

ASSESSMENT DETAILS

Assessor Name	Padraig Healy
Direct number	0498 051 209
Office number	(02) 9281 8555
AAO	ABSA
Assessor Number	101026
Project name	240491E - Crows Nest OSD Site A
Software	BERSPRO – v5.2.4 (3.23)
Date of assessment	17/04/2025
BASIX Certificate Number	1792248M
NatHERS Certificate Number	0011872920
Client Name	Adam Marshall
Client Email	Third.i

NCC COMPLIANCE

Building compliance is required to comply as applicable with the 'New South Wales Additions' in the NCC 2022 Energy Efficiency

Concrete slab on ground with an in-slab or in-screed heating or cooling system must have insulation installed in accordance with Part NSWJ3D10

Building fabric in accordance with J3D5, J3D6 and J3D10

Thermal construction is to be built in accordance with Part J4D3

Any roof lights, windows, doors, and exhaust fans are sealed in accordance with Part J5D2 to J5D8

Any new air-conditioning system is installed in accordance with Part J6D3

Any new mechanical ventilation system is installed in accordance with Part J6D4

Any new miscellaneous exhaust system is installed in accordance with Part J6D5

Any new heated hot water system is installed in accordance with Part J8D2

Any new energy monitoring equipment is installed in accordance with Part J9D3

Electrical Distribution boards dedicated to EV Charging are to be installed in accordance with Part J9D4

Switchboards of a building dedicated to PV systems and battery systems are to be installed in accordance with Part J9D5

WATER

Refer to BASIX Report for further information	Common Area Landscape	Common area lawn area	Common area garden area	Indigenous/low water use species
		0m2	2236m2	952.2m2
	Private Landscape	Private area lawn + garden		Indigenous/low water use species
		na		na
	Fixtures	Showerheads	Toilets	Taps
		4 star (4.5 -6L/min)	3 star	4 star
	Appliances	Dishwasher: na	Clothes Washer: na	
	Rainwater Tank	Central	Individual	Connection
		na	na	na
	Pool	Volume	Pool cover	On timer/Shaded
na		na	na	
Spa	Volume	Outdoor spa cover	Shaded	
	na	na	na	
SCORE		40% (Pass)		

ENERGY

Refer to BASIX Report for further information	Hot Water System	Central - electric heat pump air sourced		
	Ventilation System & Control	Bathroom	Individual fan, ducted to façade or roof - manual switch on/off	
		Laundry	Individual fan, ducted to façade or roof - manual switch on/off	
		Kitchen	Individual fan, ducted to façade or roof - manual switch on/off	
	Heating System	Variable refrigerant volume units - electric driven compressor, water sourced evaporator		
	Cooling System	Variable refrigerant volume units - electric driven compressor		
	Lighting	Sealed LED light throughout		
	Appliances	Electric cooktop & electric oven		
		Dryer: 2 star		
	Central system	Building Management System (BMS) - connected to common area lighting		
Clothes Drying Line	Indoor clothes drying line/ Private outdoor clothes drying line/Common area clothes drying line			
Photovoltaic System	110 Peak kW			
SCORE		63% (Pass)		

Material

Refer to BASIX Report for further information	Construction Material	Floors, Walls, Ceiling & roof, Glazing
SCORE		No target set in BASIX (Pass)

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1792248M

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

Secretary

Date of issue: Thursday, 17 April 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 0011872920.

Project summary		
Project name	240491E-Crows Nest OSD Site A	
Street address	32 HUME STREET CROWS NEST 2065	
Local Government Area	NORTH SYDNEY	
Plan type and plan number	Deposited Plan 1296669	
Lot no.	2	
Section no.	-	
No. of residential flat buildings	3	
Residential flat buildings: no. of dwellings	474	
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	✓ 63	Target 63
Materials	✓ -100	Target n/a

Certificate Prepared by
Name / Company Name: CREDWELL ENERGY PTY LTD
ABN (if applicable): 65625598352

Description of project

Project address

Project name	240491E-Crows Nest OSD Site A
Street address	32 HUME STREET CROWS NEST 2065
Local Government Area	NORTH SYDNEY
Plan type and plan number	Deposited Plan 1296669
Lot no.	2
Section no.	-

Project type

No. of residential flat buildings	3
Residential flat buildings: no. of dwellings	474
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Site details

Site area (m ²)	3879
Roof area (m ²)	2962
Non-residential floor area (m ²)	516
Residential car spaces	0
Non-residential car spaces	0

Common area landscape

Common area lawn (m ²)	0
Common area garden (m ²)	2236
Area of indigenous or low water use species (m ²)	952.2

Assessor details and thermal loads

Assessor number	101026
Certificate number	0011872920
Climate zone	56

Project score

Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 63	Target 63
Materials	✔ -100	Target n/a

