

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1312666M_06

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

This certificate is a revision of certificate number 1312666M_02 lodged with the consent authority or certifier on 20 July 2023 with application SSD-8784.

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

Secretary

Date of issue: Thursday, 02 October 2025

To be valid, this certificate must be lodged 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 0007916720.

Project summary		
Project name	242-244 Beecroft Rd, Epping_06	
Street address	242-244 BEEECROFT ROAD EPPING 2121	
Local Government Area	CITY OF PARRAMATTA	
Plan type and plan number	Deposited Plan 1251471	
Lot no.	220	
Section no.	-	
No. of residential flat buildings	5	
No. of units in residential flat buildings	479	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 28	Target 25

Certificate Prepared by
Name / Company Name: NORTHROP CONSULTING ENGINEERS PTY LIMITED
ABN (if applicable): 81094433100

Description of project

Project address

Project name	242-244 Beecroft Rd, Epping_06
Street address	242-244 BEEECROFT ROAD EPPING 2121
Local Government Area	CITY OF PARRAMATTA
Plan type and plan number	Deposited Plan 1251471
Lot no.	220
Section no.	-

Project type

No. of residential flat buildings	5
No. of units in residential flat buildings	479
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Site details

Site area (m ²)	10135
Roof area (m ²)	2311.34
Non-residential floor area (m ²)	850
Residential car spaces	542
Non-residential car spaces	13




Common area landscape

Common area lawn (m ²)	154
Common area garden (m ²)	4213
Area of indigenous or low water use species (m ²)	3370

Assessor details and thermal loads

Assessor number	20579
Certificate number	0007916720
Climate zone	56
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	No

Project score

Water	 40	Target 40
Thermal Comfort	 Pass	Target Pass
Energy	 28	Target 25

Description of project

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

Residential flat buildings - A, 36 dwellings, 8 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
A101	2	78.90	0.00	0.00	0.00
A105	2	77.90	0.00	0.00	0.00
A204	2	78.80	0.00	0.00	0.00
A303	1	55.60	0.00	0.00	0.00
A402	2	81.20	0.00	0.00	0.00
A501	2	78.90	0.00	0.00	0.00
A505	2	77.90	0.00	0.00	0.00
AG03	1	55.60	0.00	0.00	0.00
ALG02	2	54.40	0.00	0.00	0.00
A102	2	81.20	0.00	0.00	0.00
A201	2	78.90	0.00	0.00	0.00
A205	2	77.90	0.00	0.00	0.00
A304	2	78.8	0.00	0.00	0.00
A403	1	55.60	0.00	0.00	0.00
A502	2	81.20	0.00	0.00	0.00
AB101	2	86.30	0.00	0.00	0.00
AG04	2	78.80	0.00	0.00	0.00
ALG03	1	52.10	0.00	0.00	0.00
A103	1	55.60	0.00	0.00	0.00
A202	2	81.20	0.00	0.00	0.00
A301	2	78.90	0.00	0.00	0.00
A305	2	77.90	0.00	2.50	0.00
A404	2	78.80	0.00	0.00	0.00
A503	1	55.60	0.00	0.00	0.00
AG01	2	78.90	0.00	0.00	0.00
AG05	2	77.00	0.00	2.50	0.00
ALG04	2	78.80	0.00	0.00	0.00
A104	2	78.80	0.00	0.00	0.00
A203	1	55.60	0.00	0.00	0.00
A302	2	81.20	0.00	0.00	0.00
A401	2	78.90	0.00	0.00	0.00
A405	2	77.90	0.00	0.00	0.00
A504	2	78.80	0.00	0.00	0.00
AG02	2	81.20	0.00	0.00	0.00
ALG01	2	78.90	0.00	0.00	0.00
ALG05	2	77.90	0.00	0.00	0.00

Residential flat buildings - B, 128 dwellings, 17 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)
B1001	3	102	0.00	0	0.00
B1005	1	54	0.00	0	0.00
B1009	2	92.8	0	0	0
B104	1	53.7	0.00	0	0.00
B1002	2	85	0.00	0	0.00
B1006	2	85.7	0.00	0	0.00
B101	2	99.4	0.00	0	0.00
B105	2	85.3	0.00	0	0.00
B1003	3	109	0.00	0	0.00
B1007	3	113	0.00	0	0.00
B102	2	77.5	0.00	0	0.00
B106	3	112.6	0.00	0	0.00
B1004	1	66.1	0.00	0	0.00
B1008	2	91	0.00	0	0.00
B103	1	65.5	0.00	0	0.00
B107	2	91.8	0.00	0	0.00

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)
B108	2	93.8	0	0	0
B1104	1	66.1	0.00	0	0.00
B1108	2	91	0.00	0	0.00
B1203	3	109	0.00	2.50	0.00
B1207	3	113	0.00	0	0.00
B1302	2	85	0	0	0
B1306	2	85.7	0	0	0
B1401	3	102	0	0	0
B1405	1	54	0	0	0
B1409	2	93.2	0	0	0
B1504	3	145.9	0	0	0
B204	1	53.7	0.00	0	0.00
B208	2	93.8	0	0	0
B304	1	53.7	0.00	0	0.00
B308	2	93.8	0	0	0
B404	1	53.7	0.00	0	0.00
B408	2	93.8	0	0	0
B504	1	53.7	0.00	0	0.00
B508	2	93.8	0	0	0
B604	1	54	0.00	0	0.00
B608	2	93.8	0.00	0	0.00
B704	1	66.1	0.00	0	0.00
B708	2	91	0.00	0	0.00
B803	3	109	0.00	0	0.00
B807	3	113	0.00	0	0.00
B902	2	85	0.00	0	0.00

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)
B1101	3	102	0.00	0	0.00
B1105	1	54	0.00	0	0.00
B1109	2	92.8	0	0	0
B1204	1	66.1	0.00	0	0.00
B1208	2	91	0.00	0	0.00
B1303	3	109	0	0	0
B1307	3	113	0	0	0
B1402	2	85	0	0	0
B1406	2	85.7	0	0	0
B1501	3	167	0	0	0
B201	2	99.4	0.00	2.50	0.00
B205	2	85.3	0.00	0	0.00
B301	2	99.4	0.00	0	0.00
B305	2	85.3	0.00	0	0.00
B401	2	99.4	0.00	0	0.00
B405	2	85.3	0.00	0	0.00
B501	2	99.4	0.00	0	0.00
B505	2	85.3	0.00	0	0.00
B601	2	99.4	0.00	0	0.00
B605	2	85.3	0.00	0	0.00
B701	3	100.9	0.00	0	0.00
B705	1	54	0.00	0	0.00
B709	2	92.8	0	0	0
B804	1	66.1	0.00	0	0.00
B808	2	91	0.00	0	0.00
B903	3	109	0.00	0	0.00

