



1 Section B
1 : 200 @ A2

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STATUS
DEVELOPMENT APPLICATION

ISS: A
DATE: 08.12.16
ISSUE FOR DA
11.07.17
ISSUE FOR DA

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect.
This drawing is for the purpose of council approval and as such, is not suitable for construction.

ISS: A
DATE: 08.12.16
ISSUE FOR DA
11.07.17
ISSUE FOR DA

NOTES

1:200 @ A2
1:400 @ A4

0 5m 10m

Energy Rating Certificate Number: 15210747

☐ single-dwelling rating **6.2** stars

☒ multi-unit development (attach listing of ratings)
heating **37.5** MJ/m²
cooling **19.2** MJ/m²

Recessed downlights confirmation: ☐ Rated with ☒ Rated without

Assessor Name/Number: Ved Baheti VIC/BDAM/13/1521
Assessor Signature: [Signature] Date: 13/07/2017

PROJECT
DULWICH HILL APARTMENTS

1A HILL STREET, DULWICH HILL

CLIENT

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SYDNEY
2 Liverpool Lane, East Sydney NSW 2010
Ph: +61 2 8354 1300 | Fax: +61 2 8354 1311
ABN: 24 132 554 753

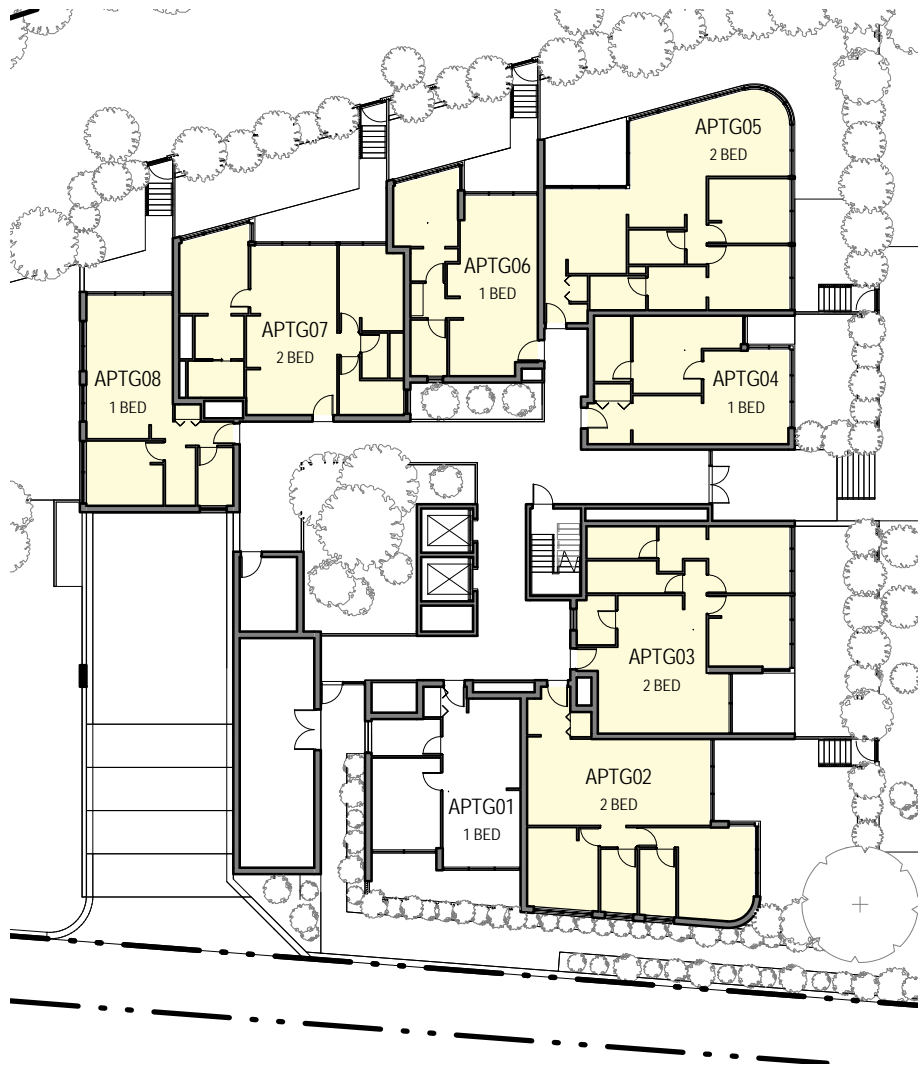
MELBOURNE
Level 2, 333 Flinders Lane, Melbourne VIC 3000
Ph: +61 3 9629 4888 | Fax: +61 3 9649 7444
ABN: 34 137 620 538

NOMINATED ARCHITECT
Vince Squillace Reg No: 6468 (NSW),
17219 (VIC), 3677 (QLD)

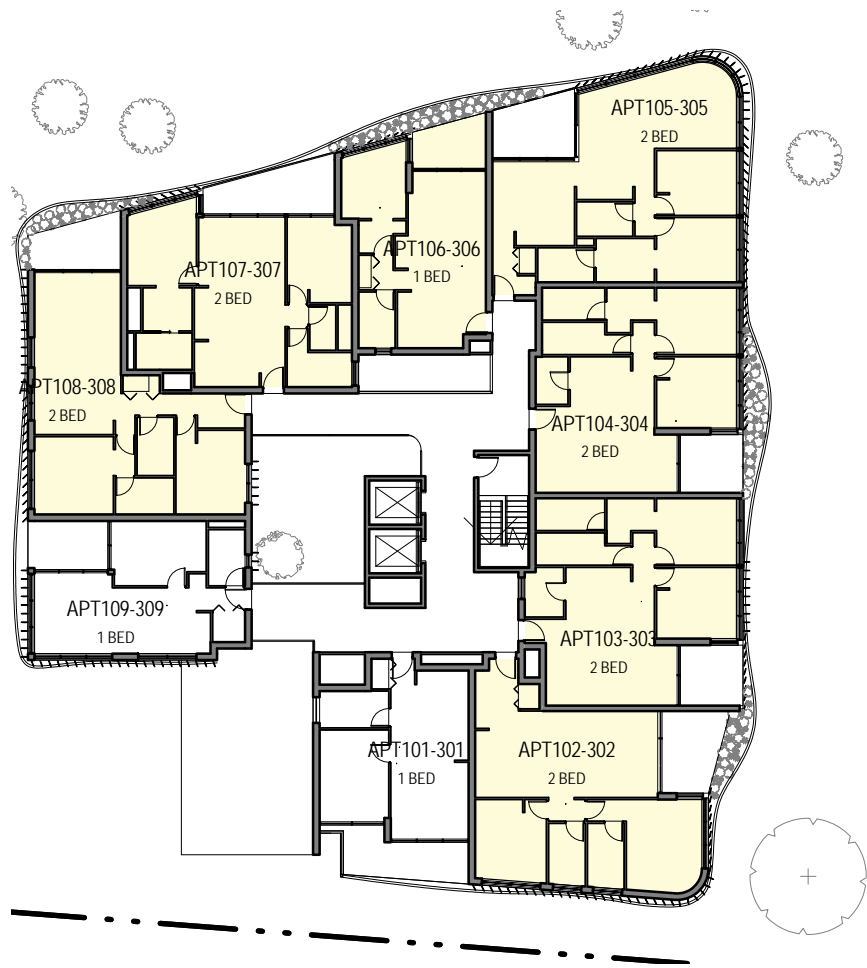
DRAWING NO. **DA-301**
ISSUE **B**
JOB NO. **AND1608**

