

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1734878M_06

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

This certificate is a revision of certificate number 1734878M submitted to the consent authority or certifier on 08 March 2024 with application 6280220.

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

Secretary

Date of issue: Wednesday, 11 February 2026

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



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0009164650.

Project summary

Project name	Lot 5, 3 Andalusian Way, Castle Hill_06
Street address	3 ANDALUSIAN WAY CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan DP1253217
Lot no.	5
Section no.	-
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	453
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 42	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 62	Target 60
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: Windtech Consultants

ABN (if applicable): 72050574037

Description of project

Project address	
Project name	Lot 5, 3 Andalusian Way, Castle Hill_06
Street address	3 ANDALUSIAN WAY CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan DP1253217
Lot no.	5
Section no.	-
Project type	
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	453
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	11980
Roof area (m²)	2790
Non-residential floor area (m²)	-
Residential car spaces	472
Non-residential car spaces	3

Common area landscape			
Common area lawn (m²)	0		
Common area garden (m²)	4348		
Area of indigenous or low water use species (m²)	1000		
Assessor details and thermal loads			
Assessor number	20887		
Certificate number	0009164650		
Climate zone	56		
Project score			
Water		42	Target 40
Thermal Performance		Pass	Target Pass
Energy		62	Target 60
Materials		-100	Target n/a

