



120-122 Smith Street, Wollongong NSW 2500

BASIX Compliance Report

Project No.	P00978
Revision	08
Issued	2nd March 2026
Client	Urban Property Group



E-LAB Consulting
Where Engineering and Science Inspire Design.





Issue And Revision Record

Revision	Date	Comments	Engineer	Reviewer
03	06/03/2025	DA Revision	NA/MR	AK
04	20/08/2025	S4.5 Mod Revision	NA/MR	AK
05	05/11/2025	S4.55 SUBMISSION-MODIFICATION 3	NA/SE	AK
06	14/11/2025	S4.55 SUBMISSION-MODIFICATION 3	NA/SE	AK
07	16/12/2025	S4.55 SUBMISSION-MODIFICATION 3-Update	NA/SE	AK
08	02/03/2026	S4.55 SUBMISSION-MODIFICATION 4	NA/SE	AK

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

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

Engineering Lab NSW Pty Ltd

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Authorised by:

Engineering Lab NSW Pty Ltd

Alex Kobler | Director

Sustainability

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



Executive Summary

E-LAB Consulting are engaged by Urban Property Group to provide BASIX compliance consultancy for the residential portion of the development located at 120-122 Smith Street, Wollongong NSW. The intent of this report is to confirm the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirm that based on the design of the residential portion of the 120-122 Smith Street, Wollongong development and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX. The information and performance required to achieve this is contained within this report

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

Table 1: BASIX Summary

Area	Minimum Compliance Requirement	Project Score
Energy	60%	62%
Water	40%	41%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

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

1 Introduction

1.1 Purpose

This report has been prepared by E-LAB Consulting (E-LAB) at the request of Urban Property Group. Its purpose is to demonstrate compliance with the minimum legislated BASIX benchmarks for certification. It highlights the inputs and development requirements for the BASIX compliance.

This report has found that based on the design of 120-122 Smith Street, Wollongong NSW and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX.

1.2 Site Location

The project is located at 120-122 Smith Street, Wollongong NSW. This site is located close to the Wollongong CBD, with residential and commercial buildings with recreational outdoor spaces neighbouring the development.

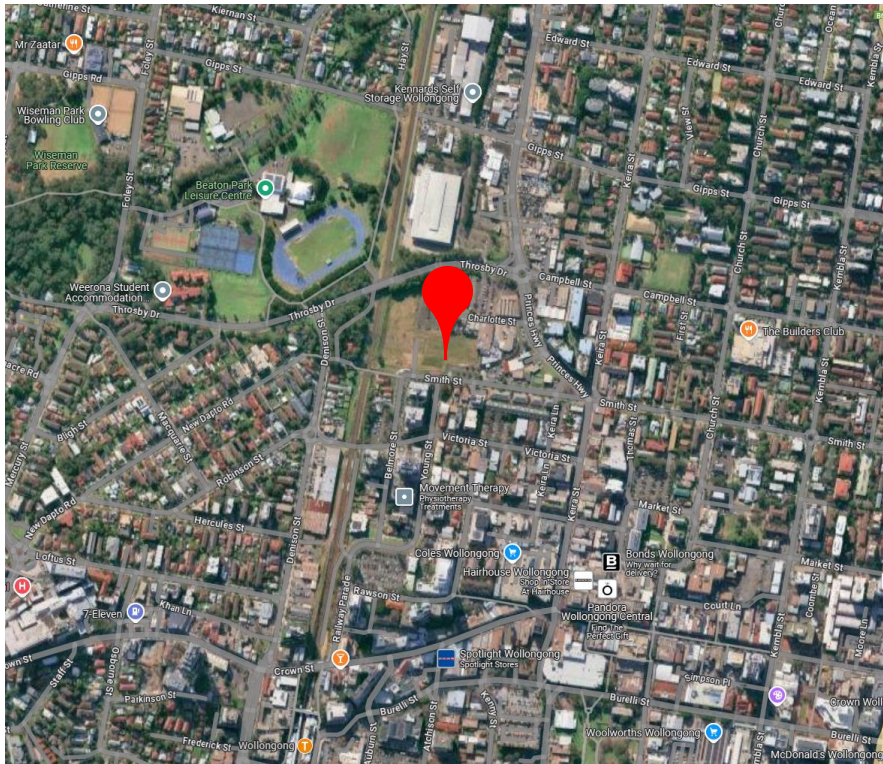


Figure 1: Site Location (source: Google Maps)

1.3 Design Documentation

This assessed is based on the Architectural Package provided by TEAM 2 Architecture issued as S4.55 SUBMISSION- MODIFICATION 4 dated 05/12/2025.



1.4 Project Overview

The proposed development of 120-122 Smith Street, Wollongong NSW consists of a mid-rise apartment complex for residential purposes. The development includes 4 residential flat buildings (A1, A2, A3 and A4) with a total of 149 units. Breakdown is as follows:

- A1 = 35 apartments in a combination of 1-, 2-, 3- and 4-bedrooms units
- A2 = 35 apartments in a combination of 1-, 2-, 3- and 4-bedrooms units
- A3 = 50 apartments in a combination of 2- and 3-bedroom units
- A4 = 35 apartments in a combination of 1-, 2- and 3-bedrooms units

The development includes:

- A communal amenities space in building A4
- A communal open space in the building courtyard

2 BASIX Summary

2.1 Overview

BASIX Compliance is the minimum sustainability performance requirement in the state of NSW. It serves as the only pathway for compliance to demonstrate compliance with the National Construction Code, Part J.

E-LAB Consulting has completed modelling of all sections of the BASIX assessment; Water, Thermal Comfort and Energy for the 120-122 Smith Street, Wollongong NSW.

The BASIX outcome achieved based on the assumptions listed in the report and information provided to date are as follows:

Table 2: BASIX Summary

Area	Minimum Compliance Requirement	Project Score
Energy	60%	62%
Water	40%	41%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

2.2 BASIX Certification Details

Table 3: Project Summary

Category	Entry
Project Name	SMITH ST_006
Local Government Area	Wollongong City Council
Plan Type	Deposition Plan (DP)
Plan No.	253/DP787299
No. of Residential Buildings	4 Building
Total Number of Units & Townhouses	176
Project Type	Residential Flat Buildings
BASIX Certificate Number	1730728M_11

2.3 Energy Modelling Software

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

3 BASIX Energy

3.1 Energy

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

Table 4: BASIX Energy Requirements

Design Element	Compliance Criteria
Domestic hot water systems	Centralised gas fired boiler with minimum R0.6 insulation to internal and external pipework
Cooking	Gas cooktop & electric oven
Mechanical heating and cooling	Reverse cycle air-conditioning (1-Phase ducted) for all units living areas. Minimum EER ratings – Cooling 3.0-3.5, Heating 3.5-4.0
Apartment ventilation	Bathroom: individual fan, ducted to façade or roof – Manual on / Timer off Laundry: individual fan, open to façade or roof – Manual on/off Kitchen range hood: Individual fan, open to façade or roof– Manual on/off
Apartment artificial lighting	LED throughout with dedicated fittings
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: Minimum 4.0 Star Energy Rated (To all apartments) Clothes Dryers: Minimum 2.0 Star Energy Rated (To all apartments)
Appliances in Common Areas (minimum Energy Star rating)	Clothes Washers: No common laundry facilities Clothes Dryers: No common laundry facilities
Photovoltaic Array	No rooftop PV system to be installed
Building Management System (BMS)	Yes
Vertical transport	All Lifts: gearless traction with VVVF motor (≥ 1001 kg but ≤ 1500 kg)

Common area Ventilation & artificial lighting				
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure
Car Park	Ventilation (supply + exhaust)	Carbon monoxide monitor + VSD fan	light-emitting diode	Zoned switching with motion sensors
Lift Room	Ventilation supply only	Thermostatically controlled	light-emitting diode	manual on / manual off
Mains Switch Room	Ventilation supply only	Thermostatically controlled	light-emitting diode	Motion sensors
Chute Room	Ventilation exhaust only	n/a	light-emitting diode	motion sensors
Bulky Waste	Ventilation exhaust only	n/a	light-emitting diode	motion sensors
Bin Store	Ventilation exhaust only	n/a	light-emitting diode	motion sensors
A2_Bin	Ventilation exhaust only	n/a	light-emitting diode	motion sensors
A3_Bin	Ventilation exhaust only	n/a	light-emitting diode	motion sensors
A4_Bin	Ventilation exhaust only	n/a	light-emitting diode	motion sensors
COMM WASTE	Ventilation exhaust only	n/a	light-emitting diode	motion sensors
A1_Bin	Ventilation exhaust only	n/a	light-emitting diode	motion sensors
Substation	Ventilation (supply + exhaust)	Thermostatically controlled	light-emitting diode	Manual on / Manual off
Fire Pump Room	Ventilation supply only	Thermostatically controlled	light-emitting diode	Manual on / Manual off
Cold Water Plant	Ventilation supply only	Thermostatically controlled	light-emitting diode	Manual on / Manual off
Carpark Fan Room	Ventilation supply only	Thermostatically controlled	light-emitting diode	Manual on / Manual off
Hot Water Plant	Ventilation (supply + exhaust)	Thermostatically controlled	light-emitting diode	Manual on / Manual off
A3_Storage	Ventilation supply only	Thermostatically controlled	light-emitting diode	motion sensors
A3_WC	Ventilation (supply + exhaust)	Thermostatically controlled	light-emitting diode	motion sensors
Cold Water Meter	Ventilation supply only	Thermostatically controlled	light-emitting diode	manual on / manual off
Fire Tank	Ventilation supply only	Thermostatically controlled	light-emitting diode	manual on / manual off



Fire sprinkler & hydrant booster	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off
FIP & EWIS	ventilation supply only	thermostatically controlled	light-emitting diode	Manual on / Manual off
Fire Stair BLD A3 A4	no mechanical ventilation	n/a	light-emitting diode	Zoned switching with motion sensors
Loading Bay	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Resi Bike Parking	ventilation supply only	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Storage	ventilation supply only	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
COMMS	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off
Fire Stair BLD A1	no mechanical ventilation	n/a	light-emitting diode	Zoned switching with motion sensors
Fire Stair BLD A2	no mechanical ventilation	n/a	light-emitting diode	Zoned switching with motion sensors
Fire Stair BLD A3	no mechanical ventilation	n/a	light-emitting diode	Zoned switching with motion sensors
Fire Stair BLD A4	no mechanical ventilation	n/a	light-emitting diode	Zoned switching with motion sensors
Building Management Office	air conditioning system	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
WC	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Air Lock–Bin store	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Fire Stair	no mechanical ventilation	n/a	light-emitting diode	Zoned switching with motion sensors
Amenities BLD A4	air conditioning system	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Visitor & Commercial Bike Parking	ventilation supply only	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Air Lock–Fire pump	no mechanical ventilation	n/a	light-emitting diode	Zoned switching with motion sensors
Air Lock–Bin store	ventilation supply only	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Lobby–A1	air conditioning system	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Lobby – A2	air conditioning system	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors

Lobby – A3	air conditioning system	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Lobby – A4	air conditioning system	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Hallway – A1	ventilation supply only	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Hallway – A2	ventilation supply only	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Hallway – A3	ventilation supply only	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
Hallway – A4	ventilation supply only	time clock or BMS controlled	light-emitting diode	Zoned switching with motion sensors
All Lifts			light-emitting diode	Connect to lift call button

4 BASIX Thermal Comfort

4.1 Thermal Comfort

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

Table 5: BASIX Thermal Comfort Requirements

Design Element	Compliance Criteria
Glazed Doors / Windows	The following glazed elements are used throughout for apartment units <u>A1-8.06, A2-8.01, A3-12.03, A3-2.06</u> <u>Fixed and Sliding Windows</u> Total System U-Value = 2.9 (equal to or less than) Total System SHGC = 0.44 (+/- 5%) <u>Awning Windows</u> Total System U-Value = 2.9 (equal to or less than) Total System SHGC = 0.51 (+/- 5%) The following glazed elements are used throughout the development <u>Fixed and Sliding Windows</u> Total System U-Value = 4.10 (equal to or less than) Total System SHGC = 0.52 (+/- 5%) <u>Awning Windows</u> Total System U-Value = 4.10 (equal to or less than) Total System SHGC = 0.47 (+/- 5%) Operability – max available while meeting window safety device requirements defined in the BCA. Note – all glazing systems are whole of system, including glazing and frame systems.
Operable Skylight	Total System U-Value = 4.22 (equal to or less than) Total System SHGC = 0.72 (+/- 5%)
External Solid Walls	Added R2.5 bulk insulation for all apartment external walls. Minimum nominal 20mm unventilated non-reflective airgap. No thermal break considered for the metal stud frame for thermal bridging controls. Refer to Appendix C insulation markups for locations of insulation and additional details. Medium or light colour
Walls to Internal Corridors or Non-Conditioned Zones:	Added R1.5 bulk insulation for all internal walls between apartment unit and non-conditioned enclosed internal zones. No thermal break considered for the metal stud frame for thermal bridging controls. Refer to Appendix C insulation markups for locations of insulation and additional details.
Exposed Roofs/Balconies (Over conditioned spaces)	Added R3.0 soffit slab insulation to apartments concrete slab roofs.

