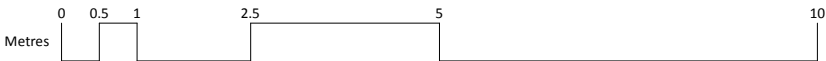




61 - 63 MOUNTFORD AVENUE
GUILDFORD NSW 2161
PROPOSED RESIDENTIAL FLATS
AND
AFFORDABLE HOUSING DEVELOPMENT



SHEET LIST	
NO#	DRAWING NAME
DA 000	COVER PAGE
DA 001	SITE PLAN
DA 002	SITE ANALYSIS AND LOCATION PLAN
DA 003	SITE AND LOCAL CONTEXT PLAN
DA 004	SURVEY PLAN
DA 005	BASIX COMMITMENTS
DA 100	BASEMENT PLAN
DA 101	GROUND FLOOR PLAN
DA 102	GROUND FLOOR PLAN (AFFORDABLE HOUSING)
DA 103	FIRST FLOOR PLAN
DA 104	FIRST FLOOR PLAN (AFFORDABLE HOUSING)
DA 105	SECOND FLOOR PLAN
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DA 107	ROOF PLAN
DA 200	ELEVATIONS 01
DA 201	ELEVATIONS 02
DA 202	STREETSCAPES
DA 300	SECTIONS 01
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DA 400	SHADOW DIAGRAMS - JUNE 21
DA 401	SHADOW DIAGRAMS - DEC 22
DA 500	PRE AND POST ADAPTATION LAYOUTS 01
DA 501	PRE AND POST ADAPTATION LAYOUTS 02
DA 600	DOOR AND WINDOW SCHEDULES
DA 700	WASTE MANAGEMENT PLAN
DA 800	PERSPECTIVES
DA 801	FINISHES SCHEDULE

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Assessor: Manuel Basiri
ABSA Member
BDAY Accredited Assessor VIC/BDAY/12/1462
MIEAust

NatHERS Building Thermal Modelling Performance Specifications
Development: 61-63 Mountford Avenue, Guildford 2161

Certificate Number: 14620241 Date Issued: 23/09/2015

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.
Thermal Modelling Software: BERS Pro 4.2 V110811A

Windows and Skylights			
Description	Type	U Value	SHGC
All windows of all units	Aluminium frame single glazed clear	6.57	0.74

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

External and Internal Walls			
Description	Type	Insulation	Colour - Solar Abs.
All external walls of all units	Brick Veneer	R1.0	Medium SA 0.475 - 0.7
All common area walls of all units	Brick Veneer	R1.0	N/A
All internal walls of all units	Plasterboard on studs	None	N/A

Floors, Ceilings and Roofs			
Description	Construction	Insulation	Covering-Solar Abs.
All floors of ground floor units	Suspended concrete slab	R1.0	Not Specified
All ceiling of second floor units	Plasterboard	R2.5	N/A
All roofs	Metal cladding and concrete	None	Light SA<0.475

Electrical services designer and installer must make sure that approved fireproof down light covers, which can be fully covered by insulation, are specified and deployed during construction for all down-lights installed on the ceilings where insulation is specified and installed.

True North Orientation: 280
Terrain Category: Suburban
Seals on Windows and Doors: Yes
Lighting Design Plans Provided: No
Climate Zone: 5b

Unit Number	Heating Load W/m ² per Area	Cooling Load W/m ² per Area	NatHERS Star Rating	Unit Number	Heating Load W/m ² per Area	Cooling Load W/m ² per Area	NatHERS Star Rating
G.01	39.0	23.0	5.0	1.05	30.8	22.1	5.5
G.02	50.3	49.2	3.5	1.06	26.5	22.3	6.0
G.03	36.3	18.8	5.5	1.07	27.4	26.7	5.5
G.04	3.3	18.6	8.0	2.01	35.4	28.4	5.0
G.05	44.1	19.5	5.0	2.02	49.2	45.5	3.5
G.06	52.6	17.4	4.5	2.03	28.8	40.8	4.5
G.07	50.7	24.1	4.5	2.04	3.0	18.8	8.0
1.01	27.7	32.0	5.0	2.05	41.4	19.5	5.0
1.02	46.9	53.2	3.5	2.06	36.4	19.6	5.5
1.03	23.3	44.8	4.5	2.07	37.8	24.2	5.0
1.04	1.1	21.6	8.0				

B 14.12.2015 DEVELOPMENT APPLICATION
A 11.09.2015 DEVELOPMENT APPLICATION
NO. DATE BY DESCRIPTION

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PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER DRAWING NUMBER REVISION
2015-26 DA 000 B

DRAWING TITLE
COVER PAGE

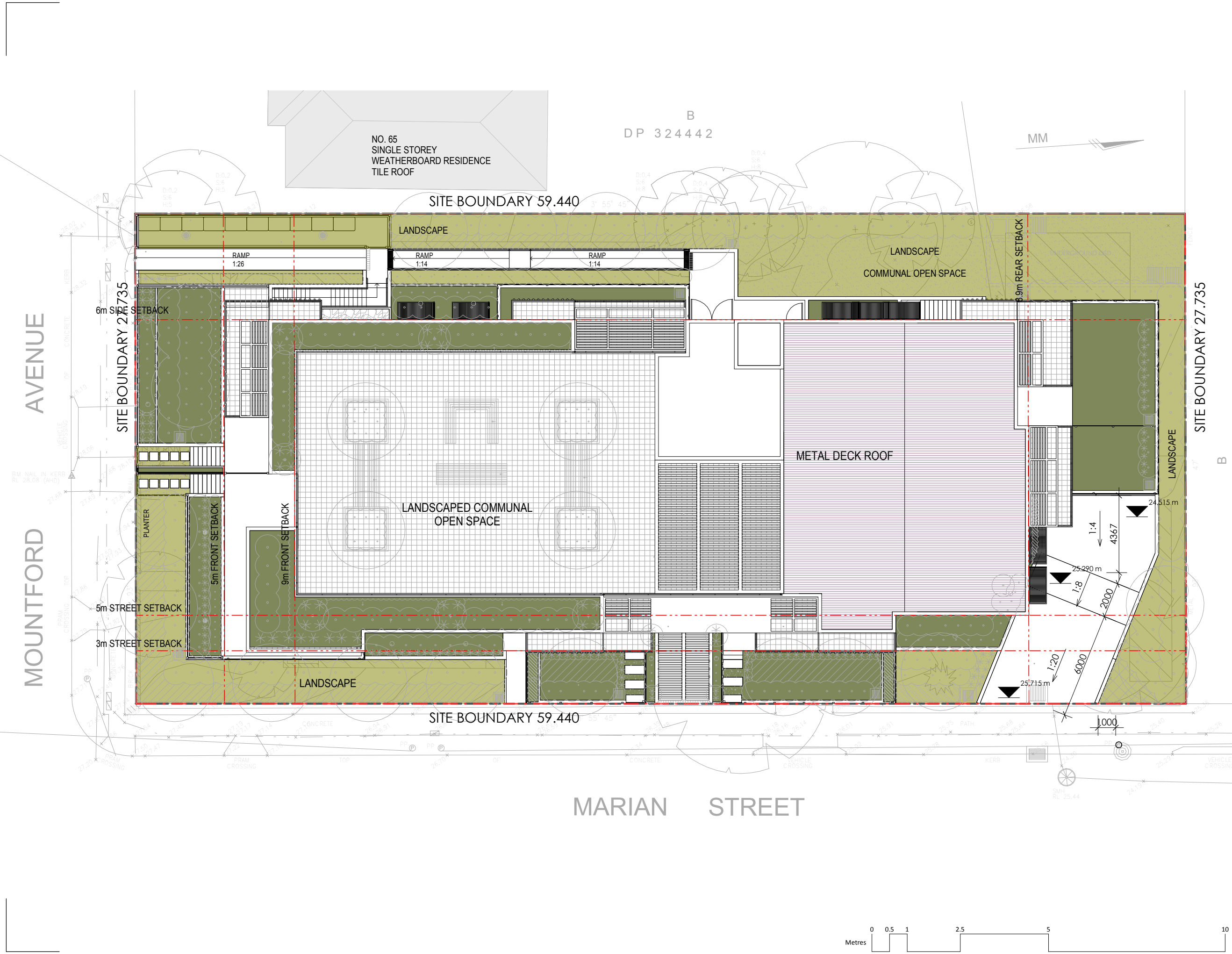
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CALCULATIONS	
SITE AREA:	1648.5 m²
FSR 0.8:1:	1318.8 m ² (MAX)
COS (25%):	412.125 m ² (MIN)
DEEP SOIL (15%):	247.275 m ² (MIN)
TOTAL UNITS:	21
GROUND FLOOR AREA:	590 m ²
LEVEL 1 AREA:	621 m ²
LEVEL 2 AREA:	621 m ²
TOTAL GFA (PROPOSED):	1832 m²
FSR (PROPOSED):	1.11:1
COS (PROPOSED):	629 m ²
LANDSCAPED AREA (PROPOSED):	642 m²
DEEP SOIL AREA (PROPOSED):	415 m²
5 x 1 BED x 0.6	3
10 x 2 BED x 0.9	9
6 x 3 BED x 1.4	8.4
TOTAL (RESIDENTS):	20.4
21 x 0.2 (VISITORS):	4.2
TOTAL CAR SPACES (REQUIRED):	25
TOTAL CAR SPACES (PROPOSED):	26 (INCL 3 ACCESSIBLE)
BICYCLE SPACE 1 / 2 UNITS (REQUIRED)	11 BICYCLE SPACES (PROVIDED)
AFFORDABLE HOUSING	
UNIT G.01	104m ²
UNIT G.04	76m ²
UNIT G.05	81m ²
UNIT G.07	102m ²
UNIT 1.01	99m ²
UNIT 1.07	102m ²
UNIT 2.01	99m ²
TOTAL FLOOR AREA:	663m² (36% OF TOTAL GFA)

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PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 001	B

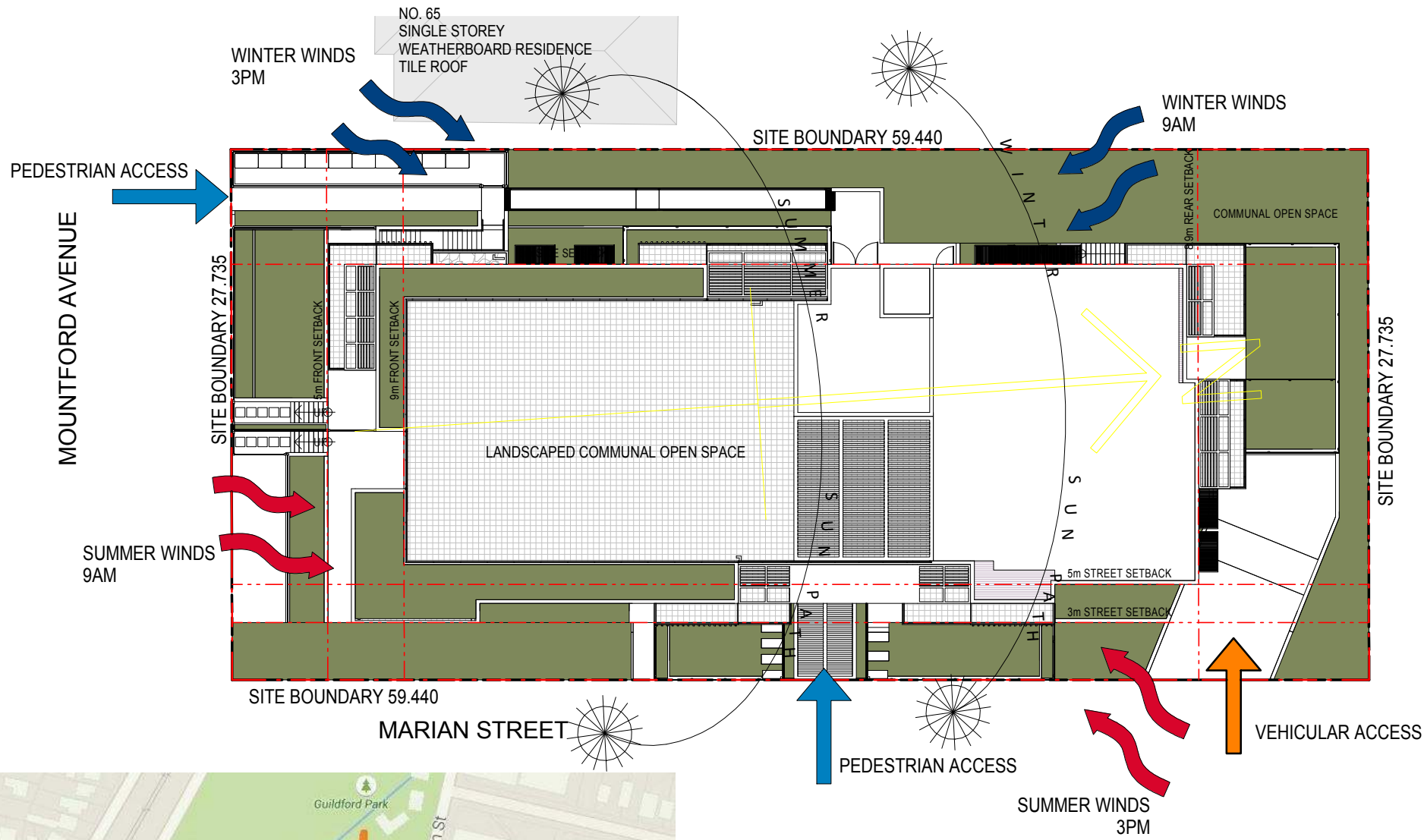
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SITE PLAN