Description of project

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

Residential flat buildings - D1D2, 281 dwellings, 16 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)
11016	2	78.1	0	0	0
11020	2	84.3	0	0	0
11024	2	69.8	0	0	0
11119	2	79.9	0	0	0
11123	2	76.7	0	0	0
11220	3	101.7	0	0	0
11224	2	76.70	0	0	0
1127	2	89.50	0	0	0
1131	2	85.80	0	0	0
11317	2	84.30	0	0	0
11320	2	76.7	0	0	0
1135	2	89.00	0	0	0
11417	2	84.30	0	0	0
11421	2	69.8	0	0	0
1230	2	87.30	0	0	0
1234	1	48.90	0	0	0
1321	3	99.00	0	0	0
1325	2	86.6	0	0	0
1329	2	86.10	0	0	0
1424	2	86.10	0	0	0
1428	2	89.80	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)
11017	1	49.8	0	0	0
11021	2	84.1	0	0	0
11116	2	78.1	0	0	0
11120	2	84.3	0	0	0
11124	2	69.8	0	0	0
11221	2	84.30	0	0	0
11225	2	69.8	0	0	0
1128	2	87.30	0	0	0
11314	3	90.3	0	0	0
11318	2	84.10	0	0	0
11321	2	69.8	0	0	0
11414	3	90.3	0	0	0
11418	2	84.10	0	0	0
1227	2	83.2	0	0	0
1231	2	86.6	0	0	0
1235	1	56.80	0	0	0
1322	3	107.10	0	0	0
1326	2	89.40	0	0	0
1330	2	89.60	0	0	0
1425	2	89.50	0	0	0
1429	2	76.70	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)
11018	2	86.1	0	0	0
11022	2	80.20	0	0	0
11117	1	49.8	0	0	0
11121	2	84.1	0	0	0
11218	3	90.3	0	0	0
11222	2	84.10	0	0	0
1125	2	83.2	0	0	0
1129	2	86.6	0	0	0
11315	3	109.4	0	0	0
11319	2	80.20	0	0	0
1133	1	56.80	0	0	0
11415	3	109.4	0	0	0
11419	2	80.20	0	0	0
1228	2	89.70	0	0	0
1232	2	89.40	0	0	0
1236	2	86.10	0	0	0
1323	2	89.50	0	0	0
1327	2	85.80	0	0	0
1422	2	78.10	0	0	0
1426	2	87.3	0	0	0
1430	2	69.8	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)
11019	2	79.9	0	0	0
11023	2	76.7	0	0	0
11118	2	86.1	0	0	0
11122	2	80.20	0	0	0
11219	3	109.4	0	0	0
11223	2	80.20	0	0	0
1126	2	89.70	0	0	0
1130	2	89.40	0	0	0
11316	3	101.7	0	0	0
1132	1	48.90	0	0	0
1134	2	86.10	0	0	0
11416	3	101.7	0	0	0
11420	2	76.7	0	0	0
1229	2	89.50	0	0	0
1233	2	85.80	0	0	0
1237	2	89.00	0	0	0
1324	2	87.30	0	0	0
1328	3	104.20	0	0	0
1423	1	49.80	0	0	0
1427	2	86.6	0	0	0
1522	2	78.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1523	1	49.8	0	0	0
1527	2	84.1	0	0	0
1622	2	78.1	0	0	0
1626	2	84.3	0	0	0
1630	2	69.8	0	0	0
1725	2	79.9	0	0	0
1729	2	76.7	0	0	0
1819	2	86.1	0	0	0
1823	2	80.20	0	0	0
1918	1	49.8	0	0	0
1922	2	84.1	0	0	0
1G29	2	83.60	0	0	0
1G33	3	159.70	0	0	0
1G37	2	90.20	0	0	0
1G41	3	101.80	0	0	0
21011	2	83.90	0	0	0
21015	3	101.70	0	0	0
21111	2	83.9	0	0	0
21115	3	101.70	0	0	0
2119	2	84.10	0	0	0
2121	1	59.90	0	0	0
21213	2	79.00	0	0	0
2123	2	91.90	0	0	0
21310	2	77.80	0	0	0
21314	3	111.40	0	0	0
21410	2	77.80	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1524	2	86.1	0	0	0
1528	2	80.20	0	0	0
1623	1	49.8	0	0	0
1627	2	84.1	0	0	0
1722	2	78.1	0	0	0
1726	2	84.3	0	0	0
1730	2	69.8	0	0	0
1820	2	79.9	0	0	0
1824	2	76.7	0	0	0
1919	2	86.1	0	0	0
1923	2	80.20	0	0	0
1G30	3	142.10	0	0	0
1G34	2	87.80	0	0	0
1G38	2	86.60	0	0	0
21008	2	72.90	0	0	0
21012	2	79.90	0	0	0
21108	2	72.90	0	0	0
21112	2	79.9	0	0	0
2116	1	52.90	0	0	0
2120	2	79.90	0	0	0
21210	2	77.80	0	0	0
21214	3	111.40	0	0	0
2124	3	104.30	0	0	0
21311	2	83.90	0	0	0
21315	3	101.70	0	0	0
