

BASIX™ Certificate

Building Sustainability Index

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Multi Dwelling

Certificate number: 1738270M_06

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

This certificate is a revision of certificate number 1738270M_02 submitted to the consent authority or certifier on 29 April 2024 with application SSD-66826207.

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

Secretary

Date of issue: Thursday, 02 April 2026

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



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate 0009276110.

Project summary

Project name	Fiveways, Crows Nest_06
Street address	391/423 PACIFIC HIGHWAY CROWS NEST 2065
Local Government Area	NORTH SYDNEY
Plan type and plan number	Deposited Plan DP29672
Lot no.	4
Section no.	--
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	211
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 63	Target 63
Materials	✓ -71	Target n/a

Certificate Prepared by

Name / Company Name: Mr Trong Thien Huynh

ABN (if applicable):

Description of project

Project address	
Project name	Fiveways, Crows Nest_06
Street address	391/423 PACIFIC HIGHWAY CROWS NEST 2065
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Section no.	--
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	211
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m ²)	3200.9
Roof area (m ²)	1212
Non-residential floor area (m ²)	6495
Residential car spaces	332
Non-residential car spaces	15

Common area landscape		
Common area lawn (m ²)	1020	
Common area garden (m ²)	0	
Area of indigenous or low water use species (m ²)	0	
Assessor details and thermal loads		
Assessor number	20887	
Certificate number	0009276110	
Climate zone	56	
Project score		
Water	✔ 41	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 63	Target 63
Materials	✔ -71	Target n/a

