



BASIX Compliance Report

SSD-83069459

Kingscliff Mixed Use Development

4-8 Bells Boulevard, Kingscliff, NSW, 2487

Project No.	P02522
Revision	04
Issued	26 th Jun 2026
Client	Bells Boulevard Pty Ltd

ISSUE AND REVISION RECORD

Table 1 : Revision Record

Revision	Date	Comments	Engineer	Reviewer
01	18.11.2025	Preliminary Issue	MR	NA
02	10.12.2025	SSDA Issue	MR	NA
03	18.06.2026	SSDA Issue	CM/SE	NA
04	26.06.2026	SSDA Issue	CM	NA/SE

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

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

Engineering Lab NSW Pty Ltd

This document is issued for the party which commissioned it and for specific purposes connected with the above-captioned project only. It should not be relied upon by any other party or used for any other purpose.

We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

This document contains confidential information and proprietary intellectual property. It should not be shown to other parties without consent from us and from the party which commissioned it.

Navid Aghdaei | Residential National Lead



E-LAB Consulting

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

1 EXECUTIVE SUMMARY

This BASIX compliance report has been prepared by E-LAB Consulting to Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act), in support of a State Significant Development Application (SSDA) and concurrent planning proposal (PP) for the construction of the proposed development at 4-8 Bells Boulevard, Kingscliff, NSW, 2487 (SSD-83069459) within the Tweed Shire Council local government area (LGA)

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project.

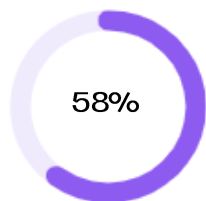
E-LAB has assessed the development and confirms that, based on the current design, the proposed Kingscliff Mixed Use Development – 4-8 Bells Boulevard, Kingscliff, NSW, 2487 is positioned to achieve full compliance with BASIX and State Environmental Planning Policy (Sustainable Buildings) 2022 requirements. All assumptions, input parameters, and performance measures underpinning this compliance outcome are documented within this report.

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



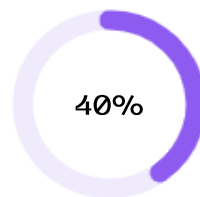
Figure 1: Project Render (source: www.realestate.com.au)

⚡ ENERGY SCORE



vs NSW benchmark • min 58%

💧 WATER SCORE



vs NSW benchmark • min 40%

☀️ THERMAL COMFORT

Pass

📦 MATERIAL INDEX

-100

• no target set yet



2 INTRODUCTION

2.1 PURPOSE

This BASIX Compliance Report has been prepared by E-LAB Consulting to accompany the submission for Bells Boulevard Pty Ltd (the Applicant) for the BASIX Compliance Report for an Environmental Impact Statement (EIS) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), in support of a State Significant Development Application (SSD-83069459) and concurrent planning proposal (PP) for the construction of the proposed development at 4-8 Bells Boulevard, Kingscliff, NSW, 2487.

The proposed development seeks development consent for a new mixed-use building at 4-8 Bells Boulevard, Kingscliff, NSW, 2487. The proposal will include the following works:

- Construction of a five-storey mixed use development with ground level retail fronting Bells Boulevard and Gunnamatta Avenue and ground level residential units, with residential units contained on levels 1-4 (inclusive), and rooftop communal open space,
- A total of 71 residential units of which 2 will be affordable housing units. These affordable housing units are to be retained as such for 15 years and managed by a registered Community Housing Provider,
- Excavation for two basement levels of carparking with 193 carparking spaces and associated services,
- Removal of 23 trees on site, and
- Landscaping and a communal open space network with a focus on wellness including a rooftop pool, indoor communal space and ground level outdoor communal open space designed around a central lawn.

The purpose of this report is to outline the proposed sustainability strategy and demonstrate how the development responds to the relevant BASIX requirements, the State Environmental Planning Policy (Sustainable Buildings) 2022, and applicable NSW environmental performance objectives.

This report has been prepared in response to the requirements contained within the Secretary’s Environmental Assessment Requirements (SEARs) SSDA Application (SSD-83069459) dated 05 June 2025. Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 2: SEARs Requirements

SEARs Item	Description if issue and assessment requirements	Section Reference
Section 15 – Ecologically Sustainable Development (ESD)	Identify how ESD principles (as defined in section 193 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development	BASIX Certificate – Section 5 - BASIX ENERGY Section 6 – 6BASIX Thermal Comfort Section 7 – BASIX Water



3 DEVELOPMENT OVERVIEW

3.1 SITE OVERVIEW

The site is located at 4-8 Bells Boulevard, Kingscliff, NSW, 2487 and is located in the Tweed Shire Local Government Areas. The site is legally known as Lot 2 DP131098. The context of the site is shown in Figure 3.

The centre of the site is clear of vegetation, with any vegetation located along the street frontages or abutting the western boundary. A public reserve runs along the site's western boundary containing a concrete footpath and extensive vegetation.

The site is relatively level around the street frontages, with levels ranging between RL 9.85m at Gunnamatta Avenue to RL 10.39m at the corner of Bells Boulevard and Casuarina Way. The rear of the site has been excavated to the lowest point of RL 7.15m.

The site is located on the gateway to a part of Kingscliff known as 'the Salt Precinct'. This part of the Salt Precinct is centred around the Salt Central Park, which is bordered by two major tourism developments, those being the Peppers and Mantra resorts. Salt Central Park is activated by a retail precinct with shops, cafes and restaurants known as Salt Village.

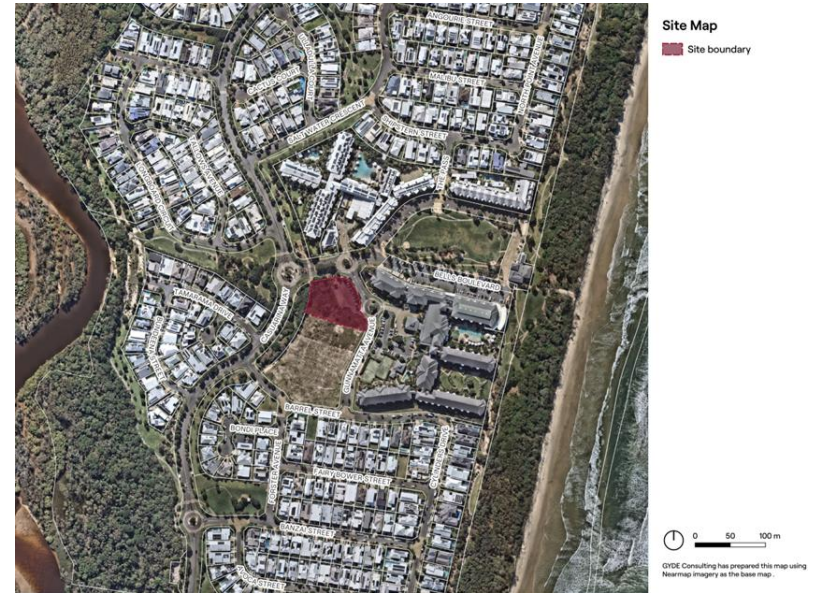


Figure 2: Aerial View of the Site, outlined in red (source: Gyde)



Figure 3: Site Context Plan (source: SJB)

3.2 PROPOSED DEVELOPMENT

The residential development at 4-8 Bells Boulevard, Kingscliff, NSW, 2487 project consist of:

- Two basement levels comprising car parking facilities, vehicle circulation areas, and associated service and storage spaces.
- Ground level accommodation including retail and commercial tenancies, a range of resident communal facilities such as co-working spaces, lounge areas, steam and sauna rooms, and treatment/wellness rooms, together with a limited number of residential apartments.
- Four upper levels contain residential apartments of varying sizes and configurations, including a mix of one-, two-, and three-bedroom dwellings.
- A rooftop recreation area incorporating a swimming pool and associated resident amenities.

