Edmondson Park
RP1 Stage 2
BASIX Certification Package for DA
Blocks C-N, C-S, D-N, D-S, T-C, T-D

BASIX Certificates:

BASIX® Certificate

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

Multi Dwelling

Certificate number: 903970M

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

Secretary
Date of issue: Wednesday, 12 December 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT | Planning & Environment

Project summary	
Project name	Ed Park RP1 Stg2 Blk CN
Street address	Campbelltown Road Edmondson Park 2174
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 1238023
Lot no.	100
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	12
No. of multi-dwelling houses	12
No. of single dwelling houses	0

Project score		
Water	✔ 51	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 66	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 12.0
- Other water efficiency commitments: 39.0

Certificate Prepared by
Name / Company Name: WSP Australia Pty Ltd
ABN (if applicable): 80078004798

Description of project

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Lot no.	100
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	12
No. of multi-dwelling houses	12
No. of single dwelling houses	0
Site details	
Site area (m²)	1928
Roof area (m²)	1312
Non-residential floor area (m²)	-
Residential car spaces	36
Non-residential car spaces	-

Common area landscape		
Common area lawn (m²)	0.0	
Common area garden (m²)	172.0	
Area of indigenous or low water use species (m²)	0.0	
Assessor details		
Assessor number	BDAV/16/1712	
Certificate number	4Z3EVQIM0W	
Climate zone	28	
Project score		
Water	✔ 51	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 66	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 12.0
- Other water efficiency commitments: 39.0

Description of project

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

Residential flat buildings - Block C-N townhomes, 12 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12088	3	110.1	0.0	0.0	-
12095	1	49.7	0.0	8.0	-
12099	3	110.3	0.0	0.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12089	1	49.7	0.0	8.0	-
12096	3	116.7	0.0	0.0	-
12103	3	110.0	0.0	0.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12090	3	109.8	0.0	0.0	-
12097	3	116.9	0.0	0.0	-
12104	1	49.7	0.0	8.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12094	3	110.2	0.0	0.0	-
12098	1	49.7	0.0	8.0	-
12105	3	110.0	0.0	0.0	-

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12085	2	96.0	0.0	2.0	-
12092	2	94.0	0.0	3.0	-
12102	3	102.5	0.0	3.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12086	2	96.0	0.0	3.0	-
12093	2	109.0	0.0	3.0	-
12106	2	96.0	0.0	3.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12087	2	96.0	0.0	3.0	-
12100	2	104.7	0.0	3.0	-
12107	2	96.0	0.0	3.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12091	2	109.0	0.0	3.0	-
12101	3	104.7	0.0	3.0	-
12108	2	96.0	0.0	2.0	-

Description of project

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

Common areas of the development (non-building specific)

Common area	Floor area (m^2)
Car park area (No. 1)	888.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Block C-N townhomes
    - (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
    - (a) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Comfort

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 - Block C-N townhomes

(a) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	reticulated alternative water supply	-	See central systems	yes	yes	no	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(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, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
12089, 12095, 12098, 12104	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	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)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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
12089, 12095, 12098, 12104	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	no
All other dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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)**
12088	60.2	39.1
12089	40.6	29.7
12090	57.8	39.4
12094	54.6	35.1
12095	42.9	30.3
12096	60.8	39.9
12097	62.7	45.5
12098	50.4	37.1
12099	54.8	33.9

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12103	62.9	41.5
12104	50.5	37.0
All other dwellings	59.9	38.4

(b) Common areas and central systems/facilities

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

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

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

2. Commitments for multi-dwelling houses

(a) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	reticulated alternative water supply	-	See central systems	yes	yes	no	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(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".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	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, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
12101, 12102	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)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	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)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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	-	-	-	no	yes

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	1.2

(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.			

(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)
12085	43.5	45.2
12086	41.9	35.7
12087	47.0	34.6
12091	45.5	35.5
12092	46.0	35.2
12093	44.7	45.4
12100	51.1	37.7
12101	49.5	35.1

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12102	53.2	35.6
12106	50.1	34.7
12107	50.3	34.8
All other dwellings	45.7	47.7

	Construction of floors and walls				
Dwelling no.	**Concrete slab on ground(m²)**	**Suspended floor with open subfloor (m²)**	**Suspended floor with endclosed subfloor (m²)**	**Suspended floor above garage (m²)**	**Primarily rammed earth or mudbrick walls**
12092	24	-	-	18	No
12091,12093,12100,12102	30	-	-	21	No
All other dwellings	24	-	-	19	No

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	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Reticulated alternative water supply	-	Installation of plumbing to make provision for connection to Hoxton Park (proposed) reticulated alternative water supply.	- irrigation of 172.0 square metres of common landscaped area 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.		✔	✔

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (No. 1)	no mechanical ventilation	-	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 13.2 peak kW
Other	Active power factor correction installed?: yes	-

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).

BASIX® Certificate

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

Multi Dwelling

Certificate number: 906042M

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

Secretary
Date of issue: Wednesday, 12 December 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT | Planning & Environment

Project summary	
Project name	Ed Park RP1 Stg2 Blk CS
Street address	Cambelltown Road Edmondson Park 2174
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 1220978
Lot no.	1
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	18
No. of multi-dwelling houses	12
No. of single dwelling houses	0

Project score		
Water	✔ 50	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 66	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 11.9
- Other water efficiency commitments: 38.1

Certificate Prepared by
Name / Company Name: WSP Australia Pty Ltd
ABN (if applicable): 80078004798

Description of project

Project address	
Project name	Ed Park RP1 Stg2 Blk CS
Street address	Cambelltown Road Edmondson Park 2174
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Lot no.	1
Section no.	-

Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	18
No. of multi-dwelling houses	12
No. of single dwelling houses	0

Site details	
Site area (m²)	2437
Roof area (m²)	1574
Non-residential floor area (m²)	-
Residential car spaces	46
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	0.0
Common area garden (m²)	180.0
Area of indigenous or low water use species (m²)	-

Assessor details	
Assessor number	BDAV/16/1712
Certificate number	C7128JWWNN
Climate zone	28

Project score		
Water	✔ 50	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 66	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 11.9
- Other water efficiency commitments: 38.1

Description of project

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

Residential flat buildings - Block C-S townhomes, 18 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12055	4 or more bedrooms	145.4	0.0	2.0	0.0
12062	1	49.6	0.0	8.0	0.0
12069	4 or more bedrooms	142.7	0.0	2.0	0.0
12076	3	114.3	0.0	2.0	0.0
12083	1	56.6	0.0	9.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12056	1	56.5	0.0	8.6	0.0
12063	3	109.8	0.0	2.0	0.0
12070	4 or more bedrooms	142.7	0.0	2.0	0.0
12077	1	49.6	0.0	8.6	0.0
12084	4 or more bedrooms	150.1	0.0	2.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12057	3	120.0	0.0	2.0	0.0
12067	3	119.9	0.0	2.0	0.0
12071	1	56.6	0.0	8.5	0.0
12078	3	113.9	0.0	2.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12061	3	113.9	0.0	2.0	0.0
12068	1	56.6	0.0	8.6	0.0
12072	3	119.8	0.0	2.0	0.0
12082	3	119.7	0.0	2.0	0.0

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m^2)	Unconditioned floor area (m^2)	Area of garden & lawn (m^2)	Indigenous species (min area m^2)
12058	2	97.4	0.0	3.0	0.0
12065	3	108.9	0.0	3.0	0.0
12075	2	97.4	0.0	3.0	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)
12059	3	108.9	0.0	3.0	0.0
12066	2	97.4	0.0	3.0	0.0
12079	2	97.4	0.0	3.0	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)
12060	2	97.4	0.0	3.0	0.0
12073	2	97.4	0.0	3.0	0.0
12080	3	108.9	0.0	3.0	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)
12064	2	97.4	0.0	3.0	0.0
12074	3	108.9	0.0	3.0	0.0
12081	2	97.4	0.0	3.0	0.0

Description of project

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

Common areas of unit building - Block C-S townhomes

Common area	Floor area (m^2)
Car park area (No. 1)	1108.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Block C-S townhomes
    - (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
    - (a) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Comfort

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 - Block C-S townhomes

(a) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	reticulated alternative water supply	-	See central systems	yes	yes	no	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(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, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
12055, 12069, 12070, 12084	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)	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
12056, 12062, 12068, 12071, 12077, 12083	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	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)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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
12056, 12062, 12068, 12071, 12077, 12083	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	no
All other dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes

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

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12055	59.5	54.5
12057	60.9	34.1
12061	60.2	39.0
12062	37.6	36.7
12063	57.9	39.2

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12067	54.9	35.4
12068	37.3	37.7
12069	57.5	55.3
12070	60.6	57.9
12071	52.6	33.2
12072	61.5	34.4
12076	63.0	38.4
12077	54.7	31.7
12078	62.4	37.2
12082	58.3	35.0
12084	60.8	59.3
All other dwellings	26.4	43.4

(b) Common areas and central systems/facilities

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

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

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

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/BMS**
Car park area (No. 1)	no mechanical ventilation	-	light-emitting diode	motion sensors	No

2. Commitments for multi-dwelling houses

(a) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	reticulated alternative water supply	-	See central systems	yes	yes	-	-	-
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".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	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, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	-

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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	-	-	-	no	yes

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	1.3

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
12058	48.1	36.7
12059	43.5	30.7
12060	48.3	34.1
12064	46.8	34.6
12065	43.4	30.9
12066	50.0	42.4
12073	53.8	29.6
12074	51.2	28.4
12075	52.7	31.8
12079	54.3	32.2
12080	50.5	28.4

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
All other dwellings	55.4	35.2

	Construction of floors and walls				
Dwelling no.	**Concrete slab on ground(m²)**	**Suspended floor with open subfloor (m²)**	**Suspended floor with endclosed subfloor (m²)**	**Suspended floor above garage (m²)**	**Primarily rammed earth or mudbrick walls**
12059,12065,12078,12080	24	-	-	16	No
All other dwellings	24	-	-	15	No

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	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Reticulated alternative water supply	-	Installation of plumbing to make provision for connection to Hoxton Park (proposed) reticulated alternative water supply.	- irrigation of 180.0 square metres of common landscaped area 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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 21.6 peak kW
Other	Active power factor correction installed?: yes	-

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).

BASIX® Certificate

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

Multi Dwelling

Certificate number: 985241M

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

Secretary
Date of issue: Wednesday, 12 December 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT | Planning & Environment

Project summary	
Project name	Ed Park RP1 Stg2 Blk DN
Street address	Campbelltown Road Edmondson Park 2174
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 1238023
Lot no.	100
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	12
No. of multi-dwelling houses	12
No. of single dwelling houses	0

Project score		
Water	✔ 51	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 66	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 12.0
- Other water efficiency commitments: 39.0

Certificate Prepared by
Name / Company Name: WSP Australia Pty Ltd
ABN (if applicable): 80078004798

Description of project

Project address	
Project name	Ed Park RP1 Stg2 Blk DN
Street address	Campbelltown Road Edmondson Park 2174
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 1238023
Lot no.	100
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	12
No. of multi-dwelling houses	12
No. of single dwelling houses	0
Site details	
Site area (m²)	1925
Roof area (m²)	1312
Non-residential floor area (m²)	-
Residential car spaces	36
Non-residential car spaces	-

Common area landscape		
Common area lawn (m²)	0.0	
Common area garden (m²)	172.0	
Area of indigenous or low water use species (m²)	0.0	
Assessor details		
Assessor number	BDAV/16/1712	
Certificate number	E8KAFC3JGV	
Climate zone	28	
Project score		
Water	✔ 51	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 66	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 12.0
- Other water efficiency commitments: 39.0

Description of project

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

Residential flat buildings - Block C-N townhomes, 12 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12004	3	110.1	0.0	0.0	-
12011	1	49.7	0.0	8.0	-
12015	3	110.3	0.0	0.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12005	1	49.7	0.0	8.0	-
12012	3	116.7	0.0	0.0	-
12019	3	110.0	0.0	0.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12006	3	109.8	0.0	0.0	-
12013	3	116.9	0.0	0.0	-
12020	1	49.7	0.0	8.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12010	3	110.2	0.0	0.0	-
12014	1	49.7	0.0	8.0	-
12021	3	110.0	0.0	0.0	-

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12001	2	96.0	0.0	2.0	-
12008	2	94.0	0.0	3.0	-
12018	3	102.5	0.0	3.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12002	2	96.0	0.0	3.0	-
12009	2	109.0	0.0	3.0	-
12022	2	96.0	0.0	3.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12003	2	96.0	0.0	3.0	-
12016	2	104.7	0.0	3.0	-
12023	2	96.0	0.0	3.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12007	2	109.0	0.0	3.0	-
12017	3	104.7	0.0	3.0	-
12024	2	96.0	0.0	2.0	-

Description of project

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

Common areas of unit building - Block C-N townhomes

Common area	Floor area (m^2)
Car park area (No. 1)	876.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Block C-N townhomes
    - (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
    - (a) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Comfort

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 - Block C-N townhomes

(a) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	reticulated alternative water supply	-	See central systems	yes	yes	no	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(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, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
12005, 12011, 12014, 12020	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	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)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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
12005, 12011, 12014, 12020	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	no
All other dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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)**
12004	59.9	39.4
12005	38.0	29.1
12006	57.8	39.4
12010	54.6	35.1
12011	40.3	29.6
12012	60.6	40.1
12013	62.8	42.8
12014	57.5	25.3
12015	54.7	35.4

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12019	62.8	39.3
12020	58.7	24.9
All other dwellings	63.0	37.2

(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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/BMS**
Car park area (No. 1)	no mechanical ventilation	-	light-emitting diode	motion sensors	No

2. Commitments for multi-dwelling houses

(a) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	reticulated alternative water supply	-	See central systems	yes	yes	no	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(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".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	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, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
12017, 12018	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)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	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)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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	-	-	-	no	yes

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	1.2

(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.			

(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)
12001	41.8	44.8
12002	41.9	35.7
12003	47.0	34.6
12007	48.3	39.0
12008	52.4	42.6
12009	51.6	42.0
12016	55.1	35.4
12017	53.7	31.4

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12018	55.3	34.8
12022	53.1	32.3
12023	55.1	32.7
All other dwellings	47.1	45.1

	Construction of floors and walls				
Dwelling no.	**Concrete slab on ground(m²)**	**Suspended floor with open subfloor (m²)**	**Suspended floor with endclosed subfloor (m²)**	**Suspended floor above garage (m²)**	**Primarily rammed earth or mudbrick walls**
12008	24	-	-	18	No
12007,12009,12016,12018	31	-	-	21	No
All other dwellings	24	-	-	19	No

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	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Reticulated alternative water supply	-	Installation of plumbing to make provision for connection to Hoxton Park (proposed) reticulated alternative water supply.	- irrigation of 172.0 square metres of common landscaped area 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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 13.2 peak kW
Other	Active power factor correction installed?: yes	-

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).

BASIX® Certificate

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

Multi Dwelling

Certificate number: 985255M

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

Secretary
Date of issue: Wednesday, 12 December 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT | Planning & Environment

Project summary	
Project name	Ed Park RP1 Stg2 Blk DS
Street address	Campbelltown Road Edmondson Park 2174
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 1238023
Lot no.	100
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	18
No. of multi-dwelling houses	12
No. of single dwelling houses	0

Project score		
Water	✔ 50	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 66	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 11.9
- Other water efficiency commitments: 38.1

Certificate Prepared by
Name / Company Name: WSP Australia Pty Ltd
ABN (if applicable): 80078004798

Description of project

Project address	
Project name	Ed Park RP1 Stg2 Blk DS
Street address	Campbelltown Road Edmondson Park 2174
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 1238023
Lot no.	100
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	18
No. of multi-dwelling houses	12
No. of single dwelling houses	0
Site details	
Site area (m²)	2437
Roof area (m²)	1574
Non-residential floor area (m²)	-
Residential car spaces	46
Non-residential car spaces	-

Common area landscape		
Common area lawn (m²)	0.0	
Common area garden (m²)	180.0	
Area of indigenous or low water use species (m²)	-	
Assessor details		
Assessor number	BDAV/16/1712	
Certificate number	NV8OTLSTNC	
Climate zone	28	
Project score		
Water	✔ 50	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 66	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 11.9
- Other water efficiency commitments: 38.1

Description of project

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

Residential flat buildings - Block D-S townhomes, 18 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12025	4 or more bedrooms	145.4	0.0	2.0	0.0
12032	1	49.6	0.0	8.0	0.0
12039	4 or more bedrooms	142.7	0.0	2.0	0.0
12046	3	114.3	0.0	2.0	0.0
12053	1	56.6	0.0	9.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12026	1	56.5	0.0	8.6	0.0
12033	3	109.8	0.0	2.0	0.0
12040	4 or more bedrooms	142.7	0.0	2.0	0.0
12047	1	49.6	0.0	8.6	0.0
12054	4 or more bedrooms	150.1	0.0	2.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12027	3	120.0	0.0	2.0	0.0
12037	3	119.9	0.0	2.0	0.0
12041	1	56.6	0.0	8.5	0.0
12048	3	113.9	0.0	2.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12031	3	113.9	0.0	2.0	0.0
12038	1	56.6	0.0	8.6	0.0
12042	3	119.8	0.0	2.0	0.0
12052	3	119.7	0.0	2.0	0.0

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m^2)	Unconditioned floor area (m^2)	Area of garden & lawn (m^2)	Indigenous species (min area m^2)
12028	2	97.4	0.0	3.0	0.0
12035	3	108.9	0.0	3.0	0.0
12045	2	97.4	0.0	3.0	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)
12029	3	108.9	0.0	3.0	0.0
12036	2	97.4	0.0	3.0	0.0
12049	2	97.4	0.0	3.0	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)
12030	2	97.4	0.0	3.0	0.0
12043	2	97.4	0.0	3.0	0.0
12050	3	108.9	0.0	3.0	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)
12034	2	97.4	0.0	3.0	0.0
12044	3	108.9	0.0	3.0	0.0
12051	2	97.4	0.0	3.0	0.0

Description of project

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

Common areas of unit building - Block D-S townhomes

Common area	Floor area (m^2)
Car park area (No. 1)	1108.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Block D-S townhomes
    - (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
    - (a) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Comfort

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 - Block D-S townhomes

(a) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	reticulated alternative water supply	-	See central systems	yes	yes	no	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(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, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
12025, 12039, 12040, 12054	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)	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
12026, 12032, 12038, 12041, 12047, 12053	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1-phase airconditioning 3.5 Star (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	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)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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
12026, 12032, 12038, 12041, 12047, 12053	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	no
All other dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes

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

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12025	49.5	52.8
12026	39.2	36.9
12027	60.9	34.1
12031	60.2	39.0
12032	38.5	36.2

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12033	57.9	39.2
12037	59.7	40.0
12038	36.1	26.4
12039	58.4	41.3
12040	62.9	45.0
12041	50.0	24.2
12046	63.1	40.8
12047	55.0	31.9
12052	62.8	35.1
12053	47.9	40.8
12054	51.3	56.4
All other dwellings	62.4	37.2

(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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/BMS**
Car park area (No. 1)	no mechanical ventilation	-	light-emitting diode	motion sensors	No

2. Commitments for multi-dwelling houses

(a) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	reticulated alternative water supply	-	See central systems	yes	yes	no	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(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".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	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, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	-

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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	-	-	-	no	yes

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	1.3

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
12028	48.7	36.7
12029	39.0	29.9
12030	48.3	34.1
12034	42.5	42.1
12035	38.8	29.9
12036	47.5	39.6
12043	55.7	33.9
12044	47.5	27.8
12045	51.8	37.4
12049	54.3	32.2
12050	47.0	27.7

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
All other dwellings	55.4	35.2

	Construction of floors and walls				
Dwelling no.	**Concrete slab on ground(m²)**	**Suspended floor with open subfloor (m²)**	**Suspended floor with endclosed subfloor (m²)**	**Suspended floor above garage (m²)**	**Primarily rammed earth or mudbrick walls**
12029,12035,12044,12050	24	-	-	16	No
All other dwellings	24	-	-	15	No

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	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Reticulated alternative water supply	-	Installation of plumbing to make provision for connection to Hoxton Park (proposed) reticulated alternative water supply.	- irrigation of 180.0 square metres of common landscaped area 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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 21.6 peak kW
Other	Active power factor correction installed?: yes	-

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).

BASIX® Certificate

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

Multi Dwelling

Certificate number: 904358M

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

Secretary
Date of issue: Thursday, 13 December 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT | Planning & Environment

Project summary	
Project name	Ed Park RP1 Stg2 Blk TC
Street address	Campbelltown Road Edmondson Park 2174
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 1238023
Lot no.	100
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	10
No. of single dwelling houses	0

Project score		
Water	✔ 53	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 69	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 14.0
- Other water efficiency commitments: 39.0

Certificate Prepared by
Name / Company Name: WSP Australia Pty Ltd
ABN (if applicable): 80078004798

Description of project

Project address	
Project name	Ed Park RP1 Stg2 Blk TC
Street address	Campbelltown Road Edmondson Park 2174
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 1238023
Lot no.	100
Section no.	-

Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	10
No. of single dwelling houses	0

Site details	
Site area (m²)	951
Roof area (m²)	750
Non-residential floor area (m²)	-
Residential car spaces	10
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	0.0
Common area garden (m²)	44.1
Area of indigenous or low water use species (m²)	0.0

Assessor details	
Assessor number	BDAV/16/1712
Certificate number	7ABYSWJ2SR
Climate zone	28

Project score		
Water	✔ 53	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 69	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 14.0
- Other water efficiency commitments: 39.0

Description of project

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

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12129	3	105.9	0.0	21.0	0.0
12133	3	104.2	0.0	20.0	0.0
12137	1	45.9	0.0	1.6	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12130	3	103.5	0.0	20.0	0.0
12134	1	45.6	0.0	1.6	0.0
12138	1	46.3	0.0	1.6	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12131	3	103.5	0.0	20.0	0.0
12135	1	45.4	0.0	1.6	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12132	3	103.5	0.0	20.0	0.0
12136	1	45.9	0.0	1.6	0.0

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

    (a) Dwellings

        (i) Water

        (ii) Energy

        (iii) Thermal Comfort

2. Commitments for single dwelling houses

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

        (i) Water

        (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for multi-dwelling houses

(a) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	reticulated alternative water supply	-	See central systems	yes	yes	-	-	-
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".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	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, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
12129, 12130, 12131, 12132, 12133	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)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning 3.5 Star	1-phase airconditioning 3.5 Star	1-phase airconditioning 3.5 Star	1-phase airconditioning 3.5 Star	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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
12129, 12130, 12131, 12132, 12133	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes
All other dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	no

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	1.1

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

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12129	46.2	28.2
12130	48.7	25.9
12131	46.8	25.2
12132	45.1	26.0
12133	54.7	22.7

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12134	55.4	56.0
12135	55.1	56.0
12136	55.6	55.8
12137	55.3	56.1
All other dwellings	55.7	51.1

	Construction of floors and walls				
Dwelling no.	**Concrete slab on ground(m²)**	**Suspended floor with open subfloor (m²)**	**Suspended floor with endclosed subfloor (m²)**	**Suspended floor above garage (m²)**	**Primarily rammed earth or mudbrick walls**
12129,12130,12131,12132,12133	54	-	-	-	No
All other dwellings	-	-	-	48	No

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

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Reticulated alternative water supply	-	Installation of plumbing to make provision for connection to Hoxton Park (proposed) reticulated alternative water supply.	- irrigation of 44.0 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.	✔	✔	✔

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).

