

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1790729M_03

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

Secretary

Date of issue: Monday, 03 November 2025

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 44X0GPB9GS.

Project summary

Project name	30 AUBURN ROAD REGENTS PARK_03
Street address	30 AUBURN ROAD REGENTS PARK 2143
Local Government Area	CANTERBURY-BANKSTOWN
Plan type and plan number	Deposited Plan 656032
Lot No.	1
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	142
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 42	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 66	Target 60
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: SLR Consulting Pty Ltd

ABN (if applicable): 29001584612

Description of project

Project address	
Project name	30 AUBURN ROAD REGENTS PARK_03
Street address	30 AUBURN ROAD REGENTS PARK 2143
Local Government Area	CANTERBURY-BANKSTOWN
Plan type and plan number	Deposited Plan 656032
Lot No.	1
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	142
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	5646
Roof area (m²)	1198
Non-residential floor area (m²)	836
Residential car spaces	142
Non-residential car spaces	56

Common area landscape		
Common area lawn (m²)	1041	
Common area garden (m²)	2674	
Area of indigenous or low water use species (m²)	1337	
Assessor details and thermal loads		
Assessor number	101575	
Certificate number	44X0GPB9GS	
Climate zone	56	
Project score		
Water	✔ 42	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 66	Target 60
Materials	✔ -100	Target n/a

