

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 1205244M_03

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.basix.nsw.gov.au

This certificate is a revision of certificate number 1205244M lodged with the consent authority or certifier on 28 July 2021 with application SSD-15882721.

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 Environmental Planning and Assessment Regulation 2000

Secretary

Date of issue: Friday, 22 April 2022

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



Planning,
Industry &
Environment

Project summary

Project name	Mandala Parade, Castle Hill (4 tower)_03
Street address	2 Mandala Parade Castle Hill 2154
Local Government Area	Hills Shire Council
Plan type and plan number	deposited 1253217
Lot no.	55
Section no.	-
No. of residential flat buildings	4
No. of units in residential flat buildings	430
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✓ 49	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 25	Target 25

Certificate Prepared by

Name / Company Name: Windtech Consultants

ABN (if applicable): 72050574037

Description of project

Project address

Project name	Mandala Parade, Castle Hill (4 tower)_03
Street address	2 Mandala Parade Castle Hill 2154
Local Government Area	Hills Shire Council
Plan type and plan number	deposited 1253217
Lot no.	55
Section no.	-

Project type

No. of residential flat buildings	4
No. of units in residential flat buildings	430
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m²)	7969
Roof area (m²)	528
Non-residential floor area (m²)	13210.0
Residential car spaces	427
Non-residential car spaces	338




Common area landscape

Common area lawn (m²)	0.0
Common area garden (m²)	3710.0
Area of indigenous or low water use species (m²)	1000.0

Assessor details

Assessor number	20887
Certificate number	0006236190
Climate zone	56
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score

Water	 49	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 25	Target 25

Description of project

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

Residential flat buildings - Building A, 133 dwellings, 21 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)
208	3	104.7	0.0	0.0	0.0
213	2	73.5	0.0	0.0	0.0
309	1	57.3	0.0	0.0	0.0
314	2	74.3	0.0	0.0	0.0
409	1	57.3	0.0	0.0	0.0
414	2	74.3	0.0	0.0	0.0
509	1	57.3	0.0	0.0	0.0
514	2	71.9	0.0	0.0	0.0
609	1	57.3	0.0	0.0	0.0
614	2	79.5	0.0	0.0	0.0
711	2	77.7	0.0	0.0	0.0
807	2	88.6	0.0	0.0	0.0
812	1	50.0	0.0	0.0	0.0
910	2	91.5	0.0	0.0	0.0
1008	1	57.0	0.0	0.0	0.0
1013	2	83.1	0.0	0.0	0.0
1111	2	80.0	0.0	0.0	0.0
1209	1	60.3	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
209	1	56.7	0.0	0.0	0.0
214	2	80.2	0.0	0.0	0.0
310	1	60.5	0.0	0.0	0.0
315	2	75.6	0.0	0.0	0.0
410	1	60.5	0.0	0.0	0.0
415	2	76.4	0.0	0.0	0.0
510	1	60.2	0.0	0.0	0.0
515	2	76.2	0.0	0.0	0.0
610	1	60.2	0.0	0.0	0.0
615	2	83.1	0.0	0.0	0.0
712	2	80.0	0.0	0.0	0.0
808	1	57.3	0.0	0.0	0.0
813	2	83.1	0.0	0.0	0.0
911	2	80.0	0.0	0.0	0.0
1009	1	60.3	0.0	0.0	0.0
1107	2	88.6	0.0	0.0	0.0
1112	1	50.0	0.0	0.0	0.0
1210	2	91.5	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
210	1	63.4	0.0	0.0	0.0
215	2	79.1	0.0	0.0	0.0
311	2	87.5	0.0	0.0	0.0
316	2	79.5	0.0	0.0	0.0
411	2	87.5	0.0	0.0	0.0
416	2	79.5	0.0	0.0	0.0
511	2	87.1	0.0	0.0	0.0
516	2	79.5	0.0	0.0	0.0
611	2	78.0	0.0	0.0	0.0
708	2	88.4	0.0	0.0	0.0
713	1	50.1	0.0	0.0	0.0
809	1	57.3	0.0	0.0	0.0
907	2	88.6	0.0	0.0	0.0
912	1	50.0	0.0	0.0	0.0
1010	2	91.5	0.0	0.0	0.0
1108	1	57.4	0.0	0.0	0.0
1113	2	83.1	0.0	0.0	0.0
1211	2	80.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
211	2	81.2	0.0	0.0	0.0
216	2	81.4	0.0	0.0	0.0
312	2	84.8	0.0	0.0	0.0
317	2	83.1	0.0	0.0	0.0
412	2	84.8	0.0	0.0	0.0
417	2	83.1	0.0	0.0	0.0
512	2	84.8	0.0	0.0	0.0
517	2	83.1	0.0	0.0	0.0
612	2	80.1	0.0	0.0	0.0
709	1	57.3	0.0	0.0	0.0
714	2	79.5	0.0	0.0	0.0
810	2	91.5	0.0	0.0	0.0
908	1	57.3	0.0	0.0	0.0
913	2	83.1	0.0	0.0	0.0
1011	2	80.0	0.0	0.0	0.0
1109	1	60.3	0.0	0.0	0.0
1207	2	88.6	0.0	0.0	0.0
1212	1	50.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
212	2	84.3	0.0	0.0	0.0
308	2	88.6	0.0	0.0	0.0
313	2	74.1	0.0	0.0	0.0
408	2	88.6	0.0	0.0	0.0
413	2	74.1	0.0	0.0	0.0
508	2	88.6	0.0	0.0	0.0
513	2	74.1	0.0	0.0	0.0
608	2	88.6	0.0	0.0	0.0
613	1	50.1	0.0	0.0	0.0
710	1	60.2	0.0	0.0	0.0
715	1	83.1	0.0	0.0	0.0
811	2	80.0	0.0	0.0	0.0
909	1	60.3	0.0	0.0	0.0
1007	2	88.6	0.0	0.0	0.0
1012	1	50.0	0.0	0.0	0.0
1110	2	91.5	0.0	0.0	0.0
1208	1	57.4	0.0	0.0	0.0
1213	2	83.1	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1307	2	88.6	0.0	0.0	0.0
1312	1	50.0	0.0	0.0	0.0
1410	2	91.5	0.0	0.0	0.0
1508	1	57.4	0.0	0.0	0.0
1513	2	83.1	0.0	0.0	0.0
1611	2	79.7	0.0	0.0	0.0
1709	3	112.9	0.0	0.0	0.0
1808	3	112.9	0.0	0.0	0.0
1903	3	112.9	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1308	1	57.4	0.0	0.0	0.0
1313	2	83.1	0.0	0.0	0.0
1411	2	80.0	0.0	0.0	0.0
1509	1	60.3	0.0	0.0	0.0
1607	2	93.2	0.0	0.0	0.0
1612	1	50.0	0.0	0.0	0.0
1710	2	85.3	0.0	0.0	0.0
1809	2	85.3	0.0	0.0	0.0
1904	2	85.3	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1309	1	60.3	0.0	0.0	0.0
1407	2	88.6	0.0	0.0	0.0
1412	1	50.0	0.0	0.0	0.0
1510	2	91.5	0.0	0.0	0.0
1608	1	58.1	0.0	0.0	0.0
1613	2	83.1	0.0	0.0	0.0
1711	2	76.4	0.0	0.0	0.0
1810	2	76.4	0.0	0.0	0.0
1905	2	76.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1310	2	91.5	0.0	0.0	0.0
1408	1	57.4	0.0	0.0	0.0
1413	2	83.1	0.0	0.0	0.0
1511	2	80.0	0.0	0.0	0.0
1609	1	60.0	0.0	0.0	0.0
1707	3	130.2	0.0	0.0	0.0
1806	3	130.2	0.0	0.0	0.0
1901	3	130.2	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1311	2	80.0	0.0	0.0	0.0
1409	1	60.3	0.0	0.0	0.0
1507	2	88.6	0.0	0.0	0.0
1512	1	50.0	0.0	0.0	0.0
1610	2	91.5	0.0	0.0	0.0
1708	3	104.1	0.0	0.0	0.0
1807	3	104.1	0.0	0.0	0.0
1902	3	104.1	0.0	0.0	0.0