Description of project

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

Residential flat buildings - Tower 01, 220 dwellings, 24 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
10401	2	72	0	0	0
10405	1	37	0	0	0
10409	1	55	0	0	0
10503	2	84	0	0	0
10507	1	52	0	0	0
10601	2	72	0	0	0
10605	1	37	0	0	0
10609	1	55	0	0	0
10703	2	84	0	0	0
10707	1	52	0	0	0
10801	2	72	0	0	0
10805	1	37	0	0	0
10809	1	55	0	0	0
10903	1	54	0	0	0
10907	2	81	0	0	0
11001	2	72	0	0	0
11005	1	37	0	0	0
11009	1	55	0	0	0
11103	2	84	0	0	0
11107	1	52	0	0	0
11201	2	72	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
10402	1	54	0	0	0
10406	1	52	0	0	0
10410	2	77	0	0	0
10504	2	81	0	0	0
10508	1	57	0	0	0
10602	1	54	0	0	0
10606	1	52	0	0	0
10610	2	77	0	0	0
10704	2	81	0	0	0
10708	1	57	0	0	0
10802	1	54	0	0	0
10806	1	52	0	0	0
10810	2	77	0	0	0
10904	1	54	0	0	0
10908	2	81	0	0	0
11002	1	54	0	0	0
11006	1	52	0	0	0
11010	2	77	0	0	0
11104	2	81	0	0	0
11108	1	57	0	0	0
11202	1	54	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
10403	2	84	0	0	0
10407	1	52	0	0	0
10501	2	72	0	0	0
10505	1	37	0	0	0
10509	1	55	0	0	0
10603	2	84	0	0	0
10607	1	52	0	0	0
10701	2	72	0	0	0
10705	1	37	0	0	0
10709	1	55	0	0	0
10803	2	84	0	0	0
10807	1	52	0	0	0
10901	2	72	0	0	0
10905	2	84	0	0	0
10909	1	37	0	0	0
11003	2	84	0	0	0
11007	1	52	0	0	0
11101	2	72	0	0	0
11105	1	37	0	0	0
11109	1	55	0	0	0
11203	2	84	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
10404	2	81	0	0	0
10408	1	57	0	0	0
10502	1	54	0	0	0
10506	1	52	0	0	0
10510	2	77	0	0	0
10604	2	81	0	0	0
10608	1	57	0	0	0
10702	1	54	0	0	0
10706	1	52	0	0	0
10710	2	77	0	0	0
10804	2	81	0	0	0
10808	1	57	0	0	0
10902	2	72	0	0	0
10906	2	84	0	0	0
10910	1	37	0	0	0
11004	2	81	0	0	0
11008	1	57	0	0	0
11102	1	54	0	0	0
11106	1	52	0	0	0
11110	2	77	0	0	0
11204	2	81	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
11205	1	37	0	0	0
11209	1	55	0	0	0
11303	2	84	0	0	0
11307	1	52	0	0	0
11401	2	72	0	0	0
11405	1	37	0	0	0
11409	1	55	0	0	0
11503	2	84	0	0	0
11507	1	52	0	0	0
11601	2	72	0	0	0
11605	1	37	0	0	0
11609	1	55	0	0	0
11703	2	84	0	0	0
11707	1	52	0	0	0
11801	2	72	0	0	0
11805	1	37	0	0	0
11809	1	55	0	0	0
11903	2	84	0	0	0
11907	1	52	0	0	0
12001	2	72	0	0	0
12005	1	37	0	0	0
12009	1	55	0	0	0
12103	2	84	0	0	0
12107	1	52	0	0	0
12201	2	72	0	0	0
12205	1	37	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
11206	1	52	0	0	0
11210	2	77	0	0	0
11304	2	81	0	0	0
11308	1	57	0	0	0
11402	1	54	0	0	0
11406	1	52	0	0	0
11410	2	77	0	0	0
11504	2	81	0	0	0
11508	1	57	0	0	0
11602	1	54	0	0	0
11606	1	52	0	0	0
11610	2	77	0	0	0
11704	2	81	0	0	0
11708	1	57	0	0	0
11802	1	54	0	0	0
11806	1	52	0	0	0
11810	2	77	0	0	0
11904	2	81	0	0	0
11908	1	57	0	0	0
12002	1	54	0	0	0
12006	1	52	0	0	0
12010	2	77	0	0	0
12104	2	81	0	0	0
12108	1	57	0	0	0
12202	1	54	0	0	0
12206	1	52	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
11207	1	52	0	0	0
11301	2	72	0	0	0
11305	1	37	0	0	0
11309	1	55	0	0	0
11403	2	84	0	0	0
11407	1	52	0	0	0
11501	2	72	0	0	0
11505	1	37	0	0	0
11509	1	55	0	0	0
11603	2	84	0	0	0
11607	1	52	0	0	0
11701	2	72	0	0	0
11705	1	37	0	0	0
11709	1	55	0	0	0
11803	2	84	0	0	0
11807	1	52	0	0	0
11901	2	72	0	0	0
11905	1	37	0	0	0
11909	1	55	0	0	0
12003	2	84	0	0	0
12007	1	52	0	0	0
12101	2	72	0	0	0
12105	1	37	0	0	0
12109	1	55	0	0	0
12203	2	84	0	0	0
12207	1	52	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
11208	1	57	0	0	0
11302	1	54	0	0	0
11306	1	52	0	0	0
11310	2	77	0	0	0
11404	2	81	0	0	0
11408	1	57	0	0	0
11502	1	54	0	0	0
11506	1	52	0	0	0
11510	2	77	0	0	0
11604	2	81	0	0	0
11608	1	57	0	0	0
11702	1	54	0	0	0
11706	1	52	0	0	0
11710	2	77	0	0	0
11804	2	81	0	0	0
11808	1	57	0	0	0
11902	1	54	0	0	0
11906	1	52	0	0	0
11910	2	77	0	0	0
12004	2	81	0	0	0
12008	1	57	0	0	0
12102	1	54	0	0	0
12106	1	52	0	0	0
12110	2	77	0	0	0
12204	2	81	0	0	0
12208	1	57	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
12209	1	55	0	0	0
12303	2	84	0	0	0
12307	1	52	0	0	0
12401	2	72	0	0	0
12405	1	37	0	0	0
12409	1	55	0	0	0
12503	2	84	0	0	0
12507	1	52	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
12210	2	77	0	0	0
12304	2	81	0	0	0
12308	1	57	0	0	0
12402	1	54	0	0	0
12406	1	52	0	0	0
12410	2	77	0	0	0
12504	2	81	0	0	0
12508	1	57	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
12301	2	72	0	0	0
12305	1	37	0	0	0
12309	1	55	0	0	0
12403	2	84	0	0	0
12407	1	52	0	0	0
12501	2	72	0	0	0
12505	1	37	0	0	0
12509	1	55	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
12302	1	54	0	0	0
12306	1	52	0	0	0
12310	2	77	0	0	0
12404	2	81	0	0	0
12408	1	57	0	0	0
12502	1	54	0	0	0
12506	1	52	0	0	0
12510	2	77	0	0	0