Description of project

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

Residential flat buildings - Building1, 142 dwellings, 12 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C1020	2	69.8	5.5	0	0
C1024	3	94	0	0	0
C1031	2	74.6	0	0	0
C1035	2	73.6	0	0	0
C1042	2	75.5	0	0	0
C1046	3	93.2	0	0	0
C1053	2	75.5	0	0	0
C1060	2	69.8	5.5	0	0
C1064	2	79.1	0	0	0
C1071	2	74.6	0	0	0
C1075	2	73.6	0	0	0
C1082	2	99.3	0	0	0
C1087	3	93.2	0	0	0
C2020	3	93.4	0	0	0
C2024	2	78.7	0	0	0
C2033	1	51	0	0	0
C2042	2	72.5	0	0	0
C2051	2	77.8	0	0	0
C2060	3	93.4	0	0	0
C2064	2	78.7	0	0	0
C2073	1	51	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C1021	2	74.6	0	0	0
C1025	2	73.6	0	0	0
C1032	2	75.5	0	0	0
C1036	3	93.2	0	0	0
C1043	2	75.5	0	0	0
C1050	2	69.8	5.5	0	0
C1054	3	94	0	0	0
C1061	2	74.6	0	0	0
C1065	1	55.9	0	0	0
C1072	2	75.5	0	0	0
C1076	3	93.2	0	0	0
C1083	2	87.7	0	0	0
C2001	3	115.4	0	0	0
C2021	2	77.8	0	0	0
C2030	3	93.4	0	0	0
C2034	2	78.7	0	0	0
C2043	1	51	0	0	0
C2052	2	72.5	0	0	0
C2061	2	77.8	0	0	0
C2070	3	93.4	0	0	0
C2074	2	78.7	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C1022	2	75.5	0	0	0
C1026	3	93.2	0	0	0
C1033	2	75.5	0	0	0
C1040	2	69.8	5.5	0	0
C1044	3	94	0	0	0
C1051	2	74.6	0	0	0
C1055	2	73.6	0	0	0
C1062	2	75.5	0	0	0
C1066	3	93.2	0	0	0
C1073	2	75.5	0	0	0
C1080	2	91.1	0	0	0
C1084	3	94	0	0	0
C2002	3	120.1	0	0	0
C2022	2	72.5	0	0	0
C2031	2	77.8	0	0	0
C2040	3	93.4	0	0	0
C2044	2	77.8	0	0	0
C2053	1	51	0	0	0
C2062	2	72.5	0	0	0
C2071	2	77.8	0	0	0
C2080	3	93.4	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
C1023	2	75.5	0	0	0
C1030	2	69.8	5.5	0	0
C1034	3	94	0	0	0
C1041	2	74.6	0	0	0
C1045	2	73.6	0	0	0
C1052	2	75.5	0	0	0
C1056	3	93.2	0	0	0
C1063	2	67.9	0	0	0
C1070	2	69.8	5.5	0	0
C1074	3	94	0	0	0
C1081	2	87.2	0	0	0
C1085	3	127.6	0	0	0
C2010	3	99.7	0	0	0
C2023	1	51	0	0	0
C2032	2	72.5	0	0	0
C2041	2	77.8	0	0	0
C2050	3	93.4	0	0	0
C2054	2	78.7	0	0	0
C2063	1	51	0	0	0
C2072	2	72.5	0	0	0
C2081	2	77.8	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)
C2082	2	72.5	0	0	0
C2091	1	61.1	0	0	0
C2095	2	78.7	0	0	0
C2103	2	72.5	0	0	0
C2110	2	79.9	0	0	0
C2114	2	78.4	0	0	0
C3003	2	112.6	0	0	0
C3022	2	74	0	0	0
C3032	2	74	0	0	0
C3042	2	74	0	0	0
C3052	2	74	0	0	0
C3062	2	74	0	0	0
C3072	2	74	0	0	0
C3082	2	74	0	0	0
C3092	2	74	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)
C2083	1	51	0	0	0
C2092	2	88.1	0	0	0
C2100	3	93.4	0	0	0
C2104	1	51	0	0	0
C2111	2	72.2	0	0	0
C2115	3	93	4.7	0	0
C3010	2	80.7	0	0	0
C3023	3	103	0	0	0
C3033	3	103	0	0	0
C3043	3	103	0	0	0
C3053	3	103	0	0	0
C3063	3	103	0	0	0
C3073	3	103	0	0	0
C3083	3	103	0	0	0
C3093	2	87.6	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)
C2084	2	78.7	0	0	0
C2093	2	72.5	0	0	0
C2101	2	72.2	0	0	0
C2105	2	78.4	0	0	0
C2112	2	73.9	0	0	0
C3001	3	116.3	0	0	0
C3020	3	93.9	0	0	0
C3030	3	93.9	0	0	0
C3040	3	93.9	0	0	0
C3050	3	93.9	0	0	0
C3060	3	93.9	0	0	0
C3070	3	93.9	0	0	0
C3080	3	93.9	0	0	0
C3090	2	76.5	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)
C2090	3	93.4	0	0	0
C2094	1	51	0	0	0
C2102	2	73.9	0	0	0
C2106	3	93	4.7	0	0
C2113	3	91.8	0	0	0
C3002	2	92.4	0	0	0
C3021	2	74	0	0	0
C3031	2	74	0	0	0
C3041	2	74	0	0	0
C3051	2	74	0	0	0
C3061	2	74	0	0	0
C3071	2	74	0	0	0
C3081	2	74	0	0	0
C3091	2	72.7	0	0	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)	-
C3 car park area	2464
L0 car park area	520.6
C2 – Waste Room	9.8
C1-Core 3 Waste	13.5
L0 Fire Pump Room	40
Hallway/lobby type (No. 1)	990.5

Common area	Floor area (m²)
Lift bank (No. 2)	-
C2 car park area	2450
C1 Switch Room	36.5
C2- Bulk Waste	18.25
C1 – Supply fan room	59
C2- Recycling store	25

Common area	Floor area (m²)
Lift bank (No. 3)	-
C1 car park area	2280
C2 - Core 1 Waste	13
C1 – Child care waste	14
C1 Fan room extract	46.95
Ground floor lobby type (No. 1)	50

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

(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
concrete slab on ground, frame:	2465	-	none
suspended floor above garage, frame: suspended concrete slab	2465	polystyrene	-
suspended floor above enclosed subfloor, frame: suspended concrete slab	16700	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	cavity brick,frame:light steel frame	10000	-	fibreglass batts or roll
External wall type 2	framed (metal clad),frame:light steel frame	10000	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	100000	-
Internal wall type 2	single skin masonry, frame:light steel frame	100000	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	20	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1198	-	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)
10000	10000	-	20000	-	-	-	-

