

# BASIX<sup>®</sup>Certificate

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

## Multi Dwelling

Certificate number: 649693M\_05

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.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

This proposal has been the subject of an Alternative Assessment by the Department. The schedule below contains additional commitments resulting from this assessment, shown at the end of the Certificate.

This certificate is a revision of certificate number 649693M\_02 lodged with the consent authority or certifier on 21 September 2016 with application SSD6964.

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

Secretary

Date of issue: Monday, 07 December 2020

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



Planning,  
Industry &  
Environment

### Project summary

Project name	Barangaroo 1B (R4A) -Certification_05
Street address	88 Barangaroo Avenue Barangaroo 2000
Local Government Area	Sydney City Council
Plan type and plan number	deposited 1204948
Lot no.	200
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	315
No. of multi-dwelling houses	0
No. of single dwelling houses	0

### Project score

Water	✓ 49	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 22	Target 20

### Certificate Prepared by

Name / Company Name: Lendlease Technical Services (Aust) Pty Ltd

ABN (if applicable): 51632932391

# Description of project

## Project address

Project name	Barangaroo 1B (R4A) -Certification_05
Street address	88 Barangaroo Avenue Barangaroo 2000
Local Government Area	Sydney City Council
Plan type and plan number	deposited 1204948
Lot no.	200
Section no.	-

## Project type

No. of residential flat buildings	1
No. of units in residential flat buildings	315
No. of multi-dwelling houses	0
No. of single dwelling houses	0

## Site details

Site area (m²)	2774.9
Roof area (m²)	911.94
Non-residential floor area (m²)	438.0
Residential car spaces	393
Non-residential car spaces	2

## Common area landscape

Common area lawn (m²)	67.0
Common area garden (m²)	67.0
Area of indigenous or low water use species (m²)	0.0

## Assessor details

Assessor number	100282
Certificate number	1008427153
Climate zone	17

## Project score

Water	✓ 49	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 22	Target 20

## Description of project

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

### Residential flat buildings - R4A, 315 dwellings, 71 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
0101	3	150.7	0.0	0.0	0.0
0105	1	60.1	0.0	0.0	0.0
0203	1	59.1	0.0	0.0	0.0
0301	3	150.7	0.0	0.0	0.0
0305	1	60.1	0.0	0.0	0.0
0403	1	59.1	0.0	0.0	0.0
0501	3	150.7	0.0	0.0	0.0
0505	1	60.1	0.0	0.0	0.0
0603	1	59.1	0.0	0.0	0.0
0701	3	150.7	0.0	0.0	0.0
0705	1	60.1	0.0	0.0	0.0
0803	1	59.1	0.0	0.0	0.0
0901	3	150.7	0.0	0.0	0.0
0905	1	60.1	0.0	0.0	0.0
1003	1	59.1	0.0	0.0	0.0
1101	3	150.7	0.0	0.0	0.0
1105	1	60.1	0.0	0.0	0.0
1203	1	59.1	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
0102	1	59.1	0.0	0.0	0.0
0106	2	114.1	0.0	0.0	0.0
0204	2	104.4	0.0	0.0	0.0
0302	1	59.1	0.0	0.0	0.0
0306	2	114.1	0.0	0.0	0.0
0404	2	104.4	0.0	0.0	0.0
0502	1	59.1	0.0	0.0	0.0
0506	2	114.1	0.0	0.0	0.0
0604	2	104.4	0.0	0.0	0.0
0702	1	59.1	0.0	0.0	0.0
0706	2	114.1	0.0	0.0	0.0
0804	2	104.4	0.0	0.0	0.0
0902	1	59.1	0.0	0.0	0.0
0906	2	114.1	0.0	0.0	0.0
1004	2	104.4	0.0	0.0	0.0
1102	1	59.1	0.0	0.0	0.0
1106	2	114.1	0.0	0.0	0.0
1204	2	104.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
0103	1	59.1	0.0	0.0	0.0
0201	3	150.7	0.0	0.0	0.0
0205	1	60.1	0.0	0.0	0.0
0303	1	59.1	0.0	0.0	0.0
0401	3	150.7	0.0	0.0	0.0
0405	1	60.1	0.0	0.0	0.0
0503	1	59.1	0.0	0.0	0.0
0601	3	150.7	0.0	0.0	0.0
0605	1	60.1	0.0	0.0	0.0
0703	1	59.1	0.0	0.0	0.0
0801	3	150.7	0.0	0.0	0.0
0805	1	60.1	0.0	0.0	0.0
0903	1	59.1	0.0	0.0	0.0
1001	3	150.7	0.0	0.0	0.0
1005	1	60.1	0.0	0.0	0.0
1103	1	59.1	0.0	0.0	0.0
1201	3	150.7	0.0	0.0	0.0
1205	1	60.1	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
0104	2	104.4	0.0	0.0	0.0
0202	1	59.1	0.0	0.0	0.0
0206	2	114.1	0.0	0.0	0.0
0304	2	104.4	0.0	0.0	0.0
0402	1	59.1	0.0	0.0	0.0
0406	2	114.1	0.0	0.0	0.0
0504	2	104.4	0.0	0.0	0.0
0602	1	59.1	0.0	0.0	0.0
0606	2	114.1	0.0	0.0	0.0
0704	2	104.4	0.0	0.0	0.0
0802	1	59.1	0.0	0.0	0.0
0806	2	114.1	0.0	0.0	0.0
0904	2	104.4	0.0	0.0	0.0
1002	1	59.1	0.0	0.0	0.0
1006	2	114.1	0.0	0.0	0.0
1104	2	104.4	0.0	0.0	0.0
1202	1	59.1	0.0	0.0	0.0
1206	2	114.1	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1301	3	150.7	0.0	0.0	0.0
1305	1	60.1	0.0	0.0	0.0
1403	1	59.1	0.0	0.0	0.0
1501	3	150.7	0.0	0.0	0.0
1505	1	60.1	0.0	0.0	0.0
1603	1	59.1	0.0	0.0	0.0
1701	3	150.7	0.0	0.0	0.0
1705	1	60.1	0.0	0.0	0.0
1803	1	59.1	0.0	0.0	0.0
1901	3	150.7	0.0	0.0	0.0
1905	1	60.1	0.0	0.0	0.0
2103	1	59.1	0.0	0.0	0.0
2201	3	150.7	0.0	0.0	0.0
2205	1	60.1	0.0	0.0	0.0
2303	1	59.1	0.0	0.0	0.0
2401	3	150.7	0.0	0.0	0.0
2405	1	60.1	0.0	0.0	0.0
2503	1	59.1	0.0	0.0	0.0
2601	3	150.7	0.0	0.0	0.0
2605	1	60.1	0.0	0.0	0.0
2703	1	59.1	0.0	0.0	0.0
2801	3	150.7	0.0	0.0	0.0
2805	1	60.1	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
1302	1	59.1	0.0	0.0	0.0
1306	2	114.1	0.0	0.0	0.0
1404	2	104.4	0.0	0.0	0.0
1502	1	59.1	0.0	0.0	0.0
1506	2	114.1	0.0	0.0	0.0
1604	2	104.4	0.0	0.0	0.0
1702	1	59.1	0.0	0.0	0.0
1706	2	114.1	0.0	0.0	0.0
1804	2	104.4	0.0	0.0	0.0
1902	1	59.1	0.0	0.0	0.0
1906	2	114.1	0.0	0.0	0.0
2104	2	104.4	0.0	0.0	0.0
2202	1	59.1	0.0	0.0	0.0
2206	2	114.1	0.0	0.0	0.0
2304	2	104.4	0.0	0.0	0.0
2402	1	59.1	0.0	0.0	0.0
2406	2	114.1	0.0	0.0	0.0
2504	2	104.4	0.0	0.0	0.0
2602	1	59.1	0.0	0.0	0.0
2606	2	114.1	0.0	0.0	0.0
2704	2	104.4	0.0	0.0	0.0
2802	1	59.1	0.0	0.0	0.0
2806	2	114.1	0.0	0.0	0.0