NORTH	DATE	SCALE @ A3
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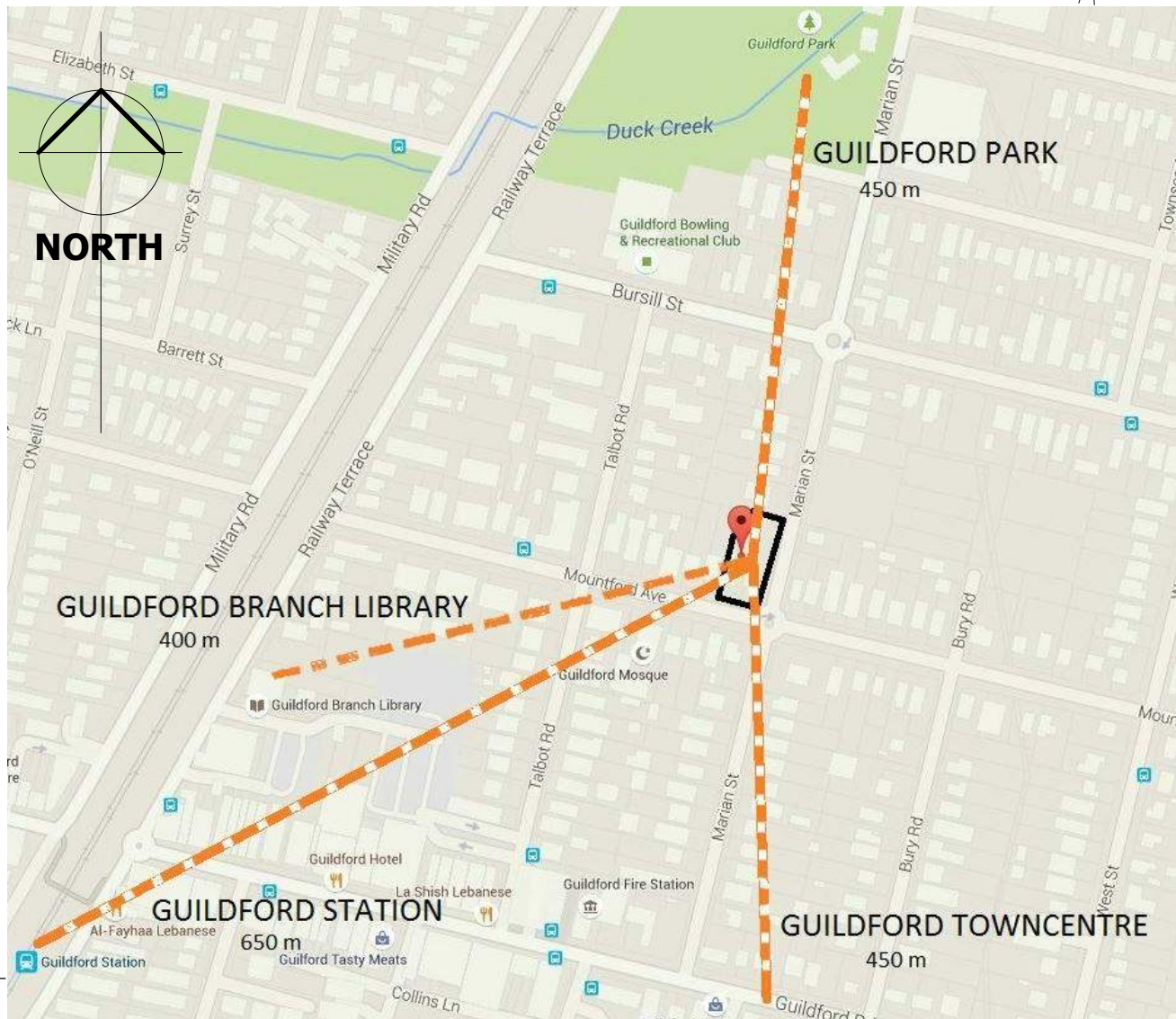
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PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 002	B

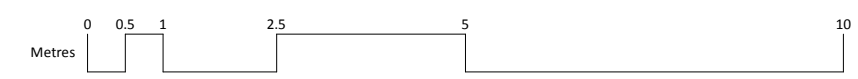
DRAWING TITLE
SITE ANALYSIS AND LOCATION PLAN

DATE	SCALE @ A3
12.2015	1 : 300
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1. SITE AND LOCAL PLAN



4. VIEW - C



2. VIEW - A



3. VIEW - B



5. VIEW - D

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A	11.09.2015	DEVELOPMENT APPLICATION
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PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 003	B

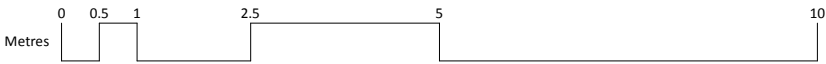
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SITE AND LOCAL CONTEXT PLAN

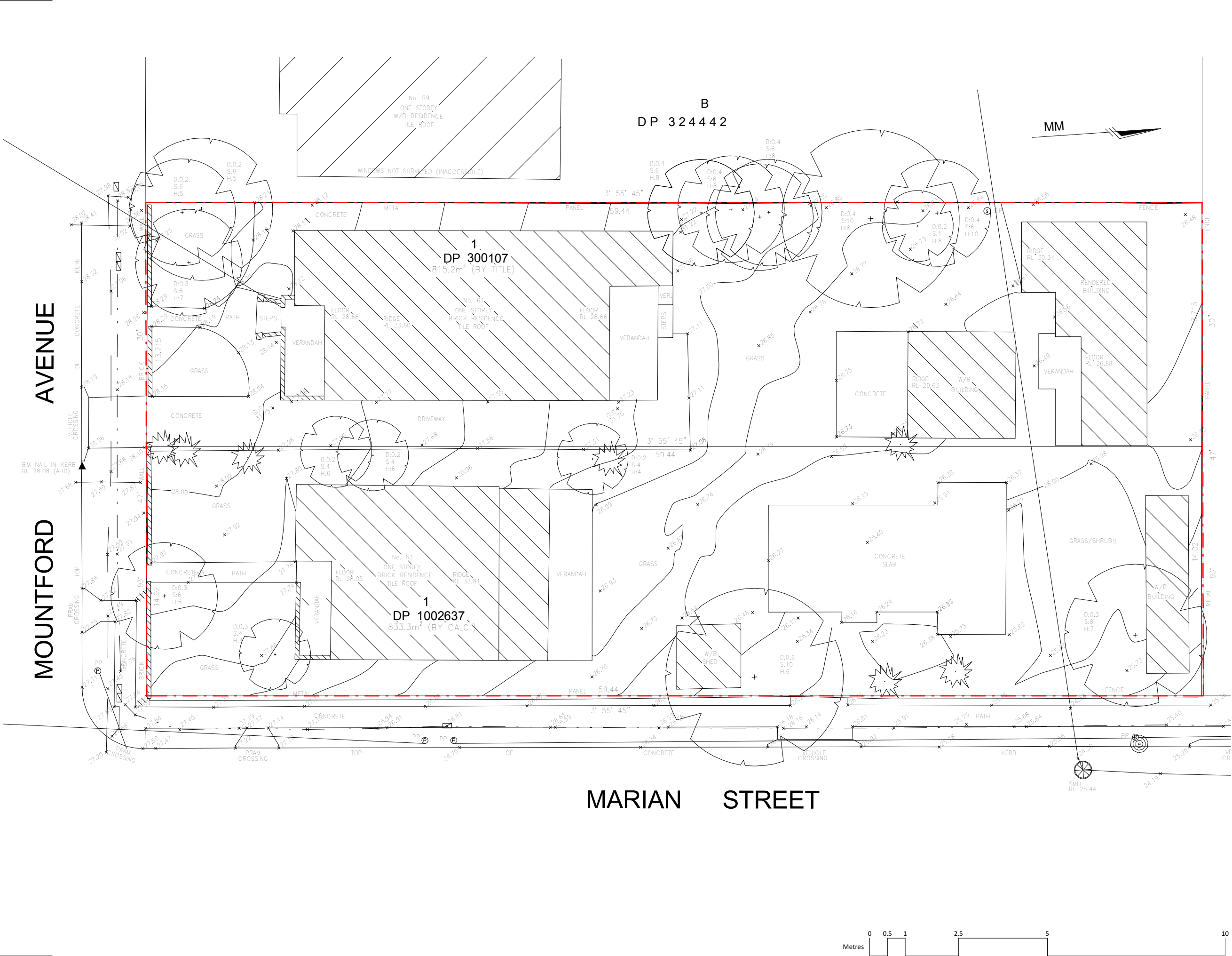
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GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 004	B

DRAWING TITLE
SURVEY PLAN

NORTH	DATE	SCALE @ A3
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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 - 61-63 Mountford Ave

(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: <ul style="list-style-type: none"> (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. 		✓	✓
(f) 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.	✓		
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) 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 (including any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures				Appliances		Individual pool			Individual spa				
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
1. 01, 1. 02, 1. 03, G. 01, G. 02, G. 03, G. 04, G. 05, G. 06, G. 07	3 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	no	-	2.5 star	-	-	-	-	-	-	-
1. 04, 1. 05, 1. 06, 1. 07, G. 01, G. 02, G. 03, G. 04, G. 05, G. 06, G. 07	3 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	no	-	2.5 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscaping connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
(i) Energy								
(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. In 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.	✓		✓					✓

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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.		✓	✓
(b) The applicant must install the cooling and heating system specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in 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 "forced" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.		✓	✓
(c) 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.		✓	✓
(d) 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.	✓	✓	✓
(e) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none"> (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. 		✓	✓
(f) The applicant must install in the dwelling: <ul style="list-style-type: none"> (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. 		✓	✓
(g) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 4.5 star	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
G. 03	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
G. 07	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
1. 03, 2. 03	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
1. 02, 2. 02, G. 02, G. 06	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
1. 01, 1. 07, 2. 01, 2. 07, G. 01	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1. 04, 1. 05, 1. 06, 2. 04, 2. 05, 2. 06, G. 04, G. 05	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	1-phase airconditioning 3 Star (new rating)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Wet 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 & gas oven	-	no	2.5 star	-	2.5 star	no	no

(ii) 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
(a) 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.			
(b) 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.		✓	✓
(c) Where there is an in-slab heating or cooling system, the applicant must: <ul style="list-style-type: none"> (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. 	✓	✓	✓
(d) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1. 01	27.7	32.0
1. 02	46.9	53.2
1. 03	23.3	44.8
1. 04	1.1	21.6
1. 05	30.8	22.1
1. 06	26.5	22.3
1. 07	27.4	26.7
2. 04	3.0	18.8
2. 01	35.4	28.4
2. 02	49.2	45.5
2. 03	28.8	40.8
2. 05	41.4	19.5
2. 06	36.4	19.6

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
2. 07	37.8	24.2
G. 01	39.0	23.0
G. 02	50.3	49.2
G. 03	36.3	18.8
G. 04	3.3	18.6
G. 05	44.1	19.5
G. 06	52.6	17.4
All other dwellings	50.7	24.1

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...)
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(i) 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	Common area ventilation system		Common area lighting	
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure
Car park area	ventilation exhaust only	carbon monoxide monitor + VSD fan	fluorescent	daylight sensor and motion sensor
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button
Garage room	ventilation exhaust only	-	fluorescent	manual on / manual off
Service room	no mechanical ventilation	-	compact fluorescent	manual on / manual off
Hallways	no mechanical ventilation	-	fluorescent	manual on / timer off

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 5

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

(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

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

Notes

- In these commitments, "applicant" means the person carrying out the development.
- 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 (or 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).
- 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.
- 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).
- If a star or other rating is specified in a commitment, this is a minimum rating.
- 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 re-water be used for human consumption in areas with potable water supply.

Legend

- 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).
- 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 (or complying development certificate for the proposed development).
- 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 fulfillment it is required to monitor in relation to the building or part, has been fulfilled).

