

# Assessor Certificate



## Multiple Dwellings

Assessed and issued in accordance with the BASIX Thermal Comfort Protocol for the Simulation Method

<b>Date:</b>	21 May 2018	<b>BSA File ref:</b>	13677
<b>Assessor</b>			
<b>Name:</b>	Gavin Chambers	<b>Company:</b>	Building Sustainability Assessments
<b>Assessor #:</b>	BDAV/13/1491		
<b>Address:</b>	7 William Street, HAMILTON NSW 2303		
<b>Phone:</b>	(02) 4962 3439	<b>Email:</b>	enquiries@buildingsustainability.net.au
<b>Declaration of interest in the project design:</b>	None		
<b>Project</b>			
<b>Address:</b>	25 Clement Street		
	GLOUCESTER NSW 2422	<b>Climate Zone:</b>	28
<b>Assessment</b>			
<b>Software:</b>	BERS Pro 4.3		Affix assessor stamp

**Documentation**  
All details, upon which this assessment has been based, are included in the project documentation that has been stamped and signed by the Assessor issuing this certificate, as identified below:

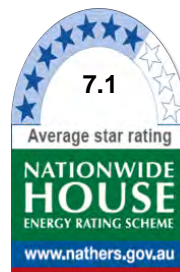
**Drawings used for this assessment:**

(Title, Ref.#, Revision, Issue date, etc)

DEN-AD Design & Co Manns + Troup Job No. 200 09/05/2018

**Thermal Performance Specification (copy on page 2)**

Attached to the drawings and is on page: DA61



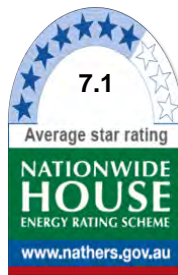
Certificate no.: 0002760980  
Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BDAV/13/1491  
Certificate date: 21 May 2018

Dwelling Address:  
25 Clement Street  
Gloucester, NSW  
2422



[www.nathers.gov.au](http://www.nathers.gov.au)

Thermal performance specifications					Certificate #	0002760980	Page 1 of 3
Unit No.	Floor Areas		Predict. loads (MJ/M <sup>2</sup> /y)		Star Rating	Basix Floor Type and Area m <sup>2</sup>	
	Cond.	Uncond.	Heat	Cool			
1	92	0	32	23	7.4	SOG: 92,	
2	92	0	31	20	7.7	SOG: 92,	
3	106	4	37	40	6.4	SOG: 110,	
4	106	4	37	40	6.4	SOG: 110,	
5	92	0	32	23	7.4	SOG: 92,	
6	92	0	31	20	7.7	SOG: 92,	
7	106	4	37	40	6.4	SOG: 110,	
8	92	0	32	23	7.4	SOG: 92,	
9	92	0	31	20	7.7	SOG: 92,	
10	92	0	32	24	7.4	SOG: 92,	
11	92	0	43	23	7.0	SOG: 92,	
12	106	4	42	39	6.4	SOG: 110,	
13	92	0	32	24	7.4	SOG: 92,	
14	92	0	43	23	7.0	SOG: 92,	
15	106	4	44	35	6.4	SOG: 110,	

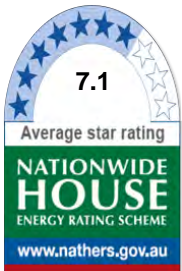


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May 2018		BSA Reference: 13677	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
<b>Important Note</b>			
<i>The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.          If different construction elements are applied then the Assessor Certificate is no longer valid.</i>			
<b>Thermal Performance Specifications (does not apply to garage)</b>			
<b>External Wall Construction</b>		<i>Added Insulation</i>	
Brick Veneer			R2.0
<b>Internal Wall Construction</b>		<i>Added Insulation</i>	
Plasterboard on studs		R2.0 to walls adjacent to garage	
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)		R2.0 + R2.0	
<b>Ceiling Construction</b>		<i>Added Insulation</i>	
Plasterboard		R3.5 to ceilings adjacent to roof space	
<b>Roof Construction</b>		<i>Added Insulation</i>	
<b>Colour</b>			
Metal	Any		Foil + R1.0 blanket
<b>Floor Construction</b>		<i>Added Insulation</i>	
	<i>Covering</i>		
Concrete (Waffle Pod)	As drawn		None
<b>Windows</b>			
	<i>Glass and frame type</i>	<i>U Value</i>	<i>SHGC Range</i> <i>Area sq m</i>
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63    As drawn
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77    As drawn
<i>Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors          Type B windows are double hung windows, sliding windows &amp; doors, fixed windows, stacker doors, louvres</i>			
<b>Skylights</b>		<i>U Value</i>	<i>SHGC</i> <i>Area sq m</i>
<i>U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified</i>			
<b>External Window Shading</b>		<i>(eaves, verandahs, pergolas, awnings etc)</i>	
All shade elements modelled as drawn			
<b>Ceiling Penetrations</b>		<i>(downlights, exhaust fans, flues etc)</i>	
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

Unit No.	Floor Areas		Predict. loads (MJ/M <sup>2</sup> /y)		Star Rating	Basix Floor Type and Area m <sup>2</sup>
	Cond.	Uncond.	Heat	Cool		
16	93	0	40	25	7.1	SOG: 93,
17	93	0	37	25	7.2	SOG: 93,
18	93	0	30	18	7.9	SOG: 93,
19	93	0	30	18	7.9	SOG: 93,
20	93	0	38	27	7.1	SOG: 93,
21	116	0	38	34	6.8	SOG: 116,
22	116	0	43	36	6.4	SOG: 116,
23	92	0	24	24	7.9	SOG: 92,
24	92	0	25	25	7.7	SOG: 92,
25	116	0	47	35	6.3	SOG: 116,
26	92	0	31	24	7.5	SOG: 92,
27	92	0	37	23	7.4	SOG: 92,
28	92	0	50	24	6.7	SOG: 92,



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# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Multi Dwelling

Certificate number: 928427M

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

Secretary

Date of issue: Monday, 21 May 2018

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



Project summary		
Project name	13677	
Street address	25 Clement Street Gloucester 2422	
Local Government Area	Mid-Coast Council	
Plan type and plan number	deposited 1227815	
Lot no.	40-41	
Section no.	-	
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	28	
No. of single dwelling houses	0	
Project score		
Water	✓ 40	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 45	Target 45

Certificate Prepared by



(ABN: 27 131 950 064)




Ph: 02 4962 3439

Email: [enquiries@buildingsustainability.net.au](mailto:enquiries@buildingsustainability.net.au)

Revision of Certificates not lodged within 3 months of the date of issue will incur further BASIX issuing fees.

# Description of project

Project address	
Project name	13677
Street address	25 Clement Street Gloucester 2422
Local Government Area	Mid-Coast Council
Plan type and plan number	deposited 1227815
Lot no.	40-41
Section no.	-
Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	28
No. of single dwelling houses	0
Site details	
Site area (m <sup>2</sup> )	24000
Roof area (m <sup>2</sup> )	5198
Non-residential floor area (m <sup>2</sup> )	0.0
Residential car spaces	92
Non-residential car spaces	0

Common area landscape	
Common area lawn (m <sup>2</sup> )	1000.0
Common area garden (m <sup>2</sup> )	1000.0
Area of indigenous or low water use species (m <sup>2</sup> )	0.0
Assessor details	
Assessor number	BDAV/13/1491
Certificate number	0002760980
Climate zone	28
Project score	
Water	 40 Target 40
Thermal Comfort	 Pass Target Pass
Energy	 45 Target 45

## Description of project

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

### Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1	2	92.0	0.0	60.0	0.0
5	2	92.0	0.0	60.0	0.0
9	2	92.0	0.0	60.0	0.0
13	2	92.0	0.0	60.0	0.0
17	2	93.0	0.0	60.0	0.0
21	3	116.0	0.0	60.0	0.0
25	3	116.0	0.0	60.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
2	2	92.0	0.0	60.0	0.0
6	2	92.0	0.0	60.0	0.0
10	2	92.0	0.0	60.0	0.0
14	2	92.0	0.0	60.0	0.0
18	2	93.0	0.0	60.0	0.0
22	3	116.0	0.0	60.0	0.0
26	2	92.0	0.0	60.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
3	3	106.0	4.0	60.0	0.0
7	3	106.0	4.0	60.0	0.0
11	2	92.0	0.0	60.0	0.0
15	3	106.0	4.0	60.0	0.0
19	2	93.0	0.0	60.0	0.0
23	2	92.0	0.0	60.0	0.0
27	2	92.0	0.0	60.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
4	3	106.0	4.0	60.0	0.0
8	2	92.0	0.0	60.0	0.0
12	3	106.0	4.0	60.0	0.0
16	2	93.0	0.0	60.0	0.0
20	2	93.0	0.0	60.0	0.0
24	2	92.0	0.0	60.0	0.0
28	2	92.0	0.0	60.0	0.0

**No common areas specified.**

# Schedule of BASIX commitments

## 1. Commitments for multi-dwelling houses

### (a) Dwellings

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

## 2. Commitments for single dwelling houses

## 3. 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 multi-dwelling houses

#### (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: <ul style="list-style-type: none"> <li>(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</li> <li>(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.</li> </ul>		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 7.5 but <= 9 L/min)	3 star	3 star	3 star	-	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	individual water tank (no. 1)	Tank size (min) 3000.0 litres	To collect run-off from at least: 100.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	yes	yes	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.		✔	✔

<b>(ii) Energy</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓
(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".		✓	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	✓	✓	✓

	<b>Hot water</b>	<b>Bathroom ventilation system</b>		<b>Kitchen ventilation system</b>		<b>Laundry ventilation system</b>	
<b>Dwelling no.</b>	<b>Hot water system</b>	<b>Each bathroom</b>	<b>Operation control</b>	<b>Each kitchen</b>	<b>Operation control</b>	<b>Each laundry</b>	<b>Operation control</b>
All dwellings	solar (electric boosted) 21 to 25 STCs	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

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
23, 24	1-phase airconditioning 4 Star	-	1-phase airconditioning 4 Star	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes
21, 22, 25	1-phase airconditioning 4 Star	-	1-phase airconditioning 4 Star	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
3, 4, 7, 12, 15	1-phase airconditioning 4 Star	-	1-phase airconditioning 4 Star	-	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes
16, 17, 18, 19, 20	1-phase airconditioning 4 Star	-	1-phase airconditioning 4 Star	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	yes
All other dwellings	1-phase airconditioning 4 Star	-	1-phase airconditioning 4 Star	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no

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

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

<b>(iii) Thermal Comfort</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.	✔	✔	✔

<b>Thermal loads</b>		
Dwelling no.	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
12	42.0	39.0
15	44.0	35.0
16	40.0	25.0
17	37.0	25.0
20	38.0	27.0

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
21	38.0	34.0
22	43.0	36.0
23	24.0	24.0
24	25.0	25.0
25	47.0	35.0
26	31.0	24.0
27	37.0	23.0
28	50.0	24.0
10, 13	32.0	24.0
11, 14	43.0	23.0
18, 19	30.0	18.0
1, 5, 8	32.0	23.0
2, 6, 9	31.0	20.0
All other dwellings	37.0	40.0

Construction of floors and walls					
Dwelling no.	Concrete slab on ground(m <sup>2</sup> )	Suspended floor with open subfloor (m <sup>2</sup> )	Suspended floor with enclosed subfloor (m <sup>2</sup> )	Suspended floor above garage (m <sup>2</sup> )	Primarily rammed earth or mudbrick walls
21,22,25	116	-	-	-	No
3,4,7,12,15	110	-	-	-	No
16,17,18,19,20	93	-	-	-	No
All other dwellings	92	-	-	-	No