DRAWN BY **SH** CHECKED BY **SC** SCALE **@ A2** DATE **11.07.17**

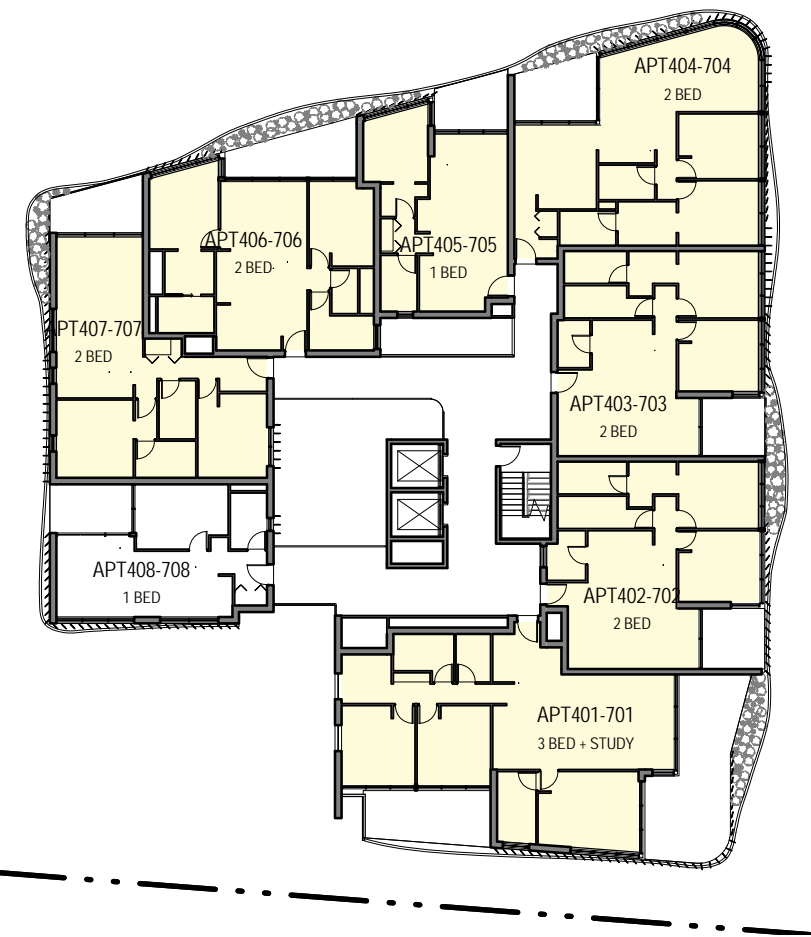
DRAWING TITLE **SECTION B**



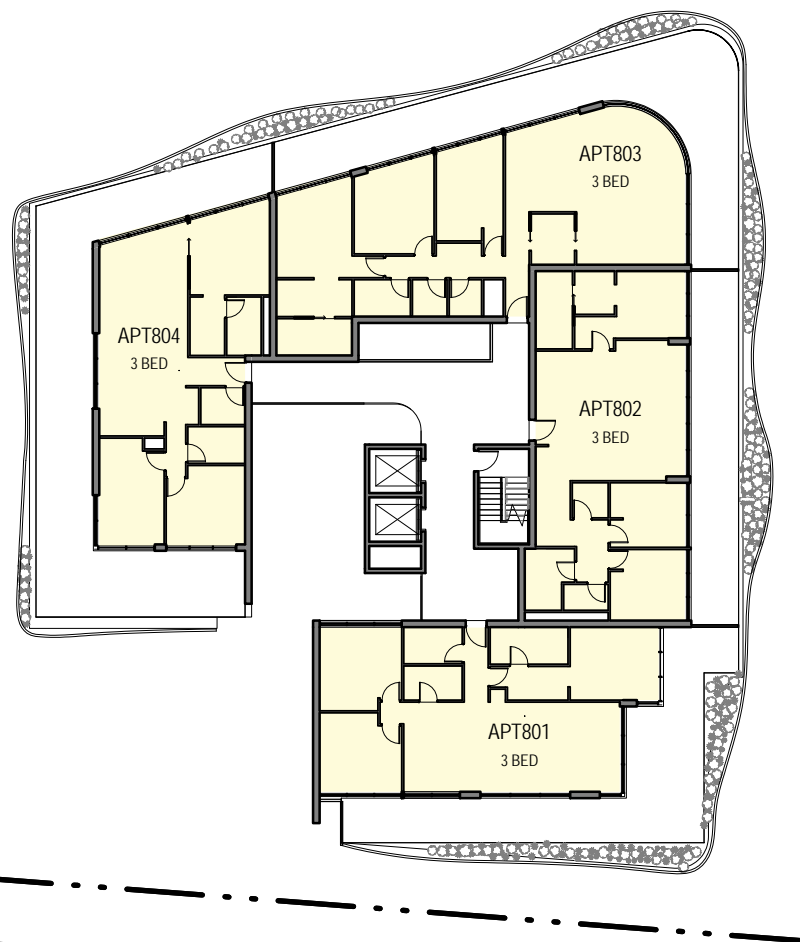
1 GROUND LEVEL - SOLAR ACCESS



2 LEVEL 1-3 - SOLAR ACCESS



4 LEVEL 4-7 - SOLAR ACCESS



3 LEVEL 8 - UNIT AREA - SOLAR ACCESS

LEGEND

UNITS WITH MORE THAN 2 HOURS SOLAR ACCESS
BETWEEN 9am - 3pm ON JUNE 21st

CALCULATIONS

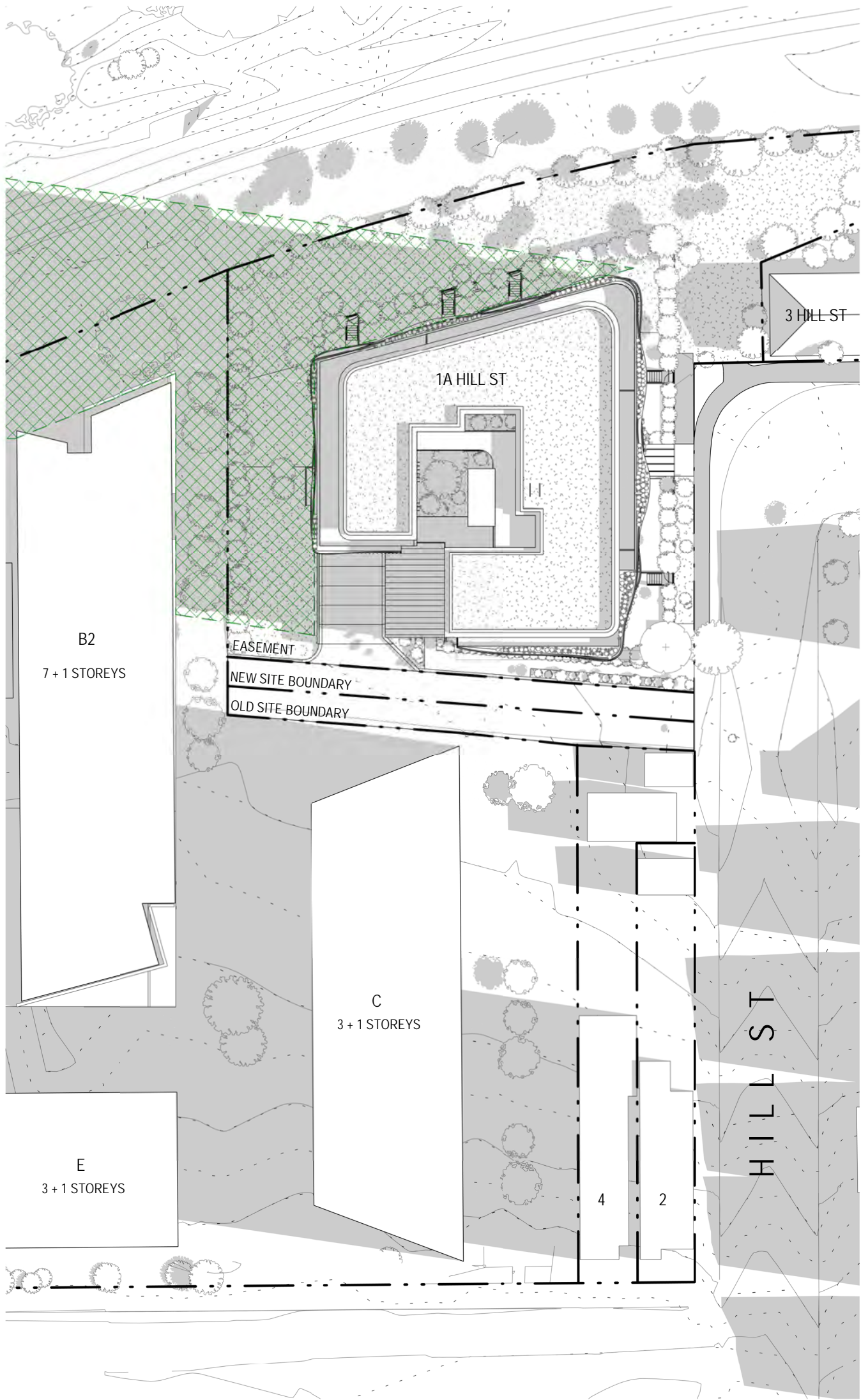
SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT -
SECTION 4A; SOLAR AND DAYLIGHT ACCESS

MINIMUM NUMBER OF APARTMENTS WITH LIVING AND PRIVATE OPEN SPACES RECEIVING MINIMUM
2 HOURS DIRECT SUNLIGHT BETWEEN 9am - 3pm AT MID WINTER = 70%

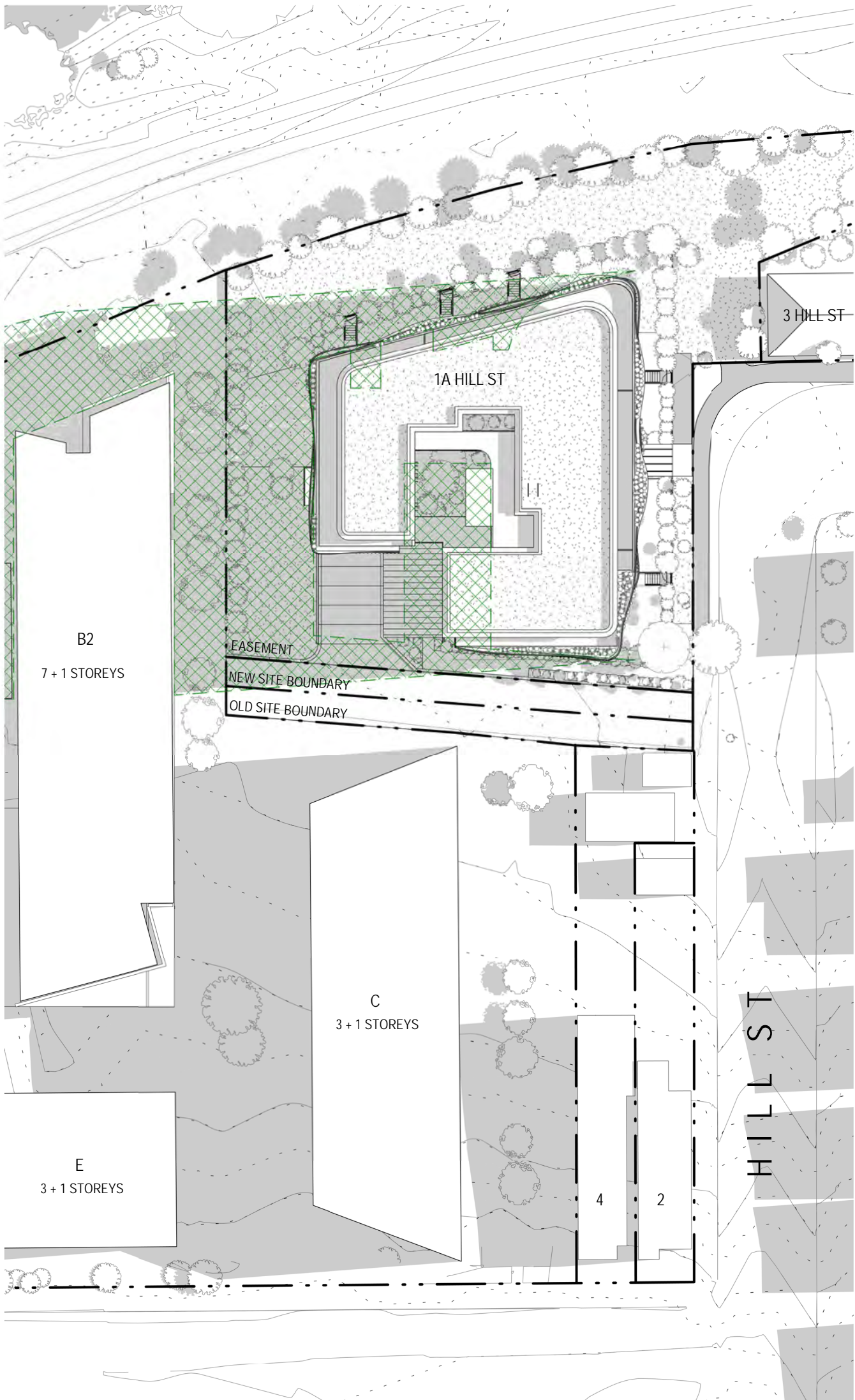
	UNITS WITH MORE THAN 2 HOUR SOLAR ACCESS	NUMBER OF UNITS
GROUND FLOOR	7	8
LEVEL 1	7	9
LEVEL 2	7	9
LEVEL 3	7	9
LEVEL 4	7	8
LEVEL 5	7	8
LEVEL 6	7	8
LEVEL 7	7	8
LEVEL 8	4	4
	TOTAL 60	TOTAL 71

60 UNITS OUT OF 71 UNITS = 84% OF UNITS RECEIVE MORE THAN 2 HOURS SOLAR ACCESS.
(COMPLIES)

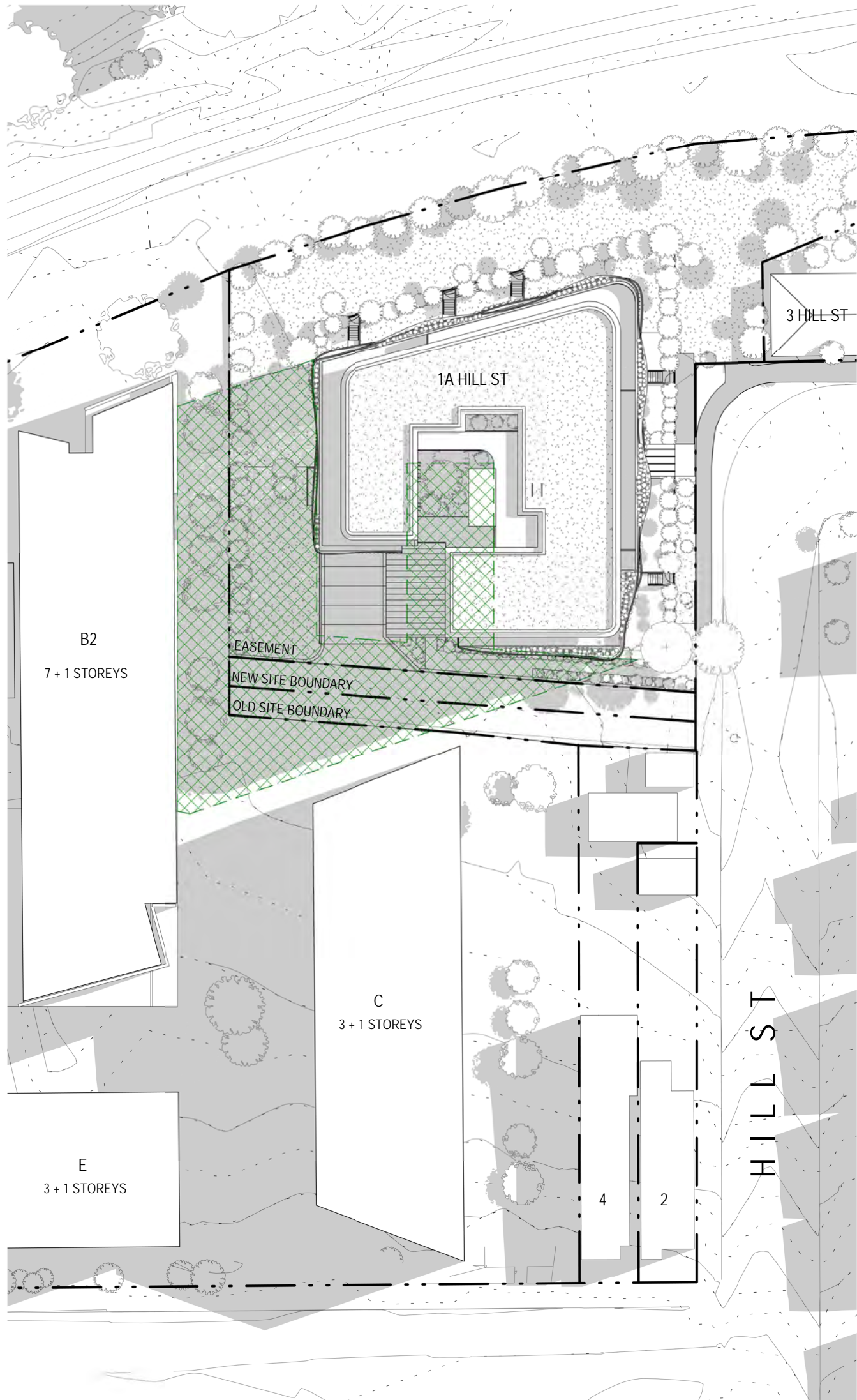
*REFER TO SUN'S EYE VIEWS ON DA-406 AND DA-407



1 SHADOW DIAGRAM 21 JUNE 9AM
1 : 500 @ A2



2 SHADOW DIAGRAM 21 JUNE 10AM
1 : 500 @ A2



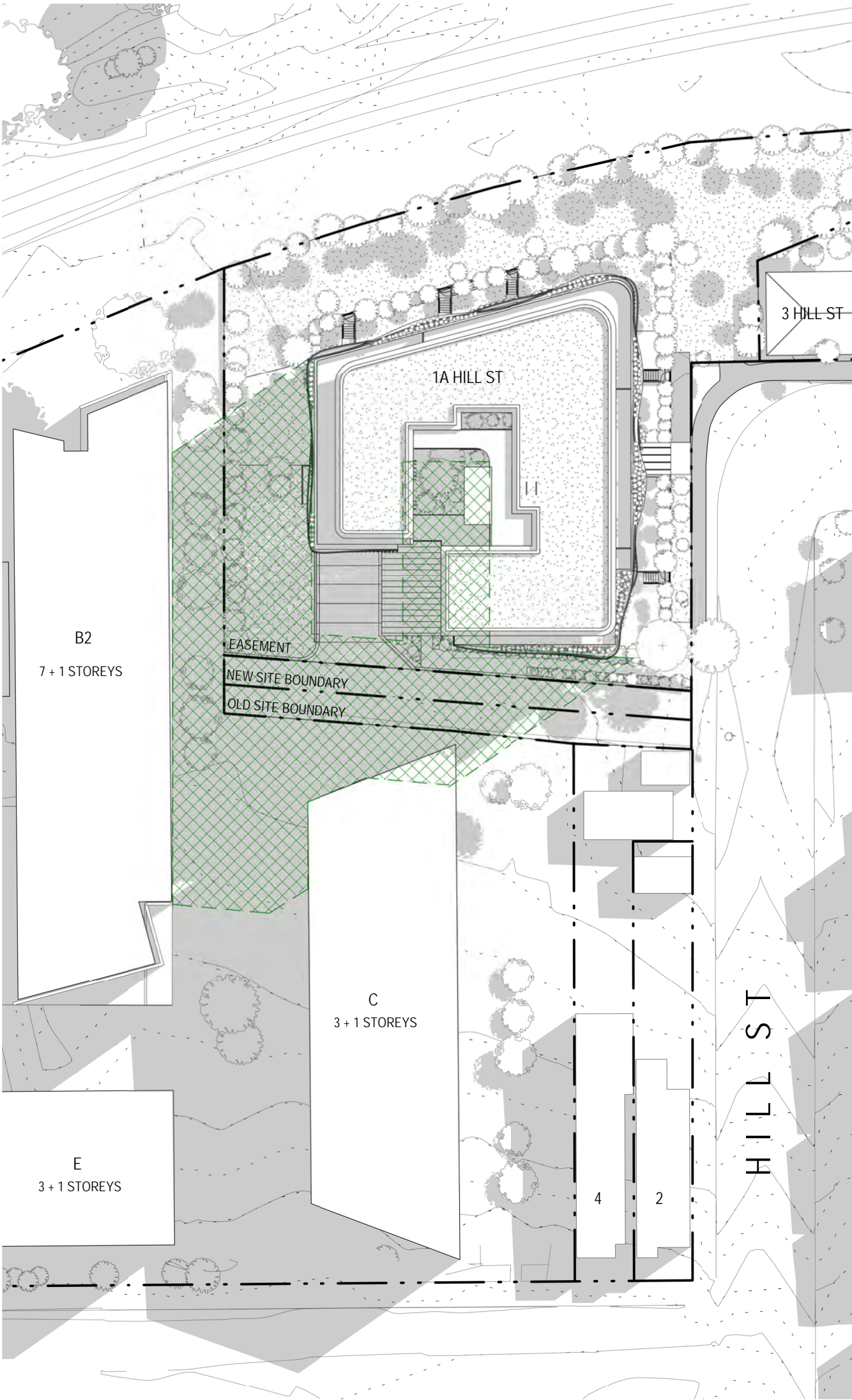
3 SHADOW DIAGRAM 21 JUNE 11AM
1 : 500 @ A2