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1303	1	59.1	0.0	0.0	0.0
1401	3	150.7	0.0	0.0	0.0
1405	1	60.1	0.0	0.0	0.0
1503	1	59.1	0.0	0.0	0.0
1601	3	150.7	0.0	0.0	0.0
1605	1	60.1	0.0	0.0	0.0
1703	1	59.1	0.0	0.0	0.0
1801	3	150.7	0.0	0.0	0.0
1805	1	60.1	0.0	0.0	0.0
1903	1	59.1	0.0	0.0	0.0
2101	3	150.7	0.0	0.0	0.0
2105	1	60.1	0.0	0.0	0.0
2203	1	59.1	0.0	0.0	0.0
2301	3	150.7	0.0	0.0	0.0
2305	1	60.1	0.0	0.0	0.0
2403	1	59.1	0.0	0.0	0.0
2501	3	150.7	0.0	0.0	0.0
2505	1	60.1	0.0	0.0	0.0
2603	1	59.1	0.0	0.0	0.0
2701	3	150.7	0.0	0.0	0.0
2705	1	60.1	0.0	0.0	0.0
2803	1	59.1	0.0	0.0	0.0
2901	3	150.7	0.0	0.0	0.0

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1304	2	104.4	0.0	0.0	0.0
1402	1	59.1	0.0	0.0	0.0
1406	2	114.1	0.0	0.0	0.0
1504	2	104.4	0.0	0.0	0.0
1602	1	59.1	0.0	0.0	0.0
1606	2	114.1	0.0	0.0	0.0
1704	2	104.4	0.0	0.0	0.0
1802	1	59.1	0.0	0.0	0.0
1806	2	114.1	0.0	0.0	0.0
1904	2	104.4	0.0	0.0	0.0
2102	1	59.1	0.0	0.0	0.0
2106	2	114.1	0.0	0.0	0.0
2204	2	104.4	0.0	0.0	0.0
2302	1	59.1	0.0	0.0	0.0
2306	2	114.1	0.0	0.0	0.0
2404	2	104.4	0.0	0.0	0.0
2502	1	59.1	0.0	0.0	0.0
2506	2	114.1	0.0	0.0	0.0
2604	2	104.4	0.0	0.0	0.0
2702	1	59.1	0.0	0.0	0.0
2706	2	114.1	0.0	0.0	0.0
2804	2	104.4	0.0	0.0	0.0
2902	1	59.1	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
2903	1	59.1	0.0	0.0	0.0
3001	3	150.7	0.0	0.0	0.0
3005	1	60.1	0.0	0.0	0.0
3103	1	59.1	0.0	0.0	0.0
3201	3	150.7	0.0	0.0	0.0
3205	1	60.1	0.0	0.0	0.0
3303	2	104.4	0.0	0.0	0.0
3402	2	101.9	0.0	0.0	0.0
3501	3	182.5	0.0	0.0	0.0
3505	2	114.1	0.0	0.0	0.0
3604	1	60.1	0.0	0.0	0.0
3703	2	104.4	0.0	0.0	0.0
3802	2	101.9	0.0	0.0	0.0
3901	3	182.5	0.0	0.0	0.0
3905	2	114.1	0.0	0.0	0.0
4004	1	60.1	0.0	0.0	0.0
4103	2	104.4	0.0	0.0	0.0
4202	2	101.9	0.0	0.0	0.0
4301	3	182.5	0.0	0.0	0.0
4305	2	114.1	0.0	0.0	0.0
4404	1	60.1	0.0	0.0	0.0
4503	2	104.4	0.0	0.0	0.0
4602	2	101.9	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
2904	2	104.4	0.0	0.0	0.0
3002	1	59.1	0.0	0.0	0.0
3006	2	114.1	0.0	0.0	0.0
3104	2	104.4	0.0	0.0	0.0
3202	1	59.1	0.0	0.0	0.0
3206	2	114.1	0.0	0.0	0.0
3304	1	60.1	0.0	0.0	0.0
3403	2	104.4	0.0	0.0	0.0
3502	2	101.9	0.0	0.0	0.0
3601	3	182.5	0.0	0.0	0.0
3605	2	114.1	0.0	0.0	0.0
3704	1	60.1	0.0	0.0	0.0
3803	2	104.4	0.0	0.0	0.0
3902	2	101.9	0.0	0.0	0.0
4001	3	182.5	0.0	0.0	0.0
4005	2	114.1	0.0	0.0	0.0
4104	1	60.1	0.0	0.0	0.0
4203	2	104.4	0.0	0.0	0.0
4302	2	101.9	0.0	0.0	0.0
4401	3	182.5	0.0	0.0	0.0
4405	2	114.1	0.0	0.0	0.0
4504	1	60.1	0.0	0.0	0.0
4603	2	104.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
2905	1	60.1	0.0	0.0	0.0
3003	1	59.1	0.0	0.0	0.0
3101	3	150.7	0.0	0.0	0.0
3105	1	60.1	0.0	0.0	0.0
3203	1	59.1	0.0	0.0	0.0
3301	3	182.5	0.0	0.0	0.0
3305	2	114.1	0.0	0.0	0.0
3404	1	60.1	0.0	0.0	0.0
3503	2	104.4	0.0	0.0	0.0
3602	2	101.9	0.0	0.0	0.0
3701	3	182.5	0.0	0.0	0.0
3705	2	114.1	0.0	0.0	0.0
3804	1	60.1	0.0	0.0	0.0
3903	2	104.4	0.0	0.0	0.0
4002	2	101.9	0.0	0.0	0.0
4101	3	182.5	0.0	0.0	0.0
4105	2	114.1	0.0	0.0	0.0
4204	1	60.1	0.0	0.0	0.0
4303	2	104.4	0.0	0.0	0.0
4402	2	101.9	0.0	0.0	0.0
4501	3	182.5	0.0	0.0	0.0
4505	2	114.1	0.0	0.0	0.0
4604	1	60.1	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
