



SITE/GROUND FLOOR PLAN

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) STANDARDS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BRITISH STANDARDS INSTITUTION (BSI) STANDARDS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

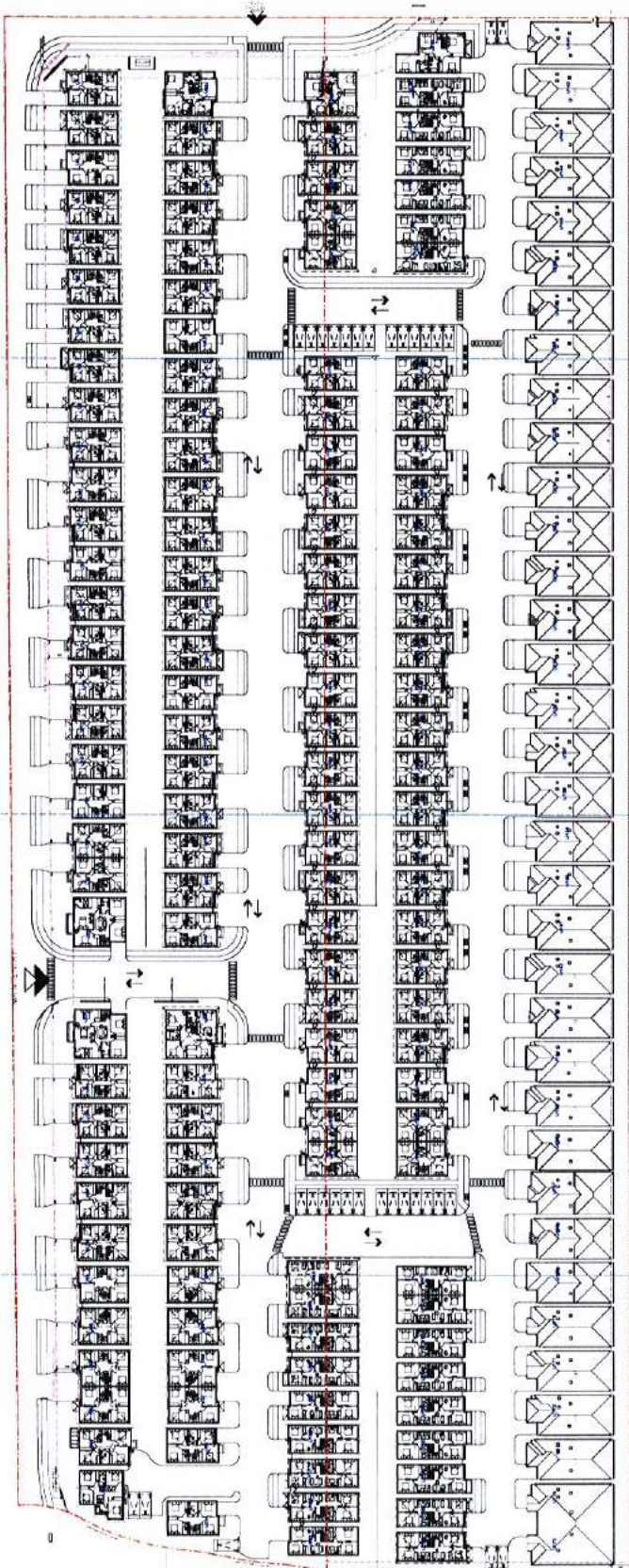
Universal Property

93-104 BURDEKIN ROAD
SCHOFIELDS

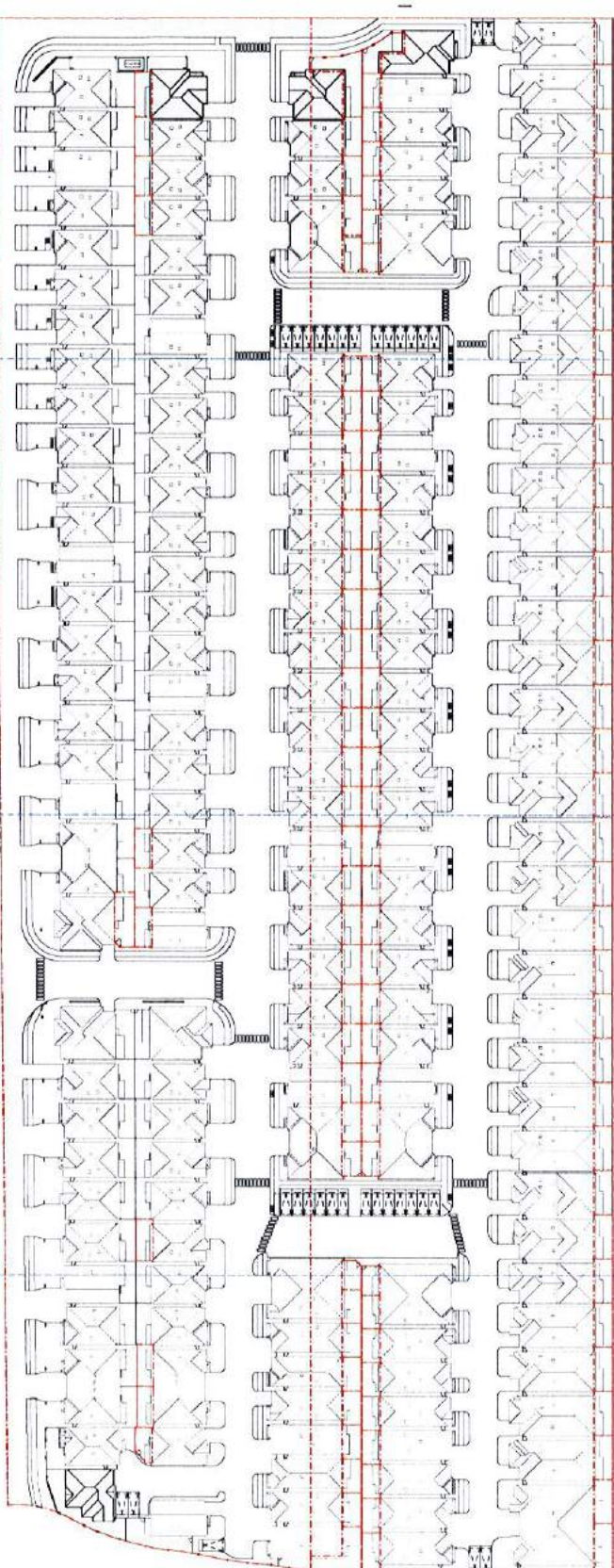
FIRST FLOOR PLAN

DA 03/14

DA ISSUE



FIRST FLOOR PLAN
1:350



ROOF LEVEL
1:350

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.

2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

KEYMAP



UNIVERSAL PROPERTY
93-104 BURDEKIN ROAD
SCHOFIELDS

DA 25/14
8

PLAN PART-2

DA 25/14
8

DA 25/14
8

DA 25/14
8

DA 25/14
8

DA 25/14
8

DA 25/14
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DA 25/14
8

DA 25/14
8

DA 25/14
8

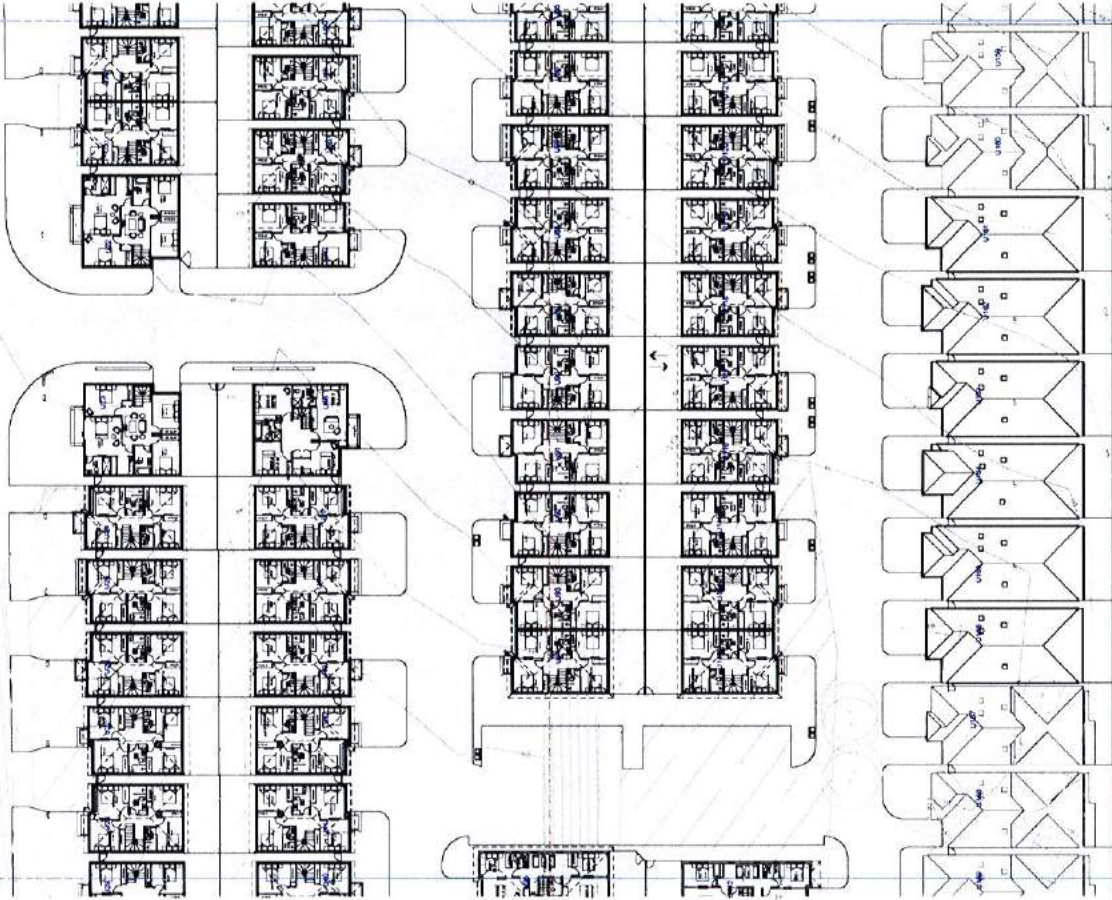
DA 25/14
8

DA 25/14
8

DA 25/14
8

DA 25/14
8

GRIN



LEVEL 01 PLAN
1:200

GRIN



SITE/GROUND FLOOR PLAN
1:200

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
3. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
4. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
5. THE SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.

KEYMAP



UNIVERSAL PROPERTY
93-104 BURDEKN ROAD
SCHOFIELD

- 1. 1:1000 SCALE
- 2. 1:1000 SCALE
- 3. 1:1000 SCALE
- 4. 1:1000 SCALE
- 5. 1:1000 SCALE
- 6. 1:1000 SCALE
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- 99. 1:1000 SCALE
- 100. 1:1000 SCALE

Universal Property

93-104 BURDEKN ROAD
SCHOFIELD

PLAN PART-3

DATE	10/10/2018	BY	DA 08/10
DESIGNED BY	DA 08/10	CHECKED BY	DA 08/10
APPROVED BY	DA 08/10	DATE	10/10/2018

DA ISSUE

STREET

STREET

STREET

STREET

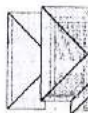


SITE GROUND FLOOR PLAN

1:200

LEVEL 01 PLAN

1:200



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL PLANNING REGULATIONS.

