



BASIX REPORT

5-15 RYNAN AVENUE, EDMONDSON PARK

WC133-06F01(REV1)- BASIX REPORT

19 JANUARY 2018

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DOCUMENT CONTROL

Date	Revision History	Issued Revision	Prepared By (initials)	Instructed By (initials)	Reviewed & Authorised by (initials)
December 18, 2017	Updated for latest design.	0	TH/KS/MY/DR	TH	TH
January 19, 2017	Finalised.	1	TH	TH	TH

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1 INTRODUCTION

This study investigates the estimated thermal comfort, water and energy usage of Buildings B, C and D of the proposed development located at 5-15 Rynan Avenue, Edmondson Park. The assessment is carried out using online BASIX and BERS Pro Thermal Performance assessment tools. This assessment is based on the architectural drawings prepared by project architects Joshua Farkash & Associates, received December, 2017.

2 ANALYSIS

A BASIX assessment is split into three sections; Water, Thermal Comfort and Energy. Each section measures the efficiency of the development in these areas. For the Water and Energy sections, the development is given a score based on the efficiency. BASIX sets a minimum score in these areas that the development must satisfy. The Thermal Performance section of the BASIX assessment requires a BERS Pro simulation to be undertaken. BASIX sets requirements on the maximum heating and cooling loads for each residential apartment of the development. The results of this are rated in BASIX as either a pass or fail.

2.1 WATER USAGE

The water usage of the development is measured based on the area of gardens/lawn and the number and efficiency of permanent fixtures within the development (such as showerheads, taps and toilets). The development is given a rating, with BASIX requiring a minimum rating of 40% to pass this section.

Bonus points are available in this section by using a rainwater tank. Water from a rainwater tank can be used for the outdoor landscape, private garden/lawn, laundry and toilets.

2.2 THERMAL COMFORT

The thermal comfort of the development is measured using the BERS Pro Thermal Performance assessment tool. This gives an expected level of energy consumption (expressed in Mega Joules used per square metre per annum) for the heating and cooling loads.

The thermal comfort of the development can be improved by using higher performance building materials (such as performance glazing) and/or insulation materials. BASIX sets a maximum heating and cooling load that the development is to achieve. This is given as a weighted average heating and cooling load for the entire development, **and** for each individual unit to achieve. Bonus points can be obtained for the cooling load through natural ventilation throughout the development.

2.3 ENERGY USAGE

The energy section of the BASIX assessment measures the energy efficiency of the development based on the efficiency of the fixed appliances to be used. This includes the hot water system, air-conditioning system, exhaust fans, lighting and the cook top/oven. If a pool is to be included in the proposal then the efficiency measure of the pool heater and the pool pump is also required. The development is given a rating, with BASIX requiring a minimum rating of 30% to pass this section.

3 RESULTS OF THE BASIX ASSESSMENT

3.1 WATER

The target score in BASIX to achieve water usage compliance is **40%**. For the proposed development a score of **42%** is achieved through the following;

- The common area toilets are to have a water efficiency rating of at least 3.0 Stars.
- The common area taps are to have a water efficiency rating of at least 3.0 Stars.
- The inclusion of rainwater tank with a minimum tank capacity of at least 1,000L. The rainwater is to be collected from at least 1,600m² of the roof area and is to be used for all public landscaping (2,350m²).
- All showerheads within each residential dwelling of the proposed development should have a water efficiency rating of at least 3.0 Stars (>7.5 but <=9.0L/min).
- All toilets within each residential dwelling of the proposed development should have a water efficiency rating of at least 3.0 Stars.
- All kitchen and bathroom taps within each residential dwelling of the proposed development should have a water efficiency rating of at least 3.0 Stars.
- Clothes washers are to be installed within each residential dwelling of the proposed development should have a water efficiency rating of at least 3.0 Stars.
- Dishwashers are to be installed within each residential dwelling of the proposed development should have a water efficiency rating of at least 3.0 Stars.

3.2 Thermal Comfort

The BERS Pro assessments take into account the following fundamental aspects of energy efficient design:

- The orientation and size of the walls.
- The location, proportion and type of windows and doors, and any internal or external coverings to them.
- The materials and colours of the exterior of the building.
- Internal floor, wall and ceiling materials.
- Cross ventilation.
- Provision of any insulation in walls, roof or ceiling.
- Overshadowing to walls and windows from eaves, other parts of the development and neighbours.
- The topography and climate of the area around the proposed development.

In BASIX, the required weighted averaged maximum heating and cooling loads of the **entire** proposed development are **74.0 MJ/m²/year for heating** and **70.0 MJ/m²/year for cooling** and **for each individual unit** a maximum heating and cooling load of **88.0 MJ/m²/year for heating** and **91.0 MJ/m²/year for cooling**. The required heating and cooling loads for the individual residential dwellings within Buildings B, C and D are indicated in Tables 2a to 2c and. Note that the overall weighted average heating and cooling loads are significantly harder to achieve than the individual dwelling requirements are also indicated in Table 2.

3.2.1 Initial Results

The following construction materials were initially selected for the assessment. Note that the materials described are not prescriptive. The construction materials used on the subject development should be selected to have similar performance characteristics as the ones detailed below so as not to effect the overall thermal performance rating of each apartment. The U-value and Solar Heat Gain Coefficient (SHGC) for the glazing is also indicated.

- The apartment envelope walls (external, party, lift/stair, lobby etc.) are Concrete or Brick Veneer. No external wall insulation has been initially proposed.
- The internal walls within each residential apartment are Plasterboard on Studs and Concrete Block. No internal wall insulation has been initially proposed.
- The initial glazing systems will have the following properties: U = 6.57, SHGC = 0.74. This typically represents a standard single-glazed clear glazing system set within standard aluminium frames.

- The floor coverings for the residential dwellings will be tiles for the kitchen, bathrooms, ensuite and laundry areas, and carpet within the bedrooms and the living areas. The floors will be concrete slabs. No initial insulation is proposed for the floors.
- The ceilings will be plasterboard suspended from concrete with no initial insulation proposed.
- The roof will be metal with no initial insulation proposed.
- Draught seals are to be installed to the windows and doors.
- No ceiling penetration due to recessed luminaries and vents, exhaust fans etc. has been assumed as the lighting arrangement is yet to be determined. The adjustment for loss of ceiling insulation due to penetrations can be found within NCC Volume 1, Section J, and Table J1.3b as indicated below:

Table J1.3b ADJUSTMENT OF MINIMUM R-VALUE FOR LOSS OF CEILING INSULATION

Percentage of ceiling area uninsulated	Minimum R-Value of ceiling insulation required to satisfy J1.3(a)										
	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0	5.5	6.0
	Adjusted minimum R-Value of ceiling insulation required to compensate for loss of ceiling insulation area										
0.5% to less than 1.0%	1.0	1.6	2.2	2.8	3.4	4.0	4.7	5.4	6.2	6.9	
1.0% to less than 1.5%	1.1	1.7	2.3	2.9	3.6	4.4	5.2	6.1	7.0		
1.5% to less than 2.0%	1.1	1.7	2.4	3.1	3.9	4.8	5.8	6.8			
2.0% to less than 2.5%	1.1	1.8	2.5	3.3	4.2	5.3	6.5				
2.5% to less than 3.0%	1.2	1.9	2.6	3.6	4.6	5.9					
3.0% to less than 4.0%	1.2	2.0	3.0	4.2	5.7						
4.0% to less than 5.0%	1.3	2.2	3.4	5.0							
5.0% or more											Not Permitted

Note: Where the minimum *R-Value* of ceiling insulation *required* to satisfy J1.3(a) is between the values stated, interpolation may be used to determine the adjusted minimum *R-Value*.

The climate zone selected for analysis was Climate Zone 28. The results of the analysis, indicated in Tables 2a to 2c, indicate that several of the residential dwellings within the proposed development will not satisfy the individual thermal requirements of BASIX. Hence treatment is required to some of the residential dwellings of the development.

3.2.2 Results with Treatments

Further analysis of the proposed development resulted in some recommended treatments to achieve the BASIX requirements for thermal performance. Note that the following dwellings numbers listed are in accordance with those indicated in the architectural drawings. The recommended treatments for the residential dwellings are listed in the following Tables 1a to 1c:

Table 1a Recommended Treatments – Building B

Unit Numbers	Recommended Treatment(s)
B-G06, B-G07	<ul style="list-style-type: none"> The glazed systems are to have the following properties: U = 4.7, SHGC = 0.63 R1.5 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms). R0.5 flooring insulation above carpark/air below.
B-G01, B-G02, B-G03	<ul style="list-style-type: none"> R1.0 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms). R0.5 flooring insulation above carpark/air below.
B-G09	<ul style="list-style-type: none"> R1.5 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms). R0.5 flooring insulation above carpark/air below.
B-G04, B-G05, B-G08, B-101, B-102, B-103, B-104, B-105, B-108, B-201, B-202, B-203, B-204, B-205, B-208, B-301, B-302, B-303, B-304, B-305,	<ul style="list-style-type: none"> R1.0 insulation is to be used in all envelope walls.
B-106, B-107, B-109, B-206, B-207, B-209, B-306, B-307	<ul style="list-style-type: none"> R1.5 insulation is to be used in all envelope walls.
B-308, B-401, B-402	<ul style="list-style-type: none"> R1.0 insulation is to be used in all envelope walls. R2.0 Ceiling/roof insulation to areas with roof above.
B-309	<ul style="list-style-type: none"> R1.5 insulation is to be used in all envelope walls. R2.0 Ceiling/roof insulation to areas with roof above.
B-403, B-404, B-405	<ul style="list-style-type: none"> R1.0 insulation is to be used in all envelope walls. R2.5 Ceiling/roof insulation to areas with roof above.
B-406, B-407	<ul style="list-style-type: none"> R1.5 insulation is to be used in all envelope walls. R2.5 Ceiling/roof insulation to areas with roof above.

Table 1b Recommended Treatments – Building C

Unit Numbers	Recommended Treatment(s)
C-105	<ul style="list-style-type: none"> The glazed systems are to have the following properties: U = 4.7, SHGC = 0.63 R1.5 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms). R1.0 flooring insulation above carpark/air below.
C-403	<ul style="list-style-type: none"> The glazed systems are to have the following properties: U = 4.7, SHGC = 0.63 R1.5 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms) R2.0 Ceiling/roof insulation to areas with roof above.

Unit Numbers	Recommended Treatment(s)
C-G01, C-G02, C-G03, C-G05	<ul style="list-style-type: none"> R1.5 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms). R1.0 flooring insulation above carpark/air below.
C-G04, C-206	<ul style="list-style-type: none"> R1.0 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms). R1.0 flooring insulation above carpark/air below.
C-303, C-304, C-401, C-402, C-404, C-405, C-406, C-407	<ul style="list-style-type: none"> R1.0 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms). R2.0 Ceiling/roof insulation to areas with roof above.
C-G07, C-205, C-305	<ul style="list-style-type: none"> R1.5 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms).
All remaining units	<ul style="list-style-type: none"> R1.0 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms).

Table 1c Recommended Treatments – Building D

Unit Numbers	Recommended Treatment(s)
D-G02, D-G03, D-302, D-303, D-304, D-305	<ul style="list-style-type: none"> R1.0 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms) R2.5 Ceiling/roof insulation to areas with roof above.
D-G06, D-307	<ul style="list-style-type: none"> R1.5 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms) R2.5 Ceiling/roof insulation to areas with roof above.
D-107, D-207	<ul style="list-style-type: none"> R1.5 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms)
D-G01, D-G04, D-G05, D-G06, D-102, D-103, D-104, D-105, D-202, D-203, D-204, D-205	<ul style="list-style-type: none"> R1.0 Insulation is to be used in all external walls & envelope walls to the stair/liftcore or enclosed unconditioned spaces (plant/mechanical rooms)
All remaining units	<ul style="list-style-type: none"> No additional treatments required.

The glazing types selected for the windows of the proposed development should at least satisfy the required performance data listed in this report. Higher performing glass types than those listed in this report are also acceptable. Reducing the amount of glazing in each unit is expected to significantly increase the thermal performance of each unit. That is, alternative glazing systems or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

With these treatments in place the weighted average maximum heating and cooling loads are **59.8 MJ/m²/year for heating** and **36.7 MJ/m²/year for cooling**.

The BASIX requirements for the weighted averaged maximum heating and cooling loads of the entire proposed development are **74.0 MJ/m²/year for heating** and **70.0 MJ/m²/year for cooling**. Hence, with the recommended treatments listed above, the proposed development will satisfy the thermal performance requirements of BASIX.

Table 2a BERS Thermal Performance Results – Building B

Unit Number	BASIX Requirements (MJ/m ² /year)		Final Results (MJ/m ² /year) (with treatments)	
	Heating	Cooling	Heating	Cooling
B-G01	88.0	91.0	81.8	24.2
B-G02	88.0	91.0	79.1	32.8
B-G03	88.0	91.0	83.7	28.7
B-G04	88.0	91.0	78.8	23.6
B-G05	88.0	91.0	81.1	22.6
B-G06	88.0	91.0	86.0	33.3
B-G07	88.0	91.0	85.9	18.3
B-G08	88.0	91.0	86.6	16.7
B-G09	88.0	91.0	84.4	27.3
B-101	88.0	91.0	49.1	29.5
B-102	88.0	91.0	35.9	31.5
B-103	88.0	91.0	49.9	31.0
B-104	88.0	91.0	20.4	34.5
B-105	88.0	91.0	37.0	20.4
B-106	88.0	91.0	67.0	37.0
B-107	88.0	91.0	74.6	24.8
B-108	88.0	91.0	17.1	19.7
B-109	88.0	91.0	44.0	28.4
B-201	88.0	91.0	46.0	31.9
B-202	88.0	91.0	40.2	33.9
B-203	88.0	91.0	49.8	31.0
B-204	88.0	91.0	20.3	34.3
B-205	88.0	91.0	25.6	25.2
B-206	88.0	91.0	63.4	40.2
B-207	88.0	91.0	77.2	28.7
B-208	88.0	91.0	12.3	21.9
B-209	88.0	91.0	51.1	29.0
B-301	88.0	91.0	43.0	34.4
B-302	88.0	91.0	39.2	34.7
B-303	88.0	91.0	49.7	31.0
B-304	88.0	91.0	20.3	34.3
B-305	88.0	91.0	25.6	25.2
B-306	88.0	91.0	61.6	41.8

Unit Number	BASIX Requirements (MJ/m2/year)		Final Results (MJ/m2/year) (with treatments)	
	Heating	Cooling	Heating	Cooling
B-307	88.0	91.0	75.2	28.9
B-308	88.0	91.0	29.0	36.6
B-309	88.0	91.0	64.8	48.1
B-401	88.0	91.0	72.2	72.3
B-402	88.0	91.0	78.0	70.6
B-403	88.0	91.0	77.9	49.8
B-404	88.0	91.0	54.6	53.4
B-405	88.0	91.0	59.3	38.3
B-406	88.0	91.0	73.9	52.4
B-407	88.0	91.0	85.3	36.0

Table 2b BERS Thermal Performance Results – Building C

Unit Number	BASIX Requirements (MJ/m2/year)		Final Results (MJ/m2/year) (with treatments)	
	Heating	Cooling	Heating	Cooling
C-G01	88.0	91.0	75.2	30.8
C-G02	88.0	91.0	86.7	31.5
C-G03	88.0	91.0	82.7	19.6
C-G04	88.0	91.0	86.4	17.9
C-G05	88.0	91.0	78.7	28.4
C-G06	88.0	91.0	70.5	24.2
C-G07	88.0	91.0	86.0	24.1
C-101	88.0	91.0	61.3	33.6
C-102	88.0	91.0	51.8	37.3
C-103	88.0	91.0	65.6	27.6
C-104	88.0	91.0	59.4	17.8
C-105	88.0	91.0	70.2	18.6
C-106	88.0	91.0	47.4	34.1
C-107	88.0	91.0	17.7	31.3
C-108	88.0	91.0	34.2	28.5
C-201	88.0	91.0	50.8	38.5
C-202	88.0	91.0	43.0	44.3
C-203	88.0	91.0	64.3	28.8
C-204	88.0	91.0	56.5	18.9
C-205	88.0	91.0	40.9	25.9
C-206	88.0	91.0	85.3	24.8
C-207	88.0	91.0	43.1	33.1
C-208	88.0	91.0	17.7	31.3

Unit Number	BASIX Requirements (MJ/m ² /year)		Final Results (MJ/m ² /year) (with treatments)	
	Heating	Cooling	Heating	Cooling
C-209	88.0	91.0	34.3	28.7
C-301	88.0	91.0	43.6	35.6
C-302	88.0	91.0	35.5	46.6
C-303	88.0	91.0	72.4	52.6
C-304	88.0	91.0	65.9	35.3
C-305	88.0	91.0	39.0	27.3
C-306	88.0	91.0	51.5	28.6
C-307	88.0	91.0	42.9	33.3
C-308	88.0	91.0	17.7	31.3
C-309	88.0	91.0	33.7	29.3
C-401	88.0	91.0	74.4	55.4
C-402	88.0	91.0	64.3	75.0
C-403	88.0	91.0	48.2	38.4
C-404	88.0	91.0	84.9	48.3
C-405	88.0	91.0	71.1	50.3
C-406	88.0	91.0	62.8	51.1
C-407	88.0	91.0	71.5	53.4

Table 2c BERS Thermal Performance Results – Building D

Unit Number	BASIX Requirements (MJ/m ² /year)		Final Results (MJ/m ² /year) (with treatments)	
	Heating	Cooling	Heating	Cooling
DG01	88.0	91.0	64.3	76.1
DG02	88.0	91.0	63.8	81.0
DG03	88.0	91.0	74.1	53.5
DG04	88.0	91.0	62.9	49.9
DG05	88.0	91.0	83.2	76.4
DG06	88.0	91.0	61.3	42.6
DG07	88.0	91.0	79.0	70.0
D101	88.0	91.0	87.2	50.1
D102	88.0	91.0	65.6	31.3
D103	88.0	91.0	60.0	26.1
D104	88.0	91.0	53.8	20.8
D105	88.0	91.0	44.2	21.1
D106	88.0	91.0	83.4	52.3
D107	88.0	91.0	81.8	36.7
D201	88.0	91.0	81.6	50.3
D202	88.0	91.0	42.4	34.6
D203	88.0	91.0	53.6	28.6

Unit Number	BASIX Requirements (MJ/m2/year)		Final Results (MJ/m2/year) (with treatments)	
	Heating	Cooling	Heating	Cooling
D204	88.0	91.0	49.6	21.4
D205	88.0	91.0	40.3	22.1
D206	88.0	91.0	82.7	52.9
D207	88.0	91.0	81.8	36.7
D301	88.0	91.0	87.7	52.9
D302	88.0	91.0	54.5	36.2
D303	88.0	91.0	62.1	33.1
D304	88.0	91.0	61.1	25.1
D305	88.0	91.0	52.5	25.7
D306	88.0	91.0	86.9	58.4
D307	88.0	91.0	82.5	37.7

3.3 ENERGY

The target score in BASIX to achieve energy usage compliance is 30%. A score of **30%** is achieved for the development through the following;

3.3.1 Central Systems

- The lift systems in the development are to be geared traction with VVAC motor.

3.3.2 Common Areas

The BASIX requirements for the ventilation and lighting systems within the various common areas are listed in Tables 3 and 4 as follows:

Table 3 Ventilation Systems

Common Area	Ventilation System Type	Efficiency Measure
Basement Car Park Areas	Ventilation (supply + exhaust)	Carbon monoxide monitor + VSD fan
Various Garbage/Bin Store Rooms	Ventilation exhaust only	-
B1 Comm Rooms	Ventilation supply only	Thermostatically controlled
Basement WC	Ventilation exhaust only	Time clock or BMS controlled
Various Basement Residential Storage Rooms	No mechanical ventilation	-
B1 HW Plant	No mechanical ventilation	-
B1 Hydrant Pump & Sprinkler Valve Room	No mechanical ventilation	-
B1 Main Switchboard & Meters	Ventilation supply only	Thermostatically controlled
B1 D Car Park Exhaust Rooms	Ventilation exhaust only	Thermostatically controlled
B1 D Plant CW & Hot Water Room	No mechanical ventilation	-
B1 D Elec Room	Ventilation supply only	Thermostatically controlled
B1 & B2 Unnamed Rooms	No mechanical ventilation	-
GL Lobbies (breezeway)	No mechanical ventilation	-
GL Lobbies (enclosed)	Ventilation supply only	Time clock or BMS controlled
Tower Lobbies (breezeway)	No mechanical ventilation	-
Tower Lobbies (enclosed)	Ventilation supply only	Time clock or BMS controlled

Table 4 Lighting Systems

Common Area	Primary Lighting System	Efficiency Measure
Basement Car Park Areas	fluorescent	time clocks and motion sensors
Various Garbage/Bin Store Rooms	fluorescent	manual on / manual off
B1 Comm Rooms	fluorescent	manual on / manual off
Basement WC	fluorescent	manual on / manual off
Various Basement Residential Storage Rooms	fluorescent	manual on / manual off

B1 HW Plant	fluorescent	manual on / manual off
B1 Hydrant Pump & Sprinkler Valve Room	fluorescent	manual on / manual off
B1 Main Switchboard & Meters	fluorescent	manual on / manual off
B1 D Car Park Exhaust Rooms	fluorescent	manual on / manual off
B1 D Plant CW & Hot Water Room	fluorescent	manual on / manual off
B1 D Elec Room	fluorescent	manual on / manual off
B1 & B2 Unnamed Rooms	fluorescent	manual on / manual off
GL Lobbies (breezeway)	fluorescent	time clocks and motion sensors
GL Lobbies (enclosed)	fluorescent	time clocks and motion sensors
Tower Lobbies (breezeway)	fluorescent	time clocks and motion sensors
Tower Lobbies (enclosed)	fluorescent	time clocks and motion sensors
Lifts	fluorescent	Connected to lift call button

3.3.3 Dwellings

- Individual gas instantaneous hot water systems with a star rating of at least 6.0 are to be installed within each residential apartment.
- The bathroom exhaust fans within all residential units are using individual fan, ducted to the façade/roof and are to be controlled by manual on/off switches.
- The kitchen exhaust fans of all residential units will use an individual fan, not ducted, and are to be controlled by manual on/off switches.
- The laundry exhaust fans within all residential units will use an individual fan, ducted to the façade/roof, and are to be controlled by manual on/off switches.
- Single-phase air-conditioning systems and ceiling fans are to be installed in the living room and ceiling fans only in the bedroom of all residential dwellings. The air-conditioning system is to have a star rating of at least 4.0 for heating and cooling. The system is to be used for heating and cooling.
- The bedrooms, living room, kitchen, bathroom, laundry and hallways within each residential dwelling of the proposed development will be primarily lit by fluorescent or LED lamps (i.e. at least 80% of the light fittings in the room). Dedicated fluorescent or LED fittings are to be installed.
- A gas cook top and electric oven will be installed in each kitchen in the development.
- All dishwasher units are to be installed in all residential dwellings of the proposed development and should have an energy efficiency rating of at least 4.0 stars.
- All clothes-washer units are to be installed in all residential dwellings of the proposed development and should have an energy efficiency rating of at least 3.0 stars.
- All clothes dryer units are to be installed in all residential dwellings of the proposed development and should have an energy efficiency rating of at least 2.0 stars.

- Indoor clothes drying line (eg: screened line on balcony, line over bath, etc.) is to be installed in all residential dwellings of the proposed development.

Note that if any of the above systems are to be substituted by less efficient systems, an update to the BASIX certificate would also be required.

4 CONCLUSION

A BASIX assessment of Buildings B, C and D of the proposed development located at 5-15 Rynan Avenue, Edmondson Park has been carried out. The results of the assessment indicate that the development will satisfy the requirements of BASIX if all of the items outlined in this report are carried out.

The certified architectural drawings, Multi-dwellings certificate and BASIX certificate are attached in the following appendices of this report.

APPENDIX A - BASIX CERTIFICATE

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 712898M_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 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 712898M lodged with the consent authority or certifier on 17 May 2016 with application DA898/2014A.