Residential flat buildings - Building C, 101 dwellings, 20 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)
318	2	78.7	0.0	0.0	0.0
323	3	99.4	0.0	0.0	0.0
328	2	109.1	0.0	0.0	0.0
422	2	72.6	0.0	0.0	0.0
521	2	78.5	0.0	0.0	0.0
618	2	77.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
319	2	77.4	0.0	0.0	0.0
324	2	104.0	0.0	0.0	0.0
418	2	78.7	0.0	0.0	0.0
423	3	101.3	0.0	0.0	0.0
522	2	101.0	0.0	0.0	0.0
619	2	78.5	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
320	2	79.4	0.0	0.0	0.0
325	2	104.3	0.0	0.0	0.0
419	2	77.4	0.0	0.0	0.0
518	2	77.1	0.0	0.0	0.0
523	2	85.8	0.0	0.0	0.0
620	3	101.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
321	2	75.2	0.0	0.0	0.0
326	2	109.1	0.0	0.0	0.0
420	2	78.5	0.0	0.0	0.0
519	2	78.7	0.0	0.0	0.0
616	2	78.4	0.0	0.0	0.0
621	2	85.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
322	2	75.2	0.0	0.0	0.0
327	2	109.1	0.0	0.0	0.0
421	2	75.7	0.0	0.0	0.0
520	2	77.4	0.0	0.0	0.0
617	2	80.4	0.0	0.0	0.0
716	2	78.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
717	2	78.7	0.0	0.0	0.0
814	2	78.0	0.0	0.0	0.0
819	2	85.8	0.0	0.0	0.0
918	2	85.9	0.0	0.0	0.0
1018	2	85.9	0.0	0.0	0.0
1118	2	85.9	0.0	0.0	0.0
1218	2	85.9	0.0	0.0	0.0
1318	2	85.9	0.0	0.0	0.0
1418	2	85.9	0.0	0.0	0.0
1518	2	85.9	0.0	0.0	0.0
1618	2	85.9	0.0	0.0	0.0
1716	2	85.9	0.0	0.0	0.0
1815	2	85.9	0.0	0.0	0.0
1910	2	85.9	0.0	0.0	0.0
2005	2	85.9	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
718	2	77.4	0.0	0.0	0.0
815	2	83.4	0.0	0.0	0.0
914	2	82.7	0.0	0.0	0.0
1014	2	82.7	0.0	0.0	0.0
1114	2	82.7	0.0	0.0	0.0
1214	2	82.7	0.0	0.0	0.0
1314	2	82.7	0.0	0.0	0.0
1414	2	82.7	0.0	0.0	0.0
1514	2	82.7	0.0	0.0	0.0
1614	2	82.7	0.0	0.0	0.0
1712	2	82.7	0.0	0.0	0.0
1811	2	82.7	0.0	0.0	0.0
1906	2	82.7	0.0	0.0	0.0
2001	2	82.7	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
719	2	78.5	0.0	0.0	0.0
816	2	77.4	0.0	0.0	0.0
915	2	87.5	0.0	0.0	0.0
1015	2	87.5	0.0	0.0	0.0
1115	2	87.5	0.0	0.0	0.0
1215	2	87.5	0.0	0.0	0.0
1315	2	87.5	0.0	0.0	0.0
1415	2	87.5	0.0	0.0	0.0
1515	2	87.5	0.0	0.0	0.0
1615	2	87.5	0.0	0.0	0.0
1713	2	87.5	0.0	0.0	0.0
1812	2	87.5	0.0	0.0	0.0
1907	2	87.5	0.0	0.0	0.0
2002	2	87.5	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
720	3	101.0	0.0	0.0	0.0
817	2	77.2	0.0	0.0	0.0
916	2	99.4	0.0	0.0	0.0
1016	2	99.4	0.0	0.0	0.0
1116	2	99.4	0.0	0.0	0.0
1216	2	99.4	0.0	0.0	0.0
1316	2	99.4	0.0	0.0	0.0
1416	2	99.4	0.0	0.0	0.0
1516	2	99.4	0.0	0.0	0.0
1616	3	99.4	0.0	0.0	0.0
1714	3	99.4	0.0	0.0	0.0
1813	3	99.4	0.0	0.0	0.0
1908	3	99.4	0.0	0.0	0.0
2003	3	99.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
721	2	85.8	0.0	0.0	0.0
818	3	101.0	0.0	0.0	0.0
917	3	111.3	0.0	0.0	0.0
1017	3	111.3	0.0	0.0	0.0
1117	3	111.3	0.0	0.0	0.0
1217	3	111.3	0.0	0.0	0.0
1317	3	111.3	0.0	0.0	0.0
1417	3	111.3	0.0	0.0	0.0
1517	3	111.3	0.0	0.0	0.0
1617	3	111.3	0.0	0.0	0.0
1715	3	111.3	0.0	0.0	0.0
1814	3	111.3	0.0	0.0	0.0
1909	3	111.3	0.0	0.0	0.0
2004	3	111.3	0.0	0.0	0.0

