

5 February 2014

Graeme Collins
Development Manager, Apartments
30 The Bond
30 Hickson Rd
Millers Point NSW 2000

Dear Graeme,

**Re: The Haymarket: South-West Plot
Sustainability Report for Stage 2 State Significant Development Application (SSDA 5)**

We have reviewed the following drawings relating to the planning development and can confirm that the above mentioned sustainability report issued on the 31st of May 2013 remains valid. The exception is the BASIX certificate which has been re-issued to reflect the change from air conditioning via split systems to each apartment to a VRV system.

All dwellings have been reviewed with regards to their thermal performance which will be equal to or better than the performance indicated in the current ABSA (thermal performance) and BASIX certificates. Some window openings are still being finalised to ensure ventilation in accordance with the required performance and the glazing performance to the ST_TypeX unit of SW1 is proposed to be improved.

The list of drawings reviewed is as follows:

Drawing Description	Drawing Number	Revision Number
Site Plan - Proposed	SK002	P8
Ground Level Plan	SK011	P9
Level 01 Plan	SK012	P9
Level 02 Podium Plan	SK013	P9
Podium Roof Plan Level 5	SK014	P8
Typical Tower Plan Level 7	SK015	P8
Roof Plan	SK016	P8
Level 03 Podium Plan	SK019	P9
Level 04 Podium Plan	SK020	P9
Podium – SW1 Levels 1-4	SK040	P8
Podium Roof – SW1 Level 5	SK041	P9
Podium – SW2 Levels 2-4	SK042	P9
Podium Roof – SW2 Level 5	SK043	P9
Podium – SW3 Levels 2-4	SK044	P10
Podium Roof – SW3 Level 5	SK045	P9

BASIX[®]Certificate

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

Multi Dwelling

Certificate number: 483268M_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 29/06/2009 published by the Department of Planning. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 483268M lodged with the consent authority or certifier on 31 May 2013 with application SSD13_6013.

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

Director-General

Date of issue: Wednesday, 05 February 2014

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



Planning &
Infrastructure

Project summary

Project name	SICEEP SW123 Plot v2_03
Street address	1 Proposed Street Haymarket 2000
Local Government Area	Sydney City Council
Plan type and plan number	deposited 771841
Lot no.	205
Section no.	-
No. of residential flat buildings	3
No. of units in residential flat buildings	539
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 20	Target 20

Certificate Prepared by

Name / Company Name: Lend Lease Project Management & Construction

ABN (if applicable): 97000098162

Description of project

Project address

Project name	SICEEP SW123 Plot v2_03
Street address	1 Proposed Street Haymarket 2000
Local Government Area	Sydney City Council
Plan type and plan number	deposited 771841
Lot no.	205
Section no.	-

Project type

No. of residential flat buildings	3
No. of units in residential flat buildings	539
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	5072
Roof area (m ²)	2043
Non-residential floor area (m ²)	17211
Residential car spaces	396
Non-residential car spaces	0

Common area landscape

Common area lawn (m ²)	879
Common area garden (m ²)	823
Area of indigenous or low water use species (m ²)	166