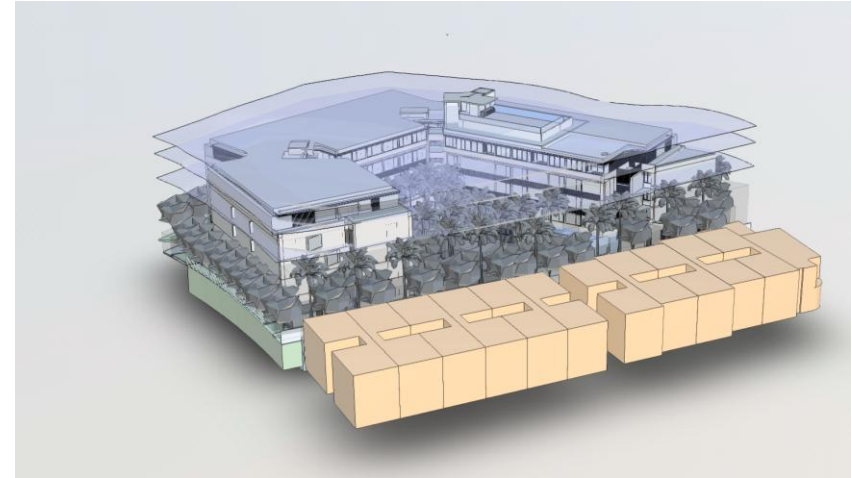


Figure 4: Site Context Plan (source: IFC Model)

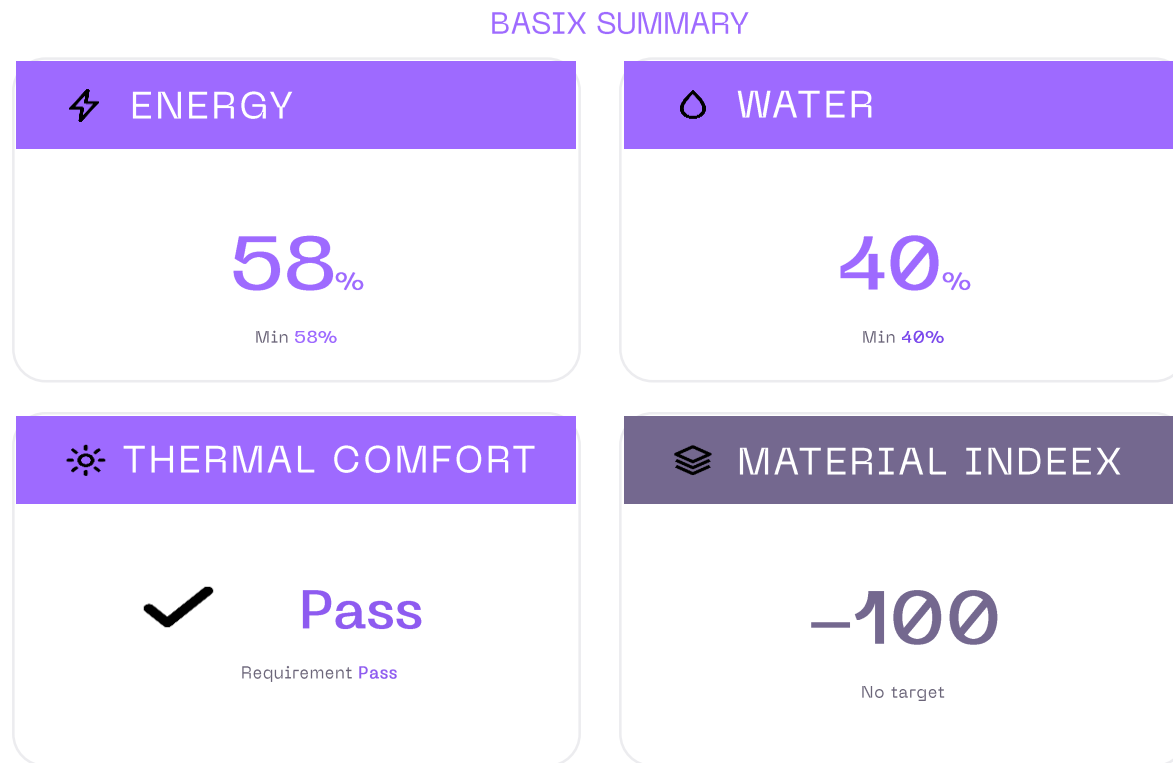
4 BASIX SUMMARY

4.1 OVERVIEW

BASIX compliance represents the minimum sustainability performance requirement in the state of NSW and serves as the primary pathway for demonstrating compliance with Section J of the National Construction Code (NCC) for residential development.

E-LAB Consulting has completed detailed assessment across all BASIX assessment categories—Water, Thermal Comfort, and Energy—for the proposed Kingscliff Mixed Use Development located at – 4-8 Bells Boulevard, Kingscliff, NSW, 2487.

The BASIX outcomes achieved, based on the assumptions outlined within this report and the information provided to date, are summarised as follows:



4.2 BASIX CERTIFICATION DETAILS

Table 3: Project Summary

Category	Entry
Project Name	Kingscliff Mixed Use Development
Project Address	4-8 Bells Boulevard, Kingscliff, NSW, 2487
Local Government Area	TWEED
Plan Type	Deposited Plan (DP)
Plan No.	2/DP/1310938
No. of Residential Buildings	1
Total Number of Units & Townhouses	71
Project Type	Residential Flat Buildings
BASIX Certificate Number	1826009M_05

4.3 DOCUMENT DETAIL

The assessment has been prepared based on the architectural information provided by the project team, as summarised in Table 4: Architectural information used for the assessment.

These documents define the key geometric and façade parameters relevant to the reflectivity assessment, including building massing, façade articulation, glazing arrangement, and podium configuration

Table 4: Architectural information used for the assessment

Revision Number	Revision Date	Document Description
B	24.06.2026	For RFI

4.4 ENERGY MODELLING SOFTWARE

Simulation method in BASIX has been used to show the thermal comfort compliance. For energy simulations, FirstRate5 (Version 5.5.5) has been used which is approved under Thermal comfort protocol of BASIX since March 2023. This method does not guarantee or warrantee the performance in practical world as it only considers a simplified and idealistic building.



05

SECTION FIVE

BASIX ENERGY

The minimum design standards required to comply with the BASIX Energy target of a 58%-63% improvement against the NSW benchmark.



5 BASIX ENERGY

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

Table 5: BASIX Energy Requirements

Design Element	Compliance Criteria
Domestic hot water systems	Electric Heat Pump- Air Sourced with R1.0 (38mm) insulation in both internal and external piping and with a 3.0 <COP<=3.5.
Cooking	Induction cooktop & electric oven
Mechanical heating and cooling	Cooling: 1 Phase Air Conditioning system (ducted) with an EER 3.0 -3.5 to living rooms and bedrooms. Heating: 1 Phase Air Conditioning system (ducted) with an EER 3.0 -3.5 to living rooms and bedrooms.
Apartment ventilation	Bathroom: individual fan, ducted to façade or roof – Manual on/off Laundry: individual fan, ducted to façade or roof – Manual on/off Kitchen range hood: Individual fan, ducted to façade or roof – Manual on/off
Apartment artificial lighting	LED throughout with dedicated fittings
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: Minimum 4.0 Star Energy Rated (To all apartments) Clothes Dryers: Minimum 2.0 Star Energy Rated (To all apartments)
Appliances in Common Areas (minimum Energy Star rating)	Clothes Washers: No common laundry facilities Clothes Dryers: No common clothes dryer facilities
Photovoltaic Array	14 kW
Building Management System (BMS)	Yes
Vertical transport	All Lifts: gearless traction with VVVF motor >= 1001 kg but <= 1500kg)



HP

CENTRAL HEAT PUMP HOT WATER SYSTEM



14kW

ROOFTOP SOLAR PV ARRAY



100%

ALL-ELECTRIC SERVICES

Swimming Pool	Electric heat pump, controlled by timer
Suna and Steam Room	Electric Resistance and controlled by BMS

Table 6: Common Area Ventilation and Artificial lighting

Common Area Name	Area	Ventilation System Type	Ventilation Efficiency Measure	Primary Type of artificial lighting	Lighting efficiency measure
Shared Car Park	3120.74	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion
Resi Car Park	3401.02	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion
Comms	15.4	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off
Main Electrical Switchroom	31.97	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Bulky Waste	20.11	ventilation exhaust only	n/a	light-emitting diode	motion sensors
FOGO	9.87	ventilation exhaust only	n/a	light-emitting diode	motion sensors
Chute Discharge	15.67	ventilation exhaust only	n/a	light-emitting diode	motion sensors
Bin Tug	11.84	ventilation exhaust only	n/a	light-emitting diode	motion sensors
Waste Holding	210.68	ventilation exhaust only	n/a	light-emitting diode	motion sensors
Communal Space	122.55	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion
Co-Working	76.06	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion
Treatment	15.21	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion
Lounge	50.27	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion



Cold Water Pump Room	14.24	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Carpark Ventilation Fan Room	116.29	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
RW Reuse Tank	29.77	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
HYD	11.76	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Fire Pump Room	36.32	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Storage/Plant Room	28.87	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Fire Water Storage Tank Room	32.03	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Hot Water Plant	27.07	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
Storage	169.9	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors
Cleaner Store	16.01	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors
Beach Storage	18.98	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors
Fire Stairs - Basement	76.54	no mechanical ventilation	n/a	light-emitting diode	motion sensors
Fire Stairs - Residential	233.62	no mechanical ventilation	n/a	light-emitting diode	motion sensors
Change Room	12.6	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors
Amenities	29.26	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors
Lobby - C	33.35	tempered supply air only	time clock or BMS controlled	light-emitting diode	motion sensors
Corridor - Residential	472.84	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors
Lobby - A	26.03	tempered supply air only	time clock or BMS controlled	light-emitting diode	motion sensors



Lobby - B	13.97	tempered supply air only	time clock or BMS controlled	light-emitting diode	motion sensors
Basement Corridor	63.75	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors
All Lifts				light-emitting diode	Connect to lift Button



06

SECTION SIX

BASIX THERMAL COMFORT

The minimum design standards required for the development to comply with the BASIX Thermal Comfort target are outlined below. The development is required to achieve a minimum BASIX requirement for each individual Class 2 dwelling across the whole development.



6 BASIX THERMAL COMFORT

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

Two glazing specifications have been adopted: Group A throughout the development, and Group B for apartments identified as High-Risk Units.

Table 7: Glazing's Doors and Windows

Glazing Specification Standard		Glazing Specification High Risk Units: 04.08 and 04.09	
Louver, Fixed and Sliding		Fixed and Sliding	
Total System U-Value	≤ 4.30	Total System U-Value	≤ 3.10
Total System SHGC	$0.53 \pm 5\%$	Total System SHGC	$0.49 \pm 5\%$
Awning/Casement		Awning/Casement	
Total System U-Value	≤ 4.30	Total System U-Value	≤ 3.10
Total System SHGC	$0.47 \pm 5\%$	Total System SHGC	$0.49 \pm 5\%$
Skylight			
Total System U-Value	≤ 2.66		
Total System SHGC	$0.24 \pm 5\%$		

Operability- max value while meeting window safety device requirements defined in the BCA. Note-all glazing systems are whole of system including glazing and frame systems.



Table 8: Compliance Criteria

Design Element	Compliance Criteria
External Solid Walls	Added R2.5 bulk insulation for all apartment external walls. No thermal break required for the metal stud frame for thermal bridging controls. Medium or light colour
Walls to Non-Conditioned Zones	Added R1.5 bulk insulation for all internal walls between apartment unit and non-conditioned enclosed internal zones. No thermal break required for the metal stud frame for thermal bridging controls.
Exposed Roofs/Balconies (Over unconditioned spaces)	Added R4.0 soffit slab insulation to units with exposed concrete ceiling/roof & Medium colour.
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non-conditioned spaces and open to outside)	Added R2.5 soffit slab insulation to underside of suspended concrete slabs. Medium colour.
Floors Covering	Carpet in Bedrooms, Timber in Living/Dining Rooms and Kitchen. Tile in Bathrooms.
Insulation Penetrations & Ceiling fans	Exhaust fans have been modelled as "Sealed" and 1 per bathroom, 1 per laundry if available and 1 per kitchen. Ceiling fans with 1200mm diameter have been modelled in all bedrooms and living room of Units 00.01, 00.05, 00.07, 01.01, 01.03, 01.12, 01.13, 01.15, 01.16, 02.01, 02.03, 02.12, 02.13, 02.15, 02.16, 02.17, 03.01, 03.03, 03.10, 03.13, 04.01, 04.02, 04.08, 04.09, 04.10.



DGU

High Performance Facade



WWR <60%

Optimized Window to Wall Ratio



CF

Ceiling Fans for Air Movement



07

SECTION SEVEN

BASIX WATER

The minimum design standards required to comply with the BASIX Water target of a 40% improvement against the NSW benchmark.



7 BASIX WATER

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

Table 9: BASIX Water Requirements

Design Element	Compliance Criteria
Fixtures	Showers: Minimum 4 Star (> 6.0 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated Bathroom Taps: Minimum 5 Star WELS Rated Kitchen Sink Taps: Minimum 5 Star WELS Rated
Fixtures within common areas	Showers: Minimum 4 Star (> 6.0 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 5 Star WELS Rated
Fittings/Appliances within units	Clothes Washer: Not Specified Dishwasher: Minimum 4.0 Star WELS Rated (To all apartments)
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility
Fire Sprinkler Water Test	All Fire sprinkler systems test water contained in a closed system so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.
Outdoor Swimming Pool	Size: 72 KL and not shaded
Alternative Water	A 5,000 L rainwater tank with roof harvest area of 500m ² and connects to 1,446.00 m ² is required alternative water supply
Common Landscape	Common lawn area: 1,112.86 m ² Common Garden area: 476.94 m ²



RWT

5 KL Tank Required



Roof Catchment

500 m² Roof Area



Landscape

1,589.8 m² Common Landscape Area

8 RESULTS

E-LAB Consulting are engaged by Bells Boulevard Pty Ltd to provide BASIX compliance consultancy for Kingscliff Mixed Use Development at 4-8 Bells Boulevard, Kingscliff, NSW, 2487. The report has confirmed the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirm that based on the design of Kingscliff Mixed Use Development at 4-8 Bells Boulevard, Kingscliff, NSW, 2487 and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX.

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

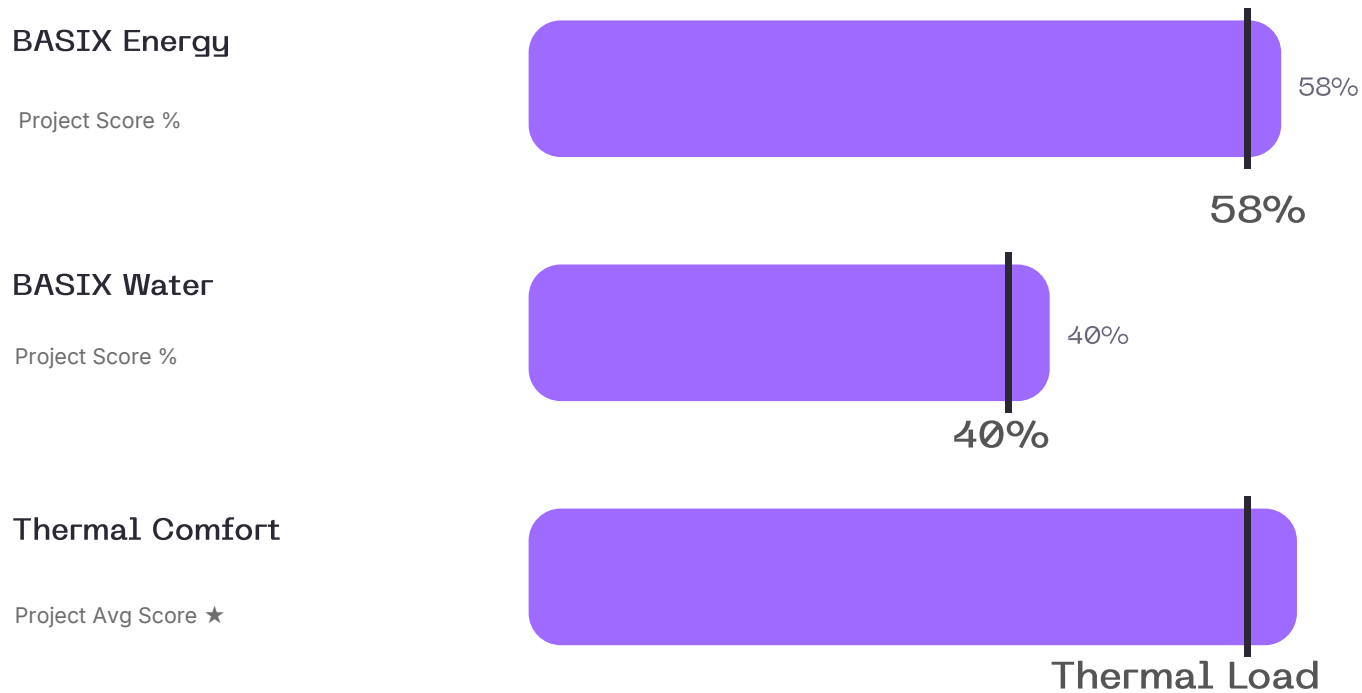


Figure 5: Minimum Basix Compliance

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



E-LAB Consulting confirm this Ecologically Sustainable Development (ESD) Report addresses the requirements of SEAR No. SSD-83069459 and relevant State and local legislation, policies, and guidelines including (BASIX). I further confirm that none of the information contained in the Ecologically Sustainable Development (ESD) Report is false or misleading.

