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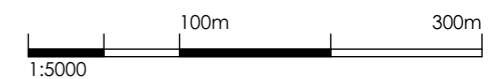
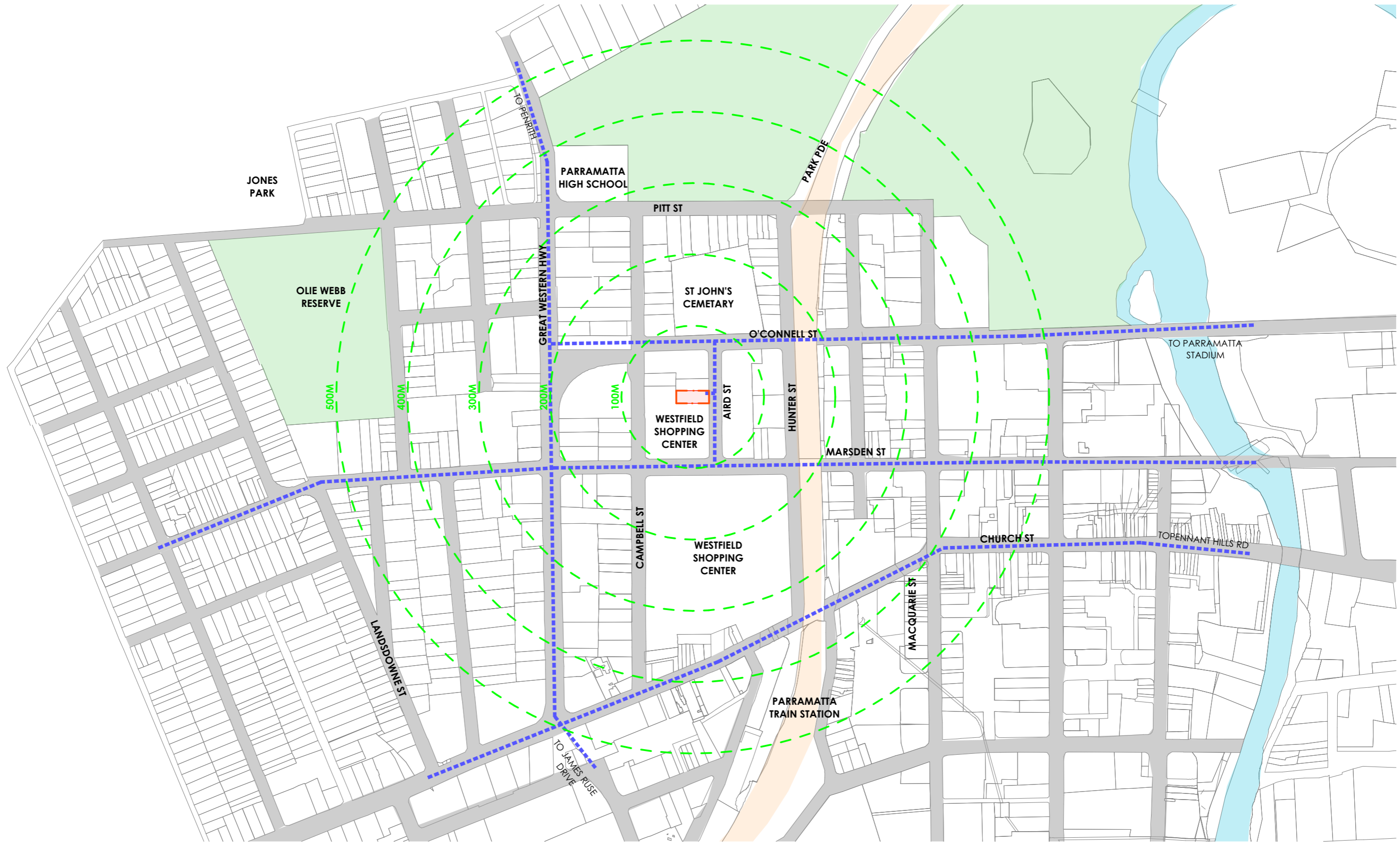
DEVELOPMENT APPLICATION FOR PROPOSED MIXED USE DEVELOPMENT 11-13 AIRD STREET PARRAMATTA

PREPARED FOR

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 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022



REV	DESCRIPTION	BY	DATE
A	DEVELOPMENT APPLICATION SUBMISSION	VD	10.04.19
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E	-RELOCATE A/C CONDENSER UNITS FROM BALCONIES TO BEHIND LIFT -RELOCATE SUBSTATION TO GROUND FLOOR	VD	21.11.19

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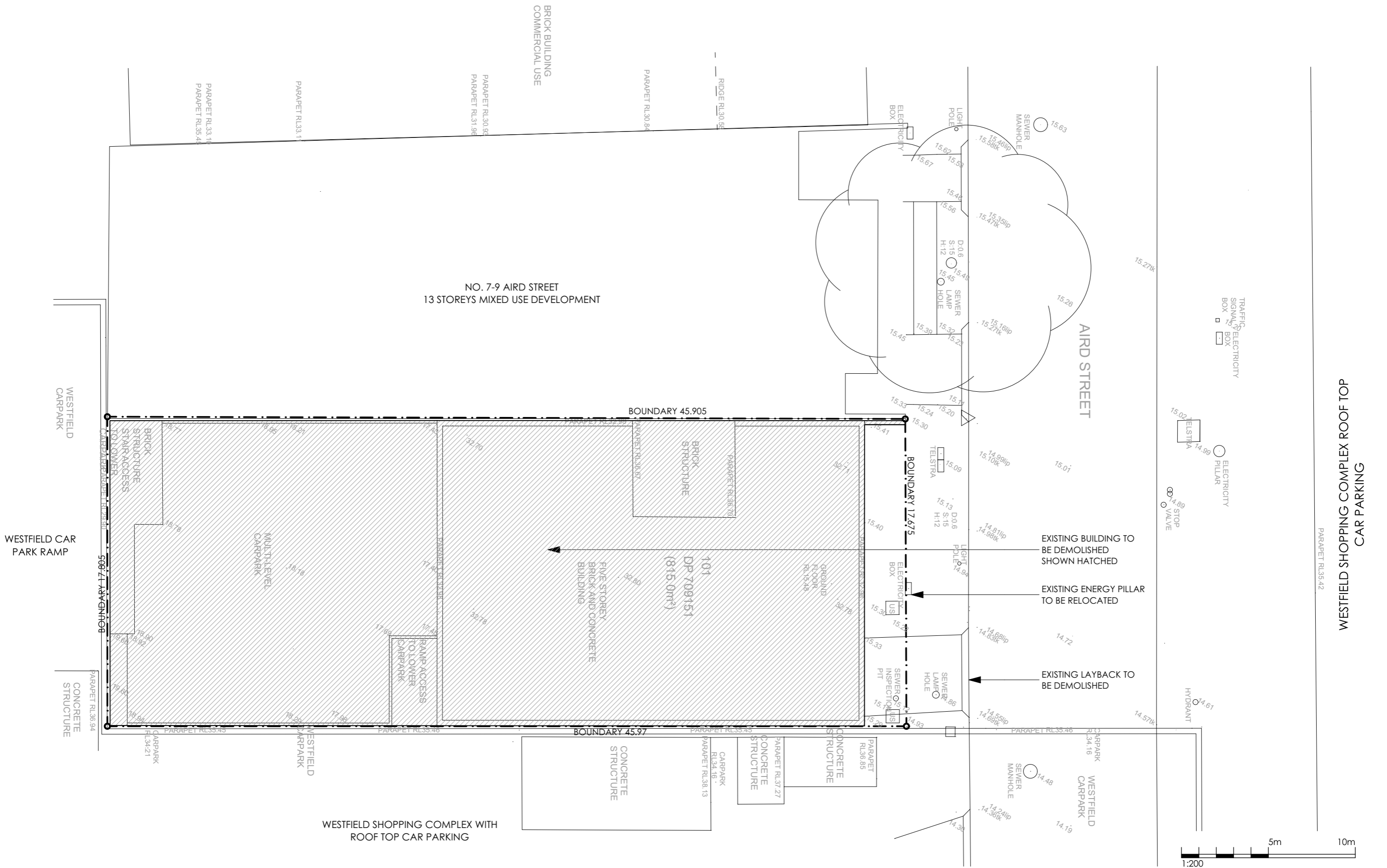
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**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
CONTEXTUAL ANALYSIS



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 CHECKED BY: PI, VD
 SCALE: 1:5000 AT A3
 PROJECT No: P353

DA **01** **E**
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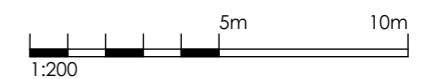
NO. 7-9 AIRD STREET
13 STOREYS MIXED USE DEVELOPMENT

101
DP 709151
(815.0m²)

EXISTING BUILDING TO BE DEMOLISHED SHOWN HATCHED

EXISTING ENERGY PILLAR TO BE RELOCATED

EXISTING LAYBACK TO BE DEMOLISHED



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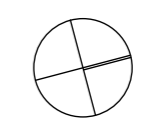
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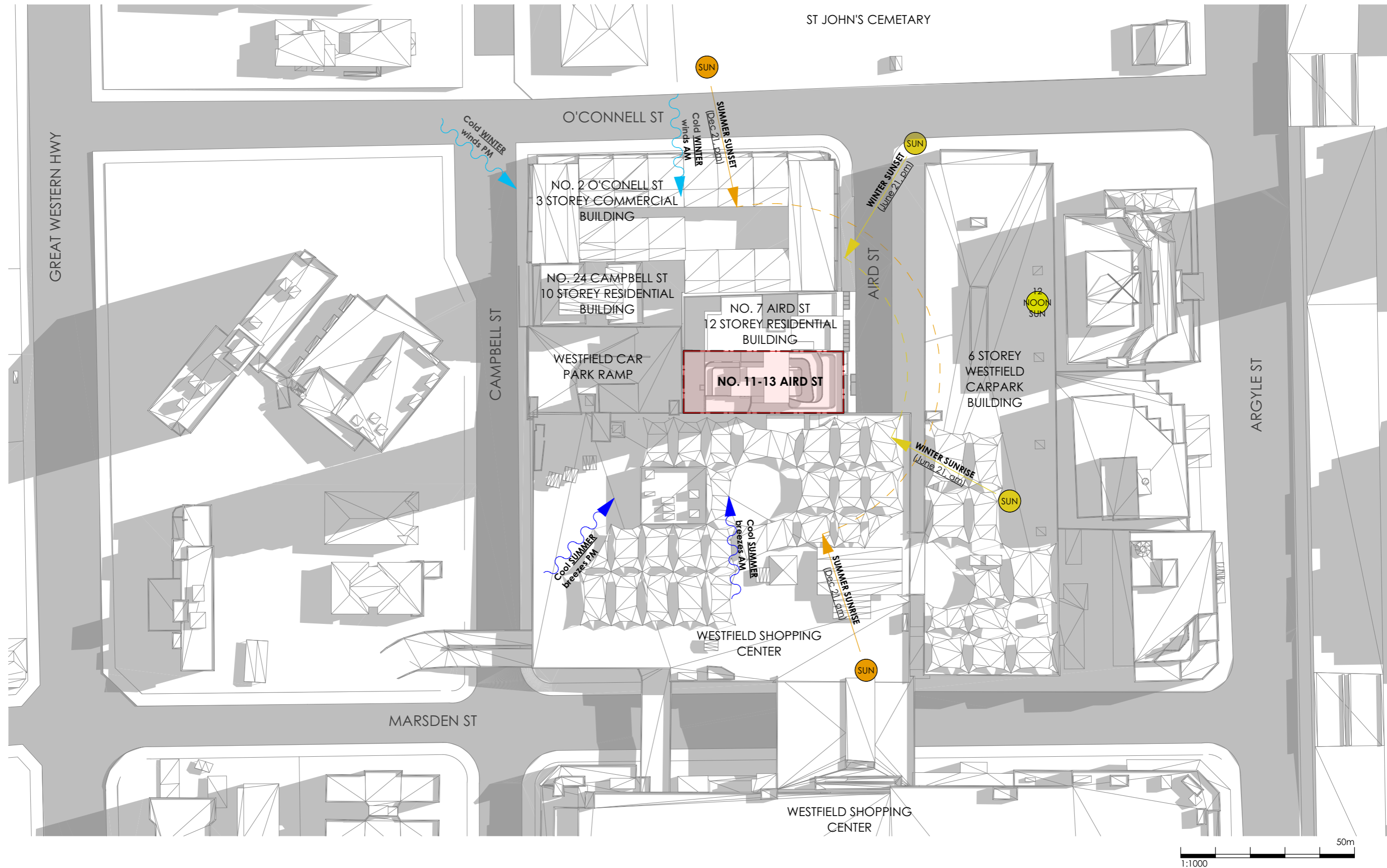
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SITE ANALYSIS/ DEMOLITION PLAN

NORTH POINT:

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SCALE: 1:200 AT A3
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50m
1:1000



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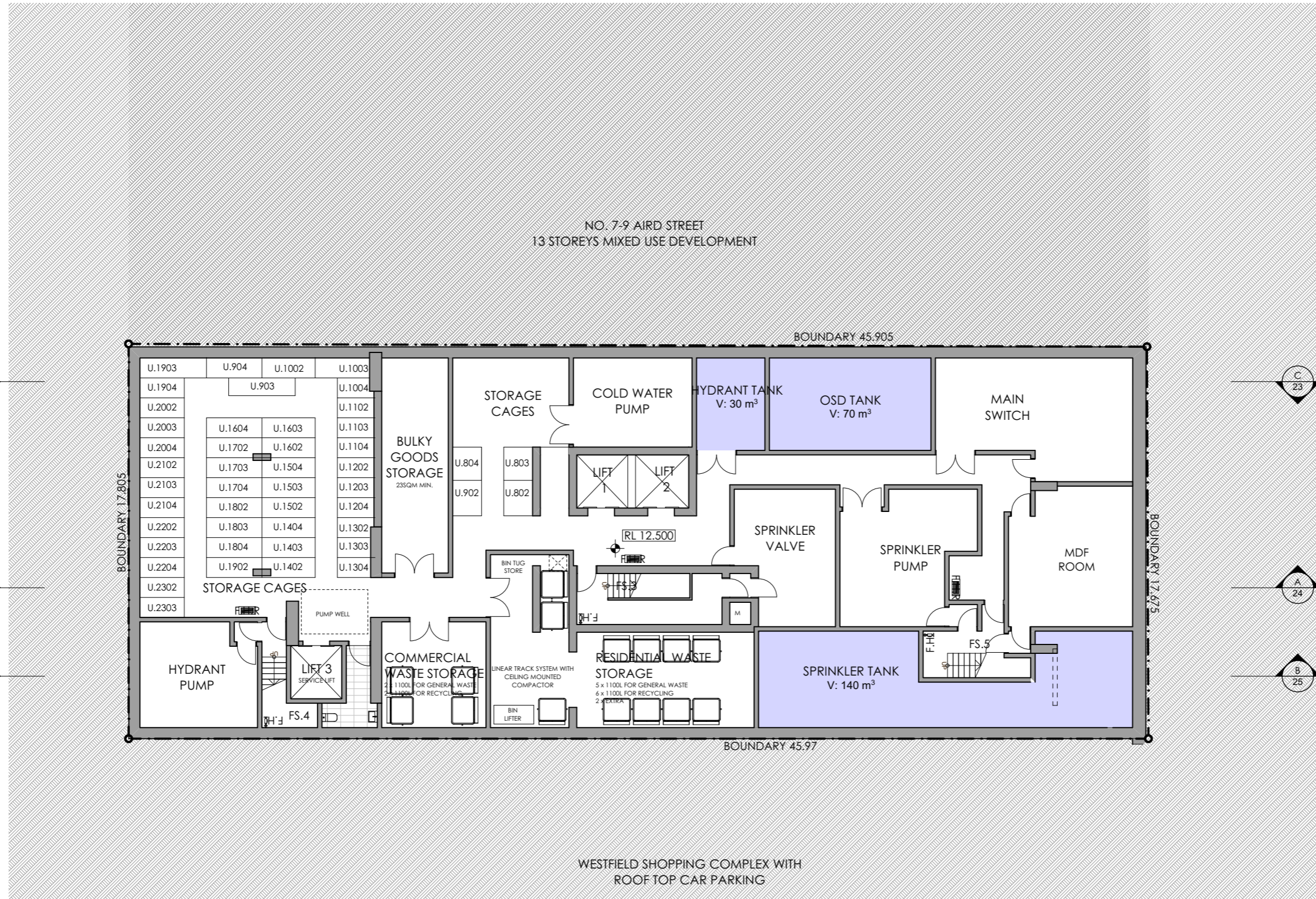
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**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
SITE PLAN

NORTH POINT:

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 SCALE: 1:1000 AT A3
 PROJECT No: P353

DA 03 E
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REV	DESCRIPTION	BY	DATE
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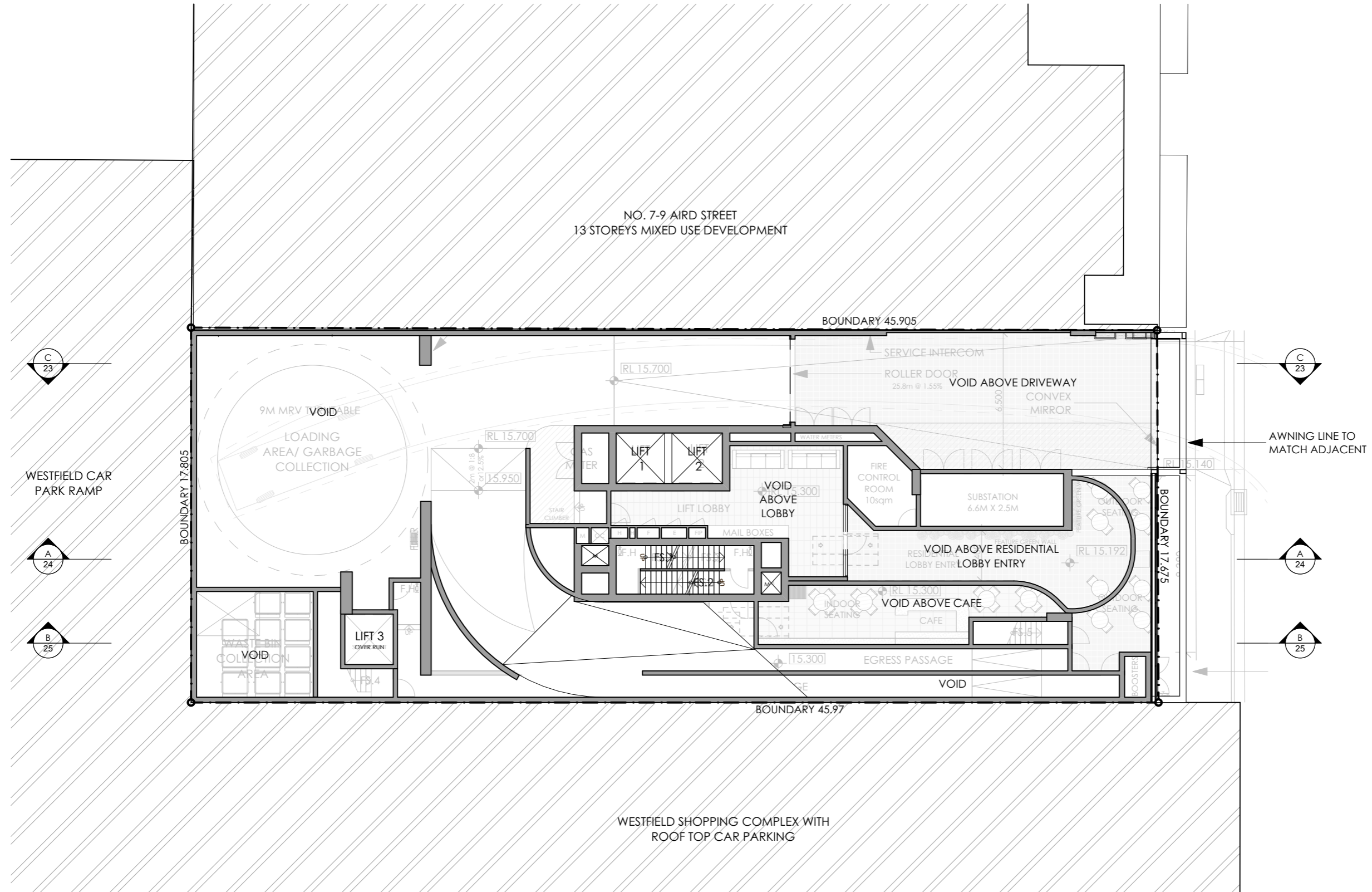
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**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
BASEMENT PLAN



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SCALE: 1:200 AT A3
PROJECT No: P353

DA **04** **E**
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REV	DESCRIPTION	BY	DATE
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PROJECT TITLE:
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DRAWING TITLE:
MEZZANINE FLOOR PLAN

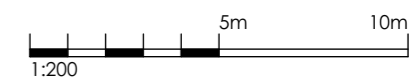
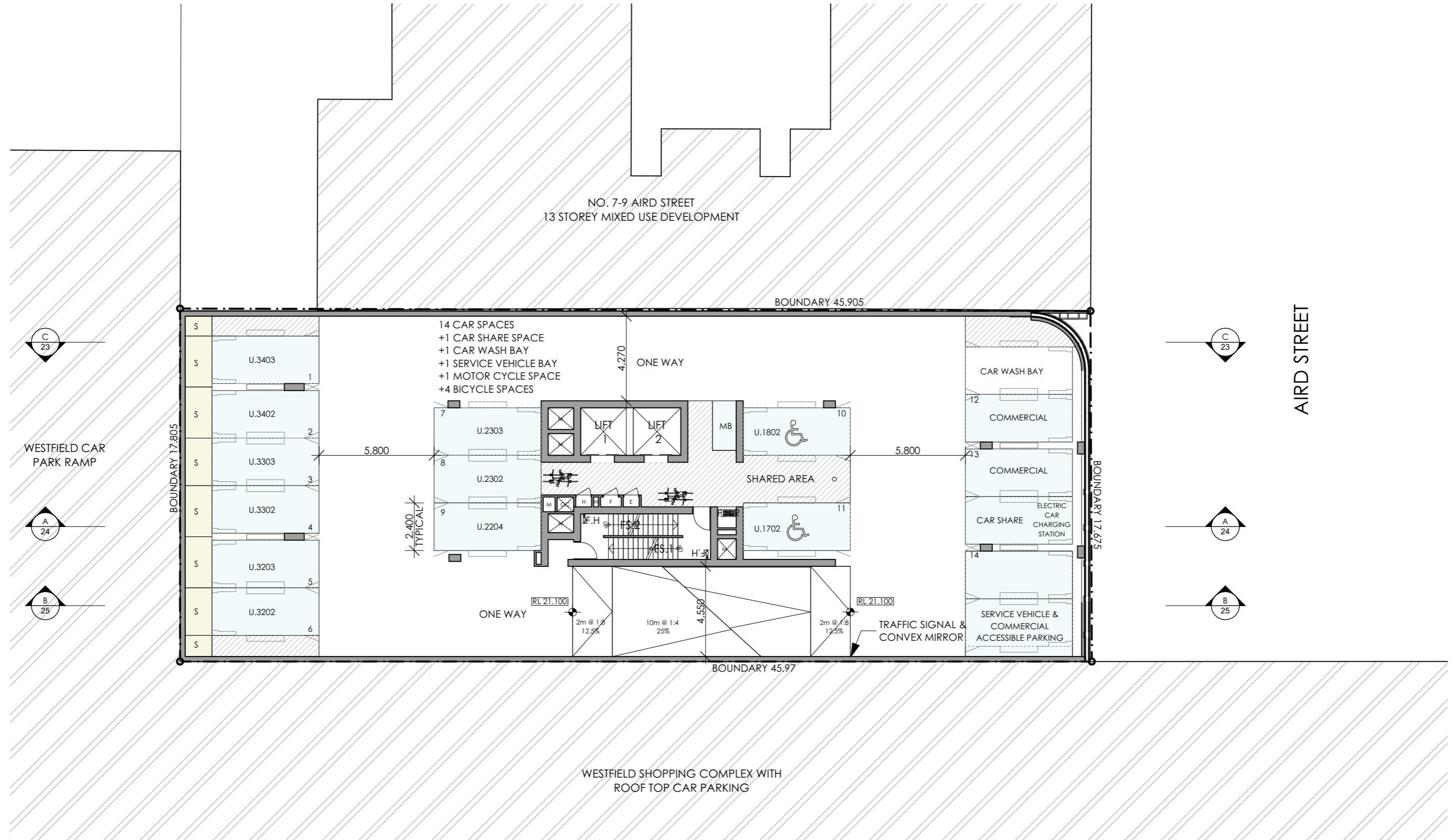
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PROJECT No: P353



