68-80 O'CONNELL ST, CADDENS

SSDA ARCHITECTURAL DOCUMENTATION

DEVELOPMENT SUMMARY:

RESIDENTIAL DEVELOPMENT																
	APARTMENTS				GFA (m^2)			ADG							DDA	
	1 BED	2 BED	3 BED	TOTAL	COMMUNAL INTERNAL AREA	RESIDENTIAL	AFFORDABLE HOUSING	SOLAR	0-hrs SUN	% SOLAR	%0-hrs SUN	C-VENT	% C-VENT		ADAPTABLE	LHA
BUILDING B	8	19	4	31	0.0	2912.6		27	2	87.1%	6.5%	21	67.7%		3	12
BUILDING C	4	10	8	22	0.0	2365.0		16	0	72.7%	0.0%	18	81.8%		1	3
BUILDING E	1	16	6	23	0.0	2641.7		22	1	95.7%	4.3%	18	78.3%		2	6
BUILDING F	5	20	3	28	0.0	2627.7		25	0	89.3%	0.0%	19	67.9%		3	4
BUILDING G	5	15	0	20	49.5	1955.8		18	0	90.0%	0.0%	19	95.0%		4	5
BUILDING H	2	10	7	19	0.0	2062.8		14	0	73.7%	0.0%	19	100.0%		0	4
BUILDING J	11	23	1	35	0.0	3387.4	3387.4	28	4	80.0%	11.4%	21	60.0%		5	13
BUILDING K	3	14	6	23	0.0	2572.7		21	1	91.3%	4.3%	15	65.2%		4	5
BUILDING L	3	20	9	32	0.0	3709.5		30	1	93.8%	3.1%	22	68.8%		3	5
BUILDING M	7	25	6	38	0.0	4045.3	4045.3	34	1	89.5%	2.6%	26	68.4%		4	7
BUILDING N	9	16	9	34	0.0	3313.6		28	1	82.4%	2.9%	21	61.8%		4	7
BUILDING P+R1+R2	9	58	4	71	452.5	6610.6		59	1	83.1%	1.4%	43	60.6%		4	24
BUILDING S	4	24	6	34	0.0	3662.9		24	0	70.6%	0.0%	26	76.5%		8	12
BUILDING T	14	24	10	48	0.0	4790.2		34	4	70.8%	8.3%	31	64.6%		0	0
BUILDING U	1	23	0	24	0.0	2426.6		18	0	75.0%	0.0%	16	66.7%		3	3
BOH P-U						416.7										
TOTAL	86	317	79	482	502.0	49500.9	7432.7	398	16	82.6%	3.3%	335	69.5%		48	110
%	17.8	65.8	16.4				15.0%								10%	23%

PROPOSED RETAIL (m^2)	3461
TOTAL PROPOSED GFA (m^2)	**53463.9**

LOCATION PLAN

68-80 O'CONNELL ST, CADDENS - SSDA DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
0000 - 1199 SITE PLANS		
SSDA 0000	COVER SHEET	B
SSDA 0010	BASIX COMMITMENTS - SHEET 01	A
SSDA 0011	BASIX COMMITMENTS - SHEET 02	A
SSDA 0012	BASIX COMMITMENTS - SHEET 03	A
SSDA 0013	BASIX COMMITMENTS - SHEET 04	A
SSDA 0014	BASIX COMMITMENTS - SHEET 05	A
SSDA 0015	BASIX COMMITMENTS - SHEET 06	A
SSDA 0016	BASIX COMMITMENTS - SHEET 07	A
SSDA 0017	BASIX COMMITMENTS - SHEET 08	A
SSDA 1000	ZONING	B
SSDA 1100	EXISTING PLAN	A
SSDA 1150	SITE ANALYSIS	A
SSDA 1200	DEMOLITION PLAN	A
SSDA 1300	SITE PLAN	B
SSDA 1400	STAGING DIAGRAMS	B
2000 - 2199 - FLOOR PLANS		
SSDA 2000	GA PLAN OVERALL - RL 40.10	A
SSDA 2001	GA PLAN OVERALL - RL 43.30	A
SSDA 2002	GA PLAN OVERALL - RL 46.50	A
SSDA 2003	GA PLAN OVERALL - RL 50.70	B
SSDA 2004	GA PLAN OVERALL - RL 54.70	A
SSDA 2005	GA PLAN OVERALL - RL 57.20	B
SSDA 2006	GA PLAN OVERALL - RL 60.20	B
SSDA 2007	GA PLAN OVERALL - RL 63.40	B
SSDA 2008	GA PLAN OVERALL - RL 66.60	B
SSDA 2009	GA PLAN OVERALL - RL 69.80	B
SSDA 2010	GA PLAN OVERALL - RL 73.00	B
SSDA 2011	GA PLAN OVERALL - RL 76.20	B
SSDA 2012	GA PLAN OVERALL - ROOF	B
SSDA 2050	B - J BASEMENT - 02	A
SSDA 2051	B - J BASEMENT - 01	A
SSDA 2060	K - N BASEMENT - 03	A
SSDA 2061	K - N BASEMENT - 02	A
SSDA 2062	K - N BASEMENT - 01	A
SSDA 2070	P - U BASEMENT - 03	A
SSDA 2071	P - U BASEMENT - 02	A
SSDA 2072	P - U BASEMENT - 01	A
SSDA 2073	P - U BASEMENT - RETAIL LEVEL	A
SSDA 2100	BUILDING PLANS - BUILDING B	A
SSDA 2101	BUILDING PLANS - BUILDING C	A
SSDA 2102	BUILDING PLANS - BUILDING E	A
SSDA 2103	BUILDING PLANS - BUILDING F	B
SSDA 2104	BUILDING PLANS - BUILDING G	A
SSDA 2105	BUILDING PLANS - BUILDING H	A
SSDA 2106	BUILDING PLANS - BUILDING J	A
SSDA 2107	BUILDING PLANS - BUILDING K	A
SSDA 2109	BUILDING PLANS - BUILDING L_SHEET 1	A
SSDA 2110	BUILDING PLANS - BUILDING L_SHEET 2	A
SSDA 2111	BUILDING PLANS - BUILDING M_SHEET 1	A
SSDA 2112	BUILDING PLANS - BUILDING M_SHEET 2	A
SSDA 2113	BUILDING PLANS - BUILDING N_SHEET 1	A
SSDA 2114	BUILDING PLANS - BUILDING N_SHEET 2	A

68-80 O'CONNELL ST, CADDENS - SSDA DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
SSDA 2115	BUILDING PLANS - BUILDING P_SHEET 1	A
SSDA 2116	BUILDING PLANS - BUILDING P_SHEET 2	A
SSDA 2117	BUILDING PLANS - BUILDING R	A
SSDA 2118	BUILDING PLANS - BUILDING S_SHEET 1	A
SSDA 2119	BUILDING PLANS - BUILDING S_SHEET 2	A
SSDA 2120	BUILDING PLANS - BUILDING T_SHEET 1	A
SSDA 2121	BUILDING PLANS - BUILDING T_SHEET 2	A
SSDA 2122	BUILDING PLANS - BUILDING U	A
3000 - 3099 - ELEVATIONS		
SSDA 3000	OVERALL ELEVATIONS	B
SSDA 3001	OVERALL ELEVATIONS	B
SSDA 3010	BUILDING ELEVATIONS - BUILDING B	B
SSDA 3011	BUILDING ELEVATIONS - BUILDING C	B
SSDA 3012	BUILDING ELEVATIONS - BUILDING E	B
SSDA 3013	BUILDING ELEVATIONS - BUILDING F	B
SSDA 3014	BUILDING ELEVATIONS - BUILDING G	B
SSDA 3015	BUILDING ELEVATIONS - BUILDING H	B
SSDA 3016	BUILDING ELEVATIONS - BUILDING J	B
SSDA 3017	BUILDING ELEVATIONS - BUILDING K	B
SSDA 3018	BUILDING ELEVATIONS - BUILDING L	B
SSDA 3019	BUILDING ELEVATIONS - BUILDING M	B
SSDA 3020	BUILDING ELEVATIONS - BUILDING N	B
SSDA 3021	BUILDING ELEVATIONS - BUILDING P	B
SSDA 3022	BUILDING ELEVATIONS - BUILDING R	B
SSDA 3023	BUILDING ELEVATIONS - BUILDING S	B
SSDA 3024	BUILDING ELEVATIONS - BUILDING T	B
SSDA 3025	BUILDING ELEVATIONS - BUILDING U	B
SSDA 3026	RETAIL BOX ELEVATIONS	B
3100 - 3199 - SECTIONS		
SSDA 3101	SITE SECTIONS - SHEET 1	B
SSDA 3102	SITE SECTIONS - SHEET 2	B
4000 - 4099 - FACADE SECTIONS		
SSDA 4000	FACADE SECTIONS - SHEET 1	A
SSDA 4001	FACADE SECTIONS - SHEET 2	A
SSDA 4002	FACADE SECTIONS - SHEET 3	A
5100 - 5199 - RENDERS AND MATERIALS & FINISHES		
SSDA 5100	RENDER 01 - VILLAGE QUARTER	A
SSDA 5101	RENDER 02 - COMMUNITY FOREST	A
SSDA 5102	RENDER 03 - O'CONNELL STREET	A
SSDA 5103	RENDER 04 - RETAIL BOX	A
SSDA 5104	RENDER 05 - AVENUE ROAD	A
SSDA 5200	MATERIALS AND FINISHES	A
9100 - 9199 - COMPLIANCE		
SSDA 9100	GFA DIAGRAMS - 01	A
SSDA 9101	GFA DIAGRAMS - 02	A
SSDA 9102	GFA DIAGRAMS - 03	A
SSDA 9110	DEEP SOIL	A
SSDA 9120	COMMUNAL OPEN SPACE	A
SSDA 9121	PROPOSED COS - SOLAR ANALYSIS (21ST JUNE)	A
SSDA 9130	CROSS VENTILATION COMPLIANCE - 01	A
SSDA 9131	CROSS VENTILATION COMPLIANCE - 02	A
SSDA 9140	SUN EYE VIEWS - 3D VIEWS - SHEET 1	A
SSDA 9141	SUN EYE VIEWS - 3D VIEWS - SHEET 2	A