### 3. 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

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

## Notes

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

## Legend

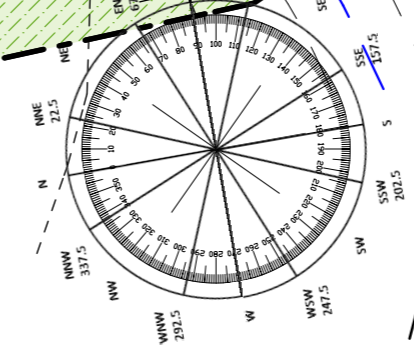
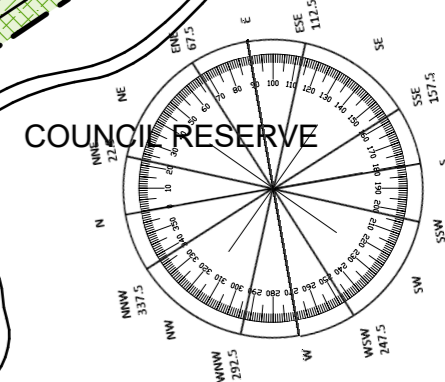
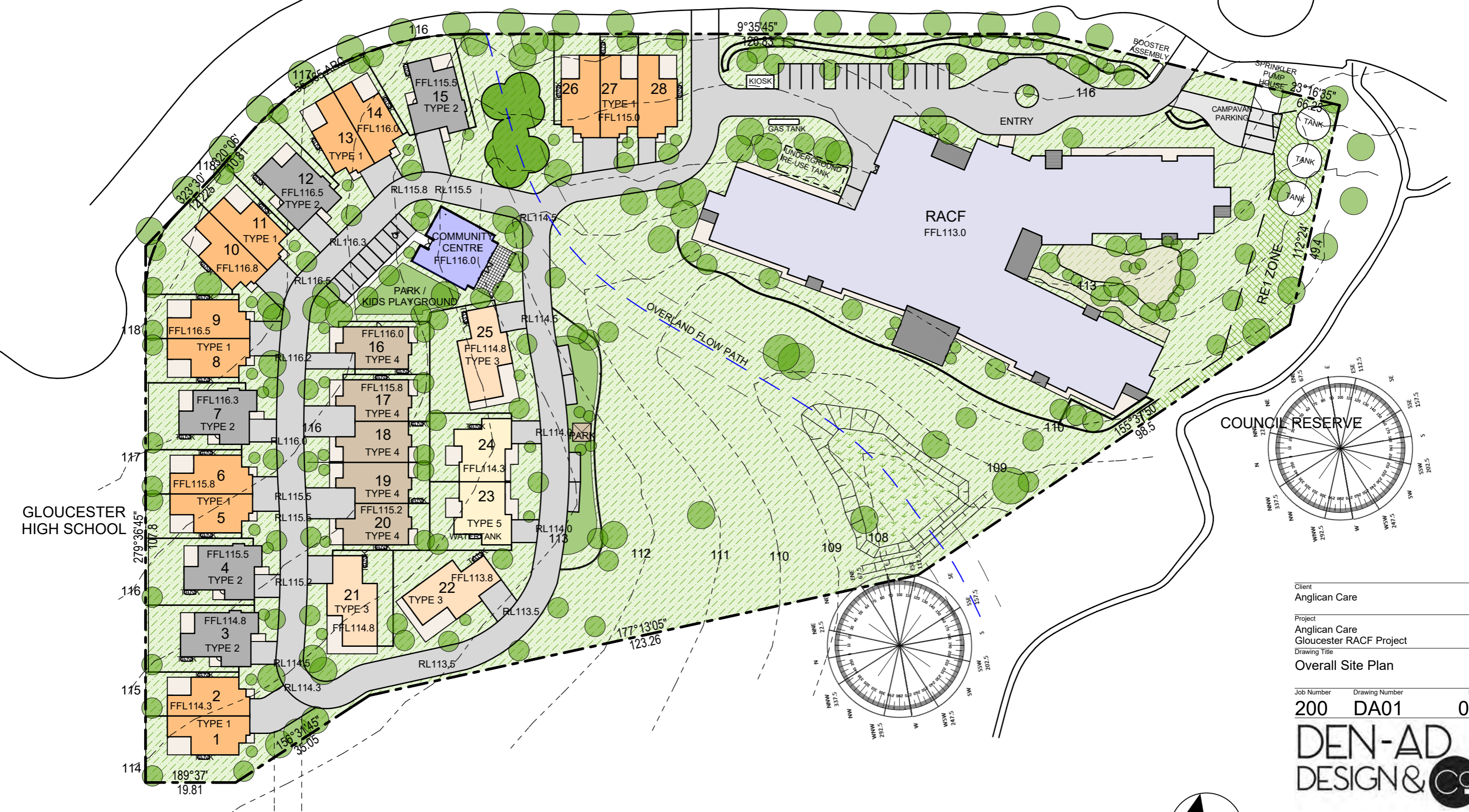
1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC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



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Issue for DA 9/05/2018

# CLEMENT STREET



GLoucester HIGH SCHOOL

COUNCIL RESERVE

Client  
 Anglican Care

Project  
 Anglican Care  
 Gloucester RACF Project

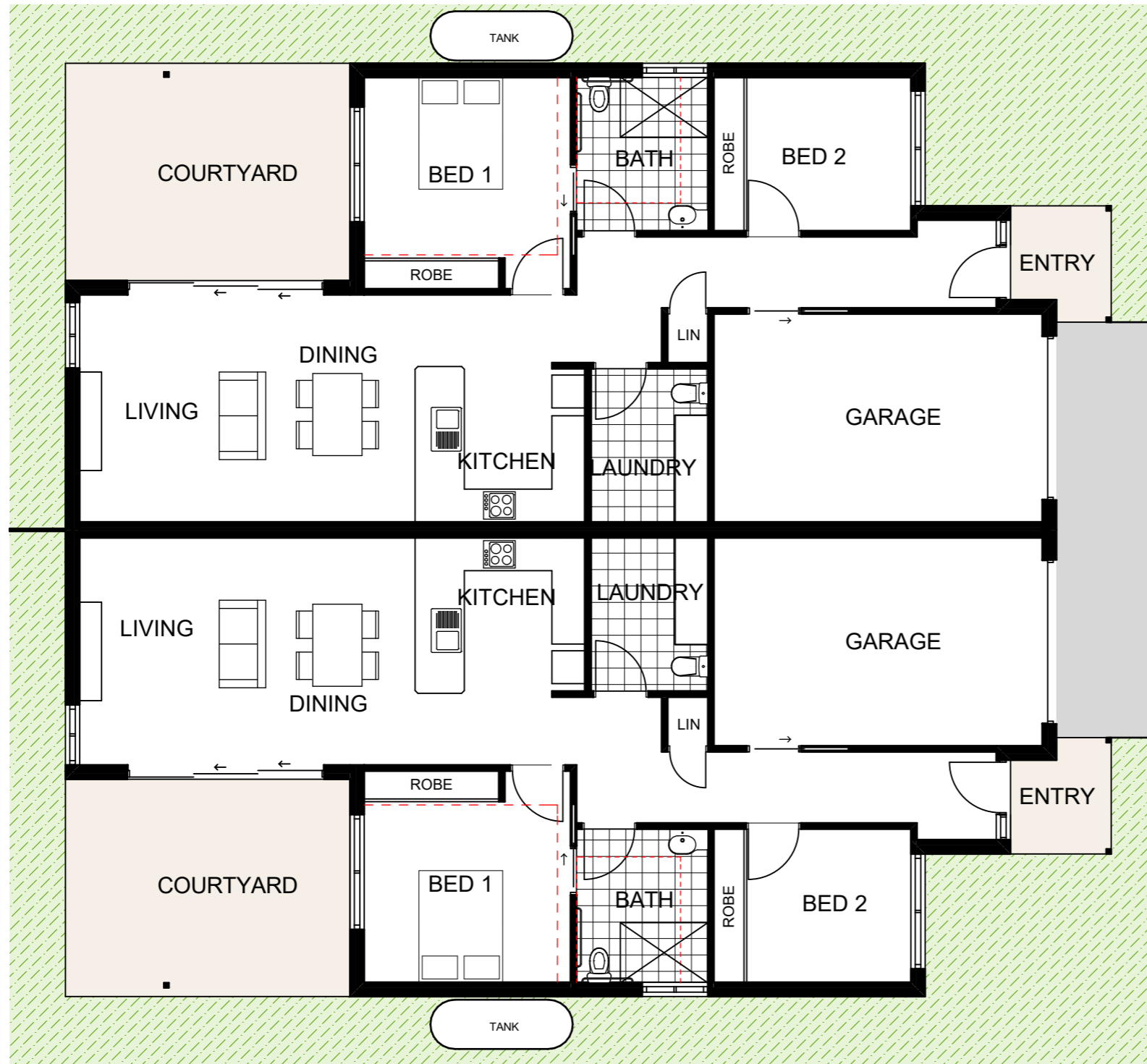
Drawing Title  
 Overall Site Plan

Job Number	Drawing Number	Issue
200	DA01	01

**DEN-AD**  
 DESIGN & CO

**Manns**  
 + Troup

Overall Site Plan  
 SCALE 1:800 @ A3



ILU Floor Plan Type 1  
SCALE 1:100 @ A3



Certificate no.: 0002760980  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDV/13/1491  
 Certificate date: 21 May 2018  
 Dwelling Address:  
 25 Clement Street  
 Gloucester, NSW  
 2422  
[www.nathers.gov.au](http://www.nathers.gov.au)