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B 14.12.2015 DEVELOPMENT APPLICATION
A 11.09.2015 DEVELOPMENT APPLICATION
NO. DATE BY DESCRIPTION

CLIENT

BL ENTERPRISES PTY LTD

PROJECT TITLE

61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER DRAWING NUMBER REVISION
2015-26 DA 005 B

DRAWING TITLE

BASIX COMMITMENTS

DATE SCALE @ A3

12.2015

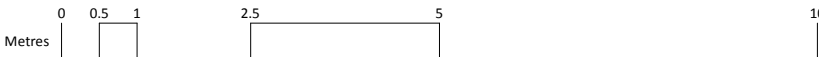
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A	11.09.2015	DEVELOPMENT APPLICATION
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PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
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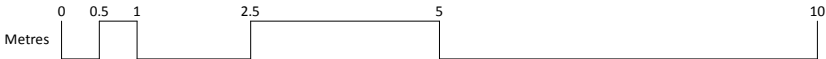
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PROJECT NUMBER DRAWING NUMBER REVISION
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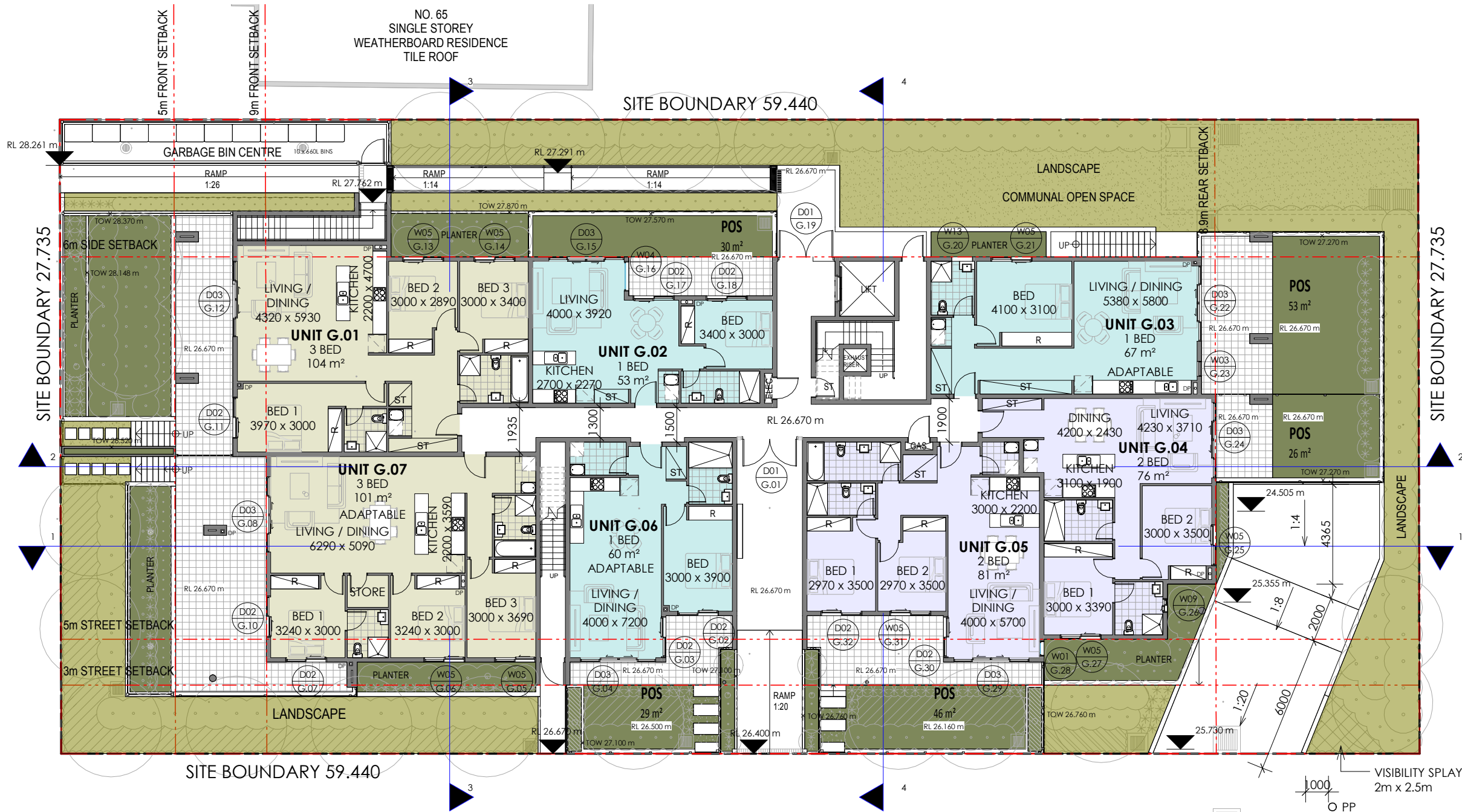
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GROUND FLOOR PLAN

NORTH DATE SCALE @ A3
12.2015 1 : 200
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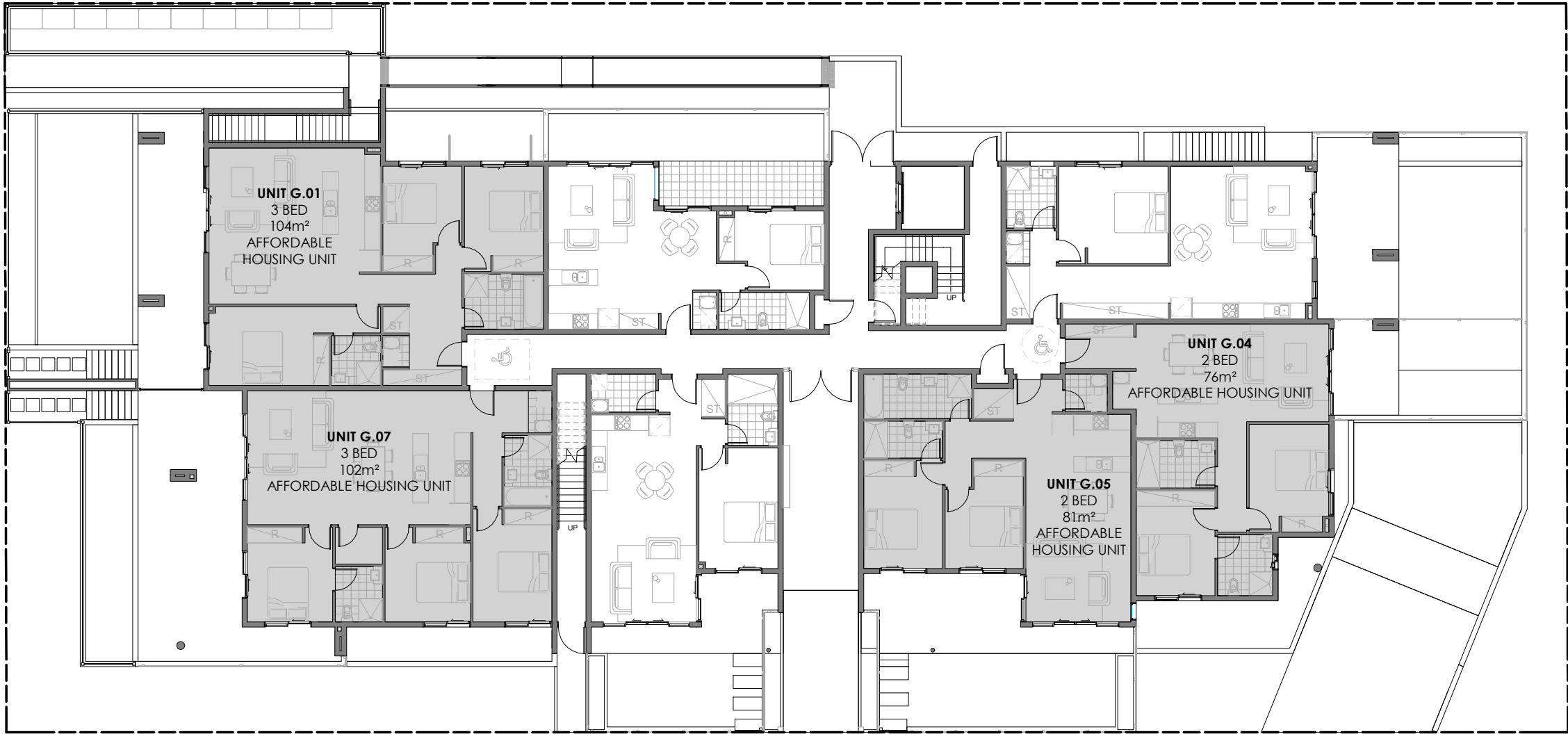
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PROJECT NUMBER	DRAWING NUMBER	REVISION
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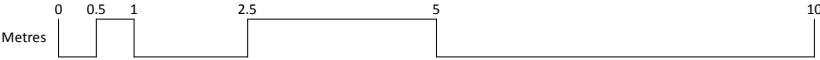
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NORTH	DATE	SCALE @ A3
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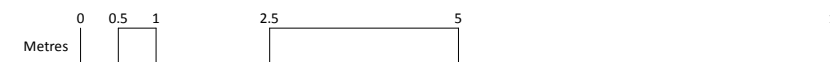



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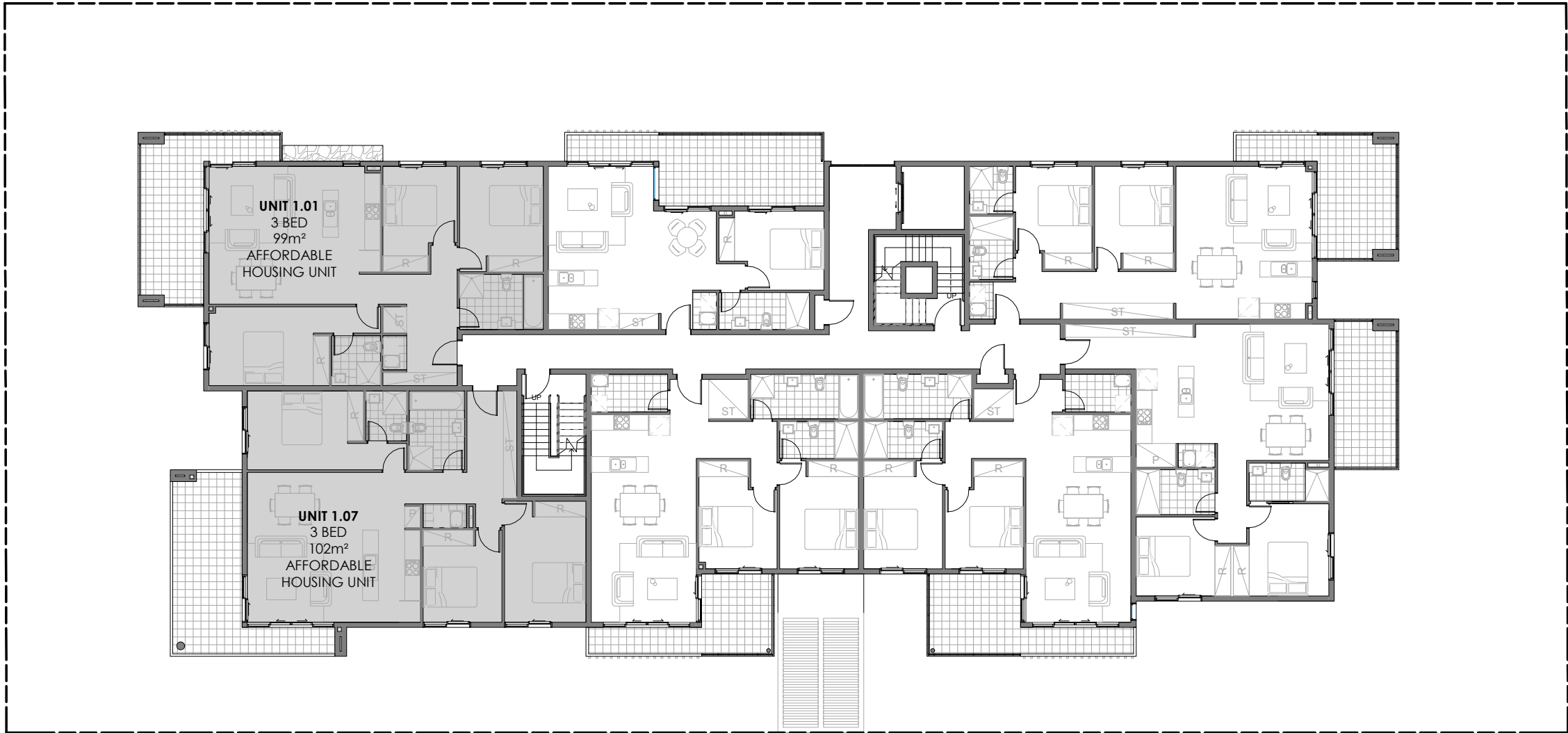
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PROJECT TITLE
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GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
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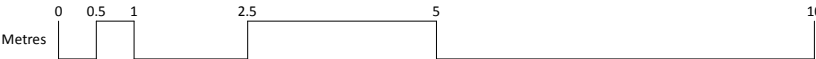
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FIRST FLOOR PLAN (AFFORDABLE HOUSING)

NORTH	DATE	SCALE @ A3
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PROJECT TITLE
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PROJECT NUMBER DRAWING NUMBER REVISION
2015-26 DA 105 B