BASIX® Certificate

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

Multi Dwelling

Certificate number: 904406M

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

Secretary
Date of issue: Thursday, 13 December 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT | Planning & Environment

Project summary	
Project name	Ed Park RP1 Stg2 Blk TD
Street address	Campbelltown Road Edmondson Park 2174
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 1238023
Lot no.	100
Section no.	-
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	10
No. of single dwelling houses	0

Project score		
Water	✔ 53	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 70	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 14.9
- Other water efficiency commitments: 38.1

Certificate Prepared by
Name / Company Name: WSP Australia Pty Ltd
ABN (if applicable): 80078004798

Description of project

Project address	
Project name	Ed Park RP1 Stg2 Blk TD
Street address	Campbelltown Road Edmondson Park 2174
Local Government Area	Liverpool City Council
Plan type and plan number	deposited 1238023
Lot no.	100
Section no.	-

Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	10
No. of single dwelling houses	0

Site details	
Site area (m²)	995
Roof area (m²)	657
Non-residential floor area (m²)	-
Residential car spaces	10
Non-residential car spaces	-

Common area landscape	
Common area lawn (m²)	86.0
Common area garden (m²)	0.0
Area of indigenous or low water use species (m²)	0.0

Assessor details	
Assessor number	BDAV/16/1712
Certificate number	BHOOBY7ZQN
Climate zone	28

Project score		
Water	✔ 53	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 70	Target 50

Water score comprises:

- Hoxton Park (proposed) reticulated alternative water: 14.9
- Other water efficiency commitments: 38.1

Description of project

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

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12119	3	105.2	0.0	18.0	-
12123	3	119.5	0.0	23.0	-
12127	1	44.2	0.0	0.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12120	3	105.3	0.0	18.0	-
12124	2	77.5	0.0	0.0	-
12128	1	49.5	0.0	0.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12121	3	105.1	0.0	18.0	-
12125	1	49.8	0.0	0.0	-

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
12122	3	105.2	0.0	18.0	-
12126	1	44.2	0.0	0.0	-

No common areas specified.

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

    (a) Dwellings

        (i) Water

        (ii) Energy

        (iii) Thermal Comfort

2. Commitments for single dwelling houses

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

        (i) Water

        (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for multi-dwelling houses

(a) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	reticulated alternative water supply	-	See central systems	yes	yes	no	no	no
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(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".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✔	✔	✔

	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, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
12124	1-phase airconditioning 3.5 Star	1-phase airconditioning 3.5 Star	1-phase airconditioning 3.5 Star	1-phase airconditioning 3.5 Star	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
12125, 12126, 12127, 12128	1-phase airconditioning 3.5 Star	1-phase airconditioning 3.5 Star	1-phase airconditioning 3.5 Star	1-phase airconditioning 3.5 Star	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
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)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	-

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	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
12119, 12120, 12121, 12122, 12123	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	yes
All other dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	no	no

	Alternative energy
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	1.1

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

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12119	47.7	32.6
12120	46.3	31.9
12121	37.5	27.4
12122	51.1	29.2
12123	33.4	53.3

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
12124	55.4	55.9
12125	53.8	45.4
12126	55.7	54.7
12127	55.7	56.2
All other dwellings	54.8	44.9

	Construction of floors and walls				
Dwelling no.	**Concrete slab on ground(m²)**	**Suspended floor with open subfloor (m²)**	**Suspended floor with endclosed subfloor (m²)**	**Suspended floor above garage (m²)**	**Primarily rammed earth or mudbrick walls**
12124	24	-	-	19	No
12125,12126,12127,12128		-	-	45	No
All other dwellings	54	-	-	-	No

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

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Reticulated alternative water supply	-	Installation of plumbing to make provision for connection to Hoxton Park (proposed) reticulated alternative water supply.	- irrigation of 86.0 square metres of common landscaped area 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.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✔	✔	✔

Central energy systems	Type	Specification
Other	Active power factor correction installed?: yes	-

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).

Edmondson Park
RP1 Stage 2
BASIX Certification Package for DA

NatHERS Group Universal Certificates:

Nationwide House Energy Rating Scheme* — Class 2 summary

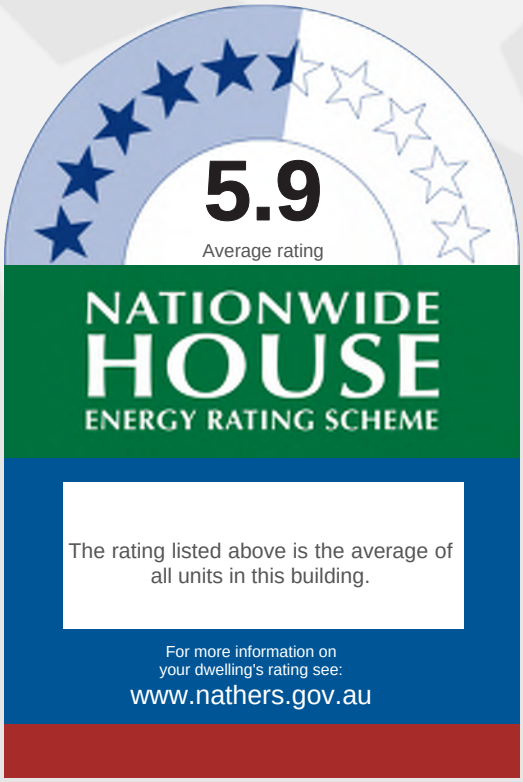
Certificate Number: **4Z3EVQIM0W** Date of Certificate: **12 Dec 2018** ★ Average star rating: **5.9**

Assessor details

Accreditation number:	**VIC/BDAV/16/1712**
Name:	**Nicholas Asha**
Organisation:	**WSP Australia**
Email:	**nick.asha@wsp.com**
Phone:	**+61418434221**
Declaration of interest:	**No potential conflicts of interest to declare**
Software:	**FirstRate5 v5.2.9**
AAO:	**BDAV**

Dwelling details

Address:	**Block C North RP1 Stage 2**
Suburb:	**Edmondson Park**
State:	**NSW**
Postcode:	**2174**



Summary of all dwellings

Certification details

		Annual thermal performance loads (MJ/m2)			
Certificate number	Unit number	Heating load	Cooling load	Total load	Star rating
IU9PBINZP2	12085	43.5	45.2	88.7	5.9
HZSYE8SQ6R	12086	41.9	35.7	77.6	6.4
L2E3D1WQSK	12087	47	34.6	81.6	6.3
6YQDY1HHFB	12088	60.2	39.1	99.3	5.4
8TV7GEX1XL	12089	40.6	29.7	70.3	6.8
FS0YB5KX5R	12090	57.8	39.4	97.2	5.6
0ICNEPQGMK	12091	45.5	35.5	81	6.3
W6GE6SIO9N	12092	46	35.2	81.2	6.3
1KK4M3BP1H	12093	44.7	45.4	90.1	5.9
Q8VBTXVD9I	12094	54.6	35.1	89.7	5.9
AV34A56WBG	12095	42.9	30.3	73.2	6.7
LA54OILW2T	12096	60.8	39.9	100.7	5.4
X6YR0Q7HAK	12097	62.7	45.5	108.2	5.1
9XCGJSDSA1	12098	50.4	37.1	87.5	5.9
OAPE4YLFUI	12099	54.8	33.9	88.7	5.9
6FO0B0OQPD	12100	51.1	37.7	88.8	5.9

continued

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **4Z3EVQIM0W** Date of Certificate: **12 Dec 2018** ★ Average star rating: **5.9**

Summary of all dwellings continued

Certification details continued

		Annual thermal performance loads (MJ/m2)			
Certificate number	**Unit number**	**Heating load**	**Cooling load**	**Total load**	**Star rating**
SPXIUTKDKD	12101	49.5	35.1	84.6	6.1
ZOCY4LV190	12102	53.2	35.6	88.8	5.9
7FBTWSS7QA	12103	61.3	40.1	101.4	5.4
W7PPW0TZ8A	12104	50.6	37.1	87.7	5.9
BR1728MGTK	12105	59.9	38.4	98.3	5.5
OH5RSSCZ60	12106	50.1	34.7	84.8	6.1
EWQZGNNDVC	12107	52.4	35.4	87.8	5.9
BMXKBIWF66	12108	45.7	47.7	93.4	5.7
				This building achieves an average star rating of:	**5.9**

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* — Class 2 summary

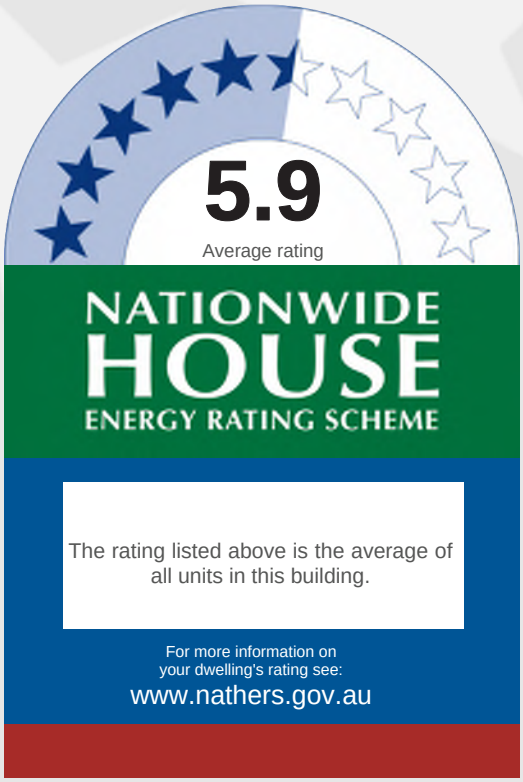
Certificate Number: **C7128JWWNN** Date of Certificate: **12 Dec 2018** ★ Average star rating: **5.9**

Assessor details

Accreditation number:	**VIC/BDAV/16/1712**
Name:	**Nicholas Asha**
Organisation:	**WSP Australia**
Email:	**nick.asha@wsp.com**
Phone:	**+61418434221**
Declaration of interest:	**No potential conflicts of interest to declare**
Software:	**FirstRate5 v5.2.9**
AAO:	**BDAV**

Dwelling details

Address:	**Block C South RP1 Stage 2**
Suburb:	**Edmondson Park**
State:	**NSW**
Postcode:	**2174**



Summary of all dwellings

Certification details

		Annual thermal performance loads (MJ/m2)			
Certificate number	Unit number	Heating load	Cooling load	Total load	Star rating
GXUYXYKUG6	12055	59.5	54.5	114	4.9
SO17KESKME	12056	26.4	43.4	69.8	6.8
106Z3TVYFF	12057	60.9	34.1	95	5.7
JOCIYEUZZQ	12058	48.1	36.7	84.8	6.1
3ZE2TV1XCB	12059	43.5	30.7	74.2	6.6
O93SGZCEBD	12060	48.3	34.1	82.4	6.2
71C083KB0A	12061	60.2	39	99.2	5.4
T0EZ3FO9K8	12062	37.6	36.7	74.3	6.6
5ZTAAMU2V0	12063	57.9	39.2	97.1	5.6
6YYXTQXR6Y	12064	46.8	34.6	81.4	6.3
5XXED7IQ71	12065	43.4	30.9	74.3	6.6
4XHTPYBIFO	12066	50	42.4	92.4	5.8
M806CLGDWF	12067	54.9	35.4	90.3	5.9
9A0CT1TVHO	12068	37.3	37.7	75	6.6
0J0ZN3KX7D	12069	57.5	55.3	112.8	4.9
8LV4Y102CS	12070	60.6	57.9	118.5	4.8

continued

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **C7128JWWNN** Date of Certificate: **12 Dec 2018** ★ Average star rating: **5.9**

Summary of all dwellings continued

Certification details continued

		Annual thermal performance loads (MJ/m2)			
Certificate number	**Unit number**	**Heating load**	**Cooling load**	**Total load**	**Star rating**
ZNJ4RU19XB	12071	52.6	33.2	85.8	6.1
EEYVQ2YZFO	12072	61.5	34.4	95.9	5.6
XZRKV9XSIK	12073	53.8	29.6	83.4	6.2
YVIHN0ACHI	12074	51.2	28.4	79.6	6.4
MMBO9XFBIU	12075	52.7	31.8	84.5	6.1
NFG3BULT2N	12076	63	38.4	101.4	5.4
80C4UIYP4S	12077	54.7	31.7	86.4	6
FBN70EH4CB	12078	62.4	37.2	99.6	5.4
ORG3TBY2P5	12079	54.3	32.2	86.5	6
J5Y39WHIBU	12080	50.5	28.4	78.9	6.4
LPMAPORM2W	12081	55.4	35.2	90.6	5.8
S28YUIH5SJ	12082	58.3	35	93.3	5.7
IQJTZELD7U	12083	26.4	43.4	69.8	6.8
TKVQJJTOGR	12084	60.8	59.3	120.1	4.7
				This building achieves an average star rating of:	**5.9**

* Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Nationwide House Energy Rating Scheme* — Class 2 summary

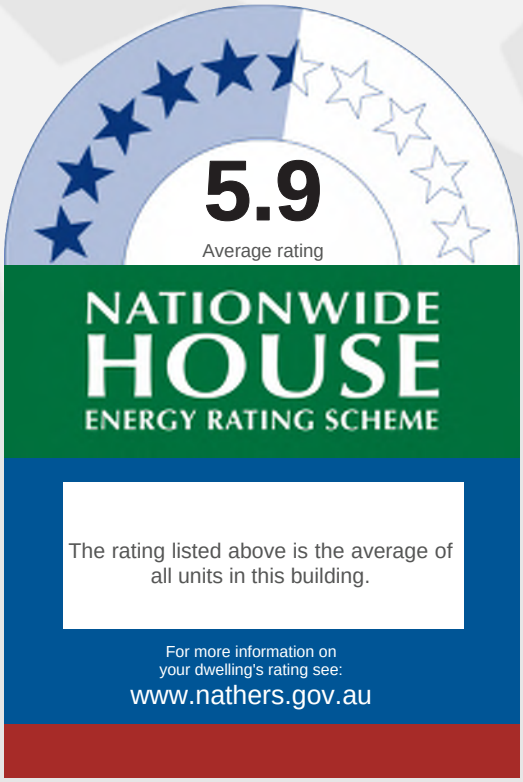
Certificate Number: **E8KAFC3JGV** Date of Certificate: **12 Dec 2018** ★ Average star rating: **5.9**

Assessor details

Accreditation number:	**VIC/BDAV/16/1712**
Name:	**Nicholas Asha**
Organisation:	**WSP Australia**
Email:	**nick.asha@wsp.com**
Phone:	**+61418434221**
Declaration of interest:	**No potential conflicts of interest to declare**
Software:	**FirstRate5 v5.2.9**
AAO:	**BDAV**

Dwelling details

Address:	**Block D North RP1 Stage 2**
Suburb:	**Edmondson Park**
State:	**NSW**
Postcode:	**2174**



Summary of all dwellings

Certification details

		Annual thermal performance loads (MJ/m2)			
Certificate number	Unit number	Heating load	Cooling load	Total load	Star rating
G6FNFPDYUC	12001	41.8	44.8	86.6	6
0AEAW9VVMD	12002	41.9	35.7	77.6	6.4
P62HGLM5UH	12003	47	34.6	81.6	6.3
AHZYC5OXZK	12004	59.9	39.4	99.3	5.4
3MDKME74LA	12005	38	29.1	67.1	6.9
RXHC9KE7H3	12006	57.8	39.4	97.2	5.6
CIENBTLQ70	12007	48.3	39	87.3	5.9
V75BKC3S5B	12008	43.6	30.8	74.4	6.6
NSTUZM9XY1	12009	51.6	42	93.6	5.7
1QP6IUHZI2	12010	54.6	35.1	89.7	5.9
2R6UOT2G27	12011	40.3	29.6	69.9	6.8
RWBFPTZUXZ	12012	60.6	40.1	100.7	5.4
TY1G9ES93Z	12013	62.8	42.8	105.6	5.2
4DJCI6W8FF	12014	57.5	25.3	82.8	6.2
U341KFPKQY	12015	54.7	35.4	90.1	5.9
5XBSJEZ0VK	12016	55.1	35.4	90.5	5.9

continued

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Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **E8KAFC3JGV** Date of Certificate: **12 Dec 2018** ★ Average star rating: **5.9**

Summary of all dwellings continued

Certification details continued

		Annual thermal performance loads (MJ/m2)			
Certificate number	**Unit number**	**Heating load**	**Cooling load**	**Total load**	**Star rating**
B2NCCNM86S	12017	53.7	31.4	85.1	6.1
60OSF03A53	12018	55.3	34.8	90.1	5.9
ZITE3HB03E	12019	62.8	39.3	102.1	5.4
H6M5D1P2Z7	12020	58.7	24.9	83.6	6.2
3QN71FITNS	12021	63	37.2	100.2	5.4
LZ41V3JII4	12022	53.1	32.3	85.4	6.1
LVF2LAOTON	12023	55.1	32.7	87.8	5.9
FC489CJUGO	12024	47.1	45.1	92.2	5.8
				This building achieves an average star rating of:	**5.9**

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Nationwide House Energy Rating Scheme* — Class 2 summary

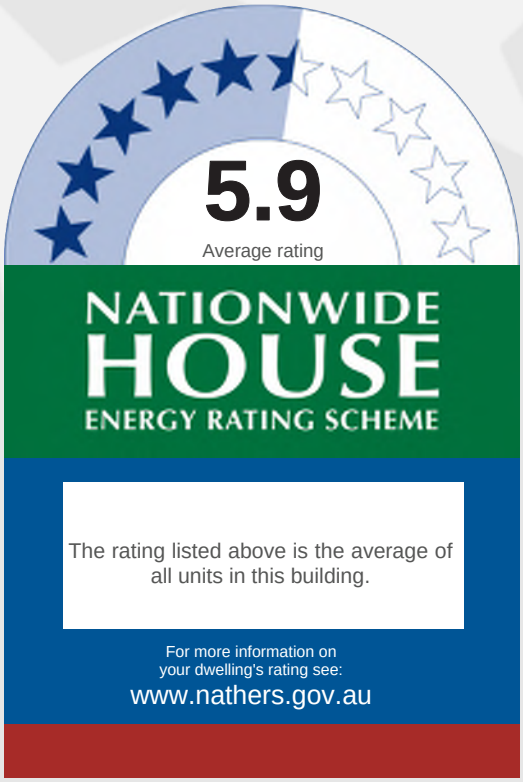
Certificate Number: **NV8OTLSTNC** Date of Certificate: **12 Dec 2018** ★ Average star rating: **5.9**

Assessor details

Accreditation number:	**VIC/BDAV/16/1712**
Name:	**Nicholas Asha**
Organisation:	**WSP Australia**
Email:	**nick.asha@wsp.com**
Phone:	**+61418434221**
Declaration of interest:	**No potential conflicts of interest to declare**
Software:	**FirstRate5 v5.2.9**
AAO:	**BDAV**

Dwelling details

Address:	**Block D South RP1 Stage 2**
Suburb:	**Edmondson Park**
State:	**NSW**
Postcode:	**2174**



Summary of all dwellings

Certification details

		Annual thermal performance loads (MJ/m2)			
Certificate number	Unit number	Heating load	Cooling load	Total load	Star rating
X2IMHMCX66	12025	49.5	52.8	102.3	5.4
1N1K4W11QD	12026	26.4	43.4	69.8	6.8
Z3NWTKZNY9	12027	60.9	34.1	95	5.7
01H68P594T	12028	48.7	36.7	85.4	6.1
QONKEZC8DY	12029	39	29.9	68.9	6.9
NUV8U3PV37	12030	48.3	34.1	82.4	6.2
XZ86GAG4MO	12031	60.2	39	99.2	5.4
0177XLQCS4	12032	38.5	36.2	74.7	6.6
I0JAWFFJME	12033	57.9	39.2	97.1	5.6
9JG750QQDD	12034	42.5	42.1	84.6	6.1
SHWY7VWYKJ	12035	38.8	29.9	68.7	6.9
NND9Y7P7KB	12036	47.5	39.6	87.1	5.9
57SHPRVAB6	12037	59.7	40	99.7	5.4
598PLBEVCA	12038	36.1	26.4	62.5	7.2
SQ8D0WGHI8	12039	58.4	41.3	99.7	5.4
LSGCIVYOJQ	12040	62.9	45	107.9	5.2

continued

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Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: **NV8OTLSTNC** Date of Certificate: **12 Dec 2018** ★ Average star rating: **5.9**

Summary of all dwellings continued

Certification details continued

		Annual thermal performance loads (MJ/m2)			
Certificate number	**Unit number**	**Heating load**	**Cooling load**	**Total load**	**Star rating**
9WXNNOOYXW	12041	50	24.2	74.2	6.6
245JSP8PQ3	12042	62.4	37.2	99.6	5.4
KO1DVM35GZ	12043	55.7	33.9	89.6	5.9
N0MVA63VZM	12044	47.5	27.8	75.3	6.6
485VZYRNWM	12045	51.8	37.4	89.2	5.9
5LPEDW3210	12046	63.1	40.8	103.9	5.3
YP9OPGTKY7	12047	55	31.9	86.9	6
OECWFAUED6	12048	62.4	37.2	99.6	5.4
CL1BQFLPT5	12049	54.3	32.2	86.5	6
RR5IEP8QGS	12050	47	27.7	74.7	6.6
FHYY81J38D	12051	55.4	35.2	90.6	5.8
BZY5YNY88J	12052	62.8	35.1	97.9	5.5
5D03P6I4R0	12053	47.9	40.8	88.7	5.9
BE8U15WCCY	12054	51.3	56.4	107.7	5.2
				This building achieves an average star rating of:	**5.9**

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Nationwide House Energy Rating Scheme* — Class 2 summary