Add R4.0 to only high-risk units	
<u>A1-8.06</u>	
Refer to Appendix C insulation markups for locations of insulation and additional details.	
Medium or light colour.	
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non-conditioned spaces and open to outside)	Added R1.0 or R2.0 soffit slab insulation to underside of suspended concrete slabs. Refer to Appendix C insulation markups for locations of insulation and additional details.
Floors Covering	Carpet in Bedrooms, Timber in Living/Dining Rooms. Tile in Kitchen/Bathrooms.



5 BASIX Water

5.1 Water

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

Table 6: BASIX Water Requirements

Design Element	Compliance Criteria
Fixtures	Showers: Minimum 4 Star (> 6.0 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated Bathroom Taps: Minimum 5 Star WELS Rated Kitchen Sink Taps: Minimum 5 Star WELS Rated
Fixtures within common areas	Showers: Minimum 4 Star (> 6 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 5 Star WELS Rated
Hot Water Recirculation system	No Hot water Recirculation or diversion system will be in place
Fittings/Appliances within units	Clothes Washer: Not specified Dishwasher: Minimum 4.0 Star WELS Rated
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility
Fire Sprinkler Water Test	All Fire sprinkler systems test water contained in a closed system so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.
Alternative Water	30,000 L rainwater tank provision is provided and is required to collect rainwater from building roof area which is not less than 2,526m ² . The rainwater collected shall be reused for ground and roof common landscape and lawn area irrigation.
Landscape Area	Common Lawn area = 1866.36 m ² Garden Area = 799.86 m ² Total Common landscape Area = 2666.23 m ²

6 Results

E-LAB Consulting are engaged by Urban Property Group to provide BASIX compliance consultancy for the residential portion of the 120-122 Smith Street, Wollongong NSW. The report has confirmed the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirm that based on the design of the residential portion of the 120-122 Smith Street, Wollongong NSW and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX.

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

Table 7: BASIX Summary

Area	Minimum Compliance Requirement	Project Score
Energy	60%	62%
Water	40%	41%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

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



Appendix A NatHERS Group Certificate

Refer to next page.

Nationwide House Energy Rating Scheme®

Class 2 Summary

NatHERS® Certificate No. WSTRUO76UX

Generated on 2 Mar 2026 using FirstRate5 v5.5.5a

Property

Address 120-122 Smith Street,
Wollongong, NSW, 2500

Lot/DP

NatHERS Climate Zone Mascot (Sydney Airport)



Accredited assessor

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

Verification

To verify this certificate, scan the QR code or visit <https://www.fr5.com.au/QRCodeLanding?PublicId=WSTRUO76UX&GrpCert=1>
When using either link, ensure you are visiting www.fr5.com.au.



National Construction Code (NCC) requirements

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

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

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

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

Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
LNQTFPQM7Q-08	A1-2.01	32.7 (N/A)	3.7 (N/A)	36.4	6.2	NA
I5PGEP4DA5-08	A1-2.02	18.3 (N/A)	5.8 (N/A)	24.1	7.6	NA