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: Friday, 19 January 2018

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






Project summary		
Project name	5-15 Rynan Avenue, Edmonson Park_02	
Street address	5-15 Rynan Avenue Edmonson Park 2174	
Local Government Area	Liverpool City Council	
Plan type and plan number	deposited 77470	
Lot no.	1	
Section no.	-	
No. of residential flat buildings	3	
No. of units in residential flat buildings	111	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✓ 42	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 30	Target 30

Certificate Prepared by
Name / Company Name: Windtech Consultants Pty Ltd
ABN (if applicable): 72 050 574 037

Description of project

Project address	
Project name	5-15 Rynan Avenue, Edmonson Park_02
Street address	5-15 Rynan Avenue Edmonson Park 2174
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 77470
Lot no.	1
Section no.	-
Project type	
No. of residential flat buildings	3
No. of units in residential flat buildings	111
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	6056
Roof area (m ²)	2490
Non-residential floor area (m ²)	-
Residential car spaces	167
Non-residential car spaces	25

Common area landscape		
Common area lawn (m ²)	0.0	
Common area garden (m ²)	2350.0	
Area of indigenous or low water use species (m ²)	0.0	
Assessor details		
Assessor number	20887	
Certificate number	1012022016	
Climate zone	28	
Project score		
Water	 42	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 30	Target 30

Description of project

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

Residential flat buildings - Building B, 43 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)
B-101	2	75.9	0.0	0.0	0.0
B-105	1	50.6	0.0	0.0	0.0
B-109	1	61.5	0.0	0.0	0.0
B-204	1	50.7	0.0	0.0	0.0
B-208	2	102.3	0.0	0.0	0.0
B-303	1	51.3	0.0	0.0	0.0
B-307	2	88.3	0.0	0.0	0.0
B-402	3	98.9	0.0	0.0	0.0
B-406	2	77.3	0.0	0.0	0.0
B-G03	1	49.8	0.0	0.0	0.0
B-G07	2	89.02	0.0	0.0	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)
B-102	3	99.3	0.0	0.0	0.0
B-106	2	77.9	0.0	0.0	0.0
B-201	2	75.5	0.0	0.0	0.0
B-205	1	50.6	0.0	0.0	0.0
B-209	1	60.2	0.0	0.0	0.0
B-304	1	50.7	0.0	0.0	0.0
B-308	2	102.3	0.0	0.0	0.0
B-403	1	51.3	0.0	0.0	0.0
B-407	2	88.3	0.0	0.0	0.0
B-G04	1	50.6	0.0	0.0	0.0
B-G08	2	99.1	0.0	0.0	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)
B-103	1	51.3	0.0	0.0	0.0
B-107	2	88.3	0.0	0.0	0.0
B-202	3	97.7	0.0	0.0	0.0
B-206	2	77.3	0.0	0.0	0.0
B-301	2	75.5	0.0	0.0	0.0
B-305	1	50.6	0.0	0.0	0.0
B-309	1	60.2	0.0	0.0	0.0
B-404	1	50.7	0.0	0.0	0.0
B-G01	2	75.0	0.0	0.0	0.0
B-G05	1	50.6	0.0	0.0	0.0
B-G09	1	58.0	0.0	0.0	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)
B-104	1	50.5	0.0	0.0	0.0
B-108	2	104.7	0.0	0.0	0.0
B-203	1	51.3	0.0	0.0	0.0
B-207	2	88.3	0.0	0.0	0.0
B-302	3	97.7	0.0	0.0	0.0
B-306	2	77.3	0.0	0.0	0.0
B-401	2	75.5	0.0	0.0	0.0
B-405	1	50.6	0.0	0.0	0.0
B-G02	3	96.7	0.0	0.0	0.0
B-G06	2	72.1	0.0	0.0	0.0

Residential flat buildings - Building C, 40 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)
C-101	3	92.7	0.0	0.0	0.0
C-105	2	73.9	0.0	0.0	0.0
C-201	3	92.7	0.0	0.0	0.0
C-205	2	73.9	0.0	0.0	0.0
C-209	2	86.6	0.0	0.0	0.0
C-304	1	65.3	0.0	0.0	0.0
C-308	1	54.0	0.0	0.0	0.0
C-403	2	72.9	0.0	0.0	0.0
C-407	2	85.0	0.0	0.0	0.0
C-G04	1	66.2	0.0	0.0	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)
C-102	2	77.8	0.0	0.0	0.0
C-106	2	77.5	0.0	0.0	0.0
C-202	2	77.8	0.0	0.0	0.0
C-206	1	47.8	0.0	0.0	0.0
C-301	3	92.7	0.0	0.0	0.0
C-305	2	73.9	0.0	0.0	0.0
C-309	2	86.6	0.0	0.0	0.0
C-404	1	48.3	0.0	0.0	0.0
C-G01	3	94.1	0.0	0.0	0.0
C-G05	2	77.0	0.0	0.0	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)
C-103	1	55.1	0.0	0.0	0.0
C-107	1	54.0	0.0	0.0	0.0
C-203	1	55.1	0.0	0.0	0.0
C-207	2	75.4	0.0	0.0	0.0
C-302	2	77.8	0.0	0.0	0.0
C-306	2	47.8	0.0	0.0	0.0
C-401	3	92.7	0.0	0.0	0.0
C-405	2	75.0	0.0	0.0	0.0
C-G02	2	78.8	0.0	0.0	0.0
C-G06	1	54.7	0.0	0.0	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)
C-104	1	65.3	0.0	0.0	0.0
C-108	2	86.6	0.0	0.0	0.0
C-204	1	65.3	0.0	0.0	0.0
C-208	1	54.0	0.0	0.0	0.0
C-303	1	55.1	0.0	0.0	0.0
C-307	2	75.4	0.0	0.0	0.0
C-402	2	77.8	0.0	0.0	0.0
C-406	1	54.0	0.0	0.0	0.0
C-G03	1	55.7	0.0	0.0	0.0
C-G07	2	85.7	0.0	0.0	0.0

Residential flat buildings - Building D, 28 dwellings, 4 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)
D101	2	80.7	0.0	0.0	0.0
D105	2	73.9	0.0	0.0	0.0
D202	2	77.9	0.0	0.0	0.0
D206	2	81.9	0.0	0.0	0.0
D303	2	74.9	0.0	0.0	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)
D102	2	77.9	0.0	0.0	0.0
D106	2	81.9	0.0	0.0	0.0
D203	2	74.9	0.0	0.0	0.0
D207	1	55.6	0.0	0.0	0.0
D304	2	76.2	0.0	0.0	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)
D103	2	74.9	0.0	0.0	0.0
D107	1	55.6	0.0	0.0	0.0
D204	2	76.2	0.0	0.0	0.0
D301	2	80.7	0.0	0.0	0.0
D305	2	73.9	0.0	0.0	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)
D104	2	76.2	0.0	0.0	0.0
D201	2	80.7	0.0	0.0	0.0
D205	2	73.9	0.0	0.0	0.0
D302	2	77.9	0.0	0.0	0.0
D306	2	81.3	0.0	0.0	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)
D307	1	55.6	0.0	0.0	0.0
DG04	3	88.8	0.0	75.0	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)
DG01	2	78.6	0.0	34.0	0.0
DG05	3	89.8	0.0	64.58	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)
DG02	2	79.3	0.0	70.0	0.0
DG06	2	75.6	0.0	51.28	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)
DG03	3	90.5	0.0	77.0	0.0
DG07	2	77.8	0.0	84.0	0.0

Description of project

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

Common areas of unit building - Building B

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Lift car (No.1)	-	BB Lobbies	180.0	BB Lobbies (enclosed)	175.0

Common areas of unit building - Building C

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Lift car (No.2)	-	BC Lobbies	180.0	BC Lobbies (enclosed)	185.0

Common areas of unit building - Building D

Common area	Floor area (m ²)	Common area	Floor area (m ²)
Lift car (No.3)	-	BD Lobbies	540.0

Common areas of the development (non-building specific)

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Car park area (B2)	2540.0	Car park area (B1)	3570.0	B1 Comm Rooms	30.0
B1 Garbage rooms	70.0	GL Bin Store	23.0	B1 HW Plant	16.0
B1 Hydrant Pump & Sprinkler Valve Ro	15.0	B1 Main Switchboard & Meters	30.0	B1 D Car Park Exhaust Room	14.0
B2 B&C Unnamed Rooms	25.0	B1 D Plant CW & Hot Water Room	14.0	B1 D Elec Room	18.0
B1 Carpark Exhaust	41.0	B1 B&C Unnamed Room	7.0	B1 D WC	5.0
B2 B&C Residential Storage	85.0	B1 B&C Residential Storage	267.0	B1 B&C WC	5.0
B1 D Other Internal Common Room	5.0	GL Lobbies	205.0	GL Lobbies (enclosed)	145.0

Schedule of BASIX commitments

1. 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

2. Commitments for Residential flat buildings - Building C

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

3. Commitments for Residential flat buildings - Building D

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

4. Commitments for multi-dwelling houses

5. Commitments for single dwelling houses

6. 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 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: <ul style="list-style-type: none"> (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
All dwellings	3 star (> 7.5 but <= 9 L/min)	3 star	3 star	3 star	-	3 star	3 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
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.		✔	✔
(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 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, not ducted	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	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
B-102, B-202, B-302, B-402, B-G02	ceiling fans + 1-phase airconditioning 4 Star (new rating)	ceiling fans	1-phase airconditioning 4 Star (new rating)	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
B-101, B-106, B-107, B-108, B-201, B-206, B-207, B-208, B-301, B-306, B-307, B-308, B-401, B-406, B-407, B-G01, B-G06, B-G07, B-G08	ceiling fans + 1-phase airconditioning 4 Star (new rating)	ceiling fans	1-phase airconditioning 4 Star (new rating)	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
All other dwellings	ceiling fans + 1-phase airconditioning 4 Star (new rating)	ceiling fans	1-phase airconditioning 4 Star (new rating)	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

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	-	-	4 star	3 star	2 star	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.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
B-101	49.1	29.5
B-102	35.9	31.5
B-103	49.9	31.0
B-104	20.4	34.5
B-105	37.0	20.4
B-106	67.0	37.0
B-107	74.6	24.8
B-108	17.1	19.7
B-109	44.0	28.4
B-201	46.0	31.9
B-202	40.2	33.9
B-203	49.8	31.0
B-206	63.4	40.2
B-207	77.2	28.7
B-208	12.3	21.9
B-209	51.1	29.0
B-301	43.0	34.4
B-302	39.2	34.7
B-303	49.7	31.0
B-306	61.6	41.8
B-307	75.2	28.9
B-308	29.0	36.6
B-309	64.8	48.1
B-401	72.2	72.3
B-402	78.0	70.6
B-403	77.9	49.8
B-404	54.6	53.4

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
B-405	59.3	38.3
B-406	73.9	52.4
B-407	85.3	36.0
B-G01	81.8	24.2
B-G02	79.1	32.8
B-G03	83.7	28.7
B-G04	78.8	23.6
B-G05	81.1	22.6
B-G06	86.0	33.3
B-G07	85.9	18.3
B-G08	86.6	16.7
B-G09	84.4	27.3
B-204, B-304	20.3	34.3
All other dwellings	25.6	25.2

(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	3 star	3 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.1)	-	-	fluorescent	connected to lift call button	No
BB Lobbies	no mechanical ventilation	-	fluorescent	time clock and motion sensors	No
BB Lobbies (enclosed)	ventilation supply only	time clock or BMS controlled	fluorescent	time clock and motion sensors	No

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

2. Commitments for Residential flat buildings - Building C

(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: <ul style="list-style-type: none"> <li data-bbox="219 708 1541 762">(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 <li data-bbox="219 778 1509 833">(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
All dwellings	3 star (> 6 but <= 7.5 L/min)	3 star	3 star	3 star	-	3 star	3 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
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.		✔	✔
(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 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, not ducted	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	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
C-401	ceiling fans + 1-phase airconditioning 4 Star (new rating)	ceiling fans	1-phase airconditioning 4 Star (new rating)	-	3	1	yes	yes	yes	yes	0	yes
C-101, C-201, C-301, C-G01	ceiling fans + 1-phase airconditioning 4 Star (new rating)	ceiling fans	1-phase airconditioning 4 Star (new rating)	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
C-103, C-104, C-107, C-203, C-204, C-206, C-208, C-303, C-304, C-308, C-404, C-406, C-G03, C-G04, C-G06	ceiling fans + 1-phase airconditioning 4 Star (new rating)	ceiling fans	1-phase airconditioning 4 Star (new rating)	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
All other dwellings	ceiling fans + 1-phase airconditioning 4 Star (new rating)	ceiling fans	1-phase airconditioning 4 Star (new rating)	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

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	-	-	4 star	3 star	2 star	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.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
C-101	61.3	33.6
C-102	51.8	37.3
C-103	65.6	27.6
C-104	59.4	17.8
C-105	70.2	18.6
C-106	47.4	34.1
C-108	34.2	28.5
C-201	50.8	38.5
C-202	43.0	44.3
C-203	64.3	28.8
C-204	56.5	18.9
C-205	40.9	25.9
C-206	85.3	24.8
C-207	43.1	33.1
C-209	34.3	28.7
C-301	43.6	35.6
C-302	35.5	46.6
C-303	72.4	52.6
C-304	65.9	35.3
C-305	39.0	27.3
C-306	51.5	28.6
C-307	42.9	33.3
C-309	33.7	29.3
C-401	74.4	55.4
C-402	64.3	75.0
C-403	48.2	38.4
C-404	84.9	48.3

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
C-405	71.1	50.3
C-406	62.8	51.1
C-407	71.5	53.4
C-G01	75.2	30.8
C-G02	86.7	31.5
C-G03	82.7	19.6
C-G04	86.4	17.9
C-G05	78.7	28.4
C-G06	70.5	24.2
C-G07	86.0	24.1
All other dwellings	17.7	31.3

(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	3 star	3 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)	-	-	fluorescent	connected to lift call button	No
BC Lobbies	no mechanical ventilation	-	fluorescent	time clock and motion sensors	No
BC Lobbies (enclosed)	ventilation supply only	time clock or BMS controlled	fluorescent	time clock and motion sensors	No

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

3. Commitments for Residential flat buildings - Building D

(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
All dwellings	3 star (> 6 but <= 7.5 L/min)	3 star	3 star	3 star	-	3 star	3 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
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.		✓	✓
(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 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, not ducted	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	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
D107, D207, D307	ceiling fans + 1-phase airconditioning 4 Star (new rating)	ceiling fans	1-phase airconditioning 4 Star (new rating)	-	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
DG03, DG04, DG05	ceiling fans + 1-phase airconditioning 4 Star (new rating)	ceiling fans	1-phase airconditioning 4 Star (new rating)	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
All other dwellings	ceiling fans + 1-phase airconditioning 4 Star (new rating)	ceiling fans	1-phase airconditioning 4 Star (new rating)	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

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	-	-	4 star	3 star	2 star	yes	-

(iii) Thermal Comfort

(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.

Show on DA plans	Show on CC/CDC plans & specs	Certifier check

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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)
D101	87.2	50.1
D102	65.6	31.3
D103	60.0	26.1
D104	53.8	20.8
D105	44.2	21.1
D106	83.4	52.3
D201	81.6	50.3
D202	42.4	34.6

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
D203	53.6	28.6
D204	49.6	21.4
D205	40.3	22.1
D206	82.7	52.9
D301	87.7	52.9
D302	54.5	36.2
D303	62.1	33.1
D304	61.1	25.1
D305	52.5	25.7
D306	86.9	58.4
D307	82.5	37.7
DG01	64.3	76.1
DG02	63.8	81.0
DG03	74.1	53.5
DG04	62.9	49.9
DG05	83.2	76.4
DG06	61.3	42.6
DG07	79.0	70.0
All other dwellings	81.8	36.7

(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	3 star	3 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.3)	-	-	fluorescent	connected to lift call button	No
BD Lobbies	no mechanical ventilation	-	fluorescent	time clock and motion sensors	No

Central energy systems	Type	Specification
Lift (No. 3)	geared traction with V V A C motor	Number of levels (including basement): 5

6. 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	3 star	3 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	1000.0	To collect run-off from at least: - 1600.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 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 2350.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

(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 (B2)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	time clock and motion sensors	No
Car park area (B1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	time clock and motion sensors	No
B1 Comm Rooms	ventilation supply only	thermostatically controlled	fluorescent	manual on / manual off	No
B1 Garbage rooms	ventilation exhaust only	-	fluorescent	manual on / manual off	No
GL Bin Store	ventilation exhaust only	-	fluorescent	manual on / manual off	No
B1 HW Plant	no mechanical ventilation	-	fluorescent	manual on / manual off	No
B1 Hydrant Pump & Sprinkler Valve Ro	no mechanical ventilation	-	fluorescent	manual on / manual off	No
B1 Main Switchboard & Meters	ventilation supply only	thermostatically controlled	fluorescent	manual on / manual off	No
B1 D Car Park Exhaust Room	ventilation exhaust only	thermostatically controlled	fluorescent	manual on / manual off	No
B2 B&C Unnamed Rooms	no mechanical ventilation	-	fluorescent	manual on / manual off	No
B1 D Plant CW & Hot Water Room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
B1 D Elec Room	ventilation supply only	thermostatically controlled	fluorescent	manual on / manual off	No

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
B1 Carpark Exhaust	ventilation exhaust only	thermostatically controlled	fluorescent	manual on / manual off	No
B1 B&C Unnamed Room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
B1 D WC	ventilation exhaust only	time clock or BMS controlled	fluorescent	manual on / manual off	No
B2 B&C Residential Storage	no mechanical ventilation	-	fluorescent	manual on / manual off	No
B1 B&C Residential Storage	no mechanical ventilation	-	fluorescent	manual on / manual off	No
B1 B&C WC	ventilation exhaust only	time clock or BMS controlled	fluorescent	manual on / manual off	No
B1 D Other Internal Common Room	no mechanical ventilation	-	fluorescent	manual on / manual off	No
GL Lobbies	no mechanical ventilation	-	fluorescent	time clock and motion sensors	No
GL Lobbies (enclosed)	ventilation supply only	time clock or BMS controlled	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).

APPENDIX B - MULTI-DWELLINGS CERTIFICATE

Project Certification Number	1012022016
Certification Date	19/01/2018
Assessor Name	Trong Thien Huynh
Assessor Number	20887
Assessor Company	Windtech Consultants Pty Ltd
Assessor Signature	

Client Details	JOSHUA FARKASH & ASSOCIATES PTY LTD
Project Address	Lot 1 5 RYNAN AVENUE EDMONDSON PARK NSW 2174

Software	BERSPRO v4.2.110811/A (BERSPRO)	Climate Zone	28
Averaged Simulated Energy: HEATING			59.6 MJ/m2 pa
Averaged Simulated Energy: COOLING			36.2 MJ/m2 pa
Averaged Simulated Energy: TOTAL			95.8 MJ/m2 pa

Averaged **NatHERS** Star Rating

5.5



Sole-Occupancy Unit (SOU) Thermal Performance Specifications

Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m ² /y)		NatHERS	Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
B-101	1012022115	75.9	0.0	49.1	29.5	6.0/10	No
B-102	1012022123	99.3	0.0	35.9	31.5	6.5/10	No
B-103	1012022131	51.3	0.0	49.9	31.0	6.0/10	No
B-104	1012022149	50.5	0.0	20.4	34.5	7.5/10	No
B-105	1012022156	50.6	0.0	37.0	20.4	7.0/10	No
B-106	1012022164	77.9	0.0	67.0	37.0	5.0/10	No
B-107	1012022172	88.3	0.0	74.6	24.8	5.0/10	No
B-108	1012022180	104.7	0.0	17.1	19.7	8.0/10	No
B-109	1012022198	61.5	0.0	44.0	28.4	6.5/10	No
B-201	1012022206	75.5	0.0	46.0	31.9	6.0/10	No

Project Certification Number	1012022016
Certification Date	19/01/2018

Sole-Occupancy Unit (SOU) Thermal Performance Specifications

Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m ² /y)		NatHERS	Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
B-202	1012022214	97.7	0.0	40.2	33.9	6.5	No
B-203	1012022222	51.3	0.0	49.8	31.0	6.0	No
B-204	1012022230	50.7	0.0	20.3	34.3	7.5	No
B-205	1012022248	50.6	0.0	25.6	25.2	7.5	No
B-206	1012022255	77.3	0.0	63.4	40.2	5.0	No
B-207	1012022263	88.3	0.0	77.2	28.7	5.0	No
B-208	1012022271	102.3	0.0	12.3	21.9	8.0	No
B-209	1012022289	60.2	0.0	51.1	29.0	6.0	No
B-301	1012022297	75.5	0.0	43.0	34.4	6.0	No
B-302	1012022305	97.7	0.0	39.2	34.7	6.5	No
B-303	1012022313	51.3	0.0	49.7	31.0	6.0	No
B-304	1012022321	50.7	0.0	20.3	34.3	7.5	No
B-305	1012022339	50.6	0.0	25.6	25.2	7.5	No
B-306	1012022347	77.3	0.0	61.6	41.8	5.0	No
B-307	1012022354	88.3	0.0	75.2	28.9	5.0	No
B-308	1012022362	102.3	0.0	29.0	36.6	7.0	No
B-309	1012022370	60.2	0.0	64.8	48.1	4.5	No
B-401	1012022388	75.5	0.0	72.2	72.3	4.0	No
B-402	1012022396	98.9	0.0	78.0	70.6	3.5	No
B-403	1012022404	51.3	0.0	77.9	49.8	4.0	No
B-404	1012022412	50.7	0.0	54.6	53.4	5.0	No
B-405	1012022420	50.6	0.0	59.3	38.3	5.5	No
B-406	1012022438	77.3	0.0	73.9	52.4	4.5	No
B-407	1012022446	88.3	0.0	85.3	36.0	4.5	No
B-G01	1012022024	75.0	0.0	81.8	24.2	5.0	No

Project Certification Number	1012022016
Certification Date	19/01/2018

Sole-Occupancy Unit (SOU) Thermal Performance Specifications

Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m2/y)		NatHERS	Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
B-G02	1012022032	96.7	0.0	79.1	32.8	5.0	No
B-G03	1012022040	49.8	0.0	83.7	28.7	4.5	No
B-G04	1012022057	50.6	0.0	78.8	23.6	5.0	No
B-G05	1012022065	50.6	0.0	81.1	22.6	5.0	No
B-G06	1012022073	72.1	0.0	86.0	33.3	4.5	No
B-G07	1012022081	89.0	0.0	85.9	18.3	5.0	No
B-G08	1012022099	99.1	0.0	86.6	16.7	5.0	No
B-G09	1012022107	58.0	0.0	84.4	27.3	5.0	No
C-101	1012022529	92.7	0.0	61.3	33.6	5.5	No
C-102	1012022537	77.8	0.0	51.8	37.3	5.5	No
C-103	1012022545	55.1	0.0	65.6	27.6	5.5	No
C-104	1012022552	65.3	0.0	59.4	17.8	6.0	No
C-105	1012022560	73.9	0.0	70.2	18.6	5.5	No
C-106	1012022578	77.5	0.0	47.4	34.1	6.0	No
C-107	1012022586	54.0	0.0	17.7	31.3	7.5	No
C-108	1012022594	86.6	0.0	34.2	28.5	7.0	No
C-201	1012022602	92.7	0.0	50.8	38.5	5.5	No
C-202	1012022610	77.8	0.0	43.0	44.3	5.5	No
C-203	1012022628	55.1	0.0	64.3	28.8	5.5	No
C-204	1012022636	65.3	0.0	56.5	18.9	6.5	No
C-205	1012022644	73.9	0.0	40.9	25.9	6.5	No
C-206	1012022651	47.8	0.0	85.3	24.8	5.0	No
C-207	1012022669	75.4	0.0	43.1	33.1	6.5	No
C-208	1012022677	54.0	0.0	17.7	31.3	7.5	No
C-209	1012022685	86.6	0.0	34.3	28.7	7.0	No

Project Certification Number	1012022016
Certification Date	19/01/2018

Sole-Occupancy Unit (SOU) Thermal Performance Specifications

Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m ² /y)		NatHERS	Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
C-301	1012022693	92.7	0.0	43.6	35.6	6.0	No
C-302	1012022701	77.8	0.0	35.5	46.6	6.0	No
C-303	1012022719	55.1	0.0	72.4	52.6	4.5	No
C-304	1012022727	65.3	0.0	65.9	35.3	5.0	No
C-305	1012022735	73.9	0.0	39.0	27.3	6.5	No
C-306	1012022743	47.8	0.0	51.5	28.6	6.0	No
C-307	1012022750	75.4	0.0	42.9	33.3	6.5	No
C-308	1012022768	54.0	0.0	17.7	31.3	7.5	No
C-309	1012022776	86.6	0.0	33.7	29.3	7.0	No
C-401	1012022784	92.7	0.0	74.4	55.4	4.0	No
C-402	1012022792	77.8	0.0	64.3	75.0	4.0	No
C-403	1012022800	72.9	0.0	48.2	38.4	6.0	No
C-404	1012022818	48.3	0.0	84.9	48.3	4.0	No
C-405	1012022826	75.0	0.0	71.1	50.3	4.5	No
C-406	1012022834	54.0	0.0	62.8	51.1	4.5	No
C-407	1012022842	85.0	0.0	71.5	53.4	4.5	No
C-G01	1012022453	94.1	0.0	75.2	30.8	5.0	No
C-G02	1012022461	78.8	0.0	86.7	31.5	4.5	No
C-G03	1012022479	55.7	0.0	82.7	19.6	5.0	No
C-G04	1012022487	66.2	0.0	86.4	17.9	5.0	No
C-G05	1012022495	77.0	0.0	78.7	28.4	5.0	No
C-G06	1012022503	54.7	0.0	70.5	24.2	5.5	No
C-G07	1012022511	85.7	0.0	86.0	24.1	5.0	No
D101	1012022925	80.7	0.0	87.2	50.1	4.0	No
D102	1012022933	77.9	0.0	65.6	31.3	5.5	No