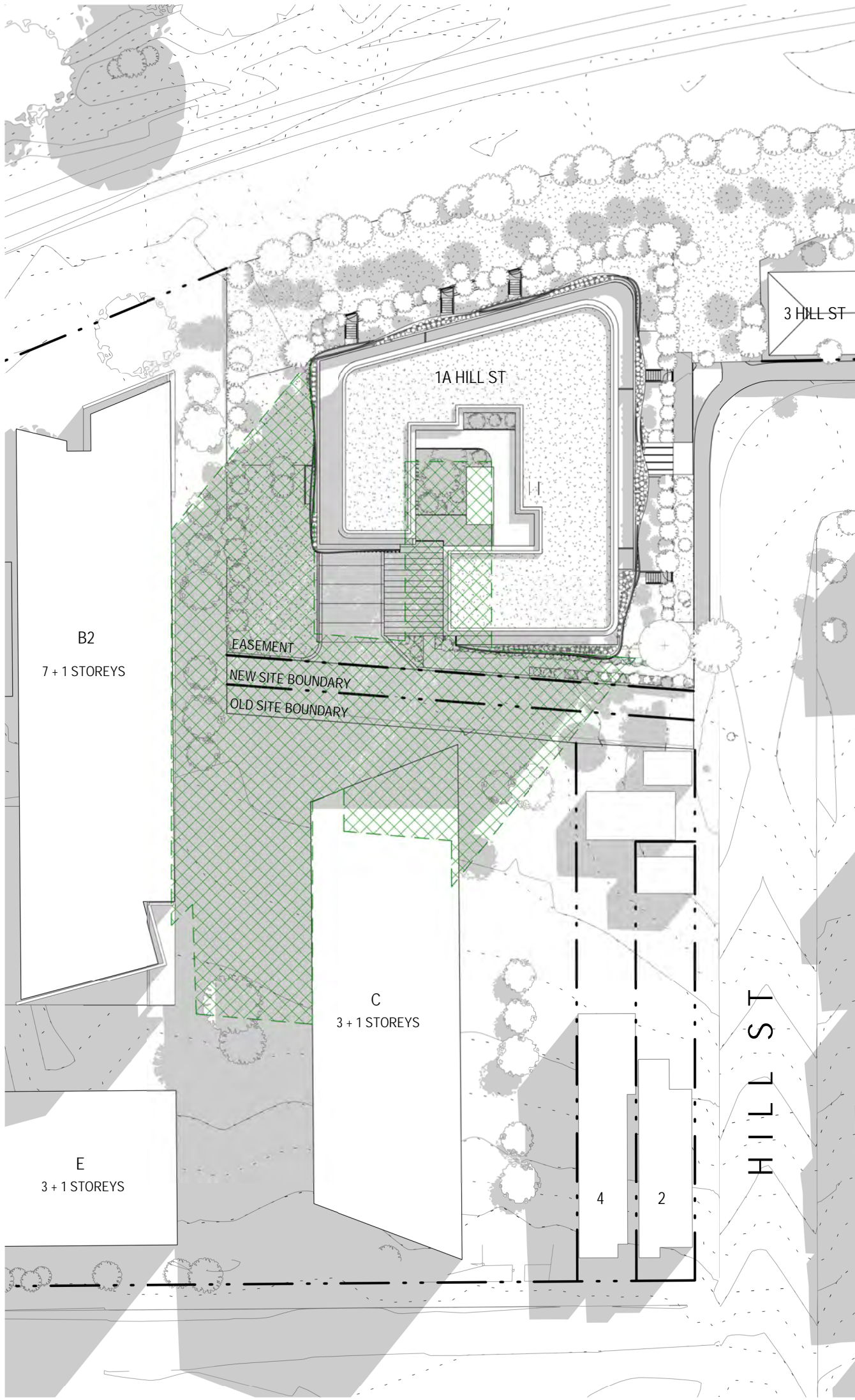
SHADOWS CAST BY PREVIOUSLY APPROVED DA



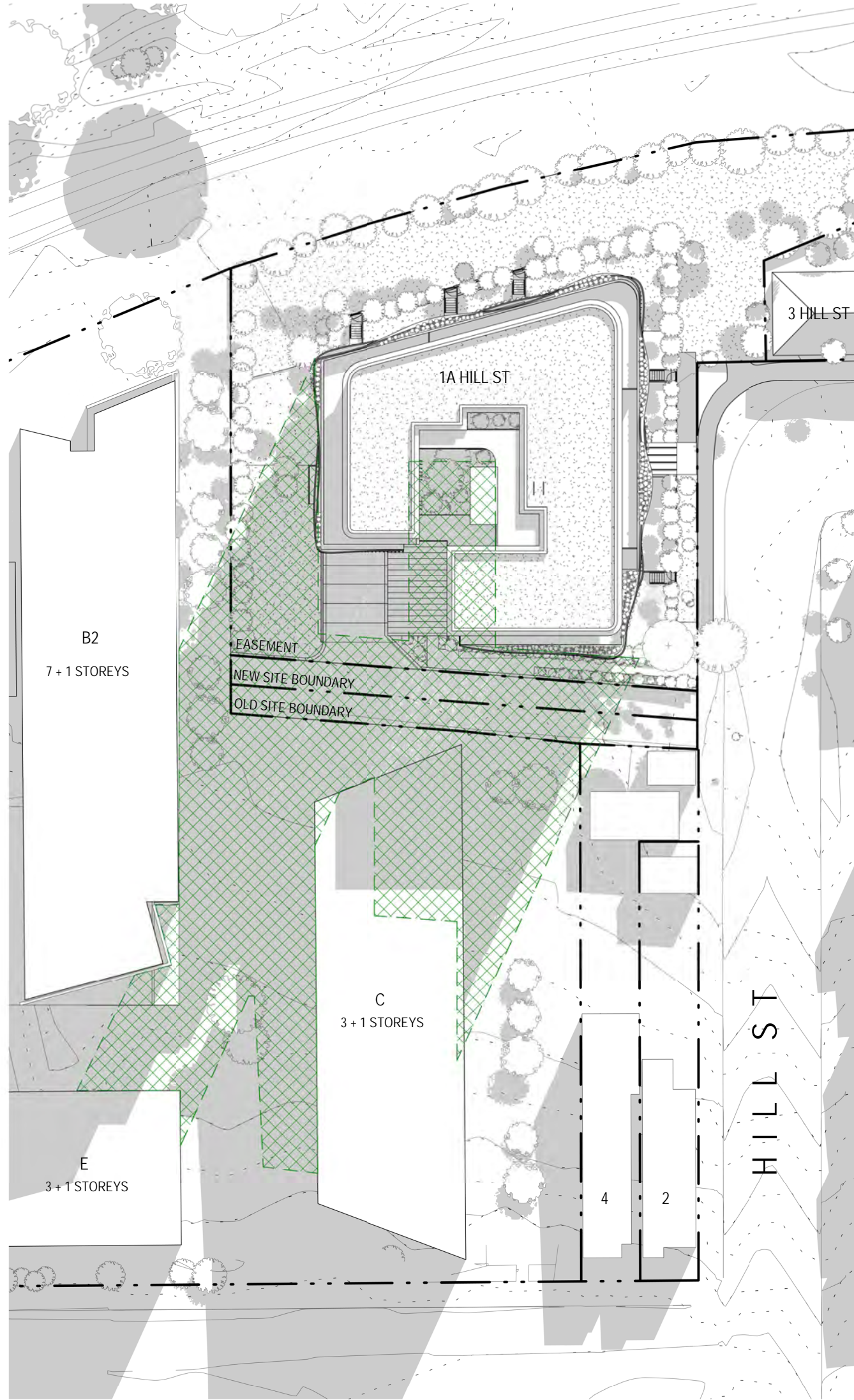
SHADOWS CAST BY EXISTING AND
PROPOSED DEVELOPMENTS



1 SHADOW DIAGRAM 21 JUNE 12PM
1 : 500 @ A2



2 SHADOW DIAGRAM 21 JUNE 1PM
1 : 500 @ A2



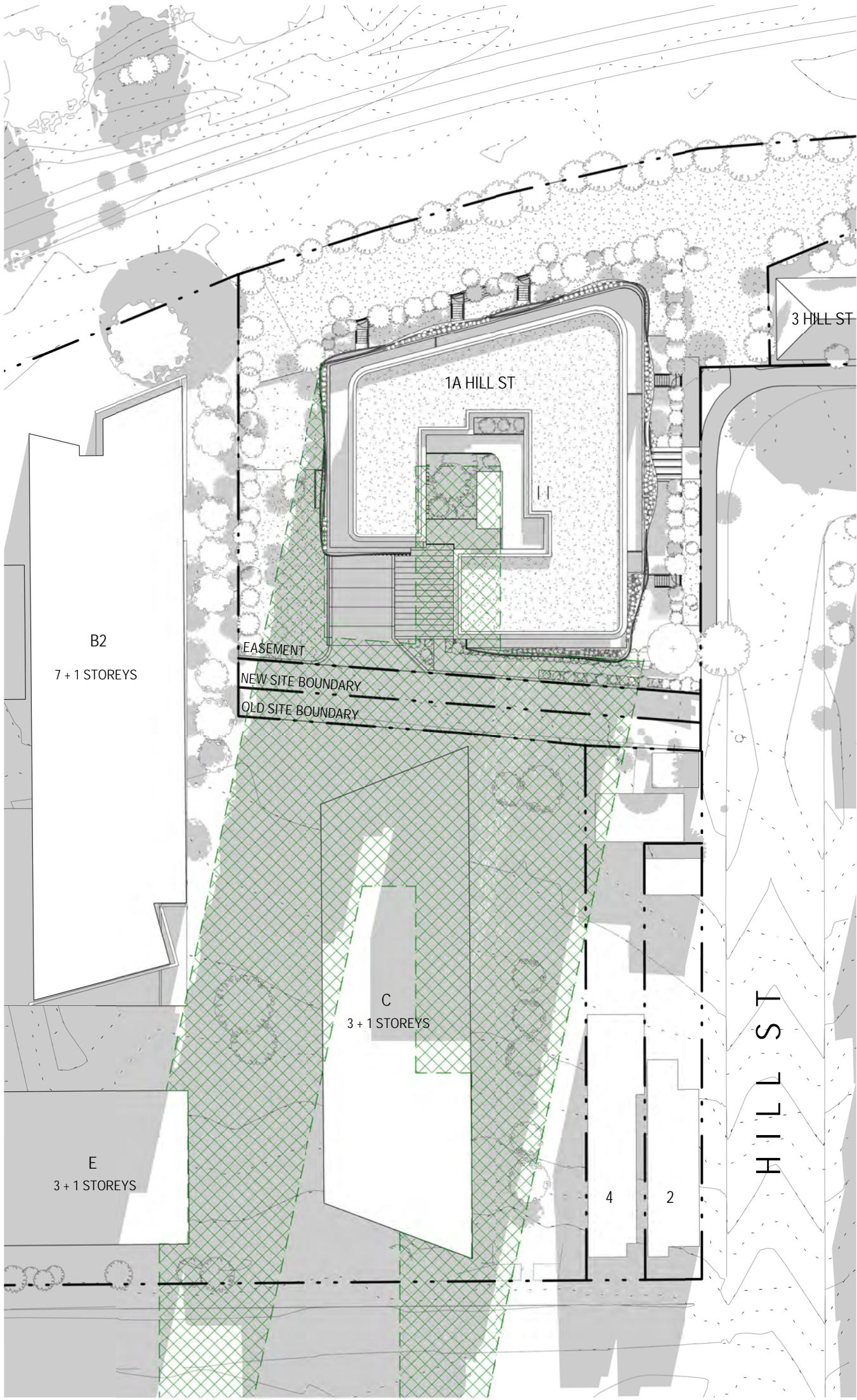
3 SHADOW DIAGRAM 21 JUNE 2PM
1 : 500 @ A2