Residential flat buildings - Tower 02, 198 dwellings, 24 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
20401	3	95	0	0	0
20405	2	74	0	0	0
20409	2	79	0	0	0
20504	2	72	0	0	0
20508	1	52	0	0	0
20603	1	54	0	0	0
20607	1	56	0	0	0
20702	2	84	0	0	0
20706	1	50	0	0	0
20801	3	95	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
20402	2	84	0	0	0
20406	1	50	0	0	0
20501	3	95	0	0	0
20505	2	74	0	0	0
20509	2	79	0	0	0
20604	2	72	0	0	0
20608	1	52	0	0	0
20703	1	54	0	0	0
20707	1	56	0	0	0
20802	2	84	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
20403	1	54	0	0	0
20407	1	56	0	0	0
20502	2	84	0	0	0
20506	1	50	0	0	0
20601	3	95	0	0	0
20605	2	74	0	0	0
20609	2	79	0	0	0
20704	2	72	0	0	0
20708	1	52	0	0	0
20803	1	54	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
20404	2	72	0	0	0
20408	1	52	0	0	0
20503	1	54	0	0	0
20507	1	56	0	0	0
20602	2	84	0	0	0
20606	1	50	0	0	0
20701	3	95	0	0	0
20705	2	74	0	0	0
20709	2	79	0	0	0
20804	3	72	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
20805	2	74	0	0	0
20809	2	79	0	0	0
20904	1	54	0	0	0
20908	1	52	0	0	0
21003	1	54	0	0	0
21007	1	56	0	0	0
21102	2	84	0	0	0
21106	1	50	0	0	0
21201	3	95	0	0	0
21205	2	74	0	0	0
21209	2	79	0	0	0
21304	2	72	0	0	0
21308	1	52	0	0	0
21403	1	54	0	0	0
21407	1	56	0	0	0
21502	2	84	0	0	0
21506	1	50	0	0	0
21601	3	95	0	0	0
21605	2	74	0	0	0
21609	2	79	0	0	0
21704	2	72	0	0	0
21708	1	52	0	0	0
21803	1	54	0	0	0
21807	1	56	0	0	0
21902	2	84	0	0	0
21906	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
20806	1	50	0	0	0
20901	3	95	0	0	0
20905	2	74	0	0	0
20909	2	79	0	0	0
21004	1	72	0	0	0
21008	1	52	0	0	0
21103	1	54	0	0	0
21107	1	56	0	0	0
21202	2	84	0	0	0
21206	1	50	0	0	0
21301	3	95	0	0	0
21305	2	74	0	0	0
21309	2	79	0	0	0
21404	2	72	0	0	0
21408	1	52	0	0	0
21503	1	54	0	0	0
21507	1	56	0	0	0
21602	2	84	0	0	0
21606	1	50	0	0	0
21701	3	95	0	0	0
21705	2	74	0	0	0
21709	2	79	0	0	0
21804	2	72	0	0	0
21808	1	52	0	0	0
21903	1	54	0	0	0
21907	1	56	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
20807	1	56	0	0	0
20902	2	72	0	0	0
20906	1	50	0	0	0
21001	3	95	0	0	0
21005	1	74	0	0	0
21009	2	79	0	0	0
21104	2	72	0	0	0
21108	1	52	0	0	0
21203	1	54	0	0	0
21207	1	56	0	0	0
21302	2	84	0	0	0
21306	1	50	0	0	0
21401	3	95	0	0	0
21405	2	74	0	0	0
21409	2	79	0	0	0
21504	2	72	0	0	0
21508	1	52	0	0	0
21603	1	54	0	0	0
21607	1	56	0	0	0
21702	2	84	0	0	0
21706	1	50	0	0	0
21801	3	95	0	0	0
21805	2	74	0	0	0
21809	2	79	0	0	0
21904	2	72	0	0	0
21908	1	52	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
20808	1	52	0	0	0
20903	2	84	0	0	0
20907	1	56	0	0	0
21002	2	84	0	0	0
21006	1	50	0	0	0
21101	3	95	0	0	0
21105	2	74	0	0	0
21109	2	79	0	0	0
21204	2	72	0	0	0
21208	1	52	0	0	0
21303	1	54	0	0	0
21307	1	56	0	0	0
21402	2	84	0	0	0
21406	1	50	0	0	0
21501	3	95	0	0	0
21505	2	74	0	0	0
21509	2	79	0	0	0
21604	2	72	0	0	0
21608	1	52	0	0	0
21703	1	54	0	0	0
21707	1	56	0	0	0
21802	2	84	0	0	0
21806	1	50	0	0	0
21901	3	95	0	0	0
21905	2	74	0	0	0
21909	2	79	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
22001	3	95	0	0	0
22005	2	74	0	0	0
22009	2	79	0	0	0
22104	2	72	0	0	0
22108	1	52	0	0	0
22203	1	54	0	0	0
22207	1	56	0	0	0
22302	2	84	0	0	0
22306	1	50	0	0	0
22401	3	95	0	0	0
22405	2	74	0	0	0
22409	2	79	0	0	0
22504	2	72	0	0	0
22508	1	52	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
22002	2	84	0	0	0
22006	1	50	0	0	0
22101	3	95	0	0	0
22105	2	74	0	0	0
22109	2	79	0	0	0
22204	2	72	0	0	0
22208	1	52	0	0	0
22303	1	54	0	0	0
22307	1	56	0	0	0
22402	2	84	0	0	0
22406	1	50	0	0	0
22501	3	95	0	0	0
22505	2	74	0	0	0
22509	2	79	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
22003	1	54	0	0	0
22007	1	56	0	0	0
22102	2	84	0	0	0
22106	1	50	0	0	0
22201	3	95	0	0	0
22205	2	74	0	0	0
22209	2	79	0	0	0
22304	2	72	0	0	0
22308	1	52	0	0	0
22403	1	54	0	0	0
22407	1	56	0	0	0
22502	2	84	0	0	0
22506	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
22004	2	72	0	0	0
22008	1	52	0	0	0
22103	1	54	0	0	0
22107	1	56	0	0	0
22202	2	84	0	0	0
22206	1	50	0	0	0
22301	3	95	0	0	0
22305	2	74	0	0	0
22309	2	79	0	0	0
22404	2	72	0	0	0
22408	1	52	0	0	0
22503	1	54	0	0	0
22507	1	56	0	0	0