(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 (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	-	not specified	2.5 star	-	-	-	-	-	-	-

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✓	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
C1080, C1081, C3093	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	0	yes
C1083, C2106, C2115	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	1	yes
C1020, C1030, C1040, C1050, C1060, C1070, C3003, C3010, C3020, C3030, C3040, C3050, C3060, C3070, C3080	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	1	no
All other dwellings	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	1-phase airconditioning - ducted / EER > 4.0	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	not specified	3 star	no	yes

(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.	✓		

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
C1020	20.2	14.8	35.000
C1021	22.3	14.4	36.700
C1022	16.0	16.7	32.700
C1023	23.7	11.6	35.300
C1024	1.9	21.3	23.200
C1025	6.0	12.5	18.500
C1026	11.3	6.2	17.500
C1030	21.4	14.6	36.000
C1031	23.7	13.8	37.500
C1032	17.2	16.3	33.500
C1033	25.1	11.5	36.600
C1034	2.1	20.4	22.500
C1035	6.3	12.0	18.300
C1036	12.3	6.1	18.400
C1040	16.8	13.0	29.800
C1041	19.4	9.9	29.300
C1042	22.3	12.6	34.900
C1043	20.2	8.5	28.700
C1044	7.6	19.3	26.900
C1045	8.4	9.9	18.300
C1046	16.6	5.1	21.700
C1050	20.1	11.2	31.300
C1051	20.2	9.7	29.900
C1052	23.2	12.8	36.000
C1053	22.2	8.4	30.600
C1054	10.0	20.0	30.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
C1055	10.5	9.6	20.100
C1056	17.3	5.3	22.600
C1060	20.6	11.1	31.700
C1061	20.8	9.8	30.600
C1062	23.9	12.2	36.100
C1063	19.2	10.9	30.100
C1064	12.4	9.2	21.600
C1065	4.3	14.7	19.000
C1066	17.9	5.3	23.200
C1070	22.7	12.9	35.600
C1071	22.0	14.3	36.300
C1072	25.4	12.3	37.700
C1073	24.7	8.0	32.700
C1074	10.4	13.9	24.300
C1075	10.9	9.0	19.900
C1076	18.3	5.3	23.600
C1080	22.2	13.7	35.900
C1081	28.1	9.2	37.300
C1082	25.2	12.7	37.900
C1083	18.8	11.7	30.500
C1084	15.1	15.9	31.000
C1085	19.3	11.9	31.200
C1087	21.6	5.7	27.300
C2001	4.4	10.3	14.700
C2002	3.1	19.7	22.800
C2010	21.00	9.1	30.100
C2020	21.8	10.0	31.800
C2021	13.1	15.7	28.800
C2022	7.7	11.5	19.200
C2023	2.6	14.2	16.800
C2024	11.9	15.0	26.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
C2031	13.8	15.3	29.100
C2032	8.0	11.4	19.400
C2033	2.8	14.2	17.000
C2034	11.4	5.0	16.400
C2040	26.9	8.0	34.900
C2041	17.2	13.8	31.000
C2042	11.7	9.9	21.600
C2043	4.9	13.3	18.200
C2044	15.4	4.3	19.700
C2050	27.7	8.1	35.800
C2051	17.8	13.7	31.500
C2052	12.4	9.8	22.200
C2053	5.3	13.3	18.600
C2054	16.2	4.1	20.300
C2060	28.3	8.0	36.300
C2061	18.3	13.7	32.000
C2062	12.8	19.4	32.200
C2063	3.9	12.5	16.400
C2064	16.7	4.1	20.800
C2070	28.7	8.0	36.700
C2071	18.5	13.4	31.900
C2072	13.2	9.3	22.500
C2073	4.1	12.5	16.600
C2074	17.1	4.1	21.200
C2080	29.3	8.0	37.300
C2081	19.8	13.4	33.200
C2082	13.6	9.6	23.200
C2083	4.4	12.2	16.600
C2084	17.6	4.3	21.900
C2090	29.7	7.9	37.600
C2092	20.4	11.3	31.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
C2093	13.9	9.5	23.400
C2094	4.6	12.3	16.900
C2095	18.0	4.4	22.400
C2100	29.4	8.6	38.000
C2101	25.6	9.8	35.400
C2102	20.2	11.4	31.600
C2103	19.0	9.9	28.900
C2104	6.0	13.1	19.100
C2105	13.2	8.2	21.400
C2106	20.2	9.1	29.300
C2110	21.5	15.6	37.100
C2111	26.1	11.4	37.500
C2112	20.5	11.0	31.500
C2113	12.9	16.6	29.500
C2114	23.9	11.7	35.600
C2115	25.4	12.5	37.900
C3001	9.7	13.1	22.800
C3002	7.7	17.5	25.200
C3003	24.2	13.6	37.800
C3010	13.7	4.2	17.900
C3020	11.8	17.9	29.700
C3021	6.6	9.8	16.400
C3022	5.3	11.5	16.800
C3023	13.0	21.4	34.400
C3030	11.5	7.4	18.900
C3031	6.3	9.9	16.200
C3032	5.5	11.6	17.100
C3033	13.4	20.9	34.300
C3040	15.5	5.3	20.800
C3041	10.2	9.7	19.900
C3042	7.3	8.8	16.100