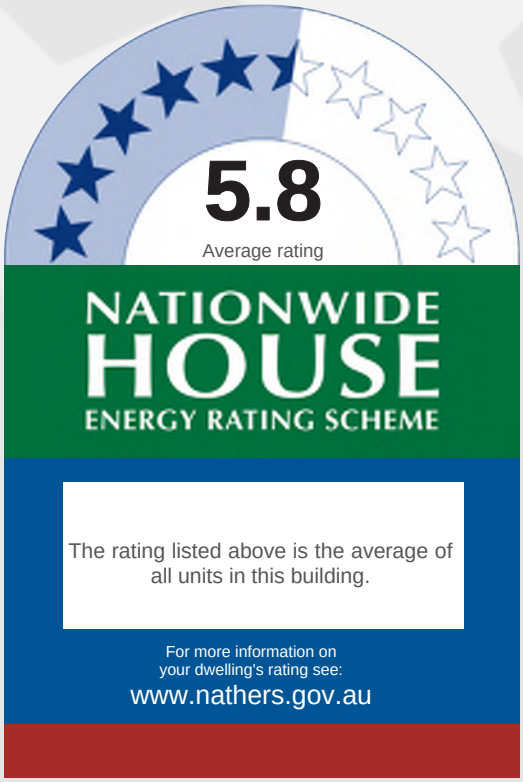
Certificate Number: **7ABYSWJ2SR** Date of Certificate: **13 Dec 2018** ★ Average star rating: **5.8**

Assessor details

Accreditation number:	**VIC/BDAV/16/1712**
Name:	**Nicholas Asha**
Organisation:	**WSP Australia**
Email:	**nick.asha@wsp.com**
Phone:	**+61418434221**
Declaration of interest:	**No potential conflicts of interest to declare**
Software:	**FirstRate5 v5.2.9**
AAO:	**BDAV**

Dwelling details

Address:	**Block T-C RP1 Stage 2**
Suburb:	**Edmondson Park**
State:	**NSW**
Postcode:	**2174**



Summary of all dwellings

Certification details

		Annual thermal performance loads (MJ/m2)			
Certificate number	Unit number	Heating load	Cooling load	Total load	Star rating
771MO2Y8PO	12129	46.2	28.2	74.4	6.6
KZVN6W37PH	12130	48.7	25.9	74.6	6.6
BCAS7ANT0A	12131	46.8	25.2	72	6.7
HQKCB3AFJ5	12132	45.1	26	71.1	6.8
RJER36ZVC4	12133	54.7	22.7	77.4	6.4
J74RBELY99	12134	55.5	55.8	111.3	5
6I3PIK7CJA	12135	55.1	56	111.1	5
WWZMGLXTDX	12136	55.6	55.8	111.4	5
DRRM8E7AGU	12137	55.3	56.1	111.4	5
9JGAE4PY9N	12138	56.3	50.1	106.4	5.2
				This building achieves an average star rating of:	**5.8**

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Nationwide House Energy Rating Scheme* — Class 2 summary

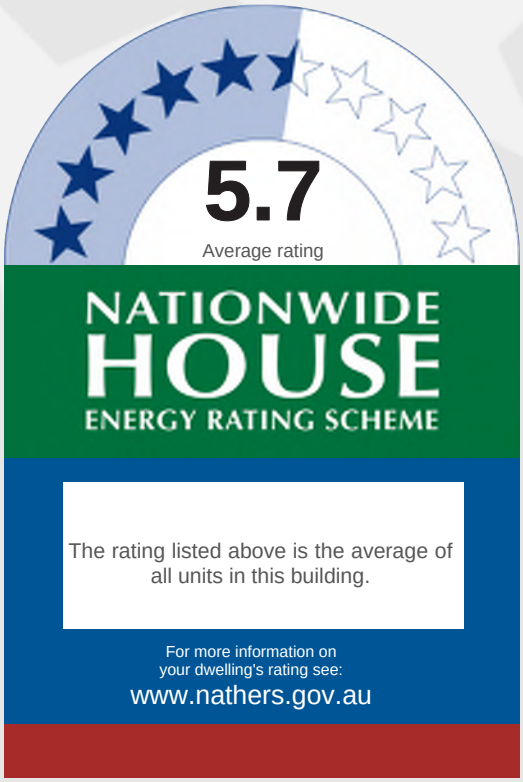
Certificate Number: **BHOOBY7ZQN** Date of Certificate: **13 Dec 2018** ★ Average star rating: **5.7**

Assessor details

Accreditation number:	**VIC/BDAV/16/1712**
Name:	**Nicholas Asha**
Organisation:	**WSP Australia**
Email:	**nick.asha@wsp.com**
Phone:	**+61418434221**
Declaration of interest:	**No potential conflicts of interest to declare**
Software:	**FirstRate5 v5.2.9**
AAO:	**BDAV**

Dwelling details

Address:	**Block T-D RP1 Stage 2**
Suburb:	**Edmondson Park**
State:	**NSW**
Postcode:	**2174**



Summary of all dwellings

Certification details

		Annual thermal performance loads (MJ/m2)			
Certificate number	**Unit number**	**Heating load**	**Cooling load**	**Total load**	**Star rating**
KH75CMD0J3	1208512119	47.7	32.6	80.3	6.3
59P39JMWIO	1208512120	55.6	39.1	94.7	5.7
BEG86BN5D2	1208512121	37.5	27.4	64.9	7
NYDFH6TMBZ	1208512122	51.1	29.2	80.3	6.3
HSTLJCVV6M	1208512123	33.4	53.3	86.7	6
CHM45FMNU9	12124	55.4	55.9	111.3	5
9R3YD7GFS0	12125	53.8	45.4	99.2	5.4
CNZJ3EG9C9	12126	55.7	54.7	110.4	5.1
27JHQY45I1	12127	55.7	56.2	111.9	5
LFE5AYI21T	12128	54.8	44.9	99.7	5.4
				This building achieves an average star rating of:	**5.7**

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Edmondson Park
RP1 Stage 2
BASIX Certification Package for DA

Stamped Drawings:

EDMONDSON PARK FRASERS TOWN CENTRE
RESIDENTIAL PRECINCT 1 - STAGE 2

LOCATION PLAN

RP1-STAGE 2 GFA

RP1-STAGE 2

	BLOCK						TOTAL	
	C - NORTH	C - SOUTH	D - NORTH	D - SOUTH	T-C	T-D		
GROUND LEVEL	636.41	828.36	636.32	806.55	286.75	324.82	3519.21	m²
LEVEL 1	1033	1316.82	1032.87	1292.89	542.56	554.16	5772.3	m²
LEVEL2	1077.66	1388.36	1079.78	1370.51			4916.31	m²
TOTAL GFA	2747.07	3533.54	2748.97	3469.95	829.31	878.98	14207.82	m²

TOTAL SITE AREA		12637 m²
FSR		1.12 : 1

RP1-STAGE 2 SUMMARY

RP1-STAGE 2

	No. of Types	No. of Dwellings					Carparks No.	
		1BED	2BED	3BED	4BED	TOTAL		
TOWNHOME - TYPE 1	14	14		28			70	Universal 3.2m carpark width / 2.4m standard
TOWNHOME - TYPE 2D	6	6		6	6		30	Universal 3.2m carpark width / 2.4m standard
TOWNHOME - TYPE 3	0				0		0	2.4m standard carpark width
TOWNHOME - TYPE 4	32		32				32	2.4m standard carpark width
TOWNHOME - TYPE 5	16			16			32	2.4m standard carpark width
TERRACE -FONZIE	10	10		10			30	2.4m standard carpark width
TOTAL	78	30	32	60	6	128	194	

Note: All universal carparks are 3.2m wide

UNIVERSAL	20	20
TOTAL DWELLINGS	128	194

RP1 STAGE 2 - DRAWING LIST

	Sheet Name
0000 SERIES - TITLE PAGE/LOCATION PLAN	
DA-ST2-0000	COVER SHEET
1100 SERIES - SITE PLANS	
DA-ST2-1100	SITE AND SITE ANALYSIS PLAN
DA-ST2-1101	KEY PLAN
DA-ST2-1110	STAGING PLAN (SHEET 1)
DA-ST2-1111	STAGING PLAN (SHEET 2)
DA-ST2-1112	STAGING PLAN (SHEET 3)
DA-ST2-1113	STAGING PLAN (SHEET 4)
DA-ST2-1114	STAGING PLAN (SHEET 5)
DA-ST2-1120	C NORTH - SHADOW DIAGRAM
DA-ST2-1121	C NORTH - VIEW FROM SUN
DA-ST2-1122	C SOUTH - SHADOW DIAGRAM
DA-ST2-1123	C SOUTH - VIEW FROM SUN
DA-ST2-1124	D NORTH - SHADOW DIAGRAM
DA-ST2-1125	D NORTH - VIEW FROM SUN
DA-ST2-1126	D SOUTH - SHADOW DIAGRAM
DA-ST2-1127	D SOUTH - VIEW FROM SUN
DA-ST2-1128	TC-TD - SHADOW DIAGRAM
DA-ST2-1129	TC-TD - VIEW FROM SUN
DA-ST2-1130	NOTIFICATION (Sheet 1)
DA-ST2-1131	NOTIFICATION (Sheet 2)
DA-ST2-1140	GFA DIAGRAMS
2000 SERIES - FLOOR PLANS	
DA-CN-2000	C NORTH - GROUND FLOOR PLAN
DA-CN-2001	C NORTH - FIRST FLOOR PLAN
DA-CN-2002	C NORTH - SECOND FLOOR PLAN
DA-CN-2003	C NORTH - ROOF PLAN
DA-CS-2000	C SOUTH - GROUND FLOOR PLAN
DA-CS-2001	C SOUTH - FIRST FLOOR PLAN
DA-CS-2002	C SOUTH - SECOND FLOOR PLAN
DA-CS-2003	C SOUTH - ROOF PLAN
DA-DN-2000	D NORTH - GROUND FLOOR PLAN
DA-DN-2001	D NORTH - FIRST FLOOR PLAN
DA-DN-2002	D NORTH - SECOND FLOOR PLAN
DA-DN-2003	D NORTH - ROOF PLAN
DA-DS-2000	D SOUTH - GROUND FLOOR PLAN
DA-DS-2001	D SOUTH - FIRST FLOOR PLAN
DA-DS-2002	D SOUTH - SECOND FLOOR PLAN
DA-DS-2003	D SOUTH - ROOF PLAN
DA-ST2-2100	TYPICAL TYPOLOGY PLANS (SHEET 1)
DA-ST2-2101	TYPICAL TYPOLOGY PLANS (SHEET 2)
DA-ST2-2102	TYPICAL TYPOLOGY PLANS (SHEET 3)
DA-ST2-2103	TYPICAL TYPOLOGY PLANS (SHEET 4)
DA-ST2-2104	TYPICAL TYPOLOGY PLANS (SHEET 5)
DA-TC/TD-2000	T-C/T-D - GROUND FLOOR PLAN
DA-TC/TD-2001	T-C/T-D - FIRST FLOOR PLAN
DA-TC/TD-2002	T-C/T-D - ROOF PLAN
3000 SERIES - ELEVATIONS	
DA-CN-3000	BLOCK C - NORTH ELEVATIONS (SHEET 1)
DA-CN-3001	BLOCK C - NORTH ELEVATIONS (SHEET 2)
DA-CS-3000	BLOCK C - SOUTH ELEVATIONS (SHEET 1)
DA-CS-3001	BLOCK C - SOUTH ELEVATIONS (SHEET 2)
DA-DN-3000	BLOCK D - NORTH ELEVATIONS (SHEET 1)
DA-DN-3001	BLOCK D - NORTH ELEVATIONS (SHEET 2)
DA-DS-3000	BLOCK D- SOUTH ELEVATIONS (SHEET 1)
DA-DS-3001	BLOCK D - SOUTH ELEVATIONS (SHEET 2)
DA-ST2-3000	OVERAL STREET ELEVATIONS (SHEET 1)
DA-ST2-3001	OVERAL STREET ELEVATIONS (SHEET 2)
DA-ST2-3002	OVERAL STREET ELEVATIONS (SHEET 3)
DA-TC/TD-3000	BLOCK T-C/T-D ELEVATIONS (SHEET 1)
DA-TC/TD-3001	BLOCK T-C/T-D ELEVATIONS (SHEET 2)
3100 SERIES - SECTIONS	
DA-CN-3100	C NORTH - SECTIONS (SHEET 1)
DA-CN-3101	C NORTH - SECTIONS (SHEET 2)
DA-CS-3100	C SOUTH - SECTIONS (SHEET 1)
DA-CS-3101	C SOUTH - SECTIONS (SHEET 2)
DA-DN-3100	D NORTH - SECTIONS (SHEET 1)
DA-DN-3101	D NORTH - SECTIONS (SHEET 2)
DA-DS-3100	D SOUTH - SECTIONS (SHEET 1)
DA-DS-3101	D SOUTH - SECTIONS (SHEET 2)
DA-TC/TD-3100	T-C/T-D - SECTIONS (SHEET 1)
DA-TC/TD-3101	T-C/T-D - SECTIONS (SHEET 2)
Grand total: 68	

RP1 STAGE 2 - BASIX COMMITMENTS

BASIX Commitments

Element	*Material / Parameter*
Construction and Insulation Details	
Ground floor	Nom. 100mm concrete raft slab R0.6 minimum added insulation
Upper floors	Framed timber, cavity with plasterboard ceiling lining below
Exposed floors over carpark ***Block C North, dwellings 12088, 12090, 12091, 12096, 12097, 12100, 12102, 12103, 12105*** ***Block C South, dwelling 12055, 12069, 12076, 12078, 12082, 12084*** ***Block D North, dwellings 12013, 12019, 12021***	Floors above open and/or non-conditioned space. **Minimum R2.0 added insulation** to soffit or within framed cavity
Exposed floors, including over garages ***Block T-C dwellings 12134, 12135, 12136, 12137, 12138*** ***Block T-D dwellings 12124, 12125, 12126, 12127, 12128***	Floors above open and/or non-conditioned space. **Minimum R2.0 added insulation** to soffit or within framed cavity
Exposed floors, all other dwellings	Floors above open and/or non-conditioned space. Minimum R1.0 added insulation to soffit or within framed cavity
External walls ground level ***Block C North, dwellings 12089, 12095, 12098, 12104*** ***Block C South, dwellings 12056, 12062, 12068, 12071, 12077, 12083*** ***Block D North, dwellings 12005, 12011, 12014, 12020*** ***Block D South, dwellings 12026, 12032, 12038, 12041, 12047, 12053***	Brick veneer. Wall colours to elevation finishes R2.0 added insulation
External walls ground level, all other dwellings	Brick veneer. Wall colours to elevation finishes **R2.5 added insulation**
External walls upper levels ***Block C North dwellings 12096, 12097*** ***Block C South dwellings 12069, 12070*** ***Block D North dwellings 12008, 12009, 12012, 12013, 12016, 12017*** ***Block D South dwellings 12039, 12040***	Lightweight fibre cement/composite board clad. MEDIUM and LIGHT wall colours **R2.5 added insulation**
External walls upper levels ***Block T-C dwellings 12134, 12135, 12136, 12137, 12138*** ***Block T-D dwellings 12124, 12125, 12126, 12127, 12128***	Lightweight fibre cement/composite board clad. MEDIUM and LIGHT wall colours **R3.0 added insulation**
External walls upper levels, all other dwellings	Lightweight fibre cement/composite board clad. MEDIUM and LIGHT wall colours R2.0 added insulation
Party walls	Shaft liner and studs each side with plasterboard lining
Internal partition walls	Lightweight cavity stud, plasterboard lining
Internal walls to unconditioned garage spaces, and to bathrooms with external sections of wall ***Block T-C dwellings 12134, 12135, 12136, 12137, 12138*** ***Block T-D dwellings 12124, 12125, 12126, 12127, 12128***	Lightweight cavity stud, plasterboard lining **Minimum R2 added insulation**
Ceilings/Roof ***Block C North dwellings 12085, 12108*** ***Block C South dwellings 12069, 12070*** ***Block D North dwellings 12013, 12019, 12021*** ***Block T-C all dwellings 12134, 12135, 12136, 12137, 12138*** ***Block T-D dwellings 12124, 12125, 12126, 12127, 12128***	Framed low pitch/flat steel deck roof with cavity and plasterboard ceiling lining. MEDIUM roof colour **R5.0 added insulation**
Ceilings/Roof	Framed steel deck roof with cavity and plasterboard ceiling lining. MEDIUM roof colour **R5.0 added insulation**
Ceilings/Roof, all other dwellings	Framed steel deck roof with cavity and plasterboard ceiling lining. MEDIUM roof colour R4.0 added insulation
Downlights	No downlights. Downlights if fitted are to be sealed, with approved non-ventilated downlight covers, allowing for continuous installation of insulation over the fitting without resultant penetrations in the insulation or air transfer to ceiling cavity. An IC-4 fitting rating should be sought in accordance with AS/NZS 60598.2.2 for this purpose.
Exhaust Fans	Provision for exhaust fans - 1 per kitchen, laundry, bathroom and ensuite. 150x150 opening, sealed.
Floor coverings	•Entry, Kitchen/Living/Dining - tile floors •Bedrooms, Study - carpet •Wet areas - tiles
Window coverings	Holland blinds (by occupant)
Shading	All eaves, balconies, balustrades, wall extensions/wing walls, vertical shade louvres and window reveals as shown on plans and elevations.
Glazing Details	
Block C North, dwellings 12096, 12097 ***Block C South, dwellings 12069, 12070*** ***Block D North, dwellings 12012, 12013*** ***Block D South, dwellings 12039, 12040***	Aluminium frame double glazed windows Whole of window system parameters: •Sliding doors and windows, fixed windows: U=4.8, SHGC=0.59 •Awnings and other window types: U=4.8, SHGC=0.51
Block C North, dwellings 12089, 12095, 12098, 12104 ***Block C South, dwellings 12056, 12062, 12068, 12071, 12077, 12083*** ***Block D North, dwellings 12005, 12011, 12014, 12020*** ***Block D South, dwellings 12026, 12032, 12038, 12041, 12047, 12053***	Aluminium frame clear single glazed windows Whole of window system parameters: •Sliding doors and windows, fixed windows: U=6.7, SHGC=0.7 •Awnings and other window types: U=6.7, SHGC=0.57
All Other Dwellings	Aluminium frame low-e single glazed windows Whole of window system parameters: •Sliding doors and windows, fixed windows: U=5.4, SHGC=0.58 •Awnings and other window types: U=5.4, SHGC=0.49

Note on colours and solar absorptance (SA) - LIGHT: SA < 0.48, MEDIUM: SA 0.48 - 0.7, DARK: SA > 0.7
Any substitution of building construction materials needs to ensure required total R-value of the construction meets or exceeds that of the constructions and added insulation described above
Any substitution of glazing needs to ensure required U-value and SHGC of the glazing system matches that described above.
Insulation must be installed in accordance with the thermal construction requirements of part J1.2 of the NCC
Downlights have not been modelled

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
COVER SHEET

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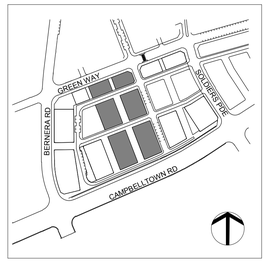
DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
NA @ B1	15005	DA-ST2-0000	H

10/12/2018 5:19:22 PM



LEGEND

TOWNHOME TYPE 1		14
	- UNIT TYPE H	NO. : 1
	- UNIT TYPE G	NO. : 2
TOWNHOME TYPE 2D		6
	- UNIT TYPE I	NO. : 1
	- UNIT TYPE G	NO. : 1
	- UNIT TYPE K	NO. : 1
TOWNHOME TYPE 4		32
TOWNHOME TYPE 5		1
TERRACE / SUDIO		

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au
Certificate Number: 4Z3EVQMW0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au
Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au
Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au
Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.7 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au
Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.8 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au
Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

0m 5m 10m 20m 30m

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
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E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

FRASERS PROPERTY

GROUPGSA

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Level 7, 80 William St East Sydney NSW Australia 2011
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
SITE AND SITE ANALYSIS PLAN

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DEVELOPMENT APPLICATION

Plotted and checked by AE

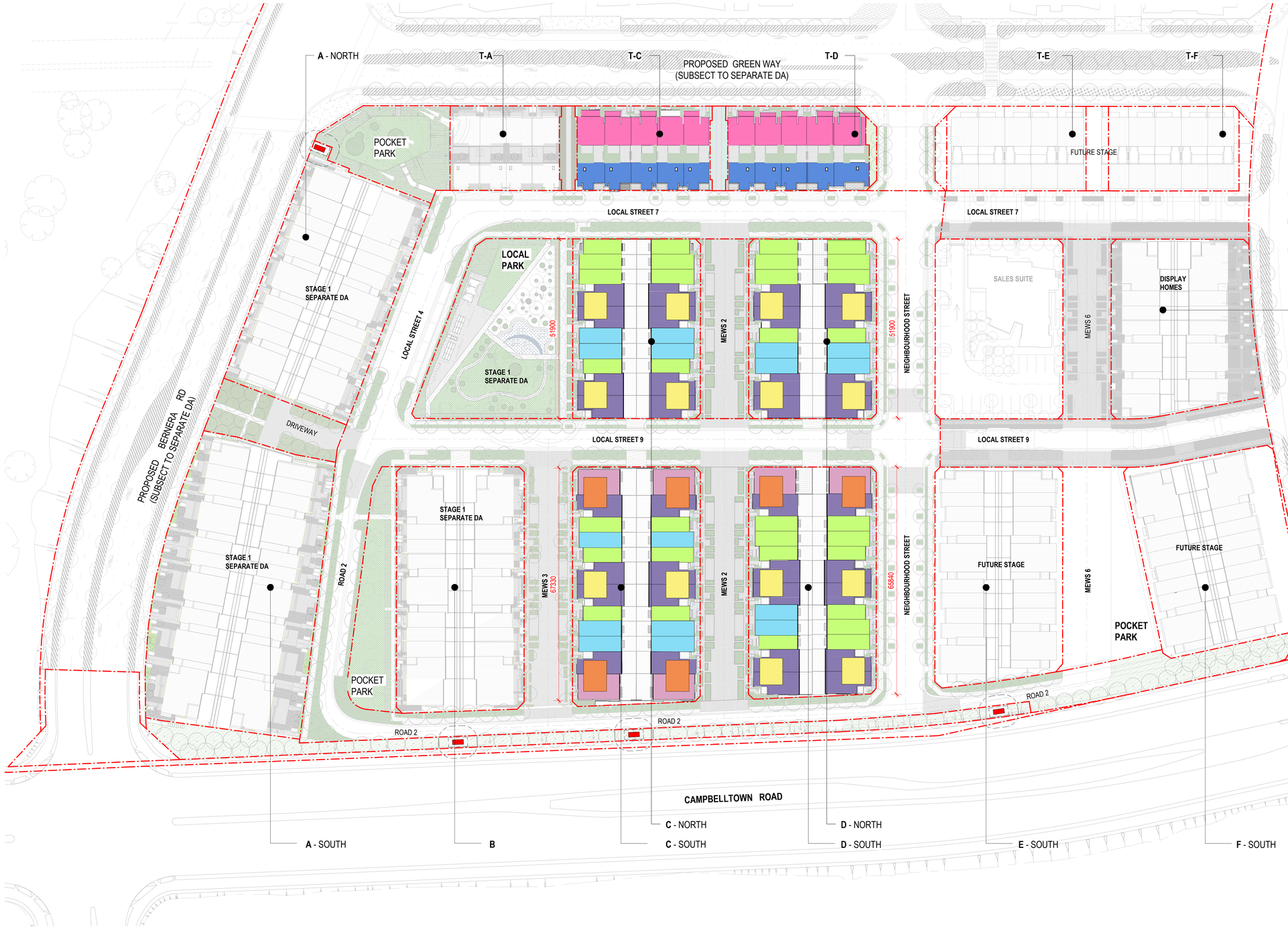
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			15/03/16

