







NSW Architects Registration Board No: 5347 Nominated registered architect - Adriaan Winton P: 02 9648 8848 w: www.idraft.com.au M: PO Box 427, Merrylands NSW 2160









Details / Calculations

Site Details	5	Gross Flo	or Area	Unit Summar	/	Parking	Requirements	Provided		Open Space	
DP & Lot:	DP 7553 & DP651169 Lot 19 & 20, 18,17-21,22	Ground Floor Level 1	^r 680.55m² 989.70m²	Studio 1 Bedroom	3 (3%) 26 (29%	%) Comm/Retail - 1 Space/40m² Floor Are	•	n to transport) Retail/Commercial	07	Required Communal Open Space Proposed Communal Open Space	= 551m ² (25%)
Site Area: Frontage: Current Use:	2,204m² 47m Factory, workshop, vacant lots	Level 2 Level 3	1075.60m ² 1068.35m ²	2 Bedroom 3 Bedroom		%)	71 Spaces 10 Spaces	Residential	81	- Ground Floor (Bicycle Forecourt Podium Forecourt, Deep Soil & Gyn	= 733.25m ²
Existing GFA:		Level 4	433.25m ²	Total		0.2 Space/Unit (Visitors)	14 Spaces	Visitors (inc. carwash)	14	- Level 2 (Winter Zen Garden)	= 110.00m ²
Floor Spac Zone:	e B4	Level 5-14 Level 15	421.90m² (x10) 416.55m²	Units Adaptable (10%)	92 10	Total Spaces Required	102 Spaces	Total Spaces Provided	102	- Level 3 (Mezzanine Zen Garden)	= 50.00m ²
FSR: Max Area	4.5:1 9,918m²	Communal Total	12.60m ² 8895.60m ²			Bicycle rack Required - 48 Spaces				- Level 4 (Podium Common)	= 595.45m ²
	Use Development containing	Shop 1 Shop 2	105.25m ² 269.60m ²			Bicycle Rack Provided - 60 Spaces Bicycle Rack Locations - Ground Floor-	.12			- Roof (Roof top Terrace)	= 160.60m ²
	Inits with 374.85m² of ground floor al, basement parking	Total	374.85m ²			Basement 01-				- Total Provided	= 1649.30m ² (74%)
										<u>Deep Soil Excluding Planterboxes</u>	
	draft	Total Develop FSR Used 4	oment Area - 9270.45m² 2:1							Required Deep Soil Area (07%) Proposed Deep Soil Area (15%)	154.30m ² (Required) 330.35m ² (Provided)
NS\ Non	Architects Pty Ltd W Architects Registration Board No. 5347 minated registered architect - Adriaan Winton 2 9648 8849 w. www.idraft.com.au PO Box 427, Merrylands NSW 2160			2-6 Bc	old S	Street & 80-82 (Cowper Str	eet Granvil	<u>lle</u>	Deep Soil including Planterboxes Required Deep Soil Area (07%) Proposed Deep Soil Area (26%)	154.30m² (Required) 575.30m² (Provided)

	Unit Schedule	
Unit Name	Unit Type	Area (m2)
Unit 001	1 Bed.	64.86
Unit 002	1 Bed.	53.66
Unit 003	2 Bed	94.84
Unit 004	1 Bed + Study.	69.21
Unit 005	1 Bed + Study.	69.23
Unit 007	Studio/Home Office	46.92
Unit 008	2 Bed.	76.95
Unit 009	2 Bed.	76.95
Unit 010	2 Bed.	76.41
Unit 011	1 Bed.	64.39
Unit 012	1 Bed.	65.75
Unit 013	2 Storey - 3 Bed.	60.00
Unit 013	2 Storey - 3 Bed.	66.29
Unit 014	2 Storey - 2 Bed.	53.66
Unit 014	2 Storey - 2 Bed.	53.66
Unit 015	2 Bed	94.84
Unit 016	1 Bed	60.41
Unit 017	1 Bed	60.41
Unit 018	1 Bed.	60.41
Unit 019	1 Bed.	60.41
Unit 020	2 Bed	76.16
Unit 021	Studio/Home Office	44.39
Unit 022	2 Storey - 2 Bed.	42.06
Unit 022	2 Storey - 2 Bed.	46.84
Unit 023	2 Storey - 2 Bed.	53.17
Unit 023	2 Storey - 2 Bed.	57.95
Unit 024	2 Storey - 2 Bed.	53.17
Unit 024	2 Storey - 2 Bed.	57.95
Unit 025	2 Bed.	76.41
Unit 026	1 Bed.	65.75
Unit 027	2 Bed	94.84
Unit 028	1 Bed	60.41
Unit 029	1 Bed.	60.41
Unit 030	1 Bed.	60.41
Unit 031	1 Bed.	60.41
Unit 032	2 Bed	76.16
Unit 033	Studio/Home Office	44.39
Unit 034	2 Bed.	76.41
Unit 035	2 Bed.	75.34
Unit 036	2 Bed.	75.34
Unit 037	3 Bed.	95.83
Unit 038	2 Bed.	81.17
Unit 039	1 Bed.	50.46
Unit 040	2 Bed.	75.63
Unit 041	2 Bed.	76.30
Unit 041	3 Bed.	95.83
Unit 043	2 Bed.	81.17
Unit 043	1 Bed.	50.38
Unit 044	2 Bed.	75.63
Unit 045	2 Bed.	76.30
Unit 040	3 Bed.	95.83
Utill U41	J Deu.	30.00

	Unit Schedule	
Unit Name	Unit Type	Area (m2)
Unit 048	2 Bed.	81.17
Unit 049	1 Bed.	50.38
Unit 050	2 Bed.	75.63
Unit 051	2 Bed.	76.30
Unit 052	3 Bed.	95.83
Unit 053	2 Bed.	81.17
Unit 054	1 Bed.	50.38
Unit 055	2 Bed.	75.63
Unit 056	2 Bed.	76.30
Unit 057	3 Bed.	95.83
Unit 058	2 Bed.	81.17
Unit 059	1 Bed.	50.38
Unit 06	2 Bed	104.67
Unit 060	2 Bed.	75.63
Unit 061	2 Bed.	76.30
Unit 062	3 Bed.	95.83
Unit 063	2 Bed.	81.17
Unit 064	1 Bed.	50.38
Unit 065	2 Bed.	75.63
Unit 066	2 Bed.	76.30
Unit 067	3 Bed.	95.83
Unit 068	2 Bed.	81.17
Unit 069	1 Bed.	50.38
Unit 070	2 Bed.	75.63
Unit 071	2 Bed.	76.30
Unit 072	3 Bed.	95.83
Unit 073	2 Bed.	81.17
Unit 074	1 Bed.	50.38
Unit 075	2 Bed.	75.63
Unit 076	2 Bed.	76.30
Unit 077	3 Bed.	95.83
Unit 078	2 Bed.	81.17
Unit 079	1 Bed.	50.38
Unit 080	2 Bed.	75.63
Unit 081	2 Bed.	76.30
Unit 082	3 Bed.	95.83
Unit 083	2 Bed.	81.17
Unit 084	1 Bed.	50.38
Unit 085	2 Bed.	75.63
Unit 086	2 Bed.	76.30
Unit 087	3 Bed.	95.83
Unit 088	2 Bed.	81.17
Unit 089	1 Bed.	50.38
Unit 090	3 Bed.	139.43
Unit 091	3 Bed.	134.09
Unit 092	3 Bed.	104.61

Uni	t POS
Unit Type	Measured
Jnit 001	Area (m2) 10.10
Jnit 001	15.48
Unit 001	15.46
Unit 002	15.16
Unit 003	18.97
Unit 004	23.49
Unit 005	27.34
Unit 000	8.30
Unit 007	10.86
Unit 007a	29.66
Unit 009	25.44
Unit 010	18.54
Unit 010	10.10
Unit 013a	15.71
Unit 013a	15.71
Unit 014a	15.71
Unit 014a	15.16
Unit 0145	15.10
Unit 016	18.97
Unit 017	17.97
Unit 018	16.61
Unit 019	26.08
Unit 020	21.98
Unit 021	8.30
Unit 022a	16.33
Unit 022b	16.33
Unit 023a	16.22
Unit 023b	16.22
Unit 024a	16.22
Unit 024b	16.22
Unit 025	18.33
Unit 026	10.10
Unit 027	15.92
Unit 028	18.97
Unit 029	17.97
Unit 030	16.61
Unit 031	26.08
Unit 032	21.99
Unit 033	8.30
Unit 034	18.33
Unit 038	42.77
Unit 040	12.73
Unit 041	12.73
Unit 042	19.87
Unit 043	10.10
Unit 044	10.52
Unit 045	12.73
Unit 046	12.73
Unit 047	19.87
Unit 048	10.10
Unit 049	10.52

Uni	t POS
Unit Type	Measured Area (m2)
Unit 050	12.73
Unit 051	12.73
Unit 052	19.87
Unit 053	10.10
Unit 054	10.52
Unit 055	12.73
Unit 056	12.73
Unit 057	19.87
Unit 058	10.10
Unit 059	10.52
Unit 060	12.73
Unit 061	12.73
Unit 062	19.87
Unit 063	10.10
Unit 064	10.52
Unit 065	12.73
Unit 066	12.73
Unit 067	19.87
Unit 068	10.10
Unit 069	10.52
Unit 070	12.73
Unit 071	12.73
Unit 072	19.87
Unit 073	10.10
Unit 074	10.52
Unit 075	12.73
Unit 076	12.73
Unit 077	19.87
Unit 078	10.10
Unit 079	10.52
Unit 080	12.73
Unit 081	12.73
Unit 082	19.87
Unit 083	10.10
Unit 084	10.52
Unit 085	12.73
Unit 086	12.73
Unit 087	19.87
Unit 088	10.10
Unit 089	10.52
Unit 090	38.02
Unit 091	15.47
Unit 091a	62.76
Unit 092	11.02
Unit 092a	57.65