Thermal performance Star rating



**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME®

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

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

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

Limits taken from ABCB Standard 2022

	Heating	Cooling
Modelled block average	15.2	9.6
Maximum allowable limit	N/A	N/A

Whole of Home performance rating

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

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



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m²/p.a.]	Cooling load (load limit) [MJ/m²/p.a.]	Total load [MJ/m²/p.a.]	Star rating	Whole of Home Rating
6KNIY4HUDB-08	A1-2.03	11.2 (N/A)	9.5 (N/A)	20.7	8	NA
Z882DN9413-08	A1-2.04	22.1 (N/A)	8.2 (N/A)	30.3	6.9	NA
3XCP0F1UW4-08	A1-3.01	18.7 (N/A)	8.3 (N/A)	27.0	7.3	NA
QALHCIH7RS-08	A1-3.02	7.0 (N/A)	7.1 (N/A)	14.1	8.8	NA
CW8I5BG2FC-08	A1-3.03	1.1 (N/A)	15.2 (N/A)	16.3	8.4	NA
IDR5OFMUDN-08	A1-3.04	1.5 (N/A)	9.8 (N/A)	11.3	9.1	NA
EESANZA5VF-08	A1-3.05	14.9 (N/A)	8.2 (N/A)	23.1	7.8	NA
YWZ11LAXHA-08	A1-4.01	21.8 (N/A)	6.9 (N/A)	28.7	7.1	NA
7HTWHJ1FPL-08	A1-4.02	6.4 (N/A)	5.6 (N/A)	12.0	8.9	NA
YMYUGR4N1F-08	A1-4.03	1.7 (N/A)	12.3 (N/A)	14.0	8.8	NA
TMV7TCG654-08	A1-4.04	2.8 (N/A)	7.4 (N/A)	10.2	9.3	NA
8O6663MBY3-08	A1-4.05	18.7 (N/A)	7.2 (N/A)	25.9	7.4	NA
K7S7OT7DD3-08	A1-5.01	22.0 (N/A)	7.1 (N/A)	29.1	7.1	NA
0EHBAELO7Y-08	A1-5.02	6.7 (N/A)	5.4 (N/A)	12.1	8.9	NA
6J85NTVL3O-08	A1-5.03	1.9 (N/A)	12.3 (N/A)	14.2	8.7	NA
HTFO2O6NQR-08	A1-5.04	3.1 (N/A)	7.1 (N/A)	10.2	9.3	NA
KQDHGNETC8-08	A1-5.05	19.4 (N/A)	7.3 (N/A)	26.7	7.3	NA
9N1O2G8VW4-08	A1-6.01	22.0 (N/A)	7.0 (N/A)	29.0	7.1	NA
MXK05JFJNL-08	A1-6.02	7.2 (N/A)	5.5 (N/A)	12.7	8.9	NA
OS6H32F9EO-08	A1-6.03	1.9 (N/A)	12.1 (N/A)	14.0	8.8	NA
AZIL18HZKK-08	A1-6.04	3.3 (N/A)	7.2 (N/A)	10.5	9.3	NA
EGE8HHSX3J-08	A1-6.05	19.4 (N/A)	7.4 (N/A)	26.8	7.3	NA
VBFP04UJDT-09	A1-7.01	23.0 (N/A)	6.8 (N/A)	29.8	7	NA
VFVBTRYRLX1-08	A1-7.02	8.5 (N/A)	5.8 (N/A)	14.3	8.7	NA
E9R6O9TYL6-08	A1-7.03	2.4 (N/A)	12.5 (N/A)	14.9	8.6	NA
MJWLYD42N0-08	A1-7.04	3.4 (N/A)	7.3 (N/A)	10.7	9.2	NA
BH10KA11BS-08	A1-7.05	22.4 (N/A)	11.1 (N/A)	33.5	6.6	NA
H6J51K7XC0-09	A1-8.01	14.6 (N/A)	12.0 (N/A)	26.6	7.3	NA
YSABCL0JCB-07	A1-8.02	13.6 (N/A)	12.1 (N/A)	25.7	7.4	NA
XS0XE08H51-07	A1-8.03	9.4 (N/A)	6.5 (N/A)	15.9	8.5	NA
4AKCJ8EC40-08	A1-8.04	10.6 (N/A)	8.9 (N/A)	19.5	8.1	NA
8NG6LEVRSZ-08	A1-8.05	19.3 (N/A)	7.4 (N/A)	26.7	7.3	NA
DS0QPFBR88-09	A1-8.06	31.1 (N/A)	6.7 (N/A)	37.8	6	NA
NXTEVIY1IQ-10	A2-2.01	23.2 (N/A)	4.3 (N/A)	27.5	7.3	NA
04ZQA12N1B-08	A2-2.02	26.6 (N/A)	10.9 (N/A)	37.5	6.1	NA
3WSLSM11AD-09	A2-2.03	15.1 (N/A)	7.4 (N/A)	22.5	7.8	NA
PKAHSEPZA0-08	A2-2.04	32.3 (N/A)	4.1 (N/A)	36.4	6.2	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
ABNX0A69SN-08	A2-3.01	20.2 (N/A)	5.3 (N/A)	25.5	7.4	NA
6C0KNF0Q6K-08	A2-3.02	9.3 (N/A)	12.4 (N/A)	21.7	7.9	NA
IQGW4QGMYS-08	A2-3.03	4.0 (N/A)	13.3 (N/A)	17.3	8.4	NA
SAUT28KCKU-08	A2-3.04	8.7 (N/A)	7.1 (N/A)	15.8	8.5	NA
WI4LGQ5EQ6-08	A2-3.05	13.3 (N/A)	7.7 (N/A)	21.0	8	NA
E4C5H1M9QR-08	A2-4.01	23.9 (N/A)	4.8 (N/A)	28.7	7.1	NA
DFWNV6YYP9-08	A2-4.02	12.5 (N/A)	8.6 (N/A)	21.1	7.9	NA
D5X9UMDBSS-08	A2-4.03	5.7 (N/A)	10.5 (N/A)	16.2	8.4	NA
CYTRC40C6D-08	A2-4.04	11.5 (N/A)	6.0 (N/A)	17.5	8.4	NA
2XF78ZJVQ4-08	A2-4.05	17.6 (N/A)	5.7 (N/A)	23.3	7.7	NA
UPZ3LPMG6Z-08	A2-5.01	24.2 (N/A)	4.6 (N/A)	28.8	7.1	NA
QU6ARPSWSM-08	A2-5.02	13.3 (N/A)	8.4 (N/A)	21.7	7.9	NA
5M0DX1S0TE-08	A2-5.03	6.0 (N/A)	10.2 (N/A)	16.2	8.4	NA
7ZXUEQPD50-08	A2-5.04	10.8 (N/A)	6.1 (N/A)	16.9	8.4	NA
71DOHVYYXT-08	A2-5.05	18.7 (N/A)	5.9 (N/A)	24.6	7.5	NA
E3914FZF9H-08	A2-6.01	24.2 (N/A)	4.6 (N/A)	28.8	7.1	NA
MP4215NFIK-08	A2-6.02	13.1 (N/A)	8.1 (N/A)	21.2	7.9	NA
F0KV8FWIMT-08	A2-6.03	6.2 (N/A)	10.4 (N/A)	16.6	8.4	NA
20PMVTK5RS-08	A2-6.04	10.2 (N/A)	5.8 (N/A)	16.0	8.5	NA
FX1FWBAI4L-08	A2-6.05	17.7 (N/A)	5.9 (N/A)	23.6	7.7	NA
HSQNOOSO2Z-08	A2-7.01	26.3 (N/A)	5.1 (N/A)	31.4	6.8	NA
TQ3PPV9SHI-08	A2-7.02	16.0 (N/A)	8.7 (N/A)	24.7	7.5	NA
VSYZ5R6FHQ-08	A2-7.03	7.1 (N/A)	10.5 (N/A)	17.6	8.4	NA
ILWALJKC8H-08	A2-7.04	11.9 (N/A)	6.5 (N/A)	18.4	8.3	NA
A5D2885O02-08	A2-7.05	19.8 (N/A)	5.7 (N/A)	25.5	7.4	NA
SOCO0Z40R6-08	A2-8.01	28.3 (N/A)	7.3 (N/A)	35.6	6.3	NA
RNGLQI43DG-09	A2-8.02	27.2 (N/A)	10.4 (N/A)	37.6	6.1	NA
K7UAHZP617-08	A2-8.03	7.4 (N/A)	21.8 (N/A)	29.2	7.1	NA
WSPO83IHJW-07	A2-8.04	7.5 (N/A)	11.1 (N/A)	18.6	8.2	NA
PUUBZWZ1L0-07	A2-8.05	11.4 (N/A)	12.1 (N/A)	23.5	7.7	NA
1YLSAL8ULJ-05	A2-8.06	13.7 (N/A)	7.7 (N/A)	21.4	7.9	NA
8HCOUNUV68-01	A3-10.01	10.9 (N/A)	12.8 (N/A)	23.7	7.7	NA
FFESWFUOYV-01	A3-10.02	15.1 (N/A)	10.5 (N/A)	25.6	7.4	NA
T3B2C60XUN-01	A3-10.03	22.7 (N/A)	10.3 (N/A)	33.0	6.6	NA
4P63N3DU2O-01	A3-10.04	17.7 (N/A)	5.6 (N/A)	23.3	7.7	NA
IJ8UBOYZWT-01	A3-10.05	21.2 (N/A)	7.6 (N/A)	28.8	7.1	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
PP8Q1D6IOI-01	A3-10.06	25.6 (N/A)	11.2 (N/A)	36.8	6.2	NA
R9DYAURM28-01	A3-10.07	10.9 (N/A)	14.0 (N/A)	24.9	7.5	NA
FN7J8OIQTL-01	A3-11.01	11.1 (N/A)	12.7 (N/A)	23.8	7.7	NA
VS0ACPLJPH-01	A3-11.02	15.3 (N/A)	10.2 (N/A)	25.5	7.4	NA
6NWXJEYKZ8-01	A3-11.03	23.1 (N/A)	10.4 (N/A)	33.5	6.6	NA
C8BMZ275ZU-01	A3-11.04	18.0 (N/A)	5.6 (N/A)	23.6	7.7	NA
34U49I6C07-01	A3-11.05	21.5 (N/A)	7.6 (N/A)	29.1	7.1	NA
1LOYC8LK8R-01	A3-11.06	26.1 (N/A)	10.5 (N/A)	36.6	6.2	NA
H2VFFLEQ6F-01	A3-11.07	11.1 (N/A)	13.8 (N/A)	24.9	7.5	NA
TO1I2RP62B-01	A3-12.01	17.4 (N/A)	18.8 (N/A)	36.2	6.2	NA
11W80GEE69-01	A3-12.02	23.0 (N/A)	13.5 (N/A)	36.5	6.2	NA
5IY5IEQ7T3-01	A3-12.03	21.9 (N/A)	10.8 (N/A)	32.7	6.7	NA
NL92SEW9L7-01	A3-12.04	24.2 (N/A)	9.0 (N/A)	33.2	6.6	NA
7BAX5TD0ZW-01	A3-12.05	19.9 (N/A)	14.9 (N/A)	34.8	6.4	NA
AH50KTI5ME-01	A3-12.06	25.5 (N/A)	10.1 (N/A)	35.6	6.3	NA
XBE56F07QA-01	A3-12.07	19.7 (N/A)	15.9 (N/A)	35.6	6.3	NA
J89TK982NW-09	A3-2.01	22.3 (N/A)	10.2 (N/A)	32.5	6.7	NA
AXUA3UH56N-09	A3-2.02	17.4 (N/A)	20.3 (N/A)	37.7	6	NA
8FAINRVA0Z-08	A3-2.03	28.8 (N/A)	5.8 (N/A)	34.6	6.4	NA
Y6OY0RS332-08	A3-2.04	18.4 (N/A)	6.4 (N/A)	24.8	7.5	NA
IM1WBN800-06	A3-2.05	21.8 (N/A)	13.6 (N/A)	35.4	6.3	NA
2D59X3WLEJ-06	A3-2.06	24.8 (N/A)	12.0 (N/A)	36.8	6.2	NA
EM1V6DJ5JM-06	A3-3.01	12.4 (N/A)	13.7 (N/A)	26.1	7.4	NA
BOBDFWOOH1-06	A3-3.02	10.0 (N/A)	18.7 (N/A)	28.7	7.1	NA
DWKA7VBOA6-06	A3-3.03	16.9 (N/A)	15.6 (N/A)	32.5	6.7	NA
4HZUX6UFZ7-06	A3-3.04	10.4 (N/A)	9.1 (N/A)	19.5	8.1	NA
MSYNZOB14B-06	A3-3.05	12.8 (N/A)	12.1 (N/A)	24.9	7.5	NA
PHENFRB1YL-06	A3-3.06	20.0 (N/A)	14.2 (N/A)	34.2	6.4	NA
C44NR4YRQJ-06	A3-4.01	15.9 (N/A)	10.7 (N/A)	26.6	7.3	NA
CIYJOV86KT-06	A3-4.02	12.5 (N/A)	14.1 (N/A)	26.6	7.3	NA
TJT9RXCMPF-06	A3-4.03	20.4 (N/A)	11.3 (N/A)	31.7	6.8	NA
42RO5RXL64-06	A3-4.04	13.6 (N/A)	6.2 (N/A)	19.8	8.1	NA
ZULV8GS48T-06	A3-4.05	16.4 (N/A)	9.4 (N/A)	25.8	7.4	NA
OY3FOS7KWM-06	A3-4.06	25.0 (N/A)	10.2 (N/A)	35.2	6.4	NA
EHN5WZLMXC-05	A3-5.01	15.2 (N/A)	10.4 (N/A)	25.6	7.4	NA
H2PBCMSBHY-06	A3-5.02	12.9 (N/A)	13.8 (N/A)	26.7	7.3	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
PIQCU6DAL2-06	A3-5.03	20.8 (N/A)	11.3 (N/A)	32.1	6.7	NA
5N4U0U8GXY-06	A3-5.04	14.0 (N/A)	6.0 (N/A)	20.0	8.1	NA
8OXLZGH8NQ-06	A3-5.05	17.2 (N/A)	9.1 (N/A)	26.3	7.4	NA
R50L550LKZ-06	A3-5.06	25.7 (N/A)	9.8 (N/A)	35.5	6.3	NA
VLB4G474LS-06	A3-6.01	14.2 (N/A)	10.5 (N/A)	24.7	7.5	NA
OLNS0BVFM0-06	A3-6.02	12.9 (N/A)	13.6 (N/A)	26.5	7.4	NA
ZFW4KAWSZ4-06	A3-6.03	21.0 (N/A)	11.3 (N/A)	32.3	6.7	NA
3X58CWM2F5-06	A3-6.04	14.4 (N/A)	5.9 (N/A)	20.3	8.1	NA
IMX5CFRIV4-06	A3-6.05	17.7 (N/A)	9.1 (N/A)	26.8	7.3	NA
JV869QYHUG-06	A3-6.06	26.3 (N/A)	9.3 (N/A)	35.6	6.3	NA
HPFRY1QPPD-07	A3-7.01	13.6 (N/A)	10.8 (N/A)	24.4	7.6	NA
Y3ARGNR01F-07	A3-7.02	13.5 (N/A)	13.4 (N/A)	26.9	7.3	NA
SO75UIY99V-06	A3-7.03	21.8 (N/A)	14.0 (N/A)	35.8	6.3	NA
7FI8X2HFGL-06	A3-7.04	15.6 (N/A)	5.9 (N/A)	21.5	7.9	NA
ZC2RGQVR0V-06	A3-7.05	18.7 (N/A)	8.3 (N/A)	27.0	7.3	NA
88POY3SK6Q-06	A3-7.06	27.2 (N/A)	9.5 (N/A)	36.7	6.2	NA
CQP3FTVB3N-06	A3-8.01	8.9 (N/A)	14.4 (N/A)	23.3	7.7	NA
GLTQPPWPZE-06	A3-8.02	13.2 (N/A)	12.0 (N/A)	25.2	7.4	NA
WHJNX9Z3J4-06	A3-8.03	21.0 (N/A)	11.8 (N/A)	32.8	6.7	NA
K7J0I1W8LX-06	A3-8.04	15.4 (N/A)	6.0 (N/A)	21.4	7.9	NA
4TXMPXO99J-06	A3-8.05	18.5 (N/A)	9.6 (N/A)	28.1	7.2	NA
HCU235HCGG-06	A3-8.06	23.9 (N/A)	11.5 (N/A)	35.4	6.3	NA
3229CJC3IH-06	A3-8.07	9.0 (N/A)	11.9 (N/A)	20.9	8	NA
8E9RFPOGTK-01	A3-9.01	9.2 (N/A)	14.5 (N/A)	23.7	7.7	NA
5OCWUE01WG-01	A3-9.02	13.3 (N/A)	12.0 (N/A)	25.3	7.4	NA
LFID5QGQ7C-01	A3-9.03	20.7 (N/A)	12.3 (N/A)	33.0	6.6	NA
94W2XTBN6A-01	A3-9.04	15.7 (N/A)	5.9 (N/A)	21.6	7.9	NA
GDSJQZ42E2-01	A3-9.05	18.8 (N/A)	9.2 (N/A)	28.0	7.2	NA
28XYHRSQPL-01	A3-9.06	22.8 (N/A)	12.7 (N/A)	35.5	6.3	NA
E3BE15LNM7-01	A3-9.07	9.8 (N/A)	14.6 (N/A)	24.4	7.6	NA
2XECJDT689-07	A4-2.01	21.6 (N/A)	15.6 (N/A)	37.2	6.1	NA
V04AXIMR6M-07	A4-2.02	8.7 (N/A)	5.0 (N/A)	13.7	8.8	NA
T4IFOP31UN-07	A4-2.03	1.2 (N/A)	7.9 (N/A)	9.1	9.4	NA
UU11QT8SS0-07	A4-2.04	13.9 (N/A)	12.8 (N/A)	26.7	7.3	NA
MLEGUD71M4-06	A4-2.05	27.7 (N/A)	8.5 (N/A)	36.2	6.2	NA
7V75GI58IH-07	A4-3.01	3.5 (N/A)	19.3 (N/A)	22.8	7.8	NA



Summary of all dwellings

Certificate number and link	Unit number	Heating load (load limit) [MJ/m ² /p.a.]	Cooling load (load limit) [MJ/m ² /p.a.]	Total load [MJ/m ² /p.a.]	Star rating	Whole of Home Rating
M5W2PB8CUD-06	A4-3.02	4.0 (N/A)	6.5 (N/A)	10.5	9.3	NA
J38GAZPUU0-06	A4-3.03	1.2 (N/A)	8.6 (N/A)	9.8	9.4	NA
E9LPI9W5VI-07	A4-3.04	5.5 (N/A)	9.2 (N/A)	14.7	8.7	NA
8WAQ3977AK-06	A4-3.05	13.9 (N/A)	14.0 (N/A)	27.9	7.2	NA
E5HJUDW15Q-06	A4-3.06	25.0 (N/A)	6.1 (N/A)	31.1	6.9	NA
2KOSCMTHTQ-06	A4-4.01	5.1 (N/A)	14.8 (N/A)	19.9	8.1	NA
OCQLPKTW2T-06	A4-4.02	6.2 (N/A)	5.5 (N/A)	11.7	9.1	NA
AE3AVI2C4F-06	A4-4.03	1.8 (N/A)	7.3 (N/A)	9.1	9.4	NA
M5AEPNU1JA-06	A4-4.04	6.8 (N/A)	6.4 (N/A)	13.2	8.9	NA
7S2LFBO53K-06	A4-4.05	17.5 (N/A)	9.7 (N/A)	27.2	7.3	NA
U98MQYRN73-06	A4-4.06	25.0 (N/A)	5.2 (N/A)	30.2	6.9	NA
ULW5PLZMDR-06	A4-5.01	5.5 (N/A)	14.7 (N/A)	20.2	8.1	NA
Z1N1WRLR5T-06	A4-5.02	6.4 (N/A)	5.3 (N/A)	11.7	9.1	NA
36ITUM6XX1-06	A4-5.03	2.0 (N/A)	7.0 (N/A)	9.0	9.5	NA
6H4PQPFOIW-06	A4-5.04	7.3 (N/A)	6.2 (N/A)	13.5	8.8	NA
9C91U2VG09-06	A4-5.05	18.0 (N/A)	9.4 (N/A)	27.4	7.3	NA
M9RO9XI330-06	A4-5.06	25.6 (N/A)	5.1 (N/A)	30.7	6.9	NA
WOYEFR78LG-06	A4-6.01	5.7 (N/A)	14.2 (N/A)	19.9	8.1	NA
M7JJU16R81-07	A4-6.02	6.7 (N/A)	5.3 (N/A)	12.0	9	NA
0Z7YP6ZQP2-07	A4-6.03	2.0 (N/A)	7.1 (N/A)	9.1	9.4	NA
HMUR9UO5VC-07	A4-6.04	7.7 (N/A)	6.7 (N/A)	14.4	8.7	NA
5X5TWOZI4I-07	A4-6.05	18.3 (N/A)	9.4 (N/A)	27.7	7.2	NA
014B97R9YJ-07	A4-6.06	26.0 (N/A)	5.2 (N/A)	31.2	6.9	NA
2RSS8AN2K9-06	A4-7.01	6.3 (N/A)	14.7 (N/A)	21.0	8	NA
D741XRMKK6-05	A4-7.02	9.7 (N/A)	7.3 (N/A)	17.0	8.4	NA
BVB3QQRL6Q-05	A4-7.03	6.1 (N/A)	8.6 (N/A)	14.7	8.7	NA
YN2JDLC00A-05	A4-7.04	16.8 (N/A)	7.9 (N/A)	24.7	7.5	NA
OU0LKHPQNN-05	A4-7.05	25.7 (N/A)	11.7 (N/A)	37.4	6.1	NA
VCIMV38XWU-06	A4-7.06	30.1 (N/A)	7.5 (N/A)	37.6	6.1	NA



Explanatory notes

About this report

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

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

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

Accredited Assessors

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

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

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

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

Disclaimer

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

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

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

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

Appendix B BASIX Certificate

Refer to next page.