Residential flat buildings - Tower 03, 56 dwellings, 13 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
30301	2	73	0	0	0
30305	1	39	0	0	0
30402	2	91	0	0	0
30406	1	58	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
30302	2	91	0	0	0
30306	1	58	0	0	0
30403	3	93	0	0	0
30407	1	38	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
30303	3	93	0	0	0
30307	1	39	0	0	0
30404	2	74	0	0	0
30501	2	73	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
30304	2	74	0	0	0
30401	2	73	0	0	0
30405	1	38	0	0	0
30502	2	91	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
30503	3	93	0	0	0
30507	1	38	0	0	0
30604	2	74	0	0	0
30701	2	73	0	0	0
30705	1	39	0	0	0
30802	2	91	0	0	0
30806	1	58	0	0	0
30903	3	93	0	0	0
30907	1	39	0	0	0
31004	2	74	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
30504	2	74	0	0	0
30601	2	73	0	0	0
30605	1	39	0	0	0
30702	2	91	0	0	0
30706	1	58	0	0	0
30803	3	93	0	0	0
30807	1	39	0	0	0
30904	2	74	0	0	0
31001	2	73	0	0	0
31005	1	39	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
30505	1	38	0	0	0
30602	2	91	0	0	0
30606	1	58	0	0	0
30703	3	93	0	0	0
30707	1	39	0	0	0
30804	2	74	0	0	0
30901	2	73	0	0	0
30905	1	39	0	0	0
31002	2	91	0	0	0
31006	1	58	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
30506	1	58	0	0	0
30603	3	93	0	0	0
30607	1	39	0	0	0
30704	2	74	0	0	0
30801	2	73	0	0	0
30805	1	39	0	0	0
30902	2	91	0	0	0
30906	1	58	0	0	0
31003	3	93	0	0	0
31007	1	39	0	0	0

Description of project

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

Common areas of unit building - Tower 01

Common area	Floor area (m ²)
Hallway/lobby - Tower 01 (L4-25)	1100

Common areas of unit building - Tower 02

Common area	Floor area (m ²)
Hallway/lobby - Tower 02 (L4-25)	1100

Common areas of unit building - Tower 03

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
AFH amenity	235	Hallway/lobby - Tower 3 (L4-25)	600	Lift bank (No. 1)	-
Lift bank (No. 3)	-	Lift bank (No. 4)	-	Lift bank (No. 5)	-

Common areas of the development (non-building specific)

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Gym area	2200	Tower 2 waste room	111	Tower 1 waste room	138
Bulky waste	42	Residents storage	262	Furniture room	29
Fire pump room	120	Plant room	383	Fire control room	12
Bicycle parking	380	Store	72	Sky lobby	556
Mail room	47	Fire stairs	930	AFH Lobby	43

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Tower 01

(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 - Tower 02

(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 - Tower 03

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

(a) Buildings 'Other'

(i) Materials

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - Tower 01

(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
suspended floor above open subfloor, frame: suspended concrete slab	302	-	-
floors above habitable rooms, frame: suspended concrete slab	23500	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad), frame: light steel frame	8160	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	19430	-
Internal wall type 2	single skin masonry, frame:light steel frame	1350	-
Internal wall type 3	plasterboard, frame:light steel frame	1320	-