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(i) Water											Show on DA plans	Show on CO plans & spe		Certifier check
(a) The a	applicant mu	st comply w	ith the con	nmitments list	ed below in carry	ing out the de	velopment of	a dwelling lis	ted in a ta	ble below.				
in the	*Indigenou	s species" c	olumn of th	ne table below	species of vege , as private land o" for the dwelling	scaping for the	at dwelling. (Ti	nis area of in	digenous		~	V		
				for a fixture o the rating spe	r appliance to be cified for it.	installed in th	e dwelling, the	applicant m	ust ensur	e that		V		~
					circulation system or diversion" co			ter use throu	ghout the	dwelling,		V		V
(e) The a	applicant mu	st install:												
		recirculation	or diversi	-		-		~						
(b	ob) a separa must cor	te diversion nect the ho	licant		-		-							
	applicant mu below.	st not install	a private :	swimming poo	or spa for the d	twelling, with a	volume exce	eding that sp	ecified fo	it in the	•	~		
(f) If spec	cified in the	table, that p	ool or spa	(or both) must	have a pool cov	er or shading	(or both).					~		
(g) The p	oool or spa n	nust be loca	ted as spe	cified in the ta	ble.						~	~		
the ta	able below. B	Each system	must be o	configured to	native water sup collect run-off from ert overflow as s	m the areas sp	pecified (exclu	ding any are	a which s	upplies	~	~		~
			Fixtur	es		Appli	iances		Indi	vidual pool		-	ndividual	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	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Alternative water source										
Dwelling no.	Alternative water supply systems	Size Configuration		Land		Toilet connec (s)		undry nnection	Pool top-up	Spa top-up
None	-	-	-		-	-	-		-	-
(ii) Energy							Show o		w on CC/CDC s & specs	Certifier
(a) The applic	cant must comply with the co	mmitments listed	below in carrying out the dev	elopment of a dwelling	listed in a table	below.		- 1		
supplied I	by that system. If the table sp	ecifies a central	ied for the dwelling in the tabl hot water system for the dwel t water is supplied by that cer	ing, then the applicant			~		~	~
			d laundry of the dwelling, the the operation control specif		ecified for that n	oom in			~	~
areas" he no cooling any such	adings of the "Cooling" and ' g or heating system is specifi	"Heating" column ied in the table for specified beside:	m/s specified for the dwelling s in the table below, in/for at le r "Living areas" or "Bedroom a an air conditioning system, th	east 1 living/bedroom a reas", then no system	area of the dwe	ling. If led in			~	~
the table i lighting" fi specified	below (but only to the extent or each such room in the dw	specified for that elling is fluoresce , then the light fitti	welling which is referred to in room or area). The applicant nt lighting or light emitting dio ings in that room or area musi.	must ensure that the " de (LED) lighting. If the	primary type of e term "dedicate	artificial			~	~
(ii) Energy							Show o		w on CC/CDC s & specs	Certifier
the table i			relling which is referred to in a room or area). The applicant				~		~	~
(g) This comm	mitment applies if the applica	int installs a water	r heating system for the dwell	ng's pool or spa. The	applicant must					
			ndividual Pool column of the cant must install a timer, to co			install			•	
			ndividual Spa" column of the t ant must install a timer to con		tively must not i	nstall			•	
(h) The applic	cant must install in the dwelli	ng:								
	ne kitchen cook-top and over able below;	specified for tha	t dwelling in the "Appliances 8	other efficiency measure	sures" column c	f the			•	
	ach appliance for which a rai he table, and ensure that the		or that dwelling in the "Applian at minimum rating; and	ces & other efficiency	measures" colu	mn of			•	•
(cc) as	ny clothes drying line specifie	ed for the dwelling	in the "Appliances & other el	ficiency measures" co	olumn of the tab	e.			•	
(i) If specified ventilated	in the table, the applicant m	ust carry out the	development so that each refi	igerator space in the	dwelling is "well				V	

Dwelling	Hot water sy		Fach	bathroom	Operation co	ntrol	Faci	Kitchen v			n control	Each laund		lation system Operation co	ntrol
no. All	gas instantan			tual fan, ducted	interlocked to			ridual fan, ducte			witch on/off	individual fa		manual switch	
dwellings			to faç	ade or roof			to fa	çade or roof				to façade or	roof		
		ling		Hea						ificial	lighting			Natural li	_
Dwelling no.	living areas	bedroon areas	n	living areas	bedroom areas	No. of bedroo &/or stu	ms udy	No. of living &/or dining rooms	Each kitche		All bathrooms/ toilets	Each laundry	All hallways	No. of bathroom: &/or toilets	Main kitch
6	1-phase airconditioning 1 Star (new rating)	-	Ì	1-phase airconditioning 1 Star (new rating)	-	0		0	no	Ì	yes	yes	yes	0	yes
5, 10, 25, 34	1-phase airconditioning 1 Star (new rating)	-		1-phase airconditioning 1 Star (new rating)	-	0		0	yes		no	yes	yes	1	no
	Coc	ling		Hea	ting				Art	ificial I	lighting			Natural li	ghting
Dwelling no.	living areas	bedroon areas		living areas	bedroom areas	No. of bedroo &/or str	ms udy	No. of living &/or dining rooms	Each kitche		All bathrooms/ toilets	Each laundry	All hallways	No. of bathroom: &/or toilets	Main s kitch
1, 2, 3, 9, 11, 14, 15, 17, 18, 19, 11, 11, 11, 11, 11, 11, 11, 11, 11	1-phase airconditioning 1 Star (new rating)	ling		1-phase airconditioning 1 Star (new rating)		0		٥	yes		ighting	yes	yes	Natural II	ne
Dwelling no.	living areas	bedroon areas	n	living areas	bedroom areas	No. of bedroo &/or str	ms udy	No. of living &/or dining rooms	Each kitche		All bathrooms/ toilets	Each laundry	All hallways	No. of bathroom: &/or toilets	Main kitch
86, 87, 88, 89, 90, 91, 92															

	Individual pool Individual spa				Appliances & other efficiency measures								
	Pool heating system	Timer	Spa heating system		Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line	
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	-	-	-	yes	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, to first 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 coupston 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 Comfind Protocot requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredicted Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with hose 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:	V	~	V
(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.	V	~	~

1	56.2	9.9
2	49.5	10.0
3	28.2	11.3
4	32.8	10.8
5	16.0	16.3
6	21.6	8.7
7	24.6	55.9
8	20.2	12.1
9	49.0	9.8
10	24.1	24.9
11	40.8	9.9
12	22.2	8.0
14	39.5	13.4
15	7.2	13.7
16	6.1	15.2
	Therms	al loads
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
17	9.1	14.6
18	11.5	14.4
19	8.1	15.1
20	17.7	16.2
21	22.1	54.7
22	38.4	19.4
23	43.6	17.0
24	37.0	17.0
25	18.0	25.4
26	25.0	6.9
27	25.5	15.0
28	31.1	15.3
29	24.8	14.7
30	17.1	13.8
31	12.7	13.8
32	30.3	16.7
33	46.0	43.0
34	34.2	24.2
35	20.6	18.3
36	20.1	19.8
37	24.8	11.4
38	24.8	12.2
39	9.7	12.5
40	13.6	11.4
41	15.1	12.2
42	23.5	16.8

Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
44	8.1	14.7
45	13.9	11.3
46	15.3	12.2
47	23.8	16.9
48	29.4	14.2
49	8.3	13.7
50	14.2	11.4
51	15.6	12.0
52	24.2	16.6
53	29.9	14.6
54	8.6	13.4
55	14.4	11.2
56	15.9	12.0
57	24.5	16.5
58	30.2	14.3
59	8.8	12.7
60	14.7	11.2
61	16.2	11.8
62	24.9	16.3
63	30.6	14.6
64	9.2	12.7
65	16.5	10.4
66	17.9	11.1
67	26.9	15.1
68	32.6	12.6
70	16.6	10.2
71	17.9	11.2
		Thermal loads
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
72	27.0	15.1

	Therm	al loads			
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted coolin	g load (in mJ	m²/yr)	
72	27.0	15.1			
75	16.8	10.2			
76	18.2	11.0			
77	27.2	15.1			
78	33.0	12.4			
79	10.8	11.7			
80	16.9	10.4			
81	18.3	11.2			
82	26.6	15.3			
83	33.1	12.5			
85	18.3	10.6			
86	19.6	11.5			
87	22.8	15.3			
88	33.5	12.4			
90	33.6	18.0			
91	53.2	19.6			
92	52.6	14.5			
13, 73	32.8	12.4			
69, 74	10.6	11.7			
All other dwellings	10.9	11.7			
(i) Water			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the developm item must meet the specification	ent, the applicant installs a showerhead, toilet, tap or clothes washer into a cons listed for it in the table.	ommon area, then that		✓	~
(h) The annicant must install (or ensure that the development is seniced but the alternative water sunniv system(s) energial in the					

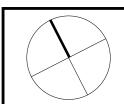
, ·	DA plans	plans & specs	check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		~	-
(b) The applicant must install (or ensure that the development 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.	V	~	
(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.		V	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		~	V
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		J	

areas						
(ii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check
	out the development, the applicant in: that ventilation system must be of the I		common area specified in the table and must meet the efficiency measure		~	~
specified in t	it must also install a centralised lighting	or that common area. This lighting mu	al lighting" for each common area ist meet the efficiency measure specific nent System (BMS) for the common an		~	~
	t must install the systems and fixtures stem or fixture must be of the type, and		ems" column of the table below. In each in the table.	· 🗸	~	V