Scale	Project No	Drawing No	Issue
1 : 500 @ B1	15005	DA-ST2-1100	H

19/11/2018 1:23:06 PM

LEGEND

TOWNHOME TYPE 1	14
- UNIT TYPE H NO. : 1	
- UNIT TYPE G NO. : 2	
TOWNHOME TYPE 2D	6
- UNIT TYPE I NO. : 1	
- UNIT TYPE G NO. : 1	
- UNIT TYPE K NO. : 1	
TOWNHOME TYPE 4	32
- UNIT TYPE E NO. : 1	
TOWNHOME TYPE 5	16
- UNIT TYPE D NO. : 1	
TERRACE / SUDIO	10



Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

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Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.7 Average star rating

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.8 Average star rating

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
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G	ISSUE FOR DA	30/08/18
H	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
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Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
KEY PLAN

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0m 5m 10m 20m 30m

DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified LMC | Approved LMC

Drawing Created (date) 07/04/17 | Drawing Created (by) AY

Scale	Project No	Drawing No	Issue
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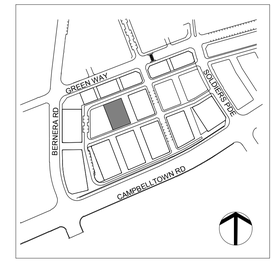

MEWS 2

VISITOR CARPARK

VISITOR CARPARK

COURTYARD

12085 FFL 66.094 HOME OFFICE

12086 FFL 66.266 HOME OFFICE

12087 FFL 66.266 HOME OFFICE

12088 FFL 66.433

12089 FFL 66.438 LIVING

12090 FFL 66.610

12091 FFL 66.696 BED 3

12092 FFL 66.782 BED 3

12093 FFL 66.954 HOME OFFICE

12094 FFL 67.212

12095 FFL 67.212 LIVING

12096 FFL 67.238

1500

700

3000

2050

BATH

DINING

KITCHEN

LDY

BED

S

CARPARK SCREEN

WATER METER

FIRE EXIT

BIN COLLECTION AREA

BIKE STORAGE

UNIVERSAL

C - NORTH CARPARK
36 CAR SPACES
AREA: 888.00m²

CARPARK ENTRY

LOCAL STREET 7

LOCAL STREET 9

NBN

GAS CUPBOARD

FIRE EXIT

SCREEN

ELECTRICAL CUPBOARD

BIN COLLECTION AREA

LOCAL PARK

12108 FFL 66.320 HOME OFFICE

12107 FFL 66.492 HOME OFFICE

12106 FFL 66.492 HOME OFFICE

12105 FFL 66.664

12104 FFL 66.664

12103 FFL 66.835

12102 BED 3 FFL 66.922

12101 BED 3 FFL 67.008

12100 FFL 67.180 HOME OFFICE

12099 FFL 67.438

12098 FFL 67.438 LIVING

12097 FFL 67.524

RL 66.005 RL 66.175 RL 66.210 RL 66.311 RL 66.389 RL 66.389 RL 66.595 RL 66.718 RL 66.890 RL 67.040 RL 67.163 RL 64.970 RL 65.990 RL 66.583

RL 65.550 RL 66.225 RL 66.395 RL 66.430 RL 66.531 RL 66.609 RL 66.609 RL 66.815 RL 66.938 RL 67.110 RL 67.260 RL 67.383 RL 67.192

RL 66.033 RL 66.365 RL 66.472 RL 66.585 RL 66.687 RL 67.098

GHP AC FE FHR OB G S

1 DA-CN-3100

DA-CN-3001 1

2 DA-CN-3100

1 DA-CN-3100

2 DA-CN-3001

2 DA-CN-3100

1 DA-CN-3700

DA-CN-3000

LE
FHR FIRE HOSE REEL
FE FIRE EXTINGUISHING
GHP GAS HOT WATER SYSTEM
AC AIR CONDITIONER
BOUNDARY
BUILDING / SUNHOOD OVER

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

BINS STORAGE
ROOF ROOFING
BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR FPA REVIEW	21/09/18
I	ISSUE FOR COORDINATION	26/09/18
J	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C NORTH - GROUND FLOOR PLAN

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Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17
Scale	Project No	Drawing No	Issue
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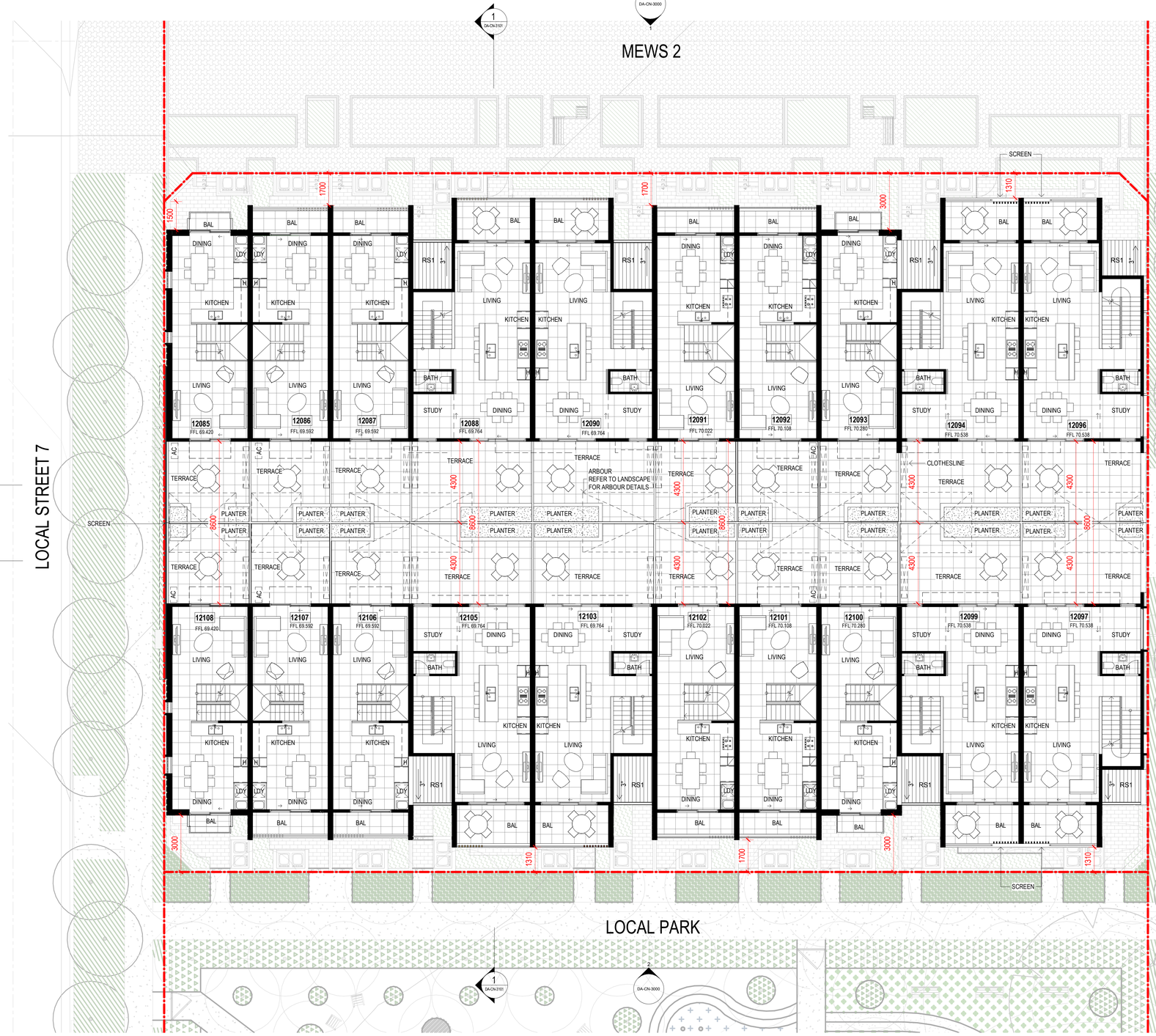

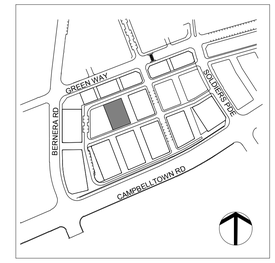

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
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Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

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Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.7 Average star rating

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.8 Average star rating

LEGEND
FHR FIRE HOSE REEL
FE FIRE EXTINGUISHER
GH GREASE TRAP
AC AIR CONDITIONER
B BIN STORAGE
S SKYLIGHT
G GAS METER
RS ROLLER SHUTTER DOOR
BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
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I	ISSUE FOR COORDINATION	26/09/18
J	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
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PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
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www.groupgsa.com

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C NORTH - FIRST FLOOR PLAN

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Plotted and checked by AE
Verified LMC Approved LMC
Drawing Created (date) Drawing Created (by) AY
07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CN-2001	J

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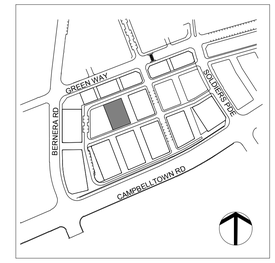

LEGEND

FHR FIRE HOSE REEL
FE FIRE EXTINGUISHER
GH GAS METER
AC AIR CONDITIONER
B BIN STORAGE
S SCREEN
G GARDEN
RS METAL DECK ROOFING

BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

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0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

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Ground Floor, 1C Homebush Bay Drive
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GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C NORTH - SECOND FLOOR PLAN

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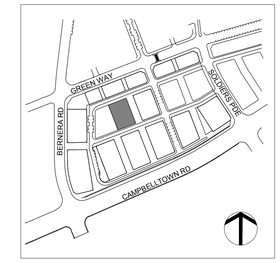
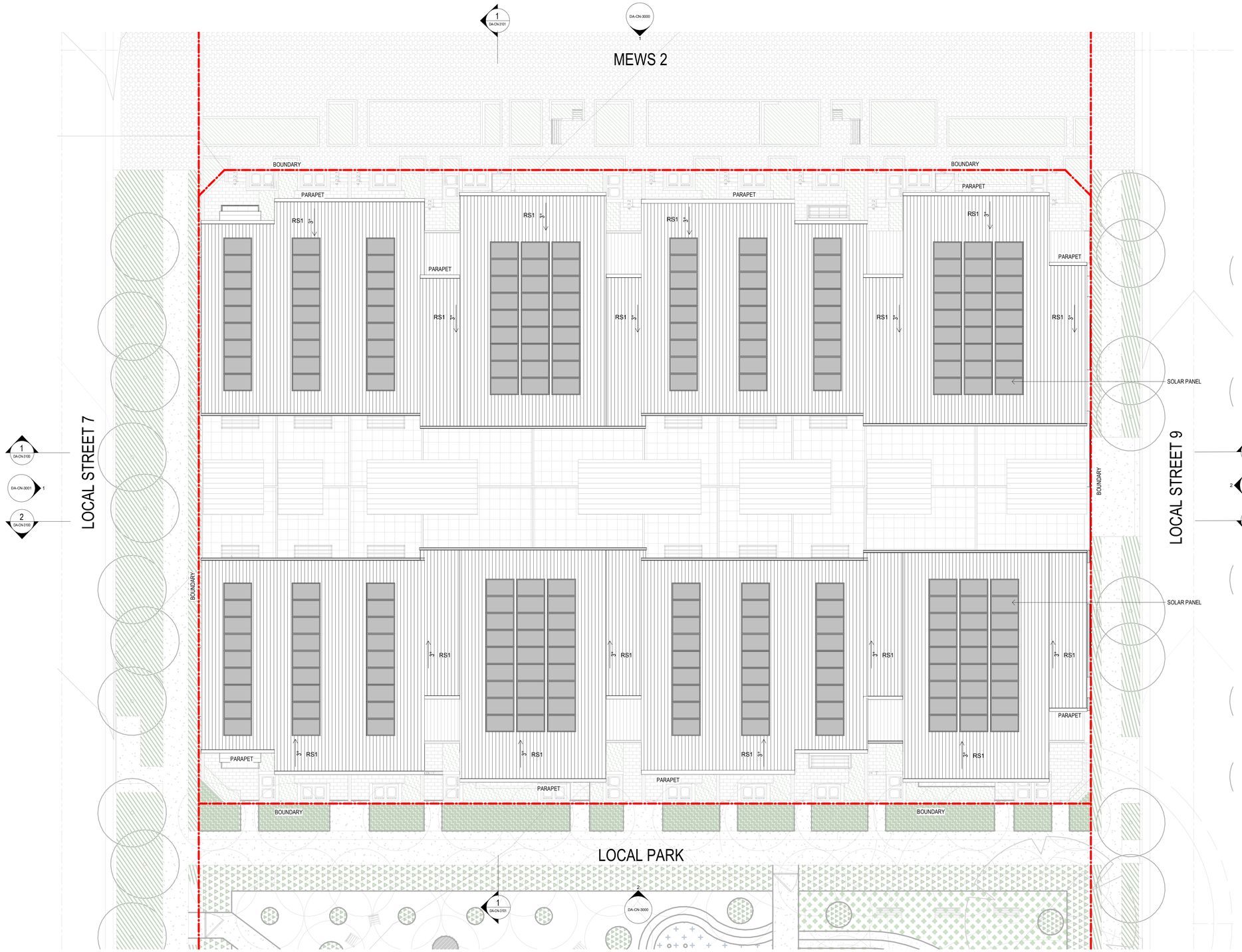
Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CN-2002	J

10/12/2018 5:05:29 PM





Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/423EVQM0W/pdf/423EVQM0W.pdf

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/C7128JWWNN/pdf/C7128JWWNN.pdf

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/E8KAFC3JGV/pdf/E8KAFC3JGV.pdf

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/NV8OTLSTNC/pdf/NV8OTLSTNC.pdf

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.7 Average star rating
http://www.nathers.gov.au/BHOOBY7ZQN/pdf/BHOOBY7ZQN.pdf

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.8 Average star rating
http://www.nathers.gov.au/7ABYSWJ2SR/pdf/7ABYSWJ2SR.pdf

LEGEND

RS1 METAL DECK ROOFING

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR FPA REVIEW	21/09/18
I	ISSUE FOR COORDINATION	26/09/18
J	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

GROUPGSA
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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C NORTH - ROOF PLAN

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Plotted and checked by AE
Verified LMC Approved LMC
Drawing Created (date) 07/04/17 Drawing Created (by) AY

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CN-2003	J

19/11/2018 6:13:31 PM

1 C NORTH ELEVATION EAST
1 : 100

2 C NORTH ELEVATION WEST
1 : 100

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CLADDING PANEL, PAINT FINISH - BRIGHT
CP9	CLADDING PANEL, PAINT FINISH - DARK
CP10	CLADDING PANEL, BRIGHT
CP11	CLADDING PANEL, DARK
CP13	METAL CLAD
CP1	CLAD
CP	PANEL - DARK
C	SCREEN - BRIGHT
P	SCREEN - DARK
PC5	PERFORATED METAL PANEL
PC6	PERFORATED METAL PANEL - DARK
PC7	RATE
MD	NIS
F	ID
FF	
PS	
P	ASONRY, BLACK
HH	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

Certificate Number: 423EVQM0W
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Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
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Certificate Number: E8KAFC3JGV
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Certificate date: 12 Dec 2018
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www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: 7A8YSW2J5R
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR FPA REVIEW	21/09/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
BLOCK C - NORTH ELEVATIONS (SHEET 1)

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DEVELOPMENT APPLICATION

Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CN-3000	I

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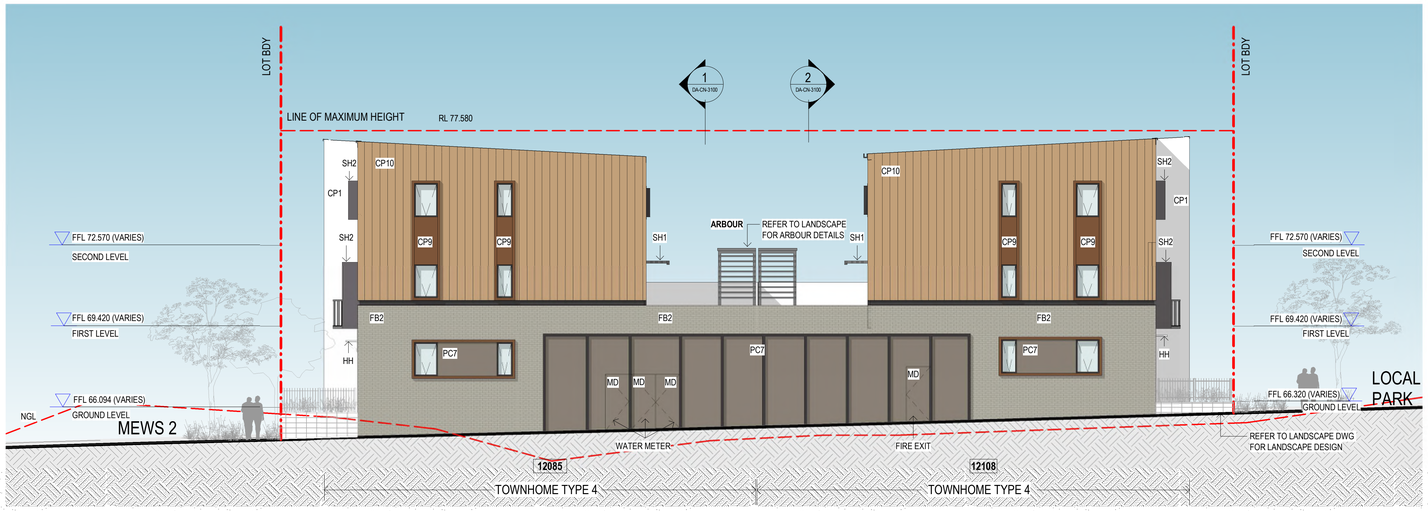
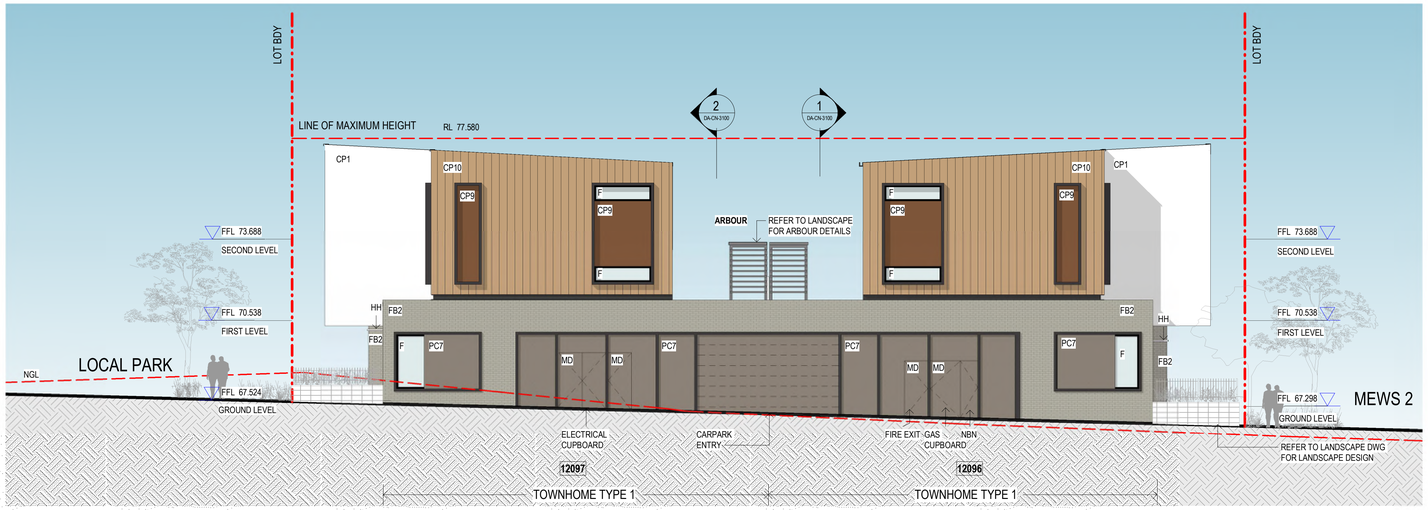


1 C NORTH ELEVATION NORTH
1 : 100



2 C NORTH ELEVATION SOUTH
1 : 100

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CLADDING PANEL, PAINT FINISH - BRIGHT
CP9	CLADDING PANEL, PAINT FINISH - DARK
CP10	CLADDING PANEL, BRIGHT
CP11	CLADDING PANEL, DARK
CP13	METAL CLAD
CP14	CLAD
CP	AD
CP	PANEL, TIMBER LINI
CP	SCREEN - BRIGHT
PC5	PERFORATED METAL SCREEN - DARK
PC6	PERFORATED METAL PANEL
PC7	PERFORATED METAL PANEL - DARK
MD	CORRUGATED METAL PANEL
F	FRAMELESS GLASS
FF	TIMBER LOOK DECK
PS	MASONRY, BLACK
HH	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.7 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174

5.8 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR DA	19/09/18
I	ISSUE FOR FPA REVIEW	21/09/18
J	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
BLOCK C - NORTH ELEVATIONS (SHEET 2)

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Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CN-3001	J