68-80 O'CONNELL ST, CADDENS - SSDA DRAWING LIST		
SHEET NUMBER	SHEET NAME	CURRENT REVISION
SSDA 9142	SOLAR COMPLIANCE - 01	A
SSDA 9143	SOLAR COMPLIANCE - 02	A
SSDA 9150	BUILDING SEPARATION DIAGRAMS	A
SSDA 9160	STORAGE SCHEDULE	A
SSDA 9161	STORAGE DIAGRAM - 01	A
SSDA 9162	STORAGE DIAGRAM - 02	A
SSDA 9163	STORAGE DIAGRAM - 03	A
SSDA 9164	STORAGE DIAGRAM - 04	A
SSDA 9165	STORAGE DIAGRAM - 05	A
SSDA 9170	HEIGHT PLANE COMPLIANCE - 01	A
SSDA 9171	HEIGHT PLANE COMPLIANCE - 02	A
SSDA 9200	P - U RAMP DETAIL_RAMP 1, RAMP 2, RAMP 4	A
SSDA 9201	P - U RAMP DETAIL_RAMP 3	A
SSDA 9202	B - J RAMP DETAIL_RAMP 1, RAMP 2	A
SSDA 9203	K - N RAMP DETAIL_RAMP 1, RAMP 2	A
SSDA 9300	TYPE B.LG.01 ADAPTABLE APARTMENT	A
SSDA 9301	TYPE B.LG.03 ADAPTABLE APARTMENT	A
SSDA 9302	TYPE B.G.04 ADAPTABLE APARTMENT	A
SSDA 9303	TYPE C.LG.01 ADAPTABLE APARTMENT	A
SSDA 9304	TYPE E.G.03 ADAPTABLE APARTMENT	A
SSDA 9305	TYPE E.G.05 ADAPTABLE APARTMENT	A
SSDA 9306	TYPE F.1.05 ADAPTABLE APARTMENT	A
SSDA 9307	TYPE G.G.01 ADAPTABLE APARTMENT	A
SSDA 9308	TYPE G.1.01 ADAPTABLE APARTMENT	A
SSDA 9309	TYPE J.LG.03 ADAPTABLE APARTMENT	A
SSDA 9310	TYPE J.G.05 ADAPTABLE APARTMENT	A
SSDA 9311	TYPE K.G.01 ADAPTABLE APARTMENT	A
SSDA 9312	TYPE L.1.01 ADAPTABLE APARTMENT	A
SSDA 9313	TYPE M.1.02 ADAPTABLE APARTMENT	A
SSDA 9314	TYPE N.LG.01 ADAPTABLE APARTMENT	A
SSDA 9315	TYPE N.LG.03 ADAPTABLE APARTMENT	A
SSDA 9316	TYPE N.G.04 ADAPTABLE APARTMENT	A
SSDA 9317	TYPE R2.1.01 ADAPTABLE APARTMENT	A
SSDA 9318	TYPE S.1.02 ADAPTABLE APARTMENT	A
SSDA 9319	TYPE S.1.07 ADAPTABLE APARTMENT	A
SSDA 9320	TYPE U.2.04 ADAPTABLE APARTMENT	A
SSDA 9500	PROPOSED SHADOW DIAGRAMS - WS (21ST JUNE)	A
SSDA 9501	PROPOSED SHADOW DIAGRAMS - WS (21ST JUNE)	A
SSDA 9900	APPROVED DA - BASEMENT PLAN	P1
SSDA 9901	APPROVED DA - SITE PLAN	P1
SSDA 9902	APPROVED DA - ELEVATIONS	P1
SSDA 9903	APPROVED DA - COLOURED ELEVATION & SIGNAGE	A
SSDA 9904	APPROVED DA - COLOURED ELEVATION & SIGNAGE	A

SSDA SUBMISSION

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
COVER SHEET

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Do not scale drawings. Use figured Dimensions.

Plotted and checked by	GroupGSA		
Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
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2. Commitments for Residential flat buildings - BuildingB

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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)	4 star	4 star	4 star		not specified	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 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		Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	3	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	55 / 55

(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 kL) 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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby type-Building B	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallways/lobbies - Building B	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 8

3. Commitments for Residential flat buildings - BuildingC

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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)	4 star	4 star	4 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 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		Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	3	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	55 / 55

(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 kL) 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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby type-Building C	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallways/lobbies - Building C	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 7

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BASIX COMMITMENTS - SHEET 01

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Do not scale drawings. Use figured Dimensions.

SSDA SUBMISSION

8/14/2025 4:31:52 PM

Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	Checker
01.08.2025			
Scale	Project No	Drawing No	Issue
@ A1	A252106	SSDA 0010	A

4. Commitments for Residential flat buildings - BuildingE

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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)	4 star	4 star	4 star		not specified	4 star	-		-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 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		Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 4 star (average zone)(zoned)	1-phase airconditioning 4 star (average zone)(zoned)	1-phase airconditioning 4 star (average zone)(zoned)	1-phase airconditioning 4 star (average zone)(zoned)	3	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	55 / 55

(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 kL) 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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 4)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby type-Building E	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallways/lobbies - Building E	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 6

5. Commitments for Residential flat buildings - BuildingF

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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)	4 star	4 star	4 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 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		Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning 4 star (average zone)(zoned)	1-phase airconditioning 4 star (average zone)(zoned)	1-phase airconditioning 4 star (average zone)(zoned)	1-phase airconditioning 4 star (average zone)(zoned)	3	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	55 / 55

(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 kL) 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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 5)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby type-Building F	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallways/lobbies - Building F	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 7

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BASIX COMMITMENTS - SHEET 02

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All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components.
Do not scale drawings. Use figured Dimensions.

SSDA SUBMISSION

8/14/2025 4:31:55 PM

Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	Checker
01.08.2025			
Scale	Project No	Drawing No	Issue
@ A1	A252106	SSDA 0011	A

6. Commitments for Residential flat buildings - BuildingG

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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)	4 star	4 star	4 star		not specified	4 star	-		-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 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		Artificial lighting				Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	3	1	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)
All dwellings	55	55

(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 kL) 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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Carpark Area 3	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby type-Building G	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallways/lobbies - Building G	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift (No. 6)	gearless traction with V V V F motor	Number of levels (including basement): 7

7. Commitments for Residential flat buildings - BuildingH

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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)	4 star	4 star	4 star	-	not specified	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 4)	individual fan, ducted to façade or roof	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		Artificial lighting				Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	3	1	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)
All dwellings	55	55

(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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 8)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby type-Building H	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallway/lobby - Building H	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift (No. 8)	gearless traction with V V V F motor	Number of levels (including basement): 7

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BASIX COMMITMENTS - SHEET 03

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Do not scale drawings. Use figured Dimensions.

SSDA SUBMISSION

8/14/2025 4:31:59 PM

Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	Checker
01.08.2025			
Scale	Project No	Drawing No	Issue
@ A1	A252106	SSDA 0012	A

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - BuildingJ

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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)	4 star	4 star	4 star	-	not specified	4 star	-	-	-	-	-	-	-

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting, if the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔

Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)
All dwellings	55	55

(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 kL) 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	no common facility	no common facility	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.	✔	✔	✔

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 4)	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		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	3	1	yes	yes	yes	yes	0	no

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 10)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby type-Building J	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallways/lobbies - Building J	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift (No. 10)	gearless traction with V V V F motor	Number of levels (including basement): 8

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of he 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.	✔	✔	✔

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - BuildingK

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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.	✔	✔	✔

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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	4 star	-	-	-	-	-	-	-

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/or 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.	✔	✔	✔

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Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)
All dwellings	41	52

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(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 kL) 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	no common facility	no common facility	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.	✔	✔	✔

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 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		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	2	1	yes	yes	yes	yes	0	no

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	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby type-Building K	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallways/lobbies - Building K	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 8

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	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of he 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.	✔	✔	✔

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Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

HOLDMARK

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BASIX COMMITMENTS - SHEET 04

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Do not scale drawings. Use figured Dimensions.

SSDA SUBMISSION

8/14/2025 4:32:03 PM

Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	Checker
01.08.2025			
Scale	Project No	Drawing No	Issue
@ A1	A252106	SSDA 0013	A

2. Commitments for Residential flat buildings - BuildingL

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a tabo 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 or 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	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 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		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	2	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	41 / 52

(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 kL) 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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby type-Building L	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallways/lobbies - Building L	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 8

3. Commitments for Residential flat buildings - BuildingM

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 4)	individual fan, ducted to façade or roof	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		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	2	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	41 / 52

(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 kL) 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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 4)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby type--Building M	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallways/lobbies - Building M	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 9

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BASIX COMMITMENTS - SHEET 05

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Do not scale drawings. Use figured Dimensions.