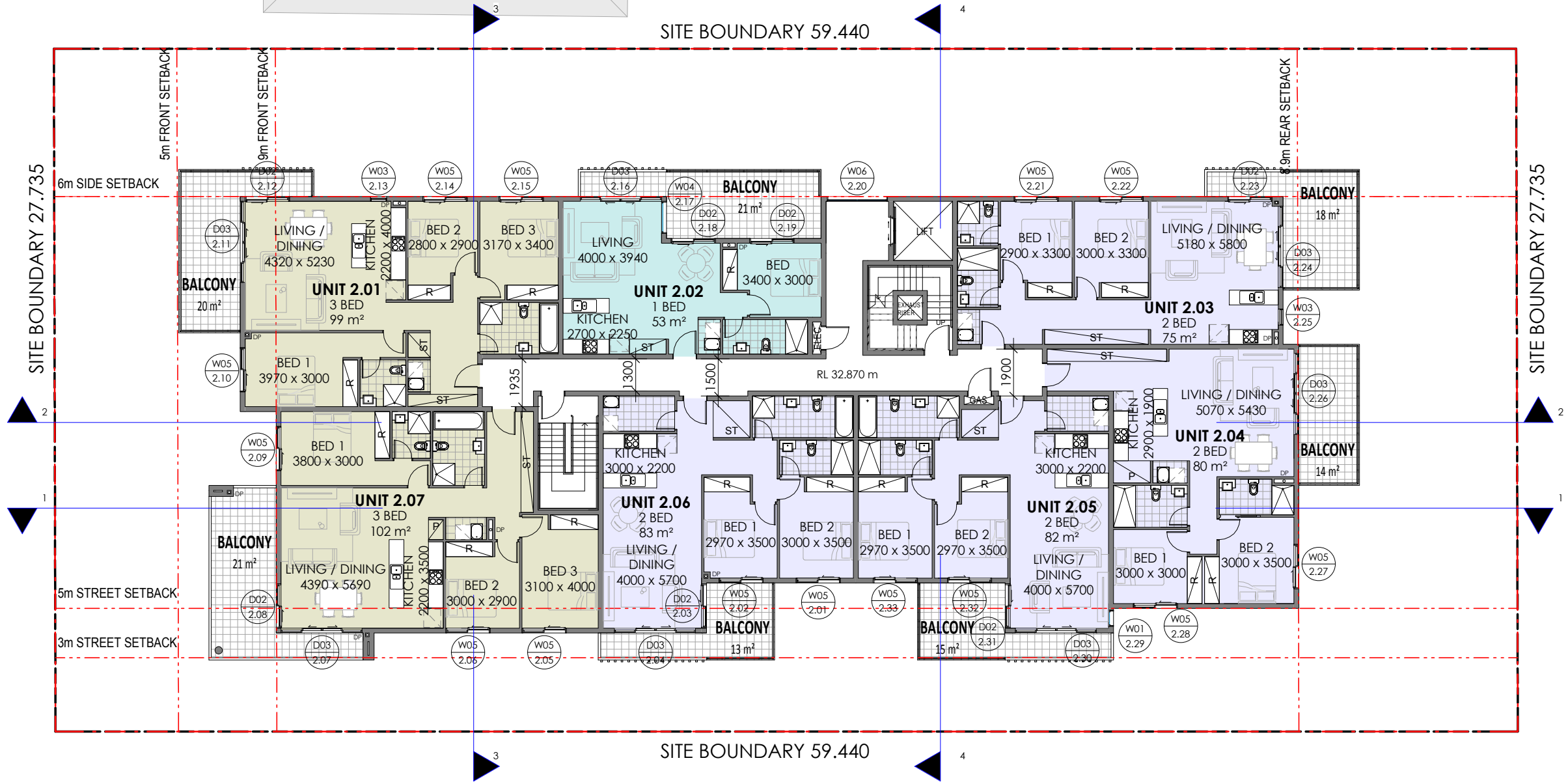
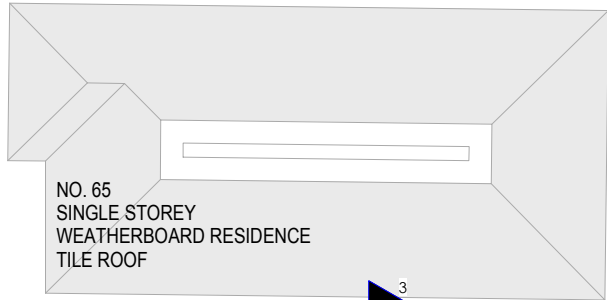
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NORTH DATE SCALE @ A3
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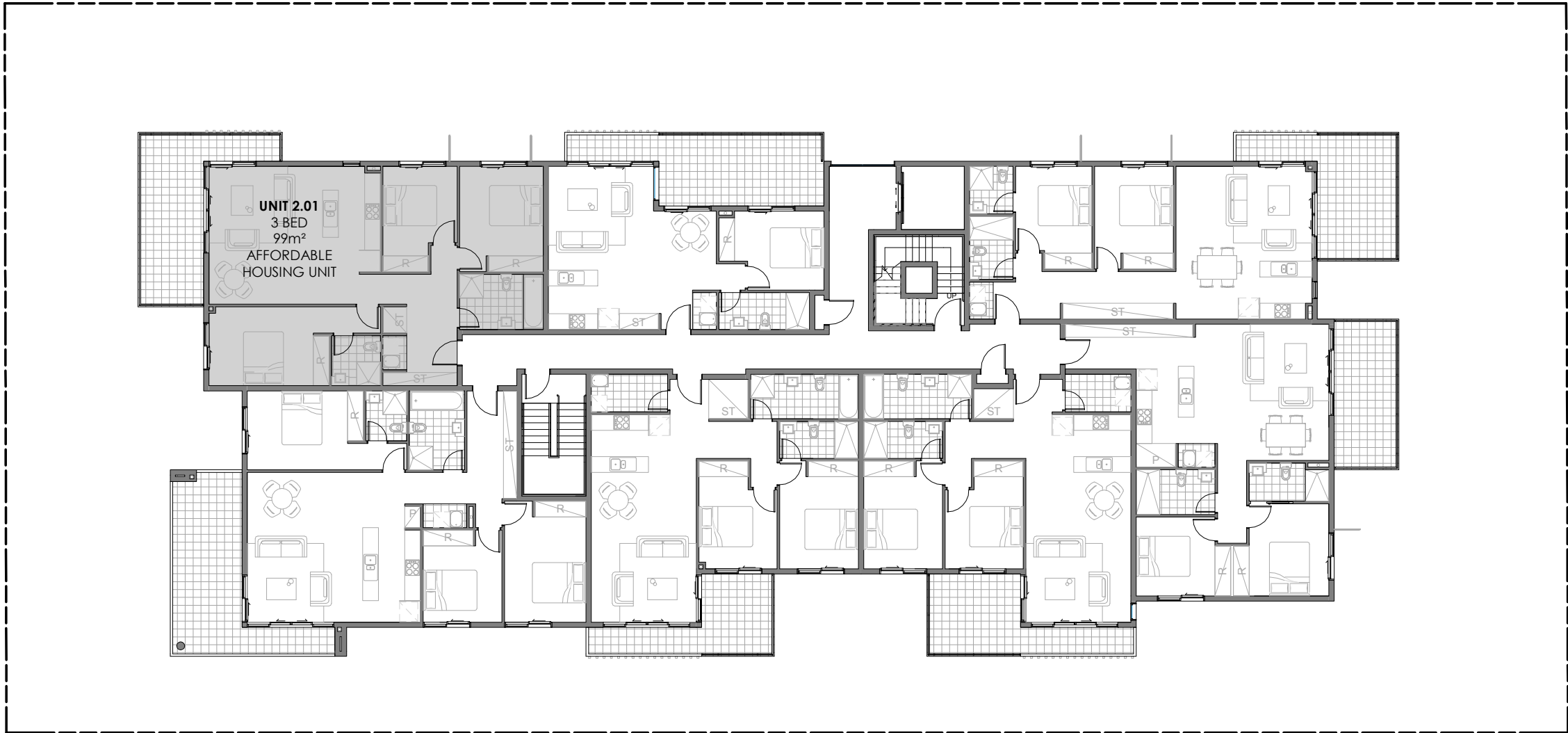
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PROJECT TITLE
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PROJECT NUMBER	DRAWING NUMBER	REVISION
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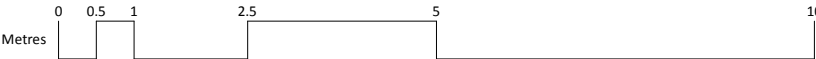
DRAWING TITLE
SECOND FLOOR PLAN (AFFORDABLE HOUSING)

NORTH	DATE	SCALE @ A3
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B 14.12.2015 DEVELOPMENT APPLICATION
A 11.09.2015 DEVELOPMENT APPLICATION
NO. DATE BY DESCRIPTION

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PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER DRAWING NUMBER REVISION
2015-26 DA 107 B

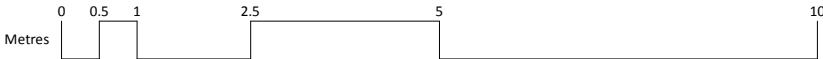
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ROOF PLAN

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12.2015 1 : 200
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1 NORTH ELEVATION
1 : 200



2 SOUTH ELEVATION
1 : 200

NO.	DATE	BY	DESCRIPTION
B	14.12.2015		DEVELOPMENT APPLICATION
A	11.09.2015		DEVELOPMENT APPLICATION

CLIENT
BL ENTERPRISES PTY LTD

PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 200	B

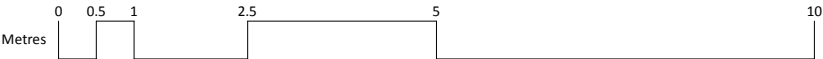
DRAWING TITLE
ELEVATIONS 01

DATE	SCALE @ A3
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1

WEST ELEVATION

1 : 200

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2

EAST ELEVATION

1 : 200

B	14.12.2015	DEVELOPMENT APPLICATION
A	11.09.2015	DEVELOPMENT APPLICATION
NO.	DATE	BY DESCRIPTION

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PROJECT TITLE
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GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 201	B

DRAWING TITLE
ELEVATIONS 02

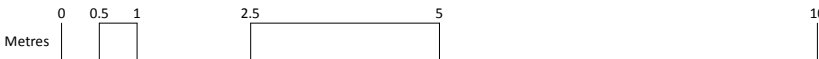
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1

MARIAN STREET - STREETSCAPE

1 : 200



2

MOUNTFORD AVE - STREETSCAPE

1 : 200

B	14.12.2015	DEVELOPMENT APPLICATION
A	11.09.2015	DEVELOPMENT APPLICATION
NO.	DATE	BY DESCRIPTION

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PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 202	B

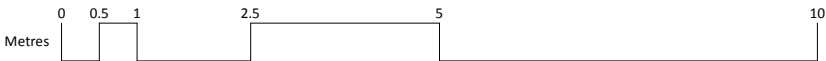
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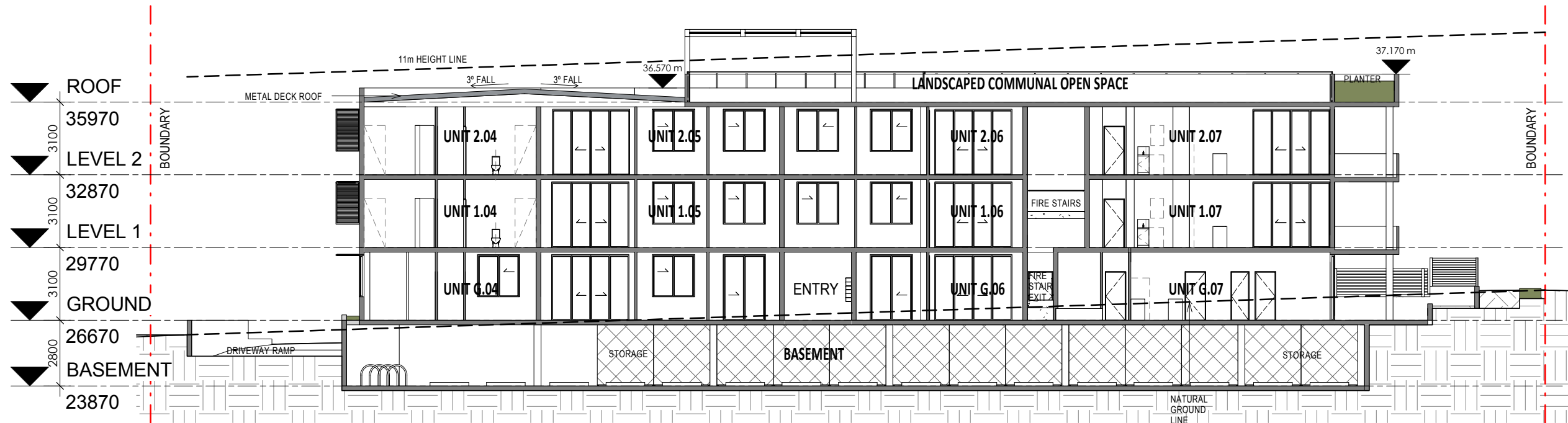
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12.2015	1 : 200
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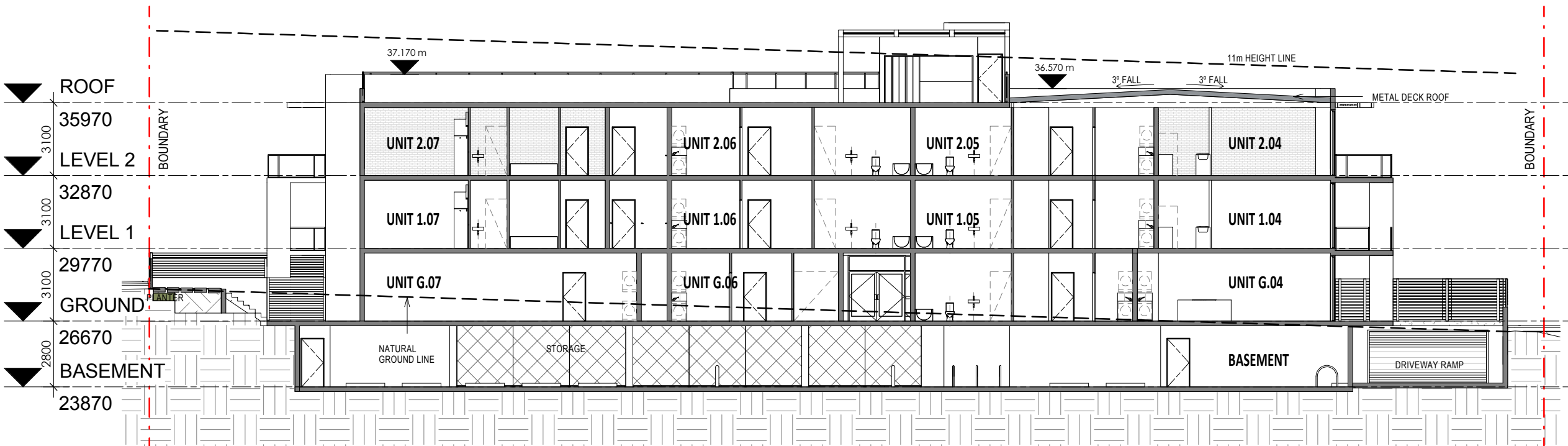
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1 SECTION 1
1 : 200



2 SECTION 2
1 : 200

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A 11.09.2015 DEVELOPMENT APPLICATION
NO. DATE BY DESCRIPTION

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PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER DRAWING NUMBER REVISION
2015-26 DA 300 B