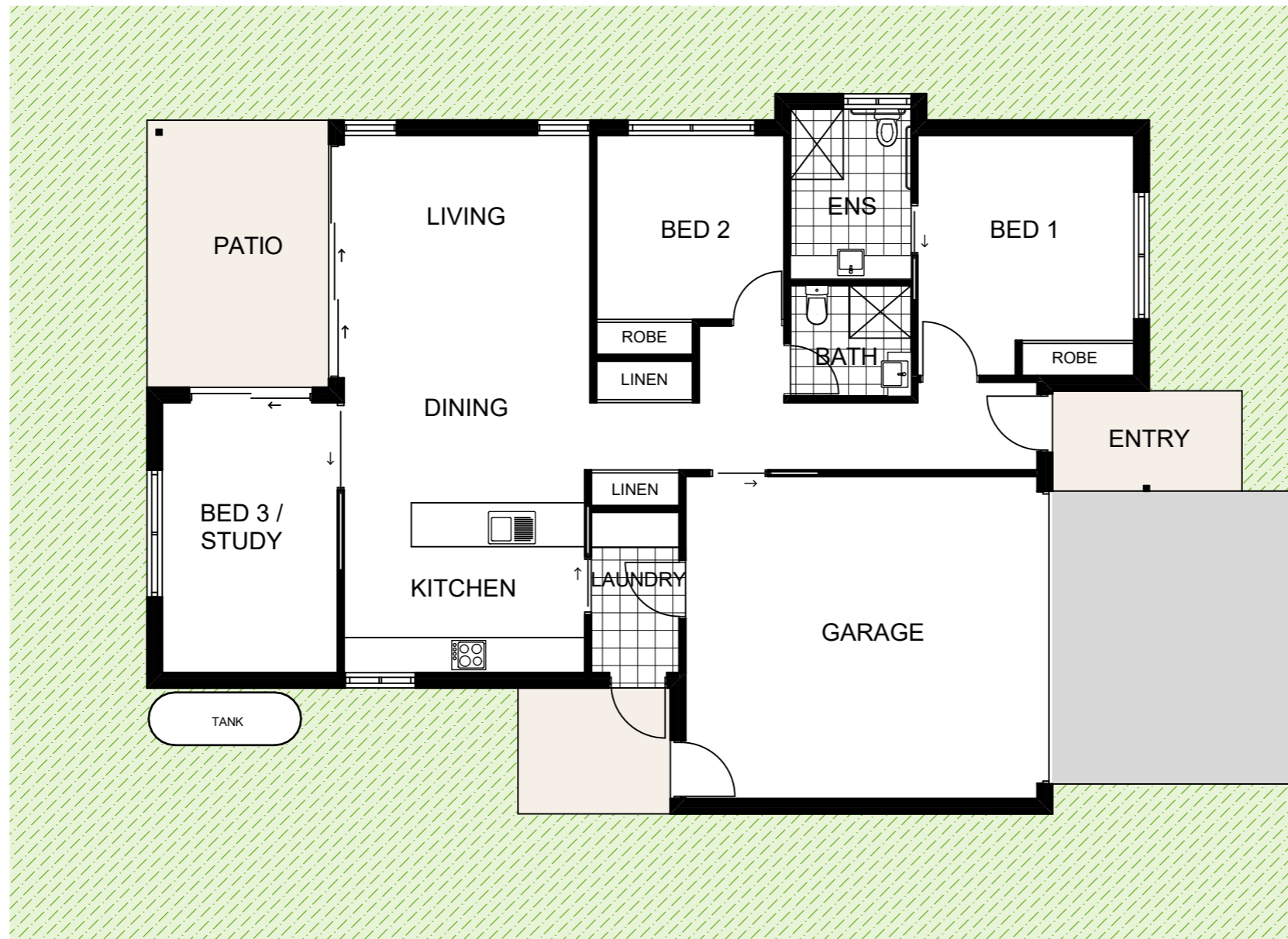
Client  
 Anglican Care

Project  
 Anglican Care  
 Gloucester RACF Project

Drawing Title  
 ILU Type 1

Job Number	Drawing Number	Issue
200	DA41	01





ILU Floor Plan Type 2  
SCALE 1:100 @ A3



Certificate no.: 0002760980  
Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BDAV/13/1491  
Certificate date: 21 May 2018

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Client  
Anglican Care

Project  
Anglican Care  
Gloucester RACF Project

Drawing Title  
ILU Type 2

Job Number	Drawing Number	Issue
200	DA42	01

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ILU Type 3  
SCALE 1:100 @ A3



Certificate no.: 0002760980  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDAV/13/1491  
 Certificate date: 21 May 2018  
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Client  
 Anglican Care

Project  
 Anglican Care  
 Gloucester RACF Project

Drawing Title  
 ILU Type 3

Job Number	Drawing Number	Issue
200	DA43	01



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01 Issue for DA

9/05/2018



ILU Type 4  
SCALE 1:100 @ A3



Certificate no.: 0002760980  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDV/13/1491  
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Client  
 Anglican Care

Project  
 Anglican Care  
 Gloucester RACF Project

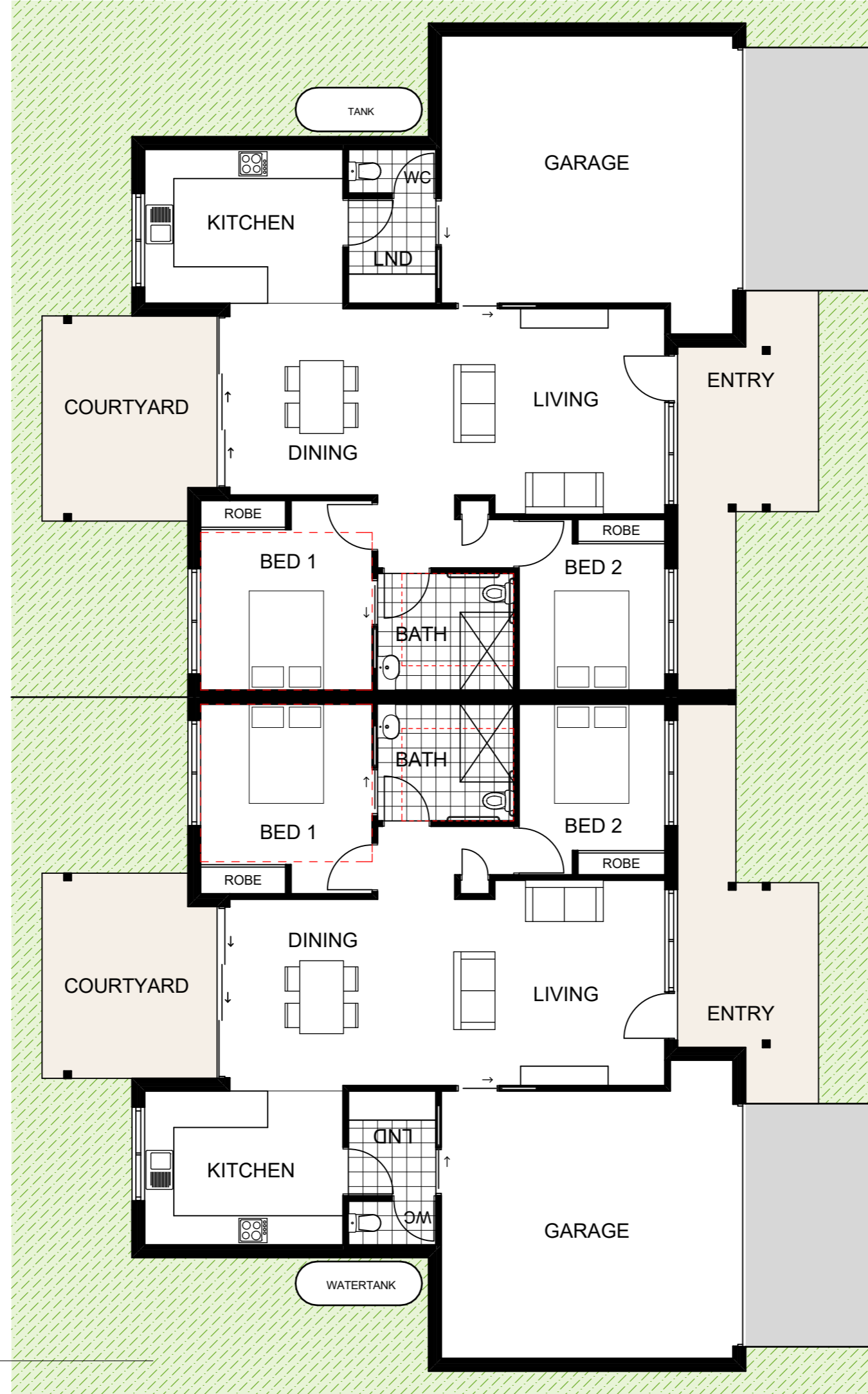
Drawing Title  
 ILU Type 4

Job Number	Drawing Number	Issue
200	DA44	01

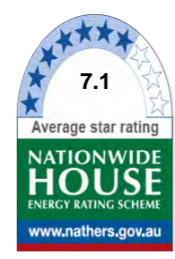


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01 Issue for DA 9/05/2018



ILU Type 5  
SCALE 1:100 @ A3



Certificate no.: 0002760980  
Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BDAV/13/1491  
Certificate date: 21 May 2018

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Client  
Anglican Care

Project  
Anglican Care  
Gloucester RACF Project

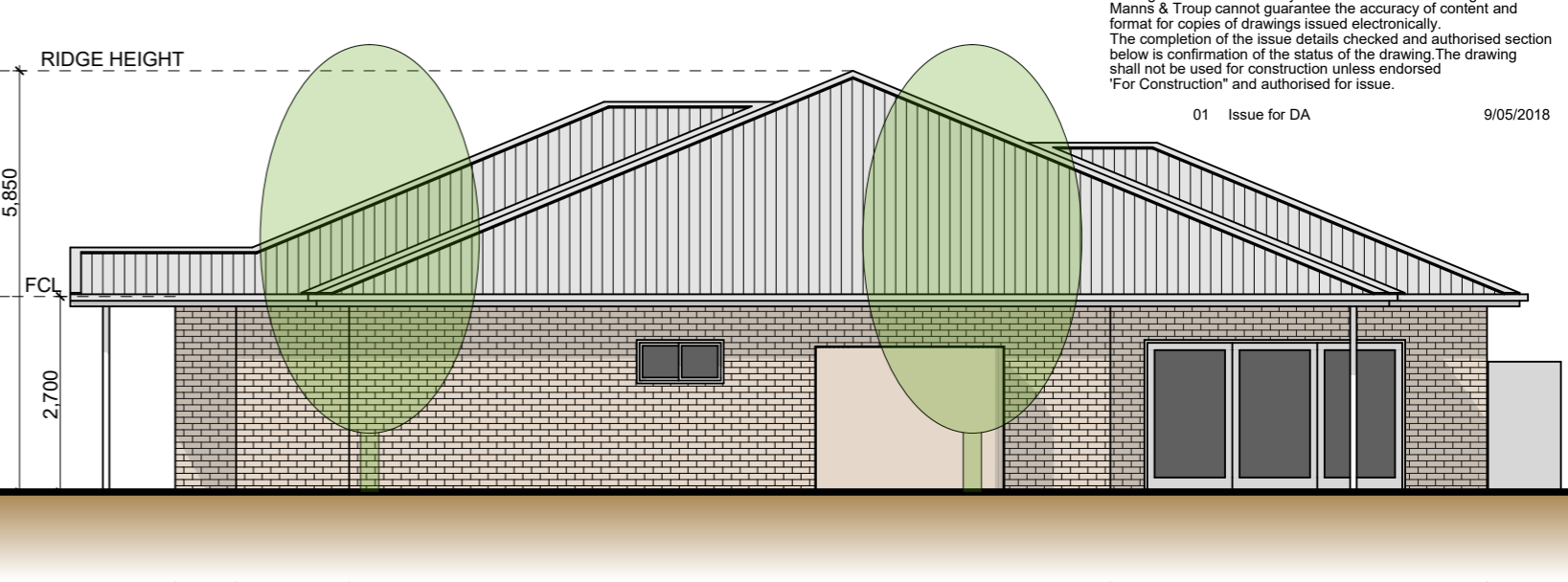
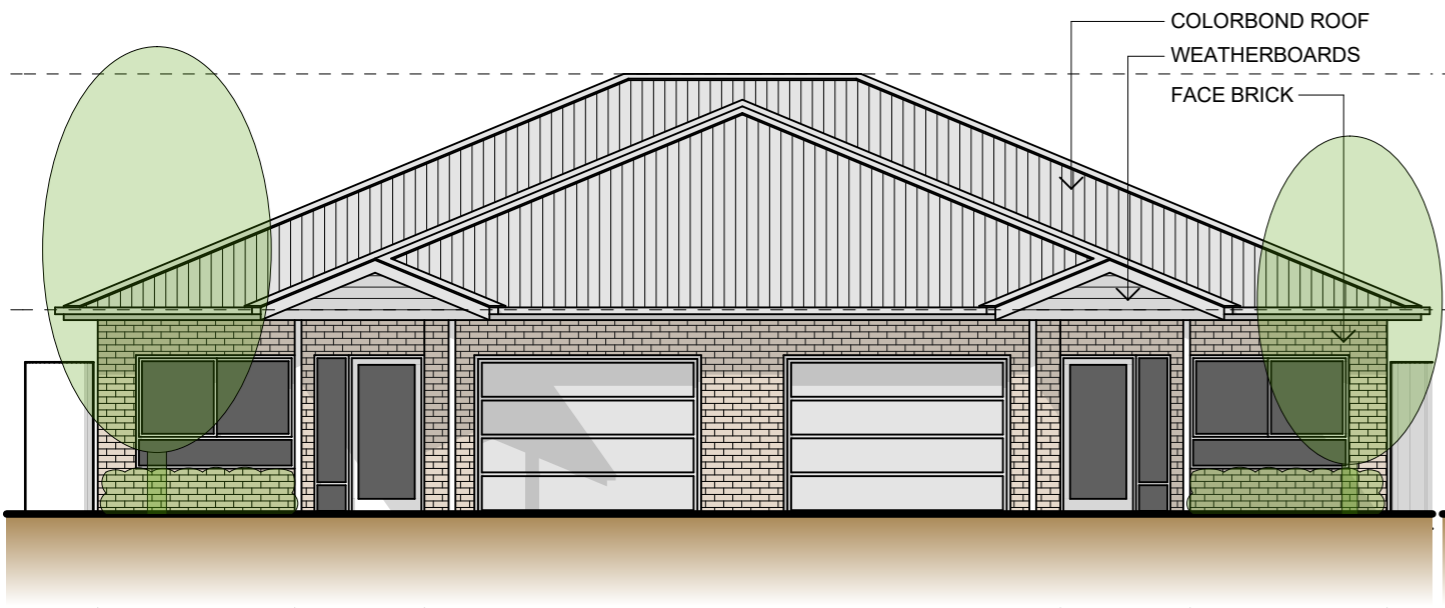
Drawing Title  
ILU Type 5