Residential flat buildings - Building B, 107 dwellings, 20 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)
201	1	55.3	0.0	0.0	0.0
206	2	78.8	0.0	0.0	0.0
304	1	55.8	0.0	0.0	0.0
402	1	58.3	0.0	0.0	0.0
407	2	86.5	0.0	0.0	0.0
505	2	87.6	0.0	0.0	0.0
603	2	84.1	0.0	0.0	0.0
701	1	54.8	0.0	0.0	0.0
706	2	88.8	0.0	0.0	0.0
804	2	88.3	0.0	0.0	0.0
903	2	82.4	0.0	0.0	0.0
1002	2	80.0	0.0	0.0	0.0
1101	1	54.8	0.0	0.0	0.0
1106	2	86.5	0.0	0.0	0.0
1205	2	88.8	0.0	0.0	0.0
1304	2	88.3	0.0	0.0	0.0
1403	2	82.4	0.0	0.0	0.0
1502	2	80.0	0.0	0.0	0.0
1601	1	54.8	0.0	0.0	0.0
1606	2	86.5	0.0	0.0	0.0
1705	2	88.8	0.0	0.0	0.0
1804	2	88.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
202	1	58.3	0.0	0.0	0.0
207	2	86.5	0.0	0.0	0.0
305	2	87.6	0.0	0.0	0.0
403	2	84.1	0.0	0.0	0.0
501	1	54.8	0.0	0.0	0.0
506	2	88.8	0.0	0.0	0.0
604	1	55.8	0.0	0.0	0.0
702	1	56.8	0.0	0.0	0.0
707	2	86.5	0.0	0.0	0.0
805	2	88.8	0.0	0.0	0.0
904	2	88.3	0.0	0.0	0.0
1003	2	82.4	0.0	0.0	0.0
1102	2	80.0	0.0	0.0	0.0
1201	1	54.8	0.0	0.0	0.0
1206	2	86.5	0.0	0.0	0.0
1305	2	88.8	0.0	0.0	0.0
1404	2	88.3	0.0	0.0	0.0
1503	2	82.4	0.0	0.0	0.0
1602	2	80.0	0.0	0.0	0.0
1701	1	54.8	0.0	0.0	0.0
1706	2	86.5	0.0	0.0	0.0
1805	2	86.5	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
203	2	84.1	0.0	0.0	0.0
301	1	54.8	0.0	0.0	0.0
306	2	88.8	0.0	0.0	0.0
404	1	55.8	0.0	0.0	0.0
502	1	58.3	0.0	0.0	0.0
507	2	86.5	0.0	0.0	0.0
605	2	87.6	0.0	0.0	0.0
703	2	84.1	0.0	0.0	0.0
801	1	54.8	0.0	0.0	0.0
806	2	86.5	0.0	0.0	0.0
905	2	88.8	0.0	0.0	0.0
1004	2	88.3	0.0	0.0	0.0
1103	2	82.4	0.0	0.0	0.0
1202	2	80.0	0.0	0.0	0.0
1301	1	54.8	0.0	0.0	0.0
1306	2	86.5	0.0	0.0	0.0
1405	2	88.8	0.0	0.0	0.0
1504	2	88.3	0.0	0.0	0.0
1603	2	82.4	0.0	0.0	0.0
1702	2	80.0	0.0	0.0	0.0
1801	2	87.7	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
204	1	57.0	0.0	0.0	0.0
302	1	58.3	0.0	0.0	0.0
307	2	86.5	0.0	0.0	0.0
405	2	87.6	0.0	0.0	0.0
503	2	84.1	0.0	0.0	0.0
601	1	54.8	0.0	0.0	0.0
606	2	88.8	0.0	0.0	0.0
704	1	55.8	0.0	0.0	0.0
802	2	80.0	0.0	0.0	0.0
901	1	54.8	0.0	0.0	0.0
906	2	86.5	0.0	0.0	0.0
1005	2	88.8	0.0	0.0	0.0
1104	2	88.3	0.0	0.0	0.0
1203	2	82.4	0.0	0.0	0.0
1302	2	80.0	0.0	0.0	0.0
1401	1	54.8	0.0	0.0	0.0
1406	2	86.5	0.0	0.0	0.0
1505	2	88.8	0.0	0.0	0.0
1604	2	88.3	0.0	0.0	0.0
1703	2	82.4	0.0	0.0	0.0
1802	2	127.5	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
205	1	56.9	0.0	0.0	0.0
303	2	84.1	0.0	0.0	0.0
401	1	54.8	0.0	0.0	0.0
406	2	88.8	0.0	0.0	0.0
504	1	55.8	0.0	0.0	0.0
602	1	58.3	0.0	0.0	0.0
607	2	86.5	0.0	0.0	0.0
705	2	87.6	0.0	0.0	0.0
803	2	82.4	0.0	0.0	0.0
902	2	80.0	0.0	0.0	0.0
1001	1	54.8	0.0	0.0	0.0
1006	2	86.5	0.0	0.0	0.0
1105	2	88.8	0.0	0.0	0.0
1204	2	88.3	0.0	0.0	0.0
1303	2	82.4	0.0	0.0	0.0
1402	2	80.0	0.0	0.0	0.0
1501	1	54.8	0.0	0.0	0.0
1506	2	86.5	0.0	0.0	0.0
1605	2	88.8	0.0	0.0	0.0
1704	2	88.3	0.0	0.0	0.0
1803	2	101.8	0.0	0.0	0.0