Description of project

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

Residential flat buildings - Building1, 211 dwellings, 22 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)
1001	2	85	0	0	0
1005	1	60.7	0	0	0
1009	2	82.8	0	0	0
1102	2	88.8	0	0	0
1106	2	82.5	0	0	0
1110	2	82.4	0	0	0
1203	2	86	0	0	0
1207	2	84.2	0	0	0
1211	3	123.9	0	0	0
1304	3	126.7	0	0	0
1308	2	82.8	0	0	0
1402	2	88.8	0	0	0
1406	2	84.2	0	0	0
1410	3	123.9	0	0	0
1504	3	126.7	0	0	0
1508	2	82.8	0	0	0
1602	2	88.8	0	0	0
1606	2	84.2	0	0	0
1610	3	123.9	0	0	0
1704	3	126.7	0	0	0
1708	2	82.8	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1002	2	88.8	0	0	0
1006	2	82.5	0	0	0
1010	2	82.4	0	0	0
1103	2	86	0	0	0
1107	2	84.2	0	0	0
1111	3	123.9	0	0	0
1204	1	52.7	5.3	0	0
1208	2	82.2	0	0	0
1301	2	85	0	0	0
1305	2	82.5	0	0	0
1309	2	82.4	0	0	0
1403	3	106.3	0	0	0
1407	2	82.2	0	0	0
1501	2	85	0	0	0
1505	2	82.5	0	0	0
1509	2	82.4	0	0	0
1603	3	106.3	0	0	0
1607	2	82.2	0	0	0
1701	2	85	0	0	0
1705	2	82.5	0	0	0
1709	2	82.4	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)
1003	2	86	0	0	0
1007	2	84.2	0	0	0
1011	3	123.9	0	0	0
1104	1	52.7	5.3	0	0
1108	2	82.2	0	0	0
1201	2	85	0	0	0
1205	1	60.7	0	0	0
1209	2	82.8	0	0	0
1302	2	88.8	0	0	0
1306	2	84.2	0	0	0
1310	3	123.9	0	0	0
1404	3	126.7	0	0	0
1408	2	82.8	0	0	0
1502	2	88.8	0	0	0
1506	2	84.2	0	0	0
1510	3	123.9	0	0	0
1604	3	126.7	0	0	0
1608	2	82.8	0	0	0
1702	2	88.8	0	0	0
1706	2	84.2	0	0	0
1710	3	123.9	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)
1004	1	52.7	5.3	0	0
1008	2	82.2	0	0	0
1101	2	85	0	0	0
1105	1	60.7	0	0	0
1109	2	82.8	0	0	0
1202	2	88.8	0	0	0
1206	2	82.5	0	0	0
1210	2	82.4	0	0	0
1303	3	106.3	0	0	0
1307	2	82.2	0	0	0
1401	2	85	0	0	0
1405	2	82.5	0	0	0
1409	2	82.4	0	0	0
1503	3	106.3	0	0	0
1507	2	82.2	0	0	0
1601	2	85	0	0	0
1605	2	82.5	0	0	0
1609	2	82.4	0	0	0
1703	3	106.3	0	0	0
1707	2	82.2	0	0	0
1801	2	85	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)
1802	2	88.8	0	0	0
1806	2	84.2	0	0	0
1901	2	85	0	0	0
1905	2	82.5	0	0	0
1909	3	124	0	0	0
2004	3	126.7	0	0	0
2008	3	135.6	0	0	0
203	2	86.7	0	0	0
207	2	82.2	0	0	0
2101	2	85	0	0	0
2105	2	82.5	0	0	0
301	1	52.5	0	0	0
305	2	89	0	0	0
309	2	82.2	0	0	0
401	1	52.5	0	0	0
405	1	52.7	5.3	0	0
409	2	82.2	0	0	0
501	1	52.5	0	0	0
505	1	52.7	5.3	0	0
509	2	82.2	0	0	0
601	1	52.5	0	0	0
605	1	52.7	5.3	0	0
609	2	82.2	0	0	0
701	1	52.5	0	0	0
705	1	52.7	5.3	0	0
709	2	82.2	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)
1803	3	106.3	0	0	0
1807	2	82.2	0	0	0
1902	2	88.8	0	0	0
1906	2	84.2	0	0	0
2001	2	85	0	0	0
2005	2	82.5	0	0	0
2009	3	124	0	0	0
204	2	85.3	0	0	0
208	2	82.8	0	0	0
2102	2	88.8	0	0	0
2106	2	84.2	0	0	0
302	1	54.5	0	0	0
306	1	60.7	0	0	0
310	2	82.8	0	0	0
402	1	54.5	0	0	0
406	1	60.7	0	0	0
410	2	82.8	0	0	0
502	1	54.5	0	0	0
506	1	60.7	0	0	0
510	2	82.8	0	0	0
602	1	54.5	0	0	0
606	1	60.7	0	0	0
610	2	82.8	0	0	0
702	1	54.5	0	0	0
706	1	60.7	0	0	0
710	2	82.8	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
1804	3	126.7	0	0	0
1808	3	135.6	0	0	0
1903	3	106.3	0	0	0
1907	2	82.2	0	0	0
2002	2	88.8	0	0	0
2006	2	84.2	0	0	0
201	2	83.4	0	0	0
205	2	82.5	0	0	0
209	2	82.4	0	0	0
2103	3	106.3	0	0	0
2107	2	82.2	0	0	0
303	1	54.6	0	0	0
307	2	82.5	0	0	0
311	2	82.4	0	0	0
403	1	54.6	0	0	0
407	2	82.5	0	0	0
411	2	82.4	0	0	0
503	1	54.6	0	0	0
507	2	82.5	0	0	0
511	2	82.4	0	0	0
603	1	54.6	0	0	0
607	2	82.5	0	0	0
611	2	82.4	0	0	0
703	1	54.6	0	0	0
707	2	82.5	0	0	0
711	2	82.4	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)
1805	2	82.5	0	0	0
1809	3	124	0	0	0
1904	3	126.7	0	0	0
1908	3	135.6	0	0	0
2003	3	106.3	0	0	0
2007	2	82.2	0	0	0
202	2	88.2	0	0	0
206	2	84.2	0	0	0
210	3	123.9	0	0	0
2104	3	126.7	0	0	0
2108	4+	272.1	0	0	0
304	2	86	0	0	0
308	2	84.2	0	0	0
312	3	123.9	0	0	0
404	2	86	0	0	0
408	2	84.2	0	0	0
412	3	123.9	0	0	0
504	2	86	0	0	0
508	2	84.2	0	0	0
512	3	123.9	0	0	0
604	2	86	0	0	0
608	2	84.2	0	0	0
612	3	123.9	0	0	0
704	2	86	0	0	0
708	2	84.2	0	0	0
712	3	123.9	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)
801	1	52.5	0	0	0
805	1	52.7	5.3	0	0
809	2	82.2	0	0	0
901	2	85	0	0	0
905	1	60.7	0	0	0
909	2	82.8	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
802	1	54.5	0	0	0
806	1	60.7	0	0	0
810	2	82.8	0	0	0
902	2	88.8	0	0	0
906	2	82.5	0	0	0
910	2	82.4	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)
803	1	54.6	0	0	0
807	2	82.5	0	0	0
811	2	82.4	0	0	0
903	2	86	0	0	0
907	2	84.2	0	0	0
911	3	123.9	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)
804	2	86	0	0	0
808	2	84.2	0	0	0
812	3	123.9	0	0	0
904	1	52.7	5.3	0	0
908	2	82.2	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 (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Lift bank (No. 1)	-	Basement car park area (B7-B1) & Ramp	17550	B1 Coms/Telco Rooms	15
B1 MSR	59	B1 Substation	232	B1 Bulky Goods Storage/Rooms	47
GL GHR	100	Tower Chute Room	20	L2 Communal Area	97
GL AC Plant Room	52	B1 Cold Water Meter/Pumproom	32	B1 Grease Arrestors	54
B1 Fire Tank	97	B1 Unnamed plant room	15	B1 Carpark Exhaust Fan Room	52
GL FCR	23	B1 Gas Meter	18	B1 Supply Air Plenum	123
B7-B2 Elec/Comms	48	B1 Stair Press Fan Room	61	Tower Elec Rooms	60
L2 Meeting Room	11	GL Cleaner	14	GI-L2 Amenities	69
GL FCR	22	Resi Lobby (GL)	101	Basement Resi Lobbies (B7-B4, B1)	120
Open Resi Lobbies (L3-L21)	4230				