SHADOWS CAST BY PREVIOUSLY APPROVED DA



SHADOWS CAST BY EXISTING AND
PROPOSED DEVELOPMENTS



1 SHADOW DIAGRAM 21 JUNE 3PM
1 : 500 @ A2



SHADOWS CAST BY PREVIOUSLY APPROVED DA

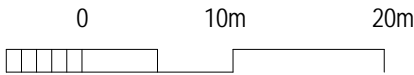


SHADOWS CAST BY EXISTING AND
PROPOSED DEVELOPMENTS

ISS	DATE	PURPOSE OF ISSUE
A	08.12.16	ISSUE FOR DA
B	11.07.17	ISSUE FOR DA

NOTES

1:500 @ A2
1:1000 @ A4



PROJECT
DULWICH HILL APARTMENTS
1A HILL STREET, DULWICH HILL
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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-403
DRAWN BY
SH
CHECKED BY
SC
DRAWING TITLE
SHADOW DIAGRAMS - SITE PLANS

ISSUE
B
JOB NO.
AND1608
DATE
11.07.17



1 NEIGHBOUR ELEVATION - SHADOW STUDY - 9AM
1 : 400 @ A2



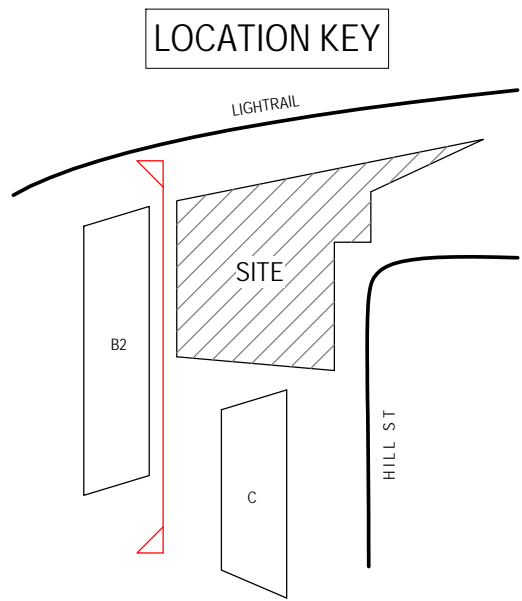
2 NEIGHBOUR ELEVATION - SHADOW STUDY - 10AM
1 : 400 @ A2





3 NEIGHBOUR ELEVATION - SHADOW STUDY - 11AM
1 : 400 @ A2



4 NEIGHBOUR ELEVATION - SHADOW STUDY - 12PM
1 : 400 @ A2



 SHADOWS CAST BY PREVIOUSLY APPROVED DA

 SHADOWS CAST BY EXISTING AND PROPOSED DEVELOPMENTS



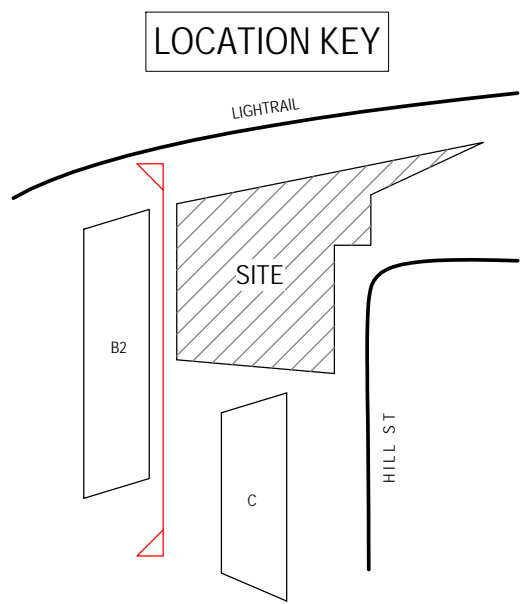
1 NEIGHBOUR ELEVATION - SHADOW STUDY - 1PM
1 : 400 @ A2



2 NEIGHBOUR ELEVATION - SHADOW STUDY - 2PM
1 : 400 @ A2



3 NEIGHBOUR ELEVATION - SHADOW STUDY - 3PM
1 : 400 @ A2



SHADOWS CAST BY PREVIOUSLY APPROVED DA



SHADOWS CAST BY EXISTING AND
PROPOSED DEVELOPMENTS

NOTES

1:400 @ A2
1:800 @ A4

0 10m 20m

PROJECT
DULWICH HILL APARTMENTS
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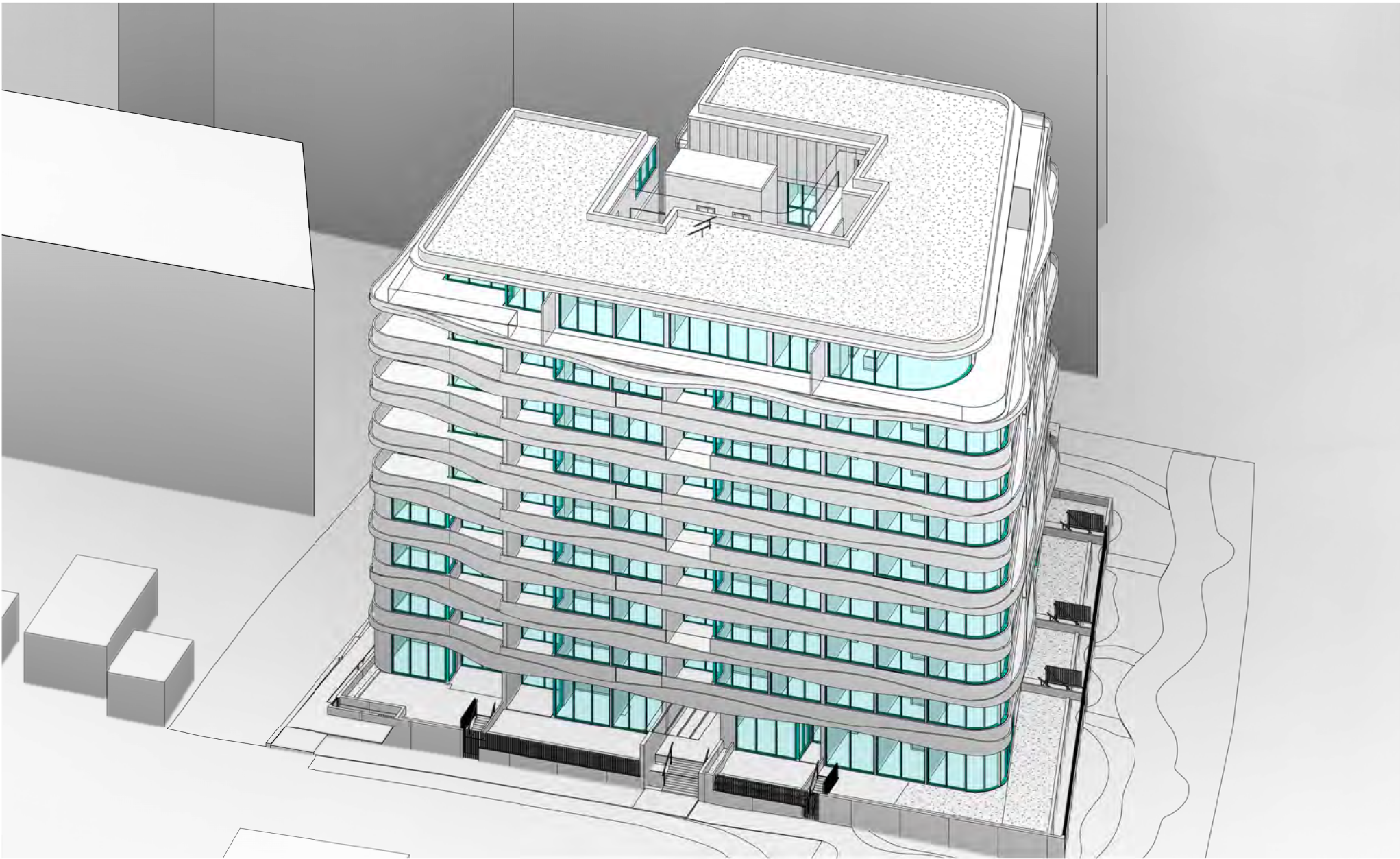
DRAWING NO. DA-405
ISSUE B
JOB NO. AND1608
DRAWN BY SH
CHECKED BY SC
SCALE 1 : 400 @ A2
DATE 11.07.17
DRAWING TITLE
SHADOW DIAGRAMS -
ELEVATION STUDY



1 **SUN'S EYE VIEW 21ST JUNE 9AM**
@ A2



2 **SUN'S EYE VIEW 21ST JUNE 10AM**
@ A2



3 **SUN'S EYE VIEW 21ST JUNE 11AM**
@ A2



4 **SUN'S EYE VIEW 21ST JUNE 12PM**
@ A2

*OPERABLE EXTERNAL LOUVRES HAVE BEEN REMOVED FOR CLARITY OF EXTERNAL GLAZING

PROJECT
DULWICH HILL APARTMENTS
1A HILL STREET, DULWICH HILL
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ABN: 54 157 620 538
NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
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DRAWING NO.
DA-406
DRAWN BY
SH
CHECKED BY
SC
SCALE
@ A2
DRAWING TITLE
SUN'S EYE VIEW 21 JUNE