Residential flat buildings - Building D, 89 dwellings, 19 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)
329	2	90.1	0.0	0.0	0.0
424	3	112.0	0.0	0.0	0.0
524	2	86.5	0.0	0.0	0.0
529	2	77.0	0.0	0.0	0.0
626	2	85.7	0.0	0.0	0.0
725	2	87.9	0.0	0.0	0.0
822	2	77.6	0.0	0.0	0.0
920	2	82.2	0.0	0.0	0.0
1020	2	82.2	0.0	0.0	0.0
1120	2	82.2	0.0	0.0	0.0
1220	2	82.2	0.0	0.0	0.0
1320	2	82.2	0.0	0.0	0.0
1420	2	82.2	0.0	0.0	0.0
1520	2	82.2	0.0	0.0	0.0
1620	2	82.2	0.0	0.0	0.0
1718	2	82.2	0.0	0.0	0.0
1817	2	82.2	0.0	0.0	0.0
1912	2	82.2	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
330	3	98.8	0.0	0.0	0.0
425	1	58.7	0.0	0.0	0.0
525	1	52.2	0.0	0.0	0.0
622	2	86.5	0.0	0.0	0.0
627	2	77.0	0.0	0.0	0.0
726	2	85.7	0.0	0.0	0.0
823	2	87.9	0.0	0.0	0.0
921	2	75.9	0.0	0.0	0.0
1021	2	75.9	0.0	0.0	0.0
1121	2	75.9	0.0	0.0	0.0
1221	2	75.9	0.0	0.0	0.0
1321	1	75.9	0.0	0.0	0.0
1421	2	75.9	0.0	0.0	0.0
1521	1	75.9	0.0	0.0	0.0
1621	2	75.9	0.0	0.0	0.0
1719	2	75.9	0.0	0.0	0.0
1818	2	75.9	0.0	0.0	0.0
1913	2	75.9	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
331	1	51.7	0.0	0.0	0.0
426	2	76.9	0.0	0.0	0.0
526	2	77.6	0.0	0.0	0.0
623	2	52.2	0.0	0.0	0.0
722	2	86.5	0.0	0.0	0.0
727	2	77.0	0.0	0.0	0.0
824	2	85.7	0.0	0.0	0.0
922	2	85.8	0.0	0.0	0.0
1022	2	85.8	0.0	0.0	0.0
1122	1	85.8	0.0	0.0	0.0
1222	1	85.8	0.0	0.0	0.0
1322	2	85.8	0.0	0.0	0.0
1422	2	85.8	0.0	0.0	0.0
1522	2	85.8	0.0	0.0	0.0
1622	2	85.8	0.0	0.0	0.0
1720	2	85.8	0.0	0.0	0.0
1819	2	85.8	0.0	0.0	0.0
1914	2	85.8	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
332	2	87.9	0.0	0.0	0.0
427	2	87.9	0.0	0.0	0.0
527	2	87.9	0.0	0.0	0.0
624	2	77.6	0.0	0.0	0.0
723	2	52.2	0.0	0.0	0.0
820	2	86.5	0.0	0.0	0.0
825	2	76.8	0.0	0.0	0.0
923	2	84.2	0.0	0.0	0.0
1023	2	84.2	0.0	0.0	0.0
1123	2	84.2	0.0	0.0	0.0
1223	2	84.2	0.0	0.0	0.0
1323	2	84.2	0.0	0.0	0.0
1423	2	84.2	0.0	0.0	0.0
1523	2	84.2	0.0	0.0	0.0
1623	2	84.2	0.0	0.0	0.0
1721	2	84.2	0.0	0.0	0.0
1820	2	84.2	0.0	0.0	0.0
1915	2	84.2	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
333	2	85.7	0.0	0.0	0.0
428	2	85.7	0.0	0.0	0.0
528	2	85.7	0.0	0.0	0.0
625	2	87.9	0.0	0.0	0.0
724	2	77.6	0.0	0.0	0.0
821	1	52.2	0.0	0.0	0.0
919	2	86.5	0.0	0.0	0.0
1019	2	86.5	0.0	0.0	0.0
1119	2	86.5	0.0	0.0	0.0
1219	2	86.5	0.0	0.0	0.0
1319	2	86.5	0.0	0.0	0.0
1419	2	86.5	0.0	0.0	0.0
1519	2	86.5	0.0	0.0	0.0
1619	2	86.5	0.0	0.0	0.0
1717	2	86.5	0.0	0.0	0.0
1816	2	86.5	0.0	0.0	0.0
1911	2	86.5	0.0	0.0	0.0

