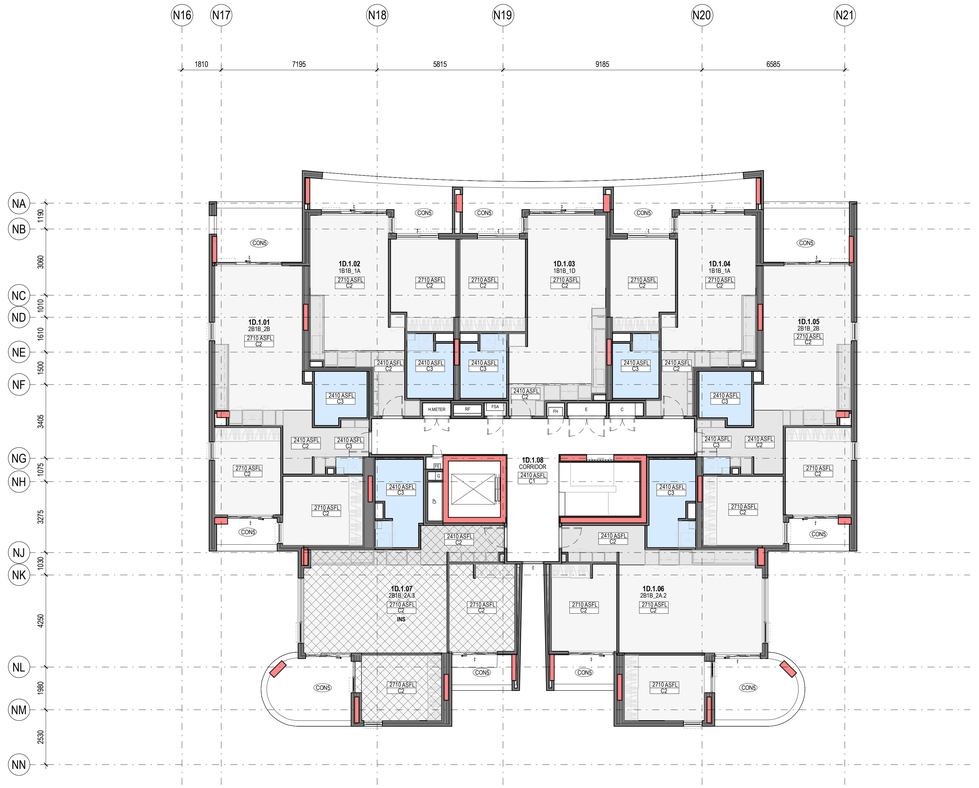
3 RCP - GROUND
1 : 100



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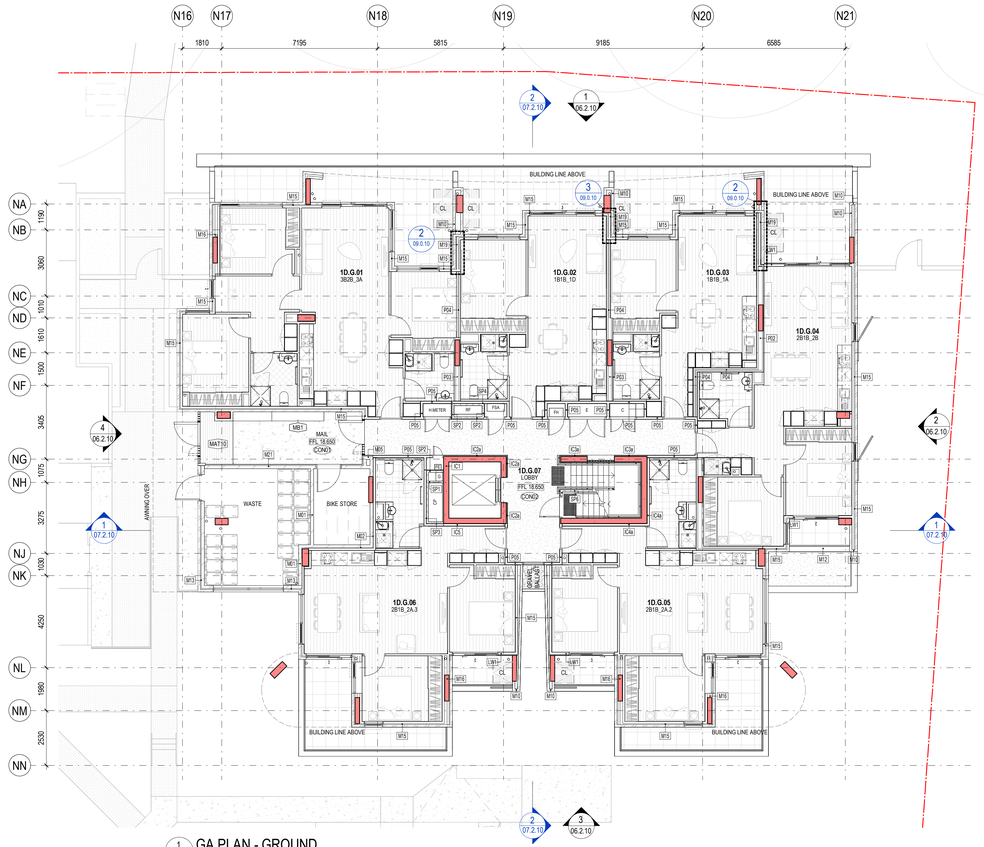

1 GA PLAN - GROUND
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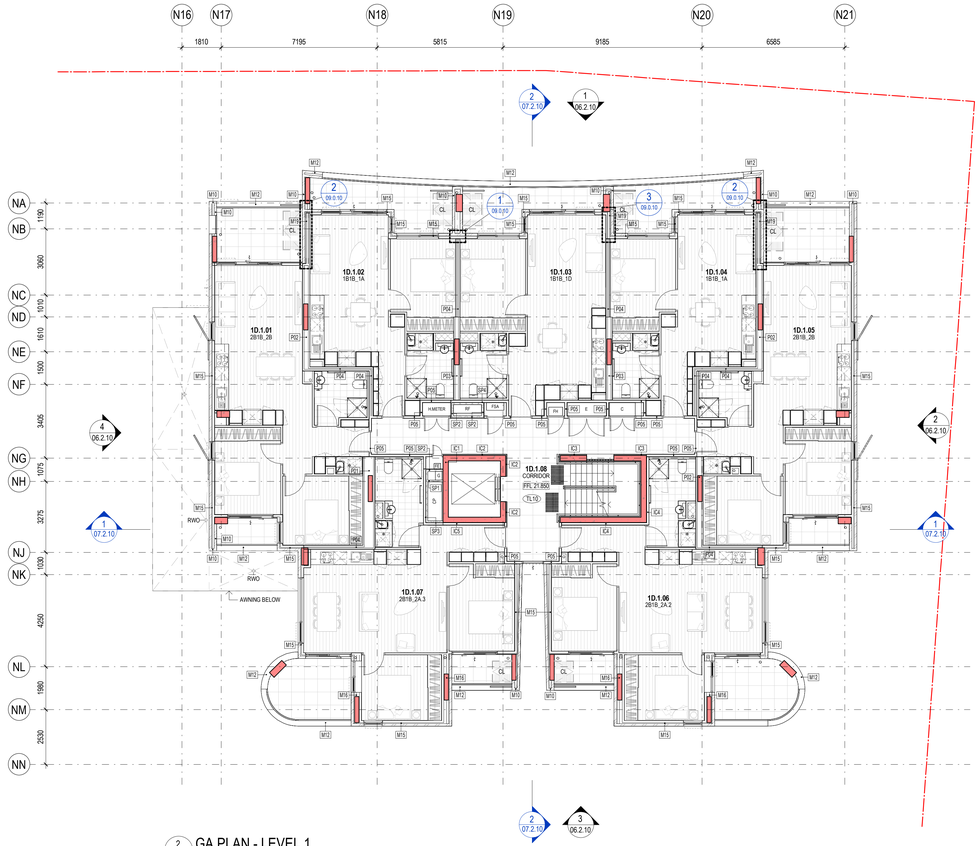

2 GA PLAN - LEVEL 1
1 : 100

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
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Rev	Description	Date	Checked By	Issued by
4	50% DD ISSUE	21/11/2025	EMc	EC
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

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Canberra ACT 2601
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ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 1D - GROUND FLOOR AND LEVEL 1

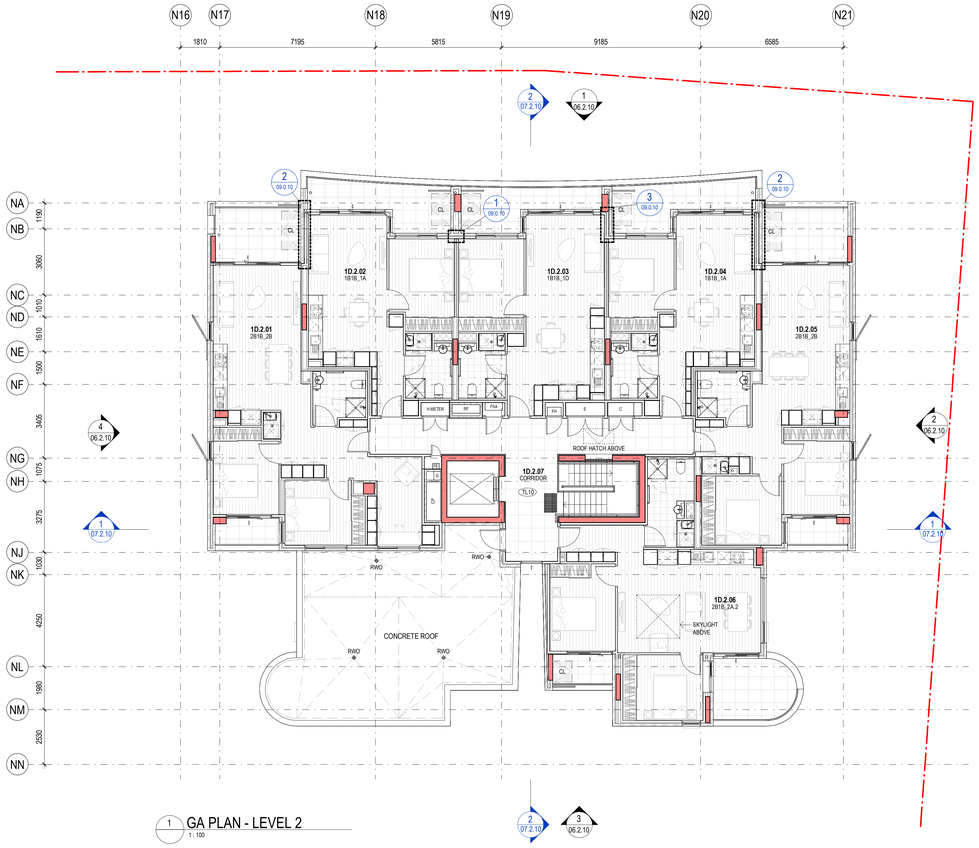
Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:57:23 PM	1 : 100@A0

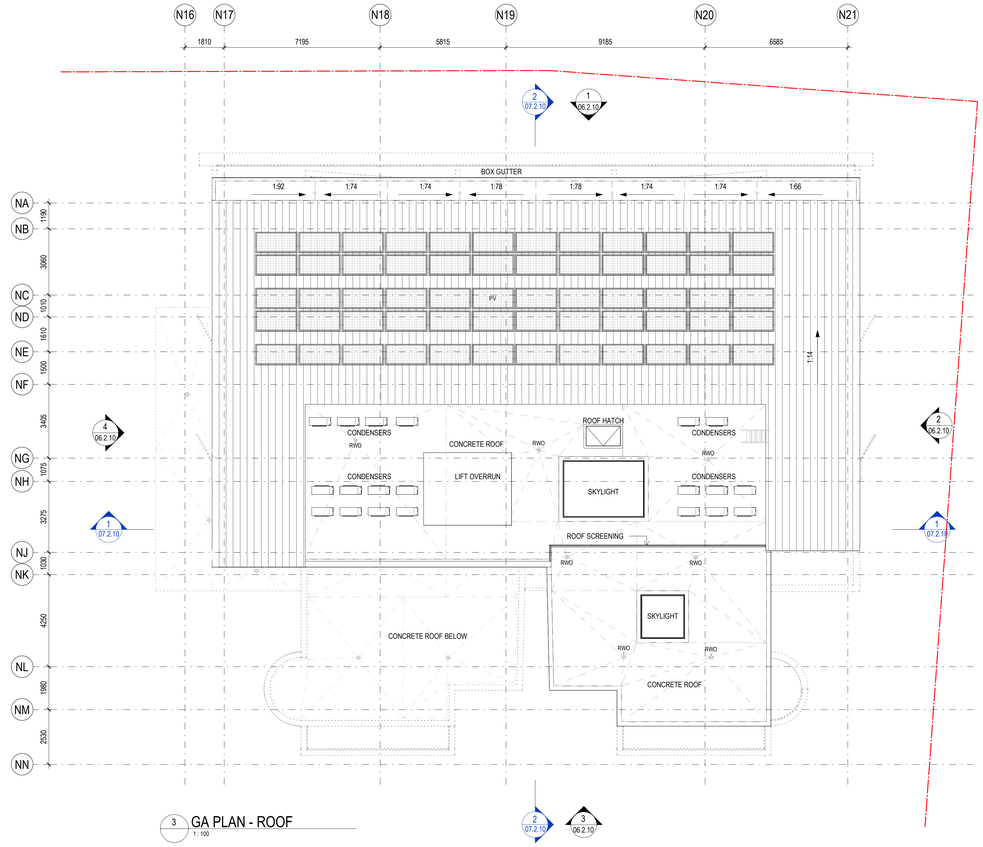
Project No	Drawing No	Revision
2776	AR.02.2.10	4

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

2 RCP - LEVEL 2
1 : 100



1 GA PLAN - LEVEL 2
1 : 100



3 GA PLAN - ROOF
1 : 100

Certificate No. #HR-EAAVN4-01
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Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

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Wurundjeri Country — *Gadigal Country* — *Yuggera + Turrbal Country* — *Ngunnawal Country*

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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 1D - LEVEL 2 AND ROOF

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:57:40 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.02.2.11	4

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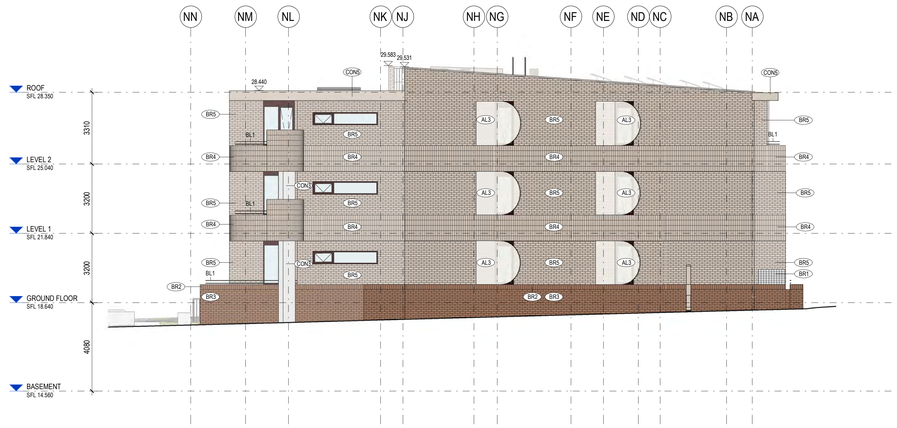

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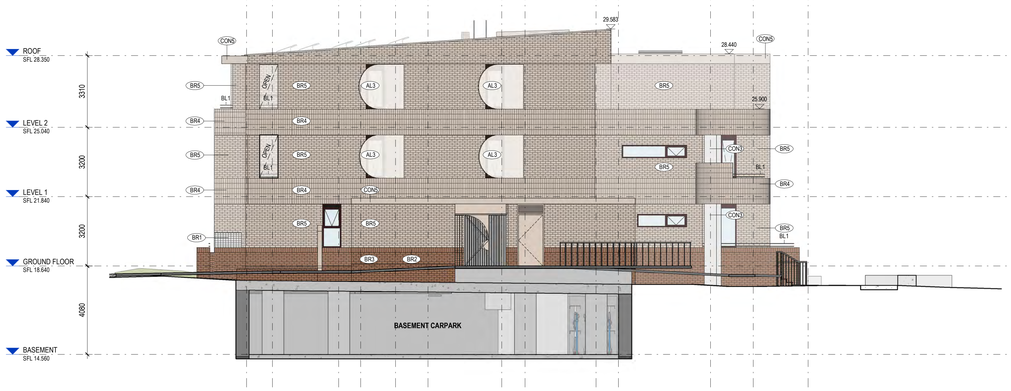

4 WEST ELEVATION
1 : 100

3 SOUTH ELEVATION
1 : 100

Certificate No. #HR-EAAVN4-01
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Homes NSW

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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
BUILDING ELEVATIONS - BUILDING 1D

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:58:10 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.06.2.10	4

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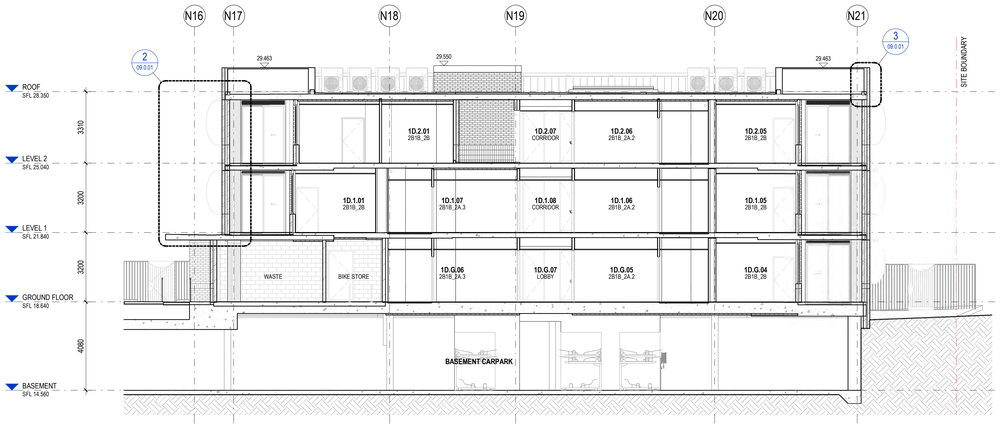

1 SECTION
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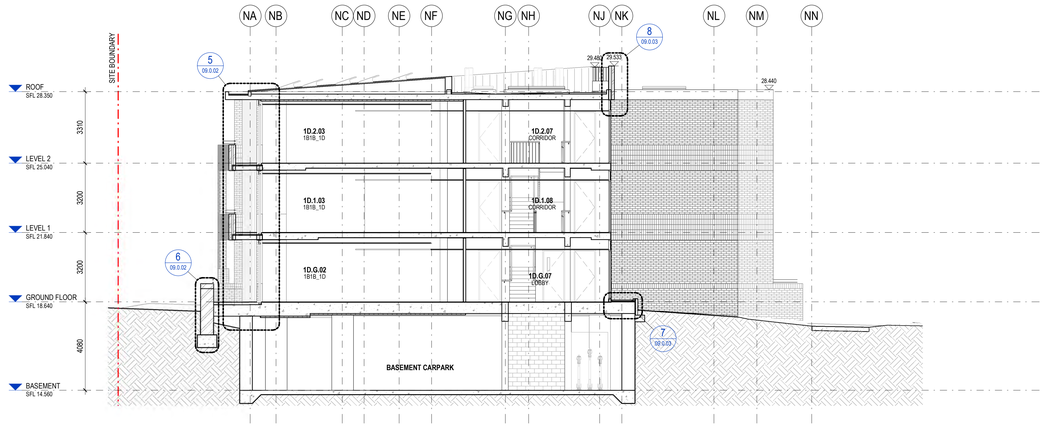

2 SECTION
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Assessor name Khyati Saxena
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Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
BUILDING SECTIONS - BUILDING 1D