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	940	-	-

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)
-	8160	-	8160	-	-	-	-

(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 (> 4.5 but <= 6 L/min)	3 star	4 star	4 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	Central water tank (No. 1)	See central systems	See central systems	-	yes	yes	-	-

(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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; 		✓	

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	Central cooling system (No. 1)	Central cooling system (No. 1)	Central heating system (No. 1)	Central heating system (No. 1)	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	2 star	no	no

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

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
10401	32.9	5.1	38.000
10402	24.8	6	30.800
10403	24	9.7	33.700
10404	23.9	7.8	31.700

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
10405	14.4	12.5	26.900
10406	14.3	18.6	32.900
10407	5.5	17.3	22.800
10408	4.4	11.9	16.300
10409	3.7	11.3	15.000
10410	19.2	7	26.200
10501	30.5	6.6	37.100
10502	22	6.9	28.900
10503	21	10	31.000
10504	21.5	10.4	31.900
10505	13.9	16.9	30.800
10506	16.6	20.5	37.100
10507	6	20.1	26.100
10508	5.1	12.7	17.800
10509	7.3	14.4	21.700
10510	21.4	7.9	29.300
10601	30.6	6.7	37.300
10602	22.2	6.9	29.100
10603	21.3	10.1	31.400
10604	21.4	10.2	31.600
10605	14	16.7	30.700
10606	17.7	16.1	33.800
10607	6.1	20	26.100
10608	5.2	12.7	17.900
10609	7.5	14.3	21.800
10610	21.7	7.9	29.600
10701	30.7	7.1	37.800
10702	22.5	7	29.500
10703	21.5	10	31.500
10704	21.1	9.9	31.000
10705	14.1	17.1	31.200

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
10706	17.2	16.7	33.900
10707	6.2	19.9	26.100
10708	5.4	12.9	18.300
10709	7.7	14.3	22.000
10710	21.9	7.9	29.800
10801	31	7	38.000
10802	22.8	7	29.800
10803	21.7	9.9	31.600
10804	20.4	9.9	30.300
10805	13.5	16.7	30.200
10806	16.2	16.6	32.800
10807	6.4	19.7	26.100
10808	5.5	13.1	18.600
10809	7.8	14.2	22.000
10810	22.1	8	30.100
10901	16.6	19.2	35.800
10903	21.9	10.2	32.100
10904	18.8	10.4	29.200
10905	12.4	17.1	29.500
10906	14.9	16.3	31.200
10907	7.1	14.7	21.800
10908	5.7	13.7	19.400
10909	7.9	14.7	22.600
10910	22.3	8	30.300
11001	16.8	18.8	35.600
11003	7	7	14.000
11004	17.7	10.4	28.100
11005	11.1	17.6	28.700
11006	13.9	18.3	32.200
11007	7.2	14.9	22.100
11008	5.7	13.8	19.500

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
11009	8	14.5	22.500
11010	22.5	7.9	30.400
11102	23.2	7	30.200
11103	22.1	10.4	32.500
11104	17.3	10.4	27.700
11105	9.7	17.4	27.100
11106	12.7	18.2	30.900
11107	7.3	14.7	22.000
11108	5.9	13.7	19.600
11109	8.1	14.5	22.600
11110	22.7	8	30.700
11202	23.3	7.3	30.600
11203	22.1	10.1	32.200
11204	17	10.4	27.400
11205	9.3	18.1	27.400
11206	11.8	18.7	30.500
11207	7.4	14.8	22.200
11208	6	14	20.000
11209	8.2	14.5	22.700
11210	22.8	8.1	30.900
11301	17.4	18.6	36.000
11302	23.4	7.3	30.700
11303	22.2	10.6	32.800
11304	16.7	10.9	27.600
11306	11.6	19.5	31.100
11308	6.1	14.7	20.800
11310	23	8.2	31.200
11402	23.4	7.1	30.500
11404	16.8	11.1	27.900
11406	11.8	19.4	31.200
11408	6.2	14.5	20.700

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
11409	8.3	15.4	23.700
11410	23.1	8.2	31.300
11501	17.6	18	35.600
11502	23.5	7.4	30.900
11503	22.5	10.6	33.100
11504	17	10.6	27.600
11505	9.1	18	27.100
11506	11.9	19.4	31.300
11507	7.6	15	22.600
11508	6.4	14.6	21.000
11509	8.5	15.3	23.800
11510	23.4	8.2	31.600
11601	17.6	17.8	35.400
11602	23.4	7.5	30.900
11604	17	11	28.000
11605	9.2	18	27.200
11606	12	19.1	31.100
11607	7.7	15.3	23.000
11608	6.5	14.7	21.200
11609	8.6	15.3	23.900
11610	23.5	8.2	31.700
11701	17.4	18.1	35.500
11702	23.1	7.6	30.700
11703	21.8	12.2	34.000
11704	16.5	11.2	27.700
11705	8.9	18.5	27.400
11706	11.4	20.9	32.300
11708	6.4	16.1	22.500
11709	8.5	17.1	25.600
11802	23	7.9	30.900
11803	21.7	12.6	34.300

