

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 425857M_08

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

This certificate is a revision of certificate number 425857M_03 lodged with the consent authority or certifier on 03 June 2013 with application MP09-0146.

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: Wednesday, 23 October 2019

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






Project summary		
Project name	Eastlakes Town Centre (Bldg 7)_08	
Street address	193 Gardeners Road Eastlakes 2018	
Local Government Area	Botany Bay City Council	
Plan type and plan number	deposited 1246820	
Lot no.	30	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	96	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 43	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 20	Target 20

Certificate Prepared by
Name / Company Name: WSP Australia Pty Ltd
ABN (if applicable): 80078004798

Description of project

Project address	
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Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	96
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	4184
Roof area (m ²)	1800
Non-residential floor area (m ²)	4000.0
Residential car spaces	104
Non-residential car spaces	0

Common area landscape		
Common area lawn (m ²)	34.6	
Common area garden (m ²)	1101.8	
Area of indigenous or low water use species (m ²)	0.0	
Assessor details		
Assessor number	101142	
Certificate number	9WYVY3OXCD	
Climate zone	56	
Project score		
Water	 43	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 20	Target 20

Description of project

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

Residential flat buildings - Building E&F, 96 dwellings, 7 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
E0101	2	68.5	1.5	0.0	0.0
E0105	1	42.1	0.8	0.0	0.0
E0204	1	56.5	0.0	0.0	0.0
E0208	2	75.2	0.0	0.0	0.0
E0303	2	79.2	0.0	0.0	0.0
E0307	2	79.2	0.0	0.0	0.0
E0402	2	75.2	0.0	0.0	0.0
E0406	1	56.5	0.0	0.0	0.0
E0501	2	75.3	0.0	0.0	0.0
E0505	1	50.1	0.0	0.0	0.0
E0509	2	75.3	0.0	0.0	0.0
E0604	2	89.4	0.0	0.0	0.0
F0101	2	94.2	0.0	0.0	0.0
F0201	2	108.8	0.0	0.0	0.0
F0205	1	38.3	0.0	0.0	0.0
F0209	2	70.2	0.0	0.0	0.0
F0304	1	52.9	0.0	0.0	0.0
F0308	2	67.7	0.0	0.0	0.0
E0102	2	71.7	11.0	0.0	0.0
E0201	2	75.3	0.0	0.0	0.0
E0205	1	50.1	0.0	0.0	0.0
E0209	2	75.3	0.0	0.0	0.0
E0304	1	56.5	0.0	0.0	0.0
E0308	2	75.2	0.0	0.0	0.0
E0403	2	79.2	0.0	0.0	0.0
E0407	2	79.2	0.0	0.0	0.0
E0502	2	75.2	0.0	0.0	0.0
E0506	1	56.5	0.0	0.0	0.0
E0601	3	112.9	0.0	0.0	0.0
E0605	1	60.5	0.0	0.0	0.0
F0102	2	103.2	0.0	0.0	0.0
F0202	2	74.6	0.0	0.0	0.0
F0206	1	55.0	0.0	0.0	0.0
F0301	2	108.7	0.0	0.0	0.0
F0305	1	53.8	0.0	0.0	0.0
F0309	2	70.6	0.0	0.0	0.0
E0103	2	74.3	1.0	0.0	0.0
E0202	2	75.2	0.0	0.0	0.0
E0206	1	56.5	0.0	0.0	0.0
E0301	2	75.3	0.0	0.0	0.0
E0305	1	50.1	0.0	0.0	0.0
E0309	2	75.3	0.0	0.0	0.0
E0404	1	56.5	0.0	0.0	0.0
E0408	2	75.2	0.0	0.0	0.0
E0503	2	79.2	0.0	0.0	0.0
E0507	2	79.2	0.0	0.0	0.0
E0602	2	93.5	0.0	0.0	0.0
E0606	2	93.5	0.0	0.0	0.0
F0103	2	103.2	0.0	0.0	0.0
F0203	2	54.9	0.0	0.0	0.0
F0207	2	48.8	0.0	0.0	0.0
F0302	2	74.6	0.0	0.0	0.0
F0306	1	55.0	0.0	0.0	0.0
F0401	3	108.7	0.0	0.0	0.0
E0104	1	52.9	1.1	0.0	0.0
E0203	2	79.2	0.0	0.0	0.0
E0207	2	79.2	0.0	0.0	0.0
E0302	2	75.2	0.0	0.0	0.0
E0306	1	56.5	0.0	0.0	0.0
E0401	2	75.3	0.0	0.0	0.0
E0405	1	50.1	0.0	0.0	0.0
E0409	2	75.3	0.0	0.0	0.0
E0504	1	56.5	0.0	0.0	0.0
E0508	2	75.2	0.0	0.0	0.0
E0603	1	60.5	0.0	0.0	0.0
E0607	3	112.9	0.0	0.0	0.0
F0104	2	103.2	0.0	0.0	0.0
F0204	1	52.9	0.0	0.0	0.0
F0208	2	67.7	0.0	0.0	0.0
F0303	2	54.9	0.0	0.0	0.0
F0307	1	48.9	0.0	0.0	0.0
F0402	2	74.6	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)
F0403	1	54.9	0.0	0.0	0.0
F0407	2	48.9	0.0	0.0	0.0
F0502	2	74.6	0.0	0.0	0.0
F0506	1	55.0	0.0	0.0	0.0
F0601	3	108.7	0.0	0.0	0.0
F0605	1	53.8	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)
F0404	1	52.9	0.0	0.0	0.0
F0408	2	68.0	0.0	0.0	0.0
F0503	2	54.9	0.0	0.0	0.0
F0507	2	48.9	0.0	0.0	0.0
F0602	2	70.7	0.0	0.0	0.0
F0606	1	52.9	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)
F0405	1	53.8	0.0	0.0	0.0
F0409	2	70.3	0.0	0.0	0.0
F0504	1	52.9	0.0	0.0	0.0
F0508	2	67.7	0.0	0.0	0.0
F0603	1	54.9	0.0	0.0	0.0
F0607	2	84.5	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)
F0406	1	55.0	0.0	0.0	0.0
F0501	3	108.7	0.0	0.0	0.0
F0505	1	53.8	0.0	0.0	0.0
F0509	2	70.6	0.0	0.0	0.0
F0604	2	52.9	0.0	0.0	0.0
F0608	3	112.3	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 E&F