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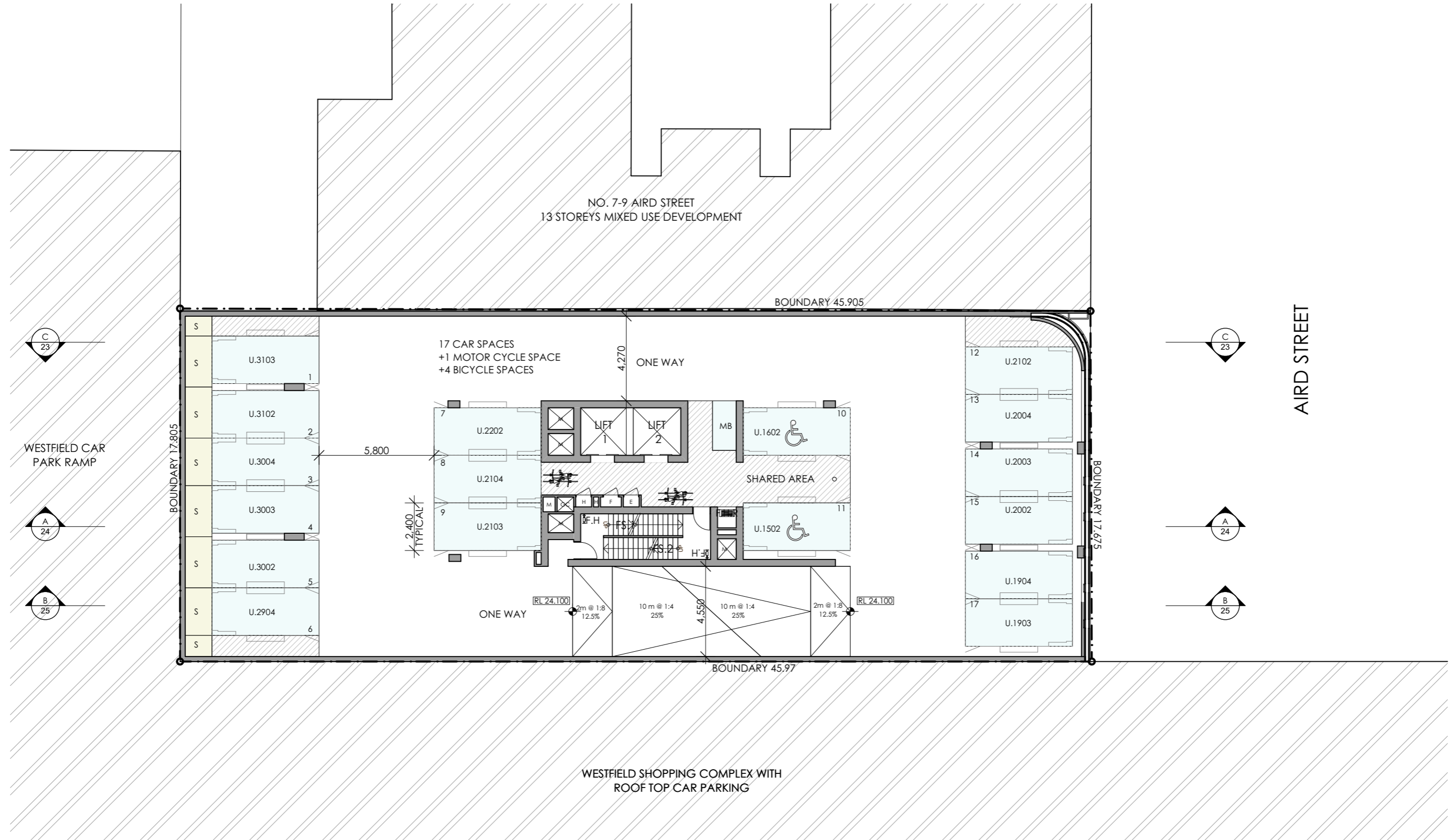
PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
 11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
LEVEL 1- CAR PARK

NORTH POINT:

DRAWN BY: VD, LL
 CHECKED BY: PI, VD
 SCALE: 1:200 AT A3
 PROJECT No: P353

DA **07** **E**
 stage. dwg no. revision




REV	DESCRIPTION	BY	DATE
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CLIENT:
**DAYAF INVESTMENTS
PTY LTD**

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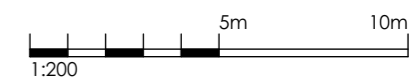
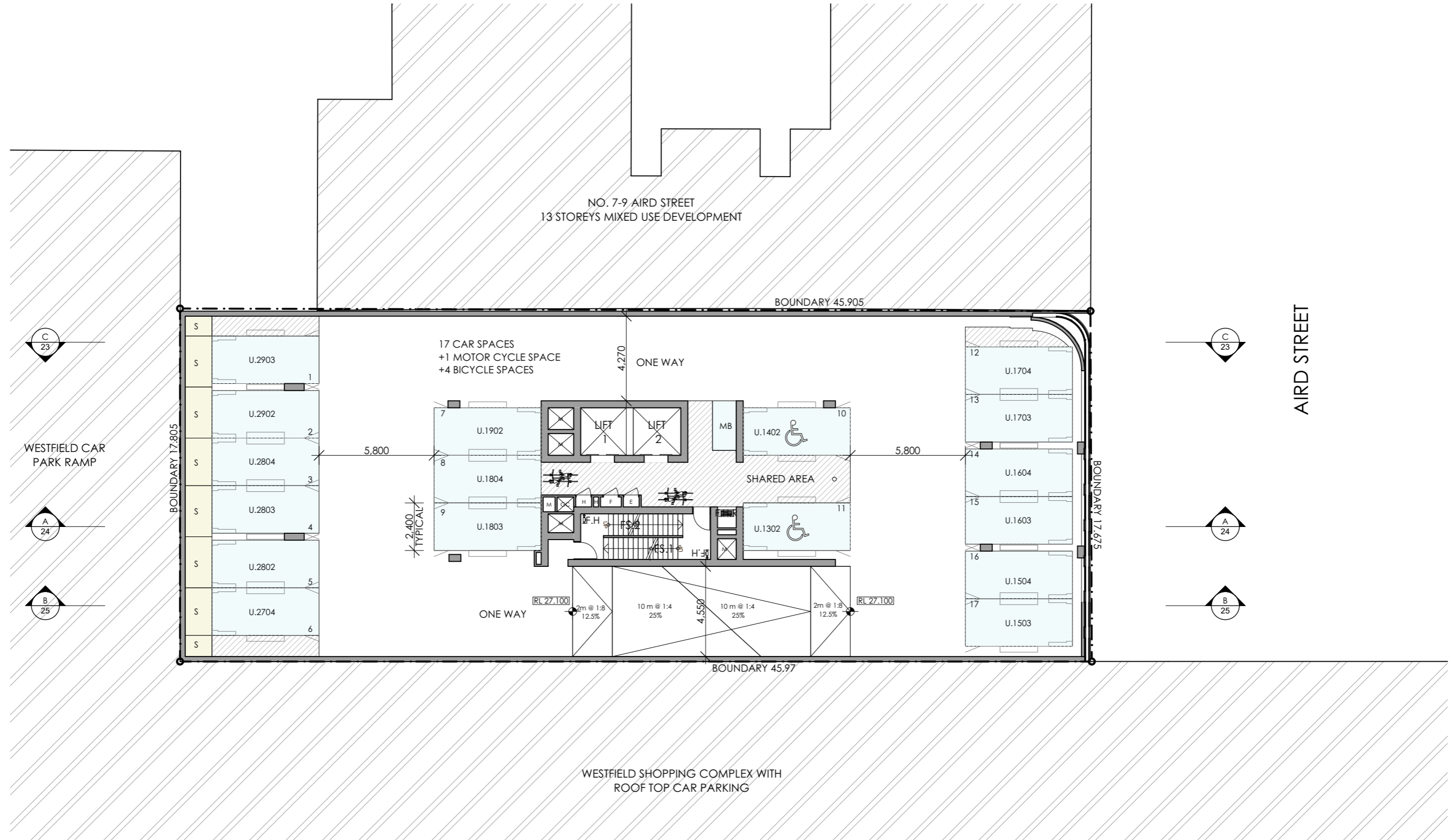
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LEVEL 2 - CAR PARK

NORTH POINT:



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CHECKED BY: PI, VD
SCALE: 1:200 AT A3
PROJECT No: P353

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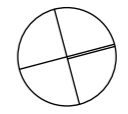
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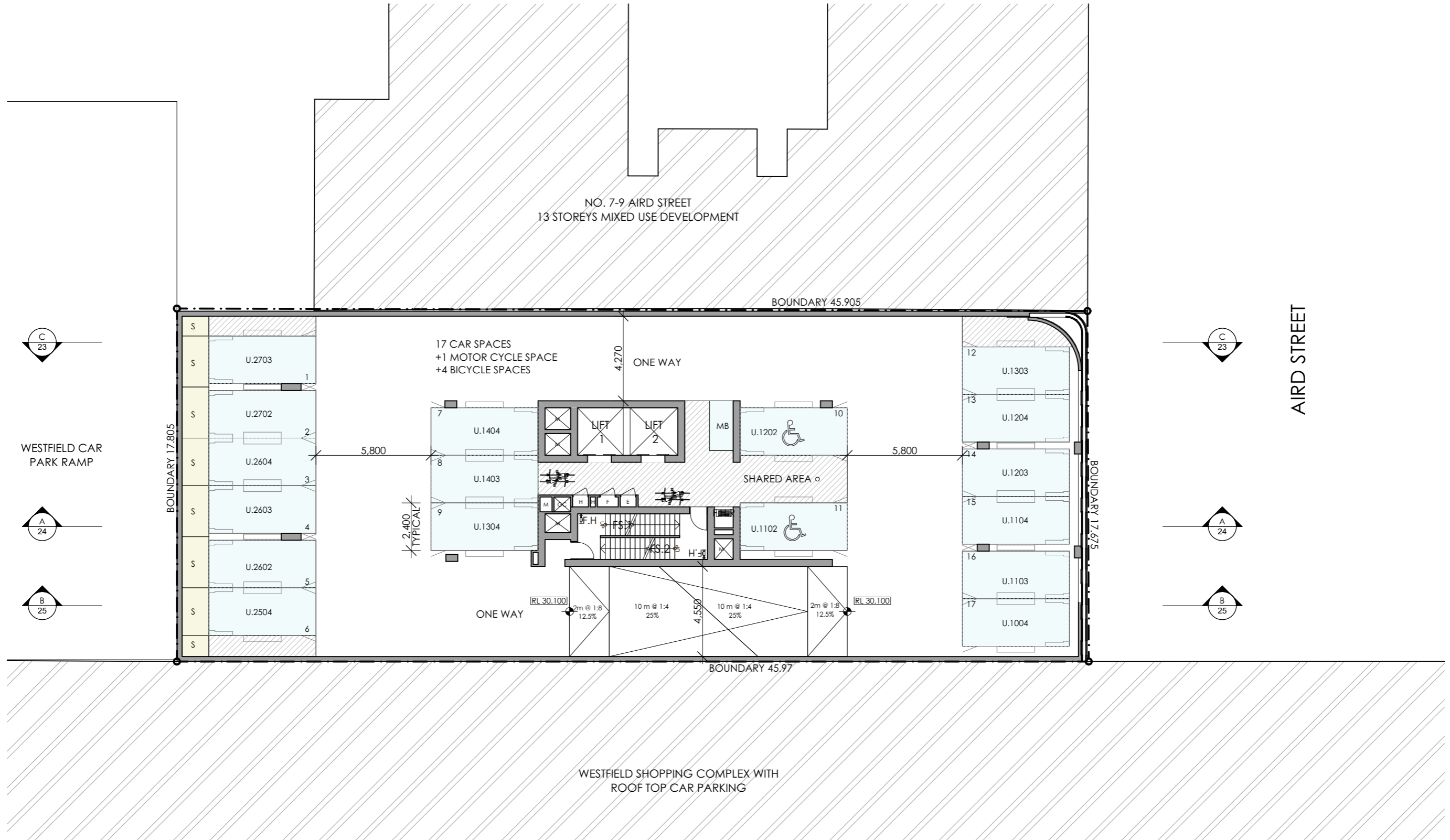
DRAWING TITLE:
LEVEL 3 - CAR PARK

NORTH POINT:



DRAWN BY: VD, LL
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 SCALE: 1:200 AT A3
 PROJECT No: P353

DA **09** **E**
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1 LEVEL 4 CAR PARK
1:200



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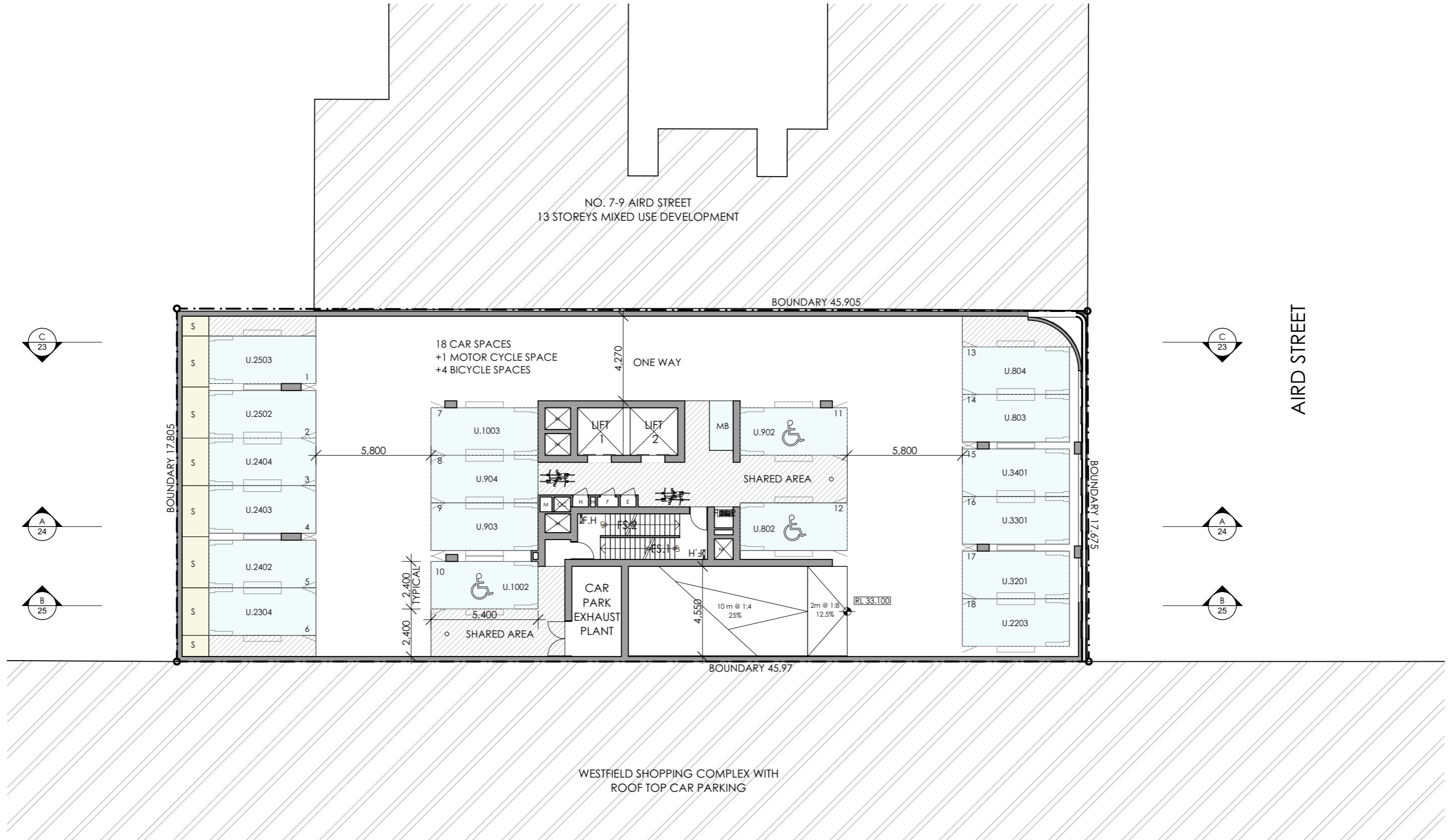
PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
LEVEL 4- CAR PARK

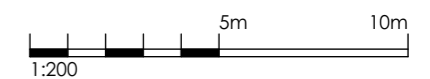
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 SCALE: 1:200 AT A3
 PROJECT No: P353

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1 LEVEL 5 CAR PARK
1:200



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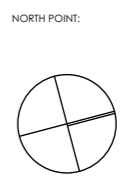
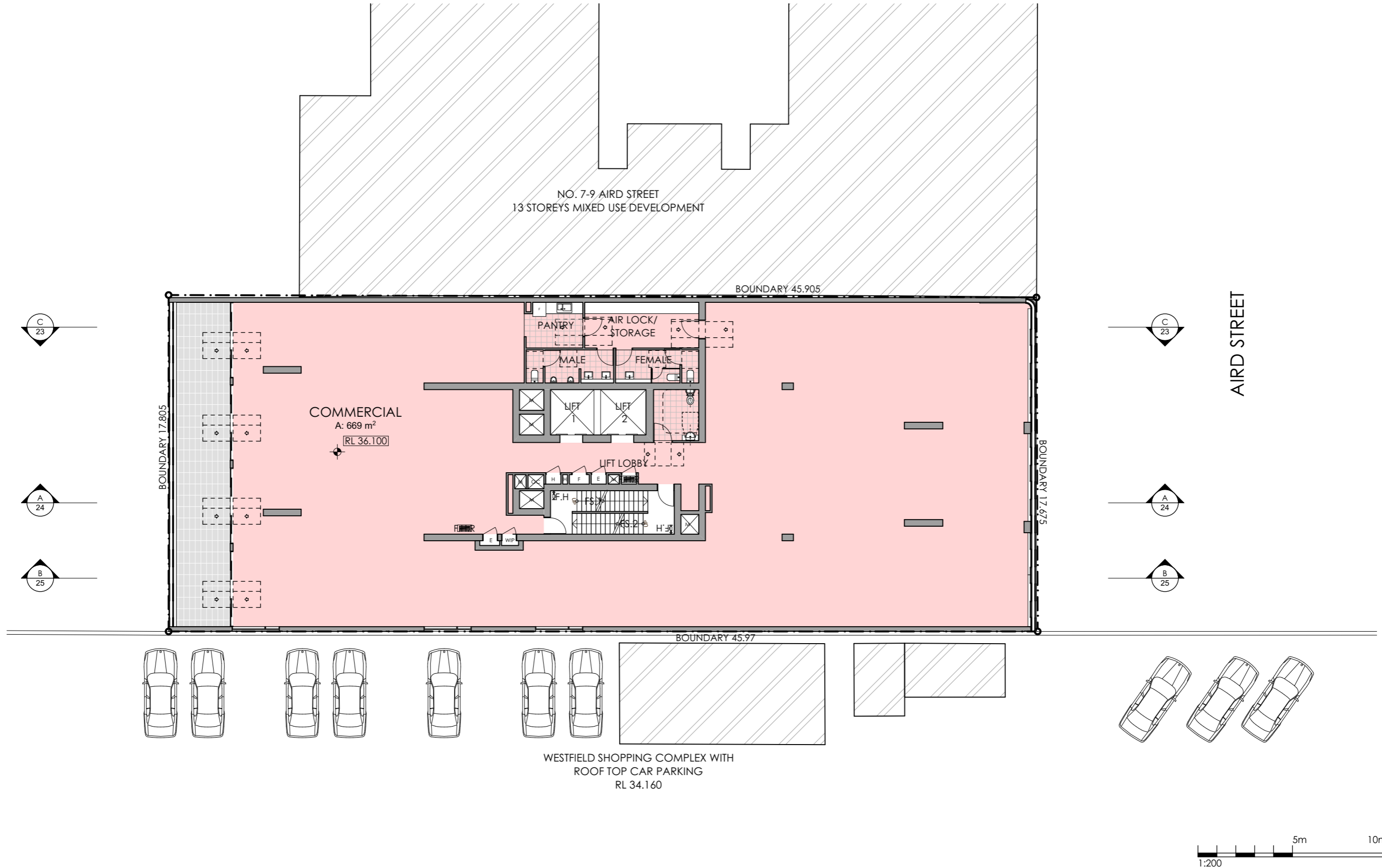
PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
LEVEL 5- CAR PARK

NORTH POINT:

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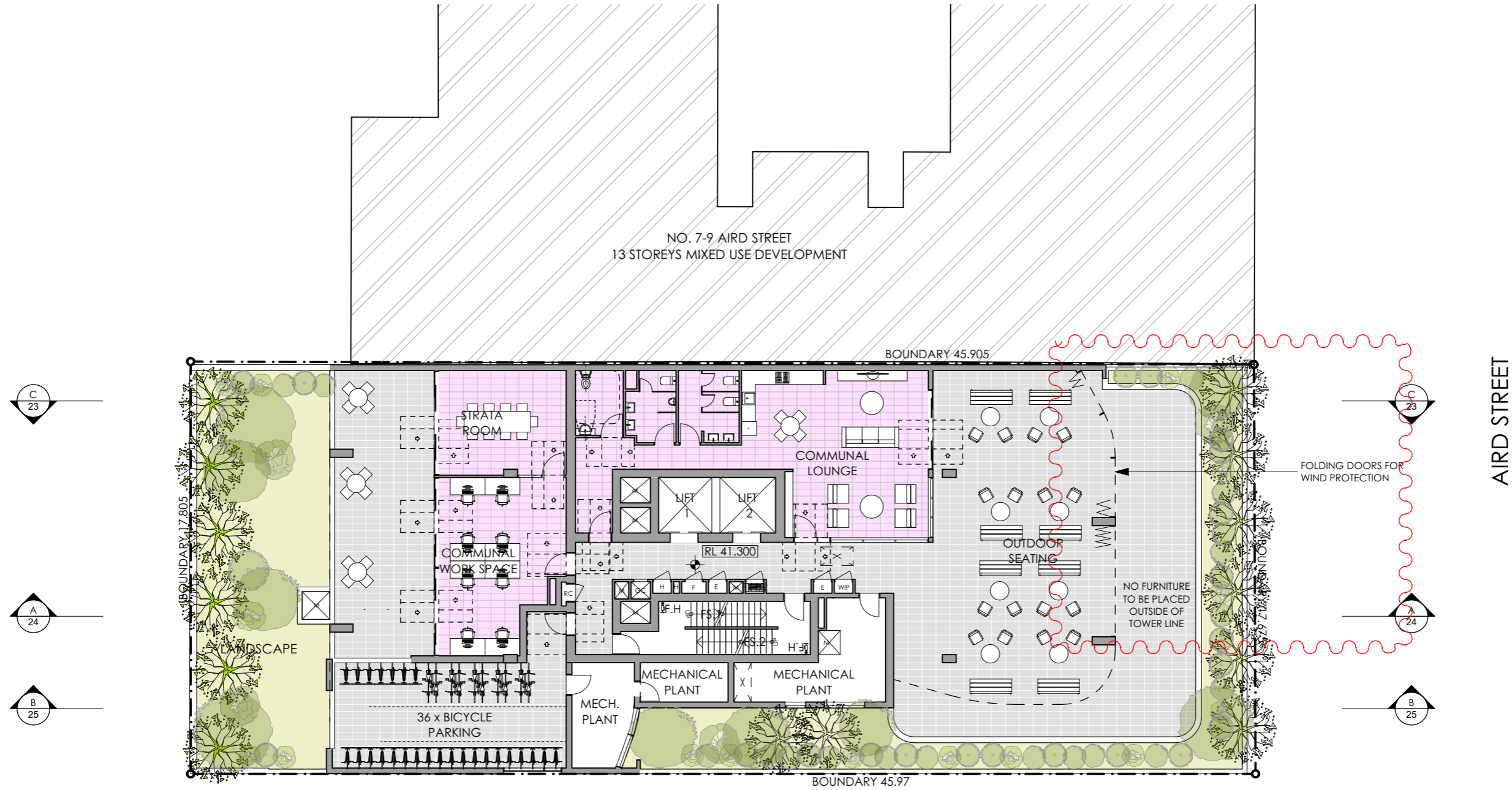
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LEVEL 6- COMMERCIAL