11/12/2018 1:06:56 PM

1 Block C/N - Long Section A

1 : 100

2 Block C/N - Long Section B

1 : 100

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CALDDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CALDDING PANEL, PAINT FINISH - BRIGHT
CP9	CALDDING PANEL, PAINT FINISH - DARK
CP10	CALDDING PANEL, BRIGHT
CP11	CALDDING PANEL, DARK
CP13	METAL CLAD
CP14	CLAD
CP	AD
CP	PANEL - DARK
PC	SCREEN - BRIGHT
PC	SCREEN - DARK
PC5	PERFORATED METAL PANEL -
PC6	PERFORATED METAL PANEL - DARK
PC7	ORATE
MD	NIS
F	D
FE	K
PB	
PE	ASONRY, BLACK
HH	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: C7128JWWNN
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Certificate Number: E8KAFC3JGV
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Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: 8HOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
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E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR FPA REVIEW	24/09/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
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nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C NORTH - SECTIONS (SHEET 1)

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DEVELOPMENT APPLICATION

Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
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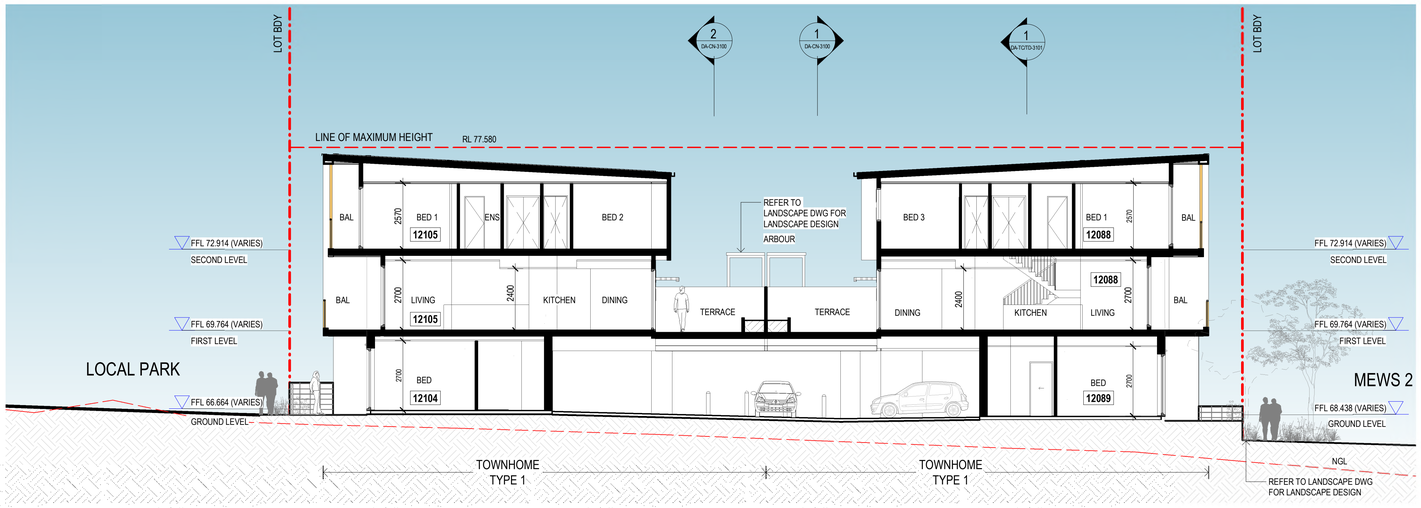

1 Block C/N - Cross Section
1 : 100

Certificate Number: 423EVQM0W
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NOTE

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Amendments

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H	ISSUE FOR FPA REVIEW	24/09/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C NORTH - SECTIONS (SHEET 2)

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DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CN-3101	I

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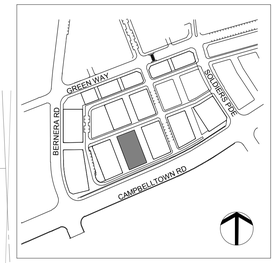

MEWS 2

VISITOR PARKING

VISITOR PARKING

VISITOR PARKING

C - SOUTH CARPARK
48 CAR SPACES
AERA: 1165.80m²

MEWS 3

LOCAL STREET 9

NBN CUPBOARD
RL 66.830

GAS CUPBOARD
RL 66.830

FIRE EXIT

SCREEN

MASTER POTABLE WATER METER BACK-FLOW PREVENTION ASSEMBLY
MASTER RECYCLED WATER METER CUPBOARD RL 67.200

CARPARK SCREEN

FIRE EXIT

ELECTRICAL CUPBOARD
RL 68.540

BIKE STORAGE

BIKE STORAGE

UNIVERSAL

UNIVERSAL

UNIVERSAL

UNIVERSAL

BIN STORAGE

DECK ROOFING

BOUNDARY

BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	28/09/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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Australia 2011
www.groupgsa.com
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C SOUTH - GROUND FLOOR PLAN

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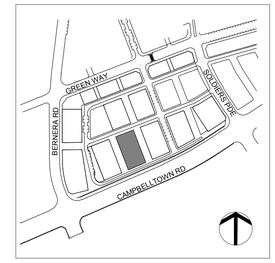
Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CS-2000	I

19/11/2018 6:00:46 PM



MEWS 2

LOCAL STREET 9

ROAD

MEWS 3

SCREEN
BAL
FAMILY ROOM
VOID
LIVING
DINING
KITCHEN
LDY
BATH
STUDY
RS1
TERRACE
CLOTHESLINE
ARBOUR
REFER TO LANDSCAPE FOR ARBOUR DETAILS
PLANTER
12055 FFL 70.936
12057 FFL 70.936
12058 FFL 71.280
12059 FFL 71.280
12060 FFL 71.452
12061 FFL 71.624
12063 FFL 71.624
12064 FFL 71.796
12065 FFL 71.968
12066 FFL 71.968
12067 FFL 72.140
12069 FFL 72.140
12070 FFL 72.140
12072 FFL 72.140
12073 FFL 71.968
12074 FFL 71.968
12075 FFL 71.796
12076 FFL 71.624
12078 FFL 71.624
12079 FFL 71.452
12080 FFL 71.280
12081 FFL 71.280
12082 FFL 70.936
12084 FFL 70.936
3000
1310
1100
1500
9800
8600
4300
4900

DA-CS-3100 1
DA-CS-3001 1
DA-CS-3001 2
DA-CS-3000 1
DA-CS-3000 2

LE
FHR FIRE HOSE REEL
FE EXTING
GH MA
AC ER
B
S
G BINS STORAGE
RS CK ROOFING
BOUNDARY
BUILDING / SUNHOOD OVER

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: NV80TLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.7 Average star rating

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.8 Average star rating

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	28/09/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
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Frasers Property
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Rhodes, NSW, 2138

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Level 7, 80 William St East Sydney NSW
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www.groupgsa.com

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C SOUTH - FIRST FLOOR PLAN

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Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CS-2001	I

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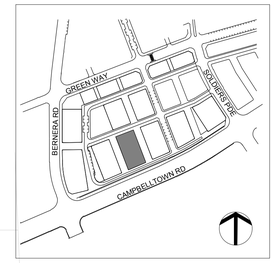

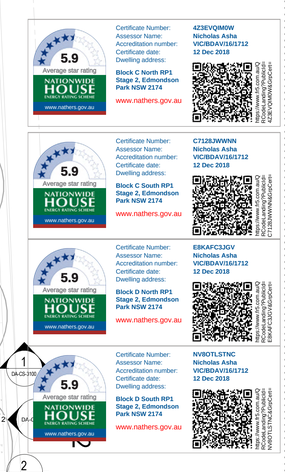

FHR FIRE HOSE REEL
FE FIRE EXTINGUISHER
TH TRANSFORMER
DE DRENCHER
AB AGE BINS STORAGE
L DECK ROOFING
BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified LMC Approved LMC

Drawing Created (date) Drawing Created (by) AY

07/04/17

Scale 1 : 100 @ B1 | Project No 15005 | Drawing No DA-CS-2002 | Issue I

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	28/09/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
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Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C SOUTH - SECOND FLOOR PLAN

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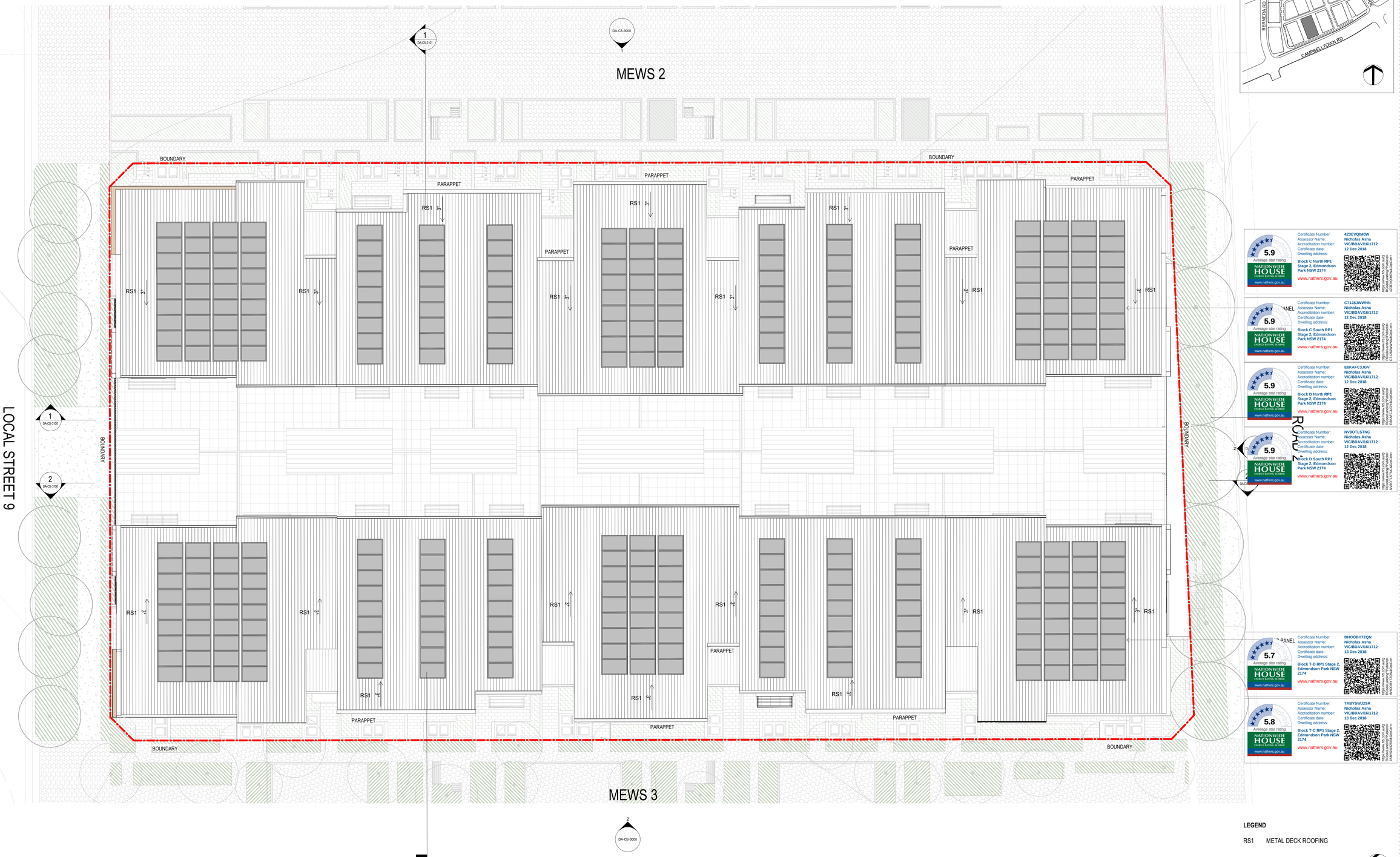

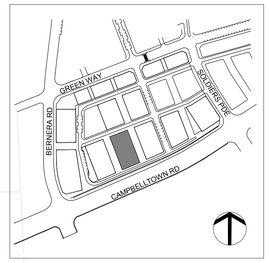

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: NV80TLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.7 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.8 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

LEGEND

RS1 METAL DECK ROOFING

0m 1m 2m 4m 6m

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	28/09/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

FRASERS PROPERTY

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C SOUTH - ROOF PLAN

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DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified LMC | Approved LMC

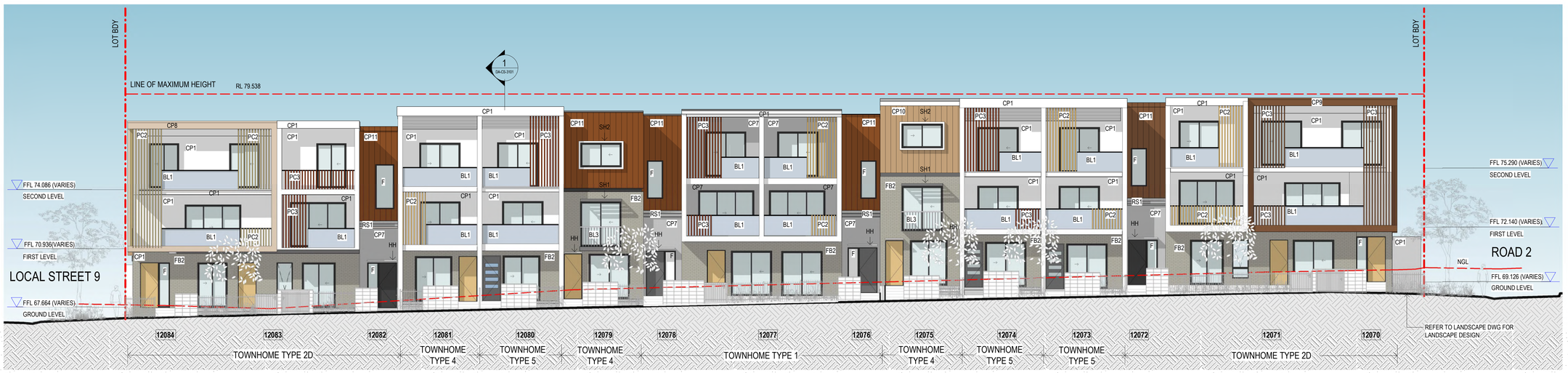
Drawing Created (date) | Drawing Created (by) AY

07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CS-2003	I

19/11/2018 6:00:58 PM

1 C SOUTH ELEVATION EAST
1 : 100



2 C SOUTH ELEVATION WEST
1 : 100

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CLADDING PANEL, PAINT FINISH - BRIGHT
CP9	CLADDING PANEL, PAINT FINISH - DARK
CP10	CLADDING PANEL, BRIGHT
CP11	CLADDING PANEL, DARK
CP13	METAL CLAD
CP1	CLAD
CP	AD
C	PANEL, DARK
C	SCREEN - BRIGHT
P	SCREEN - DARK
PC3	PERFORATED METAL PANEL
PC6	PERFORATED METAL PANEL - DARK
PC7	PERFORATE
MD	NIS
F	ID
FB	K
PS	ASONRY, BLACK
HH	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	28/09/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

FRASERS PROPERTY

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Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
BLOCK C - SOUTH ELEVATIONS (SHEET 1)

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DEVELOPMENT APPLICATION

Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CS-3000	I

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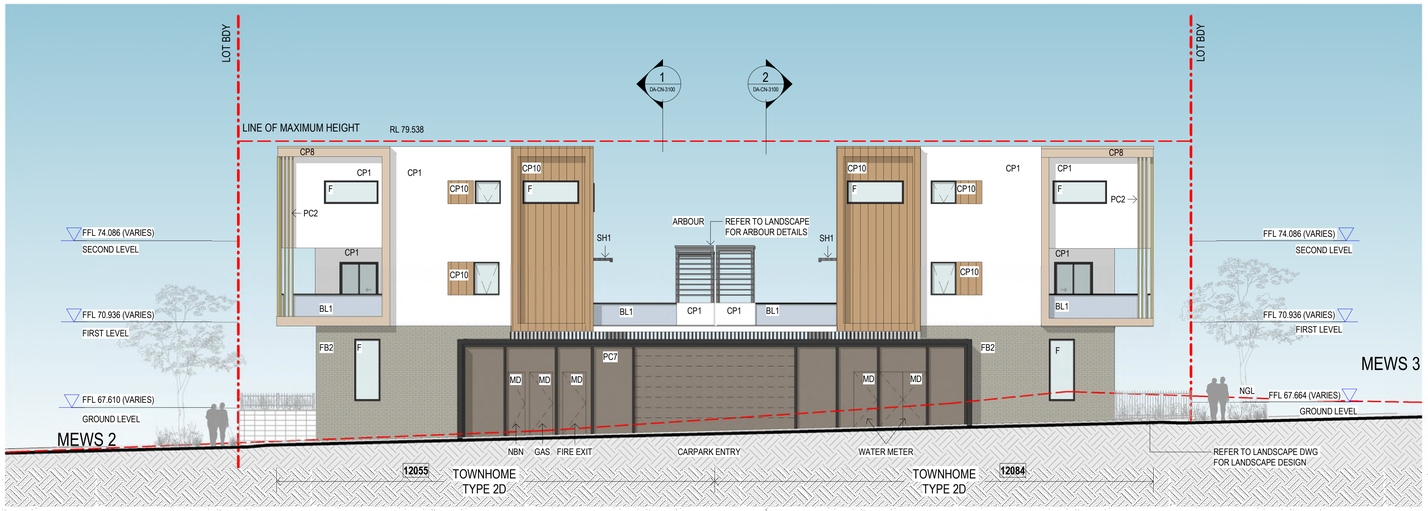
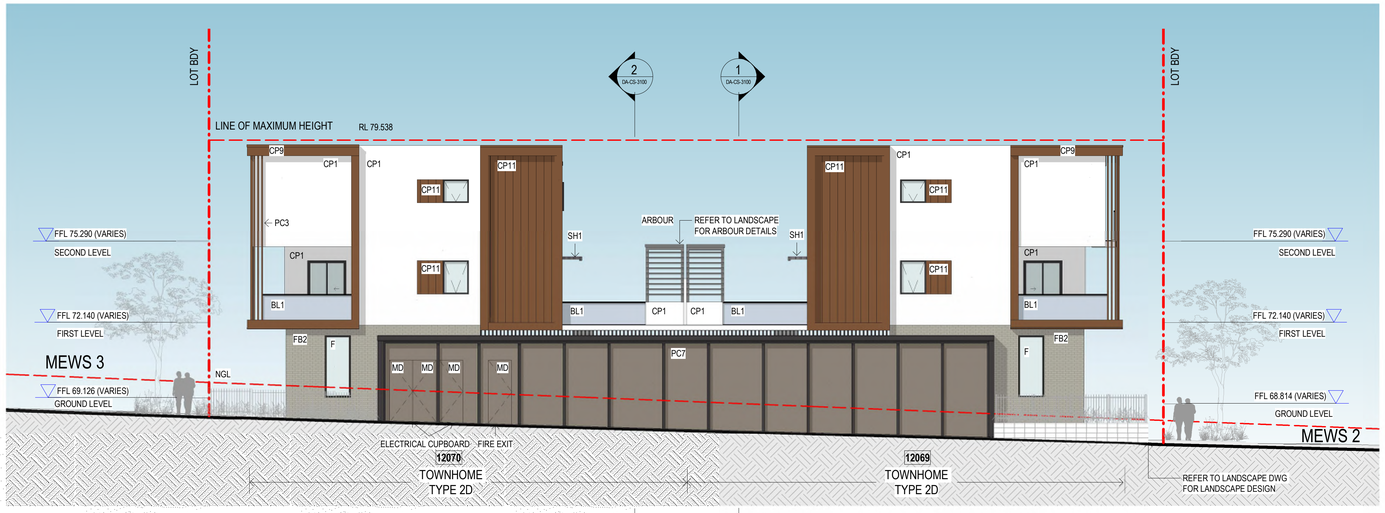


1 C SOUTH ELEVATION NORTH
1 : 100



2 C SOUTH ELEVATION SOUTH
1 : 100

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PANEL, PAINT FINISH - MUD
CP7	CLADDING PANEL GREY
CP8	CLADDING PANEL, PAINT FINISH - BRIGHT
CP9	CLADDING PANEL, PAINT FINISH - DARK
CP10	CLADDING PANEL, BRIGHT
CP11	CLADDING PANEL, DARK
CP13	METAL CLAD
CP14	CLAD
CP	AD
CP	PANEL TIMBER LIN
PC	SCREEN - BRIGHT
PC	SCREEN - DARK
PC5	PERFORATED METAL PANEL -
PC6	PERFORATED METAL PANEL - DARK
PC7	ORATE
MD	NIS
F	D
FB	K
PE	
PE	ASONRY, BLACK
HH	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
Average star rating: 5.9

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
Average star rating: 5.9

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
Average star rating: 5.9

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
Average star rating: 5.9

Certificate Number: 8HOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
Average star rating: 5.7

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
Average star rating: 5.8

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
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G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	28/09/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
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173 Sussex St, Sydney NSW 2000

Consultant
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nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
BLOCK C - SOUTH ELEVATIONS (SHEET 2)

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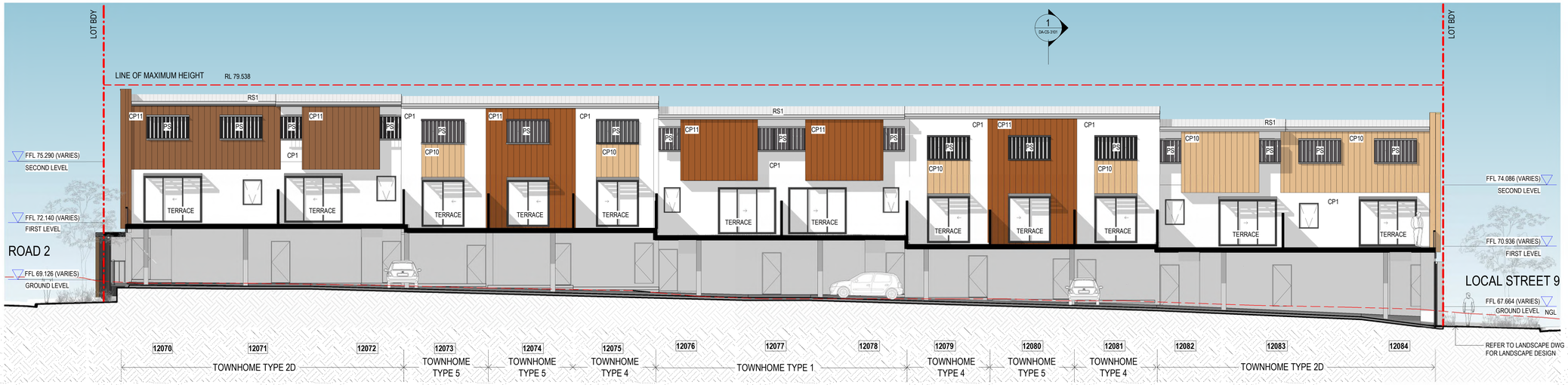
Do not scale drawings. Use figured Dimensions.