	Common area v	entilation system		Common area lighting	
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Gym	air conditioning system	time clock or BMS controlled	compact fluorescent	time clocks	No
Basement L2	ventilation (supply + exhaust)	carbon monoxide monitor + 2-speed fan	compact fluorescent	time clock and motion sensors	No
Basement L1	ventilation (supply + exhaust)	carbon monoxide monitor + 2-speed fan	compact fluorescent	time clock and motion sensors	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
Garbage rooms (Resi)	ventilation exhaust only	-	compact fluorescent	motion sensors	No
Garbage room (Retail)	ventilation exhaust only	-	compact fluorescent	motion sensors	No
Service rooms	no mechanical ventilation	-	compact fluorescent	manual on / manual off	No
Showers/Toilets (G/F)	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	motion sensors	No
WC (L1 & L2)	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	motion sensors	No
WC (Roof)	ventilation exhaust only	time clock or BMS controlled	compact fluorescent	motion sensors	No
Kitchen (Roof)	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Ground floor lobby	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Egress Stairs	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Lobby (L1-L14)	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No
Lobby (Roof)	no mechanical ventilation	-	compact fluorescent	daylight sensor and motion sensor	No

Central energy systems	Туре	Specification			
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 19			
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 19			
(i) Water			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
 (a) If, in carrying out the developm item must meet the specification 		oilet, tap or clothes washer into a common area, then that		~	-
) the alternative water supply system(s) specified in the nust be sized, be configured, and be connected, as	~	~	~
(c) A swimming pool or spa listed table.	n the table must not have a volume (in kLs	s) greater than that specified for the pool or spa in the	~	~	
(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 to	wer is configured as specified in the table.		~	_

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washer	thes washers rating			
All common areas	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	no common laun	common laundry facility			
(ii) Energy				Show on DA plans	Show on CC/CDC plans & specs	Certifier check		
			a common area specified in the table and must meet the efficiency measure		~	~		
specified in	the table below, the lighting specified nt must also install a centralised light		cial lighting" for each common area ust meet the efficiency measure specifi- ment System (BMS) for the common ar		~	~		
		s specified in the "Central energy sys nd meet the specifications, listed for it	ems" column of the table below. In each in the table.	·	~	~		



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of electrical meter to be determined on site in accordance to the turret position front garden tap on meter.

Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets & cistems & compliant hot water systems with miniumum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loading washing machines with front loading where possible.

Notes:

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AAC Veneer Insulation R1.5 Bulk Metal Cladding Insulation R1.5 Bulk Concrete Roof Insulation R1.0 EPS Concrete Slabe Above Level 1 Insulation + Concrete Ski

All Bathroom/Kitchen Taps 4 Stars
All Toilet Flushing Systems 4 Stars
All Shower Heads 3 Stars All Shower Heads 3 Stars
Gas Instantaneous 5 Star Heating/Cooling 1 phase 1 Star System Gas Cooktop & Electric Oven



Demolition & Construction of a 17 storey mixed use development containing 92 units with

2 tenancies over basement parking client: Designer Home

→ Constructions Council

City of Parramatta Council <u>_</u>

··· Drawing title: Basix Certification

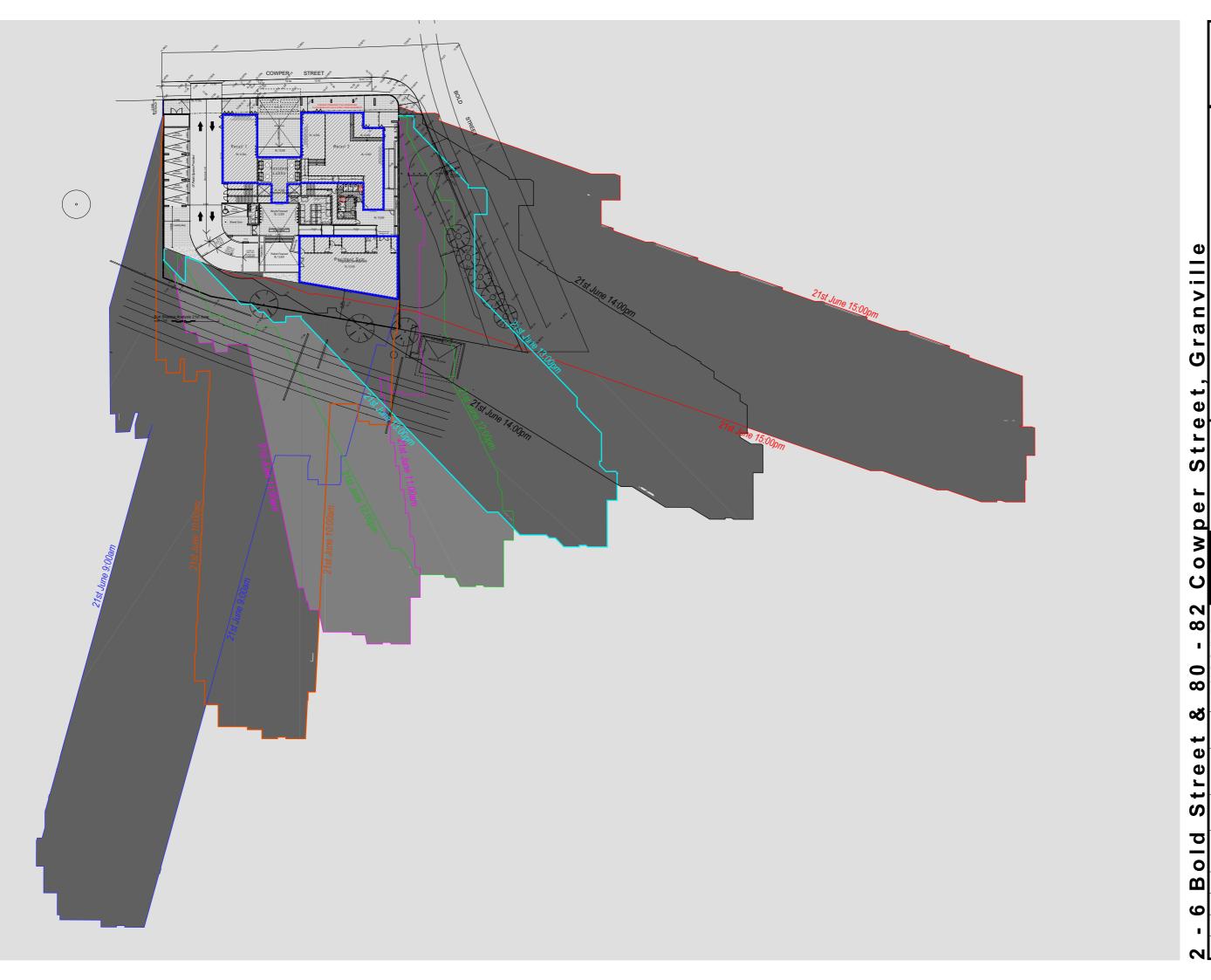
0 J.Johannsen/A.Winton M.Trinh/J.Ellis

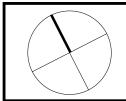
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AAC Veneer Insulation R1.5 Bulk Metal Cladding Insulation R1.5 Bulk Concrete Roof Insulation R1.0 EPS Concrete Slabe Above Level 1 Insulation Concrete SI R1.0 EPS

All Bathroom/Kitchen Taps 4 Stars
All Toilet Flushing Systems 4 Stars
All Shower Heads 3 Stars
Gas Instantaneous 5 Star Heating/Cooling 1 phase 1 Star System Gas Cooktop & Electric Oven

IDRAFT ARCHITECTS

Demolition & Construction of a 17 storey mixed use development containing 92 units with

2 tenancies over basement parking client:

Designer Home **→** Constructions Council

City of Parramatta Council

Shadow Analysis

June 21st 7

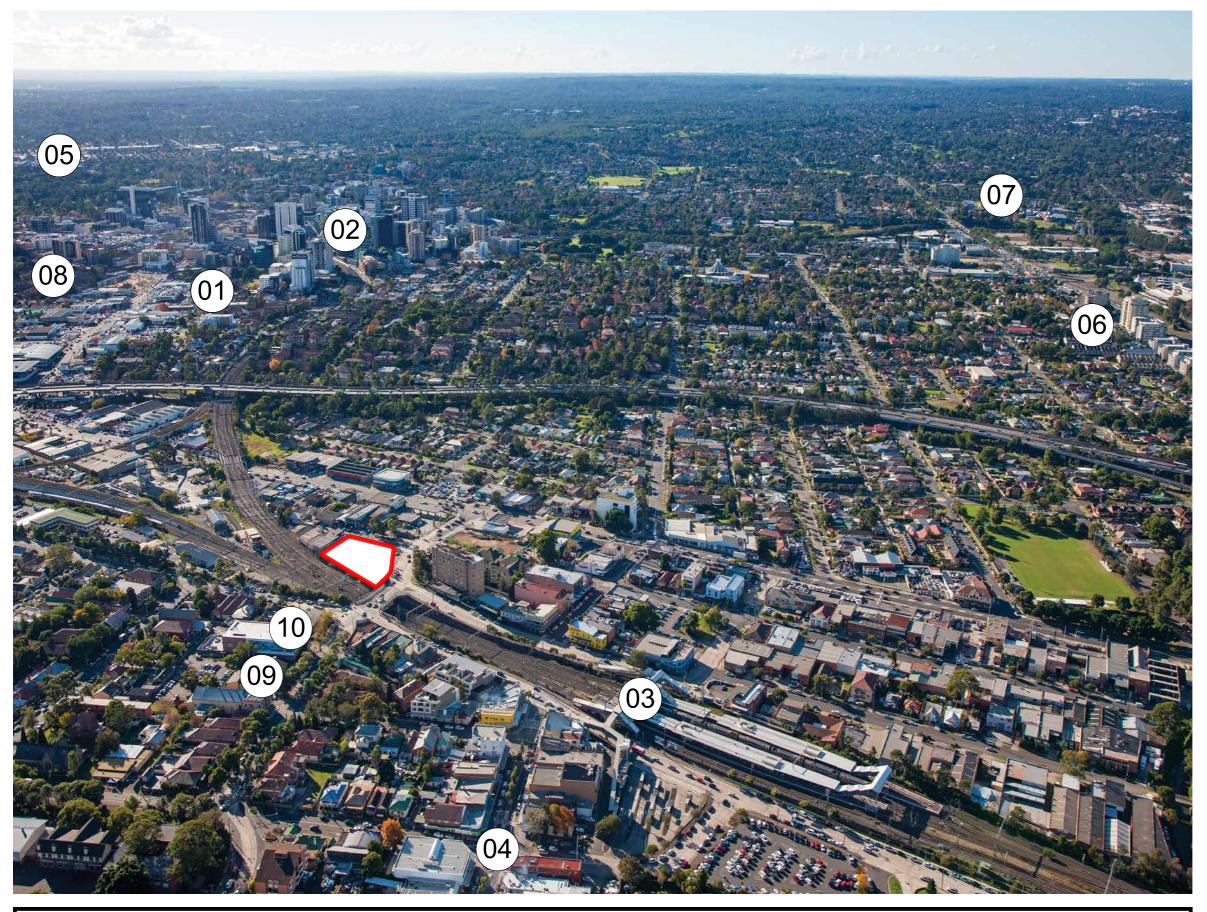
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Westfield Parramatta (01)1.9km by Vehicle

