NSW 2075</div>	<div>SCALE</div> <div>1:125@A1</div> <div>1:250@A3</div>	<div>DATE</div> <div>17/10/2014</div>	<div>DRAWN</div> <div>LP</div>			<div>CHECKED</div> <div>SZ</div>				
	<div>JOB</div> <div>14071</div>	<div>DRAWING</div> <div>DA-1.02</div>	<div>REVISION</div> <div>B</div>								



**Energy Rating**

Certificate Number **14540137**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☒ Rated with ☐ Rated without

Assessor Name/Number Victor Lin VIC/BDV12/1454

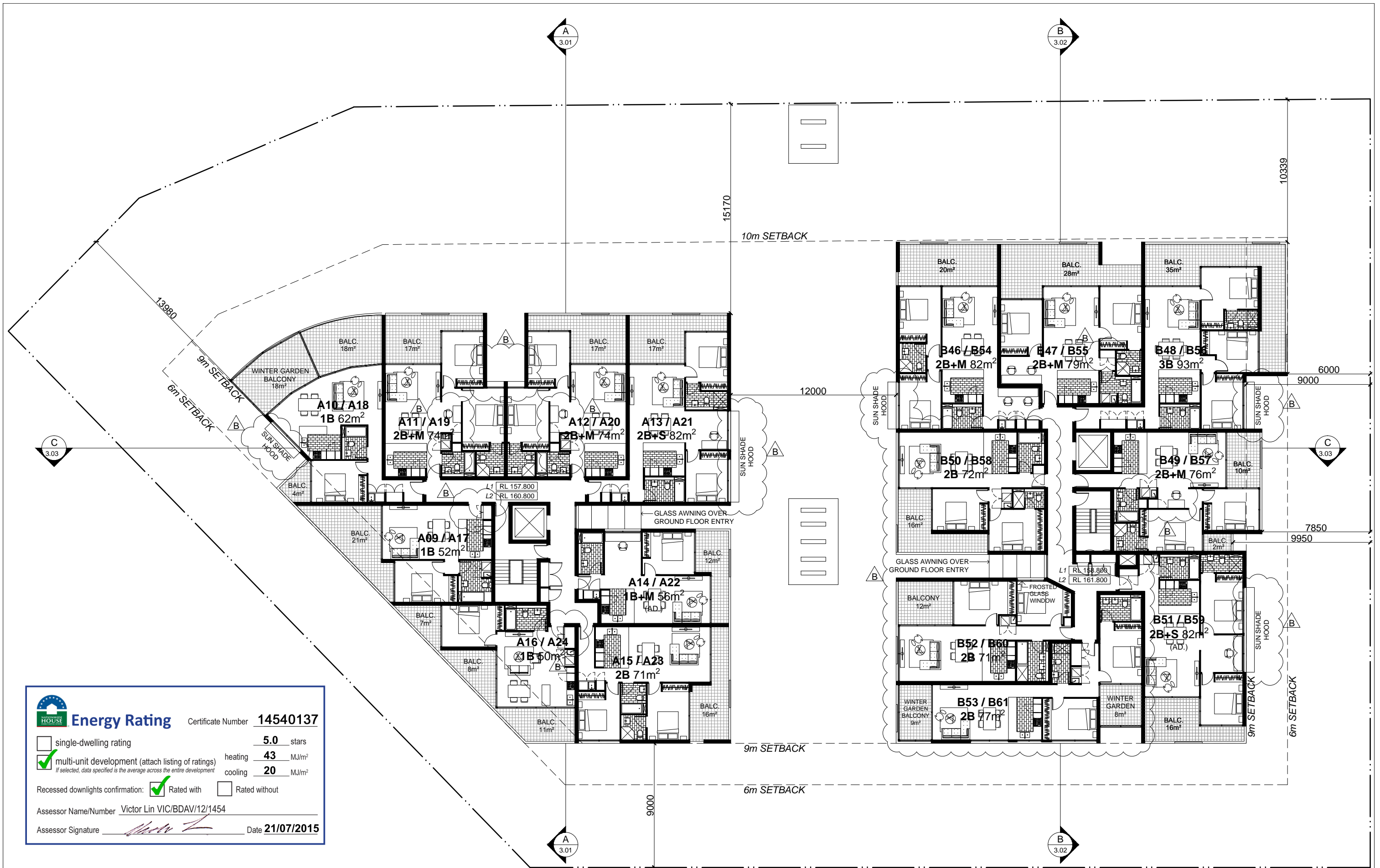
Assessor Signature  Date **21/07/2015**

heating **5.0** stars

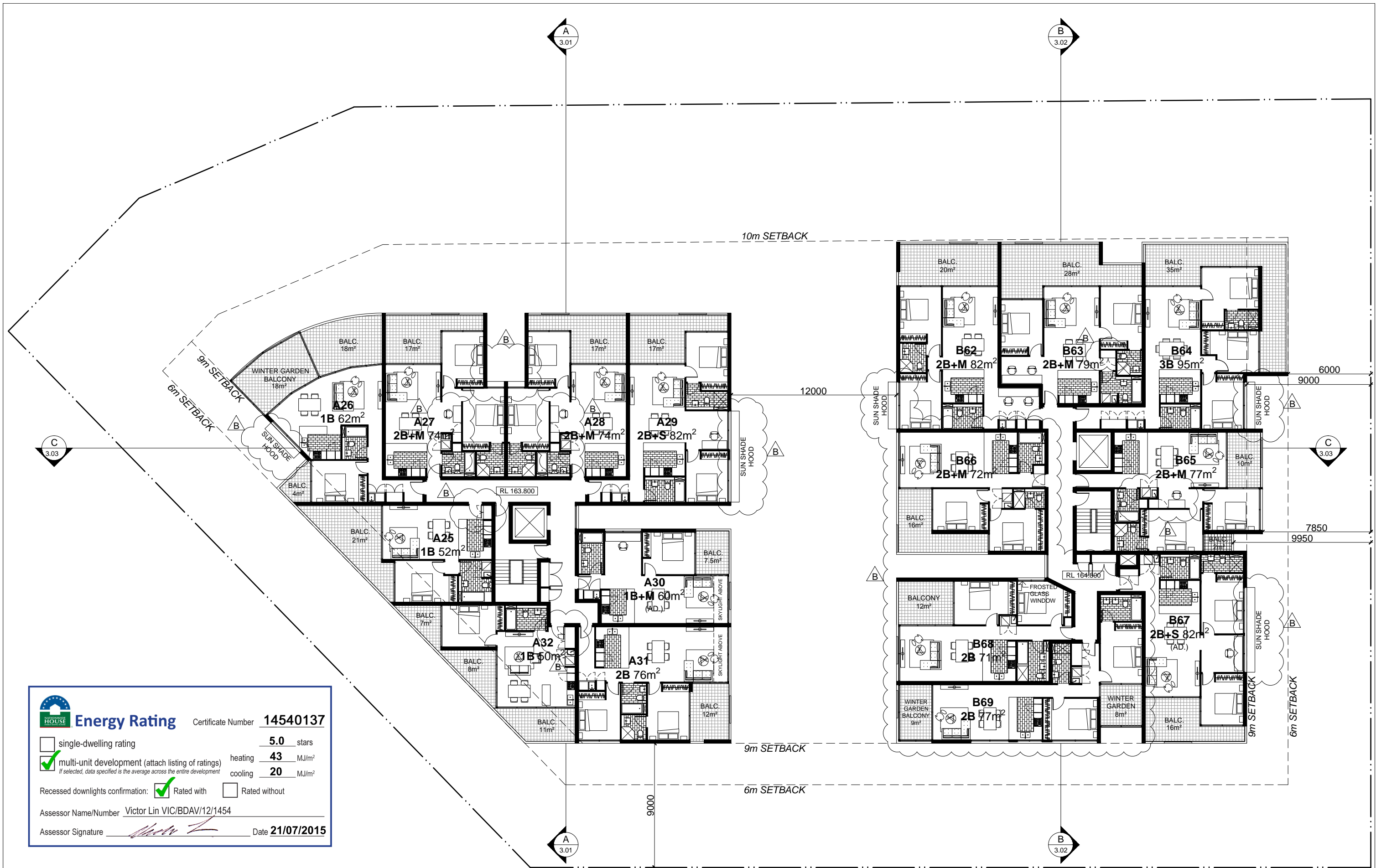
cooling **43** MJ/m²


cooling **20** MJ/m²

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CLIENT AUSPROSPECT PTY. LTD. PO BOX 866 DRUMMOYNE NSW 1470		DRAWING TITLE LEVEL GROUND PLAN		PROJECT 124-128 KILLEATON STREET ST IVES NSW 2075	
SCALE 1:125@A1 1:250@A3		DATE 17/10/2014		DRAWN LP	
JOB 14071		DRAWING DA-1.03		CHECKED SZ	
				REVISION B	



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	REVISION	DATE	DESCRIPTION	BY																							
	A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP	LP																							
	B	08/07/2015	REVISED UNIT LAYOUTS, SUN SHADE HOODS ADDED, TITLE BLOCK DATE CORRECTED	LP																							
<div><div>PROJECT</div><div>124-128 KILLEATON STREET ST IVES NSW 2075</div></div>			<div><div>SCALE</div><div>1:125 @A1 1:250 @A3</div></div>		<div><div>DATE</div><div>17/10/2014</div></div>		<div><div>DRAWN</div><div>LP</div></div>		<div><div>CHECKED</div><div>SZ</div></div>																		
			<div><div>JOB</div><div>14071</div></div>		<div><div>DRAWING</div><div>DA-1.04</div></div>		<div><div>REVISION</div><div>B</div></div>																				