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1730728M_11

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 1730728M_03 submitted to the consent authority or certifier on 23 May 2024 with application SSD-67895459.

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: Monday, 02 March 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 WSTRUO76UX.

Project summary

Project name	SMITH ST_11
Street address	120-122 SMITH STREET WOLLONGONG 2500
Local Government Area	WOLLONGONG
Plan type and plan number	Deposited Plan -
Lot no.	-
Section no.	-
No. of residential flat buildings	4
Residential flat buildings: no. of dwellings	176
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	✓ 62	Target 60
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: E-LAB Consulting

ABN (if applicable): 84647520634

Description of project

Project address	
Project name	SMITH ST_11
Street address	120-122 SMITH STREET WOLLONGONG 2500
Local Government Area	WOLLONGONG
Plan type and plan number	Deposited Plan -
Lot no.	-
Section no.	-
Project type	
No. of residential flat buildings	4
Residential flat buildings: no. of dwellings	176
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	6537.65
Roof area (m²)	2493.19
Non-residential floor area (m²)	581.69
Residential car spaces	168
Non-residential car spaces	15

Common area landscape		
Common area lawn (m²)	1461.85	
Common area garden (m²)	626.5	
Area of indigenous or low water use species (m²)	0	
Assessor details and thermal loads		
Assessor number	20/1972	
Certificate number	WSTRUO76UX	
Climate zone	56	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 62	Target 60
Materials	✓ -100	Target n/a

Description of project

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

Residential flat buildings - Building-A2, 35 dwellings, 10 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)
201	2	79.4	0	0	0
301	2	77.7	0	0	0
305	2	82.1	0	0	0
404	2	75	0	0	0
503	2	78.1	0	0	0
602	2	82.2	0	0	0
701	2	77.7	0	0	0
705	2	82.1	0	0	0
804	2	112.9	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)
202	3	101.8	0	0	0
302	2	82.2	0	0	0
401	2	77.7	0	0	0
405	2	82.1	0	0	0
504	2	75	0	0	0
603	2	77.7	0	0	0
702	2	82.2	0	0	0
801	3	133.0	0	0	0
805	3	139.8	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)
203	3	105.8	0	0	0
303	2	77.7	0	0	0
402	2	82.2	0	0	0
501	2	77.7	0	0	0
505	2	82.1	0	0	0
604	2	75	0	0	0
703	2	77.7	0	0	0
802	3	138	0	0	0
806	3	160.2	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)
204	2	80.9	0	0	0
304	2	75	0	0	0
403	2	77.7	0	0	0
502	2	82.2	0	0	0
601	2	77.7	0	0	0
605	2	82.1	0	0	0
704	2	75	0	0	0
803	3	141.8	0	0	0

Residential flat buildings - Building-A3, 71 dwellings, 13 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	84.3	0	0	0
1005	1	52.4	0	0	0
1102	2	83.7	0	0	0
1106	1	66	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	1	83.7	0	0	0
1006	1	66	0	0	0
1103	2	81.3	0	0	0
1107	3	146.4	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	81.3	0	0	0
1007	3	146.4	0	0	0
1104	2	84.4	0	0	0
1201	2	84.3	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	2	84.4	0	0	0
1101	2	84.3	0	0	0
1105	1	52.4	0	0	0
1202	2	83.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1203	2	81.3	0	0	0
1207	3	146.4	0	0	0
204	2	85.5	0	0	0
302	2	83.7	0	0	0
306	1	72.6	0	0	0
404	2	85.3	0	0	0
502	2	83.7	0	0	0
506	1	72.6	0	0	0
604	2	85.4	0	0	0
702	2	83.7	0	0	0
706	1	72.7	0	0	0
804	2	84.4	0	0	0
901	2	84.3	0	0	0
905	1	52.4	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1204	2	84.4	0	0	0
201	2	84.3	0	0	0
205	1	52.4	0	0	0
303	2	81.4	0	0	0
401	2	84.3	0	0	0
405	1	52.4	0	0	0
503	2	81.3	0	0	0
601	2	84.3	0	0	0
605	1	52.4	0	0	0
703	2	81.4	0	0	0
801	2	84.3	0	0	0
805	1	52.4	0	0	0
902	2	83.7	0	0	0
906	1	66.0	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1205	1	52.4	0	0	0
202	2	83.7	0	0	0
206	1	72.6	0	0	0
304	2	84.4	0	0	0
402	2	83.7	0	0	0
406	1	72.6	0	0	0
504	2	85.4	0	0	0
602	2	83.7	0	0	0
606	1	72.6	0	0	0
704	2	84.4	0	0	0
802	2	83.7	0	0	0
806	1	66.0	0	0	0
903	2	81.3	0	0	0
907	3	146.4	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1206	1	66	0	0	0
203	2	78.8	0	0	0
301	2	84.2	0	0	0
305	1	52.4	0	0	0
403	2	81.3	0	0	0
501	2	84.3	0	0	0
505	1	52.4	0	0	0
603	2	81.3	0	0	0
701	2	84.3	0	0	0
705	1	52.4	0	0	0
803	2	81.3	0	0	0
807	3	101.7	0	0	0
904	2	84.4	0	0	0

Residential flat buildings - Building-A4, 35 dwellings, 8 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
201	3	100.6	0	0	0
205	3	109.3	0	0	0
304	1	65.8	0	0	0
402	2	80.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
202	2	80.8	0	0	0
301	3	100.6	0	0	0
305	3	109.3	0	0	0
403	2	80.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
203	2	80.1	0	0	0
302	2	80.7	0	0	0
306	2	85.3	0	0	0
404	1	65.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
204	1	66.2	0	0	0
303	2	79.5	0	0	0
401	3	100.4	0	0	0
405	3	109.6	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
406	2	85.3	0	0	0
504	1	65.8	0	0	0
602	2	81	0	0	0
606	2	85.3	0	0	0
704	1	65.8	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
501	3	100.4	0	0	0
505	3	110	0	0	0
603	2	80.1	0	0	0
701	3	100.4	0	0	0
705	3	109.8	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
502	2	81	0	0	0
506	2	85.3	0	0	0
604	1	65.8	0	0	0
702	2	81	0	0	0
706	2	85.30	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
503	2	80.1	0	0	0
601	3	100.4	0	0	0
605	3	110	0	0	0
703	2	80.1	0	0	0

Residential flat buildings - Building-A1, 35 dwellings, 10 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
201	3	100.2	0	0	0
301	3	100.3	0	0	0
305	2	82.5	0	0	0
404	1	53.3	0	0	0
503	3	98.2	0	0	0
602	2	87.5	0	0	0
701	3	100.3	0	0	0
705	2	82.5	0	0	0
804	3	137.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
202	3	120.7	0	0	0
302	2	87.5	0	0	0
401	3	100.3	0	0	0
405	2	82.5	0	0	0
504	1	53.3	0	0	0
603	3	98.3	0	0	0
702	2	87.5	0	0	0
801	3	154.7	0	0	0
805	2	118.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
203	2	82.1	0	0	0
303	3	98.2	0	0	0
402	2	87.5	0	0	0
501	3	100.3	0	0	0
505	2	83.1	0	0	0
604	1	53.2	0	0	0
703	3	98.2	0	0	0
802	3	152.1	0	0	0
806	3	146.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
204	2	82.5	0	0	0
304	1	53.3	0	0	0
403	3	98.2	0	0	0
502	2	87.5	0	0	0
601	3	100.3	0	0	0
605	2	82.7	0	0	0
704	1	53.3	0	0	0
803	3	145.4	0	0	0

Description of project

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

Common areas of unit building - Building-A2

Common area	Floor area (m²)
A2_Bin	15.84
Hallway - A2	221.1

Common area	Floor area (m²)
Fire Stair BLD A2	86.17

Common area	Floor area (m²)
Lobby - A2	25.65

Common areas of unit building - Building-A3

Common area	Floor area (m²)
A3_Bin	32.3
Fire Stair BLD A3	181.85

Common area	Floor area (m²)
A3_Storage	16.07
Lobby - A3	43.71

Common area	Floor area (m²)
A3_WC	7.35
Hallway - A3	641.68

Common areas of unit building - Building-A4

Common area	Floor area (m²)
Lift bank (No. 1)	-
Lift bank (No. 4)	-
Amenities BLD A4	70.75

Common area	Floor area (m²)
Lift bank (No. 2)	-
A4_Bin	14.4
Lobby - A4	26.23

Common area	Floor area (m²)
Lift bank (No. 3)	-
Fire Stair BLD A4	86.91
Hallway -A4	308.09

Common areas of unit building - Building-A1

Common area	Floor area (m²)
Bin Store	156
Lobby - A1	32.01

Common area	Floor area (m²)
A1_Bin	18.76
Hallway - A1	217.4

Common area	Floor area (m²)
Fire Stair BLD A1	86.88

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Car Park	5486.95
Chute Room	45.65
Substation	28.16
Carpark Fan Room	22.51
Fire Tank	48.91

Common area	Floor area (m²)
lift room	14.56
Bulky Waste	38.75
Fire Pump Room	30.72
Hot Water Plant	43.41
Fire sprinkler & hydrant booster	5.33

Common area	Floor area (m²)
Main Switch Room	26.56
COMM WASTE	6.01
Cold Water Plant	18.20
Cold Water Meter	2.74
FIP & EWIS	3.2

Common area	Floor area (m²)
Fire Stair BLD A3 A4	112.5
Storage	57.97
WC	17.44
Visitor & Commercial Bike Parking	19.02

Common area	Floor area (m²)
Loading Bay	216.14
COMMS	14.65
Air Lock-Bin store	3.64
Air Lock-Fire pump	8.98

Common area	Floor area (m²)
Resi Bike Parking	34.33
Building Management Office	29.95
Fire Stair	212.4
Air Lock-Bin store	3.64

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building-A2

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for Residential flat buildings - Building-A3

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

3. Commitments for Residential flat buildings - Building-A4

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

- (ii) Energy
- (iii) Thermal Performance

(c) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

4. Commitments for Residential flat buildings - Building-A1

(a) Buildings

- (i) Materials

(b) Dwellings

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

(c) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

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

(a) Buildings 'Other'

- (i) Materials

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building-A2

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	3167.5	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard, frame: light steel frame	2575	none	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	3650.3	-

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	3812.40	-	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	750.2	0	750.2	0	0	0	0

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade 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 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

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

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
201	23.2	4.3	27.500
202	26.6	10.9	37.500
203	15.1	7.4	22.500
204	32.3	4.1	36.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
301	20.2	5.3	25.500
302	9.3	12.4	21.700
303	4.0	13.3	17.300
304	8.7	7.1	15.800
305	13.3	7.7	21.000
401	23.9	4.8	28.700
402	12.5	8.6	21.100
403	5.7	10.5	16.200
404	11.5	6.0	17.500
405	17.6	5.7	23.300
502	13.3	8.4	21.700
503	6.0	10.2	16.200
504	10.8	6.1	16.900
505	18.7	5.9	24.600
602	13.1	8.1	21.200
603	6.2	10.4	16.600
604	10.2	5.8	16.000
605	17.7	5.9	23.600
701	26.3	5.1	31.400
702	16.0	8.7	24.700
703	7.1	10.5	17.600
704	11.9	6.5	18.400
705	19.8	5.7	25.500
801	28.3	7.3	35.600
802	27.2	10.4	37.600
803	7.4	21.4	28.800
804	7.5	11.1	18.600
805	11.4	12.1	23.500
806	13.7	7.7	21.400
All other dwellings	24.2	4.6	28.800