Navid Aghdaei | Residential National Lead



E-LAB Consulting

e-lab.com.au



9 APPENDIX



BASIX Certification

The issued BASIX certificate for the development.



NatHERS Group Certification

The NatHERS group certificate supporting the thermal comfort assessment.



Insulation Markup

Marked-up architectural drawings indicating the insulation



APPENDIX A – BASIX CERTIFICATION

Refer to next page

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1826009M_05

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

This certificate is a revision of certificate number 1826009M_02 submitted to the consent authority or certifier on 14 January 2026 with application SSD-83069459.

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: Friday, 26 June 2026

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



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

Project summary

Project name	4-8 Bells Boulevard, Kingscliff NSW - DP1310938_05
Street address	4-8 BELLS BOULEVARD KINGSCLIFF 2487
Local Government Area	TWEED
Plan type and plan number	Deposited Plan 1310938
Lot No.	2
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	71
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Performance (Simulation method)	✓ Pass	Target Pass
Energy	✓ 58	Target 58
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: E-LAB Consulting

ABN (if applicable): 84647520634

Description of project

Project address	
Project name	4-8 Bells Boulevard, Kingscliff NSW - DP1310938_05
Street address	4-8 BELLS BOULEVARD KINGSCLIFF 2487
Local Government Area	TWEED
Plan type and plan number	Deposited Plan 1310938
Lot No.	2
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	71
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	4425
Roof area (m ²)	1674.29
Non-residential floor area (m ²)	687.15
Residential car spaces	134
Non-residential car spaces	59

Common area landscape		
Common area lawn (m ²)	1112.86	
Common area garden (m ²)	476.94	
Area of indigenous or low water use species (m ²)	0	
Assessor details and thermal loads		
Assessor number	DMN/20/1972	
Certificate number	UYQVFVNKND	
Climate zone	10	
Project score		
Water	✔ 40	Target 40
Thermal Performance (Simulation method)	✔ Pass	Target Pass
Energy	✔ 58	Target 58
Materials	✔ -100	Target n/a

Description of project

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

Residential flat buildings - Building1, 71 dwellings, 6 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)
0001	2	97	0	0	0
0005	2	91	0	0	0
0102	1	59	0	0	0
0106	2	92	0	0	0
0110	2	87	0	0	0
0114	2	90	0	0	0
0118	2	85	0	0	0
0204	2	90	0	0	0
0208	1	60	0	0	0
0212	2	91	0	0	0
0216	2	85	0	0	0
0302	1	59	0	0	0
0306	3	122	0	0	0
0310	2	91	0	0	0
0314	2	85.0	0	0	0
0402	2	82	0	0	0
0406	3	166	0	0	0
0410	2	85	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)
0002	1	59	0	0	0
0006	2	85	0	0	0
0103	2	84.0	0	0	0
0107	2	87	0	0	0
0111	2	87	0	0	0
0115	3	114	0	0	0
0201	2	97	0	0	0
0205	2	91	0	0	0
0209	3	122	0	0	0
0213	2	90	0	0	0
0217	2	85	0	0	0
0303	2	84	0	0	0
0307	3	170	0	0	0
0311	2	90	0	0	0
0315	2	85	0	0	0
0403	3	149	0	26.4	0
0407	3	95.0	0	0	0
0411	2	85	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)
0003	1	59	0	0	0
0007	1	57	0	0	0
0104	2	90	0	0	0
0108	1	60	0	0	0
0112	2	91	0	0	0
0116	2	85	0	0	0
0202	1	59	0	0	0
0206	2	92	0	0	0
0210	2	87	0	0	0
0214	2	90	0	0	0
0218	2	85	0	0	0
0304	2	90	0	0	0
0308	3	170	0	0	0
0312	2	90	0	0	0
0316	2	85	0	0	0
0404	3	94	0	0	0
0408	3	138	0	0	0
0412	2	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)
0004	2	90	0	0	0
0101	2	97	0	0	0
0105	2	91	0	0	0
0109	3	122	0	0	0
0113	2	90	0	0	0
0117	2	85	0	0	0
0203	2	83	0	0	0
0207	2	87	0	0	0
0211	2	87	0	0	0
0215	3	114.0	0	0	0
0301	2	97	0	0	0
0305	2	91	0	0	0
0309	3	122	0	0	0
0313	3	114	0	0	0
0401	3	136	0	10.43	0
0405	3	166	0	0	0
0409	3	143	0	13.86	0

Description of project

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

Common areas of unit building - Building1

Common area	Floor area (m²)
Lift bank (No. 1)	-
Communal Space	122.55
Lounge	50.27
Beach Storage	18.98
Amenities	31.03
Lobby - A	26.03

Common area	Floor area (m²)
Lift bank (No. 2)	-
Co-Working	76.06
Fire	5.49
Fire Stairs - Residential	233.1
Lobby - C	33.35
Lobby - B	13.97

Common area	Floor area (m²)
Elec	4.42
Treatment	15.21
Fire Control	2.17
Change Room	12.6
Corridor- Residential	472.84

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Shared Car Park	3113.31
Main Electrical Switchroom	31.97
Chute Discharge	15.67
Cold Water Pump Room	14.24
HYD	13.76
Fire Water Storage Tank Room	32.03
Basement_Storage	169.9
Storage	2.38

Common area	Floor area (m²)
Resi Car Park	3401.02
Bulky Waste	20.11
Bin Tug	11.84
Carpark Ventilation Fan Room	116.29
Fire Pump Room	36.32
Hot Water Plant	27.07
Cleaner Store	16.01
Basement_Corridor	62.05

Common area	Floor area (m²)
Comms	15.98
FOGO	9.87
Waste Holding	210.68
RW Reuse Tank	29.77
Storage/Plant Room	28.87
Fan Room	121.92
Fire Stairs - Basement	76.54

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

3. Commitments for single dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

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

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	7911.07	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard, frame: light steel frame	4021.24	-	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	5238	fibreglass batts or roll

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
no	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	1674.29	foil/sarking	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	3947	0	3947	0	0	0	0

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 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
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade	manual switch on/off	individual fan, ducted to façade	manual switch on/off	individual fan, ducted to façade	manual switch on/off

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

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction 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)
0001	10	50.2	60.200
0002	1.3	53.5	54.800
0003	4.9	54.2	59.100
0004	2.5	38.6	41.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
0005	3.8	57.9	61.700
0006	2.8	48.8	51.600
0007	7.6	52.3	59.900
0101	1.7	51.5	53.200
0102	0.7	50.00	50.700
0103	1.3	57.5	58.800
0104	1.3	41.5	42.800
0105	1.2	52.7	53.900
0106	0.7	52.2	52.900
0107	0.5	48.7	49.200
0108	0.1	42	42.100
0109	1.6	49.9	51.500
0110	5.4	49.6	55.000
0111	5.7	49.1	54.800
0112	0.2	54.4	54.600
0113	0.1	46.2	46.300
0114	0.3	56.9	57.200
0115	2	52.6	54.600
0116	6.6	57.1	63.700
0117	2	53.6	55.600
0118	1.5	39.5	41.000
0201	1.7	52.3	54.000
0202	0.9	48.9	49.800
0203	1.7	58	59.700
0204	1.4	40.9	42.300
0205	1.4	49.3	50.700
0206	0.7	53.1	53.800
0207	0.6	49.8	50.400
0208	0.1	41.3	41.400
0209	1.6	50	51.600
0210	5.6	49.7	55.300