21411	2	83.90	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1525	2	79.9	0	0	0
1529	2	76.7	0	0	0
1624	2	86.1	0	0	0
1628	2	80.20	0	0	0
1723	1	49.8	0	0	0
1727	2	84.1	0	0	0
1817	2	78.1	0	0	0
1821	2	84.3	0	0	0
1825	2	69.8	0	0	0
1920	2	79.9	0	0	0
1924	2	76.7	0	0	0
1G31	3	142.10	0	0	0
1G35	3	104.60	0	0	0
1G39	1	49.90	0	0	0
21009	2	73.80	0	0	0
21013	2	79.00	0	0	0
21109	2	73.80	0	0	0
21113	2	79	0	0	0
2117	3	116.70	0	0	0
21208	2	72.90	0	0	0
21211	2	83.90	0	0	0
21215	3	101.70	0	0	0
21308	2	72.90	0	0	0
21312	2	79.90	0	0	0
21408	2	72.90	0	0	0
21412	2	79.90	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1526	2	84.3	0	0	0
1530	2	69.8	0	0	0
1625	2	79.9	0	0	0
1629	2	76.7	0	0	0
1724	2	86.1	0	0	0
1728	2	80.20	0	0	0
1818	1	49.8	0	0	0
1822	2	84.1	0	0	0
1917	2	78.1	0	0	0
1921	2	84.3	0	0	0
1925	2	69.8	0	0	0
1G32	3	141.70	0	0	0
1G36	2	80.70	0	0	0
1G40	1	56.00	0	0	0
21010	2	77.80	0	0	0
21014	3	111.40	0	0	0
21110	2	77.80	0	0	0
21114	3	111.40	0	0	0
2118	3	123.20	0	0	0
21209	2	73.80	0	0	0
21212	2	79.90	0	0	0
2122	3	135.70	0	0	0
21309	2	73.80	0	0	0
21313	2	79.00	0	0	0
21409	2	73.80	0	0	0
21413	2	79.00	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)
21414	3	111.40	0	0	0
21510	2	77.80	0	0	0
21514	3	111.40	0	0	0
2218	2	85.90	0	0	0
2222	2	79.90	0	0	0
2226	3	104.30	0	0	0
2315	2	84.10	0	0	0
2319	3	91.90	0	0	0
2415	2	77.50	0	0	0
2419	2	77.40	0	0	0
2514	3	90.30	0	0	0
2518	2	79.00	0	0	0
2613	3	80.40	0	0	0
2617	2	79.90	0	0	0
2621	2	72.2	0	0	0
2716	2	83.90	0	0	0
2720	1	56.7	0	0	0
2810	1	52.90	0	0	0
2814	2	78.6	0	0	0
2909	3	90.30	0	0	0
2913	2	79.00	0	0	0
2G20	1	65.30	0	0	0
2G24	3	137.40	0	0	0
2G28	1	61.90	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)
21415	3	101.70	0	0	0
21511	2	83.90	0	0	0
21515	3	101.70	0	0	0
2219	2	85.80	0	0	0
2223	1	59.90	0	0	0
2312	1	52.60	0	0	0
2316	2	79.90	0	0	0
2320	3	104.30	0	0	0
2416	2	83.90	0	0	0
2420	1	56.70	0	0	0
2515	1	52.90	0	0	0
2519	2	78.6	0	0	0
2614	3	90.30	0	0	0
2618	2	79.80	0	0	0
2713	3	80.40	0	0	0
2717	2	79.90	0	0	0
2721	2	72.2	0	0	0
2811	2	83.90	0	0	0
2815	1	56.7	0	0	0
2910	1	52.90	0	0	0
2914	2	78.6	0	0	0
2G21	1	52.40	0	0	0
2G25	3	137.30	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)
21508	2	72.90	0	0	0
21512	2	79.90	0	0	0
2216	1	52.90	0	0	0
2220	1	52.90	0	0	0
2224	3	135.70	0	0	0
2313	3	105.30	0	0	0
2317	1	59.90	0	0	0
2413	2	71.70	0	0	0
2417	2	79.90	0	0	0
2421	2	73.40	0	0	0
2516	2	83.90	0	0	0
2520	1	56.7	0	0	0
2615	1	52.90	0	0	0
2619	2	78.6	0	0	0
2714	3	90.30	0	0	0
2718	2	79.00	0	0	0
2808	3	80.40	0	0	0
2812	2	79.90	0	0	0
2816	2	72.2	0	0	0
2911	2	83.90	0	0	0
2915	1	56.7	0	0	0
2G22	3	137.50	0	0	0
2G26	3	130.80	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)
21509	2	73.80	0	0	0
21513	2	79.00	0	0	0
2217	3	115.30	0	0	0
2221	2	84.10	0	0	0
2225	2	91.90	0	0	0
2314	1	53.00	0	0	0
2318	3	135.70	0	0	0
2414	2	73.80	0	0	0
2418	1	60.00	0	0	0
2513	3	80.40	0	0	0
2517	2	79.90	0	0	0
2521	2	72.2	0	0	0
2616	2	83.90	0	0	0
2620	1	56.7	0	0	0
2715	1	52.90	0	0	0
2719	2	78.6	0	0	0
2809	3	90.30	0	0	0
2813	2	79.00	0	0	0
2908	3	80.40	0	0	0
2912	2	79.90	0	0	0
2916	2	72.2	0	0	0
2G23	3	137.40	0	0	0
2G27	3	114.00	0	0	0