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
11804	15.6	10.8	26.400
11805	8.8	18.3	27.100
11806	11.5	20.9	32.400
11808	6.5	16.1	22.600
11809	8.6	17	25.600
11901	17.3	17.4	34.700
11902	22.7	8.2	30.900
11903	21.5	12.5	34.000
11904	16.5	10.9	27.400
11906	11.6	20.6	32.200
11907	7.7	16.1	23.800
11908	6.6	15.7	22.300
11909	8.7	16.7	25.400
12001	17.2	17.8	35.000
12002	22.4	8.5	30.900
12003	21.3	12.8	34.100
12004	16.5	11	27.500
12005	9.1	18.4	27.500
12006	11.7	20.6	32.300
12007	7.8	16	23.800
12008	6.7	15.9	22.600
12009	8.7	16.6	25.300
12101	17.1	17.6	34.700
12102	22.3	8.5	30.800
12103	21	13	34.000
12104	16.4	11.1	27.500
12105	9.2	18.1	27.300
12106	11.8	20.7	32.500
12107	7.9	15.9	23.800
12108	6.8	15.9	22.700
12109	8.8	16.8	25.600

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
12110	23.6	8.3	31.900
12201	16.9	17.8	34.700
12202	21.8	8.8	30.600
12203	20.7	13.4	34.100
12204	16.5	11.4	27.900
12205	9.2	17.8	27.000
12206	11.8	20.4	32.200
12207	8	16.1	24.100
12208	6.9	15.8	22.700
12209	8.9	16.5	25.400
12301	16.8	18.6	35.400
12302	21.5	8.7	30.200
12303	20.5	13.2	33.700
12304	16.4	11	27.400
12305	9.3	17.7	27.000
12306	12	20.5	32.500
12307	8.1	15.4	23.500
12308	7	15.8	22.800
12309	9	16.4	25.400
12310	23.3	8.4	31.700
12403	20.4	13.1	33.500
12404	16.3	10.9	27.200
12405	9.5	17.6	27.100
12406	12.1	20.4	32.500
12408	7.1	15.6	22.700
12409	9.1	16.5	25.600
12410	22.9	8.7	31.600
12501	19.5	14.6	34.100
12502	27.4	7.5	34.900
12503	25.1	12.7	37.800
12504	19.2	9.8	29.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
12505	10.9	16.7	27.600
12506	13.1	18.4	31.500
12507	11.7	14.9	26.600
12508	11.6	15.1	26.700
12509	13.1	16.6	29.700
12510	27.8	7.2	35.000
10902, 11002	23	7	30.000
11101, 11201	17	18.6	35.600
11307, 11407	7.5	15.1	22.600
11309, 12407	8.2	15.6	23.800
11401, 11801	17.4	17.9	35.300
11403, 11603	22.2	10.9	33.100
11707, 11807	7.6	16	23.600
11710, 12210	23.5	8.3	31.800
12401, 12402	16.6	18.4	35.000
11305, 11405, 11905	9	18.1	27.100
All other dwellings	23.6	8.4	32.000

(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	no common facility	4 star	4 star	no common laundry facility

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

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Hallway/lobby - Tower 01 (L4-25)	ventilation supply only	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 22 number of levels from the bottom of the lift shaft to the top of the lift shaft: 24 number of lifts: 3 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: $3.5 < COP \leq 4.0$
Central cooling system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: water cooled condenser Unit efficiency (min): high – COP > 5.5
Central heating system (No. 1)	variable refrigerant volume units	Energy source: electric driven compressor + water sourced evaporator Unit efficiency high – COP > 5.5

2. Commitments for Residential flat buildings - Tower 02

(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
suspended floor above open subfloor, frame: suspended concrete slab	302	-	-
floors above habitable rooms, frame: suspended concrete slab	23500	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad),frame:light steel frame	8160	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	19430	-
Internal wall type 2	single skin masonry, frame:light steel frame	1350	-
Internal wall type 3	plasterboard, frame:light steel frame	1320	-

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	940	-	-

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)
-	8160	-	8160	-	-	-	-

(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 (> 4.5 but <= 6 L/min)	3 star	4 star	4 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	Central water tank (No. 1)	See central systems	See central systems	-	yes	yes	-	-

(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	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	Central cooling system (No. 2)	Central cooling system (No. 2)	Central heating system (No. 2)	Central heating system (No. 2)	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	2 star	no	no

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

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
20401	26	3	29.000
20402	27.8	3.3	31.100
20403	28.7	4	32.700
20404	32.3	5.6	37.900

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
20405	14.5	5.8	20.300
20406	7.9	10.4	18.300
20407	6.1	7	13.100
20408	17.9	9.1	27.000
20409	28.1	4.8	32.900
20501	23.4	3.9	27.300
20502	24	4.3	28.300
20503	22.6	5.9	28.500
20504	29	6.6	35.600
20505	15.6	6.2	21.800
20506	7	13.3	20.300
20507	5.3	10.4	15.700
20508	15	14.3	29.300
20509	26	6	32.000
20601	23.6	3.9	27.500
20602	24.3	4.3	28.600
20603	22.8	5.9	28.700
20604	29.3	6.4	35.700
20605	15.7	6.2	21.900
20606	7.1	13.5	20.600
20607	5.3	11.5	16.800
20608	9.5	16.5	26.000
20701	23.6	4	27.600
20702	24.5	4.4	28.900
20703	23	5.9	28.900
20704	29.5	6.6	36.100
20705	15.9	6.1	22.000
20706	7.2	13.7	20.900
20707	5.3	11.8	17.100
20708	7.2	16.6	23.800
20709	16.4	6.4	22.800