**Energy Rating**

Certificate Number **14540137**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

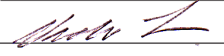
5.0 stars

heating **43** MJ/m²

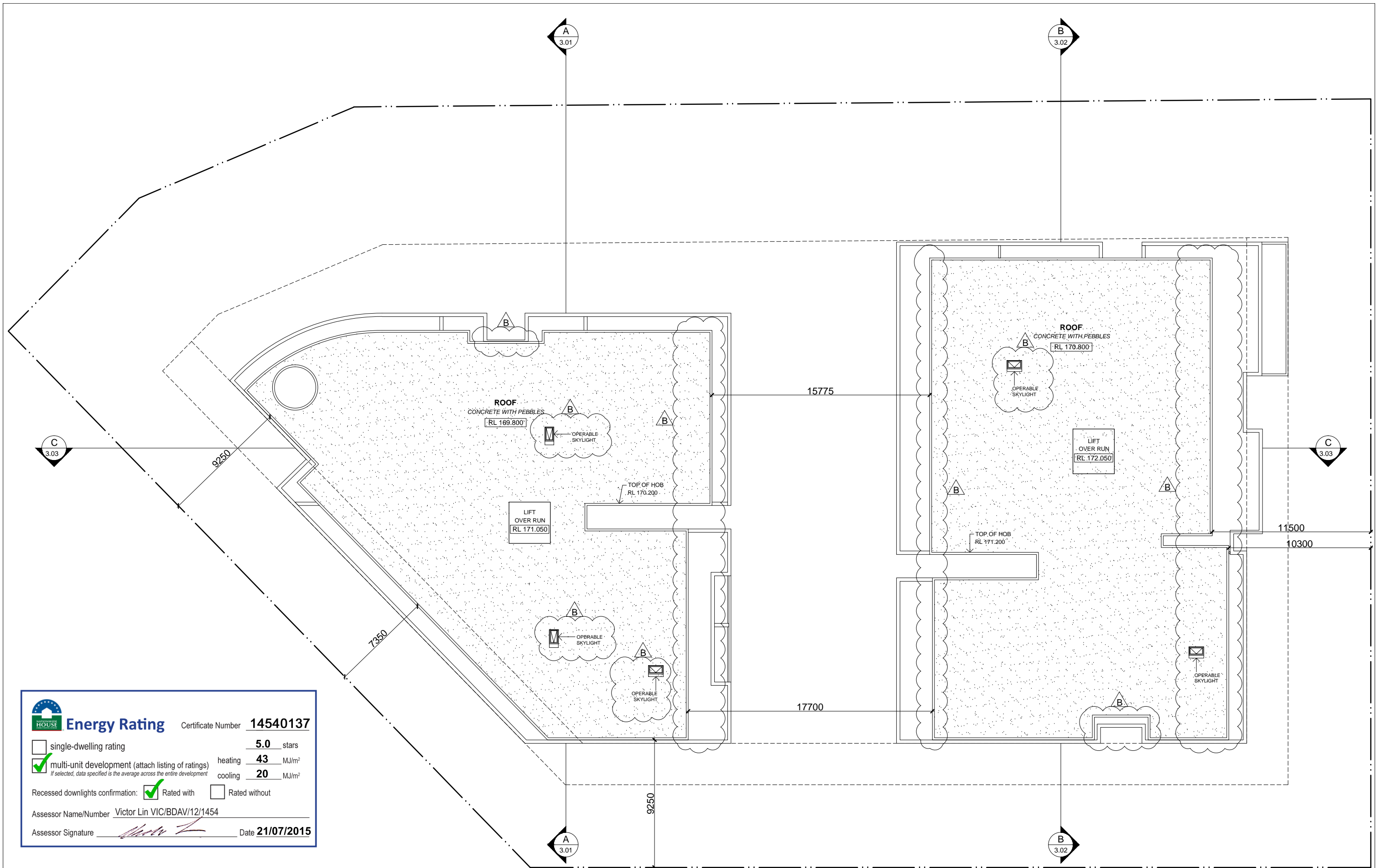
cooling **20** MJ/m²

Recessed downlights confirmation: ☒ Rated with ☐ Rated without

Assessor Name/Number Victor Lin VIC/BDV/12/1454

Assessor Signature  Date **21/07/2015**

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	REVISION	DATE	DESCRIPTION	BY																								
	A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP	LP																								
B	08/07/2015	REVISED UNIT LAYOUTS, SUN SHADE HOODS ADDED, TITLE BLOCK DATE CORRECTED	LP																									
DRAWING TITLE LEVEL 3 PLAN																												
SCALE 1:125@A1 1:250@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ																									
JOB 14071	DRAWING DA-1.05	REVISION B																										



Energy Rating

Certificate Number **14540137**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **5.0** stars
cooling **43** MJ/m²
20 MJ/m²

Recessed downlights confirmation: ☒ Rated with ☐ Rated without

Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature *[Signature]* Date **21/07/2015**

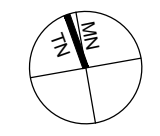
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PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP	
B	08/07/2015	ROOF OVERHANG REDUCED, REVISED SKYLIGHTS, TITLE BLOCK DATE CORRECTED	LP

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PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
ROOF PLAN

SCALE 1:125@A1 1:250@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-1.07	REVISION B	



Energy Rating

Certificate Number **14540137**

☐ single-dwelling rating

5.0 stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **43** MJ/m²

cooling **20** MJ/m²

Recessed downlights confirmation:



Rated with

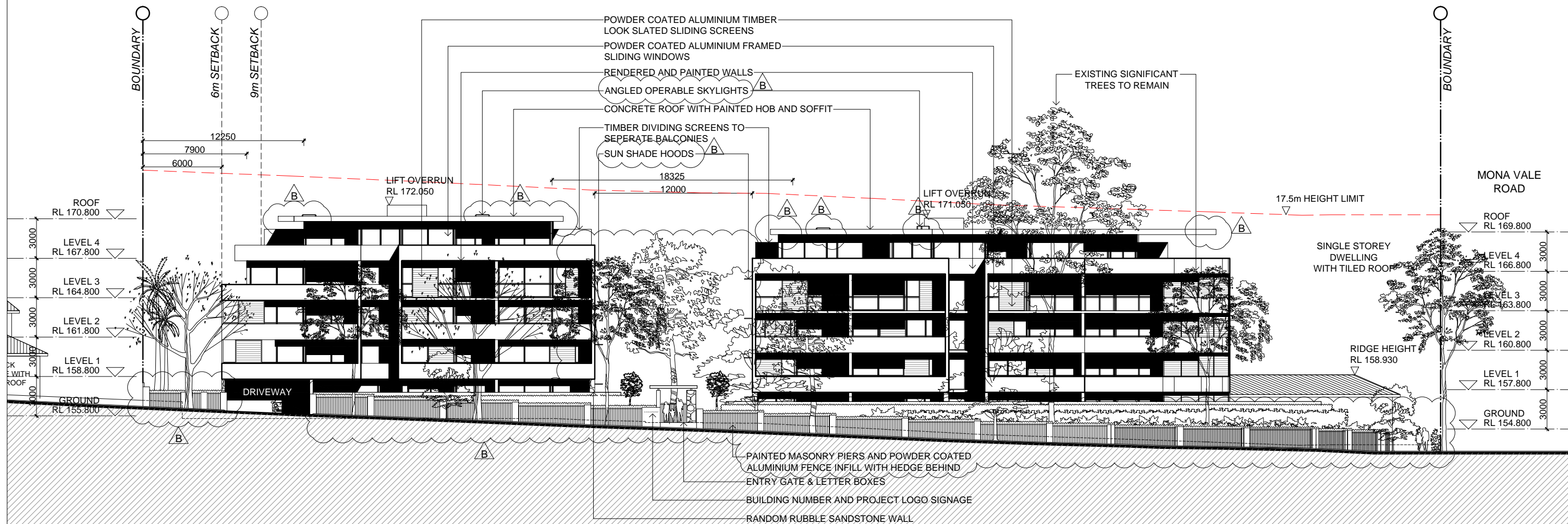


Rated without

Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature

Date **21/07/2015**



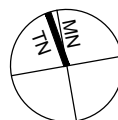
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REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP	
B	08/07/2015	SKYLIGHTS ADDED, SUN SHADE HOODS ADDED, REDUCED ROOF OVERHANG, REVISED STREET FENCE, TREES 312, 667 + 668 REMOVED, TITLE BLOCK DATE CORRECTED	LP

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PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
NORTH ELEVATION