Granville Railway Station 400m Walking Distance

Westmead Hospital 5.6km by Vehicle

07

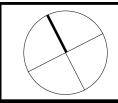
Western Sydney University Parramatta Campus 4.3km by Vehicle

Granville Branch Library 290m Walking

Pirtek Stadium /Parramatta Pools 4.5km by Vehicle

10

Granville Police Station



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Ltd constitutes an infringement copyright. Do not scale off architectur drawings. These notes must be read conjunction with colours selection f additional details on appliances, Pitems & shower sizes shown on pla are inside hob dimensions show screens to be fitted on inside of ho bulkheads may be required accommodate drainage lines & ste beams position to be determined of ite. Use figured dimensions ONLY, do scale. Finished ground leve hown on plans are subject to sit conditions, all calculated dimensionare subject to site measure dur onstruction & no allowance has be made for shrinkage or milling posit of electrical meter to be determined site in accordance to the turret posi

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AAC Veneer Insulation R1.5 Bulk Metal Cladding Insulation R1.5 Bulk Concrete Roof Insulation R1.0 EPS Concrete Slabe Above Level 1 Insulation

All Bathroom/Kitchen Taps 4 Stars All Toilet Flushing Systems 4 Stars All Shower Heads 3 Stars Gas Instantaneous 5 Star Heating/Cooling 1 phase 1 Star System Gas Cooktop & Electric Oven Q

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Demolition & Construction of a 17 storey mixed use development

containing 92 units with 2 tenancies over basement parking

∞ Designer Home Constructions Φ

City of Parramatta Council

Site Analysis Plan

7 J.Johannsen/A.Winton M.Trinh/J.Ellis

0 Issue C - DA

9/08/2017 28049

(02)

Parramatta CBD 3km by Vehicle

(04)

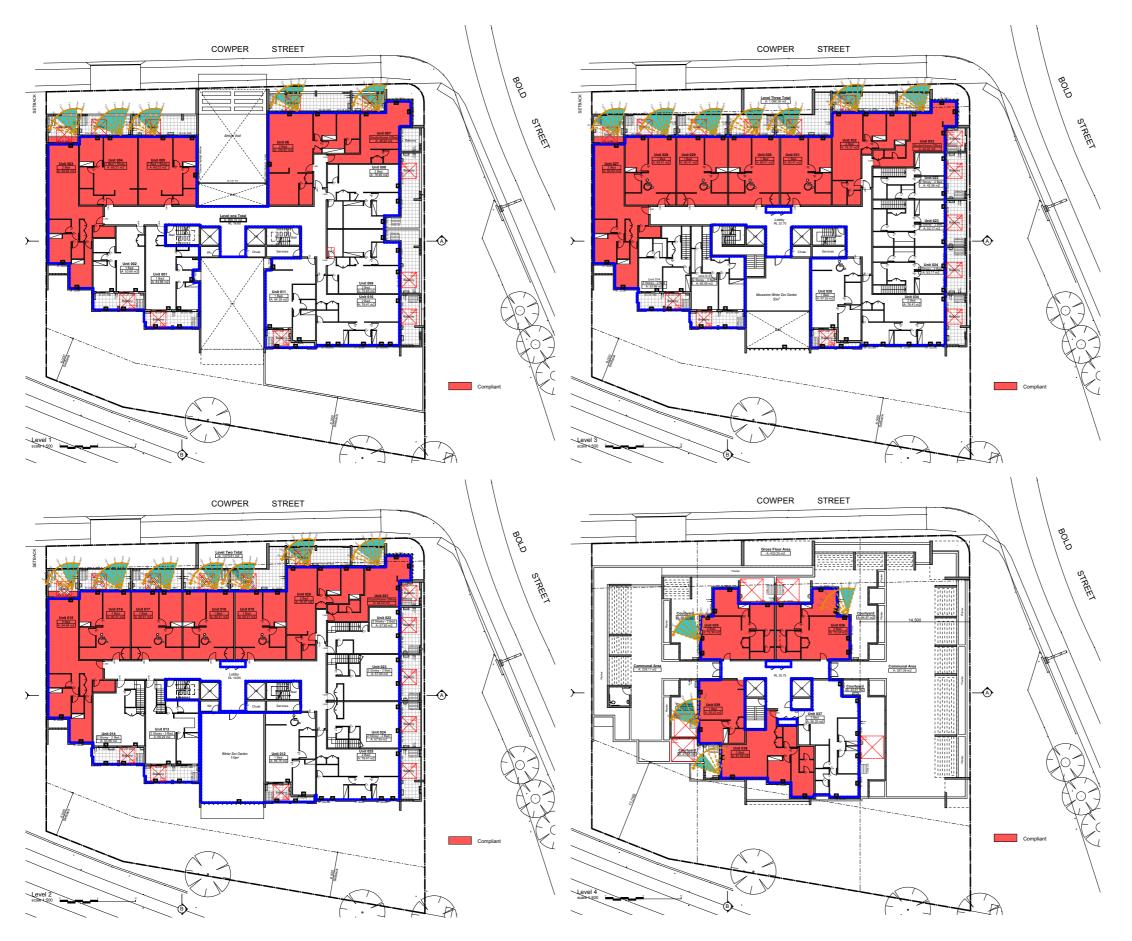
South Street Local Shops 500m Walking Distance

(06)

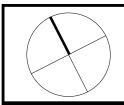
Rosehill Gardens 2.5km by Vehicle

(08)

280m Walking



66 Units Achieve Solar Access 70% Provided.



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Φ AAC Veneer Insulation R1.5 Bulk Metal Cladding Insulation R1.5 Bulk Concrete Roof Insulation R1.0 EPS Concrete Slabe Above Level 1 Insulation

> All Bathroom/Kitchen Taps 4 Stars All Toilet Flushing Systems 4 Stars All Shower Heads 3 Stars Gas Instantaneous 5 Star

Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven

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Demolition & Construction of a 17 storey mixed use development

containing 92 units with 2 tenancies over basement parking

Designer Home Constructions

Council City of Parramatta Council

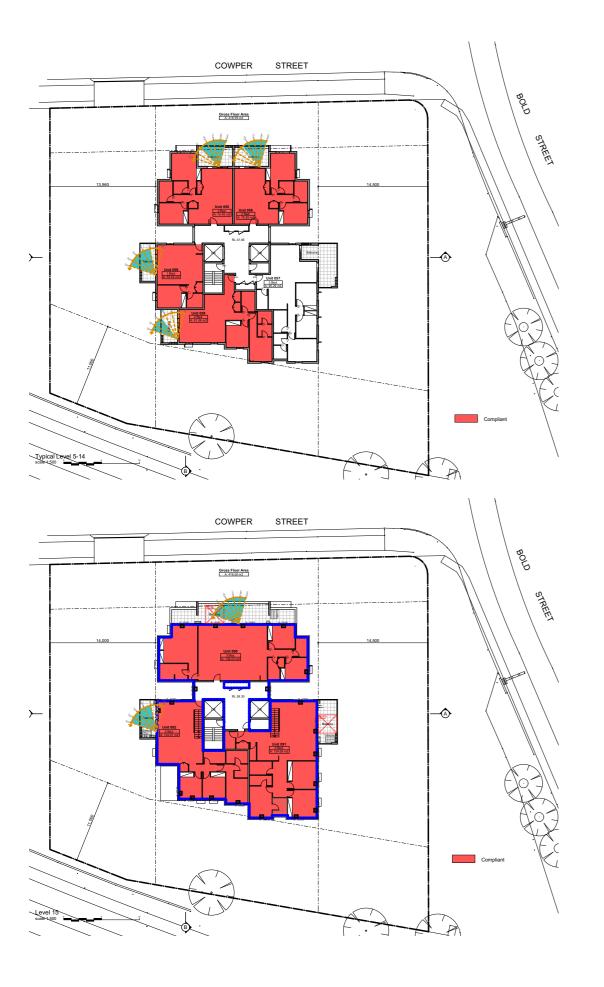
Solar Layout

J.Johannsen/A.Winton M.Trinh/J.Ellis

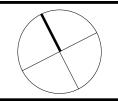
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66 Units Achieve Solar Access 70% Provided.