DEVELOPMENT APPLICATION

Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17
Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CS-3001	I

10/12/2018 5:08:11 PM

1 Block C/S - Long Section A
1 : 100



2 Block C/S - Long Section B
1 : 100

5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.7 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: BHOOBY72QN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.8 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: YABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CLADDING PANEL, PAINT FINISH - BRIGHT
CP9	CLADDING PANEL, PAINT FINISH - DARK
CP10	CLADDING PANEL, BRIGHT
CP11	CLADDING PANEL, DARK
CP13	METAL CLADDING PANEL - LIGHT GREY
CP14	CLADDING PANEL, PAINT FINISH - MID GREY
CP	CLADDING PANEL, PAINT FINISH -
CP	CLADDING PANEL, PAINT FINISH -
PC	PERFORATED METAL SCREEN - DARK
PC	PERFORATED METAL PANEL -
PC6	PERFORATED METAL PANEL -
PC7	PERFORATED METAL SCREEN -
MD	METAL DOOR FINISH
F	WOOD DOOR
FE	FENCE
PB	PLANTER BOX
HD	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	28/09/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C SOUTH - SECTIONS (SHEET 1)

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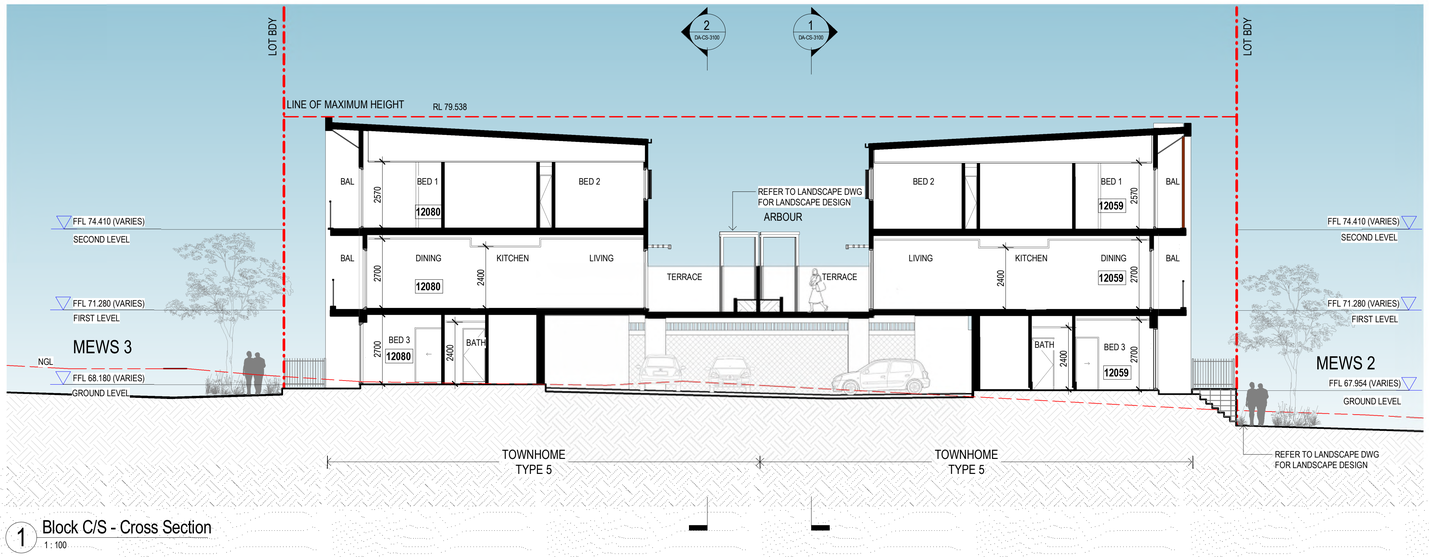
DEVELOPMENT APPLICATION

Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-CS-3100	I

20/11/2018 10:03:11 AM



1 Block C/S - Cross Section
1 : 100

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/423EVQM0W/pdf/423EVQM0W.pdf

Certificate Number: C7128JWWN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/C7128JWWN/pdf/C7128JWWN.pdf

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/E8KAFC3JGV/pdf/E8KAFC3JGV.pdf

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/NV8OTLSTNC/pdf/NV8OTLSTNC.pdf

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.7 Average star rating
http://www.nathers.gov.au/BHOOBY7ZQN/pdf/BHOOBY7ZQN.pdf

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.8 Average star rating
http://www.nathers.gov.au/7ABYSWJ2SR/pdf/7ABYSWJ2SR.pdf

NOTE

- LEVELS VARY ACROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
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E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	28/09/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
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Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
C SOUTH - SECTIONS (SHEET 2)

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DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
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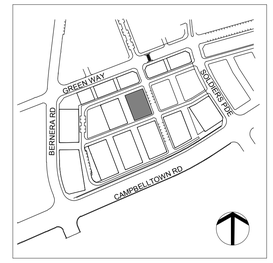
19/11/2018 1:12:30 PM



Certificate Number:	423EVQM0W
Assessor Name:	Nicholas Asha
Accreditation number:	VIC/BDAV/16/1712
Certificate date:	12 Dec 2018
Dwelling address:	Block C North RP1 Stage 2, Edmondson Park NSW 2174
	www.nathers.gov.au

Certificate Number:	C7128JWWNN
Assessor Name:	Nicholas Asha
Accreditation number:	VIC/BDAV/16/1712
Certificate date:	12 Dec 2018
Dwelling address:	Block C South RP1 Stage 2, Edmondson Park NSW 2174
	www.nathers.gov.au

Certificate Number:	E8KAFC3JGV
Assessor Name:	Nicholas Asha
Accreditation number:	VIC/BDAV/16/1712
Certificate date:	12 Dec 2018
Dwelling address:	Block D North RP1 Stage 2, Edmondson Park NSW 2174
	www.nathers.gov.au

Certificate Number:	NV8OTLSTNC
Assessor Name:	Nicholas Asha
Accreditation number:	VIC/BDAV/16/1712
Certificate date:	12 Dec 2018
Dwelling address:	Block D South RP1 Stage 2, Edmondson Park NSW 2174
	www.nathers.gov.au

Certificate Number:	BHOOBY7ZQN
Assessor Name:	Nicholas Asha
Accreditation number:	VIC/BDAV/16/1712
Certificate date:	13 Dec 2018
Dwelling address:	Block T-D RP1 Stage 2, Edmondson Park NSW 2174
	www.nathers.gov.au

Certificate Number:	7ABYSWJ2SR
Assessor Name:	Nicholas Asha
Accreditation number:	VIC/BDAV/16/1712
Certificate date:	13 Dec 2018
Dwelling address:	Block T-C RP1 Stage 2, Edmondson Park NSW 2174
	www.nathers.gov.au

BINS STORAGE
BLUE BACK ROOFING
BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	04/10/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
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Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D NORTH - GROUND FLOOR PLAN

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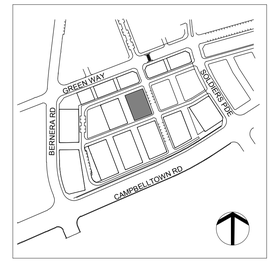
Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-DN-2000	I

19/11/2018 3:45:19 PM



5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.7 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.8 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

LB LETTER BOX
FHR FIRE HOSE REEL
FE FIRE EXTINGUISHER
GHP GAS HOT WATER SYSTEM
AC AIR CONDITIONER
B BOLLARD
S SUBSTATION
G BINS STORAGE
RS ROLLER SHUTTER DOOR
BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 8m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	04/10/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
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Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D NORTH - FIRST FLOOR PLAN

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Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
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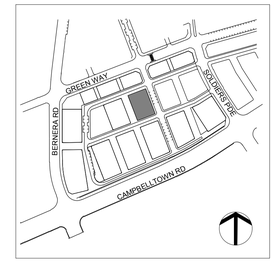

NEIGHBOURHOOD STREET

LOCAL STREET 7

LOCAL STREET 9

MEWS 2

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.7 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.8 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

LE
FHR FIRE HOSE REEL
FE XTING
GH RM
A ER
B
S
G BINS STORAGE
RS CK ROOFING

BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified LMC | Approved LMC

Drawing Created (date) | Drawing Created (by) AY

07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-DN-2002	I

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
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G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	04/10/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

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Australia 2011
www.groupgsa.com
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D NORTH - SECOND FLOOR PLAN

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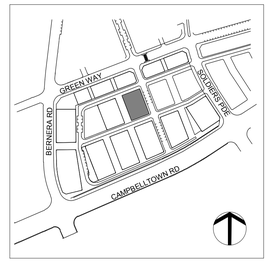

LEGEND

RS1 METAL DECK ROOFING

0m 1m 2m 4m 6m

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	04/10/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D NORTH - ROOF PLAN

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Do not scale drawings. Use figured Dimensions.

DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified LMC Approved LMC

Drawing Created (date) Drawing Created (by) AY
07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-DN-2003	I

19/11/2018 6:01:09 PM

1 D NORTH ELEVATION EAST
1 : 100

2 D NORTH ELEVATION WEST
1 : 100

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: 8HOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CLADDING PANEL, PAINT FINISH - BRIGHT
CP9	CLADDING PANEL, PAINT FINISH - DARK
CP10	CLADDING PANEL, BRIGHT
CP11	CLADDING PANEL, DARK
CP13	METAL CLAD
CP1	CLAD
CP	AD
CP	PANEL - TIMBER FIN
PC	SCREEN - BRIGHT
PC	SCREEN - DARK
PC5	PERFORATED METAL PANEL -
PC6	PERFORATED METAL PANEL - DARK
PC7	ORATE
MD	NIS
F	D
FF	K
PB	A
PB	MASONRY, BLACK
HH	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	04/10/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

GROUP GSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
BLOCK D - NORTH ELEVATIONS (SHEET 1)

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DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified LMC | Approved LMC

Drawing Created (date) | Drawing Created (by) AY

07/04/17

Scale	Project No	Drawing No	Issue
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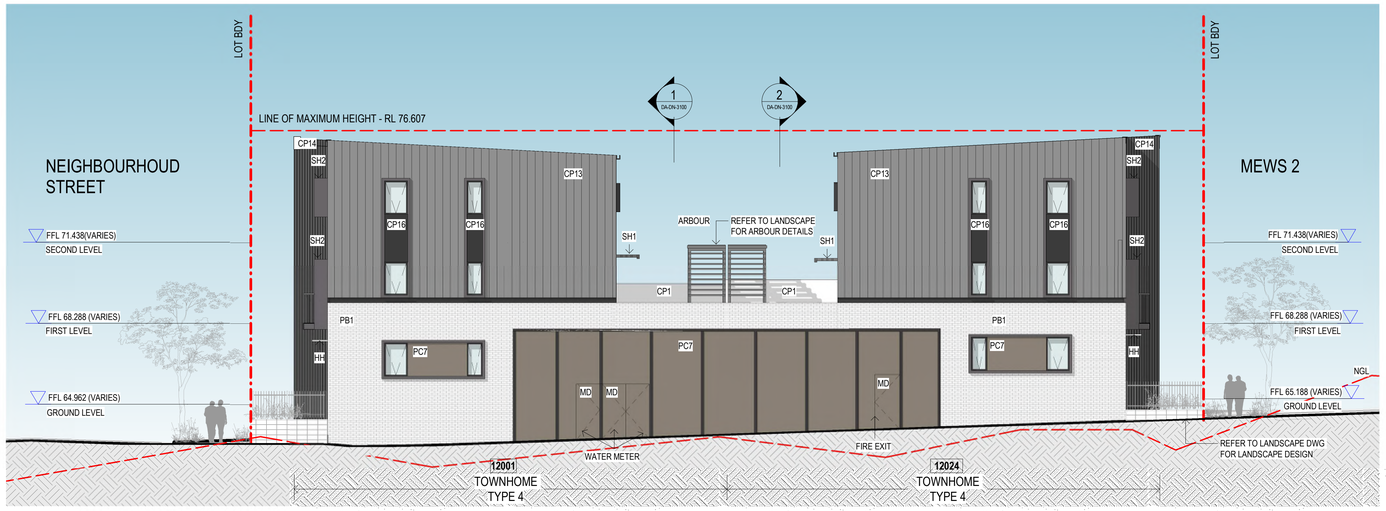
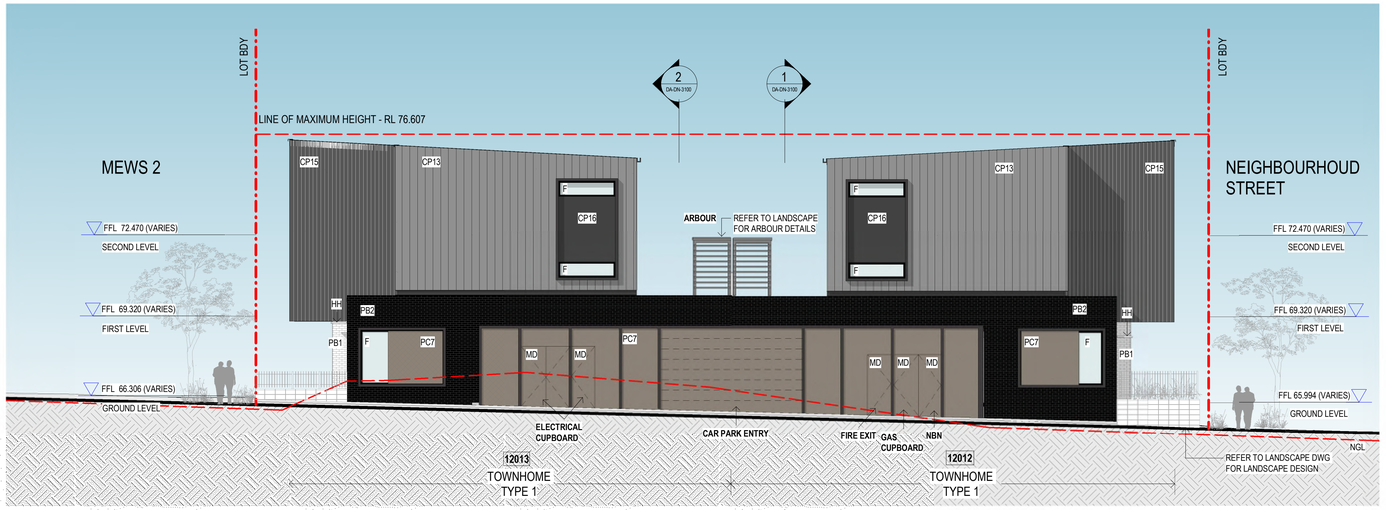


1 D NORTH ELEVATION NORTH
1 : 100



2 D NORTH ELEVATION SOUTH
1 : 100

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CALDDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CALDDING PANEL, PAINT FINISH - BRIGHT
CP9	CALDDING PANEL, PAINT FINISH - DARK
CP10	CALDDING PANEL, BRIGHT
CP11	CALDDING PANEL, DARK
CP13	METAL CLAD
CP14	CLAD
CP15	AD
CP16	PANEL TIMBER LOOK
PC1	SCREEN - BRIGHT
PC2	SCREEN - DARK
PC5	PERFORATED METAL PANEL
PC6	PERFORATED METAL PANEL - DARK
PC7	ORATE
MD	NIS
F	ID
FE	K
PB1	
PB2	ASONRY, BLACK
HH	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
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Certificate Number: 423EVQIM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
5.9 Average star rating
www.nathers.gov.au

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
5.9 Average star rating
www.nathers.gov.au

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
5.9 Average star rating
www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
5.9 Average star rating
www.nathers.gov.au

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
5.7 Average star rating
www.nathers.gov.au

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
5.8 Average star rating
www.nathers.gov.au

Amendments

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A	ISSUE FOR FPA REVIEW	28/04/17
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G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	04/10/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
BLOCK D - NORTH ELEVATIONS (SHEET 2)

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DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified LMC | Approved LMC

Drawing Created (date) | Drawing Created (by) AY

07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-DN-3001	I

10/12/2018 5:09:30 PM

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
5.9 Average star rating
www.nathers.gov.au

Certificate Number: C7128JWWNN
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Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
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5.9 Average star rating
www.nathers.gov.au

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
5.9 Average star rating
www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
5.9 Average star rating
www.nathers.gov.au

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
5.7 Average star rating
www.nathers.gov.au

Certificate Number: YA8YSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
5.8 Average star rating
www.nathers.gov.au

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CLADDING PANEL, PAINT FINISH - BRIGHT
CP9	CLADDING PANEL, PAINT FINISH - DARK
CP10	CLADDING PANEL, BRIGHT
CP11	CLADDING PANEL, DARK
CP13	METAL CLADDING PANEL - LIGHT GREY
CP14	CLADDING PANEL,
CP2	CLA
CP	
CP	
PC	
PC	SCREEN - DARK
PC	ED METAL PANEL
PC6	PERFORATED METAL PANEL
PC7	PERFORATE
MD	INIS
F	D
FE	
PB	A
PB	PAINT - DUNA
HD	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	04/10/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

GROUPGSA
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Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D NORTH - SECTIONS (SHEET 1)

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DEVELOPMENT APPLICATION

Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17
Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-DN-3100	I

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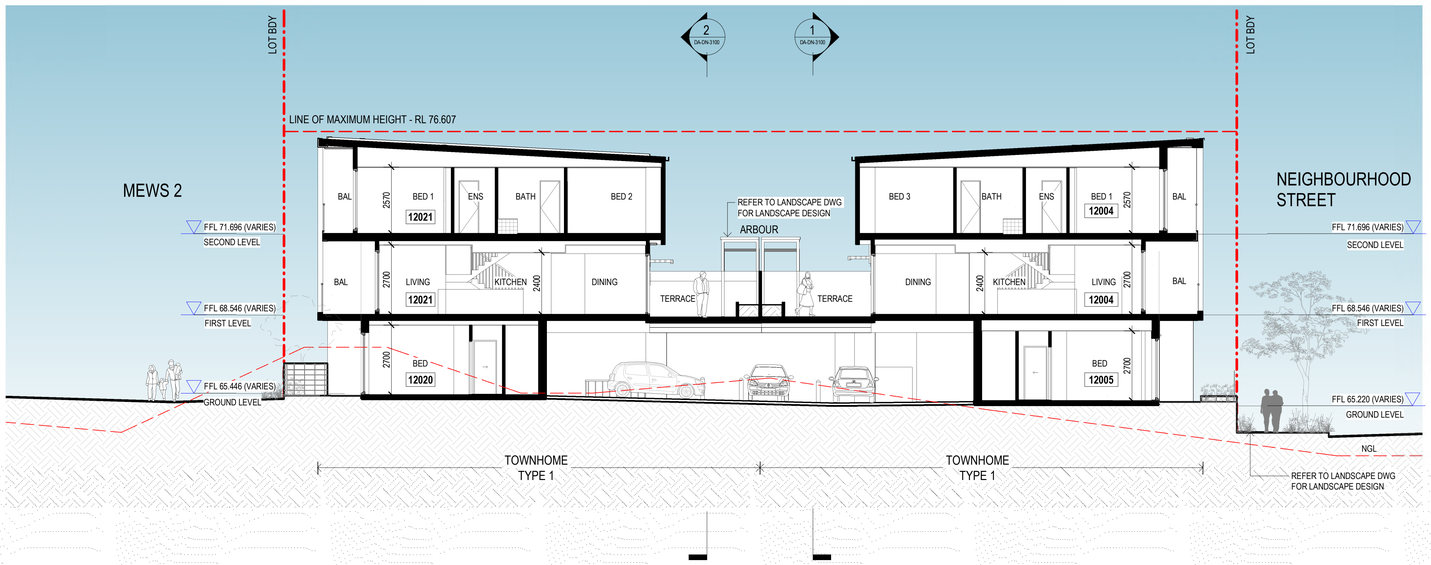

5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
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Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
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Certificate Number: E8KAFC3JGV
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5.9 Average star rating
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Certificate Number: NV8OTLSTNC
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www.nathers.gov.au

5.7 Average star rating
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www.nathers.gov.au

Certificate Number: BHOOBY7ZQN
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Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
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5.8 Average star rating
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www.nathers.gov.au

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

NOTE

- LEVELS VARY ACROSS EACH TOWNHOME
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Amendments

Issue	Description	Date
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H	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
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Consultant
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D NORTH - SECTIONS (SHEET 2)