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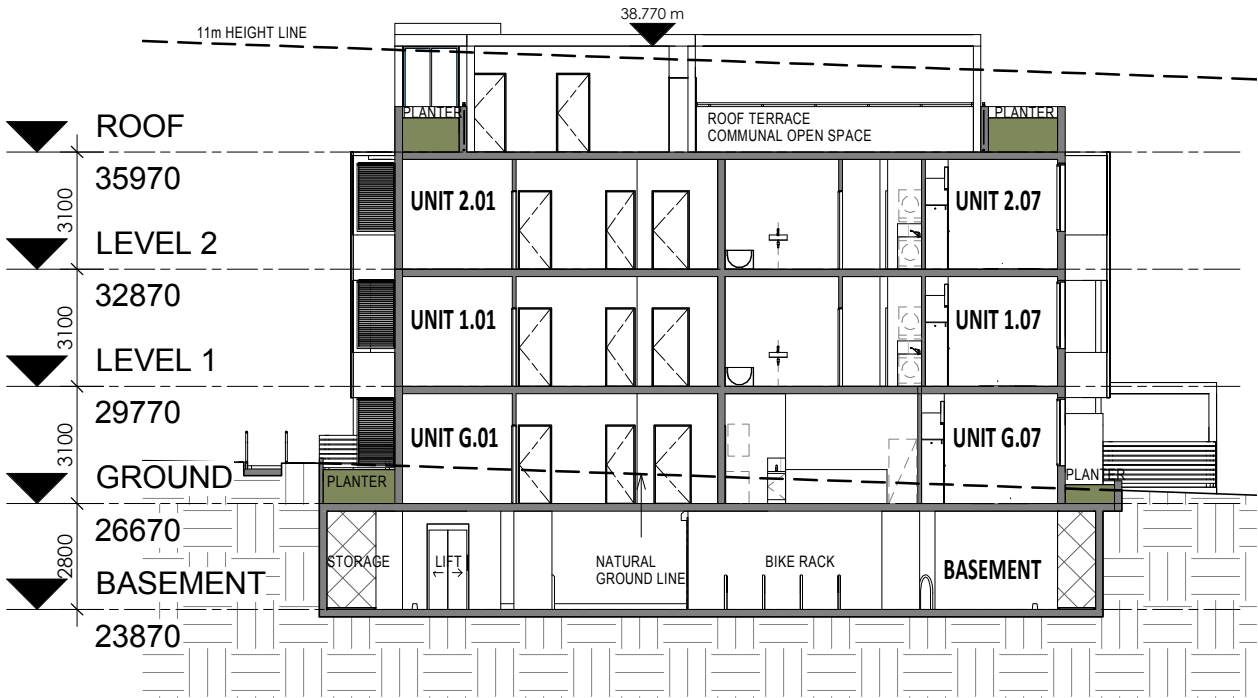
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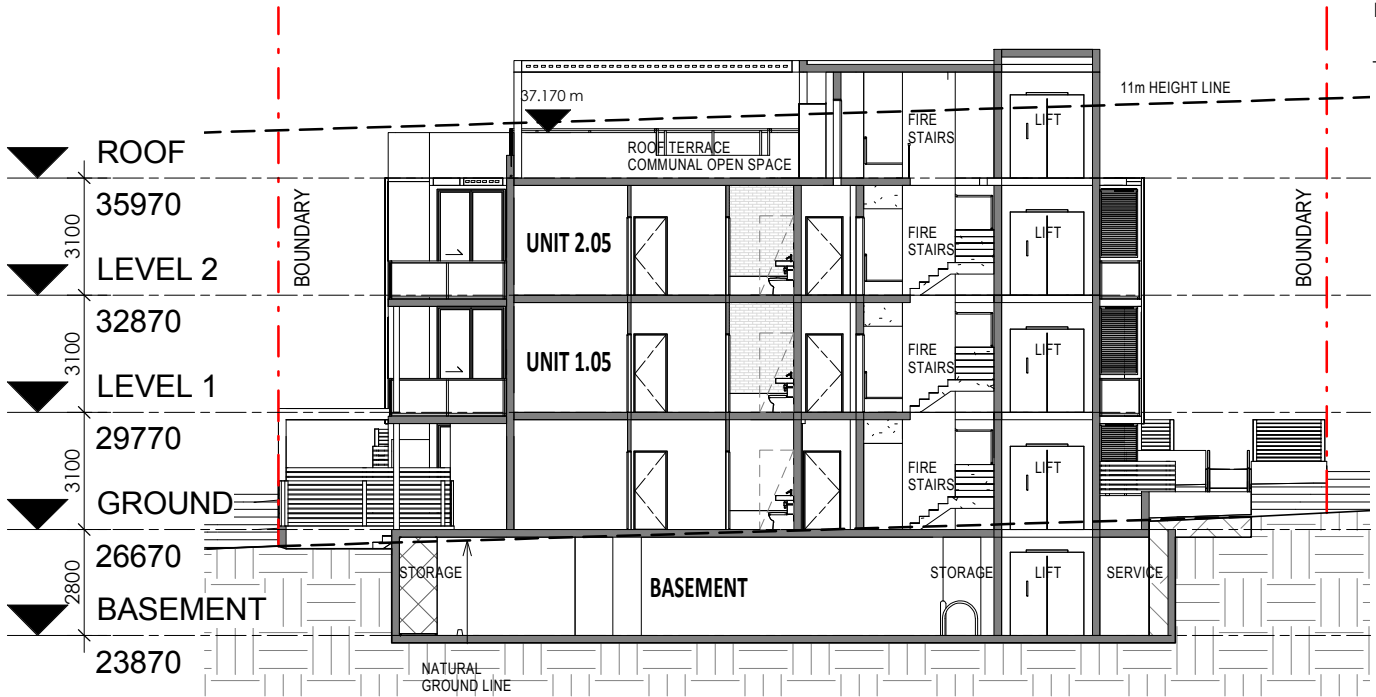
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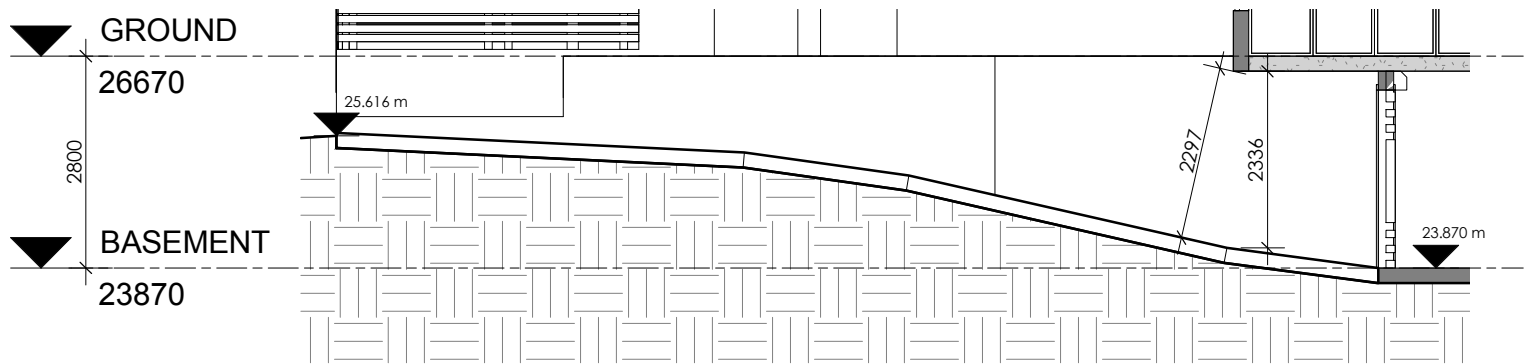
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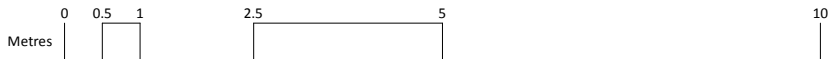
1 SECTION 3
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2 SECTION 4
1 : 200



3 DRIVEWAY RAMP SECTION
1 : 100



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B	14.12.2015		DEVELOPMENT APPLICATION
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PROJECT TITLE
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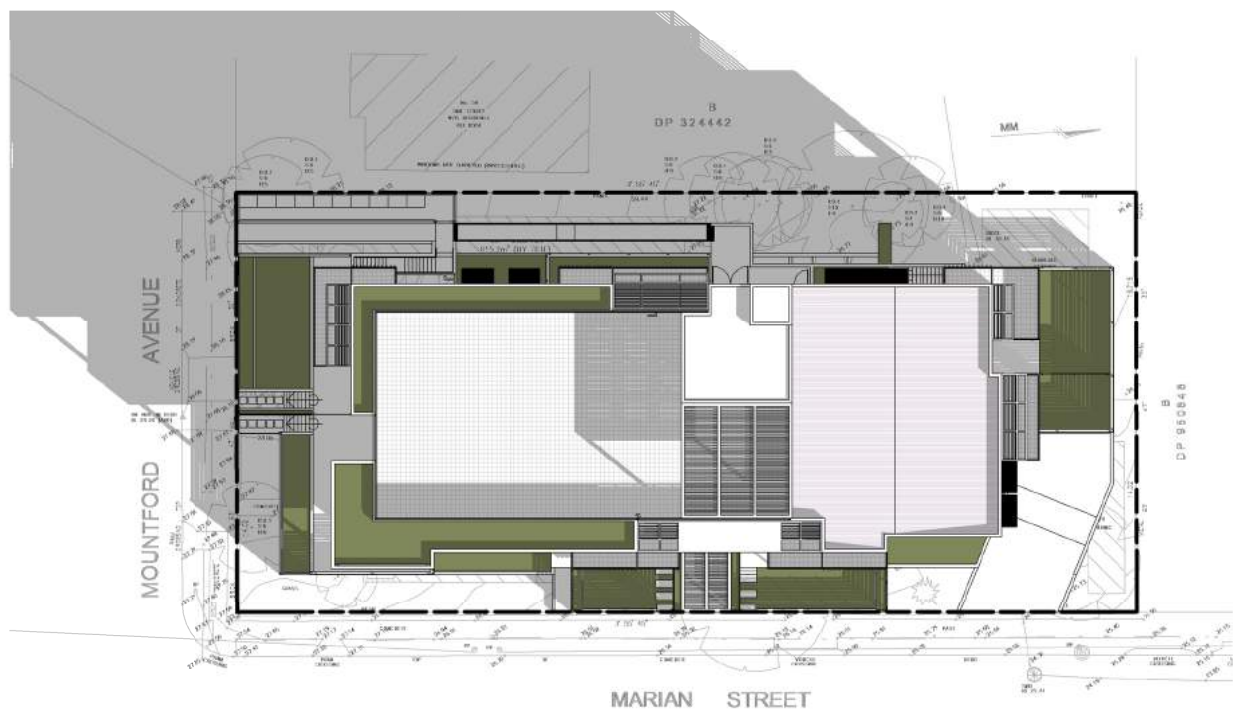


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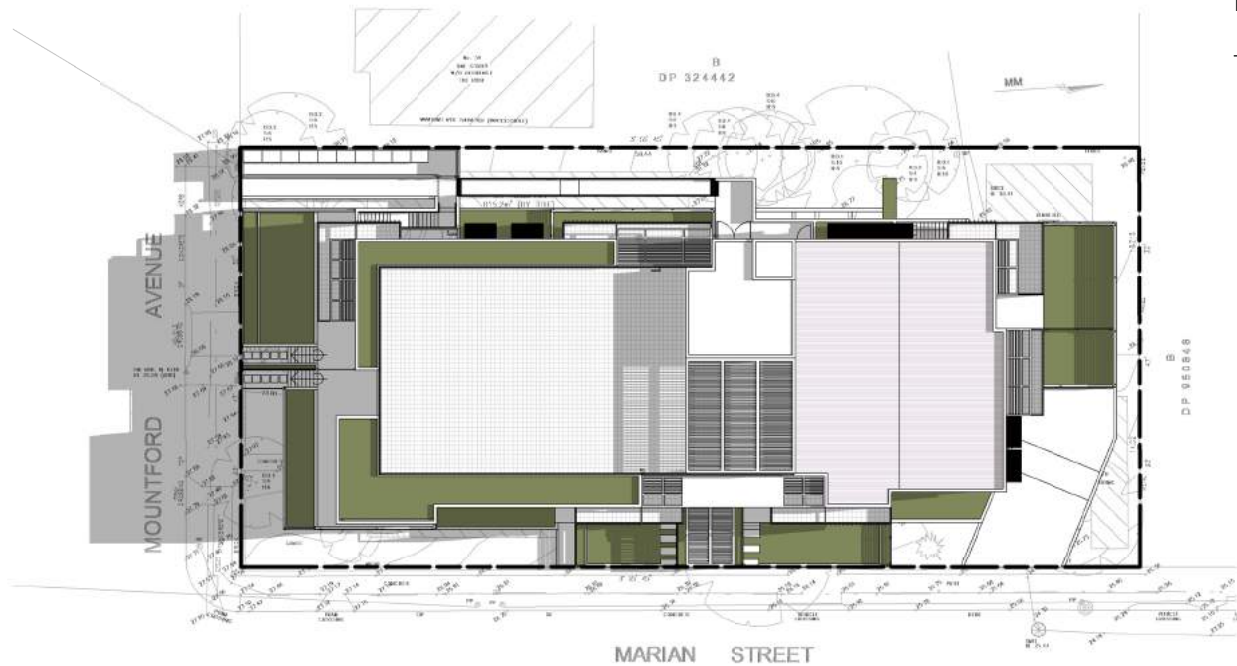
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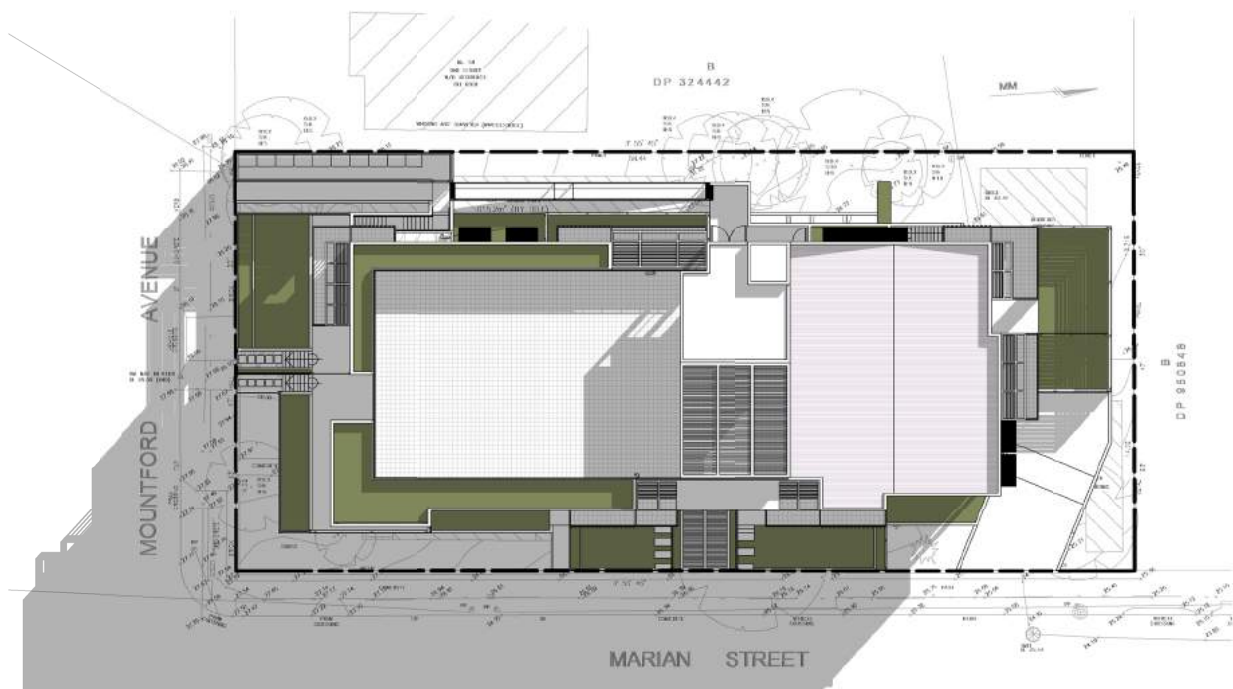
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1 9 AM JUNE 21
1 : 500



