



160 Oxford, Paddington

142-148, 160 Oxford Street, 13 Gipps Street, 6 Shadforth Street, Paddington, NSW, 2021

BASIX Compliance Report

Project No.	P02598
Revision	03
Issued	29.05.2026
Client	Toohy Miller

Issue and Revision Record

Revision	Date	Comments	Engineer	Reviewer
01	12.12.2025	SSDA Issue	MR	NA
02	10.02.2026	SSDA Issue	MR	NA
03	29.05.2026	SSDA Issue	CM	SE
04				

The building's energy and water performance are computed using the online BASIX tool and an energy model developed for thermal comfort and provides only an estimation and potential performance of the building.

This cannot be used alone to determine performance in actual practice as they are based on the idealised version of the building which does not and cannot fully consider all the complexities of the building's maintenance and operation.

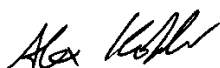
Engineering Lab NSW Pty Ltd

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Alex Kobler | Director



E-LAB Consulting

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We recognise the Traditional Custodians of the land on which the proposed development will be constructed. We respect their enduring cultural and spiritual connections to the land and waters, and celebrate their knowledge, kinship, and values. We acknowledge that these connections to the land and waters have existed for millennia and will continue into the future. We respect the Elders who have gone before, together with those of today for their guidance on our shared journey. We recognise that we are, and always will be, on Aboriginal land.



1. Executive Summary

This BASIX compliance report has been prepared by E-LAB Consulting to accompany a detailed State Significant Development Application (SSDA) -SSD-97528708- for the proposed mixed use residential flat building and shop development proposal at 142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington. The site is legally described as Lot 1 DP26385, Lot 2 DP26385, Lot 3 DP26385, Lot 4 DP26385, Lot 1 DP70235, Lot 5 DP26385 and SP13018.

This report has been prepared to accompany the EIS submitted for SSD DA, SSD-97528708.

E-LAB have assessed the development and confirm that based on the design of the residential portion of the 160 Oxford Street, Paddington development and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX. The information and performance required to achieve this is contained within this report.

This report outlines the results of the BASIX assessment and provides details on how each section independently satisfies the minimum legislated BASIX benchmarks through the sustainability measures incorporated into the development. The minimum compliance requirements are summarised below:

Table 1 : Stage 1 BASIX Summary

Area	Minimum Compliance Requirements	Project Score
Energy	60%	60%
Water	40%	40%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

2. Introduction

This BASIX compliance report has been prepared by E-LAB Consulting to accompany a detailed SSDA for the proposed mixed use residential flat building and shop development proposal at for the proposed mixed use residential flat building and shop development proposal at 142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington.

The SSDA seeks development consent for:

- Site works comprising excavation and ground works including bulk excavation and in ground services works.
- A four (4) storey basement, with vehicular access from Shadforth Street, comprising:
 - Car parking spaces;
 - Motorcycle spaces;
 - Bicycle spaces;
 - Garbage storage;
 - Loading space;
 - Plant rooms; and
 - Apartment storage.
- Ground floor shops;
- A total of approximately 44 dwellings, comprised of:
 - Affordable housing dwellings to be managed by a community housing provider for a period of at least 15 years.
 - Market build-to-sell dwellings
- Landscaping works and extension and augmentation of services and infrastructure as required, including landscaping works on 13 Gipps Street.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) for In-fill Affordable Housing dated 28 November 2025 or the SSD DA (SSD-97528708). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

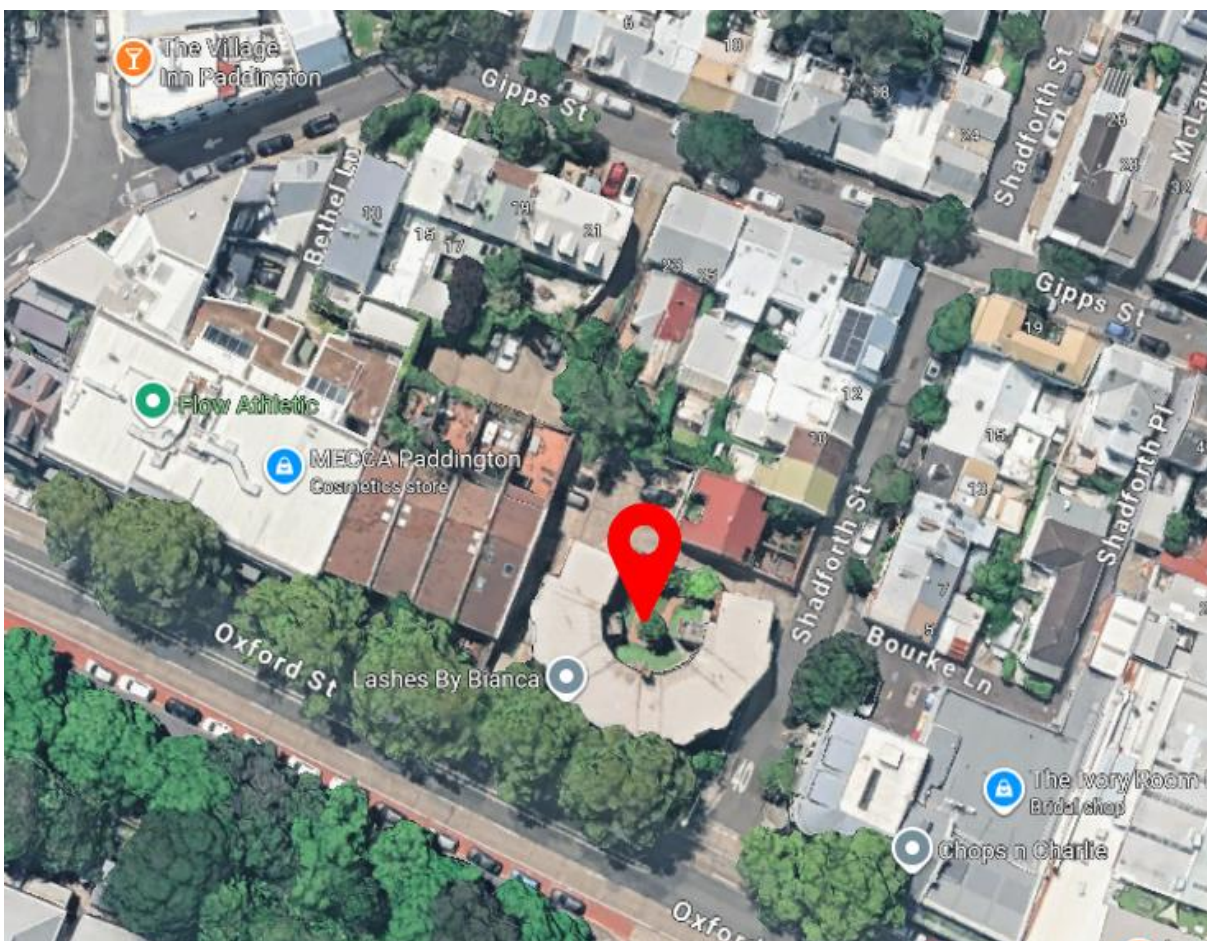
SEARS ITEM	DESCRIPTION OF ISSUE AND ASSESSMENT REQUIREMENTS	SECTION REFERENCE
Section 15 – Ecologically Sustainable Development (ESD)	Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development	BASIX Report – Section 3 – BASIX Energy Section 4 – BASIX Thermal Comfort Section 5 – BASIX Water

2.1. The Site

The site is irregular in shape and situated at 13 Gipps Street, 6 Shadforth Street and 142-148, 160 Oxford Street, Paddington within the Woollahra Local Government Area (LGA). It has a site area of 2,172.4m². The site is legally described as Lot 1 DP26385, Lot 2 DP26385, Lot 3 DP26385, Lot 4 DP26385, Lot 1 DP70235, Lot 5 DP26385 and SP13018.

The site is well located with a bus station directly in front of the site on Oxford Street which provides services to Bondi Junction, Rozelle and Marrickville Metro Station and less than 600m away further east of Oxford Street, bus services are provided to the Sydney CBD. The broader context includes a mix of uses of various heights, form and age. The site comprises of three (3) street frontages, including a northern frontage to Gipps Street, eastern frontage to Shadforth Street and southern frontage to Oxford Street.

Existing development on the site currently comprises of a detached two (2) storey rendered residential dwelling at 13 Gipps Street, a three (3) storey brick and rendered residential flat building at 160 Oxford Street with 27 studio dwellings, a row of two (2) storey terrace houses between 142-148 Oxford Street and a two (2) storey brick cottage at 6 Shadforth Street. Notably, there are two vehicular accessways to Gipps Street.