Project Certification Number	1012022016
Certification Date	19/01/2018

Sole-Occupancy Unit (SOU) Thermal Performance Specifications

Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m2/y)		NatHERS	Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
D103	1012022941	74.9	0.0	60.0	26.1	6.0	No
D104	1012022958	76.2	0.0	53.8	20.8	6.5	No
D105	1012022966	73.9	0.0	44.2	21.1	7.0	No
D106	1012022974	81.9	0.0	83.4	52.3	4.0	No
D107	1012022982	55.6	0.0	81.8	36.7	4.5	No
D201	1012022990	80.7	0.0	81.6	50.3	4.0	No
D202	1012023006	77.9	0.0	42.4	34.6	6.0	No
D203	1012023014	74.9	0.0	53.6	28.6	6.0	No
D204	1012023022	76.2	0.0	49.6	21.4	6.5	No
D205	1012023030	73.9	0.0	40.3	22.1	7.0	No
D206	1012023048	81.9	0.0	82.7	52.9	4.0	No
D207	1012023055	55.6	0.0	81.8	36.7	4.5	No
D301	1012023063	80.7	0.0	87.7	52.9	4.0	No
D302	1012023071	77.9	0.0	54.5	36.2	5.5	No
D303	1012023089	74.9	0.0	62.1	33.1	5.5	No
D304	1012023097	76.2	0.0	61.1	25.1	6.0	No
D305	1012023105	73.9	0.0	52.5	25.7	6.0	No
D306	1012023113	81.3	0.0	86.9	58.4	4.0	No
D307	1012023121	55.6	0.0	82.5	37.7	4.5	No
DG01	1012022859	78.6	0.0	64.3	76.1	4.0	No
DG02	1012022867	79.3	0.0	63.8	81.0	4.0	No
DG03	1012022875	90.5	0.0	74.1	53.5	3.0	No
DG04	1012022883	88.8	0.0	62.9	49.9	4.5	No
DG05	1012022891	89.8	0.0	83.2	76.4	3.5	No
DG06	1012022909	75.6	0.0	61.3	42.6	5.0	No

Project Certification Number	1012022016
Certification Date	19/01/2018

Sole-Occupancy Unit (SOU) Thermal Performance Specifications

Unit Number	Certificate Number	Floor Area		Simulated Loads (area adjusted MJ/m ² /y)		NatHERS	Rated with Downlights
		Conditioned	Unconditioned	Heating	Cooling	Star Rating	
DG07	1012022917	77.8	0.0	79.0	70.0	3.5	No

APPENDIX C - CERTIFIED ARCHITECTURAL DRAWINGS

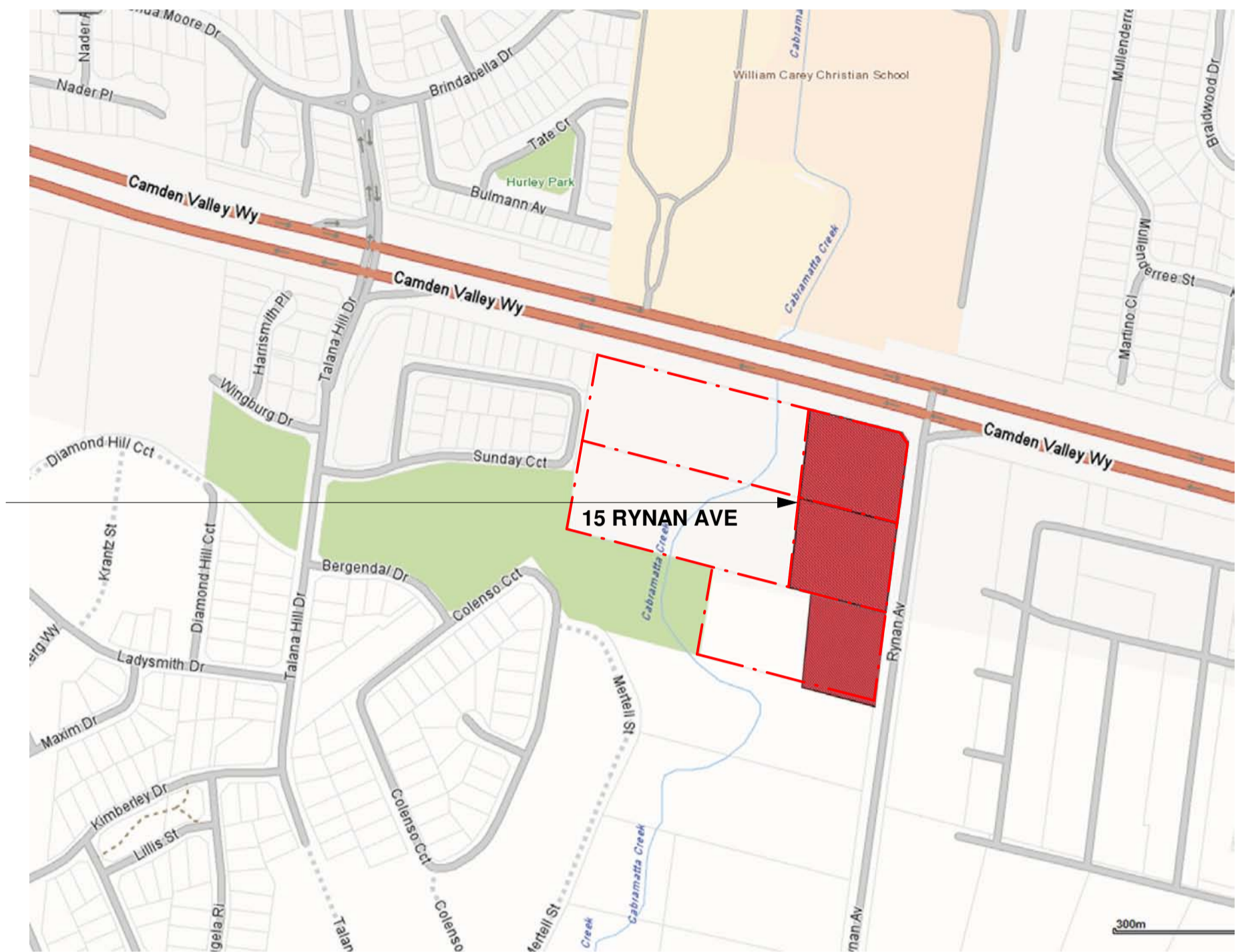
5-15 RYNAN AVENUE, EDMONDSON PARK

DRAWING LIST

DRAWING LIST

Sheet Number	Sheet Name	Current Revision
A-0000	COVER SHEET & LOCATION PLAN	A
A-0001	SITE SURVEY / DEMOLITION PLAN	A
A-0002	SITE ANALYSIS	A
A-0003	DEVELOPMENT STATISTICS	A
A-0004	SITE PLAN	A
A-0006	BASEMENT LEVEL - BLOCKS A,B,C & D	
A-0007	GROUND LEVEL - BLOCKS A,B,C & D	
A-0008	TYPICAL UPPER LEVEL - BLOCKS A,B,C & D	
A-1001	BUILDING A - BASEMENT PLAN	
A-1002	BUILDINGS B/C - BASEMENT PLAN 1	
A-1003	BUILDINGS B/C - BASEMENT PLAN 2	
A-1004	BUILDINGS D - BASEMENT PLAN	
A-1005	BUILDING D - GROUND FLOOR PLAN	A
A-1006	BUILDINGS B/C - GROUND FLOOR PLAN	A
A-1007	BUILDINGS B/C - LEVEL 1 FLOOR PLAN	A
A-1008	BUILDINGS B/C - LEVELS 2 & 3 FLOOR PLAN	
A-1009	BUILDINGS B/C - LEVEL 4 FLOOR PLAN	B
A-1010	BUILDINGS B/C - ROOF PLAN	A
A-1011	BUILDING D - TYPICAL UPPER LEVEL FLOOR PLAN	
A-1112	BUILDING D - ROOF PLAN	A
A-3000	ELEVATIONS - STREETScape	
A-3101	ELEVATIONS - BUILDINGS B/C - NORTH & SOUTH BUILDING C	B
A-3102	ELEVATIONS - BUILDINGS B/C - EAST & WEST	B
A-3103	ELEVATIONS - BUILDING D - ELEVATIONS - NORTH & SOUTH	A
A-3104	ELEVATIONS - BUILDING D - EAST & WEST	A
A-3105	ELEVATIONS - BUILDINGS B/C EAST & WEST	
A-3201	SOLAR ACCESS - BUILDINGS B/C - NORTH ELEVATION	
A-3202	SOLAR ACCESS - BUILDING B - EAST ELEVATION	
A-3208	SOLAR ACCESS - BUILDING C - EAST	
A-3209	SOLAR ACCESS - BUILDING D - NORTH ELEVATION	
A-3210	SOLAR ACCESS - BUILDING B - WEST ELEVATION	A
A-3211	SOLAR ACCESS - BUILDING C - WEST	A
A-3212	SOLAR ACCESS - BUILDING D - WEST ELEVATION	
A-4101	BUILDING B & C SECTION A-A & B-B	B
A-4102	BUILDING B & C - SECTION C-C & D-D	B
A-6101	BUILDINGS B/C ADAPTABLE APARTMENTS	A
A-6102	ADAPTABLE/ LIVABLE APARTMENTS BUILDING D	A
A-6103	LIVABLE DWELLINGS	A
A-7101	OPEN SPACE & DEEP SOIL CALCULATIONS	A
A-8101	BUILDINGS B/C CROSS VENTILATION	A
A-8102	CROSS VENTILATION	A
A-8201	BASIX COMMITMENTS 1/2	A
A-8202	BASIX COMMITMENTS 2/2	A
A-10101	3D PHOTOMONTAGES	A
A-10102	3D PHOTOMONTAGES	A
A-10103	3D PHOTMONTAGES	A
A-11101	NOTIFICATION PLANS	A
A-11102	NOTIFICATION PLANS	A
A-12101	EXTERNAL COLOURS & FINISHES	A
A-XXXI	DOOR SCHEDULE	
A-XXXX	WINDOW SCHEDULES	B

Thermal Comfort & BASIX Specification		
Building Element	Material	Insulation
External Wall	Brick Veneer, Concrete	None, R1.0, R1.5*
Internal Wall	Plasterboard on Studs, Concrete	None
Roof	Corrugated Metal	None
Ceiling	Concrete above Plasterboard	None, R2.5*
Floor	Concrete Slab	None, R0.5, R1.0*
Floor Coverings	Carpet to Living Room & Bedrooms	N/A
Windows	Single Clear Glazing Set within an Aluminium Frame	N/A
	U-value = 6.57, SHGC = 0.74*	
	Single Clear Low-E Glazing Set within an Aluminium Frame	
	U-value = 4.7, SHGC = 0.63*	



PROPOSED RESIDENTIAL DEVELOPMENT

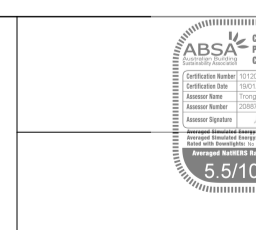
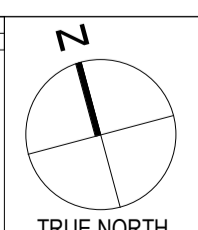
LOCATION PLAN
N.T.S.



VIEW FROM NORTH-WEST
N.T.S.

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Date	Description	No.
29/06/2017	DEVELOPMENT APPLICATION ISSUE	A



Draught seals to all external windows and doors

Note: *Please refer to the BASIX Report for the individual insulation requirements of each residential dwelling.

**5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW**

MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK

DATE PLOTTED
29/06/2017

SCALE (B1)
1:250 FOR A3

DRAWING No. / Rev.
A-0000 / A

PROJECT NO.
14-24684

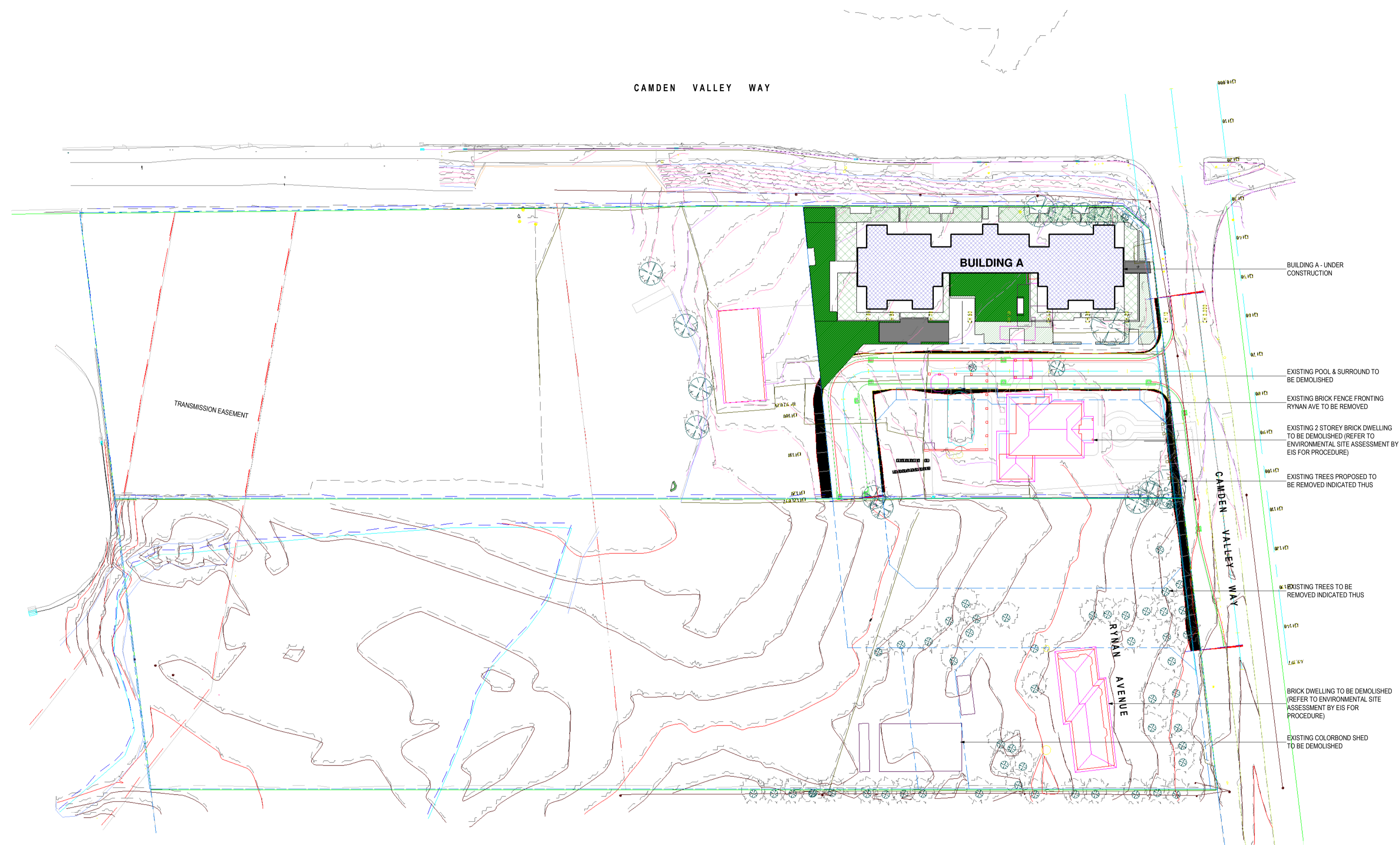
DRAWING TITLE
COVER SHEET & LOCATION PLAN

DATE PLOTTED
29/06/2017

SCALE (B1)
1:250 FOR A3

DRAWING No. / Rev.
A-0000 / A

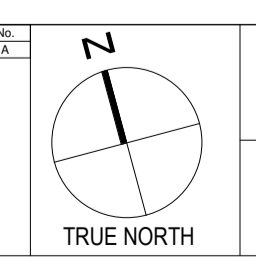
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1 SITE SURVEY / DEMOLITION PLAN
1:200

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Date	Description	No.
12/1/15	DEVELOPMENT APPLICATION ISSUE	A

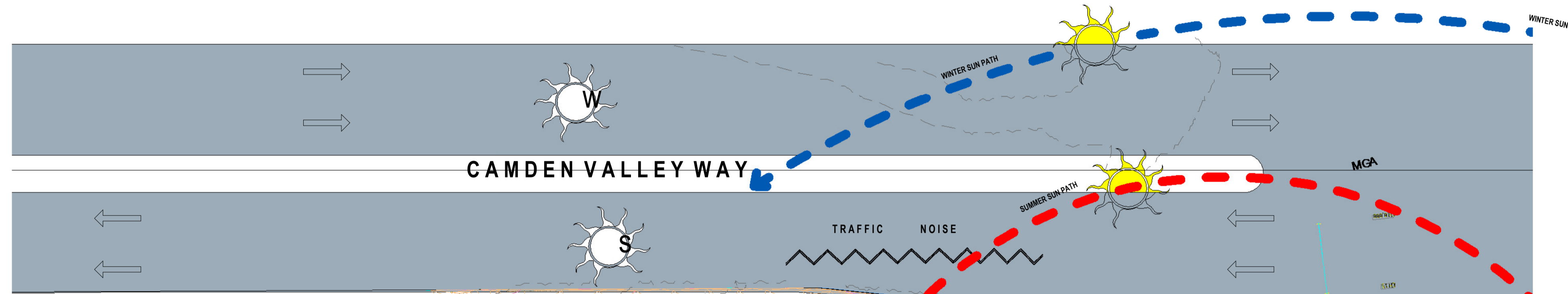


5 - 15 RYMAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT RYMAN CONSTRUCTIONS P/ L	PROJECT RESIDENTIAL DEVELOPMENT AT 5-15 RYMAN AVENUE, EDMONDSON PARK	DRAWN K.A.	PROJECT NO. 14-24684
ARCHITECT JOSHUA FARKASH & ASSOCIATES PTY. LTD.	DRAWING TITLE SITE SURVEY / DEMOLITION PLAN	DATE PLOTTED 07/10/2014	SCALE (SHEET) 1:200
<small> LEVEL 1 235 CLARENCE ST SYDNEY NSW 2000 TEL: (02) 9264 5155 FAX: (02) 9264 5190 EMAIL: info@joshuafarkash.com.au </small>		DRAWING No. / Rev. A-0001 A	



PROPOSED DEVELOPMENT AREA .



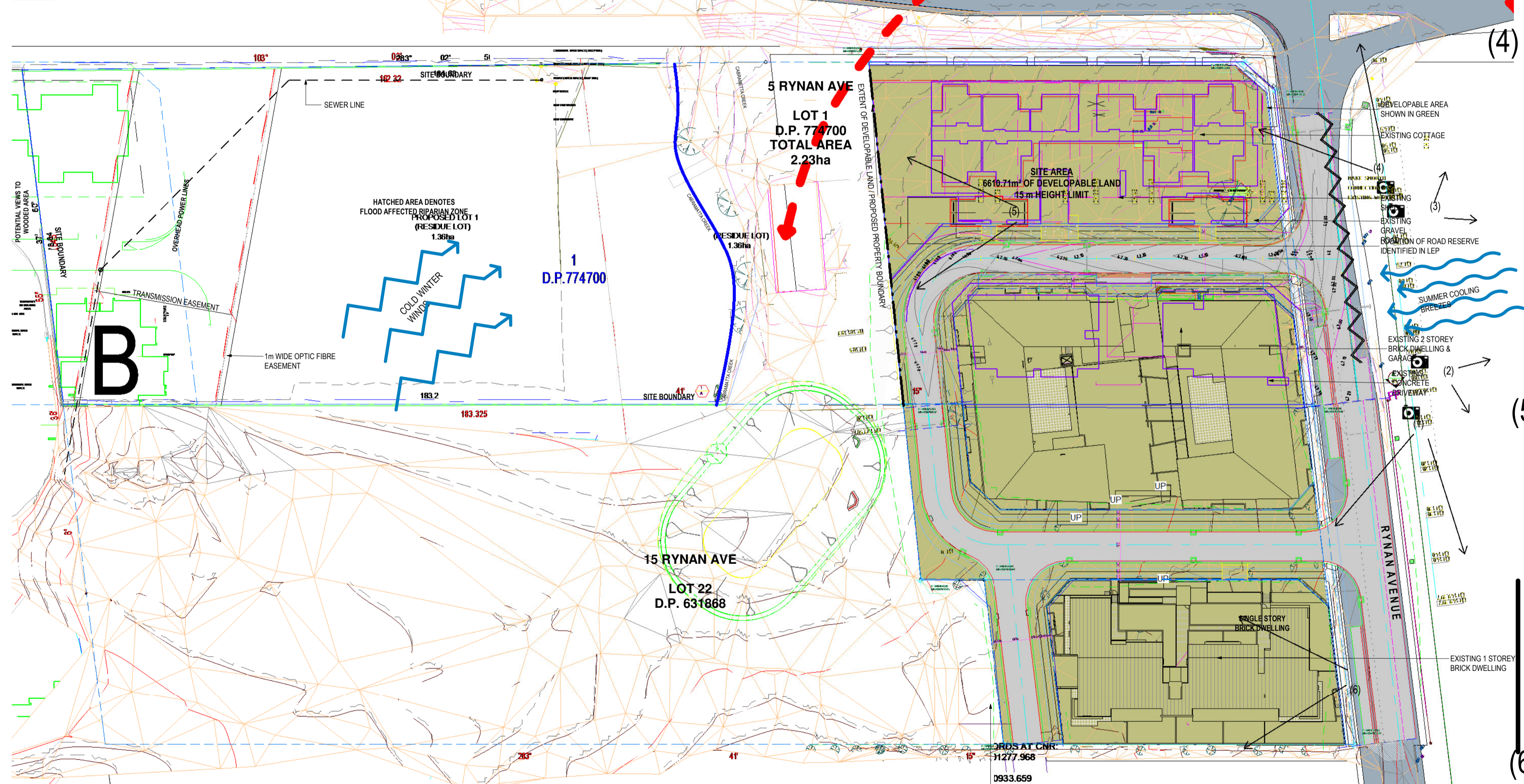
(1) RYNAN AVENUE - VIEW FROM NORTH



(4) VIEW NORTH FROM RYNAN AVE OF CAMDEN VALLEY WAY INTERSECTION.



(2) RYNAN AVENUE - EAST SITE VIEW.



(5) VIEW FROM RYNAN AVE TOWARDS CABRAMATTA CREEK.



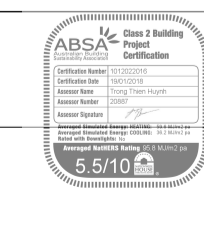
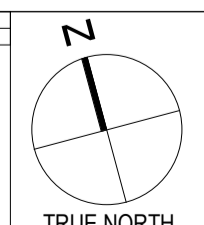
(3) PROPOSED DEVELOPMENT SITE VIEW (EAST).



(6) VIEW FROM RYNAN AVE TOWARDS 15 RYNAN AVENUE.

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Date	Description	No.
12/1/15	DEVELOPMENT APPLICATION ISSUE	A



5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
 MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
 RYNAN CONSTRUCTIONS P/L

ARCHITECT
 JOSHUA FARKASH & ASSOCIATES PTY. LTD.

