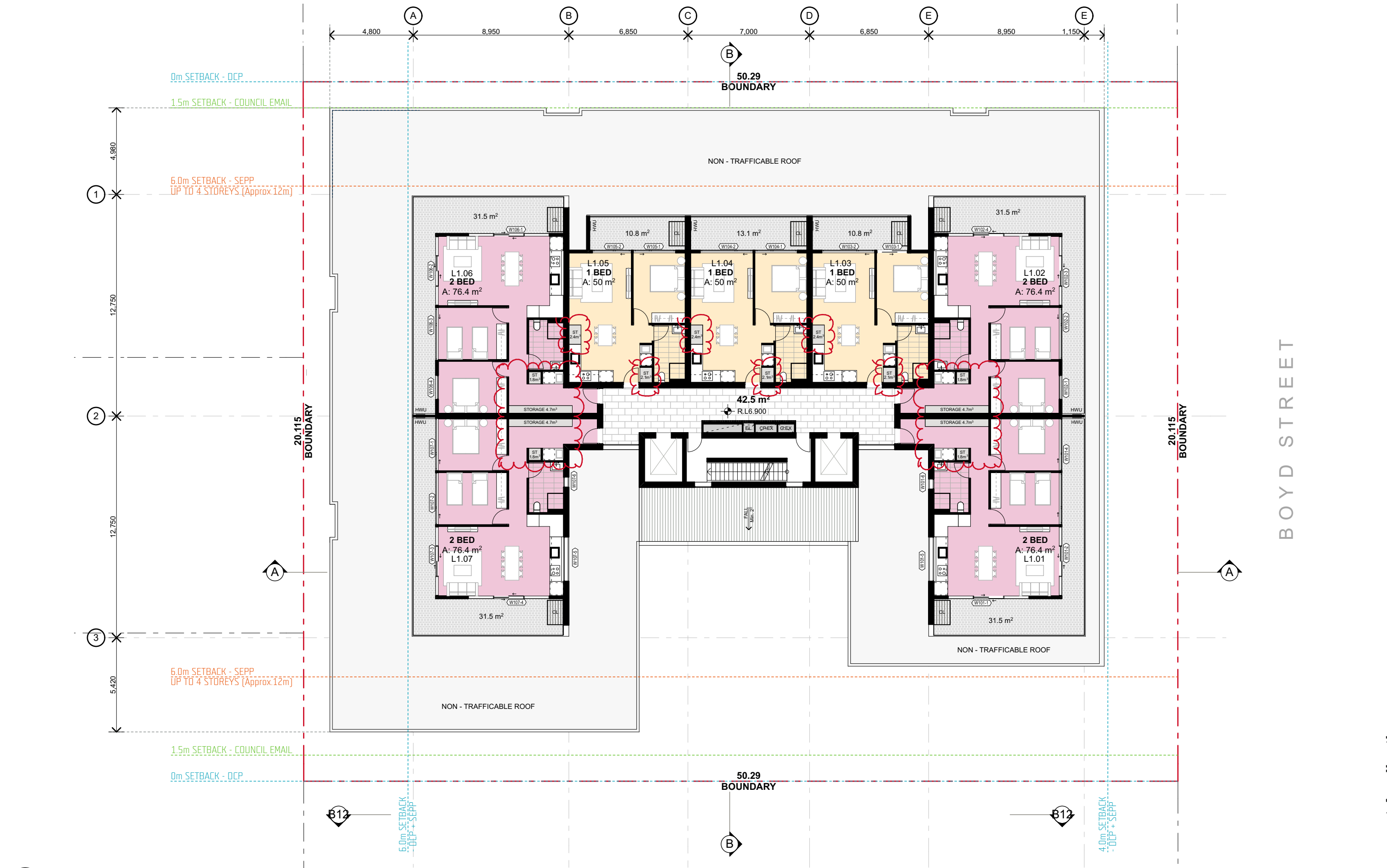


Ground Floor
SCALE 1:200 @ A3

Development Application



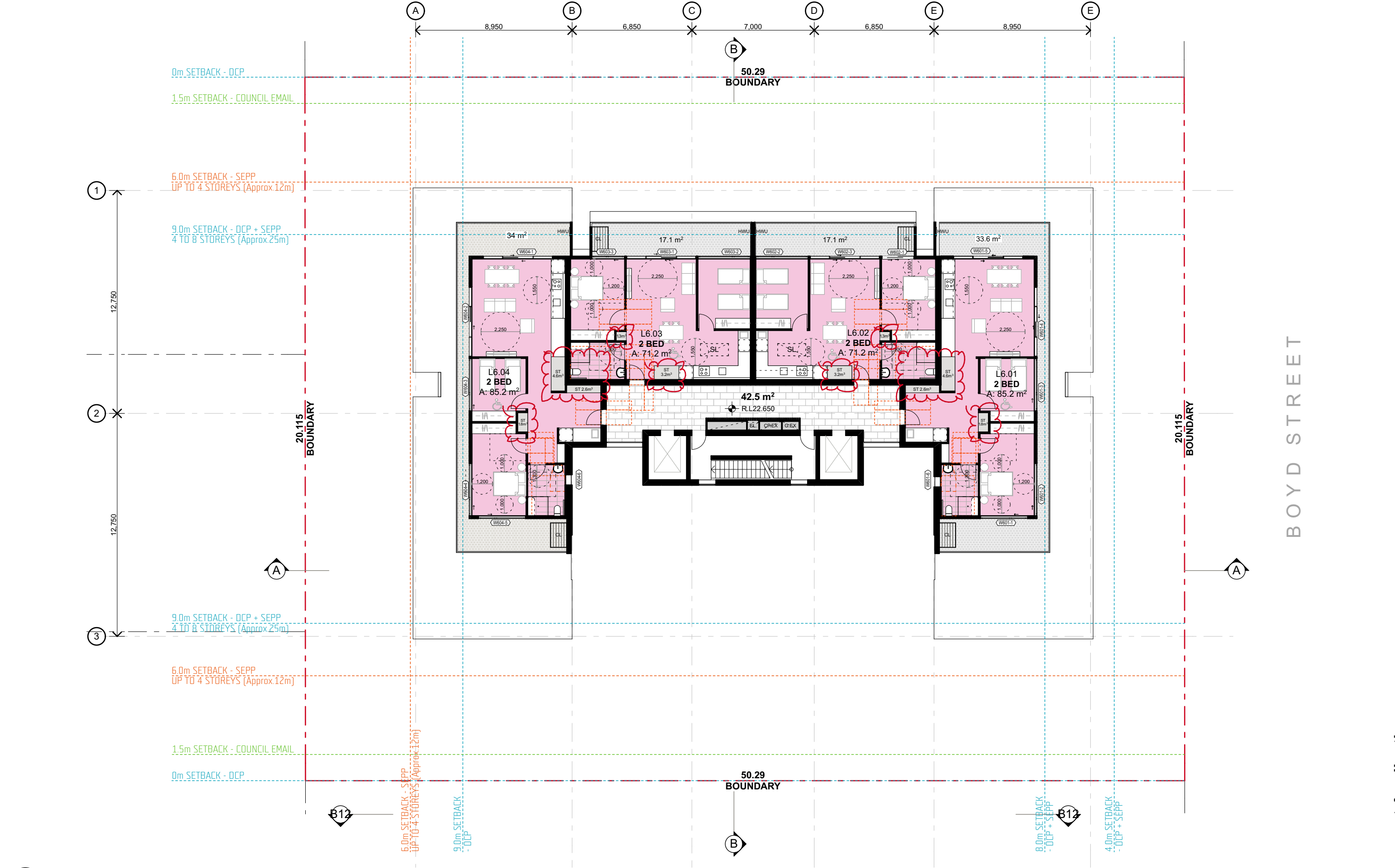
Level 01
SCALE 1:200 @ A3

Development Application



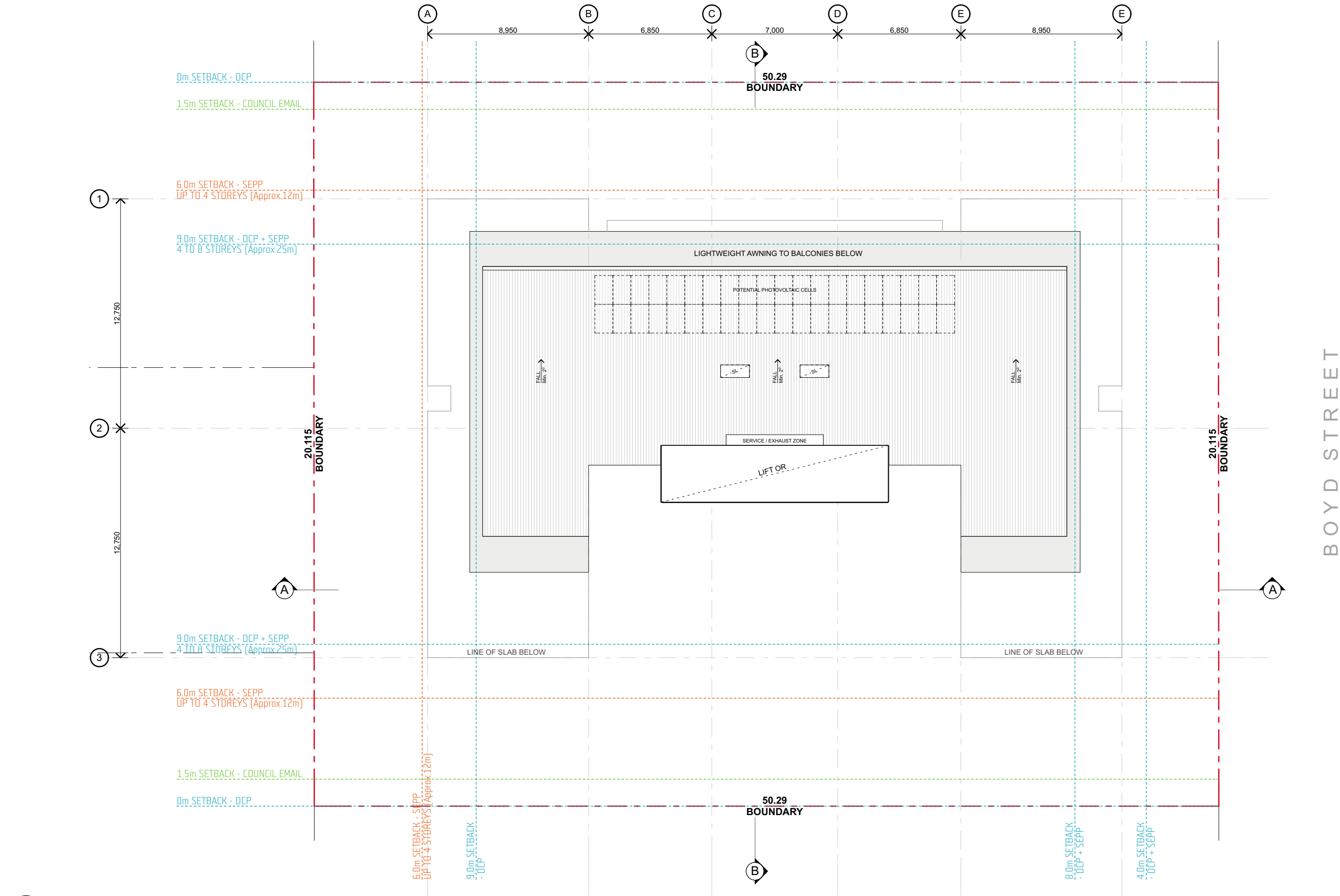