(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	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	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.		✓	✓
(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
A2_Bin	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Fire Stair BLD A2	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Lobby - A2	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Hallway - A2	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 10 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

2. Commitments for Residential flat buildings - Building-A3

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	5701.70	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	5648.16	none	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	4680.65	-

Reinforcement concrete frames/columns

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

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	3812.40	-	fibreglass batts or roll

Glazing types

Frame types

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	860.2	0	860.2	0	0	0	0

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade 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 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

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

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1001	10.9	12.8	23.700
1002	15.1	10.5	25.600
1003	22.7	10.3	33.000
1004	17.7	5.6	23.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
1005	21.2	7.6	28.800
1006	25.6	11.2	36.800
1007	10.9	14.0	24.900
1101	11.1	12.7	23.800
1102	15.3	10.2	25.500
1103	23.1	10.4	33.500
1104	18.0	5.6	23.600
1105	21.5	7.6	29.100
1106	26.1	10.5	36.600
1107	11.1	13.8	24.900
1201	17.4	18.8	36.200
1202	23.0	13.5	36.500
1203	21.9	10.8	32.700
1204	24.2	9.0	33.200
1205	19.9	14.9	34.800
1206	25.5	10.1	35.600
1207	19.7	15.9	35.600
201	22.3	10.2	32.500
202	17.4	20.3	37.700
203	28.8	5.8	34.600
204	18.4	6.4	24.800
205	21.8	13.6	35.400
206	24.8	12.0	36.800
301	12.4	13.7	26.100
302	10.0	18.7	28.700
303	16.9	15.6	32.500
304	10.4	9.1	19.500
305	12.8	12.1	24.900
306	20.0	14.2	34.200
401	15.9	10.7	26.600
402	12.5	14.1	26.600

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
403	20.4	11.3	31.700
404	13.6	6.2	19.800
405	16.4	9.4	25.800
406	25.0	10.2	35.200
501	15.2	10.4	25.600
502	12.9	13.8	26.700
503	20.8	11.3	32.100
504	14.0	6.0	20.000
505	17.2	9.1	26.300
506	25.7	9.8	35.500
601	14.2	10.5	24.700
602	12.9	13.6	26.500
603	21.0	11.3	32.300
604	14.4	5.9	20.300
605	17.7	9.1	26.800
606	26.3	9.3	35.600
701	13.6	10.8	24.400
702	13.5	13.4	26.900
703	21.8	14.0	35.800
704	15.6	5.9	21.500
705	18.7	8.3	27.000
706	27.2	9.5	36.700
801	8.9	14.4	23.300
802	13.2	12.0	25.200
803	21.0	11.8	32.800
804	15.4	6.0	21.400
805	18.5	9.6	28.100
806	23.9	11.5	35.400
807	9.0	11.9	20.900
901	9.2	14.5	23.700
902	13.3	12.0	25.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
903	20.7	12.3	33.000
904	15.7	5.9	21.600
905	18.8	9.2	28.000
906	22.8	12.7	35.500
All other dwellings	9.8	14.6	24.400

(c) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
A3_Bin	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
A3_Storage	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
A3_WC	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire Stair BLD A3	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Lobby - A3	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Hallway - A3	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Lift bank (No. 3)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 11 number of levels from the bottom of the lift shaft to the top of the lift shaft: 13 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

3. Commitments for Residential flat buildings - Building-A4

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	3047.61	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	3380	none	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	3478.3	-

Reinforcement concrete frames/columns

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

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	3812.40	-	fibreglass batts or roll

Glazing types

Frame types

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	620.02	0	620.02	0	0	0	0

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade 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 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

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

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
201	21.6	15.6	37.200
202	8.7	5.0	13.700
203	1.2	7.9	9.100
204	13.9	12.8	26.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
205	27.7	8.5	36.200
301	3.5	19.3	22.800
302	4.0	6.5	10.500
303	1.2	8.6	9.800
304	6.9	9.9	16.800
305	13.9	14.0	27.900
306	25.0	6.1	31.100
401	5.1	14.8	19.900
402	6.2	5.5	11.700
403	1.8	7.3	9.100
404	6.8	6.4	13.200
405	17.5	9.7	27.200
406	25.0	5.2	30.200
501	5.5	14.7	20.200
502	6.4	5.3	11.700
503	2.0	7.0	9.000
504	7.3	6.2	13.500
505	18.0	9.4	27.400
506	25.6	5.1	30.700
601	5.7	14.2	19.900
602	6.7	5.3	12.000
603	2.0	7.1	9.100
604	7.7	6.7	14.400
605	18.3	9.4	27.700
606	26.0	5.2	31.200
701	6.3	14.7	21.000
702	9.7	7.3	17.000
703	6.1	8.6	14.700
704	16.8	7.9	24.700
705	25.7	11.7	37.400
All other dwellings	30.1	7.5	37.600

(c) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 4)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	yes
A4_Bin	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Fire Stair BLD A4	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Amenities BLD A4	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Lobby - A4	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Hallway -A4	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Lift bank (No. 4)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 11 number of levels from the bottom of the lift shaft to the top of the lift shaft: 13 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

4. Commitments for Residential flat buildings - Building-A1

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	3350.1	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	3514	none	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	3850.33	-

Reinforcement concrete frames/columns

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

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	3932.3	-	fibreglass batts or roll

Glazing types

Frame types

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	720	0	720	0	0	0	0

(b) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade 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 3.5 - 4.0	1-phase airconditioning - ducted / EER 3.5 - 4.0	0	no

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

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
201	32.7	3.7	36.400
202	18.3	5.8	24.100
203	11.2	9.5	20.700
204	22.1	8.2	30.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
301	18.7	8.3	27.000
302	7.0	7.1	14.100
303	1.1	15.2	16.300
304	1.5	9.8	11.300
305	14.9	8.2	23.100
401	21.8	6.9	28.700
402	6.4	5.6	12.000
403	1.7	12.3	14.000
404	2.8	7.4	10.200
405	18.7	7.2	25.900
501	22.0	7.1	29.100
502	6.7	5.4	12.100
503	1.9	12.3	14.200
504	3.1	7.1	10.200
505	19.4	7.3	26.700
601	22.0	7.0	29.000
602	7.2	5.5	12.700
603	1.9	12.1	14.000
604	3.3	7.2	10.500
605	19.4	7.4	26.800
701	23.0	6.8	29.800
702	8.5	5.8	14.300
703	2.4	12.5	14.900
704	3.4	7.3	10.700
705	22.4	11.1	33.500
801	14.6	12.0	26.600
802	13.6	12.1	25.700
803	9.4	6.5	15.900
804	10.6	8.9	19.500
805	19.3	7.4	26.700
All other dwellings	31.1	6.7	37.800

(c) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
A1_Bin	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Fire Stair BLD A1	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Lobby - A1	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Hallway - A1	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

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: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 10 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

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

(a) Buildings 'Other'

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	5624.52	-	none

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:timber - H2 treated softwood	3468	none	fibreglass batts or roll
External wall type 2	framed (metal clad),frame:heavy steel post and beam frame	4586.5	40% cement substitute	fibreglass batts or roll

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	single skin masonry, frame:light steel frame	2569.3	-

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	3812.40	-	fibreglass batts or roll

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

(b) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	30000	To collect run-off from at least: - 2493 square metres of roof area of buildings in the development - 1300 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 2088 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 5)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Car Park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
lift room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Main Switch Room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Chute Room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bulky Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bin Store	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
COMM WASTE	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Substation	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Pump Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Cold Water Plant	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Carpark Fan Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Hot Water Plant	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Cold Water Meter	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Tank	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire sprinkler & hydrant booster	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
FIP & EWIS	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Stair BLD A3 A4	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Loading Bay	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Resi Bike Parking	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Storage	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
COMMS	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	yes
Building Management Office	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
WC	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Air Lock-Bin store	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Fire Stair	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Visitor & Commercial Bike Parking	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Air Lock-Fire pump	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	yes
Air Lock-Bin store	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 0 peak kW
Other	Building management system installed?: yes Active power factor correction installed?: yes	-

Notes

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

Legend

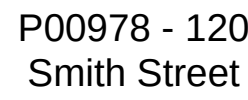
1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC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

Appendix c INSULATION MARKUP

Refer to next page.

LEGEND

- Total R2.5
(Solid external walls)
- Total R1.5
(Internal walls to
unconditioned spaces)
- Total R2.0 (installed in
underside of slab or above)
- Total R1.0 (installed in
underside of slab or above)
- Total R3.0 (installed in
ceiling - open to air)
- Total R4.0 (installed in
ceiling - open to air)



Rev 05

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CHANGES

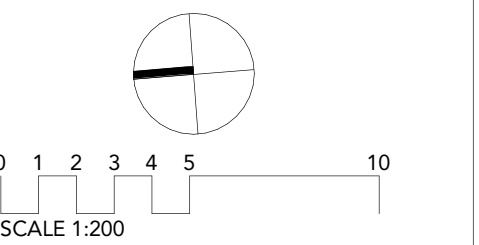
- Internal unit layout updates to accommodate additional service risers
- Façade amendments to suit the revised internal layouts
- Unit number updates

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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 2 FLOOR PLAN

Project #:	Scale:	Dwnr:	Ckcd:
1319	1 : 200	VZ	RW
Drawing #:		Rev:	
DA-0302		4	

Insulation Mark-ups

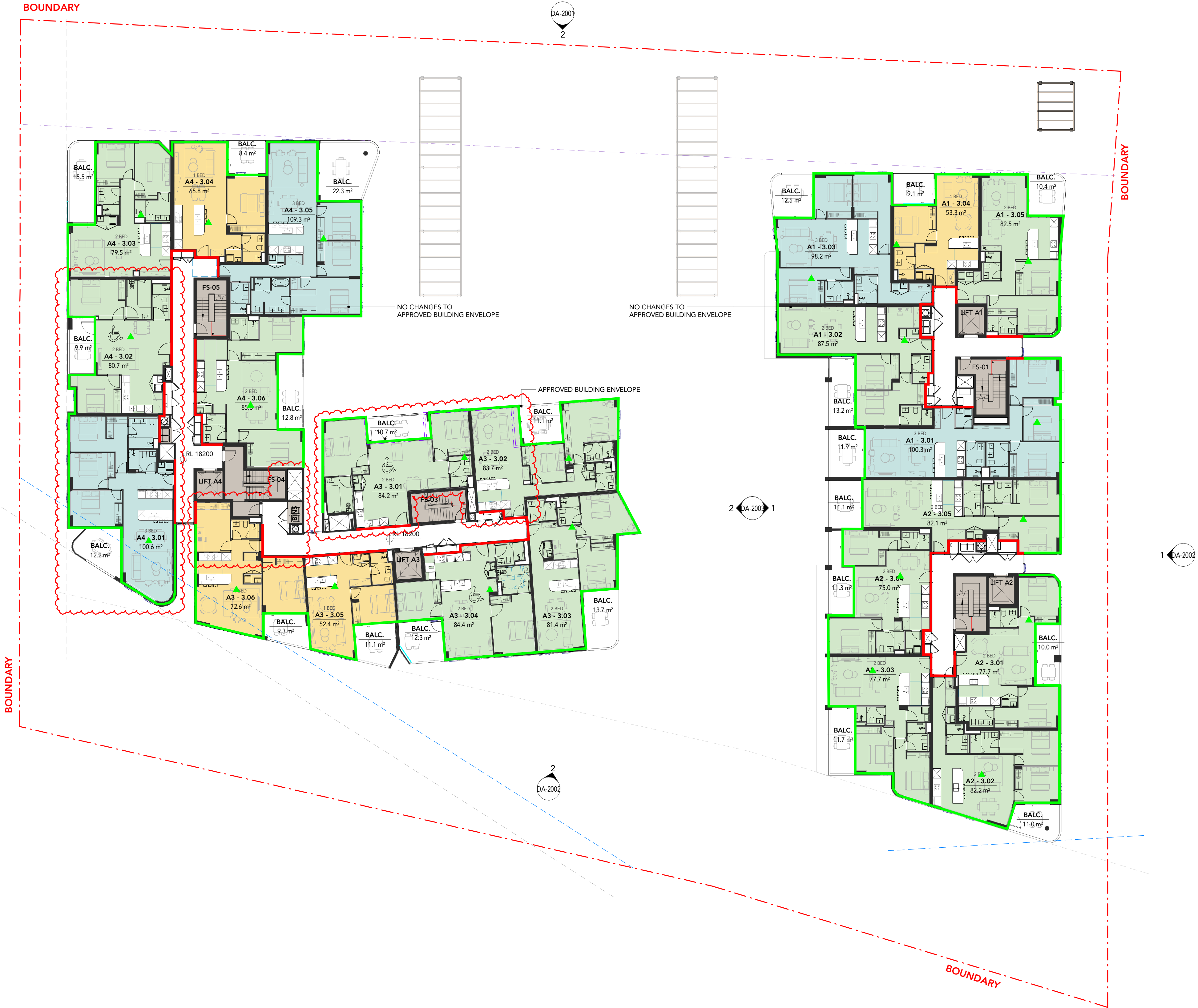
LEGEND

- Total R2.5 (Solid external walls)
- Total R1.5 (Internal walls to unconditioned spaces)
- Total R2.0 (installed in underside of slab or above)
- Total R1.0 (installed in underside of slab or above)
- Total R3.0 (installed in ceiling - open to air)
- Total R4.0 (installed in ceiling - open to air)