SCALE	DATE	DRAWN	CHECKED
1:150@A1 1:300@A3	17/10/2014	LP	SZ
JOB	DRAWING	REVISION	
14071	DA-2.01	B	



Energy Rating

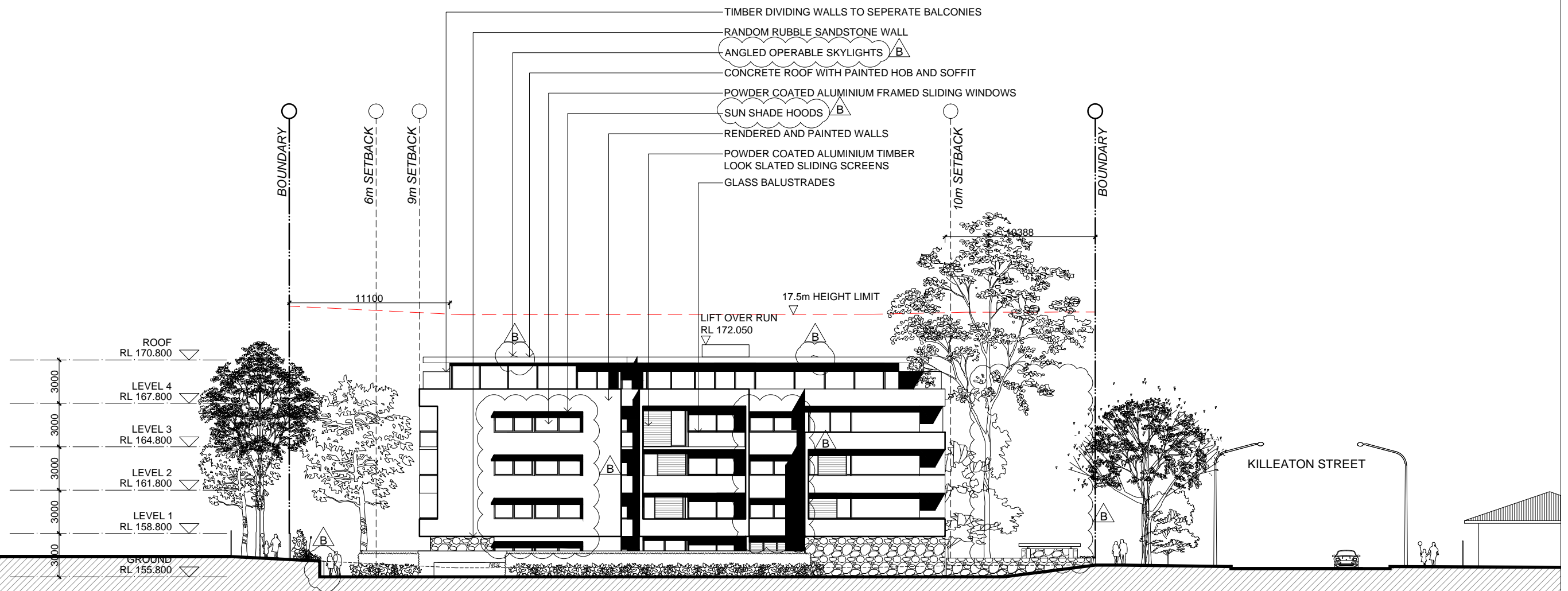
Certificate Number **14540137**

☐ single-dwelling rating **5.0** stars
☒ multi-unit development (attach listing of ratings) heating **43** MJ/m²
If selected, data specified is the average across the entire development cooling **20** MJ/m²

Recessed downlights confirmation: ☒ Rated with ☐ Rated without

Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature [Signature] Date **21/07/2015**



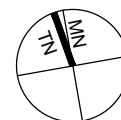
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REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP	
B	08/07/2015	SKYLIGHTS ADDED, SUN SHADE HOODS ADDED, REVISED RETAINING WALL, TREE 312 REMOVED, TITLE BLOCK DATE CORRECTED	LP

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PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
EAST ELEVATION

SCALE	DATE	DRAWN	CHECKED
1:150 @ A1 1:300 @ A3	17/10/2014	LP	SZ
JOB	DRAWING	REVISION	
14071	DA-2.02	B	



Energy Rating

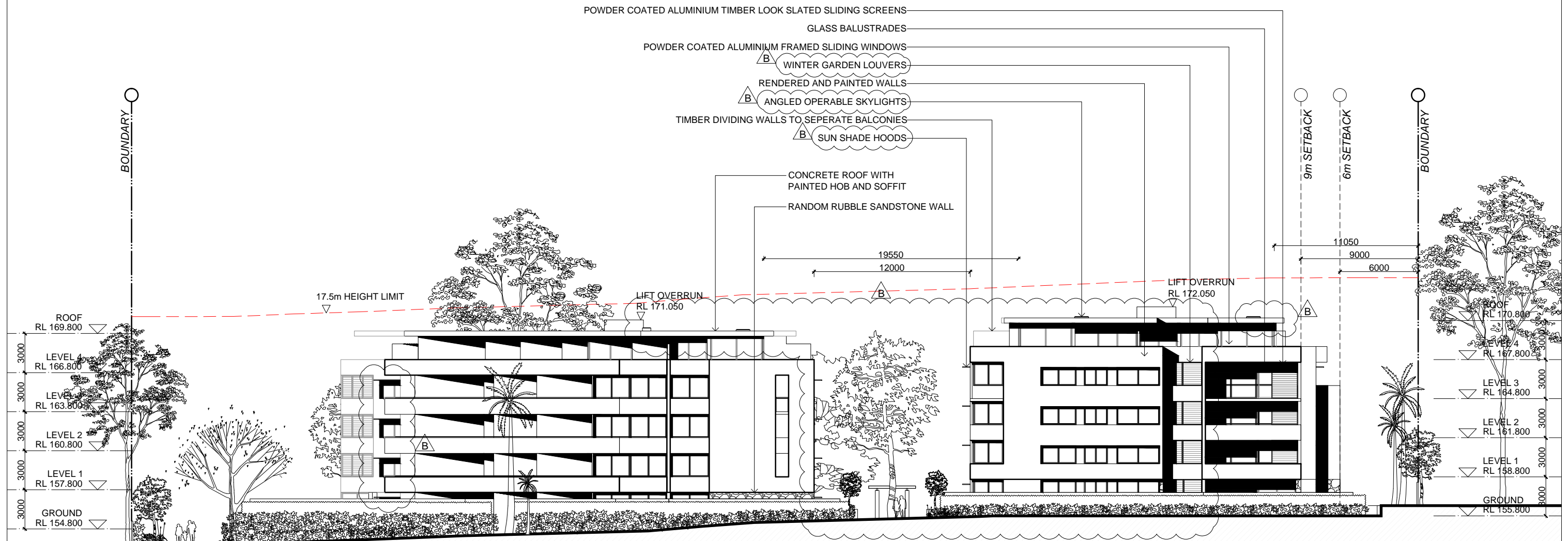
Certificate Number **14540137**

☐ single-dwelling rating **5.0** stars
☒ multi-unit development (attach listing of ratings) heating **43** MJ/m²
If selected, data specified is the average across the entire development cooling **20** MJ/m²

Recessed downlights confirmation: ☒ Rated with ☐ Rated without

Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature  Date **21/07/2015**



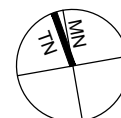
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REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP	
B	08/07/2015	SKYLIGHTS ADDED, SUN SHADE HOODS ADDED, WINTER GARDENS ADDED, REDUCED ROOF OVERHANG, TREE 312 REMOVED, PROPOSED TREE IN COMMUNAL OPEN SPACE RELOCATED, TITLE BLOCK DATE CORRECTED	LP

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PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
SOUTH ELEVATION

SCALE 1:150@A1 1:300@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-2.03	REVISION B	



Energy Rating

Certificate Number **14540137**

☐ single-dwelling rating

5.0 stars

☒ multi-unit development (attach listing of ratings)


heating **43** MJ/m²

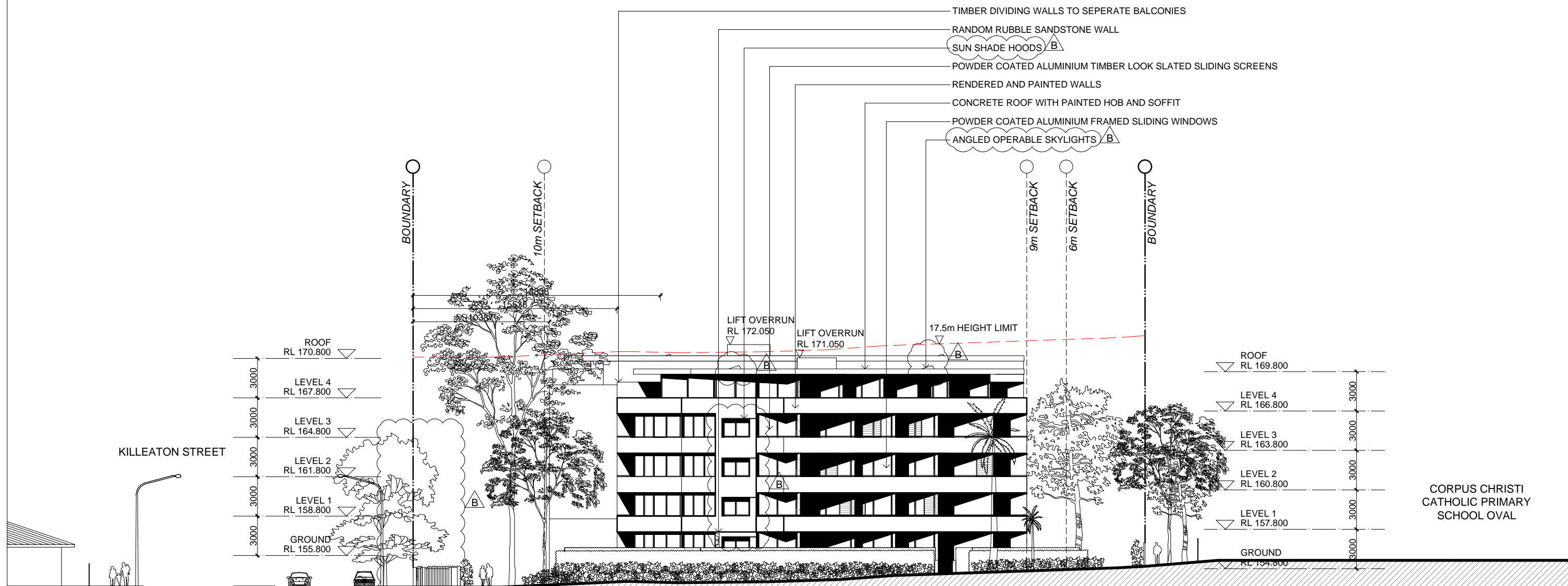
cooling **20** MJ/m²

Recessed downlights confirmation: ☒ Rated with

☐ Rated without

Assessor Name/Number Victor Lin VIC/BDV/12/1454

Assessor Signature  Date **21/07/2015**



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REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP	
B	08/07/2015	SKYLIGHTS ADDED, SUN SHADE HOODS ADDED, REVISED STREET FENCE, TREE 667 REMOVED, TITLE BLOCK DATE CORRECTED	LP