Level 02-04
SCALE 1:200 @ A3

Development Application



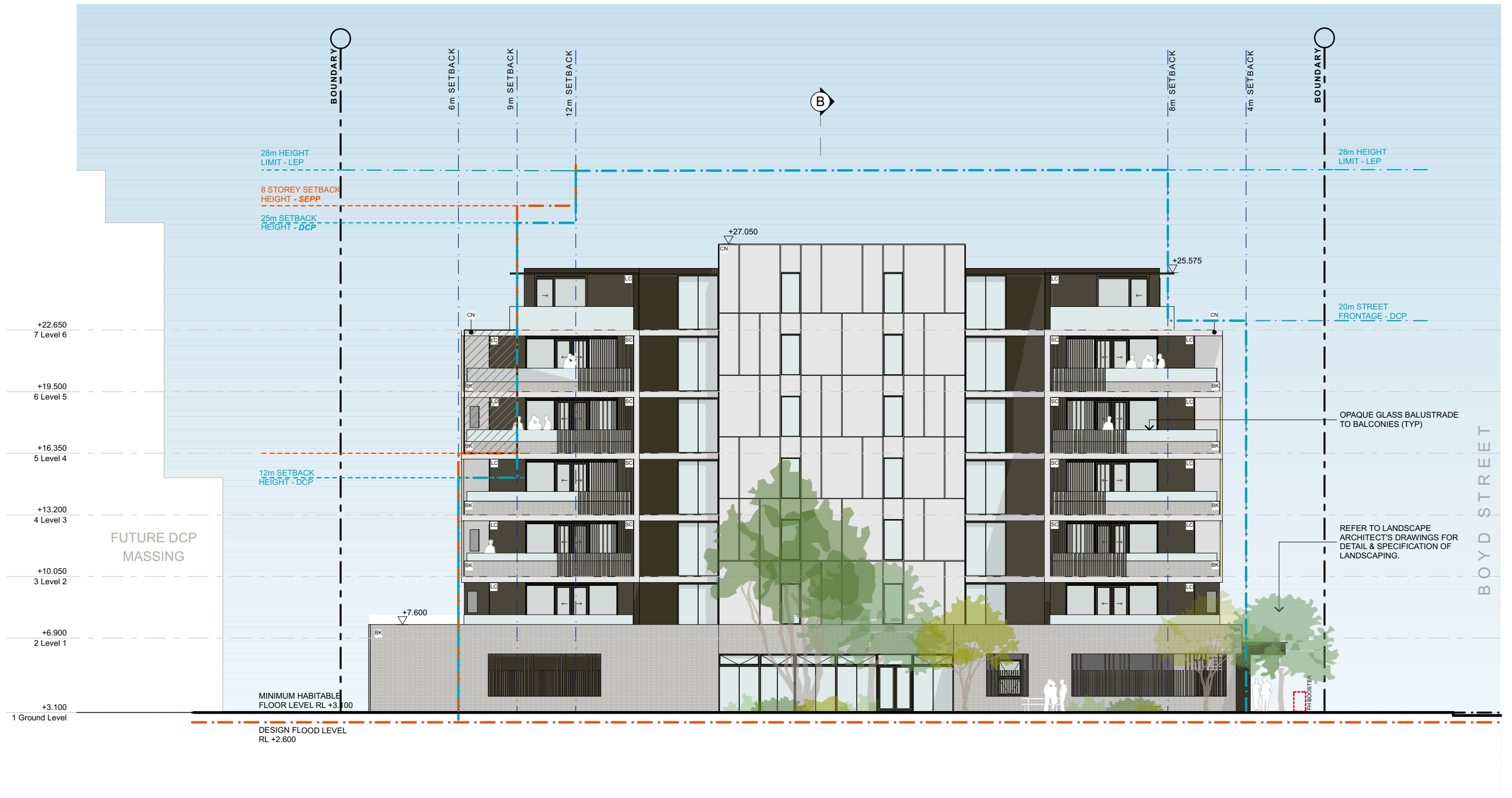
Level 06
SCALE 1:200 @ A3

Development Application



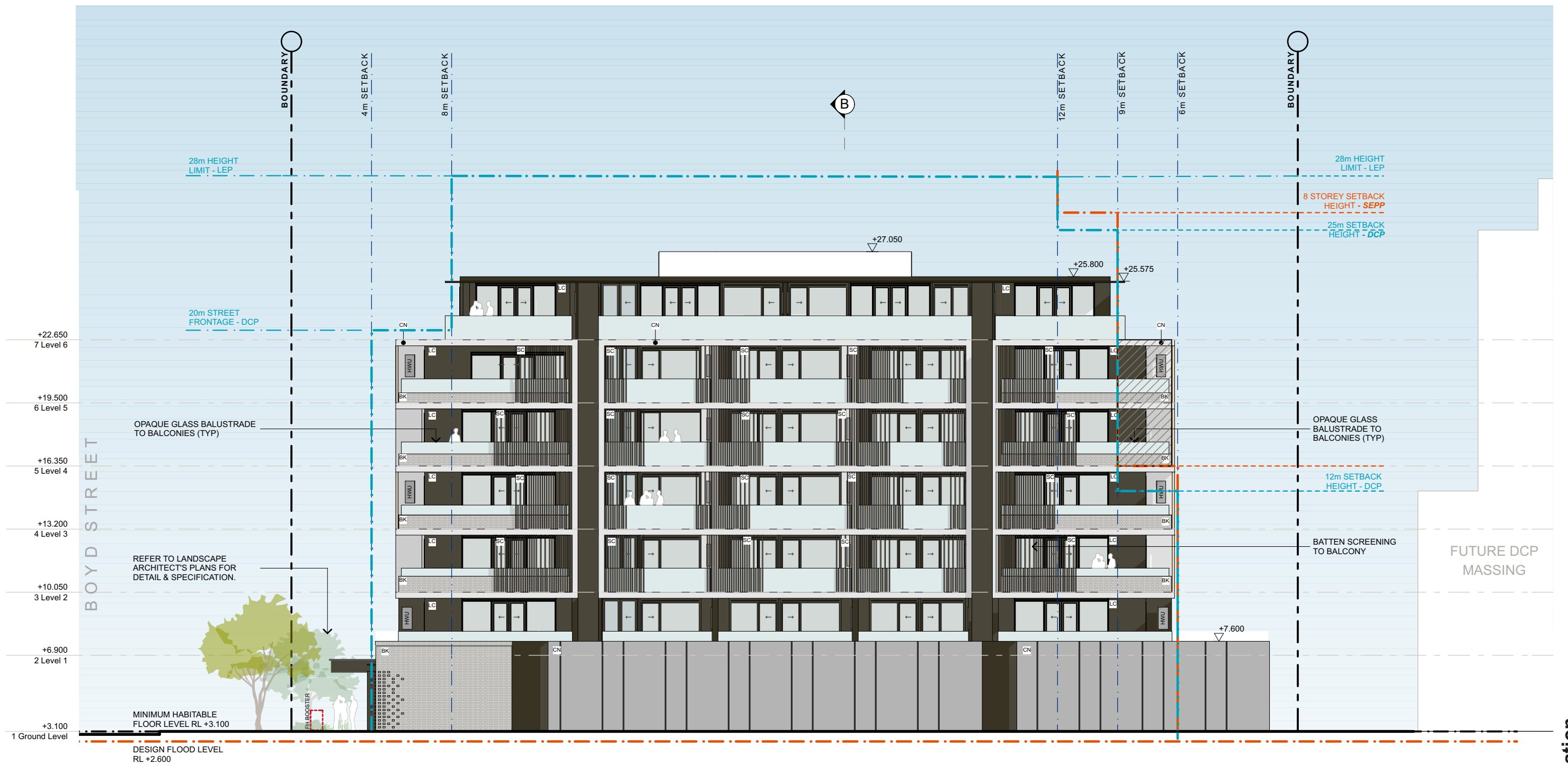
Roof Plan