Description of project

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

Common areas of unit building - Building A

Common area	Floor area (m²)
Lift car (No.1)	-
Lift car (No.4)	-
L2 - L19 Residential Lobby A	1450.0

Common area	Floor area (m²)
Lift car (No.2)	-
L2 SP Plant	18.0
L2 - L18 Residential Lobby B	1090.0

Common area	Floor area (m²)
Lift car (No.3)	-
L2 Lobby A Cleaner's Store	6.0

Common areas of unit building - Building C

Common area	Floor area (m²)
Lift car (No.5)	-
Lift car (No.8)	-
L2 Community WC	20.0

Common area	Floor area (m²)
Lift car (No.6)	-
L2 Community Space	232.0
L2 - L20 Residential Lobby C	1070.0

Common area	Floor area (m²)
Lift car (No.7)	-
L2 Strata Manager Office	21.0
L2 - L19 Residential Lobby D	890.0

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Basement Carparks	37700.0
B1 Switch Rooms	79.0
L1 Bulky Goods	43.0
UL Master Gas Meter Rooms	66.0
UL FCR	34.0
L1 SP Fan Room	26.0
GL Combined Fire Hyd & Sprinkler Pump	151.0
B2 DAS Room	34.0
B6 to B1 Mech Intake Plant Rooms	306.0

Common area	Floor area (m²)
UL Carpark Ramp	560.0
B1 Comms Room 2	29.0
L1 Residential Waste	79.0
UL Mech Supply Plant	36.0
UL Master Gas Meter Rooms	51.0
L1 Hot Water Plant	102.0
GL Mech Supply Plant	36.0
B3-B1 Grease Trap Rooms	255.0
B6 to B1 Mech Exhaust Plant Rooms	279.0

Common area	Floor area (m²)
B2 Main Comms	44.0
B4 Garbage Rooms	169.0
L1 Community Space	300.0
UL Remote Water Master Meters	20.0
L1 Substation	92.0
L1 Cold Water	35.0
GL SP Plant	47.0
B1 Art Work Plant Room	37.0
B1 SP Plant	20.0

Common area	Floor area (m²)
B1 Rainwater Reuse & Pump	38.0
B3 Carwash Station Kiosk	39.0
L1 Residential Lobby C	53.0

Common area	Floor area (m²)
B1 EOT Facilities inc. ACC	165.0
UL Residential Lobby A	92.0
UL Residential Lobby D	60.0

Common area	Floor area (m²)
B3 Storage Room	41.0
GL Residential Lobby B	63.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building A

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for Residential flat buildings - Building C

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

3. Commitments for Residential flat buildings - Building B

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

4. Commitments for Residential flat buildings - Building D

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

5. Commitments for multi-dwelling houses

6. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building A

(a) Dwellings

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

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual on / timer 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
1901, 1902, 1903, 1904, 1905	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	-	-	-	-	-	-	-	-
1012, 1013, 1111, 1210, 1309, 1408, 1507, 1510, 1511, 1512, 1608, 1609, 1610, 1707, 1708, 1709, 1806, 1807, 1808	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
209, 210, 309, 310, 317, 409, 410, 417, 509, 510, 609, 610, 615, 709, 711, 712, 810, 812, 909, 913, 1008, 1107, 1212, 1213, 1311, 1410, 1509	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