Assessor details

Assessor number	61704
Certificate number	1005237373
Climate zone	17

Project score

Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 20	Target 20

Description of project

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

Residential flat buildings - SW1, 182 dwellings, 24 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)
1	1	44.0	-	0	0
5	1	44.0	-	0	0
9	1	44.0	-	0	0
13	1	49.0	-	0	0
17	1	49.0	-	0	0
21	2	70.0	-	0	0
25	1	49.0	-	0	0
29	1	49.0	-	0	0
33	1	49.0	-	0	0
37	1	49.0	-	0	0
41	1	49.0	-	0	0
45	1	49.0	-	0	0
49	1	49.0	-	0	0
53	1	49.0	-	0	0
57	1	49.0	-	0	0
61	1	49.0	-	0	0
65	1	47.0	-	0	0
69	1	47.0	-	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)
2	1	44.0	-	0	0
6	1	44.0	-	0	0
10	1	44.0	-	0	0
14	1	49.0	-	0	0
18	1	49.0	-	0	0
22	2	70.0	-	0	0
26	1	49.0	-	0	0
30	1	49.0	-	0	0
34	1	49.0	-	0	0
38	1	49.0	-	0	0
42	1	49.0	-	0	0
46	1	49.0	-	0	0
50	1	49.0	-	0	0
54	1	49.0	-	0	0
58	1	49.0	-	0	0
62	1	49.0	-	0	0
66	1	47.0	-	0	0
70	1	47.0	-	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)
3	1	44.0	-	0	0
7	1	44.0	-	0	0
11	1	44.0	-	0	0
15	1	49.0	-	0	0
19	1	49.0	-	0	0
23	2	70.0	-	0	0
27	1	49.0	-	0	0
31	1	49.0	-	0	0
35	1	49.0	-	0	0
39	1	49.0	-	0	0
43	1	49.0	-	0	0
47	1	49.0	-	0	0
51	1	49.0	-	0	0
55	1	49.0	-	0	0
59	1	49.0	-	0	0
63	1	49.0	-	0	0
67	1	47.0	-	0	0
71	1	47.0	-	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)
4	1	44.0	-	0	0
8	1	44.0	-	0	0
12	1	44.0	-	0	0
16	1	49.0	-	0	0
20	1	49.0	-	0	0
24	2	70.0	-	0	0
28	1	49.0	-	0	0
32	1	49.0	-	0	0
36	1	49.0	-	0	0
40	1	49.0	-	0	0
44	1	49.0	-	0	0
48	1	49.0	-	0	0
52	1	49.0	-	0	0
56	1	49.0	-	0	0
60	1	49.0	-	0	0
64	1	47.0	-	0	0
68	1	47.0	-	0	0
72	1	47.0	-	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)
73	1	47.0	-	0	0
77	1	47.0	-	0	0
81	1	47.0	-	0	0
85	2	72.0	-	0	0
89	2	72.0	-	0	0
93	2	72.0	-	0	0
97	2	72.0	-	0	0
101	2	72.0	-	0	0
105	2	70.0	-	0	0
109	2	70.0	-	0	0
113	2	70.0	-	0	0
117	2	70.0	-	0	0
121	2	70.0	-	0	0
125	2	70.0	-	0	0
129	2	70.0	-	0	0
133	2	70.0	-	0	0
137	2	70.0	-	0	0
141	2	76.0	-	0	0
145	2	76.0	-	0	0
149	2	76.0	-	0	0
153	2	76.0	-	0	0
157	2	76.0	-	0	0
161	1	42.0	-	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)
74	1	47.0	-	0	0
78	1	47.0	-	0	0
82	1	47.0	-	0	0
86	2	72.0	-	0	0
90	2	72.0	-	0	0
94	2	72.0	-	0	0
98	2	72.0	-	0	0
102	2	70.0	-	0	0
106	2	70.0	-	0	0
110	2	70.0	-	0	0
114	2	70.0	-	0	0
118	2	70.0	-	0	0
122	2	70.0	-	0	0
126	2	70.0	-	0	0
130	2	70.0	-	0	0
134	2	70.0	-	0	0
138	2	70.0	-	0	0
142	2	76.0	-	0	0
146	2	76.0	-	0	0
150	2	76.0	-	0	0
154	2	76.0	-	0	0
158	2	76.0	-	0	0
162	1	42.0	-	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)
75	1	47.0	-	0	0
79	1	47.0	-	0	0
83	2	72.0	-	0	0
87	2	72.0	-	0	0
91	2	72.0	-	0	0
95	2	72.0	-	0	0
99	2	72.0	-	0	0
103	2	70.0	-	0	0
107	2	70.0	-	0	0
111	2	70.0	-	0	0
115	2	70.0	-	0	0
119	2	70.0	-	0	0
123	2	70.0	-	0	0
127	2	70.0	-	0	0
131	2	70.0	-	0	0
135	2	70.0	-	0	0
139	2	70.0	-	0	0
143	2	76.0	-	0	0
147	2	76.0	-	0	0
151	2	76.0	-	0	0
155	2	76.0	-	0	0
159	2	76.0	-	0	0
163	1	42.0	-	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)
76	1	47.0	-	0	0
80	1	47.0	-	0	0
84	2	72.0	-	0	0
88	2	72.0	-	0	0
92	2	72.0	-	0	0
96	2	72.0	-	0	0
100	2	72.0	-	0	0
104	2	70.0	-	0	0
108	2	70.0	-	0	0
112	2	70.0	-	0	0
116	2	70.0	-	0	0
120	2	70.0	-	0	0
124	2	70.0	-	0	0
128	2	70.0	-	0	0
132	2	70.0	-	0	0
136	2	70.0	-	0	0
140	2	76.0	-	0	0
144	2	76.0	-	0	0
148	2	76.0	-	0	0
152	2	76.0	-	0	0
156	2	76.0	-	0	0
160	1	42.0	-	0	-
164	1	42.0	-	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)
165	1	42.0	-	0	-
169	1	42.0	-	0	-
173	1	42.0	-	0	-
177	1	42.0	-	0	-
181	3	103.0	-	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)
166	1	42.0	-	0	-
170	1	42.0	-	0	-
174	1	42.0	-	0	-
178	1	42.0	-	0	-
182	3	103.0	-	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)
167	1	42.0	-	0	-
171	1	42.0	-	0	-
175	1	42.0	-	0	-
179	1	42.0	-	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)
168	1	42.0	-	0	-
172	1	42.0	-	0	-
176	1	42.0	-	0	-
180	3	134.0	-	0	-