SCALE 1:200 @ A3

Development Application



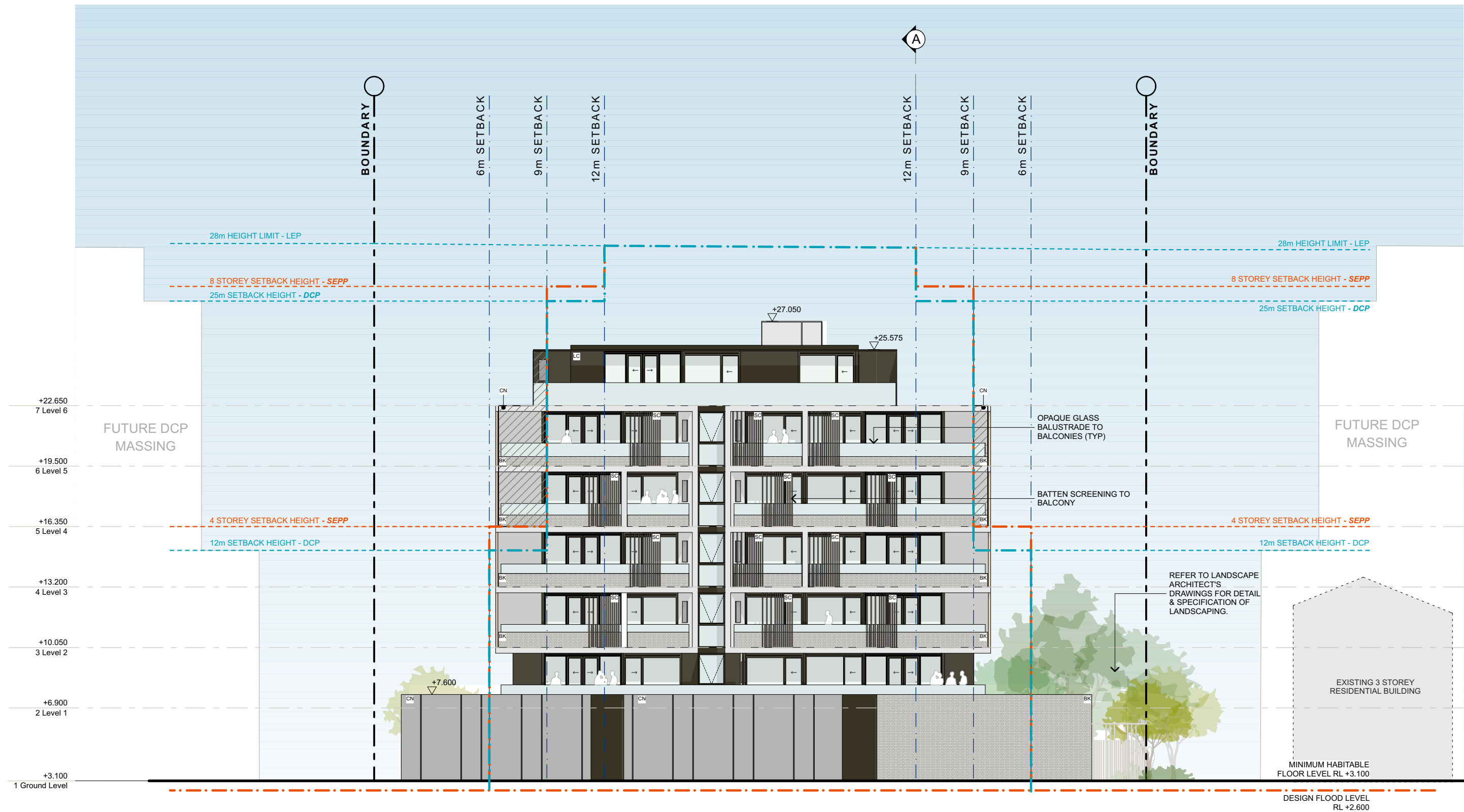
South Elevation
SCALE 1:200 @ A3

Development Application



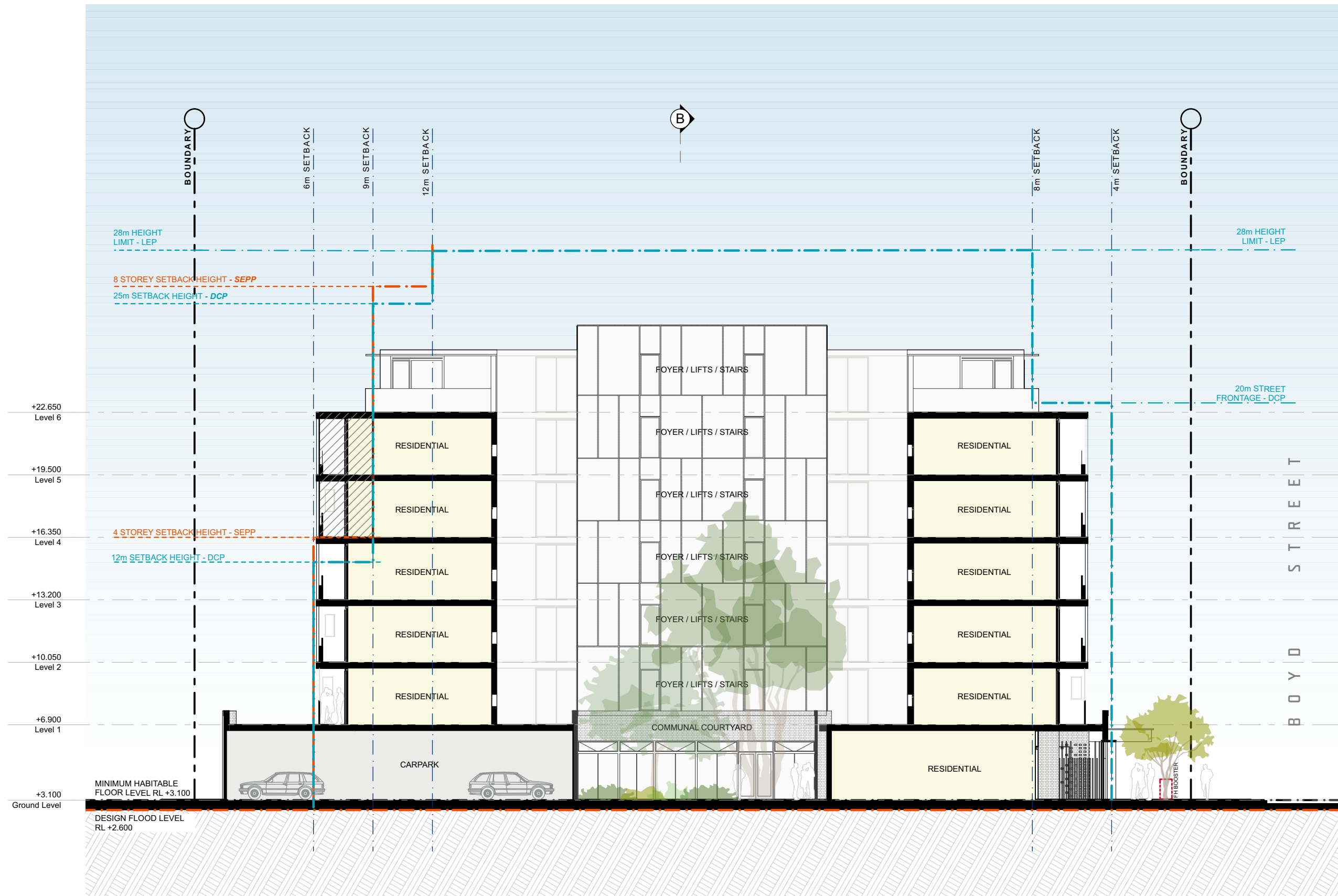
North Elevation
SCALE 1:200 @ A3

Development Application



West Elevation
SCALE 1:200 @ A3

Development Application



Development Application

CKDS ARCHITECTURE

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**Planning,
Industry &
Environment**