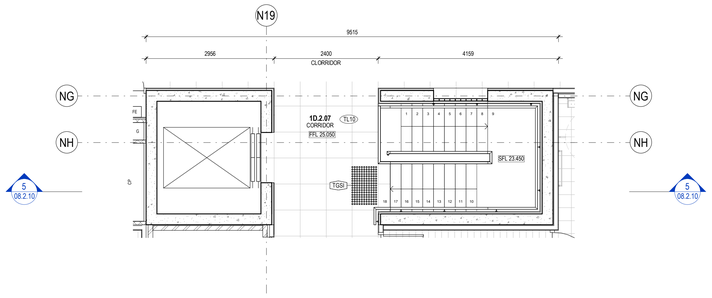
Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:58:41 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.07.2.10	4

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

REFER BUILDING 1B DRAWING AR.08.1.10 FOR FURTHER DETAIL



4 CORE - LEVEL 2
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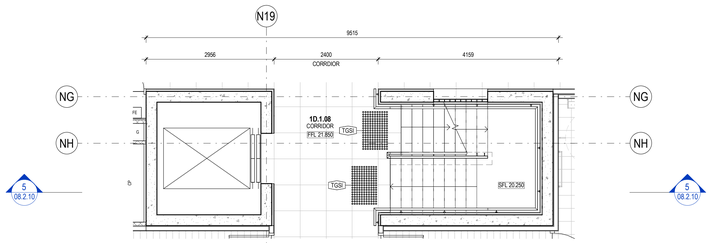

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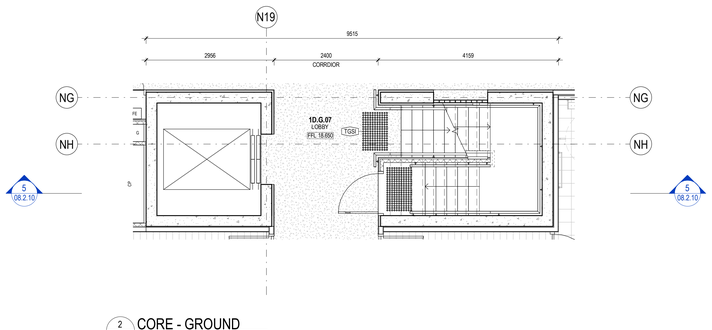

2 CORE - GROUND
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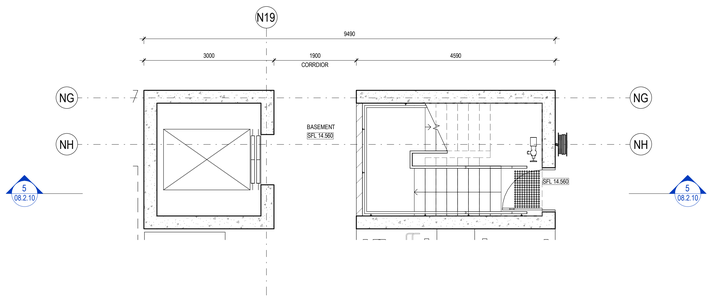

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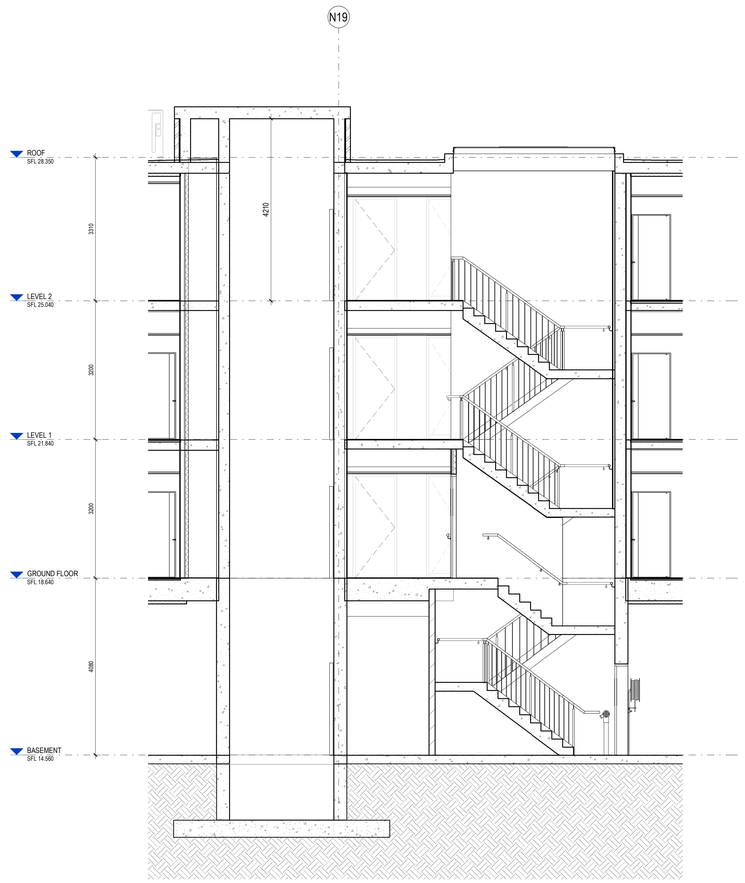

5 CORE - SECTION
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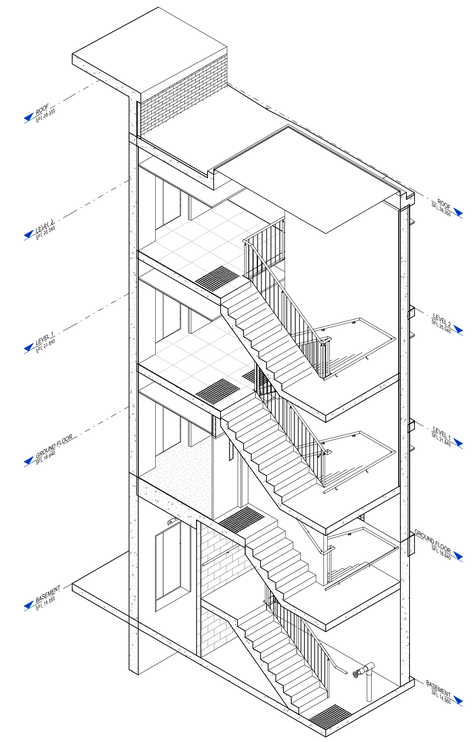

6 CORE - 3D

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ABN: 84009394261 Nominated Architects ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Haybail 3259, TAS: Haybail F357, VIC: Haybail 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
STAIR AND CORE DETAILS - BUILDING 1D

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:59:10 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.08.2.10	3

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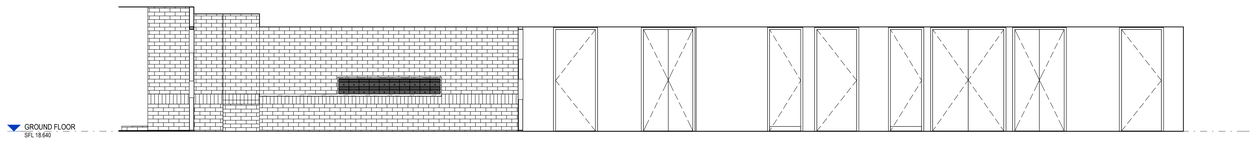

3 LOBBY - ELEVATION
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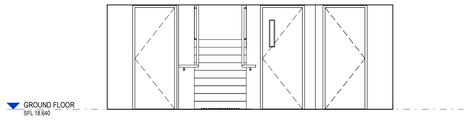

4 LOBBY - ELEVATION
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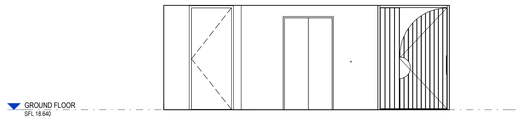

6 LOBBY - ELEVATION
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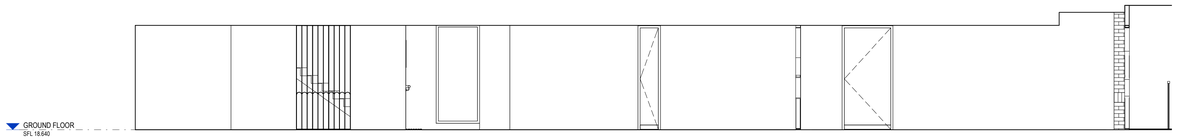

5 LOBBY - ELEVATION
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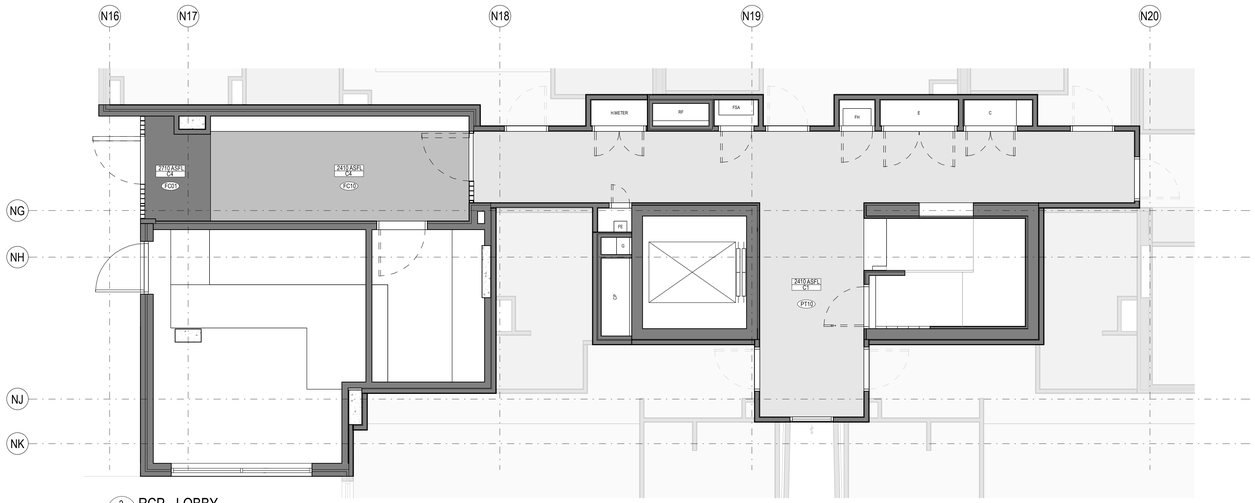
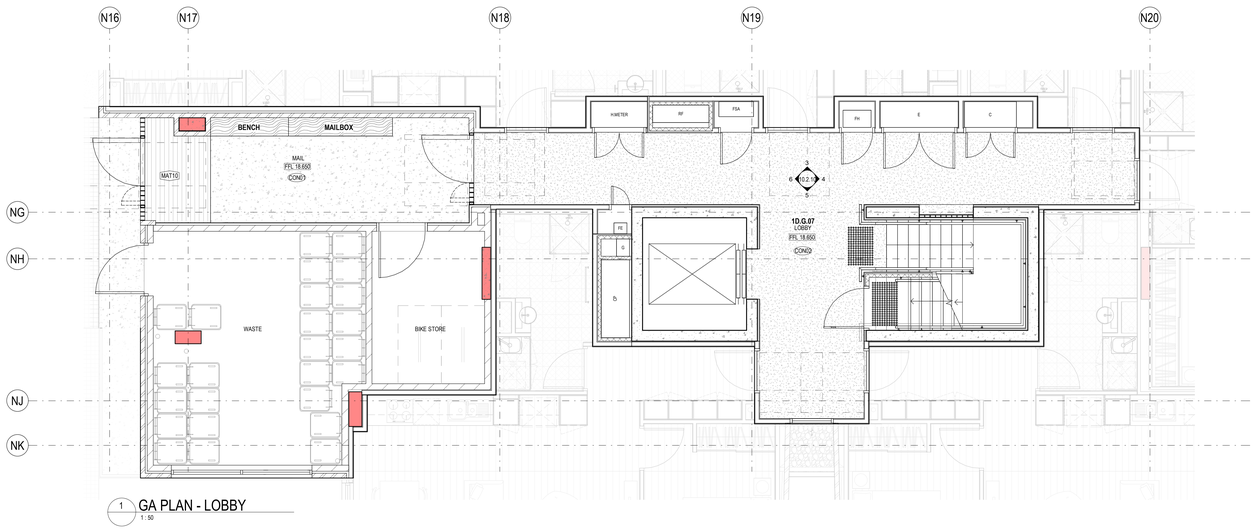


2 RCP - LOBBY
1 : 50



1 GA PLAN - LOBBY
1 : 50

REFER TO BUILDING 1B, DRAWINGS AR.10.1.10 & AR.10.1.11 FOR FURTHER DETAIL.

APPLY SAME DETAIL TO SITE WIDE LOBBIES & CORRIDORS, ALLOW FOR:

- DOOR SIGNAGE TO ALL APT ENTRIES
- WHERE APPLIED, PANEL BREAKS TO FC WALL FINISH
- WHERE APPLIED, PANEL BREAKS TO FC CEILING FINISH
- FEATURE LED LIGHTING ABOVE MAILBOX ZONES & TO UNDERSIDE OF MAILBOX BENCH
- LIGHTING SETOUT TO ALL LOBBY AND CORRIDOR AREAS
- ALLOW FOR 100mm SKIRTING TO ALL PB FINSIHED WALLS

Certificate No. #HR-EAAVN4-01
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Accreditation No.	HERA 10191
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ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
COMMON AREA DETAILS - BUILDING 1D - LOBBY

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:59:35 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.10.2.10	3

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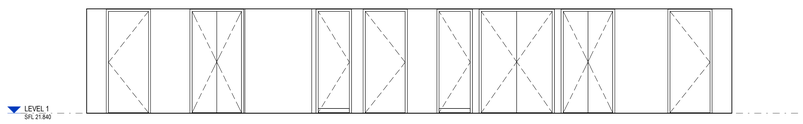

3 COMMON AREAS - TYPICAL - ELEVATION
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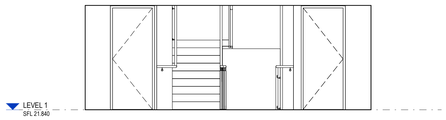

4 COMMON AREAS - TYPICAL - ELEVATION
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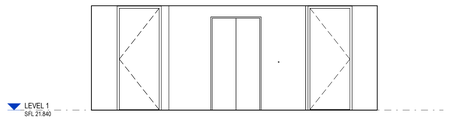

6 COMMON AREAS - TYPICAL - ELEVATION
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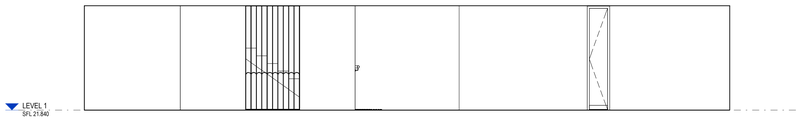
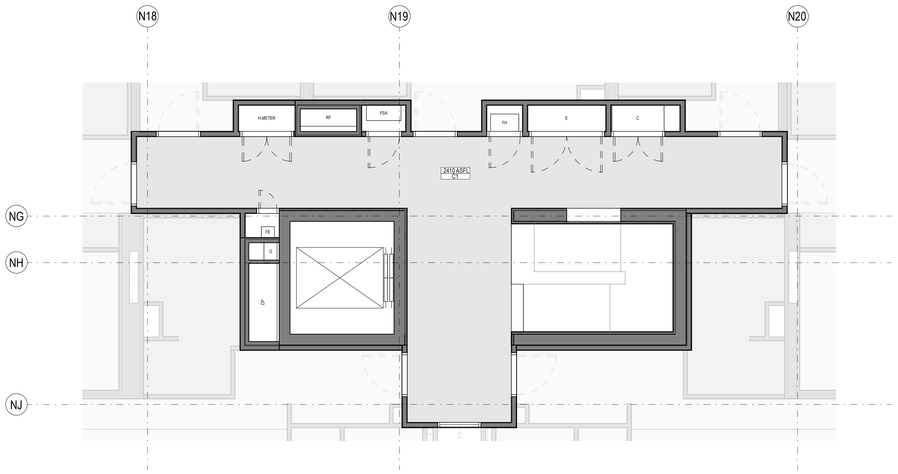


5 COMMON AREAS - TYPICAL - ELEVATION
1 : 50



2 RCP - COMMON AREAS - TYPICAL
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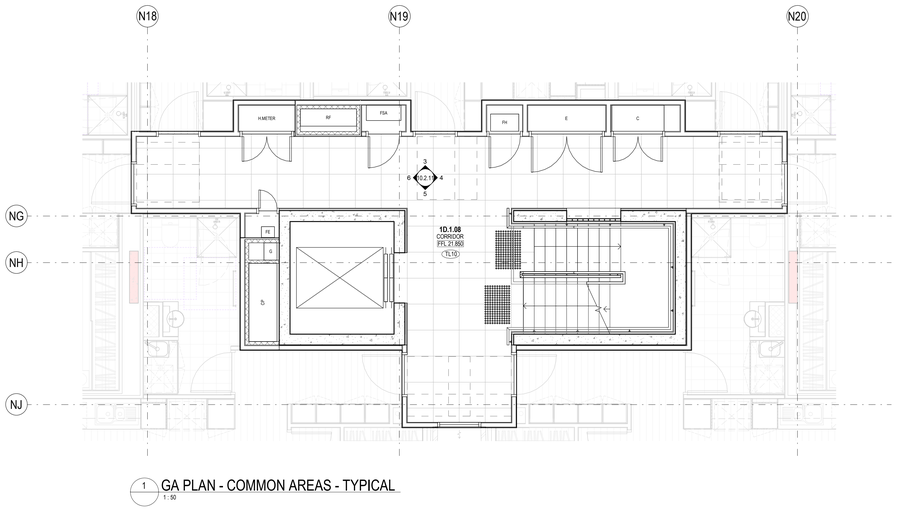

1 GA PLAN - COMMON AREAS - TYPICAL
1 : 50

REFER TO BUILDING 1B, DRAWINGS AR.10.1.10 & AR.10.1.11 FOR FURTHER DETAIL.