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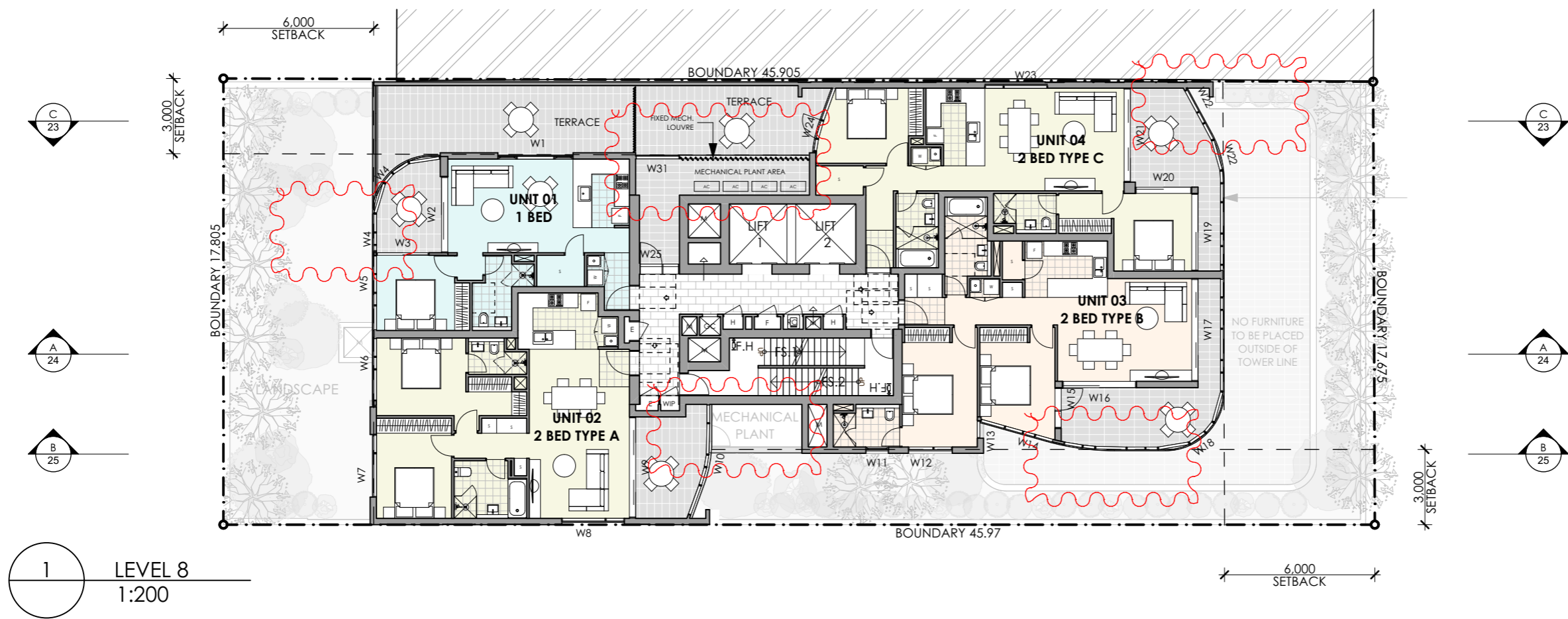
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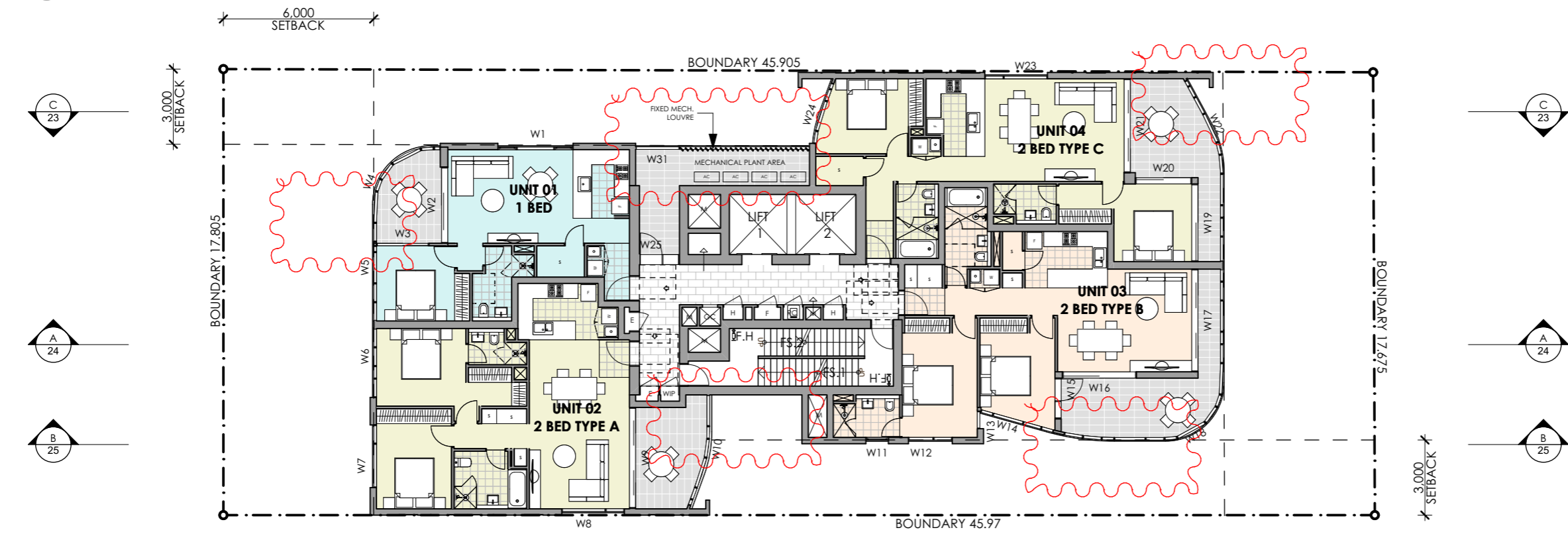
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LEVEL 7- PODIUM



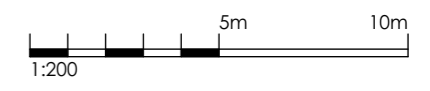
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1 LEVEL 8
1:200



2 LEVELS 9 - 30
1:200



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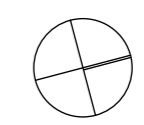
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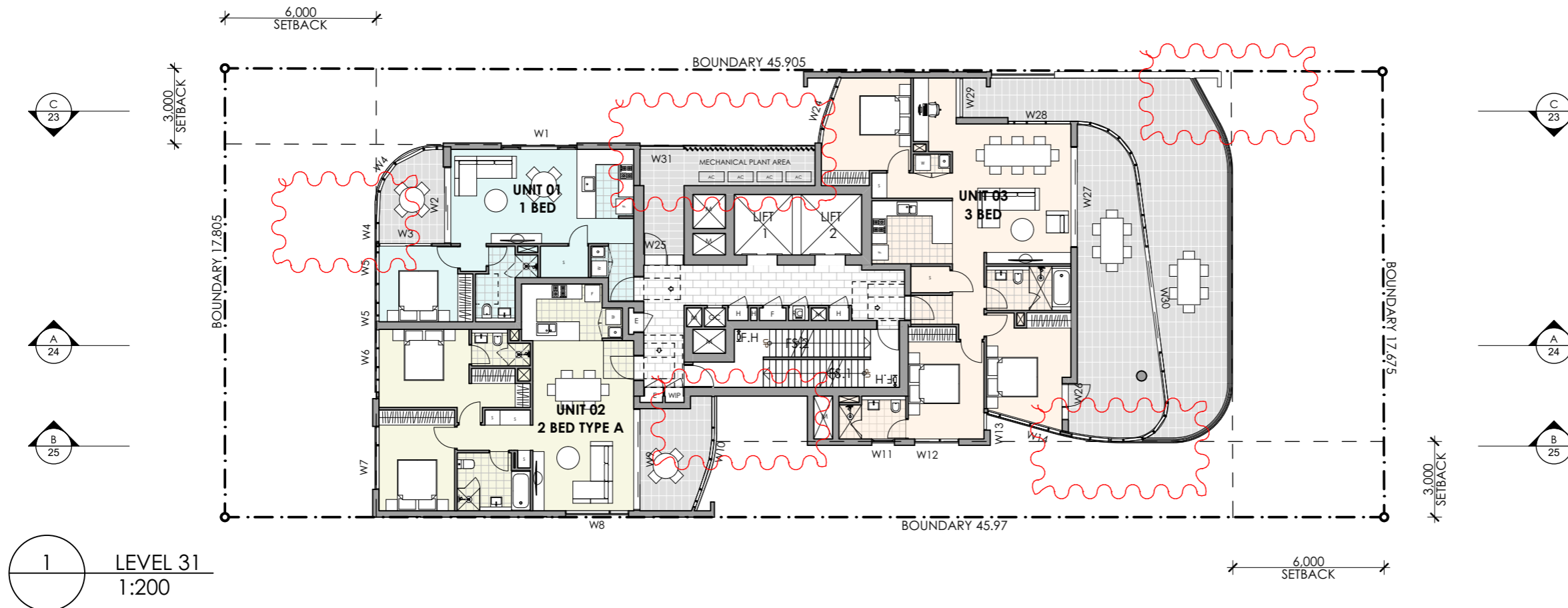
PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
**LEVEL 8- 30 TYPICAL RESIDENTIAL
FLOOR PLAN**

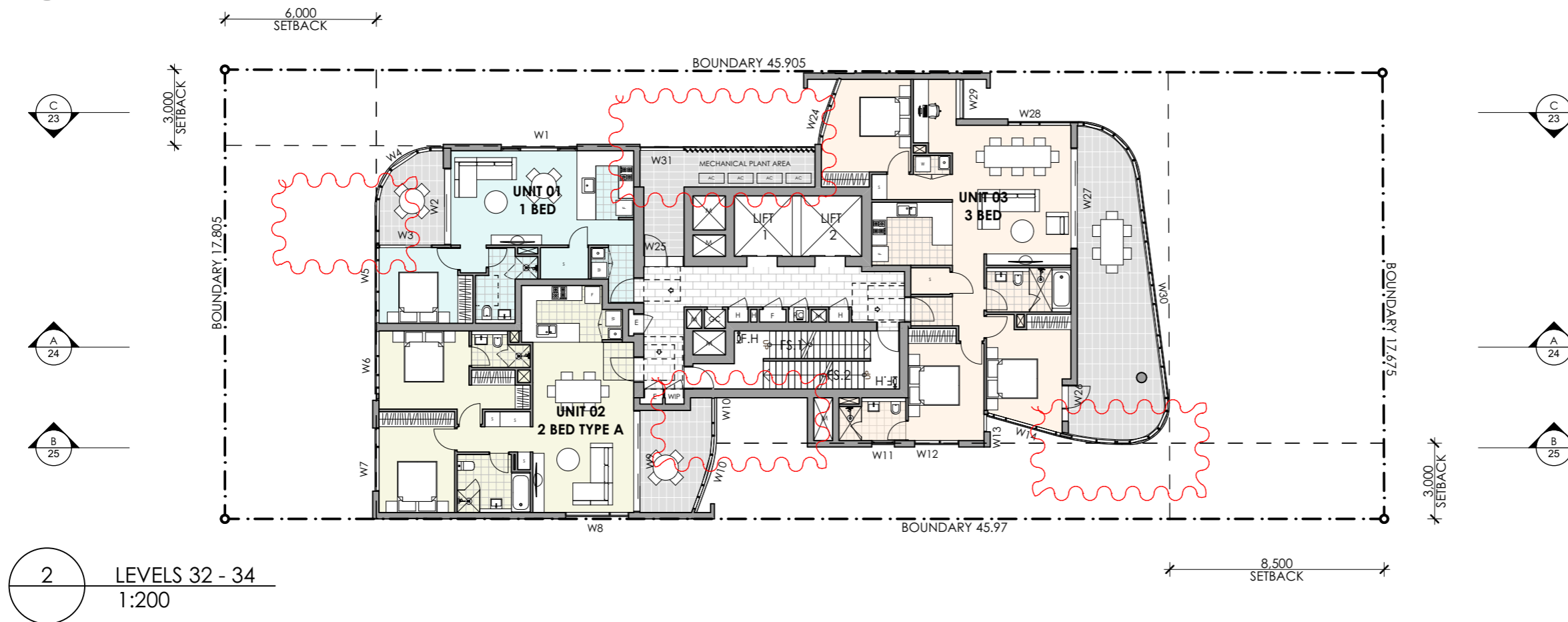
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PROJECT No: P353



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1 LEVEL 31
1:200



2 LEVELS 32 - 34
1:200



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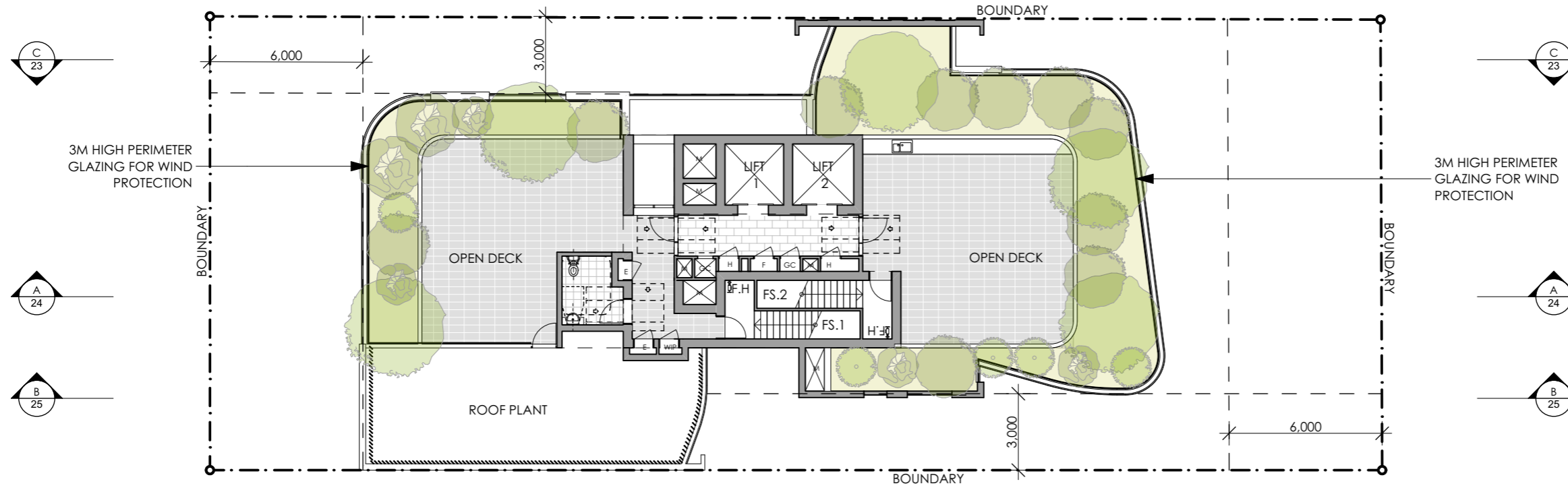
PROJECT TITLE:
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DRAWING TITLE:
**LEVEL 31-34 TYPICAL RESIDENTIAL
FLOOR PLAN**

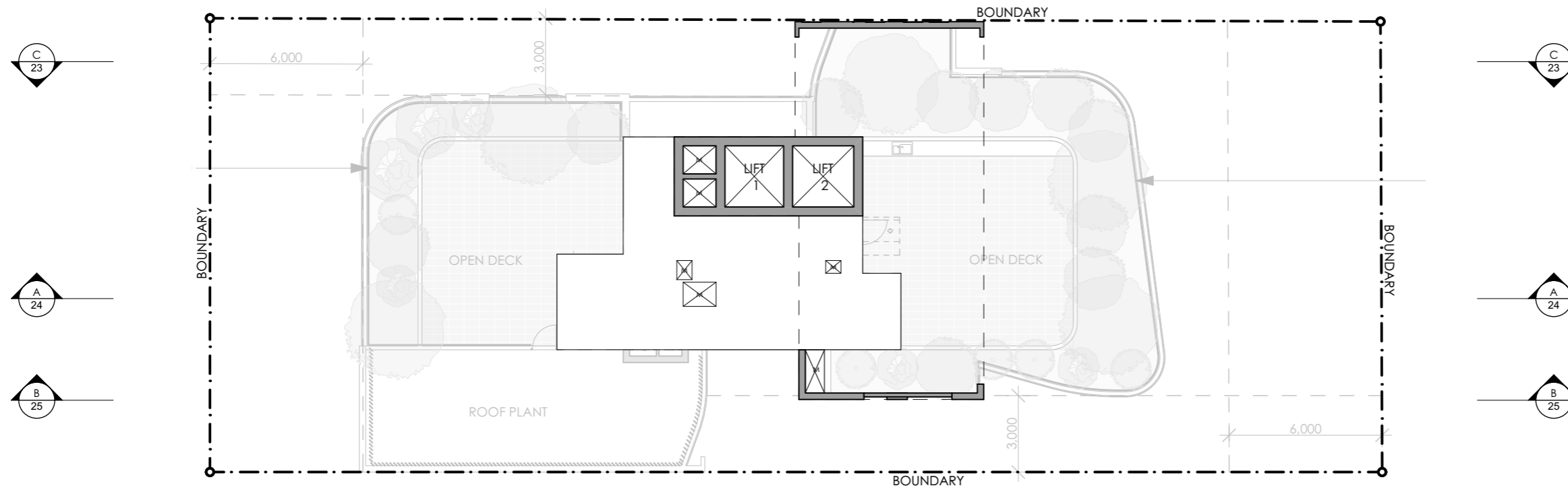
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DRAWN BY: VD, LL
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DA 15 E
 stage. dwg no. revision



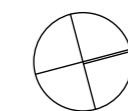
1 LEVEL 35- ROOF TERRACE
1:200

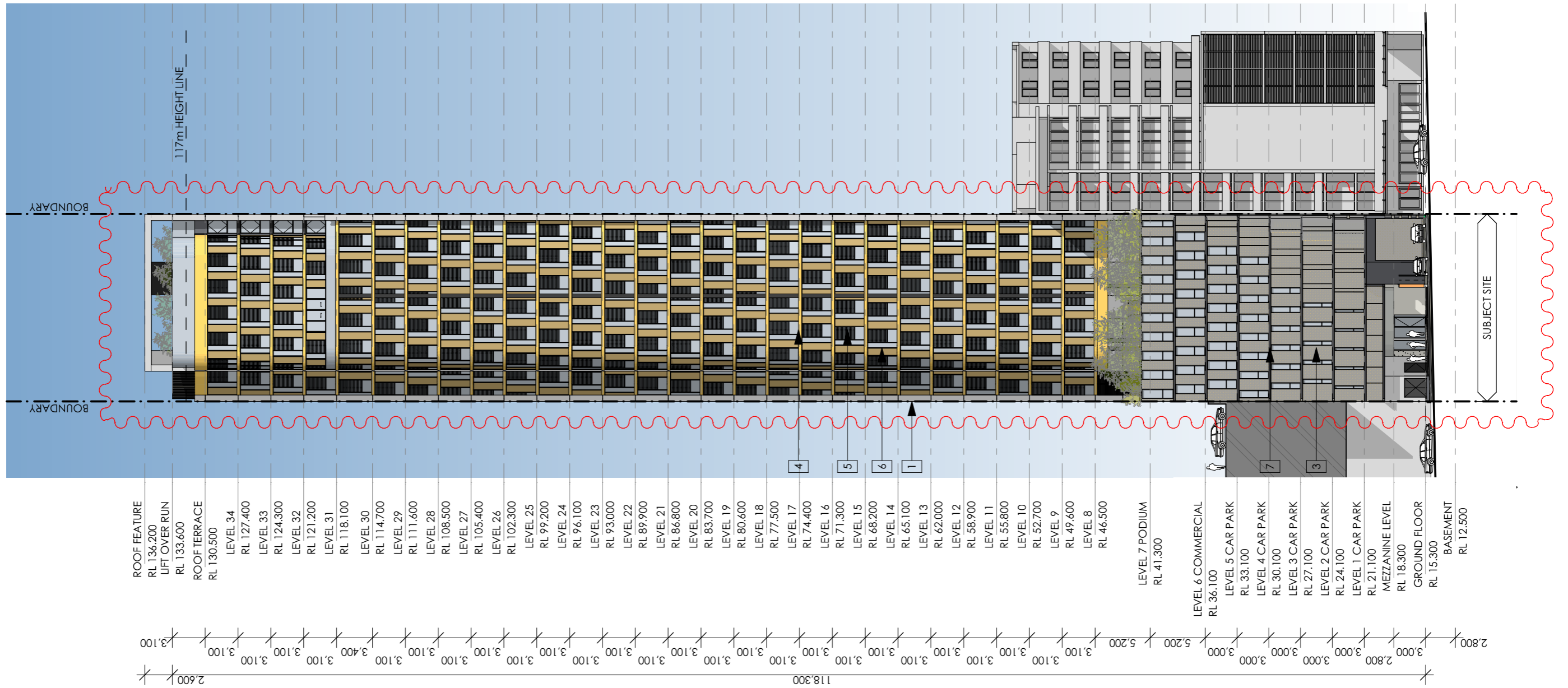


2 LIFT OVER RUN
1:200



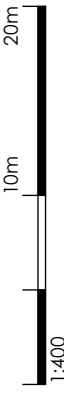
REV	DESCRIPTION	BY	DATE
A	DEVELOPMENT APPLICATION SUBMISSION	VD	10.04.19
B	ADDITIONAL INFORMATION	VD	19.08.19
C	ADDITIONAL INFORMATION	VD	12.09.19
D	ADDITIONAL INFORMATION IN RESPONSE TO JURY COMMENTS	VD	8.11.19
E	-RELOCATE A/C CONDENSER UNITS FROM BALCONIES TO BEHIND LIFT -RELOCATE SUBSTATION TO GROUND FLOOR	VD	21.11.19





EXTERIOR FINISHES

- 1. WALL PAINT
DULUX MILTON MOC
- 2. WALL PAINT
DULUX NAMADJI
- 3. PREFINISHED
PERFORATED
METALIC PANEL,
SATIN BRONZE
NON-REFLECTIVE
- 4. PREFINISHED
METALIC TRIM,
SATIN BRONZE,
NON-REFLECTIVE
- 5. TINTED GLASS
TYPE 1
GREY WITH VISIBLE
LIGHT RELECTIVITY O
LESS THAN 10%
- 6. TINTED GLASS
TYPE 2
BRONZE WITH VISIBLE
LIGHT RELECTIVITY
OF LESS THAN 10%
- 7. PREFINISHED
ALUMINIUM
WINDOW FRAME
AND METAL TRIMS
- 8. PREFINISHED
ALUMINIUM
VERTICAL LOUVRES



REV	DESCRIPTION	BY	DATE
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CLIENT:
**DAYAF INVESTMENTS
PTY LTD**

PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

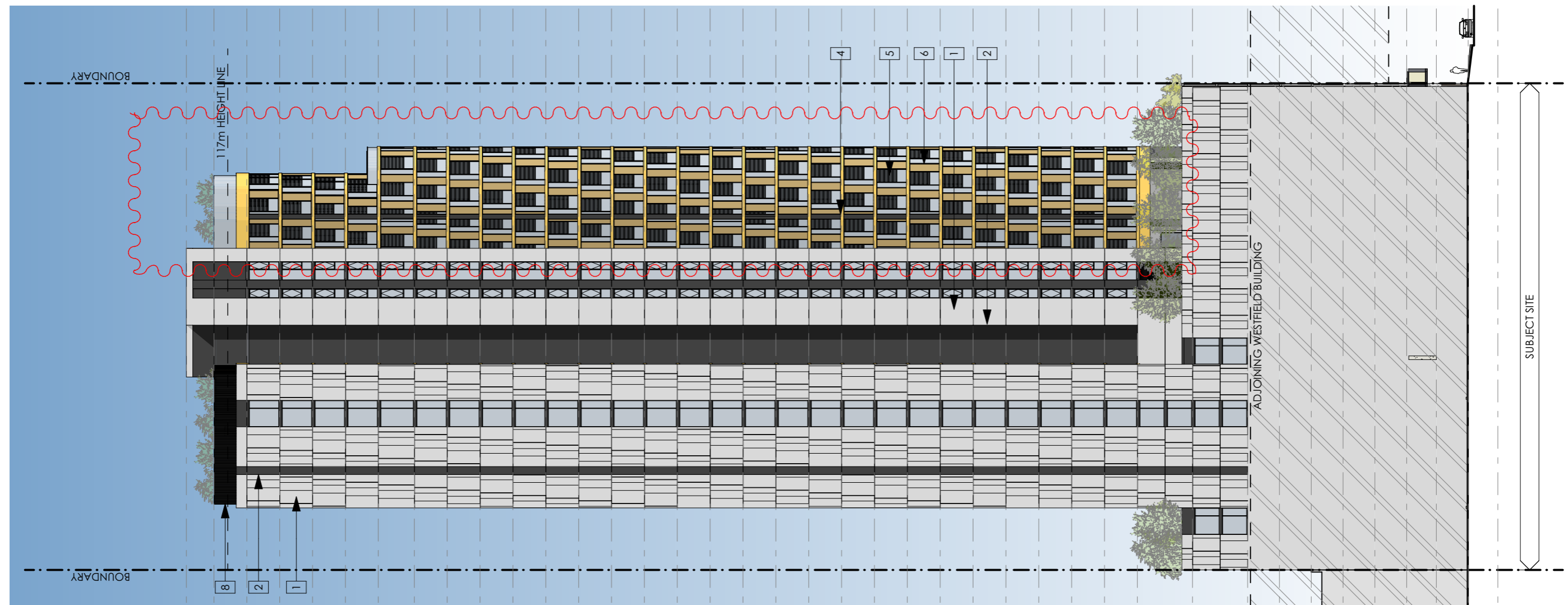
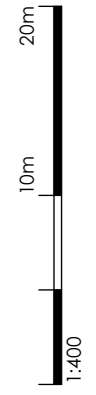
DRAWING TITLE:
NORTH ELEVATION

DRAWN BY: VD, LL
CHECKED BY: PI, VD
SCALE: 1:400 AT A3
PROJECT No: P353

DA 17 E
stage. dwg no. revision

EXTERIOR FINISHES

- 1. WALL PAINT
DULUX MILTON MO
- 2. WALL PAINT
DULUX NAMADJI
- 3. PREFINISHED PERFORATED METALIC PANEL, SATIN BRONZE NON-REFLECTIVE
- 4. PREFINISHED METALIC TRIM, SATIN BRONZE, NON-REFLECTIVE
- 5. TINTED GLASS TYPE 1 GREY WITH VISIBLE LIGHT RELECTIVITY (LESS THAN 10%
- 6. TINTED GLASS TYPE 2 BRONZE WITH VISIBLE LIGHT RELECTIVITY OF LESS THAN 10%
- 7. PREFINISHED ALUMINIUM WINDOW FRAME AND METAL TRIMS
- 8. PREFINISHED ALUMINIUM VERTICAL LOUVRES



ROOF FEATURE RL 136.200	LEVEL 34 RL 127.400	LEVEL 6 COMMERCIAL RL 36.100
LIFT OVER RUN RL 133.600	LEVEL 33 RL 124.300	LEVEL 5 CAR PARK RL 33.100
ROOF TERRACE RL 130.500	LEVEL 32 RL 121.200	LEVEL 4 CAR PARK RL 30.100
	LEVEL 31 RL 118.100	LEVEL 3 CAR PARK RL 27.100
	LEVEL 30 RL 114.700	LEVEL 2 CAR PARK RL 24.100
	LEVEL 29 RL 111.600	LEVEL 1 CAR PARK RL 21.100
	LEVEL 28 RL 108.500	MEZZANINE LEVEL RL 18.300
	LEVEL 27 RL 105.400	GROUND FLOOR RL 15.300
	LEVEL 26 RL 102.300	BASEMENT RL 12.500
	LEVEL 25 RL 99.200	
	LEVEL 24 RL 96.100	
	LEVEL 23 RL 93.000	
	LEVEL 22 RL 89.900	
	LEVEL 21 RL 86.800	
	LEVEL 20 RL 83.700	
	LEVEL 19 RL 80.600	
	LEVEL 18 RL 77.500	
	LEVEL 17 RL 74.400	
	LEVEL 16 RL 71.300	
	LEVEL 15 RL 68.200	
	LEVEL 14 RL 65.100	
	LEVEL 13 RL 62.000	
	LEVEL 12 RL 58.900	
	LEVEL 11 RL 55.800	
	LEVEL 10 RL 52.700	
	LEVEL 9 RL 49.600	
	LEVEL 8 RL 46.500	
	LEVEL 7 PODIUM RL 41.300	



Main Office: Level 2, 68 Sophia Street, Surry Hills NSW 2010
 Parramatta Office: Suite 4103, 11 Hassall Street, Parramatta NSW 2150
 + 61 2 9283 0860 | www.ptiarchitecture.com.au
 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