LAHC Boyd Development

project #
19056

33-35 Boyd Street



Section A

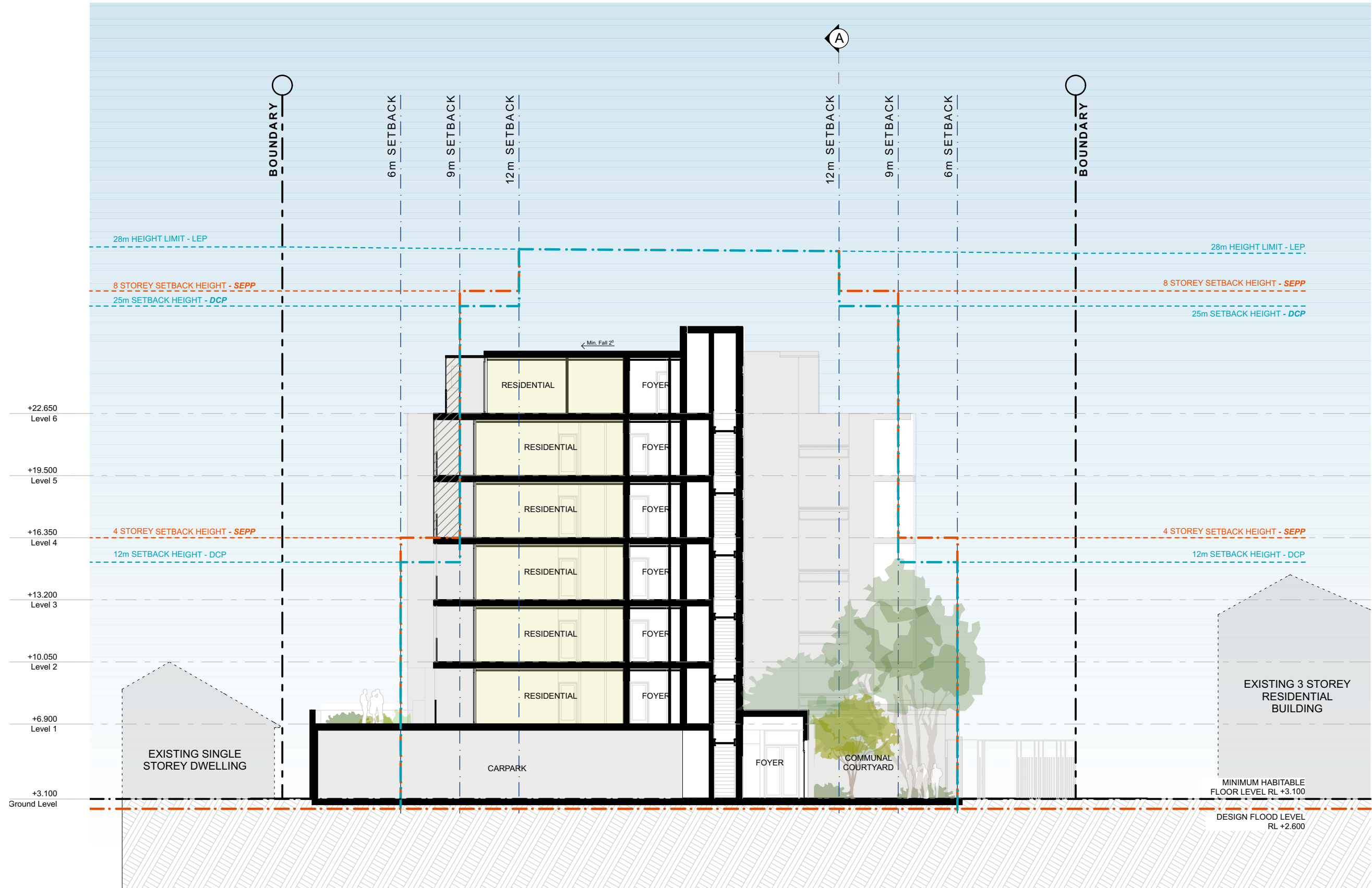
drawing #
DA-301

9/08/2019

Issue
G

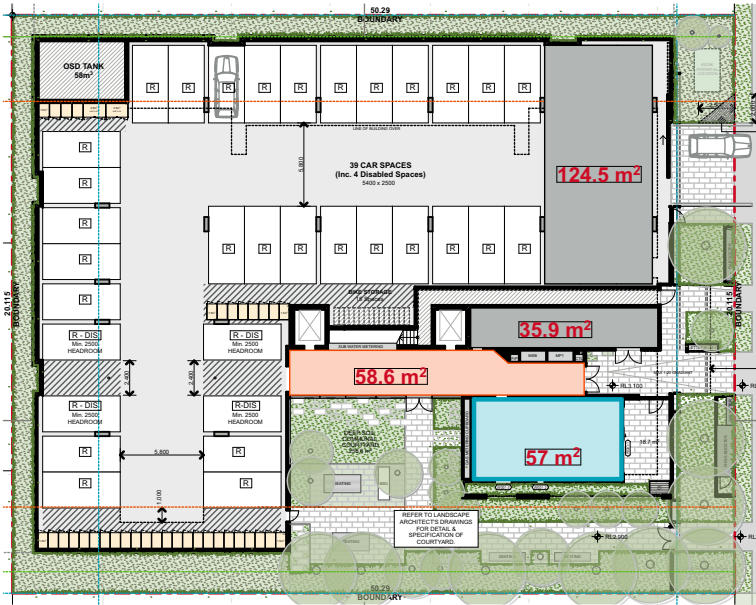


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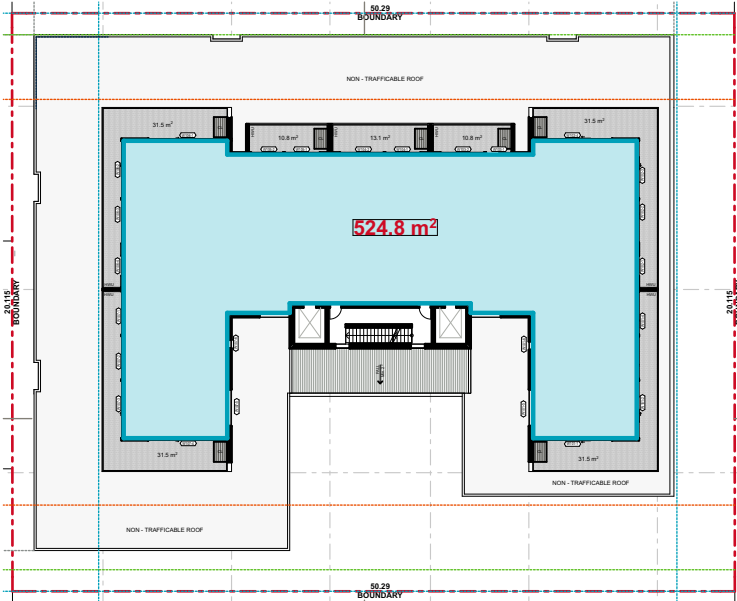


Section B
SCALE 1:200 @ A3

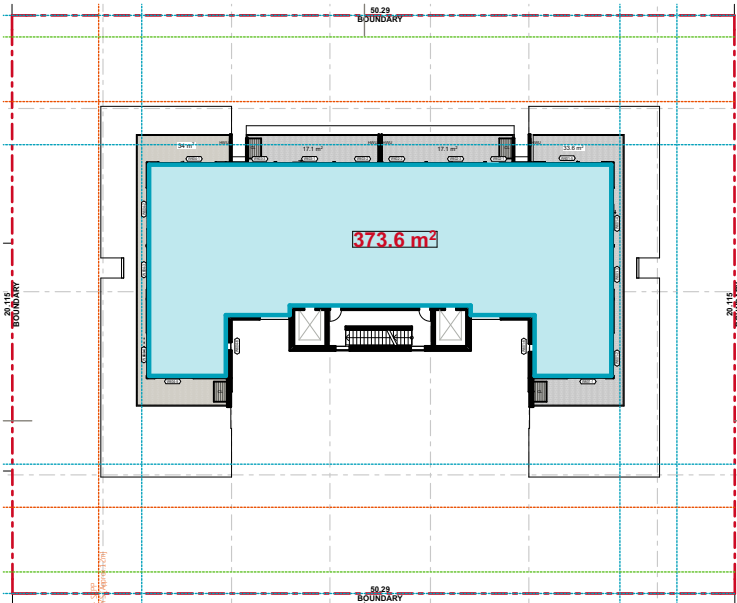
Development Application



GROUND FLOOR



LEVEL 1-5



LEVEL 6

Apartment Mix

	1 BED	2 BED
G	1	
L1	3	4
L2	3	4
L3	3	4
L4	3	4
L5	3	3
L6	2	3
T	16	24
	40%	60%

Total 40 Units

GFA

G	276m ²
L1	525m ²
L2	525m ²
L3	525m ²
L4	525m ²
L5	525m ²
L6	373.5m ²
T	3,274.5m ²
	1.62:1 FSR

LEP (2.5:1) PERMISSABLE GFA 5060m²
(62%)

ARH SEPP (3:1) PERMISSABLE GFA
6072m² (52%)

CAR SPACES REQUIRED
0.5 PER 1 BED = 8 SPACES
1.0 PER 2 BED = 24 SPACES
TOTAL 32 SPACES

CAR SPACES PROVIDED
35 RESIDENTIAL SPACES
4 ACCESSIBLE SPACES
39 TOTAL SPACES

RESIDENTIAL									
LEVEL	NAME	OCCUPANCY	INT m ²	EXT m ²	INT STORAGE m ³	EXT STORAGE m ³	SOLAR	CROSS	ADAPTABLE
GROUND									
	G.01	1 Bed	57	18.5	6.5	1.5	min. 2 HR		
L1									
	L1.01	2 Bed	76.5	31.5	6.5	1.5	min. 2 HR	YES	
	L1.02	2 Bed	76.5	31.5	6.5	1.5	min. 3 HR	YES	
	L1.03	1 Bed	50	11	4.5	1.5	min. 3 HR		
	L1.04	1 Bed	50	13	4.5	1.5	min. 3 HR		
	L1.05	1 Bed	50	11	4.5	1.5	min. 3 HR		
	L1.06	2 Bed	76.5	31.5	6.5	1.5	min. 3 HR	YES	
	L1.07	2 Bed	76.5	31.5	6.5	1.5	min. 2 HR	YES	
L2									
	L2.01	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
	L2.02	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L2.03	1 Bed	50	10	4.5	1.5	min. 3 HR		