Figure

Figure 1: Site Location (source: Google Maps)

2.2. Design Documentation

This assessed is based on the Architectural Package provided by Smart Design Studio issued as Revision C Issue for Submission dated 29/05/2026.



3. BASIX Summary

3.1. Overview

BASIX Compliance is the minimum sustainability performance requirement in the state of NSW. It serves as the only pathway for compliance to demonstrate compliance with the National Construction Code, Part J.

E-LAB Consulting has completed modelling of all sections of the BASIX assessment; Water, Thermal Comfort and Energy for the 160 Oxford Street, Paddington development.

The BASIX outcome achieved based on the assumptions listed in the report and information provided to date are as follows:

Table 2 : BASIX Summary

Area	Minimum Compliance Requirements	Project Score
Energy	60%	60%
Water	40%	40%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

3.2. BASIX Certification Details

Table 3: Project Summary

Category	Entry
Project Name	160 OXFORD STREET, PADDINGTON
Local Government Area	WOOLLAHRA
Plan Type	Deposited Plan (DP)
Plan No.	Lot 1 DP26385, Lot 2 DP26385, Lot 3 DP26385, Lot 4 DP26385, Lot 1 DP70235, Lot 5 DP26385 and SP13018
No. of Residential Buildings	1 Building
Total Number of Units & Townhouses	44
Project Type	Residential Flat Building
BASIX Certificate Number	1826499M_04



3.3. Energy Modelling Software

Simulation method in BASIX has been used to show the thermal comfort compliance. For energy simulations, FirstRate5 (Version 5.5.5) has been used which is approved under Thermal comfort protocol of BASIX since March 2024. This method does not guarantee or warrantee the performance in practical world as it only considers a simplified and idealistic building.

4. BASIX Energy

The following minimum standards will be required to comply with the BASIX targets for the project.

Table 4 : BASIX Energy Requirements

Design Element	Compliance Criteria
Domestic hot water systems	Centralised gas-fired boiler heat pump and minimum R1.0 insulation to internal and external pipework
Cooking	Gas cooktop & electric oven
Mechanical heating and cooling	Cooling: 3-phase air conditioning / EER 3.0 - 3.5 Energy Rating to living rooms and bedrooms. Heating: 3-phase air conditioning / EER 3.0 - 3.5 Energy Rating to living rooms and bedrooms.
Apartment ventilation	Bathroom: individual fan, ducted to façade or roof – Manual on/off Laundry: individual fan, open to façade or roof – Manual on/off Kitchen range hood: Individual fan, open to façade or roof– Manual on/off
Apartment artificial lighting	LED throughout with dedicated fittings
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: Minimum 4.0 Star Energy Rated (To all apartments) Clothes Dryers: Minimum 2.0 Star Energy Rated (To all apartments)
Appliances in Common Areas (minimum Energy Star rating)	Clothes Washers: No common laundry facilities Clothes Dryers: No common clothes dryer facilities
Cloth Drying Line	No Indoor clothes drying Line No Private outdoor clothes drying Line
Photovoltaic Array	26 kW
Building Management System (BMS)	Yes
Vertical transport	All Lifts: gearless traction with VVVF motor ≥ 1001 kg but ≤ 1500 kg)
Communal and individual outdoor swimming pools	Pool heating system: Electric heat pump system The swimming pool pump will be controlled by a timer

Individual outdoor swimming pools Pool heating system: No heating system will used in development pools
The swimming pool pump will be controlled by a timer

Sauna

NA

Table 5 : Common Area Ventilation and Artificial lighting

Common Name	Area	Ventilation System Type	Ventilation Efficiency Measure	Primary Type of artificial lighting	Lighting efficiency measure
Car Park	3506.65	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	LED	Zone Switching with motion sensor
Shared_Carpark	973.39	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	LED	Zone Switching with motion sensor
Shared_Comms	25.19	ventilation supply only	thermostatically controlled	LED	Motion sensor
Comms	9.91	ventilation supply only	thermostatically controlled	LED	Motion sensor
Elec	14.25	ventilation supply only	thermostatically controlled	LED	Motion sensor
Waste	13.52	ventilation (exhaust only)	n/a	LED	Motion sensor
FOGO + Bulky Waste	14.87	ventilation (exhaust only)	n/a	LED	Motion sensor
Resi Bin Store	39.81	ventilation (exhaust only)	n/a	LED	Motion sensor
Pump Room	11.20	ventilation supply only	thermostatically controlled	LED	Motion sensor
Fire Pump Room	36.85	ventilation supply only	thermostatically controlled	LED	Motion sensor
Fire Tank Room	76.32	ventilation supply only	thermostatically controlled	LED	Motion sensor
Rainwater Tank	57.39	ventilation supply only	thermostatically controlled	LED	Motion sensor
Pool Plant	36.67	ventilation supply only	thermostatically controlled	LED	Motion sensor



Booster	5.38	ventilation supply only	thermostatically controlled	LED	Motion sensor
Fire	10.14	ventilation supply only	thermostatically controlled	LED	Motion sensor
HYD	14.29	ventilation supply only	thermostatically controlled	LED	Motion sensor
Plant Room	482.87	ventilation supply only	thermostatically controlled	LED	Motion sensor
Services	1.63	ventilation supply only	thermostatically controlled	LED	Motion sensor
STWF	5.01	ventilation supply only	thermostatically controlled	LED	Motion sensor
Basement Fire Stair	81.48	no mechanical ventilation	n/a	LED	Zone Switching with motion
Fire Stair	216.39	no mechanical ventilation	n/a	LED	Zone Switching with motion
Airlock	19.31	ventilation supply only	time clock or BMS controlled	LED	Zone Switching with motion
Corridor	243.31	ventilation supply only	time clock or BMS controlled	LED	Zone Switching with motion
Amenities	6.52	ventilation (exhaust only)	time clock or BMS controlled	LED	Zone Switching with motion
Bike Storage	68.62	ventilation supply only	time clock or BMS controlled	LED	Zone Switching with motion
Mail	3.52	ventilation supply only	time clock or BMS controlled	LED	Zone Switching with motion
Shared_Basement Fire Stair	11.64	no mechanical ventilation	n/a	LED	Zone Switching with motion
Shared_Fire Stair	20.81	no mechanical ventilation	n/a	LED	Zone Switching with motion
Storage	401.21	ventilation supply only	time clock or BMS controlled	LED	Zone Switching with motion
Lobby	112.54	air conditioning system	thermostatically controlled	LED	Zone Switching with motion
Service Corridor	21.20	ventilation supply only	time clock or BMS controlled	LED	Zone Switching with motion



Goods Lift Lob	5.41	ventilation supply only	time clock or BMS controlled	LED	Zone Switching with motion
All Lifts	n/a	-	-	LED	Connected to lift call button



5. BASIX Thermal Comfort

The following minimum standards are required to comply with the BASIX Thermal Comfort requirements for the project.

Table 6: BASIX Thermal Comfort Requirements

Design Element	Compliance Criteria
Glazed Doors / Windows	The following glazed elements are used throughout the development Fixed and Sliding Windows/doors Total System U-Value = 4.1 (equal to or less than) Total System SHGC = 0.52 (+/- 5%) Casement & Awning Windows /doors Total System U-Value = 4.1(equal to or less than) Total System SHGC = 0.47 (+/- 5%)
	The following glazed elements are used for L07.01 and L07.04 units: Fixed and Sliding Windows/doors Total System U-Value = 3.1 (equal to or less than) Total System SHGC = 0.49 (+/- 5%) Casement & Awning Windows /doors Total System U-Value = 3.1(equal to or less than) Total System SHGC = 0.39 (+/- 5%)
	Operability – max available while meeting window safety device requirements defined in the BCA. Note – all glazing systems are whole of system, including glazing and frame systems.
External Solid Walls	Added R2.5 bulk insulation for all apartment external walls. Minimum nominal 20mm unventilated non-reflective airgap. 0.2 thermal break required for the metal stud frame for thermal bridging controls. Medium or light colour Refer to Appendix C Insulation Markup
Walls to Non-Conditioned Zones	Added R1.5 bulk insulation for all internal walls between apartment units and non-conditioned enclosed internal zones without thermal break. Refer to Appendix C Insulation Markup
Exposed Roofs/Balconies (Over unconditioned spaces)	Added R4.0 soffit slab insulation to apartments concrete slab roofs. Refer to Appendix C Insulation Markup
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non-conditioned spaces and open to outside)	Added R2.5 soffit slab insulation to underside of suspended concrete slabs Refer to Appendix C Insulation Markup
Floors Covering	Timber in Living/Dining Rooms & Bedrooms.