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PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
WEST ELEVATION

SCALE 1:150@A1 1:300@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-2.04	REVISION B	



Energy Rating

Certificate Number **14540137**

☐ single-dwelling rating

5.0 stars

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **43** MJ/m²

cooling **20** MJ/m²

Recessed downlights confirmation:



Rated with



Rated without

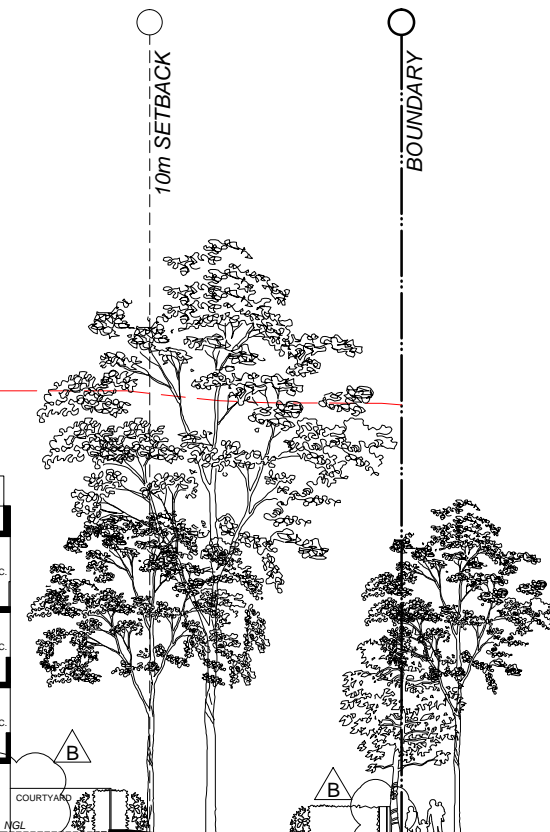
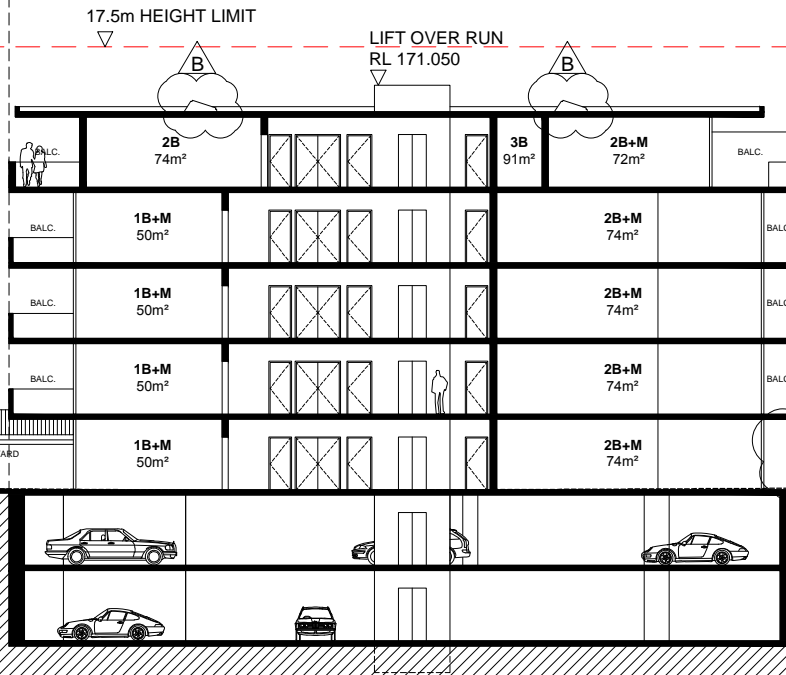
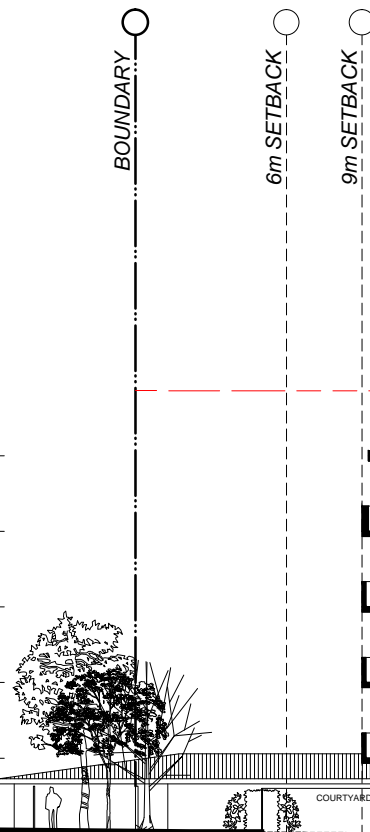
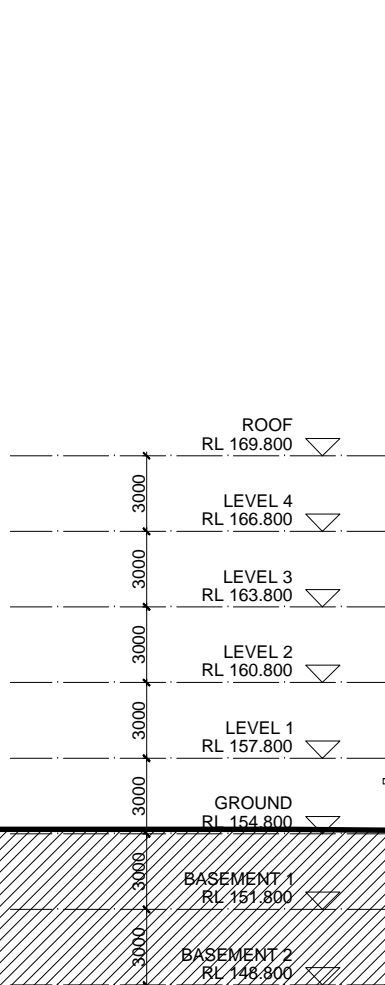
Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature

Victor Lin

Date **21/07/2015**

CORPUS CHRISTI CATHOLIC
PRIMARY SCHOOL OVAL



KILLEATON STREET

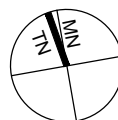
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REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP
B	08/07/2015	SKYLIGHTS ADDED, REVISED STREET FENCE, REVISED COURTYARD, TITLE BLOCK DATE CORRECTED	LP

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PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
SECTION A

SCALE	DATE	DRAWN	CHECKED
1:150@A1 1:300@A3	17/10/2014	LP	SZ
JOB	DRAWING	REVISION	
14071	DA-3.01	B	



Energy Rating

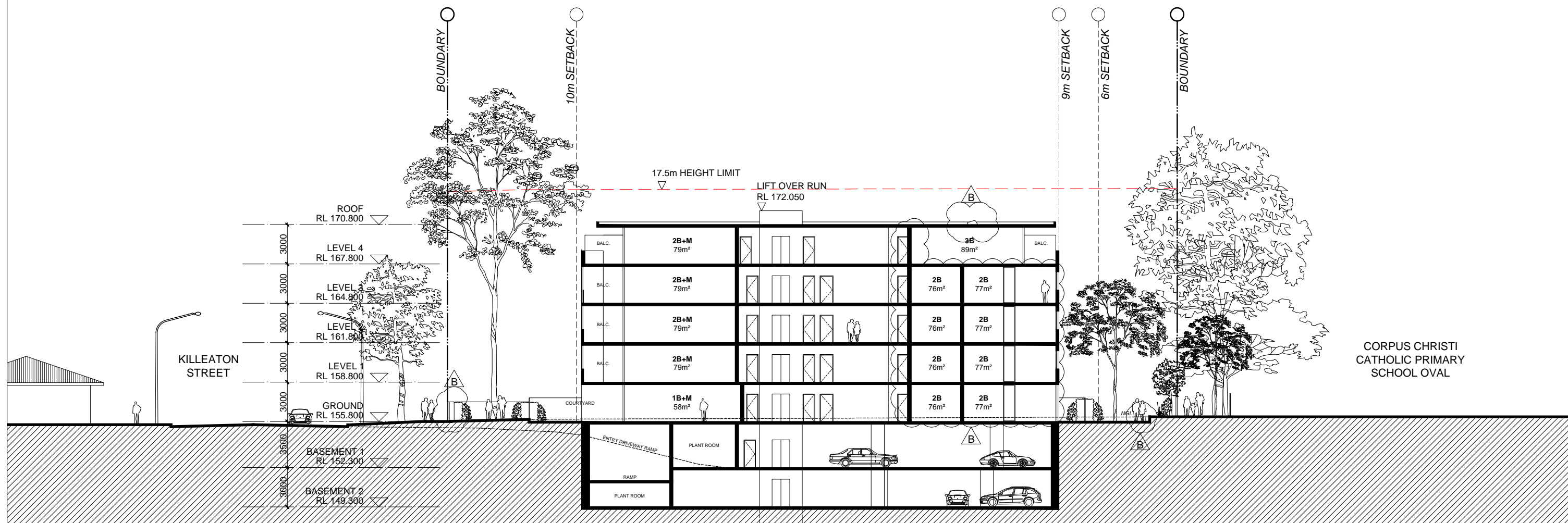
Certificate Number 14540137

☐ single-dwelling rating 5.0 stars
☒ multi-unit development (attach listing of ratings) heating 43 MJ/m²
cooling 20 MJ/m²
If selected, data specified is the average across the entire development