	L2.04	1 Bed	50	12	4.5	1.5	min. 3 HR		
	L2.05	1 Bed	50	9.5	4.5	1.5	min. 3 HR		
	L2.06	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L2.07	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
L3									
	L3.01	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
	L3.02	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L3.03	1 Bed	50	10	4.5	1.5	min. 3 HR		
	L3.04	1 Bed	50	12	4.5	1.5	min. 3 HR		
	L3.05	1 Bed	50	9.5	4.5	1.5	min. 3 HR		
	L3.06	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L3.07	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
L4									
	L4.01	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
	L4.02	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L4.03	1 Bed	50	10	4.5	1.5	min. 3 HR		
	L4.04	1 Bed	50	12	4.5	1.5	min. 3 HR		
	L4.05	1 Bed	50	9.5	4.5	1.5	min. 3 HR		
	L4.06	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L4.07	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
L5									
	L5.01	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
	L5.02	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L5.03	1 Bed	50	10	4.5	1.5	min. 3 HR		
	L5.04	1 Bed	50	12	4.5	1.5	min. 3 HR		
	L5.05	1 Bed	50	9.5	4.5	1.5	min. 3 HR		
	L5.06	2 Bed	76.5	26.5	6.5	1.5	min. 3 HR	YES	
	L5.07	2 Bed	76.5	30	6.5	1.5	min. 2 HR	YES	
L6									
	L6.01	2 Bed	85	33.5	9.0	-	min. 3 HR	YES	YES
	L6.02	2 Bed	71	17	4.5	3.5	min. 3 HR	YES	YES
	L6.03	2 Bed	71	17	4.5	3.5	min. 3 HR	YES	YES
	L6.04	2 Bed	85	34	9.0	-	min. 3 HR	YES	YES
							73%	63%	10%