	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)
0211	5.9	49.4	55.300
0212	0.2	55.6	55.800
0213	0.1	46.9	47.000
0214	0.1	55.6	55.700
0215	2	57.6	59.600
0216	3.5	57.7	61.200
0217	1.6	46.5	48.100
0218	1.6	45	46.600
0301	4	49.6	53.600
0302	1.3	37	38.300
0303	2.1	55.0	57.100
0304	2.3	31.1	33.400
0305	3.6	41.3	44.900
0306	2.3	45.8	48.100
0307	2	27.8	29.800
0308	2.2	26.9	29.100
0309	2.4	42.2	44.600
0310	0.5	52.3	52.800
0311	0.3	49.6	49.900
0312	0.3	45.2	45.500
0313	3.1	54.3	57.400
0314	4.9	51.6	56.500
0315	2.5	48.5	51.000
0316	2.5	36.3	38.800
0401	11.6	57.5	69.100
0402	6.4	52.6	59.000
0403	9	44.3	53.300
0404	8.4	38.8	47.200
0405	3.6	35.1	38.700
0406	3.6	35.2	38.800
0407	7.6	40.1	47.700

	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)
0408	7.4	53.9	61.300
0409	5.3	57	62.300
0410	8.5	53.4	61.900
0411	6.2	52.3	58.500
All other dwellings	5.2	46.4	51.600

(c) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 72 kLs	Location: Building1 Pool shaded: 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.	-

(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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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	yes
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes
Elec	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Communal Space	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Co-Working	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Treatment	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Lounge	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Fire	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Control	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Beach Storage	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Fire Stairs - Residential	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Change Room	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Amenities	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Lobby - C	tempered supply air only	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Corridor- Residential	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Lobby - A	tempered supply air only	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Lobby - B	tempered supply air only	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes

Central energy systems	Type	Specification
Sauna (No. 1)	Heating source: electric resistance	Efficiency measure: controlled by BMS
Sauna (No. 2)	Heating source: electric resistance	Efficiency measure: controlled by BMS
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 5 number of levels from the bottom of the lift shaft to the top of the lift shaft: 7 number of lifts: 1 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 5 number of levels from the bottom of the lift shaft to the top of the lift shaft: 7 number of lifts: 2 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
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: $3.0 < COP \leq 3.5$

2. Commitments for multi-dwelling housing

(a) Dwellings

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

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

3. Commitments for single dwelling houses

(a) Dwellings

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

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

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

(a) Buildings 'Other'

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
garage floor, frame: suspended concrete slab	6605.58	-	none

External wall types

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

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	300	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
no	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	100	-	fibreglass batts or roll

Glazing types

Frame types

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	0	0	0	0	0	0	0

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	5000	To collect run-off from at least: - 500 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 1589.8 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Shared Car Park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Resi Car Park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Comms	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Main Electrical Switchroom	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Bulky Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
FOGO	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Chute Discharge	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bin Tug	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Waste Holding	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Cold Water Pump Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Carpark Ventilation Fan Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
RW Reuse Tank	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
HYD	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Pump Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Storage/Plant Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Water Storage Tank Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Hot Water Plant	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Fan Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Basement_Storage	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Cleaner Store	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Fire Stairs - Basement	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Storage	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Basement_Corridor	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 14 peak kW
Other	Building management system installed?: yes	-

Notes

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

Legend

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

APPENDIX B – NATHERS GROUP CERTIFICATION

Refer to next page.

Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. UYQVFNKND

Generated on 26 Jun 2026 using FirstRate5 v5.5.5a

Property

Address 4-8 Bells Boulevard,
Kingscliff, NSW, 2487

Lot/DP

NatHERS Climate Zone Brisbane



Accredited assessor

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

Verification

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



National Construction Code (NCC) requirements

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

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

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

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

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
Y75B89CX1X-03	00.01	10.0 (N/A)	50.2 (N/A)	60.2	5.4	NA
CG8YJYWI67-03	00.02	1.3 (N/A)	53.5 (N/A)	54.8	5.9	NA

Thermal performance Star rating



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	3	48.3
Maximum allowable limit	N/A	N/A

Whole of Home performance rating

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

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



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
P82S6VLJ21-03	00.03	4.9 (N/A)	54.2 (N/A)	59.1	5.5	NA
BSXV2HJPNR-03	00.04	2.5 (N/A)	38.6 (N/A)	41.1	7.4	NA
W1VWR0PN28-03	00.05	3.8 (N/A)	57.9 (N/A)	61.7	5.3	NA
AOPWYZENEM-03	00.06	2.8 (N/A)	48.8 (N/A)	51.6	6.2	NA
X349VUTN6C-03	00.07	7.6 (N/A)	52.3 (N/A)	59.9	5.4	NA
PKV8GAY59L-03	01.01	1.7 (N/A)	51.5 (N/A)	53.2	5.9	NA
KDM5EBWD9C-03	01.02	0.7 (N/A)	50.0 (N/A)	50.7	6.2	NA
4VHJY2KWBR-03	01.03	1.3 (N/A)	57.5 (N/A)	58.8	5.5	NA
BLGC5SXSLW-03	01.04	1.3 (N/A)	41.5 (N/A)	42.8	7.1	NA
BT0LAKX3E7-03	01.05	1.2 (N/A)	52.7 (N/A)	53.9	5.9	NA
YUIFZ3DMJO-03	01.06	0.7 (N/A)	52.2 (N/A)	52.9	6	NA
0C3SK86J9W-03	01.07	0.5 (N/A)	48.7 (N/A)	49.2	6.4	NA
OD1NBK56IO-03	01.08	0.0 (N/A)	42.0 (N/A)	42.0	7.2	NA
EQRE2QCBMC-03	01.09	1.6 (N/A)	49.9 (N/A)	51.5	6.2	NA
PKJ7580HAB-03	01.10	5.4 (N/A)	49.6 (N/A)	55.0	5.8	NA
OO3STU35DP-03	01.11	5.7 (N/A)	49.1 (N/A)	54.8	5.8	NA
7HD5JJUZ03-03	01.12	0.2 (N/A)	54.4 (N/A)	54.6	5.9	NA
5567HD44RC-03	01.13	0.1 (N/A)	46.2 (N/A)	46.3	6.7	NA
UX5HA0W9UH-03	01.14	0.3 (N/A)	56.9 (N/A)	57.2	5.6	NA
XG77EHHNXW-03	01.15	2.0 (N/A)	52.6 (N/A)	54.6	5.9	NA
OARHFSR6LQ-03	01.16	6.6 (N/A)	57.1 (N/A)	63.7	5.2	NA
WVESGZ8839-03	01.17	2.0 (N/A)	53.6 (N/A)	55.6	5.8	NA
5RG4YUGYBR-03	01.18	1.5 (N/A)	39.5 (N/A)	41.0	7.4	NA
I0YDRY25D4-03	02.01	1.7 (N/A)	52.3 (N/A)	54.0	5.9	NA
5LSE9258AQ-03	02.02	0.9 (N/A)	48.9 (N/A)	49.8	6.3	NA
UTCMUI1TNK-03	02.03	1.7 (N/A)	58.0 (N/A)	59.7	5.4	NA
DX4NK57BBR-03	02.04	1.4 (N/A)	40.9 (N/A)	42.3	7.2	NA
6C58DT9C45-03	02.05	1.4 (N/A)	49.3 (N/A)	50.7	6.2	NA
YHXU7ZXMTI-03	02.06	0.7 (N/A)	53.1 (N/A)	53.8	5.9	NA
7IS31IRE4E-03	02.07	0.6 (N/A)	49.8 (N/A)	50.4	6.3	NA
547TTRYEIA-03	02.08	0.0 (N/A)	41.3 (N/A)	41.3	7.3	NA
JZYSV5AJQU-03	02.09	1.6 (N/A)	50.0 (N/A)	51.6	6.1	NA
IVR2UYUBH5-03	02.10	5.6 (N/A)	49.7 (N/A)	55.3	5.8	NA
C4I0A3KEBP-03	02.11	5.9 (N/A)	49.4 (N/A)	55.3	5.8	NA
BTDS9HTAH5-03	02.12	0.2 (N/A)	55.6 (N/A)	55.8	5.8	NA
IHYJ6KME85-03	02.13	0.1 (N/A)	46.9 (N/A)	47.0	6.6	NA
7W6N8OQ8S2-03	02.14	0.1 (N/A)	55.6 (N/A)	55.7	5.8	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
V5IASYR93M-03	02.15	2.0 (N/A)	57.6 (N/A)	59.6	5.4	NA
EU3MW4G84Z-03	02.16	3.5 (N/A)	57.7 (N/A)	61.2	5.3	NA
QFFFSPXZTU-03	02.17	1.6 (N/A)	46.5 (N/A)	48.1	6.4	NA
1VSPKM9X1H-03	02.18	1.6 (N/A)	45.0 (N/A)	46.6	6.7	NA
2MLW1M2T0D-03	03.01	4.0 (N/A)	49.6 (N/A)	53.6	5.9	NA
HRD2LP0CRD-03	03.02	1.3 (N/A)	37.0 (N/A)	38.3	7.7	NA
A2PIVSCOCK-04	03.03	2.1 (N/A)	55.0 (N/A)	57.1	5.7	NA
5SHW7E3TNG-03	03.04	2.3 (N/A)	31.1 (N/A)	33.4	8.2	NA
W6GYGA6DAJ-03	03.05	3.6 (N/A)	41.3 (N/A)	44.9	6.9	NA
KORQIYKQ4H-04	03.06	2.3 (N/A)	45.8 (N/A)	48.1	6.4	NA
WGZLQ7395L-04	03.07	2.0 (N/A)	27.8 (N/A)	29.8	8.7	NA
AMJHY8MTQ7-04	03.08	2.2 (N/A)	26.9 (N/A)	29.1	8.7	NA
H0SE5IVSIX-04	03.09	2.4 (N/A)	42.2 (N/A)	44.6	6.9	NA
8B47IQH5HJ-05	03.10	0.5 (N/A)	52.3 (N/A)	52.8	6	NA
G7HYI8EK2J-04	03.11	0.3 (N/A)	49.6 (N/A)	49.9	6.3	NA
M1A796XUPI-04	03.12	0.3 (N/A)	45.2 (N/A)	45.5	6.8	NA
LK1HN8RM9I-04	03.13	3.1 (N/A)	54.3 (N/A)	57.4	5.6	NA
1RLG0JS467-04	03.14	4.9 (N/A)	51.6 (N/A)	56.5	5.7	NA
DL08LHB77M-04	03.15	2.5 (N/A)	48.5 (N/A)	51.0	6.2	NA
2XP976G9LK-04	03.16	2.5 (N/A)	36.3 (N/A)	38.8	7.6	NA
Q2KUS5Q3H0-05	04.01	11.6 (N/A)	57.5 (N/A)	69.1	4.8	NA
N3YSEAT26F-04	04.02	6.4 (N/A)	52.6 (N/A)	59.0	5.5	NA
7UOXPD BMJ3-04	04.03	9.0 (N/A)	44.3 (N/A)	53.3	5.9	NA
DSSWQLAGQQ-04	04.04	8.4 (N/A)	38.8 (N/A)	47.2	6.6	NA
1HZH899747-04	04.05	3.6 (N/A)	35.1 (N/A)	38.7	7.6	NA
MNDFM6OXEO-04	04.06	3.6 (N/A)	35.2 (N/A)	38.8	7.6	NA
3DUNX4LBB3-04	04.07	7.6 (N/A)	40.1 (N/A)	47.7	6.5	NA
9NLQOZ4HYQ-06	04.08	7.4 (N/A)	53.9 (N/A)	61.3	5.3	NA
EERLRZPMJT-06	04.09	5.3 (N/A)	57.0 (N/A)	62.3	5.3	NA
7NCCXXMUD-04	04.10	8.5 (N/A)	53.4 (N/A)	61.9	5.3	NA
06ZH0UTO44-01	04.11	6.2 (N/A)	52.3 (N/A)	58.5	5.5	NA
XFLXJOKGWK-02	04.12	5.2 (N/A)	46.4 (N/A)	51.6	6.1	NA