Residential flat buildings - E1E2, 172 dwellings, 17 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1109	2	90.00	0	0	0
1113	2	83.60	0	0	0
1210	2	87.60	0	0	0
1214	3	102.20	0	0	0
1309	1	48.90	0	0	0
1409	2	86.20	0	0	0
1508	2	90.20	0	0	0
1512	2	83.50	0	0	0
1611	2	91.30	0	0	0
1710	1	48.90	0	0	0
1G15	2	79.40	0	0	0
1G19	3	95.30	0	0	0
21001	1	48.60	0	0	0
21005	2	78.60	0	0	0
2102	3	110.00	0	0	0
2106	2	84.00	0	0	0
21102	2	75.20	0	0	0
21106	3	99.00	0	0	0
21203	2	82.30	0	0	0
21207	2	82.00	0	0	0
21304	3	99	0	0	0
21403	3	110.60	0	0	0
21502	3	107.10	0	0	0
21601	3	126.10	0	0	0
21605	2	82.00	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1110	2	87.60	0	0	0
1114	3	102.20	0	0	0
1211	1	48.90	0	0	0
1215	3	95.30	0	0	0
1310	2	81.70	0	0	0
1410	1	48.90	0	0	0
1509	2	86.20	0	0	0
1608	2	90.20	0	0	0
1612	2	83.50	0	0	0
1711	2	91.30	0	0	0
1G16	2	81.70	0	0	0
1LG04	2	89.10	0	0	0
21002	2	75.20	0	0	0
21006	3	99.00	0	0	0
2103	1	53.60	0	0	0
2107	3	92.20	0	0	0
21103	2	82.30	0	0	0
21107	2	82.00	0	0	0
21204	1	51.70	0	0	0
21301	3	115.00	0	0	0
21305	2	82.00	0	0	0
21404	3	99.00	0	0	0
21503	3	110.60	0	0	0
21602	3	107.10	0	0	0
21701	3	126.10	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1111	1	48.90	0	0	0
1115	3	95.30	0	0	0
1212	2	81.70	0	0	0
1307	2	90.00	0	0	0
1311	1	67.40	0	0	0
1411	2	91.30	0	0	0
1510	1	48.90	0	0	0
1609	2	86.20	0	0	0
1708	2	90.20	0	0	0
1712	2	83.50	0	0	0
1G17	2	83.60	0	0	0
1LG05	3	107.30	0	0	0
21003	2	82.30	0	0	0
21007	2	82.00	0	0	0
2104	2	74.30	0	0	0
2108	3	89.40	0	0	0
21104	1	51.70	0	0	0
21201	1	48.60	0	0	0
21205	2	78.60	0	0	0
21302	3	107.10	0	0	0
21401	3	126.10	0	0	0
21405	2	78.60	0	0	0
21504	3	99.00	0	0	0
21603	3	110.60	0	0	0
21702	3	107.30	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1112	2	81.70	0	0	0
1209	2	90.00	0	0	0
1213	2	83.60	0	0	0
1308	2	87.60	0	0	0
1408	2	90.20	0	0	0
1412	2	83.50	0	0	0
1511	2	91.30	0	0	0
1610	1	48.90	0	0	0
1709	2	86.20	0	0	0
1G14	3	95.60	0	0	0
1G18	3	102.20	0	0	0
1LG06	2	85.20	0	0	0
21004	1	51.70	0	0	0
2101	2	77.20	0	0	0
2105	2	71.80	0	0	0
21101	1	48.60	0	0	0
21105	2	78.60	0	0	0
21202	2	75.20	0	0	0
21206	3	99.00	0	0	0
21303	3	110.60	0	0	0
21402	3	107.10	0	0	0
21501	1	48.60	0	0	0
21505	2	82.00	0	0	0
21604	3	99.00	0	0	0
21703	3	98.00	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2201	2	77.20	0	0	0
2205	2	71.80	0	0	0
2301	3	115.00	0	0	0
2305	1	51.20	0	0	0
2403	2	82.30	0	0	0
2407	2	82.00	0	0	0
2504	1	51.70	0	0	0
2601	1	48.60	0	0	0
2605	2	78.60	0	0	0
2702	2	75.20	0	0	0
2706	3	99.00	0	0	0
2803	2	82.30	0	0	0
2807	2	82.00	0	0	0
2904	1	51.70	0	0	0
2G01	3	102.30	0	0	0
2G05	3	137.40	0	0	0
2G09	2	73.10	0	0	0
2G13	2	71.90	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2202	3	110.00	0	0	0
2206	2	84.00	0	0	0
2302	2	99.20	0	0	0
2306	1	50.40	0	0	0
2404	1	51.70	0	0	0
2501	1	48.60	0	0	0
2505	2	78.60	0	0	0
2602	2	75.20	0	0	0
2606	3	99.00	0	0	0
2703	2	82.30	0	0	0
2707	2	82.00	0	0	0
2804	1	51.70	0	0	0
2901	1	48.60	0	0	0
2905	2	78.60	0	0	0
2G02	3	150.30	0	0	0
2G06	3	136.60	0	0	0
2G10	1	55.90	0	0	0
2LG01	2	90.00	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2203	1	53.60	0	0	0
2207	3	92.20	0	0	0
2303	2	74.10	0	0	0
2401	1	48.60	0	0	0
2405	2	78.60	0	0	0
2502	2	75.20	0	0	0
2506	3	99.00	0	0	0
2603	2	82.30	0	0	0
2607	2	82.00	0	0	0
2704	1	51.70	0	0	0
2801	1	48.60	0	0	0
2805	2	78.60	0	0	0
2902	2	75.20	0	0	0
2906	3	99.00	0	0	0
2G03	3	137.90	0	0	0
2G07	3	136.60	0	0	0
2G11	2	84.00	0	0	0
2LG02	2	79.10	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2204	2	74.30	0	0	0
2208	3	89.40	0	0	0
2304	2	71.80	0	0	0
2402	2	75.20	0	0	0
2406	3	99.00	0	0	0
2503	2	82.30	0	0	0
2507	2	82.00	0	0	0
2604	1	51.70	0	0	0
2701	1	48.60	0	0	0
2705	2	78.60	0	0	0
2802	2	75.20	0	0	0
2806	3	99.00	0	0	0
2903	2	82.30	0	0	0
2907	2	82.00	0	0	0
2G04	3	137.90	0	0	0
2G08	3	89.00	0	0	0
2G12	3	92.20	0	0	0
2LG03	2	72.40	0	0	0