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- ALLOW FOR 100mm SK01 SKIRTING TO ALL PB FINSIHED WALLS

Certificate No. #HR-EAAVN4-01

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2	FOR COORDINATION	10/10/2025		
1	FOR COORDINATION	19/09/2025		

Wurundjeri Country — *Gadigal Country* — *Yuggera + Turbal Country* — *Ngunnawal Country*

MELBOURNE Level 1 200 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

SYDNEY Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329

BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9621

CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3258, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

BIDJIGAL

Drawing Title

COMMON AREA DETAILS - BUILDING 1D - TYPICAL

Status

PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:59:47 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.10.2.11	3

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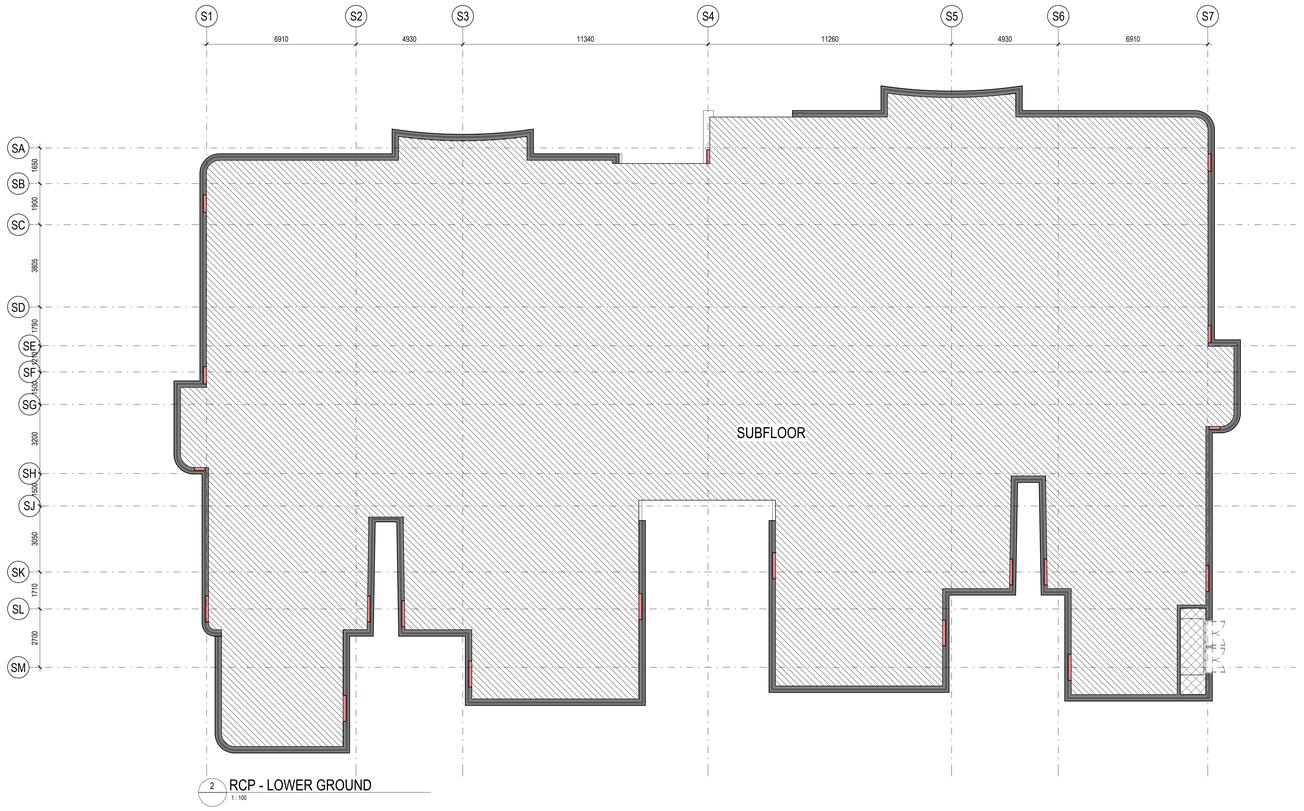
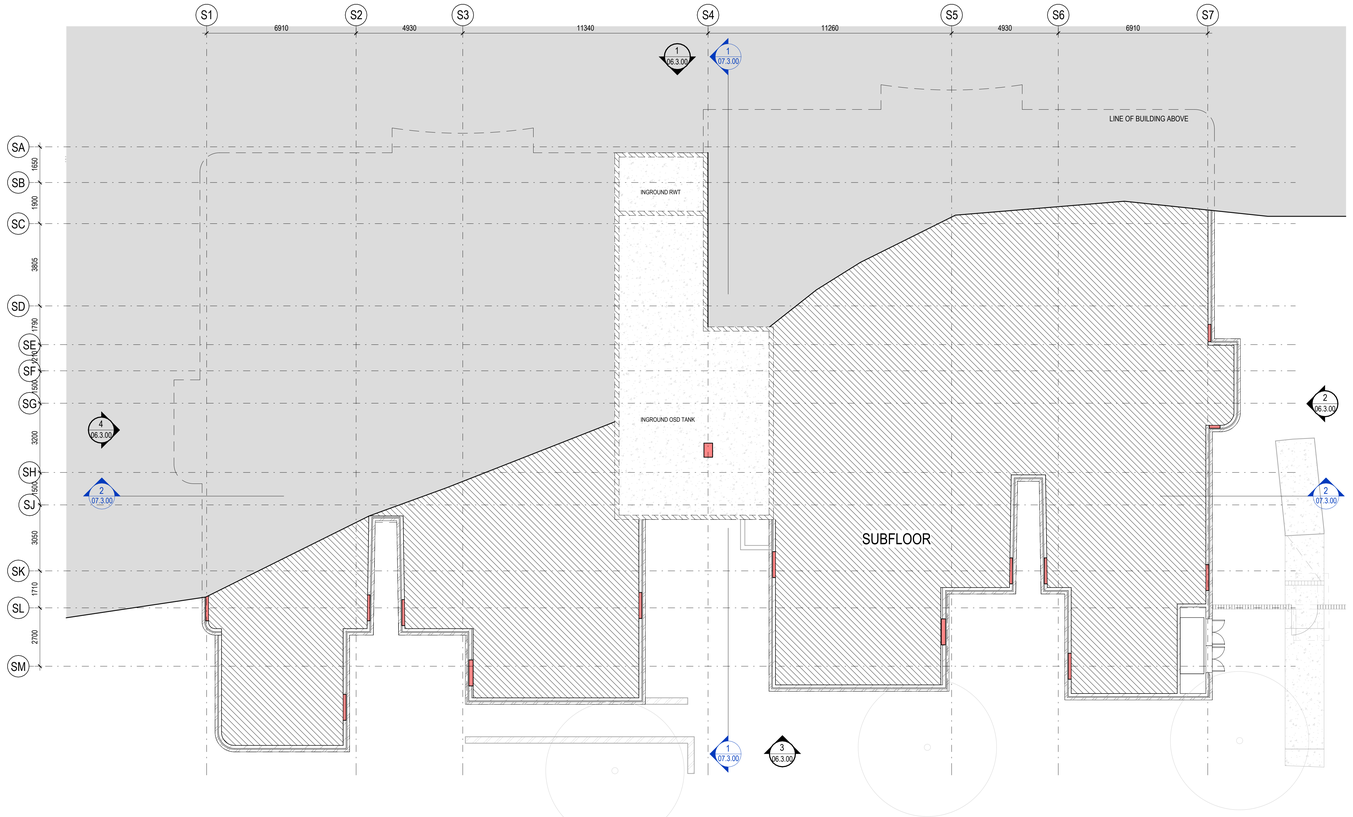


2 RCP - LOWER GROUND
1 : 100



1 GA PLAN - LOWER GROUND
1 : 100

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
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Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMc	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country
MELBOURNE
Level 1
250 Flinders Lane
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Gadigal Country
SYDNEY
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Surry Hills NSW 2010
T +61 2 9660 9329

Yuggera + Turbal Country
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Level 5,
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Brisbane Qld 4000
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Ngunnawal Country
CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 2A2B - LOWER GROUND

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:00:25 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.02.3.00	5

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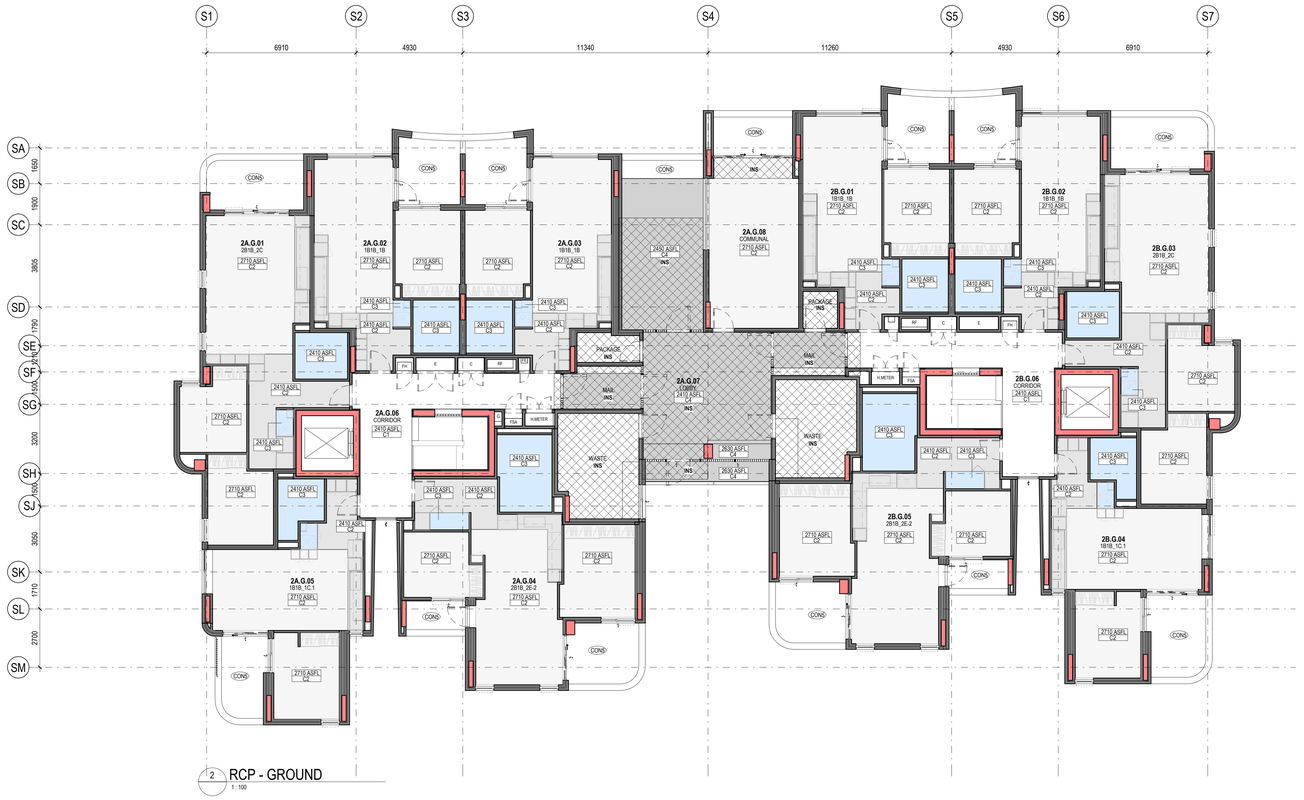

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
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Rev	Description	Date	Checked By	Issued by
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4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

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ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 2A2B - GROUND

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:00:47 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.02.3.01	5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

Certificate No. #HR-EAAVN4-01
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Wurundjeri Country
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NSW: David Tordoff 8028 , SA: Hayball 3259,
TAS: Hayball P357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 2A2B - LEVEL 1

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:01:07 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.02.3.02	5

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1 GA PLAN - LEVEL 2
1 : 100

Certificate No. #HR-EAAVN4-01

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Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

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Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMc	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 2A2B - LEVEL 2

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:01:21 PM	1 : 100@A0

Project No	Drawing No	Revision
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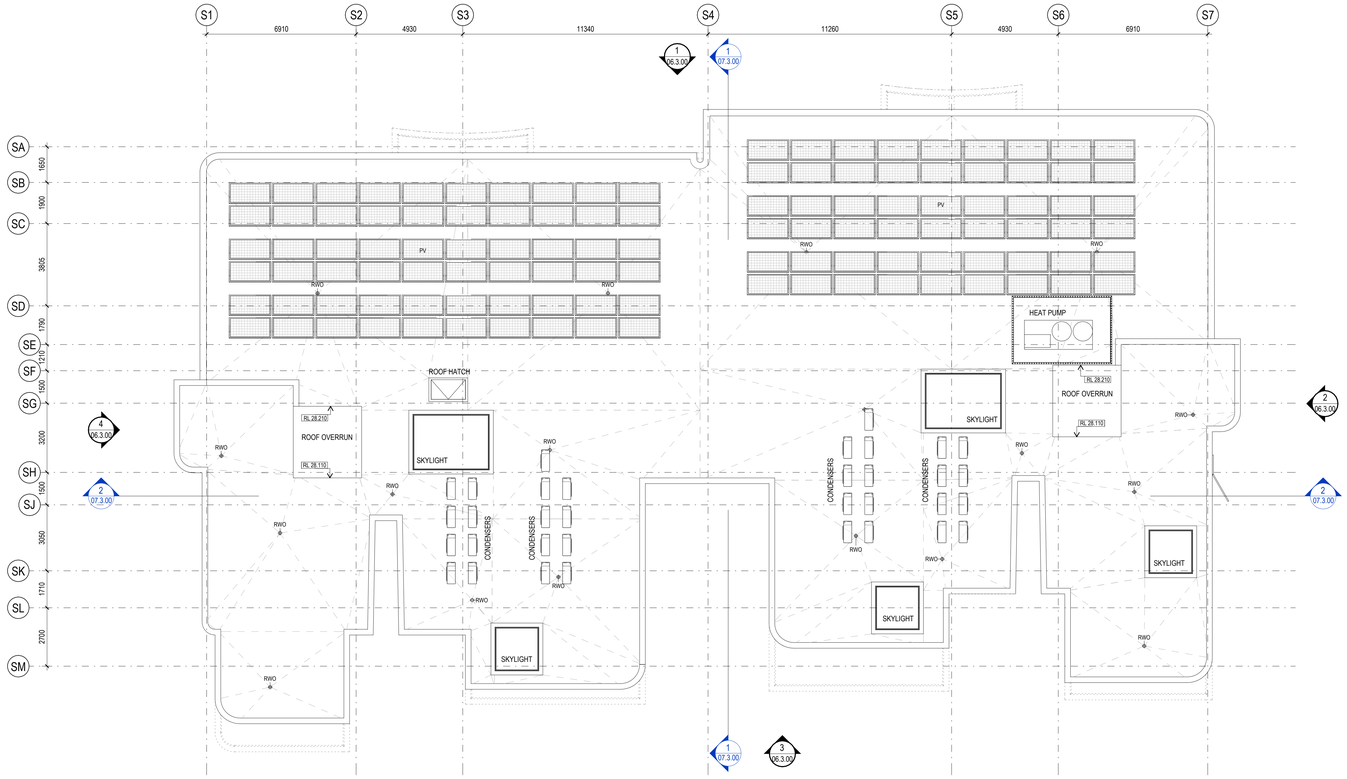

1 GA PLAN - ROOF
1 : 100

Certificate No. #HR-EAAVN4-01
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Assessor name Khyati Saxena
Accreditation No. HERA 10191
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Rev	Description	Date	Checked By	Issued by
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2	FOR COORDINATION	05/09/2025		
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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 2A2B - ROOF

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:01:32 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.02.3.04	5

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

1 NORTH ELEVATION
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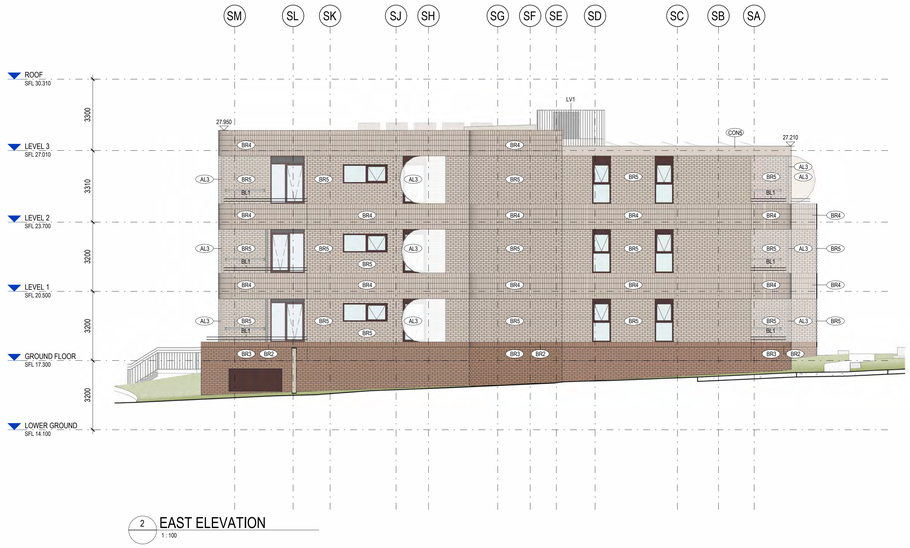
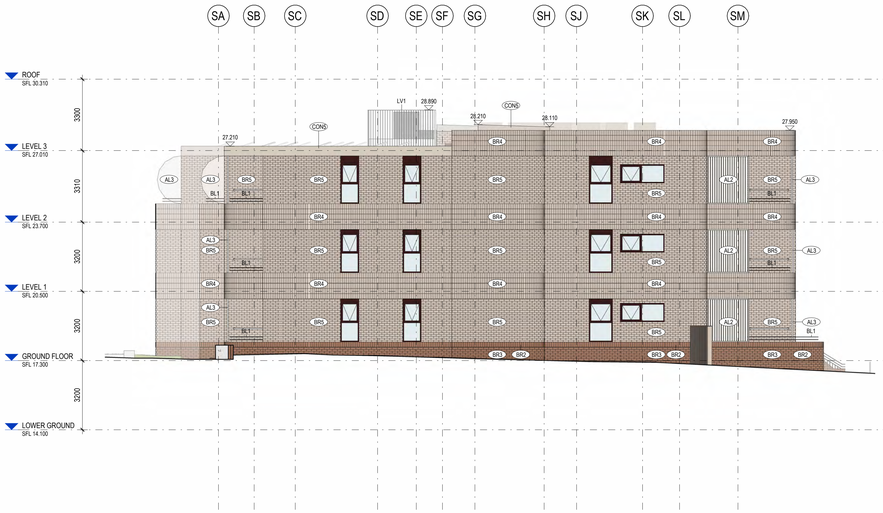


2 EAST ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

3 SOUTH ELEVATION
1 : 100

Certificate No. #HR-EAAVN4-01
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Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

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Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMc	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

bridge
NSW GOVERNMENT
Homes NSW

haybell

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

MELBOURNE
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Melbourne VIC 3000
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Brisbane Qld 4000
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CANBERRA
Level 3,
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Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Haybell 3259, TAS: Haybell F307, VIC: Haybell 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
BUILDING ELEVATIONS - BUILDING 2A2B

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:03:12 PM	1 : 100@A0

Project No	Drawing No	Revision
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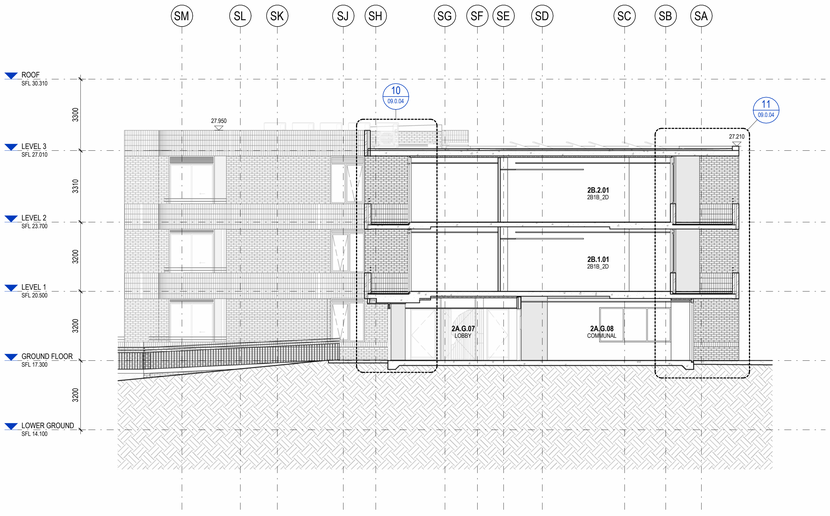