Recessed downlights confirmation: ☒ Rated with ☐ Rated without

Assessor Name/Number Victor Lin VIC/BDV/12/1454

Assessor Signature Date 21/07/2015



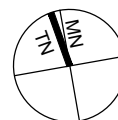
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REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP	
B	08/07/2015	SKYLIGHTS ADDED, REVISED UNIT LAYOUTS + AREAS, REVISED RETAINING WALL, REVISED STREET FENCE, TITLE BLOCK DATE CORRECTED	LP

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DRAWING TITLE
SECTION B

SCALE 1:150@A1 1:300@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-3.02	REVISION B	



Energy Rating

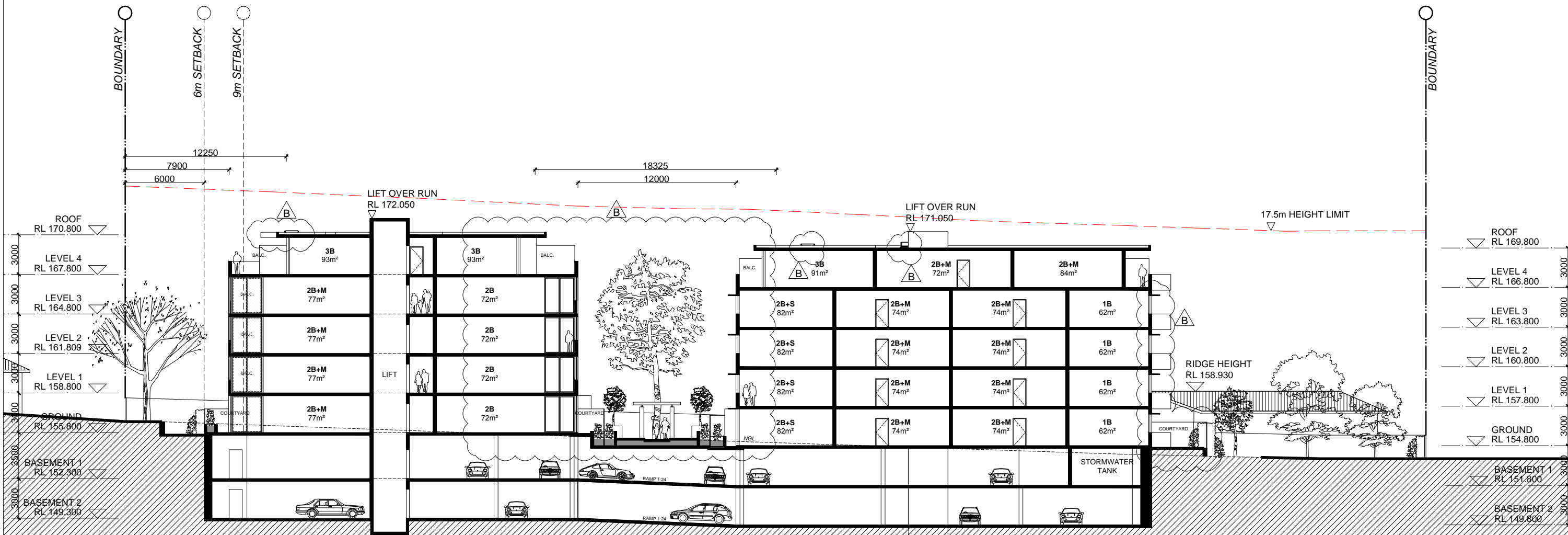
Certificate Number **14540137**

- ☐ single-dwelling rating **5.0** stars
- ☒ multi-unit development (attach listing of ratings) heating **43** MJ/m²
- If selected, data specified is the average across the entire development* cooling **20** MJ/m²

Recessed downlights confirmation: ☒ Rated with ☐ Rated without

Assessor Name/Number Victor Lin VIC/BDV/12/1454

Assessor Signature *[Signature]* Date **21/07/2015**



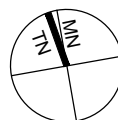
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REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP
B	08/07/2015	SKYLIGHTS ADDED, SUN SHADE HOODS ADDED, REDUCED ROOF OVERHANG, REVISED UNIT LAYOUTS + AREAS, REVISED WINDOWS, REVISED COURTYARD TO UNIT A.02, REVISED RETAINING WALL, REVISED LOCATION OF TREE IN COMMON OPEN SPACE, TITLE BLOCK DATE CORRECTED	LP

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PROJECT
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ST IVES NSW 2075

DRAWING TITLE
SECTION C

SCALE 1:150@A1 1:300@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-3.03	REVISION B	

**Energy Rating**

Certificate Number **14540137**

☐ single-dwelling rating

☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

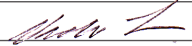
heating **5.0** stars

heating **43** MJ/m²

cooling **20** MJ/m²

Recessed downlights confirmation: ☒ Rated with ☐ Rated without

Assessor Name/Number Victor Lin VIC/BDV/12/1454

Assessor Signature  Date **21/07/2015**



9AM



12 NOON



3PM

B

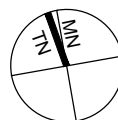
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REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP
B	08/07/2015	UPDATED MODEL IMAGES WITH REVISED DESIGN CHANGES, TITLE BLOCK DATE CORRECTED	LP

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PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
SHADOW STUDY
MID WINTER

SCALE NTS	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-4.01	REVISION B	

**Energy Rating**

Certificate Number **14540137**

☐ single-dwelling rating


☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **43** MJ/m²

cooling **20** MJ/m²

Recessed downlights confirmation: ☒ Rated with ☐ Rated without

Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature  Date **21/07/2015**



9AM



12 NOON



3PM

B

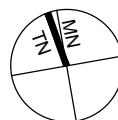
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PRELIMINARY
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REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP
B	08/07/2015	UPDATED MODEL IMAGES WITH REVISED DESIGN CHANGES, TITLE BLOCK DATE CORRECTED	LP

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AUSPROSPECT PTY. LTD.
PO BOX 866
DRUMMOYNE NSW 1470

PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
**SHADOW STUDY
EQUINOX**

SCALE NTS	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-4.02	REVISION B	



9AM



12PM



3PM



10AM



1PM



11AM



2PM

SOLAR ACCESS ANALYSIS

UNITS THAT RECEIVE TWO TO THREE HOURS OR MORE OF SUNLIGHT AFTER 9AM:

BUILDING A

A02 3+ HOURS
A03 3+ HOURS
A04 3+ HOURS
A05 3+ HOURS
A10 3+ HOURS
A11 3+ HOURS
A12 3+ HOURS
A13 3+ HOURS
A18 3+ HOURS
A19 3+ HOURS
A20 3+ HOURS
A21 3+ HOURS
A26 3+ HOURS
A27 3+ HOURS
A28 3+ HOURS
A29 3+ HOURS
A30 3+ HOURS
A31 3+ HOURS
A33 3+ HOURS
A34 3+ HOURS
A35 3+ HOURS
A36 3+ HOURS
A37 3+ HOURS

BUILDING B

B38 3+ HOURS
B39 3+ HOURS
B40 3+ HOURS
B42 3+ HOURS
B44 2 HOURS
B45 2 HOURS
B46 3+ HOURS
B47 3+ HOURS
B48 3+ HOURS
B50 3+ HOURS
B52 2+ HOURS
B53 2+ HOURS
B54 3+ HOURS
B55 3+ HOURS
B56 3+ HOURS
B58 3+ HOURS
B60 3+ HOURS
B61 3+ HOURS
B62 3+ HOURS
B63 3+ HOURS
B64 3+ HOURS
B66 3+ HOURS
B68 3+ HOURS
B69 3+ HOURS
B70 3+ HOURS
B71 3+ HOURS
B72 3+ HOURS
B73 3+ HOURS
B74 3+ HOURS

		Certificate Number 14540137	
<input type="checkbox"/> single-dwelling rating		heating	5.0 stars
<input checked="" type="checkbox"/> multi-unit development (attach listing of ratings if selected, data specified is the average across the entire development)		cooling	43 MJ/m ²
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without			
Assessor Name/Number Victor Lin VIC/BDV12/1454			
Assessor Signature		Date 21/07/2015	