Tile in Kitchen/Bathrooms.

Insulation Penetrations & Ceiling fans	Exhaust fans have been modelled as 1 per bathroom, 1 per laundry if available and 1 per kitchen. Ceiling fans with 1200mm diameter have been modelled in bedroom of following units L04.07 Ceiling fans with 1200mm diameter have been modelled in bedroom & Living room of following units <u>L04.05</u>
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6. BASIX Water

The following minimum standards are required to comply with the BASIX Water Targets for the project.

Table 7: BASIX Water Requirements

Design Element	Compliance Criteria
Fixtures	Showers: Minimum 4 Star (> 6 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated Bathroom Taps: Minimum 6 Star WELS Rated Kitchen Sink Taps: Minimum 6 Star WELS Rated
Fixtures within common areas	Showers: 4 Star (>6 but <= 7.5 L/min) Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 5 Star WELS Rated
Fittings/Appliances within units	Clothes Washer: Not Specified Dishwasher: Minimum 5 Star WELS Rated (To all apartments)
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility
Hot water recirculation or diversion system	No hot water recirculation or diversion system is included in the project
Fire Sprinkler Water Test	All Fire sprinkler systems test water contained in a closed system so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.
Communal Outdoor swimming pool	The outdoor swimming pool will be 72kL in volume and will be shaded
Alternative Water	Minimum 20,000 L rainwater tank provision is provided and is required to collect rainwater from building roof area which is not less than 390 m ² . The rainwater collected shall be reused for ground and roof common landscape/lawn area irrigation plus private unit landscape/lawn area irrigation.
Common Landscape	Common Lawn area: 246 m ² Common Garden area: 286 m ² Indigenous species area: 0 m ²
Dwelling outdoor swimming pools	All individual residential outdoor swimming pools will have a pool cover. The following are the volumes of all outdoor swimming pools per dwelling: ▪ 07.01: 21 kL ▪ 07.02: 18.9 kL ▪ 07.03: 18.9 kL ▪ 07.04: 21 kL

7. Results

E-LAB Consulting are engaged by Toohey Miller to provide BASIX compliance consultancy for the residential portion of the 160 Oxford Street, Paddington development. The report has confirmed the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirm that based on the design of the residential portion of the 160 Oxford Street, Paddington development and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX.

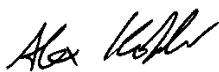
This report has outlined the results of the BASIX assessment; and details of how each section is independently meeting minimum legislated BASIX benchmarks using various sustainability opportunities the development is considering for BASIX certification. The minimum compliance requirements are per the below:

Table 8: Project Summary

Area	Minimum Compliance Requirements	Project Score
Energy	60%	60%
Water	40%	40%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

Note: Percentages stated for Energy and Water are the percentage improvement upon the NSW average dwelling's consumption

Alex Kobler | Director



E-LAB Consulting

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8. Appendix A BASIX Certification

Refer to next page



BASIX™ Certificate

Building Sustainability Index

www.planningportal.nsw.gov.au/development-and-assessment/basix

Multi Dwelling

Certificate number: 1826499M_05

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 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

This certificate is a revision of certificate number 1826499M_03 submitted to the consent authority or certifier on 13 February 2026 with application SSD-97528708.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary

Date of issue: Monday, 15 June 2026

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HKGFGECPGU.

Project summary

Project name	160 OXFORD STREET, PADDINGTON_05
Street address	160 OXFORD STREET PADDINGTON 2021
Local Government Area	WOOLLAHRA
Plan type and plan number	Strata Plan 13018
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	44
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Performance (Simulation method)	✓ Pass	Target Pass
Energy	✓ 60	Target 60
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: E-LAB Consulting

ABN (if applicable): 84647520634

Description of project

Project address	
Project name	160 OXFORD STREET, PADDINGTON_05
Street address	160 OXFORD STREET PADDINGTON 2021
Local Government Area	WOOLLAHRA
Plan type and plan number	Strata Plan 13018
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	44
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	2172.4
Roof area (m²)	390
Non-residential floor area (m²)	178.93
Residential car spaces	76
Non-residential car spaces	6

Common area landscape		
Common area lawn (m²)	246	
Common area garden (m²)	286	
Area of indigenous or low water use species (m²)	0	
Assessor details and thermal loads		
Assessor number	DMN/20/1972	
Certificate number	HKGFGCECPGU	
Climate zone	56	
Project score		
Water	✔ 40	Target 40
Thermal Performance (Simulation method)	✔ Pass	Target Pass
Energy	✔ 60	Target 60
Materials	✔ -100	Target n/a

Description of project

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

Residential flat buildings - Building1, 44 dwellings, 7 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
0.01	3	110	0	8.13	0
01.03	1	52	0	5.28	0
01.07	3	103	0	0	0
02.03	1	52	0	5.28	0
02.07	3	103	0	0	0.00
03.03	2	88	0.00	8.13	0
03.07	2	77	0	0	0
04.04	3	114	0	8.13	0
05.01	3	183	0	8.13	0
06.01	3	182	0	8.13	0
07.01	3	180	0	30.5	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
0.02	2	96	0	16.39	0
01.04	1	66	0	5.72	0
01.08	2	77	0	2.39	0
02.04	1	66.00	0	5.72	0.00
02.08	2	77.00	0	0	0
03.04	3	114	0	8.13	0
04.01	3	114.00	0	8.13	0
04.05	2	76	0	0	0
05.02	3	183	0	8.13	0
06.02	3	183	0	8.13	0
07.02	3	179	0	30.5	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
01.01	3	114	0	8.13	0
01.05	1	56	0	5.7	0
02.01	3	114	0	8.13	0
02.05	1	56	0	5.7	0
03.01	3	114.00	0	8.13	0
03.05	2	76	0	0	0
04.02	2	88.00	0	8.13	0
04.06	3	103	0	0	0
05.03	3	183	0	8.13	0
06.03	3	183	0	8.13	0
07.03	3	179	0	30.5	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
01.02	2	88	0	8.13	0
01.06	2	76	0	0	0
02.02	2	88	0	8.13	0
02.06	2	76	0	0	0
03.02	2	88	0	8.13	0
03.06	3	103	0	0	0
04.03	2	88.00	0	8.13	0
04.07	2	77	0	0	0
05.04	3	183	0	8.13	0
06.04	3	182	0	8.13	0
07.04	3	180	0	30.5	0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)
Lift bank (No. 1)	-
Comms	9.91
Resi Bin Store	39.81
Fire	10.14
HYD	14.29
Pump Room	11.2
Services	3.18
Fire Stair	216.39
Lobby	112.54
Goods Lift Lob	5.41

Common area	Floor area (m²)
Lift bank (No. 2)	-
Elec	14.25
Waste	13.52
Fire Pump Room	36.85
Plant Room	482.87
Rainwater Tank	57.39
Amenities	6.52
Mail	3.52
Corridor	243.31
Air Lock	19.31

Common area	Floor area (m²)
Carpark	3506.65
FOGO + Bulky Waste	14.87
Booster	5.38
Fire Tank Room	76.32
Pool Plant	36.67
STW F	5.01
Bike Storage	68.62
Storage	401.21
Service Corridor	21.2

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Shared_Carpark	973.39
Shared_Basement Fire Stair	11.64

Common area	Floor area (m²)
Shared_Comms	25.19
Shared_Fire Stair	20.81

Common area	Floor area (m²)
Basement Fire Stair	81.48

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

3. Commitments for single dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

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

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	6121.98	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard, frame: light steel frame	1860.79	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	500	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	388.98	foil/sarking	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	2471.24	0	2471.24	0	0	0	0

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
07.01, 07.04	4 star (> 6 but ≤ 7.5 L/min)	4 star	6 star	6 star	-	not specified	5 star	21	yes	outdoors	no	-	-	-

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
07.02, 07.03	4 star (> 6 but ≤ 7.5 L/min)	4 star	6 star	6 star	-	not specified	5 star	18.9	yes	outdoors	no	-	-	-
All other dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	6 star	6 star	-	not specified	5 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Central water tank (No. 1)	See central systems	See central systems	yes	no	no	no	no