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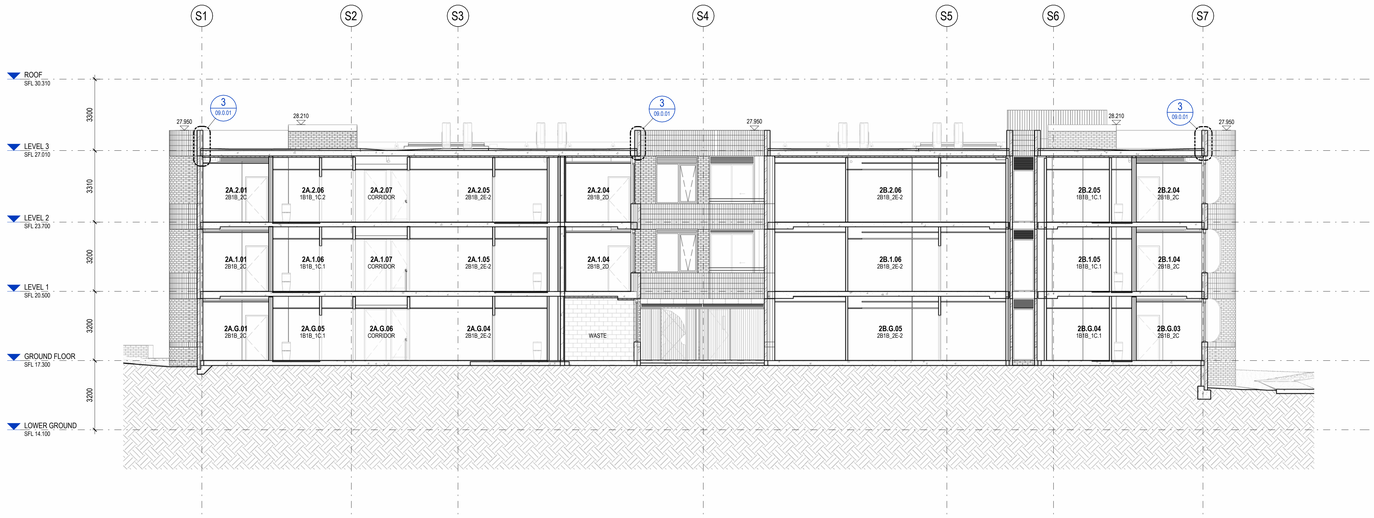

2 SECTION
1 : 100

Certificate No. #HR-EAAVN4-01
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Assessor name Khyati Saxena
Accreditation No. HERA 10191
Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035
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Rev	Description	Date	Checked By	Issued by
5	50% DD ISSUE	21/11/2025	EMc	EC
4	FOR COORDINATION	10/10/2025		
3	FOR COORDINATION	19/09/2025		
2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

Wurundjeri Country
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Ngunnawal Country
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ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F307, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
BUILDING SECTIONS - BUILDING 2A2B

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:04:25 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.07.3.00	5

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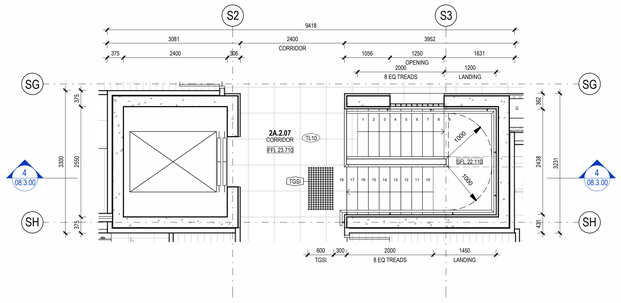
REFER BUILDING 1B DRAWING AR.08.1.10 FOR FURTHER DETAIL



3 CORE - BUILDING 2A - LEVEL 2
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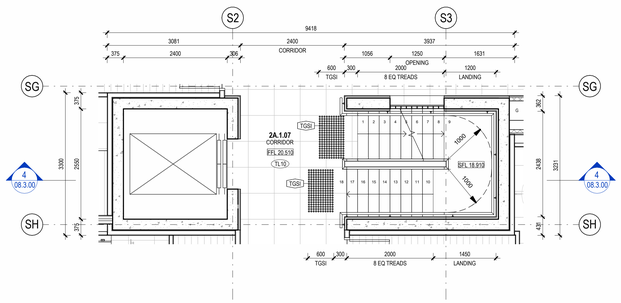

2 CORE - BUILDING 2A - LEVEL 1
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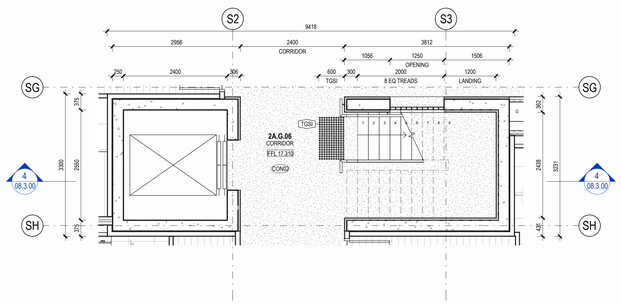
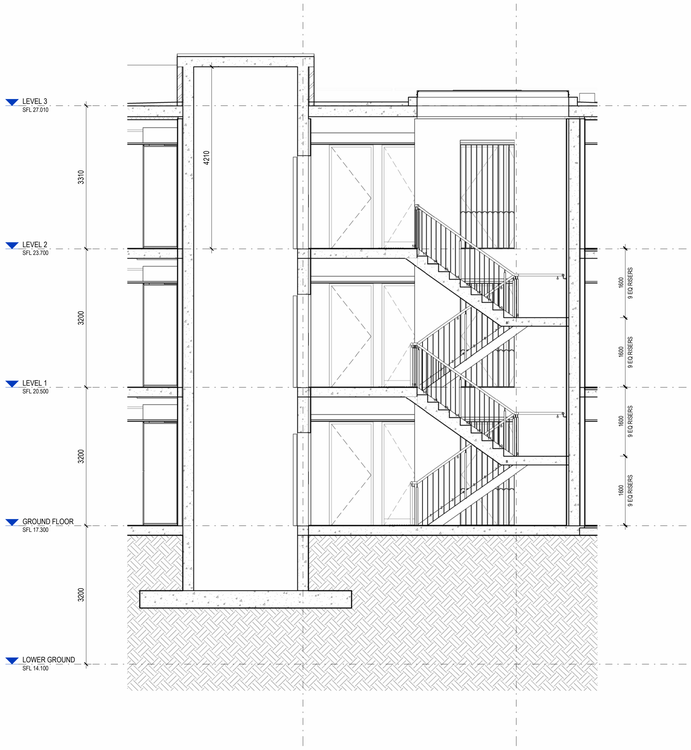


1 CORE - BUILDING 2A - GROUND
1 : 50



4 CORE - BUILDING 2A - SECTION
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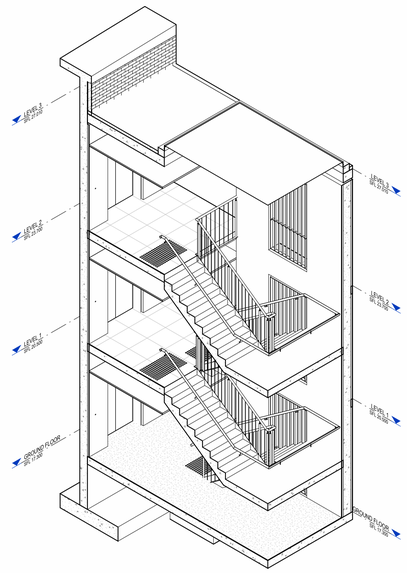

5 CORE - BUILDING 2A - 3D
SCALE

Certificate No. #HR-EAAVN4-01
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Accreditation No. HERA 10191
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Rev	Description	Date	Checked By	Issued by
3	50% DD ISSUE	21/11/2025	EMc	EC
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Wurundjeri Country — **MELBOURNE** Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644

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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
STAIR AND CORE DETAILS - BUILDING 2A2B

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:05:30 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.08.3.00	3

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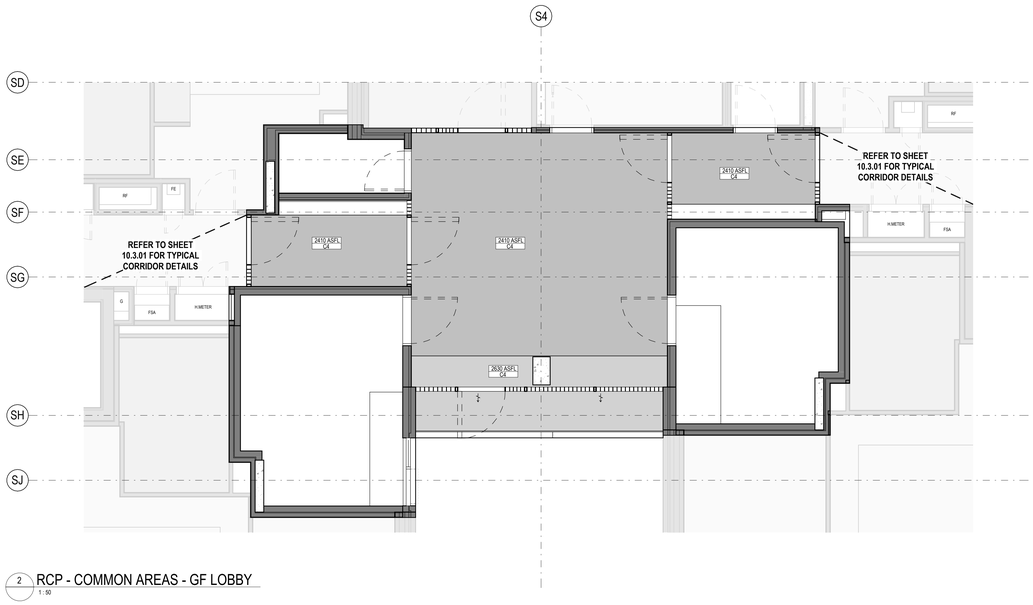
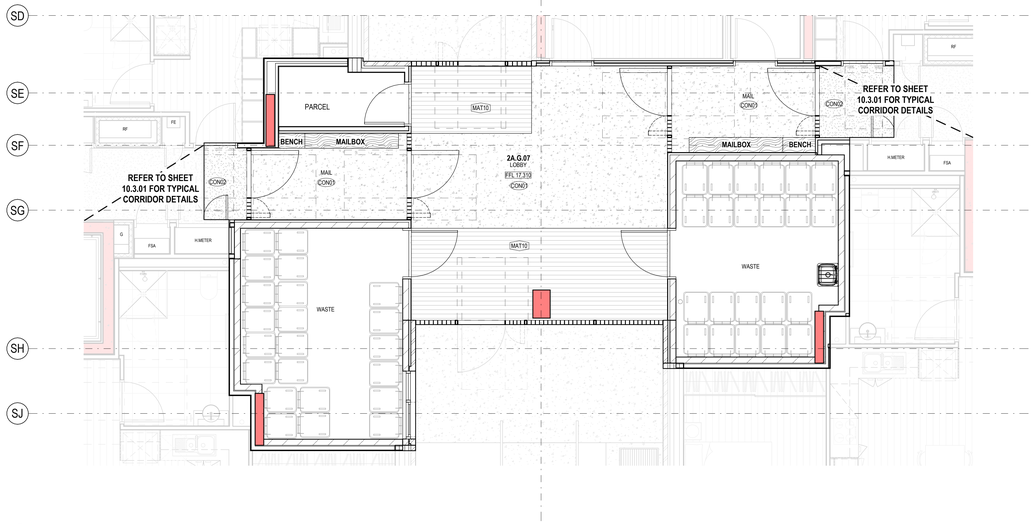


2 RCP - COMMON AREAS - GF LOBBY
1 : 50



1 COMMON AREAS - GF LOBBY
1 : 50

ELEVATIONS TO BE PRODUCED AT LATER STAGE

ELEVATIONS TO BE PRODUCED AT LATER STAGE

REFER TO BUILDING 1B, DRAWINGS AR.10.1.10 & AR.10.1.11 FOR FURTHER DETAIL.

APPLY SAME DETAIL TO SITE WIDE LOBBIES & CORRIDORS, ALLOW FOR:

- DOOR SIGNAGE TO ALL APT ENTRIES
- WHERE APPLIED, PANEL BREAKS TO FC WALL FINISH
- WHERE APPLIED, PANEL BREAKS TO FC CEILING FINISH
- FEATURE LED LIGHTING ABOVE MAILBOX ZONES & TO UNDERSIDE OF MAILBOX BENCH
- LIGHTING SETOUT TO ALL LOBBY AND CORRIDOR AREAS
- ALLOW FOR 100mm SKIRTING TO ALL PB FINSIHED WALLS

Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name Khyati Saxena

Accreditation No. HERA 10191

Property Address 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

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Rev	Description	Date	Checked By	Issued by
1	50% DD ISSUE	21/11/2025	EMc	EC

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

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Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

BIDJIGAL

Drawing Title

COMMON AREA DETAILS - BUILDING 2A2B - LOBBY

Status

PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:05:38 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.10.3.00	1

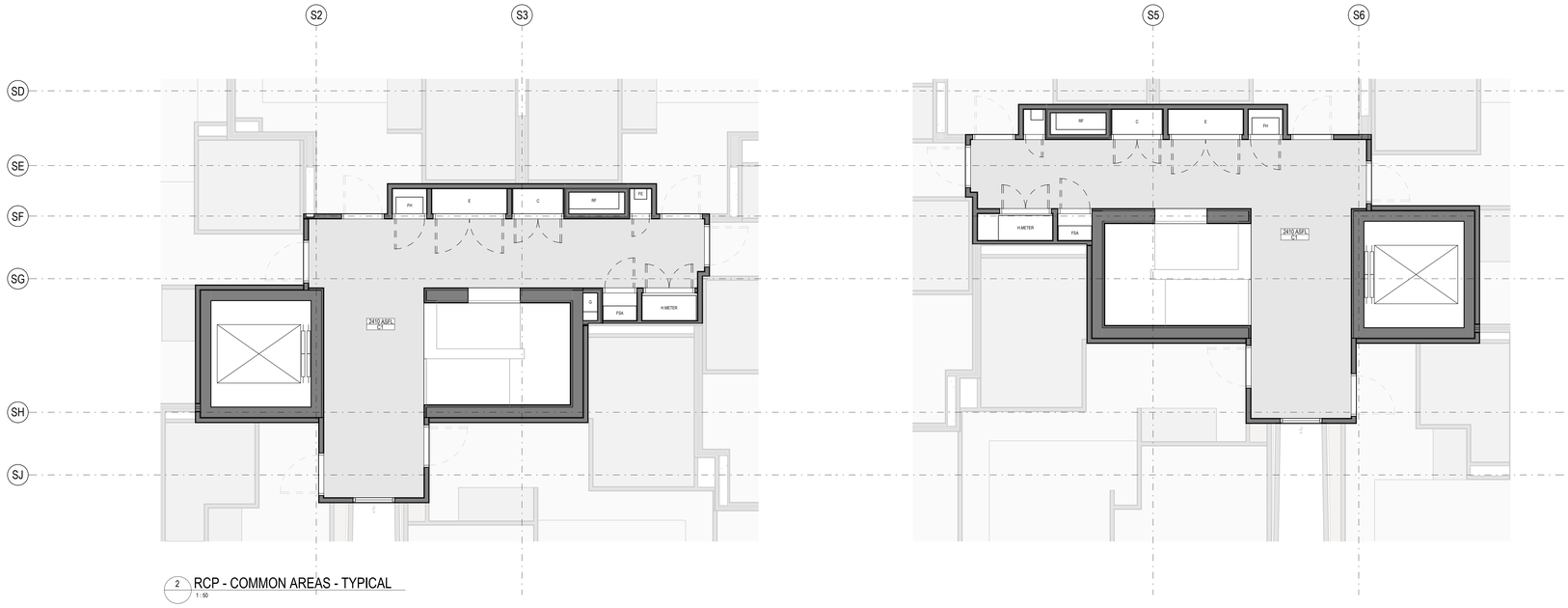
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

REFER TO BUILDING 1B, DRAWINGS AR.10.1.10 & AR.10.1.11 FOR FURTHER DETAIL.