Explanatory notes

About this report

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

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

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

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

APPENDIX C – INSULATION MARKUP

Refer to next page.

Insulation Mark-ups

LEGEND

Total R2.5
(Solid external walls)

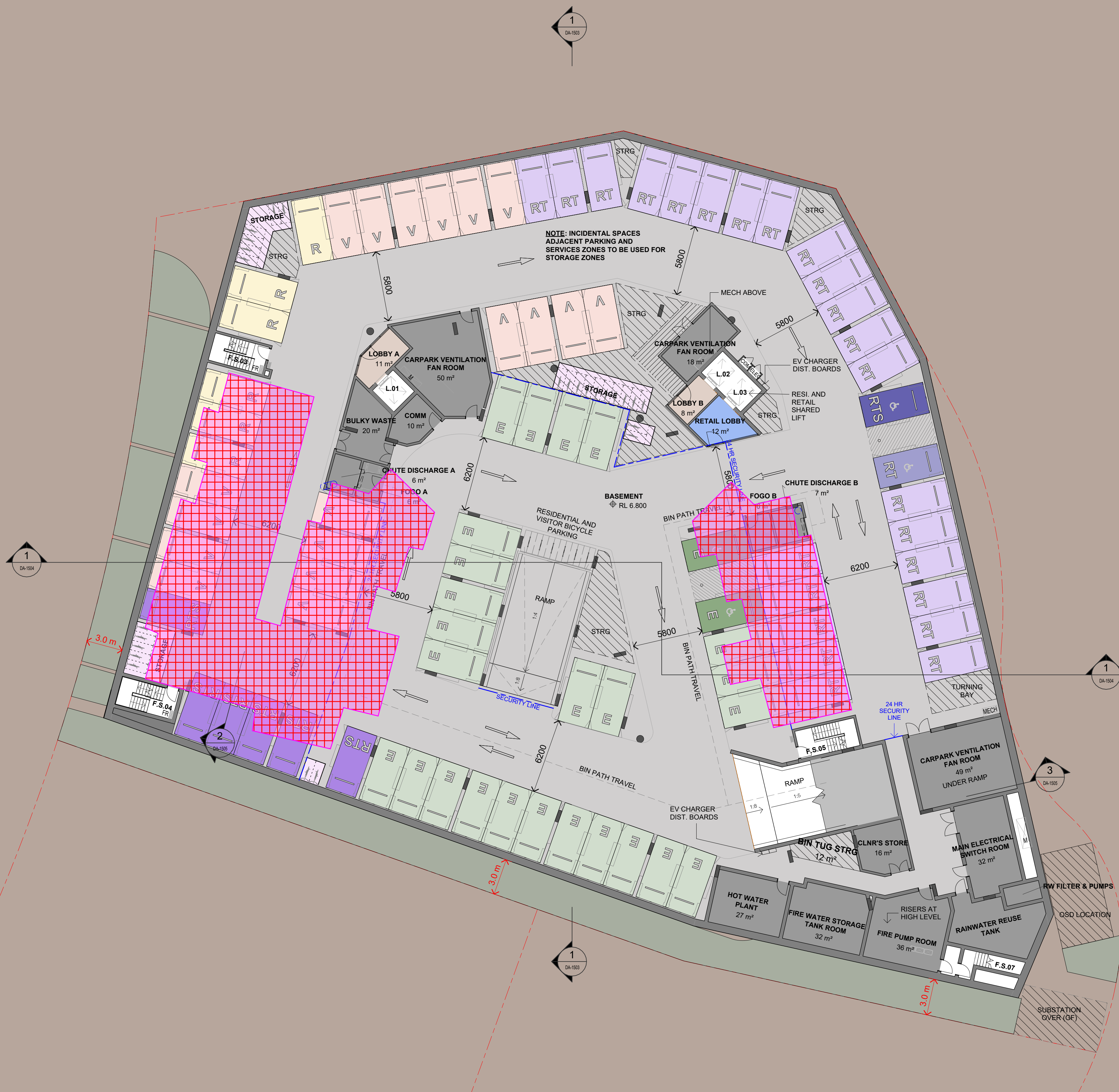
Total R1.5
(Internal walls to
unconditioned spaces)

Total R2.5 (installed in
underside of slab or above)

Total R4.0 (installed in
ceiling - open to air)