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
20801	23.8	4.2	28.000
20802	24.7	4.5	29.200
20803	23.3	6	29.300
20804	29.7	6.7	36.400
20805	16.1	6	22.100
20806	7.4	13.5	20.900
20807	5.4	11.6	17.000
20808	7.4	16.7	24.100
20809	16.5	6.4	22.900
20901	23.6	4.1	27.700
20902	24.8	4.6	29.400
20903	23.4	5.9	29.300
20904	29.7	7	36.700
20905	16.2	6	22.200
20906	7.4	14.3	21.700
20907	5.5	12	17.500
20908	7.4	17.4	24.800
20909	16.4	6.3	22.700
21001	23.2	4.3	27.500
21002	23.4	4.6	28.000
21003	23.5	5.9	29.400
21004	29.8	7	36.800
21005	16.3	6.2	22.500
21006	7.5	14.1	21.600
21007	5.6	12.3	17.900
21008	7.5	17.4	24.900
21101	22.8	4.4	27.200
21102	24.9	4.5	29.400
21104	30	7	37.000
21105	16.5	6.2	22.700
21106	7.7	14	21.700

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
21107	5.7	12.4	18.100
21108	7.7	17.4	25.100
21109	16	6.7	22.700
21201	22.7	4.5	27.200
21202	24.9	4.7	29.600
21204	29.9	7.1	37.000
21205	16.7	6.1	22.800
21206	7.7	14.3	22.000
21207	5.8	12.5	18.300
21208	7.8	17.4	25.200
21209	16	6.8	22.800
21301	22.7	7	29.700
21302	24.9	5.2	30.100
21303	23.7	6.2	29.900
21304	30.1	7.2	37.300
21305	16.7	6	22.700
21306	7.7	14.4	22.100
21307	5.9	12.9	18.800
21308	7.8	17.8	25.600
21309	20.4	15.4	35.800
21401	22.7	6.9	29.600
21402	24.8	5.1	29.900
21403	23.8	6.5	30.300
21404	30	7.5	37.500
21405	16.8	6.2	23.000
21406	7.9	14.4	22.300
21407	6	12.9	18.900
21408	7.9	17.8	25.700
21409	20.6	15.6	36.200
21501	22.9	6.8	29.700
21502	24.7	5.2	29.900

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
21503	23.8	6.6	30.400
21504	30.1	7.5	37.600
21505	17	6.1	23.100
21506	8	14.5	22.500
21507	6.2	13	19.200
21508	8	18.2	26.200
21509	20.9	15.5	36.400
21601	22.9	7.1	30.000
21602	24.5	5.3	29.800
21603	23.7	6.7	30.400
21604	30.1	7.7	37.800
21605	17.1	6.2	23.300
21606	8.1	14.6	22.700
21607	6.3	13.3	19.600
21608	8.1	17.7	25.800
21609	20.9	15.3	36.200
21701	22.4	7.3	29.700
21702	24	5.5	29.500
21703	23.4	6.8	30.200
21704	29.9	8	37.900
21705	16.9	6	22.900
21706	7.9	15.6	23.500
21707	6.1	14.3	20.400
21708	8	20.2	28.200
21709	20.4	16.5	36.900
21801	22.4	7.4	29.800
21802	23.6	8.2	31.800
21803	23.2	8.4	31.600
21804	29.7	7.9	37.600
21806	8	15.1	23.100
21807	6.2	14.3	20.500

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
21808	8.2	19.9	28.100
21809	20.6	16.4	37.000
21901	22.4	7.6	30.000
21902	23.3	9.4	32.700
21903	22.9	8.7	31.600
21904	29.6	7.8	37.400
21906	8.1	15.1	23.200
21907	6.3	14.5	20.800
21909	20.7	16.2	36.900
22001	22.4	7.7	30.100
22002	22.8	10.1	32.900
22003	22.6	9.8	32.400
22004	29.2	8.4	37.600
22005	17.1	6.6	23.700
22006	8.2	15.2	23.400
22007	6.4	14.1	20.500
22009	20.8	16.3	37.100
22101	22.3	8	30.300
22102	22.3	11.1	33.400
22103	22.2	9.4	31.600
22104	28.7	8.2	36.900
22105	17.1	6.9	24.000
22106	8.3	15.4	23.700
22107	6.5	14	20.500
22108	8.3	19.8	28.100
22109	21	16	37.000
22201	22.3	8.1	30.400
22202	21.7	11.9	33.600
22203	21.7	9.9	31.600
22204	28	8.6	36.600
22205	16.9	7.2	24.100

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
22206	8.4	14.9	23.300
22207	6.6	13.8	20.400
22208	8.4	19.7	28.100
22209	21.1	15.4	36.500
22301	22.2	8.1	30.300
22302	21.2	12.5	33.700
22303	21.3	10	31.300
22304	26.1	10.2	36.300
22305	16.3	7.4	23.700
22306	8.5	15.1	23.600
22307	6.7	14	20.700
22308	8.5	19.3	27.800
22309	21.3	15.4	36.700
22401	22.2	8.2	30.400
22402	21	12.3	33.300
22403	21.2	10.1	31.300
22404	25.3	11.2	36.500
22405	14.5	7.6	22.100
22406	8.6	15.2	23.800
22407	6.7	13.7	20.400
22408	8.6	19.2	27.800
22409	21.4	15.5	36.900
22501	28.7	6.2	34.900
22502	27.9	10.1	38.000
22503	27.8	8.4	36.200
22504	27	8.4	35.400
22505	17.1	5.8	22.900
22506	11.9	14.3	26.200
22507	11.7	11.3	23.000
22508	12.1	19.3	31.400
22509	24.4	13.6	38.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
20609, 21009	16.2	6.4	22.600
21103, 21203	23.7	5.8	29.500
21805, 21905	17	6.3	23.300
All other dwellings	8.2	19.7	27.900