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade	manual switch on/off	individual fan, ducted to façade	manual switch on/off	individual fan, ducted to façade	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
07.01, 07.02, 07.03, 07.04	no heating	not specified	yes	-	-	gas cooktop & electric oven	4 star	2 star	no	no
All other dwellings	-	-	-	-	-	gas cooktop & electric oven	4 star	2 star	no	no

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

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
0.01	25.3	11.9	37.200
0.02	19.8	11	30.800
01.01	3.7	9.6	13.300
01.02	3.5	11	14.500
01.03	4.8	12.6	17.400
01.04	2.6	14	16.600
01.05	6.1	18.7	24.800
01.06	18.4	17.6	36.000
01.07	19.3	7.3	26.600
01.08	16.1	20.8	36.900
02.01	3.9	9.6	13.500
02.02	1.9	11.2	13.100
02.03	1.9	13.8	15.700
02.04	1.8	14.2	16.000
02.05	5.7	19.0	24.700
02.06	18.9	17.9	36.800
02.07	19.5	7.5	27.000
02.08	17.1	19.1	36.200
03.01	4.2	9.3	13.500
03.02	2.1	11.2	13.300
03.03	2.9	11.8	14.700
03.04	5.5	10.3	15.800
03.05	24.1	13.1	37.200
03.06	24	7.1	31.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
03.07	22.1	13.4	35.500
04.01	6.4	8	14.400
04.02	3.1	10.6	13.700
04.03	3.1	12.8	15.900
04.04	6.1	10.9	17.000
04.05	28.7	8.6	37.300
04.06	27.1	7.1	34.200
04.07	27.9	9.7	37.600
05.01	13	9.3	22.300
05.02	10.1	6.7	16.800
05.03	10	7.4	17.400
05.04	13.1	11.3	24.400
06.01	11.5	10	21.500
06.02	10.2	6.9	17.100
06.03	10.1	7.6	17.700
06.04	11.9	11.3	23.200
07.01	23.2	13.1	36.300
07.02	17	10.8	27.800
07.03	16.3	12.2	28.500
All other dwellings	24.3	13.6	37.900

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

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 72 kLs	Location: Building1 Pool shaded: yes	-
Central water tank - rainwater or stormwater (No. 1)	20000	To collect run-off from at least: - 390 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 532 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes
Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Comms	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Elec	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
FOGO + Bulky Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Resi Bin Store	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Booster	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire Pump Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire Tank Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
HYD	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Plant Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Pool Plant	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Pump Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Rainwater Tank	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
STW F	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Services	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Amenities	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Bike Storage	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Mail	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Storage	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Service Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Goods Lift Lob	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Air Lock	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 13 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 13 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)

2. Commitments for multi-dwelling housing

(a) Dwellings

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(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".		✓	
(iii) Thermal Performance and Materials	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.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

3. Commitments for single 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: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓ ✓	✓ ✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓
(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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(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".		✓	
(iii) Thermal Performance and Materials	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.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

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

(a) Buildings 'Other'

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) 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 "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
garage floor, frame: concrete slab on ground	4553.41	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete panel/ plasterboard,frame:light steel frame	500	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	500	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types

Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
-	-	-	

Glazing types

Frame types

Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
0	0	0	0	0	0	0	0

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Shared_Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Shared_Comms	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Basement Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Shared_Basement Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Shared_Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 26 peak kW
Other	Building management system installed?: yes	-

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).

9. Appendix B NatHERS Group Certification

Refer to next page.



Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. HKGFGECPGU

Generated on 15 Jun 2026 using FirstRate5 v5.5.5a

Property

Address 142-148, 160 Oxford Street, 13 Gipps Street, 6 Shadforth Street,
PADDINGTON, NSW, 2021

Lot/DP

NatHERS Climate Zone Mascot (Sydney Airport)



Accredited assessor

Name Chris Mann
Business name E-LAB Consulting
Email Chris.Mann@e-lab.com.au
Phone 0447343451
Accreditation No. DMN/20/1972
Assessor Accrediting Organisation Design Matters National

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=HKGFGECPGU&GrpCert=1>
When using either link, ensure you are visiting www.fr5.com.au.



National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for houses (Class 1 buildings) and apartments (Class 2 sole-occupancy units and Class 4 parts of buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J3D3 and J3D15 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. It also includes a new whole-of-home annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
9UJQA4WK8A-01	L0.01	25.3 (N/A)	11.9 (N/A)	37.2	6.1	NA
3RWLW8ITT7-01	L0.02	19.8 (N/A)	11.0 (N/A)	30.8	6.9	NA

Thermal performance
Star rating



NCC heating and cooling maximum loads MJ/m²/p.a.

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled	12.7	11.7
block average		
Maximum allowable limit	N/A	N/A

Whole of Home performance rating

No Whole of Home performance rating conducted for this summary certificate or not completed for all dwellings

The rating above is the lowest of all dwellings in this summary

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
OZ9RGPL7PH-01	L01.01	3.7 (N/A)	9.6 (N/A)	13.3	8.8	NA
ILY7RB7IHR-01	L01.02	3.5 (N/A)	11.0 (N/A)	14.5	8.7	NA
SN1I71WRB3-01	L01.03	4.8 (N/A)	12.6 (N/A)	17.4	8.4	NA
4HLKWKV1KU-01	L01.04	2.6 (N/A)	14.0 (N/A)	16.6	8.4	NA
TY501S3Y3U-01	L01.05	6.1 (N/A)	18.7 (N/A)	24.8	7.5	NA
A9MBOB71UP-02	L01.06	18.4 (N/A)	17.6 (N/A)	36.0	6.3	NA
346WNB9NKH-01	L01.07	19.3 (N/A)	7.3 (N/A)	26.6	7.4	NA
7TSDRZDR14	L01.08	16.1 (N/A)	20.8 (N/A)	36.9	6.2	NA
QG8X83RBQO-01	L02.01	3.9 (N/A)	9.6 (N/A)	13.5	8.8	NA
77XQ245J6V-01	L02.02	1.9 (N/A)	11.2 (N/A)	13.1	8.9	NA
N3G50Y2IM0-01	L02.03	1.9 (N/A)	13.8 (N/A)	15.7	8.5	NA
SPOWE4BZDU-01	L02.04	1.8 (N/A)	14.2 (N/A)	16.0	8.5	NA
T5KFR6GP3T-01	L02.05	5.7 (N/A)	19.0 (N/A)	24.7	7.5	NA
G0RZ3W9D6J-01	L02.06	18.9 (N/A)	17.9 (N/A)	36.8	6.2	NA
BJY06SSBM8-01	L02.07	19.5 (N/A)	7.5 (N/A)	27.0	7.3	NA
GEHLY5J8R5	L02.08	17.1 (N/A)	19.1 (N/A)	36.2	6.2	NA
2GGLCRTBN4-01	L03.01	4.2 (N/A)	9.3 (N/A)	13.5	8.8	NA
RMP3U27Y2S-01	L03.02	2.1 (N/A)	11.2 (N/A)	13.3	8.8	NA
4823TKHUJ8-01	L03.03	2.9 (N/A)	11.8 (N/A)	14.7	8.7	NA
NFD40ATFWM-01	L03.04	5.5 (N/A)	10.3 (N/A)	15.8	8.5	NA
U3J4E4NM22-01	L03.05	24.1 (N/A)	13.1 (N/A)	37.2	6.1	NA
K81OQMJUCU-01	L03.06	24.0 (N/A)	7.1 (N/A)	31.1	6.9	NA
I2CPO5I0B4-01	L03.07	22.1 (N/A)	13.4 (N/A)	35.5	6.3	NA
QLOGOT5J05-01	L04.01	6.4 (N/A)	8.0 (N/A)	14.4	8.7	NA
PI2V4213PI-02	L04.02	3.1 (N/A)	10.6 (N/A)	13.7	8.8	NA
SH8VVG3PO-01	L04.03	3.1 (N/A)	12.8 (N/A)	15.9	8.5	NA
WWL8L8TVA7-01	L04.04	6.1 (N/A)	10.9 (N/A)	17.0	8.4	NA
TYH4OBAJR0	L04.05	28.7 (N/A)	8.6 (N/A)	37.3	6.1	NA
HVMQ93HH9X	L04.06	27.1 (N/A)	7.1 (N/A)	34.2	6.4	NA
EHQNZRNSYB	L04.07	27.9 (N/A)	9.7 (N/A)	37.6	6.1	NA
QA4H7BPINK-01	L05.01	13.0 (N/A)	9.3 (N/A)	22.3	7.8	NA
Y7FUOHT3LV-04	L05.02	14.1 (N/A)	7.5 (N/A)	21.6	7.9	NA
1C3SJA5OSE-02	L05.03	15.9 (N/A)	9.0 (N/A)	24.9	7.5	NA
UWJYAPOVX3-01	L05.04	13.1 (N/A)	11.3 (N/A)	24.4	7.6	NA
O0JPFNGL77-01	L06.01	11.5 (N/A)	10.0 (N/A)	21.5	7.9	NA
FAZIZCYRU9-01	L06.02	10.2 (N/A)	6.9 (N/A)	17.1	8.4	NA
27FSIIVY8U-01	L06.03	10.1 (N/A)	7.6 (N/A)	17.7	8.3	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
TE5NZ4M4TW-01	L06.04	11.9 (N/A)	11.3 (N/A)	23.2	7.7	NA
IDX0XL3HQR-01	L07.01	23.2 (N/A)	13.1 (N/A)	36.3	6.2	NA
A9GTLRU1G6-01	L07.02	17.0 (N/A)	10.8 (N/A)	27.8	7.2	NA
2SNNNBFLT4-01	L07.03	16.3 (N/A)	12.2 (N/A)	28.5	7.2	NA
Z3870ZJO47-01	L07.04	24.3 (N/A)	13.6 (N/A)	37.9	6	NA

