Your ref
Our ref 0011
File ref

ARUP

Level 10 201 Kent Street
PO Box 76 Millers Point
Sydney 2000
Australia

t +61 2 9320 9320
d +61 2 93209320
f +61 2 9320 9321

tim.elgood@arup.com
www.arup.com

Bob Shin
Yuhu Group

21 July 2016

Dear Bob,

Eastwood Development- Energy Efficiency Statement

We can confirm that the development complies with the NCC Section J energy efficiency requirements. The residential component of work complies with the BASIX requirements for Class 2 apartments and all other building types will have to satisfy NCC Section J energy efficiency requirements for the façade and services. This document summaries the energy efficiency and BASIX strategies for the development.

1 Residential component of work

The residential component of work complies with the following BASIX requirements:

1. Energy- 20% reduction.
2. Water- 40% reduction.
3. Thermal Comfort- pass or fail for the building envelope.

The BASIX certificates are attached to this letter with stamped plans/ elevations for certification. The key BASIX inclusions are summarised below:

1.1 BASIX energy inclusions

The following BASIX energy strategies will ensure compliance with the 20% reduction target.

BASIX Energy inclusions – Score - Part 1 - 20%, Part 2 - 22%	
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers
Lift motors	All lifts to have gearless traction with VVVF motor.
Appliances & other efficiency measures	Cooking: Gas cooktop & electric oven Dishwashers: 3 star Clothes dryers: 2 star Well ventilated fridge space to all units
Heating & cooling (within dwellings)	Central heating and cooling system to all units: Cooling System type: Chilled water fan coil units Energy source: Electric driven compressor Heat rejection method: cooling tower Unit efficiency: high – COP > 1.8 Day night zoning nominated to all units.
Artificial lighting (within dwellings)	Fluorescent lighting to be provided throughout the units
Ventilation systems (within dwellings)	Bathroom ventilation: Individual fan, ducted to roof or façade – interlocked to light Laundry ventilation: Individual fan, ducted to roof or façade – interlocked to light Kitchen range hood: Individual fan, ducted to roof or façade – manual on/manual off
Ventilation systems (within common areas)	Indoor pool: ventilation supply – time clock or BMS controlled Gym: ventilation supply – time clock or BMS controlled Car park Residential & Retail %: Ventilation supply & exhaust – CO monitor + VSD fan Main Switch Room %: ventilation supply – interlocked to light Garbage room Residential %: ventilation exhaust – no efficiency measure Residential common area - building DB: air conditioning - time clock or BMS controlled Storage - Residential %: ventilation supply – interlocked to light Mech Exhaust Fan Room%: ventilation supply – interlocked to light Mech supply Plenum %: ventilation supply – interlocked to light Chiller Residential %: ventilation supply – interlocked to light Diesel Tanks & Generator %: ventilation supply – interlocked to light Fire Pump Room %: ventilation supply – interlocked to light Transformer Substation %: ventilation supply – interlocked to light Resi Bulky Goods %: ventilation supply – interlocked to light Cooling Tower - building DB: ventilation supply – interlocked to light Plant - basement %: ventilation supply – interlocked to light Pool service area: ventilation supply – interlocked to light Pool changing rooms and toilets: ventilation supply – interlocked to light Mech Supply Riser plant %: ventilation supply – interlocked to light

BASIX Energy inclusions – Score - Part 1 - 20%, Part 2 - 22%	
	Lobbies: ventilation supply – time clock or BMS controlled Hallways: ventilation supply – time clock or BMS controlled
Artificial lighting (within common areas)	Indoor pool: fluorescent – manual on / manual off Gym: compact fluorescent – manual on / manual off Car park Residential & Retail %: fluorescent – zone switching and motion sensors Lift cars: LEDs – connected to call lift button Main Switch Room %: fluorescent – manual on / manual off Garbage room Residential %: fluorescent – motion sensors Residential common area - building DB: compact fluorescent – manual on / manual off Storage - Residential %: fluorescent – manual on / manual off Mech Exhaust Fan Room%: fluorescent – manual on / manual off Mech supply Plenum %: fluorescent – manual on / manual off Chiller Residential %: fluorescent – manual on / manual off Diesel Tanks & Generator %: fluorescent – manual on / manual off Fire Pump Room %: fluorescent – manual on / manual off Transformer Substation %: fluorescent – manual on / manual off Resi Bulky Goods %: fluorescent – manual on / manual off Cooling Tower - building DB: fluorescent – manual on / manual off Plant - basement %: fluorescent – manual on / manual off Pool service area: fluorescent – manual on / manual off Pool changing rooms and toilets: compact fluorescent – manual on / manual off Mech Supply Riser plant %: fluorescent – manual on / manual off Lobbies: compact fluorescent – zoned switching and motion sensors Hallways: compact fluorescent – zoned switching and motion sensors
Swimming Pool	Heating system: Gas Pump controlled by timer
Sauna	Heating source: Gas Efficiency measure: manual on / timer off
Alternative energy source	There is no BASIX requirement for alternative energy source

1.2 Comfort Pass

The following envelope thermal performance requirements will ensure compliance with BASIX comfort requirements:

Construction general	
Glazing	**Doors / windows:**
	Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59
	Double glazed skylights in an aluminium or timber frame Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceiling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs - no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms

1.3 BASIX water inclusions

The following BASIX water strategies will ensure compliance with the 40% reduction target.

BASIX Water inclusions – Score 40/40	
Fixtures	Showerheads: 3 star (>6.0 but <=7.5 L/min) Toilets: 4 star Kitchen taps: 5 star Bathroom taps: 6 star
Appliances	Dishwashers: 4.5 star
Fixtures (within common areas)	Showerheads: 3 star (>6.0 but <=7.5 L/min) Toilets: 4 star Bathroom taps: 5 star
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 kL indoor swimming pool (based on 17m x 5m width. 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.

We have attached the BASIX certificates and stamped BASIX plans to ensure compliance with this strategy.

2 Section J compliance- non residential

All other building types other than the residential apartments will need to comply with the NCC section J requirements for the façade and services.

The following thermal performance requirements will apply to the building envelope of the non-residential components of work.

- Roof: R4.2
- Walls: R 2.8
- Floors above car park: R1.5.
- Glazing: a combination of low e single and double glazing. It is anticipated that the retail; component of work will be assessed using a JV3 alterative model to provide compliance.

Yours sincerely



Tim Elgood
Principal

- Attached BASIX certificates and stamped BASIX plans/ elevations.

BASIX Certificates

BASIX® Certificate

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

Multi Dwelling

Certificate number: 739803M

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 18/09/2014 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 19 July 2016
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT Planning & Environment

Project summary	
Project name	Eastwood Centre - AA, BA, BB - Part 1
Street address	144-186 Rowe Street Eastwood 2122
Local Government Area	Ryde City Council
Plan type and plan number	deposited 104376
Lot no.	A
Section no.	-
No. of residential flat buildings	3
No. of units in residential flat buildings	178
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 22	Target 20

Certificate Prepared by
Name / Company Name: Arup Pty Ltd
ABN (if applicable): 18 000 966 165

Description of project

Project address	
Project name	Eastwood Centre - AA, BA, BB - Part 1
Street address	144-186 Rowe Street Eastwood 2122
Local Government Area	Ryde City Council
Plan type and plan number	deposited 104376
Lot no.	A
Section no.	-

Project type	
No. of residential flat buildings	3
No. of units in residential flat buildings	178
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details	
Site area (m²)	12546
Roof area (m²)	2185
Non-residential floor area (m²)	8162.0
Residential car spaces	247
Non-residential car spaces	216

Common area landscape	
Common area lawn (m²)	318.0
Common area garden (m²)	498.0
Area of indigenous or low water use species (m²)	0.0

Assessor details	
Assessor number	BDAV/12/1473
Certificate number	111111111111111
Climate zone	56

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 22	Target 20

Description of project

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

Residential flat buildings - Building AA, 63 dwellings, 8 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0101	1	51.0	0.0	49.0	0.0
A0105	1	52.0	0.0	0.0	0.0
A0109	2	96.0	0.0	42.0	0.0
A0203	2	81.0	0.0	0.0	0.0
A0207	2	77.0	0.0	0.0	0.0
A0301	1	51.0	0.0	0.0	0.0
A0305	1	52.0	0.0	0.0	0.0
A0309	2	96.0	0.0	0.0	0.0
A0403	2	81.0	0.0	0.0	0.0
A0407	2	77.0	0.0	0.0	0.0
A0501	1	51.0	0.0	0.0	0.0
A0505	1	52.0	0.0	0.0	0.0
A0509	2	82.0	0.0	0.0	0.0
A0603	2	130.0	0.0	0.0	0.0
A0607	2	87.0	0.0	0.0	0.0
A0703	1	66.0	0.0	0.0	0.0
A0102	2	84.0	0.0	30.0	0.0
A0106	2	75.0	0.0	0.0	0.0
A0110	2	69.0	0.0	110.0	0.0
A0204	2	94.0	0.0	0.0	0.0
A0208	2	87.0	0.0	0.0	0.0
A0302	2	84.0	0.0	0.0	0.0
A0306	2	75.0	0.0	0.0	0.0
A0310	1	69.0	0.0	0.0	0.0
A0404	2	94.0	0.0	0.0	0.0
A0408	2	88.0	0.0	0.0	0.0
A0502	2	84.0	0.0	0.0	0.0
A0506	2	75.0	0.0	0.0	0.0
A0510	1	57.0	0.0	0.0	0.0
A0604	2	75.0	0.0	0.0	0.0
A0608	1	57.0	0.0	0.0	0.0
A0704	2	87.0	0.0	0.0	0.0
A0103	2	81.0	0.0	0.0	0.0
A0107	2	77.0	0.0	0.0	0.0
A0201	1	51.0	0.0	0.0	0.0
A0205	1	52.0	0.0	0.0	0.0
A0209	2	96.0	0.0	0.0	0.0
A0303	2	81.0	0.0	0.0	0.0
A0307	2	77.0	0.0	0.0	0.0
A0401	1	51.0	0.0	0.0	0.0
A0405	1	52.0	0.0	0.0	0.0
A0409	2	82.0	0.0	0.0	0.0
A0503	2	81.0	0.0	0.0	0.0
A0507	2	77.0	0.0	0.0	0.0
A0601	2	147.0	0.0	0.0	0.0
A0605	1	53.0	0.0	0.0	0.0
A0701	2	75.0	0.0	0.0	0.0
A0705	1	57.0	0.0	0.0	0.0
A0104	2	94.0	0.0	0.0	0.0
A0108	2	87.0	0.0	13.0	0.0
A0202	2	84.0	0.0	0.0	0.0
A0206	2	75.0	0.0	0.0	0.0
A0210	2	69.0	0.0	0.0	0.0
A0304	2	94.0	0.0	0.0	0.0
A0308	2	87.0	0.0	0.0	0.0
A0402	2	84.0	0.0	0.0	0.0
A0406	2	75.0	0.0	0.0	0.0
A0410	1	57.0	0.0	0.0	0.0
A0504	2	94.0	0.0	0.0	0.0
A0508	2	86.0	0.0	0.0	0.0
A0602	2	118.0	0.0	0.0	0.0
A0606	1	66.0	0.0	0.0	0.0
A0702	1	54.0	0.0	0.0	0.0

Residential flat buildings - Building BA, 45 dwellings, 6 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0101	1	59.0	0.0	0.0	0.0
A0105	1	67.0	0.0	0.0	0.0
A0109	1	60.0	0.0	0.0	0.0
A0204	1	63.0	0.0	0.0	0.0
A0208	1	59.0	0.0	0.0	0.0
A0303	2	108.0	0.0	0.0	0.0
A0307	2	77.0	0.0	0.0	0.0
A0402	2	88.0	0.0	0.0	0.0
A0406	1	55.0	0.0	0.0	0.0
A0501	1	59.0	0.0	0.0	0.0
A0505	1	67.0	0.0	0.0	0.0
A0509	2	60.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0102	2	88.0	0.0	0.0	0.0
A0106	1	55.0	0.0	0.0	0.0
A0201	1	59.0	0.0	0.0	0.0
A0205	1	67.0	0.0	0.0	0.0
A0209	1	60.0	0.0	0.0	0.0
A0304	1	63.0	0.0	0.0	0.0
A0308	1	59.0	0.0	0.0	0.0
A0403	2	108.0	0.0	0.0	0.0
A0407	2	77.0	0.0	0.0	0.0
A0502	2	88.0	0.0	0.0	0.0
A0506	1	55.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0103	2	108.0	0.0	0.0	0.0
A0107	2	77.0	0.0	0.0	0.0
A0202	1	88.0	0.0	0.0	0.0
A0206	1	55.0	0.0	0.0	0.0
A0301	1	59.0	0.0	0.0	0.0
A0305	1	67.0	0.0	0.0	0.0
A0309	1	60.0	0.0	0.0	0.0
A0404	1	63.0	0.0	0.0	0.0
A0408	1	59.0	0.0	0.0	0.0
A0503	2	108.0	0.0	0.0	0.0
A0507	2	77.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0104	2	63.0	0.0	0.0	0.0
A0108	1	59.0	0.0	0.0	0.0
A0203	2	108.0	0.0	0.0	0.0
A0207	2	77.0	0.0	0.0	0.0
A0302	2	88.0	0.0	0.0	0.0
A0306	1	55.0	0.0	0.0	0.0
A0401	1	59.0	0.0	0.0	0.0
A0405	1	67.0	0.0	0.0	0.0
A0409	1	60.0	0.0	0.0	0.0
A0504	1	63.0	0.0	0.0	0.0
A0508	1	59.0	0.0	0.0	0.0

Residential flat buildings - Building BB, 70 dwellings, 8 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0101	2	82.0	0.0	54.0	0.0
B0105	1	57.0	0.0	0.0	0.0
B0109	1	62.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0102	2	88.0	0.0	54.0	0.0
B0106	2	78.0	0.0	0.0	0.0
B0110	2	81.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0103	1	63.0	0.0	32.0	0.0
B0107	1	59.0	0.0	0.0	0.0
B0111	2	74.0	0.0	59.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0104	2	81.0	0.0	0.0	0.0
B0108	1	68.0	0.0	0.0	0.0
B0201	2	82.0	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)
B0202	2	88.0	0.0	0.0	0.0
B0206	2	78.0	0.0	0.0	0.0
B0210	2	81.0	0.0	0.0	0.0
B0303	1	63.0	0.0	0.0	0.0
B0307	2	99.0	0.0	0.0	0.0
B0311	2	74.0	0.0	0.0	0.0
B0404	2	81.0	0.0	0.0	0.0
B0408	1	70.0	0.0	0.0	0.0
B0501	2	82.0	0.0	0.0	0.0
B0505	1	57.0	0.0	0.0	0.0
B0509	2	87.0	0.0	0.0	0.0
B0602	2	88.0	0.0	0.0	0.0
B0606	1	62.0	0.0	0.0	0.0
B0701	1	66.0	0.0	0.0	0.0
B0705	1	57.0	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)
B0203	1	63.0	0.0	0.0	0.0
B0207	2	99.0	0.0	0.0	0.0
B0211	2	74.0	0.0	0.0	0.0
B0304	2	81.0	4.0	0.0	0.0
B0308	1	70.0	0.0	0.0	0.0
B0401	2	82.0	0.0	0.0	0.0
B0405	1	57.0	0.0	0.0	0.0
B0409	2	87.0	0.0	0.0	0.0
B0502	2	88.0	0.0	0.0	0.0
B0506	2	78.0	0.0	0.0	0.0
B0510	2	81.0	0.0	0.0	0.0
B0603	1	63.0	0.0	0.0	0.0
B0607	2	136.0	0.0	0.0	0.0
B0702	2	88.0	0.0	0.0	0.0
B0706	1	62.0	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)
B0204	2	81.0	0.0	0.0	0.0
B0208	1	70.0	0.0	0.0	0.0
B0301	2	82.0	0.0	0.0	0.0
B0305	1	57.0	0.0	0.0	0.0
B0309	2	87.0	0.0	0.0	0.0
B0402	2	88.0	0.0	0.0	0.0
B0406	2	78.0	0.0	0.0	0.0
B0410	2	81.0	0.0	0.0	0.0
B0503	1	63.0	0.0	0.0	0.0
B0507	2	99.0	0.0	0.0	0.0
B0511	2	74.0	0.0	0.0	0.0
B0604	2	81.0	0.0	0.0	0.0
B0608	2	146.0	0.0	0.0	0.0
B0703	2	63.0	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)
B0205	1	57.0	0.0	0.0	0.0
B0209	2	87.0	0.0	0.0	0.0
B0302	2	88.0	0.0	0.0	0.0
B0306	2	78.0	0.0	0.0	0.0
B0310	2	81.0	0.0	0.0	0.0
B0403	1	63.0	0.0	0.0	0.0
B0407	2	99.0	0.0	0.0	0.0
B0411	2	74.0	0.0	0.0	0.0
B0504	2	81.0	0.0	0.0	0.0
B0508	1	70.0	0.0	0.0	0.0
B0601	1	66.0	0.0	0.0	0.0
B0605	1	57.0	0.0	0.0	0.0
B0609	2	135.0	0.0	0.0	0.0
B0704	2	81.0	0.0	0.0	0.0

Description of project

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

Common areas of unit building - Building AA

Common area	Floor area (m²)
Lift car (No.1)	-
Hallway - building AA	379.0

Common area	Floor area (m²)
Lift car (No.2)	-

Common area	Floor area (m²)
Lobby - building AA	20.0

Common areas of unit building - Building BA

Common area	Floor area (m²)
Lift car (No.3)	-
Hallway - building BA	267.0

Common area	Floor area (m²)
Lift car (No.4)	-

Common area	Floor area (m²)
Lobby - building BA	34.0

Common areas of unit building - Building BB

Common area	Floor area (m²)
Lift car (No.5)	-
Hallway - building BB	448.0

Common area	Floor area (m²)
Lift car (No.6)	-

Common area	Floor area (m²)
Lobby - building BB	54.0

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Indoor pool	111.0
Garbage room Residential %	94.0
Chiller Residential %	71.0
Transformer Substation %	91.0
Mech Supply Riser plant %	23.0

Common area	Floor area (m²)
Car park Residential & Retail %	22922.0
Storage - Residential %	416.0
Diesel Tanks & Generator %	91.0
Resi Bulky Goods %	10.0
Mech supply Plenum %	60.0

Common area	Floor area (m²)
Main Switch Room %	86.0
Mech Exhaust Fan Room %	43.0
Fire Pump Room %	23.0
Plant - basement %	44.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building AA
    (a) Dwellings
        (i) Water
        (ii) Energy
        (iii) Thermal Comfort
    (b) Common areas and central systems/facilities
        (i) Water
        (ii) Energy

2. Commitments for Residential flat buildings - Building BA
    (a) Dwellings
        (i) Water
        (ii) Energy
        (iii) Thermal Comfort
    (b) Common areas and central systems/facilities
        (i) Water
        (ii) Energy

3. Commitments for Residential flat buildings - Building BB
    (a) Dwellings
        (i) Water
        (ii) Energy
        (iii) Thermal Comfort
    (b) Common areas and central systems/facilities
        (i) Water
        (ii) Energy

4. Commitments for multi-dwelling houses

5. Commitments for single dwelling houses

6. 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 - Building AA

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	-	4.5 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
All dwellings	central water tank (no. 1)	See central systems	See central systems	yes	no	no	no	no
None	-		-	-	-	-	-	-

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	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
A0101, A0105, A0201, A0205, A0301, A0305, A0310, A0401, A0405, A0410, A0505, A0510, A0605, A0606, A0608, A0702, A0703, A0705	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1	1	yes	yes	yes	yes	0	no

	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
A0102, A0103, A0104, A0106, A0107, A0108, A0109, A0110, A0202, A0203, A0204, A0206, A0207, A0208, A0209, A0210, A0302, A0303, A0304, A0306, A0307, A0308, A0309, A0402, A0403, A0404, A0406, A0407, A0408, A0409, A0501, A0502, A0503, A0504, A0506, A0507, A0508, A0509, A0601,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2	1	yes	yes	yes	yes	0	no

	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
A0602, A0603, A0604, A0607, A0701, A0704												

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	3 star	-	2 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.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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)
A0101	56.0	27.0
A0102	18.0	20.0
A0103	11.0	9.0
A0105	53.0	16.0
A0106	40.0	15.0
A0108	32.0	19.0
A0109	37.0	24.0
A0110	61.0	29.0
A0201	58.0	25.0
A0202	23.0	21.0
A0203	9.0	10.0
A0205	44.0	19.0
A0206	46.0	15.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
A0207	33.0	17.0
A0208	24.0	19.0
A0210	62.0	28.0
A0301	63.0	18.0
A0302	27.0	18.0
A0304	28.0	19.0
A0306	50.0	11.0
A0307	47.0	12.0
A0308	28.0	14.0
A0310	63.0	19.0
A0401	36.0	18.0
A0402	28.0	18.0
A0405	36.0	19.0
A0406	50.0	12.0
A0408	32.0	11.0
A0409	44.0	17.0
A0502	37.0	18.0
A0503	24.0	8.0
A0504	27.0	21.0
A0505	31.0	19.0
A0506	45.0	13.0
A0508	43.0	10.0
A0509	49.0	17.0
A0602	14.0	9.0
A0603	37.0	46.0
A0604	42.0	14.0
A0605	56.0	18.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
A0606	28.0	16.0
A0607	54.0	25.0
A0608	65.0	16.0
A0701	53.0	13.0
A0703	40.0	16.0
A0704	66.0	25.0
A0705	66.0	16.0
A0104, A0107	45.0	16.0
A0204, A0404	26.0	20.0
A0209, A0601	30.0	15.0
A0303, A0403	11.0	8.0
A0305, A0309	43.0	16.0
A0407, A0507	47.0	13.0
A0410, A0510	64.0	17.0
All other dwellings	64.0	18.0

(b) Common areas and central systems/facilities

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

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

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

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/BMS**
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
Lobby - building AA	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No
Hallway - building AA	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 13
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 13

2. Commitments for Residential flat buildings - Building BA

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	-	4.5 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
All dwellings	central water tank (no. 1)	See central systems	See central systems	yes	no	no	no	no
None	-		-	-	-	-	-	-

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	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
A0102, A0103, A0104, A0107, A0203, A0207, A0302, A0303, A0307, A0402, A0403, A0407, A0502, A0503, A0507, A0509	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2	1	yes	yes	yes	yes	0	no

	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
A0101, A0105, A0106, A0108, A0109, A0201, A0202, A0204, A0205, A0206, A0208, A0209, A0301, A0304, A0305, A0306, A0308, A0309, A0401, A0404, A0405, A0406, A0408, A0409, A0501, A0504, A0505, A0506, A0508	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	3 star	-	2 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.	✔	✔	✔

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
A0101	27.0	17.0
A0102	27.0	12.0
A0104	35.0	19.0
A0105	49.0	16.0
A0106	49.0	21.0
A0107	44.0	15.0
A0108	29.0	15.0
A0109	28.0	13.0
A0201	18.0	15.0
A0202	28.0	12.0
A0203	25.0	12.0
A0204	40.0	17.0
A0205	55.0	16.0
A0206	50.0	21.0
A0207	49.0	15.0
A0208	31.0	14.0
A0301	32.0	12.0
A0302	32.0	9.0
A0304	46.0	13.0
A0305	61.0	11.0
A0308	35.0	11.0
A0402	33.0	9.0
A0404	47.0	13.0
A0405	62.0	11.0
A0408	36.0	11.0
A0502	43.0	9.0
A0503	46.0	10.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
A0504	63.0	13.0
A0505	65.0	10.0
A0506	60.0	16.0
A0507	66.0	11.0
A0508	45.0	12.0
A0509	45.0	10.0
A0103, A0209	30.0	12.0
A0303, A0403	29.0	10.0
A0306, A0406	56.0	19.0
A0307, A0407	54.0	11.0
A0309, A0409	34.0	9.0
All other dwellings	33.0	12.0

(b) Common areas and central systems/facilities

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

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

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

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/BMS**
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	No
Lobby - building BA	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No
Hallway - building BA	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 11
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 11

3. Commitments for Residential flat buildings - Building BB

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	-	4.5 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
All dwellings	central water tank (no. 1)	See central systems	See central systems	yes	no	no	no	no
None	-		-	-	-	-	-	-

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	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
B0103, B0105, B0107, B0108, B0109, B0203, B0205, B0208, B0303, B0305, B0308, B0403, B0405, B0408, B0503, B0505, B0508, B0601, B0603, B0605, B0606, B0701, B0705, B0706	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1	1	yes	yes	yes	yes	0	no

	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
B0101, B0102, B0104, B0106, B0110, B0111, B0201, B0202, B0204, B0206, B0207, B0209, B0210, B0211, B0301, B0302, B0304, B0306, B0307, B0309, B0310, B0311, B0401, B0402, B0404, B0406, B0407, B0409, B0410, B0411, B0501, B0502, B0504, B0506, B0507, B0509, B0510, B0511, B0602,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2	1	yes	yes	yes	yes	0	no

	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
B0604, B0607, B0608, B0609, B0702, B0703, B0704												

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	3 star	-	2 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.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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)
B0101	47.0	17.0
B0102	62.0	14.0
B0103	53.0	16.0
B0104	60.0	16.0
B0105	47.0	19.0
B0106	37.0	17.0
B0107	63.0	19.0
B0108	24.0	20.0
B0109	23.0	14.0
B0110	20.0	16.0
B0111	50.0	16.0
B0201	52.0	17.0
B0202	51.0	15.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
B0203	31.0	17.0
B0204	61.0	16.0
B0205	48.0	18.0
B0206	42.0	17.0
B0207	41.0	17.0
B0208	27.0	23.0
B0209	17.0	12.0
B0210	24.0	16.0
B0211	55.0	17.0
B0302	52.0	13.0
B0303	35.0	13.0
B0305	53.0	15.0
B0308	40.0	19.0
B0311	56.0	14.0
B0402	50.0	13.0
B0408	41.0	19.0
B0501	48.0	14.0
B0502	47.0	13.0
B0507	46.0	17.0
B0508	50.0	19.0
B0509	32.0	10.0
B0510	40.0	13.0
B0601	53.0	24.0
B0602	47.0	12.0
B0605	55.0	15.0
B0606	36.0	13.0
B0607	30.0	25.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
B0608	22.0	20.0
B0609	35.0	31.0
B0701	64.0	22.0
B0702	60.0	13.0
B0704	66.0	11.0
B0705	66.0	15.0
B0706	51.0	13.0
B0301, B0411	53.0	14.0
B0306, B0406	46.0	12.0
B0307, B0407	46.0	16.0
B0309, B0409	21.0	9.0
B0310, B0410	27.0	13.0
B0401, B0511	50.0	14.0
B0405, B0505	54.0	15.0
B0506, B0703	46.0	13.0
B0403, B0503, B0603	35.0	12.0
All other dwellings	66.0	12.0