PROJECT
 RESIDENTIAL DEVELOPMENT
 AT 5-15 RYNAN AVENUE,
 EDMONDSON PARK

DRAWING TITLE
 SITE ANALYSIS

DATE PLOTTED
 07/10/2014

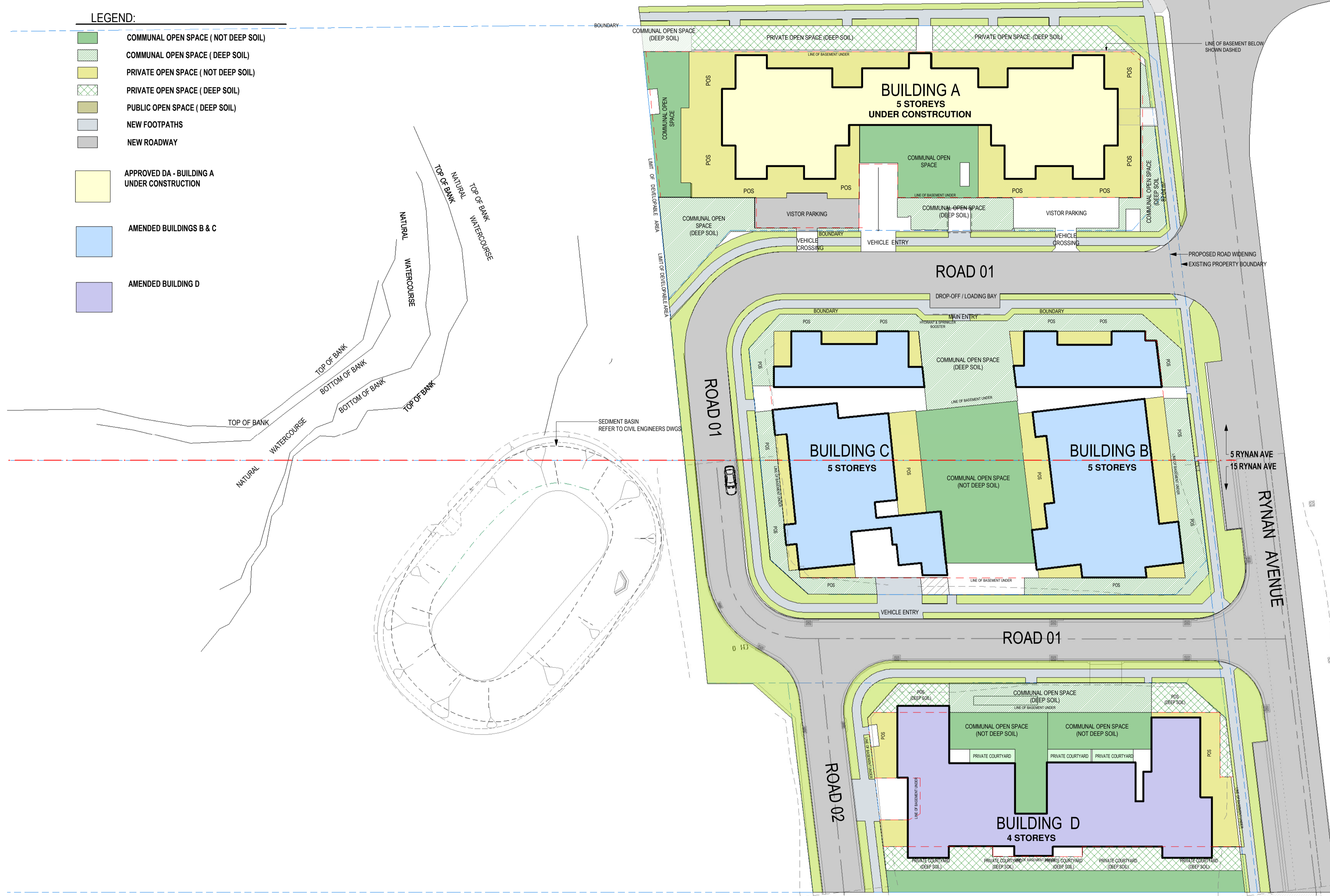
SCALE (REF)
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DRAWING No. / Rev.
 A-0002 A

CAMDEN VALLEY WAY

LEGEND:

- COMMUNAL OPEN SPACE (NOT DEEP SOIL)
- COMMUNAL OPEN SPACE (DEEP SOIL)
- PRIVATE OPEN SPACE (NOT DEEP SOIL)
- PRIVATE OPEN SPACE (DEEP SOIL)
- PUBLIC OPEN SPACE (DEEP SOIL)
- NEW FOOTPATHS
- NEW ROADWAY
- APPROVED DA - BUILDING A UNDER CONSTRUCTION
- AMENDED BUILDINGS B & C
- AMENDED BUILDING D

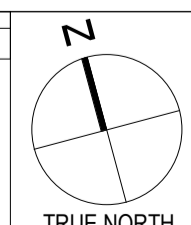


NOTE: SECTION 96 IS ONLY APPLICABLE TO BUILDING B & C

1 SITE PLAN
1:300

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Date	Description	No.
12/6/16	SECTION 96 BLOCS BAC SHOWN BLOCS D ADDED TO 15 RYAN AVE	A



5 - 15 RYAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/ L

ARCHITECT
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FAX: (02) 9264 5190
EMAIL: info@joshuafarkash.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
SITE PLAN

CLIENT PROJECT NO.
Checkat 14-24684

DATE PLOTTED
04/04/16

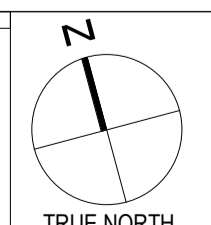
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DRAWING No. / Rev.
A-0004 A

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Date	Description	No.



**5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW**
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/ L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
40/11-13 090 646 000 A.C.N. 058 646 000
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FAX: (02) 9264 5190
EMAIL: info@jfa.com.au

PROJECT
**RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK**

DRAWING TITLE
**BASEMENT LEVEL - BLOCKS A,B,C &
D**

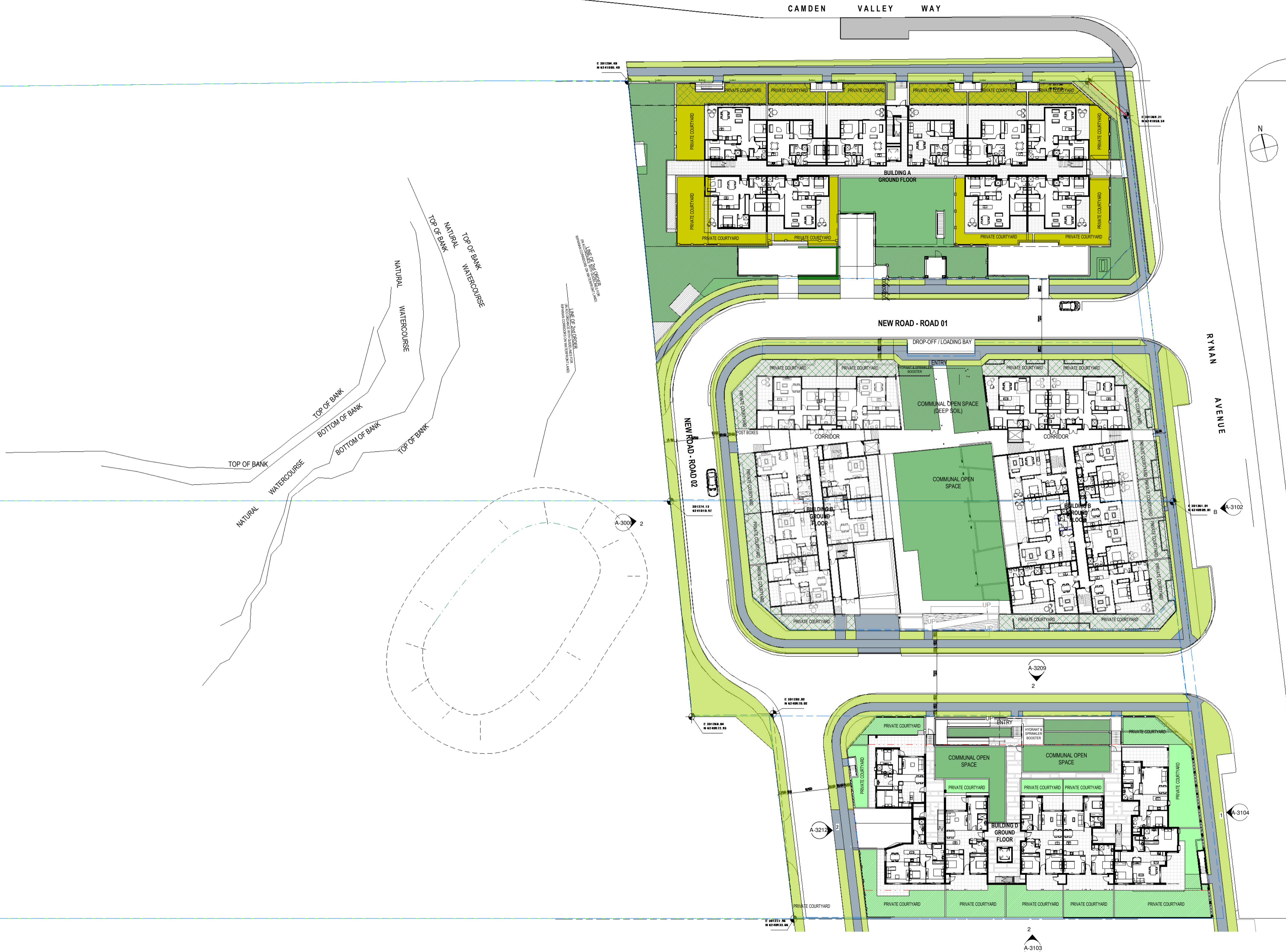
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09/11/17

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DRAWING No. / Rev.
A-0006

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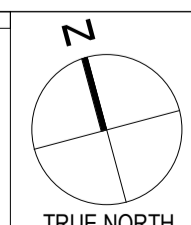
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- COMMUNAL OPEN SPACE (DEEP SOIL)
- PRIVATE OPEN SPACE (NOT DEEP SOIL)
- PRIVATE OPEN SPACE (DEEP SOIL)
- PUBLIC OPEN SPACE (DEEP SOIL)
- NEW FOOTPATHS
- NEW ROADWAY



1 GROUND FLOOR - ALL BUILDINGS SEE
1:300

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Date	Description	No.



**5-15 RYAN AVENUE
EDMONDSON PARK, NSW**
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.

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EMAIL: info@joshuafarkash.com.au

PROJECT
**RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK**

DRAWING TITLE
GROUND LEVEL- BLOCKS A,B,C & D

DATE PLOTTED
09/11/17

SCALE (B1)
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DRAWING No. / Rev.
A-0007

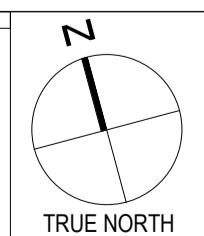
PROJECT No.
CheckAuthr4-24684



1 BLDG C LEVEL 1
1:300

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Date	Description	No.



5-15 RYAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
ABN 18 000 646 000 A.C.N. 008 646 000
LEVEL 1
235 CLARENCE ST
SYDNEY NSW 2000

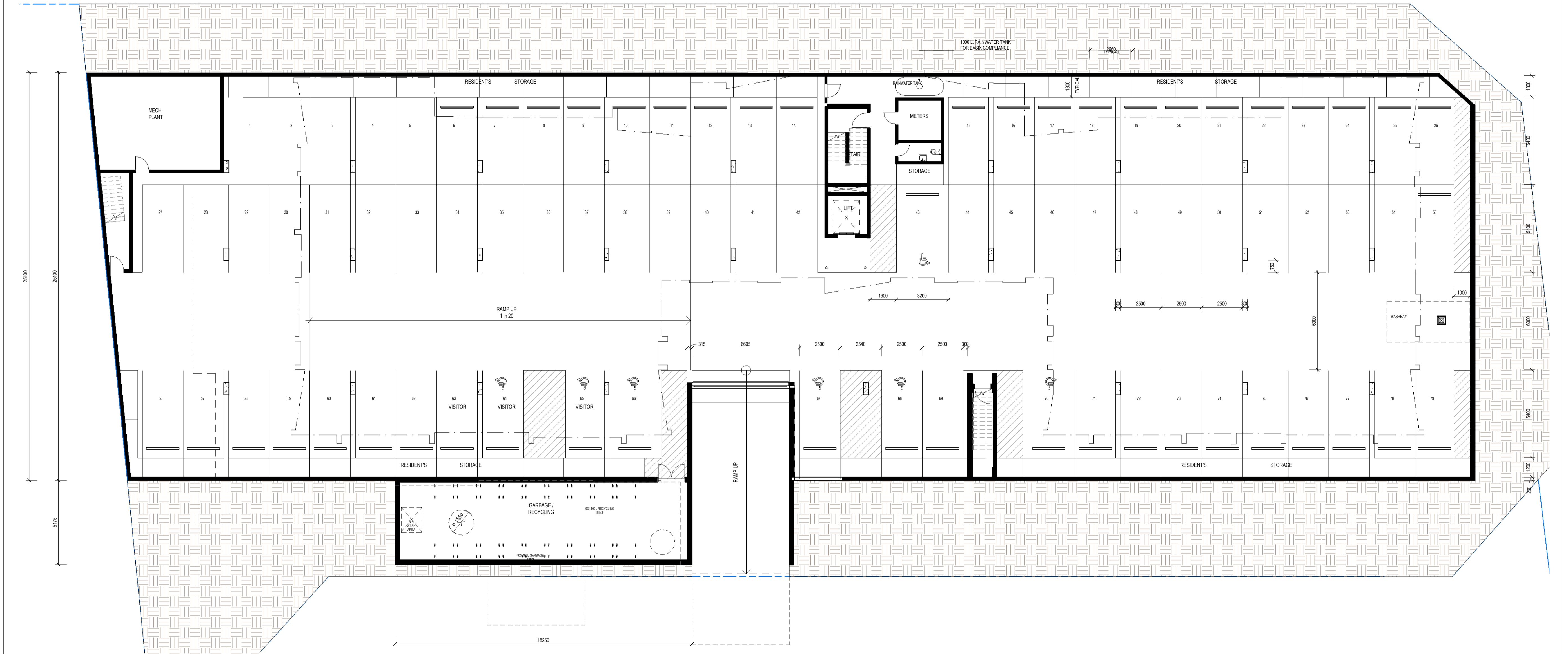
TEL: (02) 9264 5155
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EMAIL: info@jfa.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
TYPICAL UPPER LEVEL - BLOCKS
A,B,C & D

CHKD	DRWN	PROJECT NO.
Check	Author	4-24684
DATE PLOTTED	SCALE (B6)	
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DRAWING No. / Rev.		
A-0008		

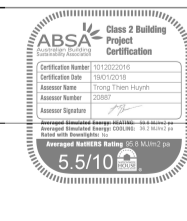
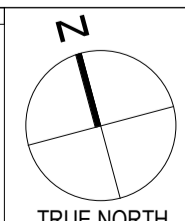
C:\Projects\17\rynan\14-24684-15-Ryan-Ave-A1-D1.dwg 24/11/2017 1:22:24 PM



1 BLDG A - BASEMENT PLAN - LEVEL 1/1
1:100

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Date	Description	No.



**5 - 15 RYAN AVENUE
EDMONDSON PARK , NSW**
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/ L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
ABN 18 650 646 001 A.C.N. 058 646 005
235 CLARENCE ST
SYDNEY NSW 2000
TEL: (02) 9264 5155
FAX: (02) 9264 5190
EMAIL: info@joshuafarkash.com.au

PROJECT
**RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK**

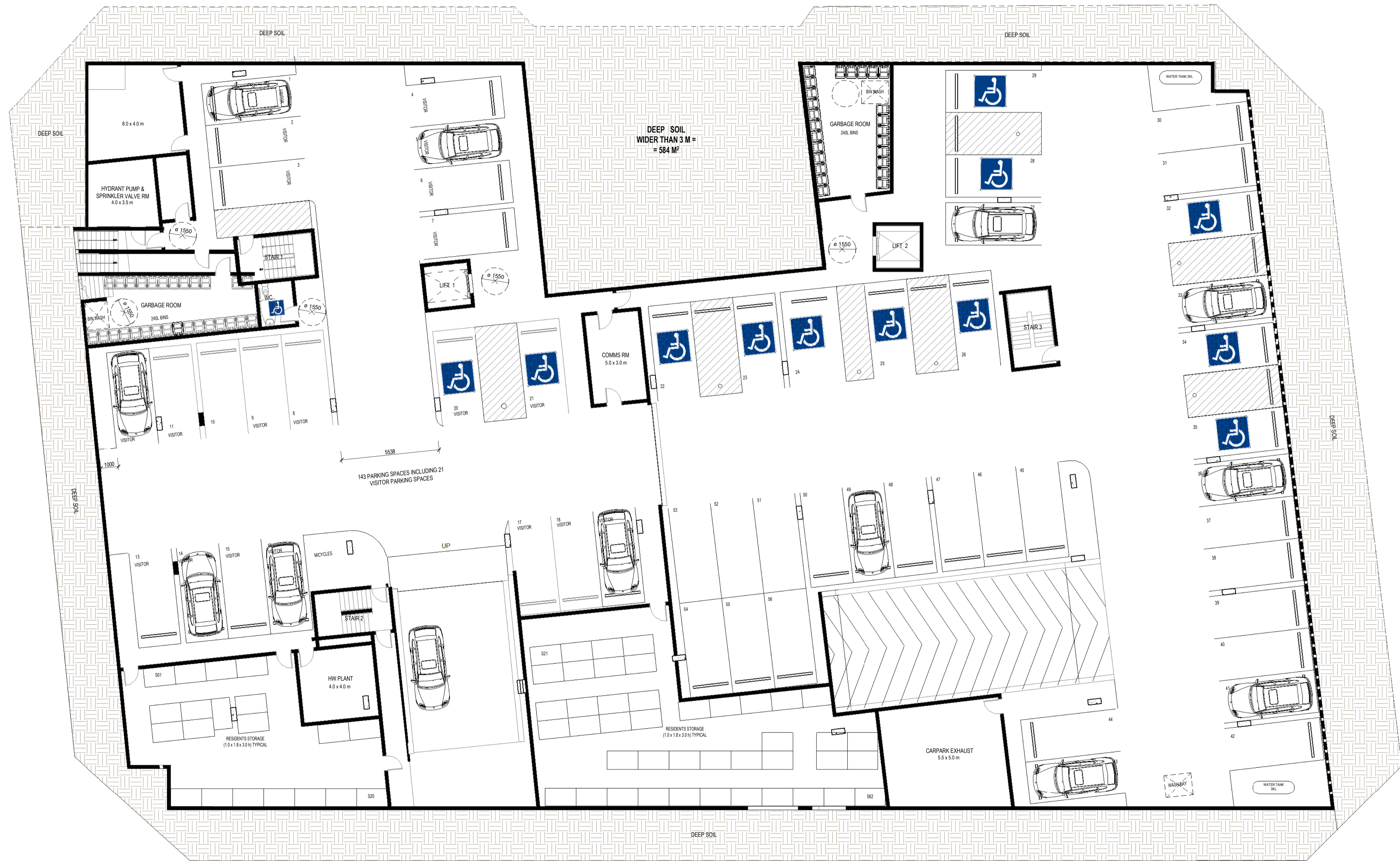
DRAWING TITLE
BUILDING A - BASEMENT PLAN

CHKD
Check Author 4-24684

DATE PLOTTED
08/25/17

SCALE (REF)
1:100

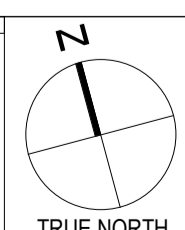
DRAWING No. / Rev.
A-1001



1 BUILDINGS B & C - BASEMENT LEVEL 1
1:100

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Date	Description	No.



NEW ROAD RESERVE - ROAD

5 - 15 RYAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

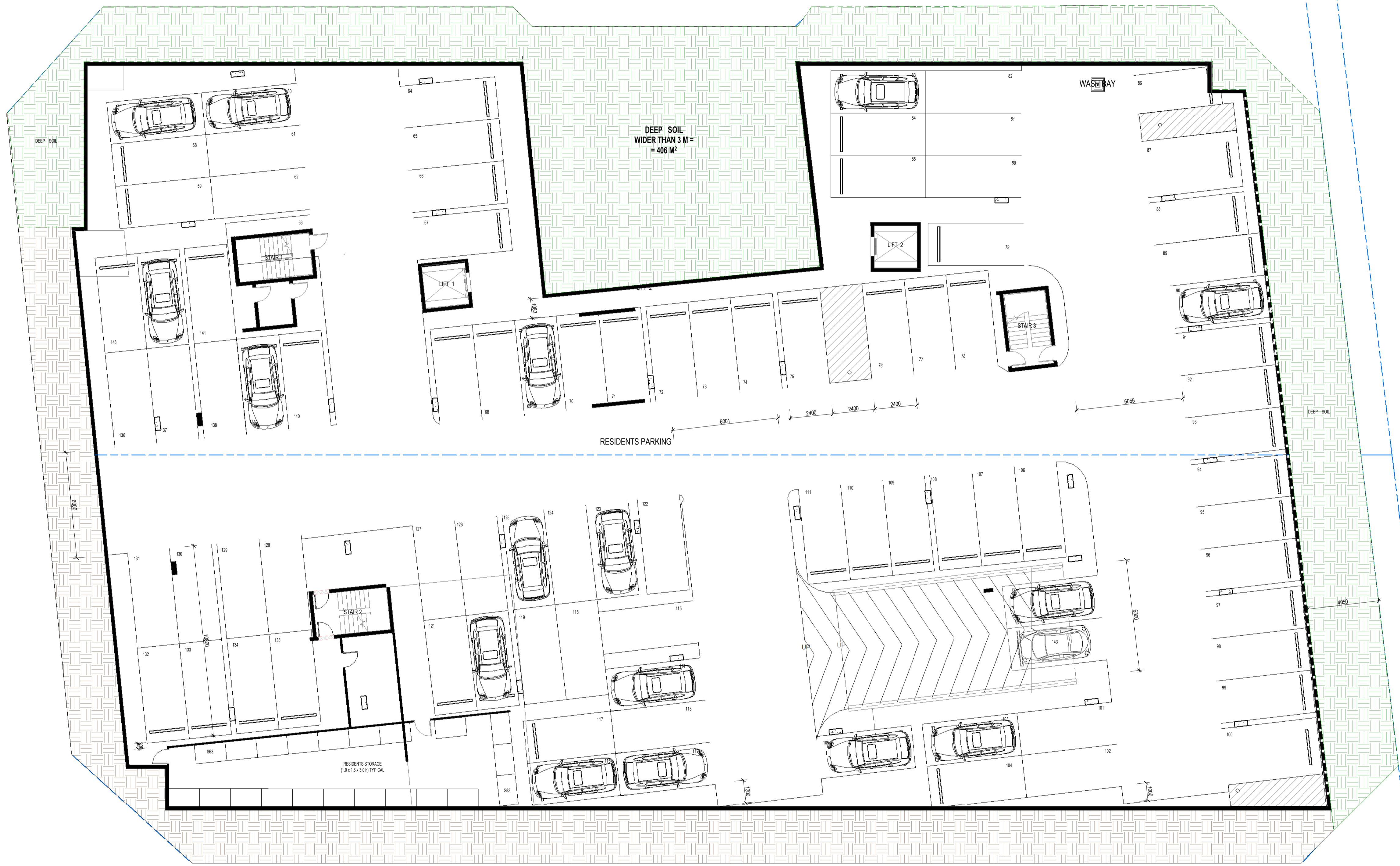
CLIENT
RYNAN CONSTRUCTIONS P/L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
10/11-13/15 RYAN AVENUE, EDMONDSON PARK, NSW 2187
TEL: (02) 9264 5155
FAX: (02) 9264 5190
EMAIL: info@joshuafarkash.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
BUILDINGS B/C - BASEMENT PLAN 1

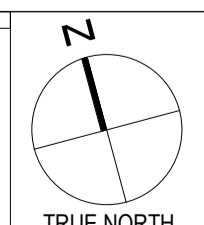
DATE PLOTTED 05/19/17	SCALE (SHEET) 1:100 (2:38 FOR A3)	PROJECT NO. 14-24684
DRAWN GN	CHECKED JF	DRAWING No. / Rev. A-1002



1 BUILDINGS B & C - BASEMENT LEVEL 2
1:100

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Date	Description	No.



5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P / L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD
ABN 18 650 646 993 A.C.N. 058 646 993
 2/5 CLARENCE ST
 SYDNEY NSW 2000

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK

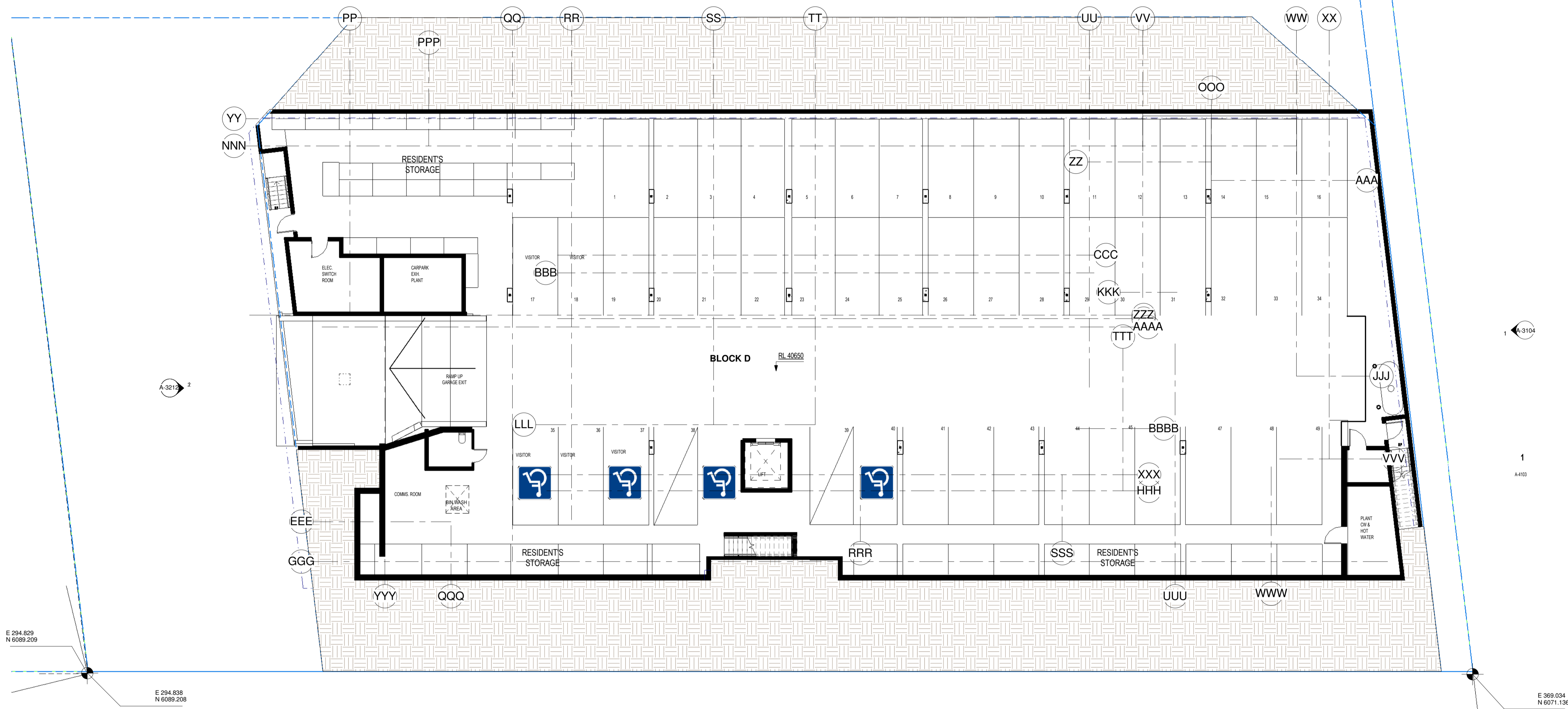
DRAWING TITLE
BUILDINGS B/C - BASEMENT PLAN 2

DATE PLOTTED
05/19/17

SCALE (SHEET)
1:100

SCALE (DRAWING)
1:200 FOR A3

DRAWING No. / Rev.
A-1003



1 BUILDING D - BASEMENT LEVEL
1:100

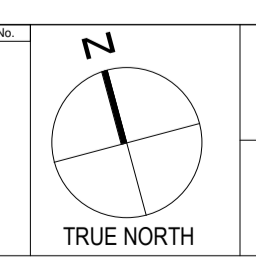
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N 6071.136

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Date	Description	No.