APPLY SAME DETAIL TO SITE WIDE LOBBIES & CORRIDORS, ALLOW FOR:

- DOOR SIGNAGE TO ALL APT ENTRIES
- WHERE APPLIED, PANEL BREAKS TO FC WALL FINISH
- WHERE APPLIED, PANEL BREAKS TO FC CEILING FINISH
- FEATURE LED LIGHTING ABOVE MAILBOX ZONES & TO UNDERSIDE OF MAILBOX BENCH
- LIGHTING SETOUT TO ALL LOBBY AND CORRIDOR AREAS
- ALLOW FOR 100mm SKIRTING TO ALL PB FINSIHED WALLS

ELEVATIONS TO BE PRODUCED AT LATER STAGE



2 RCP - COMMON AREAS - TYPICAL
1 : 50

1 COMMON AREAS - TYPICAL
1 : 50

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
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Rev	Description	Date	Checked By	Issued by
1	50% DD ISSUE	21/11/2025	EMc	EC

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T +61 7 3211 9821

CANBERRA
Level 5
121 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
COMMON AREA DETAILS - BUILDING 2A2B - TYPICAL

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 7:05:48 PM	1 : 50@A0

Project No	Drawing No	Revision
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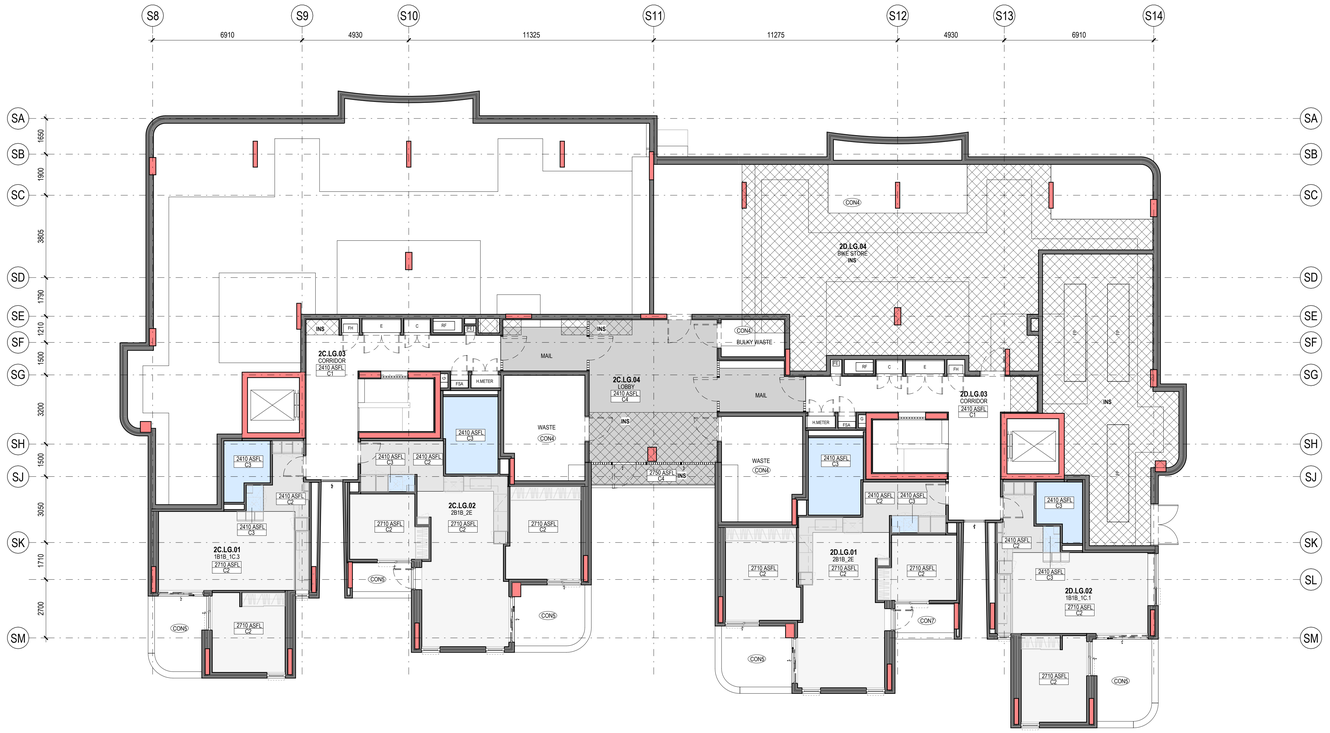
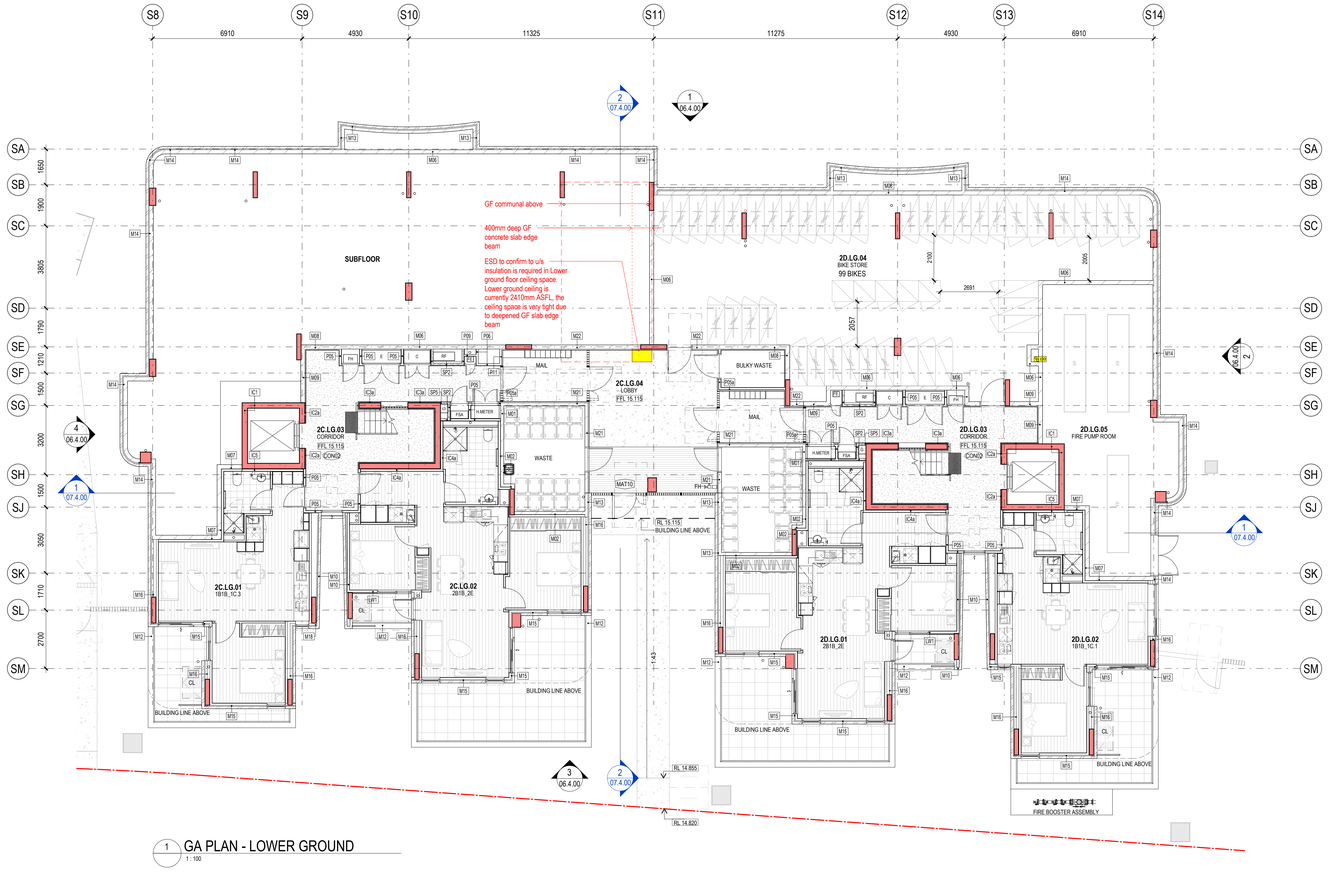


2 RCP - LOWER GROUND
1 : 100



1 GA PLAN - LOWER GROUND
1 : 100

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.

Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

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1	FOR COORDINATION	22/08/2025		

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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 2C2D - LOWER GROUND

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:40:18 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.02.4.00	5

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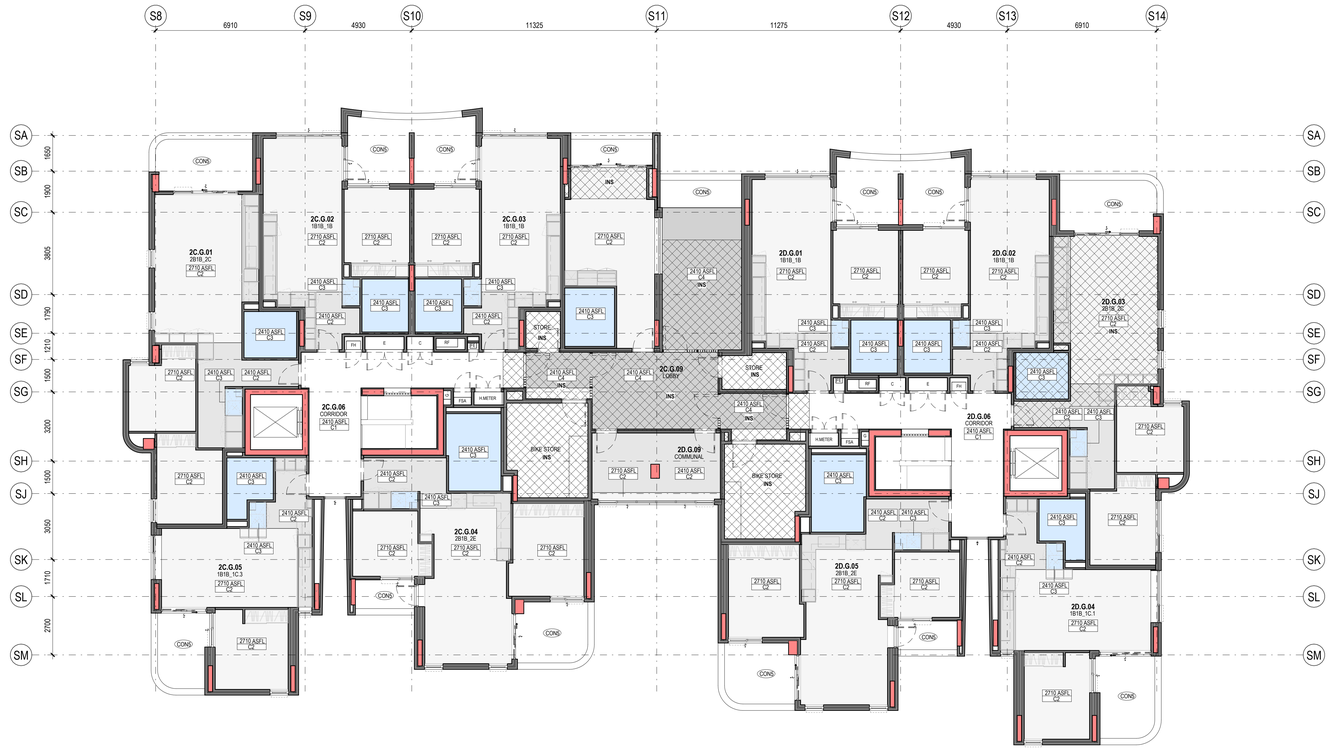

Certificate No. #HR-EAAVN4-01

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Assessor name	Khyati Saxena
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Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

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1	FOR COORDINATION	22/08/2025		

bridge

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Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

BIDJIGAL

Drawing Title

GA PLAN & RCP - BUILDING 2C2D - GROUND

Status

PRELIMINARY ISSUE

Date Printed	Scale
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Project No	Drawing No	Revision
2776	AR.02.4.01	5

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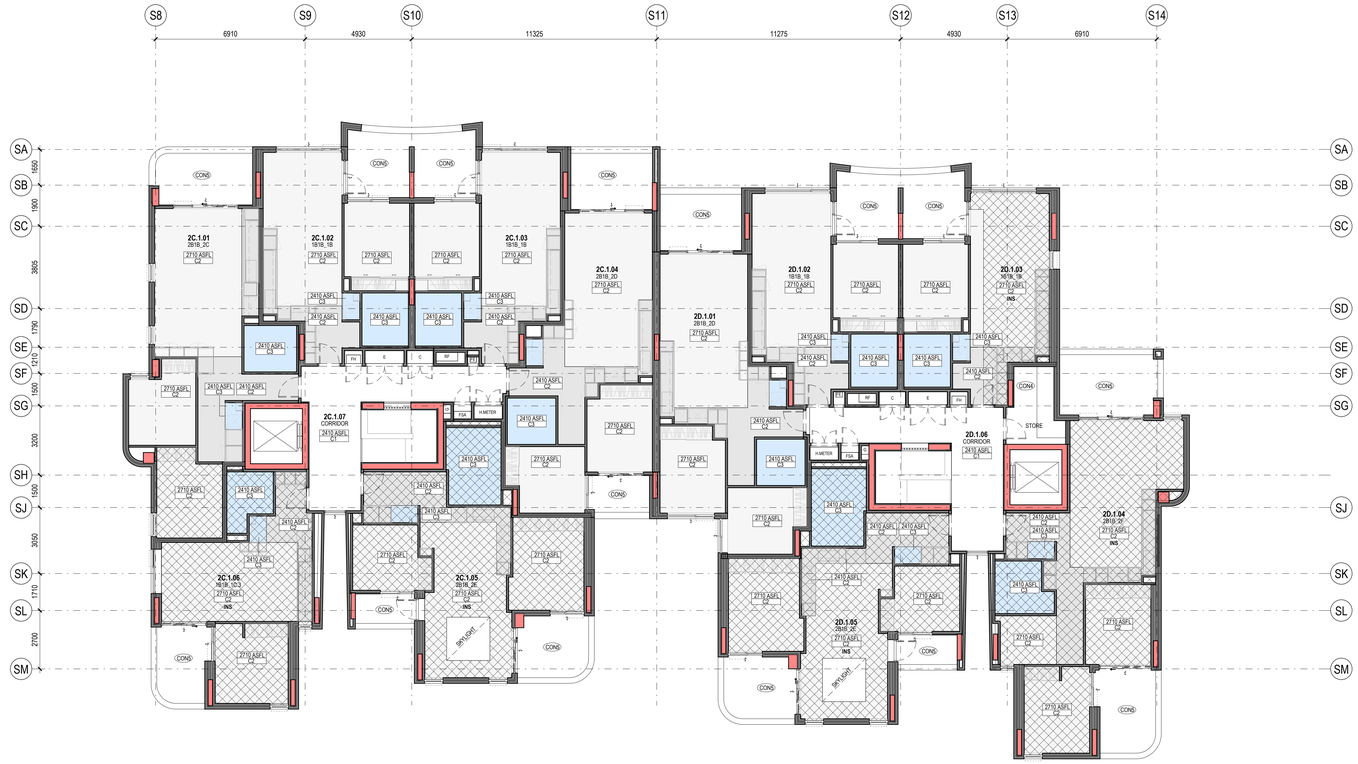
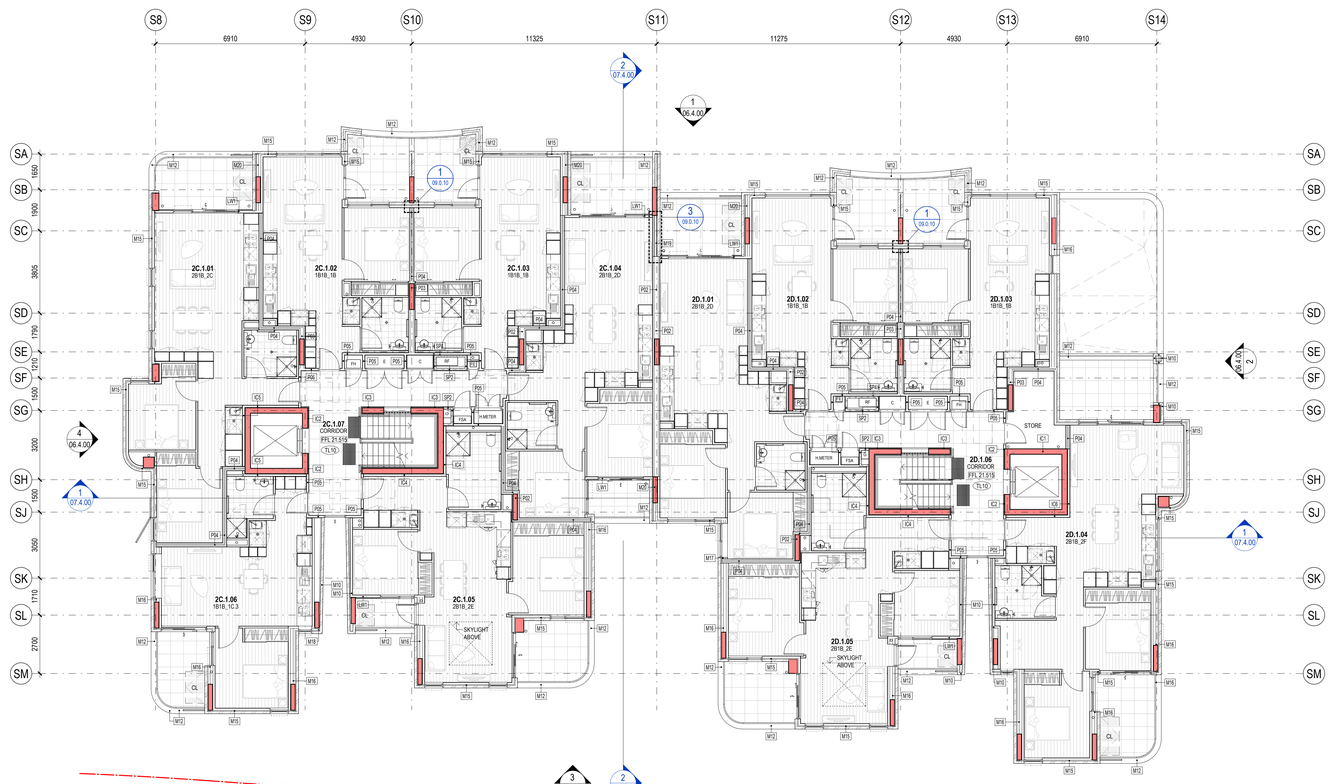


2 RCP - LEVEL 1
1 : 100



1 GA PLAN - LEVEL 1
1 : 100

Certificate No. #HR-EAAVN4-01
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2	FOR COORDINATION	05/09/2025		
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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 2C2D - LEVEL 1

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:40:55 PM	1 : 100@A0

Project No	Drawing No	Revision
2776	AR.02.4.02	5

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2 RCP - LEVEL 2
1 : 100

1 GA PLAN - LEVEL 2
1 : 100

Certificate No. #HR-EAAVN4-01
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5	50% DD ISSUE	21/11/2025	EMc	EC
4	FOR COORDINATION	10/10/2025		
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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 2C2D - LEVEL 2

Status
PRELIMINARY ISSUE

Date Printed	Scale
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Project No	Drawing No	Revision
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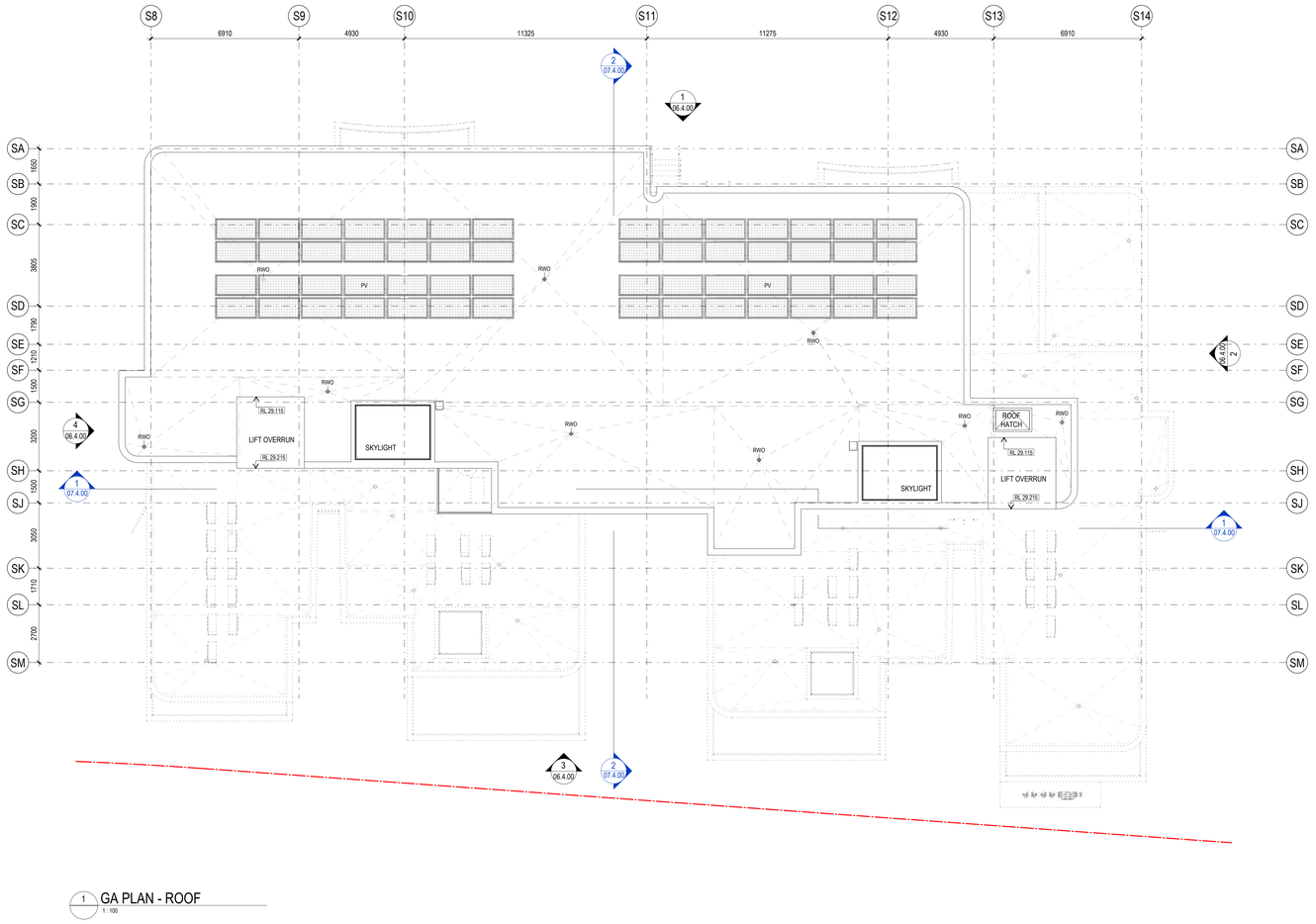