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)
B1102	2	85	0.00	0	0.00
B1106	2	85.7	0.00	0	0.00
B1201	3	102	0.00	2.50	0.00
B1205	1	54	0.00	0	0.00
B1209	2	92.8	0	0	0
B1304	1	66.1	0	0	0
B1308	2	91	0	0	0
B1403	3	109.3	0	0	0
B1407	3	113	0	0	0
B1502	3	142.9	0	0	0
B202	2	77.5	0.00	2.50	0.00
B206	3	112.6	0.00	0	0.00
B302	2	77.5	0.00	0	0.00
B306	3	112.6	0.00	0	0.00
B402	2	77.5	0.00	0	0.00
B406	3	112.6	0.00	0	0.00
B502	2	77.5	0.00	0	0.00
B506	3	112.6	0.00	0	0.00
B602	2	73.7	0.00	0	0.00
B606	3	112.6	0.00	0	0.00
B702	2	78.5	0.00	0	0.00
B706	2	85.7	0.00	0	0.00
B801	3	102	0.00	0	0.00
B805	1	54	0.00	0	0.00
B809	2	92.8	0	0	0
B904	1	66.1	0.00	0	0.00

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)
B1103	3	109	0.00	0	0.00
B1107	3	113	0.00	0	0.00
B1202	2	85	0.00	2.50	0.00
B1206	2	85.7	0.00	0	0.00
B1301	3	102	0	0	0
B1305	1	54	0	0	0
B1309	2	92.8	0	0	0
B1404	1	65.5	0	0	0
B1408	2	91	0	0	0
B1503	3	156.3	0	0	0
B203	1	65.5	0.00	2.50	0.00
B207	2	91.8	0.00	0	0.00
B303	1	65.5	0.00	0	0.00
B307	2	91.8	0.00	0	0.00
B403	1	65.5	0.00	0	0.00
B407	2	91.8	0.00	0	0.00
B503	1	65.5	0.00	0	0.00
B507	2	91.8	0.00	0	0.00
B603	1	66.1	0.00	0	0.00
B607	2	91.8	0.00	0	0.00
B703	3	109	0.00	0	0.00
B707	3	113	0.00	0	0.00
B802	2	85	0.00	0	0.00
B806	2	85.7	0.00	0	0.00
B901	3	102	0.00	0	0.00
B905	1	54	0.00	0	0.00

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)
B906	2	85.7	0.00	0	0.00
BG01	2	98.2	0.00	0	0.00

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)
B907	3	113	0.00	0	0.00
BG02	2	77.5	0.00	0	0.00

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)
B908	2	91	0.00	2.50	0.00
BG03	1	66.1	0.00	0	0.00

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)
B909	2	92.8	0	0	0
BG04	1	71.2	0	0	0

Residential flat buildings - C, 143 dwellings, 18 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)
C1001	2	90.30	0.00	0.00	0.00
C1005	2	90.70	0.00	0.00	0.00
C101	2	90.30	0.00	0.00	0.00
C105	2	78.60	0.00	0.00	0.00
C109	2	98.90	0.00	0.00	0.00
C1104	2	119.10	0.00	0.00	0.00
C1108	3	111.2	0.00	0.00	0.00
C1204	3	119.10	0.00	0.00	0.00
C1208	3	111.2	0.00	0.00	0.00
C1304	3	119.10	0.00	0.00	0.00
C1308	3	111.2	0.00	0.00	0.00
C1404	3	119.10	0.00	0.00	0.00
C1408	3	111.2	0.00	0.00	0.00
C1504	3	119.10	0.00	0.00	0.00
C1508	3	111.2	0.00	0.00	0.00
C1604	4+	215.3	0.00	9.18	0.00

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)
C1002	3	110.20	0.00	0.00	0.00
C1006	2	78.60	0.00	0.00	0.00
C102	1	52.00	0.00	0.00	0.00
C106	3	114.80	0.00	0.00	0.00
C1101	2	90.30	0.00	0.00	0.00
C1105	2	90.70	0.00	0.00	0.00
C1201	2	90.30	0.00	0.00	0.00
C1205	2	90.70	0.00	0.00	0.00
C1301	2	90.30	0.00	0.00	0.00
C1305	2	90.70	0.00	0.00	0.00
C1401	2	90.30	0.00	0.00	0.00
C1405	2	90.70	0.00	0.00	0.00
C1501	2	90.30	0.00	0.00	0.00
C1505	2	90.70	0.00	0.00	0.00
C1601	3	121.90	0.00	0.00	0.00
C1605	3	108.30	0.00	0.00	0.00

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)
C1003	3	111.20	0.00	0.00	0.00
C1007	3	116	0.00	0.00	0.00
C103	2	87.00	0.00	0.00	0.00
C107	2	87.40	0.00	0.00	0.00
C1102	3	110.20	0.00	0.00	0.00
C1106	2	78.60	0.00	0.00	0.00
C1202	3	110.20	0.00	0.00	0.00
C1206	2	78.60	0.00	0.00	0.00
C1302	3	110.20	0.00	0.00	0.00
C1306	3	106.00	0.00	0.00	0.00
C1402	3	110.20	0.00	0.00	0.00
C1406	2	78.60	0.00	0.00	0.00
C1502	3	110.20	0.00	0.00	0.00
C1506	2	78.60	0.00	0.00	0.00
C1602	3	110.20	0.00	0.00	0.00
C1606	3	112.40	0.00	0.00	0.00

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)
C1004	3	119.10	0.00	0.00	0.00
C1008	3	111.2	0.00	0.00	0.00
C104	3	124.60	0.00	0.00	0.00
C108	2	86.60	0.00	0.00	0.00
C1103	3	111.20	0.00	0.00	0.00
C1107	3	116.00	0.00	0.00	0.00
C1203	3	111.20	0.00	0.00	0.00
C1207	3	116.00	0.00	0.00	0.00
C1303	3	111.20	0.00	0.00	0.00
C1307	3	116.00	0.00	0.00	0.00
C1403	3	111.20	0.00	0.00	0.00
C1407	3	116.00	0.00	0.00	0.00
C1503	3	111.20	0.00	0.00	0.00
C1507	3	116.00	0.00	0.00	0.00
C1603	4+	206.50	0.00	6.68	0.00
C201	2	90.30	0.00	0.00	0.00