KEYMAP



2. THE SITE IS LOCATED WITHIN THE LOCAL AUTHORITY'S PLANNING AREA.

3. THE SITE IS LOCATED WITHIN THE LOCAL AUTHORITY'S PLANNING AREA.

Universal Property
93-104 BURDEKIN ROAD
SCHOFIELDS

PLAN PART-4

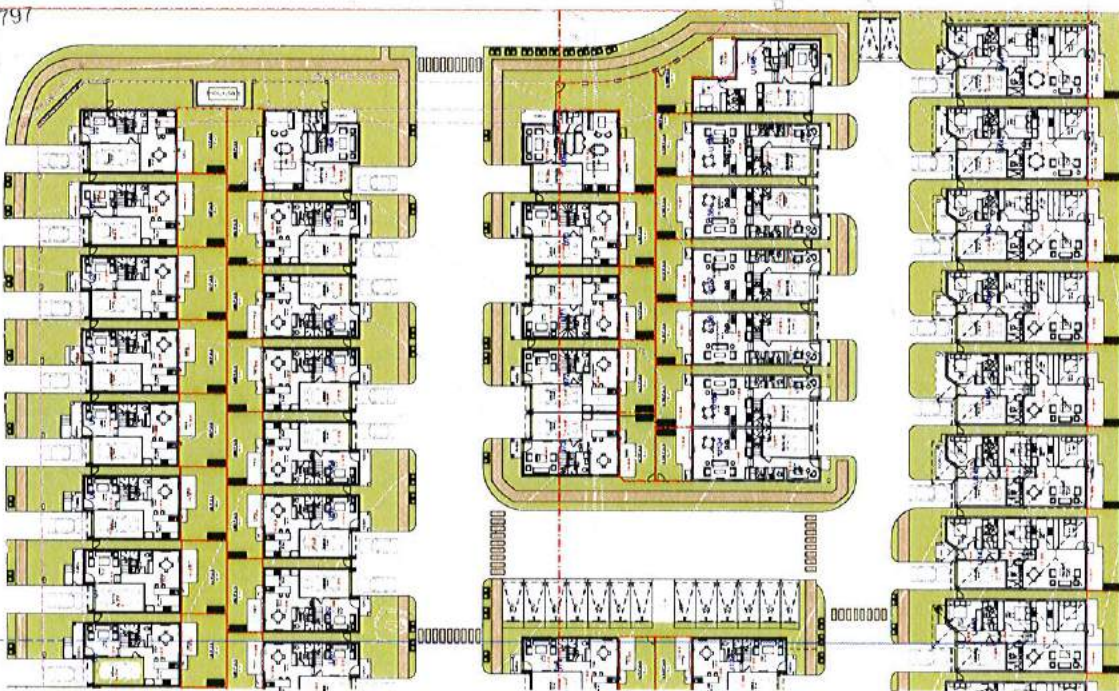
DA ISSUE

13
DP 31797



LEVEL 01 PLAN
1:200

13
DP 31797



SITE/GROUND FLOOR PLAN
1:200

10	add completely new stuff
11	start with another system
12	new system
13	top of the wall level
14	private open space
15	need to be managed
16	need to be removed

 Universal Property

93-104 BURDEKIN ROAD
SCHOFIELDS

ELEVATIONS-1

DATE	JAN 27 8	TIME	08:14	DAISSUE
CHECKED BY		RECEIVED BY		
NAME		NAME		
SIGNATURE		SIGNATURE		

DA 1000E

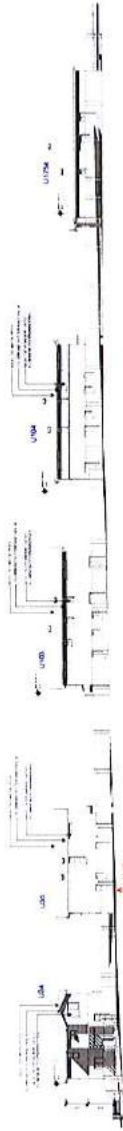
CONFIDENTIAL
 CONFIDENTIAL



WEST ELEVATION - 1



NORTH ELEVATION



SOUTH ELEVATION
1/200



INTERNAL VIEW-4A
1:200



INTERNAL VIEW-48
1-200

I hereby declare that I am a BGV BASA accredited attorney as at the date of signature

Attorney Name/Number: Timothy Gorman VIG-644747687

Attorney Signature: [Signature] Date: 12/06/2010

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE S.A.S. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, PART 1000, AND THE LATEST EDITIONS OF THE S.A.S. STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL, PART 500.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEBRIS AND EXCESS MATERIAL.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND TRAFFIC CONTROL DURING CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES.

9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND HANDOVER OF THE PROJECT TO THE OWNER.



INTERNAL VIEW-1A
1:200



INTERNAL VIEW-1B
1:200



INTERNAL VIEW-2A
1:200



INTERNAL VIEW-2B
1:200



INTERNAL VIEW-3A
1:200



INTERNAL ELEVATION-3B
1:200

Universal Property
93-104 BURDEKIN ROAD
SCHOFIELDS

93-104 BURDEKIN ROAD
SCHOFIELDS

ELEVATIONS-2

NO.	DATE	BY	CHKD.	APP'D.	REVISION
1	04/09/14				8
2					
3					
4					
5					
6					
7					
8					
9					
10					

DA ISSUE

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE NATIONAL BUILDING REGULATIONS AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 101, LIFE SAFETY CODE.

2. THE DESIGNER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A DETAILED SURVEY OF THE SITE.

3. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

4. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

5. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

6. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

7. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

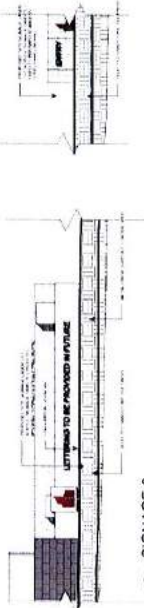
8. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

9. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

10. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.



SECTION CC
1:200

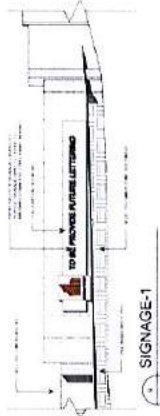


SIGNAGE-2
1:50

SECTION CC-2
1:200



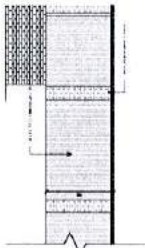
NORTH CROSS SECTION
1:200



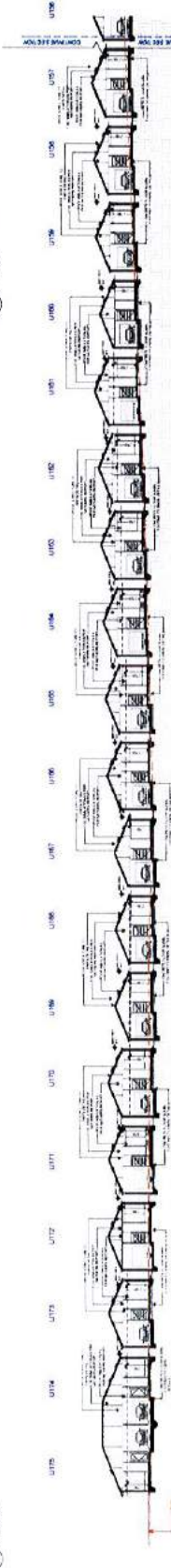
SIGNAGE-1
1:50



SOUTH CROSS SECTION
1:200



BRICK PIER FENCE
1:50



LONG SECTION-A
1:200



LONG SECTION-B
1:200

1. THESE NOTES ARE A SUMMARY OF THE DESIGNER'S OBSERVATIONS AND ARE NOT A SUBSTITUTE FOR A DETAILED SURVEY OF THE SITE.

2. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

3. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

4. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

5. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

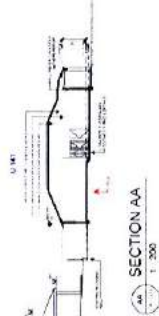
6. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

7. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

8. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

9. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.

10. THE DESIGNER HAS ASSUMED THAT THE EXISTING CONDITIONS ARE AS SHOWN ON THE PLANS AND SECTIONS.



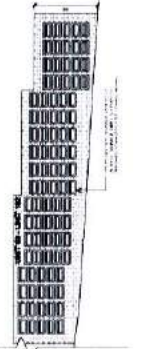
SECTION AA
1:200



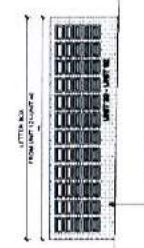
SECTION BB
1:200



SECTION DD
1:200



MAIL BOX
1:50



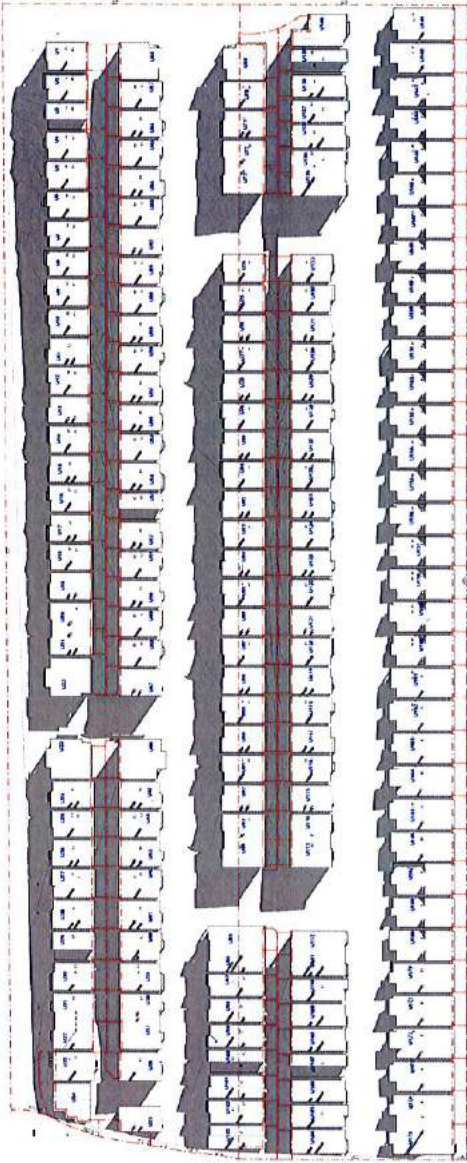
LETTER BOX
1:50

Universal Property
93-104 BURDEKIN ROAD
SCHOFIELDS

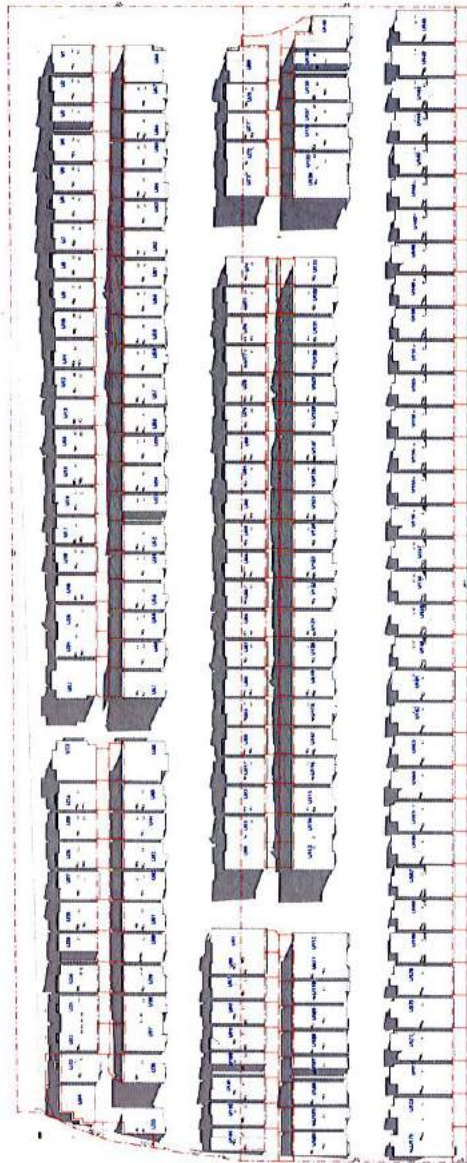
SECTIONS	
SECTION	DA 10/14 8
DATE	12/09/2015
DESIGNER	DA 10/14 8
CHECKED	DA 10/14 8
APPROVED	DA 10/14 8
DATE	12/09/2015

DA ISSUE

SHADOW ANALYSIS WINTER 22/JUN/2015



SHADOW ANALYSIS 9AM
1:500



SHADOW ANALYSIS 10AM
1:500

GENERAL NOTES

1. This drawing is a preliminary design and is not to be used for construction purposes without the approval of the relevant authorities.