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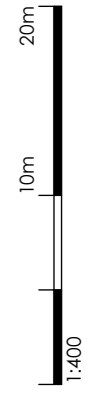
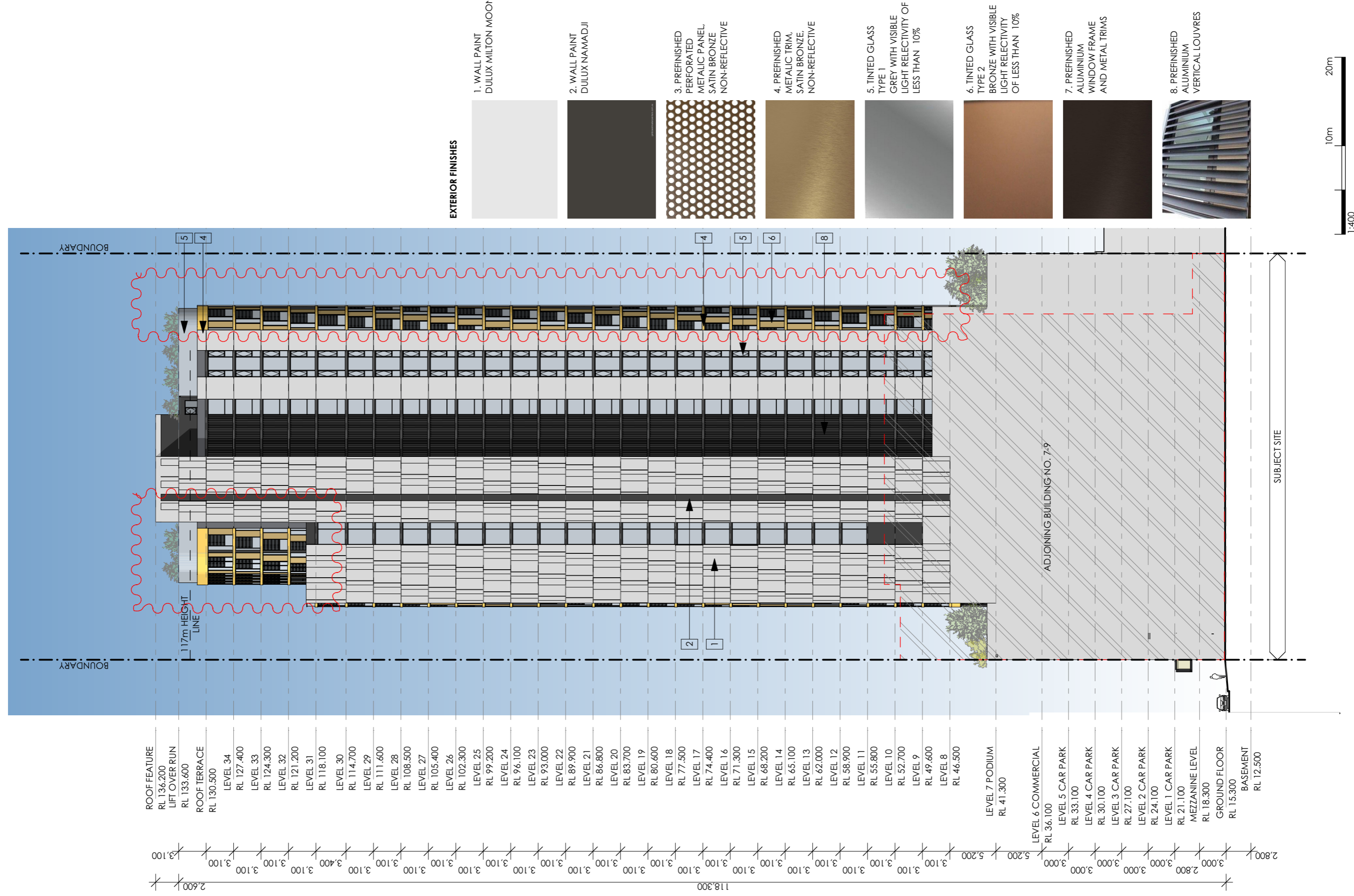
CLIENT:
**DAYAF INVESTMENTS
 PTY LTD**

PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
 11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
EAST ELEVATION

DRAWN BY: VD, LL
 CHECKED BY: PI, VD
 SCALE: 1:400 AT A3
 PROJECT No: P353

DA 18 E
 stage. dwg no. revision



REV	DESCRIPTION	BY	DATE
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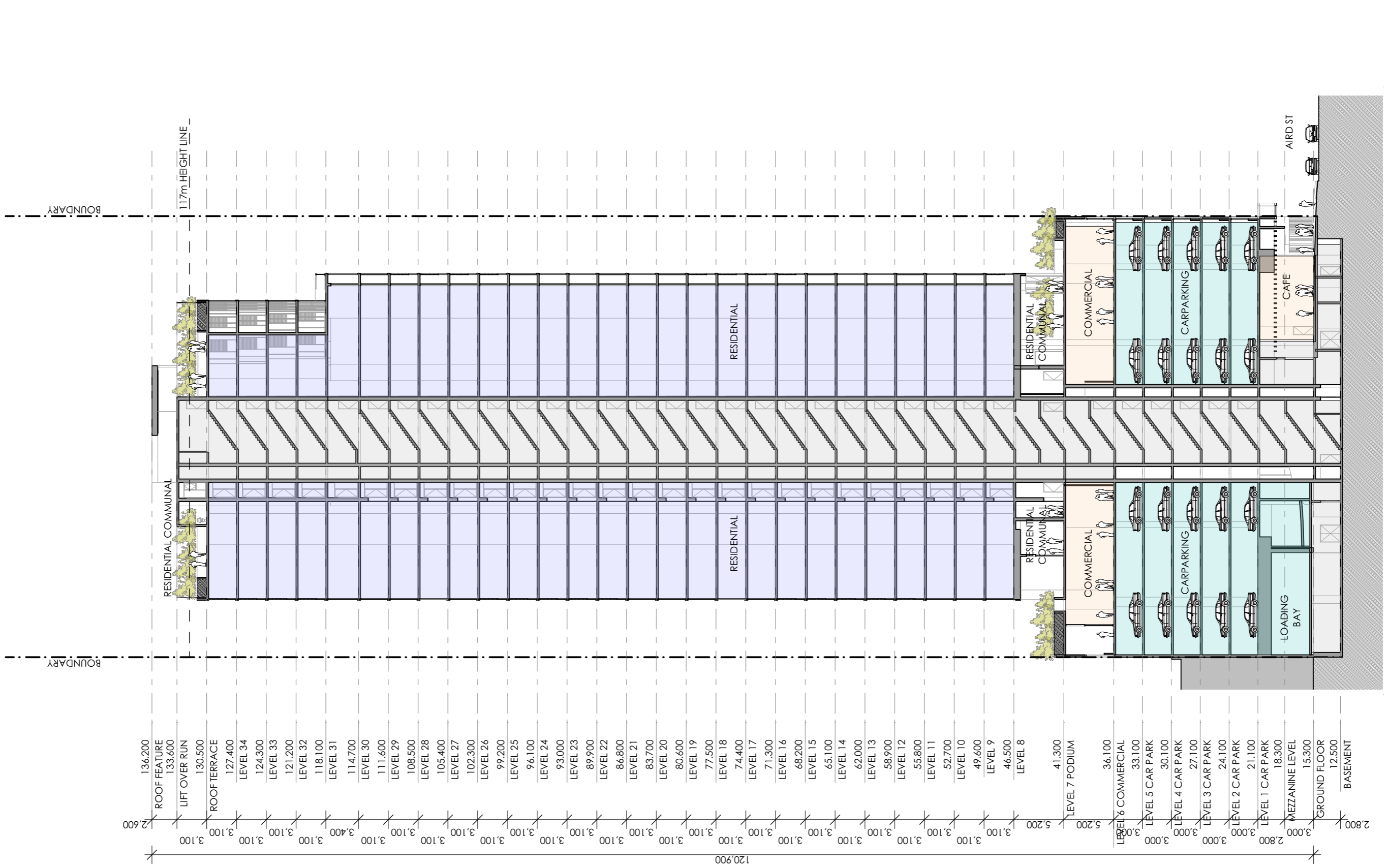
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PROJECT TITLE: **PROPOSED MIXED USE DEVELOPMENT 11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE: **WEST ELEVATION**

DRAWN BY: VD, LL
CHECKED BY: PI, VD
SCALE: 1:400 AT A3
PROJECT No: P353

DA 20 E
stage. dwg no. revision



136.200	ROOF FEATURE
133.600	LIFT OVER RUN
130.500	ROOF TERRACE
127.400	LEVEL 34
124.300	LEVEL 33
121.200	LEVEL 32
118.100	LEVEL 31
114.700	LEVEL 30
111.600	LEVEL 29
108.500	LEVEL 28
105.400	LEVEL 27
102.300	LEVEL 26
99.200	LEVEL 25
96.100	LEVEL 24
93.000	LEVEL 23
89.900	LEVEL 22
86.800	LEVEL 21
83.700	LEVEL 20
80.600	LEVEL 19
77.500	LEVEL 18
74.400	LEVEL 17
71.300	LEVEL 16
68.200	LEVEL 15
65.100	LEVEL 14
62.000	LEVEL 13
58.900	LEVEL 12
55.800	LEVEL 11
52.700	LEVEL 10
49.600	LEVEL 9
46.500	LEVEL 8
41.300	LEVEL 7 PODIUM
36.100	LEVEL 6 COMMERCIAL
33.100	LEVEL 5 CAR PARK
30.100	LEVEL 4 CAR PARK
27.100	LEVEL 3 CAR PARK
24.100	LEVEL 2 CAR PARK
21.100	LEVEL 1 CAR PARK
18.300	MEZZANINE LEVEL
15.300	GROUND FLOOR
12.500	BASEMENT

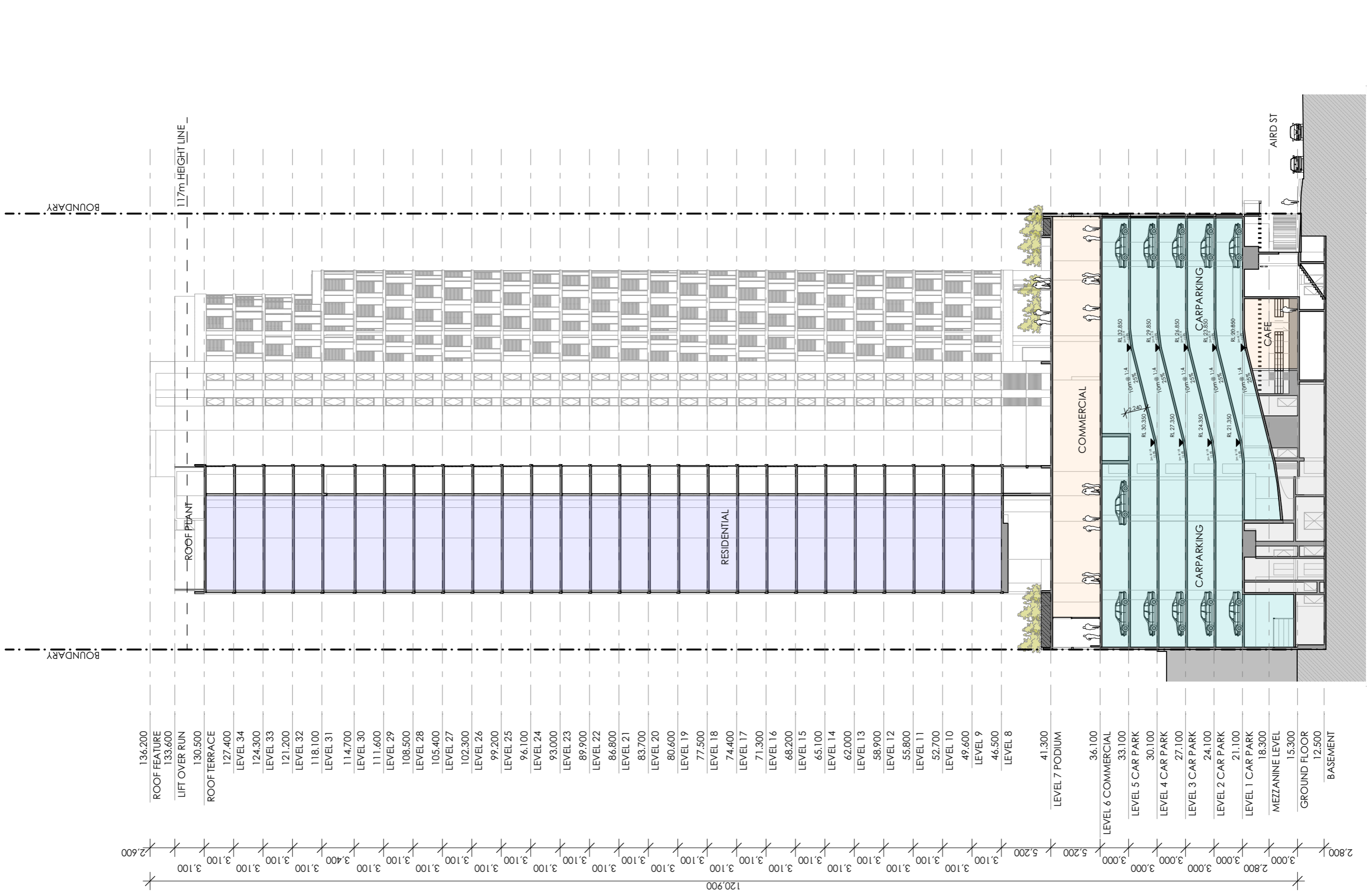
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CLIENT:
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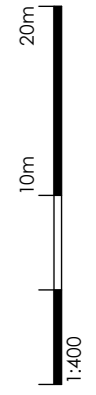
PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
 11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
SECTION A

DRAWN BY: VD, LL
 CHECKED BY: PI, VD
 SCALE: 1:400 AT A3
 PROJECT No: P353



136.200	ROOF FEATURE
133.600	LIFT OVER RUN
130.500	ROOF TERRACE
127.400	LEVEL 34
124.300	LEVEL 33
121.200	LEVEL 32
118.100	LEVEL 31
114.700	LEVEL 30
111.600	LEVEL 29
108.500	LEVEL 28
105.400	LEVEL 27
102.300	LEVEL 26
99.200	LEVEL 25
96.100	LEVEL 24
93.000	LEVEL 23
89.900	LEVEL 22
86.800	LEVEL 21
83.700	LEVEL 20
80.600	LEVEL 19
77.500	LEVEL 18
74.400	LEVEL 17
71.300	LEVEL 16
68.200	LEVEL 15
65.100	LEVEL 14
62.000	LEVEL 13
58.900	LEVEL 12
55.800	LEVEL 11
52.700	LEVEL 10
49.600	LEVEL 9
46.500	LEVEL 8
41.300	LEVEL 7 PODIUM
36.100	LEVEL 6 COMMERCIAL
33.100	LEVEL 5 CAR PARK
30.100	LEVEL 4 CAR PARK
27.100	LEVEL 3 CAR PARK
24.100	LEVEL 2 CAR PARK
21.100	LEVEL 1 CAR PARK
18.300	MEZZANINE LEVEL
15.300	GROUND FLOOR
12.500	BASEMENT



REV	DESCRIPTION	BY	DATE
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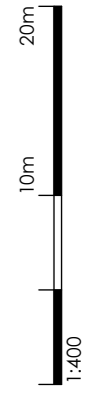
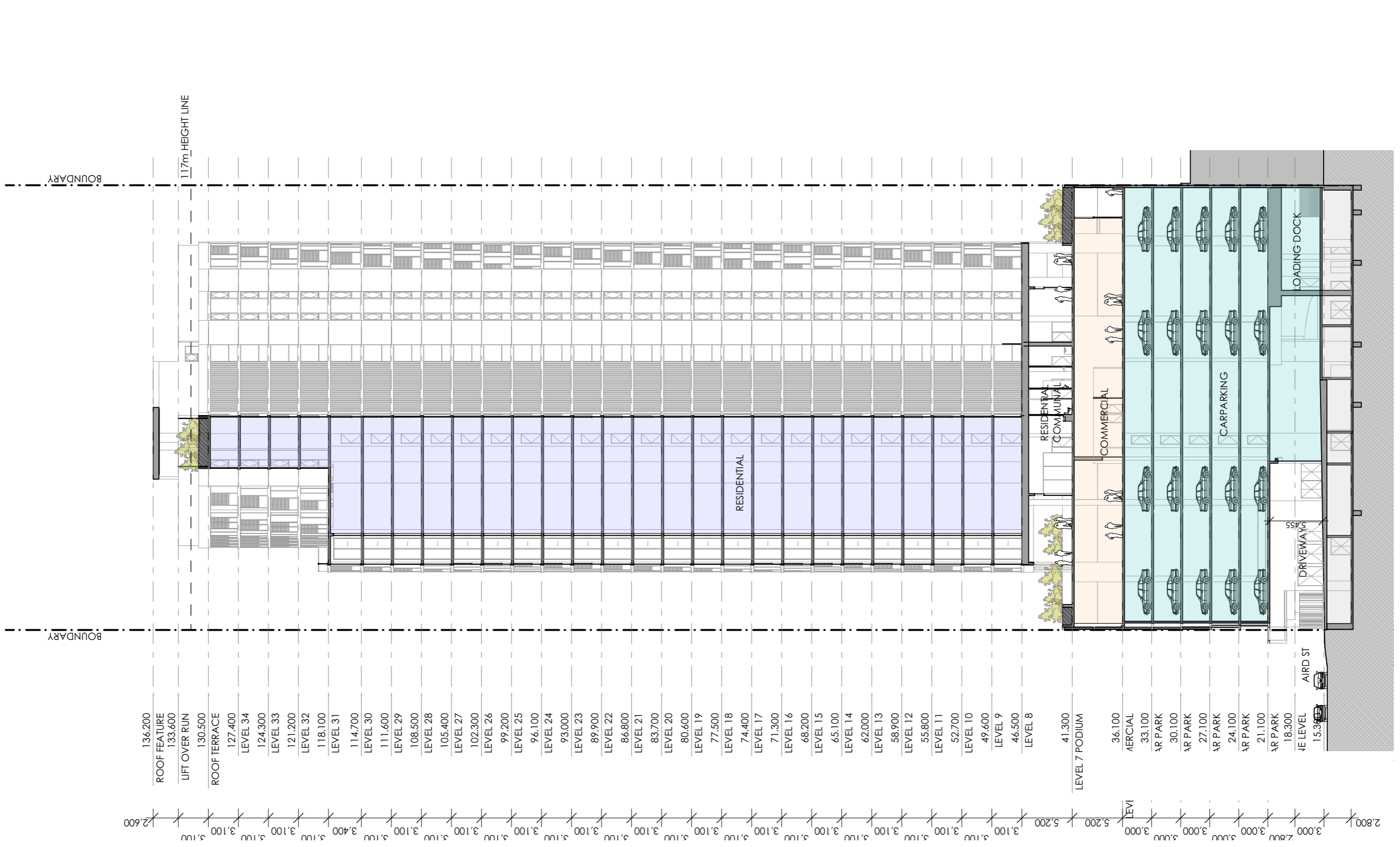
CLIENT:
**DAYAF INVESTMENTS
PTY LTD**

PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
SECTION B

DRAWN BY: VD, LL
CHECKED BY: PI, VD
SCALE: 1:400 AT A3
PROJECT No: P353

DA 22 E
stage. dwg no. revision



REV	DESCRIPTION	BY	DATE
A	DEVELOPMENT APPLICATION SUBMISSION	VD	10.04.19
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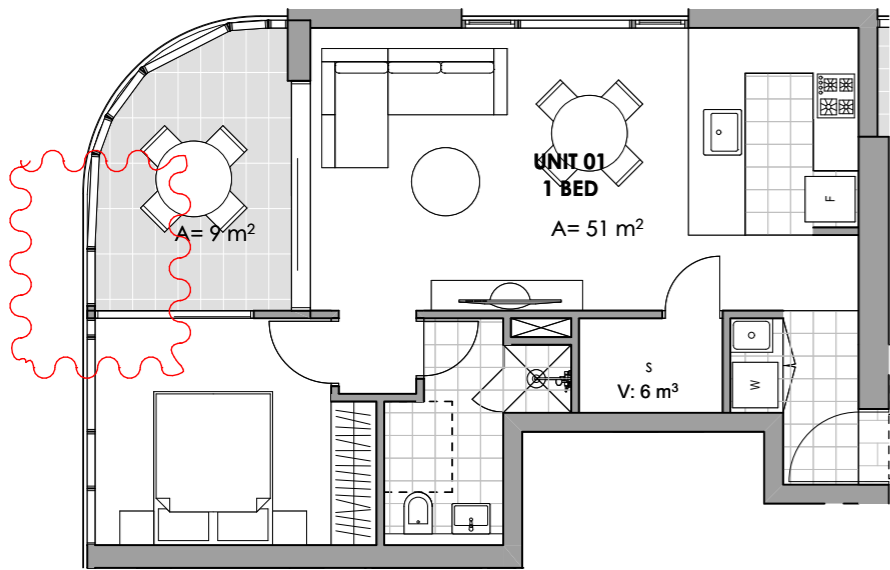
CLIENT:
**DAYAF INVESTMENTS
PTY LTD**

PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

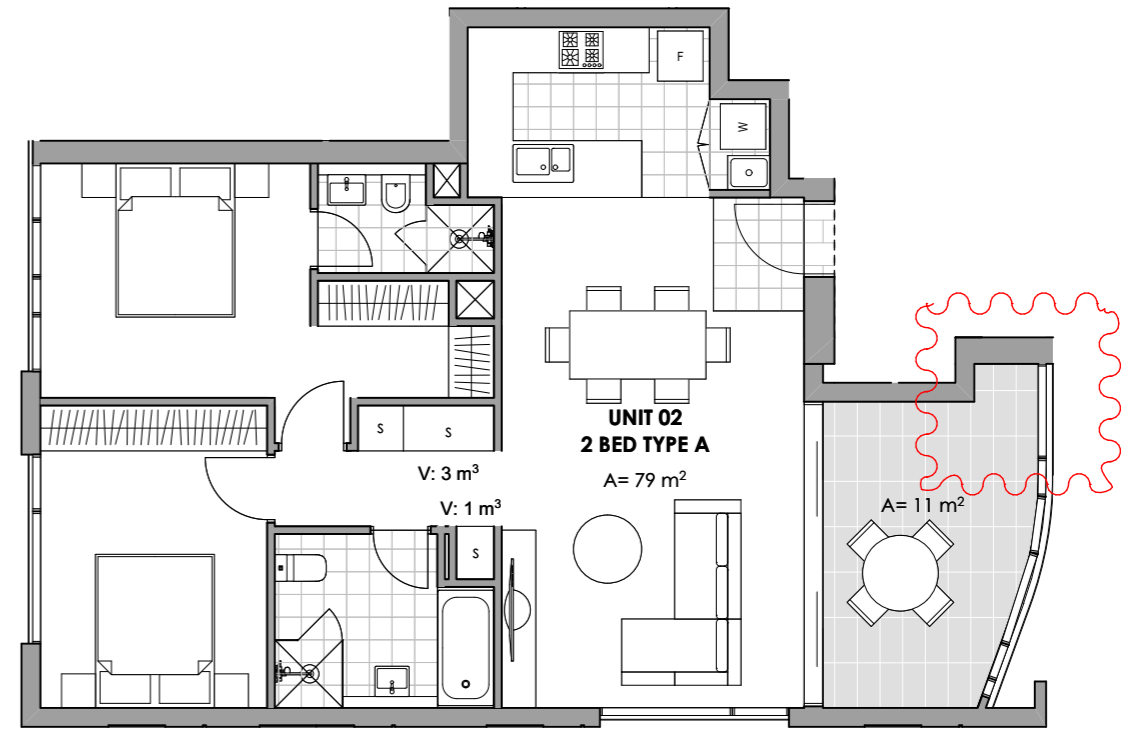
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SECTION C