Explanatory notes

About this report

The thermal performance star rating in this Certificate is the average rating of all NCC Class 2 dwellings in an apartment block. The Whole of Home performance rating in this Certificate is the lowest rating for the apartment block. Individual unit ratings are listed in the 'Summary of all dwellings' section of this Certificate. (accessible via link).

NatHERS ratings use computer modelling to evaluate a home's energy efficiency and performance. They use localised climate data and standard assumptions on how people use their home to predict the energy loads and energy value*. The thermal performance star rating uses the home's building specifications, layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings) to predict the heating and cooling energy loads. The Whole of Home performance rating uses information about the home's appliances and onsite energy production and storage to estimate the home's energy value*.

For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link)

Accredited Assessors

For high quality NatHERS Certificates, always use an accredited or licenced assessor registered with an Assessor Accrediting Organisation (AAO). AAOs have strict quality assurance processes, and professional development requirements ensuring consistently high standards for assessments.

Non-accredited assessors (Raters) have no ongoing training requirements and are not quality assured.

Licensed assessors in the Australian Capital Territory (ACT) can produce assessments for regulatory purposes only, using endorsed software, as listed on the ACT licensing register

Any queries about this report should be directed to the assessor. If the assessor is unable to address questions or concerns, contact the AAO specified on the front of this certificate.

Disclaimer

The NatHERS Certificate format is developed by the NatHERS Administrator. However, the content in certificates is entered by the assessor. It is the assessor's responsibility to use NatHERS accredited software correctly and follow the NatHERS Technical Note to produce a NatHERS Certificate.

The predicted annual energy use, cost and greenhouse gas emissions in this NatHERS Certificate are an estimate based on an assessment of the dwelling's design by the assessor. It is not a prediction of actual energy use, cost or emissions. The information and ratings may be used to compare how other dwellings are likely to perform when used in a similar way.

Information presented in this report relies on a range of standard assumptions (both embedded in NatHERS accredited software and made by the assessor who prepared this report), including assumptions about occupancy, behaviour, appliance performance, indoor air temperature and local climate.

Not all assumptions made by the assessor while using the NatHERS accredited software tool are presented in this report and further details or data files may be available from the assessor

10. Appendix C Insulation Markup

Refer to next page.



SSDA ISSUE 03
1. Access to the Communal Open Space relocated to the foyer.
2. Accessible WC and shower relocated.
3. Pool Plant access relocated.
4. Landscape area updated - access from Bethel Lane removed.
5. LG unit removed. The LG unit now includes a raised garden with access to the communal open space.
6. Plant mezzanine introduced.
7. Shop 1 area adjusted to allow for service transfer to the plant mezzanine.

Insulation Mark-ups

LEGEND

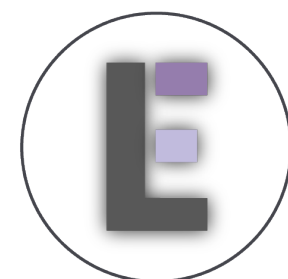
- Total R2.5 (Solid external walls)
- Total R1.5 (Internal walls to unconditioned spaces)
- Total R2.5 (installed in underside of slab or above)
- Total R4.0 (installed in ceiling - open to air)
- Total R4.0 (installed in ceiling - open to air)

NOTES

- 01 All dimensions to be verified on site.
- 02 Report any discrepancies or omissions to SDS prior to construction.
- 03 All drawings to be read in conjunction with specification.
- 04 All drawings to be read in conjunction with consultants' drawings.
- 05 All structure to structural engineer's details.
- 06 Refer to architect for ambiguous details or when clarification is required.

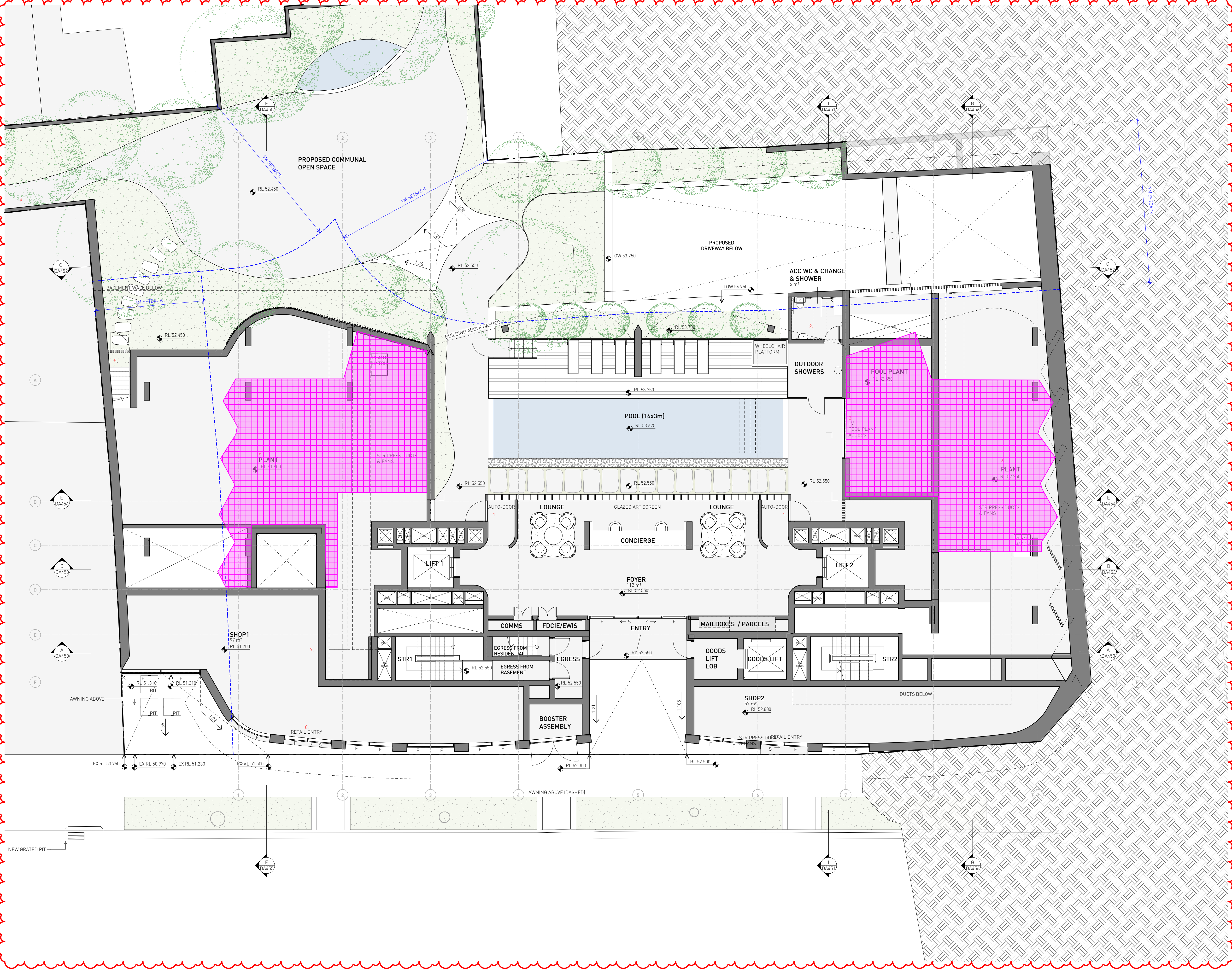
PRELIMINARY
NOT FOR CONSTRUCTION

issue	reason	date
A	SSDA ISSUE	18.12.25
B	SSDA ISSUE 02	23.01.26
C	SSDA ISSUE 03 DRAFT	21.05.26



P02598 - Oxford,
Paddington

Rev 02



SSDA ISSUE 03
1. Units layout updated
2. Lobby extent updated
3. Raised Garden introduced
4.