2. The design is based on the information provided by the client and is not to be used for construction purposes without the approval of the relevant authorities.

3. The design is based on the information provided by the client and is not to be used for construction purposes without the approval of the relevant authorities.

4. The design is based on the information provided by the client and is not to be used for construction purposes without the approval of the relevant authorities.

5. The design is based on the information provided by the client and is not to be used for construction purposes without the approval of the relevant authorities.

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8. The design is based on the information provided by the client and is not to be used for construction purposes without the approval of the relevant authorities.

9. The design is based on the information provided by the client and is not to be used for construction purposes without the approval of the relevant authorities.

10. The design is based on the information provided by the client and is not to be used for construction purposes without the approval of the relevant authorities.

NO.	REVISION	DATE	BY	CHKD	APPD
1	ISSUED FOR PERMIT	22/06/2015			
2	REVISED PERMIT CONDITIONS	22/06/2015			
3	REVISED PERMIT CONDITIONS	22/06/2015			
4	REVISED PERMIT CONDITIONS	22/06/2015			
5	REVISED PERMIT CONDITIONS	22/06/2015			
6	REVISED PERMIT CONDITIONS	22/06/2015			
7	REVISED PERMIT CONDITIONS	22/06/2015			
8	REVISED PERMIT CONDITIONS	22/06/2015			
9	REVISED PERMIT CONDITIONS	22/06/2015			
10	REVISED PERMIT CONDITIONS	22/06/2015			

Universal Property
100 BURDEKIN ROAD
SCHEFFIELD

93-104 BURDEKIN ROAD
SCHEFFIELD

SHADOW ANALYSIS-1

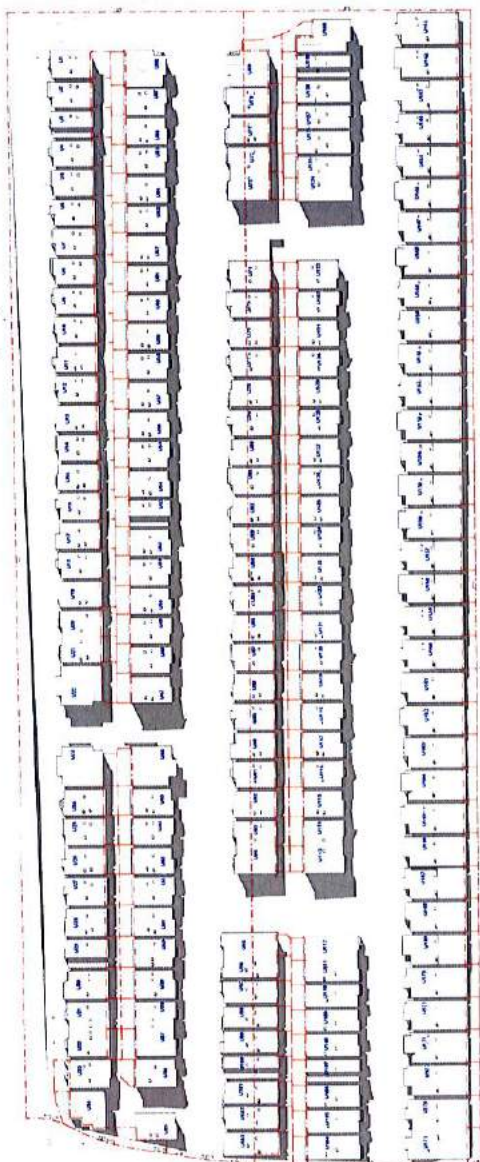
DATE	22/06/2015	TIME	10:00 AM
BY	DAVID J. JONES	CHKD	DAVID J. JONES
APPD	DAVID J. JONES	DATE	22/06/2015

DA ISSUE

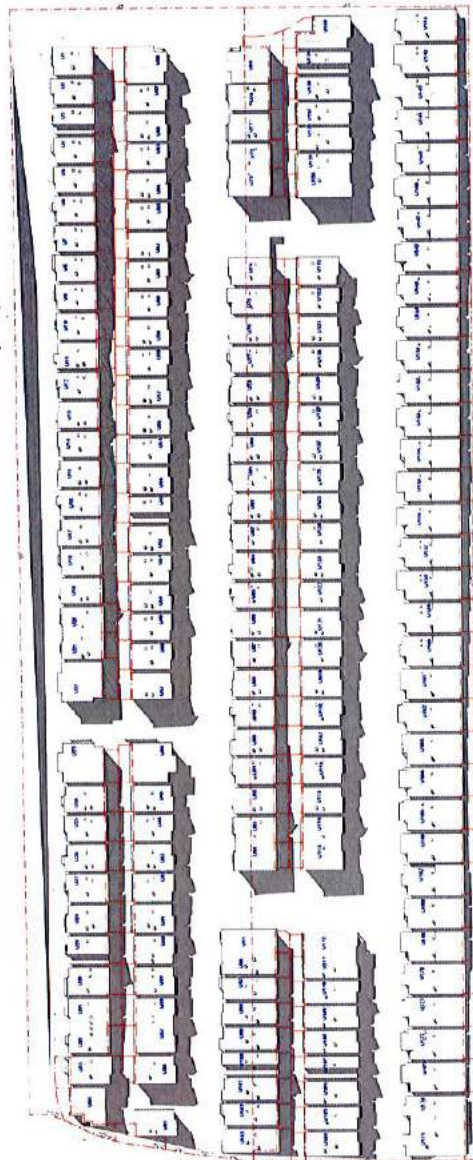
I hereby declare that I am a duly qualified person as at the date of signature.

Signature: *David J. Jones* Name: DAVID J. JONES Date: 22/06/2015

SHADOW ANALYSIS WINTER 22/JUN/2015



SHADOW ANALYSIS 1PM
1/500



SHADOW ANALYSIS 2PM
1/500

GENERAL NOTES

1. SHADOW ANALYSIS IS BASED ON THE ASSUMPTION THAT THE SUN IS AT AN ALTITUDE OF 15 DEGREES ON WINTER SOLAR 22/JUN/2015.

1. Shadow analysis was performed using a 3D model of the proposed development and a 3D model of the surrounding area.

2. Shadow analysis was performed using a 3D model of the proposed development and a 3D model of the surrounding area.

3. Shadow analysis was performed using a 3D model of the proposed development and a 3D model of the surrounding area.

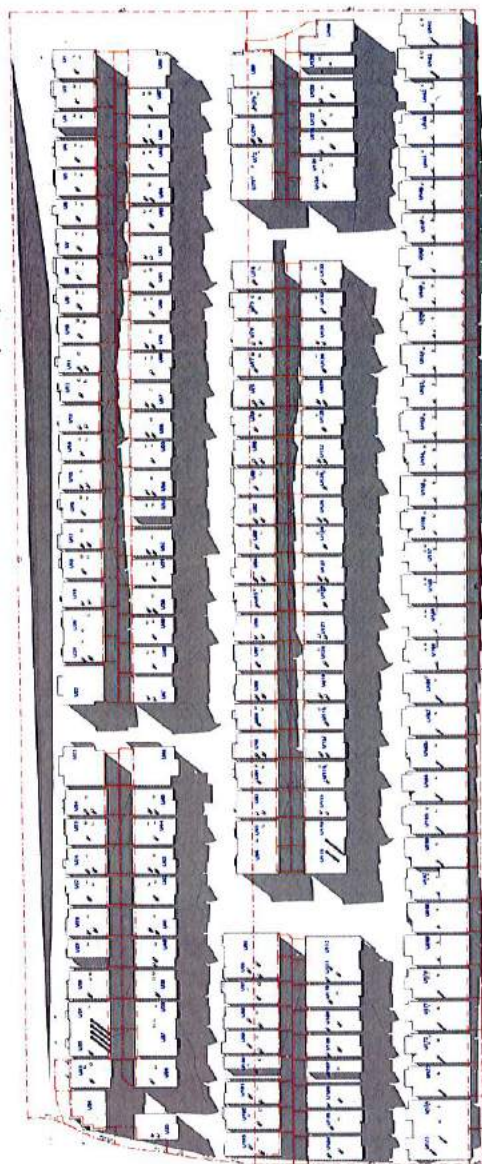
4. Shadow analysis was performed using a 3D model of the proposed development and a 3D model of the surrounding area.

Universal Property
93-104 BURDEKIN ROAD
SCHOFIELDS

SHADOW ANALYSIS-3

DA ISSUE

GENERAL NOTES:



I hereby declare that I am a ROMAN CATHOLIC accredited minister as at the date of signature.

Minister Name/Signature: Timothy Brennan V-COM/Minister 1987

Minister Signature: [Signature] Date: 12/06/20

SHADOW ANALYSIS 3PM

SHADOW MATRIX TABLE

1	NAME OF THE PARTY TO BE HELD	2	DATE
3	TIME	4	PLACE
5	REASON FOR THE PARTY	6	DATE
7	TIME	8	PLACE
9	REASON FOR THE PARTY	10	DATE
11	TIME	12	PLACE
13	REASON FOR THE PARTY	14	DATE
15	TIME	16	PLACE
17	REASON FOR THE PARTY	18	DATE
19	TIME	20	PLACE
21	REASON FOR THE PARTY	22	DATE
23	TIME	24	PLACE
25	REASON FOR THE PARTY	26	DATE
27	TIME	28	PLACE
29	REASON FOR THE PARTY	30	DATE
31	TIME	32	PLACE
33	REASON FOR THE PARTY	34	DATE
35	TIME	36	PLACE
37	REASON FOR THE PARTY	38	DATE
39	TIME	40	PLACE
41	REASON FOR THE PARTY	42	DATE
43	TIME	44	PLACE
45	REASON FOR THE PARTY	46	DATE
47	TIME	48	PLACE
49	REASON FOR THE PARTY	50	DATE
51	TIME	52	PLACE
53	REASON FOR THE PARTY	54	DATE
55	TIME	56	PLACE
57	REASON FOR THE PARTY	58	DATE
59	TIME	60	PLACE
61	REASON FOR THE PARTY	62	DATE
63	TIME	64	PLACE
65	REASON FOR THE PARTY	66	DATE
67	TIME	68	PLACE
69	REASON FOR THE PARTY	70	DATE
71	TIME	72	PLACE
73	REASON FOR THE PARTY	74	DATE
75	TIME	76	PLACE
77	REASON FOR THE PARTY	78	DATE
79	TIME	80	PLACE
81	REASON FOR THE PARTY	82	DATE
83	TIME	84	PLACE
85	REASON FOR THE PARTY	86	DATE
87	TIME	88	PLACE
89	REASON FOR THE PARTY	90	DATE
91	TIME	92	PLACE
93	REASON FOR THE PARTY	94	DATE
95	TIME	96	PLACE
97	REASON FOR THE PARTY	98	DATE
99	TIME	100	PLACE

Universal Property

93-104 BURDEKIN ROAD
SCHOFIELDS

SHADOW ANALYSIS-4

DATE	JAN 22/8	TIME	500	DATE	DA 4/14	TIME	6
NAME		NO.	107-112	NAME		NO.	107-114
CLASS				CLASS			



DA ISSUE

LEGEND

EXISTING PAVEMENT TO 240mm

LANDING AND HILL TO 240mm (HILL)



LANDING AND HILL TO 240mm (HILL)