(b) Common areas and central systems/facilities

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

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

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

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/BMS**
Lift car (No.5)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.6)	-	-	light-emitting diode	connected to lift call button	No
Lobby - building BB	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No
Hallway - building BB	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 13
Lift (No. 6)	gearless traction with V V V F motor	Number of levels (including basement): 13

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

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	15000.0	To collect run-off from at least: - 450.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 666.0 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site

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.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Indoor pool	ventilation supply only	time clock or BMS controlled	fluorescent	manual on / manual off	No
Car park Residential & Retail %	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Main Switch Room %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Garbage room Residential %	ventilation exhaust only	-	fluorescent	motion sensors	No
Storage - Residential %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Mech Exhaust Fan Room %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Chiller Residential %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Diesel Tanks & Generator %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Fire Pump Room %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/BMS**
Transformer Substation %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Resi Bulky Goods %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Plant - basement %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Mech Supply Riser plant %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Mech supply Plenum %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)
Central cooling system (No. 1)	chilled water fan coil units	Energy source: electric driven compressor Heat rejection method: cooling tower Unit efficiency (min): high - COP > 4.5
Central heating system (No. 1)	variable refrigerant volume units	Energy source: gas driven compressor + air sourced evaporator Unit efficiency: low - COP < 1.2

Notes

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

Legend

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

BASIX® Certificate

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

Multi Dwelling

Certificate number: 736457M

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 18/09/2014 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 19 July 2016
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT Planning & Environment

Project summary	
Project name	Eastwood Centre - CA, CB, DA DB - Part 2
Street address	144-186 Rowe Street Eastwood 2122
Local Government Area	Ryde City Council
Plan type and plan number	deposited 104376
Lot no.	A
Section no.	-
No. of residential flat buildings	4
No. of units in residential flat buildings	265
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 20	Target 20

Certificate Prepared by
Name / Company Name: Arup Pty Ltd
ABN (if applicable): 18 000 966 165

Description of project

Project address	
Project name	Eastwood Centre - CA, CB, DA DB - Part 2
Street address	144-186 Rowe Street Eastwood 2122
Local Government Area	Ryde City Council
Plan type and plan number	deposited 104376
Lot no.	A
Section no.	-
Project type	
No. of residential flat buildings	4
No. of units in residential flat buildings	265
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m²)	12546
Roof area (m²)	3507
Non-residential floor area (m²)	5503.0
Residential car spaces	367
Non-residential car spaces	320

Common area landscape		
Common area lawn (m²)	472.0	
Common area garden (m²)	739.0	
Area of indigenous or low water use species (m²)	0.0	
Assessor details		
Assessor number	BDAV/12/1473	
Certificate number	111111111111111	
Climate zone	56	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 20	Target 20

Description of project

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

Residential flat buildings - Building CA, 58 dwellings, 12 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0201	2	103.0	0.0	0.0	0.0
A0205	2	86.0	0.0	0.0	0.0
A0303	1	60.0	0.0	0.0	0.0
A0401	2	103.0	0.0	0.0	0.0
A0405	2	86.0	0.0	0.0	0.0
A0503	1	60.0	0.0	0.0	0.0
A0601	2	103.0	0.0	0.0	0.0
A0605	2	86.0	0.0	0.0	0.0
A0703	1	60.0	0.0	0.0	0.0
A0801	2	103.0	0.0	0.0	0.0
A0805	2	86.0	0.0	0.0	0.0
A0903	1	60.0	0.0	0.0	0.0
A1001	1	60.0	0.0	0.0	0.0
A1005	2	138.0	0.0	0.0	0.0
A1103	1	54.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0202	2	104.0	0.0	0.0	0.0
A0206	2	92.0	0.0	0.0	0.0
A0304	2	73.0	0.0	0.0	0.0
A0402	2	104.0	0.0	0.0	0.0
A0406	2	92.0	0.0	0.0	0.0
A0504	2	73.0	0.0	0.0	0.0
A0602	2	104.0	0.0	0.0	0.0
A0606	2	92.0	0.0	0.0	0.0
A0704	2	73.0	0.0	0.0	0.0
A0802	2	104.0	0.0	0.0	0.0
A0806	2	92.0	0.0	0.0	0.0
A0904	2	73.0	0.0	0.0	0.0
A1002	2	89.0	0.0	0.0	0.0
A1006	2	145.0	0.0	0.0	0.0
A1104	2	73.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0203	1	60.0	0.0	0.0	0.0
A0301	2	103.0	0.0	0.0	0.0
A0305	2	86.0	0.0	0.0	0.0
A0403	1	60.0	0.0	0.0	0.0
A0501	2	103.0	0.0	0.0	0.0
A0505	2	86.0	0.0	0.0	0.0
A0603	1	60.0	0.0	0.0	0.0
A0701	2	103.0	0.0	0.0	0.0
A0705	2	86.0	0.0	0.0	0.0
A0803	1	60.0	0.0	0.0	0.0
A0901	2	103.0	0.0	0.0	0.0
A0905	2	86.0	0.0	0.0	0.0
A1003	1	54.0	0.0	0.0	0.0
A1101	2	80.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0204	2	73.0	0.0	0.0	0.0
A0302	2	104.0	0.0	0.0	0.0
A0306	2	92.0	0.0	0.0	0.0
A0404	2	73.0	0.0	0.0	0.0
A0502	2	104.0	0.0	0.0	0.0
A0506	2	92.0	0.0	0.0	0.0
A0604	2	73.0	0.0	0.0	0.0
A0702	2	104.0	0.0	0.0	0.0
A0706	2	92.0	0.0	0.0	0.0
A0804	2	73.0	0.0	0.0	0.0
A0902	2	104.0	0.0	0.0	0.0
A0906	2	92.0	0.0	0.0	0.0
A1004	2	73.0	0.0	0.0	0.0
A1102	2	89.0	0.0	0.0	0.0

Residential flat buildings - Building CB, 116 dwellings, 14 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0201	2	91.0	0.0	21.0	0.0
B0205	1	57.0	0.0	0.0	0.0
B0209	2	80.0	0.0	10.0	0.0
B0303	2	77.0	0.0	0.0	0.0
B0307	2	89.0	0.0	0.0	0.0
B0401	2	90.0	0.0	0.0	0.0
B0405	1	57.0	0.0	0.0	0.0
B0409	2	80.0	0.0	0.0	0.0
B0503	2	77.0	0.0	0.0	0.0
B0507	2	89.0	0.0	0.0	0.0
B0601	2	90.0	0.0	0.0	0.0
B0605	1	57.0	0.0	0.0	0.0
B0609	2	80.0	0.0	0.0	0.0
B0703	2	77.0	0.0	0.0	0.0
B0707	2	89.0	0.0	0.0	0.0
B0801	2	90.0	0.0	0.0	0.0
B0805	1	57.0	0.0	0.0	0.0
B0809	2	80.0	0.0	0.0	0.0
B0903	2	77.0	0.0	0.0	0.0
B0907	2	89.0	0.0	0.0	0.0
B1001	2	90.0	0.0	0.0	0.0
B1005	1	57.0	0.0	0.0	0.0
B1009	2	80.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0202	2	87.0	0.0	8.0	0.0
B0206	1	54.0	0.0	0.0	0.0
B0210	1	66.0	0.0	11.0	0.0
B0304	2	74.0	0.0	0.0	0.0
B0308	2	95.0	0.0	0.0	0.0
B0402	2	87.0	0.0	0.0	0.0
B0406	1	54.0	0.0	0.0	0.0
B0410	2	66.0	0.0	0.0	0.0
B0504	2	74.0	0.0	0.0	0.0
B0508	2	95.0	0.0	0.0	0.0
B0602	2	87.0	0.0	0.0	0.0
B0606	1	54.0	0.0	0.0	0.0
B0610	1	66.0	0.0	0.0	0.0
B0704	2	74.0	0.0	0.0	0.0
B0708	2	95.0	0.0	0.0	0.0
B0802	2	87.0	0.0	0.0	0.0
B0806	1	54.0	0.0	0.0	0.0
B0810	1	66.0	0.0	0.0	0.0
B0904	2	74.0	0.0	0.0	0.0
B0908	2	95.0	0.0	0.0	0.0
B1002	2	87.0	0.0	0.0	0.0
B1006	1	54.0	0.0	0.0	0.0
B1010	1	66.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0203	2	77.0	0.0	0.0	0.0
B0207	2	89.0	0.0	0.0	0.0
B0301	2	90.0	0.0	0.0	0.0
B0305	1	57.0	0.0	0.0	0.0
B0309	2	80.0	0.0	0.0	0.0
B0403	2	77.0	0.0	0.0	0.0
B0407	2	89.0	0.0	0.0	0.0
B0501	2	90.0	0.0	0.0	0.0
B0505	1	57.0	0.0	0.0	0.0
B0509	2	80.0	0.0	0.0	0.0
B0603	2	77.0	0.0	0.0	0.0
B0607	2	89.0	0.0	0.0	0.0
B0701	2	90.0	0.0	0.0	0.0
B0705	1	57.0	0.0	0.0	0.0
B0709	2	80.0	0.0	0.0	0.0
B0803	2	77.0	0.0	0.0	0.0
B0807	2	89.0	0.0	0.0	0.0
B0901	2	90.0	0.0	0.0	0.0
B0905	1	57.0	0.0	0.0	0.0
B0909	2	80.0	0.0	0.0	0.0
B1003	2	77.0	0.0	0.0	0.0
B1007	1	64.0	0.0	0.0	0.0
B1101	2	90.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0204	2	74.0	0.0	0.0	0.0
B0208	2	95.0	0.0	0.0	0.0
B0302	2	87.0	0.0	0.0	0.0
B0306	1	54.0	0.0	0.0	0.0
B0310	1	66.0	0.0	0.0	0.0
B0404	2	74.0	0.0	0.0	0.0
B0408	2	95.0	0.0	0.0	0.0
B0502	2	87.0	0.0	0.0	0.0
B0506	1	54.0	0.0	0.0	0.0
B0510	1	66.0	0.0	0.0	0.0
B0604	2	74.0	0.0	0.0	0.0
B0608	2	95.0	0.0	0.0	0.0
B0702	2	87.0	0.0	0.0	0.0
B0706	1	54.0	0.0	0.0	0.0
B0710	1	66.0	0.0	0.0	0.0
B0804	2	74.0	0.0	0.0	0.0
B0808	2	95.0	0.0	0.0	0.0
B0902	2	87.0	0.0	0.0	0.0
B0906	1	54.0	0.0	0.0	0.0
B0910	1	66.0	0.0	0.0	0.0
B1004	2	74.0	0.0	0.0	0.0
B1008	1	50.0	0.0	0.0	0.0
B1102	2	87.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B1103	2	77.0	0.0	0.0	0.0
B1107	1	64.0	0.0	0.0	0.0
B1201	2	121.0	0.0	0.0	0.0
B1205	1	57.0	0.0	0.0	0.0
B1209	2	136.0	0.0	0.0	0.0
B1305	1	57.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B1104	2	74.0	0.0	0.0	0.0
B1108	1	50.0	0.0	0.0	0.0
B1202	2	131.0	0.0	0.0	0.0
B1206	1	54.0	0.0	0.0	0.0
B1210	2	116.0	0.0	0.0	0.0
B1306	1	54.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B1105	1	57.0	0.0	0.0	0.0
B1109	2	80.0	0.0	0.0	0.0
B1203	2	77.0	0.0	0.0	0.0
B1207	1	64.0	0.0	0.0	0.0
B1303	2	77.0	0.0	0.0	0.0
B1307	1	64.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B1106	1	54.0	0.0	0.0	0.0
B1110	1	66.0	0.0	0.0	0.0
B1204	2	74.0	0.0	0.0	0.0
B1208	1	50.0	0.0	0.0	0.0
B1304	2	74.0	0.0	0.0	0.0
B1308	1	50.0	0.0	0.0	0.0

Residential flat buildings - Building DA, 79 dwellings, 12 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0201	2	88.0	0.0	0.0	0.0
A0205	2	78.0	0.0	0.0	0.0
A0302	2	105.0	0.0	0.0	0.0
A0306	1	56.0	0.0	0.0	0.0
A0401	2	88.0	0.0	0.0	0.0
A0405	1	61.0	0.0	0.0	0.0
A0409	1	62.0	0.0	0.0	0.0
A0504	1	61.0	0.0	0.0	0.0
A0509	1	62.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0202	2	89.0	0.0	0.0	0.0
A0206	1	57.0	0.0	0.0	0.0
A0303	2	79.0	0.0	0.0	0.0
A0307	3	110.0	0.0	0.0	0.0
A0402	2	105.0	0.0	0.0	0.0
A0406	1	56.0	0.0	0.0	0.0
A0501	1	53.0	0.0	0.0	0.0
A0506	1	56.0	0.0	0.0	0.0
A0601	1	53.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0203	2	80.0	0.0	0.0	0.0
A0207	1	63.0	0.0	0.0	0.0
A0304	2	79.0	0.0	0.0	0.0
A0308	2	97.0	0.0	0.0	0.0
A0403	2	80.0	0.0	0.0	0.0
A0407	3	110.0	0.0	0.0	0.0
A0502	2	70.0	4.0	0.0	0.0
A0507	3	110.0	0.0	0.0	0.0
A0602	2	70.0	4.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0204	1	50.0	3.0	0.0	0.0
A0301	2	88.0	0.0	0.0	0.0
A0305	1	61.0	0.0	0.0	0.0
A0309	1	62.0	0.0	0.0	0.0
A0404	2	79.0	0.0	0.0	0.0
A0408	2	97.0	0.0	0.0	0.0
A0503	1	54.0	0.0	0.0	0.0
A0508	2	97.0	0.0	0.0	0.0
A0603	1	54.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0604	1	61.0	0.0	0.0	0.0
A0608	1	62.0	0.0	0.0	0.0
A0704	2	88.0	0.0	0.0	0.0
A0708	1	62.0	0.0	0.0	0.0
A0804	2	88.0	0.0	0.0	0.0
A0808	1	62.0	0.0	0.0	0.0
A0904	2	88.0	0.0	0.0	0.0
A0908	1	62.0	0.0	0.0	0.0
A1004	1	61.0	0.0	0.0	0.0
A1008	2	86.0	0.0	0.0	0.0
A1104	1	61.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0605	1	56.0	0.0	0.0	0.0
A0701	1	53.0	0.0	0.0	0.0
A0705	2	95.0	0.0	0.0	0.0
A0801	1	53.0	0.0	0.0	0.0
A0805	2	95.0	0.0	0.0	0.0
A0901	1	53.0	0.0	0.0	0.0
A0905	2	95.0	0.0	0.0	0.0
A1001	1	53.0	0.0	0.0	0.0
A1005	1	56.0	0.0	0.0	0.0
A1101	1	53.0	0.0	0.0	0.0
A1105	1	56.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0606	3	110.0	0.0	0.0	0.0
A0702	2	70.0	4.0	0.0	0.0
A0706	3	110.0	0.0	0.0	0.0
A0802	2	70.0	4.0	0.0	0.0
A0806	3	109.0	0.0	0.0	0.0
A0902	2	70.0	4.0	0.0	0.0
A0906	3	110.0	0.0	0.0	0.0
A1002	2	70.0	4.0	0.0	0.0
A1006	2	185.0	0.0	0.0	0.0
A1102	2	70.0	4.0	0.0	0.0
A1108	1	62.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
A0607	2	97.0	0.0	0.0	0.0
A0703	1	54.0	0.0	0.0	0.0
A0707	2	97.0	0.0	0.0	0.0
A0803	1	54.0	0.0	0.0	0.0
A0807	2	97.0	0.0	0.0	0.0
A0903	1	55.0	0.0	0.0	0.0
A0907	2	97.0	0.0	0.0	0.0
A1003	1	55.0	0.0	0.0	0.0
A1007	2	173.0	0.0	0.0	0.0
A1103	1	55.0	0.0	0.0	0.0

Residential flat buildings - Building DB, 12 dwellings, 10 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0701	2	71.0	5.0	0.0	0.0
B0801	2	71.0	5.0	0.0	0.0
B0901	2	71.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0702	2	102.0	0.0	0.0	0.0
B0802	2	102.0	0.0	0.0	0.0
B0902	2	102.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0703	2	106.0	0.0	0.0	0.0
B0803	2	106.0	0.0	0.0	0.0
B0903	2	106.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B0704	2	82.0	5.0	0.0	0.0
B0804	2	82.0	5.0	0.0	0.0
B0904	2	52.0	5.0	0.0	0.0

Description of project

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

Common areas of unit building - Building CA

Common area	Floor area (m²)
Lift car (No.1)	-
Hallways - building CA	354.0

Common area	Floor area (m²)
Lift car (No.2)	-

Common area	Floor area (m²)
Lobby - building CA	98.0

Common areas of unit building - Building CB

Common area	Floor area (m²)
Gym	346.0
Lobby - building CB	51.0

Common area	Floor area (m²)
Lift car (No.3)	-
Hallways - building CB	522.0

Common area	Floor area (m²)
Lift car (No.4)	-

Common areas of unit building - Building DA

Common area	Floor area (m²)
Indoor pool	224.0
Pool service area	24.0
Hallways - building DA	578.0

Common area	Floor area (m²)
Lift car (No.5)	-
Pool changing rooms and toilets	22.0

Common area	Floor area (m²)
Lift car (No.6)	-
Lobby - building DA	31.0

Common areas of unit building - Building DB

Common area	Floor area (m²)
Lift car (No.7)	-
Lobby - building DB	16.0

Common area	Floor area (m²)
Residential common area - building DB	94.0
Hallways - building DB	72.0

Common area	Floor area (m²)
Cooling Tower - building DB	269.0

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Car park Residential & Retail %	19098.0
Storage - Residential %	617.0
Chiller Residential %	105.0
Transformer Substation %	134.0
Mech Supply Riser plant %	35.0

Common area	Floor area (m²)
Main Switch Room %	129.0
Mech Exhaust Fan Room%	64.0
Diesel Tanks & Generator %	134.0
Resi Bulky Goods %	16.0

Common area	Floor area (m²)
Garbage room Residential %	140.0
Mech supply Plenum %	40.0
Fire Pump Room %	34.0
Plant - basement %	68.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building CA
    - (a) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Comfort
    - (b) Common areas and central systems/facilities
        - (i) Water
        - (ii) Energy

2. Commitments for Residential flat buildings - Building CB
    - (a) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Comfort
    - (b) Common areas and central systems/facilities
        - (i) Water
        - (ii) Energy

3. Commitments for Residential flat buildings - Building DA
    - (a) Dwellings
        - (i) Water
        - (ii) Energy
        - (iii) Thermal Comfort
    - (b) Common areas and central systems/facilities
        - (i) Water
        - (ii) Energy

4. Commitments for Residential flat buildings - Building DB
    - (a) Dwellings

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

(b) Common areas and central systems/facilities
(i) Water
(ii) Energy

5. Commitments for multi-dwelling houses

6. Commitments for single dwelling houses

7. 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 - Building CA

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	-	4.5 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
All dwellings	central water tank (no. 1)	See central systems	See central systems	yes	no	no	no	no
None	-		-	-	-	-	-	-

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	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
A0203, A0303, A0403, A0503, A0603, A0703, A0803, A0903, A1001, A1003, A1103	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1	1	yes	yes	yes	yes	0	no

	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
A0201, A0202, A0204, A0205, A0206, A0301, A0302, A0304, A0305, A0306, A0401, A0402, A0404, A0405, A0406, A0501, A0502, A0504, A0505, A0506, A0601, A0602, A0604, A0605, A0606, A0701, A0702, A0704, A0705, A0706, A0801, A0802, A0804, A0805, A0806, A0901, A0902, A0904, A0905,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2	1	yes	yes	yes	yes	0	no

	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
A0906, A1002, A1004, A1005, A1006, A1101, A1102, A1104												

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	3 star	-	2 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.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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)
A0201	19.0	12.0
A0202	34.0	15.0
A0203	51.0	22.0
A0204	59.0	17.0
A0205	55.0	17.0
A0206	44.0	24.0
A0301	24.0	12.0
A0302	37.0	13.0
A0303	57.0	15.0
A0305	58.0	14.0
A0403	58.0	15.0
A0405	55.0	13.0
A0505	49.0	13.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
A0506	47.0	19.0
A0604	66.0	12.0
A0605	48.0	13.0
A0606	44.0	19.0
A0802	40.0	12.0
A0804	65.0	13.0
A0901	36.0	12.0
A0902	53.0	13.0
A0904	65.0	14.0
A0905	46.0	14.0
A0906	43.0	20.0
A1001	64.0	18.0
A1002	62.0	22.0
A1003	58.0	13.0
A1005	65.0	17.0
A1006	49.0	18.0
A1101	63.0	10.0
A1102	66.0	21.0
A0306, A0406	50.0	20.0
A0401, A0501	24.0	11.0
A0402, A0502	38.0	12.0
A0602, A0702	39.0	12.0
A0704, A1004	66.0	13.0
A0705, A0805	47.0	14.0
A0706, A0806	42.0	20.0
A0803, A0903	60.0	15.0
A0503, A0603, A0703	59.0	15.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
A0601, A0701, A0801	25.0	11.0
All other dwellings	65.0	12.0

(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	3 star (> 6 but <= 7.5 L/min)	4 star	5 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.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/BMS**
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
Lobby - building CA	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No
Hallways - building CA	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 17
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 17

2. Commitments for Residential flat buildings - Building CB

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	-	4.5 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
All dwellings	central water tank (no. 1)	See central systems	See central systems	yes	no	no	no	no
None	-		-	-	-	-	-	-

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	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
B0205, B0206, B0210, B0305, B0306, B0310, B0405, B0406, B0505, B0506, B0510, B0605, B0606, B0610, B0705, B0706, B0710, B0805, B0806, B0810, B0905, B0906, B0910, B1005, B1006, B1007, B1008, B1010, B1105, B1106, B1107, B1108, B1110, B1205, B1206, B1207, B1208, B1305, B1306,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1	1	yes	yes	yes	yes	0	no

	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
B1307, B1308												

	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
B0201, B0202, B0203, B0204, B0207, B0208, B0209, B0301, B0302, B0303, B0304, B0307, B0308, B0309, B0401, B0402, B0403, B0404, B0407, B0408, B0409, B0410, B0501, B0502, B0503, B0504, B0507, B0508, B0509, B0601, B0602, B0603, B0604, B0607, B0608, B0609, B0701, B0702, B0703,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2	1	yes	yes	yes	yes	0	no

	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
B0704, B0707, B0708, B0709, B0801, B0802, B0803, B0804, B0807, B0808, B0809, B0901, B0902, B0903, B0904, B0907, B0908, B0909, B1001, B1002, B1003, B1004, B1009, B1101, B1102, B1103, B1104, B1109, B1201, B1202, B1203, B1204, B1209, B1210, B1303, B1304												

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	3 star	-	2 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.	✔	✔	✔

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
B0201	21.0	22.0
B0202	23.0	23.0
B0203	33.0	35.0
B0205	59.0	22.0
B0206	52.0	15.0
B0207	33.0	15.0
B0208	37.0	16.0
B0209	22.0	16.0
B0210	12.0	31.0
B0302	27.0	19.0
B0303	38.0	26.0
B0305	64.0	18.0
B0306	56.0	13.0
B0307	32.0	14.0
B0308	24.0	16.0
B0309	31.0	13.0
B0310	41.0	22.0
B0402	28.0	19.0
B0405	65.0	18.0
B0409	32.0	13.0
B0410	42.0	22.0
B0501	17.0	26.0
B0502	28.0	18.0
B0504	53.0	13.0
B0505	66.0	18.0
B0506	58.0	13.0
B0509	32.0	12.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
B0510	42.0	21.0
B0601	17.0	27.0
B0606	59.0	13.0
B0704	54.0	13.0
B0708	26.0	16.0
B0802	29.0	17.0
B0805	66.0	17.0
B0901	28.0	17.0
B0902	30.0	17.0
B0904	55.0	13.0
B0906	60.0	12.0
B0907	49.0	14.0
B0908	35.0	16.0
B1001	29.0	16.0
B1002	32.0	15.0
B1004	62.0	11.0
B1005	66.0	15.0
B1007	55.0	28.0
B1008	41.0	12.0
B1010	46.0	19.0
B1107	53.0	32.0
B1108	40.0	13.0
B1110	48.0	19.0
B1201	38.0	21.0
B1202	31.0	27.0
B1207	52.0	33.0
B1208	40.0	12.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
B1209	38.0	22.0
B1210	45.0	10.0
B1303	55.0	20.0
B1304	66.0	12.0
B1305	66.0	13.0
B1306	64.0	9.0
B1307	65.0	31.0
B1308	51.0	13.0
B0204, B0304	52.0	14.0
B0301, B0401	26.0	18.0
B0403, B0503	39.0	25.0
B0404, B0406	57.0	13.0
B0407, B0507	33.0	14.0
B0408, B0508	25.0	15.0
B0602, B0702	29.0	18.0
B0603, B0703	40.0	24.0
B0604, B1104	58.0	12.0
B0608, B0808	26.0	15.0
B0609, B0709	33.0	13.0
B0610, B0710	43.0	21.0
B0701, B0801	27.0	17.0
B0803, B0903	41.0	24.0
B0810, B0910	44.0	20.0
B1009, B1109	36.0	12.0
B1101, B1102	31.0	16.0
B1105, B1205	66.0	14.0
B0605, B0705, B0905	66.0	59.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
B0706, B0804, B0806	59.0	12.0
B1003, B1103, B1203	44.0	21.0
B1006, B1106, B1204, B1206	63.0	11.0
All other dwellings	34.0	13.0