Description of project

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

Common areas of unit building - D1D2

Common area	Floor area (m²)
D1D2 Tower Lobbies	2535

Common areas of the development (non-building specific)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
B2 - LGL Carpark Areas	20100	B1 Comms Room	37	B1 Main Comms E1&E2	37
B1 Switch Room	38	B1 GHR Rooms	407	B1 Bulky Goods	66
GL Communal Facility	53	B2-LGL Mech CPSA Plant Rooms	494	B2-LGL Carpark Exhaust Plant Rooms	333
B2 Mechanical Carpark SA Plant Room	60	B1 Hyd Services Cold Water Pump Room	50	LGL FCR	14
LGL Fire Services	42	B1 Hyd Servies Rainwater Reuse Plant	24	GL Building Manager	16
LGL Storage	390	LGL/GL lobbies	787	Carpark Enclosed Lobbies	246

Common areas of unit building - E1E2

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Lift bank (No. 1)	-	Lift bank (No. 2)	-	Lift bank (No. 3)	-
Lift bank (No. 4)	-	Lift bank (No. 5)	-	E1E2 Tower Lobbies	1812

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - D1D2

- (a) Buildings
 - (i) Materials
- (b) Dwellings
 - (i) Water
 - (ii) Energy
 - (iii) Thermal Performance
- (c) Common areas and central systems/facilities
 - (i) Water
 - (ii) Energy