SSDA SUBMISSION

8/14/2025 4:32:07 PM

Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	Checker
01.08.2025			
Scale	Project No	Drawing No	Issue
@ A1	A252106	SSDA 0014	A

4. Commitments for Residential flat buildings - BuildingN

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a tabo 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 or 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	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 5)	individual fan, ducted to façade or roof	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		Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	2	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	41 / 52

(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 kL) 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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 5)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby type-Building N	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Hallways/lobbies - Building N	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no

Central energy systems	Type	Specification
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 9

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 - BuildingP

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	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		Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase aircondition ing; 4 star (average zone)(zoned)	1-phase aircondition ing; 4 star (average zone)(zoned)	1-phase aircondition ing; 4 star (average zone)(zoned)	1-phase aircondition ing; 4 star (average zone)(zoned)	2	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	45 / 52

(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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Mech	ventilation exhaust only	thermostatically controlled	light-emitting diode	motion sensors	no
Ground floor lobby-Building P	no mechanical ventilation		light-emitting diode	motion sensors	no
Hallways/lobbies - Building P	no mechanical ventilation	-	light-emitting diode	motion sensors	no

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 9

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BASIX COMMITMENTS - SHEET 06

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SSDA SUBMISSION

8/14/2025 4:32:11 PM

Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	Checker
01.08.2025			
Scale	Project No	Drawing No	Issue
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2. Commitments for Residential flat buildings - BuildingR

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 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		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	0	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	45 / 52

(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 kL) 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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Lift car (No. 4)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby-Building R	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Hallways/lobbies - Building R	no mechanical ventilation	-	light-emitting diode	motion sensors	no

Central energy systems	Type	Specification
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 8
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 8

3. Commitments for Residential flat buildings - BuildingS

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 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		Artificial lighting						Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	1-phase airconditioning; 4 star (average zone)(zoned)	0	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	45 / 52

(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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 5)	-	-	light-emitting diode	connected to lift call button	no
Lift car (No. 6)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby-Building S	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Hallways/lobbies - Building S	no mechanical ventilation	-	light-emitting diode	motion sensors	no

Central energy systems	Type	Specification
Lift (No. 5)	gearless traction with V V V F motor	Number of levels (including basement): 10
Lift (No. 6)	gearless traction with V V V F motor	Number of levels (including basement): 10

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

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WASTE
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nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BASIX COMMITMENTS - SHEET 07

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Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	Checker
01.08.2025			
Scale	Project No	Drawing No	Issue
@ A1	A252106	SSDA 0016	A

4. Commitments for Residential flat buildings - BuildingT

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a tabo 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 or 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	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 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		Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	0	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	45 / 52

(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 shower/s, 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 kL) 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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 7)	-	-	light-emitting diode	connected to lift call button	no
Lift car (No. 8)	-	-	light-emitting diode	connected to lift call button	no
Ground floor lobby-Building T	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Hallways/lobbies - Building T	no mechanical ventilation	-	light-emitting diode	motion sensors	no

Central energy systems	Type	Specification
Lift (No. 7)	gearless traction with V V V F motor	Number of levels (including basement): 10
Lift (No. 8)	gearless traction with V V V F motor	Number of levels (including basement): 10

5. Commitments for Residential flat buildings - BuildingU

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems or 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	4 star	-	-	-	-	-	-	-

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

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

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 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		Artificial lighting					Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
All dwellings	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	1-phase airconditioning, 4 star (average zone)(zoned)	0	1	yes	yes	yes	yes	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-		-	gas cooktop & electric oven	not specified	yes	4 star	not specified	4 star	no	no

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

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
All dwellings	45 / 52

(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 shower/s, 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 kL) 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	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Ground floor lobby-Building U	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Hallways/lobbies - Building U	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 7

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BASIX COMMITMENTS - SHEET 08

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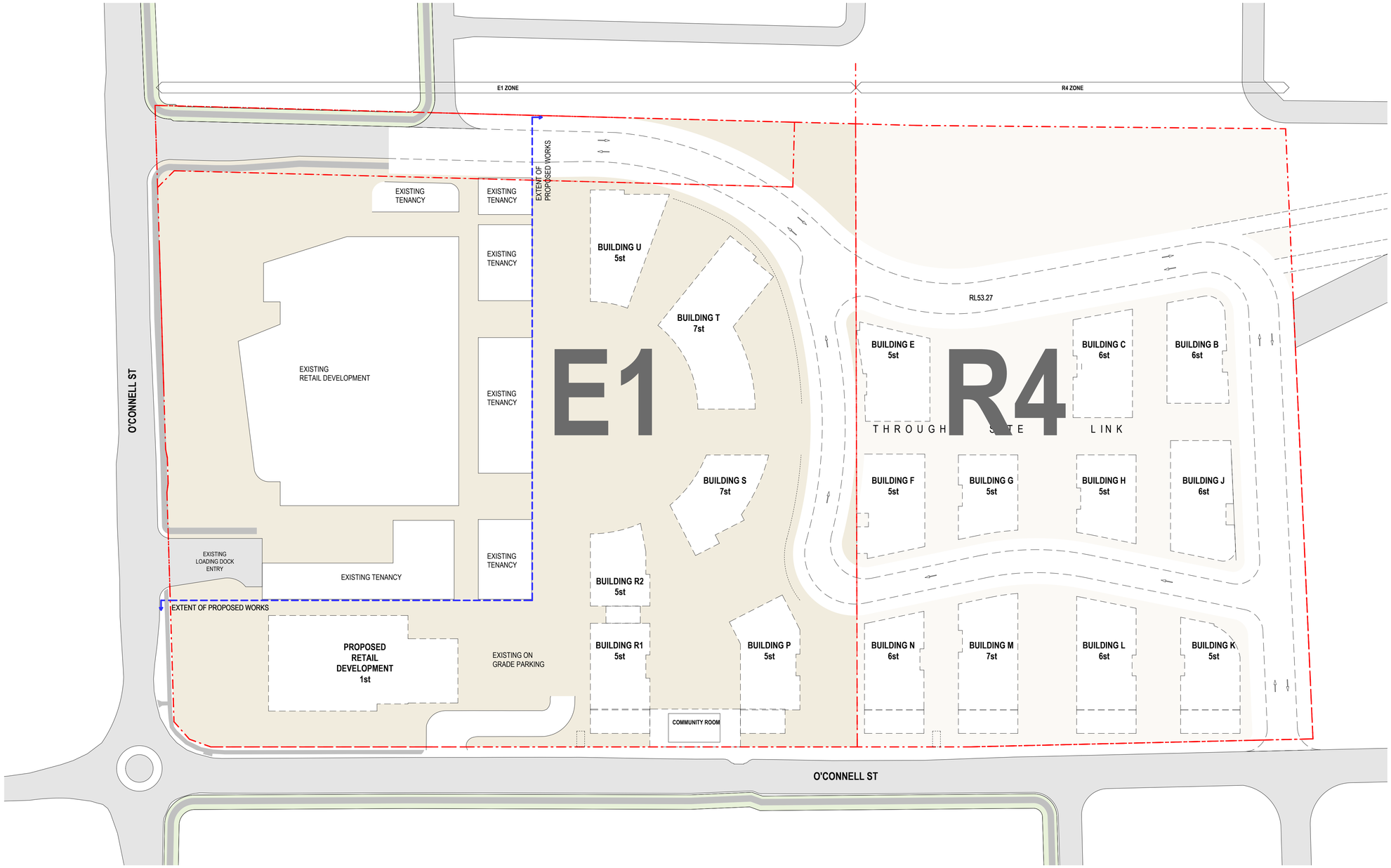
Plotted and checked by	Author		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	Checker
01.08.2025			
Scale	Project No	Drawing No	Issue
@ A1	A252106	SSDA 0017	A



Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
ZONING

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Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
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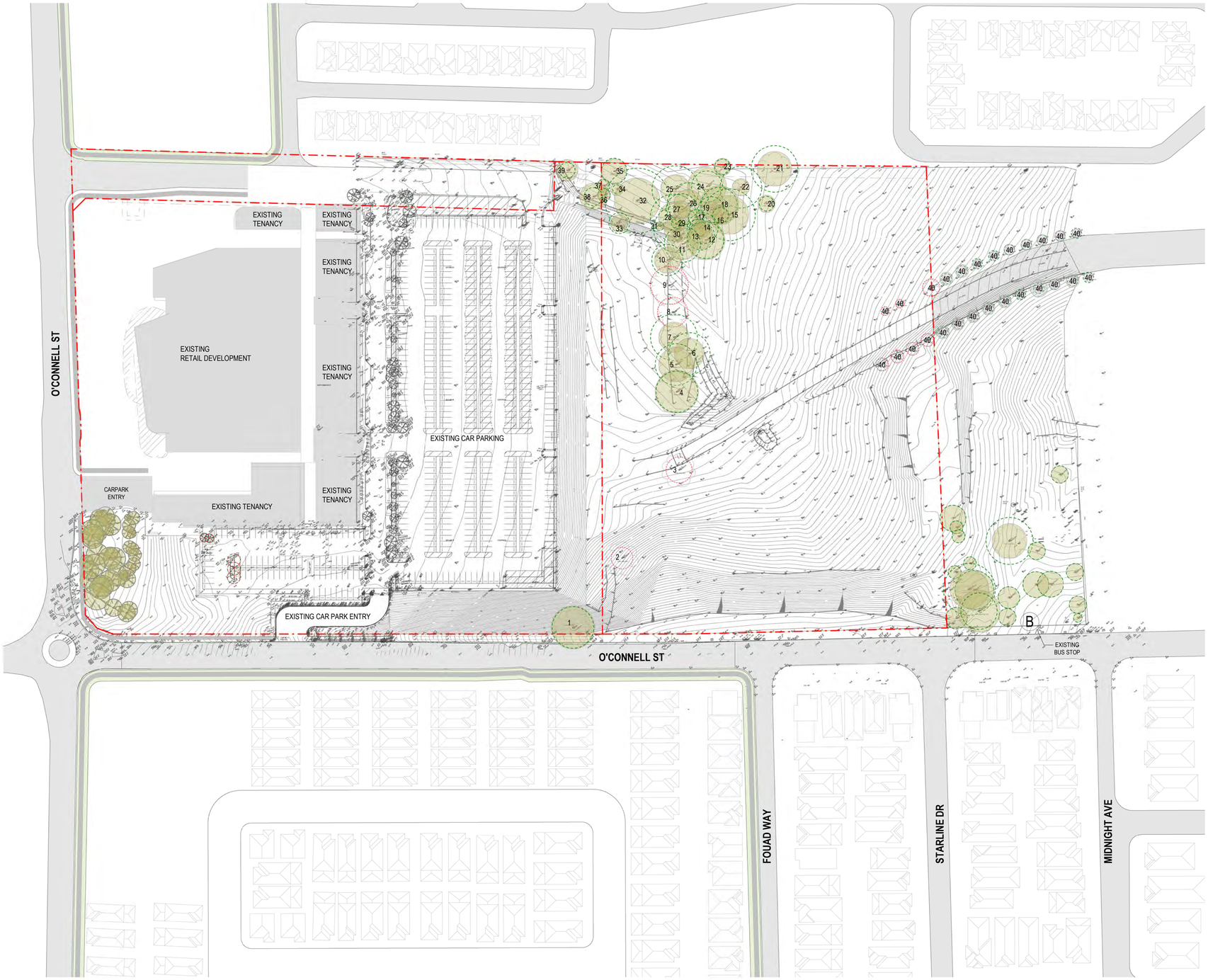

SSDA SUBMISSION

8/14/2025 4:32:37 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SURVEY PLAN PREPARED BY RAMSAY SURVEYORS AND THE ARBORIST REPORT PREPARED BY REDGUM HORTICULTURAL

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
EXISTING PLAN

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Verified	RS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	RS
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 1000 @ A1	A252106	SSDA 1100	A

LEGEND

- Site Boundary
- Sportsground
- Riparian Corridor
- Waterbody
- Bushfire Buffer Area
- Steep Slope
- High Point
- Contours (2m)
- On-Site Parking
- Existing Bus Stop
- Existing Pedestrian Access
- Existing Vehicular Access
- Built Form/Sensitive Edge
- E1 Local Centre Zone
- R4 High Density Residential Zone
- Indicative Flood Zone
- Prevailing Winds
- Swift Parrot Habitat
- Shale Plains Woodland
- Exotic Trees
- Existing Trees
- Existing Swale
- Drainage Outlet
- Hollow Bearing Habitat
- Open Channel (Dry River Bed)
- Existing Retail
- Site Narrative
- Secondary Circulation

Scale 1: 2,500 @ A3

0m 10 20 50 100m

SSDA SUBMISSION

8/14/2025 4:32:41 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
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nom architect Lisa-Maree Carrigan 7568

Project Title
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Drawing Title
SITE ANALYSIS

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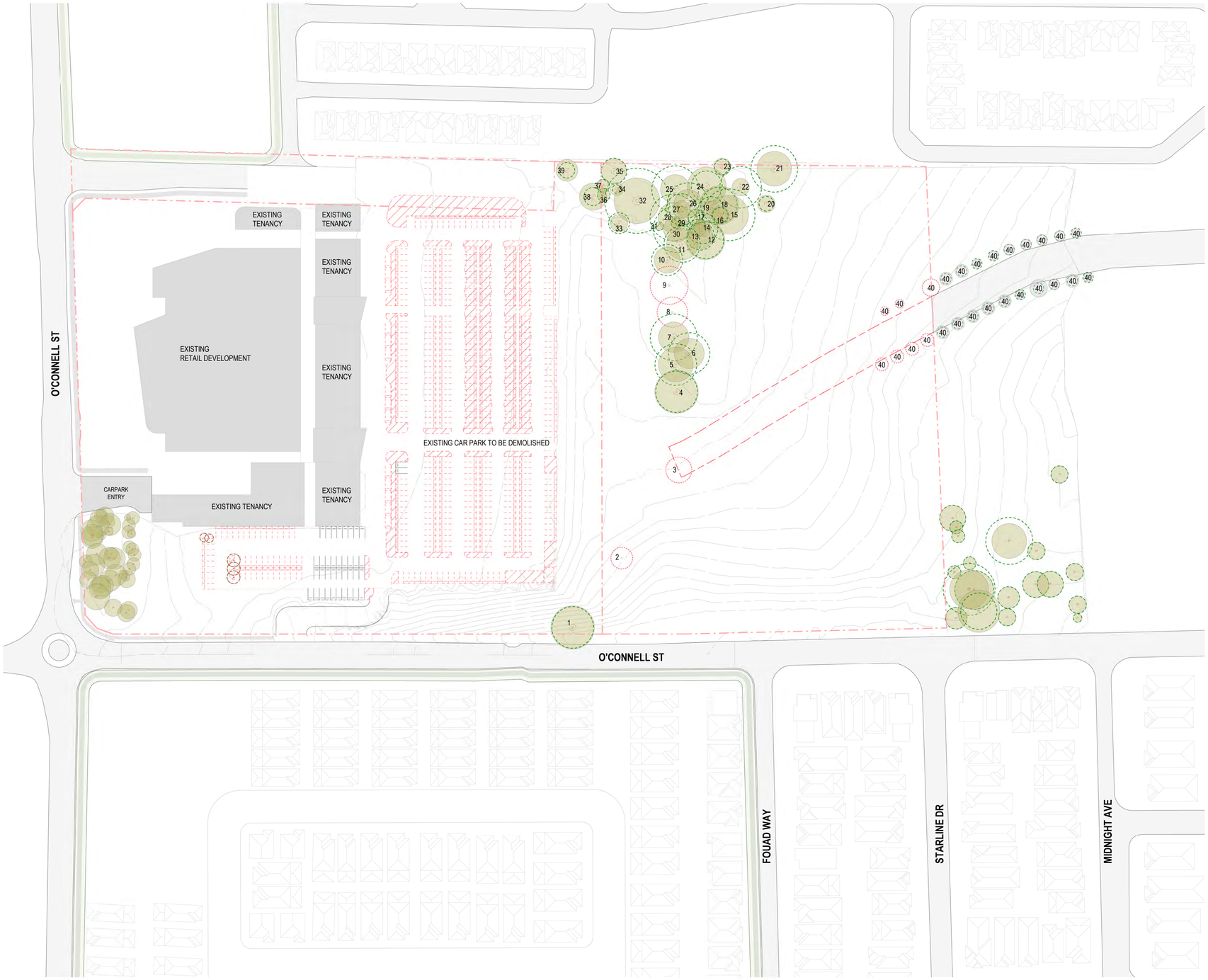
Drawing Created (date)		Drawing Created (by)	RS
01.08.2025			

Scale	Project No	Drawing No	Issue
@ A1	A252106	SSDA 1150	A



Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

- EXISTING BUILDING TO BE DEMOLISHED REMOVE ALL HARD STAND AREA
- TREES TO BE RETAINED
- TREES TO BE DEMOLISHED REMOVE
- ROOT PROTECTION ZONE
- TREE PROTECTION ZONE

TREE INFORMATION SHOWN IS FOR REFERENCE ONLY. REFER TO THE SURVEY PLAN AND THE ARBORICULTURAL IMPACT ASSESSMENT FOR FURTHER DETAILS.