(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	3 star (> 6 but <= 7.5 L/min)	4 star	5 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.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/BMS**
Gym	ventilation supply only	time clock or BMS controlled	compact fluorescent	manual on / manual off	No
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	No
Lobby - building CB	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No
Hallways - building CB	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 19
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 19

3. Commitments for Residential flat buildings - Building DA

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	-	4.5 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
All dwellings	central water tank (no. 1)	See central systems	See central systems	yes	no	no	no	no
None	-		-	-	-	-	-	-

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	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
A0307, A0407, A0507, A0606, A0706, A0806, A0906	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	3	1	yes	yes	yes	yes	0	no

	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
A0201, A0203, A0204, A0205, A0301, A0302, A0303, A0304, A0308, A0401, A0402, A0403, A0404, A0408, A0502, A0508, A0602, A0607, A0702, A0704, A0705, A0707, A0802, A0804, A0805, A0807, A0902, A0904, A0905, A0907, A1002, A1006, A1007, A1008, A1102	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2	1	yes	yes	yes	yes	0	no

	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
A0202, A0206, A0207, A0305, A0306, A0309, A0405, A0406, A0409, A0501, A0503, A0504, A0506, A0509, A0601, A0603, A0604, A0605, A0608, A0701, A0703, A0708, A0801, A0803, A0808, A0901, A0903, A0908, A1001, A1003, A1004, A1005, A1101, A1103, A1104, A1105, A1108	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	3 star	-	2 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.	✔	✔	✔

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
A0201	41.0	22.0
A0202	33.0	16.0
A0203	51.0	25.0
A0204	62.0	19.0
A0205	36.0	18.0
A0206	27.0	16.0
A0207	29.0	17.0
A0301	53.0	23.0
A0302	54.0	15.0
A0303	53.0	30.0
A0304	53.0	12.0
A0305	66.0	13.0
A0306	65.0	17.0
A0308	26.0	20.0
A0401	58.0	23.0
A0402	65.0	14.0
A0406	65.0	18.0
A0408	27.0	20.0
A0502	53.0	18.0
A0504	64.0	13.0
A0508	27.0	19.0
A0509	63.0	12.0
A0602	52.0	19.0
A0604	63.0	14.0
A0701	58.0	16.0
A0702	49.0	19.0
A0704	59.0	11.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
A0705	42.0	14.0
A0706	34.0	12.0
A0801	66.0	19.0
A0802	48.0	19.0
A0803	63.0	19.0
A0804	55.0	11.0
A0805	41.0	14.0
A0808	61.0	15.0
A0901	61.0	18.0
A0902	44.0	19.0
A0903	63.0	20.0
A0904	61.0	12.0
A0905	49.0	15.0
A0908	61.0	16.0
A1001	59.0	16.0
A1002	54.0	18.0
A1003	66.0	20.0
A1006	47.0	18.0
A1007	37.0	22.0
A1008	50.0	19.0
A1101	66.0	16.0
A1103	66.0	24.0
A1105	63.0	17.0
A1108	61.0	13.0
A0307, A0906	35.0	11.0
A0309, A0409	62.0	12.0
A0403, A1005	64.0	18.0

	Thermal loads	
Dwelling no.	**Area adjusted heating load (in mJ/m²/yr)**	**Area adjusted cooling load (in mJ/m²/yr)**
A0407, A0507	33.0	12.0
A0501, A0601	59.0	15.0
A0503, A1102	62.0	18.0
A0506, A0605	66.0	18.0
A0603, A0703	63.0	18.0
A0606, A0806	34.0	11.0
A0607, A0707	28.0	19.0
A0807, A0907	28.0	18.0
A1004, A1104	66.0	14.0
All other dwellings	63.0	13.0

(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	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Pool (No. 1)	Volume: 127.0 kLs	Location: Indoor pool	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Indoor pool	ventilation supply only	time clock or BMS controlled	fluorescent	manual on / manual off	No
Lift car (No.5)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.6)	-	-	light-emitting diode	connected to lift call button	No
Pool service area	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Pool changing rooms and toilets	ventilation exhaust only	interlocked to light	compact fluorescent	manual on / manual off	No
Lobby - building DA	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No
Hallways - building DA	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 17
Lift (No. 6)	gearless traction with V V V F motor	Number of levels (including basement): 17
Pool (No. 1)	Heating source: gas	Pump controlled by timer: yes

4. Commitments for Residential flat buildings - Building DB

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	6 star	no	-	4.5 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
All dwellings	central water tank (no. 1)	See central systems	See central systems	yes	no	no	no	no
None	-		-	-	-	-	-	-

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

	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	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	3 star	-	2 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.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with 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)
B0701	38.0	10.0
B0702	33.0	22.0
B0703	51.0	23.0
B0704	52.0	26.0
B0801	33.0	10.0
B0802	39.0	23.0
B0803	56.0	25.0
B0804	53.0	25.0
B0901	41.0	10.0
B0902	48.0	23.0
All other dwellings	66.0	25.0

(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	3 star (> 6 but <= 7.5 L/min)	4 star	5 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.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/BMS**
Lift car (No.7)	-	-	light-emitting diode	connected to lift call button	No
Residential common area - building DB	air conditioning system	time clock or BMS controlled	compact fluorescent	manual on / manual off	No
Cooling Tower - building DB	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Lobby - building DB	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No
Hallways - building DB	ventilation supply only	time clock or BMS controlled	compact fluorescent	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Lift (No. 7)	gearless traction with V V V F motor	Number of levels (including basement): 15

7. 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	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	15000.0	To collect run-off from at least: - 450.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 1061.0 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site

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.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park Residential & Retail %	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Main Switch Room %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Garbage room Residential %	ventilation exhaust only	-	fluorescent	motion sensors	No
Storage - Residential %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Mech Exhaust Fan Room%	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Mech supply Plenum %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Chiller Residential %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Diesel Tanks & Generator %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Fire Pump Room %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/BMS**
Transformer Substation %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Resi Bulky Goods %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Plant - basement %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No
Mech Supply Riser plant %	ventilation supply only	interlocked to light	fluorescent	manual on / manual off	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)
Central cooling system (No. 1)	chilled water fan coil units	Energy source: electric driven compressor Heat rejection method: cooling tower Unit efficiency (min): high - COP > 4.5
Central heating system (No. 1)	variable refrigerant volume units	Energy source: gas driven compressor + air sourced evaporator Unit efficiency: low - COP < 1.2
Sauna (No. 1)	Heating source: gas	Efficiency measure: manual on / timer off

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).

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
Building AA							
AA0101	1	51	0	56	27	4.3	None - see base file inclusions in overview
AA0102	2	84	0	18	20	7.1	None - see base file inclusions in overview
AA0103	2	81	0	11	9	8.4	None - see base file inclusions in overview
AA0104	2	94	0	45	16	5.4	None - see base file inclusions in overview
AA0105	1	52	0	53	16	4.9	None - see base file inclusions in overview
AA0106	2	75	0	40	15	5.7	None - see base file inclusions in overview
AA0107	2	77	0	45	16	5.4	None - see base file inclusions in overview
AA0108	2	87	0	32	19	5.9	None - see base file inclusions in overview
AA0109	2	96	0	37	24	5.3	None - see base file inclusions in overview
AA0110	1	69	0	61	29	3.9	None - see base file inclusions in overview
AA0201	1	51	0	58	25	4.3	None - see base file inclusions in overview
AA0202	2	84	0	23	21	6.6	None - see base file inclusions in overview
AA0203	2	81	0	9	10	8.6	None - see base file inclusions in overview
AA0204	2	94	0	26	20	6.4	None - see base file inclusions in overview
AA0205	1	52	0	44	19	5.3	None - see base file inclusions in overview
AA0206	2	75	0	46	15	5.3	None - see base file inclusions in overview
AA0207	2	77	0	33	17	6.2	None - see base file inclusions in overview
AA0208	2	87	0	24	19	6.7	None - see base file inclusions in overview
AA0209	2	96	0	30	15	6.4	None - see base file inclusions in overview
AA0210	1	69	0	62	28	3.9	None - see base file inclusions in overview
AA0301	1	51	0	63	18	4.3	None - see base file inclusions in overview
AA0302	2	84	0	27	18	6.4	None - see base file inclusions in overview
AA0303	2	81	0	11	8	8.7	None - see base file inclusions in overview
AA0304	2	94	0	28	19	6.4	None - see base file inclusions in overview
AA0305	1	52	0	43	16	5.4	None - see base file inclusions in overview
AA0306	2	75	0	50	11	5.3	None - see base file inclusions in overview
AA0307	2	77	0	47	12	5.4	None - see base file inclusions in overview
AA0308	2	87	0	28	14	6.8	None - see base file inclusions in overview
AA0309	2	96	0	43	16	5.4	None - see base file inclusions in overview
AA0310	1	69	0	63	19	4.2	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
AA0401	1	51	0	63	18	4.3	None - see base file inclusions in overview
AA0402	2	84	0	28	18	6.4	None - see base file inclusions in overview
AA0403	2	81	0	11	8	8.7	None - see base file inclusions in overview
AA0404	2	94	0	26	20	6.4	None - see base file inclusions in overview
AA0405	1	52	0	36	19	5.8	None - see base file inclusions in overview
AA0406	2	75	0	50	12	5.3	None - see base file inclusions in overview
AA0407	2	77	0	47	13	5.4	None - see base file inclusions in overview
AA0408	2	88	0	37	10	6.4	None - see base file inclusions in overview
AA0409	2	82	0	44	17	5.4	None - see base file inclusions in overview
AA0410	1	57	0	64	17	4.3	None - see base file inclusions in overview
AA0501	1	51	0	64	18	4.3	None - see base file inclusions in overview
AA0502	2	84	0	37	18	5.8	None - see base file inclusions in overview
AA0503	2	81	0	24	8	7.6	None - see base file inclusions in overview
AA0504	2	94	0	27	21	6.3	None - see base file inclusions in overview
AA0505	1	52	0	31	19	6.1	None - see base file inclusions in overview
AA0506	2	75	0	45	13	5.5	None - see base file inclusions in overview
AA0507	2	77	0	47	13	5.4	None - see base file inclusions in overview
AA0508	2	86	0	43	10	5.9	None - see base file inclusions in overview
AA0509	2	82	0	49	17	4.9	None - see base file inclusions in overview
AA0510	1	57	0	64	17	4.3	None - see base file inclusions in overview
AA0601	2	147	0	30	15	6.4	None - see base file inclusions in overview
AA0602	2	118	0	14	9	8.3	None - see base file inclusions in overview
AA0603	2	130	0	37	46	4.2	None - see base file inclusions in overview
AA0604	2	75	0	42	14	5.8	None - see base file inclusions in overview
AA0605	1	53	0	56	18	4.5	None - see base file inclusions in overview
AA0606	1	66	0	28	16	6.7	None - see base file inclusions in overview
AA0607	2	87	0	54	25	4.4	None - see base file inclusions in overview
AA0608	1	57	0	65	16	4.3	None - see base file inclusions in overview
AA0701	2	75	0	53	13	4.9	None - see base file inclusions in overview
AA0702	1	54	0	64	18	4.3	None - see base file inclusions in overview
AA0703	1	66	0	40	16	5.7	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
AA0704	2	87	0	66	25	3.9	None - see base file inclusions in overview
AA0705	1	57	0	66	16	4.3	R3.5 bulk insulation to ceiling
Building BA							
BA0101	1	59	0	27	17	6.7	None - see base file inclusions in overview
BA0102	2	88	0	27	12	6.9	None - see base file inclusions in overview
BA0103	2	108	0	30	12	6.8	None - see base file inclusions in overview
BA0104	2	63	0	35	19	5.9	None - see base file inclusions in overview
BA0105	1	67	0	49	16	5	None - see base file inclusions in overview
BA0106	1	55	0	49	21	4.8	None - see base file inclusions in overview
BA0107	2	77	0	44	15	5.4	None - see base file inclusions in overview
BA0108	1	59	0	29	15	6.6	None - see base file inclusions in overview
BA0109	1	60	0	28	13	6.8	None - see base file inclusions in overview
BA0201	1	59	0	18	15	6.7	None - see base file inclusions in overview
BA0202	1	88	0	28	12	6.9	None - see base file inclusions in overview
BA0203	2	108	0	25	12	7.2	None - see base file inclusions in overview
BA0204	1	63	0	40	17	5.6	None - see base file inclusions in overview
BA0205	1	67	0	55	16	4.8	None - see base file inclusions in overview
BA0206	1	55	0	50	21	4.8	None - see base file inclusions in overview
BA0207	2	77	0	49	15	5.2	None - see base file inclusions in overview
BA0208	1	59	0	31	14	6.5	None - see base file inclusions in overview
BA0209	1	60	0	30	12	6.9	None - see base file inclusions in overview
BA0301	1	59	0	32	12	6.6	None - see base file inclusions in overview
BA0302	2	88	0	32	9	6.9	None - see base file inclusions in overview
BA0303	2	108	0	29	10	7	None - see base file inclusions in overview
BA0304	1	63	0	46	13	5.4	None - see base file inclusions in overview
BA0305	1	67	0	61	11	4.7	None - see base file inclusions in overview
BA0306	1	55	0	56	19	4.5	None - see base file inclusions in overview
BA0307	2	77	0	54	11	5.1	None - see base file inclusions in overview
BA0308	1	59	0	35	11	6.4	None - see base file inclusions in overview
BA0309	1	60	0	34	9	6.7	None - see base file inclusions in overview
BA0401	1	59	0	33	12	6.5	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
BA0402	2	88	0	33	9	6.8	None - see base file inclusions in overview
BA0403	2	108	0	29	10	7.1	None - see base file inclusions in overview
BA0404	1	63	0	47	13	5.4	None - see base file inclusions in overview
BA0405	1	67	0	62	11	4.7	None - see base file inclusions in overview
BA0406	1	55	0	56	19	4.6	None - see base file inclusions in overview
BA0407	2	77	0	54	11	5.0	None - see base file inclusions in overview
BA0408	1	59	0	36	11	6.4	None - see base file inclusions in overview
BA0409	1	60	0	34	9	6.7	None - see base file inclusions in overview
BA0501	1	59	0	33	12	6.4	None - see base file inclusions in overview
BA0502	2	88	0	43	9	5.9	None - see base file inclusions in overview
BA0503	2	108	0	46	10	5.7	None - see base file inclusions in overview
BA0504	1	63	0	63	13	4.4	None - see base file inclusions in overview
BA0505	1	67	0	65	10	4.4	None - see base file inclusions in overview
BA0506	1	55	0	60	16	4.4	None - see base file inclusions in overview
BA0507	2	77	0	66	11	4.4	None - see base file inclusions in overview
BA0508	1	59	0	45	12	5.6	None - see base file inclusions in overview
BA0509	1	60	0	45	10	5.8	None - see base file inclusions in overview
Building BB							
BB0101	2	82	0	47	17	5.2	None - see base file inclusions in overview
BB0102	2	88	0	62	14	4.4	None - see base file inclusions in overview
BB0103	1	63	0	53	16	4.8	None - see base file inclusions in overview
BB0104	2	81	0	60	16	4.4	None - see base file inclusions in overview
BB0105	1	57	0	47	19	5	None - see base file inclusions in overview
BB0106	2	78	0	37	17	5.8	None - see base file inclusions in overview
BB0107	1	59	0	63	19	4.3	None - see base file inclusions in overview
BB0108	1	68	0	24	20	6.6	None - see base file inclusions in overview
BB0109	1	62	0	23	14	7.2	None - see base file inclusions in overview
BB0110	2	81	0	20	16	7.3	None - see base file inclusions in overview
BB0111	2	74	0	50	16	5	None - see base file inclusions in overview
BB0201	2	82	0	52	17	4.9	None - see base file inclusions in overview
BB0202	2	88	0	51	15	4.9	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
BB0203	1	63	0	31	17	6.3	None - see base file inclusions in overview
BB0204	2	81	0	61	16	4.4	None - see base file inclusions in overview
BB0205	1	57	0	48	18	4.9	None - see base file inclusions in overview
BB0206	2	78	0	42	17	5.4	None - see base file inclusions in overview
BB0207	2	99	0	41	18	5.4	None - see base file inclusions in overview
BB0208	1	70	0	27	23	6.1	None - see base file inclusions in overview
BB0209	2	87	0	17	12	7.8	None - see base file inclusions in overview
BB0210	2	81	0	24	16	6.9	None - see base file inclusions in overview
BB0211	2	74	0	55	17	4.8	None - see base file inclusions in overview
BB0301	2	82	0	53	14	4.9	None - see base file inclusions in overview
BB0302	2	88	0	52	13	5.1	None - see base file inclusions in overview
BB0303	1	63	0	35	13	6.4	None - see base file inclusions in overview
BB0304	2	81	4	66	12	4.4	None - see base file inclusions in overview
BB0305	1	57	0	53	15	4.9	None - see base file inclusions in overview
BB0306	2	78	0	46	12	5.4	None - see base file inclusions in overview
BB0307	2	99	0	46	16	5.3	None - see base file inclusions in overview
BB0308	1	70	0	40	19	5.4	None - see base file inclusions in overview
BB0309	2	87	0	21	9	7.7	None - see base file inclusions in overview
BB0310	2	81	0	27	13	6.9	None - see base file inclusions in overview
BB0311	2	74	0	56	14	4.8	None - see base file inclusions in overview
BB0401	2	82	0	50	14	5.1	None - see base file inclusions in overview
BB0402	2	88	0	50	13	5.3	None - see base file inclusions in overview
BB0403	1	63	0	35	12	6.4	None - see base file inclusions in overview
BB0404	2	81	0	66	12	4.4	None - see base file inclusions in overview
BB0405	1	57	0	54	15	4.9	None - see base file inclusions in overview
BB0406	2	78	0	46	12	5.4	None - see base file inclusions in overview
BB0407	2	99	0	46	16	5.3	None - see base file inclusions in overview
BB0408	1	70	0	41	19	5.4	None - see base file inclusions in overview
BB0409	2	87	0	21	9	7.7	None - see base file inclusions in overview
BB0410	2	81	0	27	13	6.9	None - see base file inclusions in overview
BB0411	2	74	0	53	14	4.9	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
BB0501	2	82	0	48	14	5.3	None - see base file inclusions in overview
BB0502	2	88	0	47	13	5.4	None - see base file inclusions in overview
BB0503	1	63	0	35	12	6.4	None - see base file inclusions in overview
BB0504	2	81	0	66	12	4.4	None - see base file inclusions in overview
BB0505	1	57	0	54	15	4.9	None - see base file inclusions in overview
BB0506	2	78	0	46	13	5.4	None - see base file inclusions in overview
BB0507	2	99	0	46	17	5.2	None - see base file inclusions in overview
BB0508	1	70	0	50	19	4.8	None - see base file inclusions in overview
BB0509	2	87	0	32	10	6.8	None - see base file inclusions in overview
BB0510	2	81	0	40	13	5.9	None - see base file inclusions in overview
BB0511	2	74	0	50	14	5.1	None - see base file inclusions in overview
BB0601	1	66	0	53	24	4.4	None - see base file inclusions in overview
BB0602	2	88	0	47	12	5.4	None - see base file inclusions in overview
BB0603	1	63	0	35	12	6.3	None - see base file inclusions in overview
BB0604	2	81	0	66	12	4.4	None - see base file inclusions in overview
BB0605	1	57	0	55	15	4.8	None - see base file inclusions in overview
BB0606	1	62	0	36	13	6.2	None - see base file inclusions in overview
BB0607	2	136	0	30	25	5.7	None - see base file inclusions in overview
BB0608	2	146	0	22	20	6.8	None - see base file inclusions in overview
BB0609	2	135	0	35	31	5.1	None - see base file inclusions in overview
BB0701	1	66	0	64	22	4.1	None - see base file inclusions in overview
BB0702	2	88	0	60	13	4.7	None - see base file inclusions in overview
BB0703	2	63	0	46	13	5.4	None - see base file inclusions in overview
BB0704	2	81	0	66	11	4.4	None - see base file inclusions in overview
BB0705	1	57	0	66	15	4.3	None - see base file inclusions in overview
BB0706	1	62	0	51	13	5.2	None - see base file inclusions in overview
Building CA							
CA0201	2	103	0	19	12	7.7	None - see base file inclusions in overview
CA0202	2	104	0	34	15	6.2	None - see base file inclusions in overview
CA0203	1	60	0	51	22	4.7	None - see base file inclusions in overview
CA0204	2	73	0	59	17	4.4	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
CA0205	2	86	0	55	17	4.7	None - see base file inclusions in overview
CA0206	2	92	0	44	24	4.9	None - see base file inclusions in overview
CA0301	2	103	0	24	12	7.3	None - see base file inclusions in overview
CA0302	2	104	0	37	13	6.2	None - see base file inclusions in overview
CA0303	1	60	0	57	15	4.7	None - see base file inclusions in overview
CA0304	2	73	0	58	15	4.7	None - see base file inclusions in overview
CA0305	2	86	0	58	14	4.7	None - see base file inclusions in overview
CA0306	2	92	0	50	20	4.8	None - see base file inclusions in overview
CA0401	2	103	0	24	11	7.3	None - see base file inclusions in overview
CA0402	2	104	0	38	12	6.1	None - see base file inclusions in overview
CA0403	1	60	0	58	15	4.7	None - see base file inclusions in overview
CA0404	2	73	0	65	12	4.4	None - see base file inclusions in overview
CA0405	2	86	0	55	13	4.9	None - see base file inclusions in overview
CA0406	2	92	0	50	20	4.8	None - see base file inclusions in overview
CA0501	2	103	0	24	11	7.3	None - see base file inclusions in overview
CA0502	2	104	0	38	12	6.1	None - see base file inclusions in overview
CA0503	1	60	0	59	15	4.6	None - see base file inclusions in overview
CA0504	2	73	0	65	12	4.4	None - see base file inclusions in overview
CA0505	2	86	0	49	13	5.3	None - see base file inclusions in overview
CA0506	2	92	0	47	19	4.9	None - see base file inclusions in overview
CA0601	2	103	0	25	11	7.3	None - see base file inclusions in overview
CA0602	2	104	0	39	12	6	None - see base file inclusions in overview
CA0603	1	60	0	59	15	4.6	None - see base file inclusions in overview
CA0604	2	73	0	66	12	4.4	None - see base file inclusions in overview
CA0605	2	86	0	48	13	5.4	None - see base file inclusions in overview
CA0606	2	92	0	44	19	5.2	None - see base file inclusions in overview
CA0701	2	103	0	25	11	7.3	None - see base file inclusions in overview
CA0702	2	104	0	39	12	6.1	None - see base file inclusions in overview
CA0703	1	60	0	59	15	4.6	None - see base file inclusions in overview
CA0704	2	73	0	66	13	4.4	None - see base file inclusions in overview
CA0705	2	86	0	47	14	5.4	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
CA0706	2	92	0	42	20	5.3	None - see base file inclusions in overview
CA0801	2	103	0	25	11	7.2	None - see base file inclusions in overview
CA0802	2	104	0	40	12	5.9	None - see base file inclusions in overview
CA0803	1	60	0	60	15	4.5	None - see base file inclusions in overview
CA0804	2	73	0	65	13	4.4	None - see base file inclusions in overview
CA0805	2	86	0	47	14	5.4	None - see base file inclusions in overview
CA0806	2	92	0	42	20	5.3	None - see base file inclusions in overview
CA0901	2	103	0	36	12	6.3	None - see base file inclusions in overview
CA0902	2	104	0	53	13	4.9	None - see base file inclusions in overview
CA0903	1	60	0	60	15	4.6	None - see base file inclusions in overview
CA0904	2	73	0	65	14	4.4	None - see base file inclusions in overview
CA0905	2	86	0	46	14	5.4	None - see base file inclusions in overview
CA0906	2	92	0	43	20	5.3	None - see base file inclusions in overview
CA1001	1	60	0	64	18	4.3	None - see base file inclusions in overview
CA1002	2	89	0	62	22	4.2	None - see base file inclusions in overview
CA1003	1	54	0	58	13	4.8	None - see base file inclusions in overview
CA1004	2	73	0	66	13	4.4	None - see base file inclusions in overview
CA1005	2	138	0	65	17	4.3	None - see base file inclusions in overview
CA1006	2	145	0	49	18	4.9	None - see base file inclusions in overview
CA1101	2	80	0	63	10	4.7	None - see base file inclusions in overview
CA1102	2	89	0	66	21	4	None - see base file inclusions in overview
CA1103	1	54	0	65	12	4.4	None - see base file inclusions in overview
CA1104	2	73	0	65	12	4.4	None - see base file inclusions in overview
Building CB							
CB0201	2	91	0	21	22	6.7	None - see base file inclusions in overview
CB0202	2	87	0	23	23	6.4	None - see base file inclusions in overview
CB0203	2	77	0	33	35	4.9	None - see base file inclusions in overview
CB0204	2	74	0	52	14	5.1	None - see base file inclusions in overview
CB0205	1	57	0	59	22	4.4	None - see base file inclusions in overview
CB0206	1	54	0	52	15	4.9	None - see base file inclusions in overview
CB0207	2	89	0	33	15	6.3	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
CB0208	2	95	0	37	16	5.9	None - see base file inclusions in overview
CB0209	2	80	0	22	16	7.1	None - see base file inclusions in overview
CB0210	1	66	0	12	31	6.7	None - see base file inclusions in overview
CB0301	2	90	0	26	18	6.7	None - see base file inclusions in overview
CB0302	2	87	0	27	19	6.4	None - see base file inclusions in overview
CB0303	2	77	0	38	26	5.2	None - see base file inclusions in overview
CB0304	2	74	0	52	14	5.1	None - see base file inclusions in overview
CB0305	1	57	0	64	18	4.3	None - see base file inclusions in overview
CB0306	1	54	0	56	13	4.9	None - see base file inclusions in overview
CB0307	2	89	0	32	14	6.4	None - see base file inclusions in overview
CB0308	2	95	0	24	16	6.9	None - see base file inclusions in overview
CB0309	2	80	0	31	13	6.5	None - see base file inclusions in overview
CB0310	1	66	0	41	22	5.2	None - see base file inclusions in overview
CB0401	2	90	0	26	18	6.7	None - see base file inclusions in overview
CB0402	2	87	0	28	19	6.4	None - see base file inclusions in overview
CB0403	2	77	0	39	25	5.2	None - see base file inclusions in overview
CB0404	2	74	0	57	13	4.8	None - see base file inclusions in overview
CB0405	1	57	0	65	18	4.2	None - see base file inclusions in overview
CB0406	1	54	0	57	13	4.8	None - see base file inclusions in overview
CB0407	2	89	0	33	14	6.4	None - see base file inclusions in overview
CB0408	2	95	0	25	15	6.9	None - see base file inclusions in overview
CB0409	2	80	0	32	13	6.6	None - see base file inclusions in overview
CB0410	1	66	0	42	22	5.2	None - see base file inclusions in overview
CB0501	2	90	0	17	26	6.7	None - see base file inclusions in overview
CB0502	2	87	0	28	18	6.4	None - see base file inclusions in overview
CB0503	2	77	0	39	25	5.2	None - see base file inclusions in overview
CB0504	2	74	0	53	13	4.9	None - see base file inclusions in overview
CB0505	1	57	0	66	18	4.2	None - see base file inclusions in overview
CB0506	1	54	0	58	13	4.8	None - see base file inclusions in overview
CB0507	2	89	0	33	14	6.4	None - see base file inclusions in overview
CB0508	2	95	0	25	15	6.9	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
CB0509	2	80	0	32	12	6.6	None - see base file inclusions in overview
CB0510	1	66	0	42	21	5.2	None - see base file inclusions in overview
CB0601	2	90	0	17	27	6.6	None - see base file inclusions in overview
CB0602	2	87	0	29	18	6.4	None - see base file inclusions in overview
CB0603	2	77	0	40	24	5.2	None - see base file inclusions in overview
CB0604	2	74	0	58	12	4.8	None - see base file inclusions in overview
CB0605	1	57	0	67	17	4.2	None - see base file inclusions in overview
CB0606	1	54	0	59	13	4.8	None - see base file inclusions in overview
CB0607	2	89	0	34	13	6.4	None - see base file inclusions in overview
CB0608	2	95	0	26	15	6.9	None - see base file inclusions in overview
CB0609	2	80	0	33	13	6.4	None - see base file inclusions in overview
CB0610	1	66	0	43	21	5.2	None - see base file inclusions in overview
CB0701	2	90	0	27	17	6.6	None - see base file inclusions in overview
CB0702	2	87	0	29	18	6.4	None - see base file inclusions in overview
CB0703	2	77	0	40	24	5.2	None - see base file inclusions in overview
CB0704	2	74	0	54	13	4.9	None - see base file inclusions in overview
CB0705	1	57	0	67	17	4.2	None - see base file inclusions in overview
CB0706	1	54	0	59	12	4.8	None - see base file inclusions in overview
CB0707	2	89	0	34	13	6.4	None - see base file inclusions in overview
CB0708	2	95	0	26	16	6.9	None - see base file inclusions in overview
CB0709	2	80	0	33	13	6.4	None - see base file inclusions in overview
CB0710	1	66	0	43	21	5.2	None - see base file inclusions in overview
CB0801	2	90	0	27	17	6.6	None - see base file inclusions in overview
CB0802	2	87	0	29	17	6.4	None - see base file inclusions in overview
CB0803	2	77	0	41	24	5.1	None - see base file inclusions in overview
CB0804	2	74	0	59	12	4.8	None - see base file inclusions in overview
CB0805	1	57	0	66	17	4.3	None - see base file inclusions in overview
CB0806	1	54	0	59	12	4.7	None - see base file inclusions in overview
CB0807	2	89	0	34	13	6.3	None - see base file inclusions in overview
CB0808	2	95	0	26	15	6.9	None - see base file inclusions in overview
CB0809	2	80	0	34	13	6.4	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
CB0810	1	66	0	44	20	5.2	None - see base file inclusions in overview
CB0901	2	90	0	28	17	6.6	None - see base file inclusions in overview
CB0902	2	87	0	30	17	6.4	None - see base file inclusions in overview
CB0903	2	77	0	41	24	5.2	None - see base file inclusions in overview
CB0904	2	74	0	55	13	4.9	None - see base file inclusions in overview
CB0905	1	57	0	68	17	4.2	None - see base file inclusions in overview
CB0906	1	54	0	60	12	4.7	None - see base file inclusions in overview
CB0907	2	89	0	49	14	5.2	None - see base file inclusions in overview
CB0908	2	95	0	35	16	6.1	None - see base file inclusions in overview
CB0909	2	80	0	34	13	6.4	None - see base file inclusions in overview
CB0910	1	66	0	44	20	5.2	None - see base file inclusions in overview
CB1001	2	90	0	29	16	6.6	None - see base file inclusions in overview
CB1002	2	87	0	32	15	6.4	None - see base file inclusions in overview
CB1003	2	77	0	44	21	5.1	None - see base file inclusions in overview
CB1004	2	74	0	62	11	4.6	None - see base file inclusions in overview
CB1005	1	57	0	64	15	4.4	None - see base file inclusions in overview
CB1006	1	54	0	63	11	4.6	None - see base file inclusions in overview
CB1007	1	64	0	55	28	4.3	None - see base file inclusions in overview
CB1008	1	50	0	41	12	5.9	None - see base file inclusions in overview
CB1009	2	80	0	36	12	6.3	None - see base file inclusions in overview
CB1010	1	66	0	46	19	5.1	None - see base file inclusions in overview
CB1101	2	90	0	31	16	6.4	None - see base file inclusions in overview
CB1102	2	87	0	31	16	6.3	None - see base file inclusions in overview
CB1103	2	77	0	44	21	5.1	None - see base file inclusions in overview
CB1104	2	74	0	58	12	4.9	None - see base file inclusions in overview
CB1105	1	57	0	59	14	4.7	None - see base file inclusions in overview
CB1106	1	54	0	63	11	4.6	None - see base file inclusions in overview
CB1107	1	64	0	53	32	4.2	None - see base file inclusions in overview
CB1108	1	50	0	40	13	5.9	None - see base file inclusions in overview
CB1109	2	80	0	36	12	6.3	None - see base file inclusions in overview
CB1110	1	66	0	48	19	4.9	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
CB1201	2	121	0	38	21	5.4	None - see base file inclusions in overview
CB1202	2	131	0	31	27	5.4	None - see base file inclusions in overview
CB1203	2	77	0	44	21	5.1	None - see base file inclusions in overview
CB1204	2	74	0	63	11	4.6	None - see base file inclusions in overview
CB1205	1	57	0	59	14	4.7	None - see base file inclusions in overview
CB1206	1	54	0	63	11	4.6	None - see base file inclusions in overview
CB1207	1	64	0	52	33	4.2	None - see base file inclusions in overview
CB1208	1	50	0	40	12	5.9	None - see base file inclusions in overview
CB1209	2	136	0	38	22	5.4	None - see base file inclusions in overview
CB1210	2	116	0	45	10	5.7	None - see base file inclusions in overview
CB1303	2	77	0	55	20	4.6	None - see base file inclusions in overview
CB1304	2	74	0	66	12	4.4	None - see base file inclusions in overview
CB1305	1	57	0	66	13	4.4	None - see base file inclusions in overview
CB1306	1	54	0	64	9	4.7	None - see base file inclusions in overview
CB1307	1	64	0	65	31	3.8	None - see base file inclusions in overview
CB1308	1	50	0	51	13	5.2	None - see base file inclusions in overview
Building DA							
DA0201	2	88	0	41	22	5.2	None - see base file inclusions in overview
DA0202	2	89	0	33	16	6.3	None - see base file inclusions in overview
DA0203	2	80	0	51	25	4.4	None - see base file inclusions in overview
DA0204	1	50	3	62	19	4.3	None - see base file inclusions in overview
DA0205	2	78	0	36	18	5.9	None - see base file inclusions in overview
DA0206	1	57	0	27	16	6.7	None - see base file inclusions in overview
DA0207	1	63	0	29	17	6.4	None - see base file inclusions in overview
DA0301	2	88	0	53	23	4.4	None - see base file inclusions in overview
DA0302	2	105	0	54	15	4.9	None - see base file inclusions in overview
DA0303	2	79	0	63	23	4.1	None - see base file inclusions in overview
DA0304	2	79	0	53	12	5.1	None - see base file inclusions in overview
DA0305	1	61	0	66	13	4.4	None - see base file inclusions in overview
DA0306	1	56	0	65	17	4.3	None - see base file inclusions in overview
DA0307	3	110	0	35	11	6.4	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
DA0308	2	97	0	26	20	6.4	None - see base file inclusions in overview
DA0309	1	62	0	62	12	4.6	None - see base file inclusions in overview
DA0401	2	88	0	58	23	4.3	None - see base file inclusions in overview
DA0402	2	105	0	65	14	4.4	None - see base file inclusions in overview
DA0403	2	80	0	64	18	4.3	None - see base file inclusions in overview
DA0404	2	79	0	63	13	4.4	None - see base file inclusions in overview
DA0405	1	61	0	63	13	4.4	None - see base file inclusions in overview
DA0406	1	56	0	65	18	4.2	None - see base file inclusions in overview
DA0407	3	110	0	33	12	6.6	None - see base file inclusions in overview
DA0408	2	97	0	27	20	6.4	None - see base file inclusions in overview
DA0409	1	62	0	62	12	4.6	None - see base file inclusions in overview
DA0501	1	53	0	59	15	4.6	None - see base file inclusions in overview
DA0502	2	70	4	53	18	4.8	None - see base file inclusions in overview
DA0503	1	54	0	62	18	4.3	None - see base file inclusions in overview
DA0504	1	61	0	64	13	4.4	None - see base file inclusions in overview
DA0506	1	56	0	66	18	4.2	None - see base file inclusions in overview
DA0507	3	110	0	33	12	6.6	None - see base file inclusions in overview
DA0508	2	97	0	27	19	6.4	None - see base file inclusions in overview
DA0509	1	62	0	63	12	4.5	None - see base file inclusions in overview
DA0601	1	53	0	59	15	4.6	None - see base file inclusions in overview
DA0602	2	70	4	52	19	4.8	None - see base file inclusions in overview
DA0603	1	54	0	63	18	4.3	None - see base file inclusions in overview
DA0604	1	61	0	63	14	4.4	None - see base file inclusions in overview
DA0605	1	56	0	66	18	4.2	None - see base file inclusions in overview
DA0606	3	110	0	34	11	6.4	None - see base file inclusions in overview
DA0607	2	97	0	28	19	6.4	None - see base file inclusions in overview
DA0608	1	62	0	63	13	4.4	None - see base file inclusions in overview
DA0701	1	53	0	58	16	4.6	None - see base file inclusions in overview
DA0702	2	70	4	49	19	4.9	None - see base file inclusions in overview
DA0703	1	54	0	63	18	4.3	None - see base file inclusions in overview
DA0704	2	88	0	59	11	4.8	None - see base file inclusions in overview