2906	2	114.1	0.0	0.0	0.0
3004	2	104.4	0.0	0.0	0.0
3102	1	59.1	0.0	0.0	0.0
3106	2	114.1	0.0	0.0	0.0
3204	2	104.4	0.0	0.0	0.0
3302	2	101.9	0.0	0.0	0.0
3401	3	182.5	0.0	0.0	0.0
3405	2	114.1	0.0	0.0	0.0
3504	1	60.1	0.0	0.0	0.0
3603	2	104.4	0.0	0.0	0.0
3702	2	101.9	0.0	0.0	0.0
3801	3	182.5	0.0	0.0	0.0
3805	2	114.1	0.0	0.0	0.0
3904	1	60.1	0.0	0.0	0.0
4003	2	104.4	0.0	0.0	0.0
4102	2	101.9	0.0	0.0	0.0
4201	3	182.5	0.0	0.0	0.0
4205	2	114.1	0.0	0.0	0.0
4304	1	60.1	0.0	0.0	0.0
4403	2	104.4	0.0	0.0	0.0
4502	2	101.9	0.0	0.0	0.0
4601	3	182.5	0.0	0.0	0.0
4605	2	114.1	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
4801	4 or more bedrooms	263.3	0.0	0.0	0.0
4902	4 or more bedrooms	194.5	0.0	0.0	0.0
5003	3	152.4	0.0	0.0	0.0
5201	4 or more bedrooms	263.3	0.0	0.0	0.0
5302	4 or more bedrooms	194.5	0.0	0.0	0.0
5403	3	152.4	0.0	0.0	0.0
5601	4 or more bedrooms	263.3	0.0	0.0	0.0
5702	4 or more bedrooms	194.5	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
4802	4 or more bedrooms	194.5	0.0	0.0	0.0
4903	3	152.4	0.0	0.0	0.0
5101	4 or more bedrooms	263.3	0.0	0.0	0.0
5202	4 or more bedrooms	194.5	0.0	0.0	0.0
5303	3	152.4	0.0	0.0	0.0
5501	4 or more bedrooms	263.3	0.0	0.0	0.0
5602	4 or more bedrooms	194.5	0.0	0.0	0.0
5703	3	152.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
4803	3	152.4	0.0	0.0	0.0
5001	4 or more bedrooms	263.3	0.0	0.0	0.0
5102	4 or more bedrooms	194.5	0.0	0.0	0.0
5203	3	152.4	0.0	0.0	0.0
5401	4 or more bedrooms	263.3	0.0	0.0	0.0
5502	4 or more bedrooms	194.5	0.0	0.0	0.0
5603	3	152.4	0.0	0.0	0.0
5801	4 or more bedrooms	263.3	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
4901	4 or more bedrooms	263.3	0.0	0.0	0.0
5002	4 or more bedrooms	194.5	0.0	0.0	0.0
5103	3	152.4	0.0	0.0	0.0
5301	4 or more bedrooms	263.3	0.0	0.0	0.0
5402	4 or more bedrooms	194.5	0.0	0.0	0.0
5503	3	152.4	0.0	0.0	0.0
5701	4 or more bedrooms	263.3	0.0	0.0	0.0
5802	4 or more bedrooms	194.5	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
5803	3	152.4	0.0	0.0	0.0
6001	4 or more bedrooms	263.3	0.0	0.0	0.0
6102	4 or more bedrooms	194.5	0.0	0.0	0.0
6203	3	152.4	0.0	0.0	0.0
6401	4 or more bedrooms	263.3	0.0	0.0	0.0
6502	4 or more bedrooms	194.5	0.0	0.0	0.0
6603	3	152.4	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
5901	4 or more bedrooms	263.3	0.0	0.0	0.0
6002	4 or more bedrooms	194.5	0.0	0.0	0.0
6103	3	152.4	0.0	0.0	0.0
6301	4 or more bedrooms	263.3	0.0	0.0	0.0
6402	4 or more bedrooms	194.5	0.0	0.0	0.0
6503	3	152.4	0.0	0.0	0.0
6701	4 or more bedrooms	263.3	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
5902	4 or more bedrooms	194.5	0.0	0.0	0.0
6003	3	152.4	0.0	0.0	0.0
6201	4 or more bedrooms	263.3	0.0	0.0	0.0
6302	4 or more bedrooms	194.5	0.0	0.0	0.0
6403	3	152.4	0.0	0.0	0.0
6601	4 or more bedrooms	263.3	0.0	0.0	0.0
6801	4 or more bedrooms	1084.5	1.8	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
5903	3	152.4	0.0	0.0	0.0
6101	4 or more bedrooms	263.3	0.0	0.0	0.0
6202	4 or more bedrooms	194.5	0.0	0.0	0.0
6303	3	152.4	0.0	0.0	0.0
6501	4 or more bedrooms	263.3	0.0	0.0	0.0
6602	4 or more bedrooms	194.5	0.0	0.0	0.0