LANDING AND HILL TO 240mm (HILL)

LANDING AND HILL TO 240mm (HILL)

LANDING AND HILL TO 240mm (HILL)

LANDING AND HILL TO 240mm (HILL)

LANDING AND HILL TO 240mm (HILL)

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LANDING AND HILL TO 240mm (HILL)

LANDING AND HILL TO 240mm (HILL)

LANDING AND HILL TO 240mm (HILL)

GRIMA

BURDEKIN ROAD

BURDEKIN ROAD

CONTINUED ON CONCEPT LANDSCAPE PLAN LP 02/03

Universal Property GROUP PTY LTD

ISSUES FOR
COUNCIL REVIEW
IN DEVELOPMENT APPLICATION
SECTION 94
CONSTRUCTION ONLY

RED
M4
RED
RED
RED

20160202
20160415
20160424
20160717
20160716

TRAIL NORTH

DRAWING NUMBER
LP 01 / 03
DRAWING TITLE
CONCEPT LANDSCAPE PLAN
SCALE
1:500 6/11

ISSUE
R05

PROJECT
102-104 BURDEKIN ROAD,
SCHOFIELDS

DATE
JUL 2015



DATE
20160202
20160415
20160424
20160717
20160716

RED
M4
RED
RED
RED

ISSUES FOR
COUNCIL REVIEW
IN DEVELOPMENT APPLICATION
SECTION 94
CONSTRUCTION ONLY

GENERAL NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CODE OF BEST PRACTICE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CODE OF BEST PRACTICE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CODE OF BEST PRACTICE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CODE OF BEST PRACTICE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CODE OF BEST PRACTICE.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CODE OF BEST PRACTICE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CODE OF BEST PRACTICE.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CODE OF BEST PRACTICE.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CODE OF BEST PRACTICE.
10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CODE OF BEST PRACTICE.

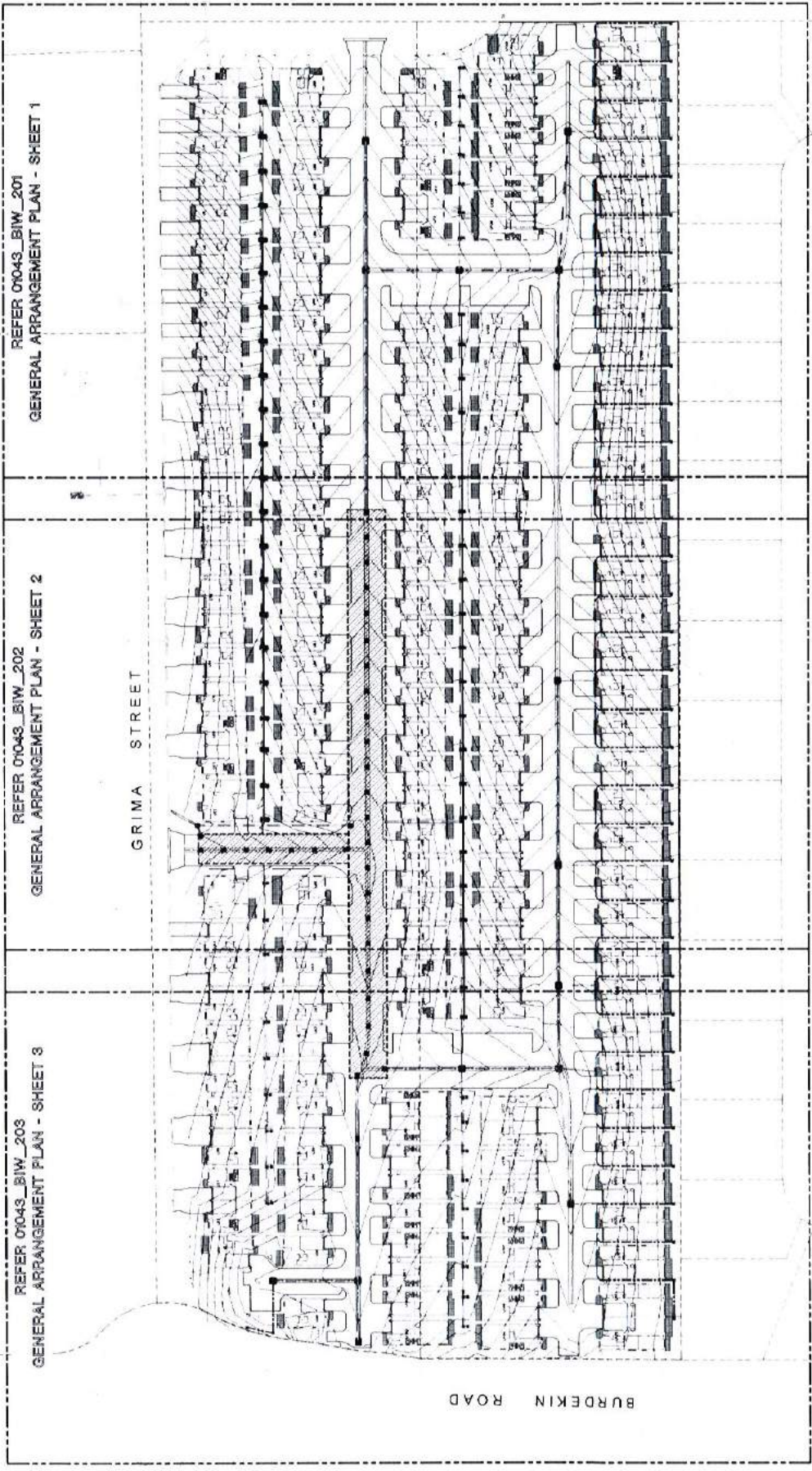
FINISHES SCHEDULE

ITEM	FINISHES
1. EXISTING PAVEMENT TO 240mm	EXISTING PAVEMENT TO 240mm
2. LANDING AND HILL TO 240mm (HILL)	LANDING AND HILL TO 240mm (HILL)
3. LANDING AND HILL TO 240mm (HILL)	LANDING AND HILL TO 240mm (HILL)
4. LANDING AND HILL TO 240mm (HILL)	LANDING AND HILL TO 240mm (HILL)
5. LANDING AND HILL TO 240mm (HILL)	LANDING AND HILL TO 240mm (HILL)
6. LANDING AND HILL TO 240mm (HILL)	LANDING AND HILL TO 240mm (HILL)
7. LANDING AND HILL TO 240mm (HILL)	LANDING AND HILL TO 240mm (HILL)
8. LANDING AND HILL TO 240mm (HILL)	LANDING AND HILL TO 240mm (HILL)
9. LANDING AND HILL TO 240mm (HILL)	LANDING AND HILL TO 240mm (HILL)
10. LANDING AND HILL TO 240mm (HILL)	LANDING AND HILL TO 240mm (HILL)

5. ALL LIGHT POLES, STREET NAME PILLS AND BUS SHELTERS IN THIS SUBDIVISION SHALL BE BLACK. PLUMBER GUARANTEED TO THE SATISFACTION OF BLACKTOWN CITY COUNCIL. LIGHT PILLS TO COMPLY WITH COUNCIL SPECIFICATIONS.

[illegible][illegible]

4116	DEVELOPMENT APPLICATION	SHAWING No 01043_BIW_170	REVISED 02
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NOT FOR CONSTRUCTION

		CIVIL AND STRUCTURAL ENGINEERING, DESIGN AND PROJECT MANAGEMENT 1/11 WOODVILLE ROAD BALDWIN PARK NSW 2133 PHONE: (02) 9618 4000 FAX: (02) 9618 4001 WWW.GJME.COM.AU	OWNER: P. O'BRIEN DESIGNER: E. SHIN DRAWN: M. STOKER SCALE: 1:500	DATE: 16/06/2015 DATE: 16/06/2015	BURDEKIN ROAD TOWNHOUSES SITE PLAN	DRAWN: DEVELOPMENT APPLICATION SCALE: 0.043_BIW_02 REVISION: 02
REF: 01043_BIW_201 GENERAL ARRANGEMENT PLAN - SHEET 1	REF: 01043_BIW_202 GENERAL ARRANGEMENT PLAN - SHEET 2	REF: 01043_BIW_203 GENERAL ARRANGEMENT PLAN - SHEET 3				

NOT FOR CONSTRUCTION

NOTE: ALL DIMENSIONS
SHOWN ARE IN METERS
UNLESS OTHERWISE
SPECIFIED

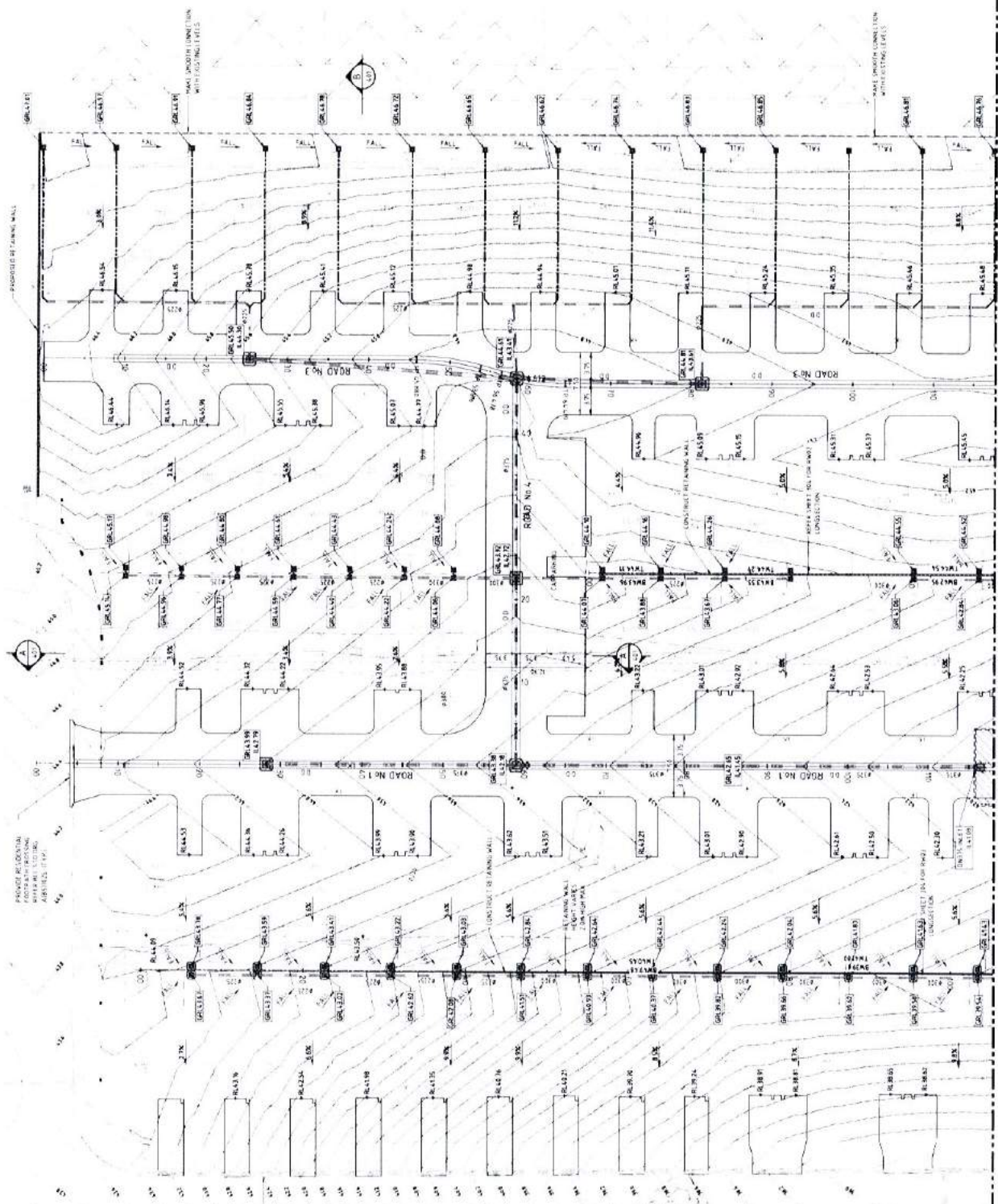
GENERAL NOTES:
1. ALL DIMENSIONS ARE IN METERS
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED

REL TO GRADE: 1.00m
REL TO GRADE: 1.00m
REL TO GRADE: 1.00m
REL TO GRADE: 1.00m

GRIMA STREET



SCALE: 1:250



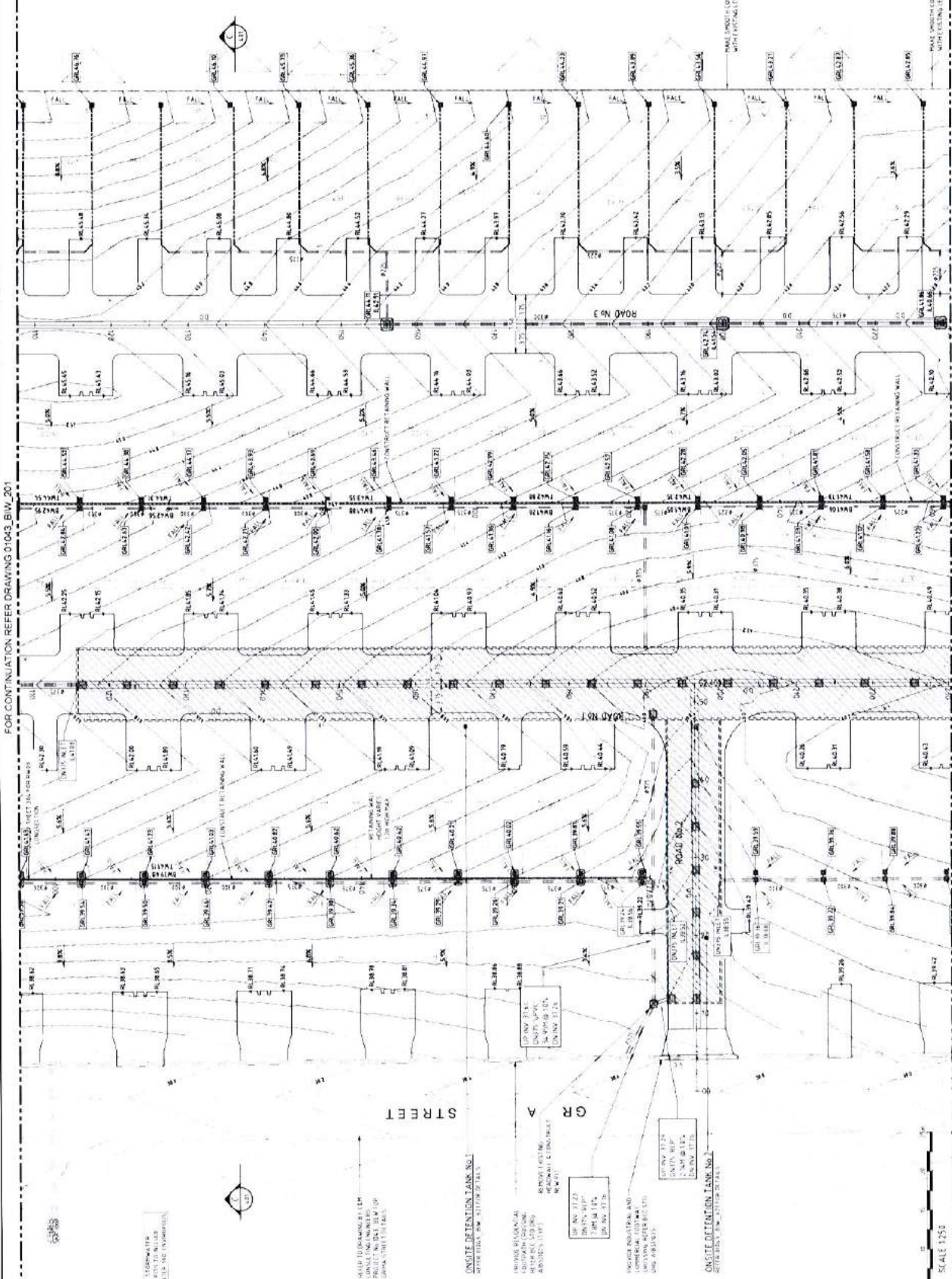
FOR CONTINUATION REFER DRAWING UT043-BW-202

		BURDEKIN ROAD TOWNHOUSES	
TOTAL AREA: 16/04/2015 PREPARED BY: E. SHIN CHECKED BY: M. STOKER SCALE: 1:250	DATE: 16/04/2015 DRAWN BY: E. SHIN CHECKED BY: M. STOKER SCALE: 1:250	GENERAL ARRANGEMENT PLAN - SHEET 1	
PROJECT: BURDEKIN ROAD TOWNHOUSES PREPARED BY: E. SHIN CHECKED BY: M. STOKER SCALE: 1:250		DRAWING: 01043-BW-202	

NOT FOR CONSTRUCTION

FOR CONTINUATION REFER DRAWING 01043, B1W, 201

FOR CONTINUATION REFER DRAWING 01043, B1W, 202



NOTE: ALL EASEMENTS ARE SHOWN FOR INFORMATION ONLY. THE EASEMENTS ARE NOT TO BE CONSIDERED AS A GUARANTEE OF THE EASEMENT WIDTHS OR LOCATIONS.

ON-SITE DETENTION TANK No. 1
REFER EASEMENT, B1W, ATTACHED TO THIS PLAN.

ON-SITE DETENTION TANK No. 2
REFER EASEMENT, B1W, ATTACHED TO THIS PLAN.

ON-SITE DETENTION TANK No. 3
REFER EASEMENT, B1W, ATTACHED TO THIS PLAN.

SCALE 1:500

BURDEKIN ROAD TOWNHOUSES

GENERAL ARRANGEMENT PLAN - SHEET 2

DATE: 16/06/2015
DRAWN BY: E. SMITH
CHECKED BY: M. STONER
SCALE: 1:500
PROJECT: BURDEKIN ROAD TOWNHOUSES
SUBJECT: GENERAL ARRANGEMENT PLAN - SHEET 2



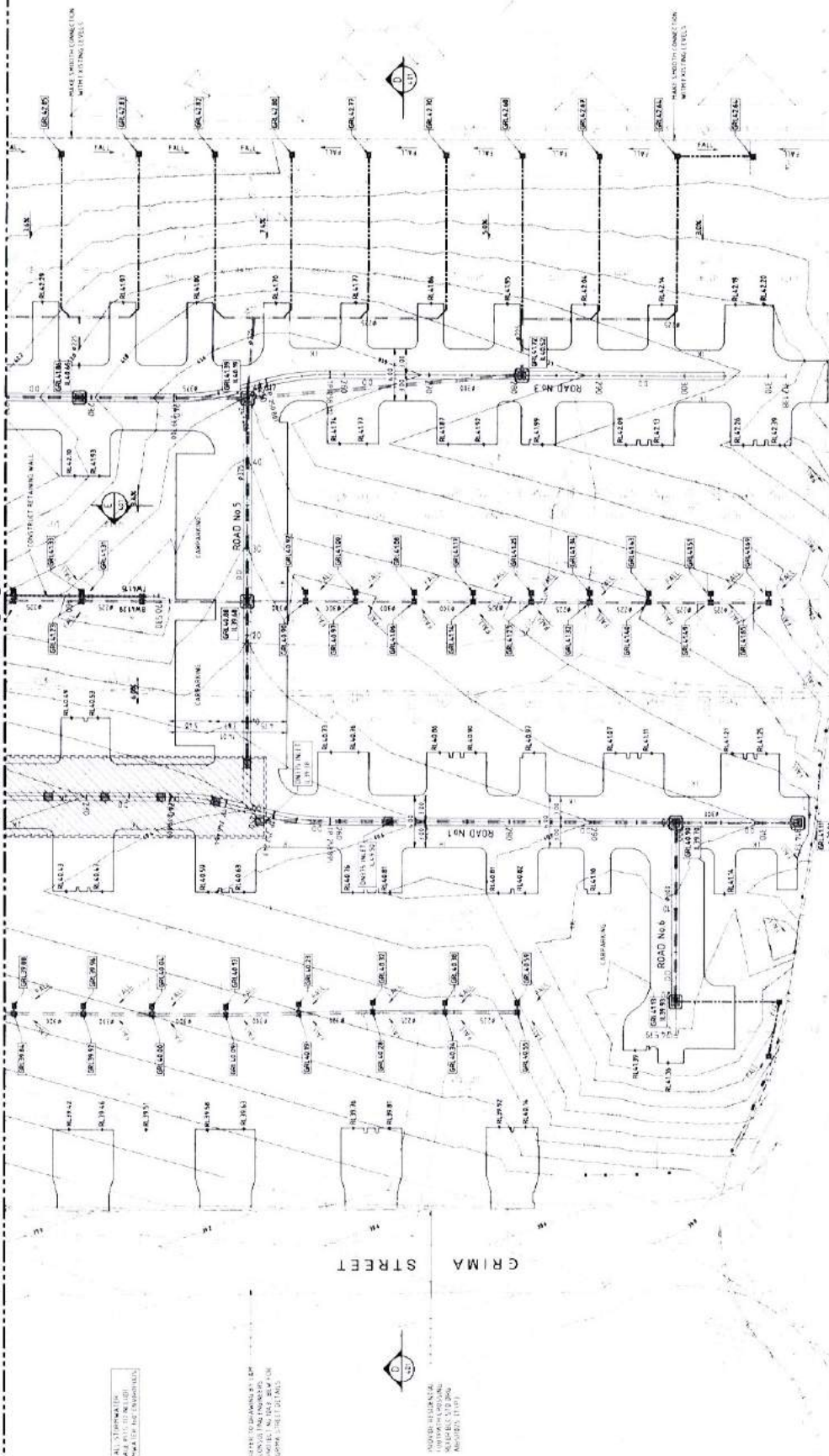
CONSULTING ENGINEERS
10/11 BURDEKIN ROAD
BURDEKIN, VIC 3214
TEL: 03 9444 1111
WWW.CONSULTINGENGINEERS.VIC.AU



NO.	DATE	BY	CHKD.	DESCRIPTION
1	16/06/2015	E. SMITH	M. STONER	PREPARED FOR APPROVAL
2	16/06/2015	E. SMITH	M. STONER	REVISED FOR APPROVAL
3	16/06/2015	E. SMITH	M. STONER	REVISED FOR APPROVAL
4	16/06/2015	E. SMITH	M. STONER	REVISED FOR APPROVAL

NOT FOR CONSTRUCTION

FOR CONTINUATION REFER DRAWING 01043_BW_202



BURDEKIN ROAD

SCALE 1:250



NO.	DATE	BY	CHKD	REVISED PLAN
01	10/07/2015	E. SHIN		INITIALS
02	10/07/2015	M. STOKER		INITIALS
03	10/07/2015			INITIALS
04	10/07/2015			INITIALS



M CONSULTING ENGINEERS
 11/11 TOWNSHIPS ROAD
 SUITE 101
 BURDEKIN ROAD
 BURDEKIN QLD 4850
 PHONE: 08 9411 1111
 FAX: 08 9411 1112
 EMAIL: info@mce.com.au

DESIGNED: P. O'BRIEN
 CHECKED: E. SHIN
 DRAWN: M. STOKER
 SCALE: 1:250
 DATE: 10/07/2015

BURDEKIN ROAD TOWNHOUSES

GENERAL ARRANGEMENT PLAN - SHEET 3

DATE: 10/07/2015
 DRAWING: 01043_BW_203
 SCALE: 1:250

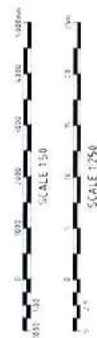
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NOT FOR CONSTRUCTION