P00978 - 120 Smith Street

Rev 05



DRAWING STATUS:		
S4.55 - MOD 3		
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	02/09/2025
2	S4.55 - MODIFICATION 3	17/09/2025
3	S4.55 SUBMISSION- MODIFICATION 3	30/09/2025
4	S4.55 AMENDMENT- MODIFICATION 3	28/11/2025

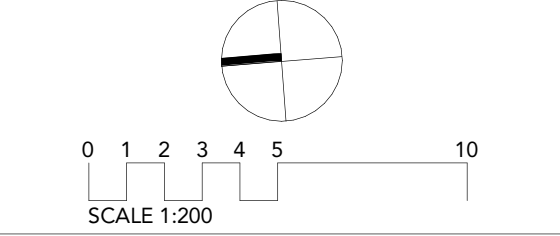
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- CHANGES**
- Internal unit layout updates to accommodate additional service risers
 - Façade amendments to suit the revised internal layouts
 - Unit number updates

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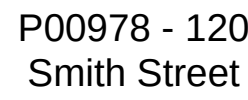
Project:
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Charlotte St, Wollongong

Title:
LEVEL 3 FLOOR PLAN

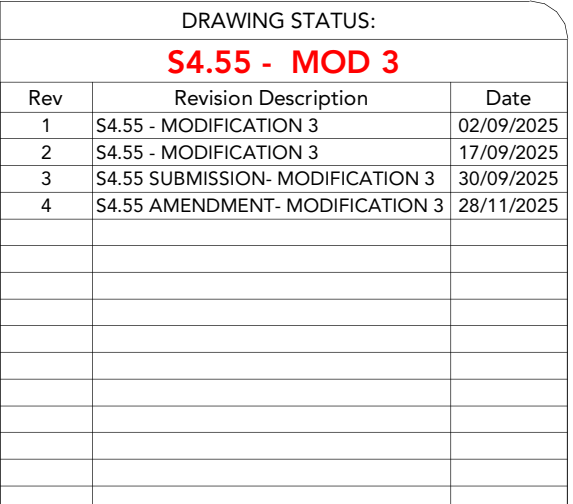
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Drawings #:		Rev:	
DA-0303			4

LEGEND

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- Total R1.5
(Internal walls to
unconditioned spaces)
- Total R2.0 (installed in
underside of slab or above)
- Total R1.0 (installed in
underside of slab or above)
- Total R3.0 (installed in
ceiling - open to air)
- Total R4.0 (installed in
ceiling - open to air)



DA-2001 1



DRAWING LEGEND:

CHANGES

- Internal unit layout updates to accommodate additional service risers
- Façade amendments to suit the revised internal layouts
- Unit number updates

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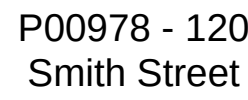
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Charlotte St, Wollongong

<u>Project #:</u> 1319	<u>Scale:</u> 1 : 200 @A1	<u>Dwg:</u> VZ	<u>Ckd:</u> RW
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DA-0304 4

LEGEND

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(Solid external walls)
- Total R1.5
(Internal walls to unconditioned spaces)
- Total R2.0 (installed in underside of slab or above)
- Total R1.0 (installed in underside of slab or above)
- Total R3.0 (installed in ceiling - open to air)
- Total R4.0 (installed in ceiling - open to air)



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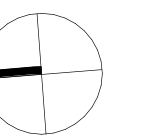
CHANGES

- Internal unit layout updates to accommodate additional service risers
- Façade amendments to suit the revised internal layouts
- Unit number updates

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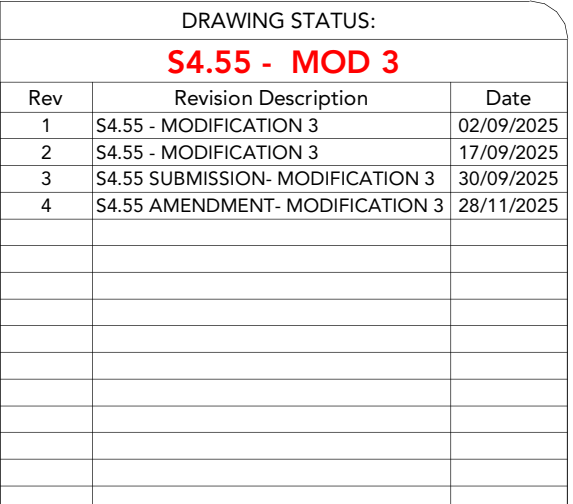
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Drawing #:				DA-0305			
				Rev:			
				4			

LEGEND

- 

Rev 05



DRAWING LEGEND:

- Internal unit layout updates to accommodate additional service risers
- Façade amendments to suit the revised internal layouts
- Unit number updates

Drawing #:	Rev:
DA-0306	4

Insulation Mark-ups

- LEGEND
- Total R2.5 (Solid external walls)
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 - Total R2.0 (installed in underside of slab or above)
 - Total R1.0 (installed in underside of slab or above)
 - Total R3.0 (installed in ceiling - open to air)
 - Total R4.0 (installed in ceiling - open to air)



P00978 - 120 Smith Street

Rev 05

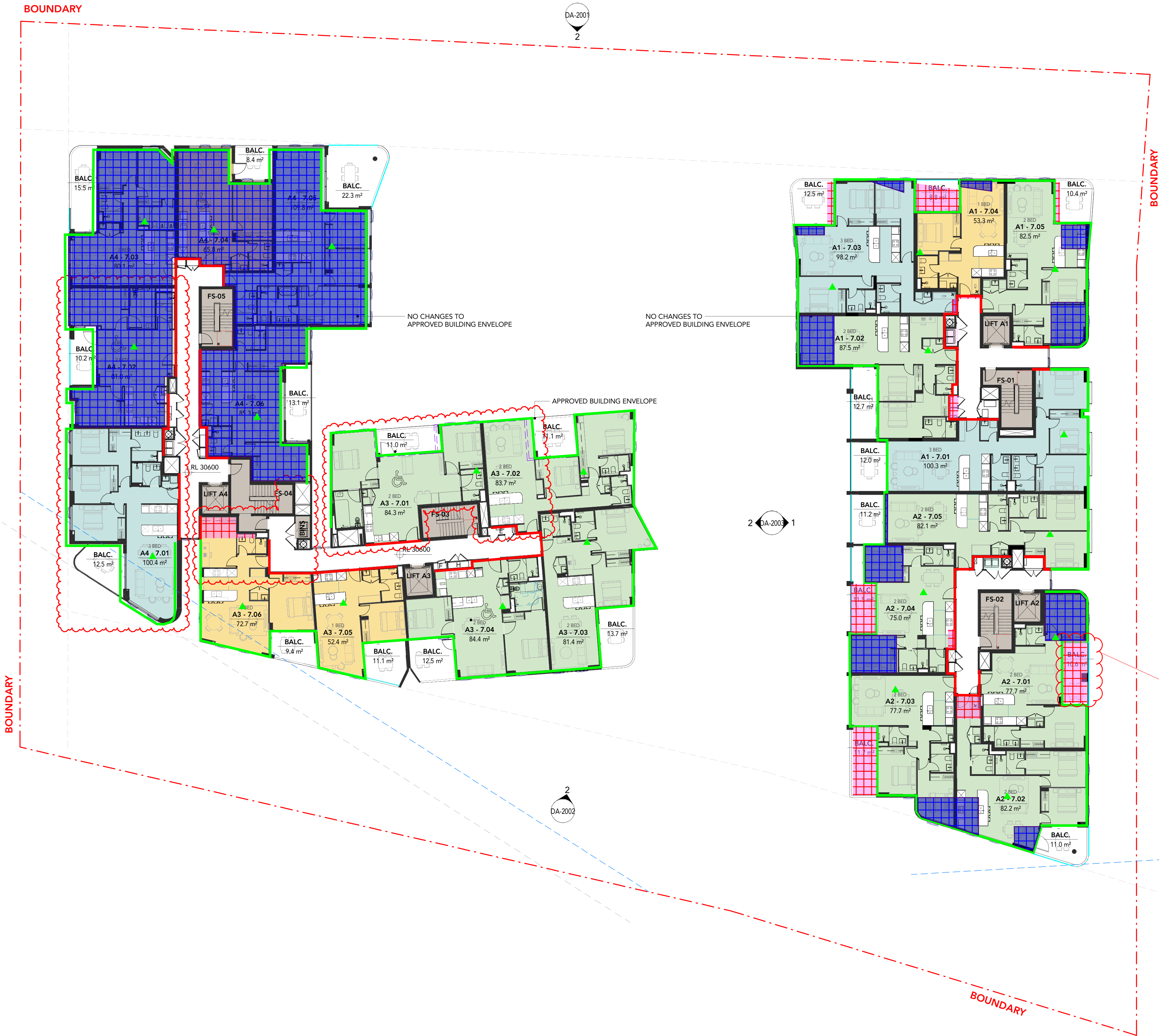
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DA-2001 2

DA-2001 1

DA-2002 1

DA-2002 2



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Rev	Revision Description	Date
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2	S4.55 - MODIFICATION 3	17/09/2025
3	S4.55 SUBMISSION- MODIFICATION 3	30/09/2025
4	S4.55 AMENDMENT- MODIFICATION 3	28/11/2025

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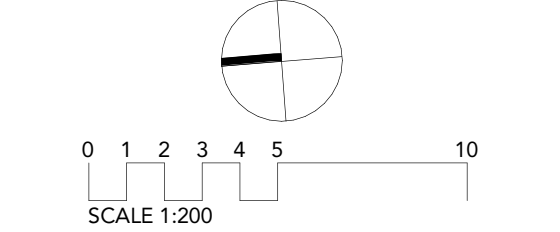
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- Unit number updates

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Project:
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106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 7 FLOOR PLAN

Project #	Scale	Doc	Clk
1319	1 : 200	0A1	VZ
Drawings #		Doc	Clk
DA-0307		0A1	RW

DA-0307 4

Insulation Mark-ups

LEGEND

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- Total R2.0 (installed in underside of slab or above)
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- Total R3.0 (installed in ceiling - open to air)
- Total R4.0 (installed in ceiling - open to air)