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)
C202	1	52.00	0.00	0.00	0.00
C206	3	114.80	0.00	0.00	0.00
C301	2	90.30	0.00	0.00	0.00
C305	2	78.60	0.00	0.00	0.00
C309	2	98.90	0.00	0.00	0.00
C404	3	124.60	0.00	0.00	0.00
C408	2	86.60	0.00	0.00	0.00
C503	2	87.00	0.00	0.00	0.00
C507	2	87.40	0.00	0.00	0.00
C602	1	52.00	0.00	0.00	0.00
C606	3	114.80	0.00	0.00	0.00
C701	2	90.30	0.00	0.00	0.00
C705	3	124.60	0.00	0.00	0.00
C802	3	110.20	0.00	0.00	0.00
C806	2	78.60	0.00	0.00	0.00
C902	3	110.20	0.00	0.00	0.00
C906	2	78.60	0.00	0.00	0.00
CG02	2	76.60	0.00	0.00	0.00
CG06	2	86.60	0.00	0.00	0.00
CLG03	2	85.60	0.00	0.00	0.00

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)
C203	1	87.00	0.00	0.00	0.00
C207	2	87.40	0.00	0.00	0.00
C302	1	52.00	0.00	0.00	0.00
C306	3	114.80	0.00	0.00	0.00
C401	2	90.30	0.00	0.00	0.00
C405	2	78.60	0.00	0.00	0.00
C409	2	98.90	0.00	0.00	0.00
C504	3	124.60	0.00	0.00	0.00
C508	2	86.60	0.00	0.00	0.00
C603	2	87.00	0.00	0.00	0.00
C607	2	87.40	0.00	0.00	0.00
C702	1	52.00	0.00	0.00	0.00
C706	3	116	0.00	0.00	0.00
C803	3	111.20	0.00	0.00	0.00
C807	3	116.00	0.00	0.00	0.00
C903	3	111.20	0.00	0.00	0.00
C907	3	116.00	0.00	0.00	0.00
CG03	2	78.20	0.00	0.00	0.00
CG07	2	98.90	0.00	0.00	0.00
CLG04	2	85.90	0.00	0.00	0.00

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)
C204	3	124.60	0.00	0.00	0.00
C208	2	86.60	0.00	0.00	0.00
C303	2	87.00	0.00	0.00	0.00
C307	2	87.40	0.00	0.00	0.00
C402	1	52.00	0.00	0.00	0.00
C406	3	114.80	0.00	0.00	0.00
C501	2	90.30	0.00	0.00	0.00
C505	2	78.60	0.00	0.00	0.00
C509	2	98.90	0.00	0.00	0.00
C604	3	124.60	0.00	0.00	0.00
C608	2	86.60	0.00	0.00	0.00
C703	2	92.50	0.00	0.00	0.00
C707	3	111.2	0.00	0.00	0.00
C804	2	119.10	0.00	0.00	0.00
C808	3	111.2	0.00	0.00	0.00
C904	3	119.10	0.00	0.00	0.00
C908	3	111.2	0.00	0.00	0.00
CG04	3	113.10	0.00	0.00	0.00
CLG01	2	78.20	0.00	0.00	0.00
CLG05	1	63.40	0.00	0.00	0.00

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)
C205	2	78.60	0.00	0.00	0.00
C209	2	98.90	0.00	0.00	0.00
C304	3	124.60	0.00	0.00	0.00
C308	2	86.60	0.00	0.00	0.00
C403	2	87.00	0.00	0.00	0.00
C407	2	87.40	0.00	0.00	0.00
C502	1	52.00	0.00	0.00	0.00
C506	3	114.80	0.00	0.00	0.00
C601	2	90.30	0.00	0.00	0.00
C605	2	78.60	0.00	0.00	0.00
C609	2	98.90	0.00	0.00	0.00
C704	3	105.10	0.00	0.00	0.00
C801	2	90.30	0.00	0.00	0.00
C805	2	90.70	0.00	0.00	0.00
C901	2	90.30	0.00	0.00	0.00
C905	2	90.70	0.00	0.00	0.00
CG01	2	90.30	0.00	0.00	0.00
CG05	2	87.30	0.00	0.00	0.00
CLG02	3	114.30	0.00	0.00	0.00

Residential flat buildings - D, 41 dwellings, 7 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)
D101	2	98.70	0.00	0.00	0.00
D105	2	83.60	0.00	0.00	0.00
D202	2	83.60	0.00	0.00	0.00
D206	2	95.60	0.00	0.00	0.00
D303	2	83.60	0.00	0.00	0.00
D307	2	88.10	0.00	0.00	0.00
D404	2	83.60	0.00	0.00	0.00
D501	2	98.70	0.00	0.00	0.00
D505	2	83.60	0.00	0.00	0.00
D602	2	83.60	0.00	0.00	0.00
D606	2	88.10	0.00	0.00	0.00
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)
D102	2	83.60	0.00	0.00	0.00
D106	2	93.7	0.00	0.00	0.00
D203	2	83.60	0.00	0.00	0.00
D207	2	88.10	0.00	0.00	0.00
D304	2	83.60	0.00	0.00	0.00
D401	2	98.70	0.00	0.00	0.00
D405	2	83.60	0.00	0.00	0.00
D502	2	83.60	0.00	0.00	0.00
D506	2	95.60	0.00	0.00	0.00
D603	2	97.50	0.00	0.00	0.00
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)
D103	2	83.60	0.00	0.00	0.00
D107	2	88.1	0.00	0	0.00
D204	2	83.60	0.00	0.00	0.00
D301	2	98.70	0.00	0.00	0.00
D305	2	83.60	0.00	0.00	0.00
D402	2	83.60	0.00	0.00	0.00
D406	2	95.60	0.00	0.00	0.00
D503	2	83.60	0.00	0.00	0.00
D507	2	88.10	0.00	0.00	0.00
D604	2	83.60	0.00	0.00	0.00
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)
D104	2	83.60	0.00	0.00	0.00
D201	2	98.70	0.00	0.00	0.00
D205	2	83.60	0.00	0.00	0.00
D302	2	83.60	0.00	0.00	0.00
D306	2	95.60	0.00	0.00	0.00
D403	2	83.60	0.00	0.00	0.00
D407	2	88.10	0.00	0.00	0.00
D504	2	83.60	0.00	0.00	0.00
D601	2	98.50	0.00	0.00	0.00
D605	2	95.60	0.00	0.00	0.00