4-8 Bells
Boulevard

Rev 03 - 26.06.26



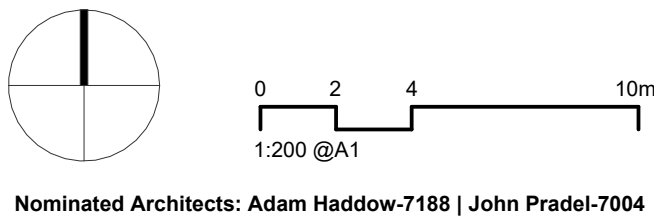
PARKING LEGEND	
(E)	EASEMENT
(E)	EASEMENT ACCESSIBLE
(R)	RESIDENTIAL
(SCR)	SMALL CAR RESIDENTIAL
(V)	VISITOR
(RT)	RETAIL
(RT)	RETAIL ACCESSIBLE
(RTS)	RETAIL STAFF
(RTS)	RETAIL STAFF ACCESSIBLE

BICYCLE PARKING SCHEDULE	
TYPE	COUNT
LEVEL 00	
RETAIL	12
BASEMENT 01	
RESIDENTIAL	25
VISITOR	10
BASEMENT 02	
RESIDENTIAL	44
TOTAL	91

PARKING SCHEDULE	
TYPE	COUNT
BASEMENT 01	
EASEMENT 2600x5400	25
EASEMENT ACCESSIBLE 2600x5400	2
SUBTOTAL	27
RESIDENTIAL 2600x5400	6
VISITOR 2600x5400	18
SUBTOTAL	24
RETAIL 2600x5400	24
RETAIL ACCESSIBLE 2600x5400	1
SUBTOTAL	25
RETAIL STAFF 2600x5400	6
RETAIL STAFF ACCESSIBLE 2600x5400	1
SUBTOTAL	7
BASEMENT 02	
RESIDENTIAL 2600x5400	110
SUBTOTAL	110
TOTAL	193

PARKING TOTALS	
TYPE	COUNT
EASEMENT PARKING	25
EASEMENT ACCESSIBLE	2
RESIDENTIAL PARKING	116
RETAIL PARKING	24
RETAIL ACCESSIBLE	1
RETAIL STAFF PARKING	6
RETAIL STAFF ACCESSIBLE	1
VISITOR PARKING	18
TOTAL	193

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
A	28-11-2025	FOR SSDA	LR	JV
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2	05-06-2026	FOR INFORMATION	MQ	WG
3	17-06-2026	FOR INFORMATION	MQ	WG

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Client

**BELLS
BOULEVARD
PTY LTD**

Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name

FLOOR PLAN - BASEMENT 01

Date

17-06-2026

Scale

1 : 200

Sheet Size

A1

Drawn

LR

Chk.

JV

Job No.

6906

Drawing No.

DA-1002

Revision

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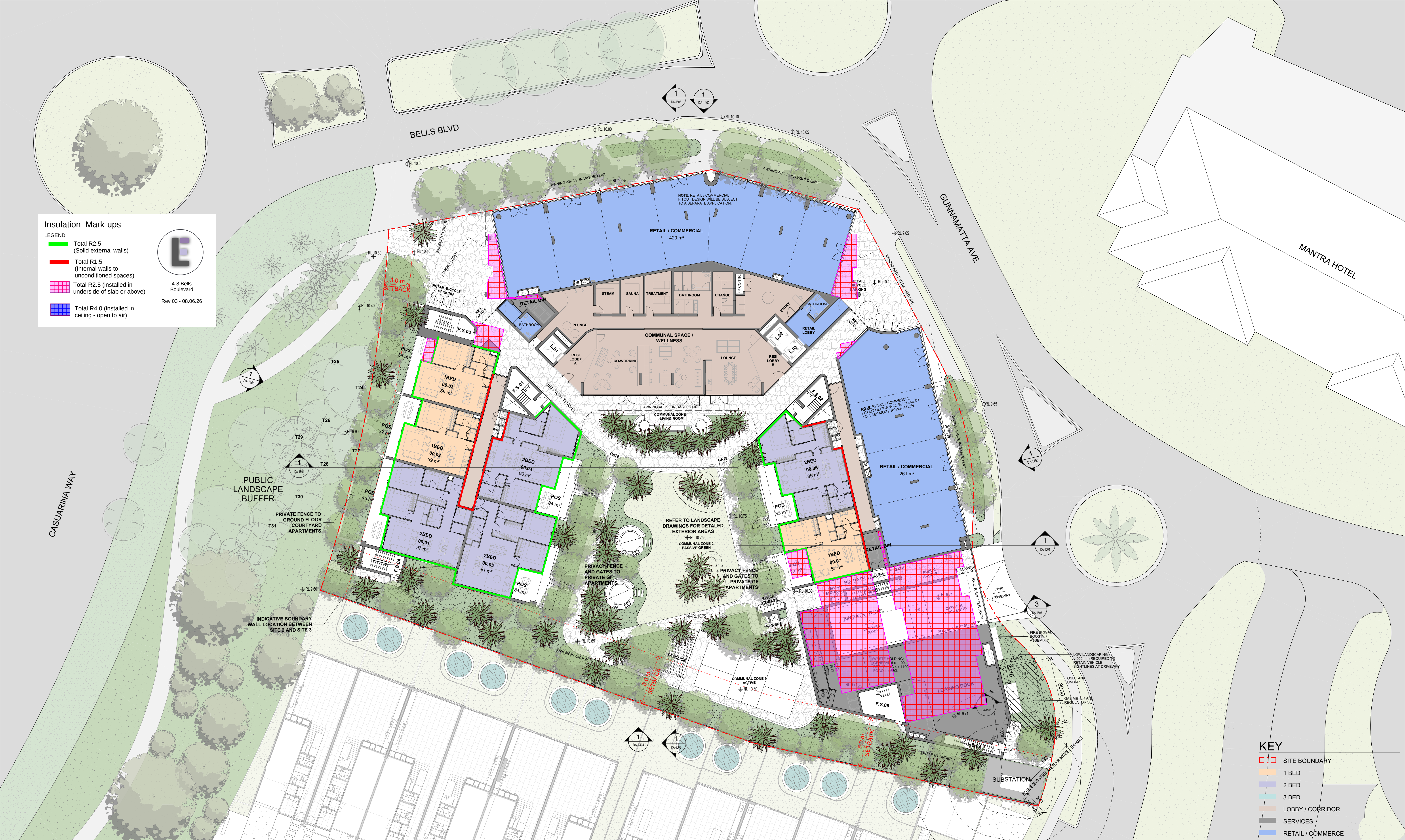
Insulation Mark-ups

LEGEND

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

4-8 Bells Boulevard

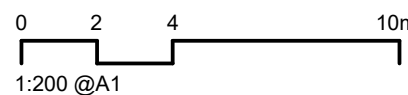
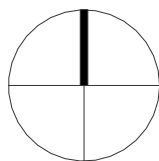
Rev 03 - 08.06.26



KEY

- SITE BOUNDARY
- 1 BED
- 2 BED
- 3 BED
- LOBBY / CORRIDOR
- SERVICES
- RETAIL / COMMERCE

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Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name

FLOOR PLAN - LEVEL 00

Date

17-06-2026

Scale

1:200

Sheet Size

A1

Drawn

LR

Chk.

JV

Job No.

6906

Drawing No.