2. Commitments for Residential flat buildings - E1E2

- (a) Buildings
 - (i) Materials
- (b) Dwellings
 - (i) Water
 - (ii) Energy
 - (iii) Thermal Performance
- (c) Common areas and central systems/facilities
 - (i) Water
 - (ii) Energy

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

- (a) Buildings 'Other'
 - (i) Materials
- (b) Common areas and central systems/facilities
 - (i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - D1D2

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	23310	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (fibre cement sheet or boards), frame: light steel frame	10791	none	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	20206	-

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - bare internal, frame: no frame	1769	-	-

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	10184	-	10184	-	-	-	-

(b) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✓	✓
(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;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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
1G30, 1G31, 1G32, 1G33, 2G22, 2G23, 2G24, 2G25	electric instantaneous	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	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 other dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	4 star	2 star	no	no

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

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

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
11016	24.7	13.2	37.900
11017	22.7	9.6	32.300
11018	24.2	10.2	34.400
11019	14.1	9.4	23.500
11020	19.9	6	25.900
11021	20.8	5.6	26.400
11022	14.5	9.1	23.600
11023	16.1	13.7	29.800
11024	21.1	11.3	32.400
11116	25	12.9	37.900
11117	22.9	9.8	32.700
11118	23.8	9.8	33.600
11119	14.3	9.4	23.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
11120	20.1	6.1	26.200
11121	21	5.8	26.800
11122	14.7	8.9	23.600
11123	16.3	13.8	30.100
11124	21.2	11.3	32.500
11218	21.8	12.3	34.100
11219	26.4	10.1	36.500
11220	13.1	11.8	24.900
11221	20.2	6	26.200
11222	21.1	5.9	27.000
11223	14.8	8.7	23.500
11224	16.4	13.8	30.200
11225	21.2	11.8	33.000
1125	17.2	6.9	24.100
1126	5.8	10.5	16.300
1127	7.8	11	18.800
1128	17.3	5.7	23.000
1129	14.7	5.7	20.400
1130	8.1	11.1	19.200
1131	5.3	14.4	19.700
11314	21.6	12.5	34.100
11315	25.9	10.5	36.400
11316	13.3	11.8	25.100
11317	20.3	5.9	26.200
11319	15.1	8.6	23.700
1132	7.9	13	20.900
11320	16.7	13.2	29.900
11321	21.3	11.8	33.100
1133	7.3	12.2	19.500
1134	6.6	9.5	16.100
1135	8.1	6.9	15.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
11414	25.7	11.6	37.300
11415	23.7	7.4	31.100
11416	19.7	9.8	29.500
11417	29.1	5.3	34.400
11418	29.4	4.7	34.100
11419	20.7	7.6	28.300
11420	16.8	11.6	28.400
11421	23.8	9.7	33.500
1227	17.7	6.8	24.500
1228	6.2	10.4	16.600
1229	7.5	10.9	18.400
1230	13.1	5.6	18.700
1231	13.4	5.6	19.000
1232	8.6	11.2	19.800
1233	5.8	14.4	20.200
1234	8.4	12.3	20.700
1235	7.7	12.1	19.800
1236	7	9.2	16.200
1237	8.7	6.8	15.500
1321	20.2	12.6	32.800
1322	19.7	10.8	30.500
1323	9.8	9.9	19.700
1324	15.7	5.6	21.300
1325	16	4.9	20.900
1326	10.6	10.1	20.700
1327	8.1	10.8	18.900
1328	8.2	5.8	14.000
1329	13.3	5.8	19.100
1330	19.7	4.7	24.400
1422	25.9	9.1	35.000
1423	21.9	10.3	32.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1424	21.5	10.6	32.100
1425	9.7	9.6	19.300
1426	16.3	5.6	21.900
1427	16.4	4.8	21.200
1428	10	9.1	19.100
1429	14.6	19.9	34.500
1430	20.1	11.8	31.900
1522	27	9.2	36.200
1523	21.2	10.2	31.400
1524	22.5	10.5	33.000
1525	12.6	9.7	22.300
1526	19.3	6	25.300
1527	26	5.5	31.500
1528	12.9	9.8	22.700
1529	15.4	14.1	29.500
1530	20.1	11.9	32.000
1622	27.3	10.3	37.600
1623	21.6	10	31.600
1624	22.9	10.4	33.300
1625	12.8	9.8	22.600
1626	18.5	6.1	24.600
1627	19.5	5.4	24.900
1628	13.3	9.5	22.800
1629	15.6	14.1	29.700
1630	20.3	11.6	31.900
1722	27.4	10.3	37.700
1723	22	9.8	31.800
1724	23.3	10.3	33.600
1725	13.2	9.8	23.000
1726	19	6.1	25.100