TRAFFIC
TTPA
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WASTE
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nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
DEMOLITION PLAN

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Plotted and checked by	GroupGSA		
Verified	RS	Approved	LMC
Drawing Created (date)		Drawing Created (by)	RS
01.08.2025			

Scale	Project No	Drawing No	Issue
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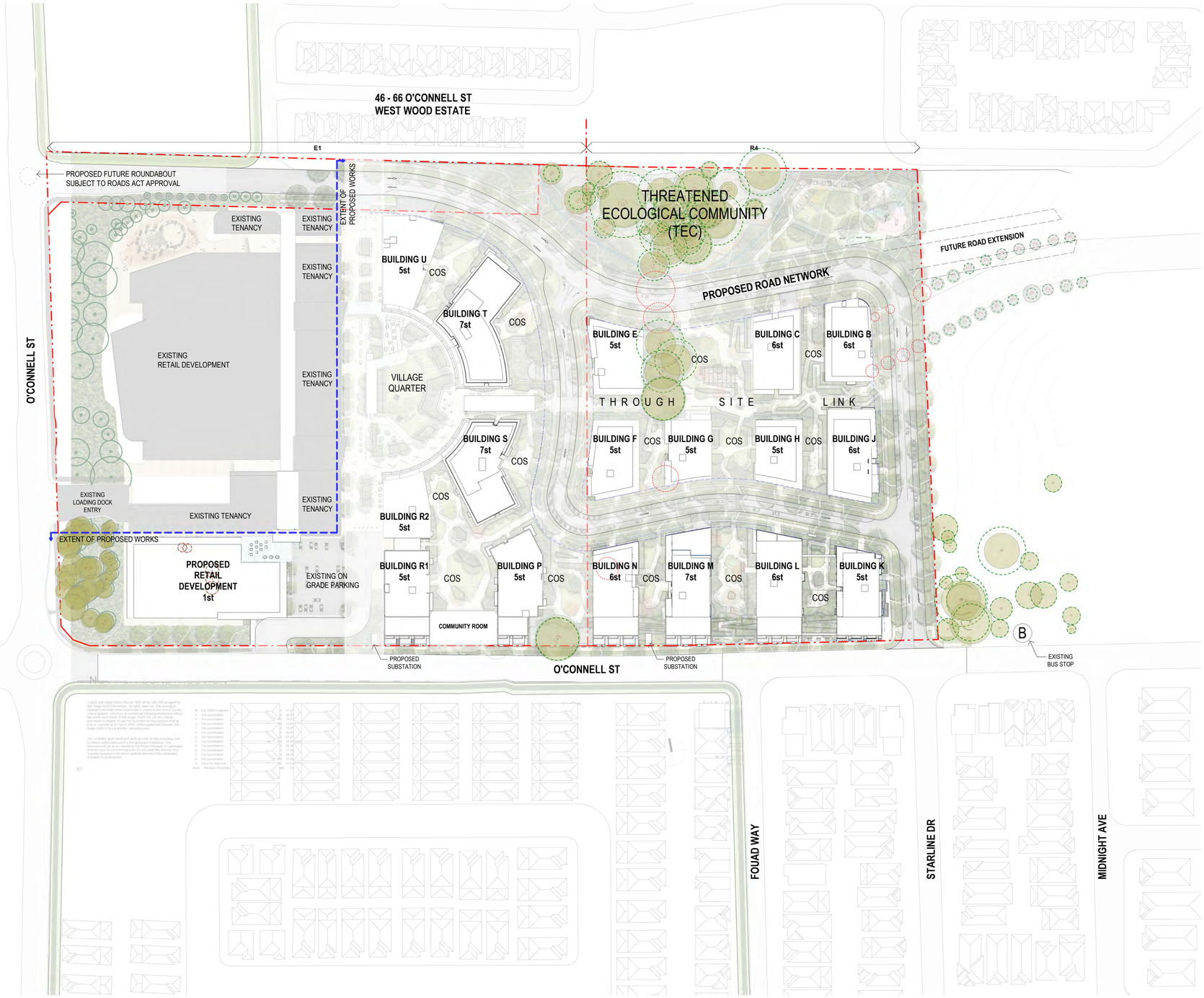

0m 10m 20m 40m 60m

SSDA SUBMISSION

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

LANDSCAPE UNDERLAY SHOWN IS INDICATIVE. REFER TO LANDSCAPE DRAWINGS PREPARED BY SITE IMAGE LANDSCAPE ARCHITECTS FOR FURTHER INFORMATION

TRAFFIC
TTPA
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WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
SITE PLAN

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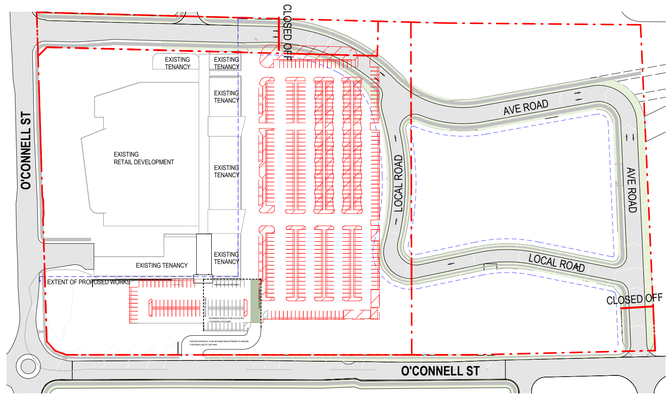
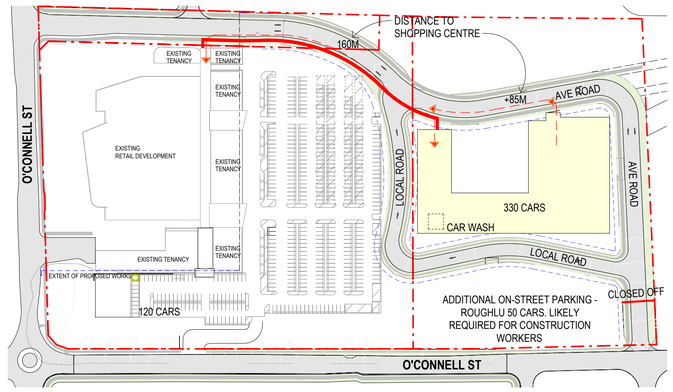
Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			
Scale	Project No	Drawing No	Issue
As indicated @ A1	A252106	SSDA 1300	B

10/8/2025 9:23:20 AM

STAGE 1

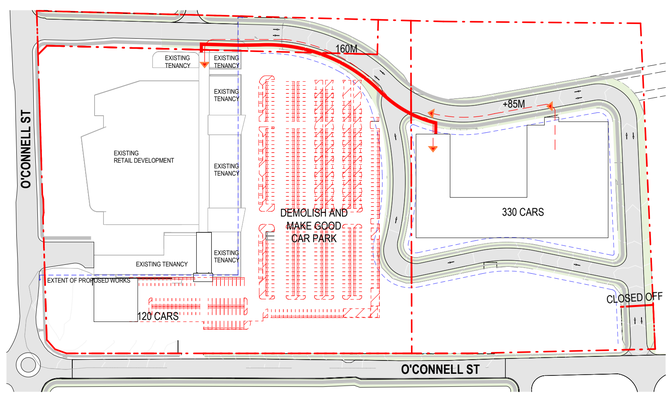


STAGE 1a : DEMOLISH PART CAR PARK. BUILD AVENUE AND LOCAL RING ROAD
START : JUNE' 26 _ 4-6 MONTHS

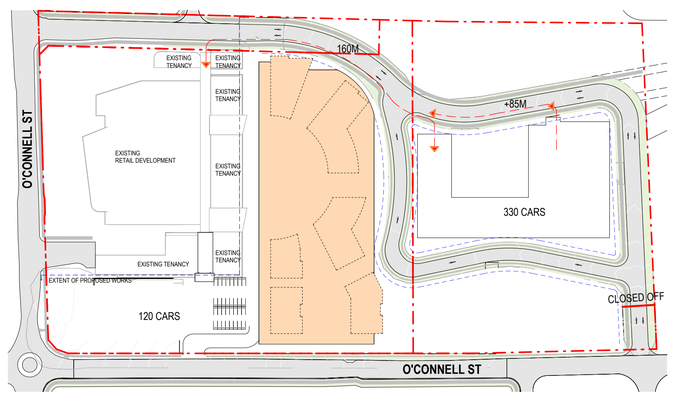


STAGE 1b : BUILD BASEMENT B-J WITH ALL EGRESS STAIRS AND 2 LIFTS. (INCLUDE INTERNAL CAR WASH FACILITY)
ENLARGE CAR PARK TO THE SOUTH-WEST (INCLUDE RECYCLING FACILITY)
BUILD ACCESSIBLE WALKWAY BETWEEN THE BASEMENT AND THE EXISTING SHOPPING CENTRE.
OPTIONAL: BUGGIES EVERY 5 MINS FROM THE SHOPPING CENTRE TO THE BASEMENT CAR PARK

START : JAN' 27 _ 7-9 MONTHS

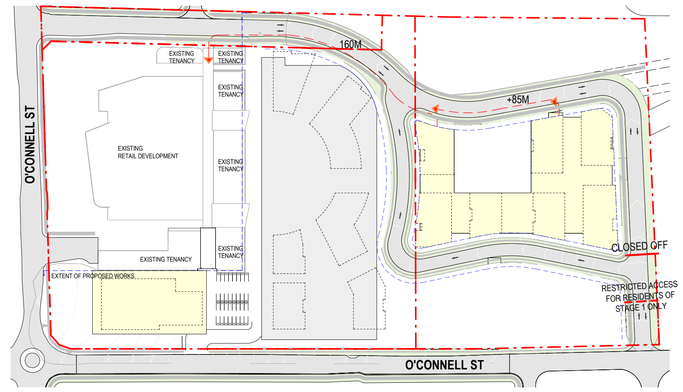


STAGE 1d : DEMOLISH AND MAKE GOOD CAR PARK.
START : SEP' 27 _ 6 MONTHS



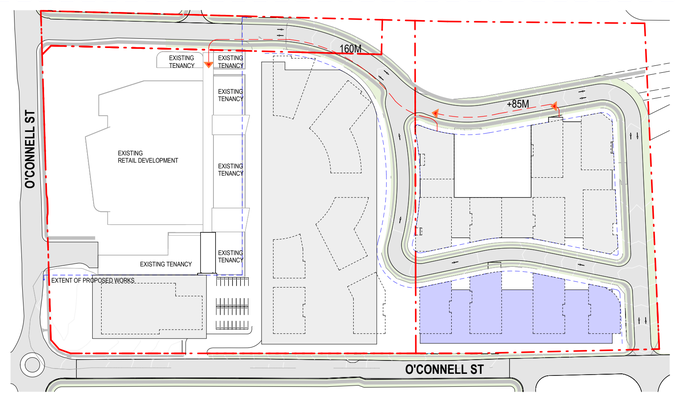
STAGE 1e : BUILD ALL BASEMENT LEVELS AND ALL UNITS AND TOWN HOUSE P-U.
STAGE 1 COMPLETE - RETAIL CAN BE HANDED OVER FOR FITOUTS 2 MONTHS PRIOR TO COMPLETION OF THIS STAGE
START : MAR' 28 _ 16 MONTHS