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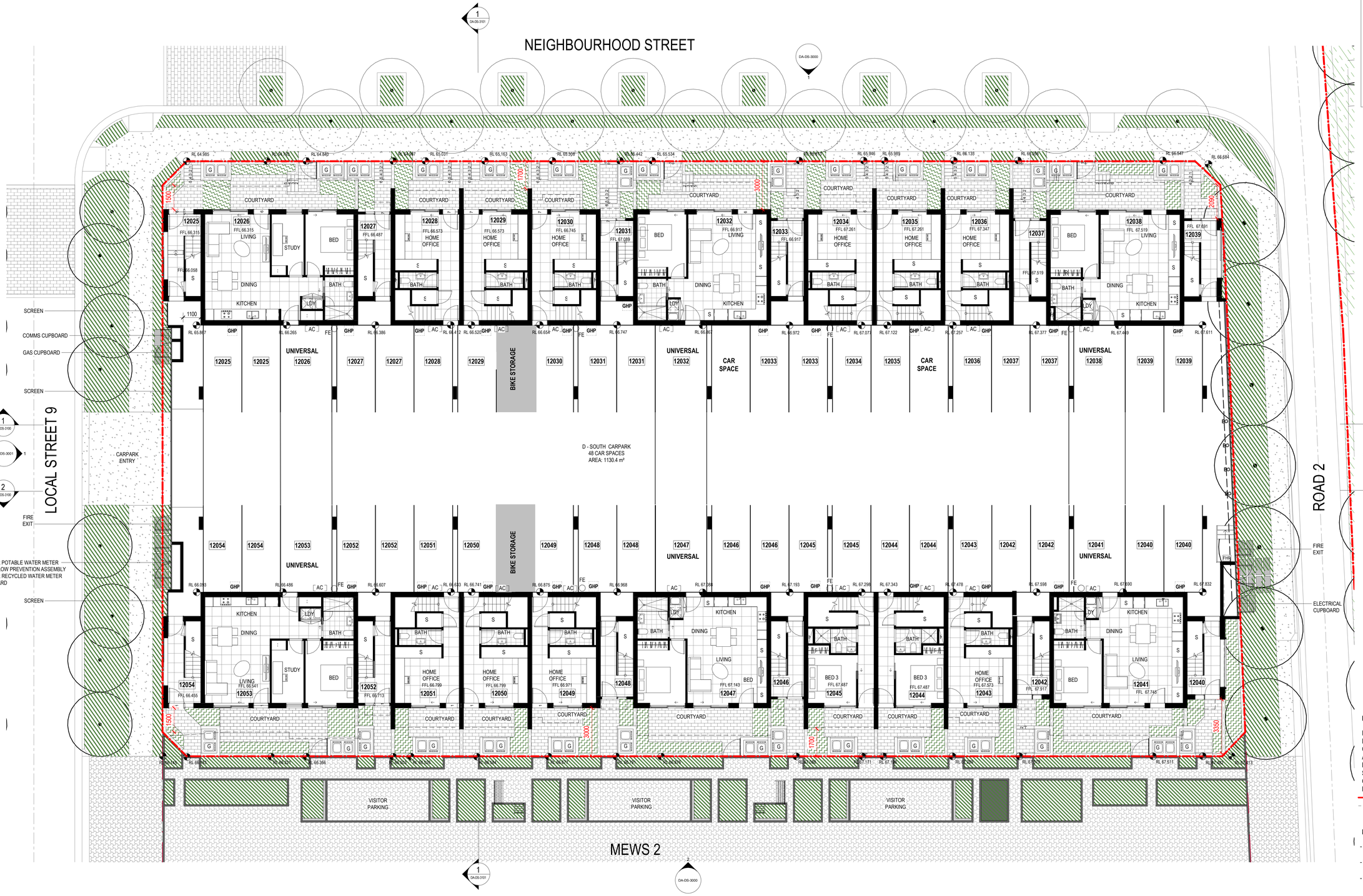
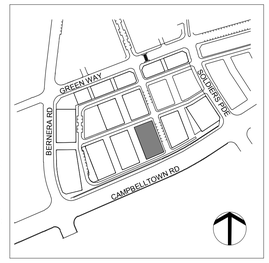
DEVELOPMENT APPLICATION

Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17
Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-DN-3101	H

19/11/2018 1:17:13 PM





Certificate Number:	423EVQM0W
Assessor Name:	Nicholas Asha
Accreditation number:	VIC/BDAV/16/1712
Certificate date:	12 Dec 2018
Dwelling address:	Block C North RP1 Stage 2, Edmondson Park NSW 2174
	www.nathers.gov.au

Certificate Number:	C7128JWWNN
Assessor Name:	Nicholas Asha
Accreditation number:	VIC/BDAV/16/1712
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Dwelling address:	Block C South RP1 Stage 2, Edmondson Park NSW 2174
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Certificate Number:	E8KAFC3JGV
Assessor Name:	Nicholas Asha
Accreditation number:	VIC/BDAV/16/1712
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Certificate Number:	NV8OTLSTNC
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Certificate date:	12 Dec 2018
Dwelling address:	Block D South RP1 Stage 2, Edmondson Park NSW 2174
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Certificate Number:	BHOOBY7ZQN
Assessor Name:	Nicholas Asha
Accreditation number:	VIC/BDAV/16/1712
Certificate date:	13 Dec 2018
Dwelling address:	Block T-D RP1 Stage 2, Edmondson Park NSW 2174
	www.nathers.gov.au

Certificate Number:	7ABYSWJ2SR
Assessor Name:	Nicholas Asha
Accreditation number:	VIC/BDAV/16/1712
Certificate date:	13 Dec 2018
Dwelling address:	Block T-C RP1 Stage 2, Edmondson Park NSW 2174
	www.nathers.gov.au

BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
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B	RE-ISSUE FOR FPA REVIEW	05/05/17
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J	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D SOUTH - GROUND FLOOR PLAN

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Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
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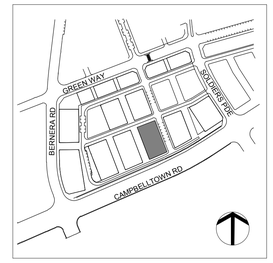

LEGEND

FHR FIRE HOSE REEL
FE FIRE EXTINGUISHER
GHD GAS HOT WATER SYSTEM
AC AIR CONDITIONER
B BIN STORAGE
S SCREEN
G GARBAGE BIN STORAGE
RS METAL DECK ROOFING
BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	08/10/18
I	ISSUE FOR COORDINATION	16/10/18
J	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D SOUTH - FIRST FLOOR PLAN

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Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
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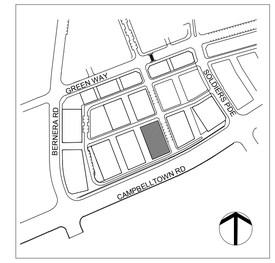

FHR FIRE HOSE REEL
FE FIRE EXTINGUISHER
GH GAS HEATER
AC AIR CONDITIONER
BC BIN CHUTE
SD SMOKE DETECTOR
RC RAINWATER COLLECTION TANK
BINS STORAGE
SKYLIGHT / DECK ROOFING
BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
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B	RE-ISSUE FOR FPA REVIEW	05/05/17
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G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	08/10/18
I	ISSUE FOR COORDINATION	16/10/18
J	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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Australia 2011
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D SOUTH - SECOND FLOOR PLAN

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Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
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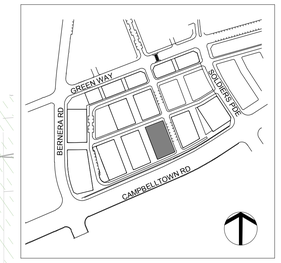

NEIGHBOURHOOD STREET

LOCAL STREET 9

ROAD 2

MEWS 2

BOUNDARY

PARAPET

RS1 3°

SOLAR PANEL

1 DA-DS-3101

DA-DS-3000 1

1 DA-DS-3100

DA-DS-3001 1

2 DA-DS-3100

DA-DS-3100 2

DA-DS-3100

DA-DS-3100

2 DA-DS-3000

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/423EVQM0W/pdf/cert.pdf

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/C7128JWWNN/pdf/cert.pdf

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/E8KAFC3JGV/pdf/cert.pdf

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
http://www.nathers.gov.au/NV8OTLSTNC/pdf/cert.pdf

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.7 Average star rating
http://www.nathers.gov.au/BHOOBY7ZQN/pdf/cert.pdf

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.8 Average star rating
http://www.nathers.gov.au/7ABYSWJ2SR/pdf/cert.pdf

LEGEND

RS1 METAL DECK ROOFING

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
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G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	08/10/18
I	ISSUE FOR COORDINATION	16/10/18
J	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, TC Homebush Bay Drive
Rhodes, NSW, 2138

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D SOUTH - ROOF PLAN

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Plotted and checked by AE

Verified LMC Approved LMC

Drawing Created (date) Drawing Created (by) AY

07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-DS-2003	J

19/11/2018 6:01:19 PM

1 D SOUTH ELEVATION EAST
1 : 100

2 D SOUTH ELEVATION WEST
1 : 100

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.7 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.8 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CLADDING PANEL, PAINT FINISH - BRIGHT
CP9	CLADDING PANEL, PAINT FINISH - DARK
CP10	CLADDING PANEL, BRIGHT
CP11	CLADDING PANEL, DARK
CP13	METAL CLAD
CP1	CLAD
CP	AD
CP	PANEL - DARK FINISH
PC	SCREEN - BRIGHT
PC	SCREEN - DARK
PC5	PERFORATED METAL PANEL -
PC6	PERFORATED METAL PANEL - DARK
PC7	RATE
MD	NS
F	D
PB	ASONRY, BLACK
HH	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
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G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	08/10/18
I	ISSUE FOR COORDINATION	16/10/18
J	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
BLOCK D- SOUTH ELEVATIONS (SHEET 1)

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DEVELOPMENT APPLICATION

Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
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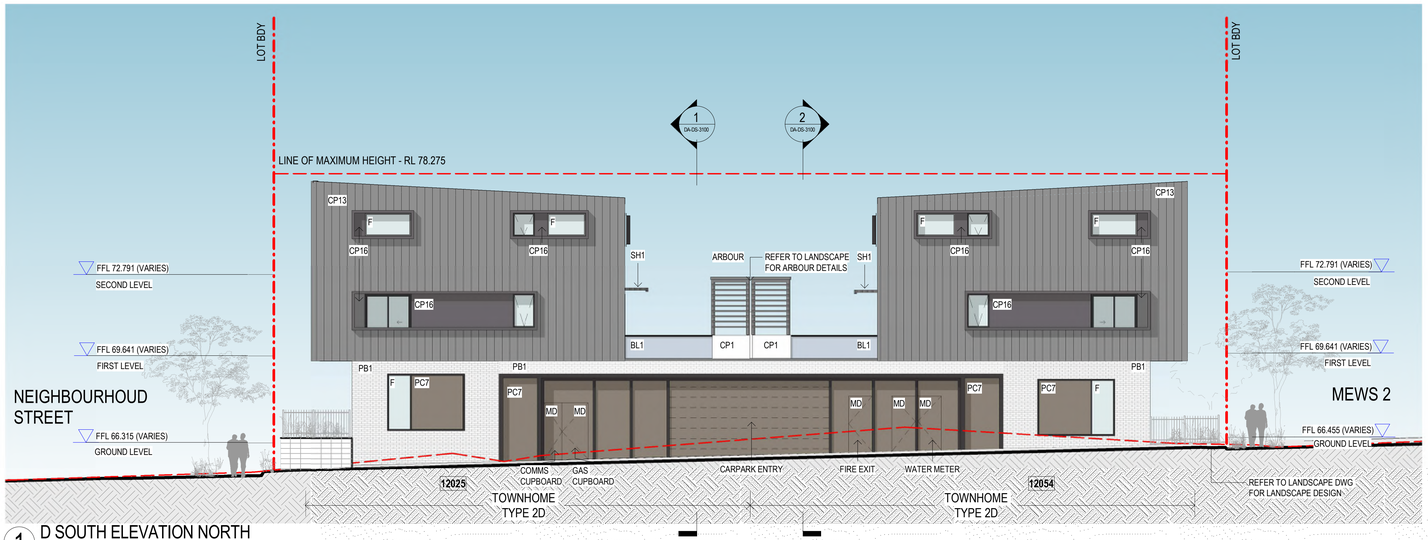
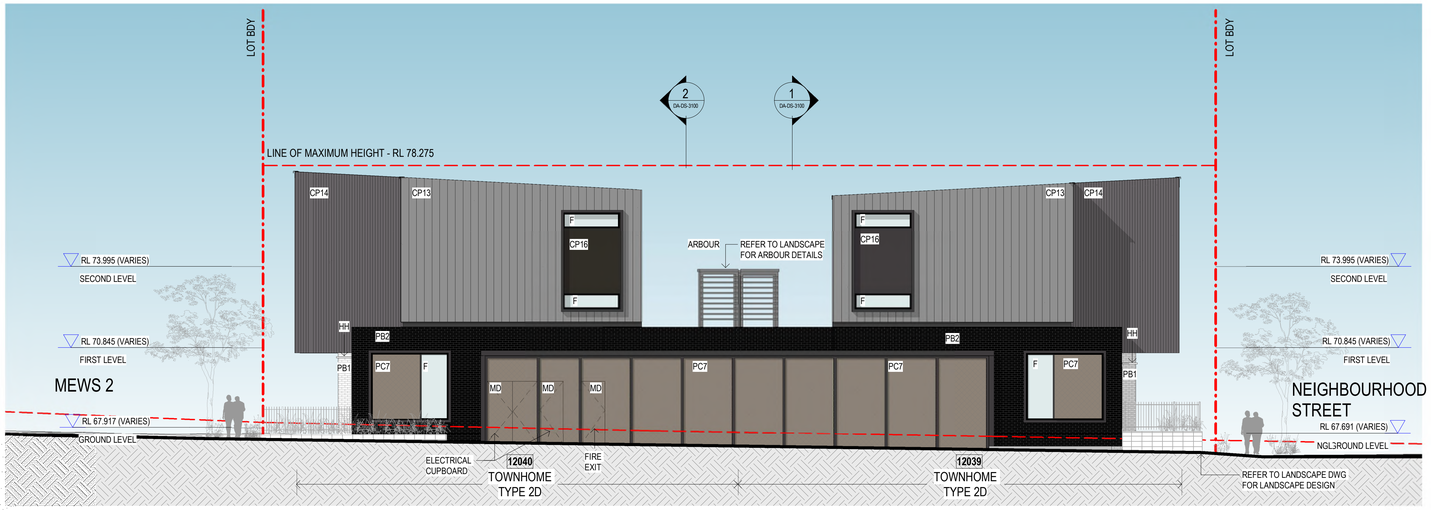


1 D SOUTH ELEVATION NORTH
1 : 100



2 D SOUTH ELEVATION SOUTH
1 : 100

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CLADDING PANEL, PAINT FINISH - BRIGHT
CP9	CLADDING PANEL, PAINT FINISH - DARK
CP10	CLADDING PANEL, BRIGHT
CP11	CLADDING PANEL, DARK
CP13	METAL CLAD
CP14	CLAD
CP16	AD
CP17	PANEL TIMBER FIN
PC1	SCREEN - BRIGHT
PC2	SCREEN - DARK
PC5	PERFORATED METAL PANEL -
PC6	PERFORATED METAL PANEL - DARK
PC7	ORATE
MD	NIS
F	D
FE	K
PB1	
PB2	ASONRY, BLACK
HH	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
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Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
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Certificate date: 12 Dec 2018
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www.nathers.gov.au

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
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Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.7 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.8 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

DEVELOPMENT APPLICATION

Amendments		
Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
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H	ISSUE FOR COORDINATION	08/10/18
I	ISSUE FOR COORDINATION	16/10/18
J	ISSUE FOR DA	19/11/18

Amendments		
Issue	Description	Date

Amendments		
Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
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Client
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Frasers Property
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
BLOCK D - SOUTH ELEVATIONS (SHEET 2)

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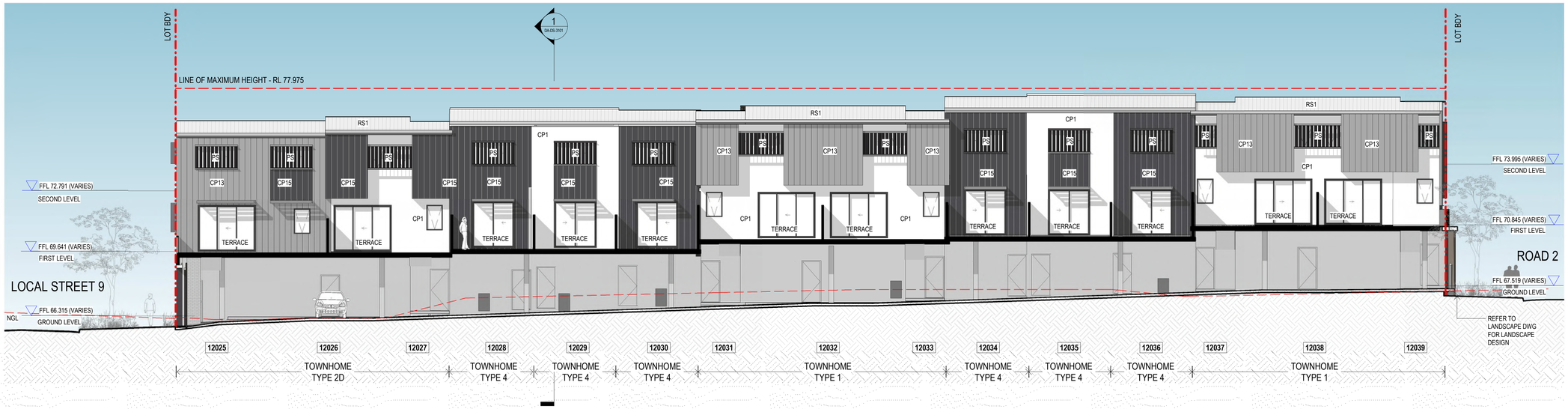
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-DS-3001	J

10/12/2018 5:11:25 PM



Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address:
Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address:
Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address:
Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address:
Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CLADDING PANEL, PAINT FINISH - BRIGHT
CP9	CLADDING PANEL, PAINT FINISH - DARK
CP10	CLADDING PANEL, BRIGHT
CP11	CLADDING PANEL, DARK
CP13	METAL CLADDING PANEL - LIGHT GREY
CP14	CLADDING PANEL, PAINT FINISH - MID
CP15	CLADDING PANEL, PAINT FINISH - DARK
CP16	CLADDING PANEL, PAINT FINISH - BRIGHT
PC4	PERFORATED METAL SCREEN - DARK
PC5	PERFORATED METAL PANEL -
PC6	PERFORATED METAL PANEL -
PC7	PERFORATED
MD	ALUMINIUM
F	
FB	
PB	
PE	
H1	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

Certificate Number: BHD0BY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address:
Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

Certificate Number: Y7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address:
Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR COORDINATION	08/10/18
I	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

GROUPGSA
Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW Australia 2011
www.groupgsa.com
T +612 9361 4144 F +612 9332 3458
architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D SOUTH - SECTIONS (SHEET 1)

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DEVELOPMENT APPLICATION

Plotted and checked by AE

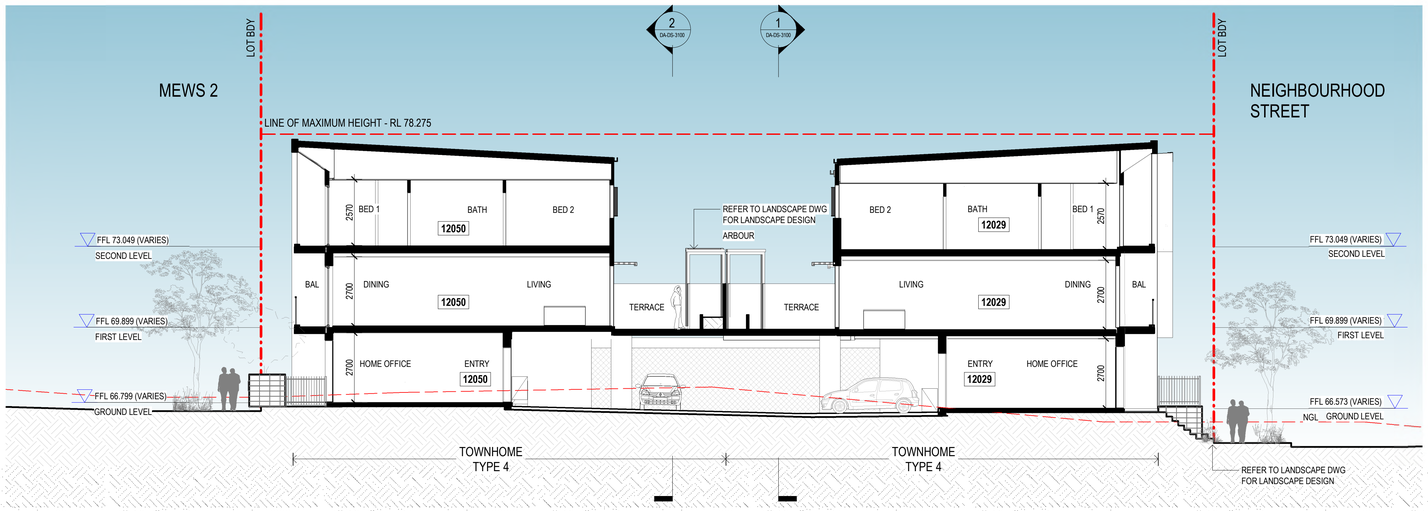
Verified LMC | Approved LMC

Drawing Created (date) | Drawing Created (by) AY

07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-DS-3100	I

20/11/2018 10:04:56 AM



5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.7 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

5.8 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au

NOTE

- LEVELS VARY ACROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

Amendments

Issue	Description	Date
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B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

FRASERS PROPERTY

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
D SOUTH - SECTIONS (SHEET 2)

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Do not scale drawings. Use figured Dimensions.

DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
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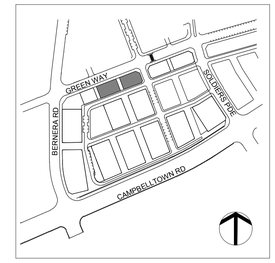
19/11/2018 1:22:03 PM



LEGEND

FH FIRE HYDRANT
FE FIRE EXTINGUISHER
G GARBAGE BINS STORAGE
A/C AIR CONDITIONER
B BIN
S STORAGE
G GARBAGE BINS STORAGE
RS1 METAL DECK ROOFING
BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
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Rhodes, NSW, 2138

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
T-C/T-D - GROUND FLOOR PLAN

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Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-TC/TD-2000	H

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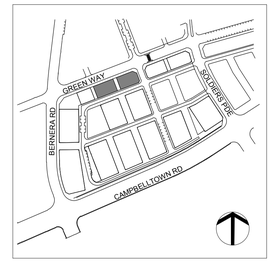

T-C

T-D

GREENWAY

DRIVEWAY

DRIVEWAY

LOCAL STREET 7

PEDESTRIAN WALKWAY

PEDESTRIAN WALKWAY

NEIGHBOURHOOD STREET

SCREEN

BAL

ENS

BED 1

BED 2

BED 3

BATH

12133 FFL 69.131

12132 FFL 68.873

12131 FFL 68.787

12130 FFL 68.529

12129 FFL 68.271

12119 FFL 68.000

12120 FFL 67.742

12121 FFL 67.312

12122 FFL 67.226

12123 FFL 66.968

KITCHEN

LDY

DINING

LIVING

BED

12138 FFL 69.077

12137 FFL 68.819

12136 FFL 68.475

12135 FFL 68.303

12134 FFL 68.217

12128 FFL 67.688

12127 FFL 67.430

12126 FFL 67.344

12125 FFL 66.914

12124 FFL 66.656

S

3020

3000

1140

5000

670

1020

5220

DA-TC/TD-3001

DA-TC/TD-3002

DA-TC/TD-3003

DA-TC/TD-3101

1 DA-TGTD-3101

2 DA-TGTD-3101

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.7 Average star rating

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.8 Average star rating

LEGEND

FHR FIRE HOSE REEL
FE FIRE EXTINGUISHER
G GAS METER
A ACCESS HATCH
B BOLLARD
S SPRINKLER
G GARBAGE BINS STORAGE
RS1 METAL DECK ROOFING
BOUNDARY
BUILDING / SUNHOOD OVER

NOTE

- REFER TO LANDSCAPE DRAWING FOR PRIVATE OPEN SPACE
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT
- LEVELS VARY ACROSS EACH TOWNHOME.