Job Number	Drawing Number	Issue
200	DA45	01



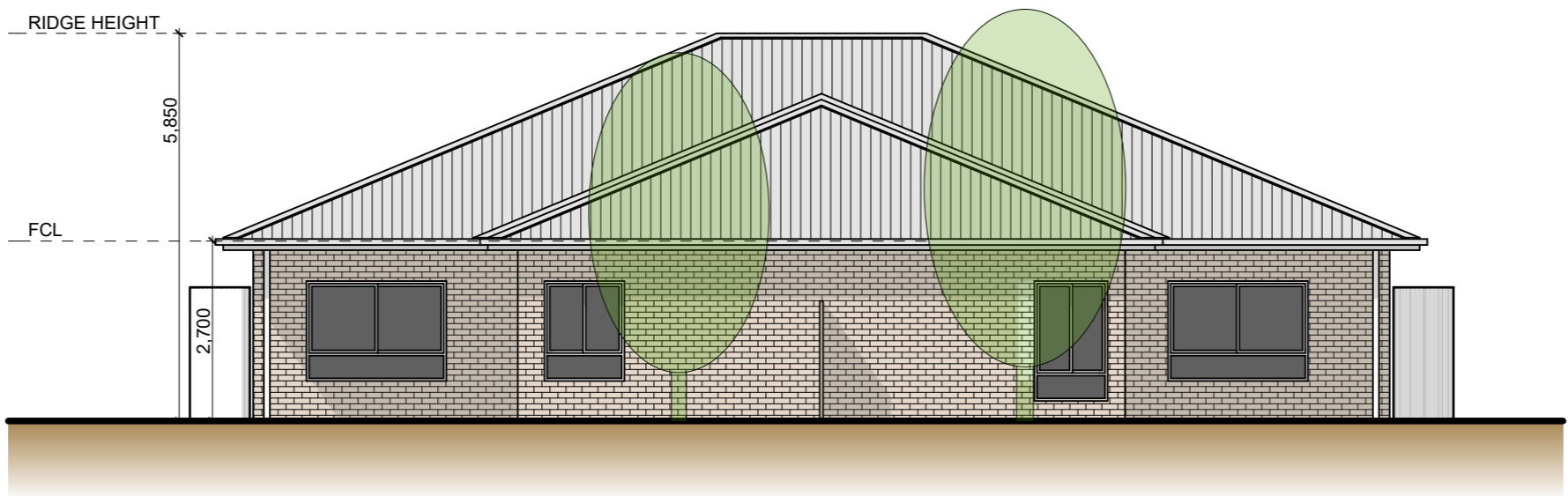
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01 Issue for DA 9/05/2018

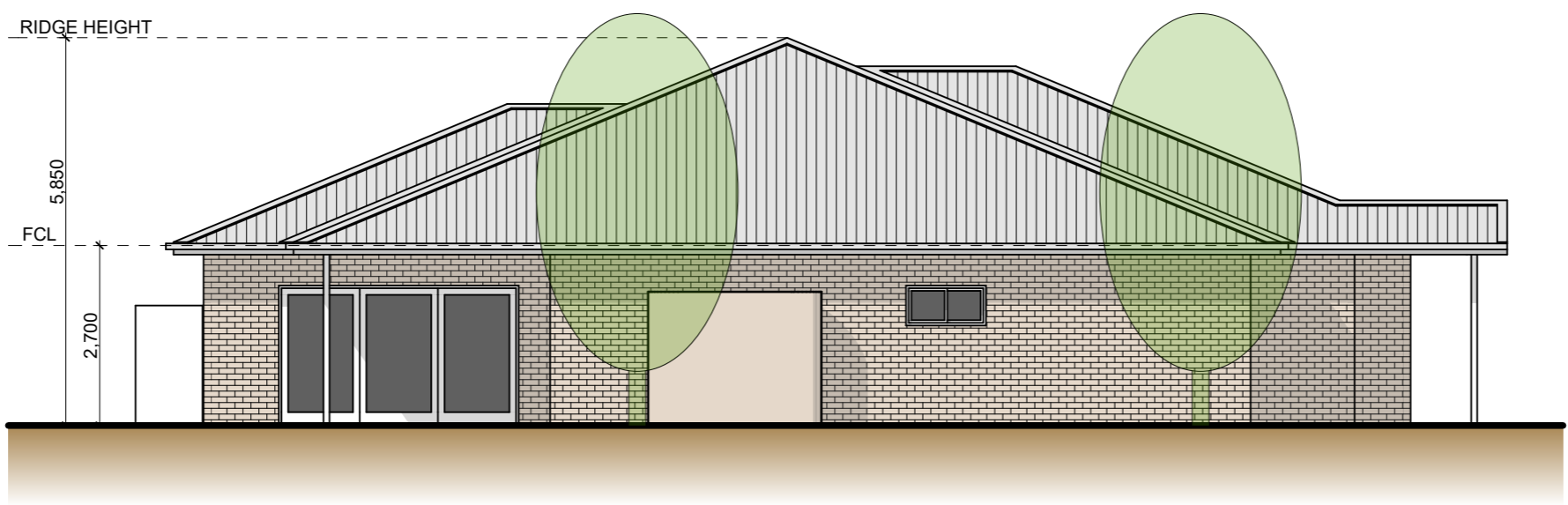


Front Elevation  
SCALE 1:100 @ A3

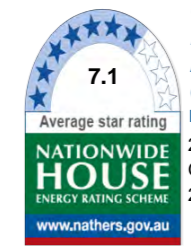
Side Elevation  
SCALE 1:100 @ A3



Rear Elevation  
SCALE 1:100 @ A3



Side 2 Elevation  
SCALE 1:100 @ A3



Certificate no.: 0002760980  
Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BDAV/13/1491  
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Dwelling Address:

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Client  
Anglican Care

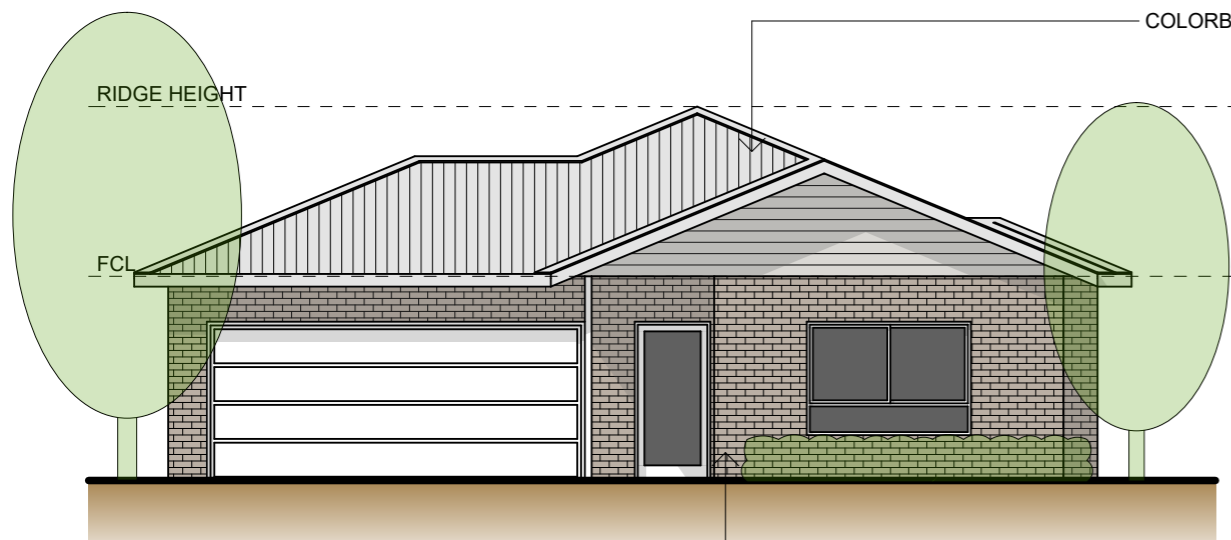
Project  
Anglican Care  
Gloucester RACF Project

Drawing Title  
ILU Type 1 Elevation

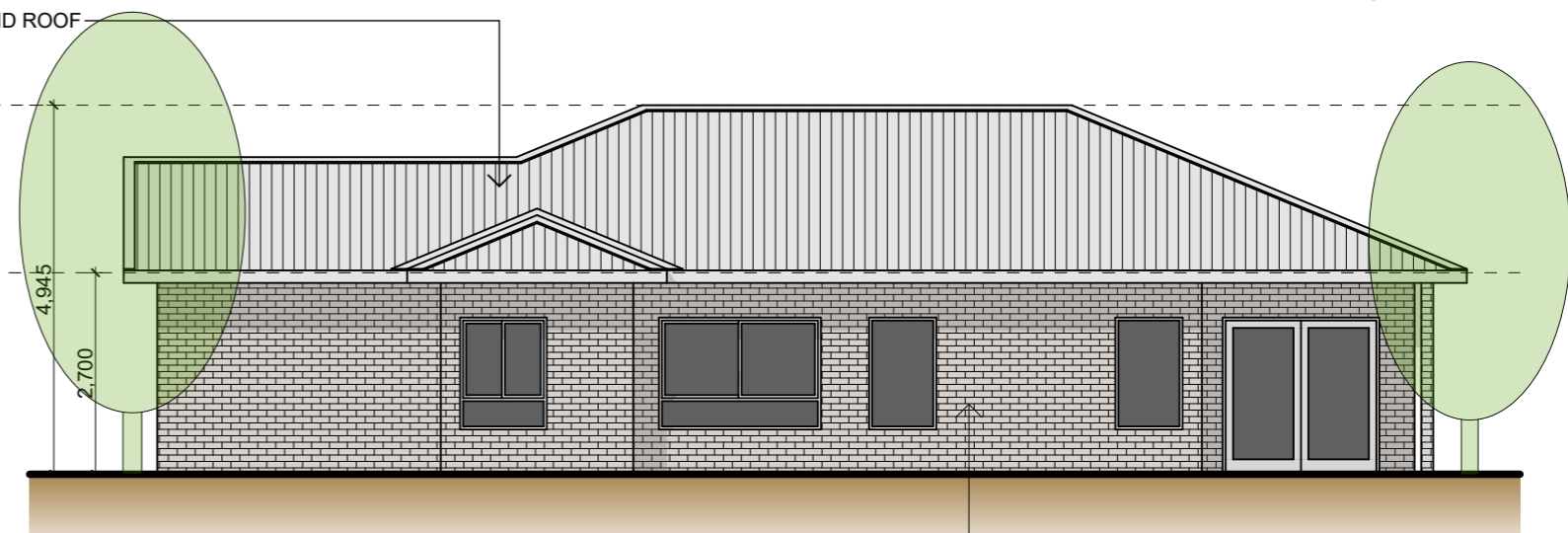
Job Number	Drawing Number	Issue
200	DA51	01



