

13 July 2020

The General Manager  
Strathfield Municipal Council

**Re: 11-17 Columbia Lane, Homebush – BASIX Certificate**  
**DA No: 2019/143**

---

To Whom it May Concern,

Reference is made to the above mentioned proposed development.

Building & Energy Consultants Australia have undertaken preliminary assessment of the changed architectural plans (Issue D) provided by MPA in response to councils RFI and comments received by the DRP.

Building & Energy Consultants Australia have been working with Mosca Pserras Architects (MPA) to resolve and define all of the design requirements across the site in order to achieve compliance with the Water, Thermal Comfort and Energy requirements as required by BASIX & Parramatta Road Urban Transformation Strategy 2016 targets.

The amended Architectural Drawings now incorporate the following which has resulted in a significant improvement to the Water and Energy Scores:

- Clothes washers with 3.5 star Water rating to all units
- Tank to collect and reuse fire sprinkler test water
- Clothes dryers with a 2.5 star energy rating to all units
- BMS/Lighting controls
- 4 Star refrigerators added to all units
- Photovoltaics - 70kW

The current BASIX certificate for the development is certificate number 1030689M\_02. The BASIX legislation allows for a current certificate to be modified as many times as required.

An updated BASIX certificate reflecting the scores of 50 for Water and 40 for Energy will be provided to the consent authority prior to determination of development application DA2019/143

If you require any further information, please contact the undersigned.

Prepared by



**Thomas Ruck**  
Grad.Cert.Des.Sc.(Build Serv)  
Prod Eng Cert  
BDAV /12 /1456