P00978 - 120 Smith Street

Rev 05

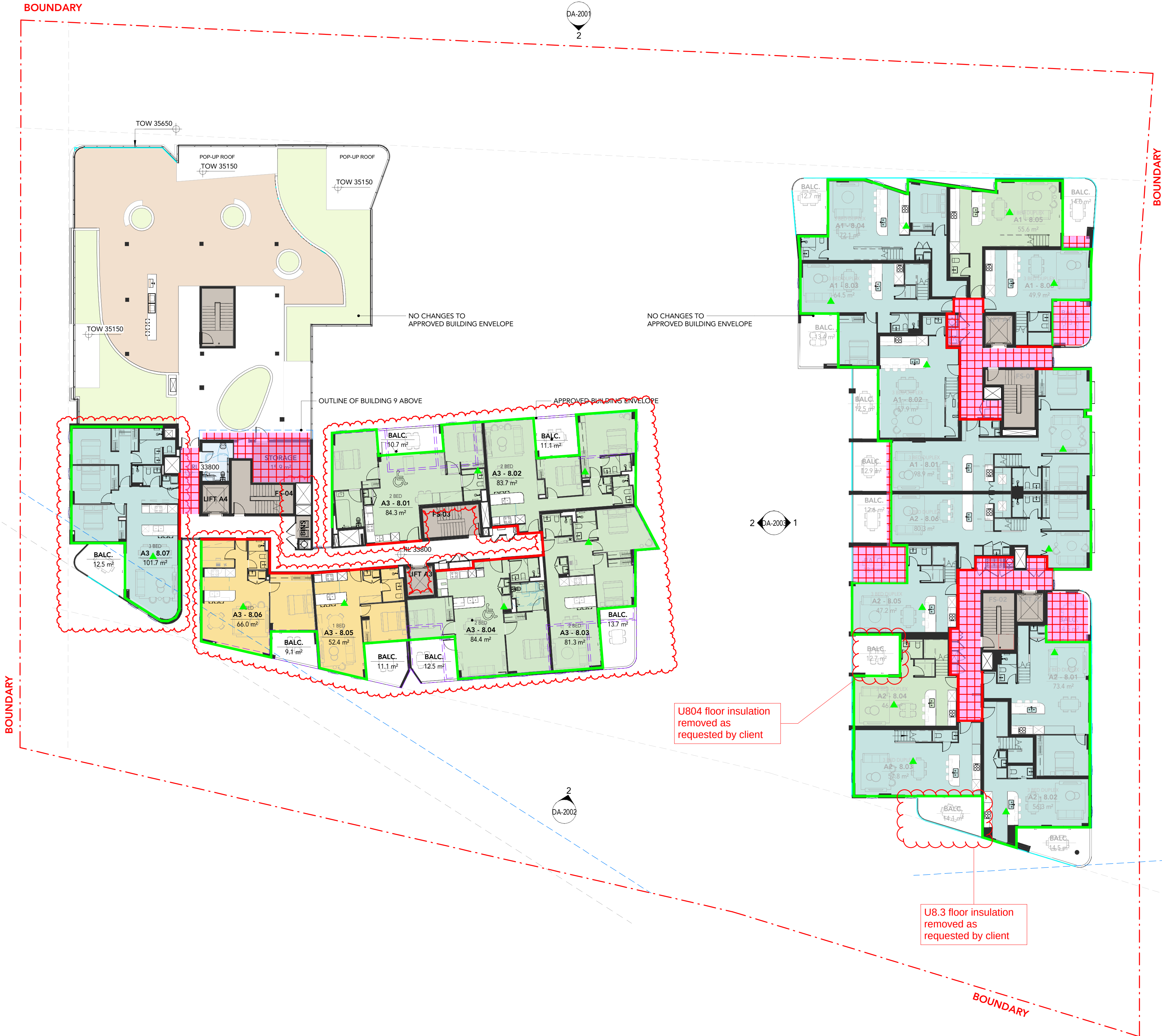
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DA-2001 2

DA-2001 1

DA-2002 1

DA-2002 2



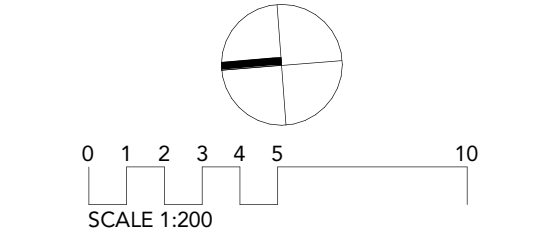
DRAWING STATUS:		
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Rev	Revision Description	Date
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2	S4.55 SUBMISSION- MODIFICATION 3	30/09/2025
3	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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 - Clouds reflect changes since previous revision; reversed clouds reflect area or item on hold/pending input or confirmation.

- CHANGES
- Proposed uplift of four additional levels
 - Internal unit layout updates

URBAN
PROPERTY
Client or Builder:
URBAN PROPERTY GROUP
Suite 110, Level 1, 180-186 Burwood Road, Burwood NSW, 2134.



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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 8 FLOOR PLAN

Project #	Scale	Doc	Clid
1319	1 : 200	0A1	VZ
Drawing #	Rev		
DA-0308	3		

Insulation Mark-ups

LEGEND

-  Total R2.5
(Solid external walls)
-  Total R1.5
(Internal walls to
unconditioned spaces)
-  Total R2.0 (installed in
underside of slab or above)
-  Total R1.0 (installed in
underside of slab or above)
-  Total R3.0 (installed in
ceiling - open to air)
-  Total R4.0 (installed in
ceiling - open to air)



P00978 - 120
Smith Street

Rev 05

DA-2001 1

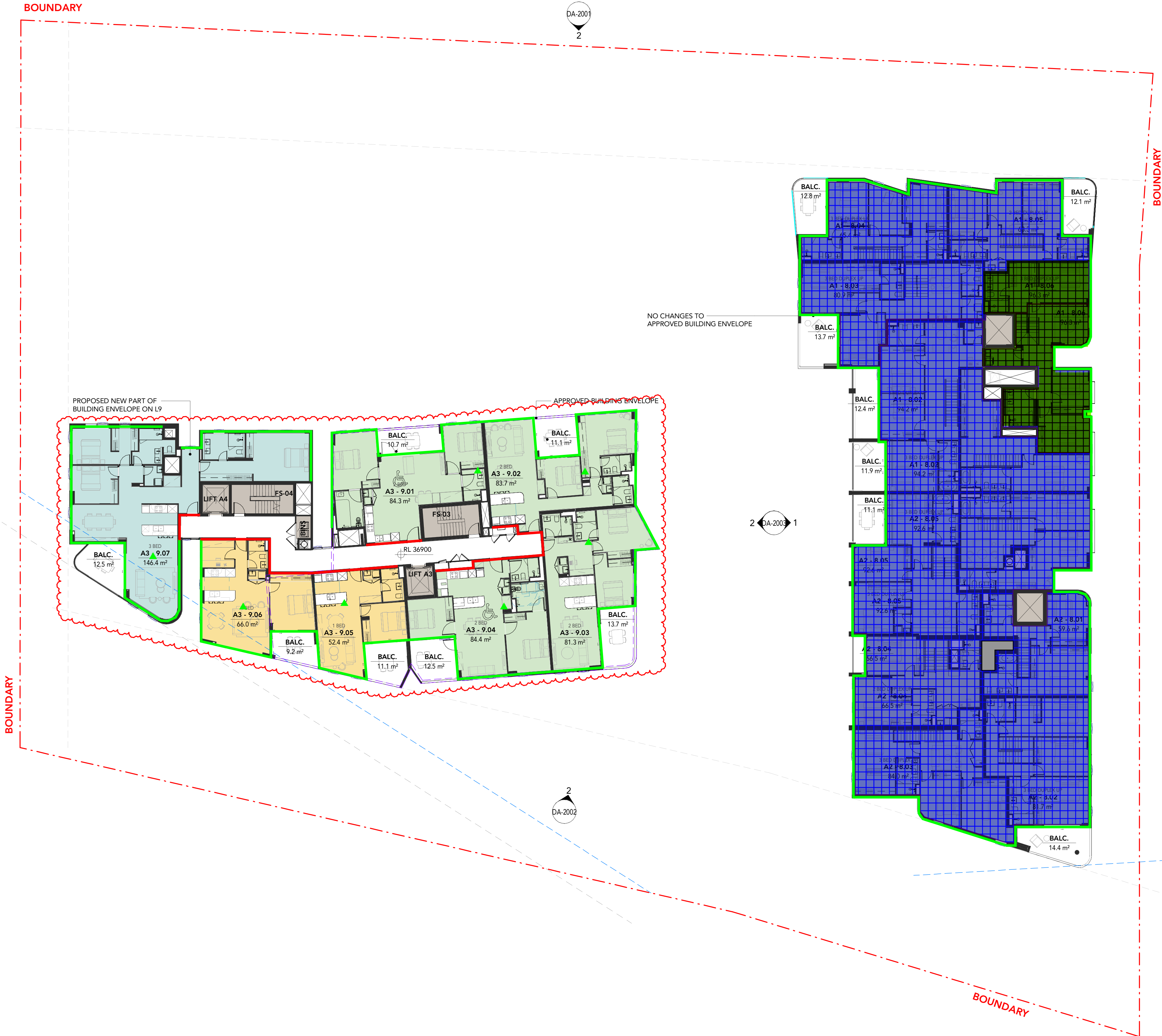
DA-2001 2

NO CHANGES TO
APPROVED BUILDING ENVELOPE

DA-2001 1

DA-2001 2

DA-2001 1



DRAWING STATUS:

S4.55 - MOD 4

Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	17/09/2025
2	S4.55 SUBMISSION- MODIFICATION 3	30/09/2025
3	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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CHANGES

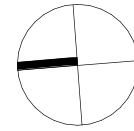
- Proposed uplift of four additional levels
- Internal unit layout updates

URBAN
PROPERTY

Client or Builder:

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0 1 2 3 4 5 10
SCALE 1:200

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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 9 FLOOR PLAN

Project #:	Scale:	Doc:	Clk:
1319	1 : 200	0A1	VZ
Drawings #:			RW

DA-0309

3

Insulation Mark-ups

LEGEND

- Total R2.5 (Solid external walls)
- Total R1.5 (Internal walls to unconditioned spaces)
- Total R2.0 (installed in underside of slab or above)
- Total R1.0 (installed in underside of slab or above)
- Total R3.0 (installed in ceiling - open to air)
- Total R4.0 (installed in ceiling - open to air)



P00978 - 120 Smith Street

Rev 05



DRAWING STATUS:

S4.55 - MOD 4

Rev	Revision Description	Date
1	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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CHANGES

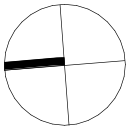
- Proposed uplift of four additional levels
- Internal unit layout updates

URBAN
PROPERTY

Client or Builder:

URBAN PROPERTY GROUP

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0 1 2 3 4 5 10
SCALE 1:200

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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 10 FLOOR PLAN

Project #: 1319 **Scale:** 1 : 200 **Doc:** @A1 **Cld:** VZ **RW:**

Drawing #: DA-0311 **Rev:** 1

Insulation Mark-ups

LEGEND

- Total R2.5 (Solid external walls)
- Total R1.5 (Internal walls to unconditioned spaces)
- Total R2.0 (installed in underside of slab or above)
- Total R1.0 (installed in underside of slab or above)
- Total R3.0 (installed in ceiling - open to air)
- Total R4.0 (installed in ceiling - open to air)



P00978 - 120 Smith Street

Rev 05



DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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CHANGES

- Proposed uplift of four additional levels
- Internal unit layout updates

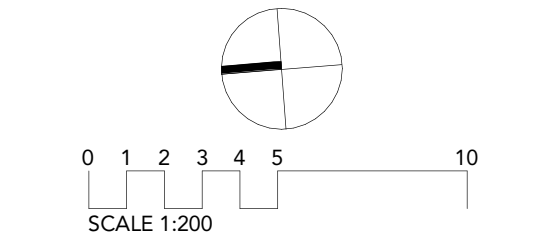
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Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