48 UNITS OUT OF 74 (64.8%) ACHIEVE THREE HOURS SOLAR ACCESS

52 UNITS OUT OF 74 (70.2%) ACHIEVE TWO + HOURS SOLAR ACCESS

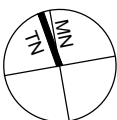
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PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP
B	08/07/2015	UPDATED MODEL IMAGES WITH REVISED DESIGN CHANGES, REVISED SOLAR ACCESS ANALYSIS, TITLE BLOCK DATE CORRECTED	LP

marchesepartners

Marchese Partners International Pty Ltd
Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia
P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com.au
www.marchesepartners.com.au
Sydney · Brisbane · Melbourne · Canberra · Adelaide · Perth · San Francisco · Kuala Lumpur
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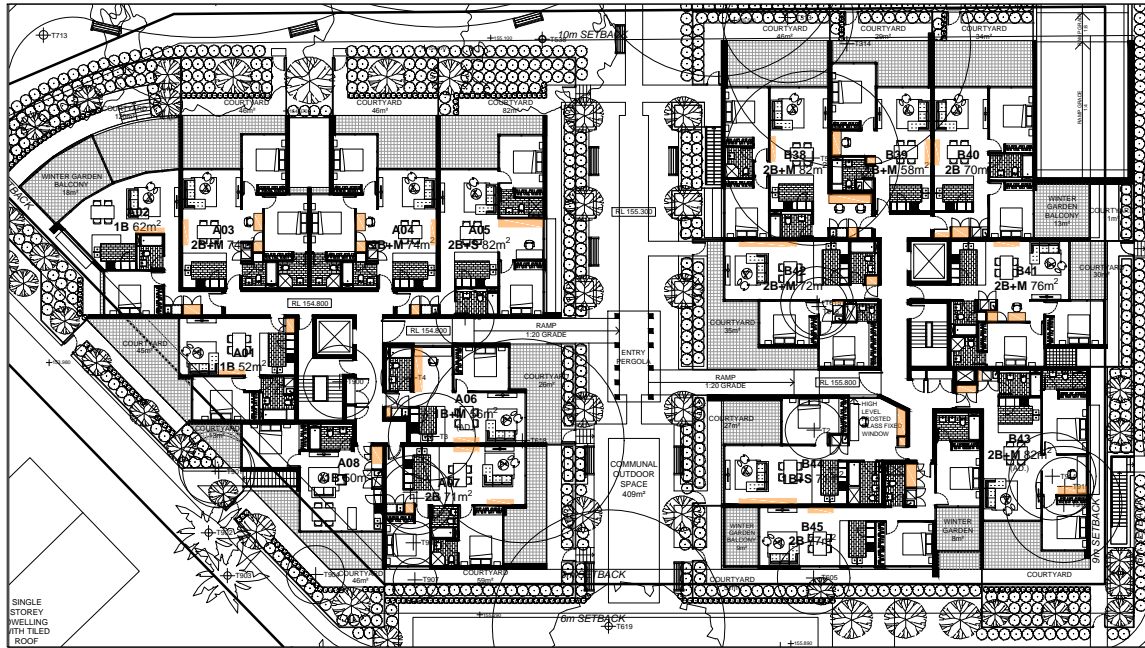


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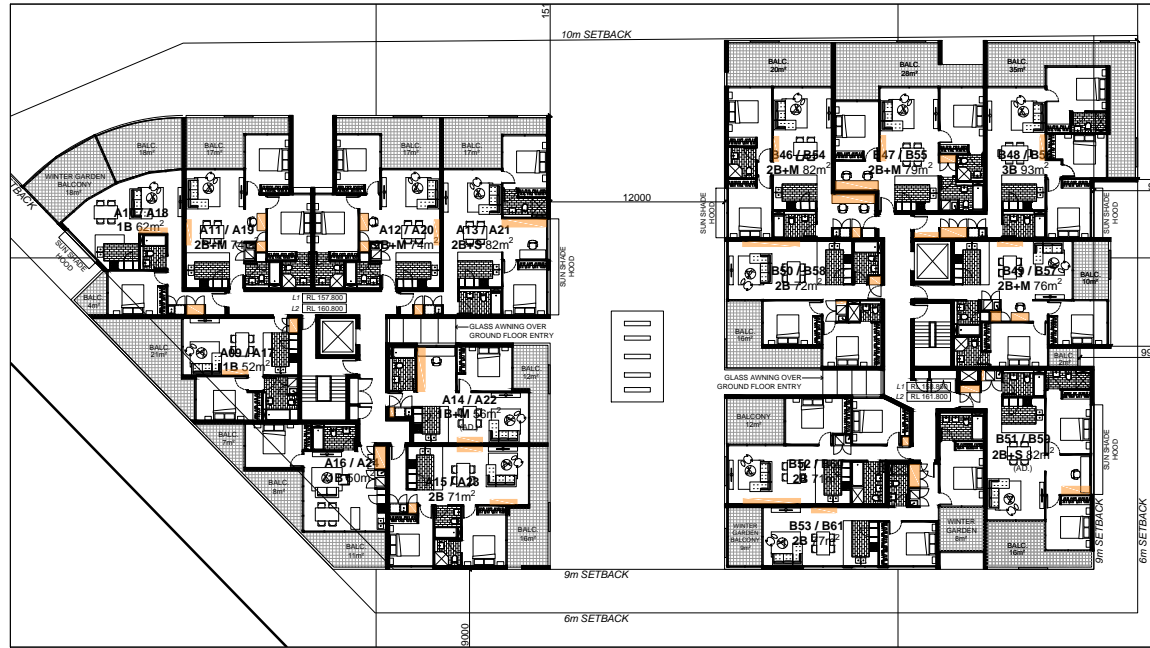
PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
SOLAR ACCESS ANALYSIS

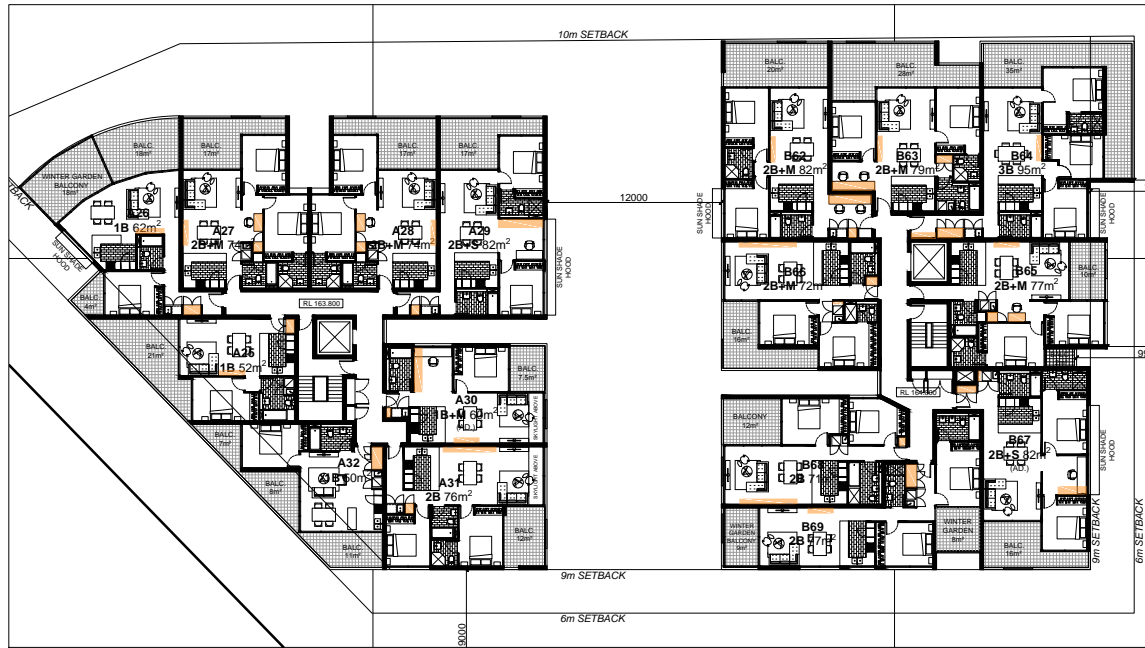
SCALE NTS	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-4.03	REVISION B	