1 GA PLAN - ROOF
1 : 100

Certificate No. #HR-EAAVN4-01
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Accreditation No.: HERA 10191
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2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
GA PLAN & RCP - BUILDING 2C2D - ROOF

Status
PRELIMINARY ISSUE

Date Printed	Scale
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Project No	Drawing No	Revision
2776	AR.02.4.04	5

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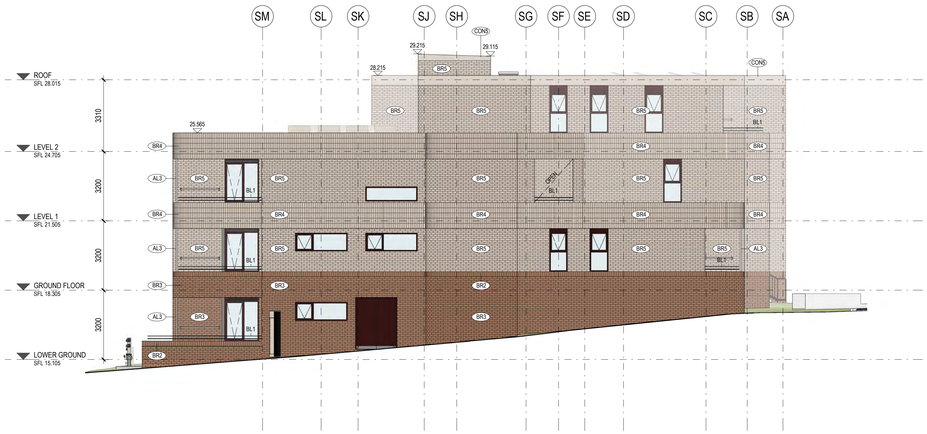
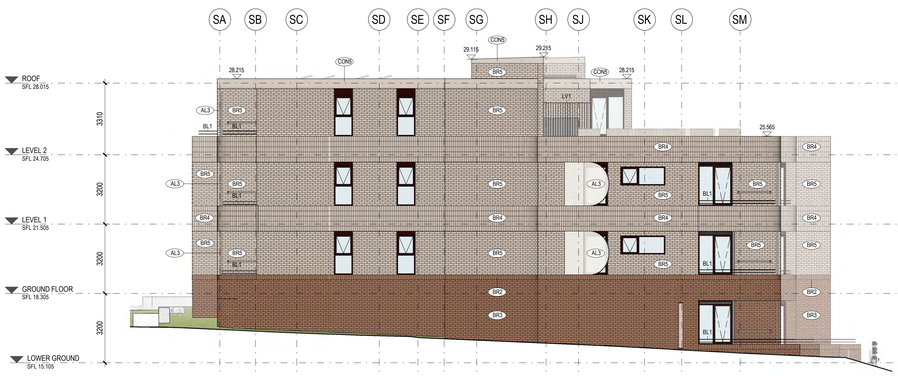
1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

3 SOUTH ELEVATION
1 : 100

Certificate No. #HR-EAAVN4-01
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2	FOR COORDINATION	05/09/2025		
1	FOR COORDINATION	22/08/2025		

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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
BUILDING ELEVATIONS - BUILDING 2C2D

Status
PRELIMINARY ISSUE

Date Printed	Scale
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Project No	Drawing No	Revision
2776	AR.06.4.00	5

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1 SECTION
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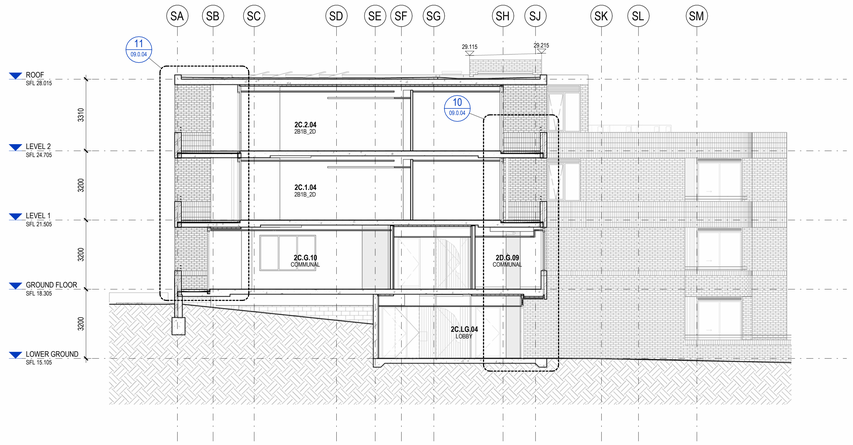

2 SECTION
1 : 100

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Assessor name Khyati Saxena
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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
BUILDING SECTIONS - BUILDING 2C2D

Status
PRELIMINARY ISSUE

Date Printed
21/11/2025
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Scale
1 : 100@A0

Project No 2776
Drawing No AR.07.4.00
Revision 5

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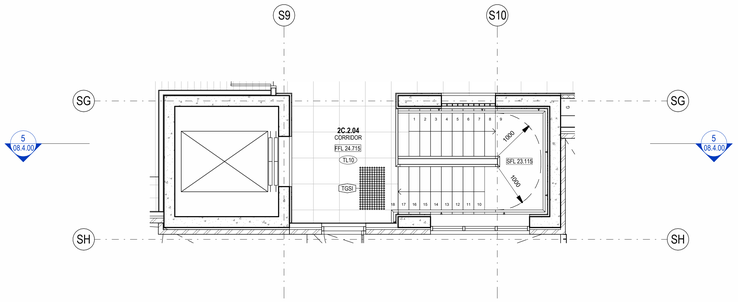
REFER BUILDING 1B DRAWING AR.08.1.10 FOR FURTHER DETAIL



4 CORE - BUILDING 2C - LEVEL 2
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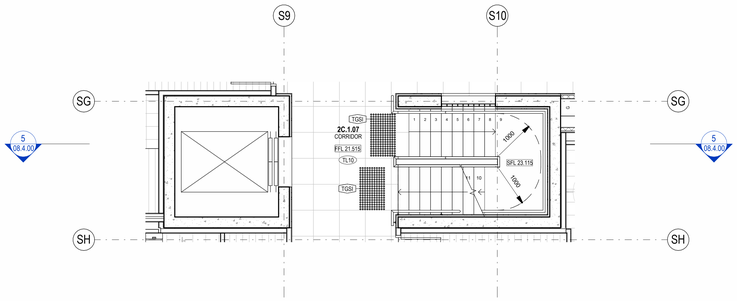

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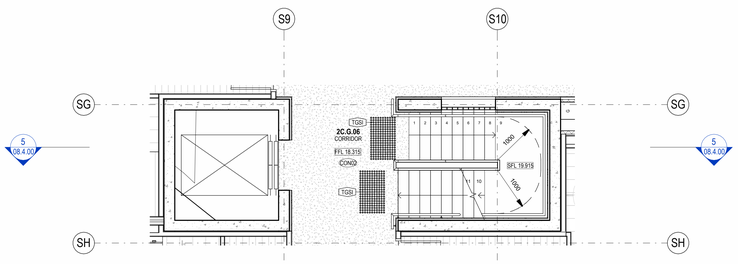
1 : 50



2 CORE - BUILDING 2C - GROUND
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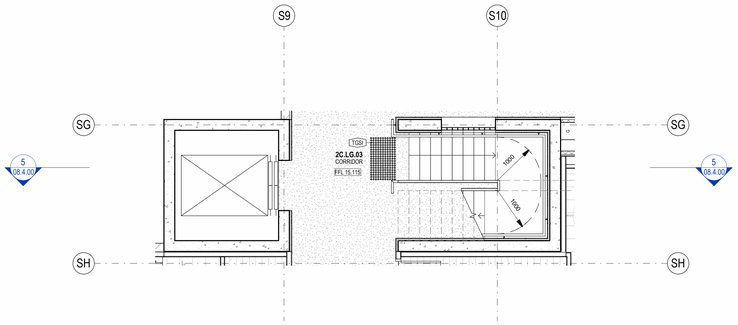

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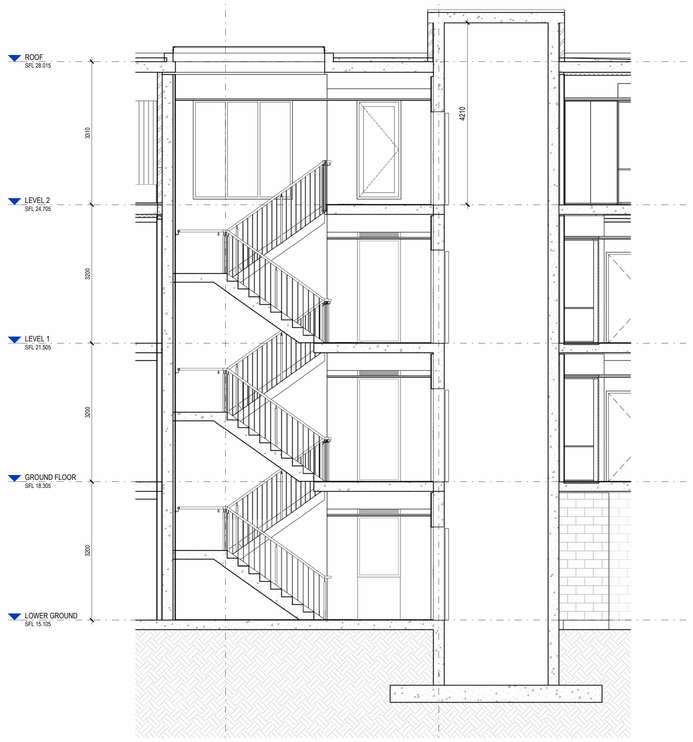

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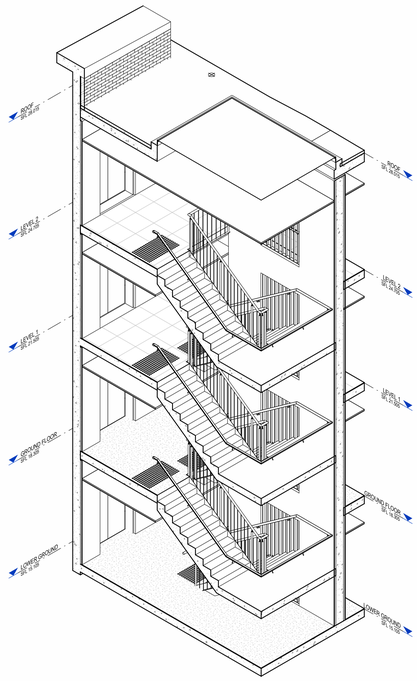

6 CORE - BUILDING 2C - 3D

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Assessor name Khyati Saxena
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Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
STAIR AND CORE DETAILS - BUILDING 2C2D

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:45:27 PM	1 : 50@A0

Project No	Drawing No	Revision
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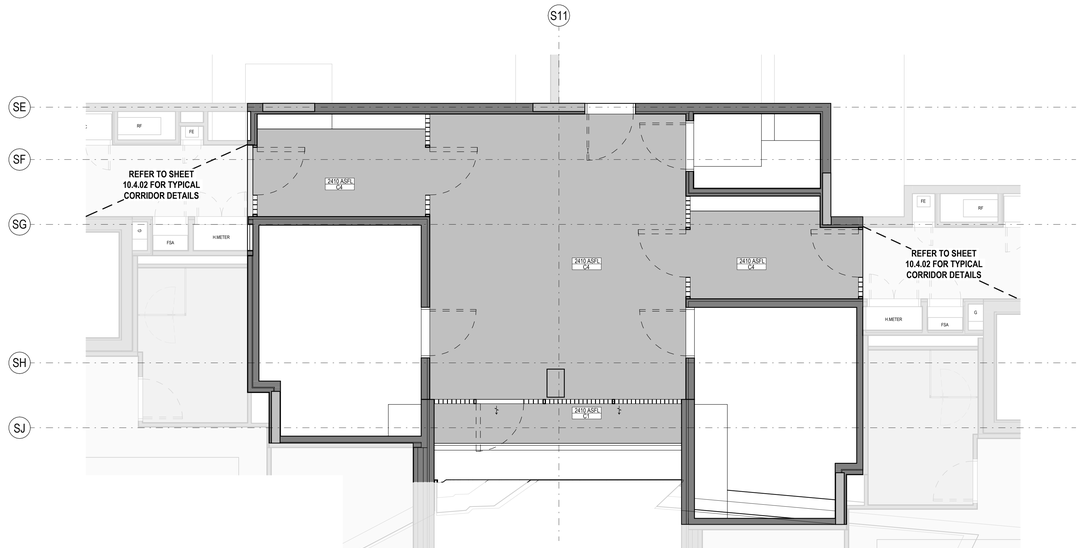
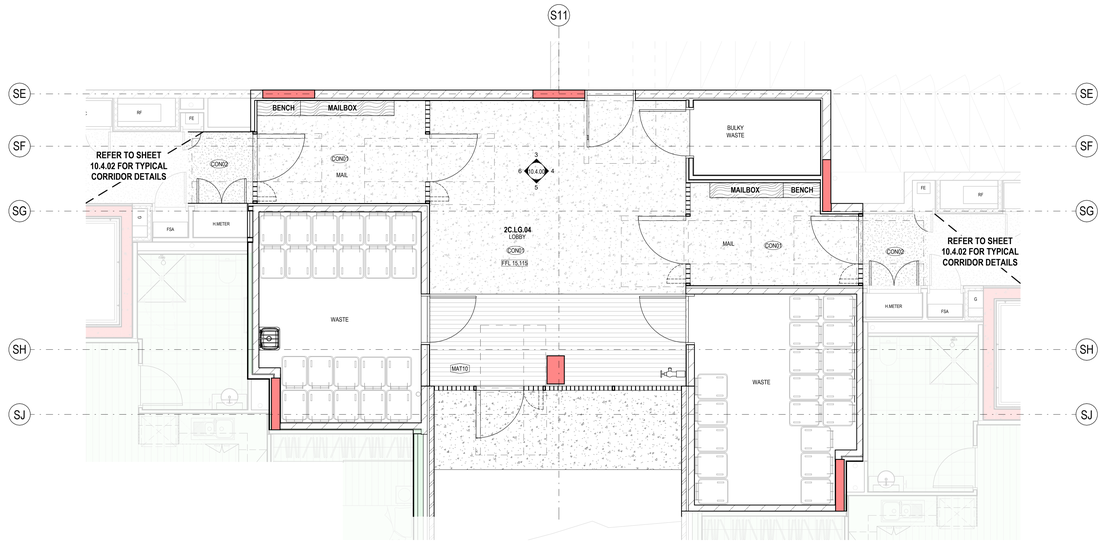
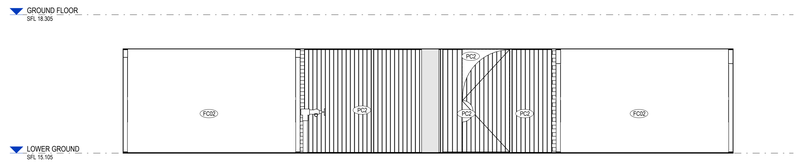


2 RCP - COMMON AREAS - LOWER GROUND
1 : 50



1 GA PLANS - COMMON AREAS - LOWER GROUND
1 : 50



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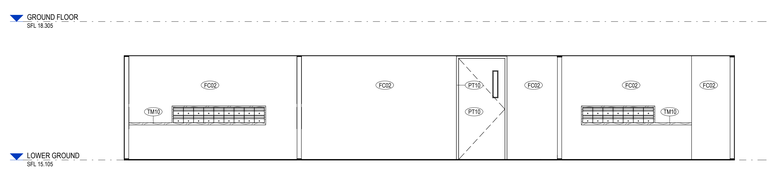
1 : 50



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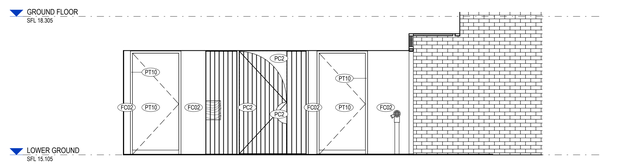

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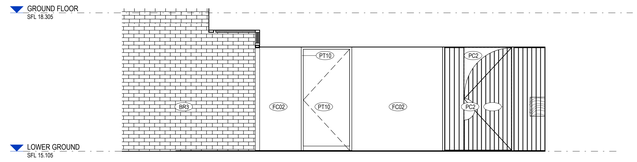

6 COMMON AREAS - LOWER GROUND - ELEVATION
1 : 50

REFER TO BUILDING 1B, DRAWINGS AR.10.1.10 & AR.10.1.11 FOR FURTHER DETAIL.

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Certificate No. #HR-EAAVN4-01

Scan QR code or follow website link for rating details.