DRAWN BY: VD, LL
CHECKED BY: PI, VD
SCALE: 1:400 AT A3
PROJECT No: P353

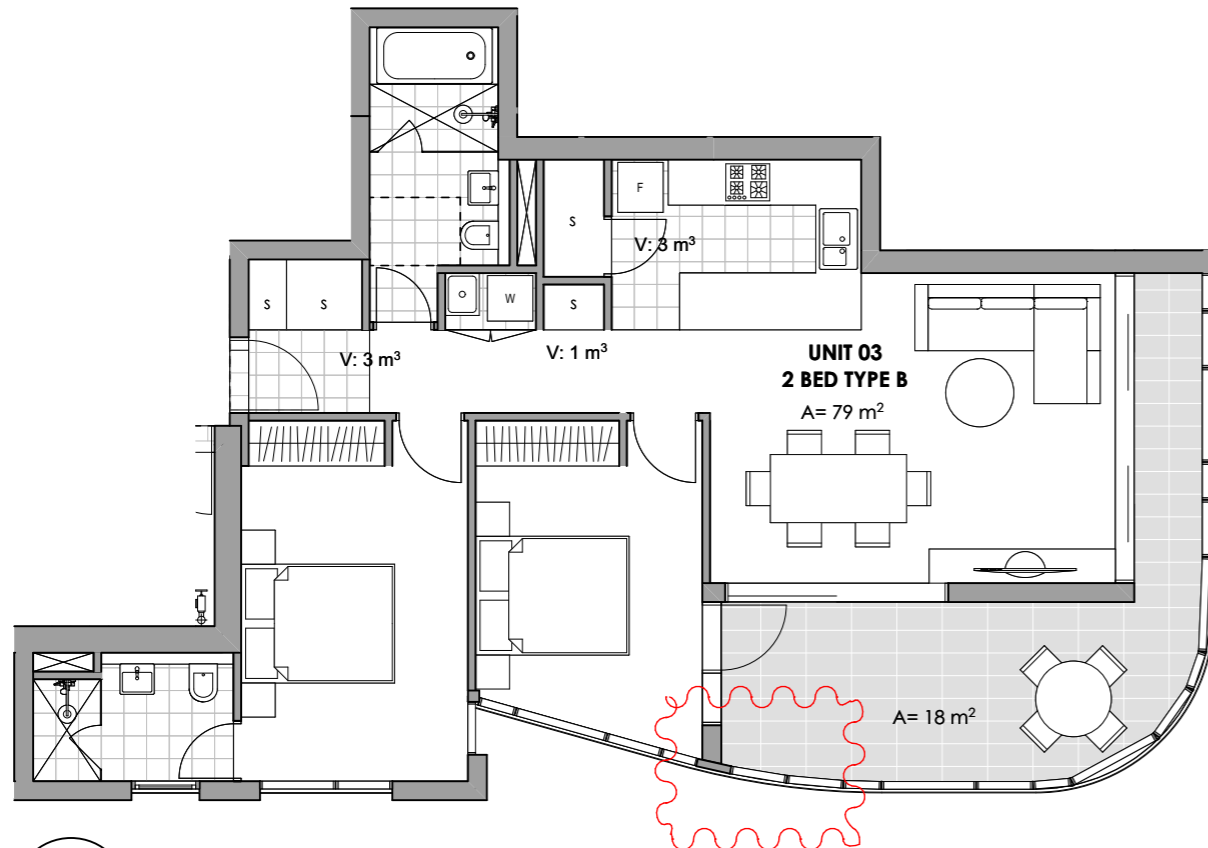
DA **23** **E**
stage. dwg no. revision



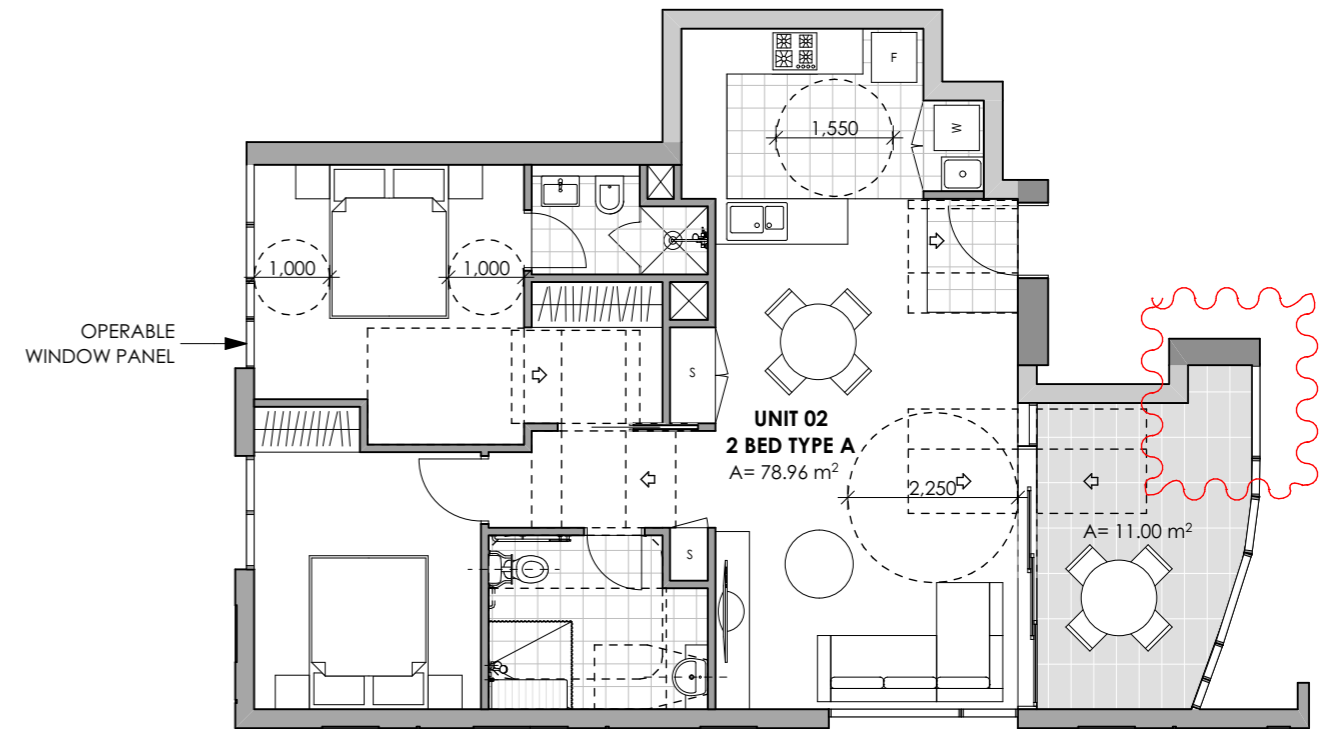
1 1 BED UNIT
1:100



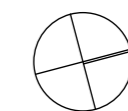
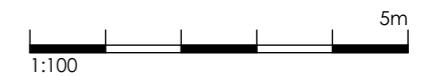
2 2 BED UNIT TYPE A
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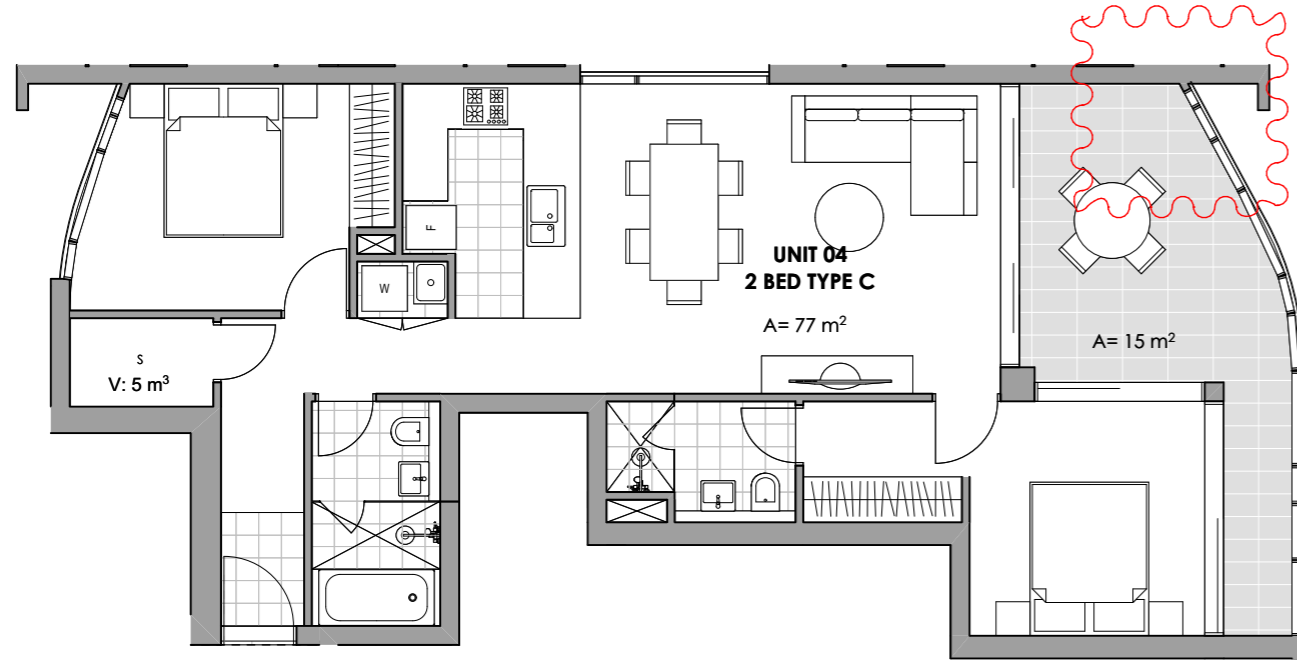


3 2 BED UNIT TYPE B
1:100

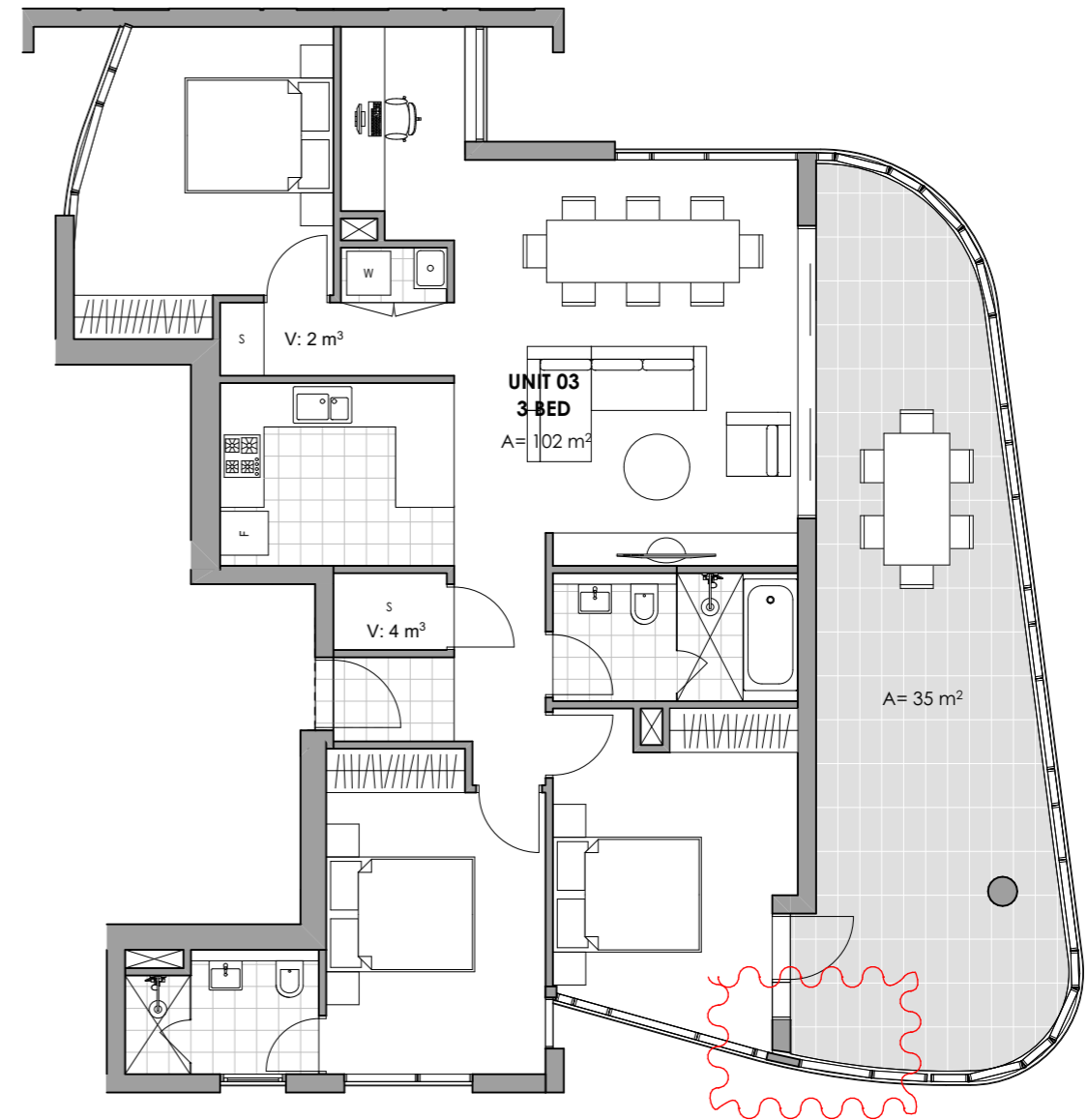


4 2 BED UNIT TYPE A- POST ADAPTABLE LAYOUT
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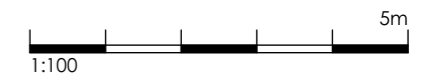




1 2 BED UNIT TYPE C
1:100



2 3 BED UNIT
1:100



NORTH POINT:



DRAWN BY: VD, LL
CHECKED BY: PI, VD
SCALE: 1:100 AT A3
PROJECT No: P353

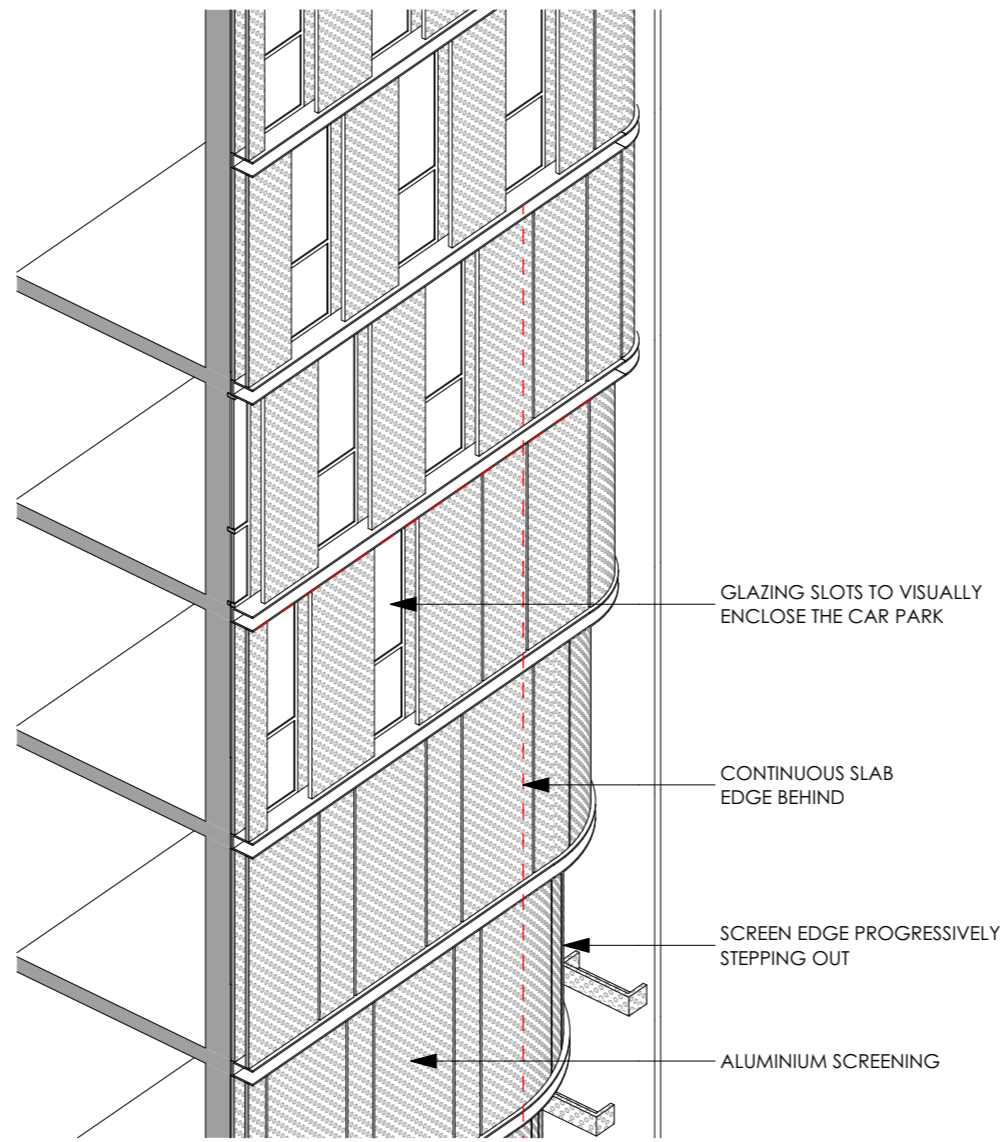
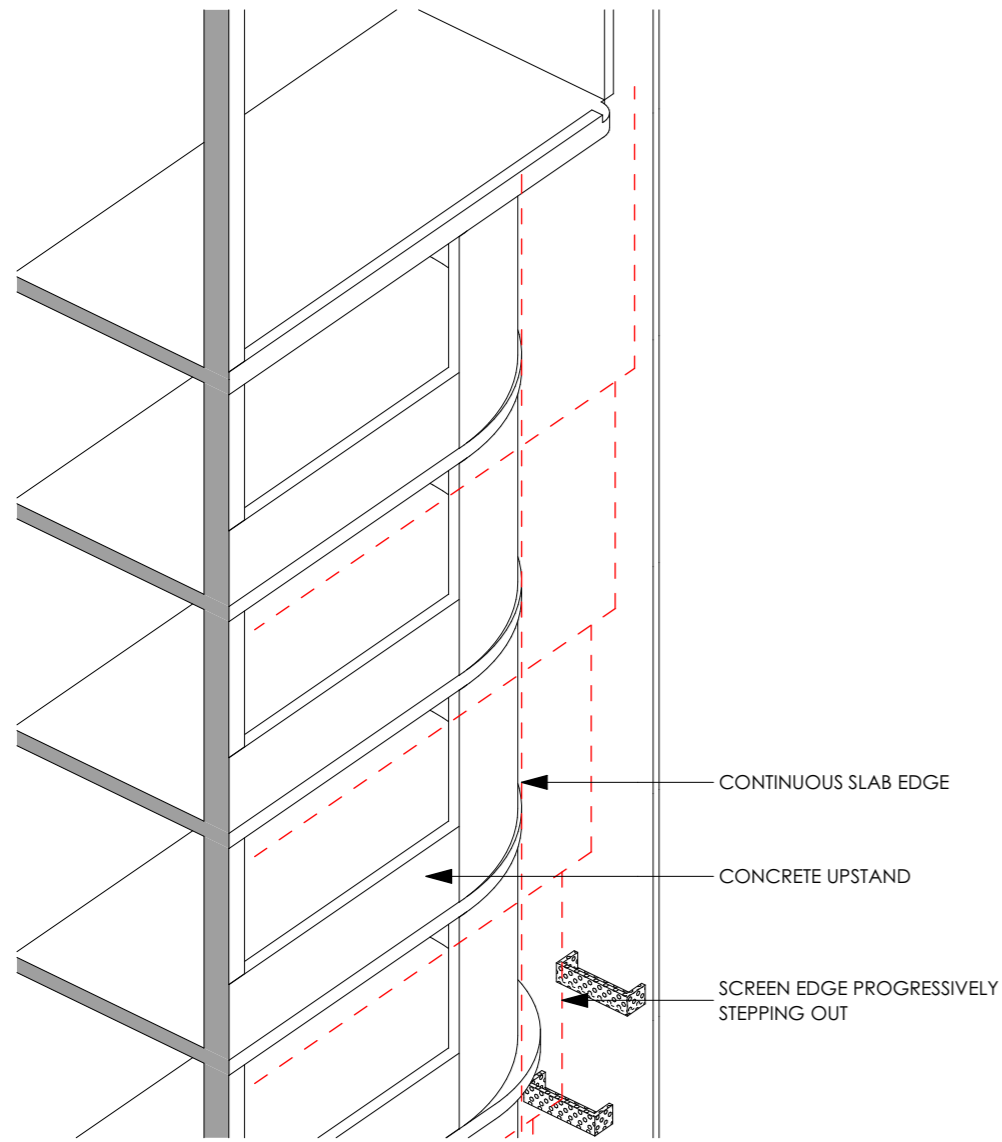
DA 25 E
stage. dwg no. revision

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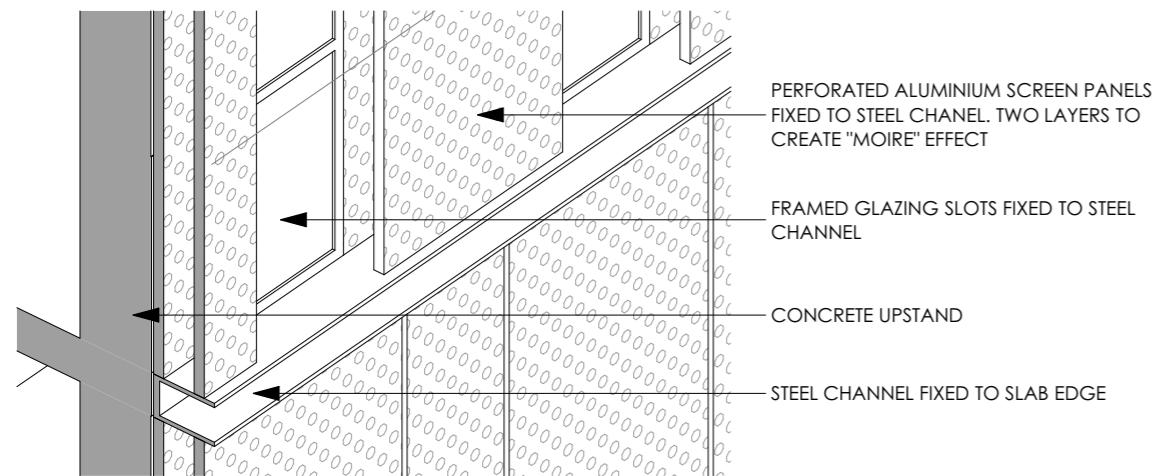
PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
ENLARGED UNIT PLANS- SHEET 2