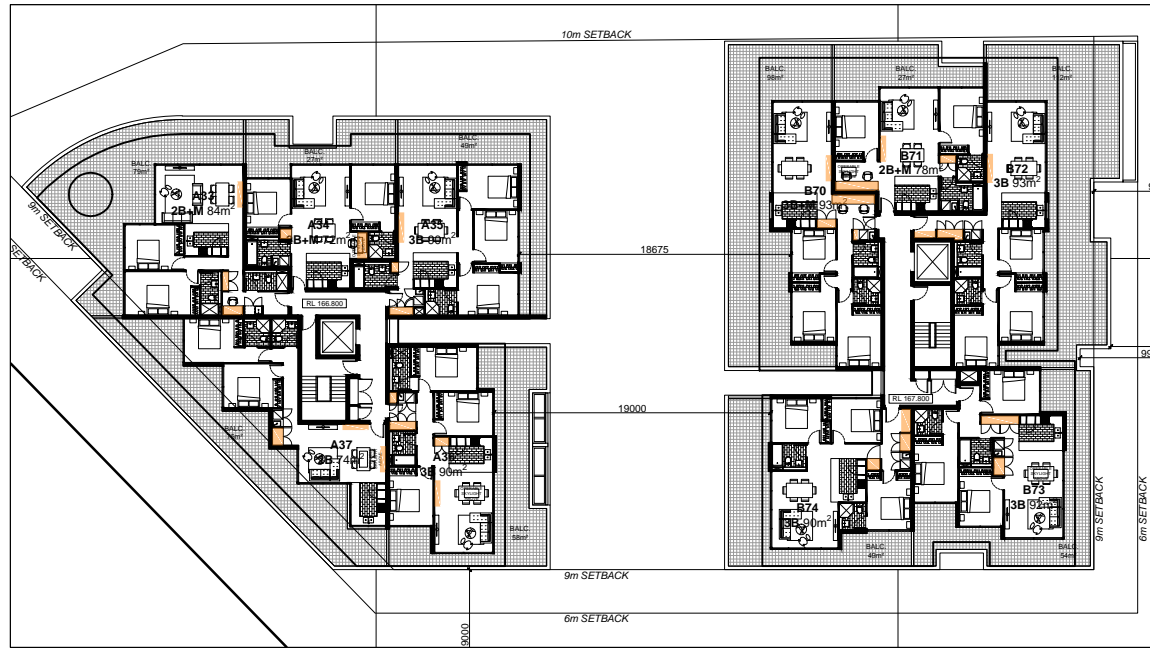
LEVEL GROUND PLAN




LEVEL 1-2 PLAN



LEVEL 3 PLAN



LEVEL 4 PLAN

**Energy Rating**

Certificate Number **14540137**

☐ single-dwelling rating


☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **43** MJ/m²

cooling **20** MJ/m²

Recessed downlights confirmation: ☒ Rated with ☐ Rated without

Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature  Date **21/07/2015**

STORAGE SCHEDULE

EACH UNIT INCLUDES A 4.9m³ MINIMUM SIZE STORAGE CAGE IN THE BASEMENT

BUILDING A		BUILDING B	
A01	8m ³	B38	13m ³
A02	9m ³	B39	10m ³
A03	10m ³	B40	10m ³
A04	10m ³	B41	10m ³
A05	11m ³	B42	10m ³
A06	12m ³	B43	10m ³
A07	10m ³	B44	10m ³
A08	8m ³	B45	10m ³
A09	8m ³	B46	13m ³
A10	9m ³	B47	13m ³
A11	10m ³	B48	12m ³
A12	10m ³	B49	10m ³
A13	11m ³	B50	10m ³
A14	12m ³	B51	10m ³
A15	10m ³	B52	10m ³
A16	8m ³	B53	10m ³
A17	8m ³	B54	13m ³
A18	9m ³	B55	13m ³
A19	10m ³	B56	12m ³
A20	10m ³	B57	10m ³
A21	11m ³	B58	10m ³
A22	12m ³	B59	10m ³
A23	10m ³	B60	10m ³
A24	8m ³	B61	10m ³
A25	8m ³	B62	13m ³
A26	9m ³	B63	13m ³
A27	10m ³	B64	12m ³
A28	10m ³	B65	10m ³
A29	11m ³	B66	10m ³
A30	12m ³	B67	10m ³
A31	10m ³	B68	10m ³
A32	8m ³	B69	10m ³
A33	10m ³	B70	14m ³
A34	10m ³	B71	13m ³
A35	12m ³	B72	12m ³
A36	12m ³	B73	12m ³
A37	11m ³	B74	12m ³

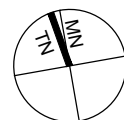
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PRELIMINARY
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REVISION	DATE	DESCRIPTION	BY
A	08/07/2015	FIRST ISSUE	LP

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Marchese Partners International Pty Ltd
Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia
P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com.au
www.marchesepartners.com.au
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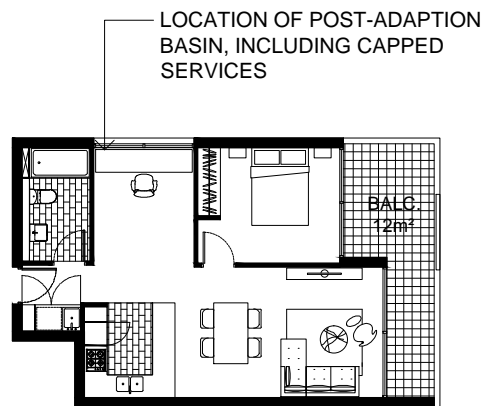


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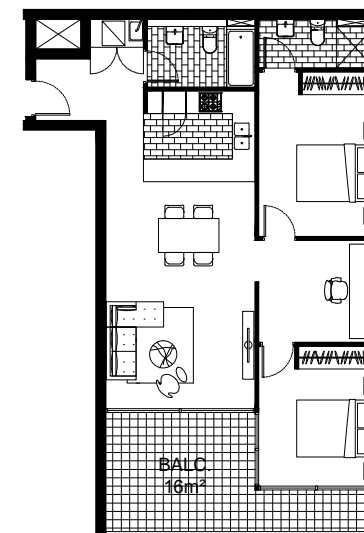
PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
STORAGE SCHEDULE

SCALE NTS	DATE 08/07/2015	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-4.04	REVISION A	

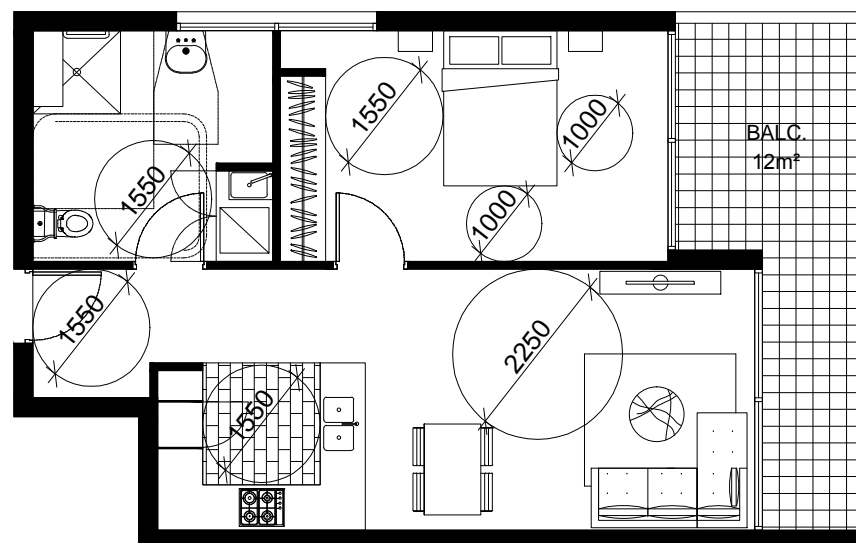


UNITS A06, A14, A22, A30
1 BED + STUDY 56m²
PRE ADAPTION LAYOUT
SCALE 1:200 AT A3

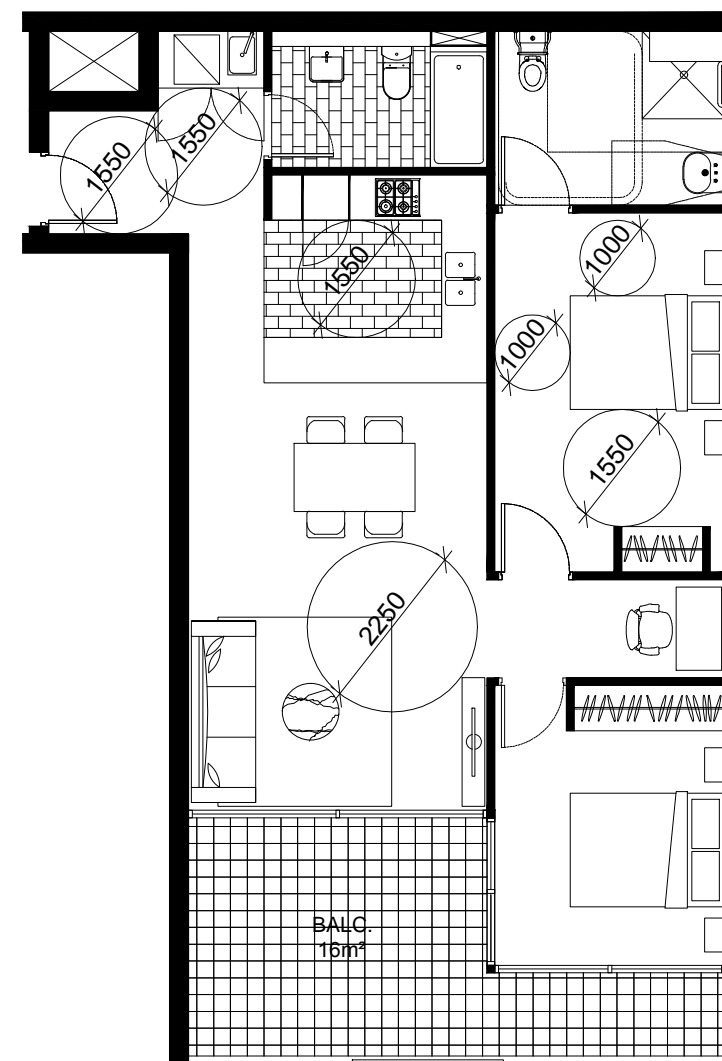


UNITS B43, B51, B59, B67
2 BED + STUDY 82m²
PRE ADAPTION LAYOUT
SCALE 1:200 AT A3

Energy Rating		Certificate Number	14540137
<input type="checkbox"/> single-dwelling rating		stars	5.0
<input checked="" type="checkbox"/> multi-unit development (attach listing of ratings) <small>If selected, data specified is the average across the entire development</small>	heating	43 MJ/m ²	
	cooling	20 MJ/m ²	
Recessed downlights confirmation: <input checked="" type="checkbox"/> Rated with <input type="checkbox"/> Rated without			
Assessor Name/Number Victor Lin VIC/BDV/12/1454			
Assessor Signature Date 21/07/2015			