Residential flat buildings - SW2, 24 dwellings, 8 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)
1	1	48.0	-	0	0
5	1	58.0	-	0	0
9	2	82.0	-	0	0
13	1	48.0	-	0	0
17	1	58.0	-	0	0
21	2	82.0	-	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)
2	1	48.0	-	0	0
6	1	58.0	-	0	0
10	2	82.0	-	0	0
14	1	48.0	-	0	0
18	1	58.0	-	0	0
22	2	82.0	-	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)
3	1	48.0	-	0	0
7	2	82.0	-	0	0
11	2	82.0	-	0	0
15	1	48.0	-	0	0
19	2	82.0	-	0	0
23	2	82.0	-	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)
4	1	58.0	-	0	0
8	2	82.0	-	0	0
12	2	82.0	-	0	0
16	1	58.0	-	0	0
20	2	82.0	-	0	0
24	2	82.0	-	0	0

Residential flat buildings - SW3, 333 dwellings, 39 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)
1	1	46.0	-	0	-
5	1	48.0	-	0	-
9	2	58.0	-	0	-
13	2	60.0	-	0	-
17	1	48.0	-	0	0
21	2	74.0	-	0	0
25	3	110.0	-	0	0
29	1	48.0	-	0	0
33	1	48.0	-	0	0
37	1	48.0	-	0	0
41	1	48.0	-	0	0
45	1	48.0	-	0	0
49	1	48.0	-	0	0
53	1	48.0	-	0	0
57	1	48.0	-	0	0
61	1	48.0	-	0	0
65	1	48.0	-	0	0
69	1	48.0	-	0	0
73	1	48.0	-	0	0
77	1	48.0	-	0	0
81	1	48.0	-	0	0
85	1	48.0	-	0	0
89	1	48.0	-	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)
2	1	46.0	-	0	-
6	1	48.0	-	0	-
10	2	58.0	-	0	-
14	2	60.0	-	0	-
18	1	48.0	-	0	0
22	2	74.0	-	0	0
26	3	110.0	-	0	0
30	1	48.0	-	0	0
34	1	48.0	-	0	0
38	1	48.0	-	0	0
42	1	48.0	-	0	0
46	1	48.0	-	0	0
50	1	48.0	-	0	0
54	1	48.0	-	0	0
58	1	48.0	-	0	0
62	1	48.0	-	0	0
66	1	48.0	-	0	0
70	1	48.0	-	0	0
74	1	48.0	-	0	0
78	1	48.0	-	0	0
82	1	48.0	-	0	0
86	1	48.0	-	0	0
90	1	48.0	-	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)
3	1	46.0	-	0	-
7	1	48.0	-	0	-
11	2	58.0	-	0	-
15	2	60.0	-	0	-
19	1	48.0	-	0	0
23	2	74.0	-	0	0
27	3	110.0	-	0	0
31	1	48.0	-	0	0
35	1	48.0	-	0	0
39	1	48.0	-	0	0
43	1	48.0	-	0	0
47	1	48.0	-	0	0
51	1	48.0	-	0	0
55	1	48.0	-	0	0
59	1	48.0	-	0	0
63	1	48.0	-	0	0
67	1	48.0	-	0	0
71	1	48.0	-	0	0
75	1	48.0	-	0	0
79	1	48.0	-	0	0
83	1	48.0	-	0	0
87	1	48.0	-	0	0
91	1	48.0	-	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)
4	1	46.0	-	0	-
8	1	48.0	-	0	-
12	2	60.0	-	0	-
16	1	48.0	-	0	0
20	2	74.0	-	0	0
24	3	110.0	-	0	0
28	1	48.0	-	0	0
32	1	48.0	-	0	0
36	1	48.0	-	0	0
40	1	48.0	-	0	0
44	1	48.0	-	0	0
48	1	48.0	-	0	0
52	1	48.0	-	0	0
56	1	48.0	-	0	0
60	1	48.0	-	0	0
64	1	48.0	-	0	0
68	1	48.0	-	0	0
72	1	48.0	-	0	0
76	1	48.0	-	0	0
80	1	48.0	-	0	0
84	1	48.0	-	0	0
88	1	48.0	-	0	0