Insulation Mark-ups

LEGEND

- Total R2.5 (Solid external walls)
- Total R1.5 (Internal walls to unconditioned spaces)
- Total R2.5 (installed in underside of slab or above)
- Total R4.0 (installed in ceiling - open to air)
- Total R4.0 (installed in ceiling - open to air)



P02598 - Oxford,
Paddington

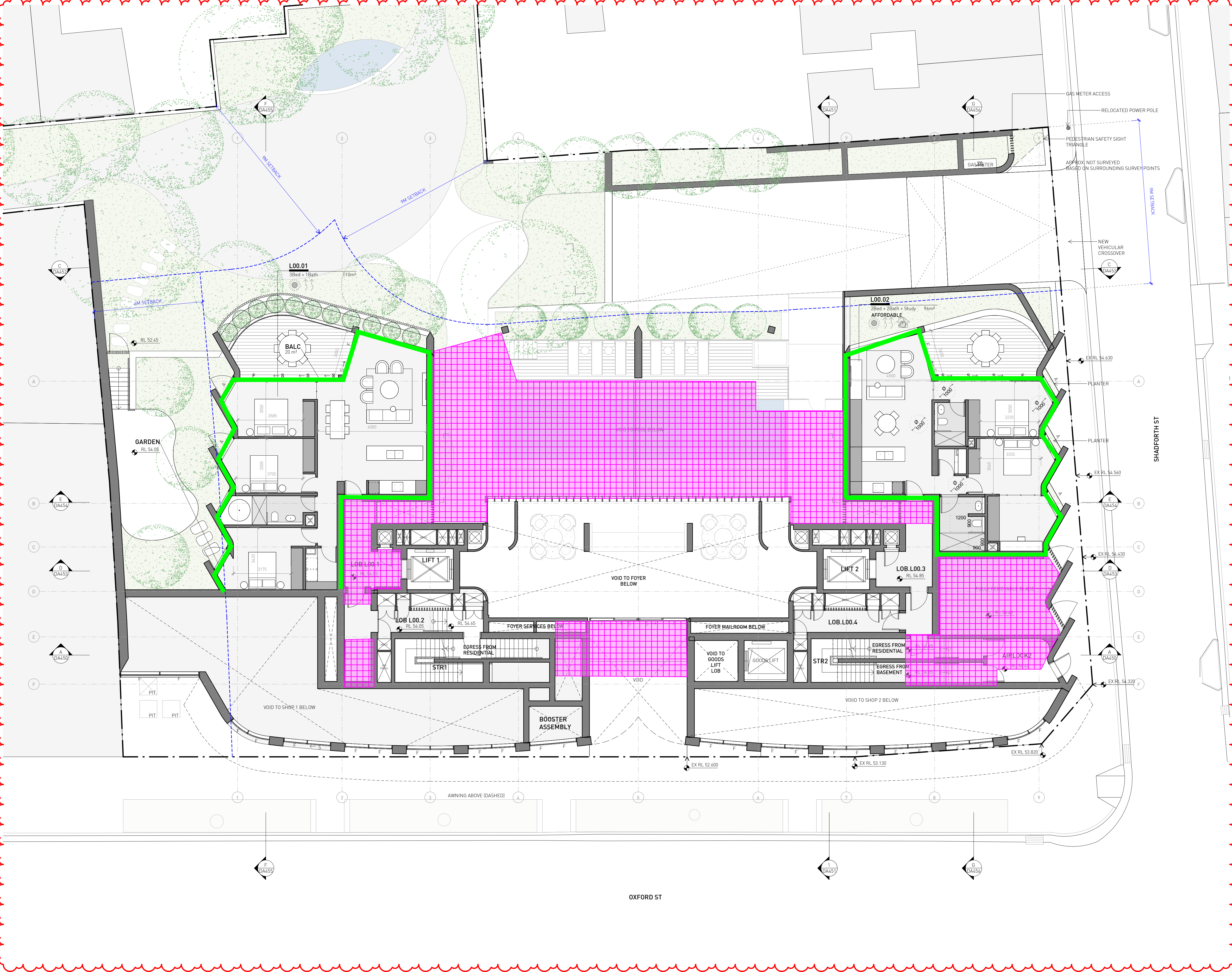
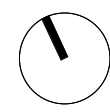
Rev 02

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C	SSDA ISSUE 03 DRAFT	21.05.26



Insulation Mark-ups

LEGEND

- Total R2.5 (Solid external walls)
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SSDA ISSUE 03
1. Planters added to northern balconies.
2. Allocation of Affordable and Market units updated.
3. One-bedroom units added.
4. Lobby balustrade relocated.
5. Lobby added to L02.01