SEPP 65 Compliance

Objective	Proposal	Compliance
3E. Deep Soil Zones <i>Deep soil zones are to meet the following minimum requirements: Site area – min. dimensions – DSZ % >1500m² – 6m – 7%</i>	The communal ground floor landscaped courtyard allows for deep soil planting that equates to 16% of the site area with an additional 125sqm (6%) of public landscaped area presenting to Boyd Street.	YES
3F. Visual Privacy <i>Building height – Habitable rooms and balconies – non habitable Up to 12m (4 stories) – 6m - 3m Up to 25m (5-8 stories) – 9m - 4.5m Over 25m (9+ stories) – 12m - 6m</i>	Visual privacy will be integrated into the design by a number of screening measures. These include visual separation, external louvres & screens, solid balustrades and responsible apartment planning.	MERIT
4A. Solar and Daylight Access <i>In all other areas (exc. Sydney, Wollongong, Newcastle), living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9am and 3pm at mid winter</i>	Living rooms / Balcony spaces to 85% (34 of 40) of the units will achieve a minimum of 3hrs sunlight during mid winter. Balcony spaces to the remaining 15% (6 of 40) of the units will achieve a minimum of 2hrs sunlight during mid winter.	YES
4B. Natural Ventilation <i>At least 60% of apartments are natural cross-ventilated in the first nine storeys of the building.</i>	A minimum of 62% (25 of 40) of apartments have achieved cross ventilation.	YES
4C. Ceiling Heights <i>Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Habitable rooms – 2.7 Non-habitable – 2.4</i>	2.7m minimum floor to ceilings for habitable rooms Yes and 2.4m minimum for non-habitable rooms has been achieved	YES
Apartment Size and Layout <i>Apartments are required to have the following minimum internal areas: 1 Bedroom – 50m² 2 Bedroom – 70m²</i>	All apartments comply with the minimum internal area requirements.	YES
4E. Private Open Space and Balconies <i>All apartments are required to have primary balconies as follows: 1 bedroom apartments – 8m² (2m min.) 2 bedroom apartments – 10m² (2m min.)</i>	All apartments have balcony areas and depths which comply with the minimum area requirements.	YES

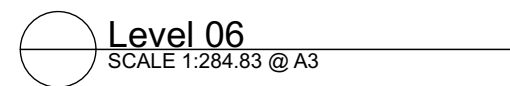
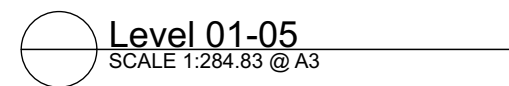


Typical Level 02-03 - SEPP 65 Compliance Diagram



	YES	NO
G	-	1
L1	4	3
L2	4	3
L3	4	3
L4	4	3
L5	4	3
L6	4	-
T	24	16
	60%	40%
Total	40 Units	

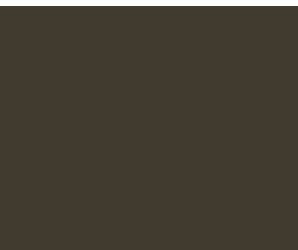
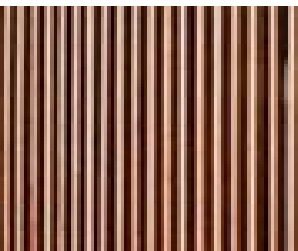
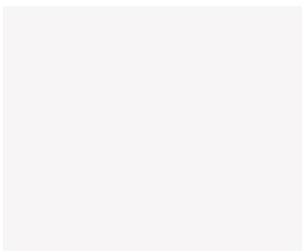
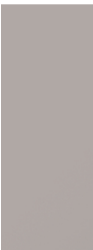
Objective	Proposal	Compliance
4B. Natural Ventilation		
<i>At least 60% of apartments are natural cross-ventilated in the first nine storeys of the building.</i>	A minimum of 60% (24 of 40) of apartments have achieved cross ventilation.	YES