Residential flat buildings - E, 131 dwellings, 19 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)
E1001	3	120.70	0.00	0.00	0.00
E1005	1	52.70	0.00	0.00	0.00
E101	3	116.80	0.00	0.00	0.00
E105	1	50.90	0.00	0.00	0.00
E1102	2	85.20	0.00	0.00	0.00
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)
E1002	2	85.20	0.00	0.00	0.00
E1006	1	50.70	0.00	0.00	0.00
E102	3	139.70	0.00	0.00	0.00
E106	1	52.60	0.00	0.00	0.00
E1103	3	98.80	0.00	0.00	0.00
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)
E1003	3	98.80	0.00	0.00	0.00
E1007	2	87.60	0.00	0.00	0.00
E103	2	76.10	0.00	0.00	0.00
E107	1	50.70	0.00	0.00	0.00
E1104	1	51.10	0.00	0.00	0.00
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)
E1004	1	51.10	0.00	0.00	0.00
E1008	3	123.70	0.00	0.00	0.00
E104	3	95.90	0.00	0.00	0.00
E1101	3	120.70	0.00	0.00	0.00
E1105	1	52.70	0.00	0.00	0.00

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)
E1106	1	50.70	0.00	0.00	0.00
E1202	2	85.20	0.00	0.00	0.00
E1206	1	50.70	0.00	0.00	0.00
E1302	2	85.20	0.00	0.00	0.00
E1306	1	50.70	0.00	0.00	0.00
E1402	2	85.20	0.00	0.00	0.00
E1406	2	87.60	0.00	0.00	0.00
E1503	3	98.80	0.00	0.00	0.00
E1507	3	123.70	0.00	0.00	0.00
E1604	2	87.60	0.00	0.00	0.00
E203	2	76.10	0.00	0.00	0.00
E207	1	50.70	0.00	0.00	0.00
E304	3	95.90	0.00	0.00	0.00
E401	3	116.80	0.00	0.00	0.00
E405	1	50.90	0.00	0.00	0.00
E502	3	139.70	0.00	0.00	0.00
E506	1	52.60	0.00	0.00	0.00
E603	2	76.10	0.00	0.00	0.00
E607	1	50.70	0.00	0.00	0.00
E704	1	50.70	0.00	0.00	0.00
E708	1	56.30	0.00	0.00	0.00
E804	1	51.10	0.00	0.00	0.00
E808	3	123.70	0.00	0.00	0.00
E904	1	51.10	0.00	0.00	0.00
E908	3	123.70	0.00	0.00	0.00
EG01	2	86.40	0.00	0.00	0.00

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)
E1107	2	87.60	0.00	0.00	0.00
E1203	3	98.80	0.00	0.00	0.00
E1207	2	87.60	0.00	0.00	0.00
E1303	3	98.80	0.00	0.00	0.00
E1307	2	87.60	0.00	0	0.00
E1403	3	98.80	0.00	0.00	0.00
E1407	3	123.70	0.00	0.00	0.00
E1504	2	81.80	0.00	0.00	0.00
E1601	3	134.8	0.00	0.00	0.00
E1605	3	123.70	0.00	0.00	0.00
E204	3	95.90	0.00	0.00	0.00
E301	3	116.80	0.00	0.00	0.00
E305	1	50.90	0.00	0.00	0.00
E402	3	139.70	0.00	0.00	0.00
E406	1	52.60	0.00	0.00	0.00
E503	2	76.10	0.00	0.00	0.00
E507	1	50.70	0.00	0.00	0.00
E604	3	95.90	0.00	0.00	0.00
E701	3	117.70	0.00	0.00	0.00
E705	1	52.70	0.00	0.00	0.00
E801	3	120.70	0.00	0.00	0.00
E805	1	52.70	0.00	0.00	0.00
E901	3	120.70	0.00	0.00	0.00
E905	1	52.70	0.00	0.00	0.00
EB101	1	52.30	0.00	0.00	0.00
EG02	1	63.90	0.00	0.00	0.00

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)
E1108	3	123.70	0.00	0.00	0.00
E1204	1	51.10	0.00	0.00	0.00
E1208	3	123.70	0.00	0.00	0.00
E1304	1	51.10	0.00	0.00	0.00
E1308	3	123.70	0.00	0.00	0.00
E1404	2	82.30	0.00	0.00	0.00
E1501	3	120.70	0.00	0.00	0.00
E1505	2	84.20	0.00	0.00	0.00
E1602	3	111.50	0.00	0.00	0.00
E201	3	116.80	0.00	0.00	0.00
E205	1	50.90	0.00	0.00	0.00
E302	3	139.70	0.00	0.00	0.00
E306	1	52.60	0.00	0.00	0.00
E403	2	76.10	0.00	0.00	0.00
E407	1	50.70	0.00	0.00	0.00
E504	3	95.90	0.00	0.00	0.00
E601	3	116.80	0.00	0.00	0.00
E605	1	50.90	0.00	0.00	0.00
E702	2	85.20	0.00	0.00	0.00
E706	1	50.70	0.00	0.00	0.00
E802	2	85.20	0.00	0.00	0.00
E806	1	50.70	0.00	0.00	0.00
E902	2	85.20	0.00	0.00	0.00
E906	1	50.70	0.00	0.00	0.00
EB102	2	73.70	0.00	0.00	0.00
EG03	2	79.20	0.00	0.00	0.00

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)
E1201	3	120.70	0.00	0.00	0.00
E1205	1	52.70	0.00	0.00	0.00
E1301	3	120.70	0.00	0.00	0.00
E1305	1	52.70	0.00	0.00	0.00
E1401	3	120.90	0.00	0.00	0.00
E1405	2	84.20	0.00	0.00	0.00
E1502	2	85.20	0.00	0.00	0.00
E1506	2	87.60	0.00	0.00	0.00
E1603	2	81	0.00	0.00	0.00
E202	3	139.70	0.00	0.00	0.00
E206	1	52.60	0.00	0.00	0.00
E303	2	76.10	0.00	0.00	0.00
E307	1	50.70	0.00	0.00	0.00
E404	3	95.90	0.00	0.00	0.00
E501	3	116.80	0.00	0.00	0.00
E505	1	50.90	0.00	0.00	0.00
E602	3	139.70	0.00	0.00	0.00
E606	1	52.60	0.00	0.00	0.00
E703	3	98.80	0.00	0.00	0.00
E707	1	54.90	0.00	0.00	0.00
E803	3	98.80	0.00	0.00	0.00
E807	2	87.60	0.00	0.00	0.00
E903	3	98.80	0.00	0.00	0.00
E907	2	87.60	0.00	0.00	0.00
EB103	3	95.90	0.00	0.00	0.00
EG04	3	95.90	0.00	0.00	0.00

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)
EG05	1	50.90	0.00	0.00	0.00
ELG02	2	73.70	0.00	0.00	0.00

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)
EG06	1	51.60	0.00	0.00	0.00
ELG03	3	95.90	0.00	0.00	0.00

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)
EG07	1	54.20	0.00	0.00	0.00
ELG04	1	50.90	0.00	0.00	0.00