**5 - 15 RYAN AVENUE
EDMONDSON PARK, NSW**
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
10/11-13/15 RYAN AVENUE, EDMONDSON PARK, NSW 2187
TEL: (02) 9264 5155
FAX: (02) 9264 5190
EMAIL: info@joshuafarkash.com.au

PROJECT
**RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK**

DRAWING TITLE
BUILDINGS D - BASEMENT PLAN

DATE PLOTTED	SCALE (SHEET)	PROJECT NO.
08/23/17	1:100 (2.38' FOR A3)	14-24684

DRAWING No. / Rev.
A-1004

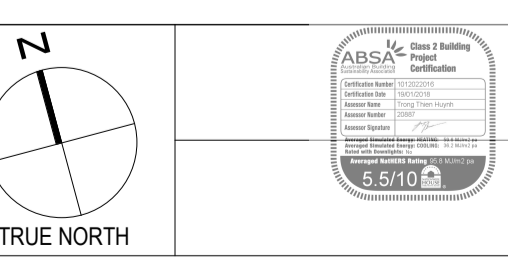
24/11/2017 11:24:24 AM C:\Users\j1\Documents\14-24684\15-Ryan-Ave-A100.dwg



1 BLDG D GROUND FLOOR
1:100

BLOCK D - GROSS FLOOR AREA	
GROUND FLOOR	601.9 m ²
LEVEL 1	529.3 m ²
LEVEL 2	529.3 m ²
LEVEL 3	529.3 m ²
TOTAL GROSS FLOOR AREA	2189.8m²

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5-15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT RYNAN CONSTRUCTIONS P/L	PROJECT RESIDENTIAL DEVELOPMENT AT 5-15 RYNAN AVENUE, EDMONDSON PARK	DATE PLOTTED 10/22/15	SCALE (SHEET) 1:100
ARCHITECT JOSHUA FARKASH & ASSOCIATES PTY. LTD. 15/15 RYNAN AVENUE, EDMONDSON PARK, NSW 2187 TEL: (02) 9284 5155 FAX: (02) 9284 5190 EMAIL: info@joshuafarkash.com.au	DRAWING TITLE BUILDING D - GROUND FLOOR PLAN	DRAWING No. / Rev. A-1005 / A	PROJECT NO. CheckAuthr14-24684

C:\Projects\14\gramm\14-24684-15-Rynan-Ave-A1005.dwg



BLOCK B - GROSS FLOOR AREA		BLOCK C - GROSS FLOOR AREA	
GROUND FLOOR	680 m ²	GROUND FLOOR	544 m ²
LEVEL 1	680 m ²	LEVEL 1	627 m ²
LEVEL 2	680 m ²	LEVEL 2	676 m ²
LEVEL 3	680 m ²	LEVEL 3	676 m ²
LEVEL 4	523 m ²	LEVEL 4	557 m ²
TOTAL GROSS FLOOR AREA	3243m²	TOTAL GROSS FLOOR AREA	3080 m²

3 BUILDINGS B & C - GROUND FLOOR
1:100

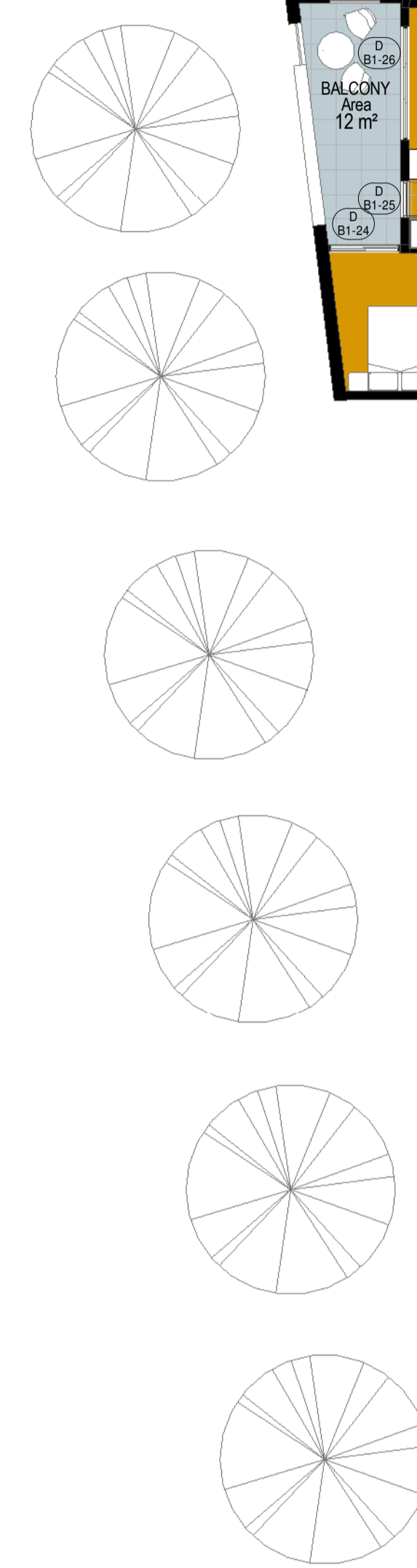
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DATE: 12/15
DESCRIPTION: DEVELOPMENT APPLICATION ISSUE
NO: A

5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT: RYNAN CONSTRUCTIONS P/L
PROJECT: RESIDENTIAL DEVELOPMENT AT 5-15 RYNAN AVENUE, EDMONDSON PARK
ARCHITECT: JOSHUA FARKASH & ASSOCIATES PTY. LTD.
DATE PLOTTED: 02/10/15
SCALE: 1:100
DRAWING NO: A-1006 A
PROJECT NO: 14-24684

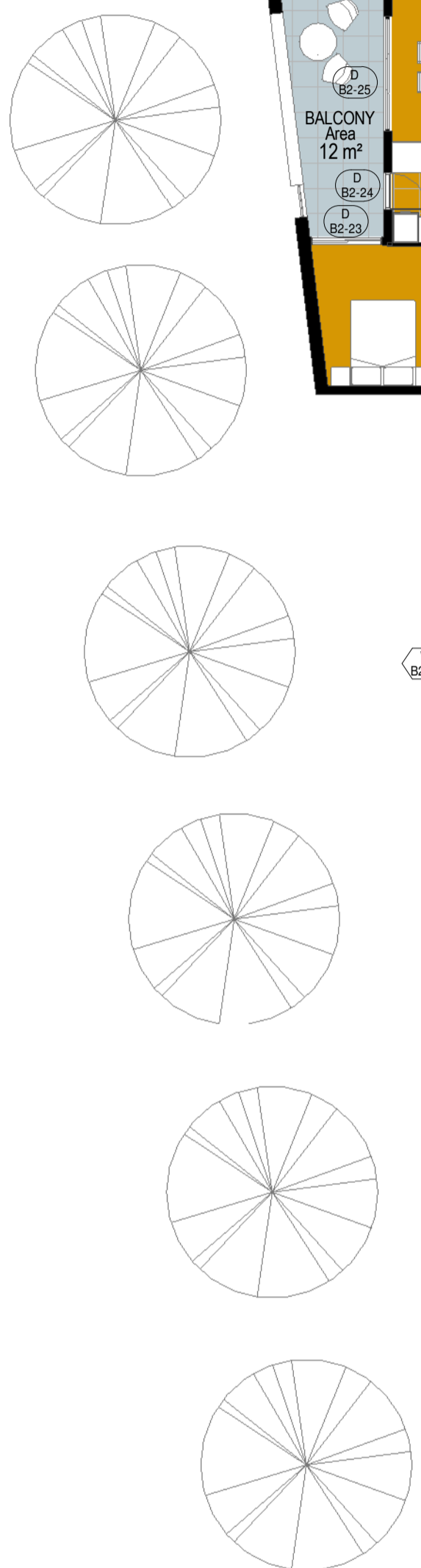
C:\Projects\14-24684-15 Rynan Ave - AN 25 - jpfarwell.dwg



BLOCK B - GROSS FLOOR AREA		BLOCK C - GROSS FLOOR AREA	
GROUND FLOOR	680 m ²	GROUND FLOOR	544 m ²
LEVEL 1	680 m ²	LEVEL 1	627 m ²
LEVEL 2	680 m ²	LEVEL 2	676 m ²
LEVEL 3	680 m ²	LEVEL 3	676 m ²
LEVEL 4	523 m ²	LEVEL 4	557 m ²
TOTAL GROSS FLOOR AREA	3243m²	TOTAL GROSS FLOOR AREA	3080 m²

1 BUILDINGS B & C - LEVEL 1 FLOOR PLAN.
1:100

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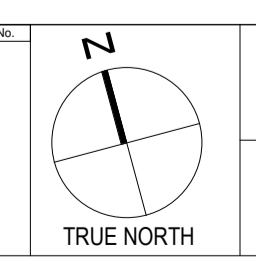


1 BUILDINGS B & C - LEVEL 2 FLOOR PLAN
1:100

BLOCK B - GROSS FLOOR AREA		BLOCK C - GROSS FLOOR AREA	
GROUND FLOOR	680 m ²	GROUND FLOOR	543 m ²
LEVEL 1	680 m ²	LEVEL 1	627 m ²
LEVEL 2	680 m ²	LEVEL 2	676 m ²
LEVEL 3	680 m ²	LEVEL 3	676 m ²
LEVEL 4	523 m ²	LEVEL 4	555 m ²
TOTAL GROSS FLOOR AREA	3,243 m²	TOTAL GROSS FLOOR AREA	3,077 m²

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Date	Description	No.



**5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW**
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT RYNAN CONSTRUCTIONS P/L	PROJECT RESIDENTIAL DEVELOPMENT AT 5-15 RYNAN AVENUE, EDMONDSON PARK	DATE PLOTTED 08/22/17	SCALE (SHEET) 1:100 (2:30 FOR A3)
ARCHITECT JOSHUA FARKASH & ASSOCIATES PTY. LTD. ABN 18 690 446 001 A.C.N. 008 446 000 2/35 CLARENCE ST SYDNEY NSW 2000	DRAWING TITLE BUILDINGS B/C - LEVELS 2 & 3 FLOOR PLAN	DRAWING No. / Rev. A-1008	PROJECT No. 14-24684

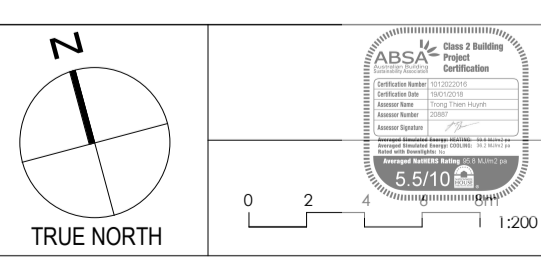


BLOCK B - GROSS FLOOR AREA		BLOCK C - GROSS FLOOR AREA	
GROUND FLOOR	680 m ²	GROUND FLOOR	544 m ²
LEVEL 1	680 m ²	LEVEL 1	627 m ²
LEVEL 2	680 m ²	LEVEL 2	676 m ²
LEVEL 3	680 m ²	LEVEL 3	676 m ²
LEVEL 4	523 m ²	LEVEL 4	557 m ²
TOTAL GROSS FLOOR AREA	3243m²	TOTAL GROSS FLOOR AREA	3080 m²

1 BUILDINGS B & C - LEVEL 4 FLOOR PLAN
1:100

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Date	Description	No.
12/1/16	DEVELOPMENT APPLICATION ISSUE	A
24/1/16	DESIGN REVIEW PANEL SUBMISSION	B



**5-15 RYNAN AVENUE
EDMONDSON PARK, NSW**
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L
ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
2/5 CLARENCE ST
SYDNEY NSW 2000

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK
DRAWING TITLE
BUILDINGS B/C - LEVEL 4 FLOOR
PLAN

CHKD	DRWN	PROJECT NO.
Check	Author	4-24684
DATE PLOTTED	SCALE	AREA
02/10/16	1:100	2.38 FOR A3
DRAWING No. / Rev.		
	A-1009 B	

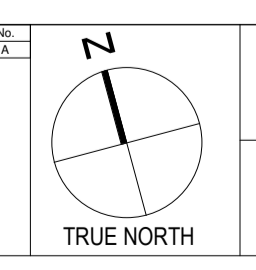
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1 BUILDING B&C ROOF LEVEL
1:100

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Date	Description	No.
12/4/16	DEVELOPMENT APPLICATION ISSUE	A



**5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW**
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/ L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
ABN 18 650 646 901 A.C.N. 058 646 905
235 CLARENCE ST
SYDNEY NSW 2000

PROJECT
**RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK**

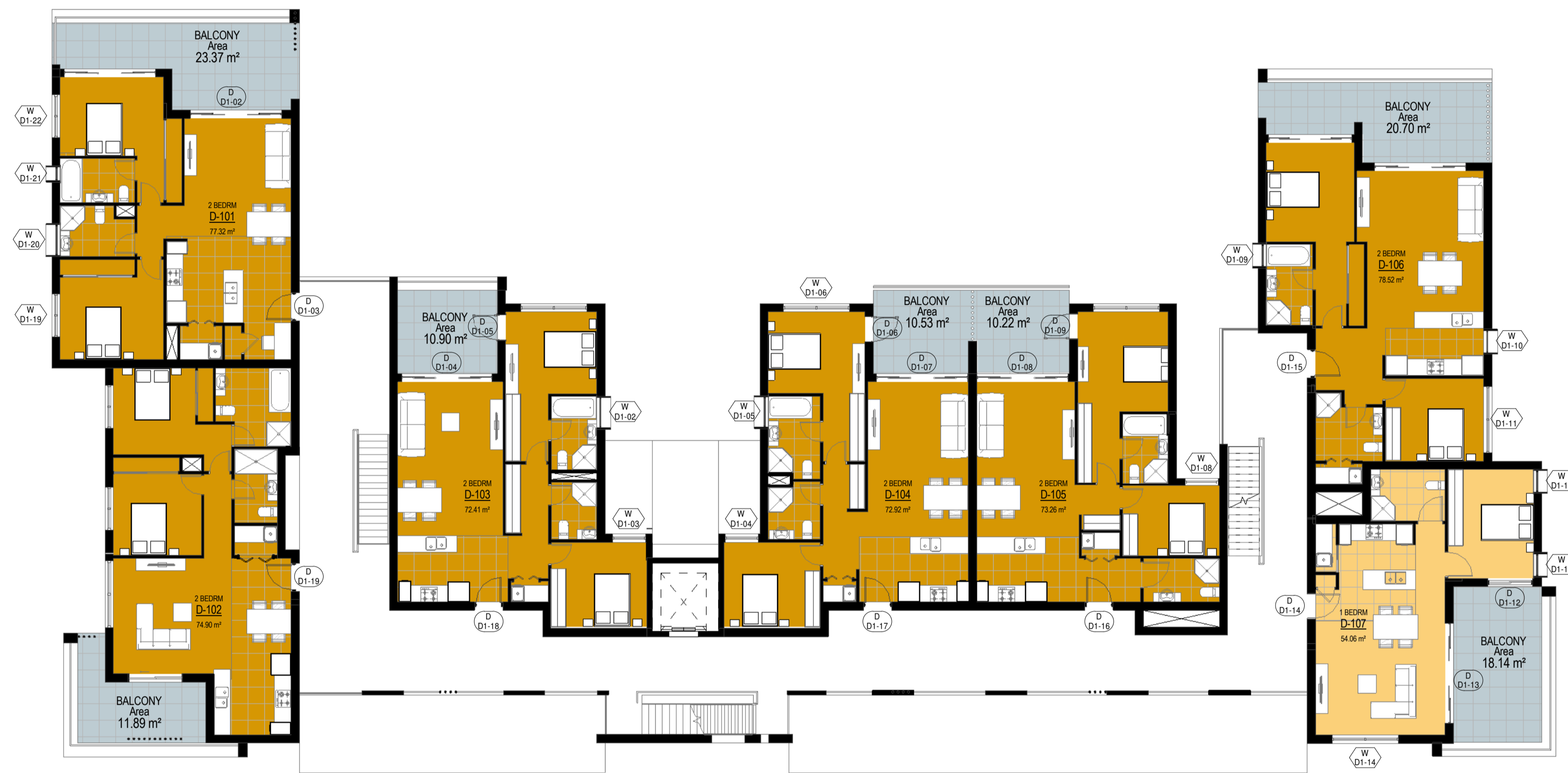
DRAWING TITLE
BUILDINGS B/C - ROOF PLAN

CHKD
Check

DATE PLOTTED
04/06/16

DRAWING No. / Rev.
A-1010 A

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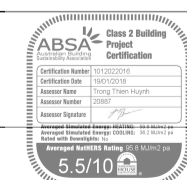
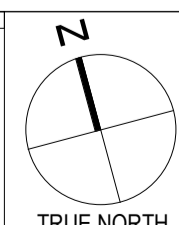


1 BUILDING D LEVEL 1-3 FLOOR PLAN
1:100

BLOCK D - GROSS FLOOR AREA	
GROUND FLOOR	601.9 m ²
LEVEL 1	529.3 m ²
LEVEL 2	529.3 m ²
LEVEL 3	529.3 m ²
LEVEL 4	529.3 m ²
TOTAL GROSS FLOOR AREA	2719.1m²

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Date	Description	No.



**5-15 RYNAN AVENUE
EDMONDSON PARK, NSW**
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
ABN 18 650 646 993 A.C.N. 058 646 993
225 CLARENCE ST
SYDNEY NSW 2000

TEL: (02) 9264 5155
FAX: (02) 9264 5190
EMAIL: info@joshuafarkash.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
BUILDING D - TYPICAL UPPER LEVEL
FLOOR PLAN

CHECKED BY
CheckAuthor

DATE PLOTTED
08/31/17

SCALE (SHEET)
1:100

SCALE (OVERALL)
1:300 FOR A3

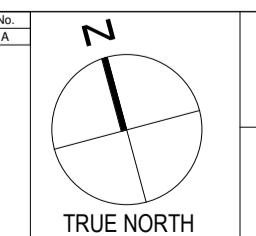
DRAWING No. / Rev.
A-1011



1 BUILDING D - ROOF PLAN
1:100

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Date	Description	No.
28/1/16	DEVELOPMENT APPLICATION ISSUE	A



5 - 15 RYAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/ L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
ABN 18 650 646 991 A.C.N. 058 646 995
LEVEL 5
235 CLARENCE ST
SYDNEY NSW 2000
TEL: (02) 9264 5155
FAX: (02) 9264 5190
EMAIL: info@jfa.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
BUILDING D - ROOF PLAN

DATE PLOTTED
03/22/16

SCALE (SHEET)
1:100
1:30 FOR A3

DRAWING No. / Rev.
A-1112 A

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BLOCK B - GROSS FLOOR AREA		BLOCK C - GROSS FLOOR AREA	
GROUND FLOOR	680 m ²	GROUND FLOOR	544 m ²
LEVEL 1	680 m ²	LEVEL 1	627 m ²
LEVEL 2	680 m ²	LEVEL 2	676 m ²
LEVEL 3	680 m ²	LEVEL 3	676 m ²
LEVEL 4	523 m ²	LEVEL 4	557 m ²
TOTAL GROSS FLOOR AREA	3243m²	TOTAL GROSS FLOOR AREA	3080 m²

3 BUILDINGS B & C - GROUND FLOOR
1:100

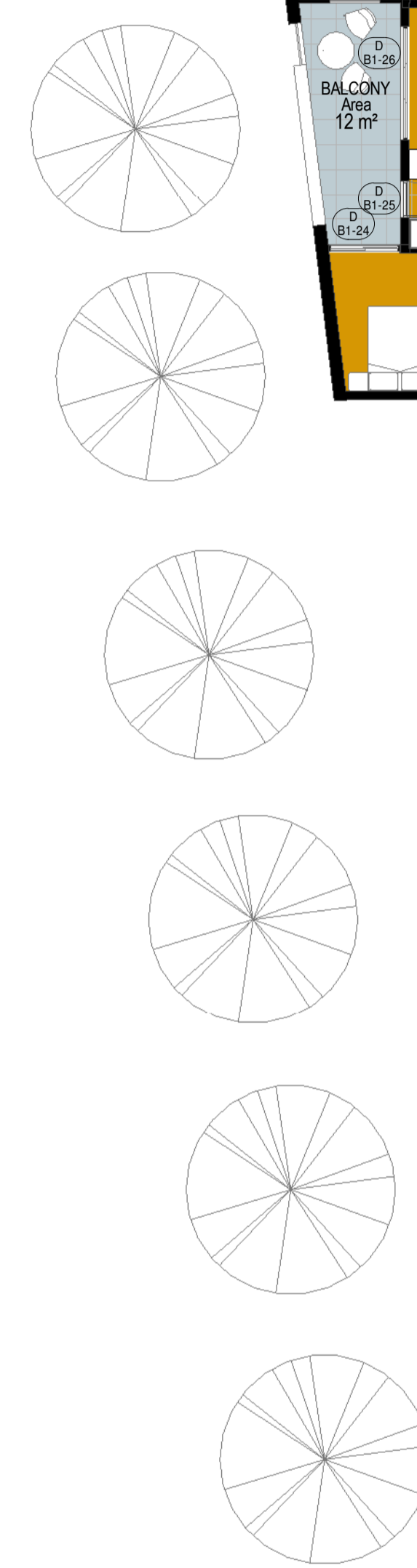
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DATE: 12/15
DESCRIPTION: DEVELOPMENT APPLICATION ISSUE
NO: A

5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT: RYNAN CONSTRUCTIONS P/L
PROJECT: RESIDENTIAL DEVELOPMENT AT 5-15 RYNAN AVENUE, EDMONDSON PARK
ARCHITECT: JOSHUA FARKASH & ASSOCIATES PTY. LTD.
DATE PLOTTED: 02/10/15
SCALE: 1:100
DRAWING NO.: A-1006 A
PROJECT NO.: 14-24684

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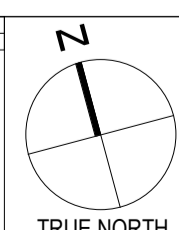


1 BUILDINGS B & C - LEVEL 1 FLOOR PLAN.
1:100

BLOCK B - GROSS FLOOR AREA		BLOCK C - GROSS FLOOR AREA	
GROUND FLOOR	680 m ²	GROUND FLOOR	544 m ²
LEVEL 1	680 m ²	LEVEL 1	627 m ²
LEVEL 2	680 m ²	LEVEL 2	676 m ²
LEVEL 3	680 m ²	LEVEL 3	676 m ²
LEVEL 4	523 m ²	LEVEL 4	557 m ²
TOTAL GROSS FLOOR AREA	3243m²	TOTAL GROSS FLOOR AREA	3080 m²

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Date	Description	No.
28/11/17	DEVELOPMENT APPLICATION ISSUE	A



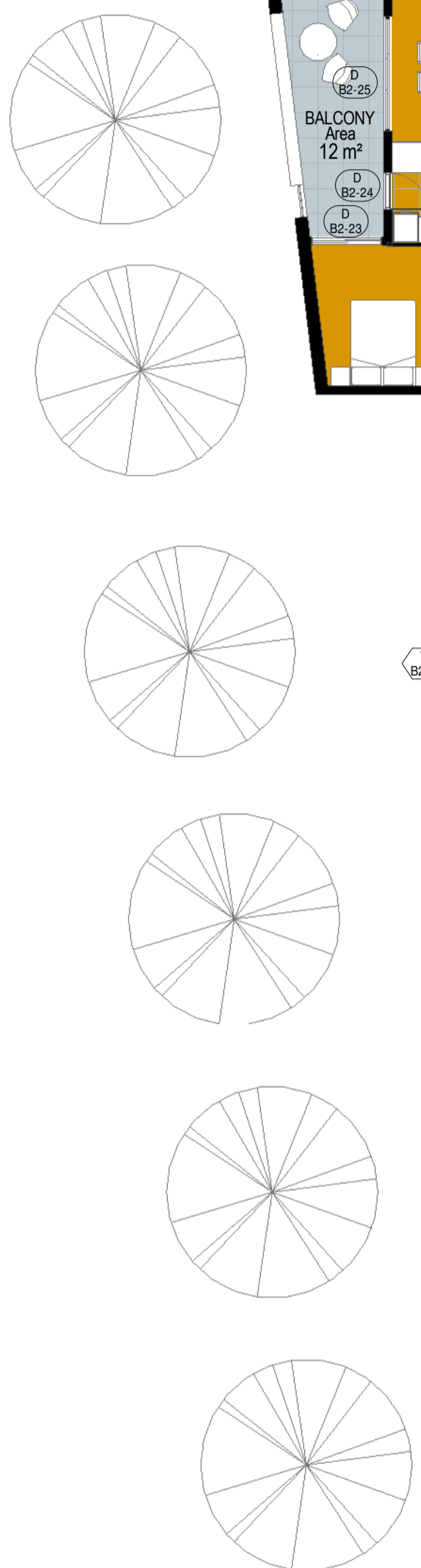
5-15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L
ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
RDN 18 000 646 000 A.C.N. 008 646 000
2/25 CLARENCE ST
EDMONDSON PARK NSW 2006
TEL: (02) 9284 5155
FAX: (02) 9284 5190
EMAIL: info@joshuafarkash.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK
DRAWING TITLE
BUILDINGS B/C - LEVEL 1 FLOOR
PLAN