LEVEL 11 FLOOR PLAN

Project #	Scale	Doc	Clk
1319	1 : 200	WZ	RW
Drawings #		Rev	
DA-0312		1	

Insulation Mark-ups

LEGEND

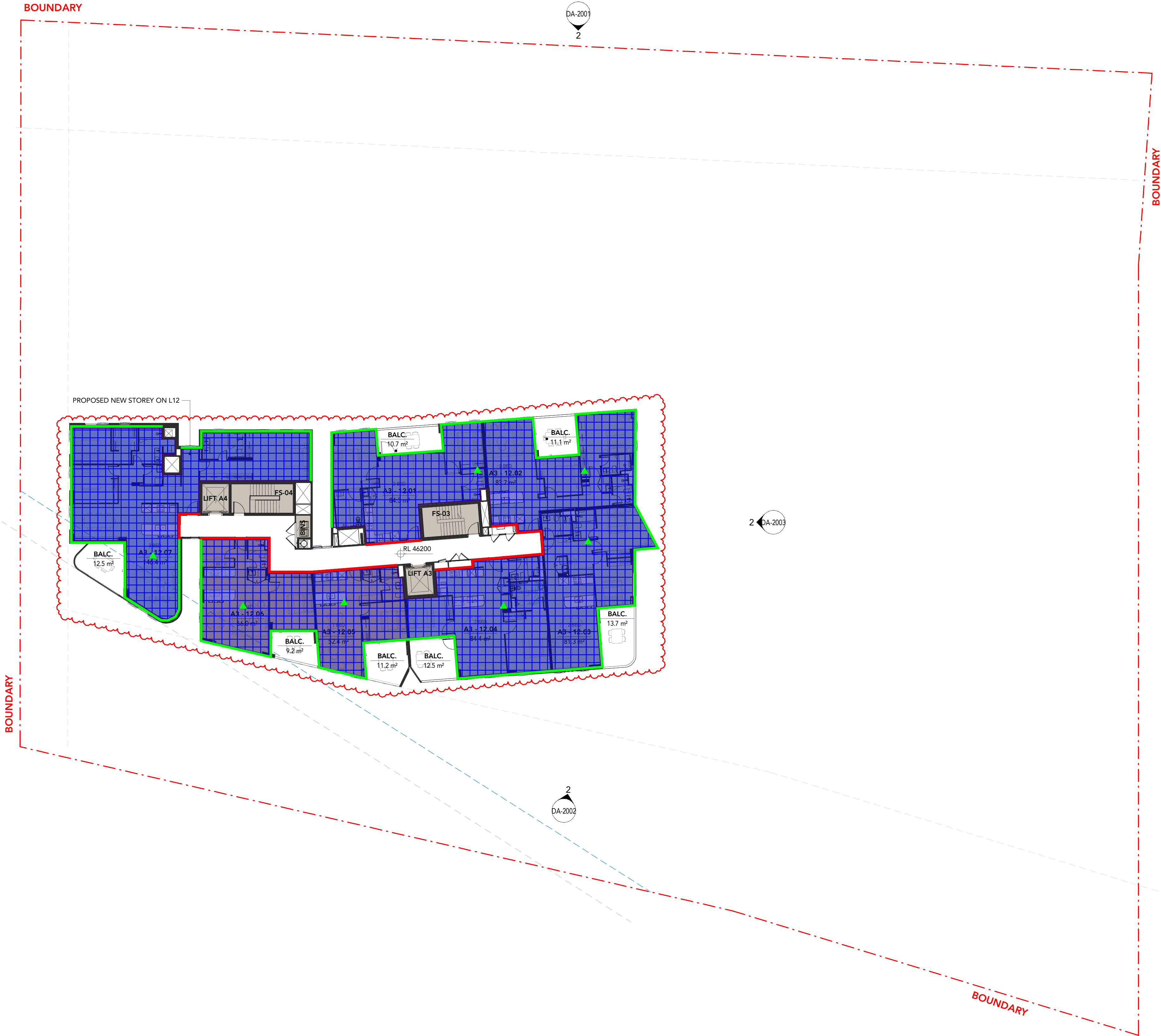
- Total R2.5 (Solid external walls)
- Total R1.5 (Internal walls to unconditioned spaces)
- Total R2.0 (installed in underside of slab or above)
- Total R1.0 (installed in underside of slab or above)
- Total R3.0 (installed in ceiling - open to air)
- Total R4.0 (installed in ceiling - open to air)



P00978 - 120 Smith Street

Rev 05

DA-2001 1



DA-2001 2

DA-2003 2

DA-2003 2

DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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CHANGES

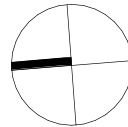
- Proposed uplift of four additional levels
- Internal unit layout updates

URBAN PROPERTY

Client or Builder:

URBAN PROPERTY GROUP

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0 1 2 3 4 5 10
SCALE 1:200

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Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
LEVEL 12 FLOOR PLAN

Project #:	Scale:	Doc:	Clk:
1319	1 : 200	0A1	VZ
Drawings #:		Rev:	RW

DA-0313

1

Insulation Mark-ups

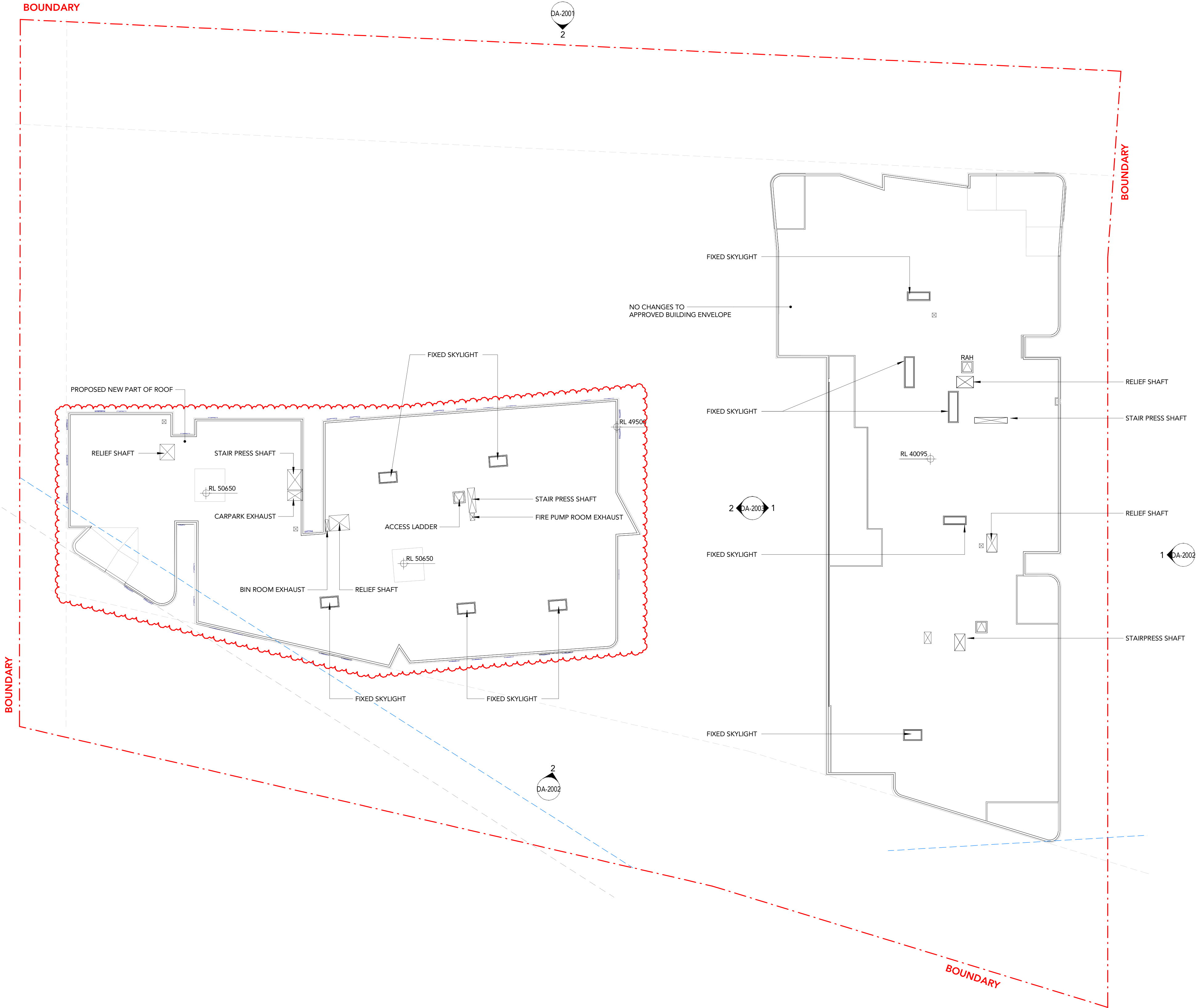
LEGEND

- Total R2.5 (Solid external walls)
- Total R1.5 (Internal walls to unconditioned spaces)
- Total R2.0 (installed in underside of slab or above)
- Total R1.0 (installed in underside of slab or above)
- Total R3.0 (installed in ceiling - open to air)
- Total R4.0 (installed in ceiling - open to air)



P00978 - 120 Smith Street

Rev 05



DRAWING STATUS:		
S4.55 - MOD 4		
Rev	Revision Description	Date
1	S4.55 - MODIFICATION 3	17/09/2025
2	S4.55 SUBMISSION- MODIFICATION 3	30/09/2025
3	S4.55 SUBMISSION- MODIFICATION 4	05/12/2025

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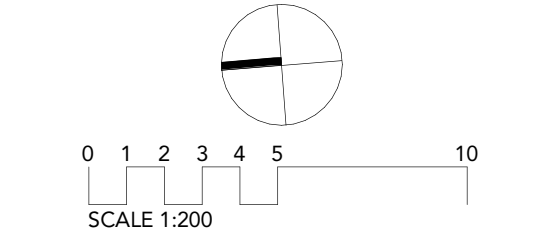
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CHANGES

- Proposed uplift of four additional levels
- Skylight relocations to suit the revised internal layouts

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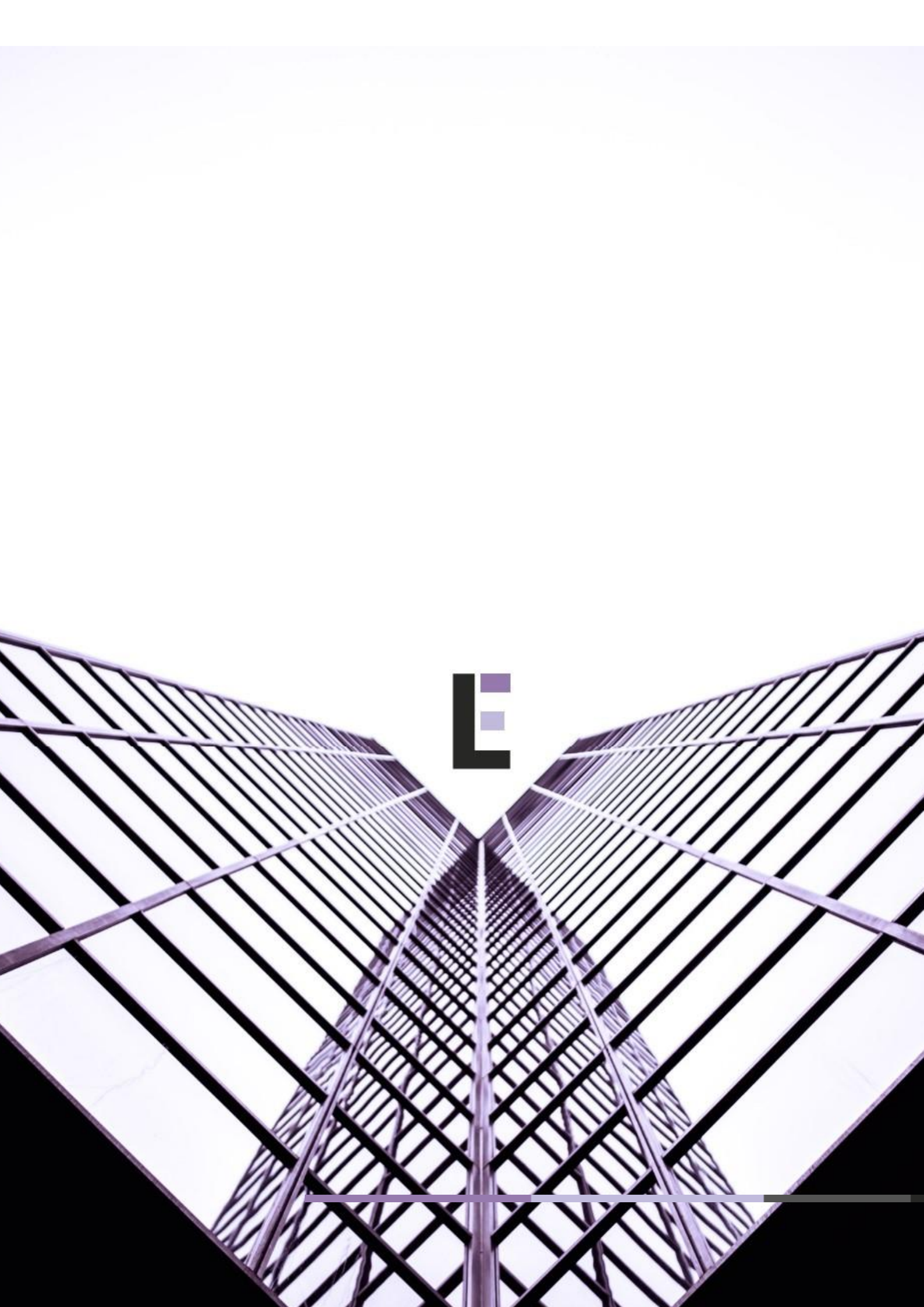
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Reg Vic: 19340

Project:
Smith St Apartments
106 & 120-122 Smith St And 3a
Charlotte St, Wollongong

Title:
ROOF PLAN

Project #	Scale	Dwg.	Clud.
1319	1 : 200	0A1	VZ
Drawings #:		Rev:	
DA-0310			3



E