ISSUE
B
JOB NO.
AND1608
DATE
11.07.17



1 **SUN'S EYE VIEW 21ST JUNE 1PM**
@ A2



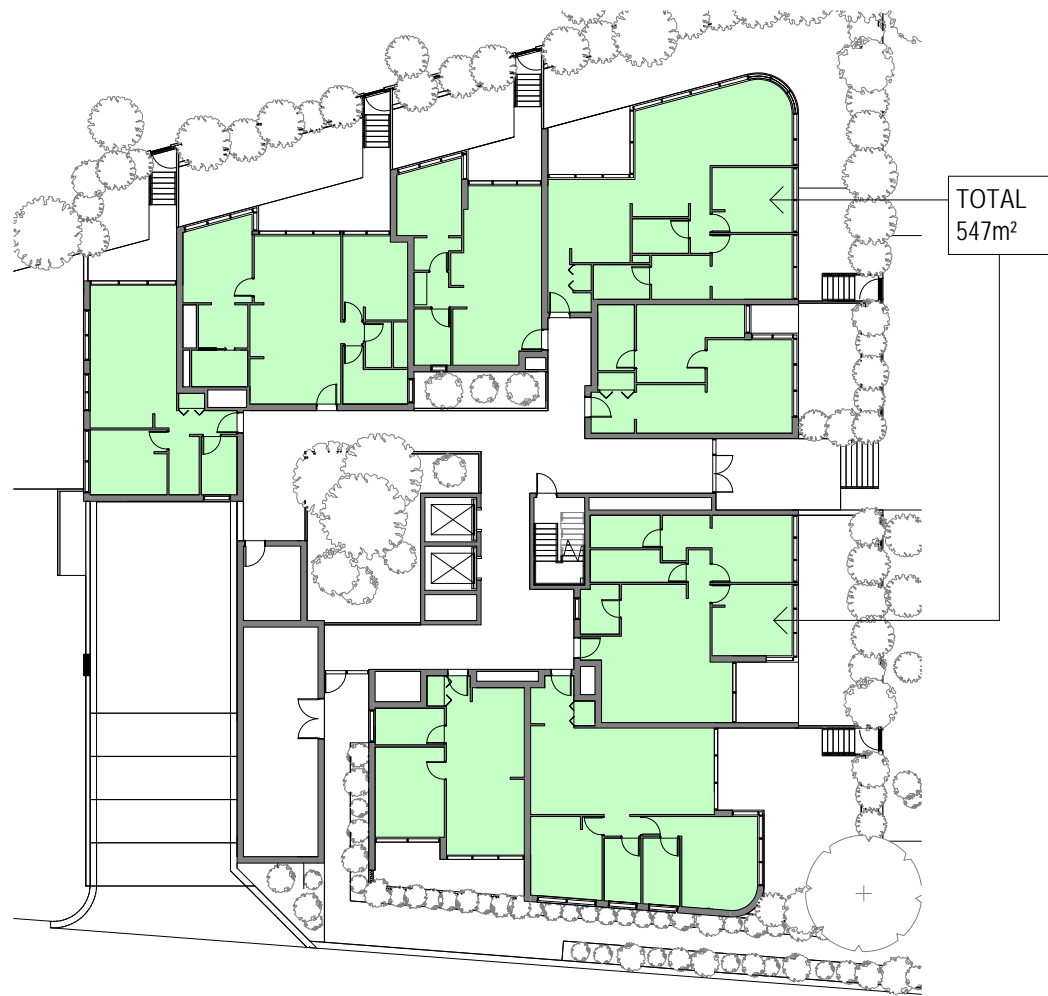
2 **SUN'S EYE VIEW 21ST JUNE 2PM**
@ A2



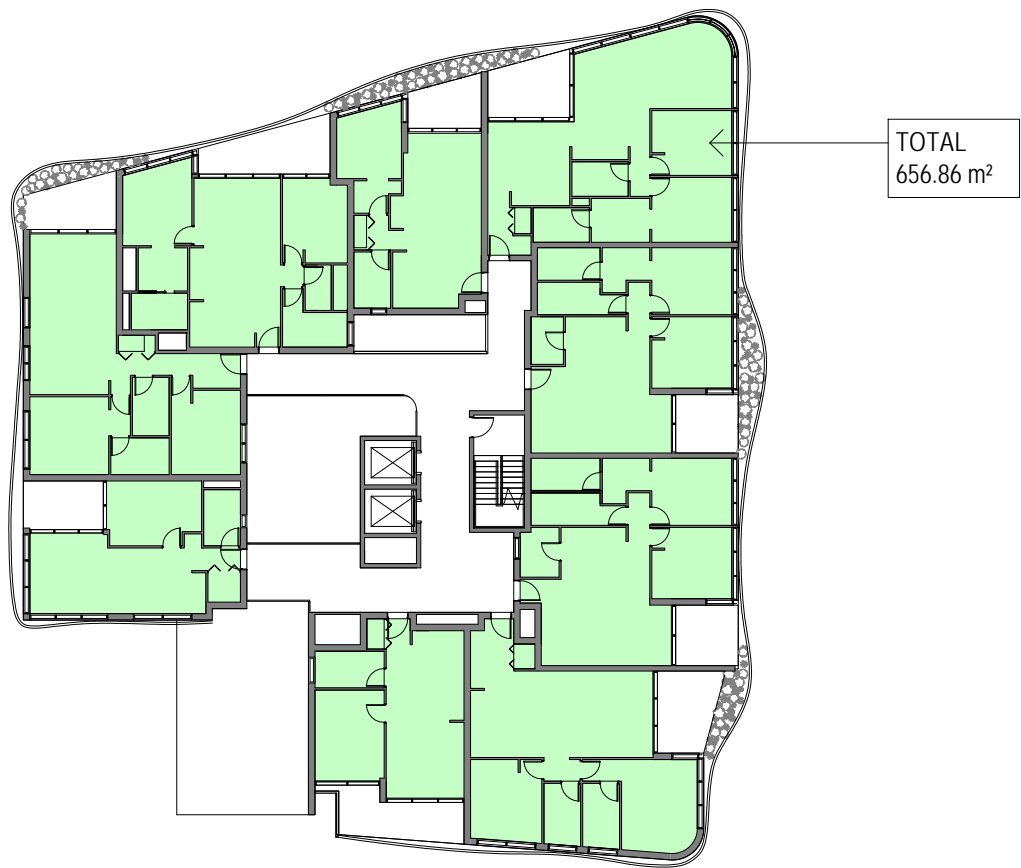
3 **SUN'S EYE VIEW 21ST JUNE 3PM**
@ A2



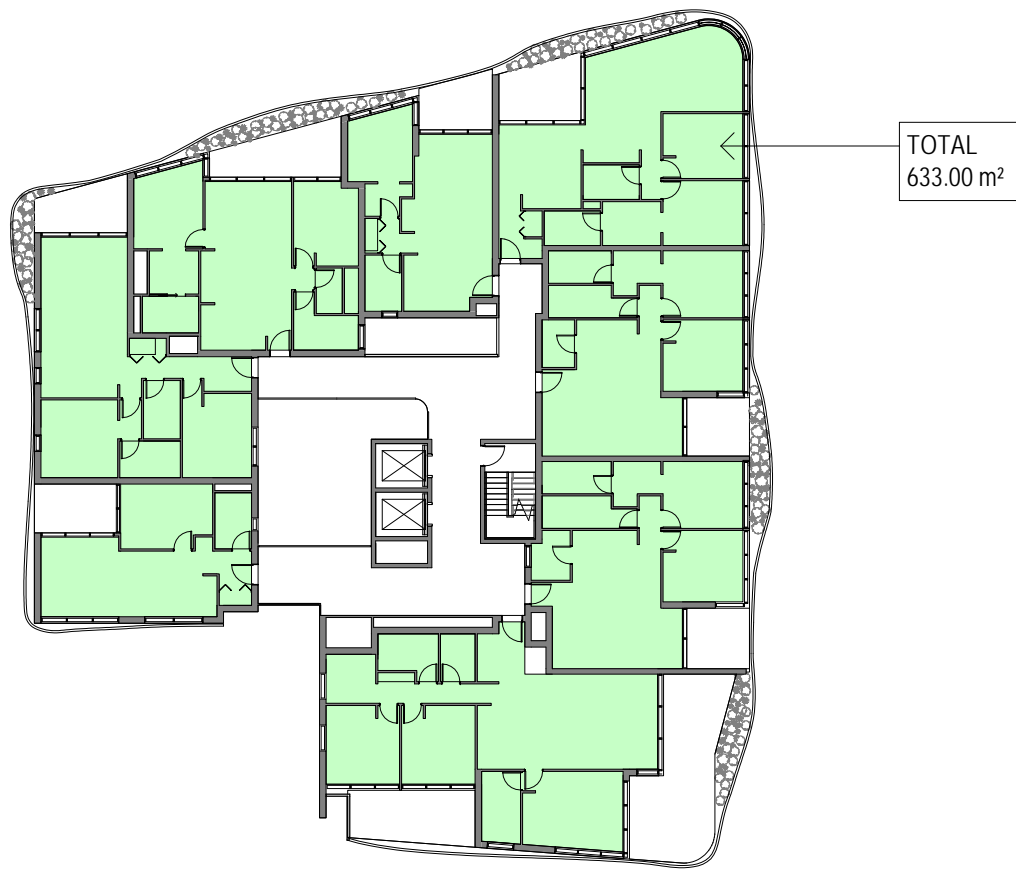
WINDOWS RECIEVING SOLAR ACCESS



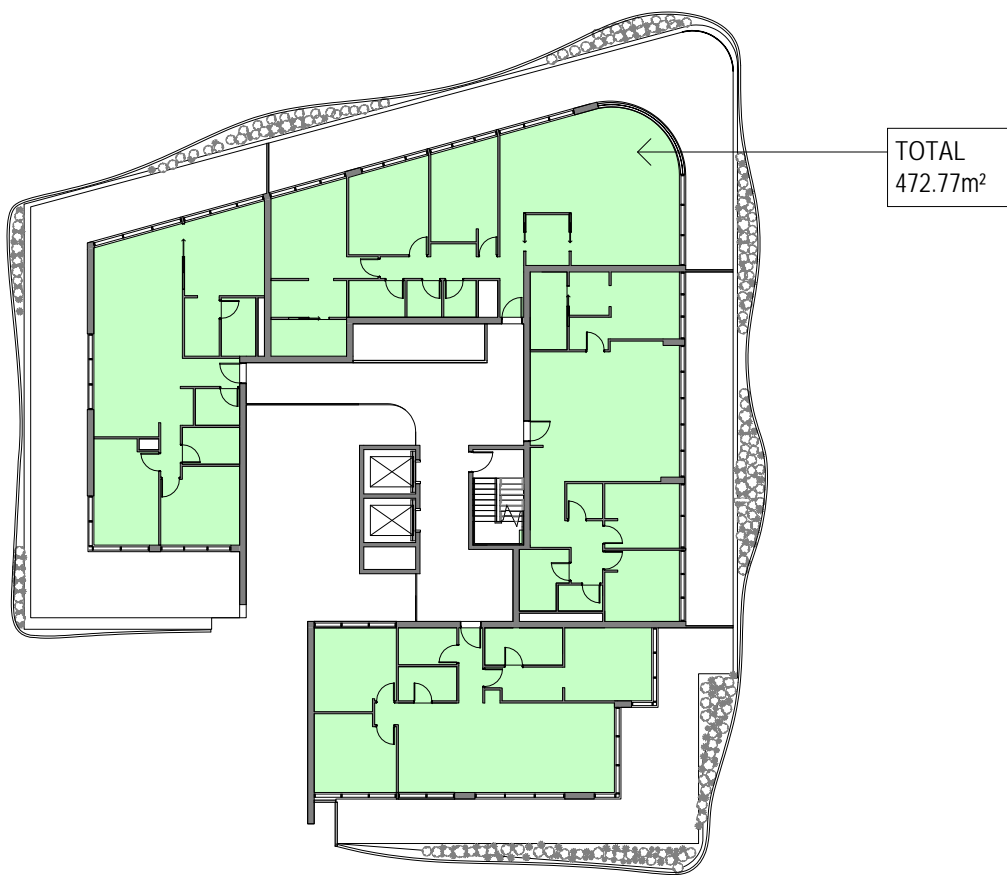
1 GROUND LEVEL - GFA



2 LEVEL 1 - 3 GFA



3 LEVEL 4 - 7 - GFA



4 LEVEL 8 - GFA

GFA

GROUND FLOOR	547 m²
LEVEL 1	657 m²
LEVEL 2	657 m²
LEVEL 3	657 m²
LEVEL 4	633 m²
LEVEL 5	633 m²
LEVEL 6	633 m²
LEVEL 7	633 m²
LEVEL 8	472 m²
TOTAL	5522 m²