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

3. Commitments for single dwelling houses

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance and Materials

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

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building1

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	40678	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad), frame: timber - untreated softwood	1200	none	-
External wall type 2	brick veneer, frame: timber - untreated softwood	2500	none	-
External wall type 3	concrete block/ plasterboard, frame: timber - untreated softwood	1000	none	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:timber - untreated softwood	3500	-

Reinforcement concrete frames/columns

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

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	18390	foil/sarking	polyester

Glazing types

Frame types

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	1000	0	1000	0	0	0	0

(b) Dwellings

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

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

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade 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
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	no

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

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

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1001	24.4	10.4	34.800
1002	14.5	10.7	25.200
1003	25.6	8.2	33.800
1004	21.1	14.6	35.700

Dwelling no.	Thermal loads		
	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)
1005	10.7	7	17.700
1006	7.6	7.9	15.500
1007	11.5	7.6	19.100
1008	7.8	7.1	14.900
1009	18.5	8.6	27.100
1010	18	11.7	29.700
1011	13.7	13.6	27.300
1101	24.7	10.3	35.000
1102	14.7	10.6	25.300
1103	25.9	8.3	34.200
1104	21.4	14.9	36.300
1105	10.9	7.1	18.000
1106	7.7	8.3	16.000
1107	11.7	7.8	19.500
1109	18.8	8.5	27.300
1110	18.3	11.8	30.100
1111	14	13.6	27.600
1201	24.8	10.3	35.100
1202	15	10.4	25.400
1203	26	8.3	34.300
1204	21.1	15.7	36.800
1205	11	7	18.000
1207	11.8	7.7	19.500
1209	18.9	8.5	27.400
1210	18.4	11.8	30.200
1211	14.1	13.6	27.700
1301	25	10.4	35.400
1303	19.9	8.1	28.000
1304	14.8	11	25.800
1306	11.9	7.7	19.600
1307	8.1	7.3	15.400