Eastwood Centre

Issued in accordance with BASIX Thermal Comfort Simulation Method

Certificate # 0000527110	Accreditation # VIC/BDAV/12/1473
Thermal comfort Upgrades	As Per Assessor Certificate
	Performance glazing (A - U-value 4.80 & SHGC 0.51) OR (B - U-value 4.80 & SHGC 0.59)
	Upgrade 1. - R3.5 bulk insulation to the ceiling

Thermal performance specifications

Unit number	Number of Bedrooms	Floor area (M^2)		Predict. loads (MJ/M²/y)		Star Rating	Thermal Comfort Upgrades
		Con.	Uncon.	Heat	Cool (Sens & Lat)		
DA0705	2	95	0	42	14	5.7	None - see base file inclusions in overview
DA0706	3	110	0	34	12	6.4	None - see base file inclusions in overview
DA0707	2	97	0	28	19	6.4	None - see base file inclusions in overview
DA0708	1	62	0	63	13	4.4	None - see base file inclusions in overview
DA0801	1	53	0	66	19	4.2	None - see base file inclusions in overview
DA0802	2	70	4	48	19	5	None - see base file inclusions in overview
DA0803	1	54	0	63	19	4.3	None - see base file inclusions in overview
DA0804	2	88	0	55	11	5	None - see base file inclusions in overview
DA0805	2	95	0	41	14	5.8	None - see base file inclusions in overview
DA0806	3	109	0	34	11	6.4	None - see base file inclusions in overview
DA0807	2	97	0	28	18	6.4	None - see base file inclusions in overview
DA0808	1	62	0	61	15	4.4	None - see base file inclusions in overview
DA0901	1	53	0	61	18	4.4	None - see base file inclusions in overview
DA0902	2	70	4	44	19	5.3	None - see base file inclusions in overview
DA0903	1	55	0	63	20	4.3	None - see base file inclusions in overview
DA0904	2	88	0	60	12	4.7	None - see base file inclusions in overview
DA0905	2	95	0	49	15	5.2	None - see base file inclusions in overview
DA0906	3	110	0	35	11	6.4	None - see base file inclusions in overview
DA0907	2	97	0	28	18	6.4	None - see base file inclusions in overview
DA0908	1	62	0	61	16	4.4	None - see base file inclusions in overview
DA1001	1	53	0	59	16	4.4	None - see base file inclusions in overview
DA1002	2	70	4	54	18	4.7	None - see base file inclusions in overview
DA1003	1	55	0	66	20	4.1	None - see base file inclusions in overview
DA1004	1	61	0	66	14	4.3	None - see base file inclusions in overview
DA1005	1	56	0	64	18	4.3	None - see base file inclusions in overview
DA1006	2	185	0	47	18	5.1	None - see base file inclusions in overview
DA1007	2	173	0	37	22	5.4	None - see base file inclusions in overview
DA1008	2	86	0	50	19	4.9	None - see base file inclusions in overview
DA1101	1	53	0	66	16	4.3	None - see base file inclusions in overview
DA1102	2	70	4	62	18	4.4	None - see base file inclusions in overview
DA1103	1	55	0	66	24	3.9	None - see base file inclusions in overview

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate number: **0000527110** Certificate Date: **19 Jul 2016** ★Average Star rating: **5.4**

Assessor details

Accreditation number:	**VIC/BDAV/12/1473**
Name:	**Tracey Cools**
Organisation:	**Efficient Living**
Email:	**admin@efficientliving.com.au**
Phone:	**02 9970 6181**
Declaration of interest:	**None**
Software:	**BERS Pro v4.3.0.1 (3.13)**
AAO:	**BDAV**

Dwelling details

Street:	**144-186**
Suburb:	**Eastwood**
State:	**NSW**
Postcode:	**2122**

Scan to access this certificate online and confirm this is valid.



Summary of all dwellings

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000469262	AA0101	56	27	83	4.3
0000469270	AA0102	18	20	38	7.1
0000469288	AA0103	11	9	20	8.4
0000469296	AA0104	45	16	61	5.4
0000469312	AA0105	53	16	69	4.9
0000469320	AA0106	40	15	56	5.7
0000469338	AA0107	45	16	61	5.4
0000469346	AA0108	32	19	51	5.9
0000469353	AA0109	37	24	62	5.3
0000469361	AA0110	61	29	91	3.9
0000469379	AA0201	58	25	82	4.3
0000469387	AA0202	23	21	44	6.6
0000469395	AA0203	9	10	19	8.6
0000469403	AA0204	26	20	46	6.4
0000469411	AA0205	44	19	63	5.3

Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000469429	AA0206	46	15	61	5.3
0000469437	AA0207	33	17	50	6.2
0000469445	AA0208	24	19	43	6.7
0000469460	AA0209	31	15	45	6.4
0000469486	AA0210	63	28	91	3.9
0000469502	AA0301	63	18	81	4.3
0000469510	AA0302	27	18	45	6.4
0000469528	AA0303	11	8	19	8.7
0000469536	AA0304	28	19	47	6.4
0000469544	AA0305	43	16	59	5.4
0000469551	AA0306	50	12	62	5.3
0000469577	AA0307	47	13	60	5.4
0000469593	AA0308	28	14	42	6.8
0000469619	AA0309	43	16	59	5.4
0000469627	AA0310	64	19	83	4.2
0000469650	AA0402	28	18	46	6.4
0000469668	AA0403	11	8	19	8.7
0000469676	AA0404	26	20	46	6.4
0000469692	AA0405	36	19	55	5.8
0000469700	AA0406	50	12	62	5.3
0000469718	AA0407	47	13	60	5.4
0000469726	AA0408	37	10	47	6.4
0000469742	AA0409	44	16	61	5.4
0000469767	AA0410	63	17	81	4.3
0000469775	AA0502	36	18	54	5.8
0000469783	AA0503	24	8	31	7.6
0000469791	AA0504	27	21	48	6.3
0000469809	AA0505	31	19	50	6.1
0000469817	AA0506	45	12	58	5.5
0000469833	AA0507	47	13	60	5.4
0000469841	AA0508	43	10	53	5.9
0000469858	AA0509	49	17	66	4.9
0000469866	AA0510	64	17	81	4.3
0000469882	AA0601	30	15	45	6.4
0000469890	AA0602	14	9	23	8.3
0000469908	AA0603	37	46	83	4.2
0000469916	AA0604	42	13	55	5.8
0000469924	AA0605	56	18	74	4.6
0000469932	AA0606	28	16	44	6.7
0000469940	AA0607	54	25	79	4.4
0000469957	AA0608	65	16	81	4.3
0000469965	AA0701	53	13	66	4.9
0000469973	AA0702	64	18	82	4.3

Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000469981	AA0703	40	15	55	5.7
0000469999	AA0704	66	25	91	3.9
0000470013	AA0705	66	16	82	4.3
0000470021	BA0101	27	17	43	6.7
0000470039	BA0102	27	12	39	6.9
0000470054	BA0104	35	19	53	5.9
0000470070	BA0105	49	16	66	5
0000470088	BA0106	49	21	70	4.8
0000470096	BA0107	44	15	59	5.4
0000470104	BA0108	29	15	45	6.6
0000470112	BA0109	28	13	41	6.8
0000470120	BA0201	28	15	43	6.7
0000470138	BA0202	28	11	39	6.9
0000470161	BA0204	40	17	57	5.6
0000470179	BA0205	55	16	71	4.8
0000470195	BA0206	50	21	71	4.8
0000470211	BA0207	48	15	64	5.2
0000470229	BA0208	31	14	45	6.5
0000470237	BA0209	30	12	41	6.9
0000470245	BA0301	32	12	44	6.6
0000470260	BA0302	32	9	41	6.9
0000470294	BA0304	46	13	59	5.4
0000470302	BA0305	61	11	72	4.7
0000470310	BA0306	55	19	74	4.5
0000470328	BA0307	54	11	65	5.1
0000470336	BA0308	35	11	46	6.4
0000470344	BA0309	34	9	43	6.7
0000470351	BA0401	33	12	45	6.5
0000470369	BA0402	33	9	42	6.8
0000470393	BA0404	47	13	60	5.4
0000470401	BA0405	62	11	73	4.7
0000470419	BA0406	56	19	75	4.6
0000470427	BA0407	54	11	65	5
0000470435	BA0408	36	11	46	6.4
0000470443	BA0409	34	9	44	6.7
0000470450	BA0501	33	12	45	6.4
0000470468	BA0502	43	9	52	5.9
0000470484	BA0504	63	13	76	4.4
0000470492	BA0505	65	10	75	4.4
0000470500	BA0506	60	16	75	4.4
0000470526	BA0507	66	11	77	4.4
0000470534	BA0508	45	12	57	5.6
0000470542	BA0509	45	10	55	5.8

Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000470559	BB0101	47	17	64	5.2
0000470567	BB0102	62	14	76	4.4
0000470583	BB0104	60	16	76	4.4
0000470609	BB0105	47	19	66	5
0000470823	BB0106	37	17	54	5.8
0000470831	BB0107	63	19	82	4.3
0000470864	BB0108	24	20	44	6.6
0000470872	BB0109	23	14	37	7.2
0000470880	BB0110	20	16	36	7.3
0000470906	BB0111	50	16	66	5
0000470914	BB0201	52	17	69	4.9
0000470930	BB0202	51	15	66	4.9
0000470963	BB0204	61	16	77	4.4
0000470971	BB0205	48	18	67	4.9
0000470997	BB0206	42	17	59	5.4
0000471003	BB0207	41	18	59	5.4
0000471011	BB0208	27	23	50	6.1
0000471029	BB0209	17	11	29	7.8
0000471037	BB0210	24	16	40	6.9
0000471045	BB0211	54	17	71	4.8
0000471052	BB0301	53	14	67	4.9
0000471060	BB0302	52	13	65	5.1
0000471078	BB0304	66	12	77	4.4
0000471086	BB0305	53	15	68	4.9
0000471094	BB0306	46	12	59	5.4
0000471102	BB0307	46	16	62	5.3
0000471110	BB0308	40	19	60	5.4
0000471136	BB0309	21	9	30	7.7
0000471144	BB0310	27	13	40	6.9
0000471151	BB0311	56	14	70	4.8
0000471169	BB0401	50	14	64	5.1
0000471177	BB0402	50	13	62	5.3
0000471185	BB0404	66	12	78	4.4
0000471193	BB0405	54	15	69	4.9
0000471201	BB0406	46	12	58	5.4
0000471219	BB0407	46	16	62	5.3
0000471227	BB0408	41	19	60	5.4
0000471235	BB0409	21	9	30	7.7
0000471243	BB0410	27	13	40	6.9
0000471250	BB0411	53	14	67	4.9
0000471268	BB0501	48	14	62	5.3
0000471276	BB0502	47	13	60	5.4
0000471292	BB0504	66	12	78	4.4

Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000471300	BB0505	54	15	69	4.9
0000471318	BB0506	46	13	59	5.4
0000471326-01	BB0507	46	17	63	5.2
0000471334	BB0508	50	19	70	4.8
0000471342	BB0509	32	10	42	6.8
0000471359	BB0510	39	13	53	5.9
0000471367	BB0511	50	14	65	5.1
0000471383	BB0601	53	24	76	4.4
0000471391	BB0602	47	13	60	5.4
0000471409-01	BA0703	46	13	59	5.4
0000471417	BB0604	66	12	78	4.4
0000471425	BB0605	55	15	70	4.8
0000471433	BB0606	36	13	49	6.2
0000471458	BB0607	30	25	56	5.7
0000471466	BB0608	22	20	42	6.8
0000471482	BB0609	35	31	66	5.1
0000471490	BB0701	64	22	86	4.1
0000471508	BB0702	60	13	72	4.7
0000471516	BB0704	66	11	77	4.4
0000471524	BB0705	66	15	81	4.3
0000471532	BB0706	51	13	64	5.2
0000471540	CA0201	18	12	31	7.7
0000471557	CA0202	34	15	49	6.2
0000471565	CA0203	51	22	73	4.7
0000471573-01	CA0304	65	12	77	4.4
0000471581	CA0205	55	17	72	4.7
0000471599	CA0206	44	24	68	4.9
0000471607	CA0301	24	12	35	7.3
0000471615	CA0302	37	12	50	6.2
0000471623	CA0303	57	15	72	4.7
0000471631	CA0305	58	13	72	4.7
0000471649	CA0306	50	20	70	4.8
0000471656	CA0401	24	11	35	7.3
0000471680	CA0402	38	12	50	6.1
0000471714-01	CA0403	58	15	73	4.7
0000471748	CA0406	50	20	70	4.8
0000471763	CA0501	24	11	35	7.3
0000471771	CA0502	38	12	50	6.1
0000471789	CA0503	59	15	74	4.6
0000471797	CA0504	65	12	77	4.4
0000471805	CA0505	49	13	62	5.3
0000471813	CA0506	47	19	66	4.9
0000471821	CA0601	25	11	36	7.3

Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000471839	CA0602	39	12	51	6
0000471847	CA0603	59	15	74	4.6
0000471854	CA0404	65	12	77	4.4
0000471888	CA0604	66	12	78	4.4
0000471896	CA0605	48	13	61	5.4
0000471904	CA0606	44	19	64	5.2
0000471912	CA0701	25	11	36	7.3
0000471938	CA0702	39	12	51	6.1
0000471946	CA0703	59	15	74	4.6
0000471953	CA0704	65	13	78	4.4
0000471961	CA0705	47	14	61	5.4
0000471979	CA0706	42	20	62	5.3
0000471987	CA0801	25	11	37	7.2
0000472019	CA0803	60	15	75	4.5
0000472035	CA0804	65	13	78	4.4
0000472043	CA0805	46	14	60	5.4
0000472050	CA0806	42	20	62	5.3
0000472068	CA0901	36	12	48	6.3
0000472076	CA0903	60	15	75	4.6
0000472084	CA0904	65	14	79	4.4
0000472092	CA0905	46	14	61	5.4
0000472100	CA0906	43	20	63	5.3
0000472118	CA1001	64	18	82	4.3
0000472126	CA1002	62	22	85	4.2
0000472142	CA1003	58	13	71	4.8
0000472159	CA1004	66	13	79	4.4
0000472167	CA1005	65	17	82	4.3
0000472175	CA1006	49	18	67	4.9
0000472183	CA1101	63	10	73	4.7
0000472191	CA1102	66	21	87	4
0000472209	CA1103	65	12	77	4.4
0000472217	CA1104	65	12	77	4.4
0000472225	CB0201	21	22	43	6.7
0000472233	CB0202	23	23	46	6.4
0000472241	CB0203	33	35	68	4.9
0000472258	CB0204	52	14	66	5.1
0000472274	CB0205	59	22	80	4.4
0000472282	CB0206	52	15	67	4.9
0000472290-01	CB0207	33	15	47	6.3
0000472308	CB0208	37	16	53	5.9
0000472316	CB0209	22	16	38	7.1
0000472324	CB0210	13	31	44	6.7
0000472332	CB0301	25	18	43	6.7

Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000472340	CB0302	27	19	46	6.4
0000472357	CB0303	37	26	64	5.2
0000472365	CB0304	52	14	66	5.1
0000472373	CB0305	64	18	82	4.3
0000472399	CB0306	56	13	69	4.9
0000472407	CB0307	32	14	46	6.4
0000472415	CB0308	24	16	40	6.9
0000472423	CB0309	31	13	45	6.5
0000472431	CB0310	41	22	63	5.2
0000472456	CB0401	26	18	43	6.7
0000472464	CB0402	28	19	46	6.4
0000472472	CB0403	39	25	63	5.2
0000472480	CB0404	57	13	70	4.8
0000472498	CB0405	65	18	83	4.2
0000472506	CB0406	57	13	70	4.8
0000472522	CB0407	33	14	46	6.4
0000472530	CB0408	25	15	40	6.9
0000472548	CB0409	32	13	45	6.6
0000472555	CB0410	42	22	64	5.2
0000472563	CB0501	26	17	44	6.7
0000472571	CB0502	28	18	46	6.4
0000472589	CB0503	39	25	63	5.2
0000472605	CB0504	53	13	66	4.9
0000472613	CB0505	66	18	84	4.2
0000472621	CB0506	58	13	70	4.8
0000472639	CB0507	33	14	47	6.4
0000472654	CB0508	25	15	40	6.9
0000472662	CB0509	32	12	45	6.6
0000472670	CB0510	42	21	63	5.2
0000472688	CB0601	27	17	44	6.6
0000472696	CB0602	29	18	46	6.4
0000472704	CB0603	40	24	64	5.2
0000472712	CB0604	58	12	71	4.8
0000472720	CB0605	67	17	84	4.2
0000472738	CB0606	58	13	71	4.8
0000472746	CB0607	34	13	47	6.4
0000472753	CB0608	25	15	41	6.9
0000472761	CB0609	33	13	45	6.4
0000472779	CB0610	43	21	64	5.2
0000472787	CB0701	27	17	44	6.6
0000472795	CB0702	29	18	46	6.4
0000472803	CB0703	40	24	64	5.2
0000472811	CB0704	54	13	67	4.9

Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000472837	CB0705	67	17	84	4.2
0000472845	CB0706	59	12	71	4.8
0000472852	CB0707	34	13	47	6.4
0000472860	CB0708	26	16	41	6.9
0000472878	CB0709	33	13	46	6.4
0000472886	CB0710	43	21	64	5.2
0000472894	CB0801	27	17	44	6.6
0000472902	CB0802	29	17	46	6.4
0000472936	CB0803	41	24	64	5.1
0000472944	CB0804	59	12	71	4.8
0000472951	CB0805	65	17	82	4.3
0000472969	CB0806	59	12	72	4.7
0000472977	CB0807	34	13	47	6.3
0000472985	CB0808	26	15	41	6.9
0000472993	CB0809	34	13	46	6.4
0000473009	CB0810	44	20	64	5.2
0000473017	CB0901	28	17	45	6.6
0000473033	CB0902	30	17	46	6.4
0000473041	CB0903	41	24	64	5.2
0000473066	CB0904	55	13	68	4.9
0000473082	CB0905	68	17	85	4.2
0000473108	CB0906	60	12	72	4.7
0000473116	CB0907	49	14	63	5.2
0000473124	CB0908	35	16	51	6.1
0000473132	CB0909	34	13	47	6.4
0000473140	CB0910	44	20	64	5.2
0000473157	CB1001	29	16	45	6.6
0000473165	CB1002	32	15	47	6.4
0000473173	CB1003	44	21	64	5.1
0000473181	CB1004	62	11	73	4.6
0000473199	CB1005	64	15	80	4.4
0000473207	CB1006	63	11	73	4.6
0000473215	CB1007	55	28	83	4.3
0000473223	CB1008	41	12	54	5.9
0000473231	CB1009	36	12	48	6.3
0000473249	CB1010	46	19	65	5.1
0000473256	CB1101	31	16	46	6.4
0000473264	CB1102	31	16	48	6.3
0000473272	CB1103	43	21	65	5.1
0000473280	CB1104	58	11	69	4.9
0000473298	CB1105	59	14	73	4.7
0000473306	CB1106	63	11	74	4.6
0000473314-01	CB1107	52	32	84	4.2

Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000473322	CB1108	40	13	53	5.9
0000473330	CB1109	36	12	48	6.3
0000473348	CB1110	48	19	67	4.9
0000473355	CB1201	38	20	59	5.4
0000473363	CB1202	31	27	58	5.4
0000473371	CB1203	44	21	65	5.1
0000473389	CB1204	63	11	74	4.6
0000473397	CB1205	59	14	73	4.7
0000473405	CB1206	63	11	74	4.6
0000473413	CB1207	52	32	84	4.2
0000473421	CB1208	40	12	53	5.9
0000473439	CB1209	38	22	60	5.4
0000473447	CB1210	45	10	55	5.7
0000473454	CB1303	55	20	75	4.6
0000473462	CB1304	65	12	77	4.4
0000473470	CB1305	66	13	79	4.4
0000473488	CB1306	64	9	73	4.7
0000473496-01	CB1307	65	30	96	3.8
0000473504	CB1308	51	13	63	5.2
0000473512-01	DA0201	41	22	63	5.2
0000473520-01	DA0202	33	16	48	6.3
0000473538-01	DA0203	51	25	77	4.4
0000473546-01	DA0204	62	19	80	4.3
0000473553-01	DA0205	36	18	54	5.9
0000473561	DA0301	53	23	77	4.4
0000473579-01	DA0302	54	15	69	4.9
0000473587	DA0303	63	22	86	4.1
0000473595	DA0304	53	12	65	5.1
0000473603	DA0305	66	13	79	4.4
0000473611-01	DA0306	65	17	83	4.3
0000473629	DA0307	35	11	46	6.4
0000473637	DA0308	26	20	46	6.4
0000473645	DA0309	62	12	74	4.6
0000473652	DA0401	58	23	81	4.3
0000473660	DA0402	65	14	79	4.4
0000473678	DA0403	63	18	82	4.3
0000473686	DA0404	63	13	76	4.4
0000473694	DA0405	63	13	76	4.4
0000473702	DA0406	65	18	83	4.2
0000473710	DA0407	33	12	44	6.6
0000473728	DA0408	27	20	47	6.4
0000473736	DA0409	62	12	74	4.6
0000473801	DA0501	59	15	74	4.6

Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000473843	DA0502	53	18	71	4.8
0000473900	DA0503	62	18	81	4.3
0000473934	DA0504	63	13	77	4.4
0000474049	DA0507	33	12	45	6.6
0000474064	DA0508	27	19	47	6.4
0000474098	DA0509	63	12	75	4.5
0000474148	DA0601	59	15	74	4.6
0000474189	DA0602	52	18	70	4.8
0000474221	DA0603	63	18	81	4.3
0000474247	DA0604	63	14	76	4.4
0000474270	DA0605	66	18	83	4.2
0000474296	DA0606	34	11	45	6.4
0000474320	DA0607	28	19	47	6.4
0000474353	DA0608	63	13	76	4.4
0000474429	DA0701	57	16	73	4.6
0000474445	DA0702	49	19	68	4.9
0000474452	DA0703	63	18	81	4.3
0000474460	DA0704	59	11	70	4.8
0000474478	DA0506	66	18	83	4.2
0000474775-01	DA0705	42	14	56	5.7
0000474817	DA0706	34	11	45	6.4
0000474841	DA0707	28	19	47	6.4
0000474890	DA0708	62	13	75	4.4
0000474916-01	DA0801	66	19	85	4.2
0000475053	DA0802	47	18	66	5
0000475095	DA0803	63	19	82	4.3
0000475129	DA0804	55	11	66	5
0000475152	DA0805	41	14	55	5.8
0000475160	DA0806	34	11	45	6.4
0000475202	DA0808	61	15	77	4.4
0000475236	DA0901	61	18	79	4.4
0000475350	DA0902	44	18	62	5.3
0000475392	DA0903	63	20	83	4.3
0000475459-01	DA0904	60	12	72	4.7
0000475509	DA0807	28	18	47	6.4
0000475582	DA0905	49	15	64	5.2
0000475632	DA0906	35	11	46	6.4
0000475798	DA0907	29	18	47	6.4
0000475806	DA0908	60	16	76	4.4
0000475848	DA1001	59	16	75	4.4
0000475871	DA1002	54	18	73	4.7
0000475897	DA1003	66	20	86	4.1
0000475939	DA1004	66	14	80	4.3

Summary of all dwellings continued

Certificate Details

Certificate number	Unit number	Heating load	Cooling load	Total load	Star Rating
0000476002	DA1005	64	18	83	4.3
0000476010	DA1006	47	18	65	5.1
0000476028	DA1007	37	22	59	5.4
0000476036	DA1008	49	19	68	4.9
0000476051	DA1101	65	16	81	4.3
0000476069	DA1102	62	18	80	4.4
0000476077	DA1103	66	24	90	3.9
0000476093	DA1104	66	14	80	4.4
0000476101	DA1105	63	17	80	4.4
0000476119	DA1108	61	13	74	4.6
0000476127	DB0701	38	10	47	6.4
0000476143	DB0702	33	22	55	5.8
0000476150	DB0703	51	23	74	4.6
0000476168	DB0704	52	25	77	4.4
0000476176	DB0801	33	10	43	6.8
0000476184	DB0802	39	23	62	5.3
0000476218	DB0803	56	25	81	4.3
0000476226	DB0804	53	25	78	4.4
0000476234	DB0901	41	10	50	6.1
0000476242	DB0902	48	23	71	4.8
0000476259	DB0903	66	25	91	3.9
0000476267	DB0904	66	25	92	3.9
0000526723	DA0206	27	16	43	6.7
0000526731	DA0207	29	17	46	6.4

BASIX stamped plans and elevations

玉湖集团
YUHUGROUP

YUHU GROUP (AUSTRALIA) Pty Ltd

DRAWING LIST

NUMBER	TITLE
DRAWING LIST	

NUMBER	TITLE
DA 0000	COVER SHEET
DA 0101	SITE SURVEY
DA 1001	SITE ALALYSIS
DA 1002	LOCATION PLAN
DA 1003	SITE PLAN AND CONTEXT
DA 1004	DESIGN RESPONSE
DA 1100	LOWER GROUND PLAN
DA 1101	BASEMENT 1
DA 1102	BASEMENT 2
DA 1103	BASEMENT 3
DA 1104	BASEMENT 4
DA 1201	GROUND PLAN - ROWE ST
DA 1301	LEVEL 1 - RUTLEDGE ST
DA 1302	LEVEL 2
DA 1303	LEVEL 3
DA 1304	LEVEL 4
DA 1305	LEVEL 5
DA 1306	LEVEL 6
DA 1307	LEVEL 7
DA 1308	LEVEL 8
DA 1309	LEVEL 9
DA 1310	LEVEL 10
DA 1311	LEVEL 11
DA 1312	LEVEL 12
DA 1313	LEVEL 13
DA 1401	ROOF LEVEL
DA 1501	ELEVATION ROWE STREET
DA 1502	ELEVATION RUTLEDGE STREET
DA 1503	ELEVATION WEST PARADE
DA 1504	ELEVATION TRELAWNEY STREET
DA 1601	LANEWAY SECTION LOOKING EAST
DA 1602	LANEWAY SECTION LOOKING WEST
DA 1603	EAST-WEST SECTION LOOKING SOUTH
DA 1604	EAST-WEST SECTION LOOKING NORTH
DA 1605	INTERNAL STREET SECTION LOOKING WEST
DA 1606	INTERNAL STREET SECTION LOOKING EAST
DA 1607	LANEWAY SECTION LOOKING WEST
DA 1901	ACCESIBLE UNITS 1
DA 1902	ACCESIBLE UNITS 2
DA 1903	ACCESIBLE AND UNIVERSAL UNITS
DA 1904	GFA 1
DA 1904	GFA 2
DA 1906	APARTMENTS SCHEDULE
DA 6001	MATERIALS FINISHES BOARD
DA 8001	SHADOW DIAGRAMS
DA 8002	PERSPECTIVES SEPP 65 ROWE ST
DA 8003	PERSPECTIVES SEPP 65 RUTLEDGE ST
DA 8004	PERSPECTIVES SEPP 65 THE STREET
DA 8005	PERSPECTIVES SEPP 65 THE STREET FROM RUTDLEGE
DA 8006	PERSPECTIVES SEPP65 THE LANEWAY-MARKET HALL
DA 8007	CROSS VENTILATION 1
DA 8008	CROSS VENTILATION 2
DA 8151	SOLAR ACCESS 1
DA 8152	SOLAR ACCESS 2
DA 8153	SOLAR STUDY ELEVATIONS - ROWE STREET
DA 8154	SOLAR STUDY ELEVATIONS - WEST STREET
DA 8155	SOLAR STUDY ELEVATIONS - RUTLEDGE STREET
DA 8156	SOLAR STUDY ELEVATIONS - TRELAWNEY STREET
DA 8157	SOLAR STUDY ELEVATIONS - INTERNAL (COURTYARD) WEST
DA 8158	SOLAR STUDY ELEVATIONS - INTERNAL (COURTYARD) NORTH
DA 8159	SOLAR STUDY ELEVATIONS - INTERNAL (COURTYARD) EAST
DA 8160	SOLAR STUDY ELEVATIONS - INTERNAL (COURTYARD) SOUTH



EASTWOOD CENTRE

144-186 ROWE STREET, EASTWOOD, NSW, 2122

DEVELOPMENT APPROVAL

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

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

www.nathers.gov.au

Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdrricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

HDR | RICE DAUBNEY

ROWE STREET

ROWE STREET MALL

PEDESTRIAN CROSSING

WATER FEATURE

PAVED

GRATED DRAIN

VINE

COVERED

STEEL

ARCHES

OUTDOOR SEATING

KIOSK

GLASS ROOF

EDGE AWNING UNDER

ONE STOREY BRICK BUILDING METAL ROOF

BRICK BUILDING METAL ROOF "MASONIC TEMPLE"

TWO STOREY BRICK BUILDING METAL ROOF

TWO STOREY BRICK BUILDING METAL ROOF

TWO STOREY RENDERED BUILDING METAL ROOF

TWO STOREY METAL ROOF

ONE STOREY METAL ROOF

ONE STOREY BRICK BUILDING METAL ROOF

ONE STOREY BRICK BUILDING

METAL ROOF

FLAT BITUMINOUS ROOF

FIVE STOREY COMMERCIAL TOWER OVER SHOPPING CENTRE

(REFER CARPARK AND SHOPPING CENTRE DRAWINGS FOR MORE DETAIL)

ATRIUM

BITUMEN CARPARK

(REFER CARPARK AND SHOPPING CENTRE DRAWINGS FOR MORE DETAIL)

(STEEL COLUMNS ON CONCRETE PADS UNDER RAMP)

RAMP

CONCRETE

(STEEL COLUMNS ON CONCRETE PADS UNDER RAMP)

BRICK BUILDING TILE ROOF

EDGE OF CONCRETE RAMP OVER

ONE STOREY BRICK BUILDING METAL ROOF

SHOPPING CENTRE AND MULTI-LEVEL CARPARK (REFER CARPARK AND SHOPPING CENTRE DRAWINGS FOR MORE DETAIL)

ST ANDREWS CHURCH HALL BRICK BUILDING FIBROUS CEMENT ROOF

METAL ROOF

CHURCH ROOF "CHURCH"

BITUMEN CARPARK

FENCE

CONCRETE RAMP

BLOCK RET. WALL

CONCRETE FOOTPATH

GRASS

TOP OF 0.16 HIGH CONCRETE KERB

CONCRETE RAMP

BITUMEN FOOTPATH

TOP OF 0.16 CONCRETE KERB

BRICK

METAL STACK

PLANTER BOXES

SEAT

WORK WITHIN ROAD RESERVE

RUTLEDGE STREET

TRAFFIC ISLAND

WEST PARADE

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

5.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

ARCHITECTS
RICE DAUBNEY

Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriceadaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
SITE SURVEY

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED:
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 0101
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

teamwork://AUSNSYD-BIM01/15R Eastwood MASTER



ROWE STREET MALL



THE AVENUE



RUTLEDGE STREET



LOCATION PLAN

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
HDR RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

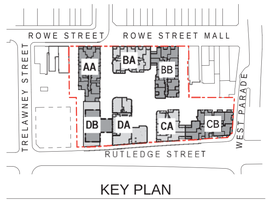
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

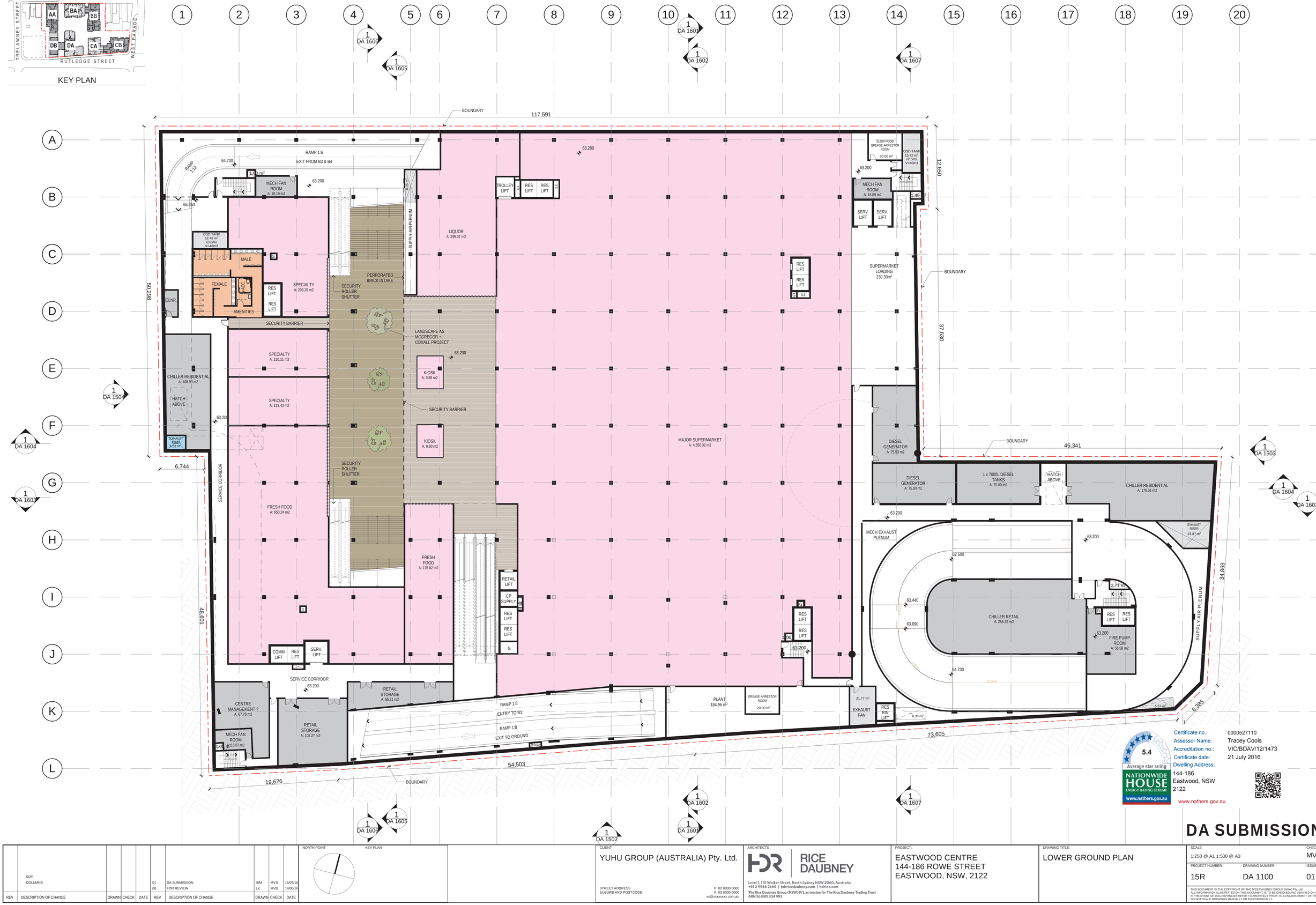
DRAWING TITLE:
LOCATION PLAN

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED:
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1002
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP, NSW P/L Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN



Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

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

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
	SIZE			
	COLUMNS			
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriceaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

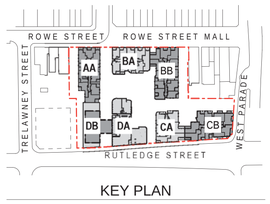
PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LOWER GROUND PLAN

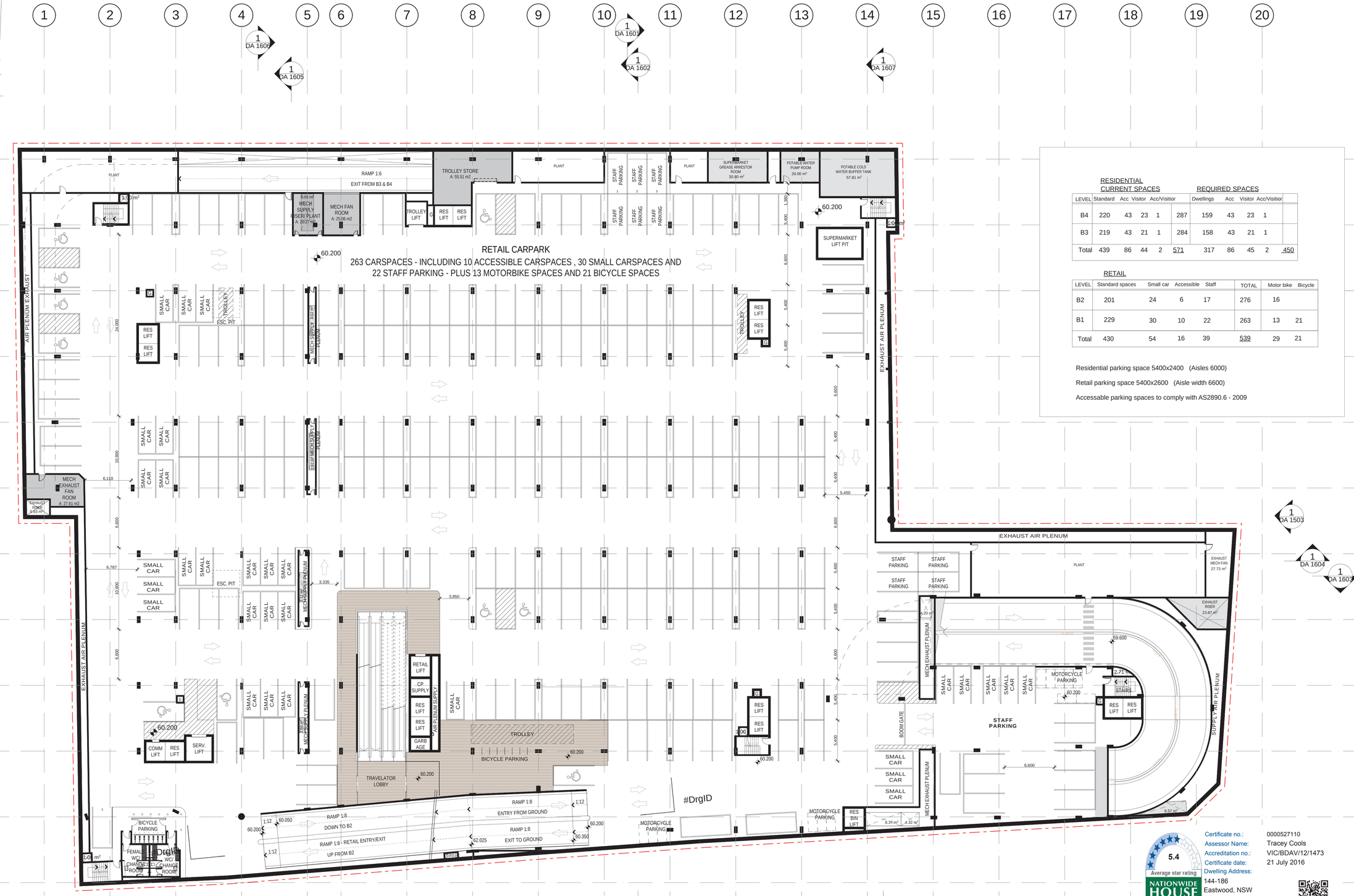
SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1100
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
ALL DISCREPANCIES TO BE REVIEWED BY HDR PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

teamwork://AUSNSYD-BIM01/15R Eastwood MASTER



KEY PLAN



RESIDENTIAL

CURRENT SPACES / REQUIRED SPACES

LEVEL	Standard	Acc	Visitor	Acc/Visitior		Dwellings	Acc	Visitor	Acc/Visitior	
B4	220	43	23	1	287	159	43	23	1	
B3	219	43	21	1	284	158	43	21	1	
Total	439	86	44	2	571	317	86	45	2	450

RETAIL

LEVEL	Standard spaces	Small car	Accessible	Staff	TOTAL	Motor bike	Bicycle
B2	201	24	6	17	276	16	
B1	229	30	10	22	263	13	21
Total	430	54	16	39	539	29	21

Residential parking space 5400x2400 (Aisles 6000)

Retail parking space 5400x2600 (Aisle width 6600)

Accessable parking spaces to comply with AS2890.6 - 2009

5.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriceaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

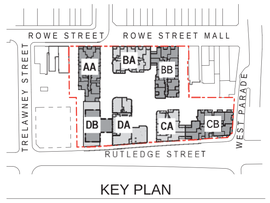
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