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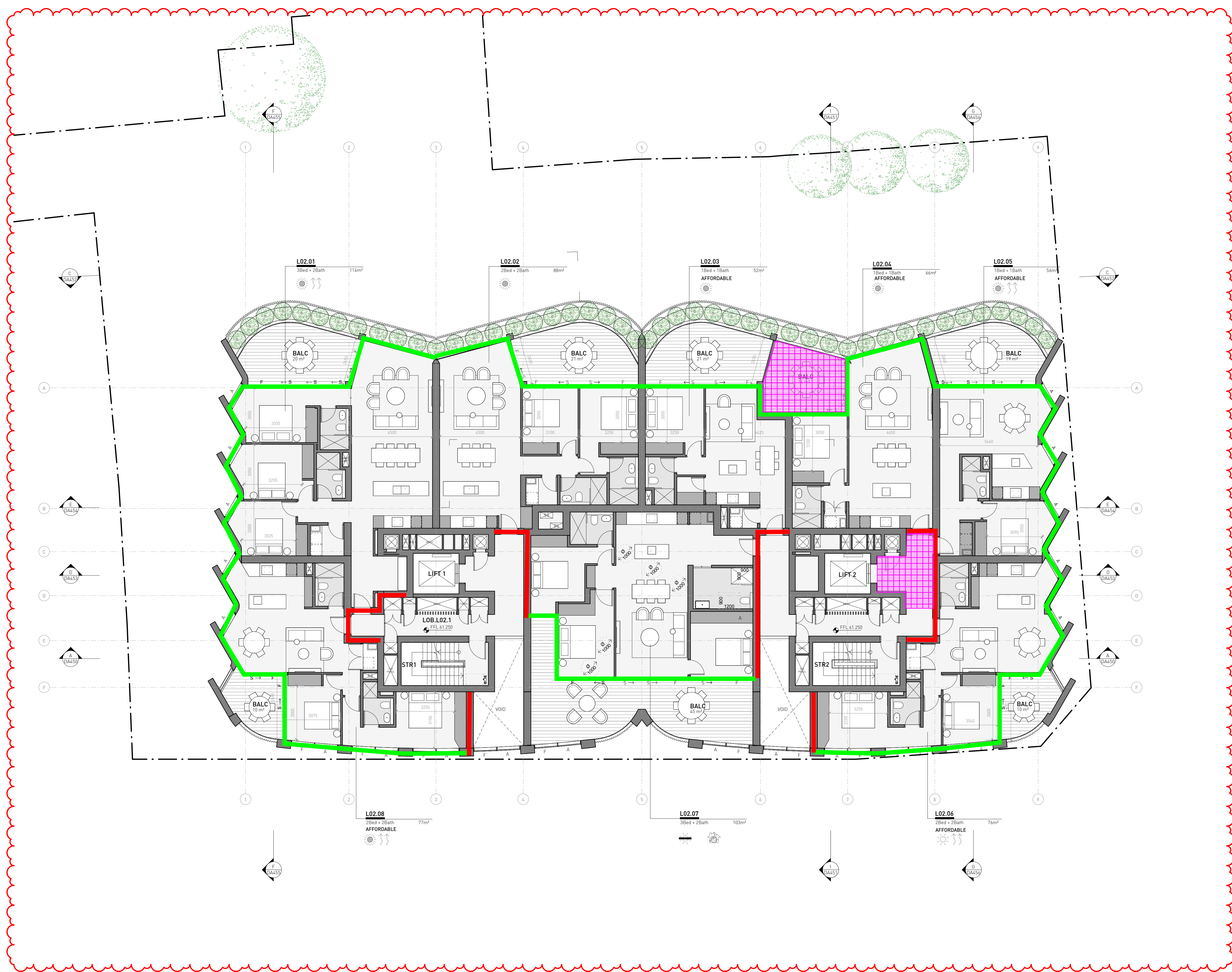
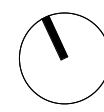
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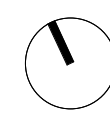
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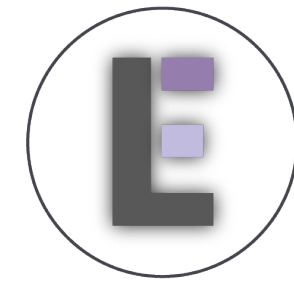
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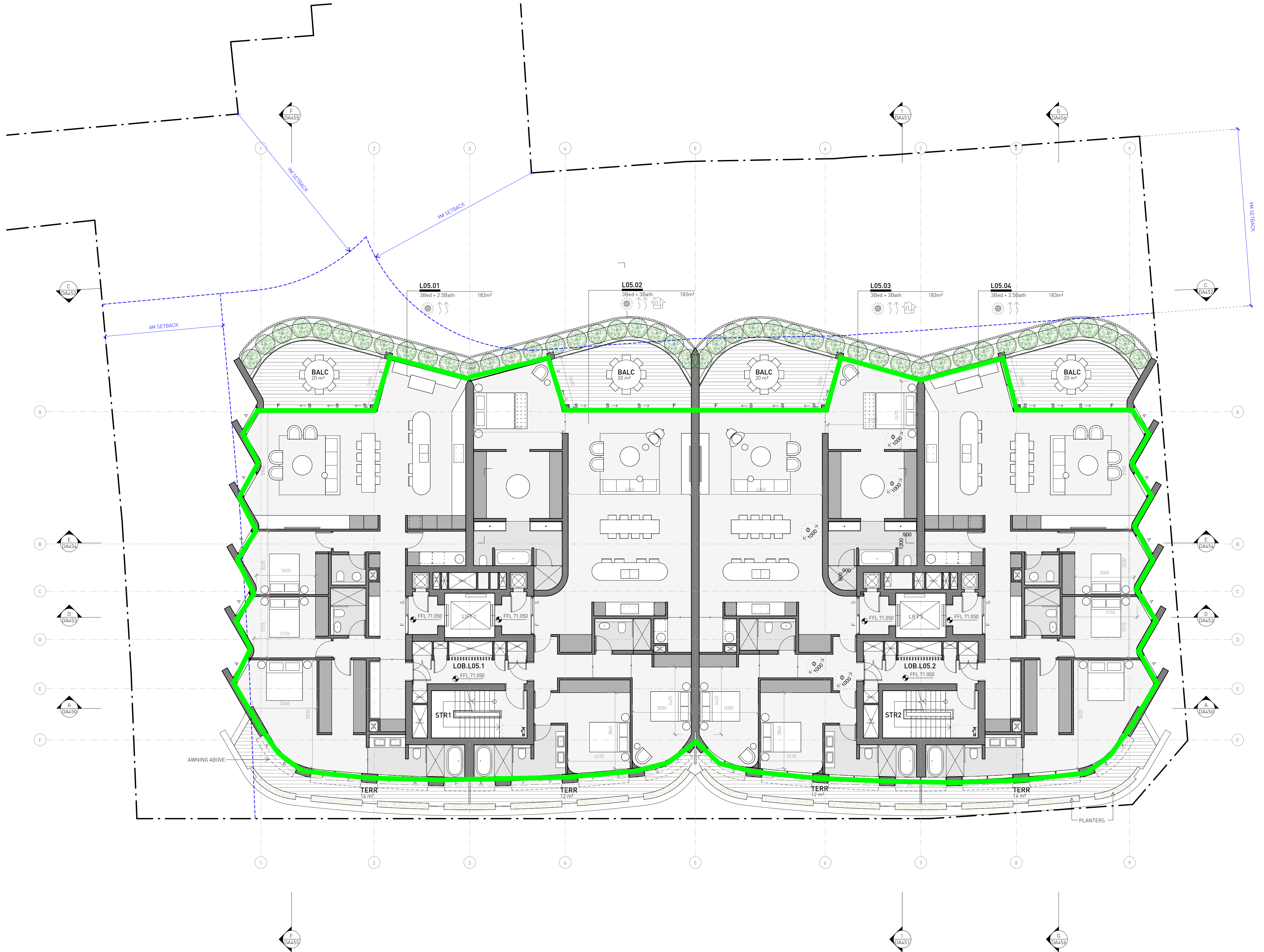
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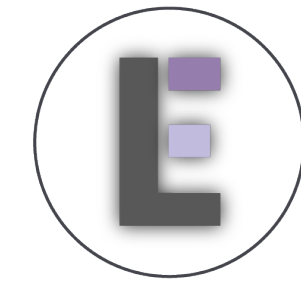