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)
ELG01	1	52.00	0.00	0.00	0.00

Description of project

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

Common areas of the development (non-building specific)

Common area	Floor area (m ²)
Basement 01 Bulk Waste	50
Basement 01 Grease Arrestor	24
Basement 01 Rainwater Tank	67
Basement 02 Lobbies	55
Basement 03 Comms D&E	22
Basement 03 Tower Switch Room D&E	45
LG Cleaners Room	8
LG Fire Pump Room	109
LG Gym	157
Service rooms	223.6

Common area	Floor area (m ²)
Basement 01 Carpark	4876
Basement 01 Lobbies	154
Basement 02 Carpark	5374
Basement 02 Storage Cages	383
Basement 03 Lobbies	47
GF Communal Space WCs	11
LG Comms Room	10
LG Fire Reel & Cold Pump	17
LG Switch Room	33

Common area	Floor area (m ²)
Basement 01 Fan Room	122
Basement 01 Management Store	42
Basement 02 Hot Water A&B	71
Basement 03 Carpark	5752
Basement 03 Tower Switch Room A&B	30
LG Carpark	3728
LG Fan Room	43
LG Fire Tanks	88
LG WC	18

Common areas of unit building - A

Common area	Floor area (m ²)
Basement 01 Residential Lobby A	58
Lift car (No. 1)	0.00

Common area	Floor area (m ²)
Basement 01 Waste A + Bin room	39

Common area	Floor area (m ²)
Building A Corridors	405.37

Common areas of unit building - B

Common area	Floor area (m ²)
Basement 01 Waste B & Central Holding	167
Building B Main lobby	67
Lift car (No. 2)	0.00

Common area	Floor area (m ²)
Building B Communal Space	81
L16 Mechanical Plant	65
Lift car (No. 3)	0.00

Common area	Floor area (m ²)
Building B Corridors	1062.6
L16 WC	5

Common areas of unit building - C

Common area	Floor area (m ²)
Basement 01 Waste C + Bin room	34
Building C Main lobby	77
Lift car (No. 5)	0.00

Common area	Floor area (m ²)
Building C Communal Space	52.9
L7 Building C Storage	7
Lift car (No. 6)	0.00

Common area	Floor area (m ²)
Building C Corridors	1392.7
Lift car (No. 4)	0.00

Common areas of unit building - D

Common area	Floor area (m ²)
Basement 01 Waste D + Bin room	31

Common area	Floor area (m ²)
Building D Main lobby	57

Common area	Floor area (m ²)
Lift car (No. 7)	0.00

Common areas of unit building - E

Common area	Floor area (m ²)
Basement 01 Waste E + Bin room	35
Lift car (No. 8)	0.00

Common area	Floor area (m ²)
Building E Corridors	1036.5
Lift car (No. 9)	0.00

Common area	Floor area (m ²)
Building E Main lobby	57

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - A

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

2. Commitments for Residential flat buildings - B

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

3. Commitments for Residential flat buildings - C

(a) Dwellings

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

(b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

4. Commitments for Residential flat buildings - D

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Comfort

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

5. Commitments for Residential flat buildings - E

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Comfort

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

6. Commitments for single dwelling houses

7. Commitments for multi-dwelling houses

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

(a) 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 - A








(a) Dwellings

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

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	2.5 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	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.	✔	✔	✔

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

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

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
A101, A102, A104, A105, A201, A202, A204,	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	2(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
A205, A301, A302, A304, A305, A401, A402, A404, A405												
All other dwellings	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	1(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
A105, A401, AG01, ALG01, ALG02, ALG04	-	-	-	-	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no
All other dwellings	-	-	-	-	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no

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

Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)
A101	20.3	24
A102	14.3	15.5
A103	13	16.7
A104	20.2	9.9
A105	14	26.4
A201	23.5	18.2
A202	17.3	11.3
A203	16.10	11.5

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
A204	23.5	8.2
A205	16.9	19.7
A301	25.8	15.6
A302	19.50	10.1
A303	18.30	10.2
A304	25.8	7.9
A305	19	17.1
A401	26.2	15.4
A402	19.5	10.1
A403	18.7	10
A404	26.2	7.7
A405	19.4	17
A501	38.8	12.6
A502	37.7	8.7
A503	35.8	8.5
A504	41.8	7.7
A505	33.20	14.3
AB101	28.7	10.2
AG01	19.6	24.7
AG02	13.8	16.4
AG03	12.30	17.5
AG04	19.5	10.2
AG05	13.4	27.4
ALG01	30.8	22
ALG02	28.50	15
ALG03	20.3	22.9
ALG04	27.7	9.7
All other dwellings	25	25.5

(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...)
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
Basement 01 Residential Lobby A	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Basement 01 Waste A + Bin room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Building A Corridors	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 6
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)

2. Commitments for Residential flat buildings - B

(a) Dwellings

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

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	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
B1502, B1503	4 star (> 6 but ≤ 7.5 L/min)	4 star	5 star	5 star	-	not specified	2.5 star	-	-	-	-	1.08	yes	no

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	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
B101, B102, B103, B104, B105, B106, B107, B108, B201, B202, B203, B204, B205, B206, B207, B208, B301, B302, B303, B304, B305, B306, B307, B308, B401, B402, B403, B404, B405, B406, B407, B408, B501, B502, B503, B504, B505, B506, B507,	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	2.5 star	-	-	-	-	-	-	-

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	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
B508, B601, BG01, BG02, BG03, BG04														
All other dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	2.5 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	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.		✔	✔

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 2)	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
B106, B206, B306, B406, B506	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	3(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no
B101, B102, B105, B107, B108, B201, B202, B205, B207, B208, B301, B302, B305, B307, B308, B401, B402, B405, B407, B408, B501, B502, B505, B507, B508, B601, BG01, BG02	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	2(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no
B1001, B1003, B1007, B1101, B1103,	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	3(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
B1107, B1201, B1203, B1207, B1301, B1303, B1307, B1401, B1403, B1407, B1501, B1502, B1503, B1504, B606, B701, B703, B707, B801, B803, B807, B901, B903, B907												
B1004, B1005, B103, B104, B1104, B1105, B1204, B1205, B1304, B1305, B1404, B1405, B203, B204,	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	1(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
B303, B304, B403, B404, B503, B504, B603, B604, B704, B705, B804, B805, B904, B905, BG03, BG04												
All other dwellings	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	2(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
B1502, B1503	-	-	electric heat pump	yes	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no
B1009, B108, B1109, B1209, B1301,	-	-	-	-	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
B1302, B1303, B1304, B1305, B1306, B1307, B1308, B1309, B1401, B1402, B1403, B1404, B1405, B1406, B1407, B1408, B1409, B1501, B1504, B208, B308, B408, B508, B709, B809, B909, BG04												