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Notes:

AC Veneer Insulation R1.5 Bulk
Metal Cladding Insulation R1.5 Bulk
Concrete Roof Insulation R1.0 EPS
Concrete Slabe Above Level 1 Insulation
R1.0 EPS

R1.0 EPS

All Bathroom/Kitchen Taps 4 Stars
All Tollet Flushing Systems 4 Stars
All Shower Heads 3 Stars

All Shower Heads 3 Stars
 Gas Instantaneous 5 Star
 Healing/Cooling 1 phase 1 Star System
 Gas Cooktop & Electric Oven

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storey mixed use
development

containing 92 units with 2 tenancies over basement parking

Designer Home
Constructions

Council
City of Parramatta
Council

Drawing title:

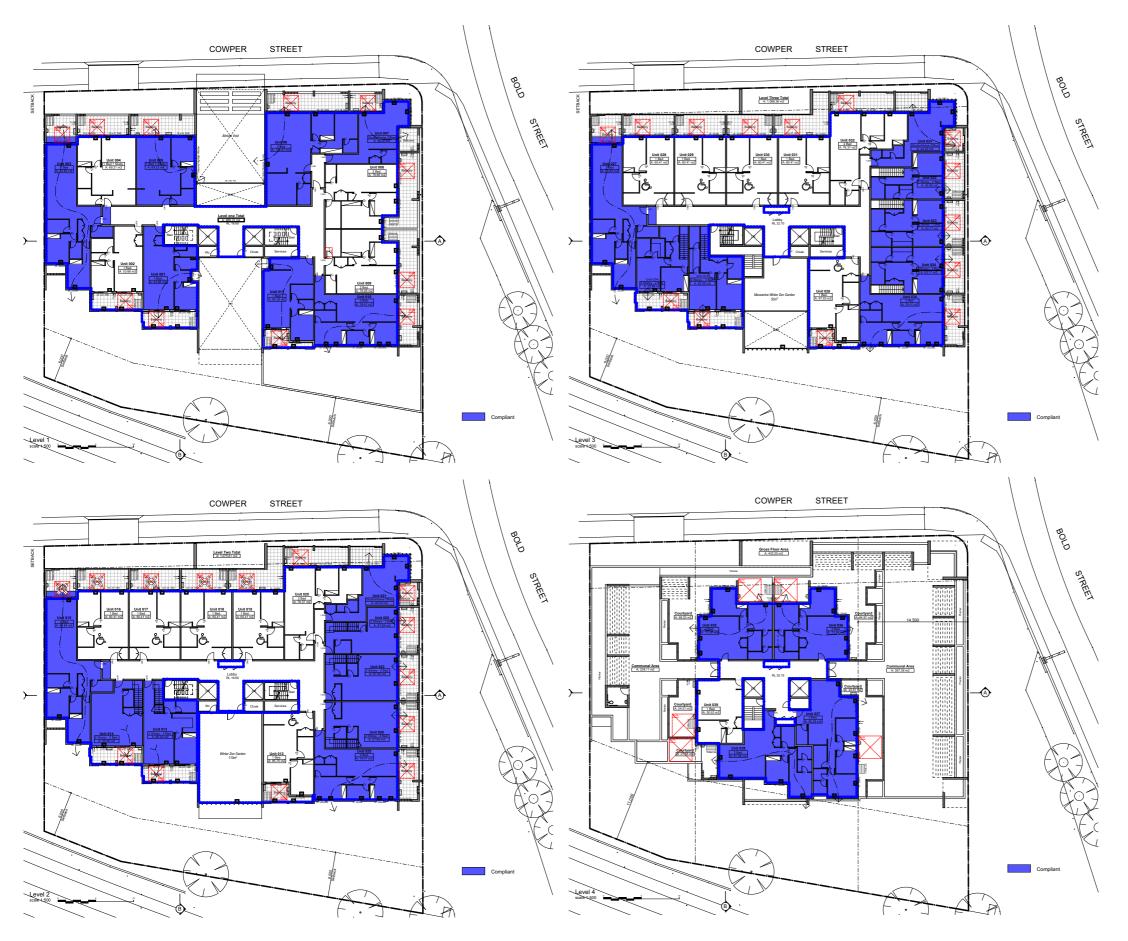
Solar Layout

Designed
J.Johannsen/A.Winton
M.Trinh/J.Ellis

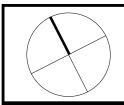
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Date:
9/08/2017

Job #: Dwg #: 32



72 Units Achieve Ventilation 76% Provided.



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AAC Veneer Insulation R1.5 Bulk Metal Cladding Insulation R1.5 Bulk Concrete Roof Insulation R1.0 EPS Concrete Slabe Above Level 1 Insulation

All Bathroom/Kitchen Taps 4 Stars All Toilet Flushing Systems 4 Stars All Shower Heads 3 Stars Gas Instantaneous 5 Star Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven

Demolition & Construction of a 17 storey mixed use development

containing 92 units with 2 tenancies over basement parking

Designer Home Constructions Council

City of Parramatta Council

Ventilation Layout

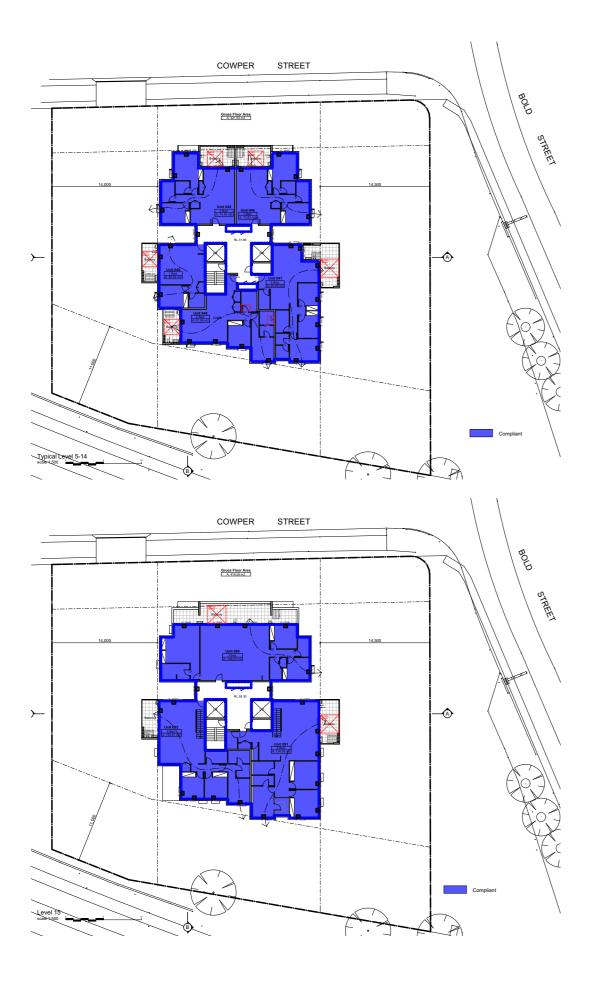
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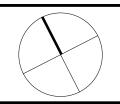
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Dwg # **№** 28049





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Φ AAC Veneer Insulation R1.5 Bulk Metal Cladding Insulation R1.5 Bulk Concrete Roof Insulation R1.0 EPS Concrete Slabe Above Level 1 Insulation

All Bathroom/Kitchen Taps 4 Stars All Toilet Flushing Systems 4 Stars All Shower Heads 3 Stars All Shower Heads 3 Stars
Gas Instantaneous 5 Star Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven

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Demolition & Construction of a 17 storey mixed use development

containing 92 units with 2 tenancies over basement parking

Designer Home Constructions

Council City of Parramatta

Council

Ventilation Layout

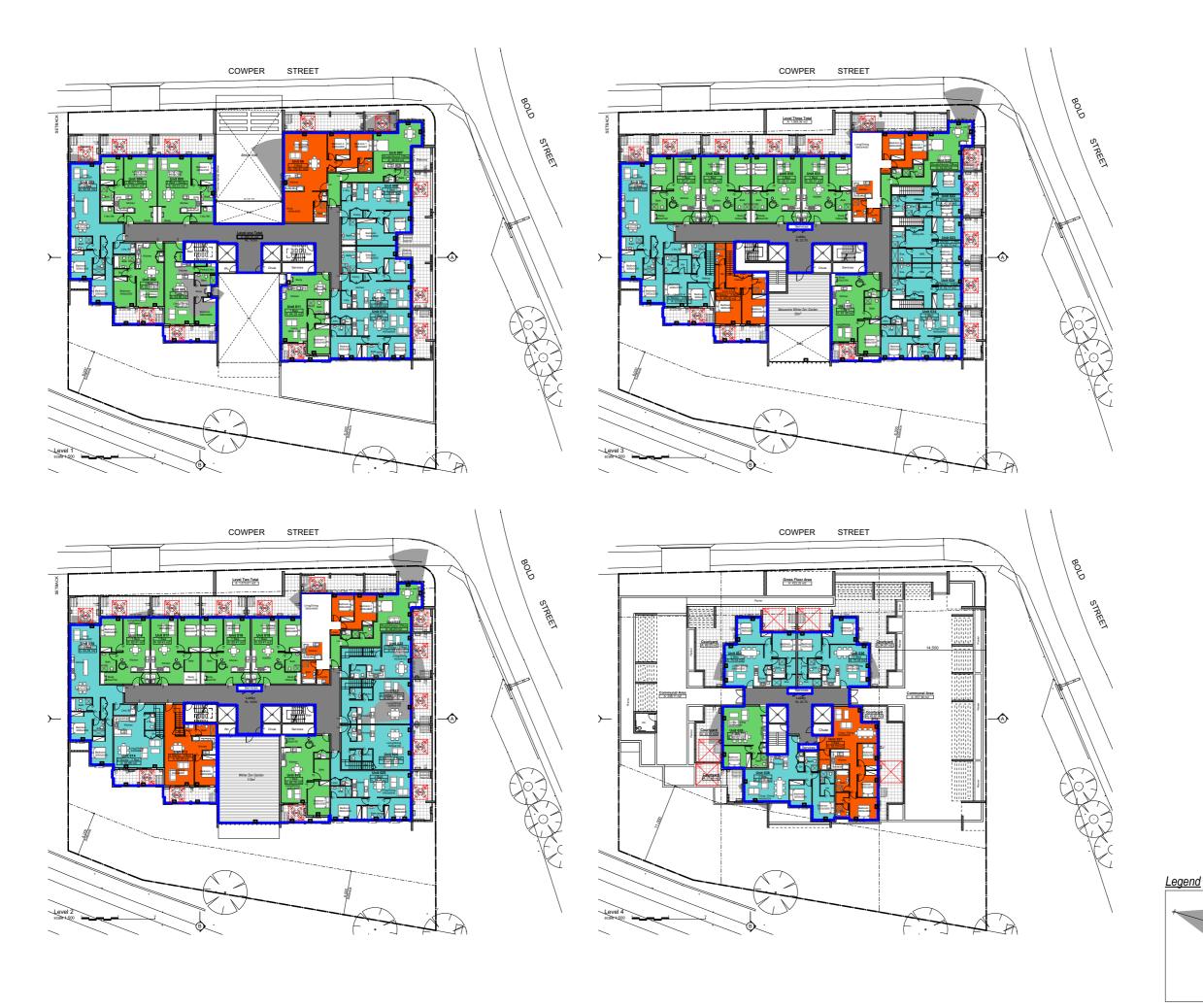
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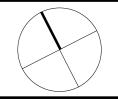
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72 Units Achieve Ventilation 76% Provided.