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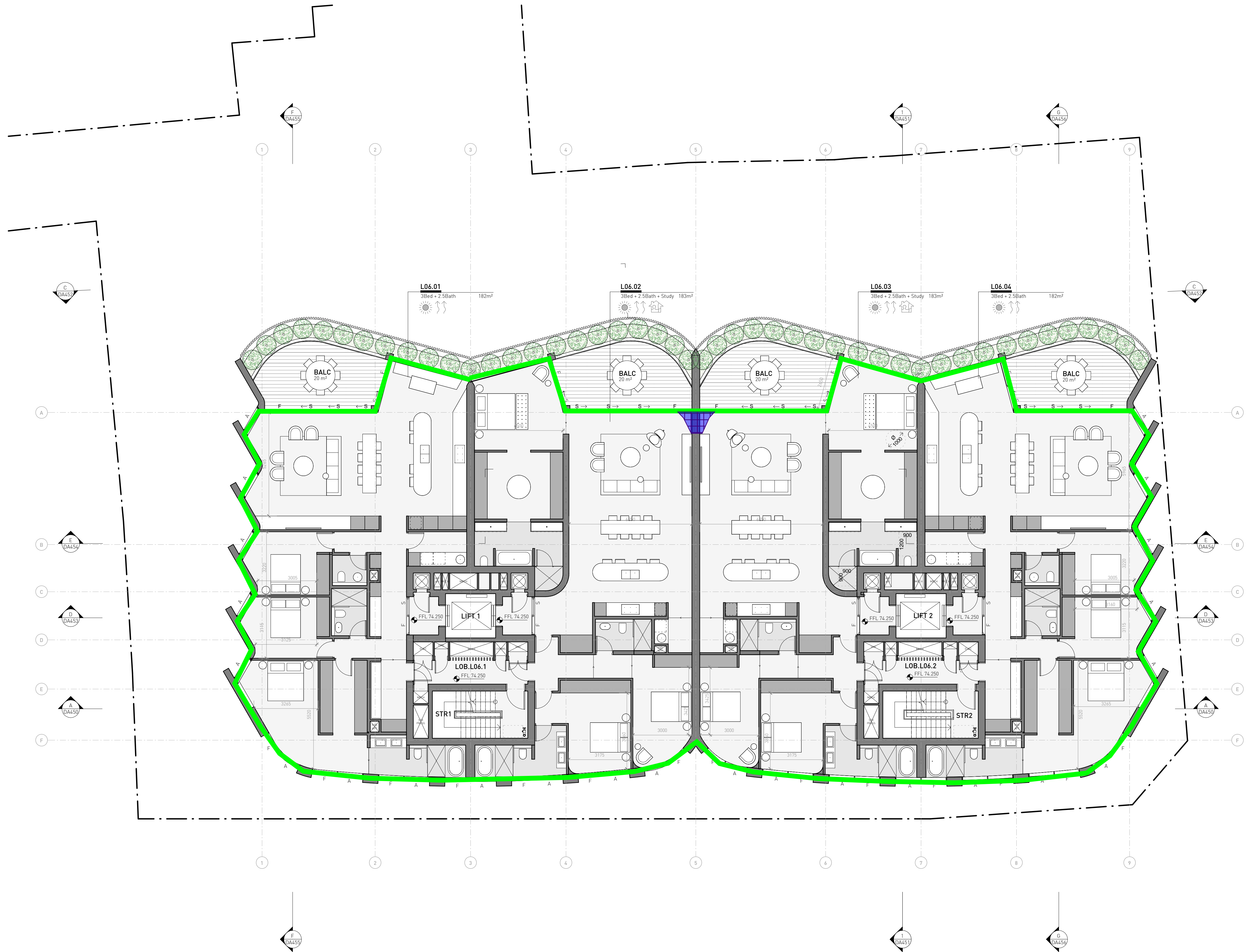
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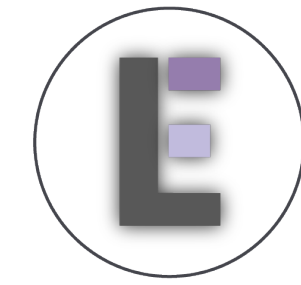
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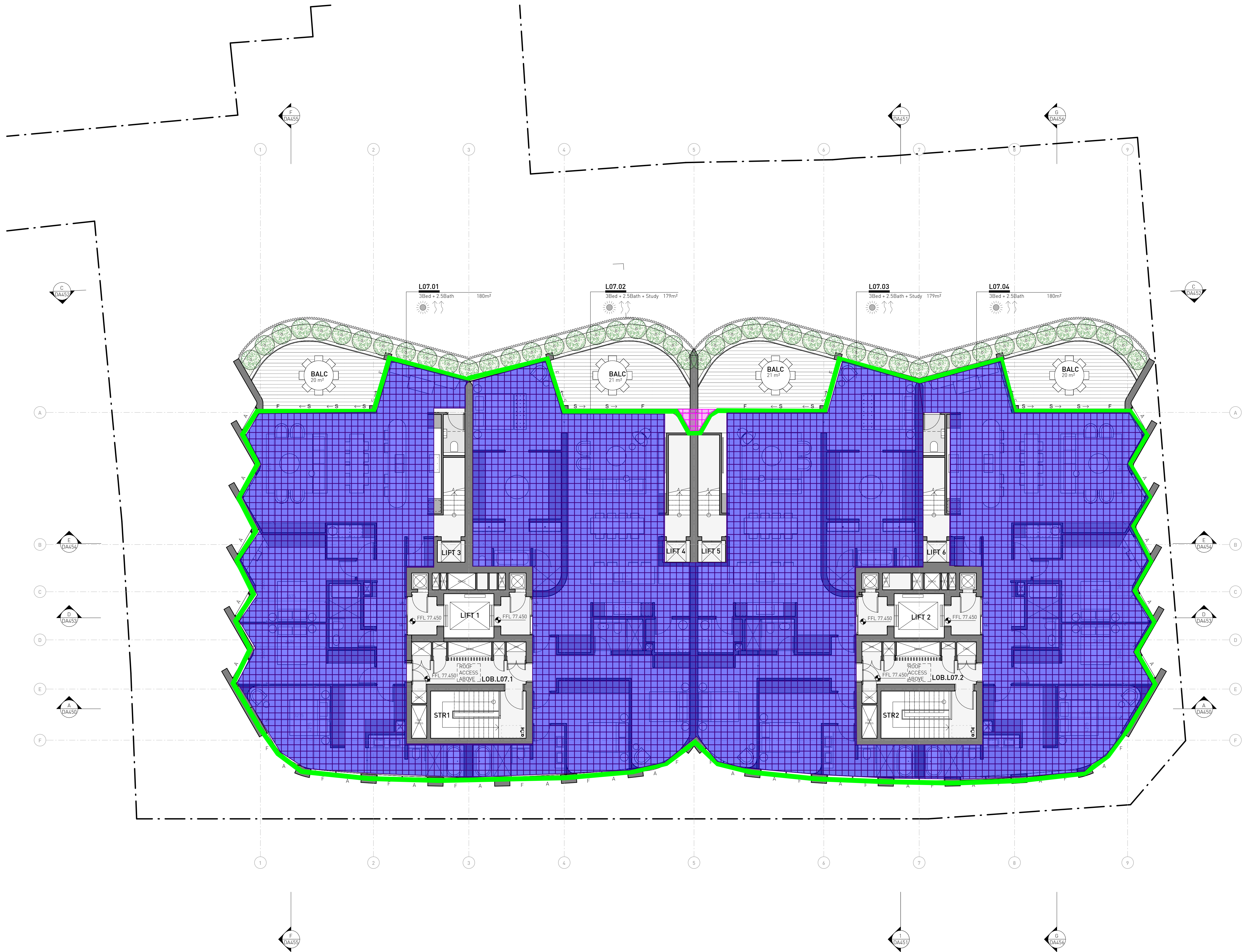
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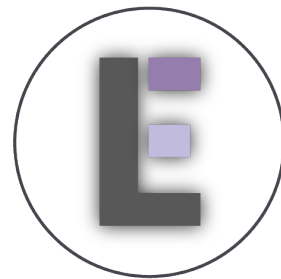
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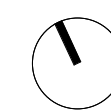
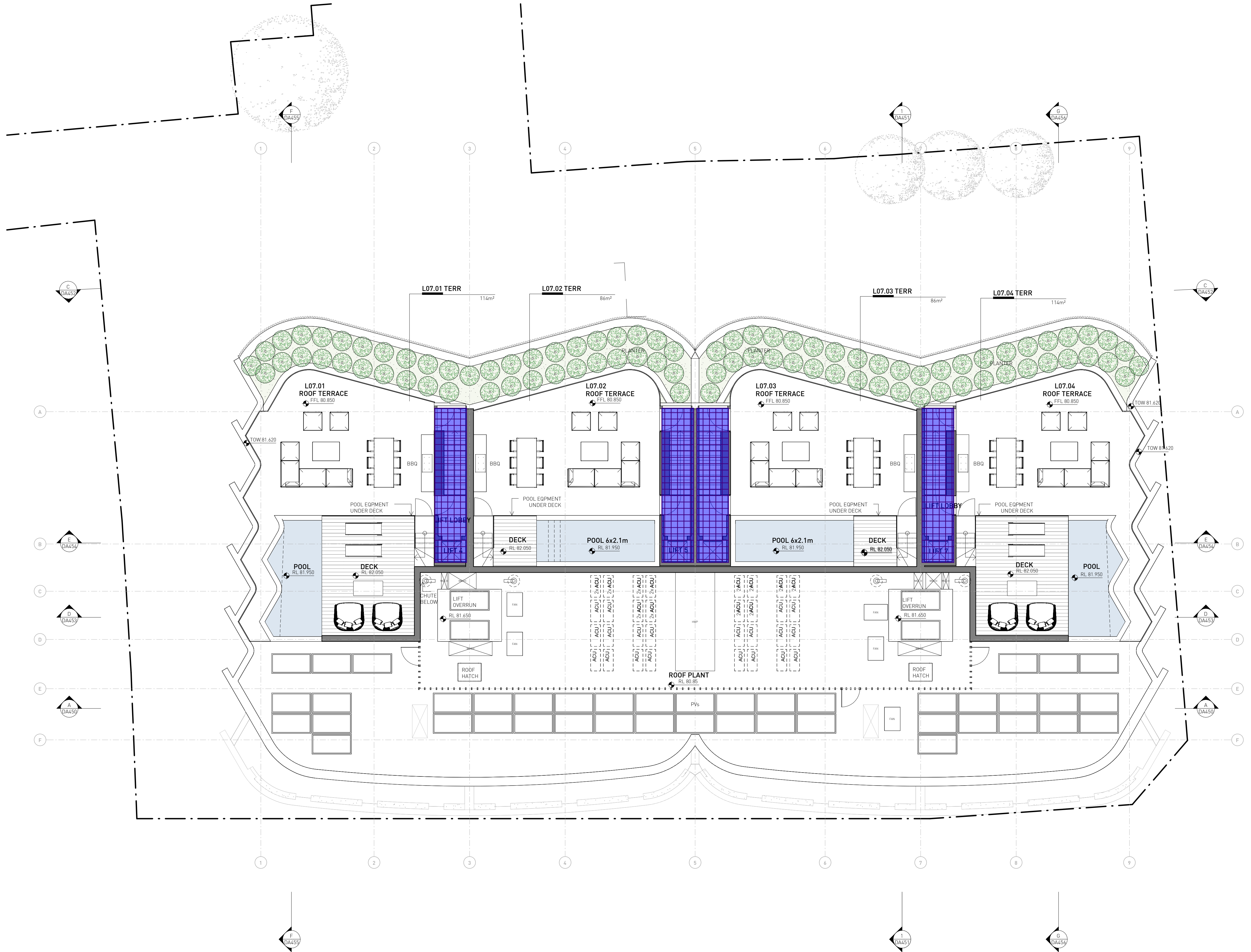
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