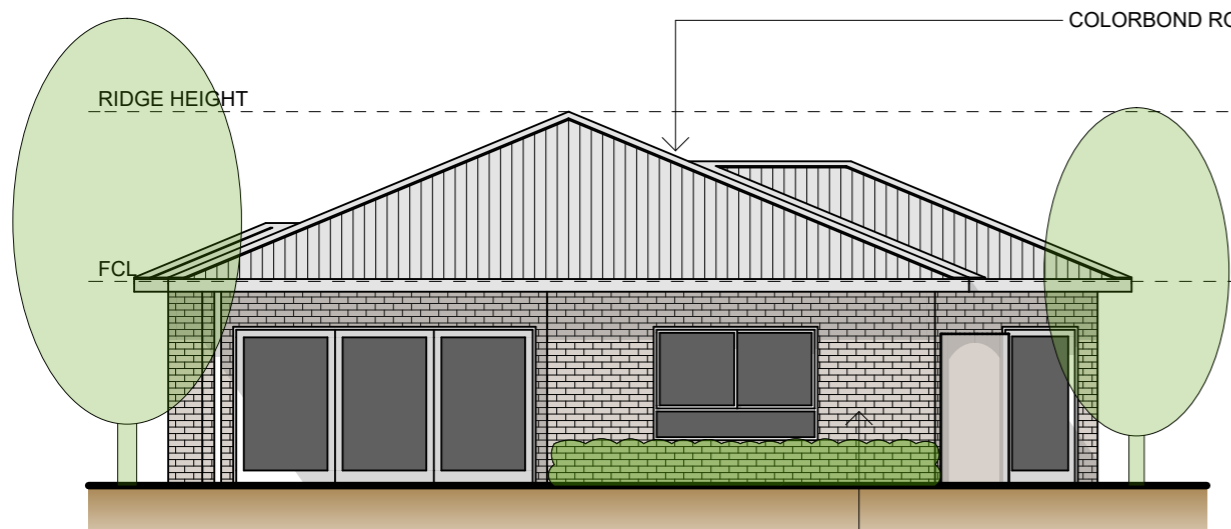
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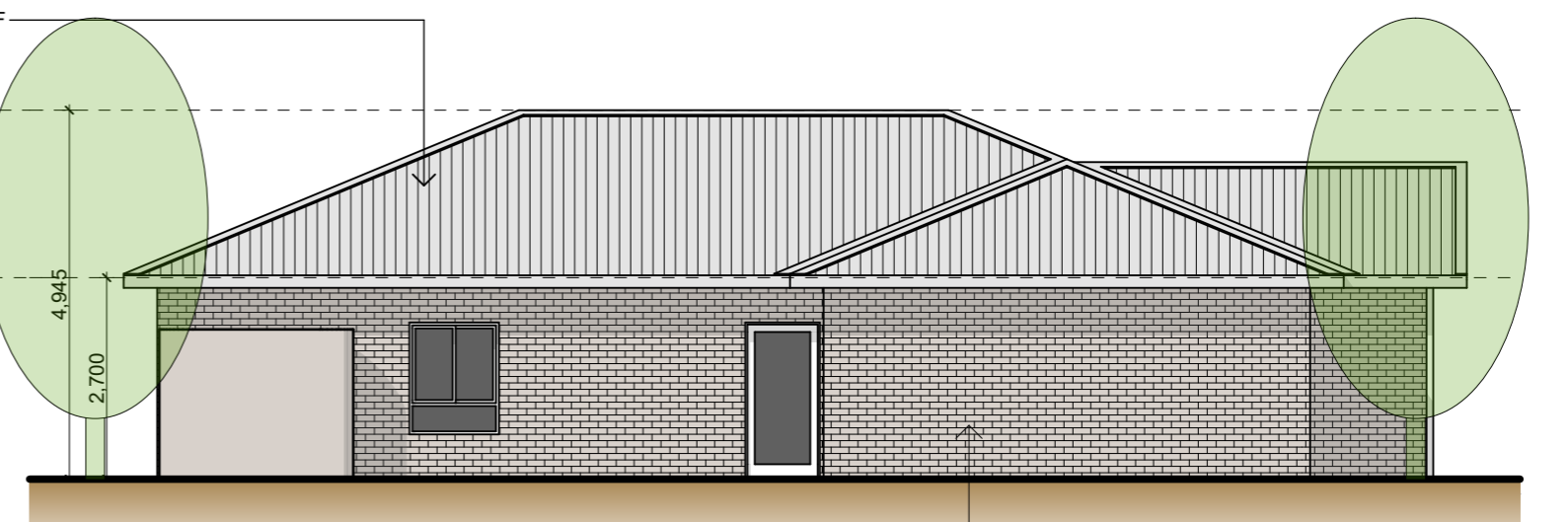
**Front Elevation**  
SCALE 1:100 @ A3



**Side Elevation**  
SCALE 1:100 @ A3



**Rear Elevation**  
SCALE 1:100 @ A3



**Side 2 Elevation**  
SCALE 1:100 @ A3

Client  
Anglican Care

Project  
Anglican Care  
Gloucester RACF Project

Drawing Title  
ILU Type 2 Elevation

Job Number	Drawing Number	Issue
200	DA52	01

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Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BDAV/13/1491  
Certificate date: 21 May 2018  
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Gloucester, NSW  
2422

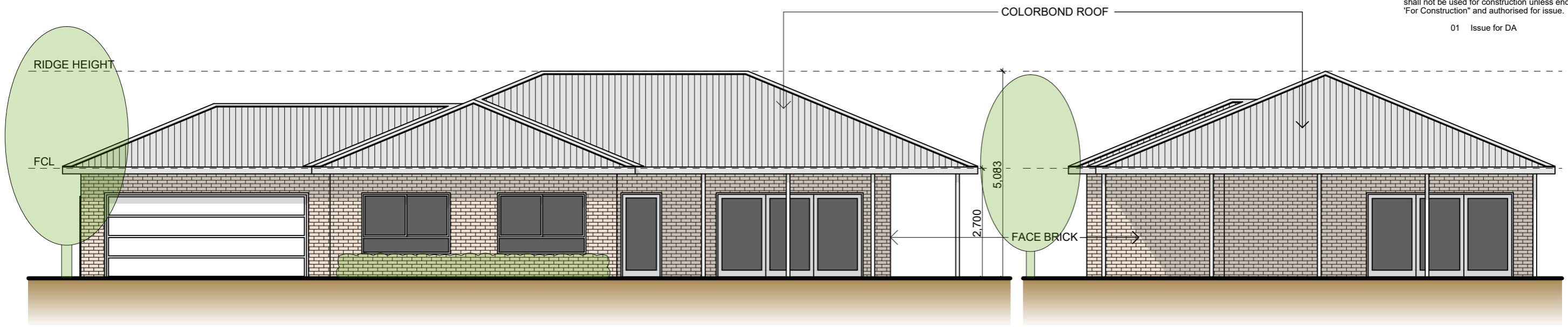
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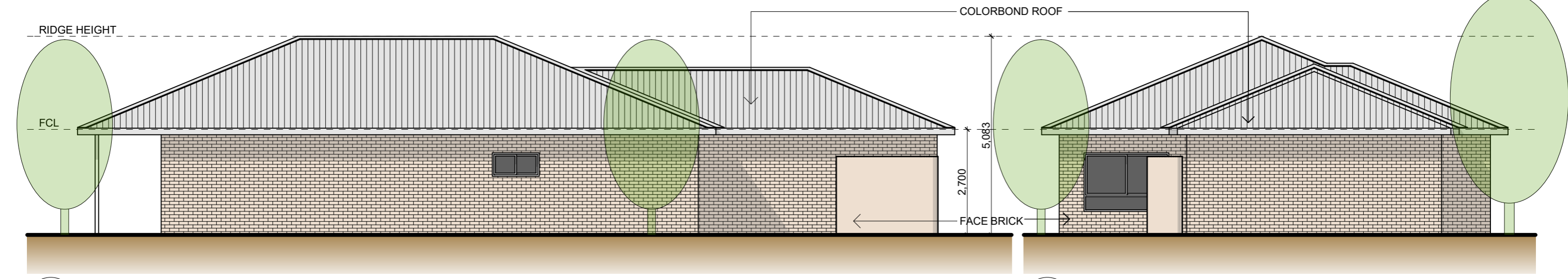
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01 Issue for DA 9/05/2018



Front Elevation  
SCALE 1:100 @ A3

Side Elevation  
SCALE 1:100 @ A3



Rear Elevation  
SCALE 1:100 @ A3

Side 2 Elevation  
SCALE 1:100 @ A3

Client  
Anglican Care

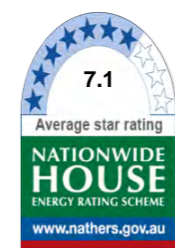
Project  
Anglican Care  
Gloucester RACF Project

Drawing Title  
ILU Type 3 Elevation

Job Number	Drawing Number	Issue
200	DA53	01

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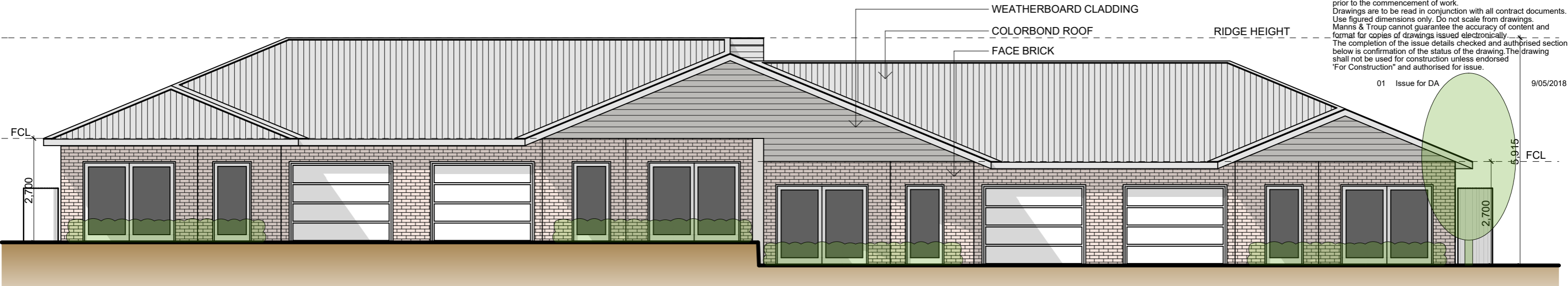
Certificate no.: 0002760980  
Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BDAV/13/1491  
Certificate date: 21 May 2018  
Dwelling Address:  
25 Clement Street  
Gloucester, NSW  
2422