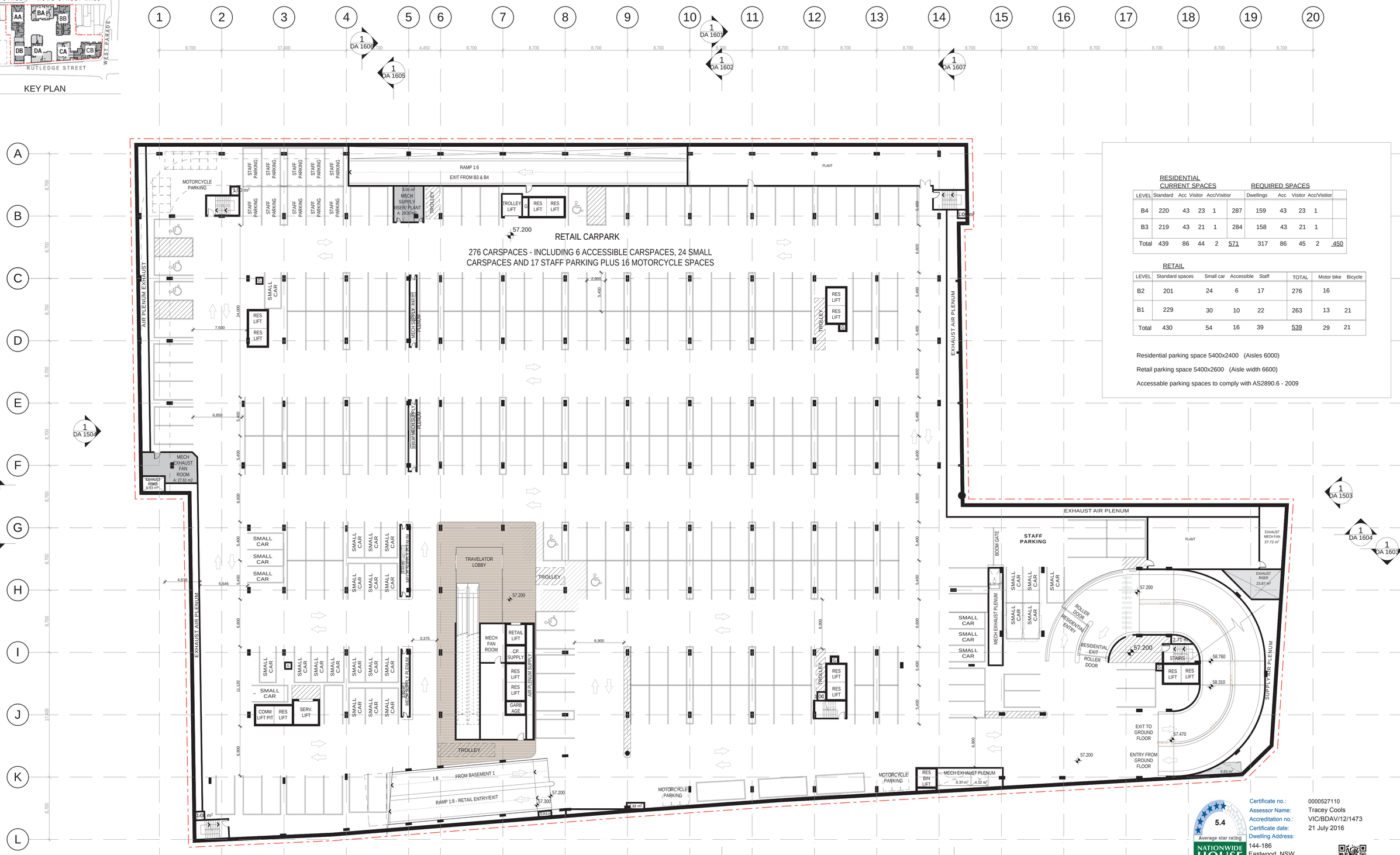
DRAWING TITLE:
BASEMENT 1

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1101
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN



RESIDENTIAL

LEVEL	CURRENT SPACES Standard	Acc	Visitor	Acc/Visitior		REQUIRED SPACES Dwellings	Acc	Visitor	Acc/Visitior	
B4	220	43	23	1	287	159	43	23	1	
B3	219	43	21	1	284	158	43	21	1	
Total	439	86	44	2	571	317	86	45	2	450

RETAIL

LEVEL	Standard spaces	Small car	Accessible	Staff	TOTAL	Motor bike	Bicycle
B2	201	24	6	17	276	16	
B1	229	30	10	22	263	13	21
Total	430	54	16	39	539	29	21

Residential parking space 5400x2400 (Aisles 6000)

Retail parking space 5400x2600 (Aisle width 6600)

Accessable parking spaces to comply with AS2890.6 - 2009

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

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

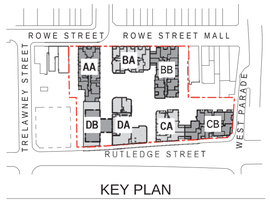
ARCHITECTS
HDR RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

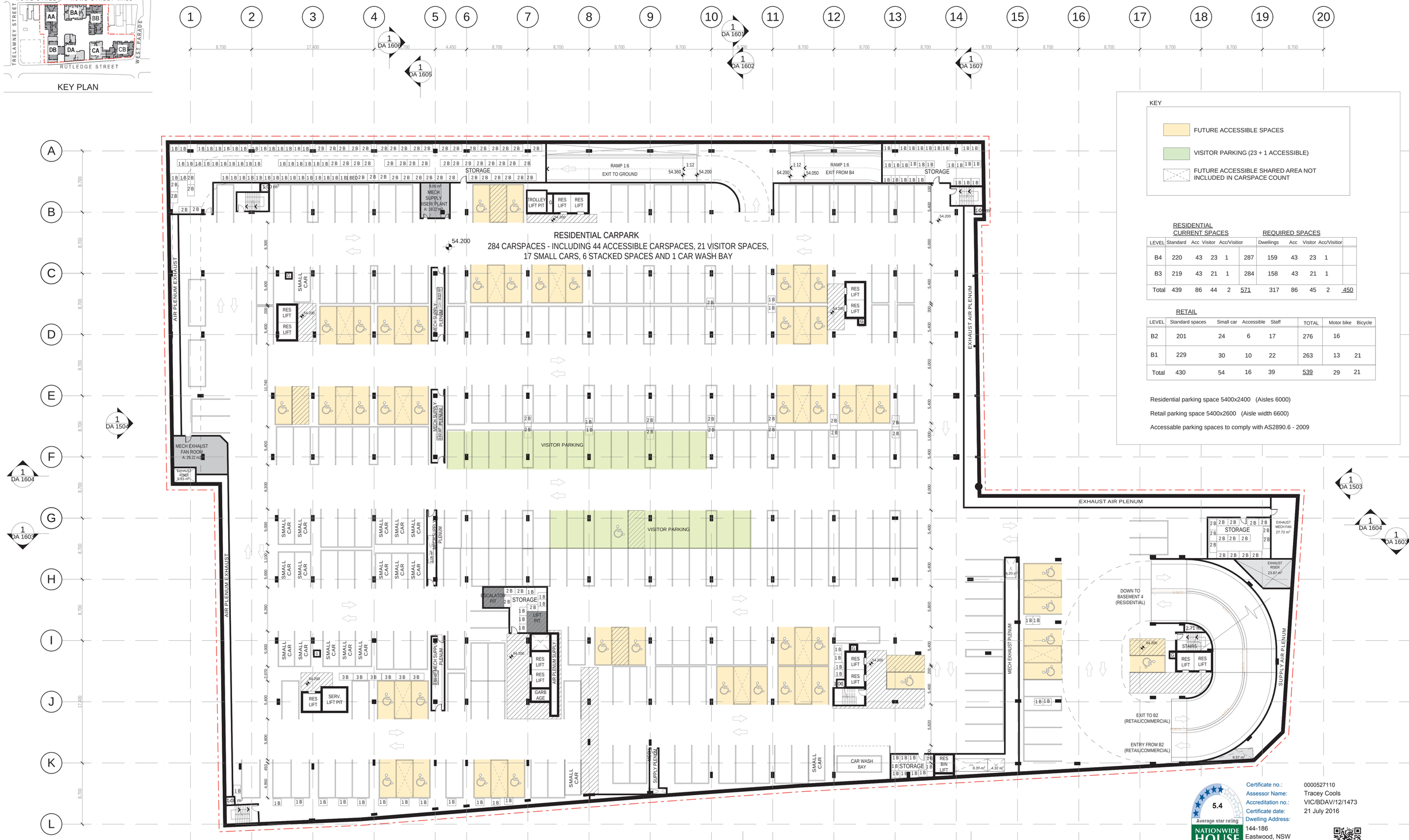
DRAWING TITLE:
BASEMENT 2

SCALE:	CHECKED:
1:250 @ A1 1:500 @ A3	MVS
PROJECT NUMBER: 15R	DRAWING NUMBER: DA 1102
	ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF ANY DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN



KEY

- FUTURE ACCESSIBLE SPACES
- VISITOR PARKING (23 + 1 ACCESSIBLE)
- FUTURE ACCESSIBLE SHARED AREA NOT INCLUDED IN CARSPACE COUNT

RESIDENTIAL

LEVEL	CURRENT SPACES Standard	Acc	Visitor	Acc/Visitior		REQUIRED SPACES Dwellings	Acc	Visitor	Acc/Visitior	
B4	220	43	23	1	287	159	43	23	1	
B3	219	43	21	1	284	158	43	21	1	
Total	439	86	44	2	571	317	86	45	2	450

RETAIL

LEVEL	Standard spaces	Small car	Accessible	Staff	TOTAL	Motor bike	Bicycle
B2	201	24	6	17	276	16	
B1	229	30	10	22	263	13	21
Total	430	54	16	39	539	29	21

Residential parking space 5400x2400 (Aisles 6000)

Retail parking space 5400x2600 (Aisle width 6600)

Accessable parking spaces to comply with AS2890.6 - 2009

Average star rating 5.4
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
HDR RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

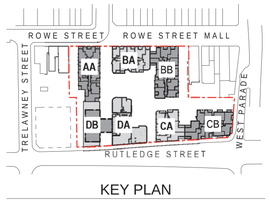
DRAWING TITLE:
BASEMENT 3

SCALE:	CHECKED:
1:250 @ A1 1:500 @ A3	MVS

PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
15R	DA 1103	01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF ANY DISCREPANCIES REFER TO ARCHITECT, PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

teamwork://AUSNSYD-BIM01/15R Eastwood MASTER



KEY PLAN



KEY

- FUTURE ACCESSIBLE SPACES
- VISITOR PARKING (23 + 1 ACCESSIBLE)
- FUTURE ACCESSIBLE SHARED AREA NOT INCLUDED IN CARSPACE COUNT

RESIDENTIAL

LEVEL	CURRENT SPACES Standard	Acc	Visitor	Acc/Visitior		REQUIRED SPACES Dwellings	Acc	Visitor	Acc/Visitior	
B4	220	43	23	1	287	159	43	23	1	
B3	219	43	21	1	284	158	43	21	1	
Total	439	86	44	2	571	317	86	45	2	450

RETAIL

LEVEL	Standard spaces	Small car	Accessible	Staff	TOTAL	Motor bike	Bicycle
B2	201	24	6	17	276	16	
B1	229	30	10	22	263	13	21
Total	430	54	16	39	539	29	21

Residential parking space 5400x2400 (Aisles 6000)

Retail parking space 5400x2600 (Aisle width 6600)

Accessable parking spaces to comply with AS2890.6 - 2009

5.4 Average star rating

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

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	NUMBERS AND DIMENSIONS UPDATES	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
HDR RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

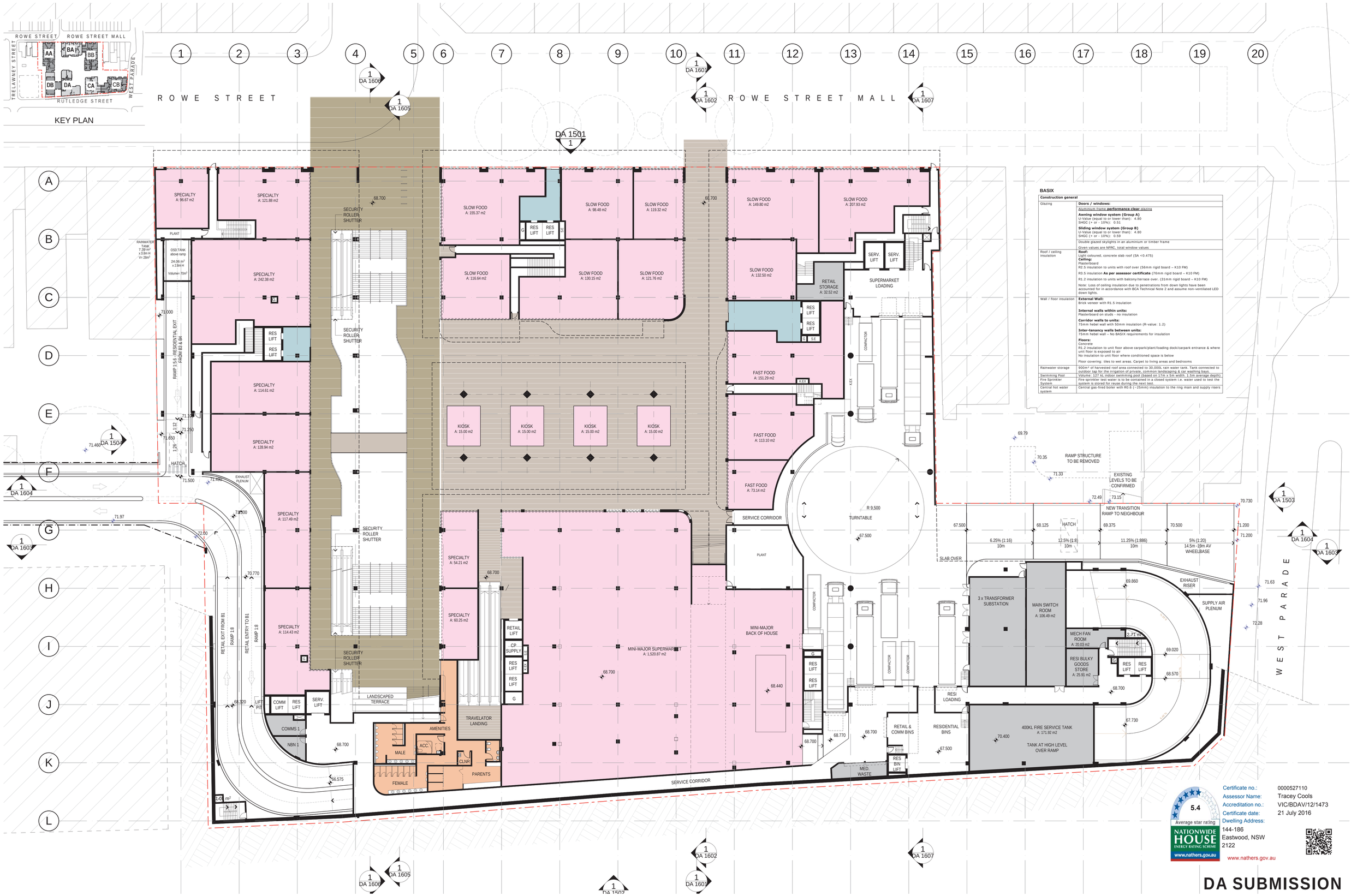
DRAWING TITLE:
BASEMENT 4

SCALE:	DRAWING NUMBER:	ISSUE:	CHECKED:
1:250 @ A1 1:500 @ A3	DA 1104	01	MVS

PROJECT NUMBER: 15R

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF ANY DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

teamwork://AUSNSYD-BIM01/15R Eastwood MASTER



BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59 Double glazed skylights in an aluminium or timber frame Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceiling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs - no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width, 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

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

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdrriceadubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

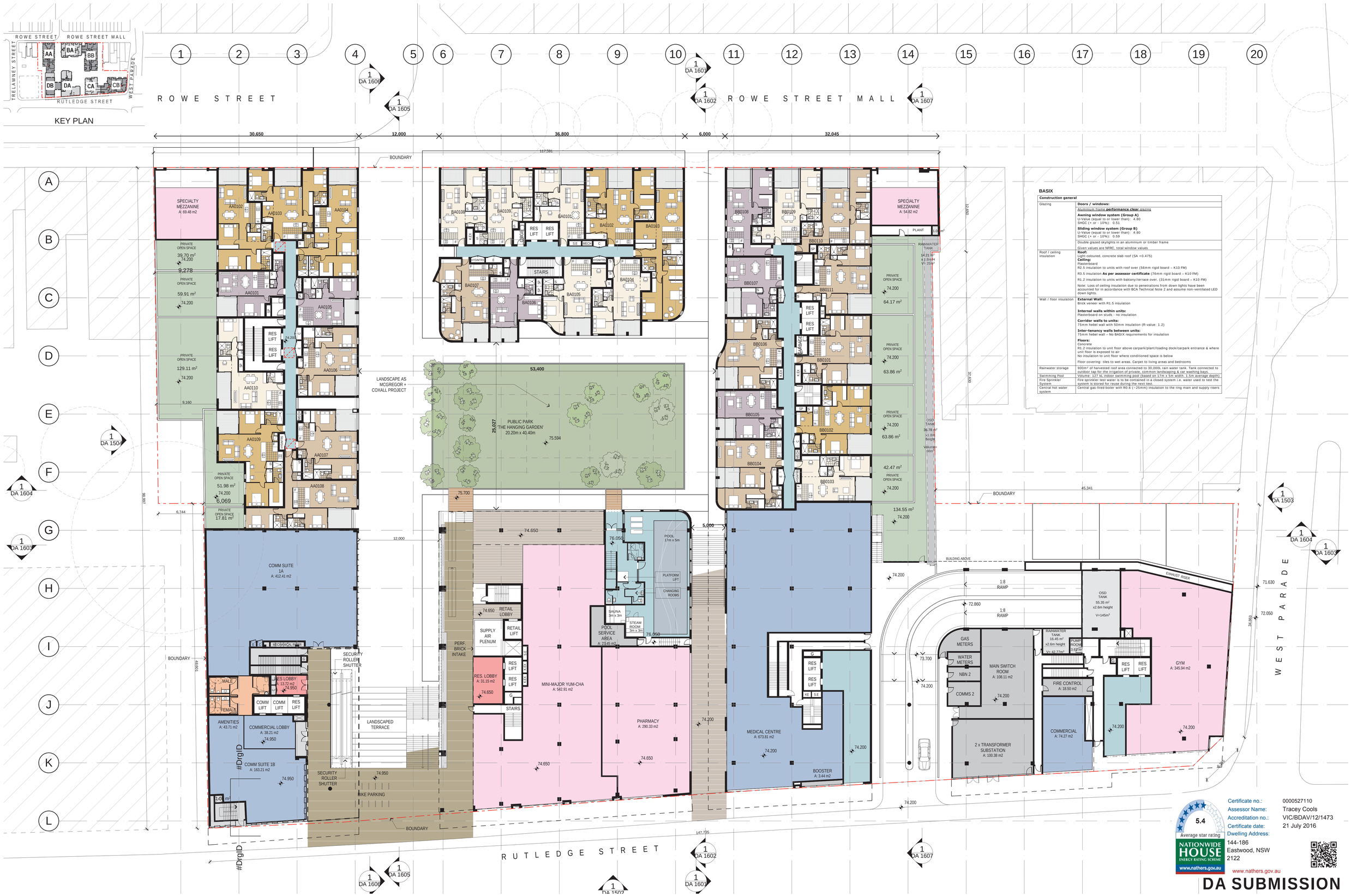
PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
GROUND PLAN - ROWE ST

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1201
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

KEY PLAN


ROWE STREET
ROWE STREET MALL
RUTLEDGE STREET
WEST PARADE
1 DA 1606
1 DA 1605
1 DA 1601
1 DA 1602
1 DA 1607
1 DA 1504
1 DA 1604
1 DA 1603
1 DA 1503
1 DA 1502
30,650
12,000
36,800
6,000
32,045
117,591
BOUNDARY
SPECIALTY MEZZANINE A: 69.48 m2
SPECIALTY MEZZANINE A: 54.82 m2
PRIVATE OPEN SPACE 39.70 m2
PRIVATE OPEN SPACE 59.91 m2
PRIVATE OPEN SPACE 129.11 m2
PRIVATE OPEN SPACE 51.98 m2
PRIVATE OPEN SPACE 17.81 m2
AA0102
AA0103
AA0104
AA0101
AA0105
AA0106
AA0110
AA0109
AA0107
AA0108
BA0108
BA0109
BA0101
BA0102
BA0103
BA0107
BA0106
BA0105
BA0104
BB0108
BB0109
BB0110
BB0107
BB0111
BB0106
BB0101
BB0105
BB0102
BB0104
BB0103
RES LIFT
STAIRS
MECH
SUPPLY AIR PLENUM
LANDSCAPE AS MCGREGOR + COXALL PROJECT
53,400
PUBLIC PARK 'THE HANGING GARDEN' 20.20m x 40.40m
25,027
75.594
75.700
74.650
76.050
76.054
POOL 17m x 5m
PLATFORM LIFT
CHANGING ROOMS
SAUNA 3m x 3m
STEAM ROOM 3m x 3m
POOL SERVICE AREA A: 23.45 m2
RETAIL LOBBY
RETAIL LIFT
RES. LOBBY A: 31.15 m2
MINI-MAJOR YUM-CHA A: 542.91 m2
PHARMACY A: 290.33 m2
PERF. BRICK INTAKE
5,000
MEDICAL CENTRE A: 673.81 m2
BOOSTER A: 3.44 m2
PLANT
RAINWATER TANK
14.21 kl x 2.8m H V= 25m3
OSD TANK 36.78 m2 x1.8m height Volume 66m3
42.47 m2
134.55 m2
74.200
BUILDING ABOVE
1:8 RAMP
72.860
73.700
71.630
72.050
34.860
45,341
EXHAUST RISER
GAS METERS
WATER METERS
NBN 2
COMMS 2
MAIN SWITCH ROOM A: 108.11 m2
2 x TRANSFORMER SUBSTATION A: 100.38 m2
RAINWATER TANK 16.45 m3 x2.6m height V= 42.77m3
PUMP ROOM 3.67 m2
OSD TANK 55.35 m3 x2.6m height V=145m3
FIRE CONTROL A: 18.50 m2
COMMERCIAL A: 74.27 m2
GYM A: 345.94 m2
SECURITY ROLLER SHUTTER
MECHANICAL PLANT
MALE
FEMALE
AMENITIES A: 43.71 m2
LIFES LOBBY 13.72 m2
COMM LIFT
RES LIFT
COMMERCIAL LOBBY A: 38.21 m2
COMM SUITE 1A A: 412.41 m2
COMM SUITE 1B A: 163.21 m2
LANDSCAPED TERRACE
BIKE PARKING
#DrgID
98.997
98.801
6,744
9,278
6,069
9,160
74.950
74.200
74.650
74.700
74.950
74.650
74.200
74.200
74.200



KEY PLAN

BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59 Double glazed skylights in an aluminium or timber frame Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceiling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs - no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width, 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

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

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

www.nathers.gov.au

0 1 2 3 4 5

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
HDR RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 2

SCALE:	CHECKED:
1:250 @ A1 1:500 @ A3	MVS
PROJECT NUMBER:	**DRAWING NUMBER:**	**ISSUE:**
15R	DA 1302	01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE. IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK. DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

teamwork://AUSNSYD-BIM01/15R Eastwood MASTER



KEY PLAN

ROWE STREET

ROWE STREET MALL

RUTLEDGE STREET

WEST PARADE

COMMERCIAL LEVEL 2 BELOW
(COMMERCIAL LEVEL BELOW AZUR)
(COMMERCIAL LEVEL BELOW KELLER WILLIAMS REALTY)

BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59 Double glazed skylights in an aluminium or timber frame Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceilings:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m with, 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

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

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

ARCHITECTS
RICE DAUBNEY

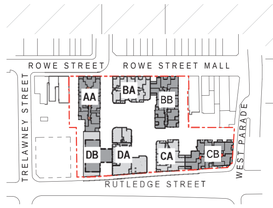
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriceadubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 3

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1303
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN

ROWE STREET

ROWE STREET MALL

RUTLEDGE STREET

WEST PARADE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

A B C D E F G H I J K L

1 DA 1606 · 1 DA 1605 · 1 DA 1601 · 1 DA 1602 · 1 DA 1607 · 1 DA 1504 · 1 DA 1604 · 1 DA 1603 · 1 DA 1503 · 1 DA 1502

BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59 Double glazed skylights in an aluminium or timber frame Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceiling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width, 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

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

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

ARCHITECTS
HDR | RICE DAUBNEY

Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriceadubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 4

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1304
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

KEY PLAN



BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59 Double glazed skylights in an aluminium or timber frame Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceilings:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width, 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

5.4 Average star rating

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

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
HDR RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 5

SCALE:	CHECKED:
1:250 @ A1 1:500 @ A3	MVS
PROJECT NUMBER: 15R	DRAWING NUMBER: DA 1305
	ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

teamwork://AUSNSYD-BIM01/15R Eastwood MASTER

KEY PLAN



LANDSCAPE AS MCGREGOR + COXALL PROJECT

RESIDENTS COMMUNAL OPEN SPACE 347.61 m²

RESIDENTS COMMUNAL OPEN SPACE 419.77 m²

LANDSCAPE AS MCGREGOR + COXALL PROJECT

BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59 Double glazed skylights in an aluminium or timber frame Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceilling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width, 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

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

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
HDR RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 6

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1306
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN

ROWE STREET

ROWE STREET MALL

RUTLEDGE STREET

WEST PARADE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

A B C D E F G H I J K L

1 DA 1606 #DrgID

1 DA 1605

1 DA 1601

1 DA 1602

1 DA 1607

1 DA 1504

1 DA 1604

1 DA 1603

1 DA 1503

1 DA 1502

AA0602 AA0603 AA0601 AA0701 AA0705 AA0706 AA0702 AA0703

92.800

RES LIFT

BB0607 BB0609 BB0608 BB0706 BB0701 BB0705 BB0702 BB0704 BB0703

DA0707 DA0706 DA0708 DA0705 DA0704 DA0701 DA0702 DA0703

95.150

STAIRS

DB0702 DB0701 DB0703 DB0704

CA0705 CA0706 CA0704 CA0703 CA0701 CA0702

CB0709 CB0710 CB0701 CB0702 CB0708 CB0707 CB0706 CB0705 CB0703 CB0704

93.700

BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59 Double glazed skylights in an aluminium or timber frame Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceilling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m with, 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

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

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

ARCHITECTS
HDR RICE DAUBNEY

Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriceadaubney.com | hdrinc.com

The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 7

SCALE:	CHECKED:
1:250 @ A1 1:500 @ A3	MVS
PROJECT NUMBER: 15R	DRAWING NUMBER: DA 1307
ISSUE: 01	

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN

ROWE STREET

ROWE STREET MALL

RUTLEDGE STREET

WEST PARADE

1 DA 1601
1 DA 1602
1 DA 1603
1 DA 1604
1 DA 1605
1 DA 1606
1 DA 1607
1 DA 1502
1 DA 1503

8,890

8,447

BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59
	Double glazed skylights in an aluminium or timber frame
	Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceiling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width, 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

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

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.
STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 8

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1308
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN

ROWE STREET

ROWE STREET MALL

RUTLEDGE STREET

WEST PARADE

1 DA 1606

1 DA 1605

1 DA 1601

1 DA 1602

1 DA 1607

1 DA 1504

1 DA 1604

1 DA 1603

1 DA 1503

1 DA 1502

BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59
	Double glazed skylights in an aluminium or timber frame
	Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceiling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below
	Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width, 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

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

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
HDR RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 9