STAGE 2



STAGE 2 : BUILD B-J BUILDINGS. BUILD RETAIL BOX
START : AUG' 29 _ 9 MONTHS

STAGE 3



STAGE 3 : BUILD K-N BUILDINGS.
START : APR'31 _ 12 MONTHS

0m 20m 40m 80m 120m

SSDA SUBMISSION

8/10/2025 7:10:45 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

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nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
STAGING DIAGRAMS

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Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 2000@ A1	A252106	SSDA 1400	B

EXISTING TREES SHOW DASHED FOR REFERENCE

0m 5m 10m 20m 30m

SSDA SUBMISSION

10/09/2025 5:01:09 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

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Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
GA PLAN OVERALL - RL 40.10

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Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
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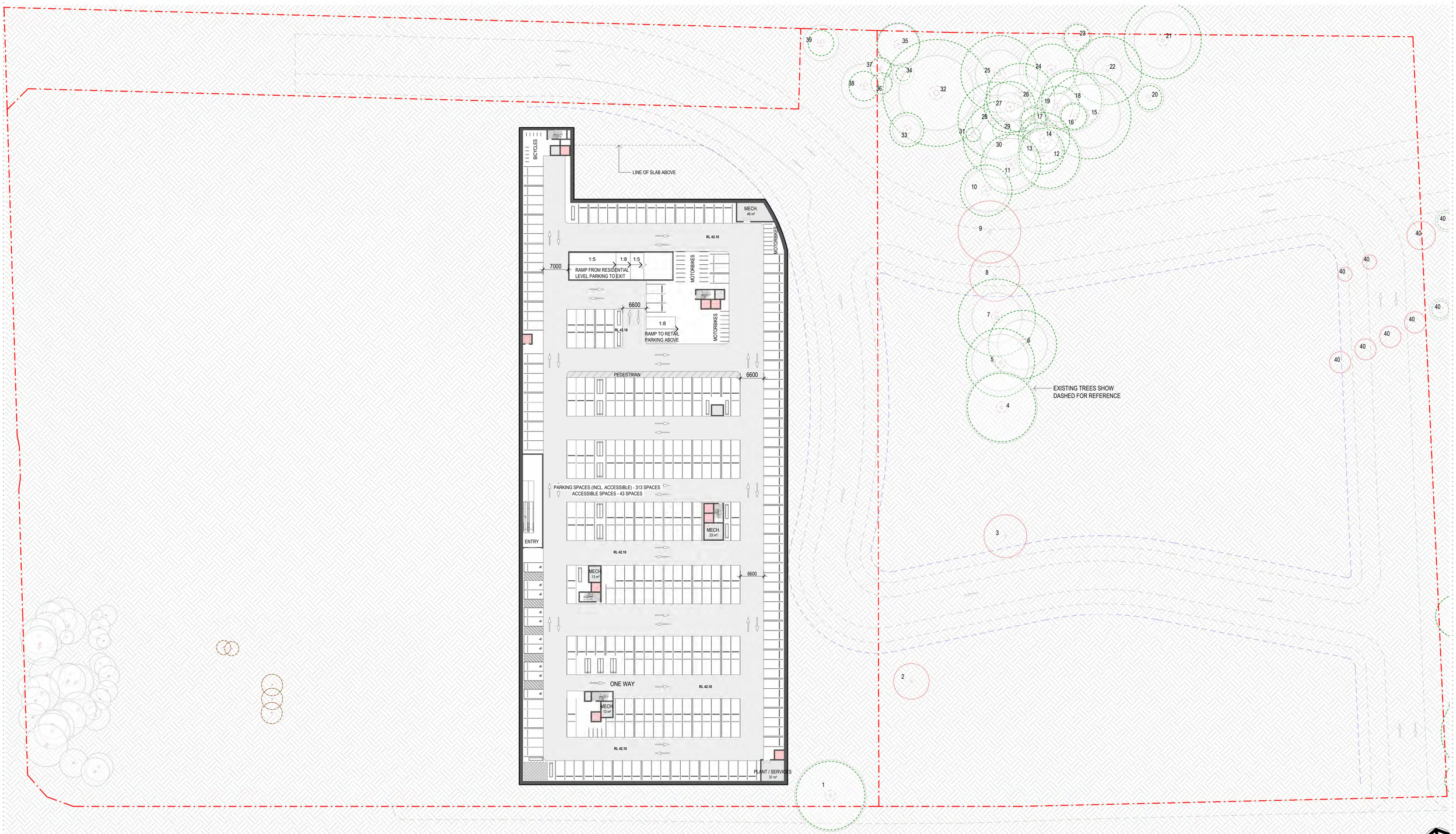

SSDA SUBMISSION

10/09/2025 9:01:14 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
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Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
GA PLAN OVERALL - RL 43.30

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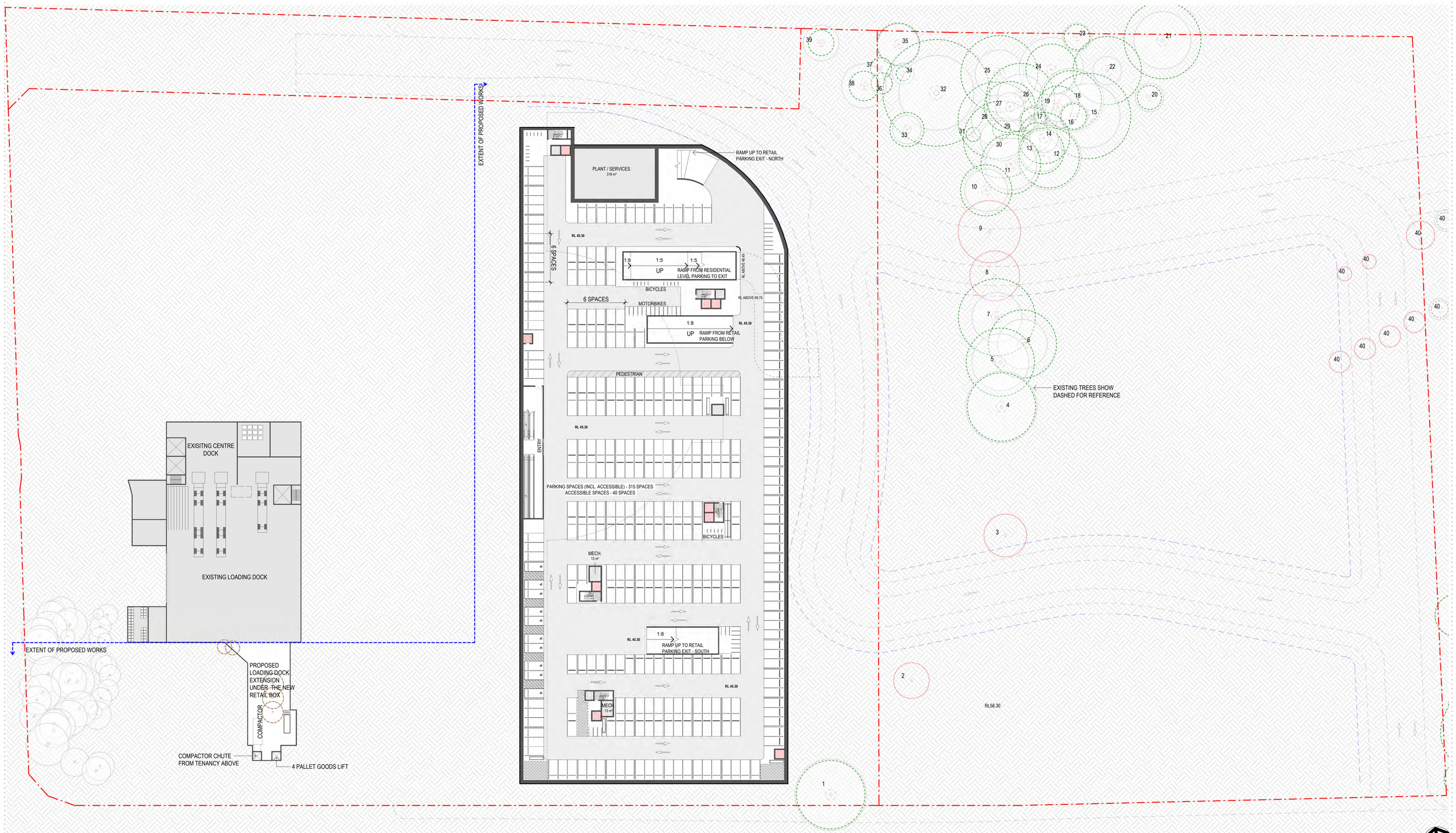
Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 500 @ A1	A252106	SSDA 2001	A