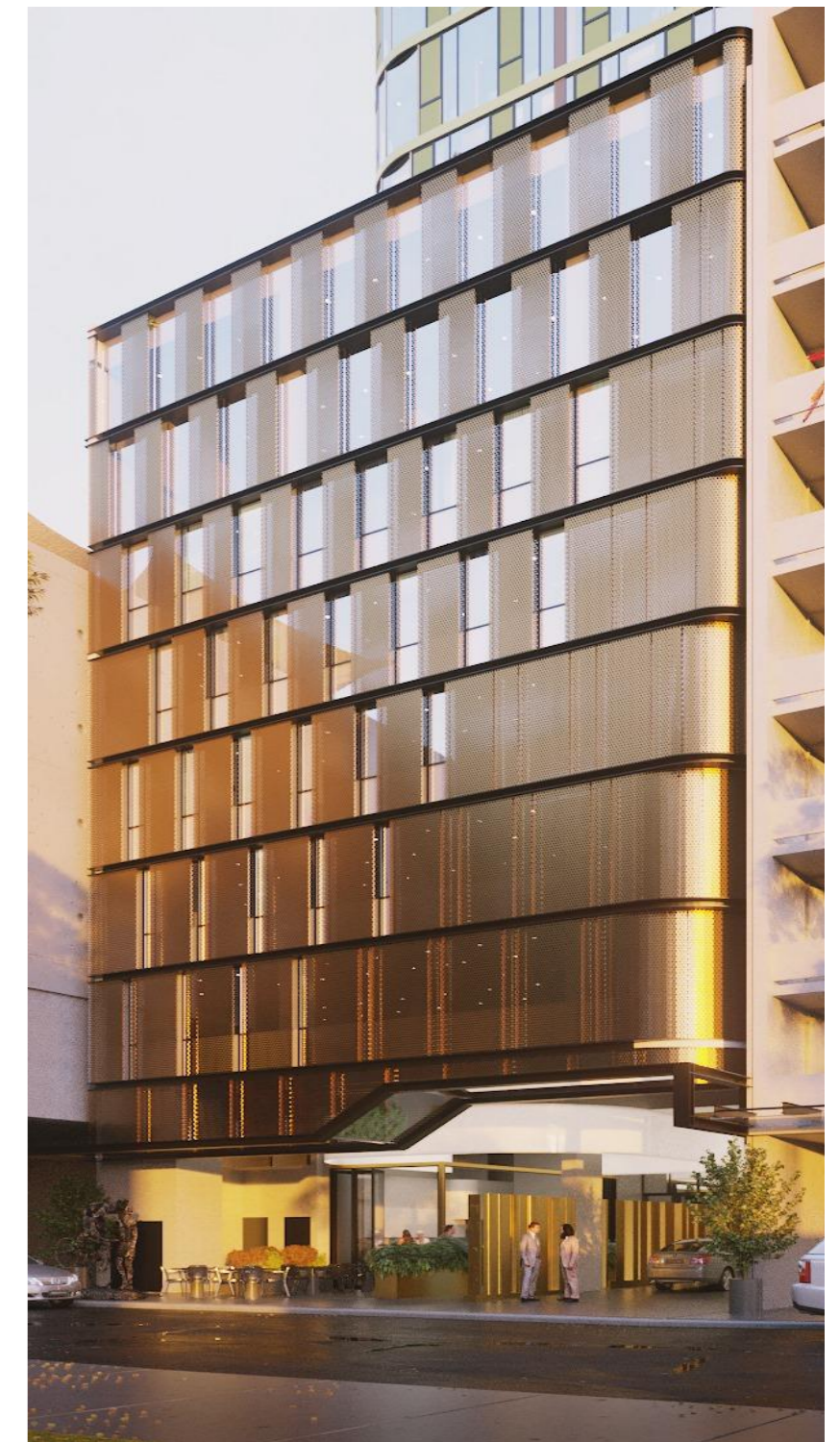


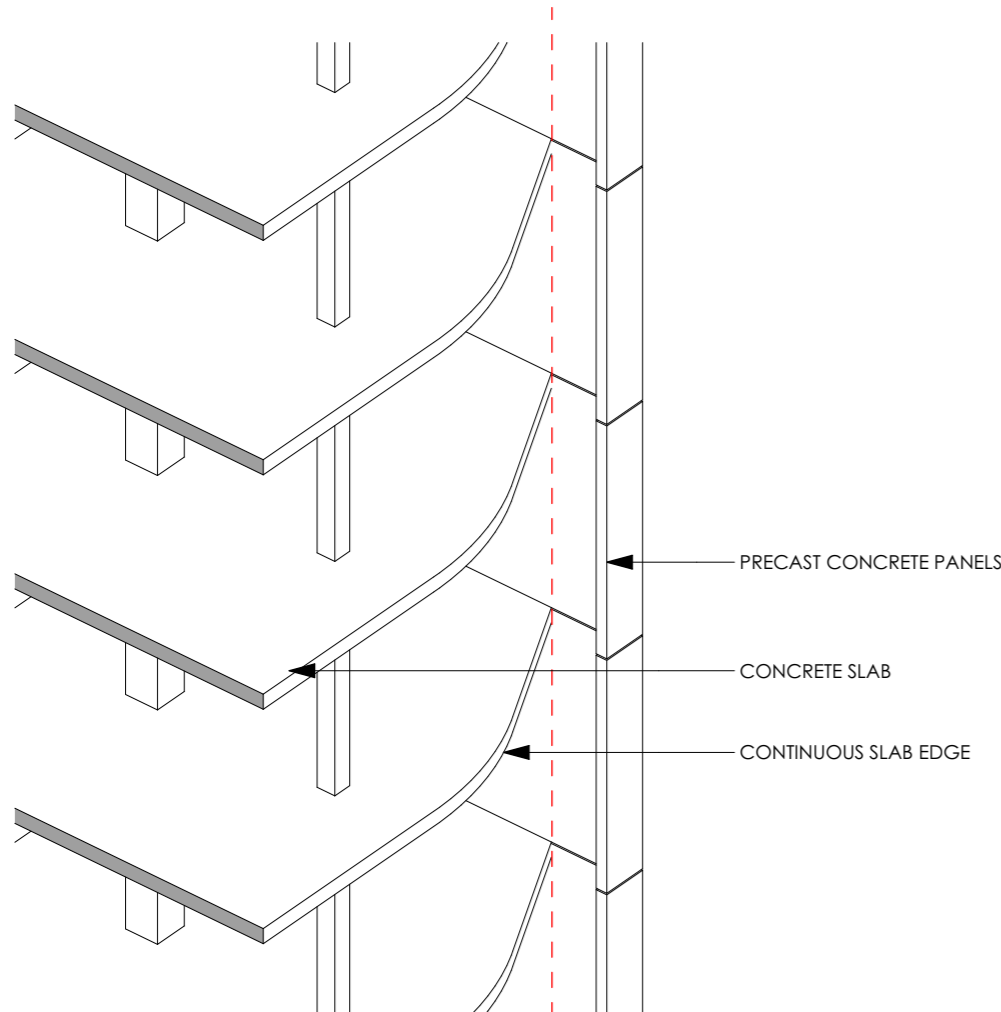
1 STRUCTURAL CONCEPT

2 FACADE CONCEPT

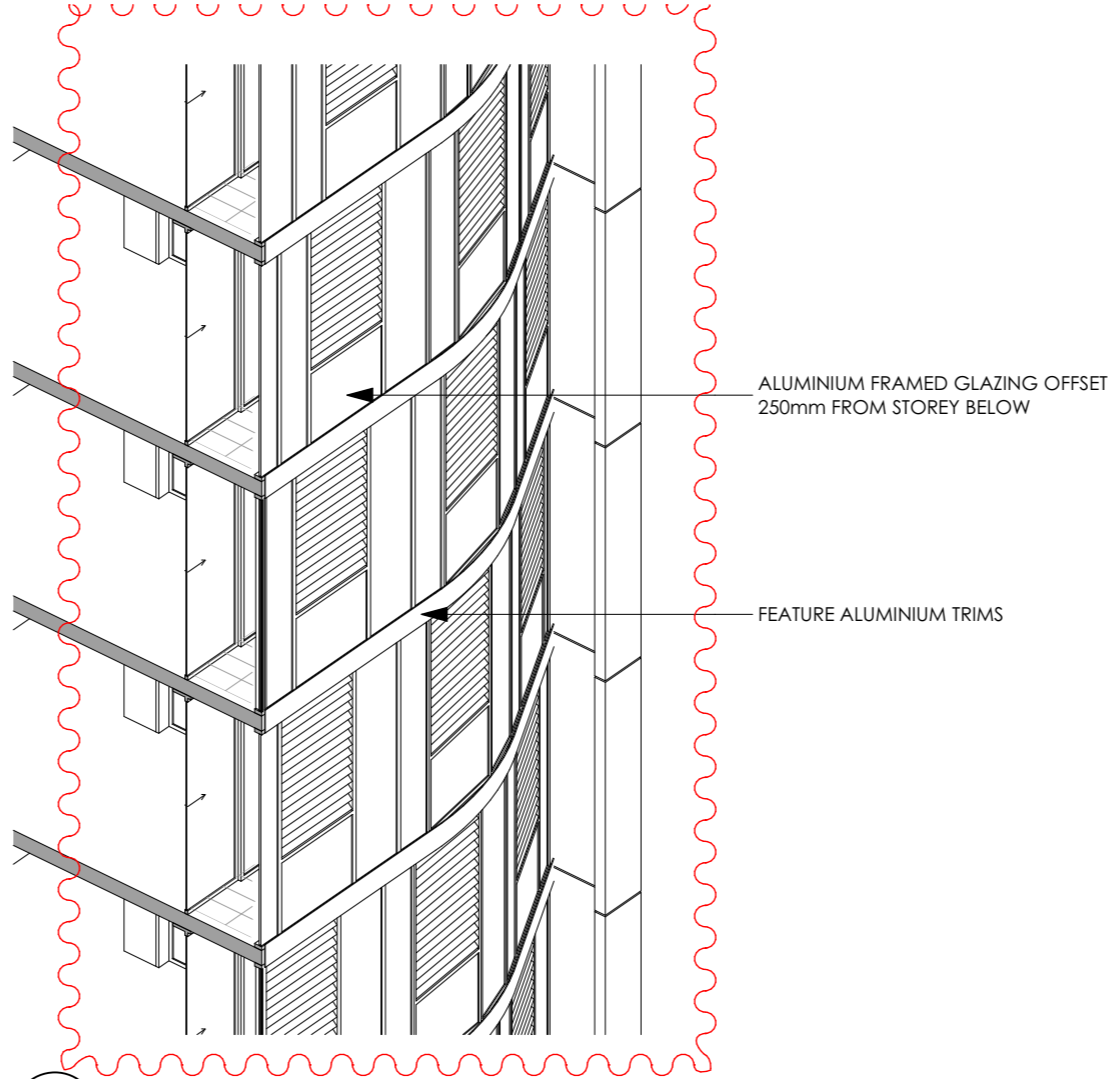


3 CONSTRUCTION CONCEPT

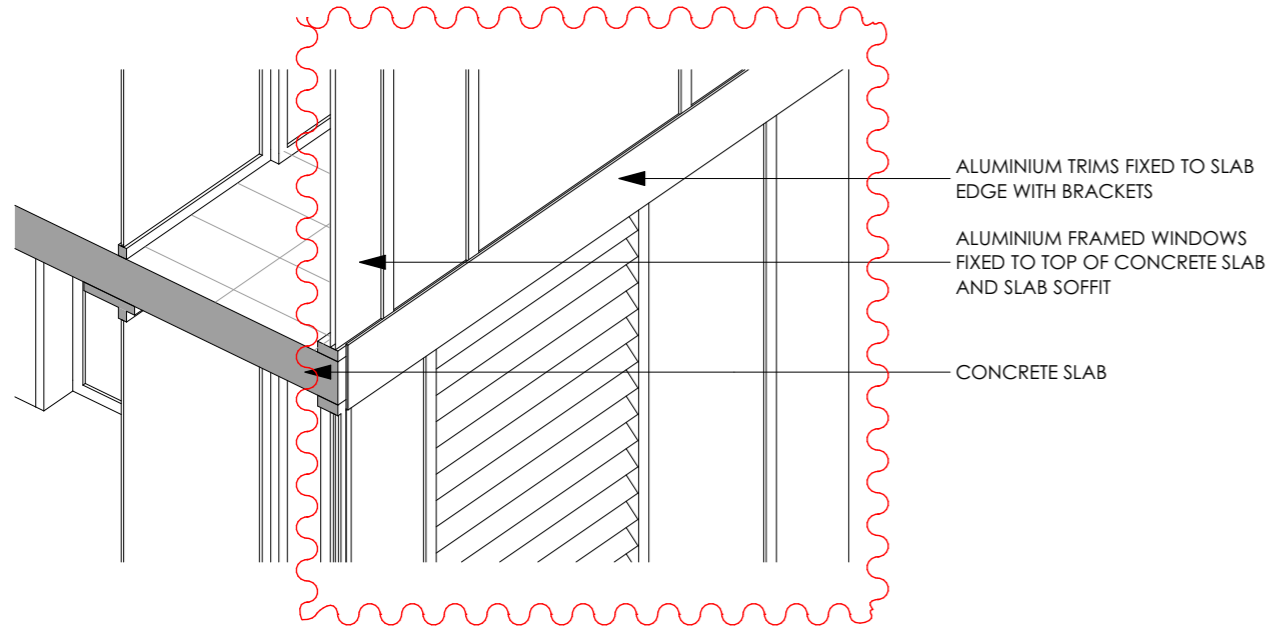




1 STRUCTURAL CONCEPT



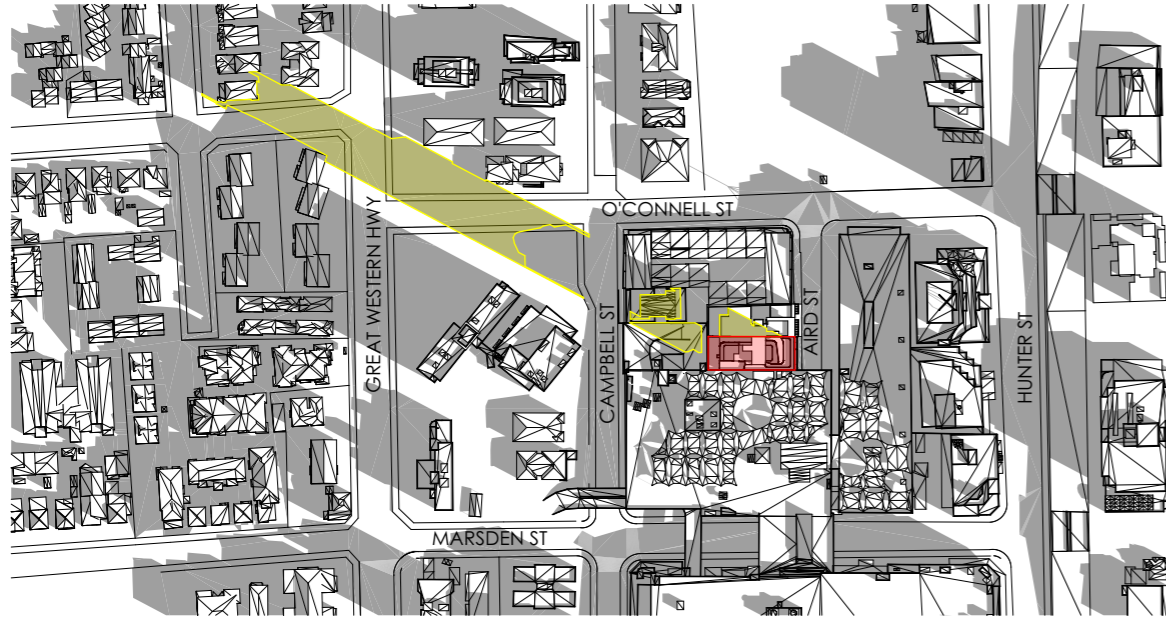
2 FACADE CONCEPT



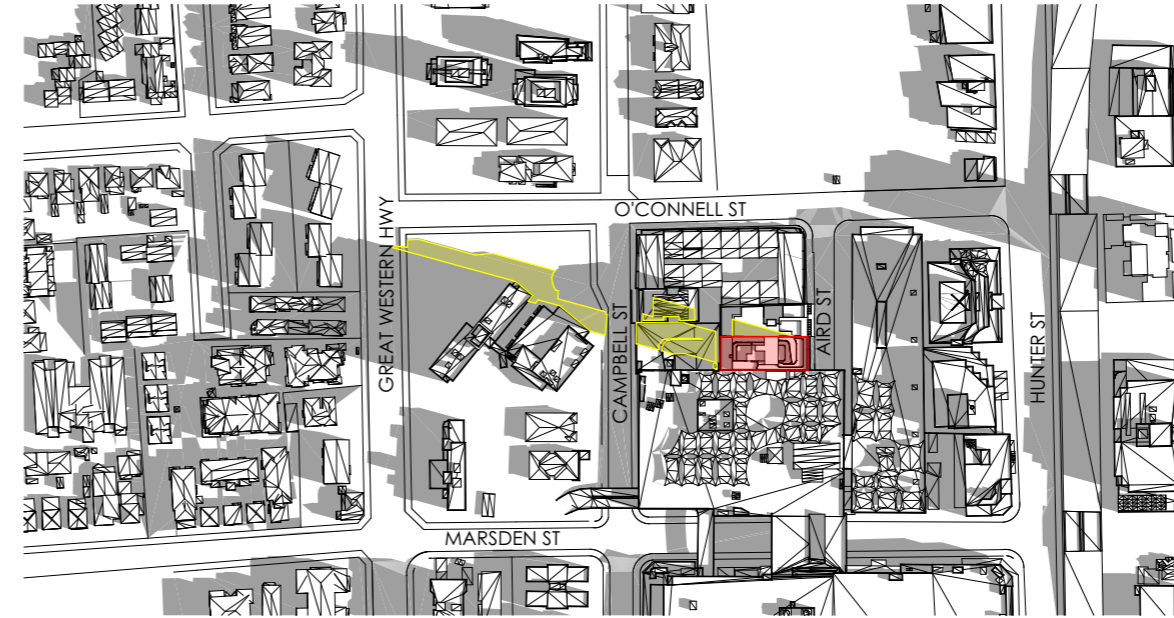
3 CONSTRUCTION CONCEPT



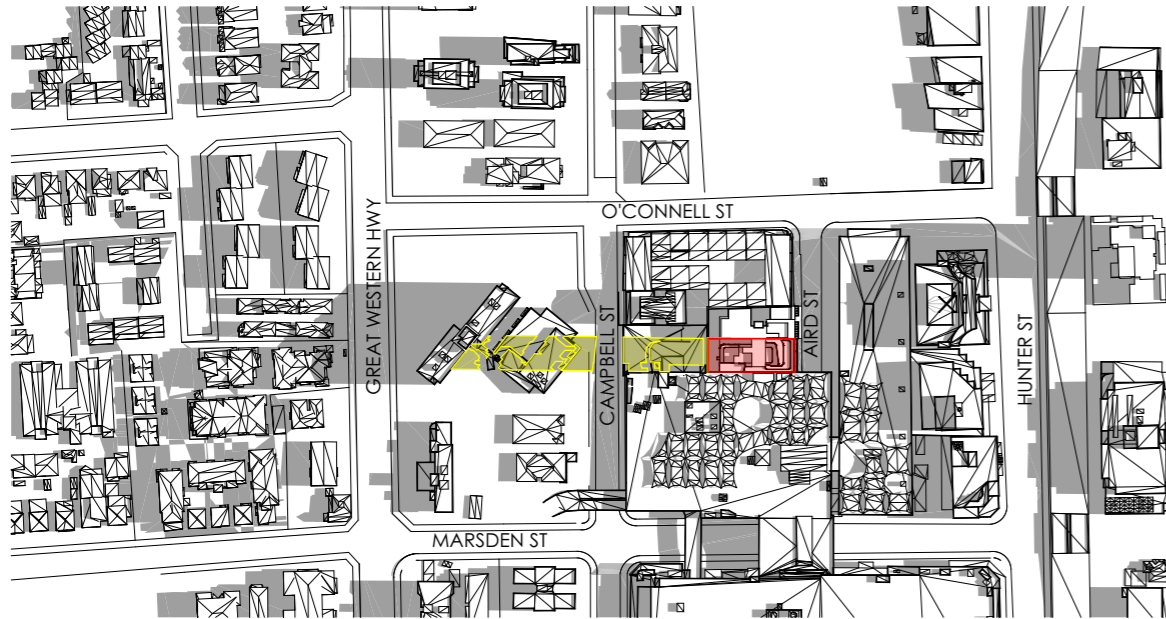
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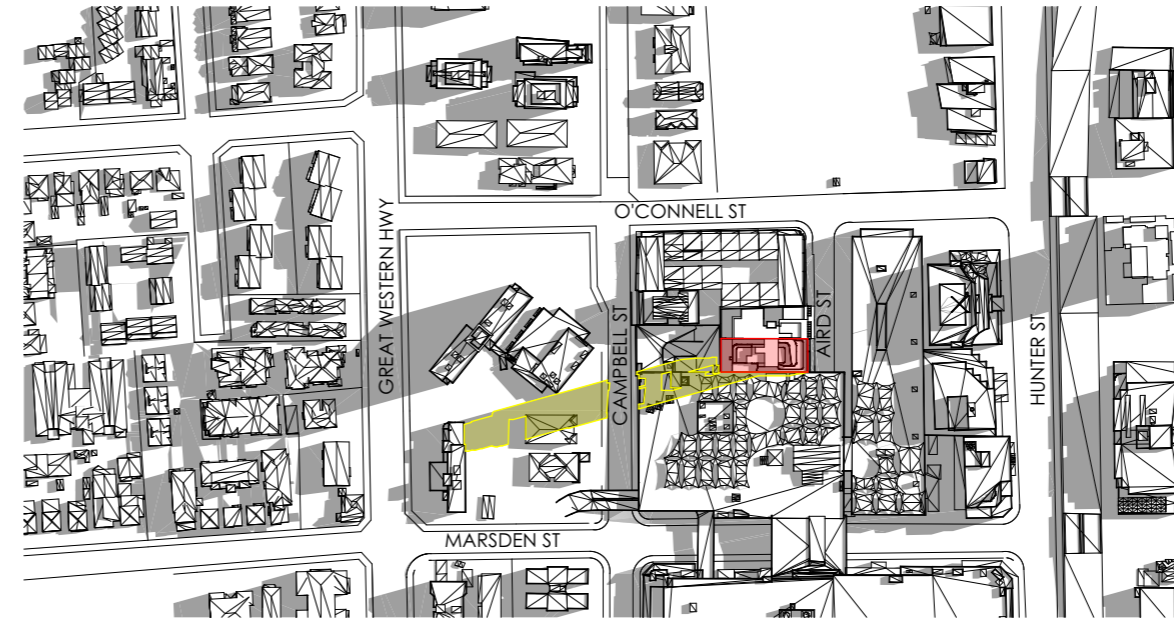
1 SHADOW DIAGRAM 9AM
1:4000



2 SHADOW DIAGRAM 10AM
1:4000



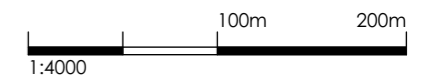
3 SHADOW DIAGRAM 11AM
1:4000



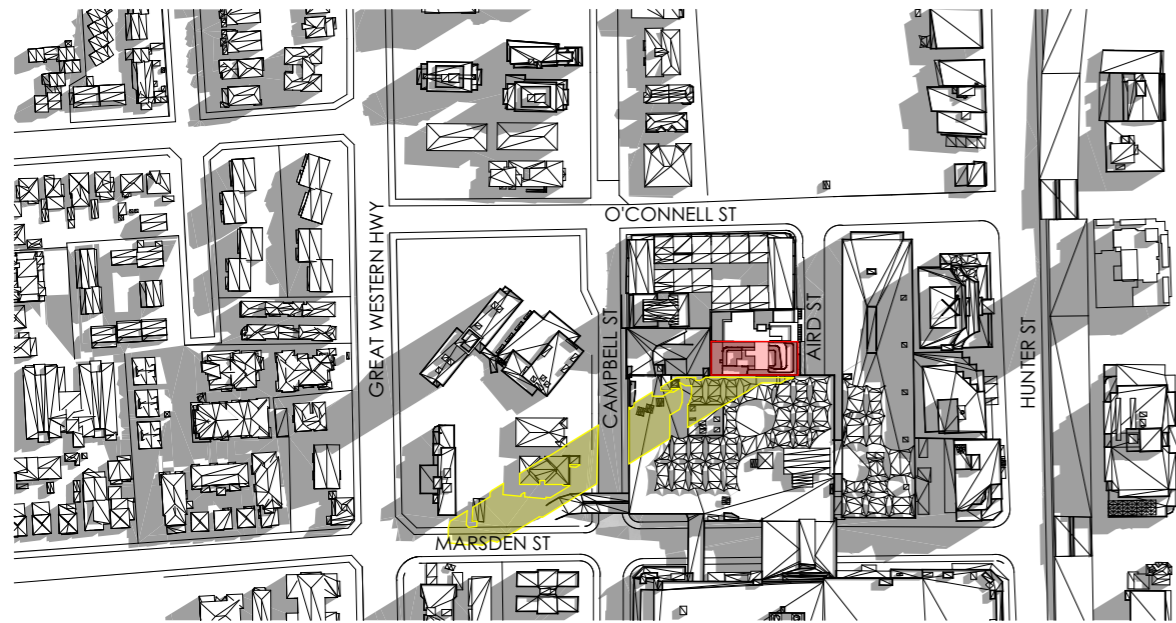
4 SHADOW DIAGRAM 12PM
1:4000

SHADOW IMPACT LEGEND

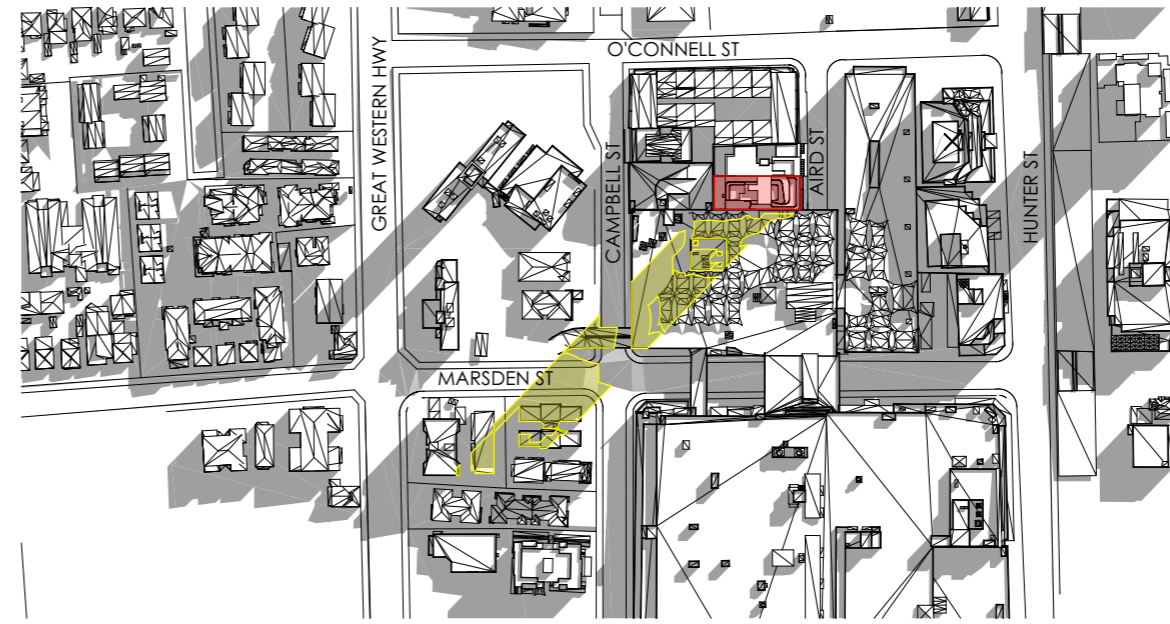
- SUBJECT SITE
- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING



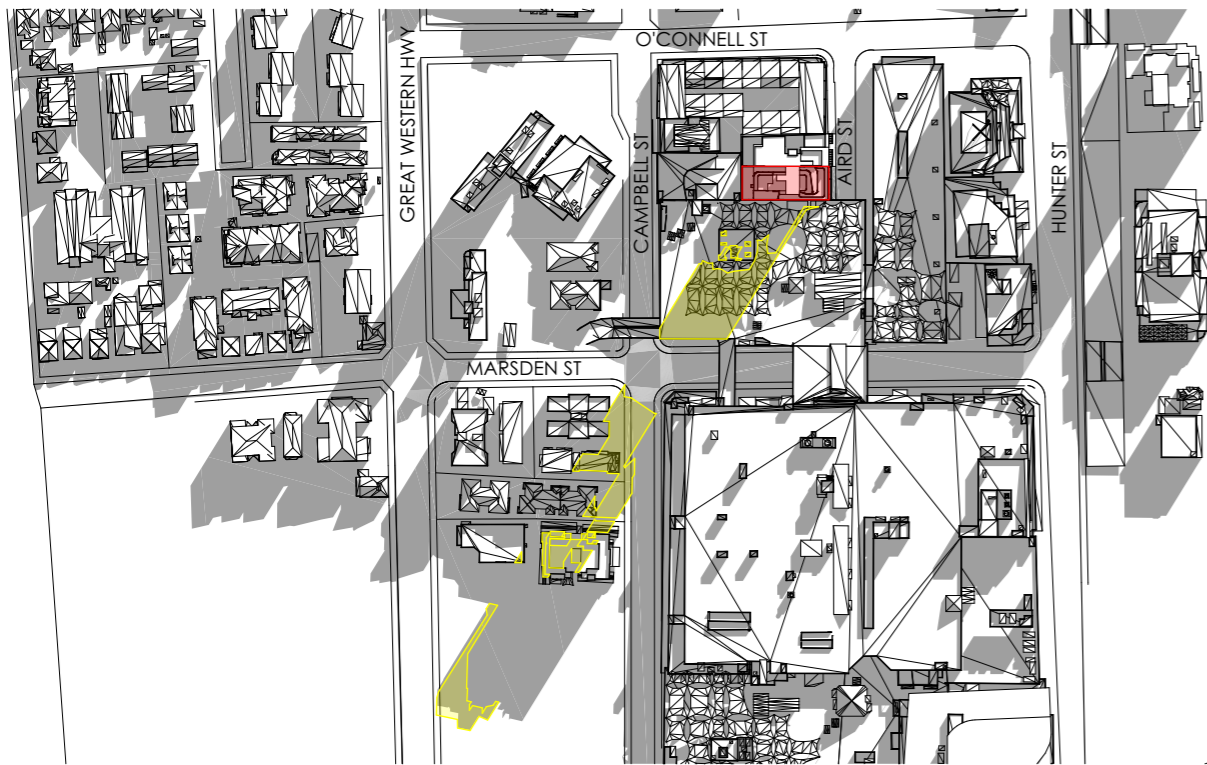
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1 SHADOW DIAGRAM 1PM
1:4000