DATE PLOTTED	SCALE	DRAWING No. / Rev.
25/05/17	1:100 (1:38 FOR A3)	A-1007 A

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BLOCK B - GROSS FLOOR AREA		BLOCK C - GROSS FLOOR AREA	
GROUND FLOOR	680 m ²	GROUND FLOOR	543 m ²
LEVEL 1	680 m ²	LEVEL 1	627 m ²
LEVEL 2	680 m ²	LEVEL 2	676 m ²
LEVEL 3	680 m ²	LEVEL 3	676 m ²
LEVEL 4	523 m ²	LEVEL 4	555 m ²
TOTAL GROSS FLOOR AREA	3,243 m²	TOTAL GROSS FLOOR AREA	3,077 m²

1 BUILDINGS B & C - LEVEL 2 FLOOR PLAN
1:100

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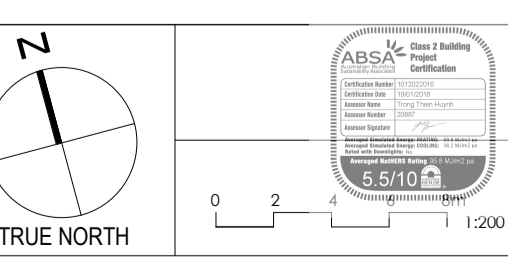


BLOCK B - GROSS FLOOR AREA		BLOCK C - GROSS FLOOR AREA	
GROUND FLOOR	680 m ²	GROUND FLOOR	544 m ²
LEVEL 1	680 m ²	LEVEL 1	627 m ²
LEVEL 2	680 m ²	LEVEL 2	676 m ²
LEVEL 3	680 m ²	LEVEL 3	676 m ²
LEVEL 4	523 m ²	LEVEL 4	557 m ²
TOTAL GROSS FLOOR AREA	3243m²	TOTAL GROSS FLOOR AREA	3080 m²

1 BUILDINGS B & C - LEVEL 4 FLOOR PLAN
1:100

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Date	Description	No.
12/1/16	DEVELOPMENT APPLICATION ISSUE	A
24/1/16	DESIGN REVIEW PANEL SUBMISSION	B



5-15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/ L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK

DATE PLOTTED
02/10/16

SCALE
1:100
1:30 FOR A3

DRAWING TITLE
BUILDINGS B/C - LEVEL 4 FLOOR PLAN

CHECKED BY
A-1009 B

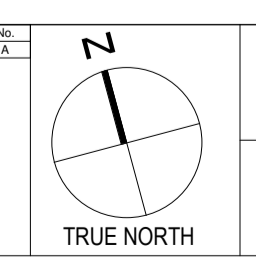
C:\Users\j.farkash\Documents\14-24684-15 Rynan Ave - A1009.dwg



1 BUILDING B&C ROOF LEVEL
1:100

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Date	Description	No.
28/1/16	DEVELOPMENT APPLICATION ISSUE	A



5 - 15 RYAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/ L

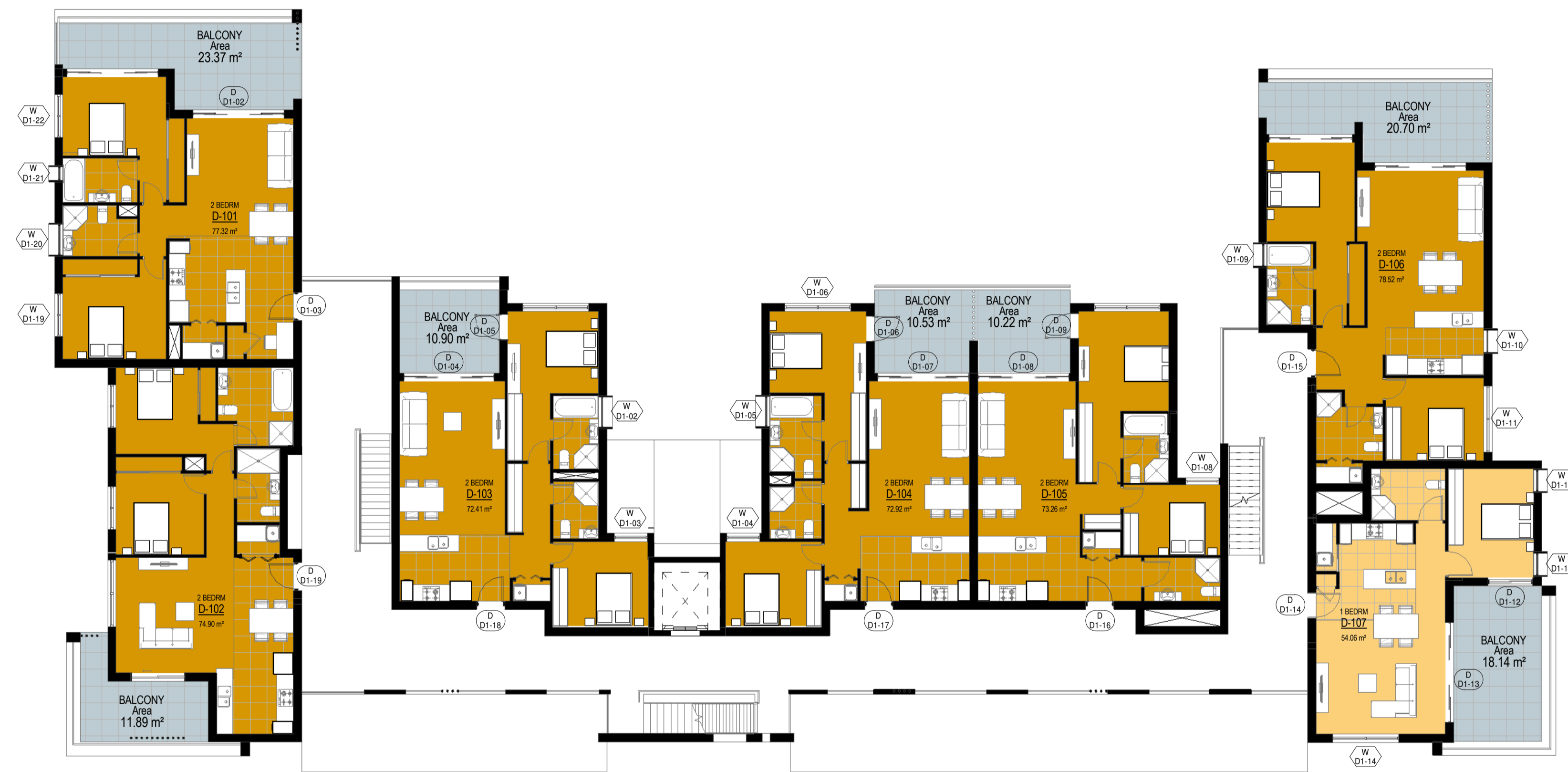
ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
ABN 18 650 646 901 A.C.N. 058 646 905
2/5 CLARENCE ST
SYDNEY NSW 2000
TEL: (02) 9264 5155
FAX: (02) 9264 5190
EMAIL: info@jfa.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
BUILDINGS B/C - ROOF PLAN

CHKD	DRWN	PROJECT NO.
Check	Author	4-24684
DATE PLOTTED	SCALE (REF)	
04/06/16	1:100	
DRAWING No. / Rev.		
A-1010	A	

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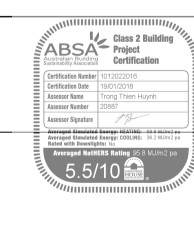
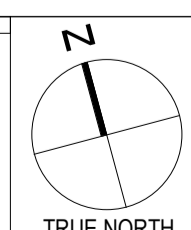


1 BUILDING D LEVEL 1-3 FLOOR PLAN
1:100

BLOCK D - GROSS FLOOR AREA	
GROUND FLOOR	601.9 m ²
LEVEL 1	529.3 m ²
LEVEL 2	529.3 m ²
LEVEL 3	529.3 m ²
LEVEL 4	529.3 m ²
TOTAL GROSS FLOOR AREA	2719.1m²

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Date	Description	No.



**5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW**
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT RYNAN CONSTRUCTIONS P/ L	PROJECT RESIDENTIAL DEVELOPMENT AT 5-15 RYNAN AVENUE, EDMONDSON PARK	CHECKED CheckAuthor	PROJECT NO. 4-24684
ARCHITECT JOSHUA FARKASH & ASSOCIATES PTY. LTD ABN 19 050 646 001 A.C.N. 058 646 005 LEVEL 1 225 CLARENCE ST SYDNEY NSW 2000	DATE PLOTTED 08/31/17	SCALE (SHEET) 1:100 1:200 FOR A3	DRAWING No. / Rev. A-1011
DRAWING TITLE BUILDING D - TYPICAL UPPER LEVEL FLOOR PLAN			

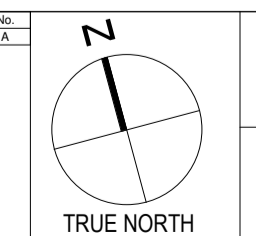
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1 BUILDING D - ROOF PLAN
1:100

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Date	Description	No.
28/1/16	DEVELOPMENT APPLICATION ISSUE	A



5 - 15 RYAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
ABN 18 650 646 991 A.C.N. 058 646 995
LEVEL 5
235 CLARENCE ST
SYDNEY NSW 2000
TEL: (02) 9264 5155
FAX: (02) 9264 5190
EMAIL: info@jfa.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK

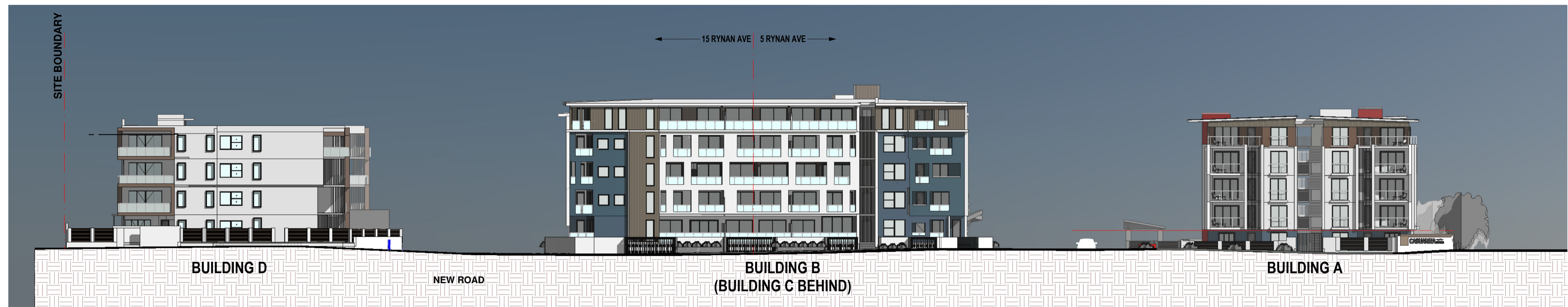
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BUILDING D - ROOF PLAN

DATE PLOTTED
03/22/16

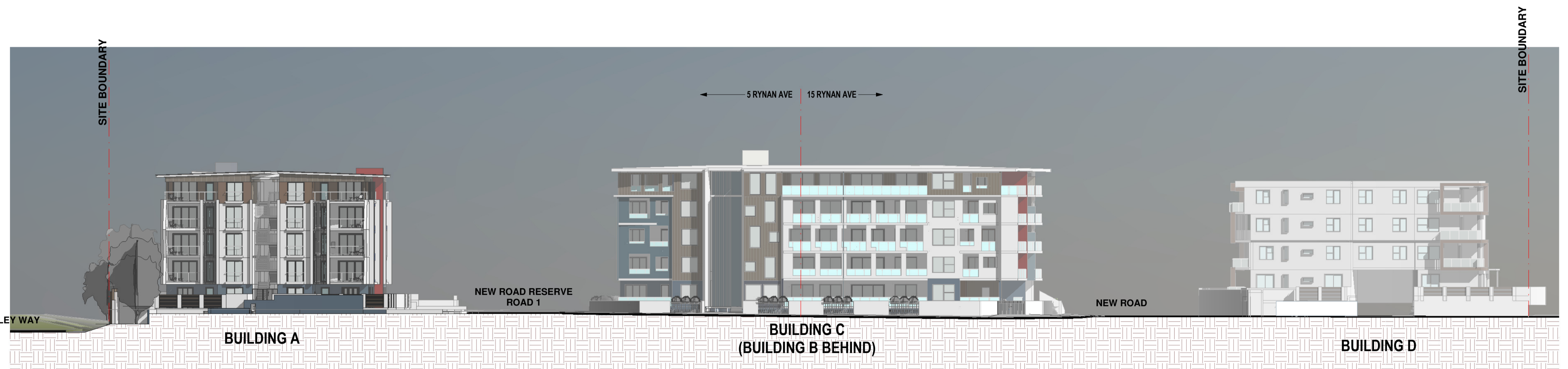
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DRAWING No. / Rev.
A-1112 A

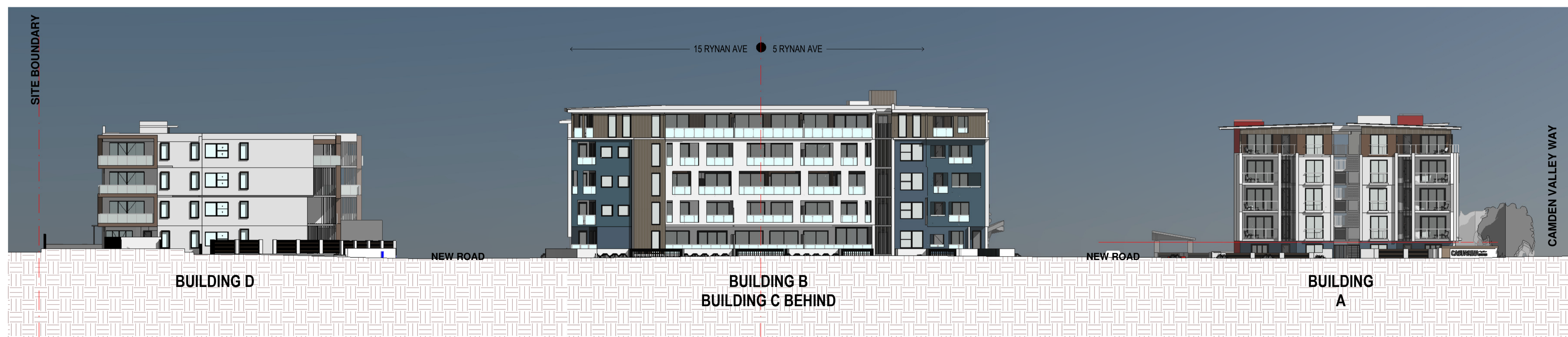
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1 STREETScape ELEVATION - RYMAN AVENUE
1:200



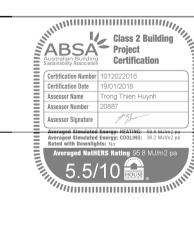
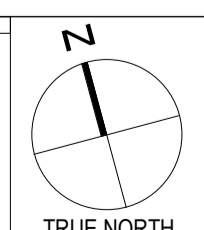
2 STREETScape ELEVATION WEST
1:200



3 STREETScape ELEVATION - RYMAN AVENUE (SOUTH)
1:200

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Date	Description	No.



5 - 15 RYMAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYMAN CONSTRUCTIONS P / L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
LEVEL 4
235 CLARENCE ST
SYDNEY NSW 2000

TEL: (02) 9264 5155
FAX: (02) 9264 5190
EMAIL: info@rymanconstruction.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYMAN AVENUE,
EDMONDSON PARK

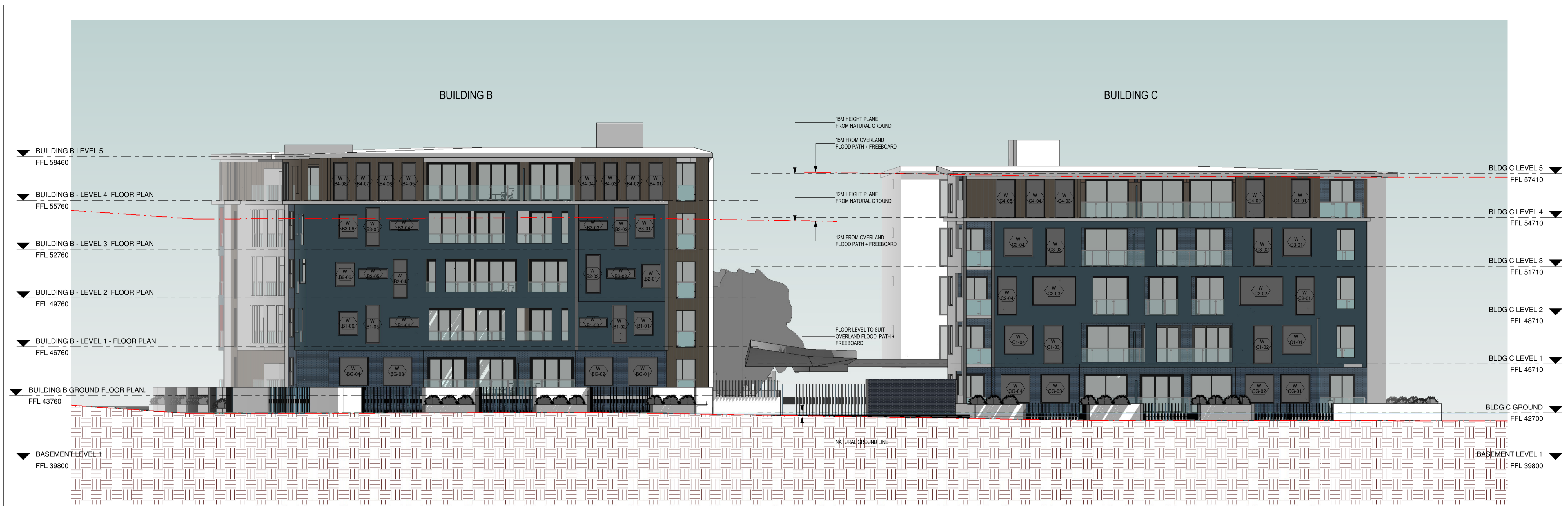
DRAWING TITLE
ELEVATIONS - STREETScape

CHD: DRAWN: PROJECT NO:
Check **Author** **4-24684**

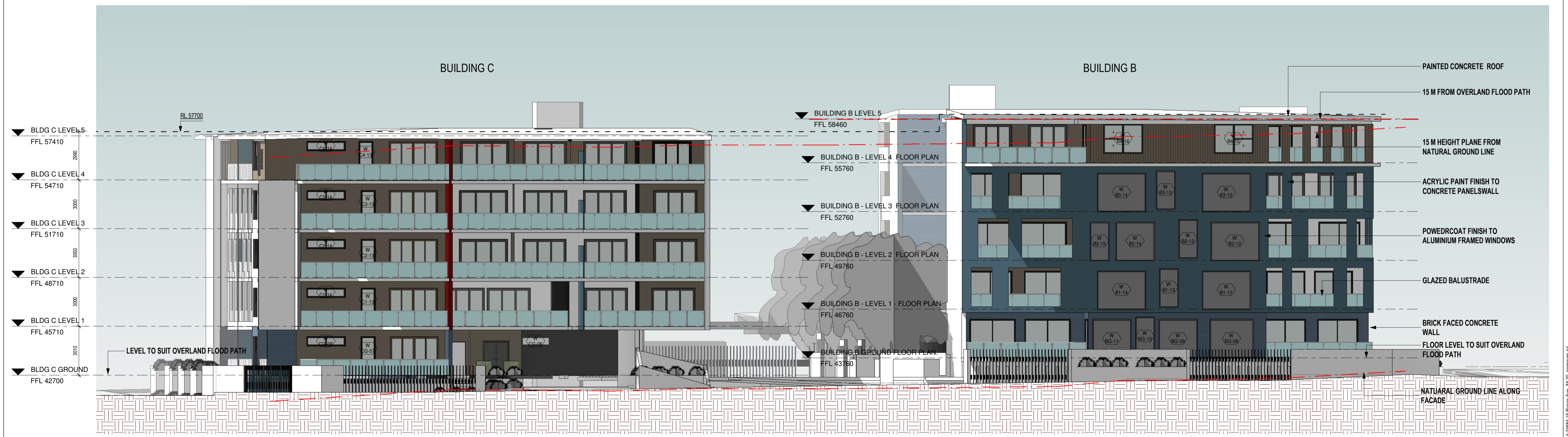
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08/30/17 **1:200**

DRAWING No. / Rev:
A-3000

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1 NORTH ELEVATION - BUILDINGS B & C
1:100



C SOUTH ELEVATION - BUILDINGS B & C
1:100

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Date	Description	No.
12/1/16	DEVELOPMENT APPLICATION ISSUE	A
26/1/16	DESIGN REVIEW PANEL SUBMISSION	B

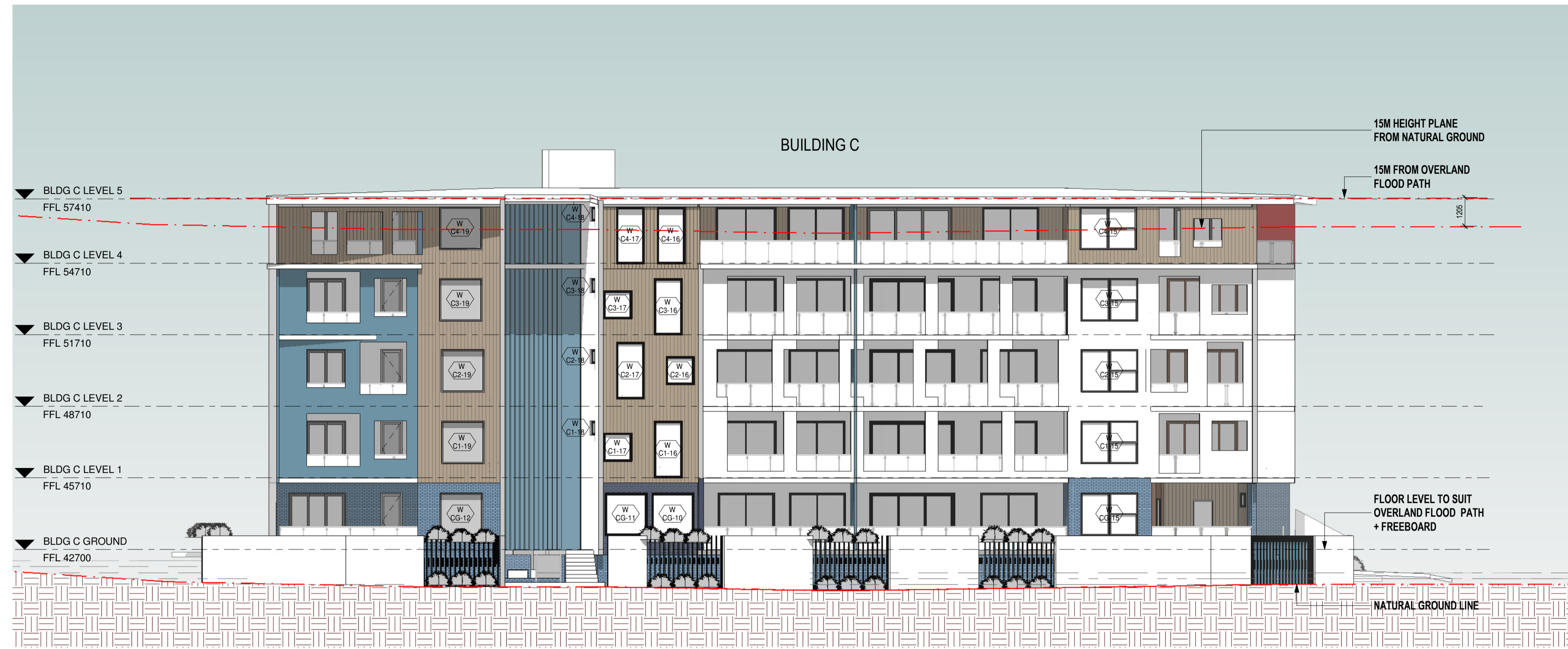


5-15 RYAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT: RYAN CONSTRUCTIONS P/L
PROJECT: RESIDENTIAL DEVELOPMENT AT 5-15 RYAN AVENUE, EDMONDSON PARK
ARCHITECT: JOSHUA FARKASH & ASSOCIATES PTY. LTD.
DRAWING TITLE: ELEVATIONS - BUILDINGS B/C - NORTH & SOUTH BUILDING C

DATE PLOTTED	SCALE (SHEET)	PROJECT NO.
07/10/2014	1:100	14-24684
DRAWING No. / Rev.		A-3101 B

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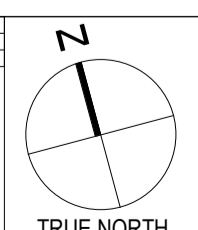
2 WEST ELEVATION-BUILDING B
1:100