92	2	58.0	-	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)
93	2	58.0	-	0	0
97	2	58.0	-	0	0
101	2	58.0	-	0	-
105	2	58.0	-	0	-
109	2	58.0	-	0	-
113	2	58.0	-	0	-
117	2	58.0	-	0	-
121	2	58.0	-	0	-
125	2	58.0	-	0	-
129	2	58.0	-	0	-
133	2	58.0	-	0	-
137	2	58.0	-	0	-
141	2	58.0	-	0	-
145	2	58.0	-	0	-
149	2	58.0	-	0	-
153	2	58.0	-	0	-
157	2	74.0	-	0	0
161	2	74.0	-	0	0
165	2	74.0	-	0	0
169	2	74.0	-	0	0
173	2	74.0	-	0	0
177	2	74.0	-	0	0
181	2	74.0	-	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)
94	2	58.0	-	0	0
98	2	58.0	-	0	0
102	2	58.0	-	0	-
106	2	58.0	-	0	-
110	2	58.0	-	0	-
114	2	58.0	-	0	-
118	2	58.0	-	0	-
122	2	58.0	-	0	-
126	2	58.0	-	0	-
130	2	58.0	-	0	-
134	2	58.0	-	0	-
138	2	58.0	-	0	-
142	2	58.0	-	0	-
146	2	58.0	-	0	-
150	2	58.0	-	0	-
154	2	74.0	-	0	0
158	2	74.0	-	0	0
162	2	74.0	-	0	0
166	2	74.0	-	0	0
170	2	74.0	-	0	0
174	2	74.0	-	0	0
178	2	74.0	-	0	0
182	2	74.0	-	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)
95	2	58.0	-	0	0
99	2	58.0	-	0	0
103	2	58.0	-	0	-
107	2	58.0	-	0	-
111	2	58.0	-	0	-
115	2	58.0	-	0	-
119	2	58.0	-	0	-
123	2	58.0	-	0	-
127	2	58.0	-	0	-
131	2	58.0	-	0	-
135	2	58.0	-	0	-
139	2	58.0	-	0	-
143	2	58.0	-	0	-
147	2	58.0	-	0	-
151	2	58.0	-	0	-
155	2	74.0	-	0	0
159	2	74.0	-	0	0
163	2	74.0	-	0	0
167	2	74.0	-	0	0
171	2	74.0	-	0	0
175	2	74.0	-	0	0
179	2	74.0	-	0	0
183	2	74.0	-	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)
96	2	58.0	-	0	0
100	2	58.0	-	0	0
104	2	58.0	-	0	-
108	2	58.0	-	0	-
112	2	58.0	-	0	-
116	2	58.0	-	0	-
120	2	58.0	-	0	-
124	2	58.0	-	0	-
128	2	58.0	-	0	-
132	2	58.0	-	0	-
136	2	58.0	-	0	-
140	2	58.0	-	0	-
144	2	58.0	-	0	-
148	2	58.0	-	0	-
152	2	58.0	-	0	-
156	2	74.0	-	0	0
160	2	74.0	-	0	0
164	2	74.0	-	0	0
168	2	74.0	-	0	0
172	2	74.0	-	0	0
176	2	74.0	-	0	0
180	2	74.0	-	0	0
184	2	74.0	-	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)
185	2	74.0	-	0	0
189	2	74.0	-	0	0
193	2	74.0	-	0	0
197	2	74.0	-	0	0
201	2	74.0	-	0	-
205	2	74.0	-	0	-
209	2	74.0	-	0	-
213	2	74.0	-	0	-
217	2	74.0	-	0	-
221	2	81.0	-	0	0
225	2	81.0	-	0	0
229	2	81.0	-	0	0
233	2	81.0	-	0	0
237	2	81.0	-	0	0
241	2	81.0	-	0	0
245	2	81.0	-	0	0
249	2	81.0	-	0	0
253	2	81.0	-	0	0
257	2	81.0	-	0	0
261	2	81.0	-	0	0
265	2	81.0	-	0	0
269	2	81.0	-	0	0
273	2	81.0	-	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)
186	2	74.0	-	0	0
190	2	74.0	-	0	0
194	2	74.0	-	0	0
198	2	74.0	-	0	0
202	2	74.0	-	0	-
206	2	74.0	-	0	-