FSR = GFA : SITE AREA

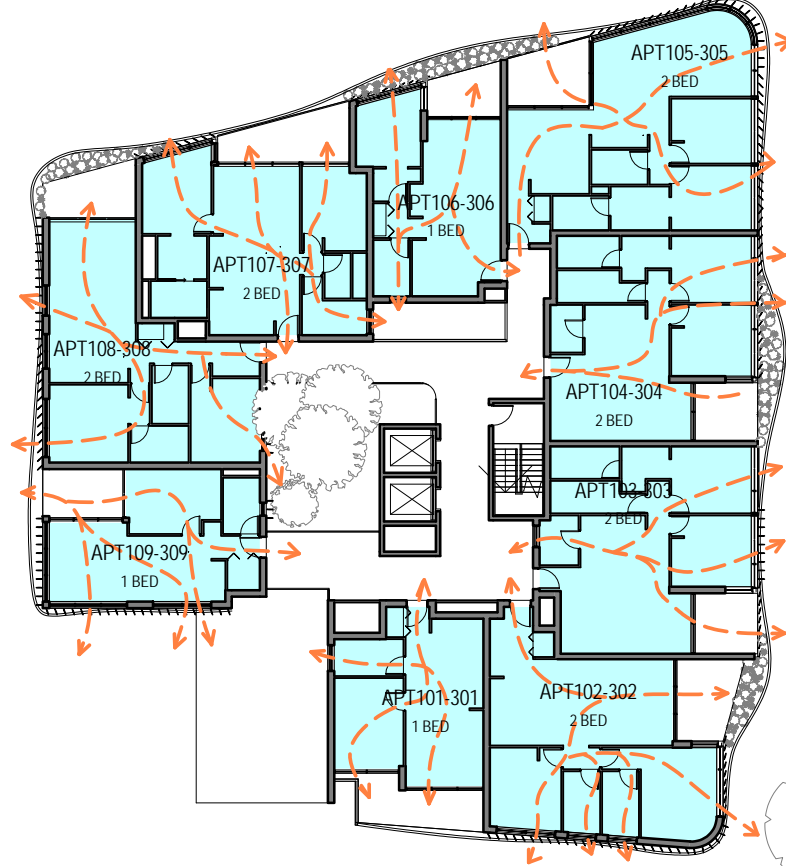
FSR = 5522 m² : 2883 m²

FSR= 1.91 : 1

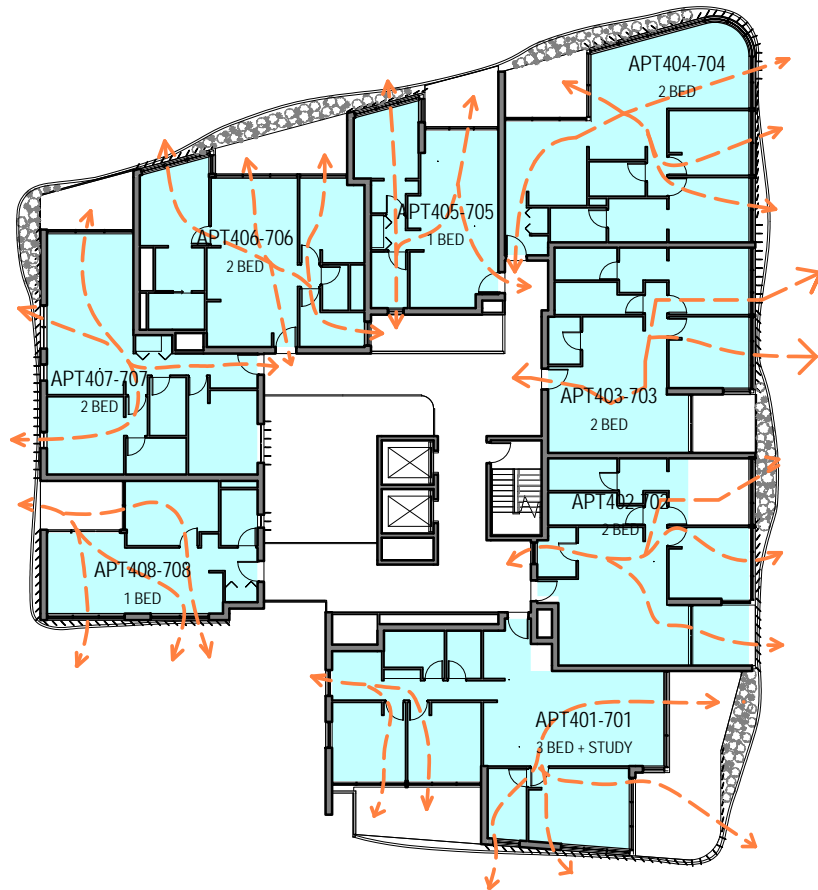
NOTE: GFA + FSR APPROVED
AS PER JRPP



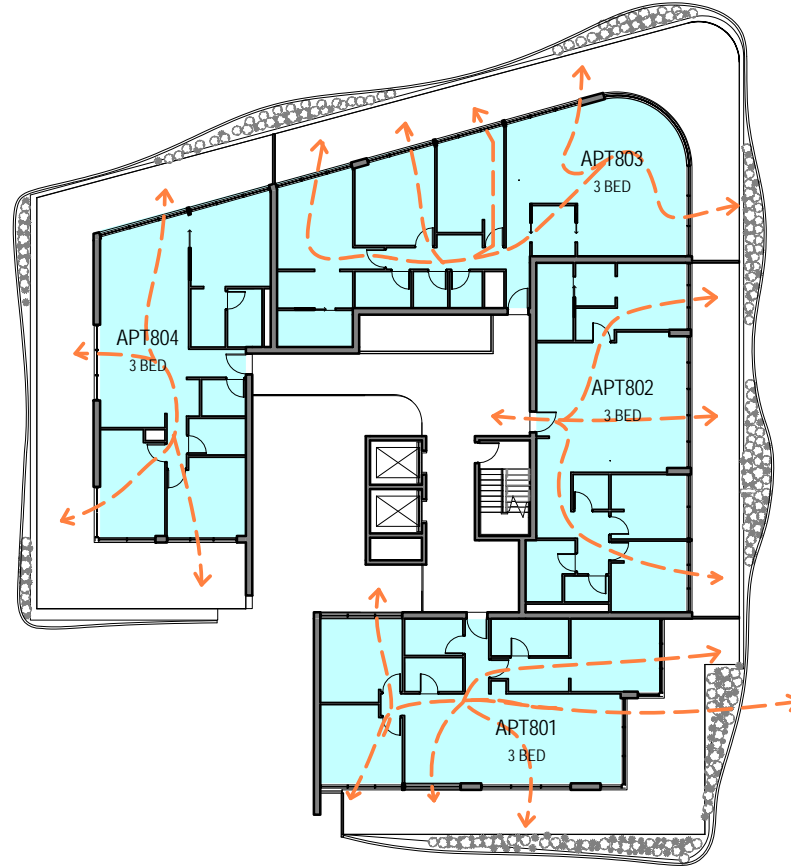
1 GROUND LEVEL - NATURAL VENTILATION



2 LEVEL 1-3 - NATURAL VENTILATION



3 LEVEL 4-7 NATURAL VENTILATION



4 LEVEL 8 - UNIT AREA - NATURAL VENT

 NATURALLY CROSS VENTILATED

CALCULATIONS

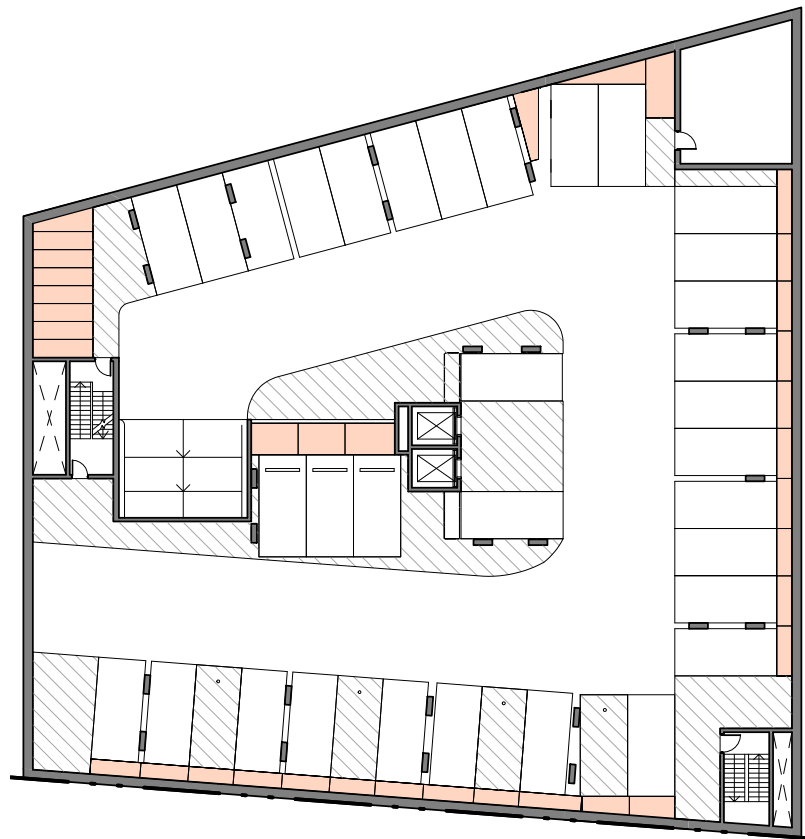
SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT - 4B NATURAL VENTILATION:

MINIMUM NUMBER OF APARTMENTS CROSS VENTILATED ON FIRST 9 STORIES = 60%

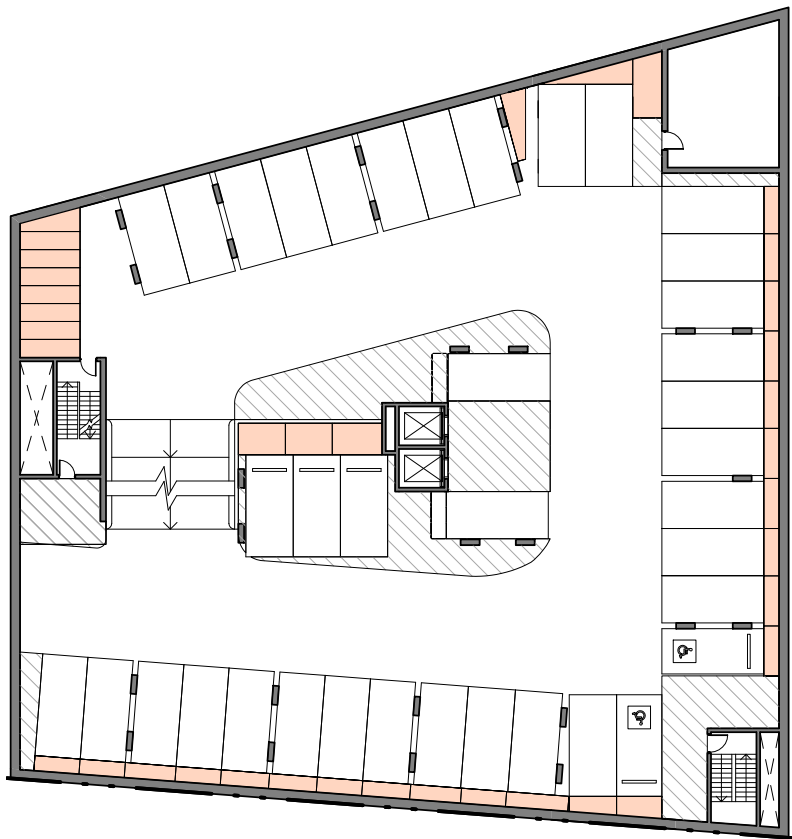
TOTAL NUMBER OF UNITS = 71

NUMBER OF UNITS WITH CROSS VENTILATION = 71

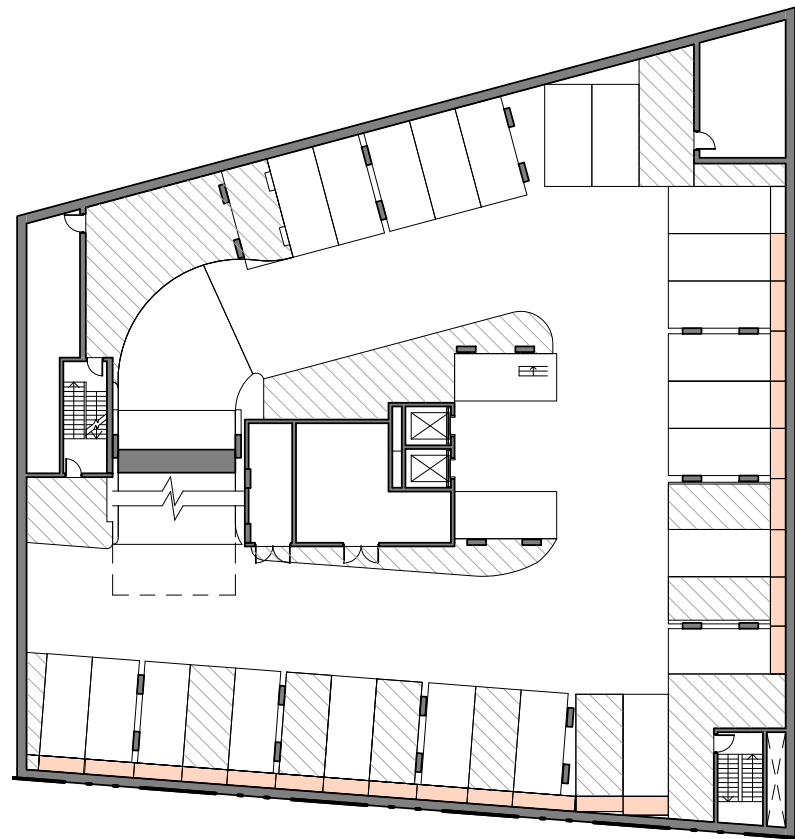
= 100% (COMPLIES)