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Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
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WASTE
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Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
GA PLAN OVERALL - RL 46.50

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Drawing Created (date)		Drawing Created (by)	AM
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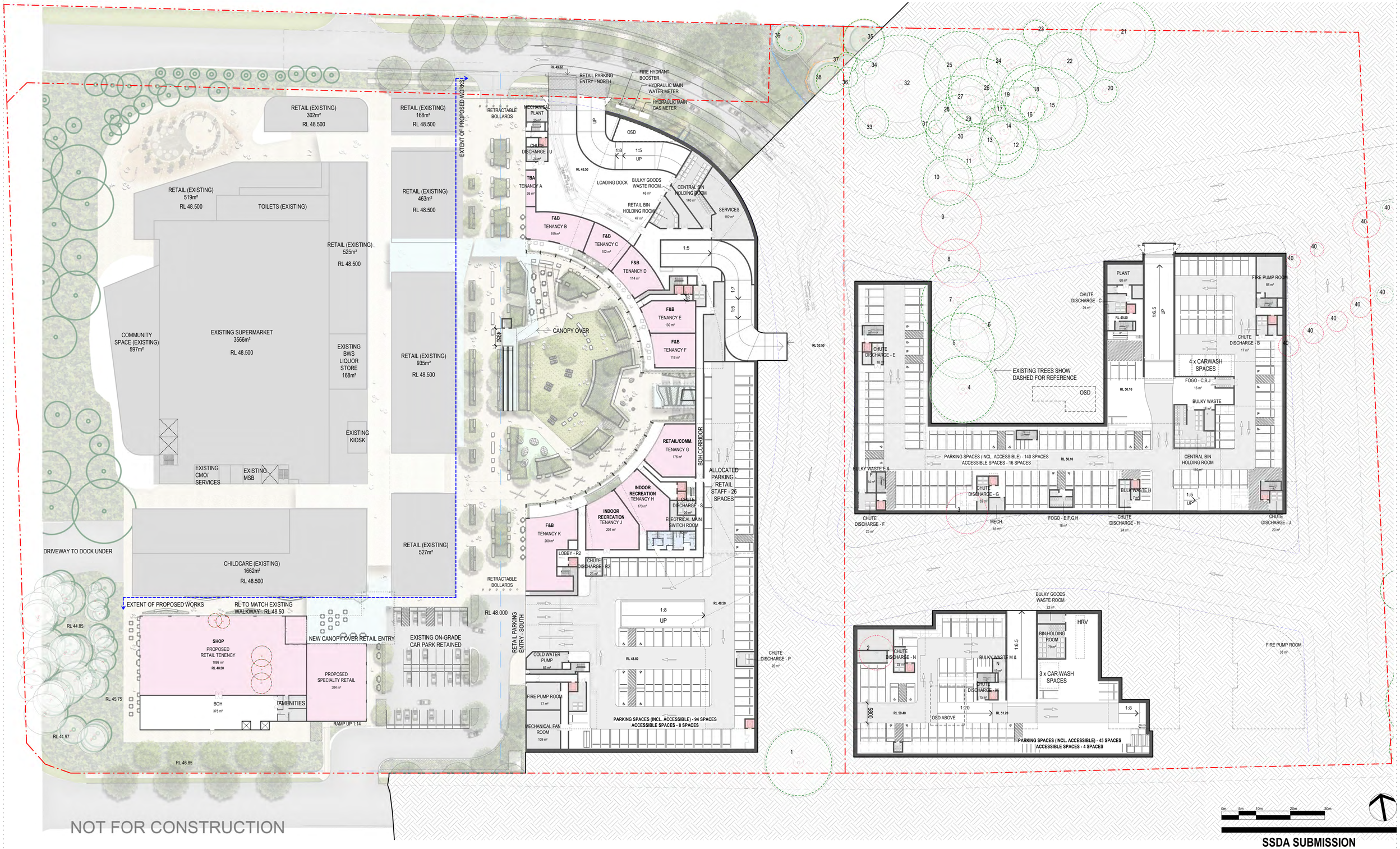
Scale	Project No	Drawing No	Issue
1 : 500 @ A1	A252106	SSDA 2002	A

10/09/2025 9:01:19 PM



NOT FOR CONSTRUCTION

0m 5m 10m 20m 30m

SSDA SUBMISSION

10/08/2025 9:23:39 AM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

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Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
GA PLAN OVERALL - RL 50.70

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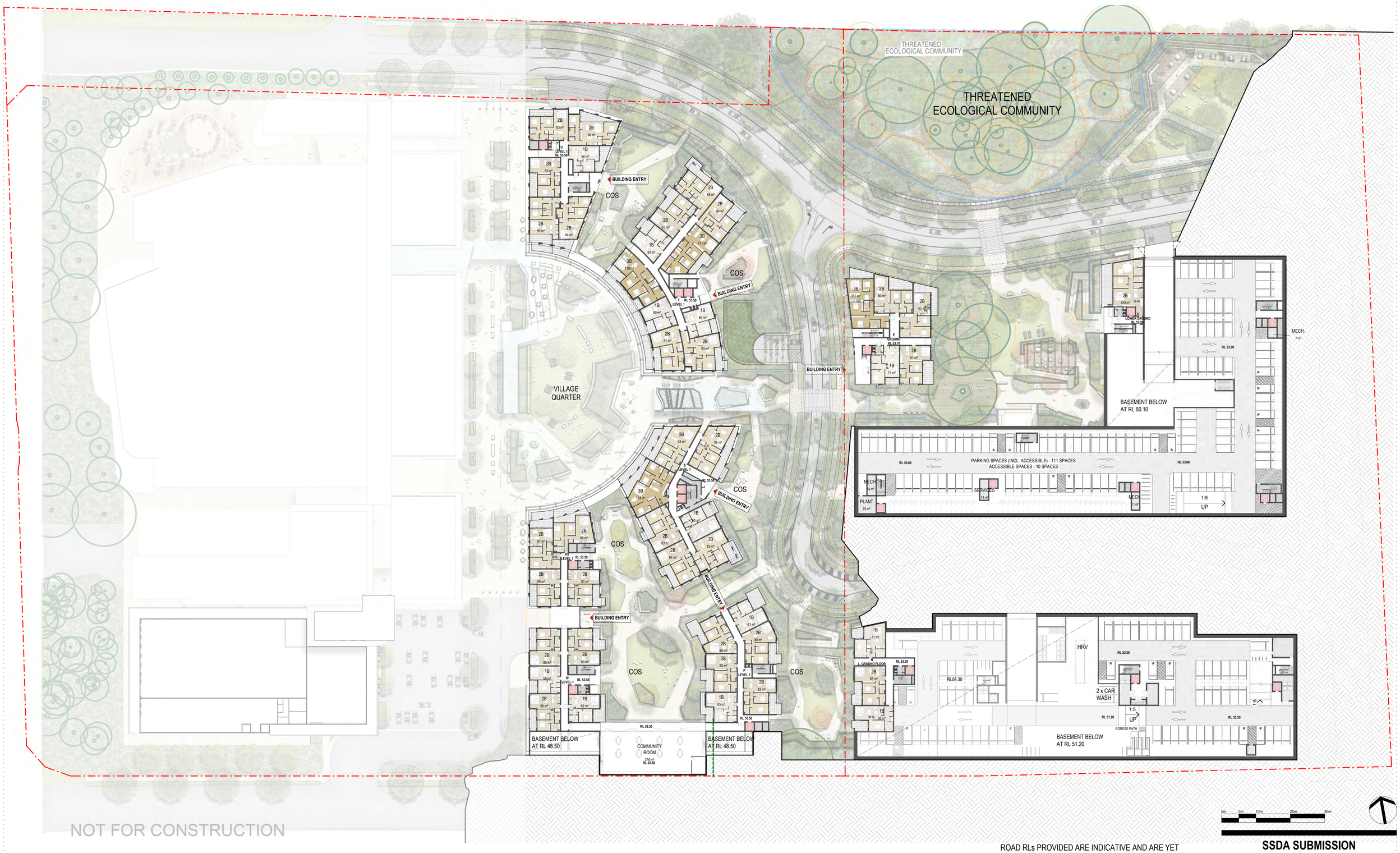
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 500 @ A1	A252106	SSDA 2003	B



0m 5m 10m 20m 30m

SSDA SUBMISSION

ROAD RLs PROVIDED ARE INDICATIVE AND ARE YET TO BE FINALIZED SUBJECT TO CIVIL INPUT

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

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Project Title
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Drawing Title
GA PLAN OVERALL - RL 54.70

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Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 500 @ A1	A252106	SSDA 2004	A

10/8/2025 9:23:49 AM

0m 5m 10m 20m 30m

SSDA SUBMISSION

10/08/2025 9:24:01 AM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

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KEYLAN CONSULTING
LAUREN DONOHOE

Client
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ELIYAH EL KHOURY

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Project Title
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Drawing Title
GA PLAN OVERALL - RL 57.20

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Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 500 @ A1	A252106	SSDA 2005	B