## Description of project

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

### Common areas of unit building - R4A

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Indoor pool &/or spa area	388.02	Lift car (No. 1)	-	Lift car (No. 2)	-
Lift car (No. 3)	-	Lift car (No. 4)	-	Lift car (No. 5)	-
Lift car (No. 6)	-	Lift motor room_AC_Switch	46.18	Switch room_AC_Motion Controller	104.47
Switch room_Exhaust_Motion Controller	222.02	Community room_Exhaust_Motion Controller	24.37	Plant or service room_Exhaust_Switch	589.15
Plant or service room_No Mech_Motion	14.59	Plant or service room_No Mech_Switch	2093.75	Other internal common area_Exhaust_Motio	59.86
Other internal common area_Exhaust_Switc	26.23	Other internal common area_No Mech_Motio	1330.9	Ground floor lobby type_AC_Motion	249.74
Hallway/lobby type_AC_Motion	339.84	Hallway/lobby type_Supply_Motion	6159.86		

### Common areas of the development (non-building specific)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Car park area - Undercover Carpark	14881.22	Switch room_Basement_AC	62.23	Garbage room_Basement_Exhaust	256.28
Plant or service room_Basement_Supply	203.88	Plant or service room_Basement_Exhaust	158.63	Plant or service room_Basement_No Mech	19.86
Plant or service room_Basement_S+E	180.02	Other internal common area_Basement_Ex	42.9	Other internal common area_Basement_Su	797.89
Other internal common area_Basement_No	82.84	Hallway/lobby type_Basement_Supply	148.39		



# Schedule of BASIX commitments

## 1. Commitments for Residential flat buildings - R4A

### (a) Dwellings

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

### (b) Common areas and central systems/facilities

- (i) Water
- (ii) Energy

## 2. Commitments for multi-dwelling houses

## 3. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

## Schedule of BASIX commitments

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

### 1. Commitments for Residential flat buildings - R4A

#### (a) Dwellings

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
6801	3 star (> 7.5 but <= 9 L/min)	4 star	6 star	6 star	no	4.5 star	5.5 star	140.0	yes	outdoors	no	19.0	yes	no
4505, 4601, 4602, 4603, 4604, 4605	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	5 star	no	-	5 star	-	-	-	-	0.0	-	-