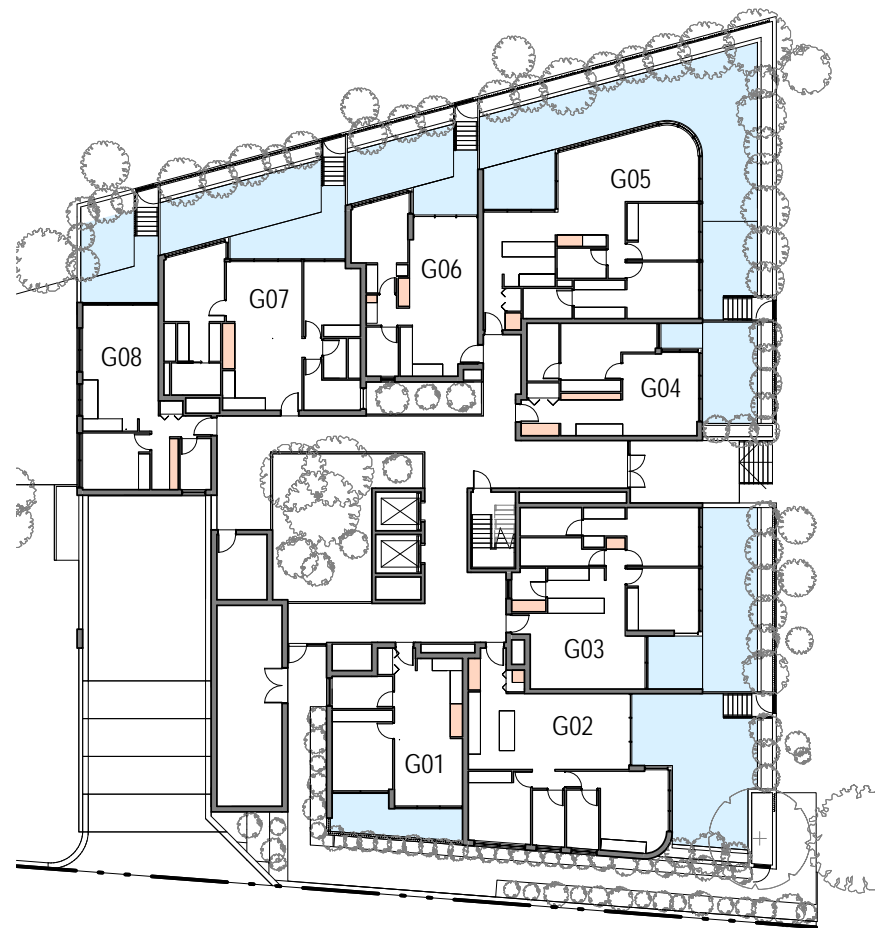
1 **BASEMENT 3 - STORAGE**
1 : 400 @ A2



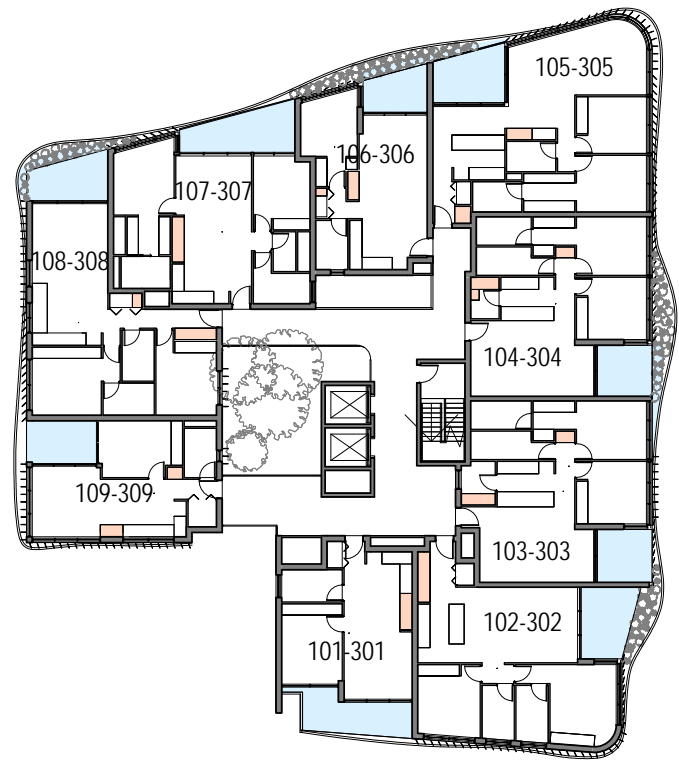
2 **BASEMENT 2 - STORAGE**
1 : 400 @ A2



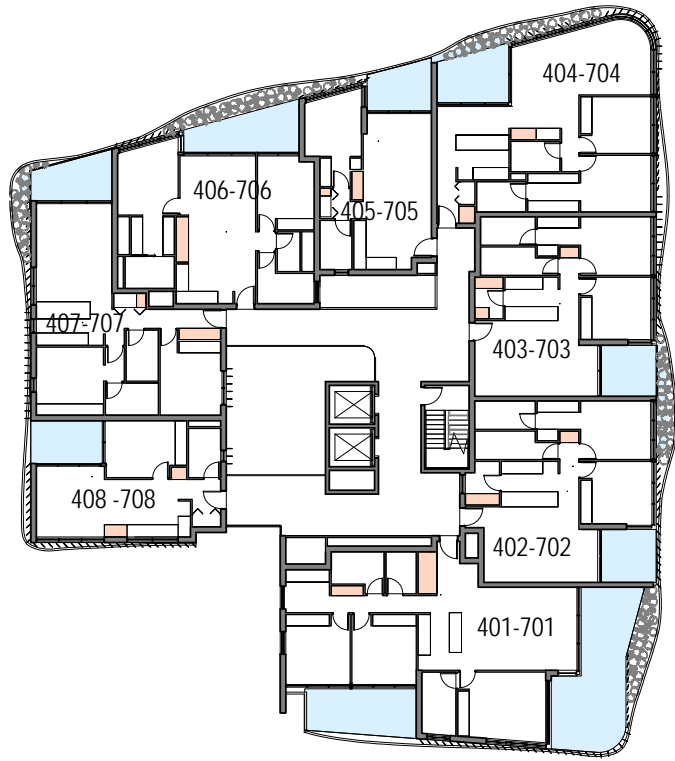
3 **BASEMENT 1 - STORAGE**
1 : 400 @ A2



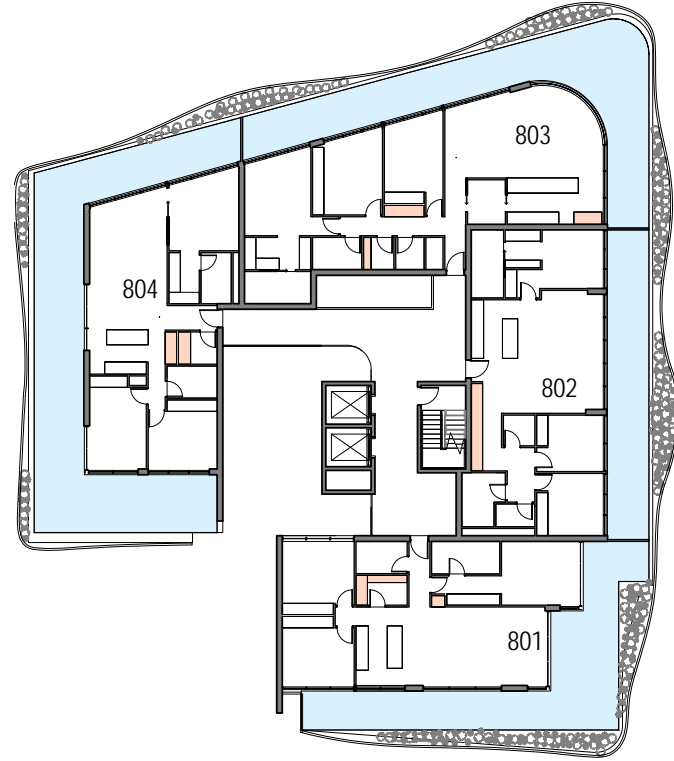
4 **GROUND FLOOR - STORAGE AND BALCNOY**
1 : 400 @ A2



5 **LEVEL 1-3 STORAGE AND BALCONY**
1 : 400 @ A2



6 **LEVEL 4-7 - STORAGE AND BALCONY**
1 : 400 @ A2



7 **LEVEL 8 - STORAGE AND BALCONY**
1 : 400 @ A2

LEGEND

PRIVATE OPEN SPACE

STORAGE

PROPOSED STORAGE AND BALCONY AREA

UNIT	UNIT TYPE	UNIT STORGE	COMPLIES	PRIVATE OPEN SPACE	COMPLIES
G01	1 BED	3m ³	YES	13m ²	YES
G02	2 BED	3.2m ³	YES	41m ²	YES
G03	2 BED	4.5m ³	YES	36m ²	YES
G04	1 BED	6.5m ³	YES	18m ²	YES
G05	2 BED	4m ³	YES	82m ²	YES
G06	1 BED	3m ³	YES	24m ²	YES
G07	2 BED	4.2m ³	YES	38m ²	YES
G08	1 BED	3.2m ³	YES	17m ²	YES
101 - 301	1 BED	3m ³	YES	12m ²	YES
102 - 302	2 BED	4.2m ³	YES	10m ²	YES
103 - 303	2 BED	4m ³	YES	10m ²	YES
104 - 304	2 BED	4.33m ³	YES	10m ²	YES
105 - 305	2 BED	4m ³	YES	11m ²	YES
106 - 306	1 BED	3m ³	YES	9m ²	YES
107 - 307	2 BED	4.20m ³	YES	12m ²	YES
108 - 308	2 BED	4m ³	YES	12m ²	YES
109 - 309	1 BED	3.1m ³	YES	8m ²	YES
401-701	3 BED	8.4m ³	YES	43m ²	YES
402-702	2 BED	4.5m ³	YES	10m ²	YES
403 - 703	2 BED	4.3m ³	YES	10m ²	YES
404 - 704	2 BED	4m ³	YES	12m ²	YES
405 - 705	1 BED	3m ³	YES	8m ²	YES
406 - 706	2 BED	4.2m ³	YES	12m ²	YES
407 - 707	2 BED	4.5m ³	YES	10m ²	YES
408 - 708	1 BED	3.5m ³	YES	9m ²	YES
801	3 BED	5.2m ³	YES	60m ²	YES
802	3 BED	5.7m ³	YES	36m ²	YES
803	3 BED	5.3m ³	YES	71m ²	YES
804	3 BED	5.10m ³	YES	92m ²	YES

SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT - SECTION 4G; MINIMUM STORAGE VOLUME IN ADDITION TO STORAGE IN KITCHEN, BATHROOM AND BEDROOMS

1 BED	=	6m ³
2 BED	=	8m ³
3+ BED	=	10m ³

MINIMUM 50% OF REQUIRED STORAGE TO BE LOCATED WITHIN THE APARTMENT

SEPP 65 APARTMENT DESIGN GUIDE REQUIREMENT - SECTION 4E; MINIMUM PRIVATE OPEN SPACE AREA

1 BED	=	8m ²
2 BED	=	10m ²
3+ BED	=	12m ²

MINIMUM DEPTH	=	2m
MINIMUM DEPTH (3+ BED)	=	2.4m

NOTES



— SITE AREA - 2883m²

— 1474m²
51%

TOTAL SOFT LANDSCAPE AREA
SOFT LANDSCAPE AREA (COMPLIES)

807m²
28%

TOTAL DEEP SOIL AREA
DEEP SOIL AREA (COMPLIES)

— 1154m²
40%

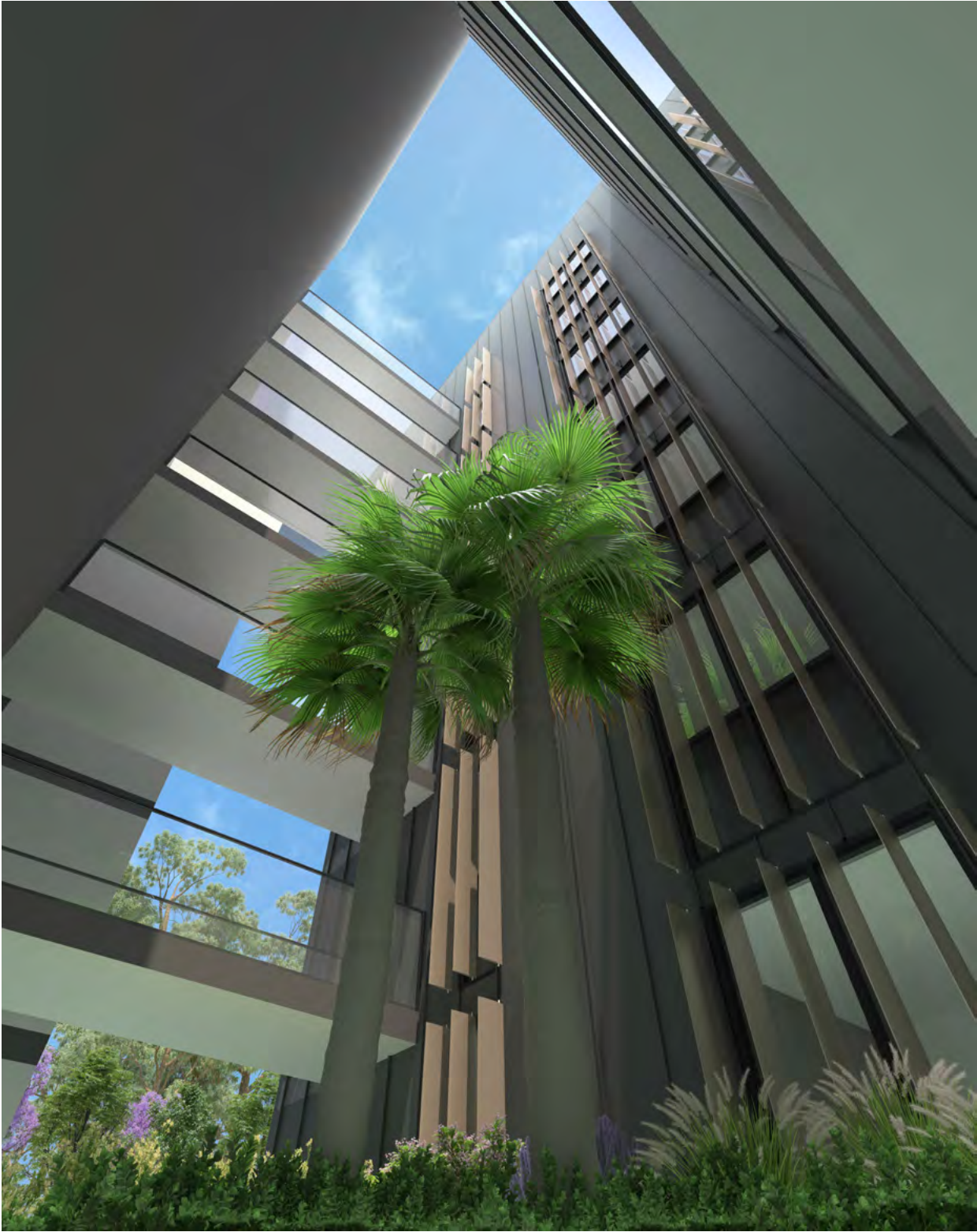
TOTAL COMMUNAL OPEN SPACE
COMMUNAL OPEN SPACE (COMPLIES)