2 SHADOW DIAGRAM 2PM
1:4000



3 SHADOW DIAGRAM 3PM
1:4000

SHADOW IMPACT LEGEND

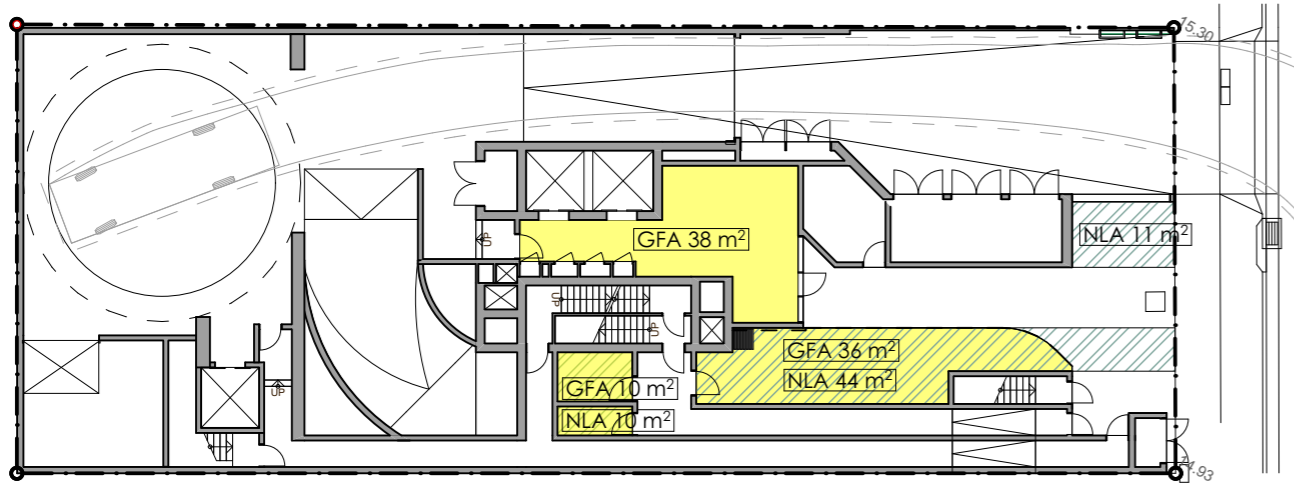
- SUBJECT SITE
- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

100m 200m
1:4000

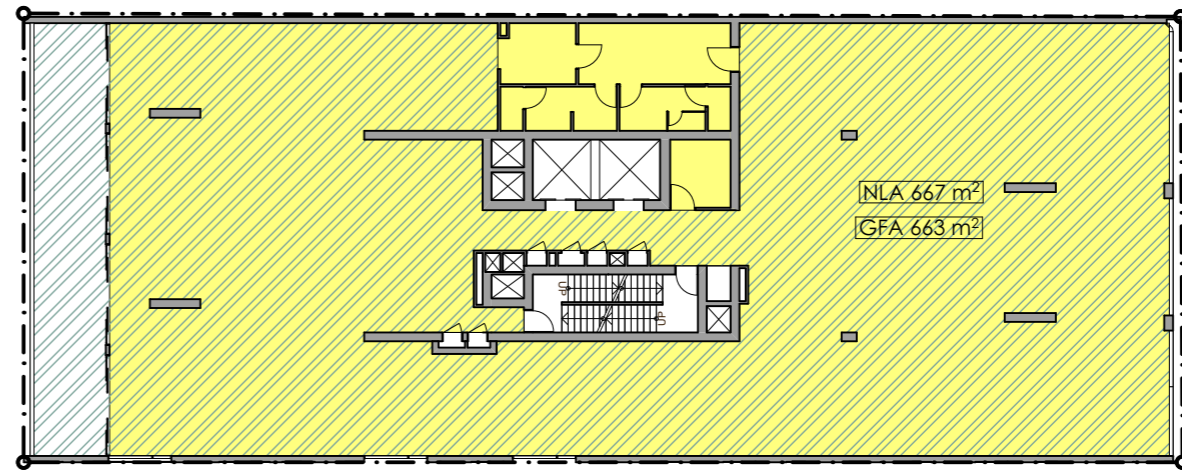
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UNIT SCHEDULE (gbv)					AREA SCHEDULE (m2)					STORAGE SCHEDULE (m3)					SOLAR ACCESS SCHEDULE (gbv)			NATURAL CROSS VENTILATION SCHEDULE (gbv)		
UNIT NO.	1 BED, 1 BATH	2 BED, 2 BATH	3 BED, 2 BATH	TOTAL	POST ADAPTABLE	CAR PARKING	UNIT	PRIVATE OPEN SPACE	TOTAL	MIN. UNIT	MIN. PRIVATE OPEN SPACE	WITHIN UNIT	OUTSIDE OF UNIT	TOTAL	MIN REQ.	% OF MIN. REQUIRED WITHIN UNIT	LIVING SPACE	PRIVATE OPEN SPACE	NO DIRECT SUNLIGHT TO UNIT	NATURALLY CROSS VENTILATED
801	1						52	9	61	50	8	6.2	0	6.2	6	103%				1
802		1			1	1	79	12	91	75	10	4	5	9	8	50%	1	1		1
803			1			1	76	19	95	75	10	7	5	12	8	88%	1	1		1
804			1			1	77	15	92	75	10	5	5	10	8	63%	1	1		1
901	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
902		1			1	1	79	12	91	75	10	4	5	9	8	50%	1	1		1
903			1			1	76	19	95	75	10	7	5	12	8	88%	1	1		1
904			1			1	77	15	92	75	10	5	5	10	8	63%	1	1		1
1001	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
1002		1			1	1	79	12	91	75	10	4	5	9	8	50%	1	1		1
1003			1			1	76	19	95	75	10	7	5	12	8	88%	1	1		1
1004			1			1	77	15	92	75	10	5	5	10	8	63%	1	1		1
1101	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
1102		1			1	1	79	12	91	75	10	4	4	8	8	50%	1	1		1
1103			1			1	76	19	95	75	10	7	4	11	8	88%	1	1		1
1104			1			1	77	15	92	75	10	5	4	9	8	63%	1	1		1
1201	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
1202		1			1	1	79	12	91	75	10	4	4	8	8	50%	1	1		1
1203			1			1	76	19	95	75	10	7	4	11	8	88%	1	1		1
1204			1			1	77	15	92	75	10	5	4	9	8	63%	1	1		1
1301	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
1302		1			1	1	79	12	91	75	10	4	4	8	8	50%	1	1		1
1303			1			1	76	19	95	75	10	7	4	11	8	88%	1	1		1
1304			1			1	77	15	92	75	10	5	4	9	8	63%	1	1		1
1401	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
1402		1			1	1	79	12	91	75	10	4	5	9	8	50%	1	1		1
1403			1			1	76	19	95	75	10	7	5	12	8	88%	1	1		1
1404			1			1	77	15	92	75	10	5	5	10	8	63%	1	1		1
1501	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
1502		1			1	1	79	12	91	75	10	4	5	9	8	50%	1	1		1
1503			1			1	76	19	95	75	10	7	5	12	8	88%	1	1		1
1504			1			1	77	15	92	75	10	5	5	10	8	63%	1	1		1
1601	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
1602		1			1	1	79	12	91	75	10	4	5	9	8	50%	1	1		1
1603			1			1	76	19	95	75	10	7	5	12	8	88%	1	1		1
1604			1			1	77	15	92	75	10	5	5	10	8	63%	1	1		1
1701	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
1702		1			1	1	79	12	91	75	10	4	6	10	8	50%	1	1		1
1703			1			1	76	19	95	75	10	7	6	13	8	88%	1	1		1
1704			1			1	77	15	92	75	10	5	6	11	8	63%	1	1		1
1801	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
1802		1			1	1	79	12	91	75	10	4	6	10	8	50%	1	1		1
1803			1			1	76	19	95	75	10	7	6	13	8	88%	1	1		1
1804			1			1	77	15	92	75	10	5	6	11	8	63%	1	1		1
1901	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
1902		1			1	1	79	12	91	75	10	4	6	10	8	50%	1	1		1
1903			1			1	76	19	95	75	10	7	7	14	8	88%	1	1		1
1904			1			1	77	15	92	75	10	5	5	10	8	63%	1	1		1
2001	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
2002		1			1	1	79	12	91	75	10	4	5	9	8	50%	1	1		1
2003			1			1	76	19	95	75	10	7	5	12	8	88%	1	1		1
2004			1			1	77	15	92	75	10	5	5	10	8	63%	1	1		1

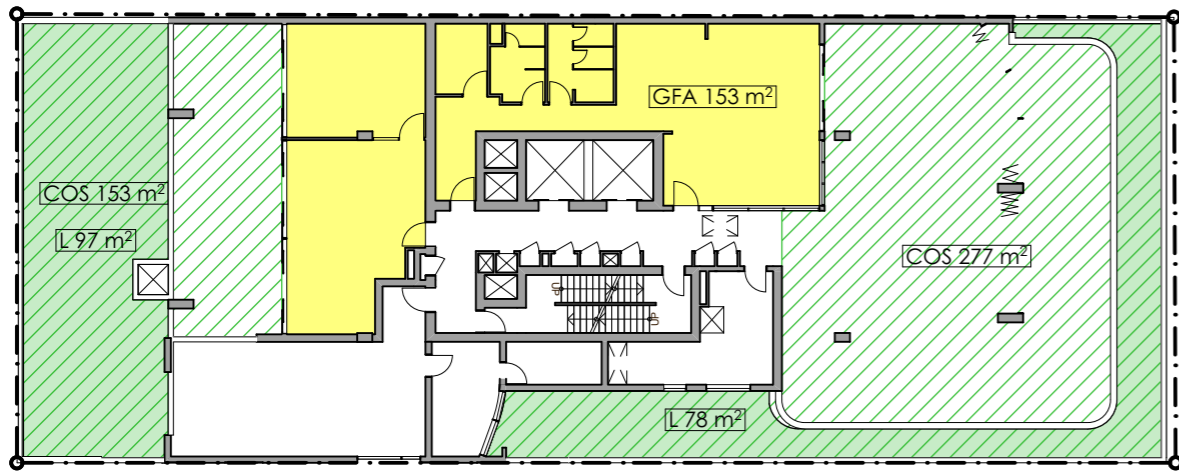
UNIT SCHEDULE (gbv)					AREA SCHEDULE (m2)					STORAGE SCHEDULE (m3)					SOLAR ACCESS SCHEDULE (gbv)			NATURAL CROSS VENTILATION SCHEDULE (gbv)		
UNIT NO.	1 BED, 1 BATH	2 BED, 2 BATH	3 BED, 2 BATH	TOTAL	POST ADAPTABLE	CAR PARKING	UNIT	PRIVATE OPEN SPACE	TOTAL	MIN. UNIT	MIN. PRIVATE OPEN SPACE	WITHIN UNIT	OUTSIDE OF UNIT	TOTAL	MIN REQ.	% OF MIN. REQUIRED WITHIN UNIT	LIVING SPACE	PRIVATE OPEN SPACE	NO DIRECT SUNLIGHT TO UNIT	NATURALLY CROSS VENTILATED
2101	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
2102		1			1	1	79	12	91	75	10	4	5	9	8	50%	1	1		1
2103			1			1	76	19	95	75	10	7	5	12	8	88%	1	1		1
2104			1			1	77	15	92	75	10	5	5	10	8	63%	1	1		1
2201	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
2202		1			1	1	79	12	91	75	10	4	5	9	8	50%	1	1		1
2203			1			1	76	19	95	75	10	7	5	12	8	88%	1	1		1
2204			1			1	77	15	92	75	10	5	5	10	8	63%	1	1		1
2301	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
2302		1			1	1	79	12	91	75	10	4	5	9	8	50%	1	1		1
2303			1			1	76	19	95	75	10	7	5	12	8	88%	1	1		1
2304			1			1	77	15	92	75	10	5	9	14	8	63%	1	1		1
2401	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
2402		1			1	1	79	12	91	75	10	4	9	13	8	50%	1	1		1
2403			1			1	76	19	95	75	10	7	9	16	8	88%	1	1		1
2404			1			1	77	15	92	75	10	5	9	14	8	63%	1	1		1
2501	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
2502		1			1	1	79	12	91	75	10	4	9	13	8	50%	1	1		1
2503			1			1	76	19	95	75	10	7	9	16	8	88%	1	1		1
2504			1			1	77	15	92	75	10	5	9	14	8	63%	1	1		1
2601	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
2602		1			1	1	79	12	91	75	10	4	9	13	8	50%	1	1		1
2603			1			1	76	19	95	75	10	7	9	16	8	88%	1	1		1
2604			1			1	77	15	92	75	10	5	9	14	8	63%	1	1		1
2701	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
2702		1			1	1	79	12	91	75	10	4	9	13	8	50%	1	1		1
2703			1			1	76	19	95	75	10	7	9	16	8	88%	1	1		1
2704			1			1	77	15	92	75	10	5	9	14	8	63%	1	1		1
2801	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
2802		1			1	1	79	12	91	75	10	4	9	13	8	50%	1	1		1
2803			1			1	76	19	95	75	10	7	9	16	8	88%	1	1		1
2804			1			1	77	15	92	75	10	5	9	14	8	63%	1	1		1
2901	1						52	9	61	50	8	6.2	0	6.2	6	103%	1	1		1
2902		1			1	1	79	12	91	75	10	4	9	13	8	50%	1	1		1
2903			1			1	76	19	95	75	10	7	9	16	8	88%	1	1		1
2904			1			1	77	15	92	75	10	5	9	14	8	63%	1	1		1
300																				



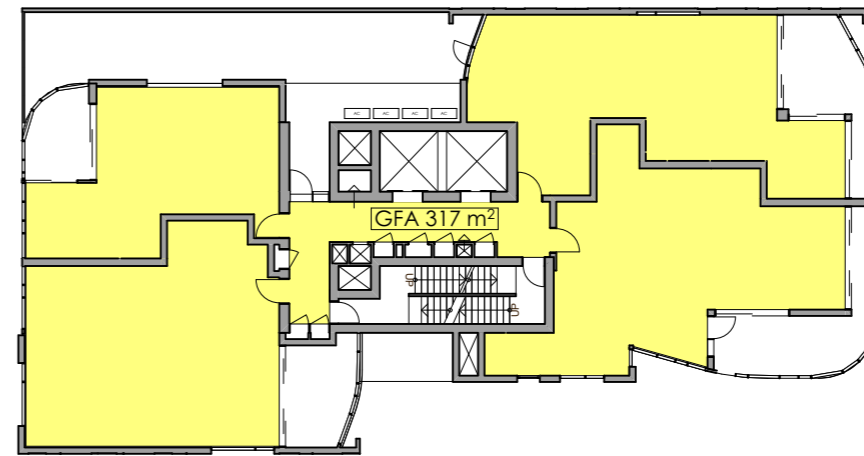
1 GROUND FLOOR



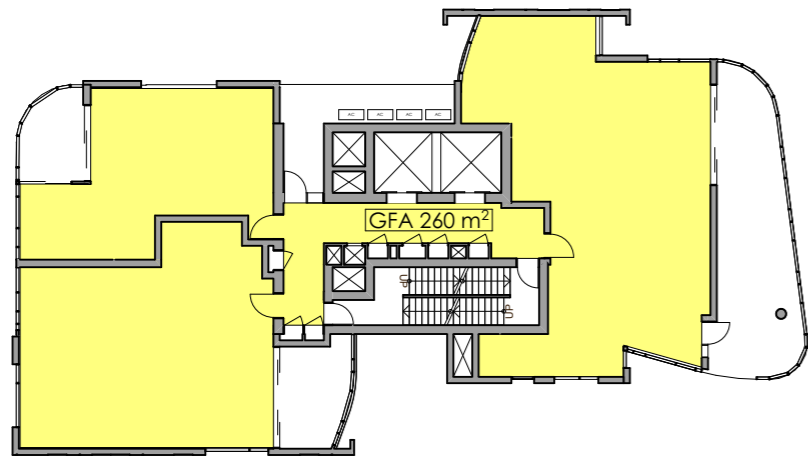
2 LEVEL 6 COMMERCIAL



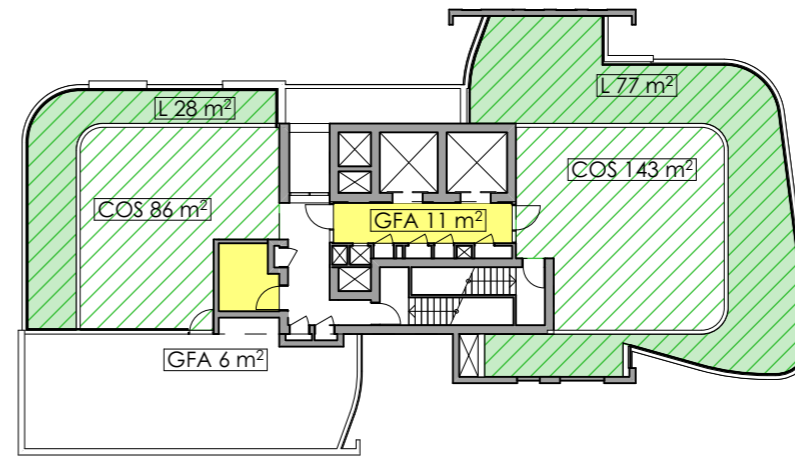
3 LEVEL 7 PODIUM



4 LEVELS 8-30



5 LEVELS 31-34



6 LEVEL 35- ROOF TERRACE

GFA & FSR LEGEND

- GFA AREA
- COMMUNAL OPEN SPACE AREA
- LANDSCAPING AREA
- NLA AREA

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building

(a) Dwellings

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

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	5 star	5 star	5 star	no	-	4.5 star	-	-	-	-	-	-	-

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

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

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

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 6 star	individual fan into central duct + VSD	interlocked to light	individual fan into central duct + VSD	manual switch on/off	individual fan into central duct + VSD	interlocked to light

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
31.03, 32.03, 33.03, 34.03	1-phase airconditioning 5 Star (zoned)	1-phase airconditioning 5 Star (zoned)	1-phase airconditioning 5 Star (zoned)	1-phase airconditioning 5 Star (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
8.01, 9.01, 10.01, 11.01, 12.01, 13.01, 14.01, 15.01, 16.01, 17.01, 18.01, 19.01, 20.01, 21.01, 22.01, 23.01, 24.01, 25.01, 26.01, 27.01, 28.01, 29.01, 30.01, 31.01, 32.01, 33.01, 34.01	1-phase airconditioning 5 Star (zoned)	1-phase airconditioning 5 Star (zoned)	1-phase airconditioning 5 Star (zoned)	1-phase airconditioning 5 Star (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning 5 Star (zoned)	1-phase airconditioning 5 Star (zoned)	1-phase airconditioning 5 Star (zoned)	1-phase airconditioning 5 Star (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	3.5 star (new rating)	yes	4.5 star	4.5 star	4 star	no	no

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

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
8.01	45.3	21.6
8.02	30.3	12.7
8.03	27.2	20.3
8.04	38.6	11.6
9.01	44.0	23.5
9.02	25.6	13.3
9.03	24.7	21.6
9.04	31.5	11.9
10.01	38.5	29.4
10.02	25.7	13.6
10.03	24.9	21.5
10.04	31.7	11.9
11.01	36.7	27.5
11.02	27.6	12.2
11.03	26.5	18.8
11.04	33.7	11.3
12.01	36.7	27.0
12.02	27.8	11.9
12.03	26.7	18.6
12.04	33.9	11.3
13.01	37.0	27.0
13.02	28.1	12.0
13.03	26.9	18.6
13.04	34.2	11.3
14.01	37.1	26.6
14.02	28.2	12.0
14.03	27.0	18.5

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
14.04	26.6	17.4
15.01	35.4	27.7
15.02	28.6	13.7
15.03	26.2	17.8
15.04	26.8	17.2
16.01	35.6	27.8
16.02	28.8	13.8
16.03	26.3	17.8
16.04	27.0	17.5
17.01	35.7	27.9
17.02	28.9	13.2
17.03	26.4	17.8
17.04	27.1	16.9
18.01	35.9	27.4
18.02	29.1	13.4
18.03	26.6	17.6
18.04	27.2	16.9
19.01	36.0	27.9
19.02	29.2	12.8
19.03	26.7	17.5
19.04	27.3	16.8
20.01	36.2	27.3
20.02	29.3	12.9
20.03	26.9	17.9
20.04	27.4	16.8
21.01	36.3	27.3
21.02	29.5	12.9

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
14.04	34.4	11.2
15.01	37.3	26.7
15.02	28.3	11.7
15.03	27.2	18.3
15.04	34.5	11.2
16.01	37.5	26.3
16.02	28.5	11.8
16.04	34.6	11.0
17.01	37.6	26.7
17.02	28.6	12.2
17.04	34.8	11.3
18.01	37.7	26.5
18.02	28.8	12.0
18.04	34.9	11.1
19.01	37.8	26.8
19.02	28.9	12.3
19.04	35.1	10.8
20.01	38.0	26.7
20.02	29.1	12.1
20.03	27.7	18.2
20.04	35.3	10.6
21.01	38.2	26.3
21.02	29.2	12.5
21.03	27.8	18.1
21.04	35.4	10.6
22.01	38.4	26.6
22.02	29.3	12.6



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 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
A	DEVELOPMENT APPLICATION SUBMISSION	VD	10.04.19
B	ADDITIONAL INFORMATION	VD	19.08.19
C	ADDITIONAL INFORMATION	VD	12.09.19
D	ADDITIONAL INFORMATION IN RESPONSE TO JURY COMMENTS	VD	8.11.19
E	-RELOCATE A/C CONDENSER UNITS FROM BALCONIES TO BEHIND LIFT -RELOCATE SUBSTATION TO GROUND FLOOR	VD	21.11.19

CLIENT:
**DAYAF INVESTMENTS
 PTY LTD**

PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
 11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
BASIX COMMITMENTS- SHEET 2

DRAWN BY: VD, LL
 CHECKED BY: PI, VD
 SCALE: AT A3
 PROJECT No: P353

DA stage. **34** dwg no. **E** revision

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
29.04	36.4	10.6
30.01	39.2	25.3
30.02	30.1	13.1
30.03	30.9	17.6
30.04	39.9	10.3
31.01	39.4	25.1
31.02	30.5	12.4
31.03	28.3	18.0
32.01	39.5	24.7
32.02	30.6	12.4
32.03	28.4	17.8
33.01	39.5	24.9
33.02	30.6	12.5
33.03	28.4	18.0
34.01	41.8	22.2
34.02	34.6	11.8
34.03	30.3	16.3
16.03, 17.03	27.4	18.3
18.03, 19.03	27.5	18.2
All other dwellings	35.6	10.5

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	3 star	3 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	-	-
Fire sprinkler system (No. 2)	-	-	-
Fire sprinkler system (No. 3)	-	-	-
Fire sprinkler system (No. 4)	-	-	-
Fire sprinkler system (No. 5)	-	-	-

(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
L1 Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	No
L2 Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	No
L3 Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	No
L4 Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	No
L5 Car park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	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
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	No
Basement SubStation	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Grd Fire Control	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Grd MDF Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Grd MSB	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Grd Gas Meters	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Basement Waste Storage	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	No
L7 Workspace	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	No
L7 Lounge	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	No
Basement Plant Rooms	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
L7 Mech Plant	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
Basement Storage	no mechanical ventilation	-	light-emitting diode	motion sensors	No
L7 Bicycle Parking	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Ground floor lobby	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Basement Foyer	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Grd Passages/Stairs	no mechanical ventilation	-	light-emitting diode	motion sensors	No
Basement Stairs	no mechanical ventilation	-	light-emitting diode	motion sensors	No
All other Stairs	no mechanical ventilation	-	light-emitting diode	motion sensors	No
All Residential Foyers	no mechanical ventilation	-	light-emitting diode	motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 36
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 36
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 36



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 Nominated Registered Architect: Peter Israel (reg no 5064)
 ABN 90 050 071 022

REV	DESCRIPTION	BY	DATE
A	DEVELOPMENT APPLICATION SUBMISSION	VD	10.04.19
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CLIENT:
**DAYAF INVESTMENTS
 PTY LTD**

PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
 11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
BASIX COMMITMENTS- SHEET 3

DRAWN BY: VD, LL
 CHECKED BY: PI, VD
 SCALE: AT A3
 PROJECT No: P353

DA 35 E
 stage. dwg no. revision

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	3 star	3 star	no common laundry facility