UNITS A06, A14, A22, A30
1 BED 56m²
POST ADAPTION LAYOUT
SCALE 1:100 AT A3



UNITS B43, B51, B59, B67
2 BED + STUDY 82m²
POST ADAPTION LAYOUT
SCALE 1:100 AT A3

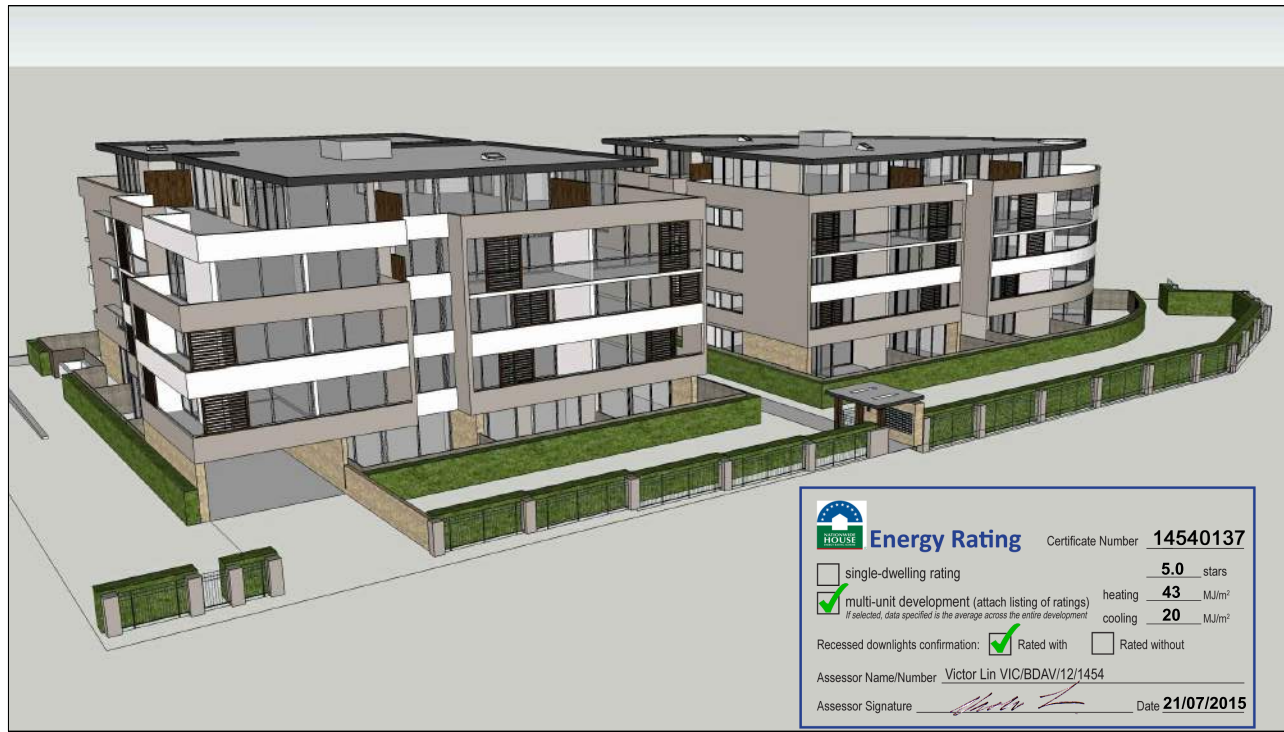
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	REVISION	DATE	DESCRIPTION	BY																	
	A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP																	
	B	08/07/2015	TITLE BLOCK DATE CORRECTED	LP																	
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SCALE AS NOTED	DATE 17/10/2014	DRAWN LP	CHECKED SZ																		
				<table><tr><td>JOB 14071</td><td>DRAWING DA-5.01</td><td>REVISION B</td></tr></table>		JOB 14071	DRAWING DA-5.01	REVISION B													
JOB 14071	DRAWING DA-5.01	REVISION B																			



VIEW FROM MONA VALE ROAD



KILLEATON STREET VIEW



ELEVATED VIEW FROM NORTH EAST



VIEW FROM SOUTH WEST


B

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	<div>PROJECT</div> <div>124-128 KILLEATON STREET</div> <div>ST IVES NSW 2075</div>	<div>SCALE</div> <div>NTS</div>	<div>DATE</div> <div>17/10/2014</div>	<div>DRAWN</div> <div>LP</div>			<div>CHECKED</div> <div>SZ</div>				
	<div>JOB</div> <div>14071</div>	<div>DRAWING</div> <div>DA-6.01</div>	<div>REVISION</div> <div>B</div>								



KILLEATON STREET VIEW

B

**Energy Rating**

Certificate Number **14540137**

☐ single-dwelling rating


☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

heating **43** MJ/m²

cooling **20** MJ/m²

Recessed downlights confirmation: ☒ Rated with ☐ Rated without


Assessor Name/Number Victor Lin VIC/BD4V/12/1454

Assessor Signature  Date **21/07/2015**

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<div>PROJECT</div> <div>124-128 KILLEATON STREET ST IVES NSW 2075</div>				<div>SCALE</div> <div>NTS</div>		<div>DATE</div> <div>17/10/2014</div>		<div>DRAWN</div> <div>LP</div>		<div>CHECKED</div> <div>SZ</div>												
<div>JOB</div> <div>14071</div>				<div>DRAWING</div> <div>DA-6.02</div>		<div>REVISION</div> <div>B</div>																



VIEW FROM MONA VALE ROAD

**Energy Rating**

Certificate Number **14540137**

☐ single-dwelling rating


☒ multi-unit development (attach listing of ratings)
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heating **43** MJ/m²

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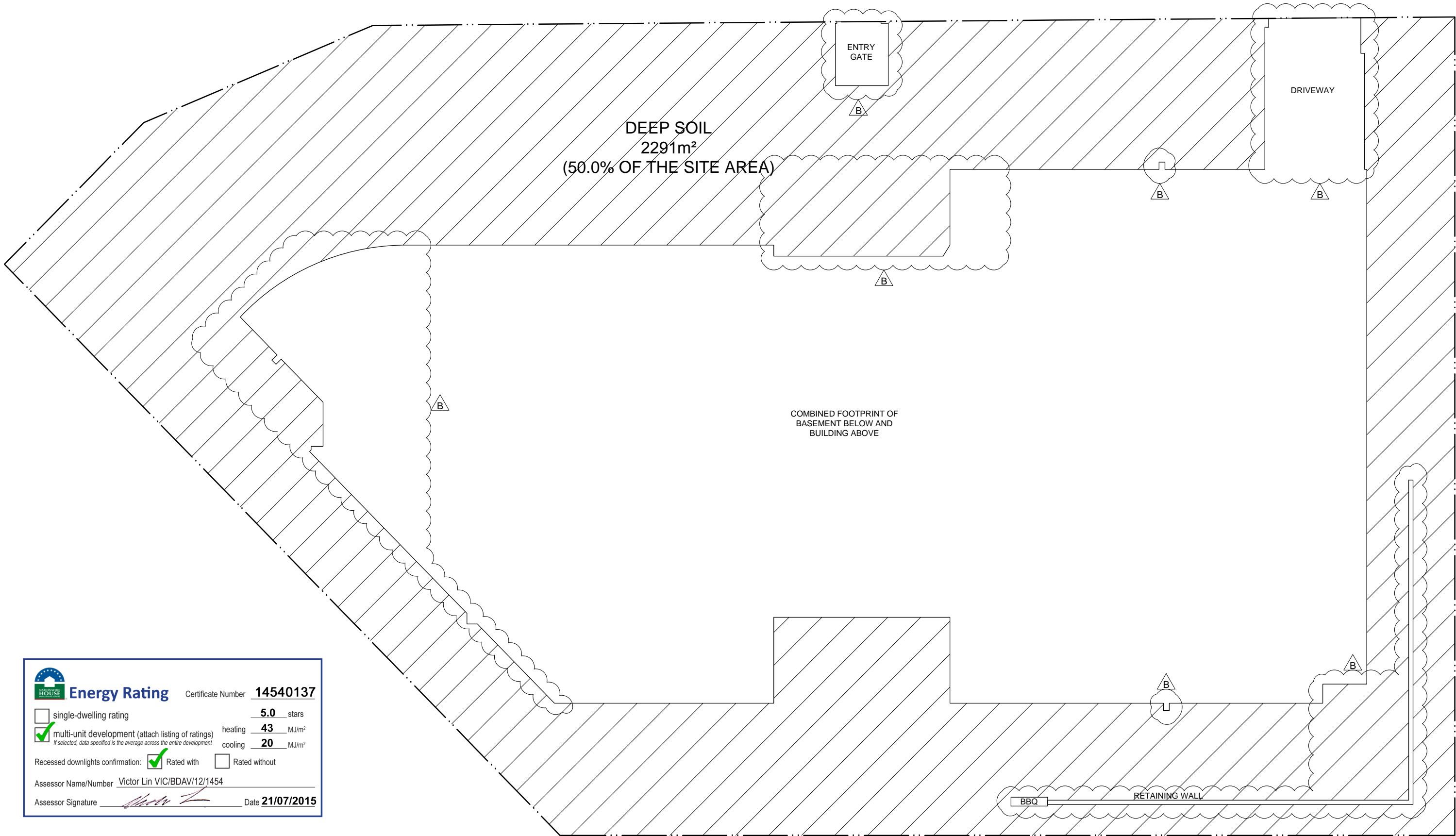
Recessed downlights confirmation: ☒ Rated with ☐ Rated without


Assessor Name/Number Victor Lin VIC/BDAV/12/1454

Assessor Signature  Date **21/07/2015**

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	JOB 14071						DRAWING DA-6.02-B		REVISION B		

SCALE NTS	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-6.03	REVISION B	



**Energy Rating**

Certificate Number **14540137**

☐ single-dwelling rating

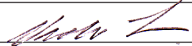
☒ multi-unit development (attach listing of ratings)
If selected, data specified is the average across the entire development

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cooling **20** MJ/m²

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Assessor Name/Number **Victor Lin VIC/BDV/12/1454**

Assessor Signature  Date **21/07/2015**

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	AUSPROSPECT PTY. LTD. PO BOX 866 DRUMMOYNE NSW 1470						DEEP SOIL PLAN				
	PROJECT						SCALE				
124-128 KILLEATON STREET ST IVES NSW 2075				DATE				DRAWN		CHECKED	
				17/10/2014				LP		SZ	
				JOB				DRAWING		REVISION	
				14071				DA-7.03		B	