2 12 PM JUNE 21
1 : 500



3 3 PM JUNE 21
1 : 500

NO.	DATE	BY	DESCRIPTION
B	14.12.2015		DEVELOPMENT APPLICATION
A	11.09.2015		DEVELOPMENT APPLICATION

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PROJECT TITLE
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GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 400	B

DRAWING TITLE
SHADOW DIAGRAMS - JUNE 21

NORTH	DATE	SCALE @ A3
	12.2015	1 : 500
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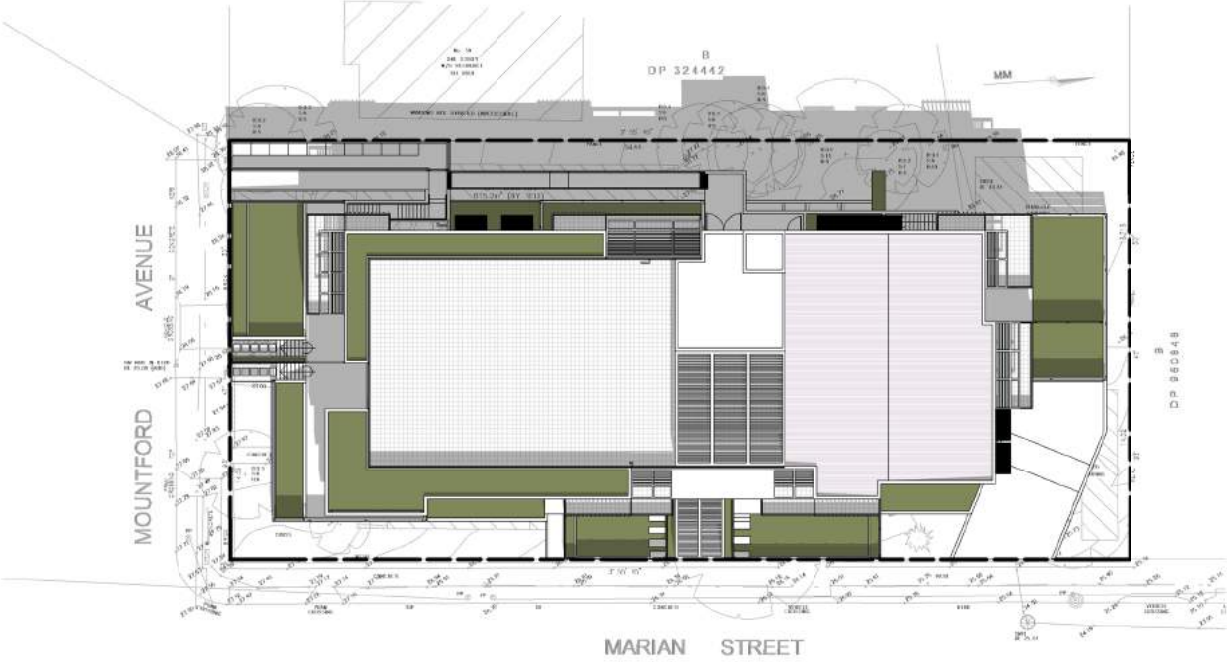
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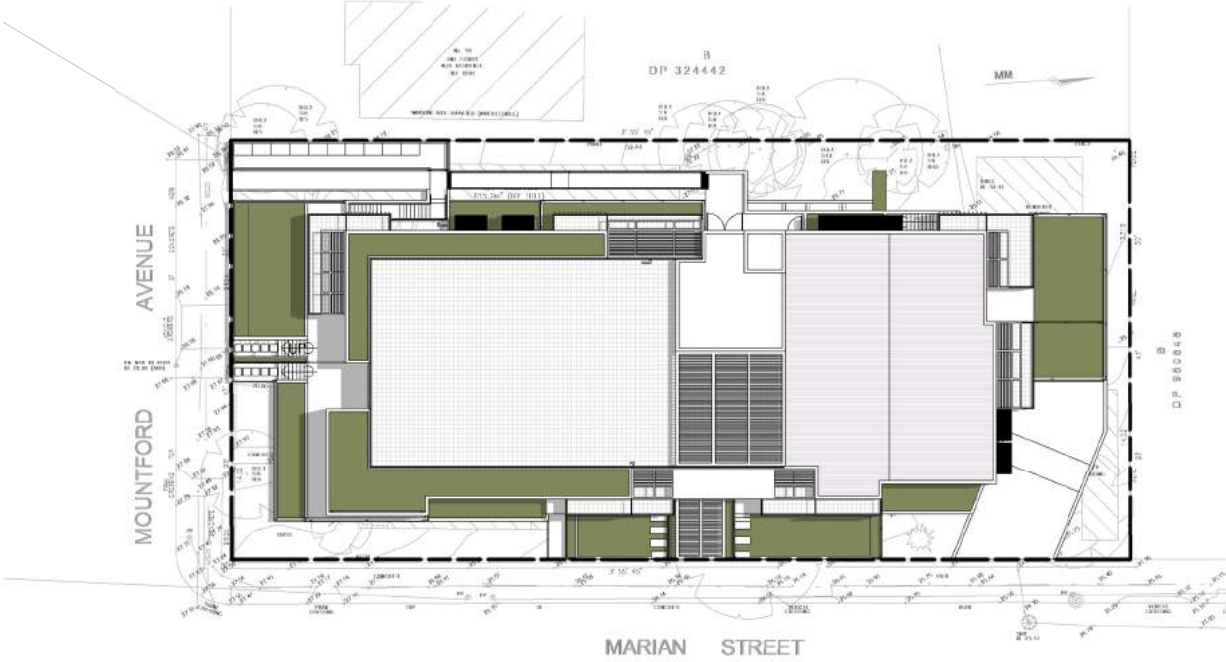


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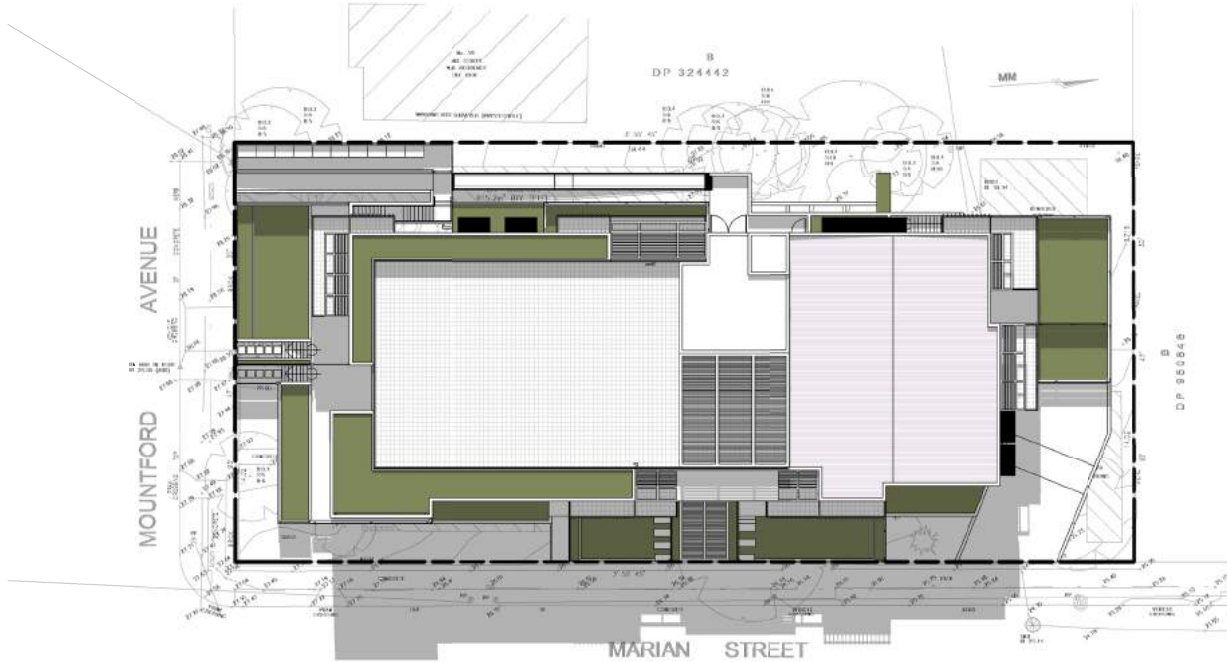
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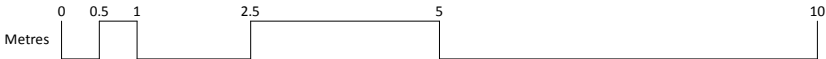
1 9 AM DEC 22
1 : 500



2 12 PM DEC 22
1 : 500



3 3 PM DEC 22
1 : 500



NO.	DATE	BY	DESCRIPTION
B	14.12.2015		DEVELOPMENT APPLICATION
A	11.09.2015		DEVELOPMENT APPLICATION

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PROJECT TITLE
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PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 401	B

DRAWING TITLE
SHADOW DIAGRAMS - DEC 22

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EAST ELEVATION - 9AM JUNE 21



EAST ELEVATION - 12PM JUNE 21



EAST ELEVATION - 10AM JUNE 21



EAST ELEVATION - 1PM JUNE 21



EAST ELEVATION - 11AM JUNE 21



EAST ELEVATION - 2PM JUNE 21

B	14.12.2015	DEVELOPMENT APPLICATION
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PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 402	B

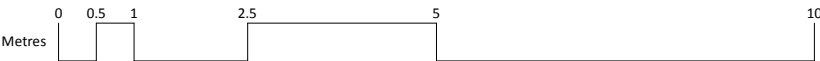
DRAWING TITLE
SHADOW DIAGRAMS - EAST
ELEVATIONS

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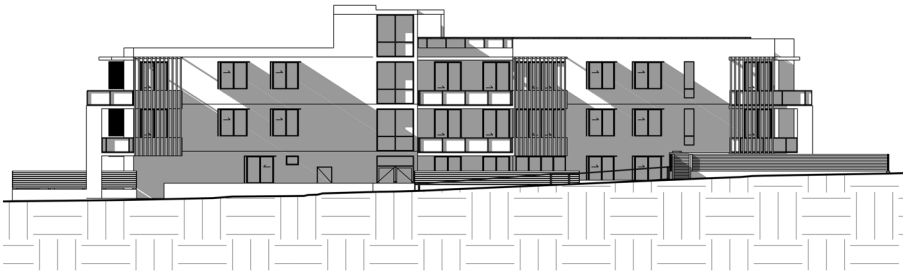


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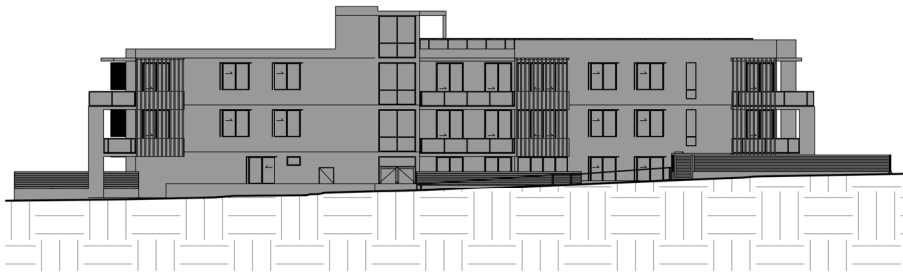
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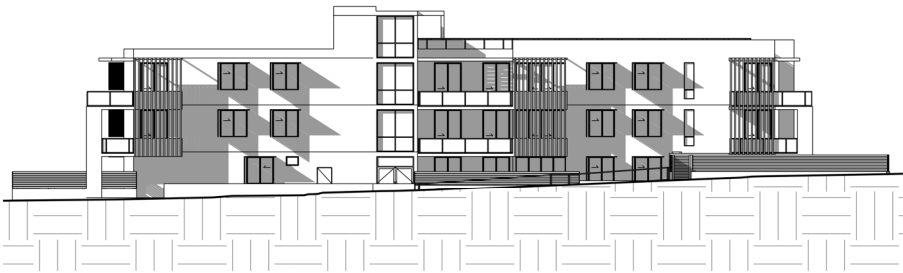
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WEST ELEVATION - 12PM JUNE 21