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All Bathroom/Kitchen Taps 4 Stars All Toilet Flushing Systems 4 Stars All Shower Heads 3 Stars Φ Gas Instantaneous 5 Star Q

Heating/Cooling 1 phase 1 Star System Gas Cooktop & Electric Oven ⋛



Demolition & Construction of a 17 storey mixed use development containing 92 units with

2 tenancies over basement parking

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Council City of Parramatta Council

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Kitchen Distance

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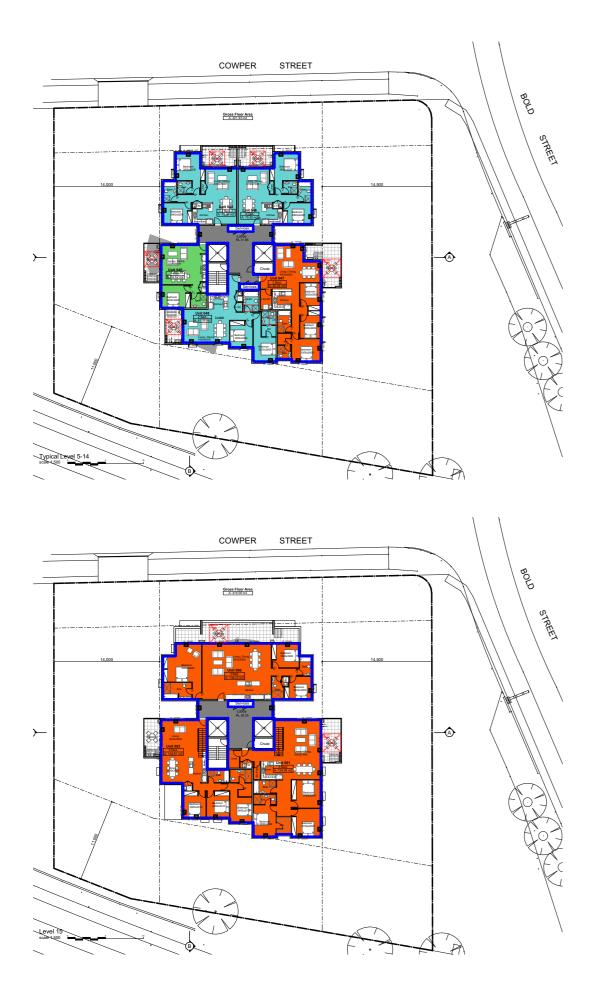
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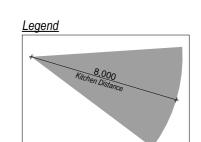
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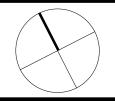
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Kitchen Distant







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> AAC Veneer Insulation R1.5 Bulk Metal Cladding Insulation R1.5 Bulk Concrete Roof Insulation R1.0 EPS Concrete Slabe Above Level 1 Insulation R1.0 EPS

All Bathroom/Kitchen Taps 4 Stars All Toilet Flushing Systems 4 Stars All Shower Heads 3 Stars Gas Instantaneous 5 Star Ø Heating/Cooling 1 phase 1 Star System
Gas Cooktop & Electric Oven

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Demolition & Construction of a 17 storey mixed use development containing 92 units with

2 tenancies over basement parking ∞

Designer Home Constructions Council

City of Parramatta Council <u>_</u>

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Kitchen Distance

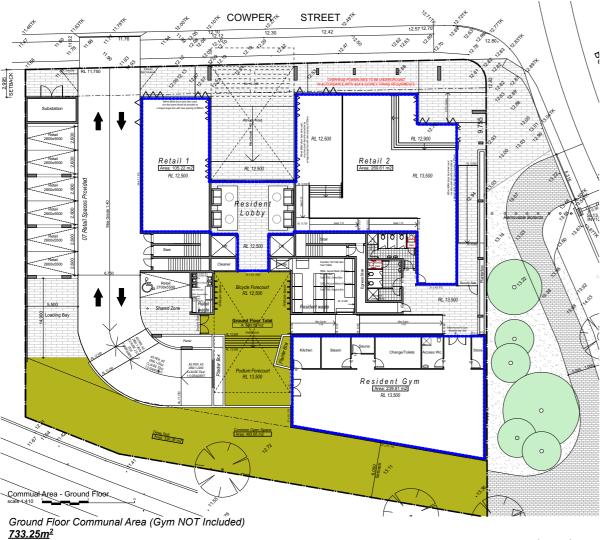
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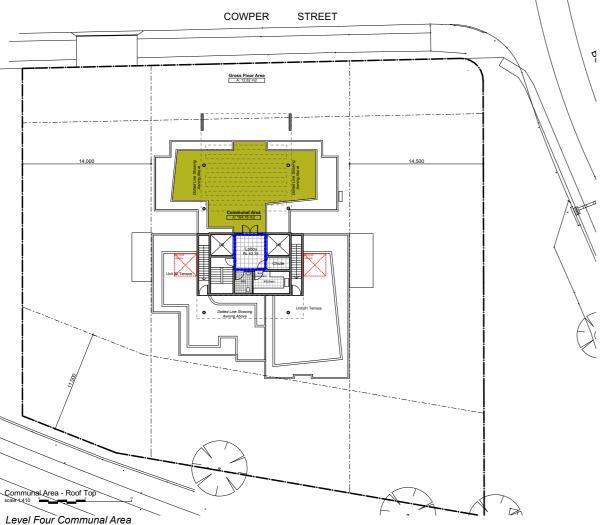
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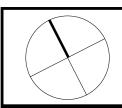
595.45m²



Legend

Communal Area

Communal Area Required - 920m² Communal Area Provided - 1492.85m²



All work to be carried out in accordance with BCA, AS & Council

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All Bathroom/Kitchen Taps 4 Stars All Toilet Flushing Systems 4 Stars All Shower Heads 3 Stars Gas Instantaneous 5 Star Heating/Cooling 1 phase 1 Star System Gas Cooktop & Electric Oven Q

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Demolition & Construction of a 17 storey mixed use development