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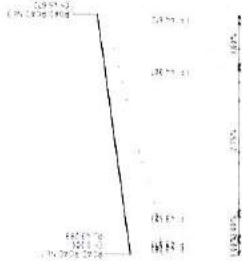
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LONGITUDINAL SECTION ALONG ROAD NO.1



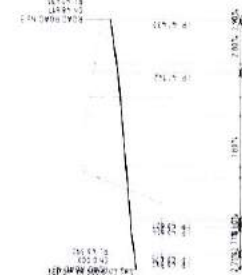
NOT FOR CONSTRUCTION

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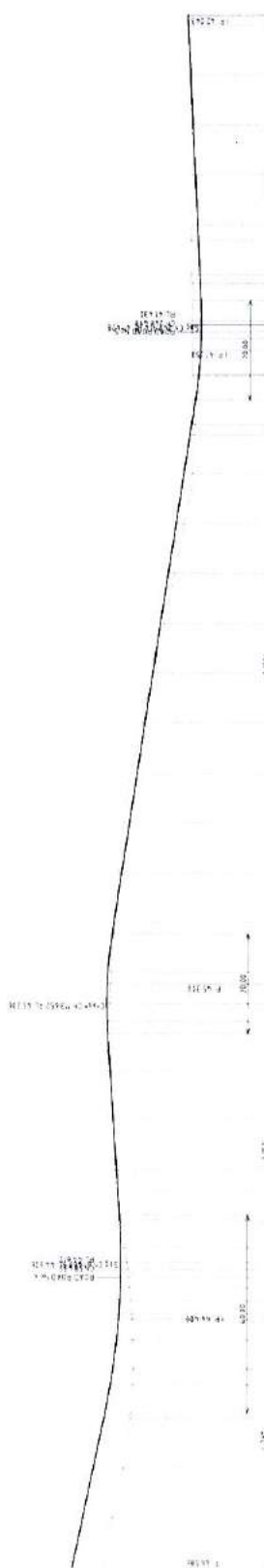
	1979	1980	1981	1982
CUT / FILL DEEPS				
ALONG CONTROL LINE	13.30	12.50	10.60	12.50
ALONG SURFACE LEVEL	13.92	13.30	10.60	12.50
ALONG CONTROL LINE	13.80	12.50	10.60	12.50
ALONG SURFACE LEVEL	14.50	13.50	10.60	12.50
CHANGING				
ALONG CONTROL LINE	13.30	12.50	10.60	12.50
ALONG SURFACE LEVEL	13.92	13.30	10.60	12.50
ALONG CONTROL LINE	13.80	12.50	10.60	12.50
ALONG SURFACE LEVEL	14.50	13.50	10.60	12.50

LONGITUDINAL SECTION ALONG ROAD NO. 4



618.25	618.15	618.25	618.25
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617.65	617.6	617.65	617.65
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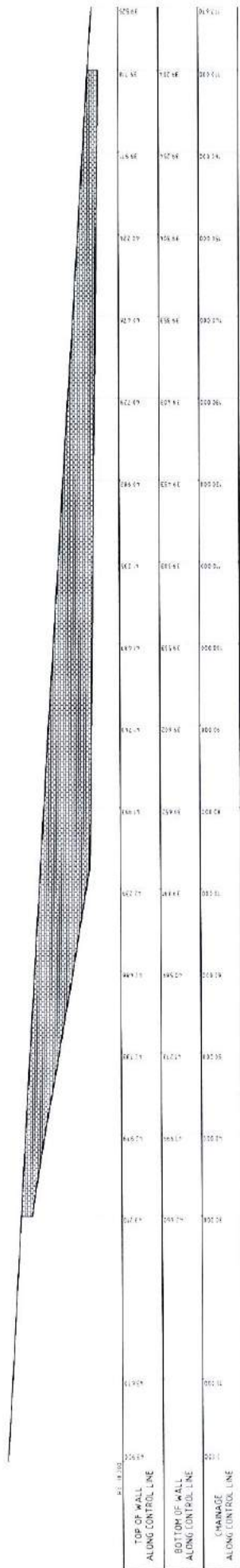
LONGITUDINAL SECTION ALONG ROAD NO.5

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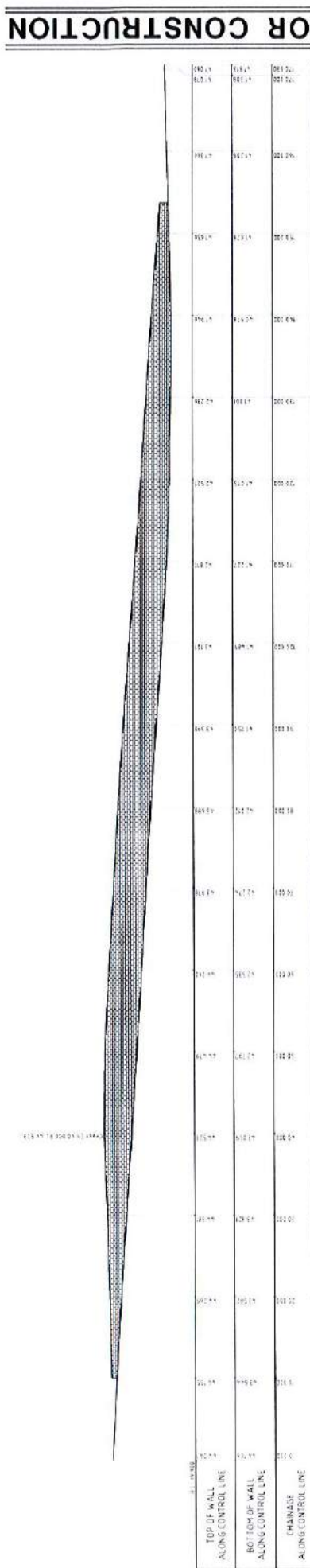
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NOT FOR CONSTRUCTION

[illegible]



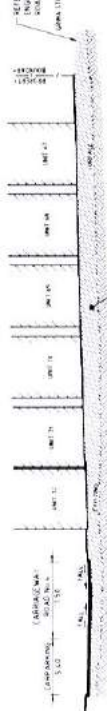
LONGITUDINAL SECTION ALONG RW03-TOW



LONGITUDINAL SECTION ALONG RW02-TOW

NOT FOR CONSTRUCTION

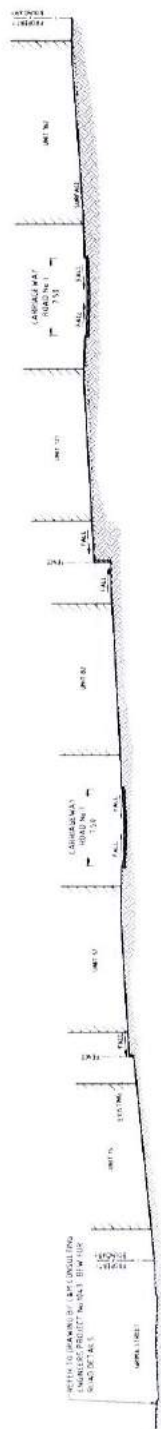
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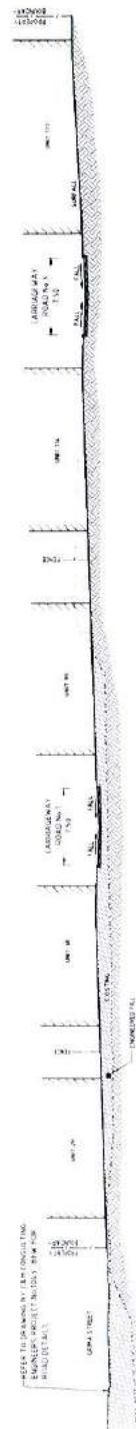
SECTION 101



SECTION 8



SECTION 01100 - PART 1
CERAMIC TILE



SECTION 01100
PART 1 GENERAL



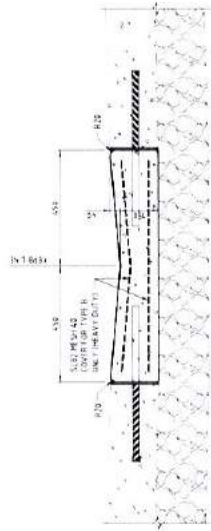
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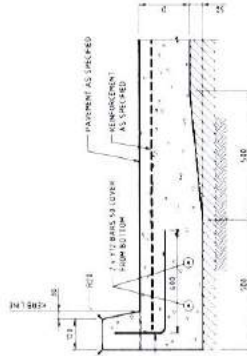
SCALE 1200

NOT FOR CONSTRUCTION

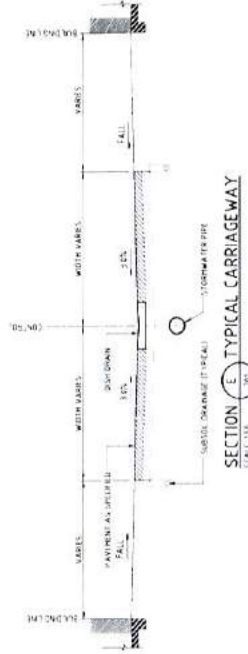
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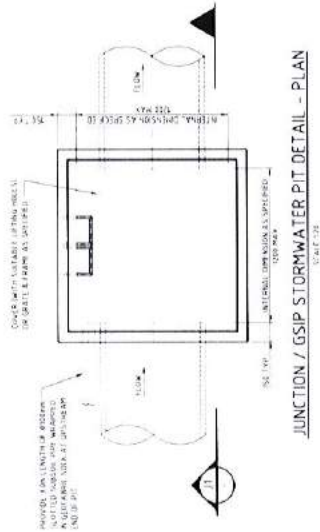
DISHED CROSSING (D.C.)



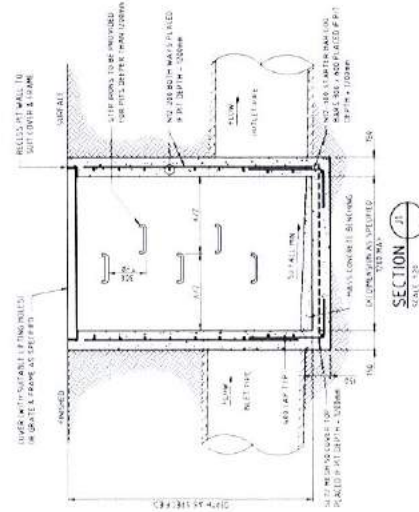
INTEGRAL KERB (I.K.)