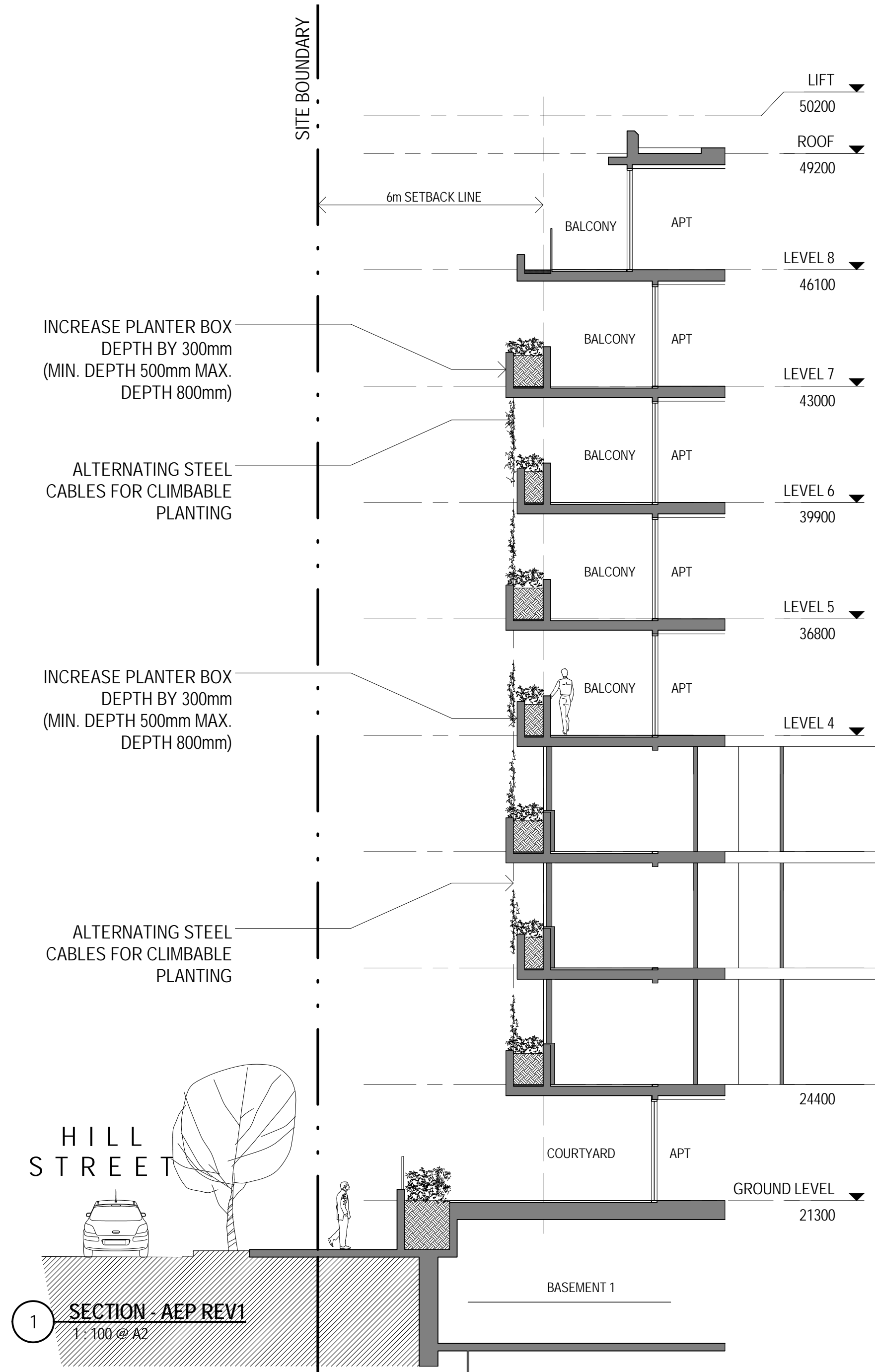
1 GROUND LEVEL - COMMUNAL OPEN SPACE

1:200 @ A2

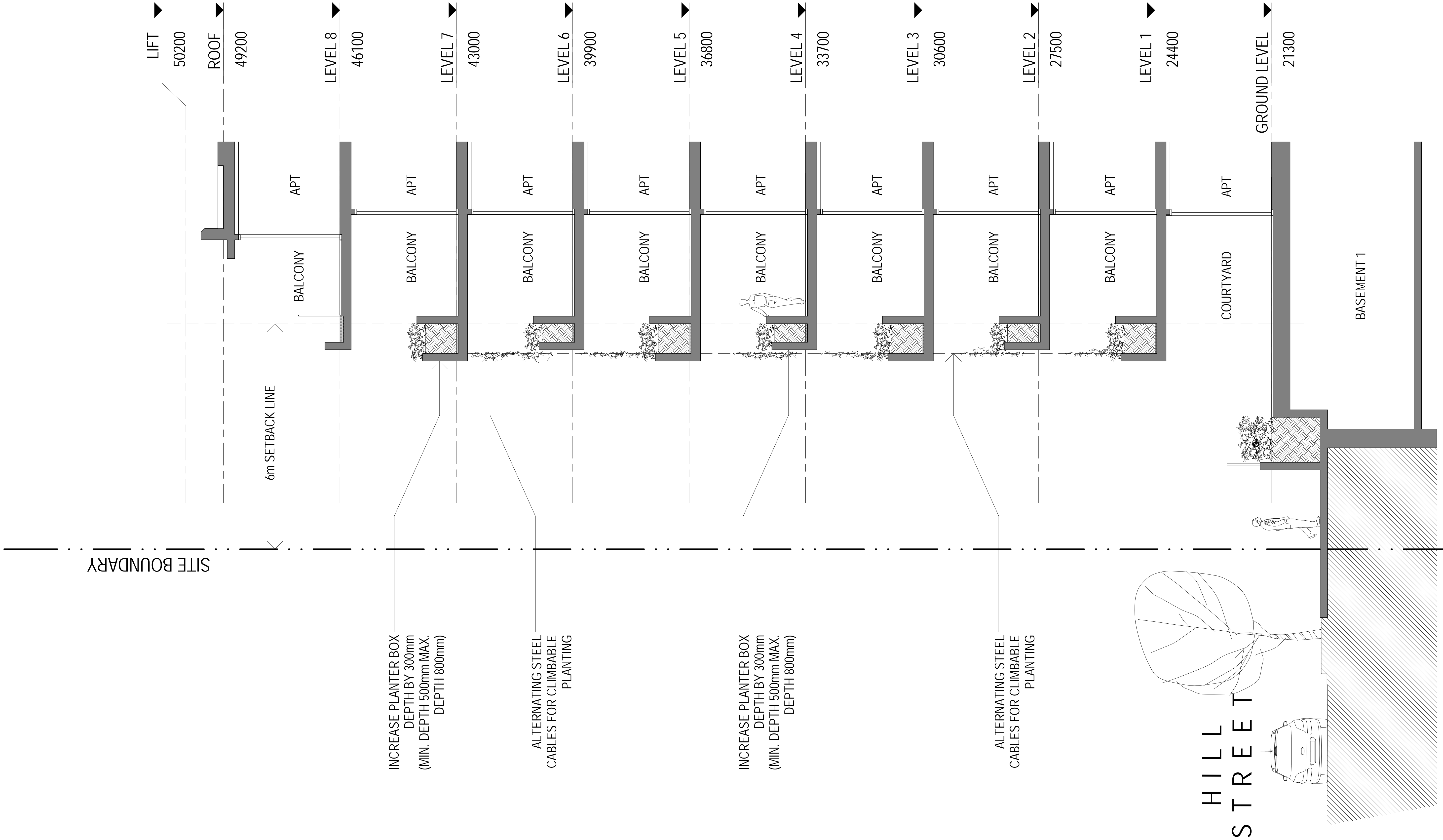


1 **GROUND LEVEL - SITE COVERAGE**
1 : 200 @ A2





2 STREETSCAPE
1: 500 @ A2



STATUS
DEVELOPMENT APPLICATION

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction.

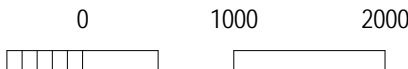
B 24.05.17 ISSUE FOR DA
A 08.12.16 ISSUE FOR DA

ISS DATE

PURPOSE OF ISSUE

NOTES

1:100 @ A3
1:50 @ A1



PROJECT
DULWICH HILL APARTMENTS

1A HILL STREET, DULWICH HILL

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ABN: 34 137 620 538

NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-701

DRAWN BY CHECKED BY

DRAWING TITLE
SECTION - AEP

ISSUE

B

SCALE

1 : 50 @ A1

DATE

24.05.17

JOB NO.

AND1608

1 SECTION - AEP REV1

1 : 50 @ A1

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 778865M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 18/09/2014 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 778865M lodged with the consent authority or certifier on 16 December 2016 with application DA 201600662.

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: Thursday, 13 July 2017

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



Project summary

Project name	Development @ 1A Hill Street Dulwic_02
Street address	1a Hill Street Dulwich Hill 2203
Local Government Area	Marrickville Council
Plan type and plan number	deposited 774830
Lot no.	1
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	71
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 28	Target 20

Certificate Prepared by

Name / Company Name: Outsource Ideas P/I

ABN (if applicable): 12 130 092 661

Description of project

Project address

Project name	Development @ 1A Hill Street Dulwic_02
Street address	1a Hill Street Dulwich Hill 2203
Local Government Area	Marrickville Council
Plan type and plan number	deposited 774830
Lot no.	1
Section no.	-

Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	71
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	2883
Roof area (m ²)	583
Non-residential floor area (m ²)	0.0
Residential car spaces	96
Non-residential car spaces	0

Common area landscape

Common area lawn (m ²)	230.0
Common area garden (m ²)	625.0
Area of indigenous or low water use species (m ²)	500.0

Assessor details

Assessor number	BDAV/13/1521
Certificate number	15210747
Climate zone	56

Project score

Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 28	Target 20

Description of project

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

Residential flat buildings - Building1, 71 dwellings, 8 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)
101	1	46.0	4.0	0.0	0.0
105	2	93.0	0.0	0.0	0.0
109	1	47.0	3.0	0.0	0.0
204	2	79.0	0.0	0.0	0.0
208	2	78.0	0.0	0.0	0.0
303	2	77.0	4.0	0.0	0.0
307	2	74.0	4.0	0.0	0.0
402	2	77.0	4.0	0.0	0.0
406	2	75.0	4.0	0.0	0.0
502	2	77.0	4.0	0.0	0.0
506	2	75.0	4.0	0.0	0.0
602	2	77.0	4.0	0.0	0.0
606	2	75.0	4.0	0.0	0.0
702	2	77.0	4.0	0.0	0.0
706	2	75.0	4.0	0.0	0.0
802	3	112.0	0.0	0.0	0.0
G02	2	82.0	0.0	55.0	0.0
G06	1	50.0	3.0	19.0	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)
102	2	78.5	3.5	0.0	0.0
106	1	49.0	3.0	0.0	0.0
201	1	46.0	4.0	0.0	0.0
205	2	93.0	0.0	0.0	0.0
209	1	47.0	3.0	0.0	0.0
304	2	79.0	0.0	0.0	0.0
308	2	78.0	0.0	0.0	0.0
403	2	79.0	0.0	0.0	0.0
407	2	79.0	0.0	0.0	0.0
503	2	79.0	0.0	0.0	0.0
507	2	79.0	0.0	0.0	0.0
603	2	79.0	0.0	0.0	0.0
607	2	79.0	0.0	0.0	0.0
703	2	79.0	0.0	0.0	0.0
707	2	79.0	0.0	0.0	0.0
803	3	137.0	0.0	0.0	0.0
G03	2	81.0	0.0	40.0	0.0
G07	2	74.0	4.0	29.0	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)
103	2	77.0	4.0	0.0	0.0
107	2	74.0	4.0	0.0	0.0
202	2	78.5	3.5	0.0	0.0
206	1	49.0	3.0	0.0	0.0
301	1	46.0	4.0	0.0	0.0
305	2	93.0	0.0	0.0	0.0
309	1	47.0	3.0	0.0	0.0
404	2	93.0	0.0	0.0	0.0
408	1	47.0	3.0	0.0	0.0
504	2	93.0	0.0	0.0	0.0
508	1	47.0	3.0	0.0	0.0
604	2	93.0	0.0	0.0	0.0
608	1	47.0	3.0	0.0	0.0
704	2	93.0	0.0	0.0	0.0
708	1	47.0	3.0	0.0	0.0
804	2	106.0	0.0	0.0	0.0
G04	1	51.0	0.0	25.0	0.0
G08	1	48.0	3.0	12.0	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)
104	2	79.0	0.0	0.0	0.0
108	2	78.0	0.0	0.0	0.0
203	2	77.0	4.0	0.0	0.0
207	2	74.0	4.0	0.0	0.0
302	2	78.5	3.5	0.0	0.0
306	1	49.0	3.0	0.0	0.0
401	3	108.0	4.0	0.0	0.0
405	1	49.0	3.0	0.0	0.0
501	3	108.0	4.0	0.0	0.0
505	1	49.0	3.0	0.0	0.0
601	3	108.0	4.0	0.0	0.0
605	1	49.0	3.0	0.0	0.0
701	3	108.0	4.0	0.0	0.0
705	1	49.0	3.0	0.0	0.0
801	3	112.0	0.0	0.0	0.0
G01	1	46.0	4.0	0.0	0.0
G05	2	93.0	0.0	63.0	0.0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)
Car park area Basemen. 1	1230.0
Lift car (No.1)	-
Lift motor room (No. 2)	5.0
Service room (No. 1)_Basment-01	52.0
Service room (No. 2)_Basment-02	52.0
Bulk Storage (Basement-01)	14.0
Lobby Level-02	80.0
Lobby Level-05	80.0
Lobby Level-08	59.0

Common area	Floor area (m²)
Car park area Basemen. 2	1270.0
Lift car (No.2)	-
Garbage room (Basement-01)	40.0
Service room (No. 2)_Basment-01	52.0
Service room (No. 1)_Basment-03	11.0
Ground floor lobby	150.0
Lobby Level-03	80.0
Lobby Level-06	80.0

Common area	Floor area (m²)
Car park area Basemen. 3	1270.0
Lift motor room (No. 1)	5.0
Green Waste Room Ground Floor	37.0
Service room (No. 1)_Basment-02	11.0
Service room (No. 2)_Basment-01	52.0
Lobby Level-01	80.0
Lobby Level-04	80.0
Lobby Level-07	80.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. 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 - Building1

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	3 star	3 star	no	-	3 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
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 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	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
102, 202, 302, G02	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	0	0	no	yes	yes	yes	2	no
109, 209, 309, 408, 508, 608, 708, G08	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	0	0	no	yes	yes	yes	1	yes
108, 208, 308, 407, 507, 607, 707, 801, 803, 804	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	0	0	no	yes	yes	yes	0	yes

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
101, 106, 107, 201, 206, 207, 301, 306, 307, 401, 405, 406, 501, 505, 506, 601, 605, 606, 701, 705, 706	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	0	0	no	yes	yes	yes	1	no
All other dwellings	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	1-phase airconditioning EER 3.5 - 4.0 (zoned)	0	0	no	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	3 star	-	1.5 star	no	no

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
101	38.0	13.0
102	28.0	18.0
106	24.0	15.0
108	26.0	16.0
109	56.0	10.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
201	39.0	13.0
202	29.0	18.0
301	43.0	15.0
302	34.0	22.0
401	52.0	17.0
501	53.0	18.0
601	54.0	19.0
701	59.0	23.0
702	36.0	24.0
703	37.0	25.0
704	36.0	25.0
705	32.0	19.0
706	40.0	21.0
707	35.0	17.0
708	65.0	16.0
801	44.0	18.0
802	65.0	39.0
803	64.0	42.0
804	53.0	22.0
G01	45.0	22.0
G02	39.0	19.0
G03	40.0	17.0
G04	39.0	16.0
G05	35.0	19.0
G06	37.0	26.0
G07	40.0	22.0
G08	35.0	33.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
103, 107	30.0	20.0
203, 303, 402, 502, 602	31.0	20.0
204, 304, 403, 503, 603	32.0	21.0
206, 306, 405, 505, 605	25.0	15.0
207, 307, 406, 506, 606	33.0	20.0
208, 308, 407, 507, 607	28.0	16.0
209, 309, 408, 508, 608	58.0	12.0
All other dwellings	31.0	21.0

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	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
Car park area Basemen. 1	ventilation exhaust only	carbon monoxide monitor + 2-speed fan	compact fluorescent	daylight sensor and motion sensor	No
Car park area Basemen. 2	ventilation exhaust only	carbon monoxide monitor + 2-speed fan	compact fluorescent	daylight sensor and motion sensor	No
Car park area Basemen. 3	ventilation exhaust only	carbon monoxide monitor + 2-speed fan	compact fluorescent	daylight sensor and motion sensor	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
Lift motor room (No. 1)	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lift motor room (No. 2)	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Garbage room (Basement-01)	ventilation exhaust only	-	compact fluorescent	motion sensors	No
Green Waste Room Ground Floor	ventilation exhaust only	-	compact fluorescent	motion sensors	No
Service room (No. 1)_Basment-01	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Service room (No. 2)_Basment-01	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Service room (No. 1)_Basment-02	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Service room (No. 2)_Basment-02	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Service room (No. 1)_Basment-03	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Service room (No. 2)_Basment-01	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Bulk Storage (Basement-01)	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Ground floor lobby	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Lobby Level-01	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No

	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
Lobby Level-02	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Lobby Level-03	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Lobby Level-04	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Lobby Level-05	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Lobby Level-06	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Lobby Level-07	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Lobby Level-08	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 11
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 11

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	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.	✓	✓	✓

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).