Assessor name	Khyati Saxena
Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.

http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
3	50% DD ISSUE	21/11/2025	EMc	EC
2	FOR COORDINATION	10/10/2025		
1	FOR COORDINATION	19/09/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

MELBOURNE Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644

SYDNEY Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329

BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000, T +61 7 3211 9821

CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball FS57, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

BIDJIGAL

Drawing Title

COMMON AREA DETAILS - BUILDING 2C2D - LG LOBBY

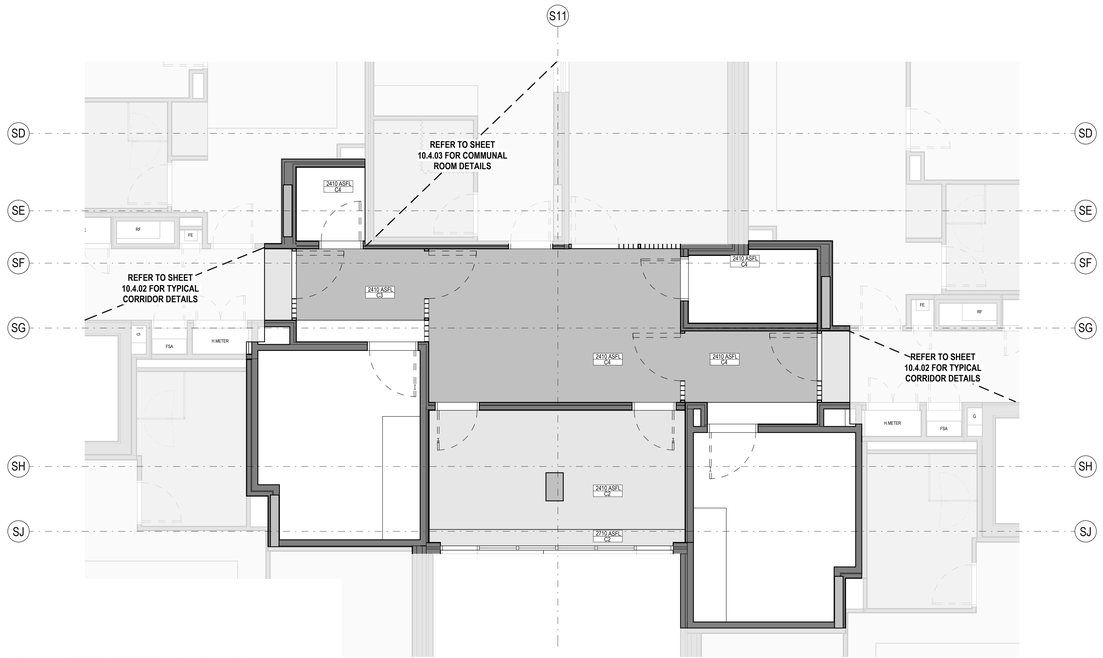
Status

PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:45:42 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.10.4.00	3

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



2 RCP - COMMON AREAS - GROUND
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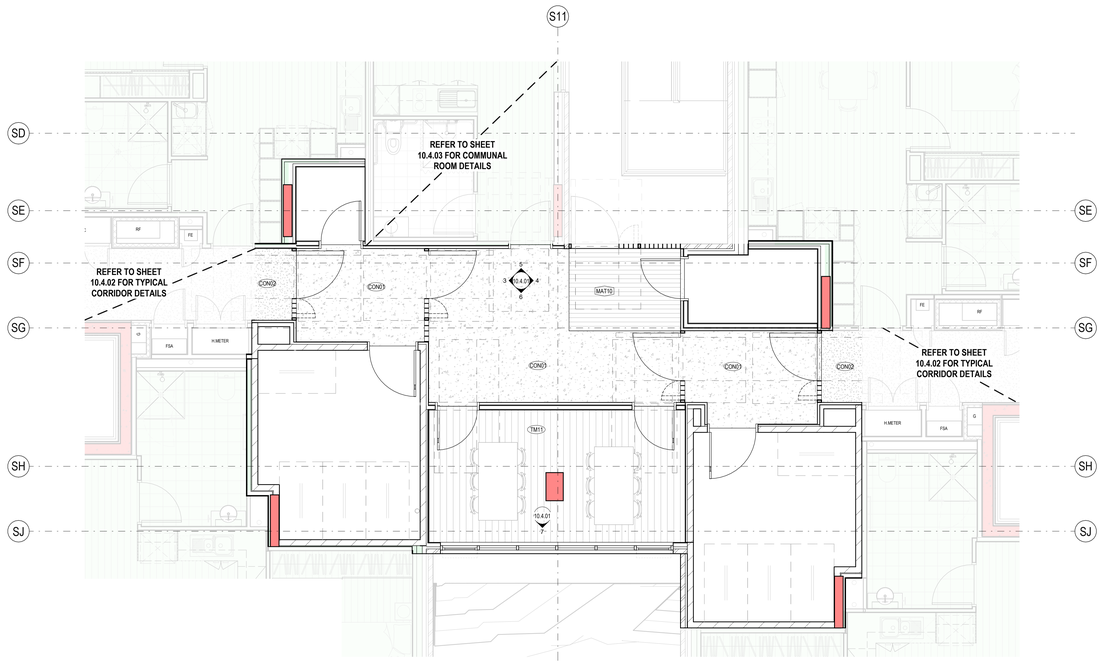

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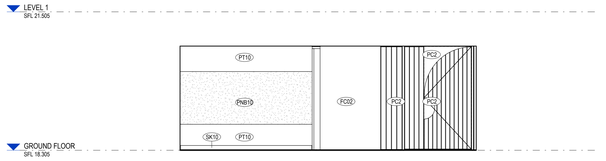

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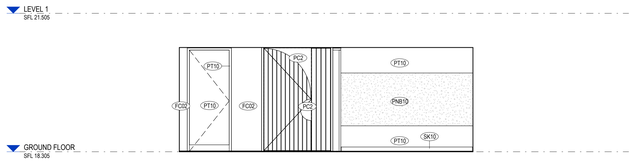
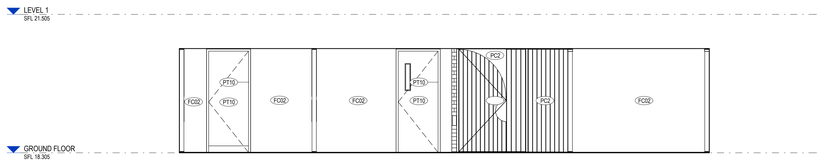


4 COMMON AREAS - GROUND - ELEVATION
1 : 50



5 COMMON AREAS - GROUND - ELEVATION
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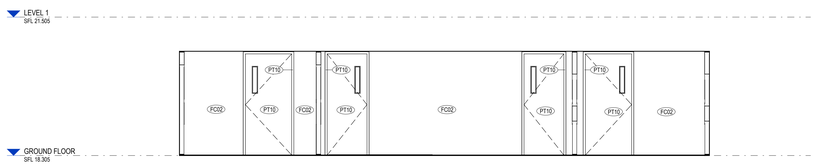

6 COMMON AREAS - GROUND - ELEVATION
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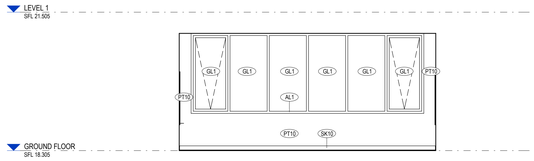

7 COMMON AREAS - GROUND - ELEVATION
1 : 50

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Certificate No. #HR-EAAVN4-01
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Accreditation No.	HERA 10191
Property Address	195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035

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bridge NSW GOVERNMENT Homes NSW

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MELBOURNE
Level 1
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ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734,
NSW: David Tordoff 8028 , SA: Hayball 3259,
TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
COMMON AREA DETAILS - BUILDING 2C2D - GF LOBBY

Status
PRELIMINARY ISSUE

Date Printed	Scale
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Project No	Drawing No	Revision
2776	AR.10.4.01	3

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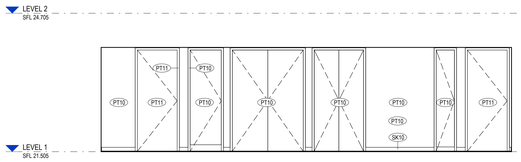
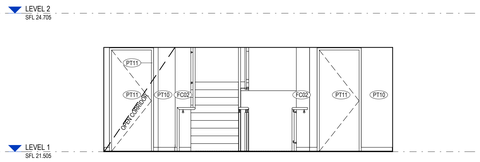


3 COMMON AREAS - TYPICAL - ELEVATION
1 : 50



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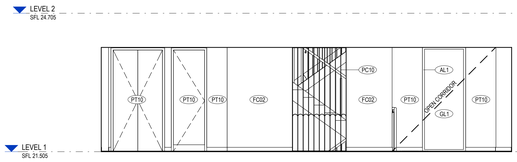

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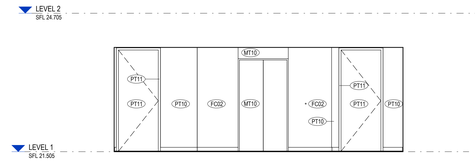
1 : 50



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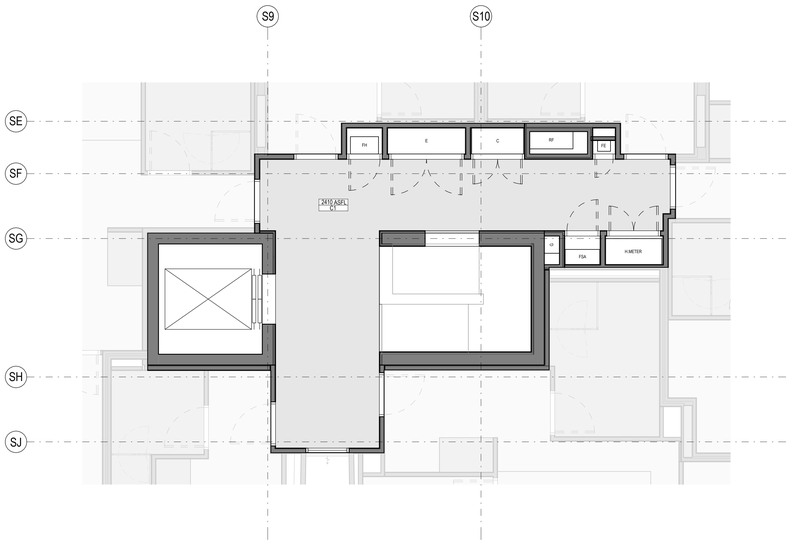
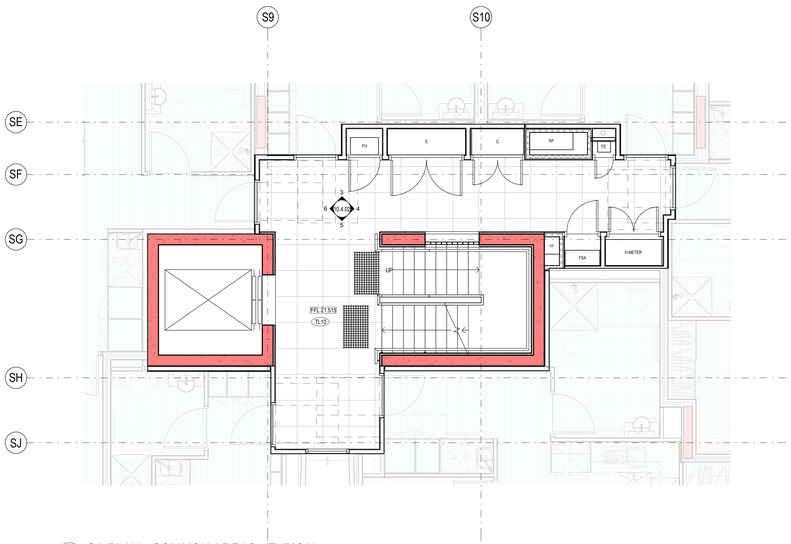


2 RCP - COMMON AREAS - TYPICAL
1 : 50



1 GA PLAN - COMMON AREAS - TYPICAL
1 : 50

Certificate No. #HR-EAAVN4-01
Scan QR code or follow website link for rating details.
Assessor name: Khyati Saxena
Accreditation No.: HERA 10191
Property Address: 195-213 Fitzgerald Avenue & 40-64 Yorktown Parade, Maroubra, NSW, 2035.
http://www.hero-software.com.au/pdf/HR-EAAVN4-01

Rev	Description	Date	Checked By	Issued by
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1	FOR COORDINATION	19/09/2025		

Wurundjeri Country — **MELBOURNE** Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

Gadigal Country — **SYDNEY** Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329

Yuggera + Turrbal Country — **BRISBANE** Level 6, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)
BIDJIGAL

Drawing Title
COMMON AREA DETAILS - BUILDING 2C2D - TYPICAL

Status
PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:46:10 PM	1 : 50@A0

Project No	Drawing No	Revision
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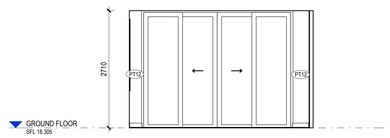
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



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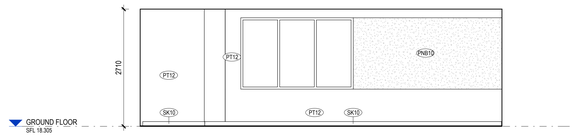

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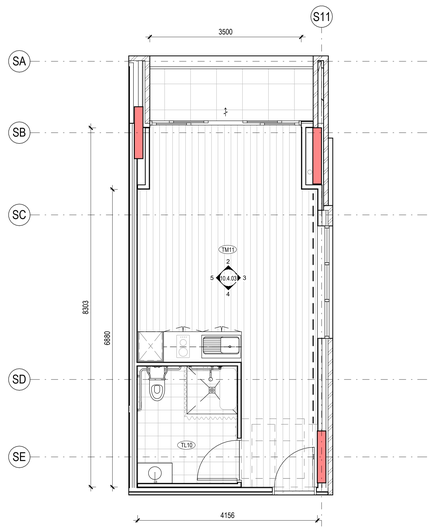

1 COMMUNAL
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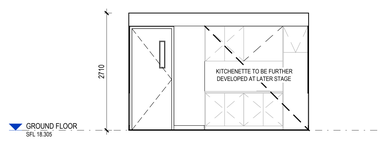

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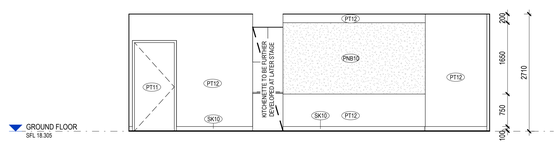

5 COMMUNAL - ELEVATION
1 : 50

Certificate No. #HR-EAAVN4-01

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Assessor name	Khyati Saxena
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Project Title

YORKTOWN MAROUBRA

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE

Country (Traditional Owners)

BIDJIGAL

Drawing Title

COMMON AREA DETAILS - BUILDING 2C2D - COMMUNAL

Status

PRELIMINARY ISSUE

Date Printed	Scale
21/11/2025 6:46:12 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.10.4.03	3

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ADP
An ayesa company

Appendix C
BASIX Certificate

BASIX™ Certificate

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

Multi Dwelling

Certificate number: 1768585M_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 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 1768585M submitted to the consent authority or certifier on 22 October 2024 with application SSD-71454960.

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: Friday, 28 November 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-EAAVN4-01.

Project summary	
Project name	Fitzgerald Avenue, Maroubra_03
Street address	195-213 FITZGERALD AVENUE 40-64 YORKTOWN PARADE MAROUBRA 2035
Local Government Area	RANDWICK
Plan type and plan number	Deposited Plan DP36345, 249/DP36345
Lot no.	1
Section no.	DP668769, 248/DP36345, 249
No. of residential flat buildings	6
Residential flat buildings: no. of dwellings	144
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	69	Target 67
Materials	✔	-100	Target n/a

Certificate Prepared by
Name / Company Name: ADP Consulting
ABN (if applicable):

Description of project

Project address	
Project name	Fitzgerald Avenue, Maroubra_03
Street address	195-213 FITZGERALD AVENUE 40-64 YORKTOWN PARADE MAROUBRA 2035
Local Government Area	RANDWICK
Plan type and plan number	Deposited Plan DP36345, 249/DP36345
Lot no.	1
Section no.	DP668769, 248/DP36345, 249

Project type	
No. of residential flat buildings	6
Residential flat buildings: no. of dwellings	144
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details	
Site area (m²)	9647
Roof area (m²)	4860
Non-residential floor area (m²)	0
Residential car spaces	70
Non-residential car spaces	0

Common area landscape	
Common area lawn (m²)	233
Common area garden (m²)	2784.25
Area of indigenous or low water use species (m²)	2472.43

Assessor details and thermal loads	
Assessor number	HERA10191
Certificate number	HR-EAAVN4-01
Climate zone	56

Project score			
Water	✔	40	Target 40
Thermal Performance	✔	Pass	Target Pass
Energy	✔	69	Target 67
Materials	✔	-100	Target n/a

Description of project

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

Residential flat buildings - Building 1 (1A), 16 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1A.1.01	1	58.5	0	0	0
1A.1.05	2	71.3	0	0	0
1A.2.03	1	50.6	0	0	0
1A.G.01	2	75.2	0	0	0
1A.1.02	1	55.6	0	0	0
1A.1.06	3	103.4	0	0	0
1A.2.04	2	71.1	0	0	0
1A.G.02	3	98.7	0	0	0
1A.1.03	1	50.6	0	0	0
1A.2.01	1	57	0	0	0
1A.2.05	2	71.3	0	0	0
1A.G.03	2	71.3	0	0	0
1A.1.04	2	71.1	0	0	0
1A.2.02	1	55.6	0	0	0
1A.2.06	3	103.4	0	0	0
1A.G.04	3	103.4	0	0	0

Residential flat buildings - Building 2 (1B), 22 dwellings, 4 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1B.1.01	2	71.2	0	0	0
1B.1.05	2	71.2	0	0	0
1B.2.02	1	50.6	0	0	0
1B.2.06	2	70.5	0	0	0
1B.G.01	3	98.7	0	0	0
1B.G.05	2	70.5	0	0	0
1B.1.02	1	50.6	0	0	0
1B.1.06	2	70.5	0	0	0
1B.2.03	1	55.1	0	0	0
1B.2.07	2	71.3	0	0	0
1B.G.02	1	54.9	0	0	0
1B.G.06	2	71.4	0	0	0
1B.1.03	1	55.2	0	0	0
1B.1.07	2	71.3	0	0	0
1B.2.04	1	50.6	0	0	0
1B.3.01	2	75.7	0	0	0
1B.G.03	1	50.5	0	0	0
1B.1.04	1	50.6	0	0	0
1B.2.01	2	71.2	0	0	0
1B.2.05	2	71.2	0	0	0
1B.3.02	2	72	0	0	0
1B.G.04	2	71.2	0	0	0

Residential flat buildings - Building 3 (1C), 22 dwellings, 4 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1C.1.01	2	71.2	0	0	0
1C.1.06	2	71.2	0	0	0
1C.2.02	1	50.6	0	0	0
1C.2.06	2	70.5	0	0	0
1C.G.01	3	98.7	0	0	0
1C.G.05	2	70.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1C.1.02	1	50.6	0	0	0
1C.1.06	2	70.5	0	0	0
1C.2.03	1	55.1	0	0	0
1C.2.07	2	71.3	0	0	0
1C.G.02	1	54.9	0	0	0
1C.G.06	2	71.4	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1C.1.03	1	55.2	0	0	0
1C.1.07	2	71.3	0	0	0
1C.2.04	1	50.6	0	0	0
1C.3.01	2	75.7	0	0	0
1C.G.03	1	50.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1C.1.04	1	50.6	0	0	0
1C.2.01	2	71.2	0	0	0
1C.2.05	2	71.2	0	0	0
1C.3.02	2	72	0	0	0
1C.G.04	2	71.2	0	0	0

Residential flat buildings - Building 4 (1D), 19 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1D.1.01	2	71.9	0	0	0
1D.1.06	2	71.7	0	0	0
1D.2.02	1	50.6	0	0	0
1D.2.06	2	70.5	0	0	0
1D.G.04	2	71.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1D.1.02	1	50.5	0	0	0
1D.1.06	2	70.4	0	0	0
1D.2.03	1	55.1	0	0	0
1D.G.01	3	98.7	0	0	0
1D.G.05	2	70.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1D.1.03	1	54.9	0	0	0
1D.1.07	2	70.7	0	0	0
1D.2.04	1	50.6	0	0	0
1D.G.02	1	55.1	0	0	0
1D.G.06	2	70.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
1D.1.04	1	50.5	0	0	0
1D.2.01	2	82.9	0	0	0
1D.2.05	2	71.1	0	0	0
1D.G.03	1	50.6	0	0	0