B EAST ELEVATION - BUILDING B
1:100

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Date	Description	No.
12/1/16	DEVELOPMENT APPLICATION ISSUE	A
08/11/16	DESIGN REVIEW PANEL SUBMISSION	B



5 - 15 RYAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
12/1 CLARENCE ST
SYDNEY NSW 2000

DATE PLOTTED
07/10/2014

SCALE (SHEET)
1:100
(2.38:1 FOR A3)

DRAWING No. / Rev.
A-3102 B

CLIENT
RYNAN CONSTRUCTIONS P/L

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
12/1 CLARENCE ST
SYDNEY NSW 2000

DATE PLOTTED
07/10/2014

SCALE (SHEET)
1:100
(2.38:1 FOR A3)

DRAWING No. / Rev.
A-3102 B

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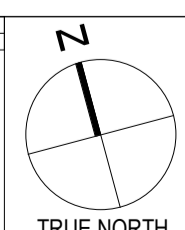
1 NORTH ELEVATION - BUILDING D
1:100



2 SOUTH ELEVATION - BUILDING D
1:100

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Date	Description	No.
12/1/15	DEVELOPMENT APPLICATION ISSUE	A



5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
ABN 15 650 646 991 A.C.N. 058 646 995
LEVEL 5
235 CLARENCE ST
SYDNEY NSW 2000
TEL: (02) 9264 5155
FAX: (02) 9264 5190
EMAIL: info@jfa.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK

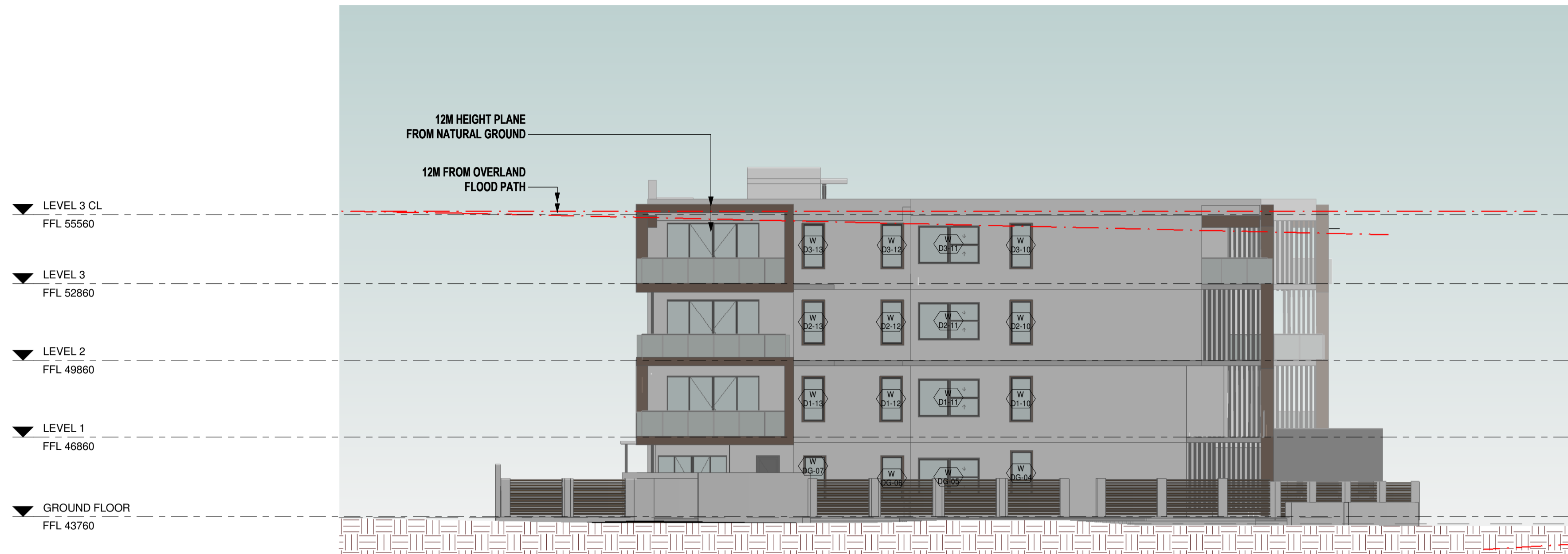
DRAWING TITLE
ELEVATIONS - BUILDING D -
ELEVATIONS - NORTH & SOUTH

CHKD
Check Author
04/09/15

PROJECT NO.
4-24684

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SCALE (DRAWING)
1:200 FOR A3

DRAWING No. / Rev.
A-3103 A



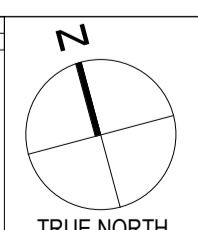
1 EAST ELEVATION - BUILDING D
1:100



2 WEST ELEVATION - BUILDING D
1:100

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Date	Description	No.
12/1/15	DEVELOPMENT APPLICATION ISSUE	A



5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
ABN 15 650 646 993 A.C.N. 058 646 065
LEVEL 1
235 CLARENCE ST
SYDNEY NSW 2000

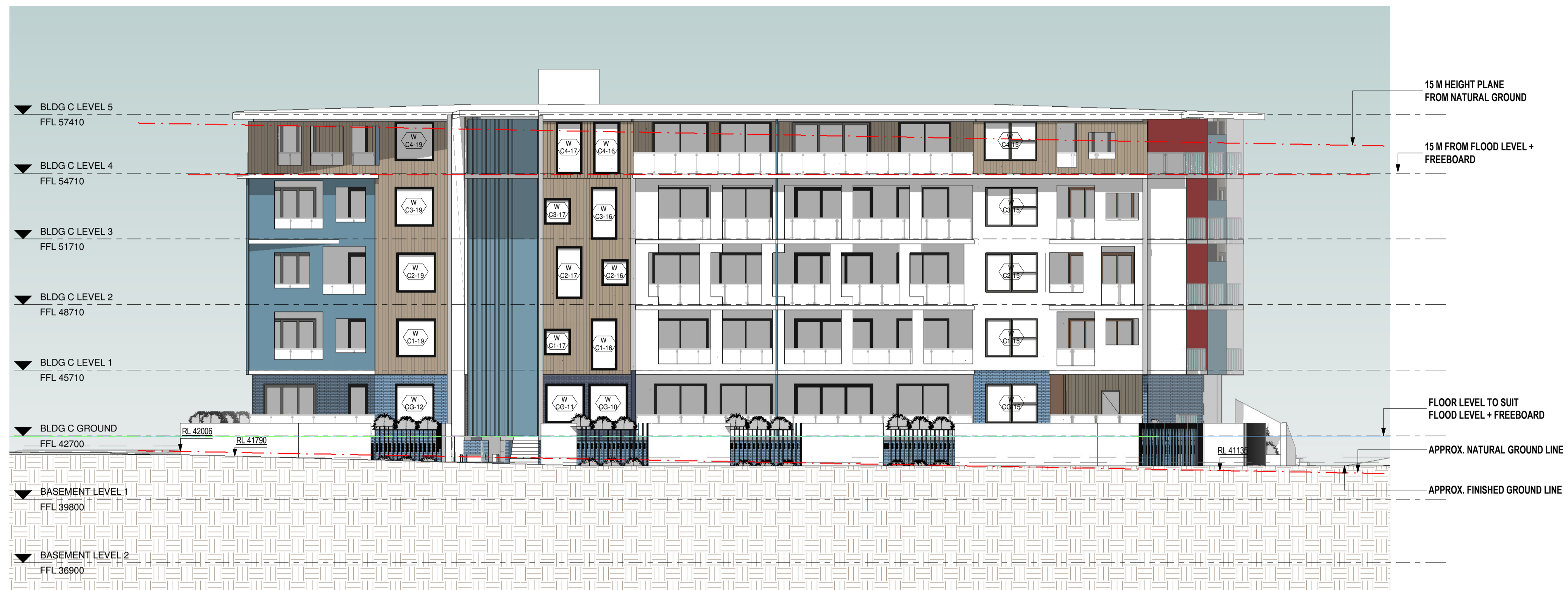
TEL: (02) 9264 5155
FAX: (02) 9264 5190
EMAIL: info@jfa.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK

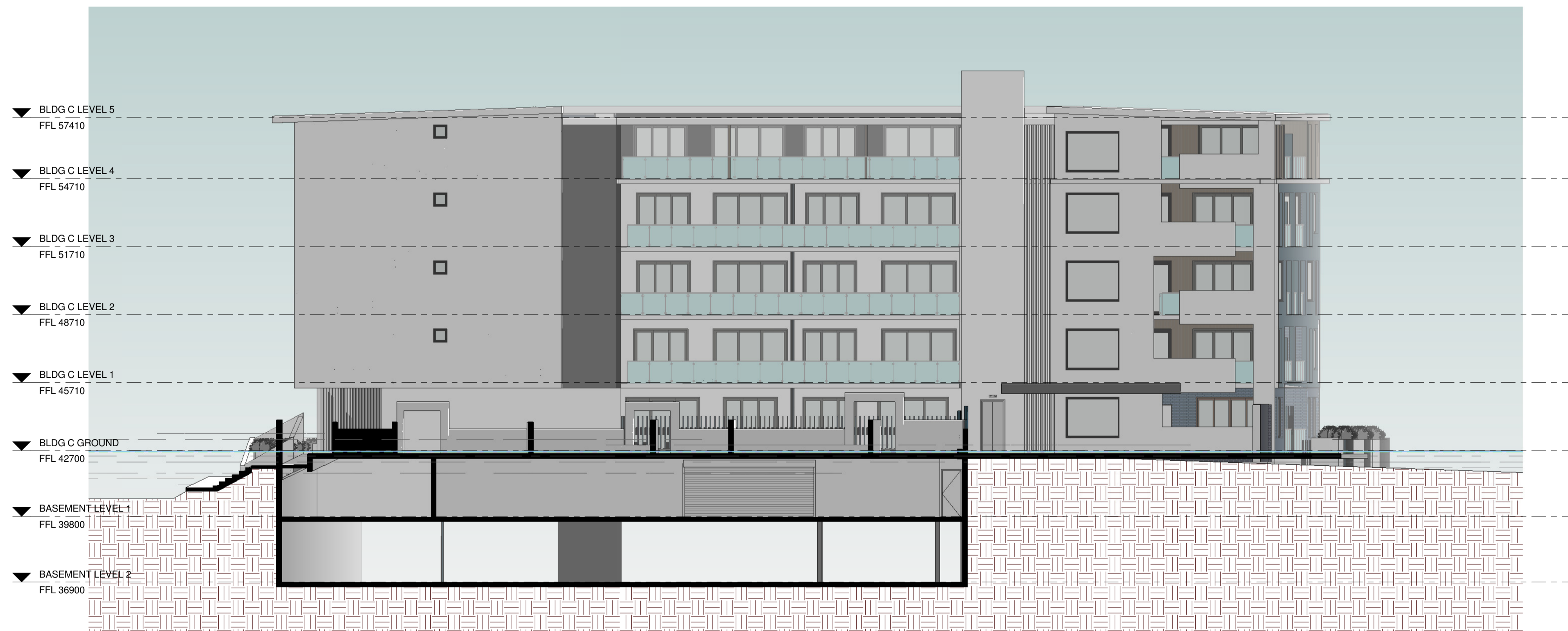
DRAWING TITLE
ELEVATIONS - BUILDING D - EAST &
WEST

DATE PLOTTED	SCALE (SHEET)	PROJECT NO.
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DRAWING No. / Rev.		A-3104 A

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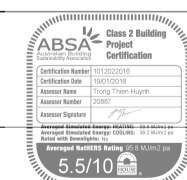
1 WEST ELEVATION - BUILDING C
1:100



2 EAST ELEVATION - BUILDING C
1:100

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Date	Description	No.



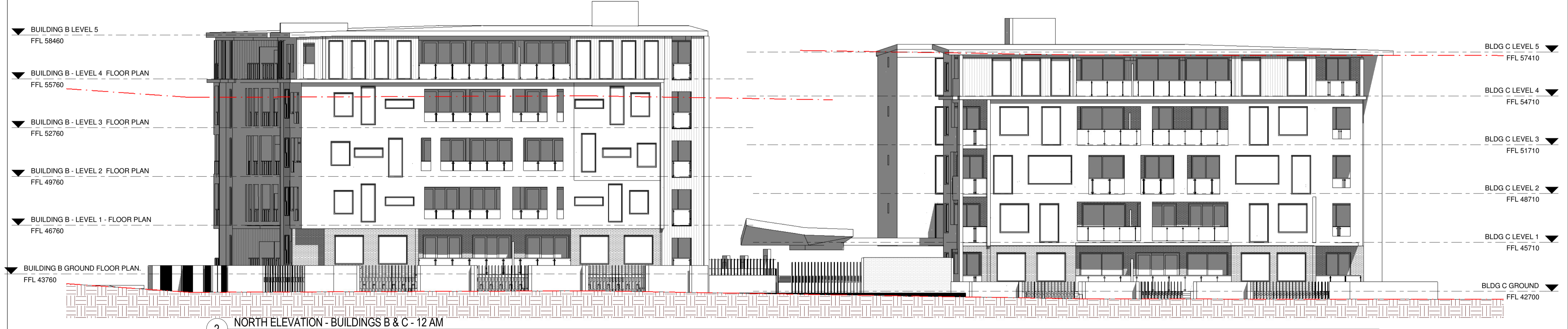
5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT RYNAN CONSTRUCTIONS P/L	PROJECT RESIDENTIAL DEVELOPMENT AT 5-15 RYNAN AVENUE, EDMONDSON PARK	DATE PLOTTED 24/11/17	SCALE (SHEET) 1:100	PROJECT NO. 14-24684
ARCHITECT JOSHUA FARKASH & ASSOCIATES PTY. LTD. ABN 18 650 646 993 A.C.N. 058 646 993 225 CLARENCE ST SYDNEY NSW 2000	DRAWING TITLE ELEVATIONS - BUILDINGS B/C EAST & WEST	DRAWING No. / Rev.	SCALE (DRAWING) 1:100	DATE PLOTTED 24/11/17
			A-3105	

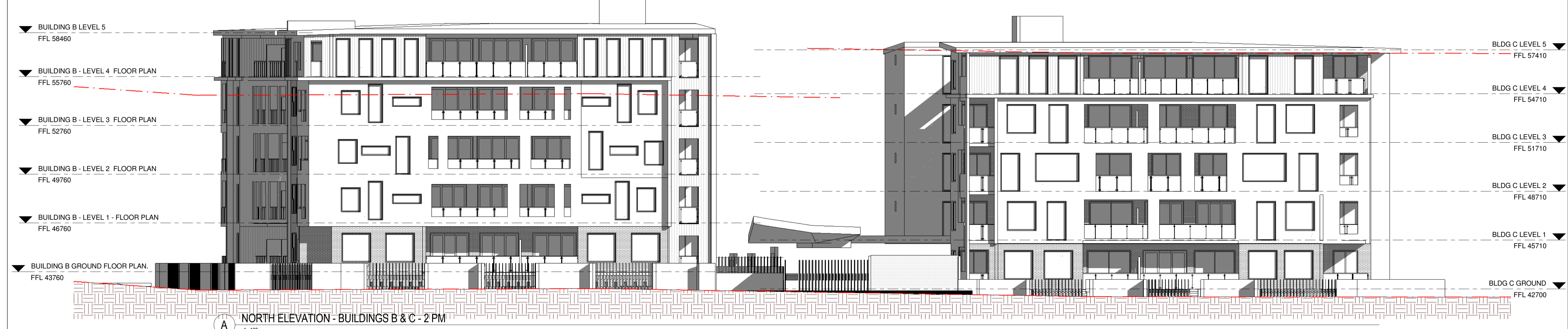
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1 NORTH ELEVATION - BUILDINGS B & C - 10 AM
1:100



2 NORTH ELEVATION - BUILDINGS B & C - 12 AM
1:100



A NORTH ELEVATION - BUILDINGS B & C - 2 PM
1:100

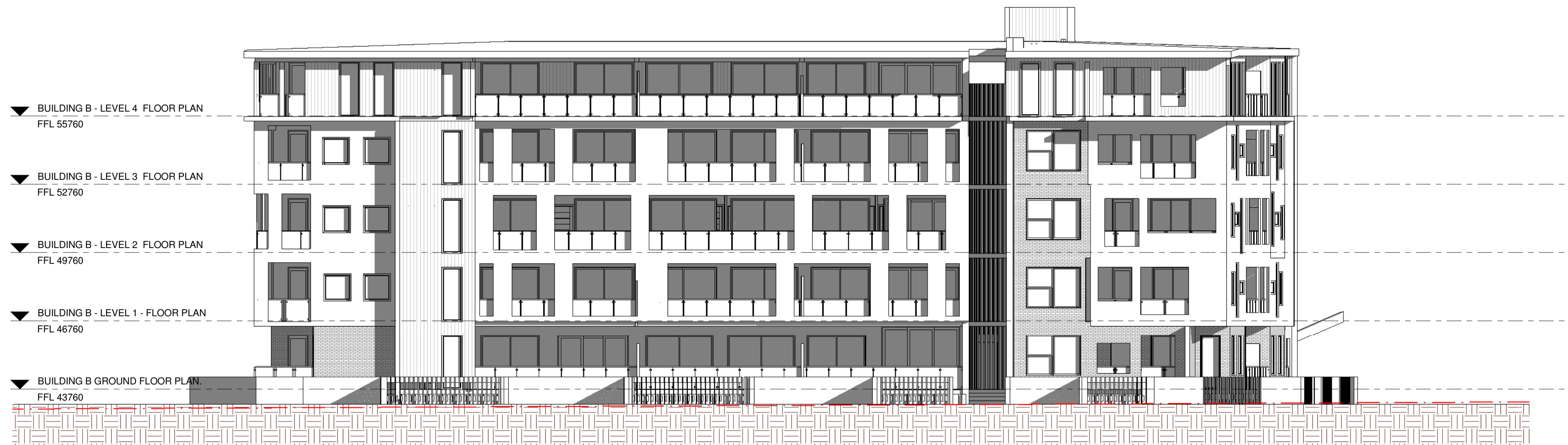
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5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT RYNAN CONSTRUCTIONS P/L	PROJECT RESIDENTIAL DEVELOPMENT AT 5-15 RYNAN AVENUE, EDMONDSON PARK	DATE PLOTTED 07/16/17	SCALE (SHEET) 1:100 1:250 FOR A3	PROJECT NO. 14-24684
ARCHITECT JOSHUA FARKASH & ASSOCIATES PTY. LTD. ABN 18 650 646 001 A.C.N. 008 646 000 LEVEL 5 225 CLARENCE ST SYDNEY NSW 2000 TEL: (02) 9264 5155 FAX: (02) 9264 5190 EMAIL: info@jfa.com.au	DRAWING TITLE SOLAR ACCESS - BUILDINGS B/C - NORTH ELEVATION	DRAWING NO. A-3201		

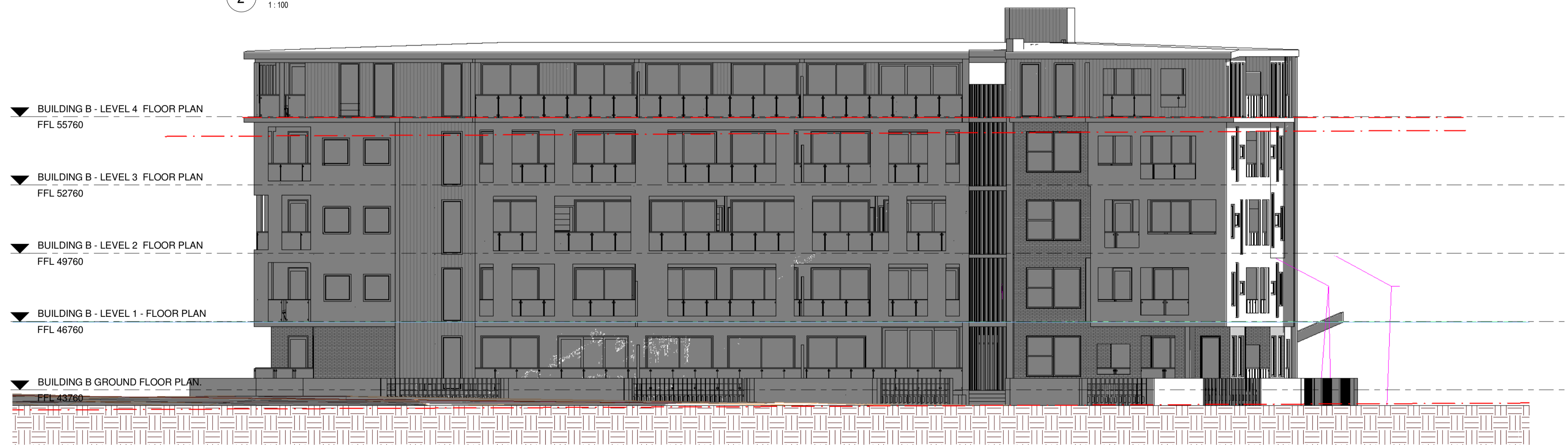
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1 EAST ELEVATION - BUILDING B - 10 AM
1:100



2 EAST ELEVATION - BUILDING B - 12 AM
1:100



B EAST ELEVATION - BUILDING B - 2 PM
1:100

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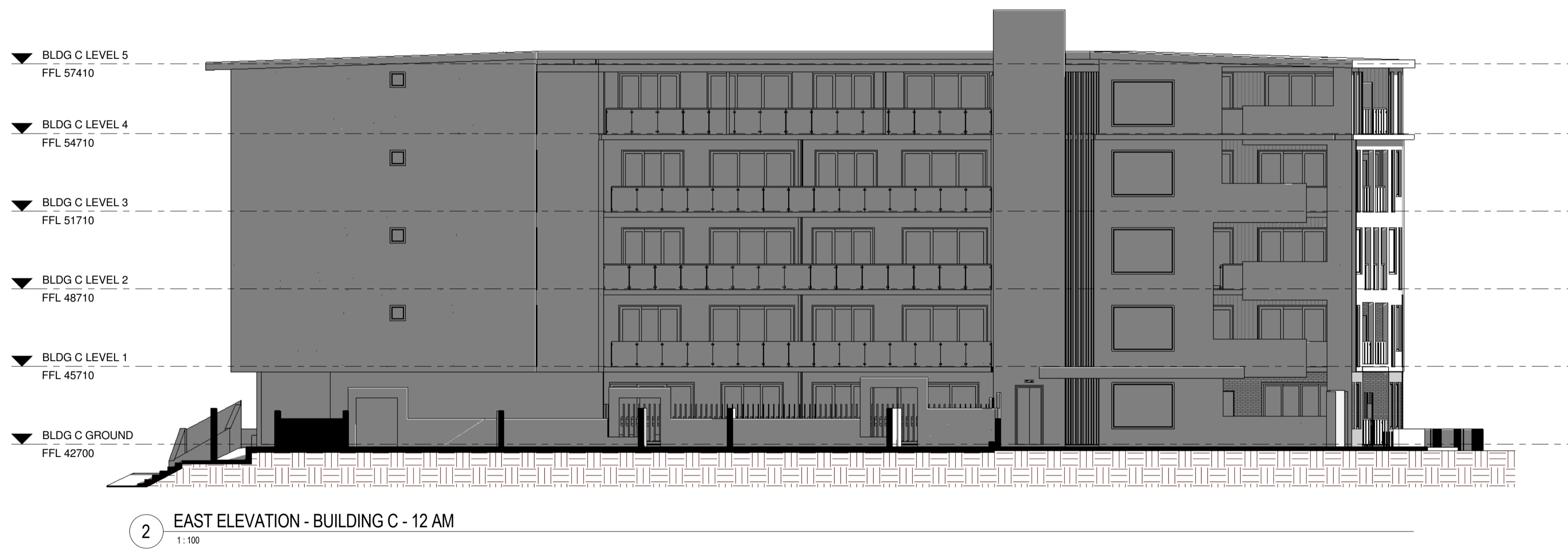
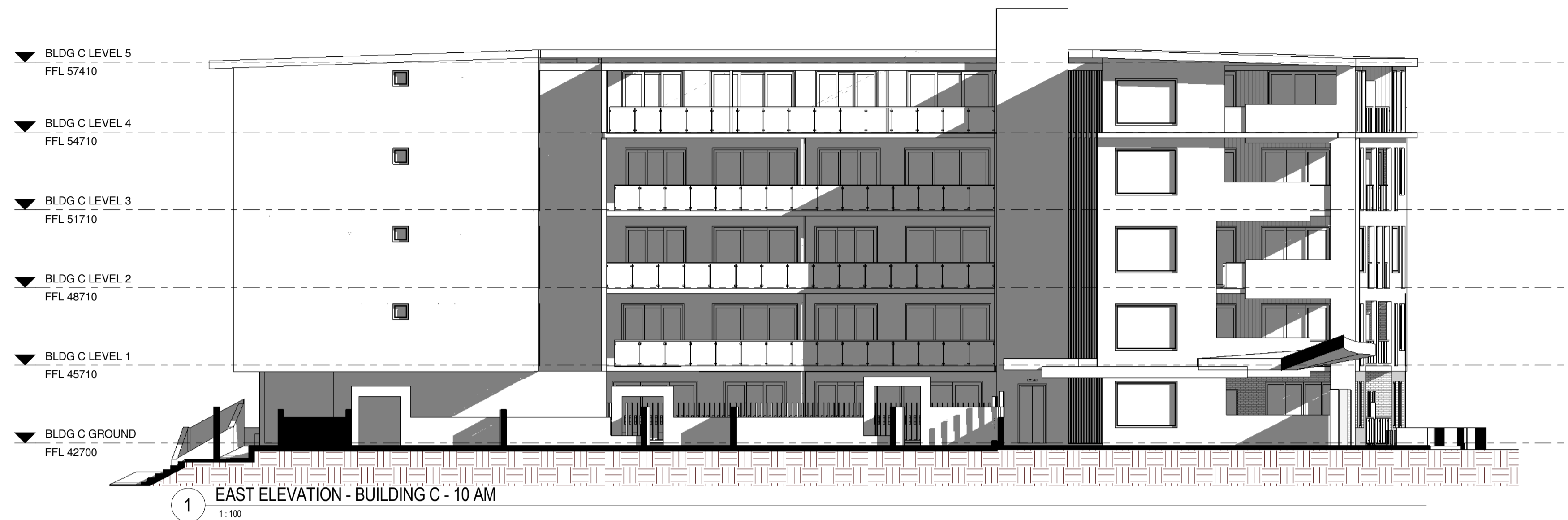
Date	Description	No.