(c) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Hallway/lobby - Tower 02 (L4-25)	ventilation supply only	time clock or BMS controlled	fluorescent	daylight sensor and motion sensor	yes

Central energy systems	Type	Specification
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 22 number of levels from the bottom of the lift shaft to the top of the lift shaft: 24 number of lifts: 3 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 2)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: $3.5 < COP \leq 4.0$
Central cooling system (No. 2)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: water cooled condenser Unit efficiency (min): high – COP > 5.5
Central heating system (No. 2)	variable refrigerant volume units	Energy source: electric driven compressor + water sourced evaporator Unit efficiency high – COP > 5.5

3. Commitments for Residential flat buildings - Tower 03

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	15400	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad),frame:light steel frame	2600	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	5040	-
Internal wall type 2	single skin masonry, frame:no frame	650	-

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	700	-	-

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)
-	2500	-	2500	-	-	-	-

(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: <ul style="list-style-type: none"> (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. 		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	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 (> 4.5 but <= 6 L/min)	3 star	4 star	4 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	Central water tank (No. 1)	See central systems	See central systems	-	yes	yes	-	-

(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	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	Central cooling system (No. 3)	Central cooling system (No. 3)	Central heating system (No. 3)	Central heating system (No. 3)	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	2 star	no	no

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

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
30301	24.9	7.1	32.000
30302	19.7	14	33.700
30303	21.2	4.3	25.500
30304	28.9	7.3	36.200

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
30305	20	6.3	26.300
30306	23	5.3	28.300
30307	20.3	7.1	27.400
30401	27.2	8.3	35.500
30402	20.3	13.8	34.100
30403	22.6	5.5	28.100
30404	30.1	7.8	37.900
30405	22	7.3	29.300
30406	25.4	5.5	30.900
30407	22	7.8	29.800
30501	26.9	8.7	35.600
30502	22.3	14.1	36.400
30503	22.7	5.5	28.200
30504	29.6	8.1	37.700
30506	25.9	5.6	31.500
30601	27	8.7	35.700
30602	22.8	14.2	37.000
30603	22.7	5.6	28.300
30604	28.4	8.4	36.800
30605	23	7.6	30.600
30606	26.4	5.7	32.100
30607	23	7.5	30.500
30701	28.3	8.6	36.900
30702	23	14.4	37.400
30703	21.7	5.8	27.500
30704	26.8	8.8	35.600
30705	23.3	7.4	30.700
30706	26.7	5.7	32.400
30707	23.2	7.5	30.700
30801	28.6	8.5	37.100
30802	23.4	14.4	37.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
30803	19.9	6.3	26.200
30804	23.1	10.2	33.300
30805	23.7	7.4	31.100
30806	27.2	5.7	32.900
30807	23.7	7.5	31.200
30901	28.8	8.9	37.700
30902	23.7	14.2	37.900
30903	16.7	7	23.700
30904	21	11.6	32.600
30905	24	7.4	31.400
30906	24.7	5.7	30.400
30907	23.8	7.5	31.300
31001	30.1	7.9	38.000
31002	24.5	13.4	37.900
31003	13.3	7.4	20.700
31004	19.2	12.2	31.400
31005	26.1	6.5	32.600
31006	27.1	5.6	32.700
31007	27.9	6.7	34.600
All other dwellings	22.5	7.4	29.900

(c) Common areas and central systems/facilities

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

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

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 40 kLs	Location: Tower 03 Pool shaded: no	-
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
AFH amenity	air conditioning system	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	yes
Hallway/lobby - Tower 3 (L4-25)	ventilation supply only	time clock or BMS controlled	compact fluorescent	daylight sensor and motion sensor	yes
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 4)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 5)	-	-	light-emitting diode	connected to lift call button	yes

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Lift bank (No. 4)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 13 number of lifts: 1 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Lift bank (No. 5)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 13 number of lifts: 1 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 3)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) (c) Unit Efficiency: $3.5 < COP \leq 4.0$
Central cooling system (No. 3)	variable refrigerant volume units	Energy source: electric driven compressor Heat rejection method: air cooled condenser Unit efficiency (min): high – COP > 5.5
Central heating system (No. 3)	variable refrigerant volume units	Energy source: electric driven compressor + air sourced evaporator Unit efficiency high – COP > 5.5

4. 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 open subfloor, frame: suspended concrete slab	1060	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad),frame:light steel frame	370	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
-	-	-	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	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	382	-	-

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)
50	-	-	50	-	-	-	-

(b) Common areas and central systems/facilities

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

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

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Gym area	air conditioning system	time clock or BMS controlled	light-emitting diode	time clocks	yes
Tower 2 waste room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Tower 1 waste room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bulky waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Residents storage	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Furniture room	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Fire pump room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Plant room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Fire control room	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	yes
Bicycle parking	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	yes
Store	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	yes
Sky lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	yes
Mail room	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Fire stairs	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	yes
AFH Lobby	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	yes

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 110 peak kW
Other	Building management system installed?: yes	-

Notes

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

Legend

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