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
4801, 4802, 4803, 4901, 4902, 4903, 5001, 5002, 5003, 5101, 5102, 5103, 5201, 5202, 5203, 5301, 5302, 5303, 5401, 5402, 5403, 5501, 5502, 5503, 5601, 5602, 5603, 5701, 5702, 5703, 5801, 5802, 5803, 5901, 5902, 5903, 6001, 6002, 6003, 6101,	3 star (> 7.5 but <= 9 L/min)	4 star	6 star	6 star	no	4.5 star	5.5 star	-	-	-	-	0.0	-	-

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
6102, 6103, 6201, 6202, 6203, 6301, 6302, 6303, 6401, 6402, 6403, 6501, 6502, 6503, 6601, 6602, 6603, 6701														

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
3301, 3302, 3303, 3304, 3305, 3401, 3402, 3403, 3404, 3405, 3501, 3502, 3503, 3504, 3505, 3601, 3602, 3603, 3604, 3605, 3701, 3702, 3703, 3704, 3705, 3801, 3802, 3803, 3804, 3805, 3901, 3902, 3903, 3904, 3905, 4001, 4002, 4003, 4004, 4005,	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	5 star	no	4 star	5 star	-	-	-	-	0.0	-	-

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
4101, 4102, 4103, 4104, 4105, 4201, 4202, 4203, 4204, 4205, 4301, 4302, 4303, 4304, 4305, 4401, 4402, 4403, 4404, 4405, 4501, 4502, 4503, 4504														
All other dwellings	3 star (> 7.5 but <= 9 L/min)	4 star	5 star	5 star	no	-	5 star	-	-	-	-	0.0	-	-

	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	on-site recycled water system (no. 1)	See central systems	See central systems	-	yes	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

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



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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	motorised damper into central duct + VSD	manual switch on/off	motorised damper into central duct + VSD	manual switch on/off	motorised damper into central duct + VSD	manual on / timer off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1706, 1806, 1906, 2106, 2206, 2306, 2406, 2506, 2606, 2706, 2806, 2906, 3006, 3106, 3206	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
4803, 4903, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103, 6203, 6303, 6403, 6503, 6603	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
4801, 4802, 4901, 4902, 5001, 5002, 5101, 5102, 5201, 5202, 5301, 5302, 5401, 5402, 5501, 5502, 5601, 5602, 5701, 5702, 5801, 5802, 5901, 5902, 6001, 6002, 6101, 6102, 6201, 6202, 6301, 6302, 6401, 6402, 6501, 6502, 6601, 6602, 6701	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	4 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
0106, 0206, 0306, 0406, 0506, 0606, 0706, 0806, 0906, 1006, 1106, 1206, 1306, 1406, 1506, 1606, 3302, 3305, 3402, 3405, 3502, 3505, 3602, 3605, 3702, 3705, 3802, 3805, 3902, 3905, 4002, 4005, 4102, 4105, 4202, 4205, 4302, 4305, 4402,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
4405, 4502, 4505, 4602, 4605												

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
0104, 0204, 0304, 0404, 0504, 0604, 0704, 0804, 0904, 1004, 1104, 1204, 1304, 1404, 1504, 1604, 1704, 1804, 1904, 2104, 2204, 2304, 2404, 2504, 2604, 2704, 2804, 2904, 3004, 3104, 3204, 3303, 3403, 3503, 3603, 3703, 3803, 3903, 4003,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	yes

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
4103, 4203, 4303, 4403, 4503, 4603												

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
0101, 0201, 0301, 0401, 0501, 0601, 0701, 0801, 0901, 1001, 1101, 1201, 1301, 1401, 1501, 1601, 1701, 1801, 1901, 2101, 2201, 2301, 2401, 2501, 2601, 2701, 2801, 2901, 3001, 3101, 3201, 3301, 3401, 3501, 3601, 3701, 3801, 3901, 4001,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no



Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
4101, 4201, 4301, 4401, 4501, 4601, 6801												

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
0102, 0103, 0105, 0202, 0203, 0205, 0302, 0303, 0305, 0402, 0403, 0405, 0502, 0503, 0505, 0602, 0603, 0605, 0702, 0703, 0705, 0802, 0803, 0805, 0902, 0903, 0905, 1002, 1003, 1005, 1102, 1103, 1105, 1202, 1203, 1205, 1302, 1303, 1305,	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1402, 1403, 1405, 1502, 1503, 1505, 1602, 1603, 1605, 1702, 1703												
All other dwellings	central cooling system 1 (zoned)	central cooling system 1 (zoned)	central heating system 1 (zoned)	central heating system 1 (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