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

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
208	35.6	28.9
209	29.0	28.4
210	22.1	11.0
211	20.4	10.8
212	28.9	12.4
213	40.5	18.7
214	41.5	20.8
215	21.5	21.1
216	25.8	18.2
308	22.3	29.3
309	23.5	25.7
310	21.1	13.6
311	11.9	9.5
312	23.8	21.6
313	25.4	29.4
314	25.9	27.4
315	32.1	23.0
316	16.8	17.8
317	23.7	28.0
408	22.8	28.3
409	24.0	24.7
410	21.7	13.6
411	12.2	9.7
412	22.6	21.4
413	25.7	28.3
414	29.6	29.5
415	28.7	22.9

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
416	17.1	17.8
417	24.1	27.5
508	23.2	28.0
509	24.1	25.6
510	24.3	13.3
511	15.2	9.9
512	29.5	19.5
513	34.9	27.2
514	28.3	29.1
515	28.5	24.5
516	20.3	17.5
517	24.5	27.4
608	23.6	26.5
609	22.7	17.5
610	25.9	11.6
611	26.6	22.2
612	28.3	19.4
613	16.1	21.0
614	17.2	18.4
615	24.9	27.4
708	23.9	25.9
709	25.1	19.6
710	30.1	11.6
711	20.2	20.3
712	29.3	20.1
713	20.7	21.5
714	30.7	17.3

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
715	25.1	27.0
807	24.7	25.7
808	23.6	17.5
809	24.3	18.6
810	32.3	12.8
811	29.6	20.2
812	24.9	18.8
813	29.5	25.9
907	25.1	25.7
908	22.6	17.4
909	27.0	11.4
910	32.6	12.8
911	27.9	20.5
912	23.2	18.9
913	29.8	25.7
1007	25.4	26.1
1008	23.4	15.4
1009	28.6	11.8
1010	32.9	12.8
1011	28.0	21.7
1012	23.4	18.8
1013	30.0	25.6
1107	25.5	26.5
1108	23.3	14.6
1109	26.3	10.8
1111	28.0	21.1
1112	22.8	18.4

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1113	30.3	24.9
1207	25.8	26.3
1208	23.5	14.4
1209	27.7	11.2
1211	28.1	22.5
1212	20.6	18.3
1213	30.4	25.0
1307	26.1	26.9
1308	23.8	14.5
1309	28.0	11.2
1310	33.3	13.2
1311	28.2	23.7
1312	20.9	18.4
1313	30.6	24.5
1407	26.2	26.5
1408	24.0	14.4
1409	28.1	11.2
1410	32.7	13.0
1411	28.3	24.5
1412	21.1	17.9
1413	30.7	23.7
1507	26.3	25.8
1508	24.3	14.4
1509	28.4	11.2
1510	32.8	13.1
1511	28.2	25.9
1512	20.9	17.5

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1513	30.7	24.3
1607	35.7	29.5
1608	30.2	21.5
1609	27.0	17.7
1610	33.2	13.6
1611	29.3	28.8
1612	21.8	17.9
1613	34.8	24.3
1707	32.8	20.9
1708	21.1	14.2
1709	25.7	15.4
1710	22.0	25.6
1711	34.2	22.7
1806	27.6	21.2
1807	20.4	14.7
1808	21.0	15.3
1809	21.7	26.6
1810	35.9	12.5
1901	39.7	19.6
1902	26.9	15.0
1903	24.2	15.3
1904	33.3	26.9
1905	40.1	11.5
All other dwellings	33.1	12.9

(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	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 2)	-	-	-

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

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

Common area	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 car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	No
L2 SP Plant	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
L2 Lobby A Cleaner's Store	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
L2 - L19 Residential Lobby A	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
L2 - L18 Residential Lobby B	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 27
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 27
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 26

Central energy systems	Type	Specification
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 26

2. Commitments for Residential flat buildings - Building C

(a) Dwellings

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

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual on / timer 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
319, 419	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
323, 423, 522, 620, 720, 818, 918, 1114, 1215, 1316, 1417, 1518, 1712, 1811, 1906, 2001, 2005	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

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

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
318	45.2	22.6
319	23.3	22.4
320	28.9	12.8
321	40.9	16.6

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
322	31.6	27.1
323	31.6	23.2
324	35.2	24.1
325	42.7	24.9
326	40.3	28.7
327	40.7	29.3
328	37.6	27.6
418	44.6	22.6
419	23.5	22.3
420	24.0	21.7
421	33.1	16.8
422	17.0	20.5
423	23.8	17.8
518	43.7	20.5
519	38.1	22.5
520	21.1	22.4
521	23.3	18.8
522	30.3	15.8
523	19.7	22.8
616	33.3	20.8
617	38.4	22.4
618	21.7	22.2
619	23.8	18.6
620	29.9	15.9
621	19.6	22.4
716	33.5	20.9
717	39.1	22.3