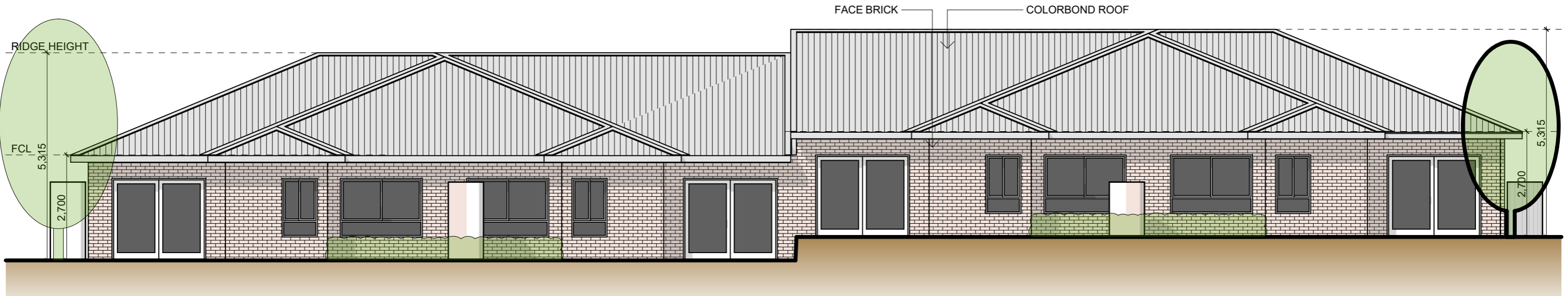
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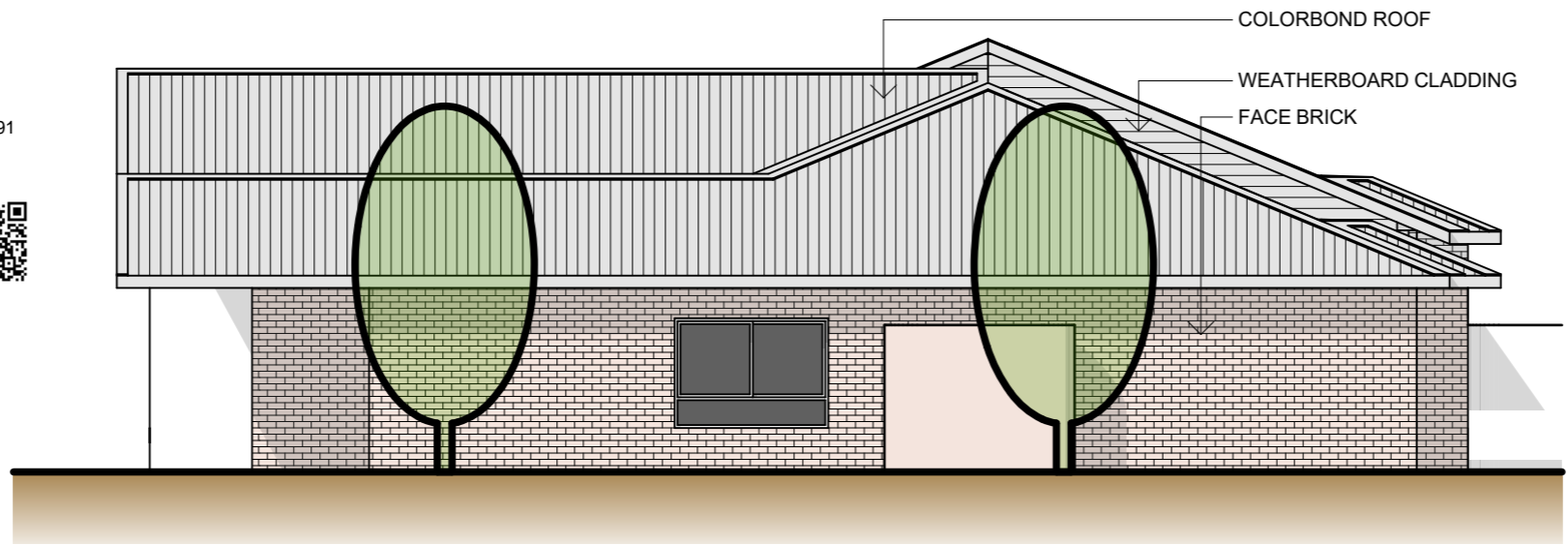
01 Issue for DA 9/05/2018



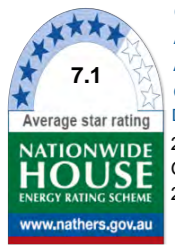
Front Elevation  
SCALE 1:100 @ A3



Rear Elevation  
SCALE 1:100 @ A3



Side Elevation  
SCALE 1:100 @ A3



Certificate no.: 0002760980  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDAV/13/1491  
 Certificate date: 21 May 2018  
 Dwelling Address:  
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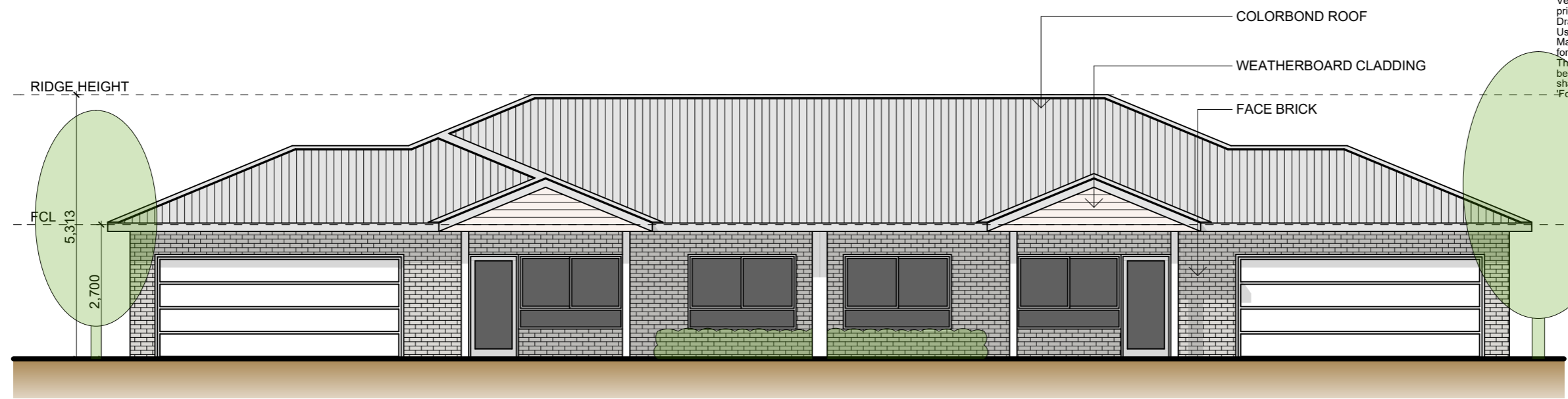
Client  
 Anglican Care  
 Project  
 Anglican Care  
 Gloucester RACF Project  
 Drawing Title  
 ILU Type 4 Elevation

Job Number Drawing Number Issue  
 200 DA54 01

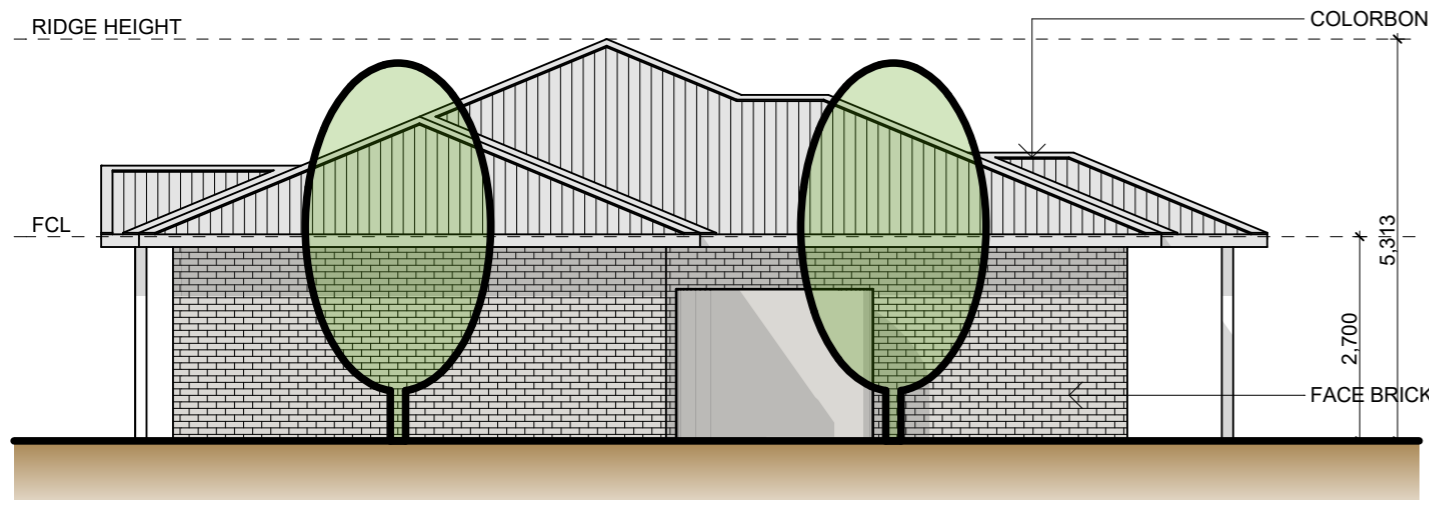


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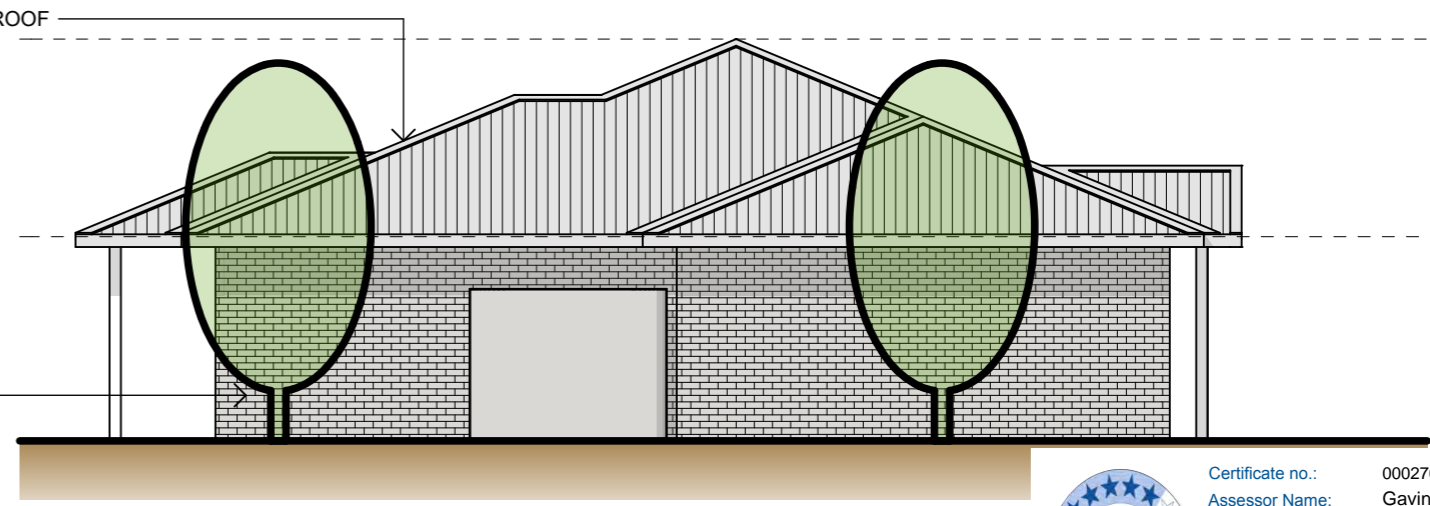
01 Issue for DA 9/05/2018