Dwelling no.	Thermal loads		
	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)
1308	19	8.5	27.500
1309	18.5	11.7	30.200
1310	14.2	13.8	28.000
1401	25.3	10.5	35.800
1402	15.1	10.5	25.600
1403	19.1	8.4	27.500
1404	12.3	11.2	23.500
1405	8	8.4	16.400
1406	12	7.7	19.700
1407	8.3	7.1	15.400
1408	19.3	8.3	27.600
1409	18.8	11.6	30.400
1410	14.5	13.7	28.200
1501	25.4	10.4	35.800
1502	15.2	10.5	25.700
1503	19.2	8.6	27.800
1504	12.4	11.1	23.500
1505	8	8.2	16.200
1506	12.1	7.6	19.700
1507	8.4	7.3	15.700
1508	19.4	8.2	27.600
1509	18.9	11.6	30.500
1510	14.6	13.7	28.300
1601	25.5	10.4	35.900
1602	15.3	10.5	25.800
1603	19.3	8.5	27.800
1604	12.5	11.2	23.700
1605	8.1	8.1	16.200
1606	12.2	7.7	19.900
1607	8.5	7.1	15.600
1608	19.5	8.3	27.800

Dwelling no.	Thermal loads		
	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)
1609	19	11.5	30.500
1610	14.7	13.8	28.500
1701	25.7	10.2	35.900
1702	15.4	10.4	25.800
1703	19.4	8.7	28.100
1704	12.6	11	23.600
1705	8.1	8.2	16.300
1707	8.6	7.3	15.900
1708	20	8.2	28.200
1709	18.5	11.2	29.700
1710	14.8	13.3	28.100
1801	25.8	10.2	36.000
1802	15.6	10.2	25.800
1803	19.6	8.5	28.100
1804	12.7	11.2	23.900
1805	8	8.7	16.700
1806	12.3	7.8	20.100
1807	8.6	7.1	15.700
1808	13.3	9.9	23.200
1809	22	11	33.000
1901	25.9	10.3	36.200
1902	15.6	10.1	25.700
1903	19.7	8.1	27.800
1904	12.8	11	23.800
1905	8.1	8.5	16.600
1907	8.7	7.3	16.000
1908	12.5	9.8	22.300
1909	18.4	11	29.400
2001	26.1	10.1	36.200
2002	15.8	10	25.800
2003	19.8	8.3	28.100

Dwelling no.	Thermal loads		
	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)
2004	12.9	11	23.900
2005	8	8.5	16.500
2006	12.3	8.1	20.400
2007	8.8	7.3	16.100
2008	12.6	9.9	22.500
2009	18.5	11	29.500
201	12.9	20.9	33.800
202	14.5	16.2	30.700
203	13.7	17.7	31.400
204	1.8	15.2	17.000
205	3	13.9	16.900
206	5.7	14.4	20.100
207	2.5	12.2	14.700
208	8.6	14.8	23.400
209	9	19.9	28.900
210	5.5	21.3	26.800
2101	29.9	8.1	38.000
2102	20.6	9.4	30.000
2103	26.6	7.1	33.700
2104	17.3	9	26.300
2105	10.2	7.8	18.000
2106	15	7.6	22.600
2107	12.6	6.1	18.700
2108	28.3	9.3	37.600
301	16.4	18.9	35.300
303	15.6	21.2	36.800
304	14.7	15.7	30.400
305	11	19.5	30.500
306	6.7	13.7	20.400
307	3.1	13.1	16.200
308	6	14	20.000