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
718	22.0	22.1
719	24.2	18.4
720	29.5	15.9
721	19.8	22.6
814	35.4	22.9
815	31.0	19.3
816	24.0	22.0
817	21.2	26.4
818	28.6	16.5
819	21.2	23.1
914	37.4	21.5
915	37.3	20.1
916	22.8	27.5
917	26.0	26.8
918	20.8	22.3
1014	34.9	21.3
1015	35.5	20.2
1016	22.7	27.3
1017	26.3	26.5
1018	20.9	22.4
1114	35.2	21.3
1115	35.8	20.1
1116	22.9	26.9
1117	26.6	26.3
1118	21.2	22.0
1214	35.2	21.5
1215	36.0	19.5

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1216	23.1	26.6
1217	26.7	26.3
1218	21.4	22.1
1314	35.7	20.9
1315	36.3	19.7
1316	23.3	26.2
1317	27.1	25.9
1318	21.6	22.0
1414	35.9	20.7
1415	36.5	19.9
1416	23.5	26.0
1417	27.2	26.1
1418	21.8	21.8
1514	36.2	20.9
1515	36.8	19.4
1516	23.8	25.7
1517	27.5	25.5
1518	21.9	21.9
1614	36.4	21.3
1615	37.0	19.3
1616	23.9	25.9
1617	27.5	26.0
1618	22.0	21.6
1712	36.7	21.2
1713	37.1	19.1
1714	24.0	25.5
1715	27.7	25.5

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1716	22.1	21.4
1811	36.9	20.4
1812	37.3	19.2
1813	24.1	25.2
1814	27.8	25.7
1815	22.2	21.3
1906	37.0	20.6
1907	37.6	18.4
1908	24.2	25.3
1909	28.0	25.4
1910	22.3	21.3
2001	42.9	16.7
2002	44.0	18.8
2003	34.0	24.0
2004	30.8	23.6
All other dwellings	33.4	20.1

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 3)	-	-	-

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

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

Common area	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 car (No.5)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.6)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.7)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.8)	-	-	light-emitting diode	connected to lift call button	No
L2 Community Space	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	No
L2 Strata Manager Office	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	No
L2 Community WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	No
L2 - L20 Residential Lobby C	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
L2 - L19 Residential Lobby D	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No

Central energy systems	Type	Specification
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 28
Lift (No. 6)	gearless traction with V V V F motor	Number of levels (including basement): 28
Lift (No. 7)	gearless traction with V V V F motor	Number of levels (including basement): 27

Central energy systems	Type	Specification
Lift (No. 8)	gearless traction with V V V F motor	Number of levels (including basement): 27

3. Commitments for Residential flat buildings - Building B

(a) Dwellings

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

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual on / timer 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
204	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
1704, 1705, 1706, 1801, 1802, 1803, 1804, 1805	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	-	-	-	-	-	-	-	-
201, 202, 205, 207, 301, 303, 307, 401, 403, 407, 501, 503, 507, 601, 603, 607, 701, 703, 707, 806, 906	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

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

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
201	37.0	26.0
202	32.9	15.9
203	17.8	14.4
204	26.9	20.3
205	26.4	11.5
206	41.2	21.9
207	25.2	28.7
301	35.6	25.8
302	27.6	15.3
303	22.2	15.4
304	37.3	14.6
305	38.7	11.9
306	39.7	24.0
307	27.8	25.9
401	36.2	25.9
402	28.1	14.8
403	22.7	14.8
404	30.5	14.0
405	39.2	13.1
406	38.3	23.8
407	28.2	24.7
502	30.3	15.4
503	23.1	14.8
504	31.0	13.6
505	41.2	13.1
506	38.8	23.7
507	28.6	23.7

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
601	37.3	24.3
602	29.1	14.4
603	23.5	14.8
604	31.5	13.9
605	40.3	12.8
606	39.2	23.8
701	37.7	23.1
702	29.8	20.4
703	35.3	13.7
704	31.8	13.8
705	42.0	12.6
706	39.5	23.7
707	29.3	22.7
801	38.1	22.4
802	37.5	17.5
803	34.5	11.4
804	41.4	12.6
805	39.7	23.7
806	29.6	23.1
901	38.5	22.7
902	37.9	17.5
903	34.7	11.5
904	41.6	12.7
905	39.9	23.9
906	29.9	23.3
1001	38.8	22.7
1002	38.2	18.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1003	34.8	12.1
1004	41.7	13.0
1005	40.1	24.3
1006	30.2	22.7
1101	39.2	22.2
1102	38.6	17.5
1103	34.9	12.6
1104	41.7	13.5
1105	40.0	24.6
1106	30.5	22.5
1201	38.8	22.5
1202	38.7	18.0
1203	34.9	13.1
1204	41.2	13.6
1205	39.6	24.7
1206	30.6	22.7
1301	39.6	22.5
1302	39.0	17.8
1303	34.7	13.4
1304	40.0	13.9
1305	38.7	24.9
1306	30.9	22.5
1401	39.6	21.8
1402	39.1	18.0
1403	34.3	13.9
1404	39.0	14.3
1405	35.9	25.7