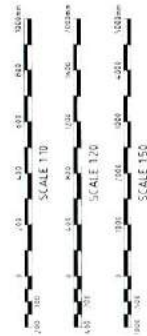
SECTION E TYPICAL CARRIAGEWAY



JUNCTION / GSP STORMWATER PIT DETAIL - PLAN



SECTION J1



NOT FOR CONSTRUCTION

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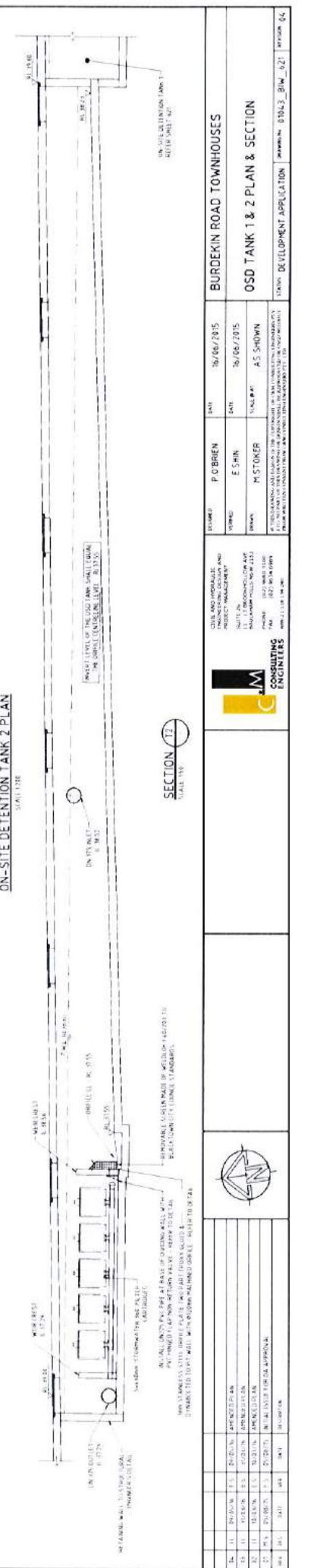
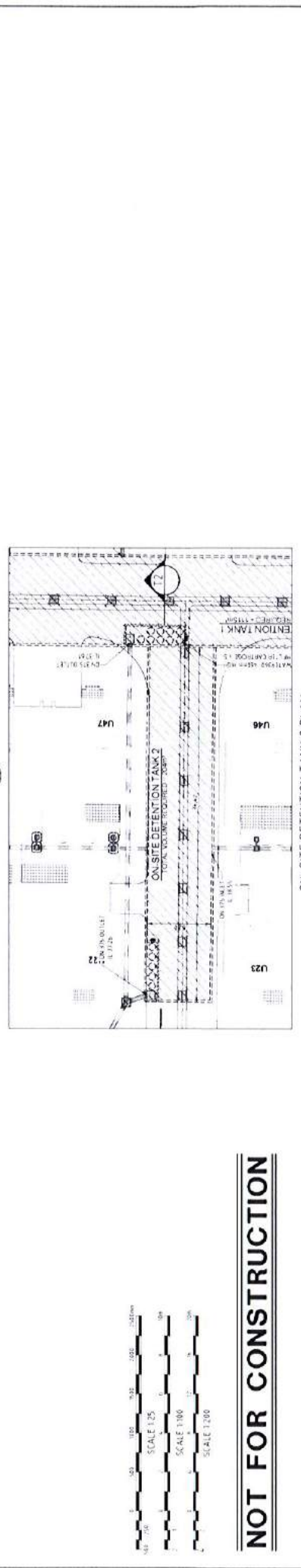
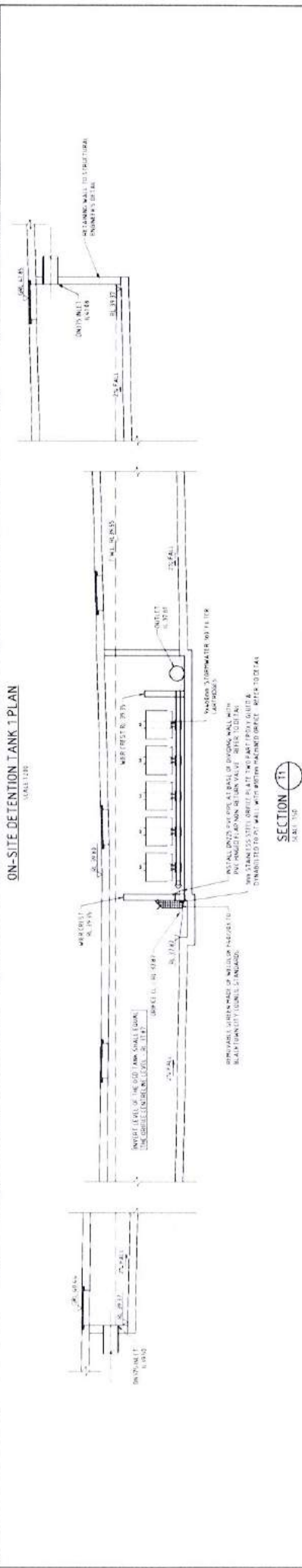
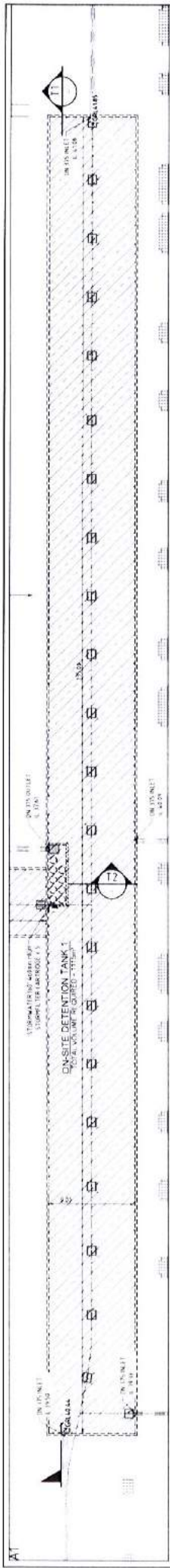
GRIMA STREET

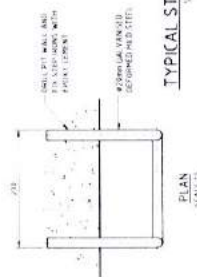
BURDEKIN ROAD

1500

NOT FOR CONSTRUCTION

[illegible]



[illegible]

BASIX® Certificate

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

Multi Dwelling

Certificate number: 650223M_03

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 the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 650223M_02 lodged with the consent authority or certifier on 24 April 2016 with application 1501906.

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



Secretary
Date of issue: Saturday, 07 May 2016
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning &
Environment

Project summary	
Project name	104 Burdekin Rd_03
Street address	104 Burdekin Road Schofields 2762
Local Government Area	Blacktown City Council
Plan type and plan number	deposited 1187290
Lot no.	4
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	175
No. of single dwelling houses	0
Project score	
Water	✓ 45 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 45 Target 40

Certificate Prepared by	
Name / Company Name:	Eco Building Design & Drafting
ABN (if applicable):	42239884273

Description of project

Project address	
Project name	104 Burdekin Rd_03
Street address	104 Burdekin Road Schofields 2762
Local Government Area	Blacktown City Council
Plan type and plan number	deposited 1187290
Lot no.	4
Section no.	-
Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	175
No. of single dwelling houses	0
Site details	
Site area (m ²)	40590
Roof area (m ²)	17783
Non-residential floor area (m ²)	0.0
Residential car spaces	274
Non-residential car spaces	35

Common area landscape	
Common area lawn (m ²)	0.0
Common area garden (m ²)	0.0
Area of indigenous or low water use species (m ²)	0.0
Assessor details	
Assessor number	BDAV/14/1667
Certificate number	16670014
Climate zone	28
Project score	
Water	✓ 45 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 45 Target 40