containing 92 units with 2 tenancies over basement parking

Designer Home Constructions

Φ City of Parramatta Council

Communal Area

Zone Calculations 7

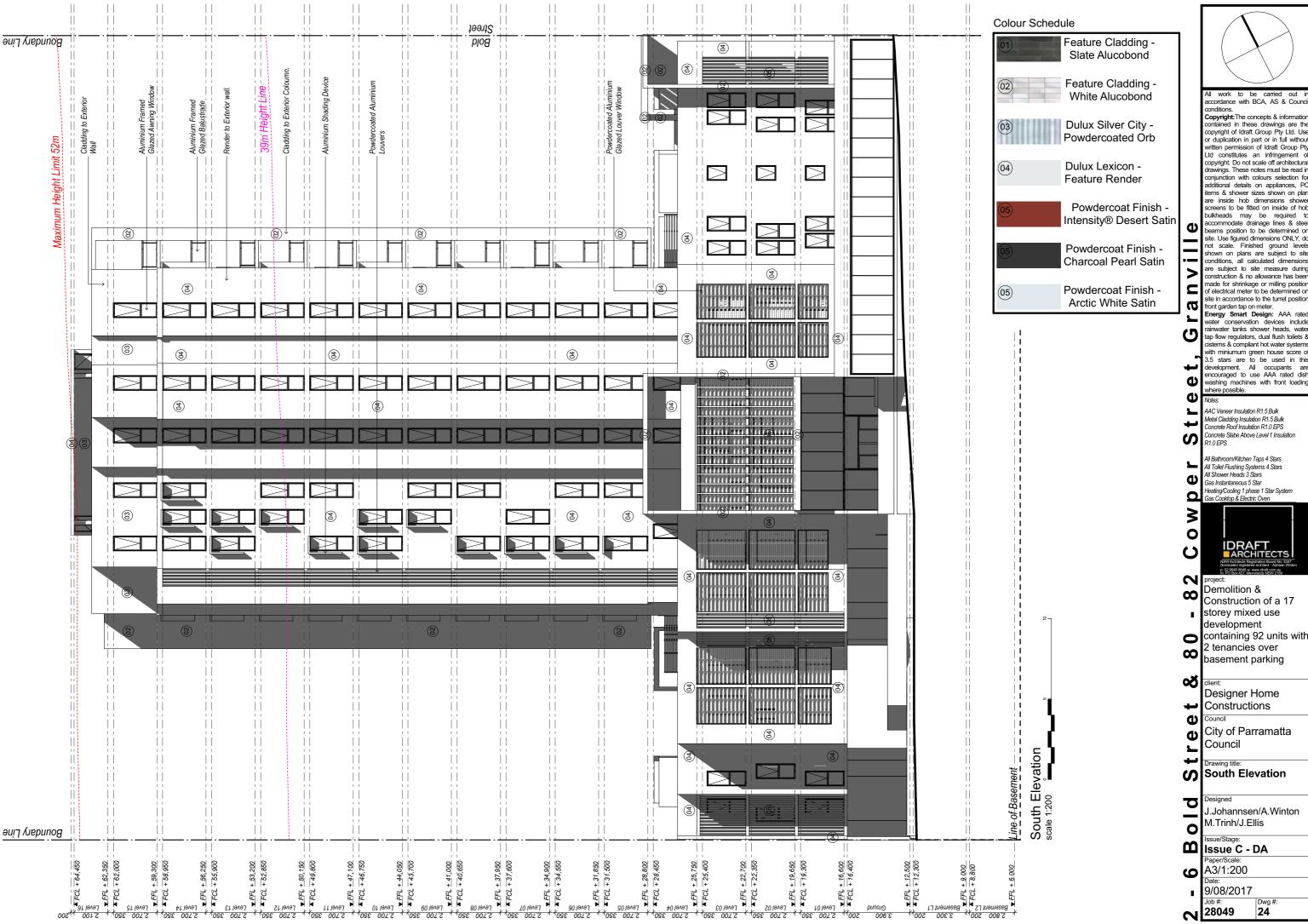
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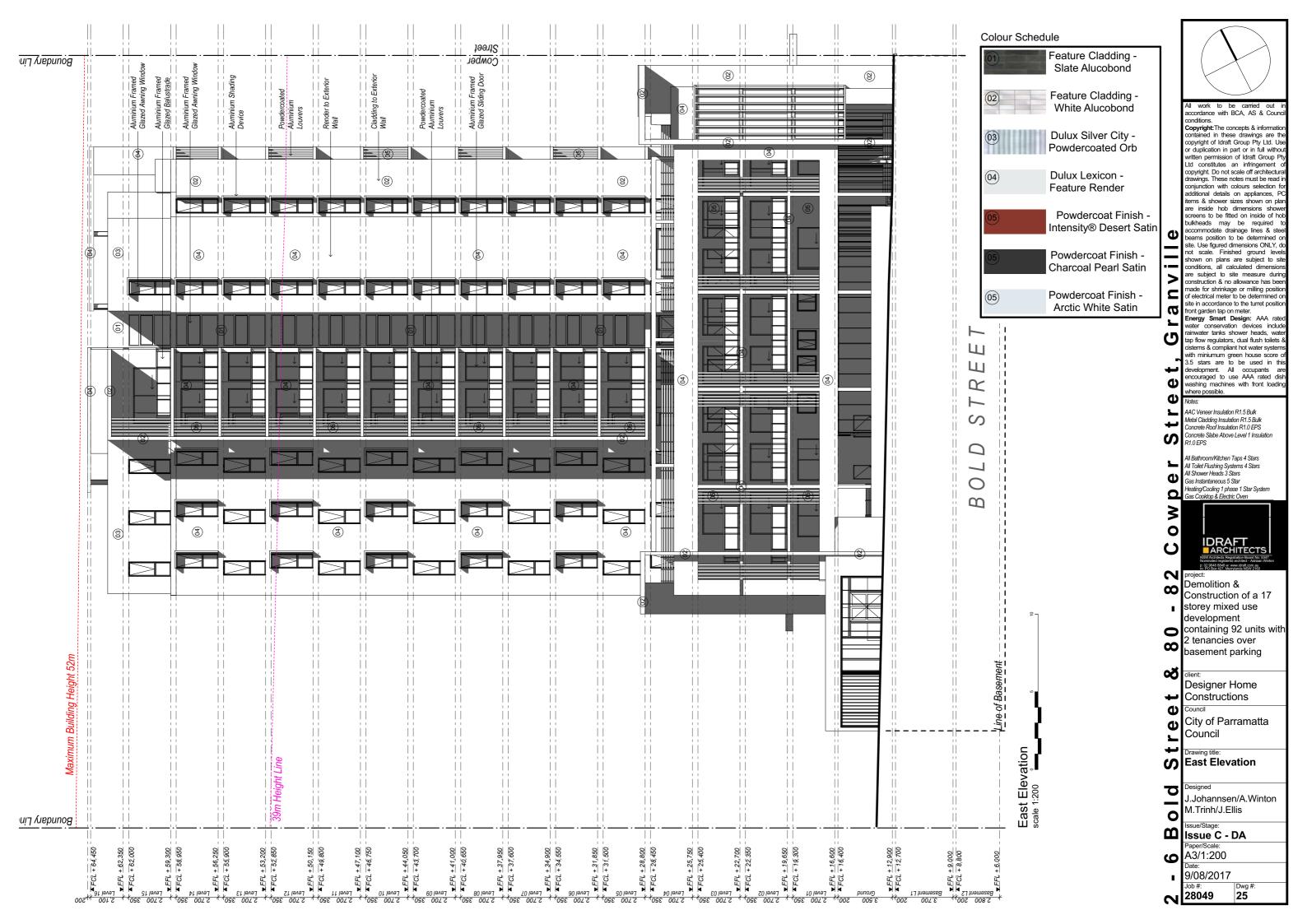
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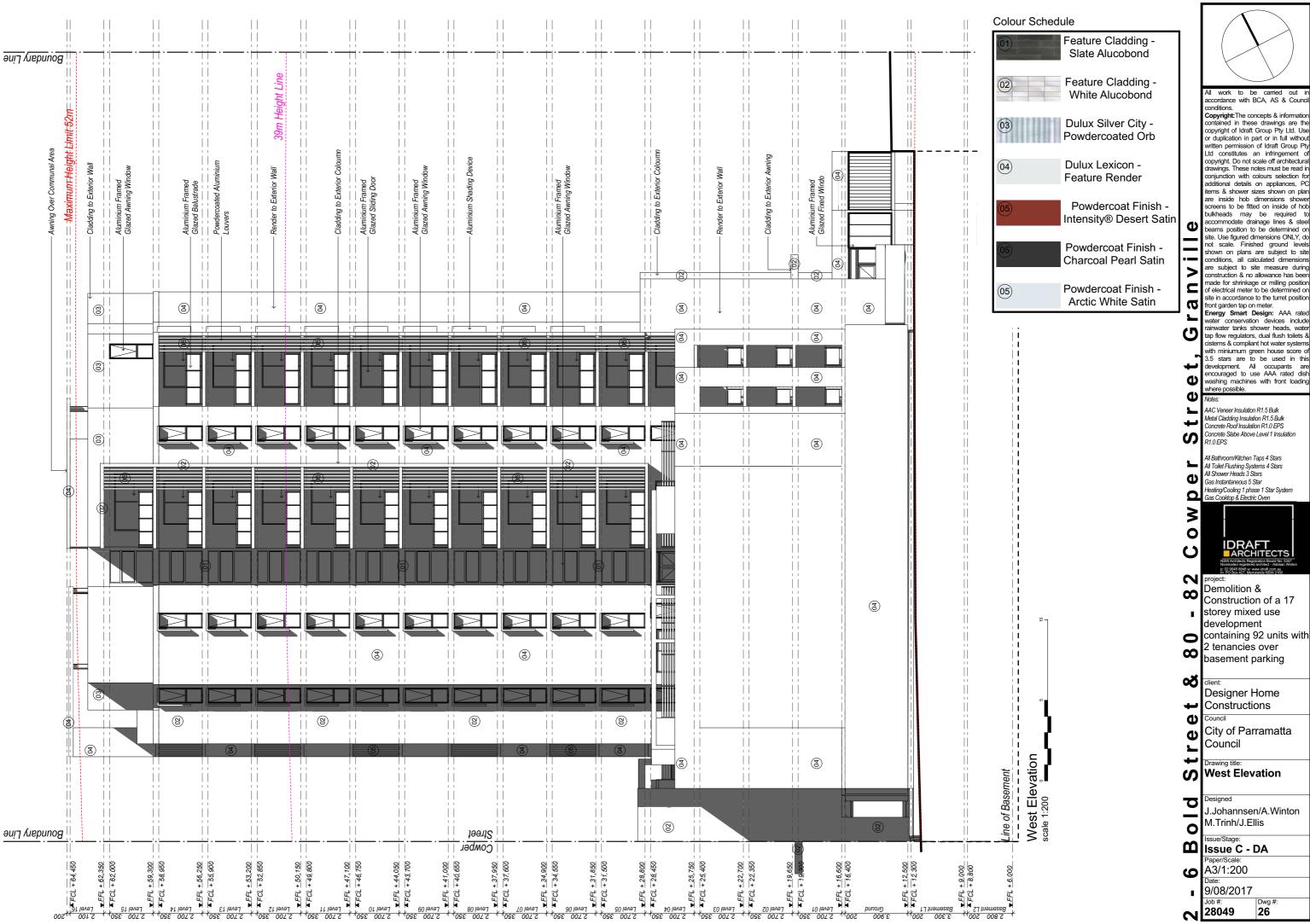