210	2	74.0	-	0	-
214	2	74.0	-	0	-
218	2	85.0	-	0	0
222	2	81.0	-	0	0
226	2	81.0	-	0	0
230	2	81.0	-	0	0
234	2	81.0	-	0	0
238	2	81.0	-	0	0
242	2	81.0	-	0	0
246	2	81.0	-	0	0
250	2	81.0	-	0	0
254	2	81.0	-	0	0
258	2	81.0	-	0	0
262	2	81.0	-	0	0
266	2	81.0	-	0	0
270	2	81.0	-	0	0
274	2	81.0	-	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)
187	2	74.0	-	0	0
191	2	74.0	-	0	0
195	2	74.0	-	0	0
199	2	74.0	-	0	0
203	2	74.0	-	0	-
207	2	74.0	-	0	-
211	2	74.0	-	0	-
215	2	74.0	-	0	-
219	2	81.0	-	0	0
223	2	81.0	-	0	0
227	2	81.0	-	0	0
231	2	81.0	-	0	0
235	2	81.0	-	0	0
239	2	81.0	-	0	0
243	2	81.0	-	0	0
247	2	81.0	-	0	0
251	2	81.0	-	0	0
255	2	81.0	-	0	0
259	2	81.0	-	0	0
263	2	81.0	-	0	0
267	2	81.0	-	0	0
271	2	81.0	-	0	0
275	2	81.0	-	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)
188	2	74.0	-	0	0
192	2	74.0	-	0	0
196	2	74.0	-	0	0
200	2	74.0	-	0	0
204	2	74.0	-	0	-
208	2	74.0	-	0	-
212	2	74.0	-	0	-
216	2	74.0	-	0	-
220	2	81.0	-	0	0
224	2	81.0	-	0	0
228	2	81.0	-	0	0
232	2	81.0	-	0	0
236	2	81.0	-	0	0
240	2	81.0	-	0	0
244	2	81.0	-	0	0
248	2	81.0	-	0	0
252	2	81.0	-	0	0
256	2	81.0	-	0	0
260	2	81.0	-	0	0
264	2	81.0	-	0	0
268	2	81.0	-	0	0
272	2	81.0	-	0	0
276	2	81.0	-	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)
277	2	81.0	-	0	0
281	2	81.0	-	0	0
285	1	48.0	-	0	-
289	1	51.0	-	0	-
293	1	51.0	-	0	-
297	1	51.0	-	0	-
301	1	51.0	-	0	-
305	1	51.0	-	0	-
309	1	51.0	-	0	-
313	1	51.0	-	0	-
317	1	51.0	-	0	-
321	3	120.0	-	0	-
325	3	109.0	-	0	-
329	3	107.0	-	0	-
333	3	107.0	-	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)
278	2	81.0	-	0	0
282	2	81.0	-	0	0
286	1	48.0	-	0	-
290	1	51.0	-	0	-
294	1	51.0	-	0	-
298	1	51.0	-	0	-
302	1	51.0	-	0	-
306	1	51.0	-	0	-
310	1	51.0	-	0	-
314	1	51.0	-	0	-
318	1	51.0	-	0	-
322	3	120.0	-	0	-
326	3	109.0	-	0	-
330	3	107.0	-	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)
279	2	81.0	-	0	0
283	1	48.0	-	0	-
287	1	51.0	-	0	-
291	1	51.0	-	0	-
295	1	51.0	-	0	-
299	1	51.0	-	0	-
303	1	51.0	-	0	-
307	1	51.0	-	0	-
311	1	51.0	-	0	-
315	1	51.0	-	0	-
319	3	120.0	-	0	-
323	3	120.0	-	0	-
327	3	109.0	-	0	-
331	3	107.0	-	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)
280	2	81.0	-	0	0
284	1	48.0	-	0	-
288	1	51.0	-	0	-
292	1	51.0	-	0	-
296	1	51.0	-	0	-
300	1	51.0	-	0	-
304	1	51.0	-	0	-
308	1	51.0	-	0	-
312	1	51.0	-	0	-
316	1	51.0	-	0	-
320	3	120.0	-	0	-
324	3	120.0	-	0	-
328	3	107.0	-	0	-
332	3	107.0	-	0	-