Dwelling no.	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
6801	gas	yes	gas	yes	gas cooktop & electric oven	3 star (new rating)	no	4.5 star	4.5 star	8 star	no	no
6203, 6303, 6403, 6503, 6603	-	-	-	-	gas cooktop & electric oven	2.5 star (new rating)	no	4.5 star	4.5 star	8 star	no	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
6301, 6302, 6401, 6402, 6501, 6502, 6601, 6602, 6701	-	-	-	-	gas cooktop & electric oven	3 star (new rating)	no	4.5 star	4.5 star	8 star	no	no
3301, 3302, 3303, 3304, 3305, 3401, 3402, 3403, 3404, 3405, 3501, 3502, 3503, 3504	-	-	-	-	gas cooktop & electric oven	3 star (new rating)	no	4.5 star	4 star	8 star	no	no
4803, 4903, 5003, 5103, 5203, 5303, 5403, 5503, 5603, 5703, 5803, 5903, 6003, 6103	-	-	-	-	gas cooktop & electric oven	2.5 star (new rating)	no	4.5 star	-	8 star	no	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
0104, 0106, 0204, 0206, 0304, 0306, 0404, 0406, 0504, 0506, 0604, 0606, 0704, 0706, 0804, 0806, 0904, 0906, 1004, 1006, 1104, 1106, 1204, 1206, 1304, 1306, 1404, 1406, 1504, 1506, 1604, 1606, 1704, 1706, 1804, 1806, 1904, 1906,	-	-	-	-	gas cooktop & electric oven	3.5 star (new rating)	no	4.5 star	-	2 star	no	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
2104, 2106, 2204, 2206, 2304, 2306, 2404, 2406, 2504, 2506, 2604, 2606, 2704, 2706, 2804, 2806, 2904, 2906, 3004, 3006, 3104, 3106, 3204, 3206												

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
3505, 3601, 3602, 3603, 3604, 3605, 3701, 3702, 3703, 3704, 3705, 3801, 3802, 3803, 3804, 3805, 3901, 3902, 3903, 3904, 3905, 4001, 4002, 4003, 4004, 4005, 4101, 4102, 4103, 4104, 4105, 4201, 4202, 4203, 4204, 4205, 4301, 4302,	-	-	-	-	gas cooktop & electric oven	3 star (new rating)	no	4.5 star	-	8 star	no	no

	Individual pool		Individual spa		Appliances & other efficiency measures							
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
4303, 4304, 4305, 4401, 4402, 4403, 4404, 4405, 4501, 4502, 4503, 4504, 4505, 4601, 4602, 4603, 4604, 4605, 4801, 4802, 4901, 4902, 5001, 5002, 5101, 5102, 5201, 5202, 5301, 5302, 5401, 5402, 5501, 5502, 5601, 5602, 5701, 5702,												



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
5801, 5802, 5901, 5902, 6001, 6002, 6101, 6102, 6201, 6202												
All other dwellings	-	-	-	-	gas cooktop & electric oven	3 star (new rating)	no	4.5 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.		✓	✓

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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)
0101	6.9	16.1
0102	4.1	13.5
0103	7.8	12.5
0104	16.3	22.9
0105	35.0	27.3
0106	33.0	37.5
0201	4.1	16.2
0202	4.3	13.6
0203	7.9	12.4
0204	13.9	22.7
0205	15.4	18.5
0206	7.0	16.0
0301	4.3	16.2
0302	4.4	13.5
0303	8.1	12.7
0304	14.1	22.4
0305	15.6	18.1

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
0306	7.2	15.9
0401	4.4	16.3
0402	4.6	13.3
0403	8.3	12.4
0404	14.4	22.2
0405	16.7	18.0
0406	7.5	15.4
0501	4.6	16.2
0502	4.7	13.1
0503	8.4	12.4
0504	14.5	22.2
0505	16.9	17.7
0506	7.6	14.7
0601	4.7	16.0
0602	4.8	12.8
0603	8.5	12.1
0604	14.6	21.9
0605	17.1	17.7
0606	7.8	14.4
0701	4.8	15.7
0702	5.0	12.8
0703	8.6	11.7
0704	14.7	21.7
0705	17.3	17.5
0706	8.0	14.7
0801	5.6	13.5
0802	5.8	11.1

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
0803	9.3	10.3
0804	16.0	20.0
0805	18.5	14.6
0806	9.1	13.1
0901	5.5	13.4
0902	5.7	11.2
0903	9.2	10.1
0904	15.8	19.9
0905	18.6	14.7
0906	9.2	13.0
1001	5.5	13.3
1002	5.6	11.0
1003	9.1	10.1
1004	15.7	20.1
1005	18.7	14.4
1006	9.3	12.8
1101	5.5	13.0
1102	5.5	10.9
1103	9.0	10.3
1104	15.6	20.0
1105	18.9	14.4
1106	9.5	12.4
1201	5.5	13.1
1202	5.3	11.0
1203	8.8	10.3
1204	15.3	20.1
1205	19.0	14.6

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1206	9.6	12.7
1301	5.4	12.9
1302	5.2	10.9
1303	8.5	10.3
1304	14.9	20.8
1305	19.1	14.6
1306	9.7	12.4
1401	5.4	12.7
1402	5.0	10.9
1403	8.3	10.2
1404	14.5	21.0
1405	19.2	14.5
1406	9.8	12.6
1501	5.1	12.6
1502	4.4	11.0
1503	7.5	10.2
1504	13.8	21.1
1505	19.3	14.7
1506	9.8	12.7
1601	4.6	12.8
1602	3.5	11.0
1603	6.4	10.3
1604	12.6	21.1
1606	9.9	12.5
1701	4.4	12.7
1703	5.8	10.1
1704	11.6	21.1