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All other dwellings	-	-	-	-	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no

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

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
B1001	14.90	21.5
B1002	15.30	20.3
B1003	16.4	16.3
B1004	18.00	15.2
B1005	18.8	9.8
B1006	31.8	12.9
B1007	17.40	12.3
B1008	24.5	14.1
B1009	13.8	16
B101	17.8	11.8
B102	21.00	22.2
B103	14.80	11.7
B104	14.6	8.3
B105	14.4	9.5
B106	15.50	10.9
B107	18.60	6.8
B108	11.40	14.9
B1101	23	9.7
B1102	17.9	17.6
B1103	19.30	15.4
B1104	21.30	12.7
B1105	25.20	8.3
B1106	31.60	12.7
B1107	23.3	7.3
B1108	21.40	13.9
B1109	12.6	16
B1201	21.90	9
B1202	17.10	17.4
B1203	20.5	14.8
B1204	21.5	12.5
B1205	25.50	8

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
B1206	32.00	12.1
B1207	23.5	7.1
B1208	15.80	14.6
B1209	10.00	16.1
B1301	15.30	9.3
B1302	17.20	16.7
B1303	20.60	15.3
B1304	22.70	12.6
B1305	25.60	8
B1306	32.2	11.9
B1307	23.60	7.1
B1308	14.6	15.3
B1309	6.70	17
B1401	12.50	10.5
B1402	20.6	24.8
B1403	22.6	20.7
B1404	29.00	8.2
B1405	22.4	13.3
B1406	32.20	11.9
B1407	21.4	13.7
B1408	16.30	21.8
B1409	16.80	22.2
B1501	27.9	18.1
B1502	39.1	11.9
B1503	43.3	12
B1504	37.3	21.1
B201	18.10	12
B202	21.90	18.8
B203	10.5	17.3
B204	19.80	5.8
B205	14.6	9.4

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
B206	16.4	10.1
B207	15.6	6.2
B208	11.6	18.6
B301	19.80	9.8
B302	21.70	18.7
B303	14.10	11.8
B304	21.7	5.8
B305	17.3	7.3
B306	19.30	7.8
B307	17.8	4.9
B308	13.20	13.2
B401	16.10	9.7
B402	19.6	18.8
B403	13.90	11.5
B404	22.6	5.6
B405	17.6	7.4
B406	19.8	7.8
B407	17.4	5
B408	12.40	13
B501	15.9	9.8
B502	17.5	18.8
B503	14.20	11.4
B504	24.7	5.1
B505	19.3	6.7
B506	22.9	7.2
B507	22.6	4.8
B508	13.2	11.9
B601	14.8	9.1
B602	23	18.1
B603	16.10	11.2
B604	24	4.8

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
B605	18.4	6.6
B606	22.3	7.1
B607	32.30	5.3
B608	12.5	11.9
B701	14.5	21.4
B702	14.8	19.7
B703	15.8	16.8
B704	18.30	15.4
B705	18.20	9.9
B706	30.20	12.6
B707	23.40	8.5
B708	25.90	14
B709	14.10	16.4
B801	14.7	21.3
B802	15.00	20.1
B803	16.1	16.3
B804	17.5	15.6
B805	18.4	9.6
B806	31.3	12.9
B807	17.4	12.4
B808	25.8	14.1
B809	14	16.3
B901	14.8	21.5
B902	15.20	20.1
B903	16.2	16.4
B904	17.70	15.4
B905	18.7	9.8
B906	31.6	12.8
B907	17.4	12.3
B908	25.6	13.9
B909	14.00	16.3

	Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
BG01	31.6	12.5
BG02	30.30	10.6
BG03	34.9	6
All other dwellings	39.4	17.7

(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...)
Swimming pool (No. 1)	Volume: 115 kLs	Location: B Pool shaded: no	-
Spa (No. 1)	Volume: 10.8 kLs	Location: B Spa shaded: no Spa cover: no	-
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Basement 01 Waste B & Central Holding	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Building B Communal Space	air conditioning system	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Building B Corridors	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Building B Main lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
L16 Mechanical Plant	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
L16 WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	no
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift car (No. 3)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Spa (No. 1)	Heating system: electric heat pump	Pump controlled by timer: yes
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 14
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 14
Central hot water system (No. 2)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)

3. Commitments for Residential flat buildings - C

(a) Dwellings

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

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	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
C1603, C1604	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	2.5 star	-	-	-	-	1.08	yes	no

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	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 other dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	5 star	5 star	-	not specified	2.5 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	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.	✔	✔	✔

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 3)	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
C1603, C1604	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	4(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no
C102, C202, C203,	1-phase airconditioning /	no individual system	1-phase airconditioning /	no individual system	1(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
C302, C402, C502, C602, C702, CLG05	EER 3.0 - 3.5(zoned)		EER 3.0 - 3.5(zoned)									
C1002, C1003, C1004, C1007, C1008, C104, C106, C1102, C1103, C1107, C1108, C1202, C1203, C1204, C1207, C1208, C1302, C1303, C1304, C1306, C1307, C1308, C1402, C1403, C1404, C1407, C1408, C1502, C1503, C1504, C1507, C1508,	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	3(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
C1601, C1602, C1605, C1606, C204, C206, C304, C306, C404, C406, C504, C506, C604, C606, C704, C705, C706, C707, C802, C803, C807, C808, C902, C903, C904, C907, C908, CG04, CLG02												
All other dwellings	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	2(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
C1603, C1604	-	-	electric heat pump	yes	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no
C1004, C1006, C101, C102, C103, C105, C1101, C1302, C1303, C1601, C1602, C1605, C306, C307, CG03, CG04, CG05, CG06, CG07, CLG01, CLG02, CLG03, CLG04, CLG05	-	-	-	-	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All other dwellings	-	-	-	-	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no

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

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
C1001	13.6	7.7
C1003	8.8	25.6
C1004	28.9	7.5
C1005	23.90	13.3
C1006	28.90	8.6
C1008	16.30	13
C101	13.6	5.3
C102	10.6	10
C103	15.50	7.8
C104	30.4	7.6
C105	26.70	9.5
C106	34.20	9.4
C107	20.6	7.3
C108	15.40	15.9
C109	17.7	13.3
C1101	13.2	7.7
C1102	13.00	7.3
C1103	9	25.6
C1104	28.9	7.7
C1105	24.4	12.8
C1106	28.7	8.6
C1107	32.1	15.2
C1108	16.3	13
C1201	11.30	6.3
C1202	12.4	7.2
C1203	9	25.4
C1204	28.8	7.5
C1205	23.40	13.3
C1206	28.50	8.6
C1207	32	15.4
C1208	15.9	12.8