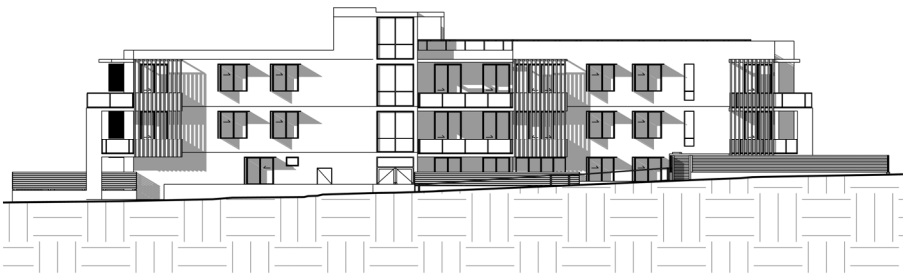
WEST ELEVATION - 10AM JUNE 21



WEST ELEVATION - 1PM JUNE 21



WEST ELEVATION - 11AM JUNE 21



WEST ELEVATION - 2PM JUNE 21

B	14.12.2015	DEVELOPMENT APPLICATION
A	11.09.2015	DEVELOPMENT APPLICATION
NO.	DATE	BY DESCRIPTION

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PROJECT TITLE
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GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 403	B

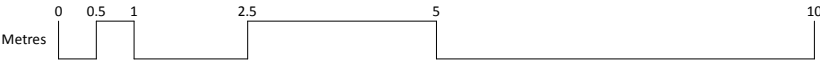
DRAWING TITLE
SHADOW DIAGRAMS - WEST
ELEVATIONS

NORTH	DATE	SCALE @ A3
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NORTH ELEVATION - 9AM JUNE 21



NORTH ELEVATION - 12PM JUNE 21



NORTH ELEVATION - 10AM JUNE 21



NORTH ELEVATION - 1PM JUNE 21



NORTH ELEVATION - 11AM JUNE 21



NORTH ELEVATION - 2PM JUNE 21

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PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER	DRAWING NUMBER	REVISION
2015-26	DA 404	B

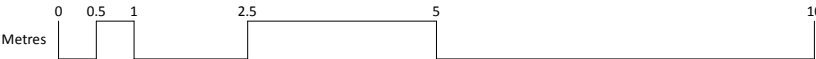
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SHADOW DIAGRAMS - NORTH
ELEVATIONS

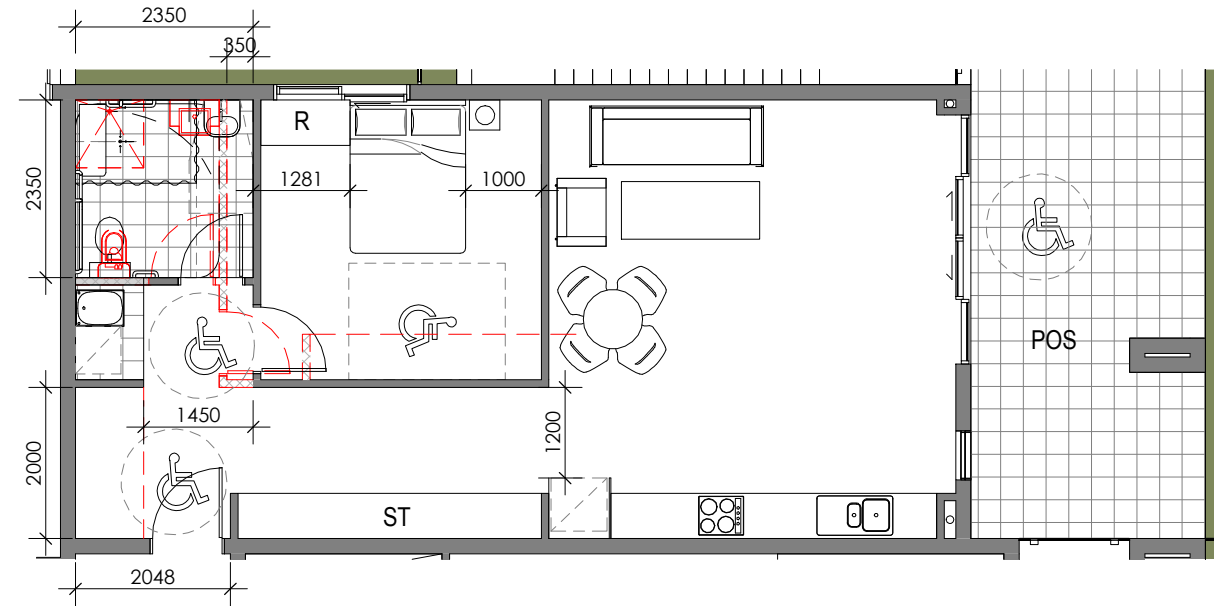
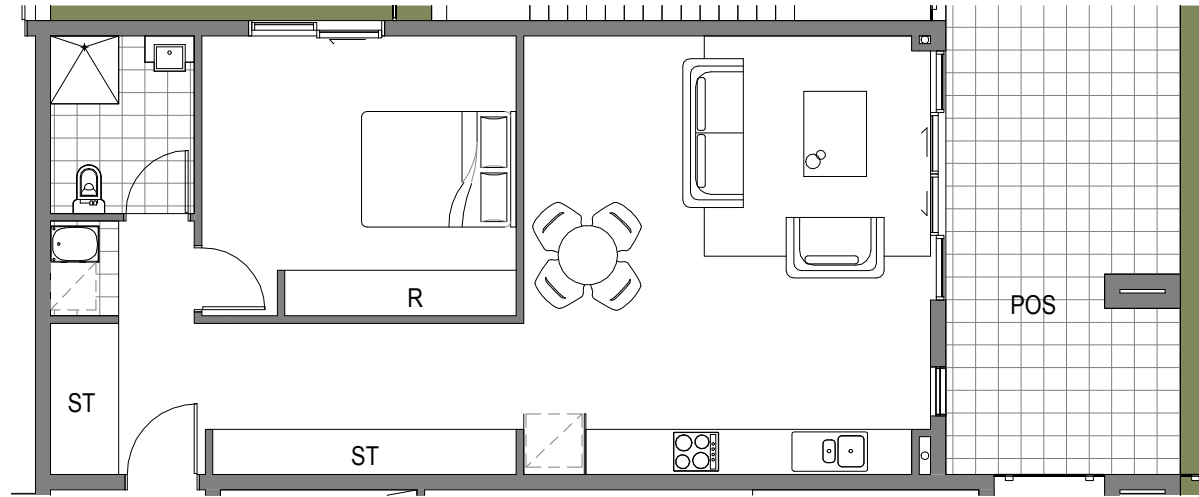
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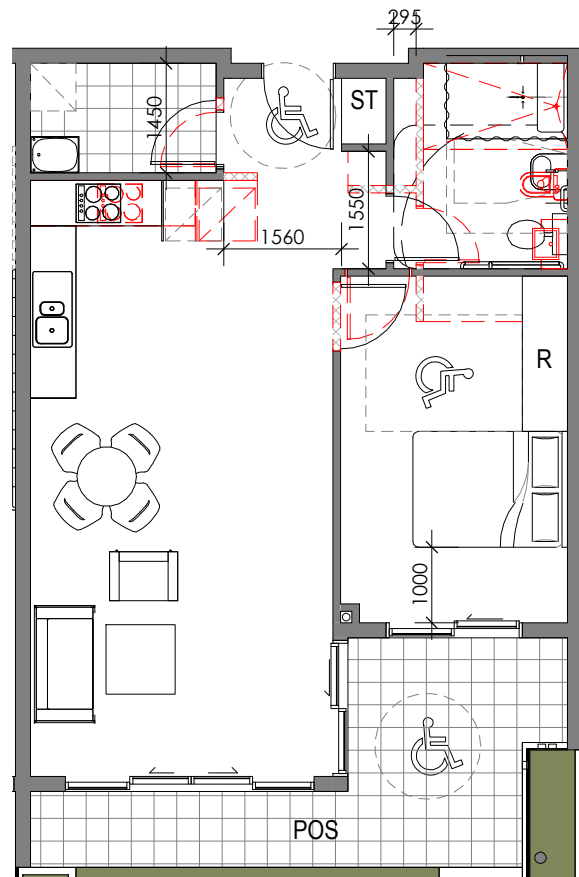
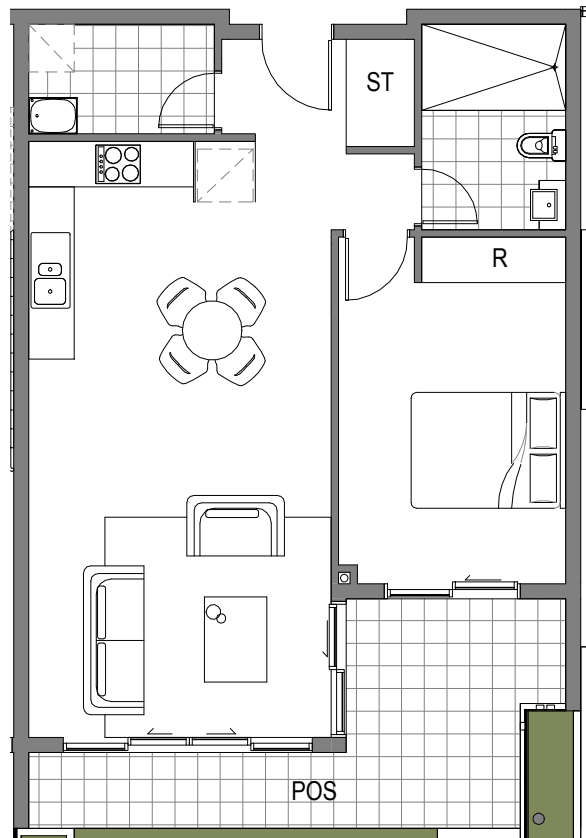


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1 PRE-ADAPTATION UNIT G.03
1 : 100

2 POST-ADAPTATION UNIT G.03
1 : 100



Kitchen sink to be adjustable from 750mm-850mm in height, or replaceable;

Kitchen sink bowl shall be max 150mm deep or be replaceable;

The tap set shall have levers or sensor plate controls located no greater than 300mm from the front of the bench;

Provide compliant door hardware be located at a suitable location in accordance with AS1428.1-2009 –

- D-pull or D-lever type handles with a return;
- Have a minimum 35-45mm clearance between the handle and the backplate of the door face;
- Be located between 900-1100mm AFFL.

Hardware to be operable with one hand and located 900- 1100mm AFFL.

B 14.12.2015 DEVELOPMENT APPLICATION
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PROJECT TITLE
61-63 MOUNTFORD AVENUE
GUILDFORD NSW 2161