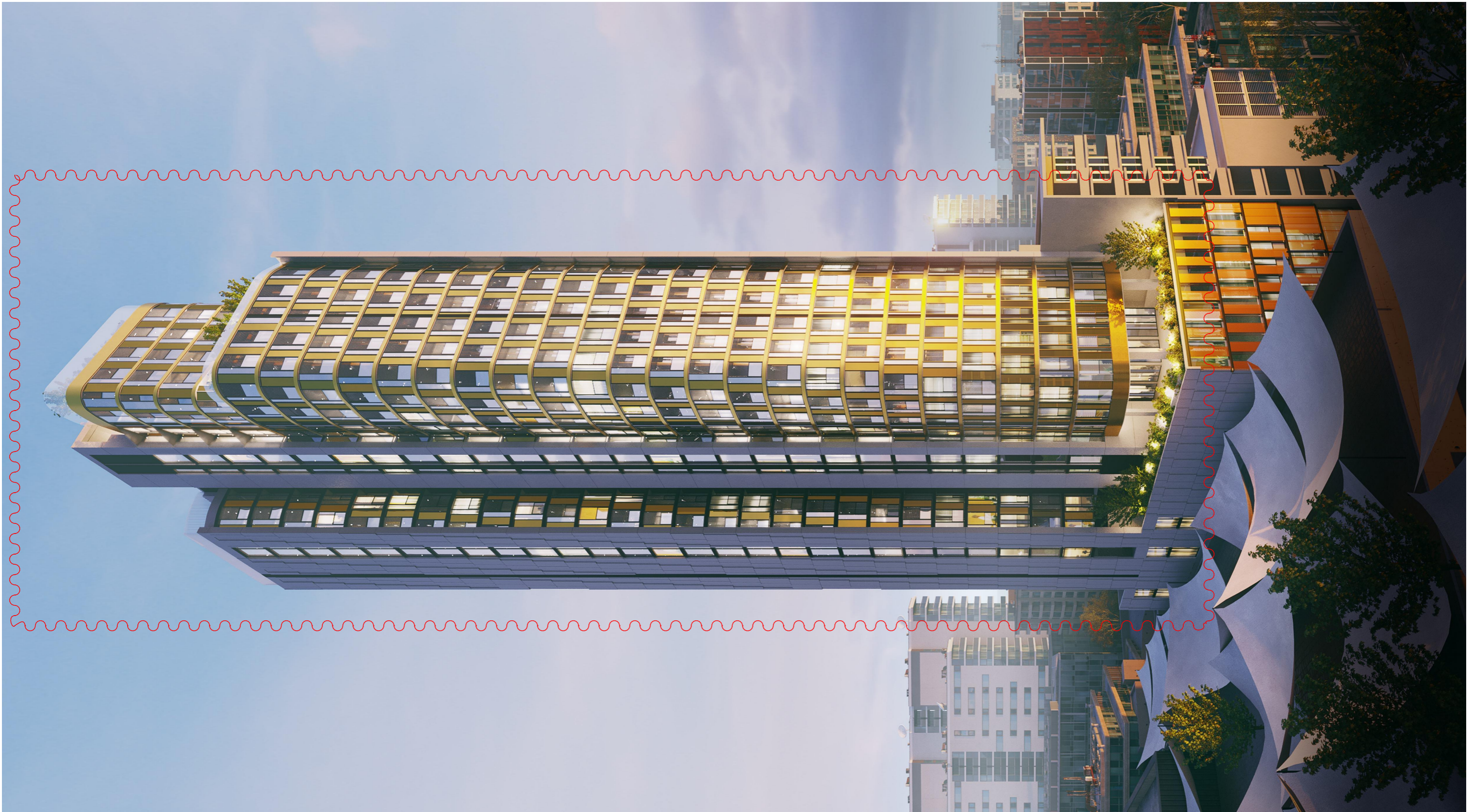
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 10.0 peak kW
Other	Active power factor correction installed?: yes	-

THERMAL PERFORMANCE SPECIFICATIONS: (20499_02 – Aird St)
The following specifications take precedence over other plan notations for the construction of this building.
NOTE: In addition to BASIX commitments, building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC – Vol. 1, at the time of building. This includes New South Wales Part J(A). Specifically:
- Building thermal construction is in accordance with part J1.2
- loss of ceiling insulation is compensated for by increased roof insulation in accordance with Part J1.3(c)
- where metal frames are used that thermal breaks are installed in accordance with Part J1.3(d) and J1.5(c)
- Any roof lights, windows, doors and exhaust fans are sealed in accordance Part J3
- Any new air-conditioning system is installed in accordance with Parts J5.2(a), J5.2(b), J5.2(c), J5.2(d), J5.2(f) & J5.2(g)
- Any new mechanical ventilation system is installed in accordance with Part J5.3
- Any new miscellaneous exhaust system is installed in accordance with Part J5.4
- Any new heated water system is installed in accordance Part J7.2
- Energy monitoring equipment is installed in accordance Part J8.3

WINDOWS (total product specification – glass + frame)
As per HERS Certificates
EXTERNAL WALL (Medium colour)
Concrete/Plasterboard Lined – R1.5 bulk insulation
INTERNAL WALL
Cavity Panel/Concrete – No Insulation
Partition walls – No thermal insulation required
EXTERNAL FLOOR
Concrete Slab on Ground – No insulation
Suspended Concrete (above Open areas) – R1.5 Bulk insulation
EXTERNAL CEILING/ROOF
Concrete / Plasterboard – R2.5 bulk insulation (where roofspace or balcony above)

RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)



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CLIENT:
**DAYAF INVESTMENTS
PTY LTD**

PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
3D VIEW 1

DRAWN BY: VD, LL
CHECKED BY: PI, VD
SCALE: AT A3
PROJECT No: P353

DA **37** **E**
stage. dwg no. revision



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**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
3D VIEW 2

DRAWN BY: VD, LL
CHECKED BY: PI, VD
SCALE: AT A3
PROJECT No: P353

DA **38** **E**
stage. dwg no. revision



REV	DESCRIPTION	BY	DATE
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CLIENT:
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PTY LTD**

PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
3D VIEW 3

DRAWN BY: VD, LL
CHECKED BY: PI, VD
SCALE: AT A3
PROJECT No: P353

DA **39** **E**
stage. dwg no. revision



REV	DESCRIPTION	BY	DATE
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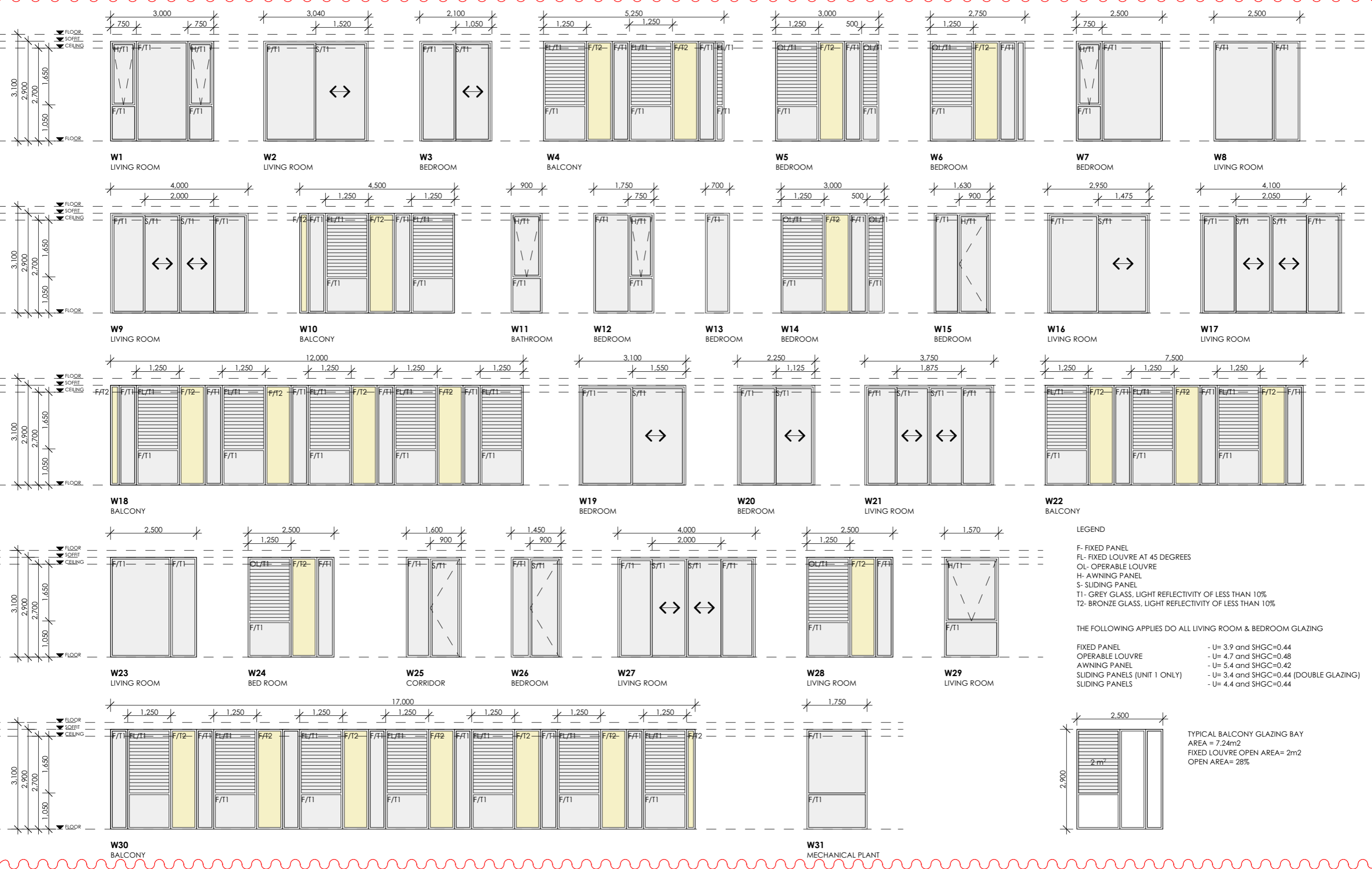
CLIENT:
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PROJECT TITLE:
**PROPOSED MIXED USE DEVELOPMENT
11-13 AIRD ST, PARRAMATTA**

DRAWING TITLE:
3D VIEW 4

DRAWN BY: VD, LL
 CHECKED BY: PI, VD
 SCALE: AT A3
 PROJECT No: P353

DA **40** **E**
 stage. dwg no. revision

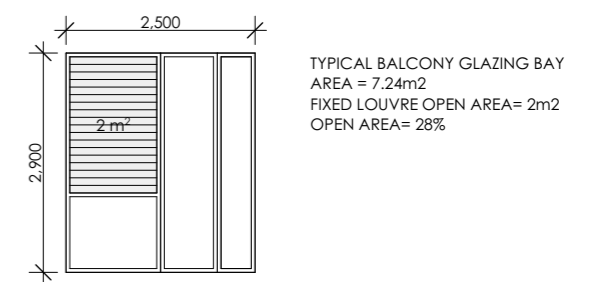


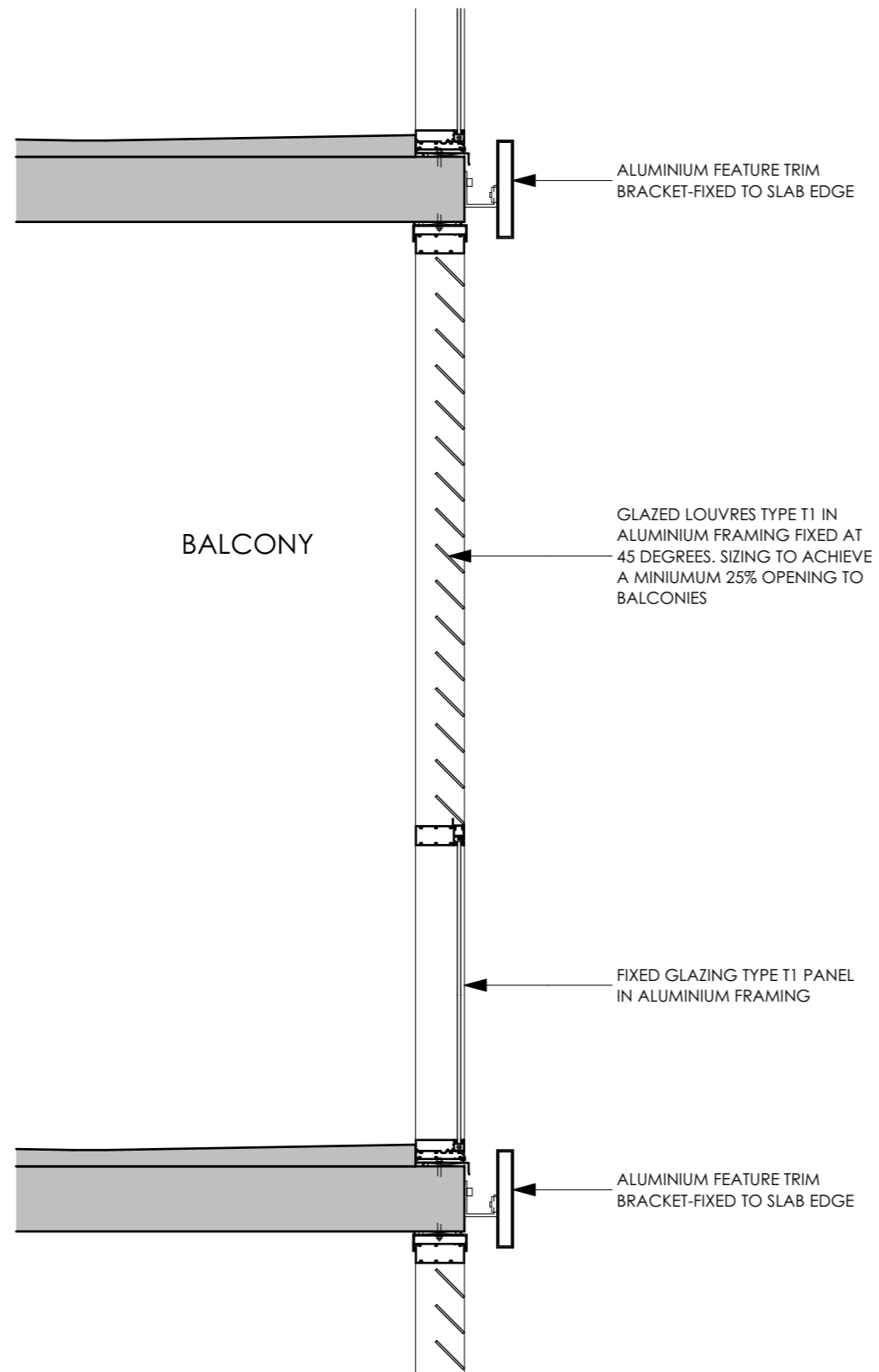
LEGEND

- F- FIXED PANEL
- FL- FIXED LOUVRE AT 45 DEGREES
- OL- OPERABLE LOUVRE
- H- AWNING PANEL
- S- SLIDING PANEL
- T1- GREY GLASS, LIGHT REFLECTIVITY OF LESS THAN 10%
- T2- BRONZE GLASS, LIGHT REFLECTIVITY OF LESS THAN 10%

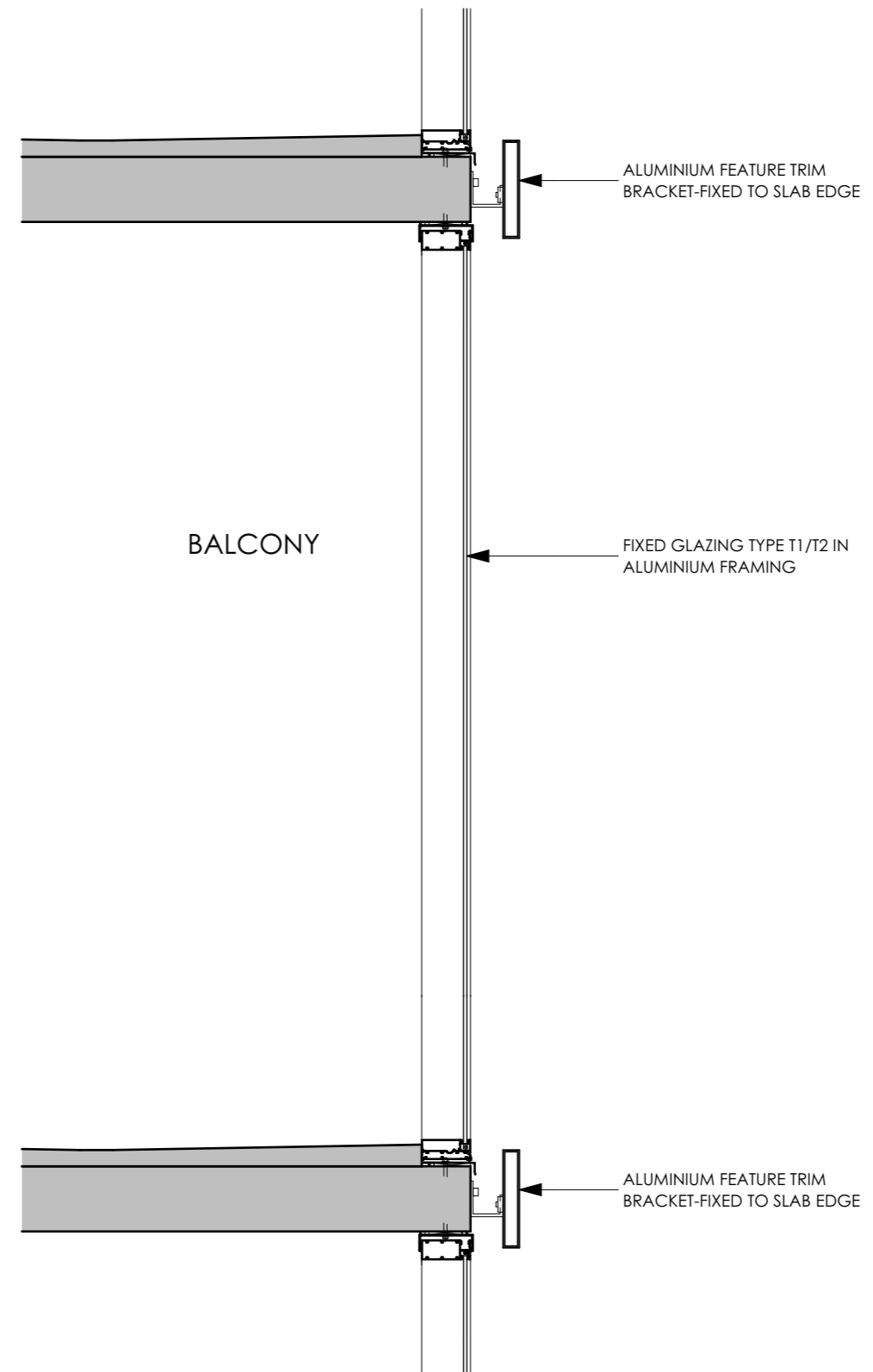
THE FOLLOWING APPLIES DO ALL LIVING ROOM & BEDROOM GLAZING

FIXED PANEL	- U= 3.9 and SHGC=0.44
OPERABLE LOUVRE	- U= 4.7 and SHGC=0.48
AWNING PANEL	- U= 5.4 and SHGC=0.42
SLIDING PANELS (UNIT 1 ONLY)	- U= 3.4 and SHGC=0.44 (DOUBLE GLAZING)
SLIDING PANELS	- U= 4.4 and SHGC=0.44

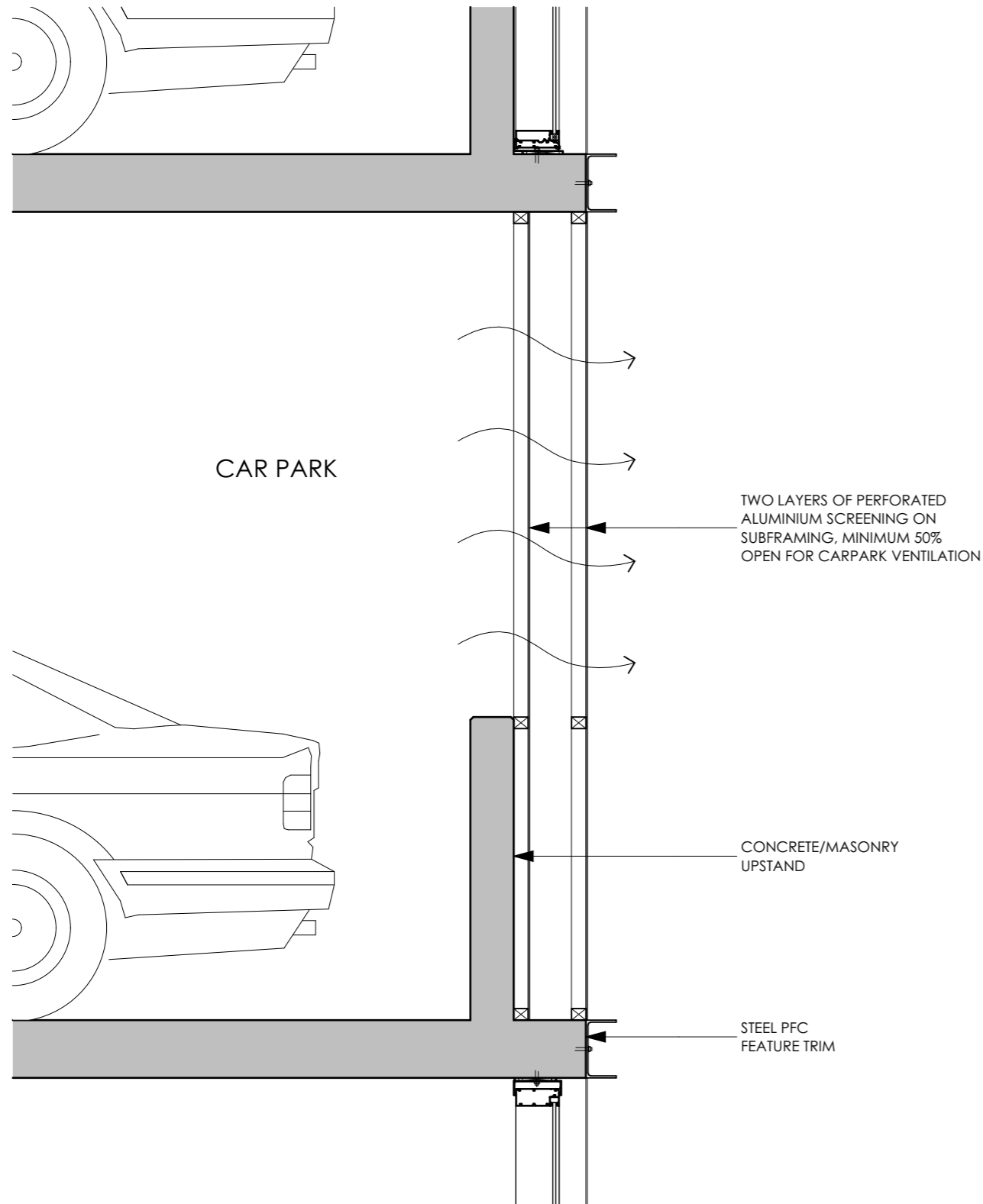




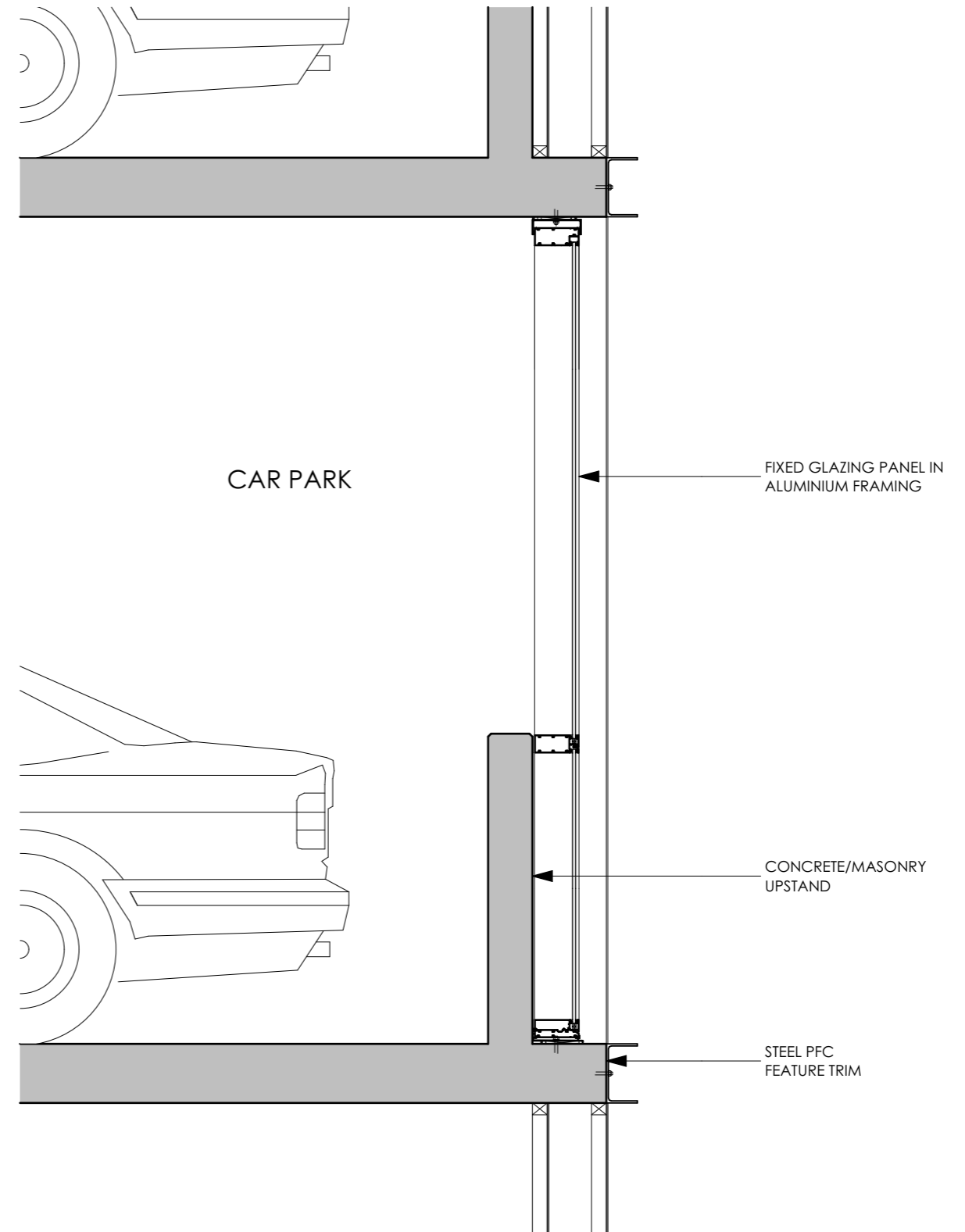
1 GLAZED LOUVRE TYPE T1
1:20



2 FIXED GLAZING TYPE T1/T2
1:20



1 SECTION THROUGH PERFORATED SCREEN
1:20



2 SECTION THROUGH GLAZING
1:20