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
C1301	6.1	6.7
C1302	10.90	7.3
C1303	9	25.1
C1304	28.6	7.8
C1305	24.10	13.2
C1306	28.5	8.4
C1307	31.9	15.1
C1308	14.8	13.2
C1401	3.7	6.8
C1402	8.4	7.4
C1403	9.1	24.9
C1404	28.4	8
C1405	22.7	13.4
C1406	28.3	8.5
C1407	31.8	15.2
C1408	13.8	12.9
C1501	6.8	9.3
C1502	8.4	7.3
C1503	12.10	29.3
C1504	35.00	11
C1505	28.1	10.7
C1506	30.5	7.4
C1507	37.3	17.4
C1508	12.6	19.1
C1601	17.7	5.5
C1602	11.8	6.5
C1603	15.5	22.7
C1604	42.1	12.7
C1605	27.7	10
C1606	42.1	7
C201	13.9	5.3

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
C202	11.00	9.7
C203	6.7	7.2
C204	30.90	7.4
C205	27.2	9.3
C206	34.7	9.3
C207	21.1	7.4
C208	15.90	15.8
C209	18	13.2
C301	15.70	4.9
C302	12.80	9.7
C303	7.5	6.8
C304	33.00	6.9
C305	31.9	8.8
C306	32.7	8.2
C307	23.10	6.3
C308	17.80	12.9
C309	20.20	11.5
C401	16	4.9
C402	13.00	9.9
C403	7.80	6.8
C404	33.30	6.9
C405	32.20	8.7
C406	33.00	7.9
C407	23.40	6
C408	18.10	12.5
C409	20.50	11.4
C501	16.10	4.8
C502	13.00	9.7
C503	7.90	6.6
C504	33.40	7
C505	32.3	8.6

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
C506	33.1	7.8
C507	23.6	6
C508	18.3	12.7
C509	20.60	11.6
C601	16.10	4.9
C602	13.1	9.6
C603	7.4	6.5
C604	33.5	6.9
C605	32.8	9.3
C606	33.30	7.9
C607	37.70	6.1
C608	20.90	16.2
C609	27.3	19.1
C701	16	5.4
C702	14.8	21.6
C703	7.40	9
C704	25.80	6.4
C705	33.6	6.9
C706	23.2	15.1
C801	13.90	7.8
C803	11.20	25.5
C804	28.80	7.8
C805	26.7	13.2
C806	28.50	8.8
C807	31.8	15.5
C808	16.20	13
C901	13.90	7.7
C902	13.20	7.3
C903	8.70	26
C904	28.90	7.5
C905	24.00	13.2

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
C906	28.80	8.6
CG01	11.30	6
CG02	29.20	12.9
CG03	25.5	11.3
CG04	27.5	13.4
CG05	11.50	23.7
CG06	13.60	17.6
CG07	14.60	17.3
CLG01	30.30	10.5
CLG02	37.90	9.4
CLG03	32.30	12.2
CLG04	45.2	29
CLG05	24.70	18.1
C1002, C802	13.10	7.4
C1007, C907	31.9	15.4
All other dwellings	16.3	13.1

(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...)
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	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Basement 01 Waste C + Bin room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Building C Communal Space	air conditioning system	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Building C Corridors	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Building C Main lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
L7 Building C Storage	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Lift car (No. 4)	-	-	light-emitting diode	connected to lift call button	no
Lift car (No. 5)	-	-	light-emitting diode	connected to lift call button	no
Lift car (No. 6)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 14
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 14
Lift (No. 6)	gearless traction with V V V F motor	Number of levels (including basement): 14
Central hot water system (No. 3)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)

4. Commitments for Residential flat buildings - D






(a) Dwellings

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

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	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	2.5 star	-	-	-	-	-	-	-

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


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

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

	Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	Central hot water system (No. 4)	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light	

	Cooling		Heating		Artificial lighting					Natural lighting		
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	2(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
D101, D102, D103, D104, D105, D106, D107, D201, D202, D203, D204, D205, D206, D604, D605, D606	-	-	-	-	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no
All other dwellings	-	-	-	-	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓

Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
D101	20.30	8.3
D102	7.30	9
D103	7.3	8.9
D104	7.3	9
D106	21.7	20.3
D107	25.90	4.5
D201	19.9	8.7
D203	7.6	8.9
D206	26.60	16
D207	24	4.6
D301	20.20	8.7
D305	8.1	8.7
D306	26.8	16.3
D307	24.3	4.7
D401	20.50	8.6
D402	8.3	8.5

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
D405	7.9	8.9
D406	27.2	15.3
D407	24.6	4.7
D501	20.60	8.5
D503	19.90	13.7
D505	8.10	8.8
D506	27.4	16.5
D507	24.8	4.6
D601	32.4	7.8
D602	19.00	9.3
D603	19.4	14
D604	20.10	11.4
D605	36	11.6
D606	25.00	4.5
D105, D204	7.4	8.9
D202, D205	7.5	9
D302, D304	7.7	8.9
D303, D404	7.8	8.9
All other dwellings	8	8.8

(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...)
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
Basement 01 Waste D + Bin room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Building D Main lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Lift car (No. 7)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift (No. 7)	gearless traction with V V V F motor	Number of levels (including basement): 4
Central hot water system (No. 4)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)

5. Commitments for Residential flat buildings - E

(a) Dwellings

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

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	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	2.5 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 5)	individual fan, ducted to façade or roof	interlocked to light	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	interlocked to light

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
E1303	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no
E1002, E1007, E103, E1102, E1107, E1202, E1207, E1302, E1307, E1402, E1404,	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	2(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
E1405, E1406, E1502, E1504, E1505, E1506, E1603, E1604, E203, E303, E403, E503, E603, E702, E802, E807, E902, E907, EB102, EG01, EG03, ELG02												
E1004, E1005, E1006, E105, E106, E107, E1104, E1105, E1106, E1204, E1205, E1206, E1304, E1305, E1306, E205,	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	1-phase airconditioning / EER 3.0 - 3.5(zoned)	no individual system	1 (dedicated)	1 (dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Cooling		Heating		Artificial lighting					Natural lighting		
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or diningroom	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
E206, E207, E305, E306, E307, E405, E406, E407, E505, E506, E507, E605, E606, E607, E704, E705, E706, E707, E708, E804, E805, E806, E904, E905, E906, EB101, EG02, EG05, EG06, EG07, ELG01, ELG04												
All other dwellings	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	1-phase airconditioning / EER 3.0 - 3.5(zoned)	3(dedicated)	1(dedicated)	yes	yes	yes	yes	0	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
E101, E102, E103, E104, E105, E106, E107, E201, E202, E203, E204, E205, E206, E207, E301, E302, E303, E304, E305, E306, EB101, EB102, EB103, EG01, EG02, EG03, EG04, EG05, EG06, EG07, ELG01, ELG02, ELG03, ELG04	-	-	-	-	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no
All other dwellings	-	-	-	-	induction cooktop & electric oven	-	no	3.5 star	-	2 star	no	no