Description of project

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

Common areas of unit building - SW1

Common area	Floor area (m ²)
Car park area (No. 1)	3684
Lift motor room (No. 1)	30
Other internal common area (No. 2)	311

Common area	Floor area (m ²)
Lift car (No. 1)	-
Garbage room (No. 1)	63
Ground floor lobby type (No. 1)	317

Common area	Floor area (m ²)
Lift car (No. 2)	-
Other internal common area (No. 1)	19
Hallway/lobby type (No. 1)	1298

Common areas of unit building - SW2

Common area	Floor area (m ²)
Car park area (No. 2)	614
Other internal common area (No. 3)	46
Hallway/lobby type (No. 2)	187

Common area	Floor area (m ²)
Lift car (No. 3)	-
Other internal common area (No. 5)	18

Common area	Floor area (m ²)
Garbage room (No. 2)	63
Ground floor lobby type (No. 2)	154

Common areas of unit building - SW3

Common area	Floor area (m ²)
Car park area (No. 3)	7982
Lift car (No. 6)	-
Other internal common area (No. 4)	558
Hallway/lobby type (No. 3)	2407

Common area	Floor area (m ²)
Lift car (No. 4)	-
Lift motor room (No. 2)	47
Other internal common area (No. 6)	17

Common area	Floor area (m ²)
Lift car (No. 5)	-
Garbage room (No. 3)	62
Ground floor lobby type (No. 3)	492

Common areas of the development (non-building specific)

Common area	Floor area (m ²)
Switch room (No. 1)	46
Plant or service room (No. 2)	27

Common area	Floor area (m ²)
Community room (No. 1)	726
Plant or service room (No. 3)	10

Common area	Floor area (m ²)
Plant or service room (No. 1)	28

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - SW1

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for Residential flat buildings - SW2

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

3. Commitments for Residential flat buildings - SW3

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

4. Commitments for multi-dwelling houses

5. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - SW1

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182	3 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	no	-	4 star	-	-	-	-	-	-	-

	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
101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140,	3 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	no	-	4 star	-	-	-	-	-	-	-

	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
141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159														

	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
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83,	3 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	no	-	4 star	-	-	-	-	-	-	-

	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
84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100														

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

(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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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".		✓	

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

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
180, 181, 182	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
21, 22, 23, 24, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144												

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 165,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179												

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	3.5 star	-	1.5 star	no	no

(iii) Thermal Comfort								Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.										
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.										

(iii) Thermal Comfort	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.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
63	19	29.4
159	25	31.2
179	11.9	37.8
180	9.4	18.5
181	4.6	36.3
182	5.8	32.4
11, 12	7.5	39.8
13, 14, 15, 16	28.6	19.3
17, 18, 19, 20	22.4	24.3

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
21, 22, 23, 24	22.3	25.8
94, 95, 96, 97	3.5	31.1
98, 99, 100, 101	2.5	27.5
1, 2, 3, 4, 5, 6, 7, 8, 9, 10	1.7	34.7
47, 48, 49, 50, 51, 52, 53, 54	13.9	23.1
55, 56, 57, 58, 59, 60, 61, 62	13.2	27.8
75, 76, 77, 78, 79, 80, 81, 82	4.4	30
124, 125, 126, 127, 128, 129, 130, 131	3.3	37.7
132, 133, 134, 135, 136, 137, 138, 139	4.3	26.3
151, 152, 153, 154, 155, 156, 157, 158	19.8	28.4
171, 172, 173, 174, 175, 176, 177, 178	6.7	35.6
25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35	17	23.2
36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46	15.3	25.5
64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74	5.7	29.5
83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93	2.8	33.4
102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112	3.4	37.5
113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123	5.6	38.6
140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150	23	23
All other dwellings	8.3	30.9