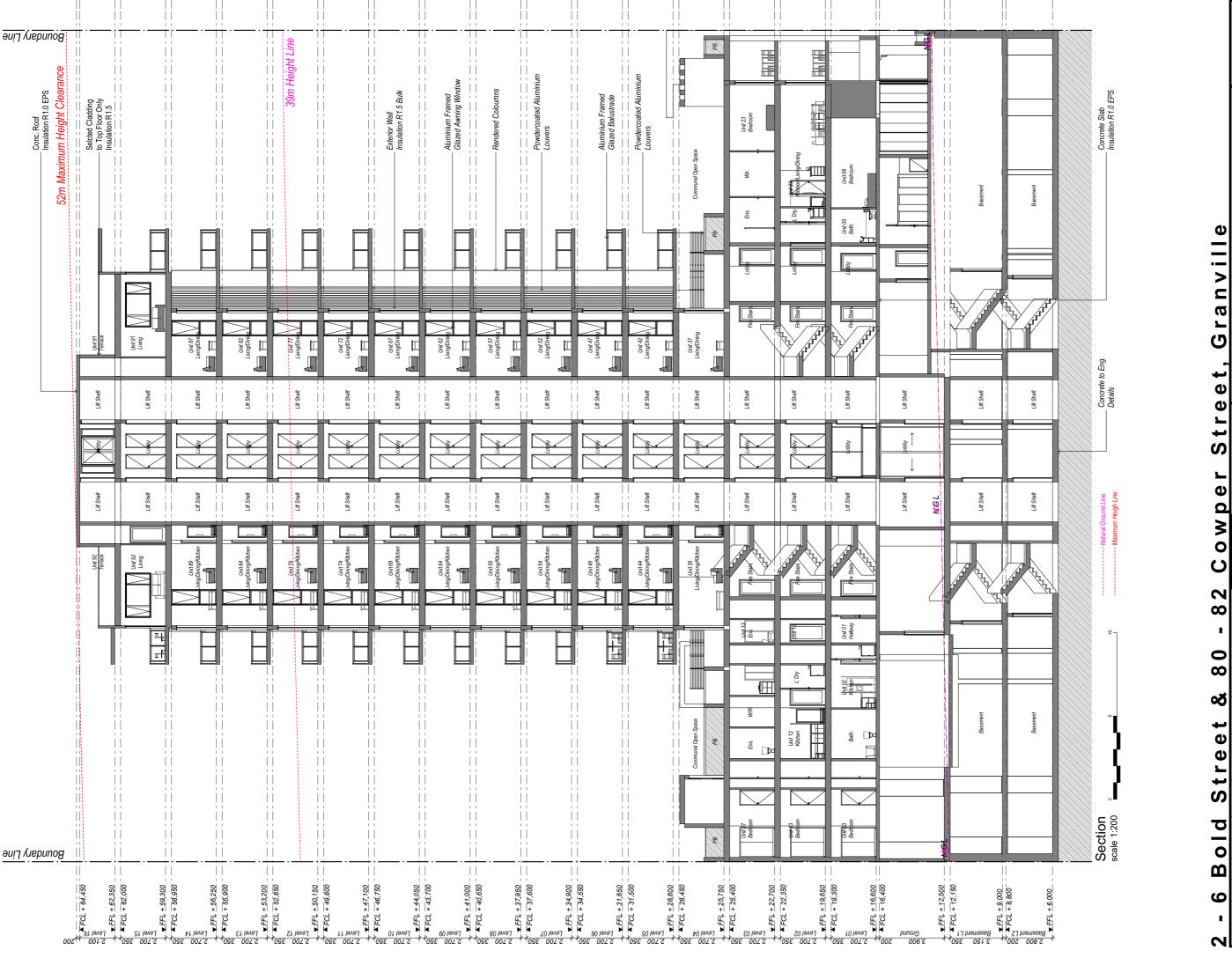


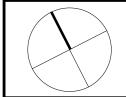
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3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish









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of site in accordance to the turret position front garden tap on meter.

Energy Smart Design: AAA rated water conservation devices include rainwater tanks shower heads, water tap flow regulators, dual flush toilets tap now regulators, dual flush tollets & cisterns & compliant hot water systems with miniumum green house score of 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front load where possible.

AAC Veneer Insulation R1.5 Bulk Metal Cladding Insulation R1.5 Bulk Concrete Roof Insulation R1.0 EPS
Concrete Slabe Above Level 1 Insulation R1.0 EPS

All Bathroom/Kitchen Taps 4 Stars All Toilet Flushing Systems 4 Stars All Shower Heads 3 Stars Gas Instantaneous 5 Star

Heating/Cooling 1 phase 1 Star System Gas Cooktop & Electric Oven



Demolition & Construction of a 17 storey mixed use development containing 92 units with 2 tenancies over

basement parking

Designer Home Constructions

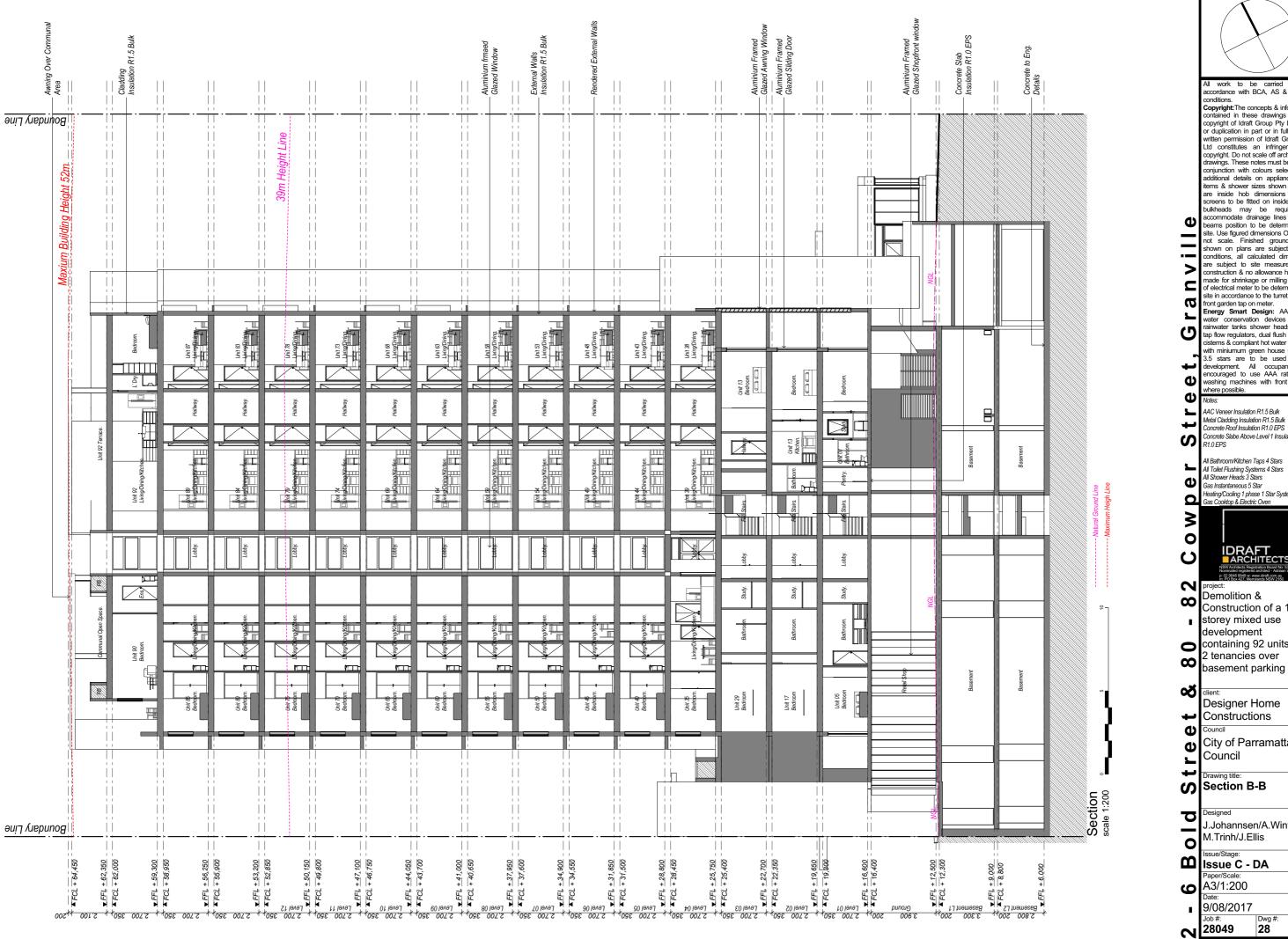
City of Parramatta Council

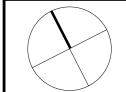
Section A-A

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Energy Smart Design: AAA rate

vater conservation devices include ainwater tanks shower heads, wate tap flow regulators, dual flush toilets cisterns & compliant hot water systen with miniumum green house score 3.5 stars are to be used in this development. All occupants are encouraged to use AAA rated dish washing machines with front loadi where possible.

AAC Veneer Insulation R1.5 Bulk Metal Cladding Insulation R1.5 Bulk Concrete Roof Insulation R1.0 EPS
Concrete Slabe Above Level 1 Insulation

All Bathroom/Kitchen Taps 4 Stars All Toilet Flushing Systems 4 Stars All Shower Heads 3 Stars Gas Instantaneous 5 Star Heating/Cooling 1 phase 1 Star System Gas Cooktop & Electric Oven

IDRAFT ARCHITECTS

Demolition & Construction of a 17 storey mixed use development containing 92 units with

> Designer Home Constructions

City of Parramatta Council

(7) Section B-B

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