PROJECT NUMBER DRAWING NUMBER REVISION
2015-26 DA 500 B

DRAWING TITLE
PRE AND POST ADAPTATION LAYOUTS
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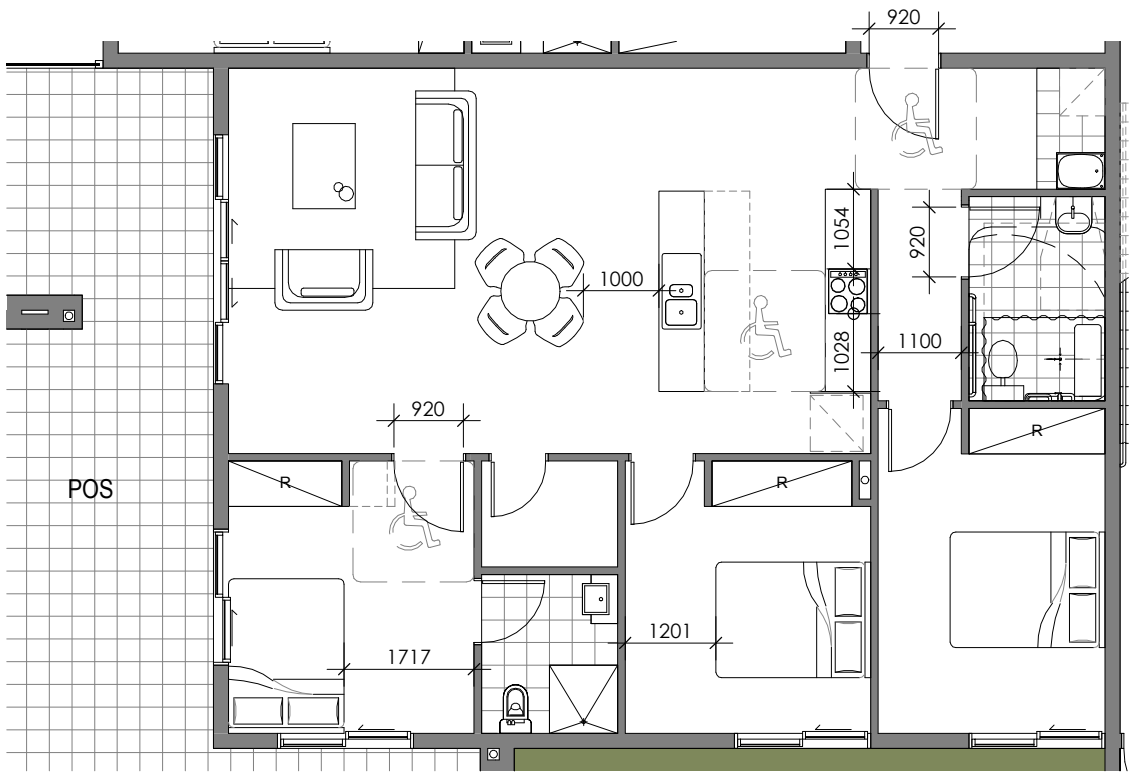
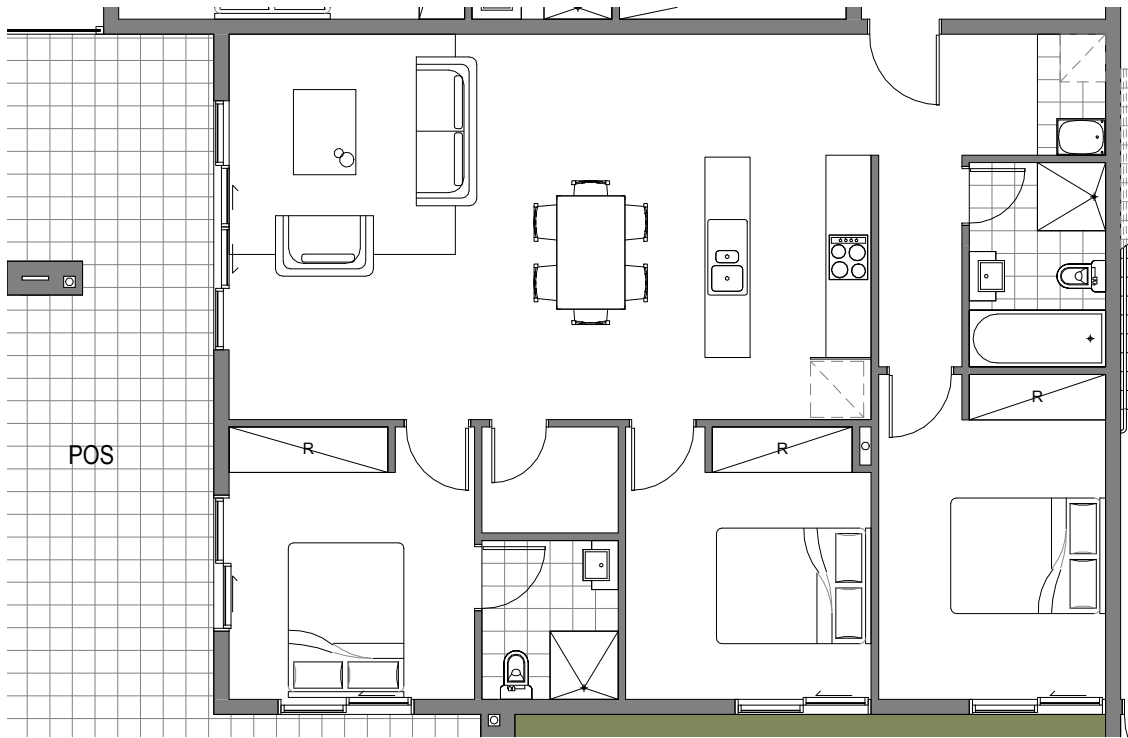
3 PRE-ADAPTATION UNIT G.06
1 : 100

4 POST-ADAPTATION UNIT G.06
1 : 100

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Metres

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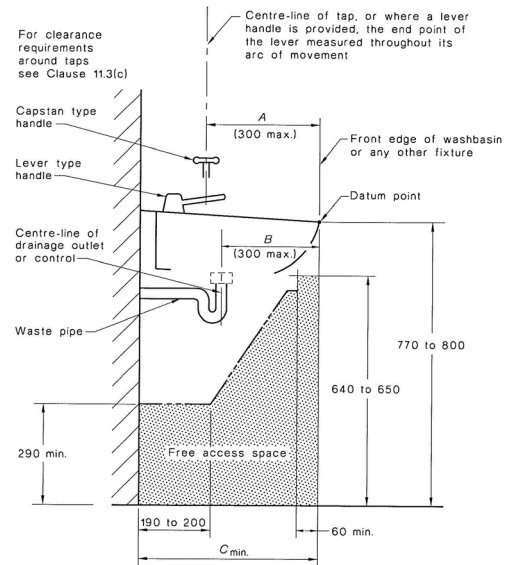
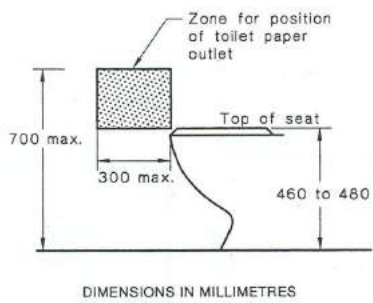
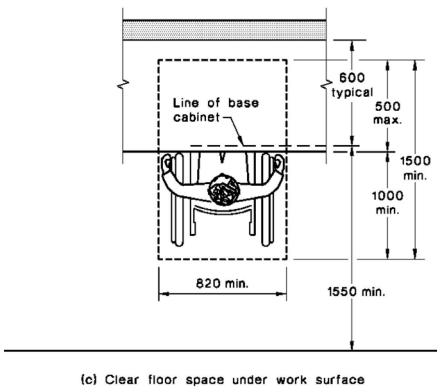
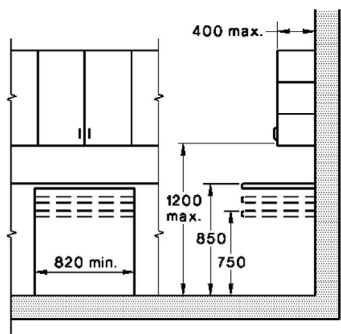
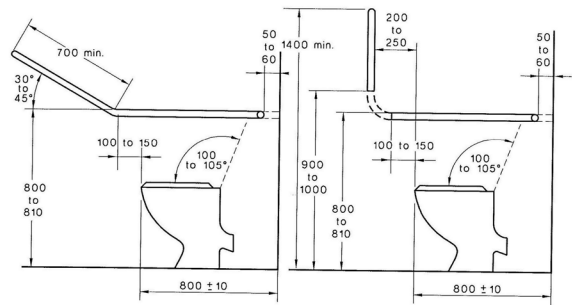


1 PRE-ADAPTATION UNIT G.07

1 : 100

2 POST-ADAPTATION UNIT G.07

1 : 100



LEGEND:
C_{min} = the greater of A or B + 190 mm
--- Outer limits of obstructions beneath the washbasin

NOTE: The dimensions of the unobstructed space beneath the washbasin are critical dimensions.

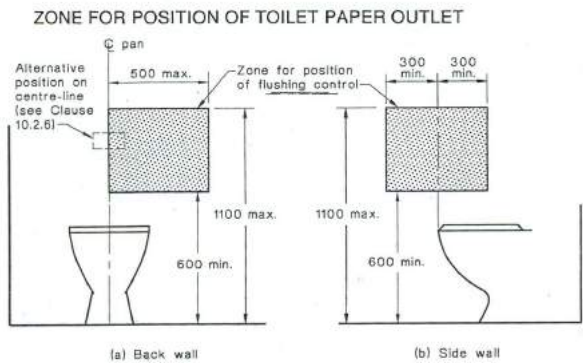
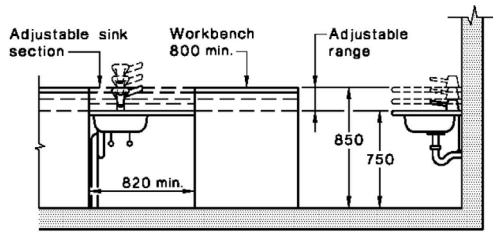
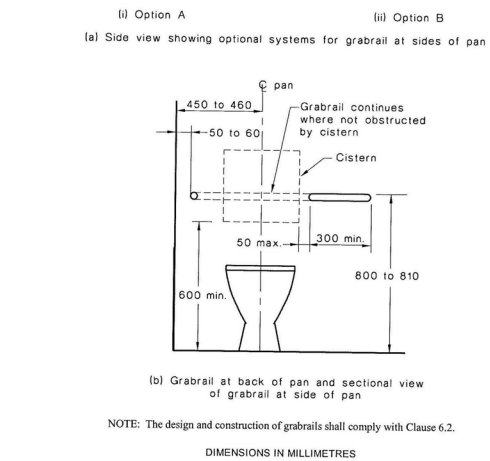


FIGURE 21 POSITIONS OF GRABRAILS IN WATER CLOSETS (WCs)

FIGURE 4.9 SINKS AFTER MODIFICATION

FIGURE 23 POSITION OF WASHBASIN AND FIXTURES, AND OUTER LIMIT OF OBSTRUCTIONS BENEATH THE WASHBASIN

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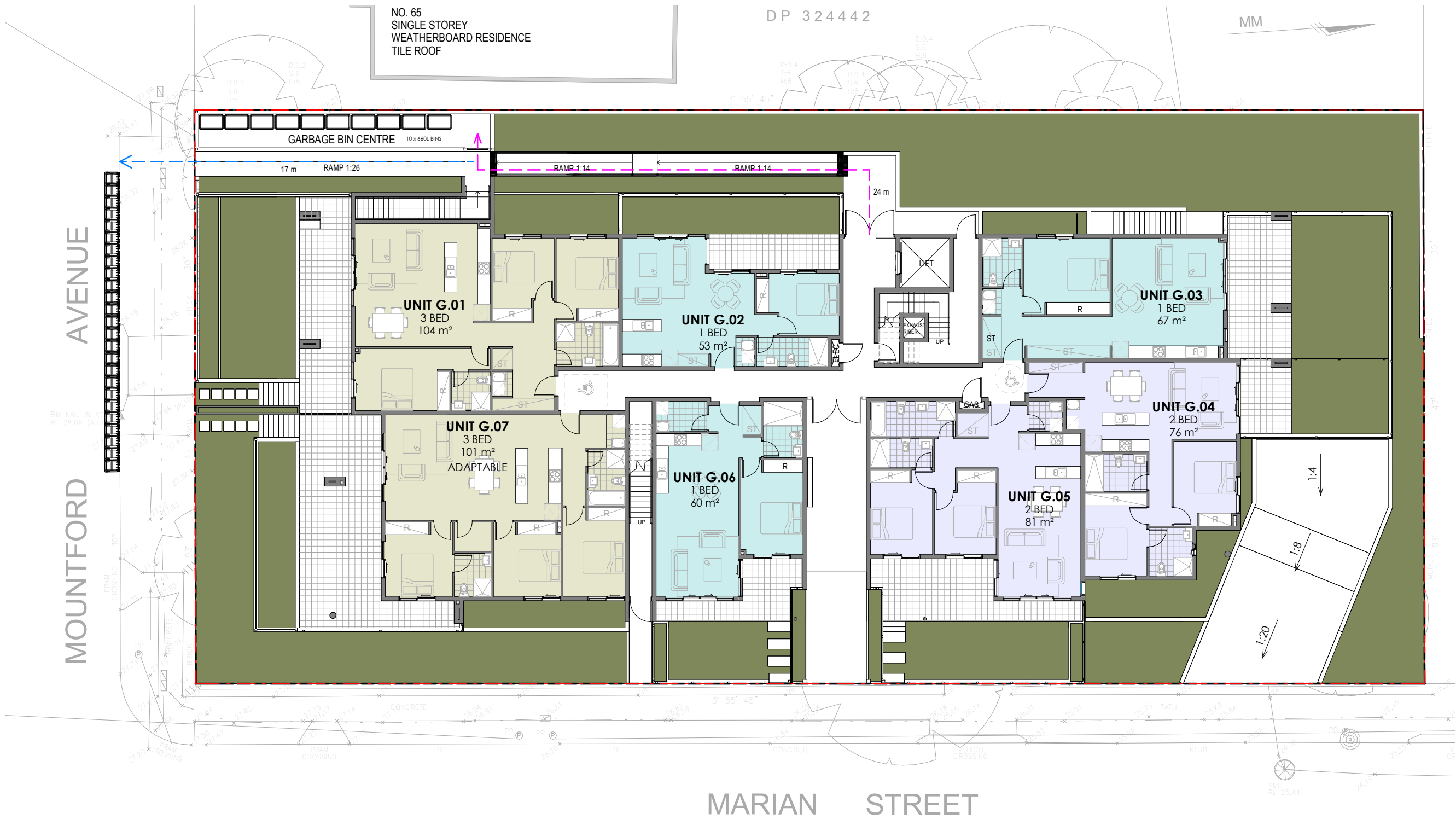
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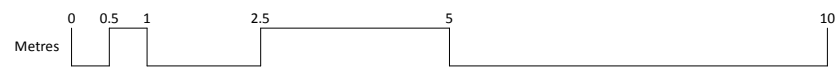
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1 BIN TRANSFER ROUTE

1 : 200

--- BIN TRANSFER ROUTE FROM GARBAGE ROOM
TO BIN COLLECTION POINT

--- BIN TRANSFER ROUTE FROM UNITS
TO GARBAGE ROOM





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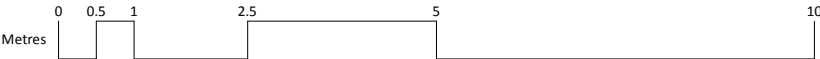
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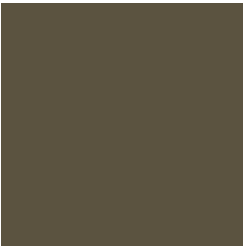
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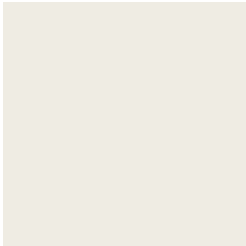
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1 DULUX Walnut Hull



2 DULUX Warm Neutral



3 DULUX Natural White B1



4 COLORBOND Windspray



5 DULUX Domino GR10



6 COLORBOND Woodland Grey DULUX