Residential flat buildings - Building 5 (2A-2B), 34 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2A.1.01	2	74.5	0	0	0
2A.1.05	2	75.4	0	0	0
2A.2.03	1	52.5	0	0	0
2A.G.01	2	74.5	0	0	0
2A.G.05	1	50.9	0	0	0
2B.1.04	2	74.9	0	0	0
2B.2.02	1	52.8	0	0	0
2B.2.06	2	75.3	0	0	0
2B.G.04	1	50.9	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2A.1.02	1	52.5	0	0	0
2A.1.06	1	50.9	0	0	0
2A.2.04	2	71.1	0	0	0
2A.G.02	1	52.5	0	0	0
2B.1.01	2	71.1	0	0	0
2B.1.05	1	50.9	0	0	0
2B.2.03	1	52.8	0	0	0
2B.G.01	1	52.8	0	0	0
2B.G.05	2	75.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2A.1.03	1	52.5	0	0	0
2A.2.01	2	74.5	0	0	0
2A.2.05	2	75.4	0	0	0
2A.G.03	1	52.5	0	0	0
2B.1.02	1	52.8	0	0	0
2B.1.06	2	75.4	0	0	0
2B.2.04	2	74.9	0	0	0
2B.G.02	1	52.8	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2A.1.04	2	71.3	0	0	0
2A.2.02	1	52.5	0	0	0
2A.2.06	1	50.9	0	0	0
2A.G.04	2	75.3	0	0	0
2B.1.03	1	52.8	0	0	0
2B.2.01	2	71.1	0	0	0
2B.2.05	1	50.9	0	0	0
2B.G.03	2	74.9	0	0	0

Residential flat buildings - Building 6 (2C-2D), 31 dwellings, 3 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2C.1.01	2	74.6	0	0	0
2C.1.05	2	75.3	0	0	0
2C.2.03	1	52.5	0	0	0
2C.G.03	1	52.5	0	0	0
2C.LG.02	2	74.6	0	0	0
2D.1.04	2	83	0	0	0
2D.G.01	1	52.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2C.1.02	1	52.5	0	0	0
2C.1.06	1	50.7	0	0	0
2C.2.04	2	71.3	0	0	0
2C.G.04	2	75.3	0	0	0
2D.1.01	2	71.1	0	0	0
2D.1.05	2	75	0	0	0
2D.G.02	1	52.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2C.1.03	1	52.5	0	0	0
2C.2.01	1	64.1	0	0	0
2C.G.01	2	74.9	0	0	0
2C.G.05	1	50.7	0	0	0
2D.1.02	1	52.5	0	0	0
2D.2.01	2	71.1	0	0	0
2D.G.03	2	74.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2C.1.04	2	71.1	0	0	0
2C.2.02	1	52.5	0	0	0
2C.G.02	1	52.5	0	0	0
2C.LG.01	1	50.6	0	0	0
2D.1.03	1	52.5	0	0	0
2D.2.02	2	80.7	0	0	0
2D.G.04	1	51	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2D.G.05	2	75.5	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2D.LG.01	1	74.6	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
2D.LG.02	2	50.8	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)

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 (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Undercover car park area (No. 1)	2085	Switch room (No. 1)	23.0	Pump rooms	13.64
Comms Room	10	Rainwater Tank	26	Bike Store - LG	167.8
Storage	30	Stairs	35.58		

Common areas of unit building - Building 1 (1A)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Garbage room (1A)	17.4	Bike Park (1A)	14.7	Mail Room (1A)	16.1
GF Lobby (1A)	33.8	Corridor (1A)	97.6		

Common areas of unit building - Building 2 (1B)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Garbage room (1B)	24.7	Bike Park (1B)	8.9	Mail Room (1B)	18.7
GF Lobby (1B)	47.8	Corridor (1B)	125.7		

Common areas of unit building - Building 3 (1C)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Garbage room (1C)	24.7	Bike Park (1C)	8.9	Mail Room (1C)	18.7
GF Lobby (1C)	47.8	Corridor (1C)	125.7		

Common areas of unit building - Building 4 (1D)

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Garbage room (1D)	25.2	Bike Park (1D)	9.1	Mail Room (1D)	17.7
GF Lobby (1D)	37.8	Corridor (1D)	91.4		

Common areas of unit building - Building 5 (2A-2B)

Common area	Floor area (m²)
Garbage room (2A-2B)	34.0
Package (2A-2B)	6.5

Common area	Floor area (m²)
Communal Space (2A-2B)	31.8
GF Lobby (2A-2B)	73.5

Common area	Floor area (m²)
Mail Room (2A-2B)	14.3
Corridor (2A-2B)	144.6

Common areas of unit building - Building 6 (2C-2D)

Common area	Floor area (m²)
Lift bank (No. 1)	-
Lift bank (No. 4)	-
Bulk Waste (2C-2D)	5.0
Store rooms (2C-2D)	24.3
LG Lobby (2C-2D)	113.6

Common area	Floor area (m²)
Lift bank (No. 2)	-
Lift bank (No. 5)	-
Communal Spaces (2C-2D)	44.7
Bike Park - GF (2C-2D)	31.6
Corridor (2C-2D)	209.2

Common area	Floor area (m²)
Lift bank (No. 3)	-
Garbage room (2C-2D)	35.4
Fire Pump Room - LG	62.4
Mail Room (2C-2D)	18.6

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building 1 (1A)

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for Residential flat buildings - Building 2 (1B)

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

3. Commitments for Residential flat buildings - Building 3 (1C)

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

4. Commitments for Residential flat buildings - Building 4 (1D)

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

5. Commitments for Residential flat buildings - Building 5 (2A-2B)

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

6. Commitments for Residential flat buildings - Building 6 (2C-2D)

(a) Buildings

(i) Materials

(b) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Performance

(c) Common areas and central systems/facilities

(i) Water

(ii) Energy

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

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Building 1 (1A)

(a) Buildings

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

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
concrete slab on ground, frame:	161.7	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	1186	rockwool batts, roll or pump-in	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	brick veneer,frame:light steel frame	1980	-	rockwool batts, roll or pump-in

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	single skin masonry, frame:light steel frame	569.5	rockwool batts, roll or pump-in

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 2	plasterboard, frame:light steel frame	938.1	rockwool batts, roll or pump-in

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

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
framed - metal roof, frame: light steel frame	2560	-	rockwool batts, roll or pump-in
concrete - plasterboard internal, frame: light steel frame	1069	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	295	-	295	-	-	-	-

(b) Dwellings

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

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

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1A.1.01	5	5.9	10.900
1A.1.02	1.1	6.8	7.900
1A.1.03	2.3	7.8	10.100
1A.1.04	6	2.7	8.700

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1A.1.05	15	4.3	19.300
1A.1.06	7.6	4	11.600
1A.2.01	5.9	11.2	17.100
1A.2.02	5	11.3	16.300
1A.2.03	7	12.2	19.200
1A.2.04	14.2	4.7	18.900
1A.2.05	19.5	12	31.500
1A.2.06	15.3	6.6	21.900
1A.G.01	8.5	11	19.500
1A.G.02	6.4	13.1	19.500
1A.G.03	28.8	2.6	31.400
All other dwellings	20.7	2.9	23.600

(c) Common areas and central systems/facilities

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

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

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

	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**
Garbage room (1A)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Bike Park (1A)	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Mail Room (1A)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
GF Lobby (1A)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	yes
Corridor (1A)	ventilation supply only	time clock or BMS controlled	light-emitting diode	manual on / manual off	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 3 number of levels from the bottom of the lift shaft to the top of the lift shaft: 4 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

2. Commitments for Residential flat buildings - Building 2 (1B)

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	142.5	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	1529.3	rockwool batts, roll or pump-in	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	2263.4	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	single skin masonry, frame:light steel frame	924	rockwool batts, roll or pump-in
Internal wall type 2	plasterboard, frame:light steel frame	970	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1575	-	rockwool batts, roll or pump-in
concrete - bare internal, frame: light steel frame	2323	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
-	370	-	370	-	-	-	-

(b) Dwellings

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

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

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1B.1.01	8	4.9	12.900
1B.1.02	0.7	8	8.700
1B.1.03	0.5	6.6	7.100
1B.1.04	1.4	6.9	8.300

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
1B.1.05	8.8	3.9	12.700
1B.1.06	17.9	3.8	21.700
1B.1.07	13.1	10.5	23.600
1B.2.01	12.3	7.2	19.500
1B.2.02	2.2	9.6	11.800
1B.2.03	1.2	8.4	9.600
1B.2.04	2.1	9	11.100
1B.2.05	14.6	7	21.600
1B.2.06	21.7	11.2	32.900
1B.2.07	26.2	5.9	32.100
1B.3.01	7.4	15.2	22.600
1B.3.02	5.7	12.7	18.400
1B.G.01	6	5.8	11.800
1B.G.02	2.5	6.7	9.200
1B.G.03	4.2	6.8	11.000
1B.G.04	16.1	2.8	18.900
1B.G.05	25.9	5.5	31.400
All other dwellings	26.7	5	31.700

(c) Common areas and central systems/facilities

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

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

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

	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**
Garbage room (1B)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Bike Park (1B)	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Mail Room (1B)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
GF Lobby (1B)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	yes
Corridor (1B)	ventilation supply only	time clock or BMS controlled	light-emitting diode	manual on / manual off	yes

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 5 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
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) (c) Unit Efficiency: 3.5 < COP <= 4.0

3. Commitments for Residential flat buildings - Building 3 (1C)

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	234.8	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	1437	rockwool batts, roll or pump-in	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	2274.2	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	970	rockwool batts, roll or pump-in
Internal wall type 2	single skin masonry, frame:light steel frame	924	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	3434	-	rockwool batts, roll or pump-in
concrete - bare internal, frame: light steel frame	467	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
-	370	-	370	-	-	-	-

(b) Dwellings

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

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

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1C.1.01	10.7	4	14.700
1C.1.02	1.8	6.9	8.700
1C.1.03	0.5	5.3	5.800
1C.1.04	1.6	6.6	8.200

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
1C.1.05	7.5	4.6	12.100
1C.1.06	16.7	3.6	20.300
1C.1.07	17.2	3	20.200
1C.2.01	12.8	6.7	19.500
1C.2.02	2	7.9	9.900
1C.2.03	1.6	6.8	8.400
1C.2.04	4.8	9.3	14.100
1C.2.05	16	6.8	22.800
1C.2.06	23.4	11.5	34.900
1C.2.07	29.1	4.9	34.000
1C.3.01	13.9	7	20.900
1C.3.02	5.9	10	15.900
1C.G.01	5.1	2.7	7.800
1C.G.02	1.6	3.1	4.700
1C.G.03	3.8	4.3	8.100
1C.G.04	12.3	2.2	14.500
1C.G.05	18.4	1.9	20.300
All other dwellings	18.7	2.1	20.800

(c) Common areas and central systems/facilities

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

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

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

	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**
Garbage room (1C)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Bike Park (1C)	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Mail Room (1C)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
GF Lobby (1C)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	yes
Corridor (1C)	ventilation supply only	time clock or BMS controlled	light-emitting diode	manual on / manual off	yes

Central energy systems	Type	Specification
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) (c) Unit Efficiency: 3.5 < COP <= 4.0

4. Commitments for Residential flat buildings - Building 4 (1D)

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	845.6	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	573.5	rockwool batts, roll or pump-in	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	2050.8	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	859	rockwool batts, roll or pump-in
Internal wall type 2	single skin masonry, frame:light steel frame	787	rockwool batts, roll or pump-in

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	3164	-	rockwool batts, roll or pump-in
framed - metal roof, frame: light steel frame	487	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	329	-	329	-	-	-	-

(b) Dwellings

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

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

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
1D.1.01	8.5	4.8	13.300
1D.1.02	2.3	6.6	8.900
1D.1.03	0.6	6	6.600
1D.1.04	1.7	6.8	8.500

	Thermal loads		
Dwelling no.	**Area adjusted heating load (in MJ/m²/yr)**	**Area adjusted cooling load (in MJ/m²/yr)**	**Area adjusted total load (in MJ/m²/yr)**
1D.1.05	7.9	5	12.900
1D.1.06	17.5	3.7	21.200
1D.1.07	23.5	6.6	30.100
1D.2.01	25.9	9.1	35.000
1D.2.02	8.3	11.9	20.200
1D.2.03	7.9	12.4	20.300
1D.2.04	8.2	14.4	22.600
1D.2.05	19.8	6.9	26.700
1D.2.06	21.8	17.3	39.100
1D.G.01	4.5	3.9	8.400
1D.G.02	1.5	3.8	5.300
1D.G.03	3.6	4.9	8.500
1D.G.04	12.2	2.1	14.300
1D.G.05	19.2	1.8	21.000
All other dwellings	19.6	2.4	22.000

(c) Common areas and central systems/facilities

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

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

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

	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**
Garbage room (1D)	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Bike Park (1D)	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Mail Room (1D)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
GF Lobby (1D)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	yes
Corridor (1D)	ventilation supply only	time clock or BMS controlled	light-emitting diode	manual on / manual off	yes

Central energy systems	Type	Specification
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 3 number of levels from the bottom of the lift shaft to the top of the lift shaft: 4 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg

5. Commitments for Residential flat buildings - Building 5 (2A-2B)

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	830	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	1391	rockwool batts, roll or pump-in	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	1864	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	1638	rockwool batts, roll or pump-in
Internal wall type 2	single skin masonry, frame:light steel frame	1306	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1492.2	-	rockwool batts, roll or pump-in
concrete - bare internal, frame: light steel frame	820.9	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
-	602	-	602	-	-	-	-

(b) Dwellings

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

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

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
2A.1.01	2.6	8.8	11.400
2A.1.02	5.9	15.5	21.400
2A.1.03	6	15	21.000
2A.1.04	3.9	16.2	20.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
2A.1.05	16.6	10.5	27.100
2A.1.06	12.9	8.3	21.200
2A.2.01	11.4	13.4	24.800
2A.2.02	13.9	15.2	29.100
2A.2.03	13.5	17.3	30.800
2A.2.04	13.8	17.2	31.000
2A.2.05	26.6	15.8	42.400
2A.2.06	26	11	37.000
2A.G.01	2.9	4.5	7.400
2A.G.02	5.6	9.2	14.800
2A.G.03	8.9	9.4	18.300
2A.G.04	15.7	5.7	21.400
2A.G.05	14.9	4.8	19.700
2B.1.01	3.2	12	15.200
2B.1.02	6.3	13.3	19.600
2B.1.03	5.4	12.5	17.900
2B.1.04	3.7	5.6	9.300
2B.1.05	16.9	5.1	22.000
2B.1.06	15	8.8	23.800
2B.2.01	13.8	11.5	25.300
2B.2.02	13.7	17.6	31.300
2B.2.03	13.3	16.8	30.100
2B.2.04	12.8	10.6	23.400
2B.2.05	23.5	20.1	43.600
2B.2.06	25.1	18.2	43.300
2B.G.01	7.5	9.2	16.700
2B.G.02	6.2	9.1	15.300
2B.G.03	4.3	2.6	6.900
2B.G.04	18.1	3.3	21.400
All other dwellings	15	6.4	21.400

(c) Common areas and central systems/facilities

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

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

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

	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**
Garbage room (2A-2B)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Communal Space (2A-2B)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Mail Room (2A-2B)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Package (2A-2B)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
GF Lobby (2A-2B)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	yes
Corridor (2A-2B)	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 4)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 3 number of levels from the bottom of the lift shaft to the top of the lift shaft: 3 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
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) (c) Unit Efficiency: 3.5 < COP <= 4.0

6. Commitments for Residential flat buildings - Building 6 (2C-2D)

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	813	rockwool batts, roll or pump-in	none
floors above habitable rooms, frame: suspended concrete slab	1429	rockwool batts, roll or pump-in	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	2384	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	1509	rockwool batts, roll or pump-in
Internal wall type 2	single skin masonry, frame:light steel frame	1015	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m^2)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	1490	-	rockwool batts, roll or pump-in
concrete - bare internal, frame: light steel frame	952	-	rockwool batts, roll or pump-in

Glazing types			Frame types				
Single glazing (m^2)	Double glazing (m^2)	Triple glazing (m^2)	Aluminium frames (m^2)	Timber frames (m^2)	uPVC frames (m^2)	Steel frames (m^2)	Composite frames (m^2)
-	575.6	-	575.6	-	-	-	-

(b) Dwellings

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

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

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	1-phase airconditioning - non ducted / EER 3.0 - 3.5	no individual system	0	yes

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	not specified	yes	no

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
2C.1.01	4.6	7	11.600
2C.1.02	5	15.1	20.100
2C.1.03	5.3	15.3	20.600
2C.1.04	13.8	9.2	23.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
2C.1.05	21.5	16.5	38.000
2C.1.06	22.8	10.8	33.600
2C.2.01	11.9	13.6	25.500
2C.2.02	11.1	18.5	29.600
2C.2.03	10.9	18.5	29.400
2C.2.04	15.7	11.9	27.600
2C.G.01	2.2	5.3	7.500
2C.G.02	4.9	15.3	20.200
2C.G.03	5.7	13.7	19.400
2C.G.04	13.1	10	23.100
2C.G.05	10.8	8.4	19.200
2C.LG.01	8.8	5.7	14.500
2C.LG.02	6.3	6	12.300
2D.1.01	9.6	16.4	26.000
2D.1.02	5.1	19.5	24.600
2D.1.03	12.7	18.9	31.600
2D.1.04	11.8	14.9	26.700
2D.1.05	20.3	19.9	40.200
2D.2.01	15.5	19.7	35.200
2D.2.02	7.7	16.7	24.400
2D.G.01	3.7	17.7	21.400
2D.G.02	3.5	14.6	18.100
2D.G.03	9.4	9.2	18.600
2D.G.04	15.2	7.2	22.400
2D.G.05	11.7	10.7	22.400
2D.LG.01	5.2	7.9	13.100
All other dwellings	10.5	5.2	15.700

(c) Common areas and central systems/facilities

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

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

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

	Common area ventilation system		Common area lighting		
Common area	**Ventilation system type**	**Ventilation efficiency measure**	**Primary type of artificial lighting**	**Lighting efficiency measure**	**Lighting control system/ BMS**
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 5)	-	-	light-emitting diode	connected to lift call button	no
Garbage room (2C-2D)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Bulk Waste (2C-2D)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Communal Spaces (2C-2D)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Fire Pump Room - LG	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Store rooms (2C-2D)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Bike Park - GF (2C-2D)	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Mail Room (2C-2D)	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
LG Lobby (2C-2D)	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	yes
Corridor (2C-2D)	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 5)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 4 number of levels from the bottom of the lift shaft to the top of the lift shaft: 4 number of lifts: 2 lift load capacity: >= 1001 kg but <= 1500kg
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) (c) Unit Efficiency: 3.5 < COP <= 4.0

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

(a) Buildings 'Other'

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above enclosed subfloor, frame: suspended concrete slab	2391.02	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	1500	-	rockwool batts, roll or pump-in

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	single skin masonry, frame:light steel frame	938.1	rockwool batts, roll or pump-in

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m^3)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof Insulation**	**Ceiling Insulation**
concrete - plasterboard internal, frame: light steel frame	1000	-	rockwool batts, roll or pump-in

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

(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	6 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	15000	To collect run-off from at least: - 4580 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 3017 square metres of common landscaped area on the site - car washing in 0 car washing bays 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.		✔	✔

(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 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**
Undercover car park area (No. 1)	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	yes
Switch room (No. 1)	ventilation supply only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Pump rooms	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Comms Room	ventilation (supply + exhaust)	none i.e., continuous	light-emitting diode	manual on / manual off	no
Rainwater Tank	no mechanical ventilation	-	light-emitting diode	manual on / manual off	yes
Bike Store - LG	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	yes
Storage	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Stairs	no mechanical ventilation	-	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 52 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).