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	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.		✓	✓

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	time clock and motion sensors	Yes
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	Yes
Lift motor room (No. 1)	ventilation exhaust only	none ie. continuous	fluorescent	motion sensors	No
Garbage room (No. 1)	ventilation exhaust only	-	fluorescent	motion sensors	No
Other internal common area (No. 1)	ventilation exhaust only	time clock or BMS controlled	fluorescent	motion sensors	No
Other internal common area (No. 2)	ventilation exhaust only	time clock or BMS controlled	fluorescent	motion sensors	No
Ground floor lobby type (No. 1)	ventilation supply only	none ie. continuous	compact fluorescent	time clock and motion sensors	Yes
Hallway/lobby type (No. 1)	ventilation supply only	time clock or BMS controlled	compact fluorescent	time clock and motion sensors	Yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Solar collector area (minimum, in square metres): 136 Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (~38 mm)

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 25
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 25

2. Commitments for Residential flat buildings - SW2

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	no	-	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
None	-	-	-	-	-	-	-	-

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 2	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

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1, 2, 3, 13, 14, 15, 16	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no
4, 5, 6, 7, 8, 9, 10, 11, 12, 17, 18, 19, 20, 21, 22, 23, 24	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	3.5 star	-	1.5 star	no	no

(iii) Thermal Comfort								Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.										
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.										

(iii) Thermal Comfort	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.	✓	✓	✓

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
15	4.1	40.7
18	7.1	34.2
21	10	36.6
24	8.6	33.4
13, 14	2	38.4
16, 17	3.8	34
19, 20	5.2	34.1
22, 23	4.5	30.8
1, 2, 3	3	36.9

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
4, 5, 6	8.2	30.1
7, 8, 9	10.9	18.9
All other dwellings	5.7	28.2

(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

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (No. 2)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	time clock and motion sensors	Yes
Lift car (No. 3)	-	-	light-emitting diode	connected to lift call button	Yes
Garbage room (No. 2)	ventilation exhaust only	-	fluorescent	motion sensors	No
Other internal common area (No. 3)	ventilation exhaust only	time clock or BMS controlled	fluorescent	motion sensors	No
Other internal common area (No. 5)	ventilation exhaust only	time clock or BMS controlled	fluorescent	motion sensors	No
Ground floor lobby type (No. 2)	ventilation supply only	none ie. continuous	compact fluorescent	time clock and motion sensors	Yes
Hallway/lobby type (No. 2)	ventilation supply only	time clock or BMS controlled	compact fluorescent	time clock and motion sensors	Yes

Central energy systems	Type	Specification
Central hot water system (No. 2)	gas-fired storage (manifolded)	Solar collector area (minimum, in square metres): 24 Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (~38 mm)
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 9

3. Commitments for Residential flat buildings - SW3

(a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
1, 3, 5, 7, 9, 11, 12, 13, 14, 15, 101, 102, 103, 104, 105, 206, 296, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329,	3 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	no	-	4 star	-	-	-	-	-	-	-

	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
330, 331, 332, 333														

	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
16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95,	3 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	no	-	4 star	-	-	-	-	-	-	-

	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
96, 97, 98, 99, 100														

	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
2, 4, 6, 8, 10, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143,	3 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	no	-	4 star	-	-	-	-	-	-	-

	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
144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 201, 202, 203, 204, 205, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 297,														

	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
298, 299, 300														

	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
154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193,	3 star (> 6 but <= 7.5 L/min)	4 star	6 star	6 star	no	-	4 star	-	-	-	-	-	-	-

	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
194, 195, 196, 197, 198, 199, 200, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250,														

	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
251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282														

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

(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; (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 3	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		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
90, 91, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318												

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
20, 21, 22, 23, 24, 25, 26, 27, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169,												

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208,												

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247,												

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 331, 332, 333												

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	no	3.5 star	-	1.5 star	no	no