DA-1003

Revision

/ 3

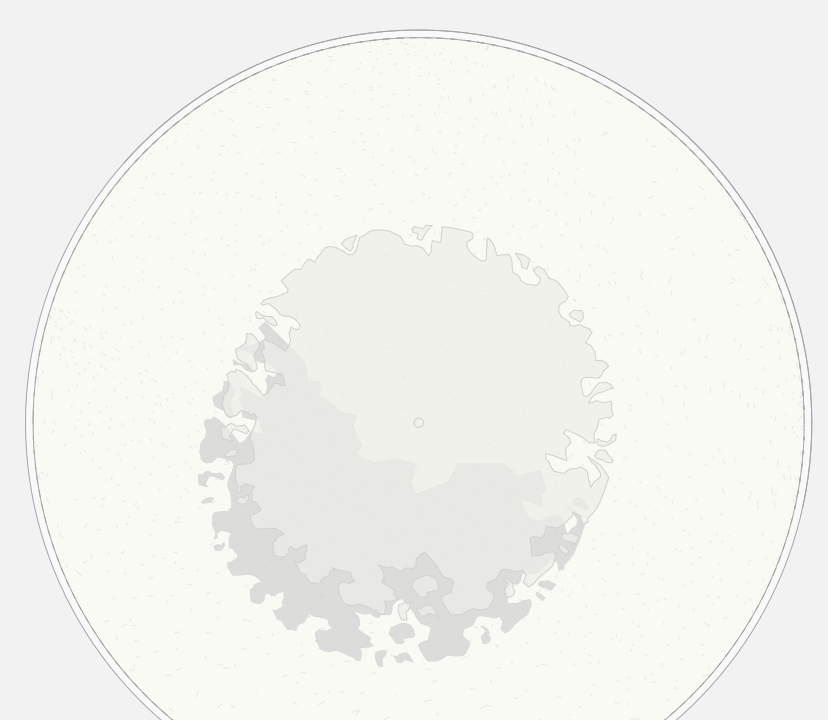
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Insulation Mark-ups

LEGEND

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

4-8 Bells Boulevard

Rev 03 - 08.06.26

CASUARINA WAY

BELLS BLVD

GUNNAMATA AVE

MANTRA HOTEL

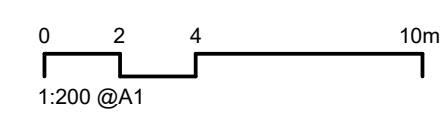
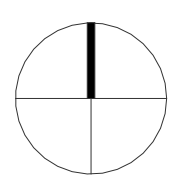
PUBLIC LANDSCAPE BUFFER

COMMUNAL OPEN SPACE BELOW

KEY

- SITE BOUNDARY
- 1 BED
- 2 BED
- 3 BED
- LOBBY / CORRIDOR
- SERVICES
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Client

BELLS BOULEVARD PTY LTD

Project

BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF

Drawing Name

FLOOR PLAN - LEVEL 01

Date	Scale	Sheet Size
17-06-2026	1:200	A1
Drawn	Chk.	Job No.
LR	JV	6906
Drawing No.	Revision	
DA-1004	/ 3	

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Insulation Mark-ups

LEGEND

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- Total R2.5 (installed in underside of slab or above)
- Total R4.0 (installed in ceiling - open to air)

4-8 Bells Boulevard

Rev 03 - 08.06.26

CASUARINA WAY

BELLS BLVD

GUNNAMATA AVE

MANTRA HOTEL

PUBLIC LANDSCAPE BUFFER

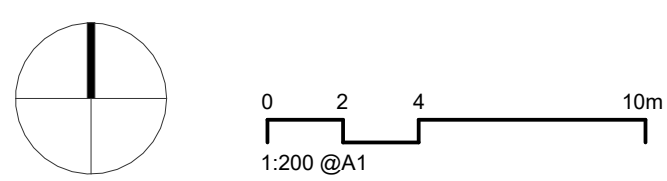
COMMUNAL OPEN SPACE BELOW

SITE 2

KEY

- SITE BOUNDARY
- 1 BED
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Client

BELLS BOULEVARD PTY LTD

Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name

FLOOR PLAN - LEVEL 03

Date	Scale	Sheet Size
17-06-2026	1:200	A1
Drawn	Chk.	Job No.
LR	JV	6906
Drawing No.	Revision	
DA-1006	/ 3	

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Insulation Mark-ups

LEGEND

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- Total R4.0 (installed in ceiling - open to air)

4-8 Bells Boulevard

Rev 03 - 08.06.26

CASUARINA WAY

PUBLIC LANDSCAPE BUFFER

BELLS BLVD

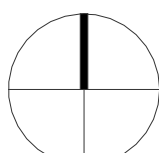
GUNNAMATA AVE

MANTRA HOTEL

KEY

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Client

BELLS BOULEVARD PTY LTD

Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name

FLOOR PLAN - LEVEL 04

Date

17-06-2026

Scale

1:200

Sheet Size

A1

Drawn

LR

Chk.

JV

Job No.

6906

Drawing No.

DA-1007

Revision

/ 3

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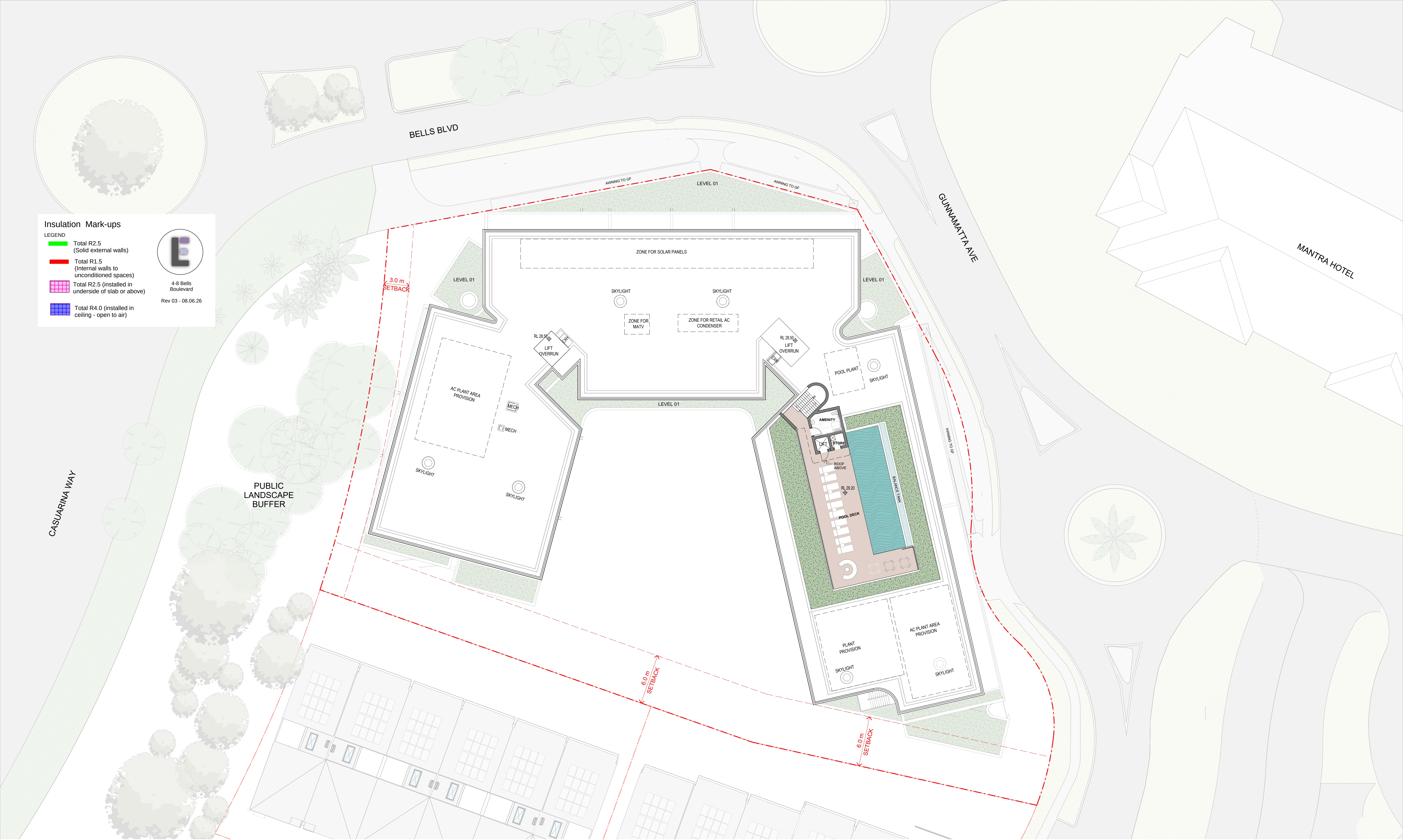
Insulation Mark-ups

LEGEND

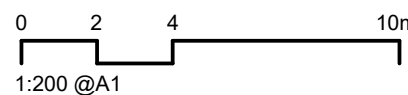
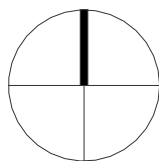
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Client

BELLS BOULEVARD PTY LTD

Project

**BELLS BOULEVARD
4-8 BELLS BOULEVARD, KINGSCLIFF**

Drawing Name

FLOOR PLAN - ROOF

Date

17-06-2026

Scale

1 : 200

Sheet Size

A1

Drawn

LR

Chk.

JV

Job No.

6906

Drawing No.

DA-1008

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