5-15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

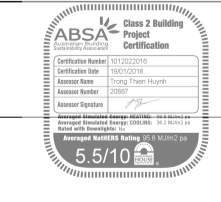
CLIENT RYNAN CONSTRUCTIONS P/L	PROJECT RESIDENTIAL DEVELOPMENT AT 5-15 RYNAN AVENUE, EDMONDSON PARK	DATE PLOTTED 07/05/17	SCALE (SHEET) 1:100	PROJECT NO. 14-24684
ARCHITECT JOSHUA FARKASH & ASSOCIATES PTY. LTD. ABN 18 050 646 001 A.C.N. 058 646 005 2/35 CLARENCE ST SYDNEY NSW 2000	DRAWING TITLE SOLAR ACCESS - BUILDING B - EAST ELEVATION	DRAWING No. / Rev. A-3202		

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Date	Description	No.



**5 - 15 RYAN AVENUE
EDMONDSON PARK, NSW**

MULTI-UNIT RESIDENTIAL DEVELOPMENT

<small>CLIENT</small> RYNAN CONSTRUCTIONS P/L	<small>PROJECT</small> RESIDENTIAL DEVELOPMENT AT 5-15 RYAN AVENUE, EDMONDSON PARK	<small>DATE PLOTTED</small> 24/11/2017	<small>SCALE (SHEET)</small> 1:100	<small>PROJECT NO.</small> 14-24684
<small>ARCHITECT</small> JOSHUA FARKASH & ASSOCIATES PTY. LTD. 10/10 CLARENCE ST SYDNEY NSW 2000	<small>DRAWING TITLE</small> SOLAR ACCESS - BUILDING C - EAST	<small>DRAWING No. / Rev.</small> A-3208		

C:\Projects\17\gramm\14-24684-15-Ryan-Ave-A1-20_pname.rvt 24/11/2017 1:13:34 PM



1 NORTH ELEVATION - BUILDING D - 10 AM
1:100



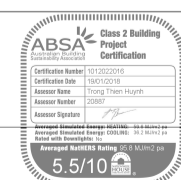
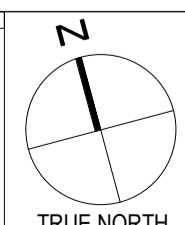
2 NORTH ELEVATION - BUILDING D - 12 AM
1:100



3 NORTH ELEVATION - BUILDING D - 2 PM
1:100

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Date	Description	No.



5 - 15 RYNAN AVENUE
EDMONDSON PARK , NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/ L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
LEVEL 1
205 CLARENCE ST
SYDNEY NSW 2000

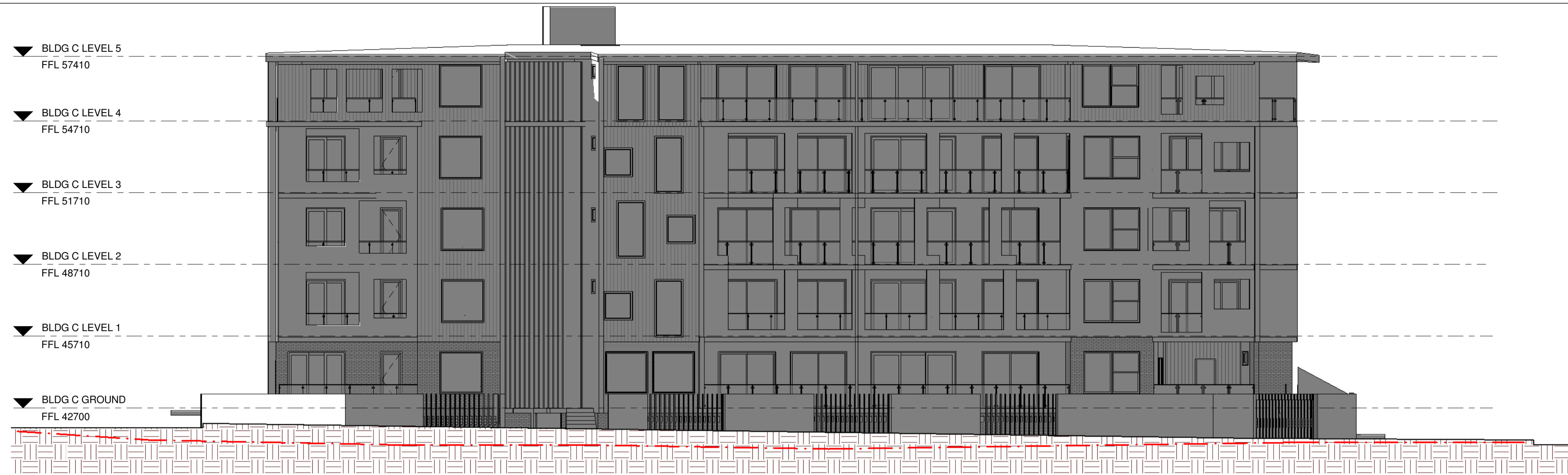
TEL: (02) 9264 5155
FAX: (02) 9264 5190
EMAIL: info@joshuafarkash.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
SOLAR ACCESS - BUILDING D -
NORTH ELEVATION

CHKD	DRAWN	PROJECT NO.
Check	Author	4-24684
DATE PLOTTED	SCALE (SHEET)	
08/02/17	1:100	
DRAWING No. / Rev.		
A-3209		

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2 WEST ELEVATION-BUILDING B - 10 am
1:100



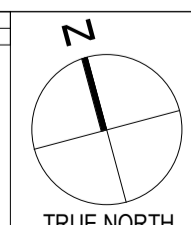
3 WEST ELEVATION-BUILDING B - 12 am
1:100



4 WEST ELEVATION-BUILDING C - 2 pm
1:100

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Date	Description	No.
12/1/15	DEVELOPMENT APPLICATION ISSUE	A



5 - 15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/ L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
ABN 15 650 646 991 A.C.N. 058 646 995
2/35 CLARENCE ST
SYDNEY NSW 2000

TEL: (02) 9284 5155
FAX: (02) 9284 5190
EMAIL: info@joshuafarkash.com.au

PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYNAN AVENUE,
EDMONDSON PARK

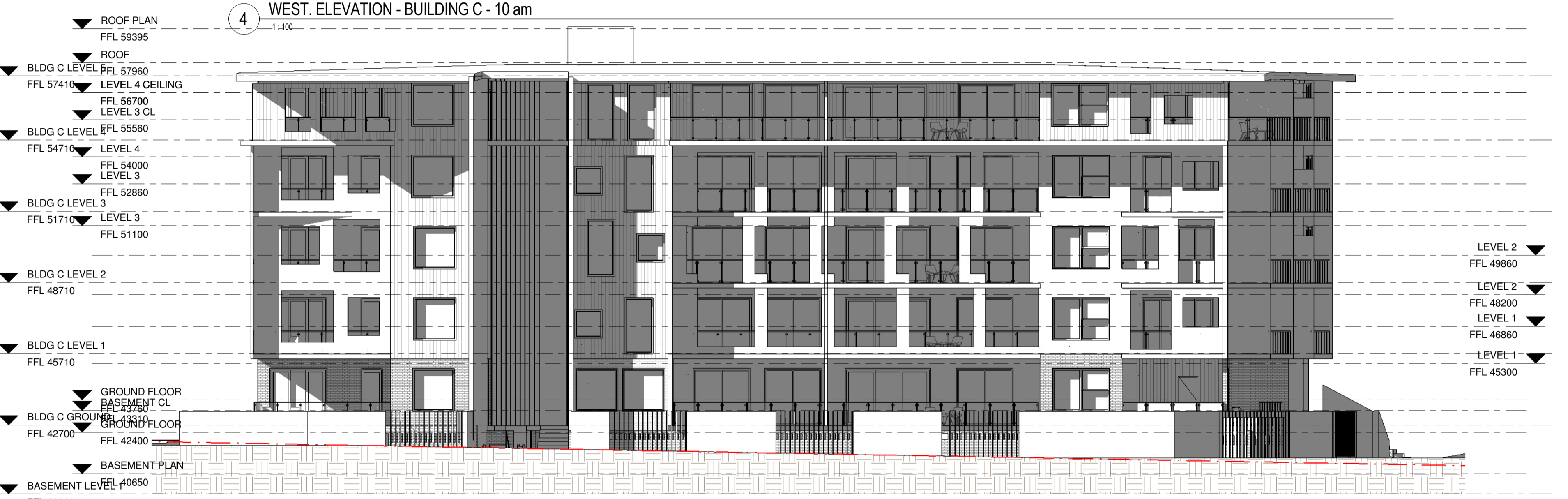
DRAWING TITLE
SOLAR ACCESS - BUILDING B - WEST
ELEVATION

CHKD	DRWN	PROJECT NO.
JF	GN	14-24684
DATE PLOTTED		SCALE (SHEET)
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DRAWING No. / Rev.		2-38 FOR A3
DRAWING TITLE		A-3210 A

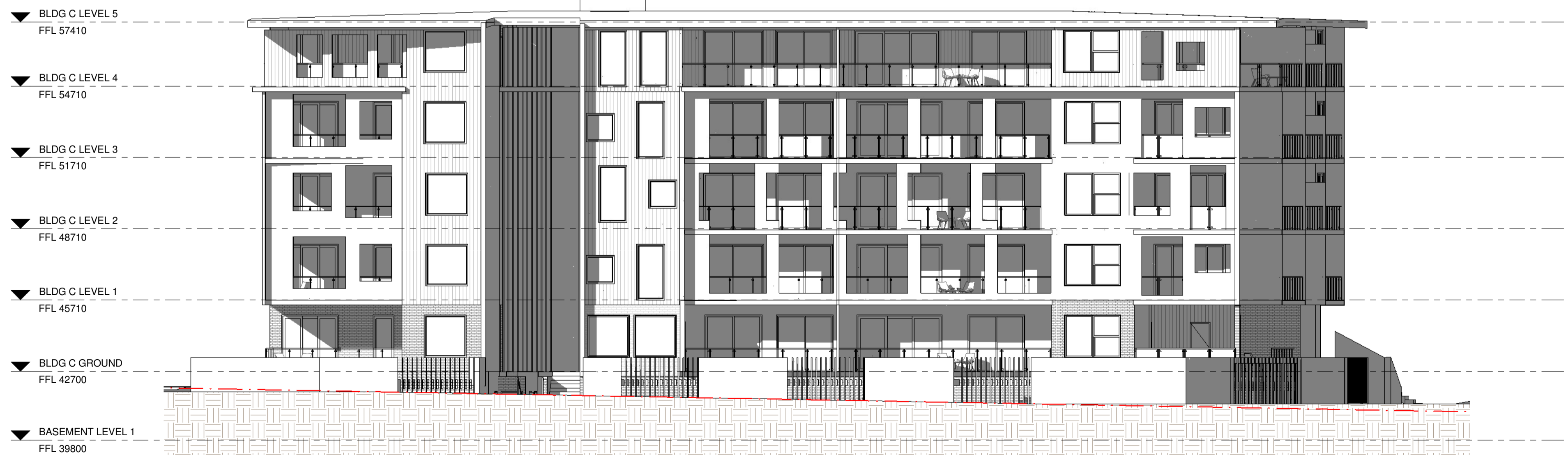
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4 WEST. ELEVATION - BUILDING C - 10 am
1:100



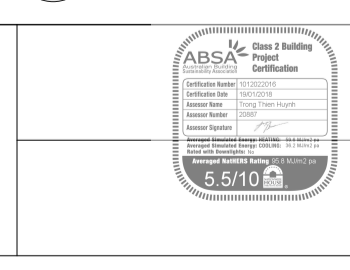
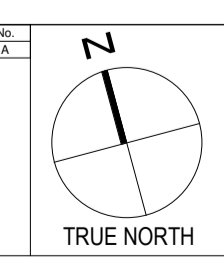
D WEST. ELEVATION - BUILDING C - 12 am
1:100



3 WEST. ELEVATION - BUILDING C - 2 pm
1:100

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Date	Description	No.
28/11/2017	DEVELOPMENT APPLICATION ISSUE	A



5-15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT RYNAN CONSTRUCTIONS P/L	PROJECT RESIDENTIAL DEVELOPMENT AT 5-15 RYNAN AVENUE, EDMONDSON PARK	DATE PLOTTED 24/11/2017	SCALE (SHEET) 1:100
ARCHITECT JOSHUA FARKASH & ASSOCIATES PTY. LTD. ABN 18 650 646 001 A.C.N. 008 646 000 105 CLARENCE ST SYDNEY NSW 2000	DRAWING TITLE SOLAR ACCESS - BUILDING C - WEST	DRAWING No. / Rev. A-3211 A	PROJECT No. 14-24684

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1 WEST ELEVATION - BUILDING D - 10 am
1:100



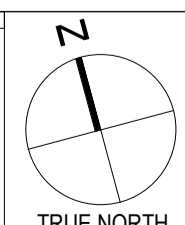
2 WEST ELEVATION - BUILDING D - 12 am
1:100



3 WEST ELEVATION - BUILDING D - 2 pm
1:100

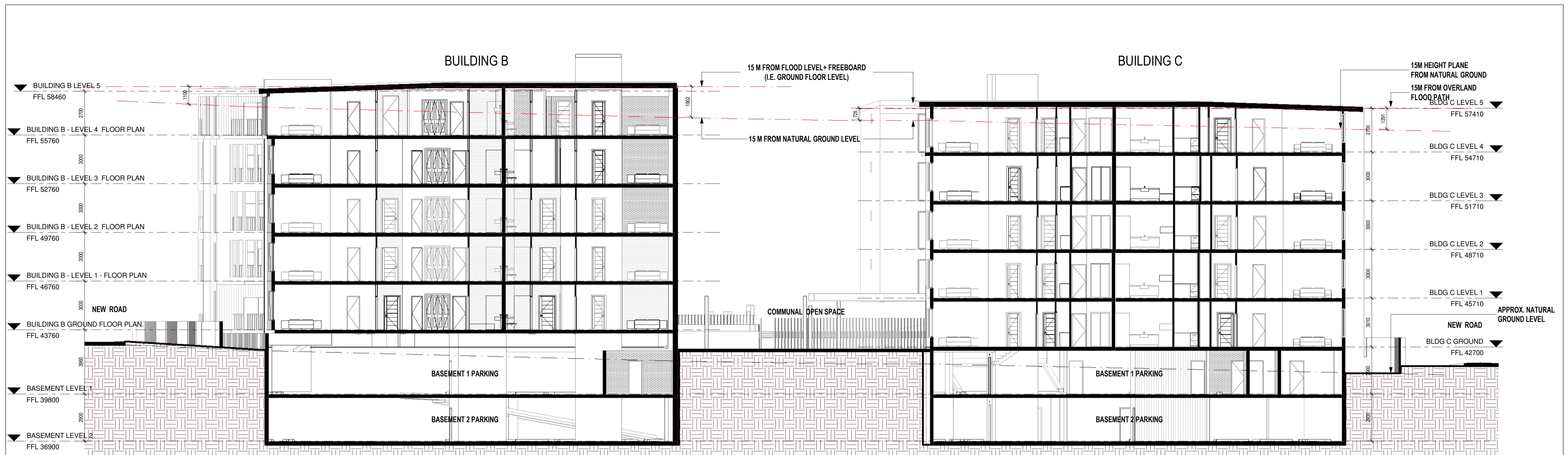
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Date	Description	No.

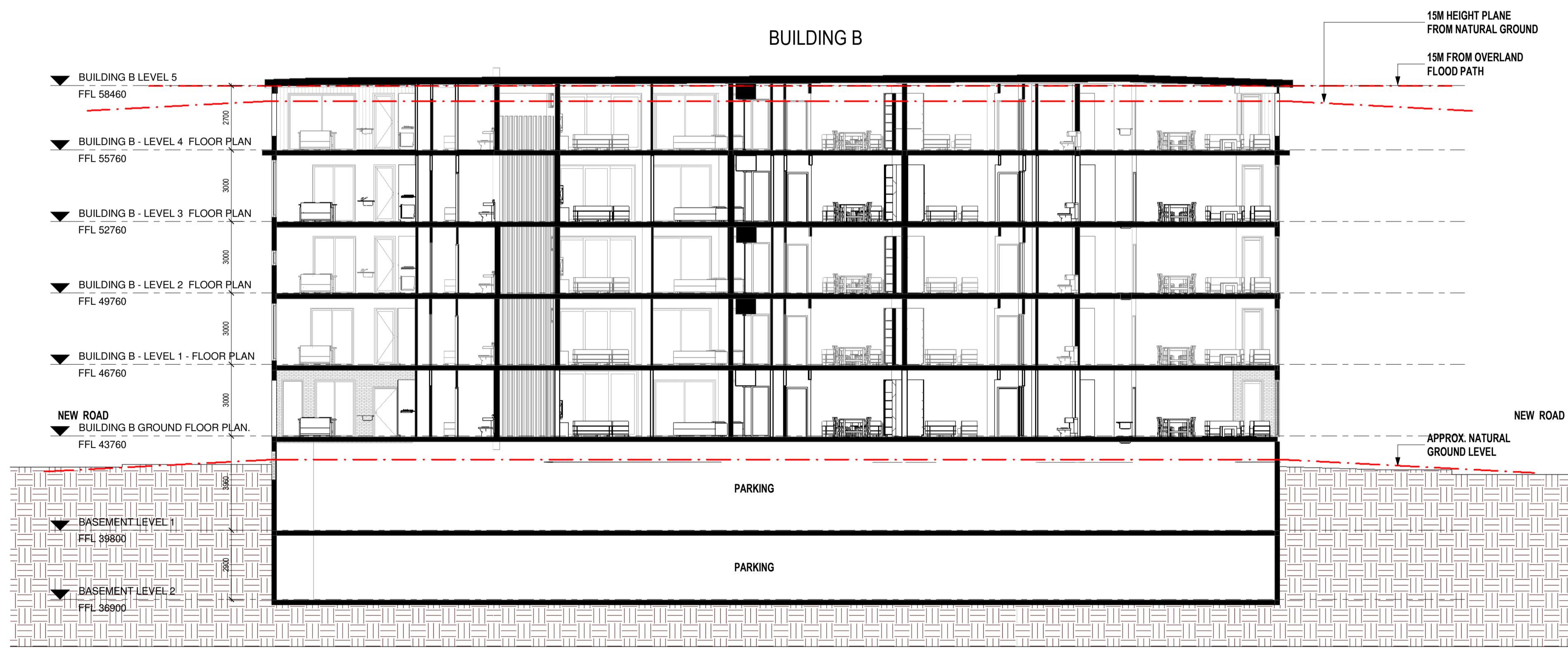


5-15 RYNAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT RYNAN CONSTRUCTIONS P/ L	PROJECT RESIDENTIAL DEVELOPMENT AT 5-15 RYNAN AVENUE, EDMONDSON PARK	CHKD Check	DRWN Author	PROJECT NO. 4-24684
ARCHITECT JOSHUA FARKASH & ASSOCIATES PTY. LTD. ABN 18 050 646 000 A.C.N. 058 646 000 2/5 CLARENCE ST SYDNEY NSW 2000	DATE PLOTTED 08/02/17	SCALE (SHEET) 1:100	SCALE (DRAWING) 1:38.200.43	DRAWING TITLE SOLAR ACCESS - BUILDING D - WEST ELEVATION
DRAWING No. / Rev.				A-3212



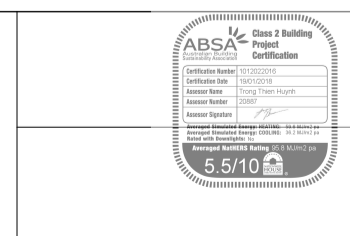
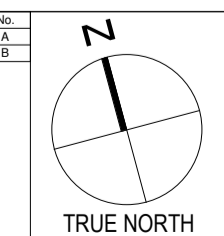
1 SECTION A-A
1:100



2 SECTION B-B
1:100

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Date	Description	No.
12/1/15	DEVELOPMENT APPLICATION ISSUE	A
26/1/15	DESIGN REVIEW PANEL SUBMISSION	B



5-15 RYAN AVENUE
EDMONDSON PARK, NSW
MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.
15/15 RYAN AVENUE, EDMONDSON PARK, NSW 2187
TEL: (02) 9284 5155
FAX: (02) 9284 5190
EMAIL: info@rynanconstruction.com.au

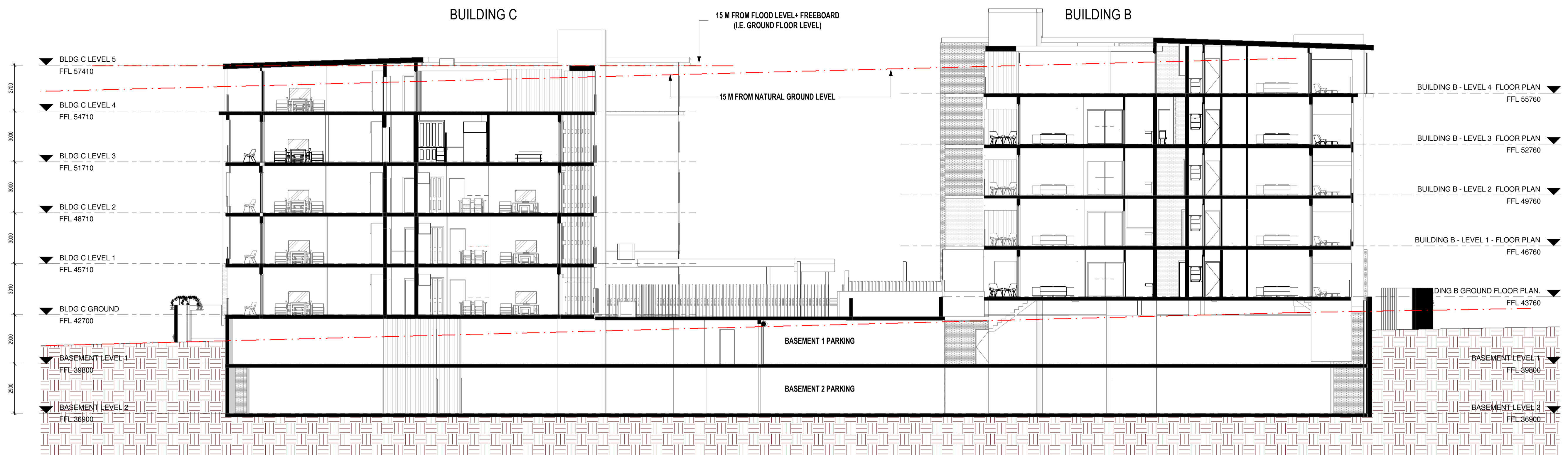
PROJECT
RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK

DRAWING TITLE
BUILDING B & C SECTION A-A & B-B

DATE PLOTTED	SCALE (B1)	SCALE (B2)
07/10/2014	1:100	1:300 FOR A3

DRAWING No. / Rev. **A-4101 B**

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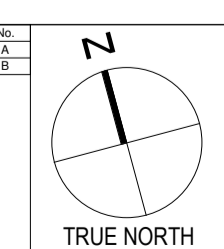
1 SECTION C-C
1:100



2 SECTION D-D
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Date	Description	No.
12/1/16	DEVELOPMENT APPLICATION ISSUE	A
26/1/16	DESIGN REVIEW PANEL SUBMISSION	B



**5 - 15 RYAN AVENUE
EDMONDSON PARK , NSW**

MULTI-UNIT RESIDENTIAL DEVELOPMENT

CLIENT
RYNAN CONSTRUCTIONS P/L

ARCHITECT
JOSHUA FARKASH & ASSOCIATES PTY. LTD.

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PROJECT
**RESIDENTIAL DEVELOPMENT
AT 5-15 RYAN AVENUE,
EDMONDSON PARK**

DRAWING TITLE
BUILDING B & C - SECTION C-C & D-D

DATE PLOTTED
07/10/2014

SCALE (REF)
1:100

DRAWING No. / Rev.
A-4102 B

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