	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)
C3043	19.0	15.4	34.400
C3050	16.2	5.0	21.200
C3051	10.8	9.7	20.500
C3052	7.6	8.6	16.200
C3053	19.7	15.3	35.000
C3060	16.7	5.4	22.100
C3061	11.3	9.5	20.800
C3062	6.5	8.4	14.900
C3063	20.2	14.9	35.100
C3070	17.1	5.4	22.500
C3071	11.6	9.7	21.300
C3072	8.1	8.8	16.900
C3073	19.2	14.6	33.800
C3080	19.6	5.6	25.200
C3081	14.1	9.3	23.400
C3082	10.1	8.5	18.600
C3083	19.7	14.5	34.200
C3090	22.2	4.5	26.700
C3091	16.2	21.4	37.600
C3092	10.5	21.1	31.600
C3093	23.5	14.2	37.700
All other dwellings	22.0	9.6	31.600

(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	no common facility	no common facility	no common facility	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
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.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no
C3 car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	motion sensors	no
C2 car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	motion sensors	no
C1 car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	motion sensors	no
L0 car park area	no mechanical ventilation	-	compact fluorescent	motion sensors	no
C1 Switch Room	no mechanical ventilation	-	compact fluorescent	manual on / manual off	no
C2 - Core 1 Waste	ventilation exhaust only	-	compact fluorescent	manual on / manual off	no
C2 – Waste Room	ventilation exhaust only	-	compact fluorescent	manual on / manual off	no
C2- Bulk Waste	ventilation exhaust only	-	compact fluorescent	manual on / manual off	no
C1 – Child care waste	ventilation exhaust only	-	compact fluorescent	manual on / manual off	no
C1-Core 3 Waste	ventilation exhaust only	-	compact fluorescent	manual on / manual off	no
C1 – Supply fan room	ventilation supply only	thermostatically controlled	compact fluorescent	manual on / manual off	no
C1 Fan room extract	ventilation exhaust only	thermostatically controlled	compact fluorescent	manual on / manual off	no
L0 Fire Pump Room	no mechanical ventilation	-	compact fluorescent	manual on / manual off	no
C2- Recycling store	no mechanical ventilation	-	compact fluorescent	manual on / manual off	no
Ground floor lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 10 number of levels from the bottom of the lift shaft to the top of the lift shaft: 13 number of lifts: 1 lift load capacity: <1001 kg

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 12 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 1 lift load capacity: <1001 kg
Lift bank (No. 3)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 1 lift load capacity: <1001 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 common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

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

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

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

Central energy systems	Type	Specification
Other	-	-

Notes

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

Legend

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