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
T-C/T-D - FIRST FLOOR PLAN

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Plotted and checked by AE

Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY

07/04/17

Scale	Project No	Drawing No	Issue
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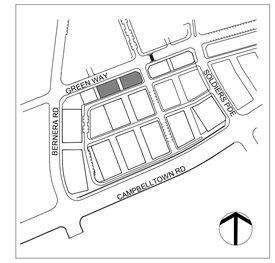

T-C

1 DA-TC/TD-3101

DA-TC/TD-3000 1

GREENWAY

2 DA-TC/TD-3101

T-D

3° RS1

6° RS1

SKYLIGHT

SOLAR PANEL

PEDESTRIAN WALKWAY

DA-TC/TD-3003 4

DA-TC/TD-3001 1

DA-TC/TD-3001 3

PEDESTRIAN WALKWAY

NEIGHBOURHOOD PARK

2 DA-TC/TD-3001

DRIVEWAY

DRIVEWAY

LOCAL STREET 7

2 DA-TC/TD-3000

1 DA-TM/SD-3101

2 DA-TC/TD-3101

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
https://www.nathers.gov.au/423EVQM0W/pdf

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
https://www.nathers.gov.au/C7128JWWNN/pdf

Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
https://www.nathers.gov.au/E8KAFC3JGV/pdf

Certificate Number: NV80TLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.9 Average star rating
https://www.nathers.gov.au/NV80TLSTNC/pdf

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.7 Average star rating
https://www.nathers.gov.au/BHOOBY7ZQN/pdf

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.8 Average star rating
https://www.nathers.gov.au/7ABYSWJ2SR/pdf

LEGEND

RS1 METAL DECK ROOFING

0m 1m 2m 4m 6m

DEVELOPMENT APPLICATION

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
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H	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
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Frasers Property
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Rhodes, NSW, 2138

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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
T-C/T-D - ROOF PLAN

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Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17

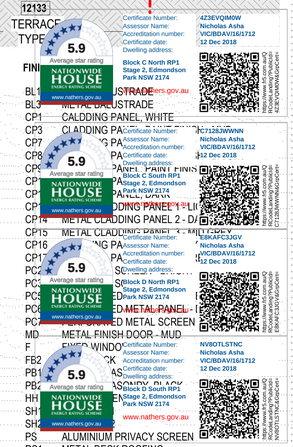
Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-TC/TD-2002	

19/11/2018 2:10:20 PM

1 T-C & T-D ELEVATION NORTH
1 : 100

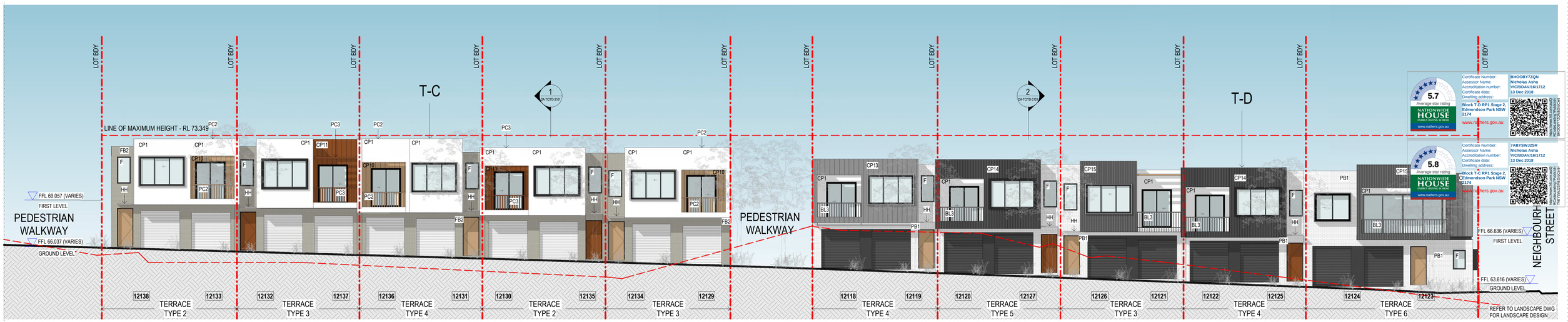
FINISHES SCHEDULE

BL1	BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PA
CP7	G PA
CP8	PA
CP9	PANEL PAINT FINIS
CP1	A
CP1	PANEL, GREY
CP1	DDING PANEL 1 - LI
CP14	METAL CLADDING PANEL 2 - DA
CP15	METAL CLADDING PANEL 3 - WHITE GREY
CP16	NG PA
CP17	PA
PC2	S
PC5	
PC6	D METAL PANEL -
PC7	D METAL SCREEN
MD	METAL FINISH DOOR - MUD
F	FIXED WINDO
FB2	CK
PB1	AS
PB2	SOLID PLASTIC
HH	A
SH1	
SH2	
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING



NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT



2 T-C & T-D ELEVATION SOUTH
1 : 100

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
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H	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
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Consultant
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
BLOCK T-C/T-D ELEVATIONS (SHEET 1)

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DEVELOPMENT APPLICATION

Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17
Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-TC/TD-3000	

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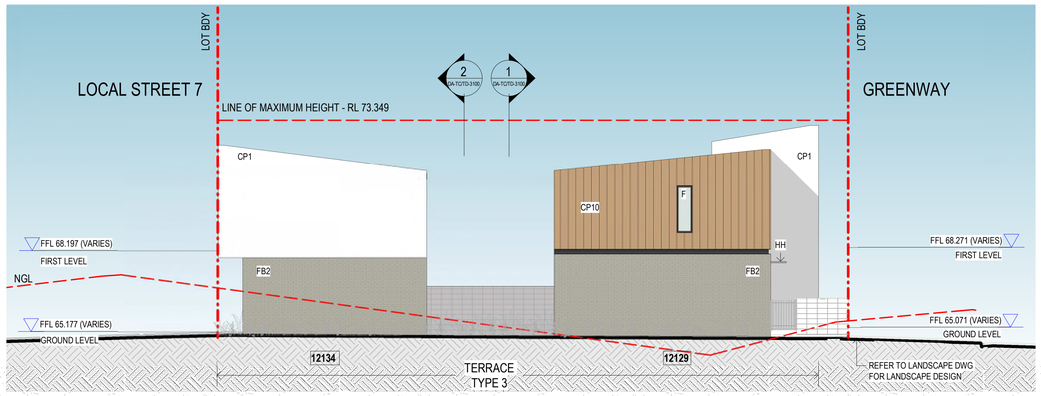
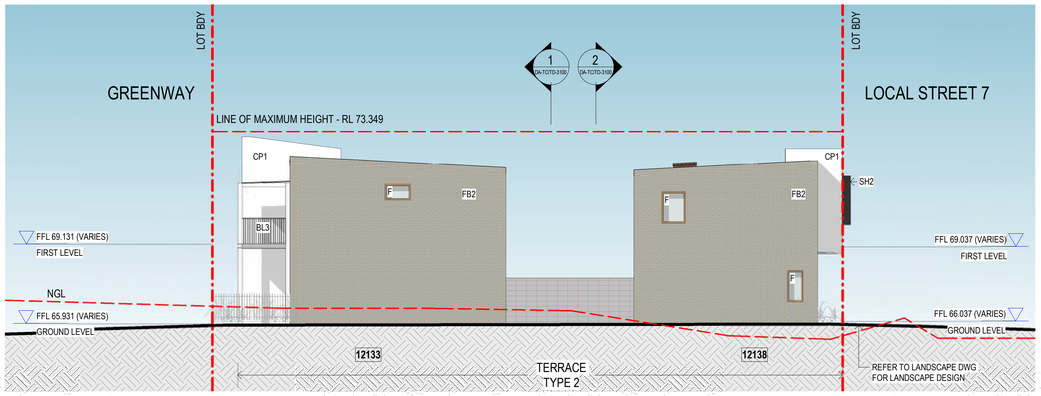
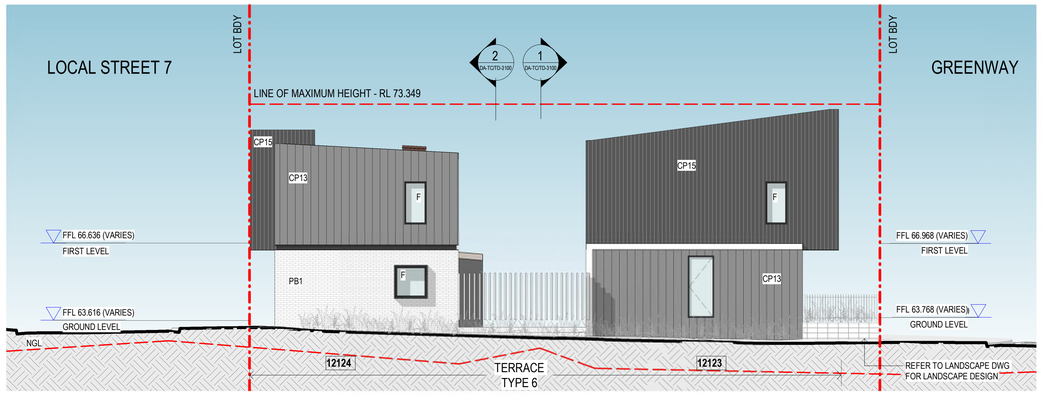


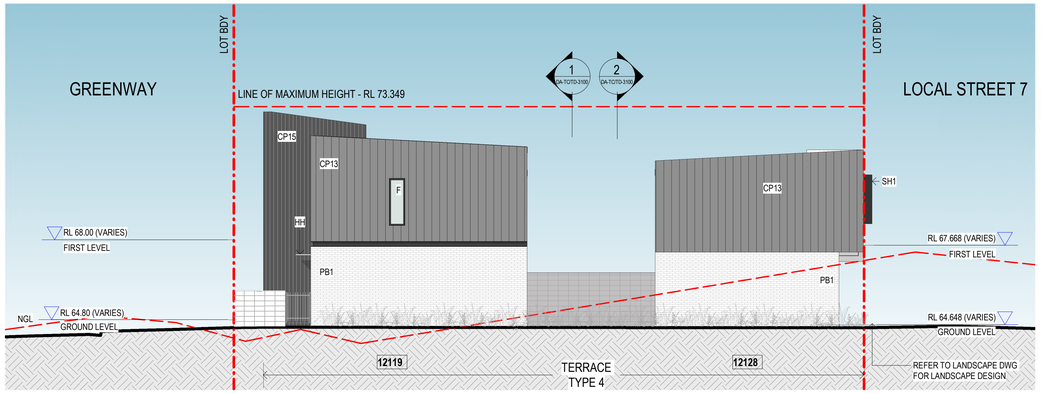
1 T-C ELEVATION EAST
1 : 100



4 T-C ELEVATION WEST
1 : 100



2 T-D ELEVATION EAST
1 : 100



3 T-D ELEVATION WEST
1 : 100

FINISHES LEGEND

BL1	GLASS BALUSTRADE
BL3	METAL BALUSTRADE
CP1	CALDDING PANEL, WHITE
CP3	CLADDING PANEL, PAINT FINISH - MUD
CP7	CALDDING PANEL, GREY
CP8	CLADDING PANEL, PAINT FINISH - BRIGHT
CP9	CLADDING PANEL, PAINT FINISH - DARK
CP10	CLADDING PANEL, BRIGHT
CP11	CLADDING PANEL, DARK
CP13	METAL CLAD
CP1	CLAD
CP	AD
CP	PANEL - DARK
PC	SCREEN - BRIGHT
PC	SCREEN - DARK
PC5	PERFORATED METAL PANEL -
PC6	PERFORATED METAL PANEL - DARK
PC7	ORATE
MD	NS
F	D
FF	K
PB	
PB	ASONRY, BLACK
HH	ENTRY DOOR
SH1	SUNHOOD 1
SH2	SUNHOOD 2
PS	ALUMINIUM PRIVACY SCREEN
RS1	METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT

Certificate Number: 423EVQM0W
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
5.9 Average star rating
www.nathers.gov.au

Certificate Number: C7128JWWNN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C South RP1 Stage 2, Edmondson Park NSW 2174
5.9 Average star rating
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Certificate Number: E8KAFC3JGV
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D North RP1 Stage 2, Edmondson Park NSW 2174
5.9 Average star rating
www.nathers.gov.au

Certificate Number: NV8OTLSTNC
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block D South RP1 Stage 2, Edmondson Park NSW 2174
5.9 Average star rating
www.nathers.gov.au

Certificate Number: BHOOBY7ZQN
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
5.7 Average star rating
www.nathers.gov.au

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
5.8 Average star rating
www.nathers.gov.au

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
C	ISSUE FOR ESD CONSULTANT	04/08/17
D	ISSUE FOR DA	06/09/17
E	ISSUE FOR DA	06/02/18
F	ISSUE FOR DA	16/08/18
G	ISSUE FOR DA	30/08/18
H	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

GROUP GSA
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Level 7, 80 William St East Sydney NSW Australia 2011
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
BLOCK T-C/T-D ELEVATIONS (SHEET 2)

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DEVELOPMENT APPLICATION

Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17
Scale	Project No	Drawing No	Issue
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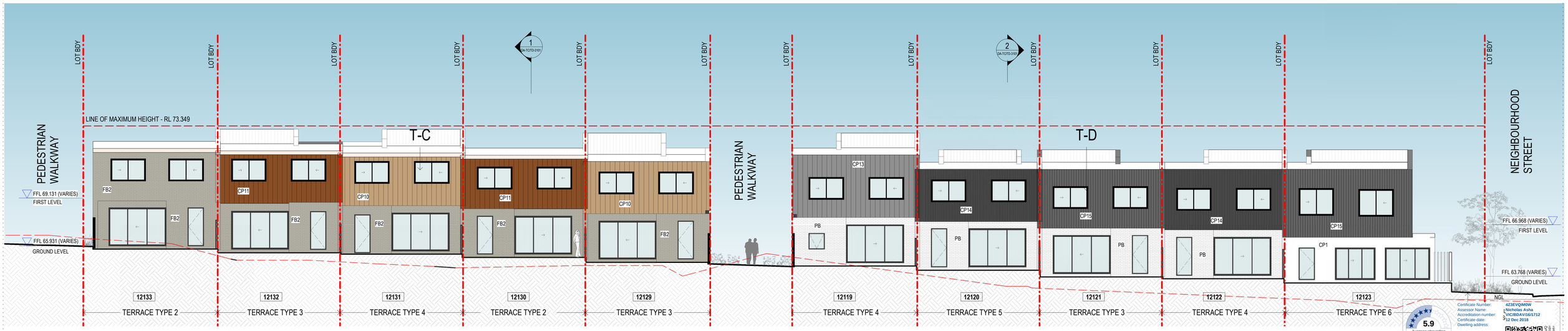
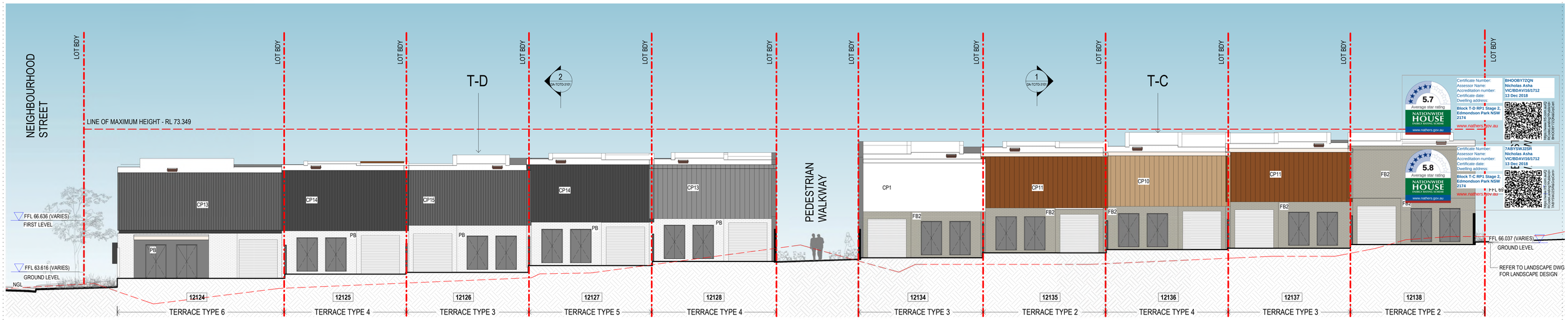


1 Block T-C & T-D - Long Section A
1 : 100

CP1 CLADDING PANEL, WHITE
CP3 CLADDING PANEL - PAINT FINISH - BRR
CP7 CLADDING PANEL
CP8 CLADDING PANEL
CP9 CLADDING PANEL
CP11 METAL CLADDING PANEL 2 - D
CP15 METAL CLADDING PANEL 3 - MID GREY
CP16 CLADDING PANEL
CP17 CLADDING PANEL
PC METAL FINISH
PC METAL FINISH
PC METAL FINISH
PC METAL FINISH
MD METAL FINISH DOOR - MUD
F FIXED WIND
FB2 BRICK
PB BALUSTRADE
PB BALUSTRADE
FINISH - PAINT FINISH
FS ALUMINIUM PRIVACY SCREEN
RS1 METAL DECK ROOFING

NOTE

- LEVELS VARY ACCROSS EACH TOWNHOME
- FINAL RLs SUBJECT TO DESIGN DEVELOPMENT TO COMPLY WITH ACCESS REQUIREMENT



2 Block T-C & T-D - Long Section B
1 : 100

Amendments

Issue	Description	Date
A	ISSUE FOR FPA REVIEW	28/04/17
B	RE-ISSUE FOR FPA REVIEW	05/05/17
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G	ISSUE FOR DA	30/08/18
H	ISSUE FOR DA	19/11/18

Amendments

Issue	Description	Date

Amendments

Issue	Description	Date

Consultant
J. WYNDHAM PRINCE
PO Box 4366 Penrith Westfield NSW 2750

Consultant
JBA Planning
173 Sussex St, Sydney NSW 2000

Consultant
Hassell - Landscape
Level 2 Pier 8/9, 23 Hickson Road

Client
FRASERS PROPERTY
Frasers Property
Ground Floor, 1C Homebush Bay Drive
Rhodes, NSW, 2138

FRASERS PROPERTY

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Australia 2011
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architecture interior design urban design landscape
nom architect M. Sheldon 3990

Project Title
EDMONDSON PARK

Drawing Title
T-C/T-D - SECTIONS (SHEET 1)

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DEVELOPMENT APPLICATION

Plotted and checked by	AE		
Verified	LMC	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AY
			07/04/17
Scale	Project No	Drawing No	Issue
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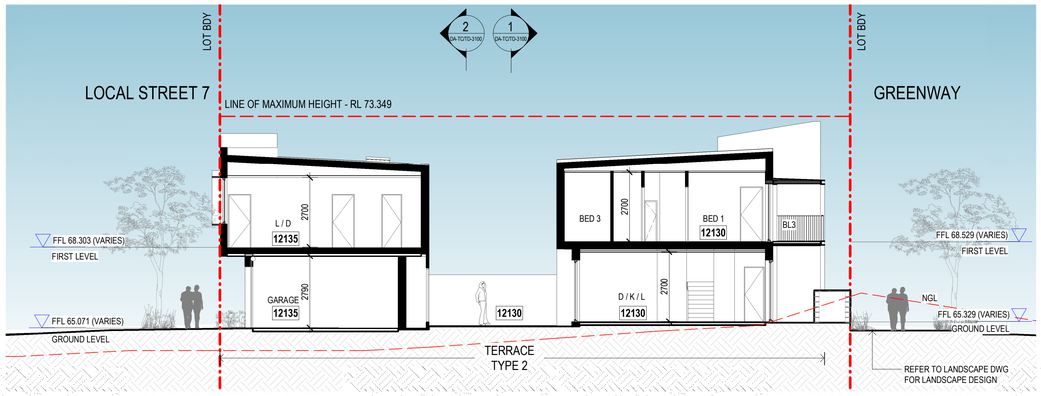
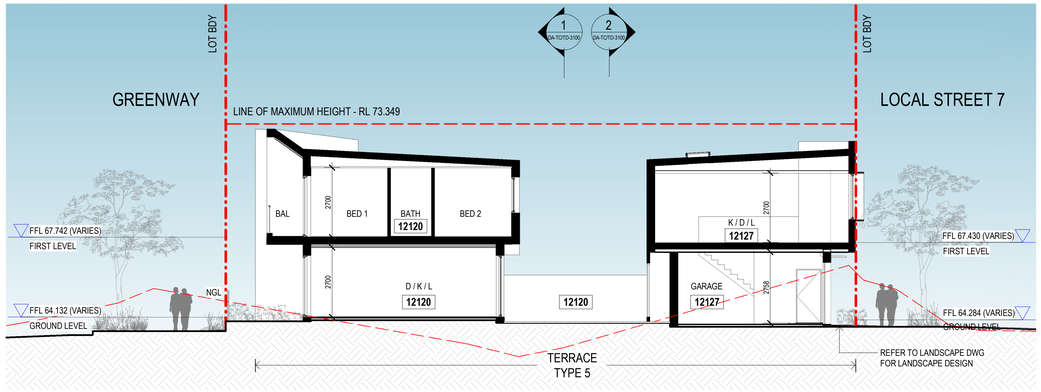


1 Block T-C - Cross Section
1 : 100



2 Block T-D - Cross Section
1 : 100

Certificate Number: 423EVQM0W
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Accreditation number: VIC/BDAV/16/1712
Certificate date: 12 Dec 2018
Dwelling address: Block C North RP1 Stage 2, Edmondson Park NSW 2174
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5.9 Average star rating

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Accreditation number: VIC/BDAV/16/1712
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www.nathers.gov.au
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Accreditation number: VIC/BDAV/16/1712
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Certificate date: 13 Dec 2018
Dwelling address: Block T-D RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.7 Average star rating

Certificate Number: 7ABYSWJ2SR
Assessor Name: Nicholas Asha
Accreditation number: VIC/BDAV/16/1712
Certificate date: 13 Dec 2018
Dwelling address: Block T-C RP1 Stage 2, Edmondson Park NSW 2174
www.nathers.gov.au
5.8 Average star rating

NOTE

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Issue	Description	Date

Amendments

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Drawing Title
T-C/T-D - SECTIONS (SHEET 2)

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DEVELOPMENT APPLICATION

Plotted and checked by AE

Verified LMC | Approved LMC

Drawing Created (date) | Drawing Created (by) AY

07/04/17

Scale	Project No	Drawing No	Issue
1 : 100 @ B1	15005	DA-TC/TD-3101	I

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