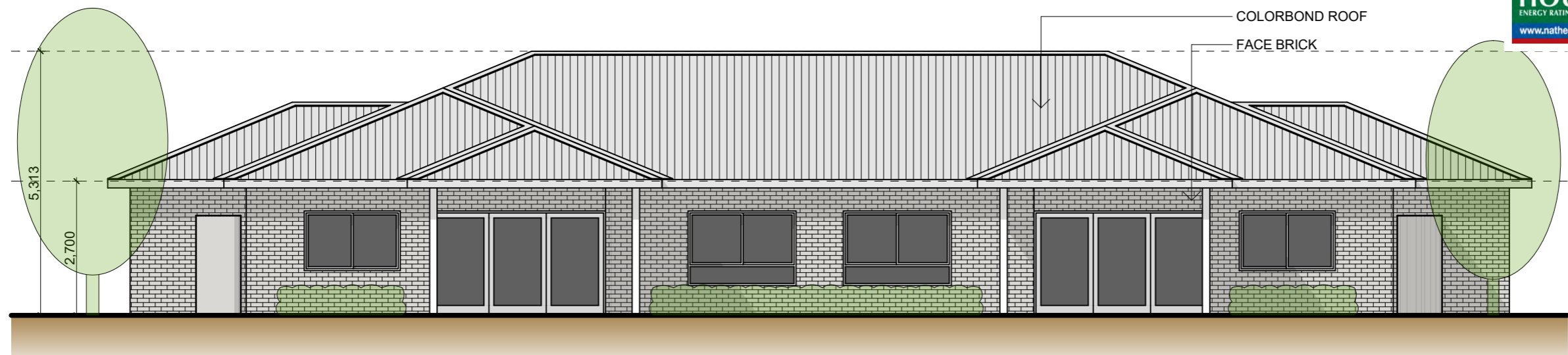
Front Elevation  
SCALE 1:100 @ A3



Side Elevation  
SCALE 1:100 @ A3



Side 2 Elevation  
SCALE 1:100 @ A3



Rear Elevation  
SCALE 1:100 @ A3

Certificate no.: 0002760980  
 Assessor Name: Gavin Chambers  
 Accreditation no.: VIC/BDAV/13/1491  
 Certificate date: 21 May 2018  
 Dwelling Address: 25 Clement Street, Gloucester, NSW 2422  
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**7.1**  
Average star rating  
NATIONWIDE HOUSE ENERGY RATING SCHEME

Client: Anglican Care  
 Project: Anglican Care Gloucester RACF Project  
 Drawing Title: ILU Type 5 Elevation

Job Number: 200  
 Drawing Number: DA55  
 Issue: 01

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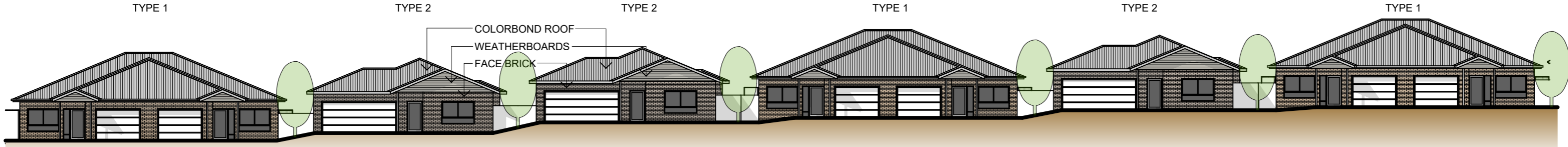
01 Issue for DA 9/05/2018



North Elevation - Site  
SCALE 1:250 @ A3



North Elevation Units 1-9  
SCALE 1:250 @ A3



South Elevation Units 1-10  
SCALE 1:250 @ A3

Client  
Anglican Care

Project  
Anglican Care  
Gloucester RACF Project

Drawing Title  
ILU Elevations

Job Number	Drawing Number	Issue
200	DA56	01

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Certificate no.: 0002760980  
Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BDAV/13/1491  
Certificate date: 21 May 2018

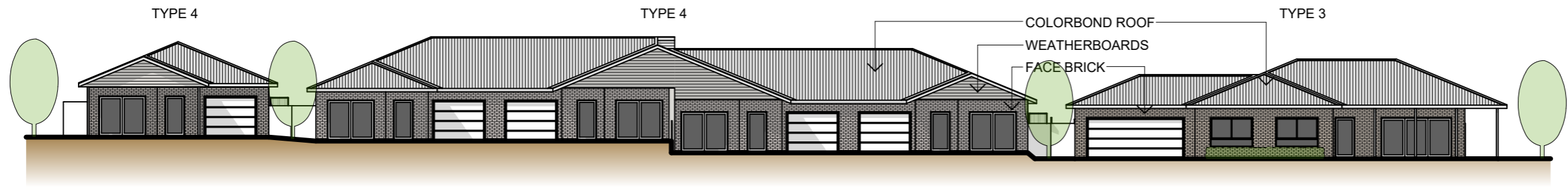
Dwelling Address:  
25 Clement Street  
Gloucester, NSW  
2422



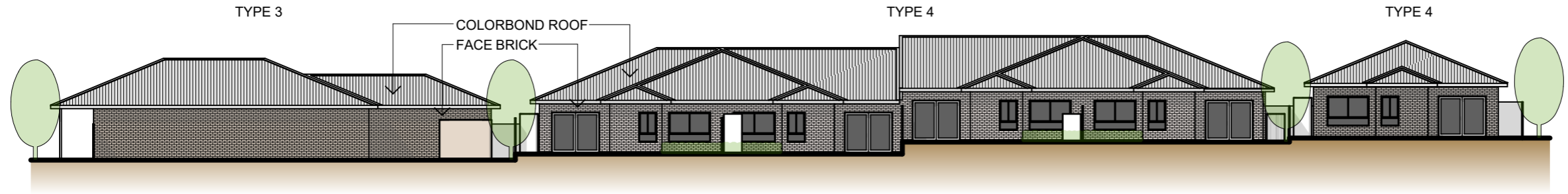
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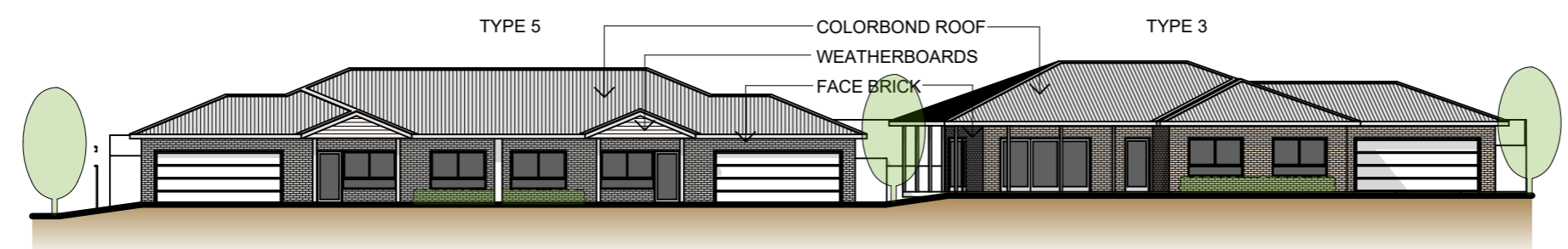
01 Issue for DA 9/05/2018



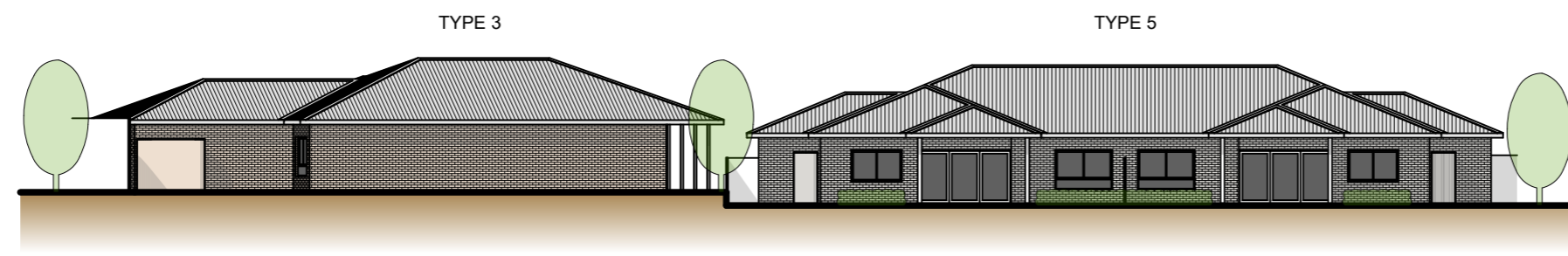
North Elevation Units 16-21  
SCALE 1:250 @ A3



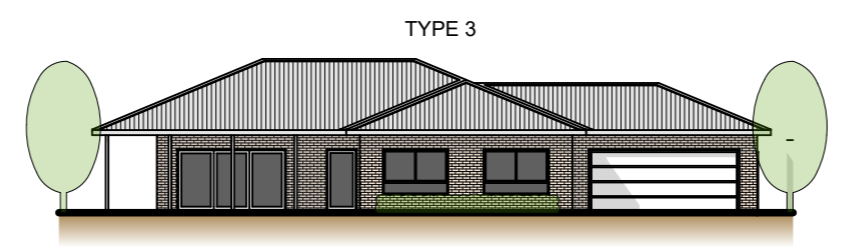
South Elevation Units 16-21  
SCALE 1:250 @ A3



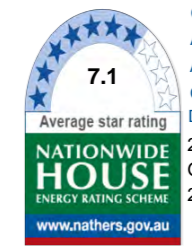
South Elevation Units 23-25  
SCALE 1:250 @ A3



North Elevation Units 23-25  
SCALE 1:250 @ A3



South-West Elevation Unit 22  
SCALE 1:250 @ A3



Certificate no.: 0002760980  
Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BDAV/13/1491  
Certificate date: 21 May 2018

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Gloucester, NSW  
2422  
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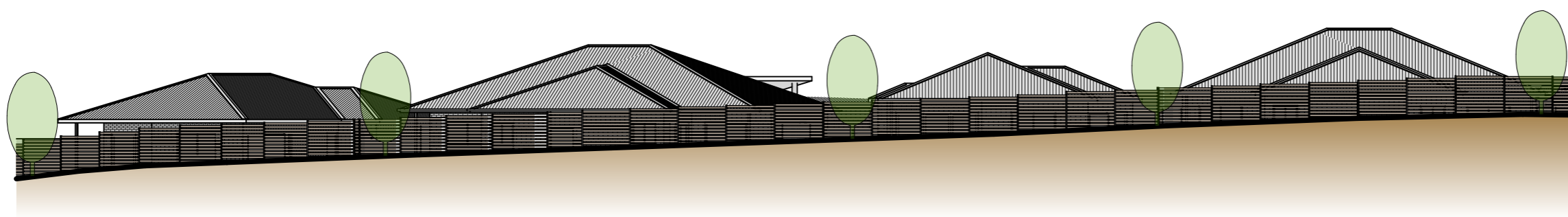
Client  
Anglican Care