1727	19.9	5.7	25.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1728	13.6	9.3	22.900
1729	15.8	14.1	29.900
1730	20.5	11.4	31.900
1817	27.5	10.3	37.800
1818	22.2	9.8	32.000
1819	23.5	10.3	33.800
1820	13.5	9.7	23.200
1821	19.2	6	25.200
1822	20.2	5.7	25.900
1824	15.9	13.8	29.700
1825	20.7	11.2	31.900
1917	27.2	10.2	37.400
1918	22.5	9.7	32.200
1919	24	10	34.000
1921	19.6	6	25.600
1922	20.6	5.5	26.100
1923	14.3	9.1	23.400
1924	16.2	13.6	29.800
1925	21	11.2	32.200
1G29	23.9	7.2	31.100
1G30	28.1	9.7	37.800
1G31	25.6	7.8	33.400
1G32	25.8	9.5	35.300
1G33	25.3	11	36.300
1G34	15.1	8.3	23.400
1G35	19.7	7.4	27.100
1G36	24.5	5	29.500
1G37	12.3	9.4	21.700
1G38	8.8	12	20.800
1G39	7.2	11.7	18.900
1G40	7.7	10.7	18.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1G41	8.6	5.9	14.500
21008	24.5	13.3	37.800
21009	22.5	7.3	29.800
21010	19	6.8	25.800
21011	24.7	6.9	31.600
21012	21.4	6	27.400
21013	25.7	9.2	34.900
21014	13.5	10.1	23.600
21015	12.2	12	24.200
21108	24.8	13.2	38.000
21109	29.7	8.1	37.800
21110	17.2	7.2	24.400
21111	23.7	6.9	30.600
21112	21.5	6	27.500
21113	25.4	9.4	34.800
21114	13.7	10.6	24.300
21115	12.2	11.9	24.100
2116	18.7	17.1	35.800
2117	21.8	9.7	31.500
2118	26.2	5.7	31.900
2119	24.2	5.2	29.400
2120	21.6	4.9	26.500
21208	24.9	13.1	38.000
21209	28.1	8.3	36.400
2121	27.9	8.8	36.700
21210	15.6	7.3	22.900
21211	22.9	6.7	29.600
21212	21.4	6.1	27.500
21213	24.1	10.2	34.300
21214	13.6	10.8	24.400
21215	12.3	12	24.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
2122	6.5	7.7	14.200
2123	6.8	6.6	13.400
2124	10.8	11.7	22.500
21309	26.3	8.4	34.700
21310	14	7.6	21.600
21311	21.6	6.7	28.300
21312	21	6	27.000
21313	22.4	10.7	33.100
21314	13.5	11.1	24.600
21315	12.6	12.1	24.700
21409	25.2	8.5	33.700
21410	12.8	7.5	20.300
21411	20.8	6.5	27.300
21412	20.6	6.1	26.700
21413	20.8	11.4	32.200
21414	13.3	11.2	24.500
21415	12.8	11.8	24.600
21508	25.1	9.7	34.800
21509	30.1	7.6	37.700
21510	18.6	6.5	25.100
21511	26	5.8	31.800
21512	28.5	5.1	33.600
21513	24.8	9.4	34.200
21514	14.5	9.7	24.200
21515	17.2	9.9	27.100
2216	19.3	17	36.300
2217	24.9	8.3	33.200
2218	27.7	6.7	34.400
2219	21.9	8.2	30.100
2220	22.5	15.5	38.000
2221	16.9	6.1	23.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
2222	14.4	5.1	19.500
2223	26.3	8.1	34.400
2224	6.2	7.3	13.500
2225	6.4	6.6	13.000
2226	10.6	11.7	22.300
2312	23.3	14.5	37.800
2313	24.2	13.8	38.000
2314	16.9	13.4	30.300
2315	21.1	4.9	26.000
2316	17.7	4.9	22.600
2317	20.2	7.1	27.300
2318	12.2	6.1	18.300
2319	8.5	6	14.500
2320	13.1	9.1	22.200
2413	22.7	12.8	35.500
2414	23	7.2	30.200
2416	22	6	28.000
2417	19.2	5.7	24.900
2418	25.6	6.5	32.100
2419	15.9	9.9	25.800
2420	5.4	11.7	17.100
2421	14.5	16	30.500
2513	23.2	9.8	33.000
2514	20.6	8.3	28.900
2515	19	12.3	31.300
2516	24.2	6.4	30.600
2517	19.6	5.8	25.400
2518	26.4	7.8	34.200
2519	14.3	10.2	24.500
2520	5.7	11.8	17.500
2521	12.1	14.7	26.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
2613	23.4	9.5	32.900
2614	20.8	8.3	29.100
2615	18	12.9	30.900
2616	24.6	6.8	31.400
2617	20.1	5.7	25.800
2618	25.5	8	33.500
2619	14.6	10.2	24.800
2620	6	11.7	17.700
2621	12.6	14.5	27.100
2713	23.9	9.1	33.000
2714	20.7	8.2	28.900
2715	18.2	13.4	31.600
2716	24.9	6.8	31.700
2717	20.5	5.9	26.400
2718	25.8	8.3	34.100
2719	14.8	10.4	25.200
2720	6.3	11.6	17.900
2721	13	14.3	27.300
2808	24.2	8.8	33.000
2809	20.1	8.3	28.400
2810	17.8	13.4	31.200
2811	24.9	6.9	31.800
2812	20.7	5.9	26.600
2813	25.8	8.8	34.600
2814	15.2	10.1	25.300
2815	6.5	11.4	17.900
2816	13.1	14.3	27.400
2908	24.6	9	33.600
2909	28.3	9.5	37.800
2910	17.2	13.9	31.100
2911	24.8	6.9	31.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
2912	21.1	6.1	27.200
2913	26	8.8	34.800
2914	15.6	10	25.600
2915	6.7	11.3	18.000
2916	13.5	14	27.500
2G20	19.3	10.1	29.400
2G21	23.4	14.3	37.700
2G22	24.9	9.5	34.400
2G23	20.6	9.7	30.300
2G24	27	10.9	37.900
2G25	27	9.6	36.600
2G26	9.7	6	15.700
2G27	12.6	6.7	19.300
2G28	22.1	8.9	31.000
11318, 2415	21.3	5.6	26.900
1823, 1920	13.9	9.3	23.200
All other dwellings	24.8	13	37.800