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1406	31.0	22.1
1501	39.7	22.3
1502	39.3	18.3
1503	33.6	15.0
1504	38.1	15.6
1505	34.7	25.9
1506	31.2	21.8
1601	39.7	21.5
1602	39.4	18.5
1603	32.2	16.5
1604	36.9	17.5
1605	32.7	26.0
1606	31.4	21.6
1701	39.2	20.7
1702	43.2	17.3
1703	35.6	16.6
1704	29.5	18.2
1705	28.8	26.4
1706	31.5	21.3
1801	42.4	19.1
1802	36.6	18.7
1803	38.5	15.4
1804	42.1	23.0
1805	39.6	20.7
All other dwellings	36.8	25.6

(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	4 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.	✓	✓	✓

4. Commitments for Residential flat buildings - Building D

(a) Dwellings

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

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual on / timer 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
331, 332, 426, 427, 526, 527, 624, 625, 724, 725, 822, 823, 921, 922, 1022, 1023, 1123, 1219, 1319, 1320, 1420, 1421, 1521, 1522, 1622, 1623	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
All other dwellings	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	1-phase airconditioning EER 3.5 - 4.0	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

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

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
329	37.2	20.9
330	32.0	13.5
331	32.7	12.1
332	38.5	14.4
333	28.2	28.8
424	35.1	16.4
425	30.0	24.3
426	36.6	9.6
427	27.7	18.0
428	32.9	23.0
524	29.7	26.6
525	27.7	17.0
526	31.1	9.0
527	30.8	14.4
528	30.8	21.3
529	30.8	26.4
622	28.0	26.1
624	31.3	9.5
625	31.1	14.3
626	28.1	26.4
627	15.0	27.6
722	28.3	25.6
724	31.5	9.6
725	31.4	14.2
726	26.7	27.8
727	15.2	27.2
820	32.6	24.8

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
821	29.4	17.4
822	32.2	9.7
823	30.8	15.9
824	32.3	22.9
825	15.8	28.5
919	27.7	26.9
920	37.6	11.2
921	31.6	9.4
922	35.1	14.9
923	15.5	27.4
1019	28.0	26.6
1020	36.0	11.5
1021	44.2	10.7
1022	35.4	15.1
1023	15.7	27.1
1121	44.2	10.8
1122	35.3	15.0
1123	15.9	26.9
1221	44.0	11.2
1222	35.3	15.1
1223	16.0	27.3
1320	36.6	11.4
1321	44.0	11.1
1322	35.4	15.3
1323	16.2	26.9
1420	36.3	11.7
1421	43.4	11.3

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1422	35.3	15.5
1423	16.3	26.8
1519	29.1	25.9
1520	36.1	12.4
1521	43.0	12.1
1522	35.2	15.7
1523	16.5	26.2
1619	29.2	25.8
1620	35.6	12.8
1621	42.1	12.6
1622	34.8	15.2
1623	16.6	26.0
1718	34.9	13.3
1719	41.2	12.9
1720	34.3	16.2
1721	16.7	25.7
1817	35.0	13.4
1818	41.2	12.7
1819	33.0	16.6
1820	16.7	25.9
1911	38.9	25.1
1912	33.3	11.5
1913	31.7	11.6
1914	37.1	16.4
1915	23.8	22.6
623, 723	28.0	17.0
1119, 1219	28.2	26.7

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1120, 1220	36.6	11.1
1319, 1419	28.6	26.2
All other dwellings	29.3	25.7

(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	4 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.	✓	✓	✓

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

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	10000.0	To collect run-off from at least: - 500.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 3710.0 square metres of common landscaped area on the site
Fire sprinkler system (No. 1)	-	-	-

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 4)	-	-	-

(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
Basement Carparks	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	No
UL Carpark Ramp	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	No
B2 Main Comms	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
B1 Switch Rooms	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
B1 Comms Room 2	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
B4 Garbage Rooms	ventilation exhaust only	-	light-emitting diode	manual on / manual off	No
L1 Bulky Goods	ventilation exhaust only	-	light-emitting diode	manual on / manual off	No
L1 Residential Waste	ventilation exhaust only	-	light-emitting diode	manual on / manual off	No
L1 Community Space	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	No
UL Master Gas Meter Rooms	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
UL Mech Supply Plant	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
UL Remote Water Master Meters	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
UL FCR	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	No
UL Master Gas Meter Rooms	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
L1 Substation	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	No
L1 SP Fan Room	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
L1 Hot Water Plant	ventilation (supply + exhaust)	interlocked to light	light-emitting diode	manual on / manual off	No
L1 Cold Water	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
GL Combined Fire Hyd & Sprinkler Pump	ventilation (supply + exhaust)	interlocked to light	light-emitting diode	manual on / manual off	No
GL Mech Supply Plant	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
GL SP Plant	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
B2 DAS Room	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
B3-B1 Grease Trap Rooms	ventilation exhaust only	interlocked to light	light-emitting diode	manual on / manual off	No
B1 Art Work Plant Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
B6 to B1 Mech Intake Plant Rooms	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
B6 to B1 Mech Exhaust Plant Rooms	ventilation exhaust only	interlocked to light	light-emitting diode	manual on / manual off	No
B1 SP Plant	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
B1 Rainwater Reuse & Pump	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
B1 EOT Facilities inc. ACC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	No
B3 Storage Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
B3 Carwash Station Kiosk	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	No

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
UL Residential Lobby A	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No
GL Residential Lobby B	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
L1 Residential Lobby C	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
UL Residential Lobby D	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 120.0 peak kW

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).