Common area	Floor area (m ²)
Lift car (No. 1)	-
Hallway/lobby type (No. 1)	687.0

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

Common area	Floor area (m ²)
Ground floor lobby type (No. 1)	155.0

Common areas of the development (non-building specific)

Common area	Floor area (m ²)
Community room	82.6
Garbage room (No. 1)	101.0
Carrier	2.8
Central Thermal Plant	121.6

Common area	Floor area (m ²)
Basement 3 and 4	5161.0
ICN room	8.4
Substation	95.6
Pool plant	57.0

Common area	Floor area (m ²)
Switch room (No. 1)	25.4
Battery Room	5.6
HHW and DHW rooms	38.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building E&F

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for multi-dwelling houses

3. Commitments for single dwelling houses

4. 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 E&F

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> (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.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	no	2 star	4 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-


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

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

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

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
F0608	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	-
All other dwellings	central cooling system 1	central cooling system 1	central heating system 1	central heating system 1	2 (dedicated)	2 (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	-	yes	3.5 star	2.5 star	2 star	yes	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
E0101	55.8	16.1
E0102	27.1	29.4
E0103	17.5	33.5
E0104	23.7	31.5
E0105	19.2	37.5
E0201	46.5	16.4
E0202	21.2	26.7
E0203	18.6	35.4
E0204	23.3	29.8
E0205	23.7	36.6
E0206	23.7	34.3
E0207	30.7	24.2
E0208	49.2	23.9

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
E0209	45.2	15.7
E0301	51.4	13.4
E0302	24.4	19.8
E0303	21.6	25.5
E0304	24.3	23.1
E0305	25.9	25.4
E0306	26.5	24.5
E0307	34.5	17.7
E0308	53.6	18.4
E0309	49.9	12.4
E0401	52.0	12.8
E0402	24.6	20.3
E0403	22.2	25.0
E0404	26.6	22.6
E0405	27.2	24.9
E0406	27.0	23.6
E0407	35.1	17.5
E0408	54.1	18.3
E0409	50.6	12.1
E0501	52.5	12.4
E0502	25.1	20.0
E0503	22.5	24.8
E0504	26.9	22.5
E0505	27.6	23.9
E0506	27.3	23.4
E0507	35.6	17.4
E0508	54.3	18.6