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	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.		✓	✓
(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
D1D2 Tower Lobbies	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 18 number of levels from the bottom of the lift shaft to the top of the lift shaft: 18 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 18 number of levels from the bottom of the lift shaft to the top of the lift shaft: 18 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 3)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 19 number of levels from the bottom of the lift shaft to the top of the lift shaft: 19 number of lifts: 4 lift load capacity: >= 1001 kg but <= 1500kg

2. Commitments for Residential flat buildings - E1E2

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	14554	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (fibre cement sheet or boards), frame: light steel frame	7177	none	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	12901	-

Reinforcement concrete frames/columns

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

Ceiling and roof types

Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
concrete - bare internal, frame: no frame	1003	-	-

Glazing types

Frame types

Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
-	6254	-	6254	-	-	-	-

(b) Dwellings

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

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(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.		✓	✓
(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;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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
2G02, 2G03, 2G04, 2G05, 2G06, 2G07	electric instantaneous	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off
All other dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	4 star	2 star	no	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1109	27.4	9.8	37.200
1110	18.9	18.6	37.500
1111	25.8	10.5	36.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1112	21.7	7.6	29.300
1113	21.6	6	27.600
1114	9.3	12.6	21.900
1115	8.8	9.3	18.100
1209	28.7	8.4	37.100
1210	18.7	14.1	32.800
1211	27.5	10.4	37.900
1212	25.1	6.8	31.900
1213	25	5.5	30.500
1214	15.9	8.3	24.200
1215	16	6.3	22.300
1307	12.9	20.5	33.400
1308	22.5	9.6	32.100
1309	29.3	6.6	35.900
1310	25.6	6.2	31.800
1311	15.8	10.3	26.100
1408	26.2	9.1	35.300
1409	25.5	11.8	37.300
1410	17.2	13.7	30.900
1411	22.8	10.8	33.600
1412	13.5	19.7	33.200
1508	26.7	9	35.700
1509	25.6	12.2	37.800
1510	17.5	13.4	30.900
1511	23.2	11.1	34.300
1512	13.9	19.1	33.000
1608	27	9.1	36.100
1609	24.8	11.8	36.600
1610	17	13.1	30.100
1611	23.3	12	35.300
1612	14.3	19.1	33.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1708	24.7	11.7	36.400
1709	17.7	14.2	31.900
1710	19.1	9.4	28.500
1711	25	9.8	34.800
1712	21.1	14.9	36.000
1G15	16.3	21.3	37.600
1G16	24.1	8.9	33.000
1G17	27.2	6.7	33.900
1G18	10.7	14.7	25.400
1G19	10.4	10.3	20.700
21001	21.4	10.6	32.000
21002	26.8	7.2	34.000
21003	25.4	11.2	36.600
21004	21.7	8	29.700
21005	23.4	9	32.400
21006	15.2	10.5	25.700
21007	27	10.3	37.300
2101	23.8	11.9	35.700
2102	26.9	6.3	33.200
2103	21.8	9.1	30.900
2104	24.4	7.4	31.800
2105	22	7.9	29.900
2106	9.4	7.6	17.000
2107	7.8	12.4	20.200
2108	16.7	10.8	27.500
21101	21.6	10.5	32.100
21102	27.1	7.2	34.300
21103	25.7	10.7	36.400
21104	22	8.1	30.100
21105	23.5	8.9	32.400
21106	15.5	10.4	25.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
21107	27.4	10.1	37.500
21201	21.9	10.2	32.100
21202	27.4	7.1	34.500
21203	26.1	10.4	36.500
21204	22.3	8.3	30.600
21205	23.2	8.8	32.000
21206	15.7	10.3	26.000
21207	27.8	10	37.800
21301	26.1	8.1	34.200
21302	24	13.1	37.100
21303	23.9	12.1	36.000
21304	15.8	10.4	26.200
21305	27.9	10	37.900
21401	26.4	8.1	34.500
21402	24.2	12.9	37.100
21403	24.1	12.1	36.200
21404	16.1	10.4	26.500
21405	19.3	9.3	28.600
21501	26.5	7.9	34.400
21502	24.2	13.2	37.400
21503	24.1	12.2	36.300
21504	16.2	10.6	26.800
21505	19.4	9.4	28.800
21601	26.7	8	34.700
21602	24.3	13.2	37.500
21603	25.1	11.4	36.500
21604	20.4	8.7	29.100
21605	27	7.6	34.600
21701	29.7	7.4	37.100
21702	30.8	7.2	38.000
21703	21.2	14.5	35.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
2201	26.3	10.5	36.800
2202	29.6	5.8	35.400
2203	24.3	7.5	31.800
2204	28.1	6.7	34.800
2205	25.4	7.5	32.900
2206	19.2	6.6	25.800
2207	8.1	9.3	17.400
2208	22.9	12.9	35.800
2301	29.8	6	35.800
2302	27.1	8.6	35.700
2303	24.6	6.8	31.400
2304	24.9	8.1	33.000
2305	9.4	12.3	21.700
2306	17	14.1	31.100
2401	18.6	10.9	29.500
2402	24.1	7.5	31.600
2403	22.2	8.4	30.600
2404	27.7	7.8	35.500
2405	26.3	8	34.300
2406	13.8	11	24.800
2407	23.8	11.3	35.100
2501	19.8	10.4	30.200
2502	25.3	7.4	32.700
2503	21.1	9.1	30.200
2504	25.3	8	33.300
2505	25	8.8	33.800
2506	14.5	10.8	25.300
2507	25.1	10.9	36.000
2601	20.1	10.3	30.400
2602	25.5	7.2	32.700
2603	26.4	10	36.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
2604	22.7	8	30.700
2605	24.1	8.3	32.400
2606	14.5	10.6	25.100
2607	25.5	10.8	36.300
2701	20.5	10.3	30.800
2702	26	7.3	33.300
2703	24.8	10.4	35.200
2704	21.4	8.1	29.500
2705	23.1	8.9	32.000
2706	14.6	10.7	25.300
2707	26	10.7	36.700
2801	20.8	10.1	30.900
2802	26.3	7.3	33.600
2803	24.3	6.9	31.200
2804	31.6	6	37.600
2805	27	7.7	34.700
2806	15.2	10.3	25.500
2807	26.4	10.4	36.800
2901	21.1	10.3	31.400
2902	26.5	7.2	33.700
2903	25	10.5	35.500
2904	21.5	8	29.500
2905	23.3	9.1	32.400
2906	15	10.8	25.800
2907	26.7	10.3	37.000
2G01	27.2	6.5	33.700
2G02	28.7	8.3	37.000
2G03	25.6	6.8	32.400
2G04	25.9	8.6	34.500
2G05	27.5	6.8	34.300
2G06	31.8	5.1	36.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
2G07	31.9	6	37.900
2G08	28.2	3.8	32.000
2G09	22	6.2	28.200
2G10	17	10.9	27.900
2G11	10.2	8.7	18.900
2G12	10.4	14.7	25.100
2G13	18.6	11.4	30.000
2LG01	6	10	16.000
2LG02	11.4	13.9	25.300
2LG03	25.1	11.1	36.200
All other dwellings	20	17.9	37.900

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	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.		✓	✓
(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
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 5)	-	-	light-emitting diode	connected to lift call button	no
E1E2 Tower Lobbies	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 4)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 12 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 5)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 21 number of levels from the bottom of the lift shaft to the top of the lift shaft: 21 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg

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

(a) Buildings 'Other'

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	7900	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:no frame	1600	none	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
-	-	-	-

Reinforcement concrete frames/columns

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

Ceiling and roof types

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

Glazing types**Frame types**

Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
-	1000	-	1000	-	-	-	-

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	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.	✓	✓	✓

	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
B2 - LGL Carpark Areas	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
B1 Comms Room	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 Main Comms E1&E2	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 Switch Room	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 GHR Rooms	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
B1 Bulky Goods	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
GL Communal Facility	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
B2-LGL Mech CPSA Plant Rooms	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B2-LGL Carpark Exhaust Plant Rooms	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B2 Mechanical Carpark SA Plant Room	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 Hyd Services Cold Water Pump Room	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
LGL FCR	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
LGL Fire Services	ventilation (supply + exhaust)	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 Hyd Servies Rainwater Reuse Plant	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
GL Building Manager	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
LGL Storage	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
LGL/GL lobbies	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Carpark Enclosed Lobbies	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)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

Central energy systems	Type	Specification
Other	-	-

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).