Project  
Anglican Care  
Gloucester RACF Project

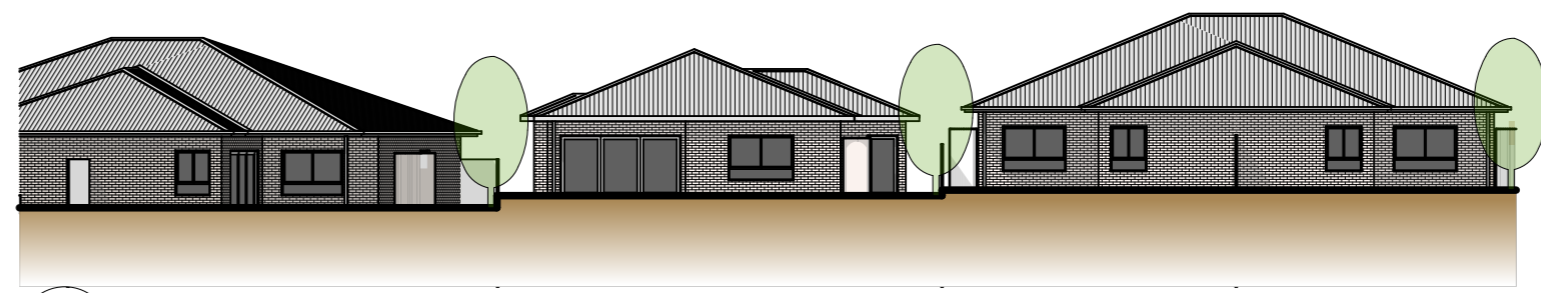
Drawing Title  
ILU Elevations

Job Number	Drawing Number	Issue
200	DA57	01

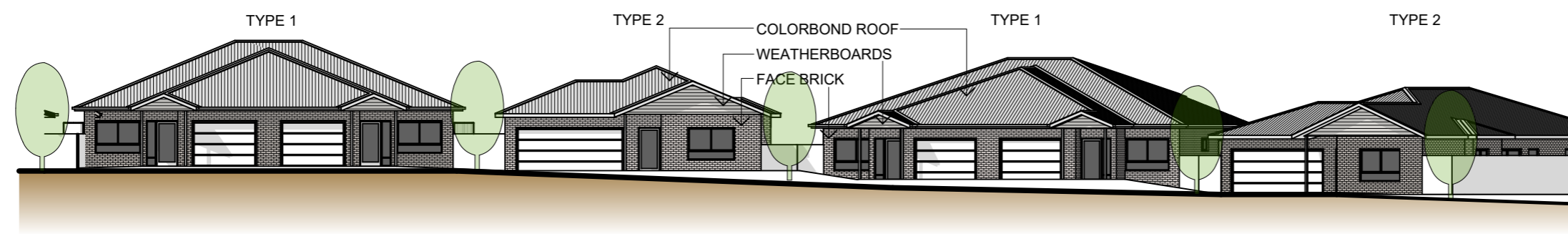




North East Elevation - Site  
SCALE 1:250 @ A3



North-East Elevation Units 10-14  
SCALE 1:250 @ A3



South-West Elevation Units 10-15  
SCALE 1:250 @ A3



Certificate no.: 0002760980  
Assessor Name: Gavin Chambers  
Accreditation no.: VIC/BDAV/13/1491  
Certificate date: 21 May 2018

Dwelling Address:  
25 Clement Street  
Gloucester, NSW  
2422



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East Elevation - Site  
SCALE 1:250 @ A3

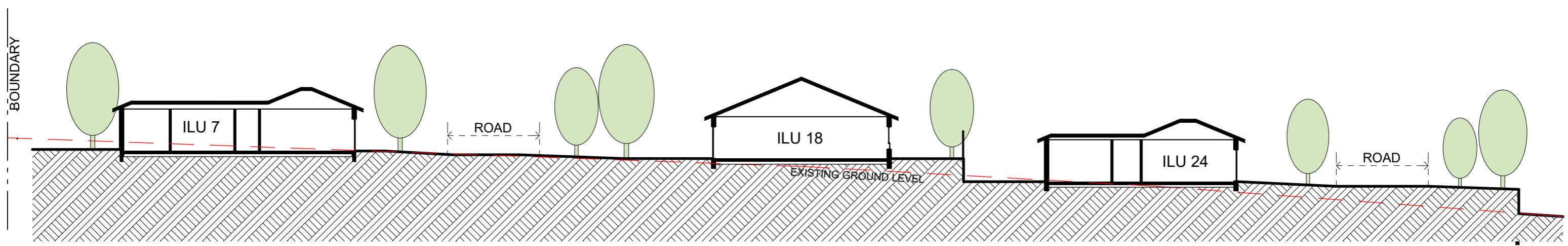
Client  
Anglican Care

Project  
Anglican Care  
Gloucester RACF Project

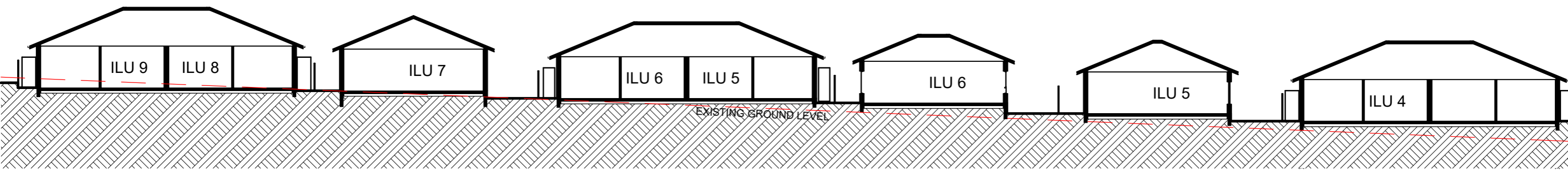
Drawing Title  
ILU Elevations

Job Number	Drawing Number	Issue
200	DA58	01



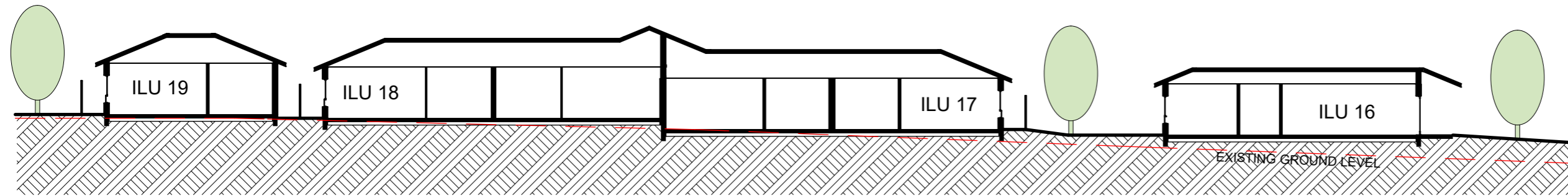


**G** Section GG  
SCALE 1:250 @ A3



**H** Section HH  
SCALE 1:250 @ A3

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**J** Section JJ  
SCALE 1:250 @ A3

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Drawing Title  
ILU Sections

Job Number	Drawing Number	Issue
200	DA59	01

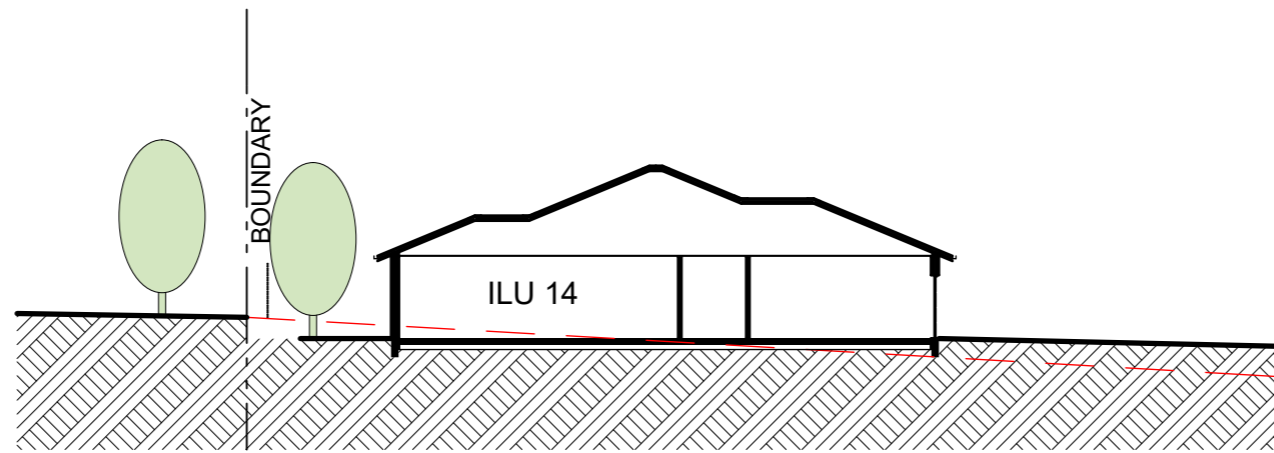
**DEN-AD**  
DESIGN & CO

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01 Issue for DA

9/05/2018



**K** Section KK  
SCALE 1:250 @ A3



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Anglican Care  
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Drawing Title  
ILU Sections

Job Number	Drawing Number	Issue
200	DA60	01

DEN-AD  
DESIGN & CO

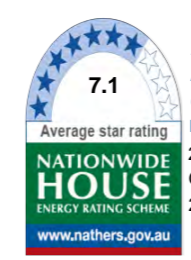
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25 Clement Street Gloucester			
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT			
<i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au</i>			
WATER COMMITMENTS			
Fixtures			
3 Star Shower Heads	Yes		
3 Star Kitchen / Basin Taps	Yes	3 Star Toilet	Yes
Alternative Water			
Minimum Tank Size (L)	3000	Collected from Roof Area (m2)	100
Tank Connected To:			
All Toilets	Yes	Laundry WM Cold Tap	Yes
One Outdoor Tap	Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans			
ENERGY COMMITMENTS			
Hot Water	Solar (Electric Boosted) 21 to 25 STCs		
Cooling System	Living	1 Phase A/C	4 Star
	Bedrooms	N/A	
Heating System	Living	1 Phase A/C	4 Star
	Bedrooms	N/A	
Ventilation	1 x Bathroom	Fan ducted to exterior	Manual on/off
	Kitchen	Fan ducted to exterior	Manual on/off
	Laundry	Fan ducted to exterior	Manual on/off
Natural Lighting	Window/Skylight in Kitchen		As Drawn
	Window/Skylight in Bathrooms/Toilets		As Drawn
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms	All	Dedicated Yes
	Number of Living/Dining rooms	1	Dedicated Yes
	Kitchen	Yes	Dedicated Yes
	All Bathrooms/Toilets	Yes	Dedicated Yes
	Laundry	Yes	Dedicated Yes
	All Hallways	Yes	Dedicated Yes
OTHER COMMITMENTS			
Outdoor clothes line	Yes	Ventilated refrigerator space	Yes

May 2018		BSA Reference: 13677	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
<b>Important Note</b>			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification. If different construction elements are applied then the Assessor Certificate is no longer valid.			
<b>Thermal Performance Specifications (does not apply to garage)</b>			
External Wall Construction	Added Insulation		
Brick Veneer	R2.0		
Internal Wall Construction	Added Insulation		
Plasterboard on studs	R2.0 to walls adjacent to garage		
Plasterboard + studs + shaft liner + studs + Plasterboard (party walls)	R2.0 + R2.0		
Ceiling Construction	Added Insulation		
Plasterboard	R3.5 to ceilings adjacent to roof space		
Roof Construction	Added Insulation		
Metal	Foil + R1.0 blanket		
Floor Construction	Covering		
Concrete (Waffle Pod)	As drawn		
None			
Windows	Glass and frame type	U Value	SHGC Range
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77
Type A windows are awning windows, billiols, casements, tilt 'n' turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights	Glass and frame type	U Value	SHGC
Area sq m			
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified			
<b>External Window Shading</b> (eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn			
Ceiling Penetrations (downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.			



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Client  
 Anglican Care  
 Project  
 Anglican Care Gloucester RACF Project  
 Drawing Title  
 ILU Perspective

Job Number 200 Drawing Number DA61 Issue 01