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
E0509	51.2	11.9
E0601	52.0	21.8
E0602	34.0	49.9
E0603	29.3	16.7
E0604	29.0	22.7
E0605	29.7	19.2
E0606	39.4	28.8
E0607	56.6	21.1
F0101	25.0	24.3
F0102	36.6	35.6
F0103	36.5	33.0
F0104	43.7	36.3
F0201	26.1	48.7
F0202	44.8	29.9
F0203	30.0	24.3
F0204	27.6	21.0
F0205	27.2	32.5
F0206	33.4	25.9
F0207	48.8	33.3
F0208	62.3	21.8
F0209	24.0	35.1
F0301	20.3	20.2
F0302	37.6	17.3
F0303	28.4	12.5
F0304	27.9	14.5
F0305	29.3	14.5
F0306	32.5	18.0

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
F0307	52.0	24.9
F0308	55.2	23.1
F0309	44.7	17.6
F0401	18.2	20.0
F0402	34.0	17.5
F0403	28.9	12.3
F0404	28.2	15.1
F0405	28.8	14.5
F0406	28.7	16.8
F0407	43.8	28.1
F0408	55.9	22.8
F0409	45.4	19.7
F0501	15.0	18.9
F0502	27.9	18.0
F0503	29.3	11.5
F0504	28.8	15.0
F0505	29.6	13.8
F0506	28.6	16.8
F0507	44.0	26.8
F0508	53.9	22.6
F0509	46.6	18.5
F0601	21.8	20.1
F0602	34.9	21.1
F0603	36.6	12.5
F0604	36.7	15.5
F0605	37.4	14.1
F0606	37.5	17.1

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
F0607	44.7	21.6
All other dwellings	35.7	21.9

(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	3 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)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

(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	Yes
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	Yes
Ground floor lobby type (No. 1)	air conditioning system	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	Yes
Hallway/lobby type (No. 1)	ventilation (supply + exhaust)	none ie. continuous	light-emitting diode	time clock and motion sensors	Yes

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 11
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 11

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	3 star (> 6 but <= 7.5 L/min)	4 star	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: - 1600.0 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 100.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

Central systems	Size	Configuration	Connection (to allow for...)
Pool (No. 1)	Volume: 31.0 kLs	Location: Other Pool shaded: no	-
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Central cooling system (No. 1)	-	Private water meter on make-up line connected to building management system. Conductivity controller installed in the cooling tower.	-

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Community room	air conditioning system	time clock or BMS controlled	compact fluorescent	manual on / manual off	Yes
Basement 3 and 4	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	Yes
Switch room (No. 1)	ventilation (supply + exhaust)	none ie. continuous	compact fluorescent	manual on / manual off	Yes
Garbage room (No. 1)	ventilation exhaust only	-	compact fluorescent	motion sensors	Yes
ICN room	air conditioning system	thermostatically controlled	compact fluorescent	manual on / manual off	Yes
Battery Room	ventilation exhaust only	none ie. continuous	compact fluorescent	manual on / manual off	Yes
Carrier	ventilation exhaust only	none ie. continuous	compact fluorescent	manual on / manual off	Yes

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
Substation	no mechanical ventilation	-	compact fluorescent	manual on / manual off	Yes
HHW and DHW rooms	ventilation (supply + exhaust)	none ie. continuous	compact fluorescent	manual on / manual off	Yes
Central Thermal Plant	ventilation (supply + exhaust)	none ie. continuous	compact fluorescent	manual on / manual off	Yes
Pool plant	ventilation exhaust only	none ie. continuous	compact fluorescent	manual on / manual off	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (~38 mm)
Central cooling system (No. 1)	chilled water fan coil units	Energy source: electric driven compressor Heat rejection method: cooling tower Unit efficiency (min): high - COP > 4.5
Central heating system (No. 1)	fan coil + heated water	Energy source: gas boiler
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 10.0 peak kW
Pool (No. 1)	Heating source: gas	Pump controlled by timer: yes
Other	Building management system installed?: yes Active power factor correction installed?: yes	-

Notes

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

Legend

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