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1309
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN

ROWE STREET

ROWE STREET MALL

RUTLEDGE STREET

WEST PARADE

1 DA 1606

1 DA 1605

1 DA 1601

1 DA 1602

1 DA 1607

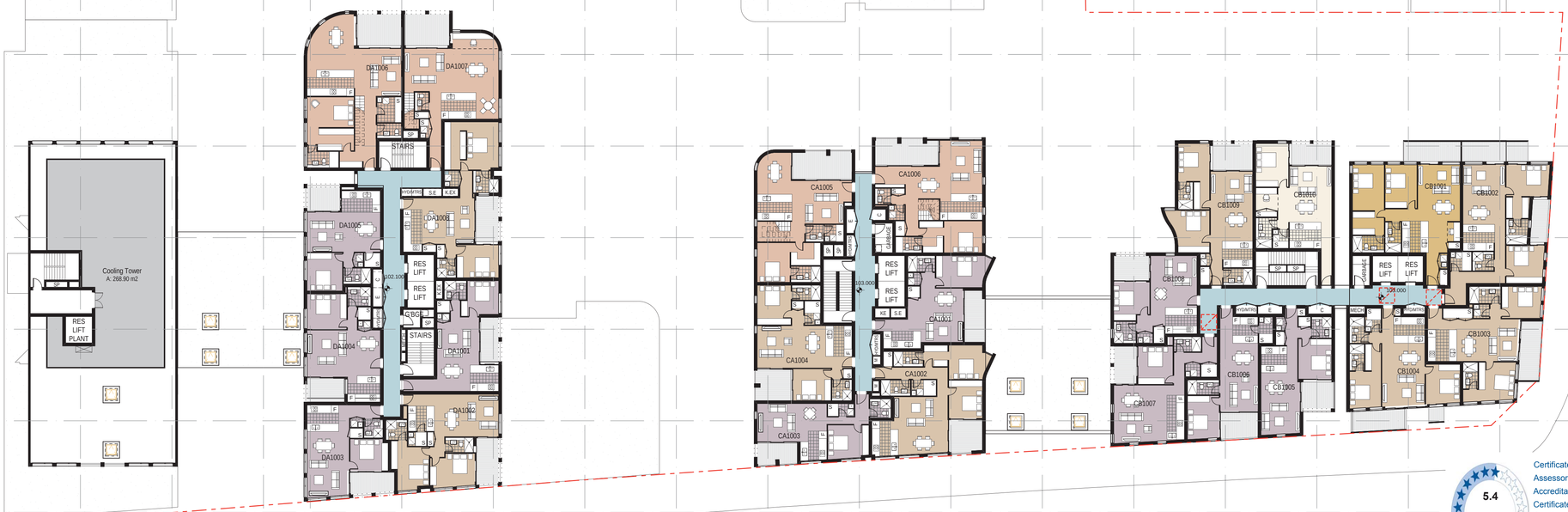
1 DA 1504

1 DA 1604

1 DA 1603

1 DA 1503

1 DA 1502



BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59
	Double glazed skylights in an aluminium or timber frame
	Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceilling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width. 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

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

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriceadaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

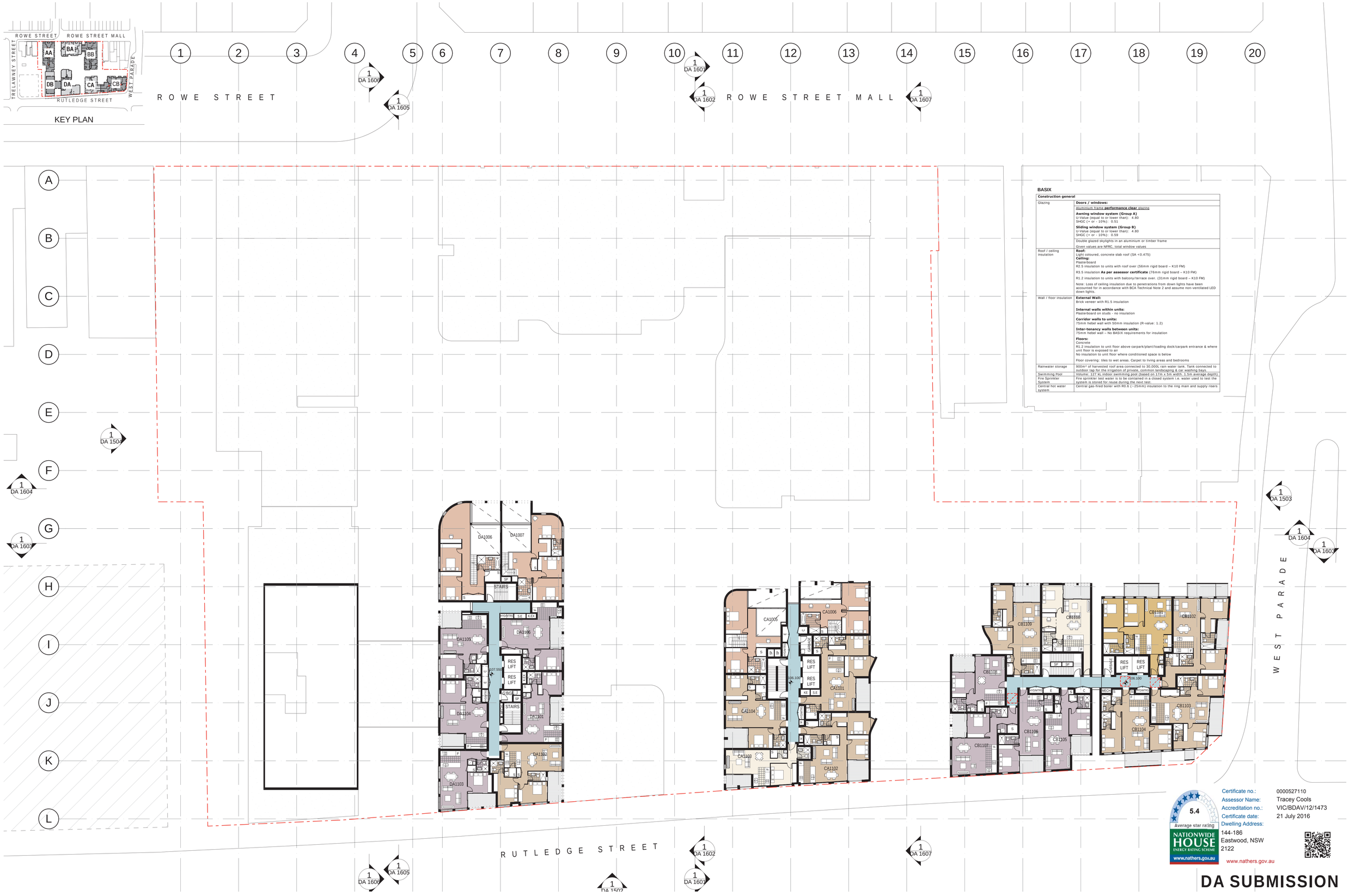
PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 10

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1310
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

KEY PLAN



BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59
	Double glazed skylights in an aluminium or timber frame
	Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceiling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width. 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

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

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

ARCHITECTS
RICE DAUBNEY

Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriceadaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 11

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1311
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN

ROWE STREET

ROWE STREET MALL

RUTLEDGE STREET

WEST PARADE

1 DA 1606
1 DA 1605
1 DA 1601
1 DA 1602
1 DA 1607
1 DA 1504
1 DA 1604
1 DA 1603
1 DA 1503
1 DA 1502

BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59
	Double glazed skylights in an aluminium or timber frame
	Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceiling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below
	Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width. 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers



5.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 12

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1312
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

teamwork://AUSNSYD-BIM01/15R Eastwood MASTER



KEY PLAN

ROWE STREET

ROWE STREET MALL

RUTLEDGE STREET

WEST PARADE

1 DA 1606

1 DA 1605

1 DA 1601

1 DA 1602

1 DA 1607

1 DA 1504

1 DA 1604

1 DA 1603

1 DA 1503

1 DA 1502

BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59
	Double glazed skylights in an aluminium or timber frame
	Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceiling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width, 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers



Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

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

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
LEVEL 13

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1313
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

teamwork://AUSNSYD-BIM01/15R Eastwood MASTER



KEY PLAN

ROWE STREET

ROWE STREET MALL

RUTLEDGE STREET

WEST PARADE

1 DA 1606 · 1 DA 1605 · 1 DA 1601 · 1 DA 1602 · 1 DA 1607 · 1 DA 1504 · 1 DA 1604 · 1 DA 1603 · 1 DA 1503 · 1 DA 1604 · 1 DA 1603 · 1 DA 1606 · 1 DA 1605 · 1 DA 1502 · 1 DA 1602 · 1 DA 1601 · 1 DA 1607

BASIX

Construction general	
Glazing	**Doors / windows:** Aluminium frame **performance clear** glazing **Awning window system (Group A)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.51 **Sliding window system (Group B)** U-Value (equal to or lower than): 4.80 SHGC (+ or - 10%): 0.59 Double glazed skylights in an aluminium or timber frame Given values are NFRC, total window values
Roof / ceiling insulation	**Roof:** Light coloured, concrete slab roof (SA <0.475) **Ceiling:** Plasterboard R2.5 insulation to units with roof over (56mm rigid board – K10 FM) R3.5 insulation **As per assessor certificate** (76mm rigid board – K10 FM) R1.2 insulation to units with balcony/terrace over. (31mm rigid board – K10 FM) Note: Loss of ceiling insulation due to penetrations from down lights have been accounted for in accordance with BCA Technical Note 2 and assume non-ventilated LED down lights.
Wall / floor insulation	**External Wall:** Brick veneer with R1.5 insulation **Internal walls within units:** Plasterboard on studs – no insulation **Corridor walls to units:** 75mm hebel wall with 50mm insulation (R-value: 1.2) **Inter-tenancy walls between units:** 75mm hebel wall – No BASIX requirements for insulation **Floors:** Concrete R1.2 insulation to unit floor above carpark/plant/loading dock/carpark entrance & where unit floor is exposed to air No insulation to unit floor where conditioned space is below Floor covering: tiles to wet areas. Carpet to living areas and bedrooms
Rainwater storage	900m² of harvested roof area connected to 30,000L rain water tank. Tank connected to outdoor tap for the irrigation of private, common landscaping & car washing bays.
Swimming Pool	Volume: 127 KL indoor swimming pool (based on 17m x 5m width, 1.5m average depth)
Fire Sprinkler System	Fire sprinkler test water is to be contained in a closed system i.e. water used to test the system is stored for reuse during the next test.
Central hot water system	Central gas-fired boiler with R0.6 (~25mm) insulation to the ring main and supply risers

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

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

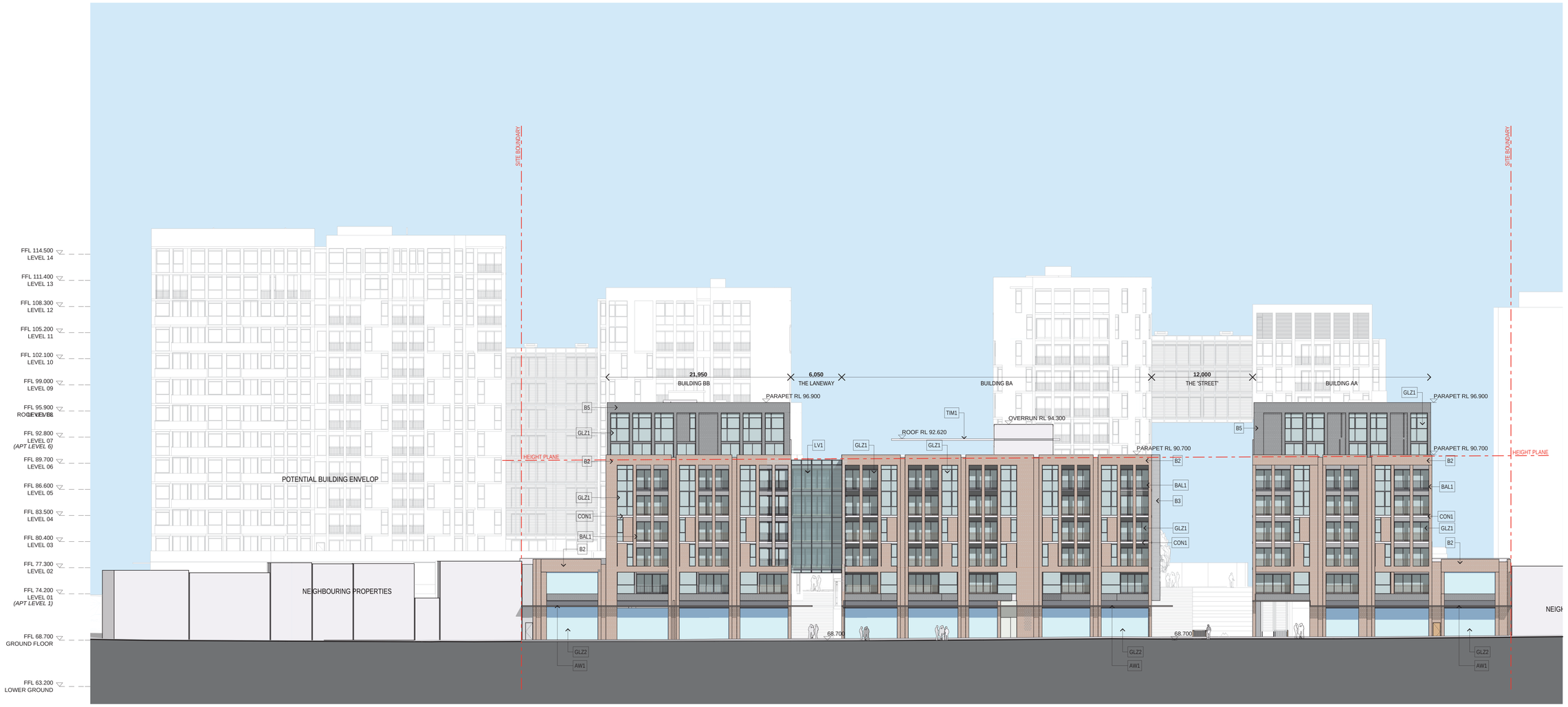
DRAWING TITLE:
ROOF LEVEL

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED:
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1401
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN



Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

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

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
RICE DAUBNEY

Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriceadubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

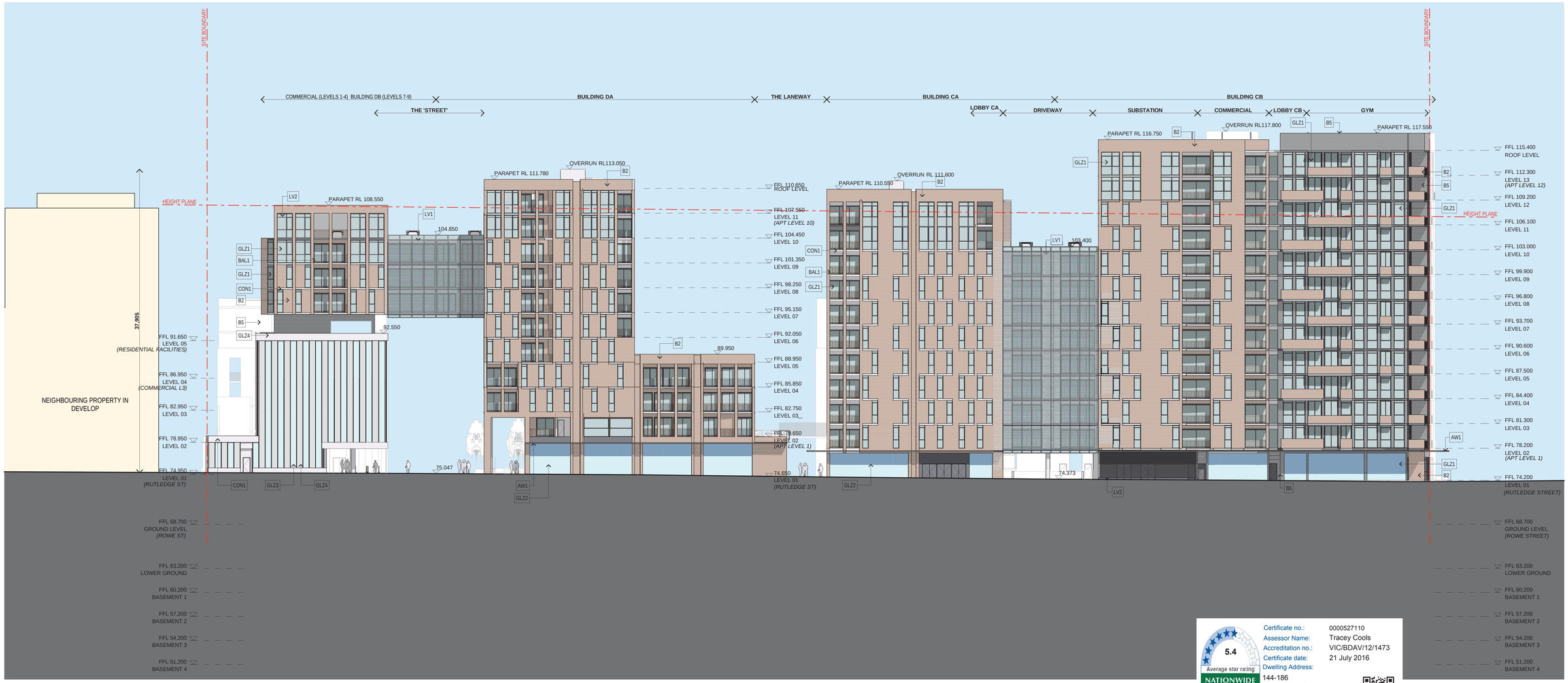
DRAWING TITLE:
ELEVATION ROWE STREET

SCALE:		CHECKED:
1:250 @ A1 1:500 @ A3		MVS
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
15R	DA 1501	01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN



Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

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

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdrice@aubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
ELEVATION RUTLEDGE STREET

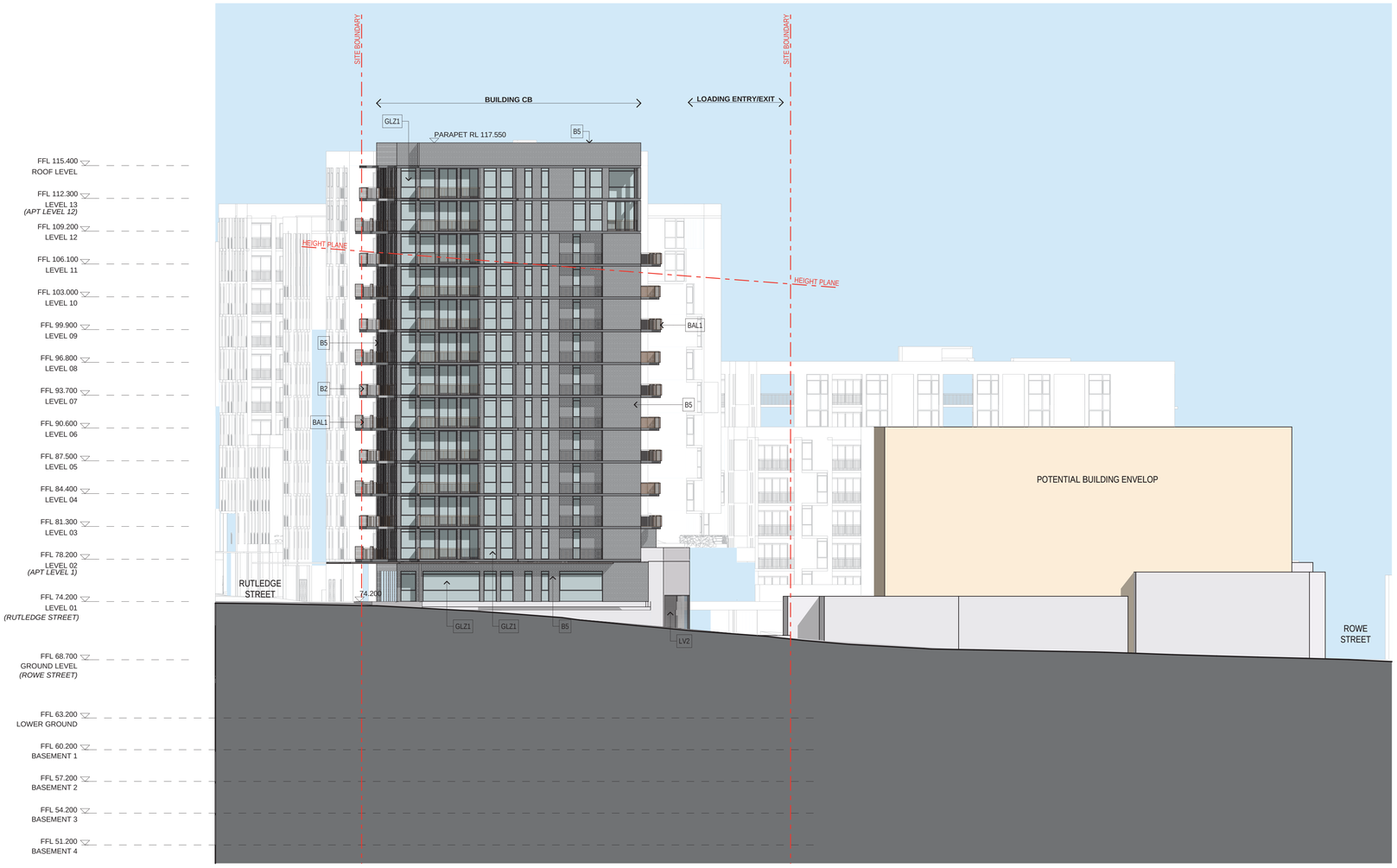
SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1502
ISSUE: 01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

teamwork://AUSNSYD-BIM01/15R Eastwood MASTER



KEY PLAN



5.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.
STREET ADDRESS
SUBURB AND POSTCODE
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriceadaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

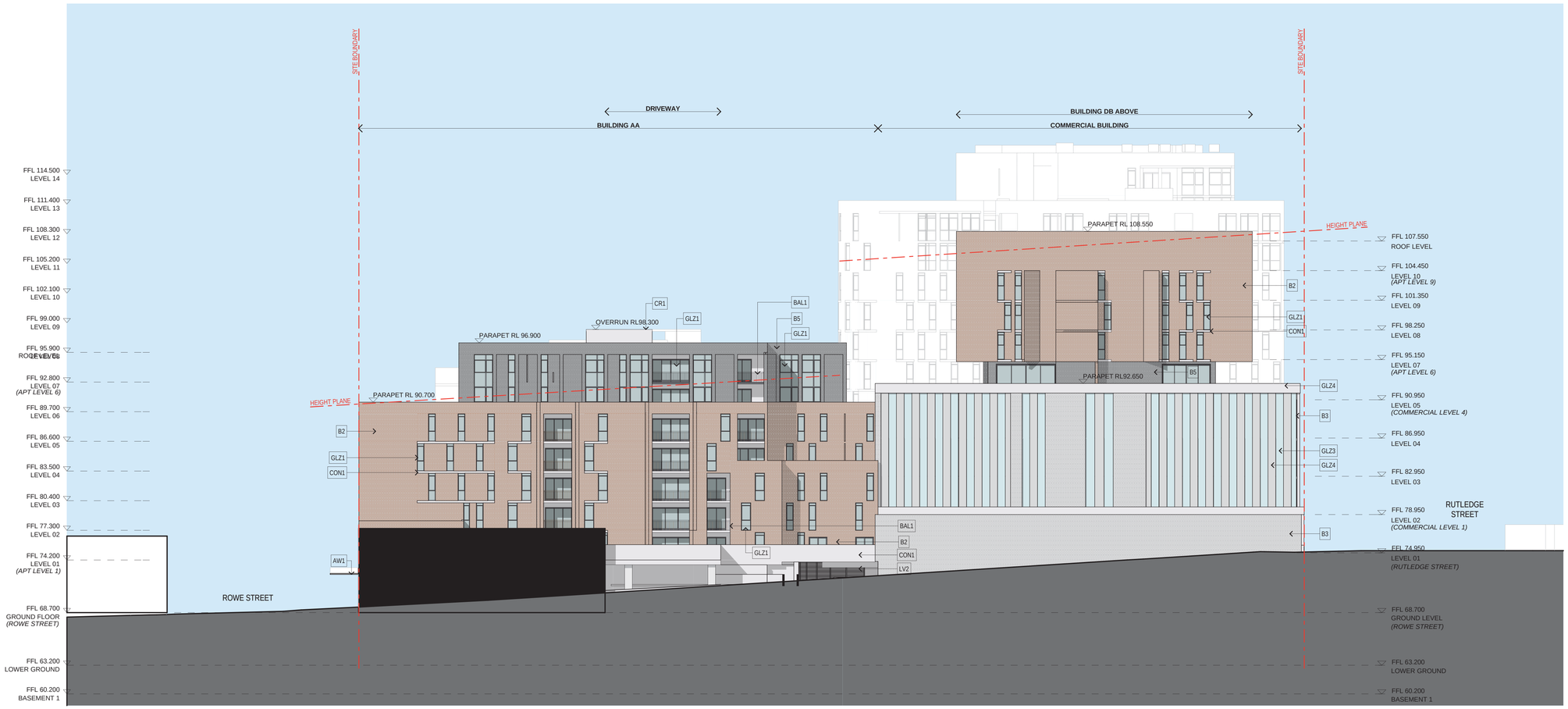
DRAWING TITLE:
ELEVATION WEST PARADE

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1503
ISSUE: 00

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN



5.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	JR	MVS	27/05/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdriceadaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

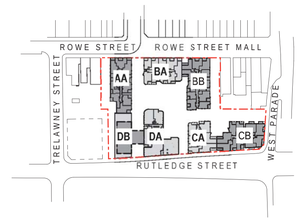
PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
ELEVATION TRELAWNEY STREET