Development Application



TEXTURES AND TONES OF LOCAL
CULTURAL AND SOCIAL SIGNIFICANCE

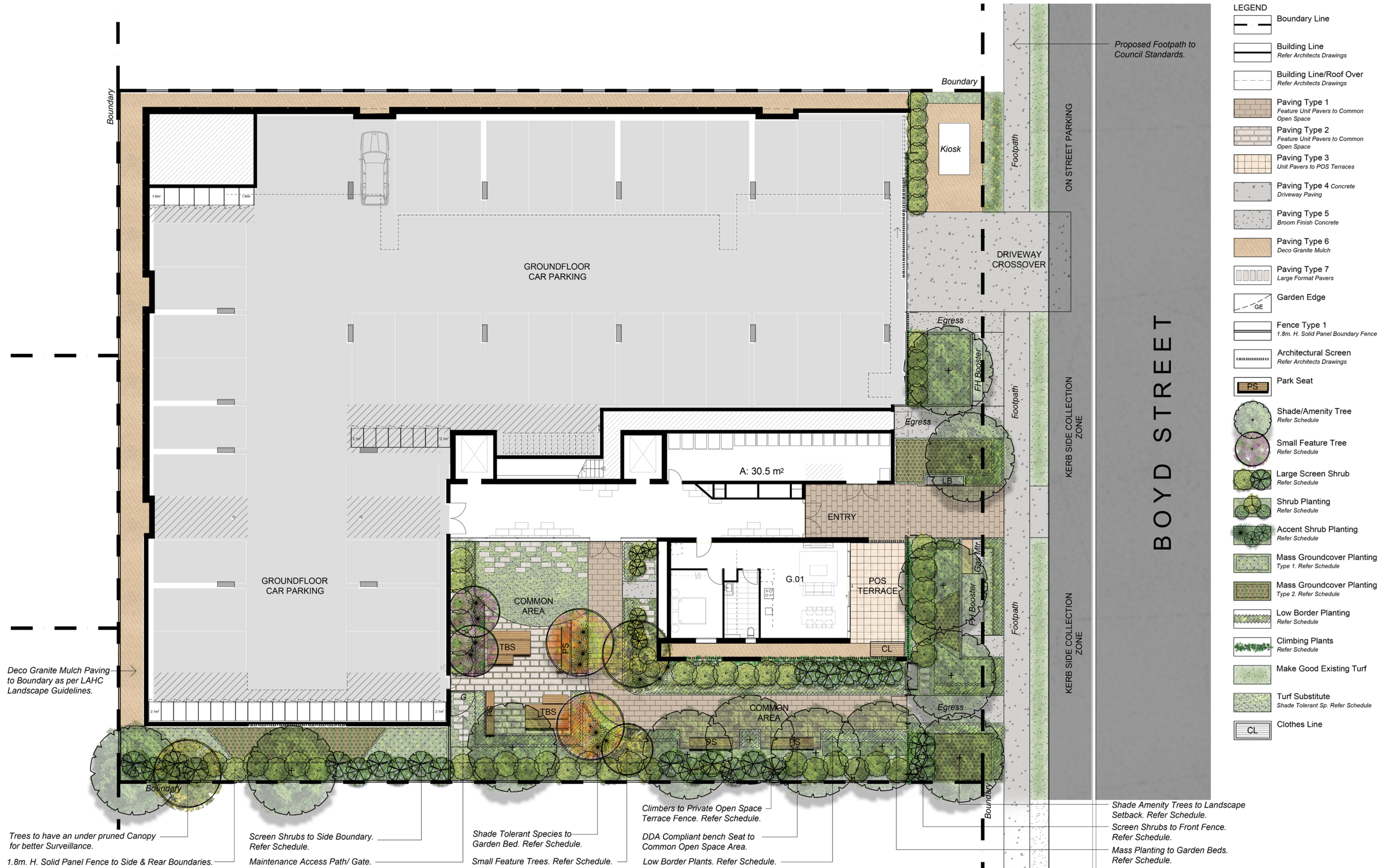


COASTAL TEXTURES
AND COLOUR TONES



PALETTE OPTION
COASTAL WHITES

Version: 4, Version Date: 02/06/2020



BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1032426M_03




This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Tuesday, 12 November 2019

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



Project summary		
Project name	LACH Boyd Development_03	
Street address	33-35 Boyd Street Tweed Heads 2485	
Local Government Area	Tweed Shire Council	
Plan type and plan number	deposited 2379	
Lot no.	3 & 4	
Section no.	4	
No. of residential flat buildings	1	
No. of units in residential flat buildings	40	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	 41	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 30	Target 20

Certificate Prepared by

Name / Company Name: CHAPMAN ENVIRONMENTAL SERVICES PTY LTD

ABN (if applicable): 58601921108

Description of project

Project address

Project name	LACH Boyd Development_03
Street address	33-35 Boyd Street Tweed Heads 2485
Local Government Area	Tweed Shire Council
Plan type and plan number	deposited 2379
Lot no.	3 & 4
Section no.	4

Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	40
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	2024
Roof area (m ²)	547
Non-residential floor area (m ²)	0.0
Residential car spaces	39
Non-residential car spaces	0

Common area landscape

Common area lawn (m ²)	524.0
Common area garden (m ²)	0.0
Area of indigenous or low water use species (m ²)	0.0

Assessor details

Assessor number	20920
Certificate number	0004104850
Climate zone	10

Project score

Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 30	Target 20

Description of project

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

Residential flat buildings - Building1, 40 dwellings, 7 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.01	2	70.5	6.1	0.0	0.0
1.05	1	51.7	0.0	0.0	0.0
2.02	2	70.5	6.1	0.0	0.0
2.06	2	70.5	6.1	0.0	0.0
3.03	1	51.7	0.0	0.0	0.0
3.07	2	70.5	6.1	0.0	0.0
4.04	1	51.7	0.0	0.0	0.0
5.01	2	70.5	6.1	0.0	0.0
5.05	1	51.7	0.0	0.0	0.0
6.02	2	71.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.02	2	70.5	6.1	0.0	0.0
1.06	2	70.5	6.1	0.0	0.0
2.03	1	51.7	0.0	0.0	0.0
2.07	2	70.5	6.1	0.0	0.0
3.04	1	51.7	0.0	0.0	0.0
4.01	2	70.5	6.1	0.0	0.0
4.05	1	51.7	0.0	0.0	0.0
5.02	2	70.5	6.1	0.0	0.0
5.06	2	70.5	6.1	0.0	0.0
6.03	2	71.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.03	1	51.7	0.0	0.0	0.0
1.07	2	70.5	6.1	0.0	0.0
2.04	1	51.7	0.0	0.0	0.0
3.01	2	70.5	6.1	0.0	0.0
3.05	1	51.7	0.0	0.0	0.0
4.02	2	70.5	6.1	0.0	0.0
4.06	2	70.5	6.1	0.0	0.0
5.03	1	51.7	0.0	0.0	0.0
5.07	2	70.5	6.1	0.0	0.0
6.04	2	75.05	6.7	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1.04	1	51.7	0.0	0.0	0.0
2.01	2	70.5	6.1	0.0	0.0
2.05	1	51.7	0.0	0.0	0.0
3.02	2	70.5	6.1	0.0	0.0
3.06	2	70.5	6.1	0.0	0.0
4.03	1	51.7	0.0	0.0	0.0
4.07	2	70.5	6.1	0.0	0.0
5.04	1	51.7	0.0	0.0	0.0
6.01	2	75.5	6.7	0.0	0.0
G.01	1	51.1	8.6	0.0	0.0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)
Car park area (No. 1)	1107.0
Garbage room (No. 1)	29.0
Hallway/lobby type (No. 2)	48.5
Hallway/lobby type (No. 5)	48.5

Common area	Floor area (m²)
Lift car (No.1)	-
Ground floor lobby type (No. 1)	61.5
Hallway/lobby type (No. 3)	48.5
Hallway/lobby type (No. 6)	48.5

Common area	Floor area (m²)
Lift car (No.2)	-
Hallway/lobby type (No. 1)	48.5
Hallway/lobby type (No. 4)	48.5

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	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	-	-	-	-	-	-	-	-	-	-	-	-

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	4 star	-	-	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)
1.01	9.0	43.6
1.02	7.1	32.8
1.03	2.4	21.1
1.04	1.6	22.4
1.05	2.1	19.1
1.06	5.1	30.1
1.07	13.5	41.8
2.01	9.8	41.6
2.02	7.6	34.1
2.05	0.9	20.2
2.06	6.4	30.0
2.07	12.7	43.9
3.01	10.1	40.4
3.02	8.0	33.4
3.05	0.9	19.5
3.06	6.7	29.2
3.07	13.1	44.4
4.01	12.7	26.9
4.02	10.8	28.1
4.03	1.9	19.5
4.04	1.5	18.7
4.05	1.4	15.8
4.06	8.5	25.0
4.07	15.9	33.3
5.01	15.4	38.6
5.02	11.3	28.3
5.03	2.1	19.4

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
5.04	1.6	18.3
5.05	1.5	15.3
5.06	10.5	26.6
5.07	19.0	43.3
6.01	17.0	38.3
6.02	9.7	22.4
6.03	9.8	22.0
6.04	15.9	29.3
G.01	10.1	31.1
2.03, 3.03	1.3	24.2
All other dwellings	1.1	23.7

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 4)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 5)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (No. 1)	no mechanical ventilation	-	compact fluorescent	time clock and motion sensors	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
Garbage room (No. 1)	no mechanical ventilation	-	compact fluorescent	manual on / manual off	No
Ground floor lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
Hallway/lobby type (No. 2)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
Hallway/lobby type (No. 3)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
Hallway/lobby type (No. 4)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
Hallway/lobby type (No. 5)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
Hallway/lobby type (No. 6)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 7
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 7

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	4 star	no common laundry facility

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

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).