Description of project

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

Multi-dwelling houses

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)
1	4 or more bedrooms	137.0	3.0	41.0	0.0
5	4 or more bedrooms	137.0	3.0	44.0	0.0
9	4 or more bedrooms	137.0	3.0	42.0	0.0
13	4 or more bedrooms	137.0	3.0	39.0	0.0
17	4 or more bedrooms	137.0	3.0	36.0	0.0
21	4 or more bedrooms	137.0	3.0	29.0	0.0
2	4 or more bedrooms	137.0	3.0	45.0	0.0
6	4 or more bedrooms	137.0	3.0	43.0	0.0
10	4 or more bedrooms	137.0	3.0	40.0	0.0
14	4 or more bedrooms	137.0	3.0	37.0	0.0
18	4 or more bedrooms	137.0	3.0	35.0	0.0
22	4 or more bedrooms	137.0	3.0	48.0	0.0
3	4 or more bedrooms	137.0	3.0	45.0	0.0
7	4 or more bedrooms	137.0	3.0	42.0	0.0
11	4 or more bedrooms	137.0	3.0	40.0	0.0
15	4 or more bedrooms	137.0	3.0	37.0	0.0
19	4 or more bedrooms	137.0	3.0	35.0	0.0
23	4 or more bedrooms	137.0	3.0	35.0	0.0
4	4 or more bedrooms	137.0	3.0	44.0	0.0
8	4 or more bedrooms	137.0	3.0	42.0	0.0
12	4 or more bedrooms	137.0	3.0	39.0	0.0
16	4 or more bedrooms	137.0	3.0	36.0	0.0
20	4 or more bedrooms	137.0	3.0	34.0	0.0
24	4 or more bedrooms	137.0	3.0	32.0	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)
25	4 or more bedrooms	137.0	3.0	32.0	0.0
29	4 or more bedrooms	137.0	3.0	34.0	0.0
33	4 or more bedrooms	137.0	3.0	39.0	0.0
37	4 or more bedrooms	137.0	3.0	34.0	0.0
41	4 or more bedrooms	137.0	3.0	34.0	0.0
45	4 or more bedrooms	137.0	3.0	34.0	0.0
49	4 or more bedrooms	137.0	3.0	32.0	0.0
53	4 or more bedrooms	137.0	3.0	32.0	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)
26	4 or more bedrooms	137.0	3.0	32.0	0.0
30	4 or more bedrooms	137.0	3.0	34.0	0.0
34	4 or more bedrooms	137.0	3.0	72.0	0.0
38	4 or more bedrooms	137.0	3.0	34.0	0.0
42	4 or more bedrooms	137.0	3.0	34.0	0.0
46	4 or more bedrooms	137.0	3.0	41.0	0.0
50	4 or more bedrooms	137.0	3.0	32.0	0.0
54	4 or more bedrooms	137.0	3.0	32.0	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)
27	4 or more bedrooms	137.0	3.0	34.0	0.0
31	4 or more bedrooms	137.0	3.0	34.0	0.0
35	4 or more bedrooms	137.0	3.0	58.0	0.0
39	4 or more bedrooms	137.0	3.0	34.0	0.0
43	4 or more bedrooms	137.0	3.0	32.0	0.0
47	4 or more bedrooms	137.0	3.0	32.0	0.0
51	4 or more bedrooms	137.0	3.0	32.0	0.0
55	4 or more bedrooms	137.0	3.0	32.0	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)
28	4 or more bedrooms	137.0	3.0	34.0	0.0
32	4 or more bedrooms	137.0	3.0	34.0	0.0
36	4 or more bedrooms	137.0	3.0	26.0	0.0
40	4 or more bedrooms	137.0	3.0	34.0	0.0
44	4 or more bedrooms	137.0	3.0	32.0	0.0
48	4 or more bedrooms	137.0	3.0	32.0	0.0
52	4 or more bedrooms	137.0	3.0	32.0	0.0
56	4 or more bedrooms	137.0	3.0	32.0	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)
57	4 or more bedrooms	137.0	3.0	32.0	0.0
61	1	137.0	3.0	32.0	0.0
65	4 or more bedrooms	137.0	3.0	32.0	0.0
69	4 or more bedrooms	137.0	3.0	74.0	0.0
73	4 or more bedrooms	137.0	3.0	32.0	0.0
77	4 or more bedrooms	137.0	3.0	33.0	0.0
81	4 or more bedrooms	137.0	3.0	33.0	0.0
85	4 or more bedrooms	137.0	3.0	33.0	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)
58	4 or more bedrooms	137.0	3.0	32.0	0.0
62	4 or more bedrooms	137.0	3.0	32.0	0.0
66	4 or more bedrooms	137.0	3.0	32.0	0.0
70	4 or more bedrooms	137.0	3.0	33.0	0.0
74	4 or more bedrooms	137.0	3.0	29.0	0.0
78	4 or more bedrooms	137.0	3.0	33.0	0.0
82	4 or more bedrooms	137.0	3.0	33.0	0.0
86	4 or more bedrooms	137.0	3.0	33.0	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)
59	4 or more bedrooms	137.0	3.0	32.0	0.0
63	4 or more bedrooms	137.0	3.0	32.0	0.0
67	4 or more bedrooms	137.0	3.0	32.0	0.0
71	4 or more bedrooms	137.0	3.0	33.0	0.0
75	4 or more bedrooms	137.0	3.0	33.0	0.0
79	4 or more bedrooms	137.0	3.0	33.0	0.0
83	4 or more bedrooms	137.0	3.0	33.0	0.0
87	4 or more bedrooms	137.0	3.0	33.0	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)
60	4 or more bedrooms	137.0	3.0	32.0	0.0
64	4 or more bedrooms	137.0	3.0	32.0	0.0
68	4 or more bedrooms	137.0	3.0	37.0	0.0
72	4 or more bedrooms	137.0	3.0	32.0	0.0
76	4 or more bedrooms	137.0	3.0	33.0	0.0
80	4 or more bedrooms	137.0	3.0	33.0	0.0
84	4 or more bedrooms	137.0	3.0	33.0	0.0
88	4 or more bedrooms	137.0	3.0	33.0	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)
89	4 or more bedrooms	137.0	3.0	33.0	0.0
93	4 or more bedrooms	137.0	3.0	32.0	0.0
97	4 or more bedrooms	137.0	3.0	28.0	0.0
101	4 or more bedrooms	137.0	3.0	28.0	0.0
105	4 or more bedrooms	137.0	3.0	28.0	0.0
109	4 or more bedrooms	137.0	3.0	28.0	0.0
113	4 or more bedrooms	137.0	3.0	28.0	0.0
117	4 or more bedrooms	137.0	3.0	33.0	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)
90	4 or more bedrooms	137.0	3.0	33.0	0.0
94	4 or more bedrooms	137.0	3.0	28.0	0.0
98	4 or more bedrooms	137.0	3.0	28.0	0.0
102	4 or more bedrooms	137.0	3.0	27.0	0.0
106	4 or more bedrooms	137.0	3.0	28.0	0.0
110	4 or more bedrooms	137.0	3.0	28.0	0.0
114	4 or more bedrooms	137.0	3.0	32.0	0.0
118	4 or more bedrooms	137.0	3.0	33.0	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)
91	4 or more bedrooms	137.0	3.0	33.0	0.0
95	4 or more bedrooms	137.0	3.0	24.0	0.0
99	4 or more bedrooms	137.0	3.0	28.0	0.0
103	4 or more bedrooms	137.0	3.0	60.0	0.0
107	4 or more bedrooms	137.0	3.0	28.0	0.0
111	4 or more bedrooms	137.0	3.0	27.0	0.0
115	4 or more bedrooms	137.0	3.0	33.0	0.0
119	4 or more bedrooms	137.0	3.0	33.0	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)
92	4 or more bedrooms	137.0	3.0	33.0	0.0
96	4 or more bedrooms	137.0	3.0	27.0	0.0
100	4 or more bedrooms	137.0	3.0	28.0	0.0
104	4 or more bedrooms	137.0	3.0	32.0	0.0
108	4 or more bedrooms	137.0	3.0	28.0	0.0
112	4 or more bedrooms	137.0	3.0	24.0	0.0
116	4 or more bedrooms	137.0	3.0	33.0	0.0
120	4 or more bedrooms	137.0	3.0	33.0	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)
121	4 or more bedrooms	137.0	3.0	33.0	0.0
125	4 or more bedrooms	137.0	3.0	33.0	0.0
129	4 or more bedrooms	137.0	3.0	33.0	0.0
133	4 or more bedrooms	137.0	3.0	29.0	0.0
137	4 or more bedrooms	137.0	3.0	28.0	0.0
141	4 or more bedrooms	137.0	3.0	38.0	0.0
145	4 or more bedrooms	137.0	3.0	36.0	0.0
149	4 or more bedrooms	137.0	3.0	36.0	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)
122	4 or more bedrooms	137.0	3.0	33.0	0.0
126	4 or more bedrooms	137.0	3.0	33.0	0.0
130	4 or more bedrooms	137.0	3.0	33.0	0.0
134	4 or more bedrooms	137.0	3.0	24.0	0.0
138	4 or more bedrooms	137.0	3.0	28.0	0.0
142	4 or more bedrooms	137.0	3.0	36.0	0.0
146	4 or more bedrooms	137.0	3.0	36.0	0.0
150	4 or more bedrooms	137.0	3.0	36.0	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)
123	4 or more bedrooms	137.0	3.0	33.0	0.0
127	4 or more bedrooms	137.0	3.0	33.0	0.0
131	4 or more bedrooms	137.0	3.0	33.0	0.0
135	4 or more bedrooms	137.0	3.0	28.0	0.0
139	4 or more bedrooms	137.0	3.0	28.0	0.0
143	4 or more bedrooms	137.0	3.0	36.0	0.0
147	4 or more bedrooms	137.0	3.0	36.0	0.0
151	4 or more bedrooms	137.0	3.0	36.0	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)
124	4 or more bedrooms	137.0	3.0	33.0	0.0
128	4 or more bedrooms	137.0	3.0	33.0	0.0
132	4 or more bedrooms	137.0	3.0	33.0	0.0
136	4 or more bedrooms	137.0	3.0	28.0	0.0
140	4 or more bedrooms	137.0	3.0	42.0	0.0
144	4 or more bedrooms	137.0	3.0	36.0	0.0
148	4 or more bedrooms	137.0	3.0	36.0	0.0
152	4 or more bedrooms	137.0	3.0	36.0	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)
153	4 or more bedrooms	137.0	3.0	36.0	0.0
157	4 or more bedrooms	137.0	3.0	36.0	0.0
161	4 or more bedrooms	137.0	3.0	36.0	0.0
165	4 or more bedrooms	137.0	3.0	36.0	0.0
169	4 or more bedrooms	137.0	3.0	36.0	0.0
173	4 or more bedrooms	137.0	3.0	36.0	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)
154	4 or more bedrooms	137.0	3.0	36.0	0.0
158	4 or more bedrooms	137.0	3.0	36.0	0.0
162	4 or more bedrooms	137.0	3.0	36.0	0.0
166	4 or more bedrooms	137.0	3.0	36.0	0.0
170	4 or more bedrooms	137.0	3.0	36.0	0.0
174	4 or more bedrooms	137.0	3.0	36.0	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)
155	4 or more bedrooms	137.0	3.0	36.0	0.0
159	4 or more bedrooms	137.0	3.0	36.0	0.0
163	4 or more bedrooms	137.0	3.0	36.0	0.0
167	4 or more bedrooms	137.0	3.0	36.0	0.0
171	4 or more bedrooms	137.0	3.0	36.0	0.0
175	4 or more bedrooms	137.0	3.0	41.0	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)
156	4 or more bedrooms	137.0	3.0	36.0	0.0
160	4 or more bedrooms	137.0	3.0	36.0	0.0
164	4 or more bedrooms	137.0	3.0	36.0	0.0
168	4 or more bedrooms	137.0	3.0	36.0	0.0
172	4 or more bedrooms	137.0	3.0	36.0	0.0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses
 - (a) Dwellings
 - (i) Water
 - (ii) Energy
 - (iii) Thermal Comfort
2. Commitments for single dwelling houses
3. 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 multi-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.		✓ ✓	✓ ✓
(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.	✓	✓	✓

Dwelling no.	Fixtures				Appliances				Individual pool				Individual spa			
	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	Volume (max volume)	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	3 star	3 star	3 star	no	-	-	-	-	-	-	-	-	-	-	-

Alternative water source									
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up	
All dwellings	individual water tank (no. 1)	Tank size (min) 2000.0 litres	To collect run-off from at least: 70.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	no	yes	no	no	
None	-		-	-	-	-	-	-	

(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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 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".		✓	
(j) 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. All dwellings	Hot water			Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	Individual fan, ducted to façade or roof	manual switch on/off
gas instantaneous 3 star		individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off		

Dwelling no.	Cooling			Heating		Artificial lighting				Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	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 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	0	0	no	no	no	no	3	yes

Dwelling no.	Individual pool					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	-	-	-	no	yes

Dwelling no.	Alternative energy	
	Photovoltaic system (min rated electrical output in peak kW)	
All dwellings	-	

(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.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1	69.0	34.0
3	57.0	33.0
8	63.0	30.0
13	56.0	33.0
15	61.0	29.0
17	62.0	29.0
19	58.0	32.0
20	49.0	29.0
21	52.0	28.0
22	47.0	23.0
23	26.0	24.0

Thermal loads

Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
24	63.0	29.0
29	47.0	39.0
30	59.0	26.0
31	38.0	34.0
33	60.0	32.0
34	69.0	43.0
35	58.0	34.0
37	36.0	35.0
38	51.0	24.0
39	48.0	38.0
41	57.0	30.0
42	59.0	30.0
44	70.0	29.0
45	68.0	30.0
46	27.0	36.0
48	69.0	30.0
50	58.0	33.0
53	56.0	31.0
55	73.0	28.0
58	65.0	29.0
68	25.0	32.0
69	35.0	30.0
70	57.0	19.0
71	47.0	20.0
74	49.0	26.0
75	25.0	35.0
81	63.0	17.0

Thermal loads

Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
95	17.0	28.0
97	22.0	24.0
98	59.0	21.0
102	62.0	18.0
104	27.0	31.0
107	56.0	26.0
115	46.0	16.0
116	18.0	29.0
140	34.0	28.0
141	53.0	38.0
144	74.0	32.0
146	77.0	36.0
147	75.0	31.0
174	69.0	29.0
175	65.0	32.0
7, 47	57.0	32.0
14, 15	64.0	28.0
26, 27	59.0	29.0
28, 40	57.0	29.0
32, 96	50.0	24.0
36, 43	67.0	30.0
49, 59	73.0	27.0
5, 108	62.0	30.0
54, 66	71.0	28.0
60, 64	64.0	29.0
72, 80	58.0	19.0
2, 4, 9	61.0	32.0

Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
93, 131	59.0	18.0
103, 120	63.0	16.0
117, 134	50.0	25.0
10, 57, 63	61.0	30.0
51, 61, 65	65.0	28.0
73, 118, 135	47.0	16.0
79, 128, 136	60.0	17.0
143, 145, 148	74.0	30.0
52, 56, 62, 67	60.0	31.0
6, 11, 12, 16, 25	59.0	31.0
76, 84, 86, 88, 92	62.0	17.0
85, 100, 122, 126, 139	58.0	18.0
101, 110, 113, 125, 129, 133	62.0	16.0
151, 155, 158, 161, 166, 169	76.0	29.0
78, 82, 87, 89, 90, 94, 111, 112, 123, 137	61.0	17.0
142, 149, 152, 154, 157, 160, 163, 167, 168, 170	77.0	30.0
150, 153, 156, 159, 162, 164, 165, 171, 172, 173	77.0	29.0
All other dwellings	60.0	18.0

Construction of floors and walls			
Dwelling no.	Concrete slab on ground(m ²)	Suspended floor with open subfloor (m ²)	Suspended floor with enclosed subfloor (m ²)
33	57	2	-
34	48	-	-

Suspended floor above garage (m ²)		Primarily rammed earth or mudbrick walls	
17	No	19	No

Construction of floors and walls						
Dwelling no.	Concrete slab on ground(m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls	
140	70	-	-	17	No	
68,69	66	-	-	16	No	
22,23,46	81	-	-	17	No	
27,28,42	51	2	-	17	No	
29,30,31,32	57	-	2	17	No	
37,38,39,40,41	53	2	-	17	No	
95,96,97,98,99,100,101,102,103,104,105,106,107,108,134,135,136,137,138,139			-	17	No	
141,142,143,144,985,146,147,148,149,150,151,152,153,154,155,156,157,158,159,160,161,162,163,164,165,166,167,168,169,170,171,172,173,174,175					No	
All other dwellings	49	2	-	17	No	

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 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.	✓	✓	✓

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).