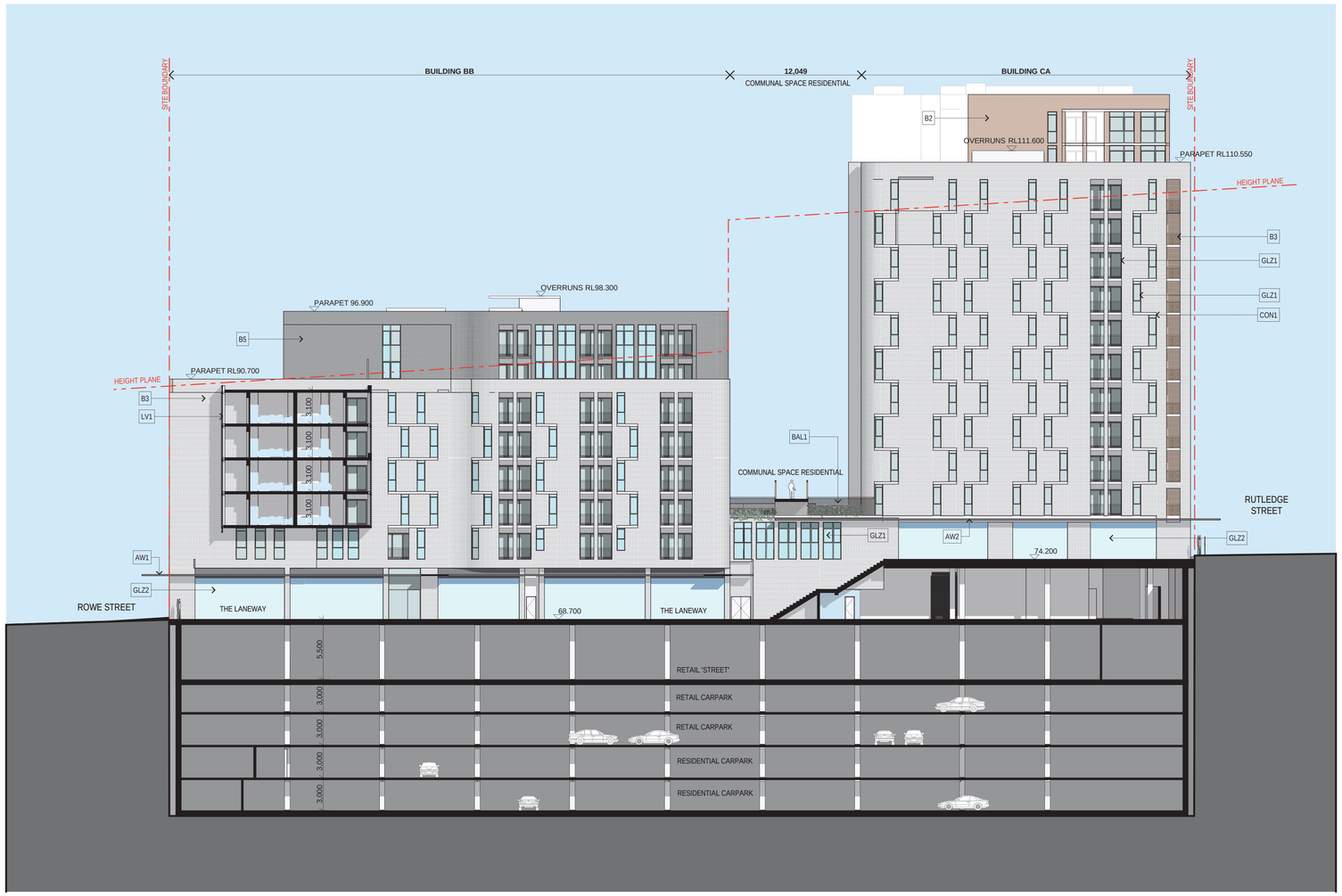
SCALE:		CHECKED:
1:250 @ A1 1:500 @ A3		MVS
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
15R	DA 1504	01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

teamwork://AUSNSYD-BIM01/15R Eastwood MASTER



KEY PLAN



5.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
00	DA SUBMISSION	IBM	MVS	15/07/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxx.com.au

ARCHITECTS
RICE DAUBNEY

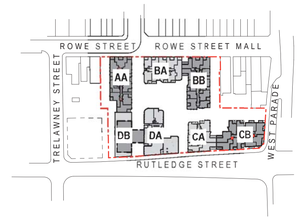
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdrricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

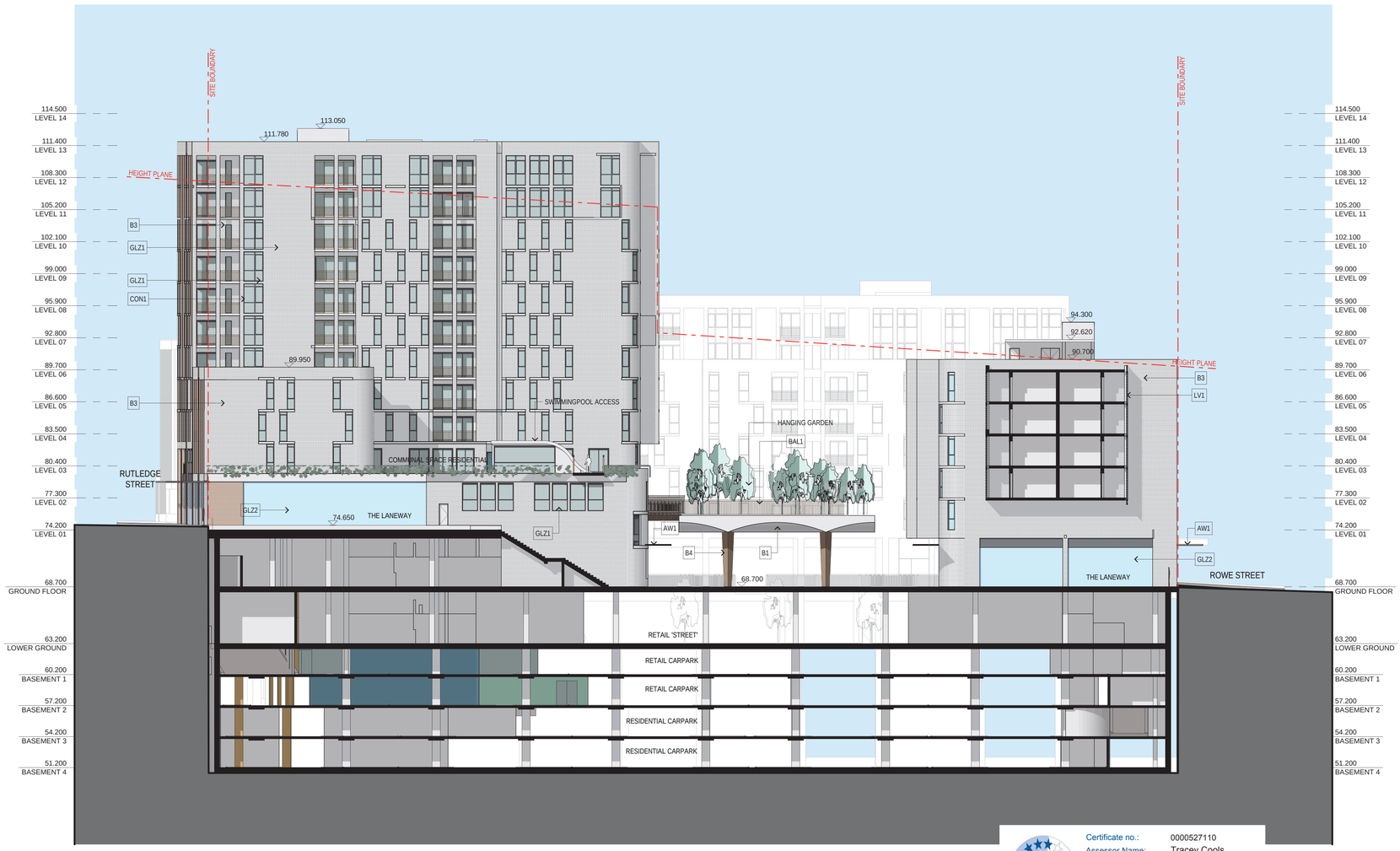
DRAWING TITLE:
LANEWAY SECTION LOOKING EAST

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1601
ISSUE: 00

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN



5.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
00	DA SUBMISSION	IBM	MVS	15/07/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

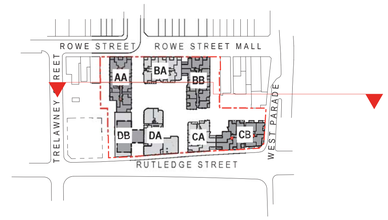
ARCHITECTS
HDR | RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

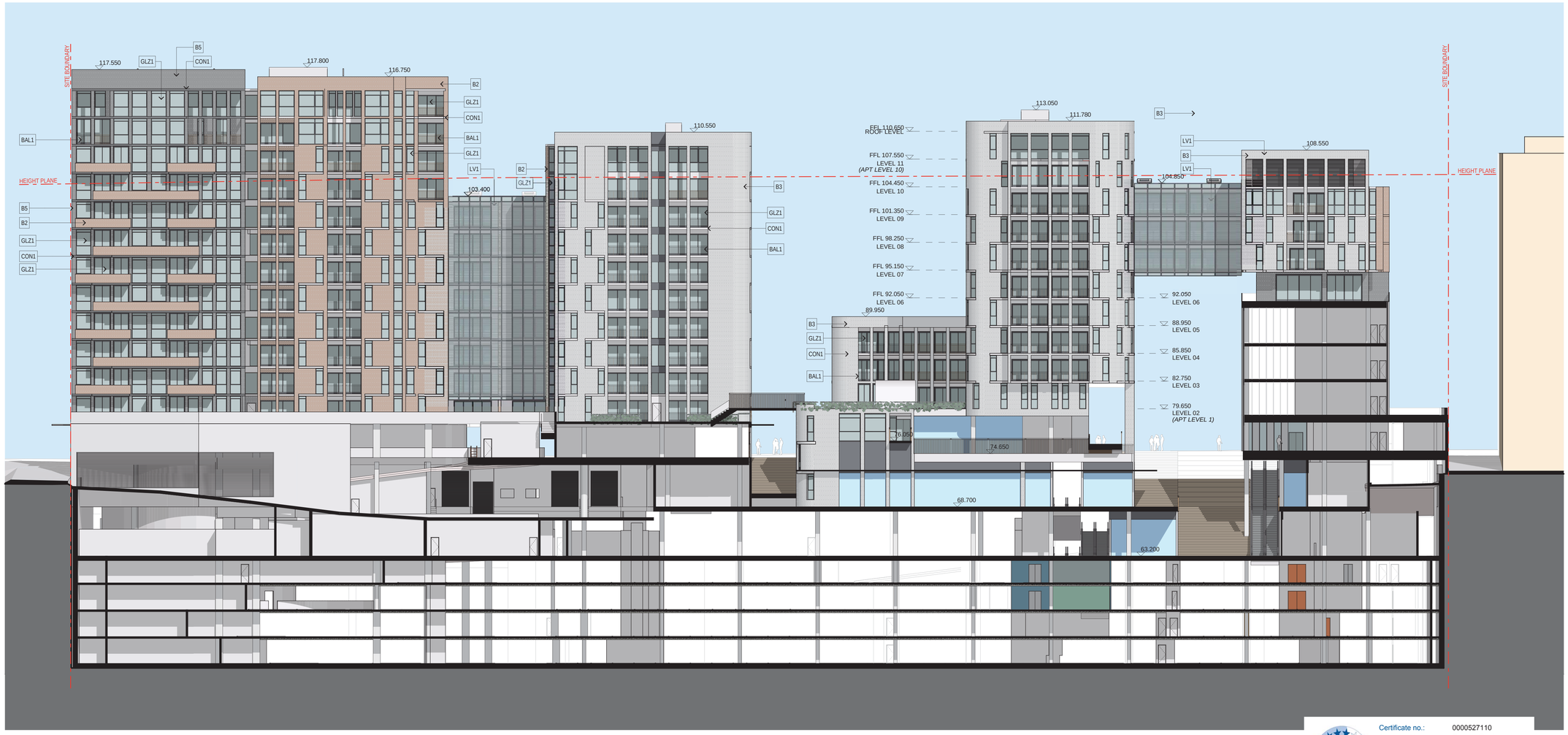
DRAWING TITLE:
LANEWAY SECTION LOOKING WEST

SCALE:		CHECKED:
1:250 @ A1 1:500 @ A3		MVS
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
15R	DA 1602	00

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN



Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

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

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
00	DA SUBMISSION	IBM	MVS	15/07/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.
STREET ADDRESS
SUBURB AND POSTCODE

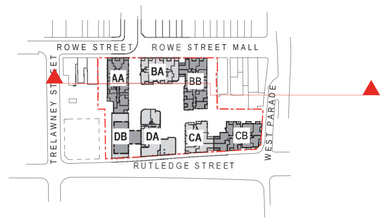
ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

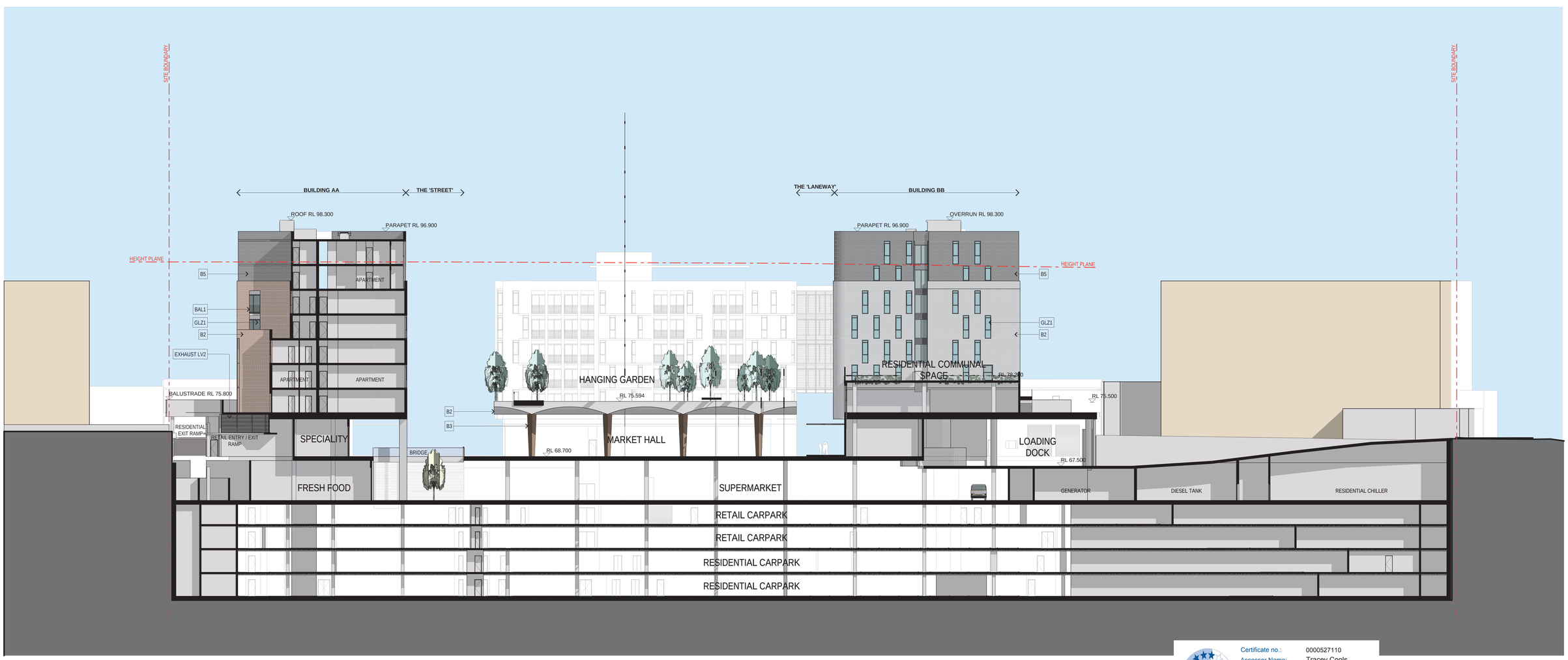
DRAWING TITLE:
EAST-WEST SECTION LOOKING SOUTH

SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1603
ISSUE: 00

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN



5.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address: 144-186 Eastwood, NSW 2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
00	DA SUBMISSION	IBM	MVS	15/07/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

ARCHITECTS
HDR RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

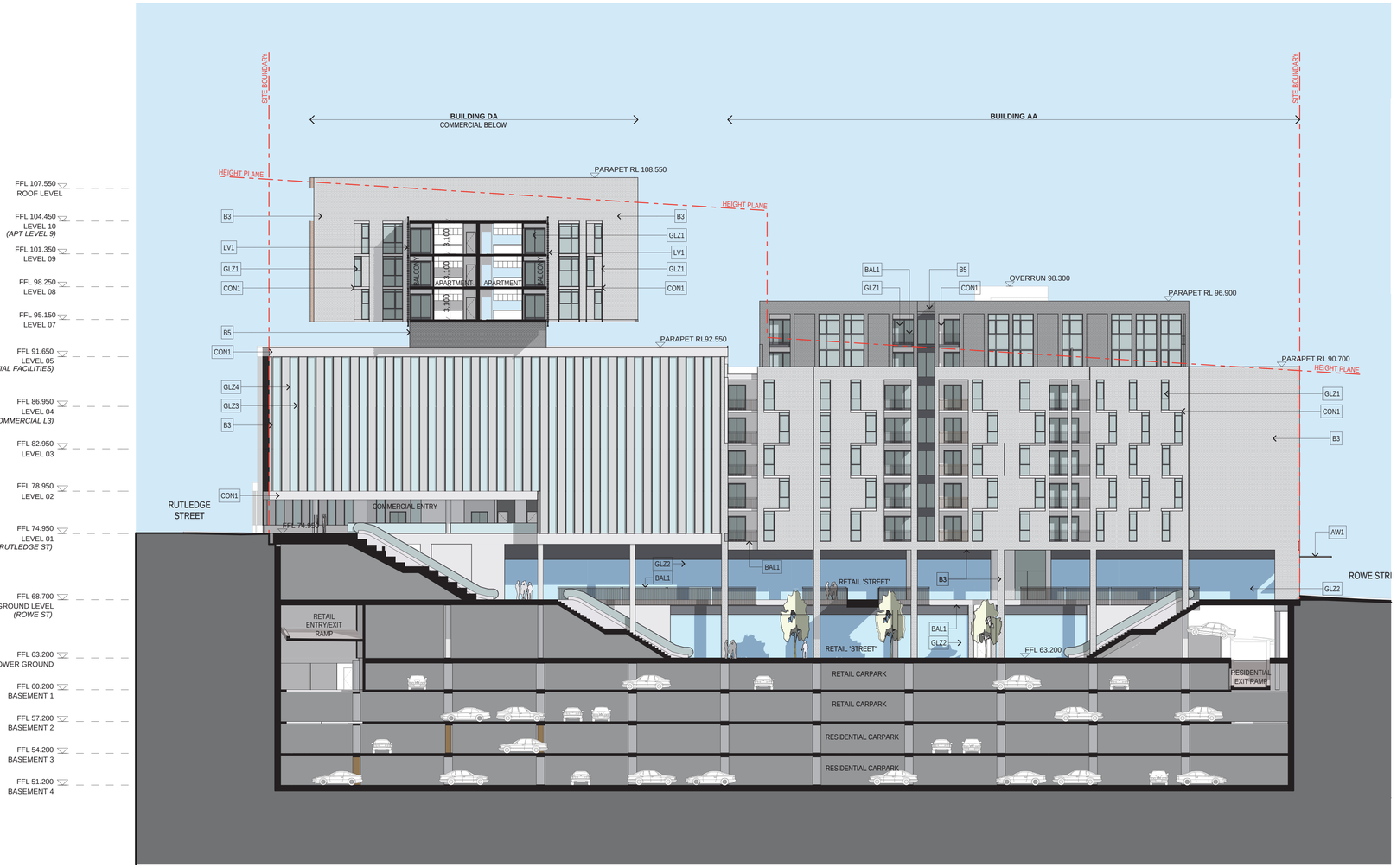
DRAWING TITLE:
EAST-WEST SECTION LOOKING NORTH

SCALE:		CHECKED:
1:250 @ A1 1:500 @ A3		MVS
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
15R	DA 1604	00

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.



KEY PLAN



ROOF LEVEL

5.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186 Eastwood, NSW 2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
00	DA SUBMISSION	IBM	MVS	15/07/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.
STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
INTERNAL STREET SECTION
LOOKING WEST

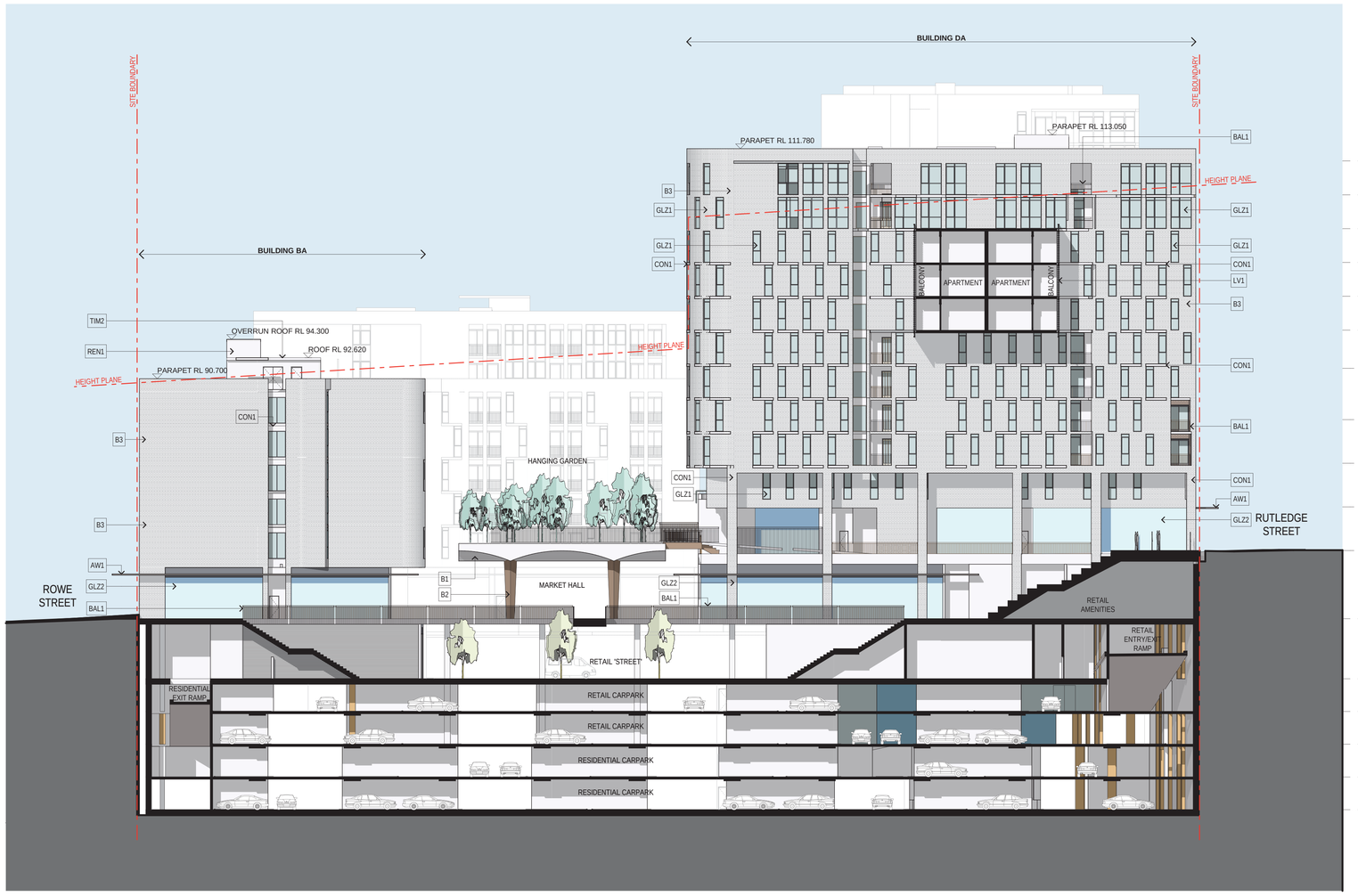
SCALE: 1:250 @ A1 1:500 @ A3
CHECKED: MVS
PROJECT NUMBER: 15R
DRAWING NUMBER: DA 1605
ISSUE: 00

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF DISCREPANCIES REFER TO ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.

teamwork://AUSNSYD-BIM01/15R Eastwood MASTER



KEY PLAN



5.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Certificate no.: 0000527110
Assessor Name: Tracey Cools
Accreditation no.: VIC/BDAV/12/1473
Certificate date: 21 July 2016
Dwelling Address:
144-186
Eastwood, NSW
2122

www.nathers.gov.au

DA SUBMISSION

REV	DESCRIPTION OF CHANGE	DRAWN	CHECK	DATE
01	DA SUBMISSION	IBM	MVS	15/07/16
00	FOR REVIEW	LK	MVS	14/06/16

NORTH POINT

KEY PLAN

CLIENT
YUHU GROUP (AUSTRALIA) Pty. Ltd.

STREET ADDRESS
SUBURB AND POSTCODE

ARCHITECTS
HDR | RICE DAUBNEY
Level 1, 110 Walker Street, North Sydney NSW 2060, Australia
+61 2 9956 2666 | hdricedaubney.com | hdrinc.com
The Rice Daubney Group (NSW) P/L as trustee for The Rice Daubney Trading Trust
ABN 56 880 304 993
P: 02 0000 0000
F: 02 0000 0000
xx@xxxxxxxx.com.au

PROJECT:
EASTWOOD CENTRE
144-186 ROWE STREET
EASTWOOD, NSW, 2122

DRAWING TITLE:
INTERNAL STREET SECTION
LOOKING EAST

SCALE:		CHECKED:
1:250 @ A1 1:500 @ A3		MVS
PROJECT NUMBER:	DRAWING NUMBER:	ISSUE:
15R	DA 1606	01

THIS DOCUMENT IS THE COPYRIGHT OF THE RICE DAUBNEY GROUP (NSW) Pty. Ltd.
ALL INFORMATION ILLUSTRATED ON THIS DOCUMENT IS TO BE CHECKED AND VERIFIED ON SITE.
IN THE EVENT OF ANY DISCREPANCIES REFER TO ARCHITECT, PRIOR TO COMMENCEMENT OF THE WORK.
DO NOT SCALE DRAWINGS MANUALLY OR ELECTRONICALLY.