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

Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
E1001	26.00	9.3
E1002	18.2	7.6
E1003	13.40	19.1
E1004	14.8	9.8
E1006	12.40	20.4
E1008	25.00	7.6
E101	41	17.1

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
E102	17.60	14.1
E103	10.4	25.9
E104	10.6	10.6
E105	4	10.6
E106	9.70	26.2
E107	37.5	7.3
E1101	26.2	9.2
E1102	18.5	7.6
E1103	13.6	18.7
E1104	15.00	9.8
E1105	7.1	9.5
E1106	12.6	20
E1108	25.20	7.6
E1201	26.3	9.2
E1202	18.50	7.6
E1203	13.8	18.2
E1204	15.20	9.7
E1205	7.10	9.3
E1206	12.7	19.6
E1207	19.5	9.6
E1208	25.30	7.6
E1301	26.40	9.1
E1302	18.60	7.7
E1303	13.90	18.3
E1304	15.20	9.6
E1305	7.3	9.3
E1306	44.7	18.9
E1307	19.6	9.5
E1308	25.40	7.6
E1401	26.50	9.1
E1402	18.8	7.7

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
E1403	17.10	19.9
E1404	16.40	9.5
E1405	12.6	19.5
E1406	19.70	9.5
E1407	25.50	7.4
E1501	26.70	9.1
E1502	18.90	7.5
E1503	19.10	20.2
E1504	16.20	9.4
E1505	12.7	19
E1506	19.90	9.4
E1507	25.70	7.2
E1601	35.2	9.4
E1602	10.40	8.1
E1603	27.4	16.5
E1604	34.60	7.9
E1605	30.8	7.6
E201	40.60	16.9
E202	18.10	13.7
E203	10.8	25.1
E204	11.00	10.8
E205	4.40	10.4
E206	10.4	26.8
E207	28.3	7.3
E301	41.20	16.8
E302	18.6	13.5
E303	11.00	24.5
E304	11.40	10.8
E305	4.70	10.4
E306	10.40	24.7
E307	28.80	7.2

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
E401	41.70	16.4
E402	18.90	13.5
E403	11.3	23.6
E404	11.8	10.6
E405	4.9	10.6
E406	10.70	25.1
E407	29.20	6.9
E501	44.00	15.2
E502	19.10	13.2
E503	12	23.4
E504	13.7	9.9
E505	6.10	9.5
E506	11.7	20.7
E507	31.00	6.4
E601	44.3	14.6
E602	19.50	13
E603	12.9	19.7
E604	14.00	9.9
E605	10.5	10.4
E606	12.30	20.8
E607	31.20	6.4
E701	30.7	8.5
E702	18.20	6.8
E703	13	19.4
E704	14.30	9.8
E705	6.50	9.8
E706	12.00	20.5
E707	35	8.1
E708	23.8	7.2
E801	25.7	9.6
E802	17.90	7.7

Dwelling no.	Thermal loads	
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)
E803	13.10	19.3
E804	14.5	9.9
E805	6.70	9.8
E806	12.6	20.6
E807	24.8	9.7
E808	34	7.3
E901	25.90	9.4
E902	18.10	7.8
E903	13.40	19.2
E904	14.7	9.8
E906	12.30	20.2
E907	19.20	10
E908	24.90	7.8
EB101	36.3	21
EB102	28.50	20.2
EB103	22.1	25.5
EG01	42.50	12.6
EG02	44.9	28.9
EG03	23.10	24.6
EG04	18.1	27.6
EG05	14.2	20.1
EG06	4.50	15.2
EG07	11.7	24.4
ELG01	26.60	28.4
ELG02	16.3	28.7
ELG03	13.6	29.2
ELG04	11.8	14.7
E1005, E905	6.90	9.7
All other dwellings	19.30	9.9

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	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. 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
Basement 01 Waste E + Bin room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Building E Corridors	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Building E Main lobby	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Lift car (No. 8)	-	-	light-emitting diode	connected to lift call button	no
Lift car (No. 9)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift (No. 8)	gearless traction with V V V F motor	Number of levels (including basement): 14
Lift (No. 9)	gearless traction with V V V F motor	Number of levels (including basement): 14
Central hot water system (No. 5)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)

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

(a) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 2)	Volume: 35.6 kLs	Location: Other Pool shaded: no	-
Central water tank - rainwater or stormwater (No. 1)	15000.00	To collect run-off from at least: - 800 square metres of roof area of buildings in the development - 0.00 square metres of impervious area in the development - 0.00 square metres of garden/lawn area in the development - 0.00 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 2000.00 square metres of common landscaped area on the site

(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
Basement 01 Bulk Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Basement 01 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
Basement 01 Fan Room	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Basement 01 Grease Arrestor	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	no
Basement 01 Lobbies	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Basement 01 Management Store	ventilation supply only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Basement 01 Rainwater Tank	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Basement 02 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
Basement 02 Hot Water A&B	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Basement 02 Lobbies	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Basement 02 Storage Cages	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Basement 03 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
Basement 03 Comms D&E	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Basement 03 Lobbies	ventilation supply only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Basement 03 Tower Switch Room A&B	ventilation supply only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
Basement 03 Tower Switch Room D&E	ventilation supply only	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
GF Communal Space WCs	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
LG Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	no
LG Cleaners Room	ventilation (supply + exhaust)	none i.e., continuous	light-emitting diode	manual on / manual off	no
LG Comms Room	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
LG Fan Room	no mechanical ventilation	-	light-emitting diode	motion sensors	no
LG Fire Pump Room	ventilation (supply + exhaust)	none i.e., continuous	light-emitting diode	manual on / manual off	no
LG Fire Reel & Cold Pump	ventilation (supply + exhaust)	none i.e., continuous	light-emitting diode	manual on / manual off	no
LG Fire Tanks	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
LG Gym	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	time clocks	no
LG Switch Room	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
LG WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	no
Service rooms	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no

Central energy systems	Type	Specification
Swimming pool (No. 2)	Heating source: electric heat pump	Pump controlled by timer: yes
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 160.00 peak kW
Other	-	-

Notes

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

Legend

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