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
1706	10.0	12.4
1801	4.4	12.5
1803	5.6	10.1
1804	11.4	21.3
1805	19.5	14.7
1806	10.1	12.4
1901	32.6	12.9
1902	29.8	11.6
1903	34.4	10.5
1904	38.4	21.1
1905	49.4	15.3
1906	42.1	12.4
2101	21.5	12.4
2102	17.9	10.1
2103	22.0	9.2
2104	27.5	21.1
2105	38.9	13.1
2106	31.5	11.4
2201	3.8	12.5
2202	2.2	10.9
2204	9.4	22.8
2205	19.8	14.9
2206	10.4	12.1
2301	3.9	12.3
2303	3.9	9.9
2304	9.4	23.2
2305	19.9	14.9

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
2403	4.0	10.0
2405	19.9	15.3
2505	19.9	15.1
2506	10.5	12.0
2601	3.9	12.6
2605	20.0	14.9
2606	10.6	11.7
2706	10.7	11.7
2801	4.0	12.8
2802	2.2	11.0
2805	20.1	14.9
2806	10.7	11.6
2902	2.3	10.7
2904	9.3	24.0
2905	20.2	14.9
2906	10.8	11.5
3003	4.0	9.9
3006	10.8	11.6
3101	4.1	12.7
3104	9.3	23.6
3106	10.9	11.6
3201	4.1	12.6
3204	9.4	23.5
3206	11.0	11.5
3302	4.0	8.5
3303	9.2	21.7
3304	17.9	14.7

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
3305	10.7	11.3
3402	3.5	8.5
3403	9.3	21.4
3502	3.5	8.7
3503	9.3	21.3
3601	3.4	12.9
3602	3.6	8.5
3603	9.4	21.1
3604	18.1	14.6
3605	10.9	11.1
3702	3.6	8.4
3703	9.4	21.2
3704	18.1	14.8
3705	10.9	11.3
3803	9.5	21.2
3804	18.2	14.6
3904	18.2	14.5
4004	18.3	14.4
4101	3.5	12.6
4102	3.7	8.4
4104	18.3	14.5
4201	3.5	12.5
4203	9.6	21.3
4205	11.1	11.0
4302	3.7	8.6
4303	9.6	21.5
4305	11.1	11.1



	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
4401	3.6	12.6
4402	3.8	8.3
4403	9.6	21.2
4404	18.5	14.2
4501	3.6	12.5
4502	3.9	8.2
4503	9.6	21.1
4504	18.5	14.1
4601	28.9	12.4
4602	29.1	8.8
4603	35.5	20.1
4604	47.0	14.2
4605	43.2	11.0
4801	20.0	14.5
4802	20.2	19.8
4803	31.9	21.7
4901	2.3	14.5
4903	10.7	23.0
5003	10.7	22.9
5101	2.3	14.8
5102	3.9	21.0
5103	10.7	23.1
5202	3.9	20.8
5301	2.3	14.9
5302	3.8	20.6
5303	10.8	23.1
5401	2.4	14.9

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
5403	10.8	22.7
5502	3.8	20.9
5602	3.8	21.1
5603	10.8	22.9
5702	3.8	21.0
5801	2.4	14.7
5802	3.5	21.1
5901	2.4	14.3
5902	3.5	21.3
6001	2.4	14.6
6201	2.5	14.7
6301	2.5	14.4
6302	3.7	21.3
6303	10.9	22.6
6403	10.9	22.4
6501	2.5	15.7
6503	11.0	22.5
6602	3.7	21.2
6603	11.0	22.6
6701	5.3	18.0
6801	13.4	24.6
1605, 1705	19.4	14.7
1702, 1802	3.1	11.0
2203, 2503	3.9	10.0
2306, 2406	10.5	11.9
2401, 2501	3.9	12.8
2404, 3004	9.3	23.7

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
2504, 2804	9.2	24.0
2604, 2704	9.2	24.2
2705, 3005	20.1	14.6
3103, 3203	4.1	9.8
3105, 3205	20.2	14.5
3301, 3501	3.3	12.7
3401, 3901	3.4	12.7
3404, 3504	18.0	14.7
3405, 3505	10.8	11.4
3701, 3801	3.4	12.6
3802, 3902	3.6	8.3
3805, 3905	11.0	11.2
4001, 4301	3.5	12.7
4002, 4202	3.7	8.5
4005, 4105	11.1	11.2
4204, 4304	18.4	14.3
4405, 4505	11.2	11.1
4902, 5002	3.9	20.9
5001, 5201	2.3	14.6
5203, 5503	10.8	22.8
5402, 6202	3.7	20.9
5501, 5601	2.4	14.5
5701, 6101	2.4	14.4
5703, 5803	10.8	23.0
5903, 6003	10.9	22.9
6002, 6502	3.7	21.0
6102, 6402	3.7	21.4

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in mJ/m <sup>2</sup> /yr)
6103, 6203	10.9	22.7
6401, 6601	2.5	14.5
2701, 2901, 3001	4.0	12.6
3002, 3102, 3202	2.3	10.8
3903, 4003, 4103	9.5	21.3
2603, 2703, 2803, 2903	4.0	9.8
All other dwellings	2.2	11.1

**(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	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Pool (No. 1)	Volume: 194.0 kLs	Location: Indoor pool &/or spa area	-
Spa (No. 1)	Volume: 12.0 kLs	Location: Indoor pool &/or spa area Spa cover: yes	-
Fire sprinkler system (No. 1)	-	-	-