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

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
4	16.6	34.2
8	19.5	39.4
19	18.7	37.9
23	21.6	33.6
27	6	28.1
218	0.5	27
323	4.8	34.9
324	5.1	36.1
327	5.4	15.6
332	19.9	28.7
333	20.2	34.2
1, 2, 3	12.8	30.6
5, 6, 7	15.5	34.2
319, 320	1.8	31.5
321, 322	2	32.8
325, 326	1.8	14.1
328, 329	13.3	26.3
330, 331	13.9	31.8
9, 10, 11	12	30.8
16, 17, 18	12	34.5
20, 21, 22	13.6	29
24, 25, 26	2.4	27.5
12, 13, 14, 15	5.3	25.4
283, 284, 285, 286	7.4	31.4
66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78	13.2	39.8

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91	14.2	37.9
128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140	1.4	18.6
141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153	1.5	15.8
192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204	6.1	37.4
257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269	2.4	30.5
270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282	1	31.3
306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318	9.4	38.2
28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46	11.3	40.9
47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65	12.3	37.9
92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109	1.3	18.6
110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127	1.2	16
154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172	12.5	34
219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237	1.2	30.1
238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256	0.9	29.5

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305	7.9	38.4
All other dwellings	5.7	32.4

(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

Central systems	Size	Configuration	Connection (to allow for...)
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.		✓	✓

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (No. 3)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	time clock and motion sensors	Yes
Lift car (No. 4)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No. 5)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No. 6)	-	-	light-emitting diode	connected to lift call button	Yes
Lift motor room (No. 2)	ventilation exhaust only	none ie. continuous	fluorescent	motion sensors	No
Garbage room (No. 3)	ventilation exhaust only	-	fluorescent	motion sensors	No
Other internal common area (No. 4)	ventilation exhaust only	time clock or BMS controlled	fluorescent	motion sensors	No
Other internal common area (No. 6)	ventilation exhaust only	time clock or BMS controlled	fluorescent	motion sensors	No
Ground floor lobby type (No. 3)	ventilation supply only	none ie. continuous	compact fluorescent	time clock and motion sensors	Yes
Hallway/lobby type (No. 3)	ventilation supply only	time clock or BMS controlled	compact fluorescent	time clock and motion sensors	Yes

Central energy systems	Type	Specification
Central hot water system (No. 3)	gas-fired storage (manifolded)	Solar collector area (minimum, in square metres): 236 Piping insulation (ringmain & supply risers): (b) Piping internal to building: R1.0 (~38 mm)

Central energy systems	Type	Specification
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 40
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 40
Lift (No. 6)	gearless traction with V V V F motor	Number of levels (including basement): 40

6. 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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	100000	To collect run-off from at least: - 2043 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 1702 square metres of common landscaped area on the site
Pool (No. 1)	Volume: 157.5 kLs	Location: Other Pool shaded: no	-

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Switch room (No. 1)	ventilation exhaust only	none ie. continuous	fluorescent	motion sensors	No
Community room (No. 1)	air conditioning system	time clock or BMS controlled	fluorescent	motion sensors	No
Plant or service room (No. 1)	ventilation exhaust only	none ie. continuous	fluorescent	motion sensors	No
Plant or service room (No. 2)	ventilation exhaust only	none ie. continuous	fluorescent	motion sensors	No
Plant or service room (No. 3)	ventilation exhaust only	none ie. continuous	fluorescent	motion sensors	No

Central energy systems	Type	Specification
Central cooling system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: air cooled condenser Unit efficiency (min): low - COP < 3.5
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 80 peak kW
Pool (No. 1)	Heating source: gas	Solar collector area (minimum, in square metres): 200 Pump controlled by timer: 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).

Drawing Description	Drawing Number	Revision Number
Typical Tower Plan – SW1 Levels 6-19	SK050	P11
Typical Tower Plan – SW1 Levels 20-23	SK051	P9
Typical Tower Plan – SW2 Levels 6-7	SK052	P9
Upper Tower Plan – SW1 Level 24	SK053	P11
Typical Tower Plan – SW3 Levels 06-36	SK054	P10
Upper Tower Plan – SW3 Levels 37-39	SK055	P10
North Elevation	SK101	P9
South Elevation	SK102	P10
East Elevation	SK103	P8
West Elevation	SK104	P8
North Podium Elevation	SK111	P8
South Podium Elevation	SK112	P9
East Podium Elevation	SK113	P8
West Podium Elevation	SK114	P9

If you have any questions or if there is an opportunity to meet and clarify our request, please do not hesitate to contact me on (02) 9277 2519.

Yours sincerely,



Daniel Grunbaum
Sustainable Design Consultant, Design