Dwelling no.	Thermal loads		
	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)
309	2.8	12	14.800
310	9.4	13.8	23.200
311	9.4	19.2	28.600
312	6.1	19.6	25.700
401	23.6	9.9	33.500
402	19.5	11.4	30.900
403	22.6	12	34.600
404	21.7	8.9	30.600
405	17.6	16.5	34.100
406	8.9	7	15.900
407	5.6	8.1	13.700
408	9.1	8.1	17.200
409	6	8	14.000
410	15.1	8.3	23.400
411	14.7	13.4	28.100
412	10.5	15.9	26.400
501	26.1	10.2	36.300
502	22.1	11.3	33.400
503	25.3	11.1	36.400
504	24.2	8.2	32.400
505	20.2	14.7	34.900
506	10.1	7.3	17.400
507	6.9	7.6	14.500
508	10.7	7.6	18.300
509	7	7.5	14.500
510	17.2	8.5	25.700
511	16.8	11.9	28.700
512	12.5	14.4	26.900
601	26.6	10.5	37.100
602	22.6	11.8	34.400
603	25.7	11.2	36.900

Dwelling no.	Thermal loads		
	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)
604	24.6	8.1	32.700
605	20.5	14.9	35.400
606	10.2	7.1	17.300
607	7.1	7.6	14.700
608	11	7.6	18.600
609	7.2	7.1	14.300
610	17.6	8.5	26.100
611	17.1	11.6	28.700
612	12.9	14.2	27.100
701	26.9	10.5	37.400
702	22.9	11.9	34.800
703	26.1	11.3	37.400
704	24.9	8.1	33.000
705	20.8	14.9	35.700
706	10.3	7.1	17.400
707	7.3	7.7	15.000
708	11.1	7.7	18.800
709	7.4	7.1	14.500
710	17.9	8.7	26.600
711	17.4	11.6	29.000
712	13.1	13.9	27.000
801	27.2	10.3	37.500
802	23.2	11.9	35.100
803	25.2	11.2	36.400
804	25.2	8.3	33.500
805	20.9	14.7	35.600
806	10.4	7.1	17.500
809	7.6	7.1	14.700
810	18.1	8.7	26.800
811	17.6	12	29.600
812	13.3	13.9	27.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
901	24.2	10.3	34.500
902	15.1	10.6	25.700
903	25.3	8.1	33.400
904	21.1	14.7	35.800
905	10.6	7.1	17.700
908	7.7	7	14.700
909	18.3	8.7	27.000
910	17.8	11.8	29.600
911	13.5	13.7	27.200
1108, 1208	8	7.1	15.100
1206, 1305	7.8	8.3	16.100
1302, 302	15.1	21	36.100
1706, 1906	12.2	7.8	20.000
807, 906	7.4	7.7	15.100
All other dwellings	11.3	7.5	18.800

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	20000	To collect run-off from at least: - 150 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 1020 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	-	-
Fire sprinkler system (No. 2)	-	-	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Basement car park area (B7-B1) & Ramp	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
B1 Coms/Telco Rooms	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	no
B1 MSR	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	no
B1 Substation	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	no
B1 Bulky Goods Storage/ Rooms	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
GL GHR	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Tower Chute Room	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
L2 Communal Area	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
GL AC Plant Room	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 Cold Water Meter/ Pumphouse	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 Grease Arrestors	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 Fire Tank	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 Unnamed plant room	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 Carpark Exhaust Fan Room	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
GL FCR	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 Gas Meter	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no

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
B1 Supply Air Plenum	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B7-B2 Elec/Comms	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
B1 Stair Press Fan Room	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Tower Elec Rooms	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
L2 Meeting Room	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
GL Cleaner	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
GL-L2 Amenities	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
GL FCR	ventilation supply only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Resi Lobby (GL)	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Basement Resi Lobbies (B7-B4, B1)	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Open Resi Lobbies (L3-L21)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 25 number of levels from the bottom of the lift shaft to the top of the lift shaft: 30 number of lifts: 3 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)

2. Commitments for multi-dwelling housing

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔

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

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

3. Commitments for single dwelling houses

(a) Dwellings

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

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

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

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

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

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 40 peak kW
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).