(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
Indoor pool &/or spa area	air conditioning system	time clock or BMS controlled	compact fluorescent	daylight sensors	Yes
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No. 3)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No. 4)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No. 5)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No. 6)	-	-	light-emitting diode	connected to lift call button	Yes
Lift motor room_AC_Switch	air conditioning system	thermostatically controlled	compact fluorescent	motion sensors	Yes
Switch room_AC_Motion Controller	air conditioning system	thermostatically controlled	compact fluorescent	motion sensors	Yes
Switch room_Exhaust_Motion Controller	ventilation exhaust only	thermostatically controlled	compact fluorescent	motion sensors	Yes
Community room_Exhaust_Motion Controller	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
Plant or service room_Exhaust_Switch	ventilation exhaust only	thermostatically controlled	compact fluorescent	motion sensors	Yes

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Plant or service room_No Mech_Motion	no mechanical ventilation	-	compact fluorescent	motion sensors	Yes
Plant or service room_No Mech_Switch	no mechanical ventilation	-	compact fluorescent	motion sensors	Yes
Other internal common area_Exhaust_Motio	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
Other internal common area_Exhaust_Swite	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
Other internal common area_No Mech_Motio	no mechanical ventilation	-	light-emitting diode	motion sensors	Yes
Ground floor lobby type_AC_Motion	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
Hallway/lobby type_AC_Motion	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
Hallway/lobby type_Supply_Motion	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas-fired storage (manifolded)	Piping insulation (ringmain & supply risers): (b) Piping internal to building: R0.75 (~32 mm)
Central heating system (No. 1)	fan coil + heated water	Energy source: gas boiler
Lift (No. 1)	-	-
Lift (No. 2)	-	-
Lift (No. 3)	-	-
Lift (No. 4)	-	-
Lift (No. 5)	-	-
Lift (No. 6)	-	-
Pool (No. 1)	Heating source: gas	Pump controlled by timer: yes
Spa (No. 1)	Heating system: gas	Pump controlled by timer: yes

Central energy systems	Type	Specification
Sauna (No. 1)	Heating source: electric resistance	Efficiency measure: stand-by function



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

##### (b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	3 star (> 7.5 but <= 9 L/min)	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central on-site recycled/alternative water supply (No. 1)	To supply at least 99999.0 litres of recycled water per day to the development (over and above the system's committed capacity, if any)	-	- Irrigation of 0.0 square metres of common landscape area on the site - car washing in 1 car washing bays on the site

Central systems	Size	Configuration	Connection (to allow for...)
Central on-site recycled/alternative water supply (No. 2)	To supply at least 99999.0 litres of recycled water per day to the development (over and above the system's committed capacity, if any)	-	- Irrigation of 0.0 square metres of common landscape area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 2)	-	-	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area - Undercover Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	motion sensors	Yes
Switch room_Basement_AC	air conditioning system	thermostatically controlled	compact fluorescent	motion sensors	Yes
Garbage room_Basement_Exhaust	ventilation exhaust only	-	compact fluorescent	motion sensors	Yes
Plant or service room_Basement_Supply	ventilation supply only	thermostatically controlled	compact fluorescent	motion sensors	Yes
Plant or service room_Basement_Exhaust	ventilation exhaust only	thermostatically controlled	compact fluorescent	motion sensors	Yes

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Plant or service room_Basement_No Mech	no mechanical ventilation	-	compact fluorescent	motion sensors	Yes
Plant or service room_Basement_S+E	ventilation (supply + exhaust)	thermostatically controlled	compact fluorescent	motion sensors	Yes
Other internal common area_Basement_Ex	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
Other internal common area_Basement_Su	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes
Other internal common area_Basement_No	no mechanical ventilation	-	light-emitting diode	motion sensors	Yes
Hallway/lobby type_Basement_Supply	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	Yes

Central energy systems	Type	Specification
Central cooling system (No. 1)	chilled water fan coil units	Energy source: electric driven compressor Heat rejection method: air cooled condenser
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 25.0 peak kW
Other	Building management system installed?: yes Active power factor correction installed?: yes	-

## Alternative Assessment

Water commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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## Alternative Assessment

Thermal Comfort commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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## Alternative Assessment

Energy commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
System: Gearless traction with VVVF motor and regenerative braking Configuration: Lift 1 (Low Rise) services 37 residential floors: levels 1 to 38, plus 4 basement levels. Lifts 2 & 3 (Low Rise) service 37 residential floors: levels 1 to 38, plus 3 basement levels. Lift 4 (High Rise) services 29 residential floors: levels 39 to 68, plus 4 basement levels. Lifts 5 & 6 (High Rise) service 29 residential floors: levels 39 to 68, plus 3 basement levels.	✓	✓	✓
Central cooling system (No. 1) The applicant must install a central cooling system with a coefficient of performance (COP) of at least 5.5.	✓	✓	✓
Individual lifts The applicant must install the following individual lifts in Apartment Number 6801: Type of Lift: Gearless traction with VVVF motor Type of Lighting: Light-emitting diode Lighting control: Connected to lift call button Number of floors serviced: 2 (Levels 68 & 69)	✓	✓	✓

## 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).