0m 5m 10m 20m 30m

SSDA SUBMISSION

10/8/2025 9:24:14 AM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
GA PLAN OVERALL - RL 60.20

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Plotted and checked by	GroupGSA		
Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			
Scale	Project No	Drawing No	Issue
1 : 500 @ A1	A252106	SSDA 2006	B

0m 5m 10m 20m 30m

SSDA SUBMISSION

10/8/2025 9:24:27 AM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

HOLDMARK

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Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
GA PLAN OVERALL - RL 63.40

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Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 500 @ A1	A252106	SSDA 2007	B

SSDA SUBMISSION

10/8/2025 5:24:42 AM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
GA PLAN OVERALL - RL 66.60

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Plotted and checked by	GroupGSA		
Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
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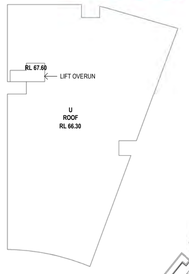

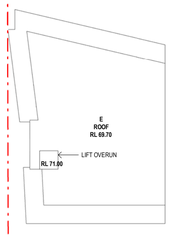

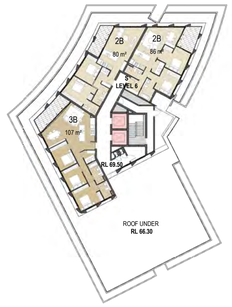

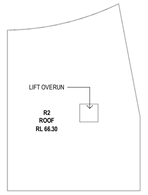

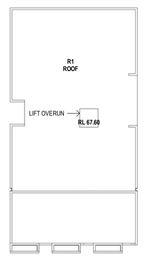

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SSDA SUBMISSION

10/8/2025 9:24:55 AM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

HOLDMARK

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
GA PLAN OVERALL - RL 69.80

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Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
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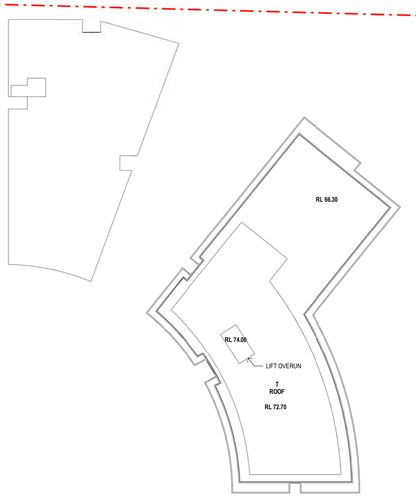

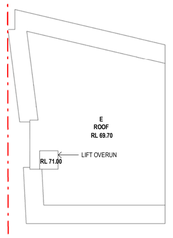

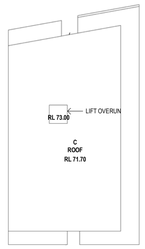

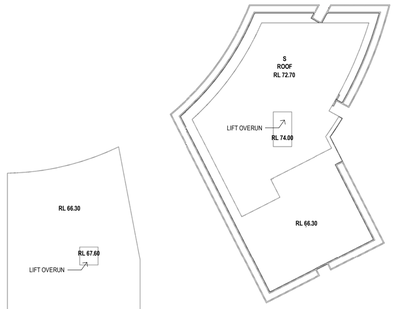

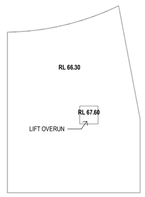

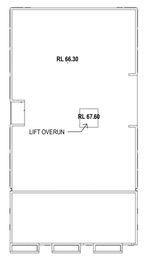

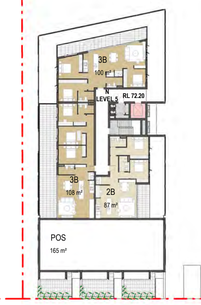

0m 5m 10m 20m 30m

SSDA SUBMISSION

10/8/2025 5:25:08 AM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

HOLDMARK

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Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
GA PLAN OVERALL - RL 73.00

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Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 500 @ A1	A252106	SSDA 2010	B

0m 5m 10m 20m 30m

SSDA SUBMISSION

10/8/2025 9:25:23 AM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

HOLDMARK

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
GA PLAN OVERALL - RL 76.20

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Plotted and checked by	GroupGSA		
Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			
Scale	Project No	Drawing No	Issue
1 : 500 @ A1	A252106	SSDA 2011	B

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SSDA SUBMISSION

10/8/2025 9:23:30 AM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

- 1 BED APARTMENT
- 2 BED APARTMENT
- 3 BED APARTMENT
- RETAIL
- 3M SETBACK LINE

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
GA PLAN OVERALL - ROOF

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Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
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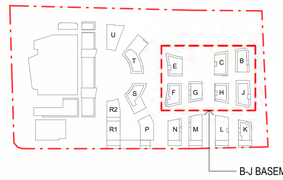


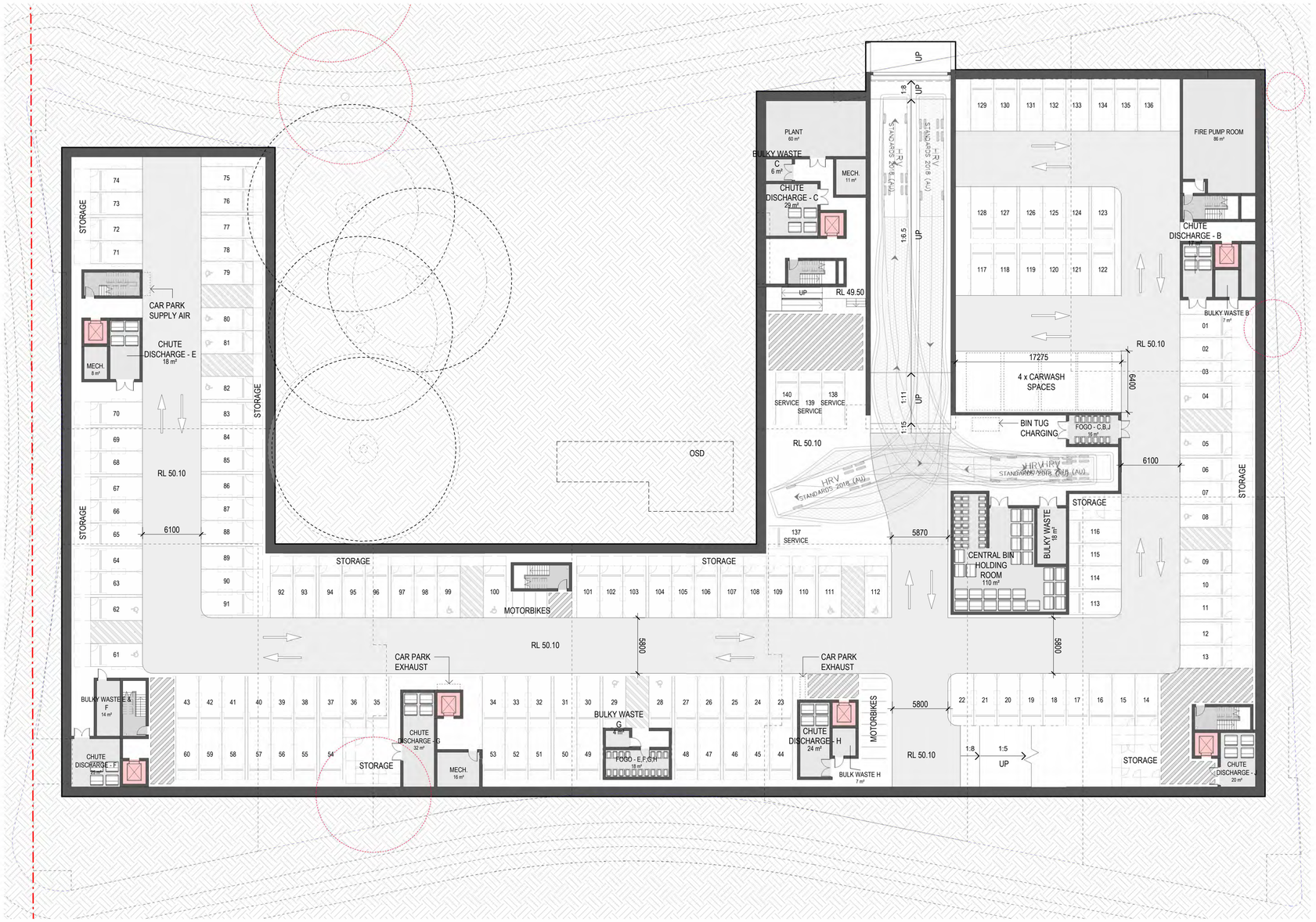
BUILDINGS B-J PARKING:

REQUIRED - 247 SPACES

APARTMENTS:	207
VISITORS:	36
SERVICE:	4

PROPOSED - 251 SPACES

APARTMENTS:	215
VISITORS:	36
SERVICE:	4
MOTORBIKES:	20
BICYCLES:	5
ACC. SPACES:	22
CAR WASH:	4 (REQD 4)



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SSDA SUBMISSION

10/09/2025 9:03:38 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
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ELIYAH EL KHOURY

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
B - J BASEMENT - 02

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Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
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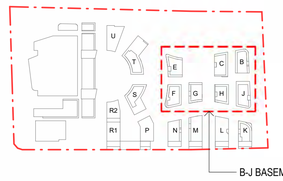

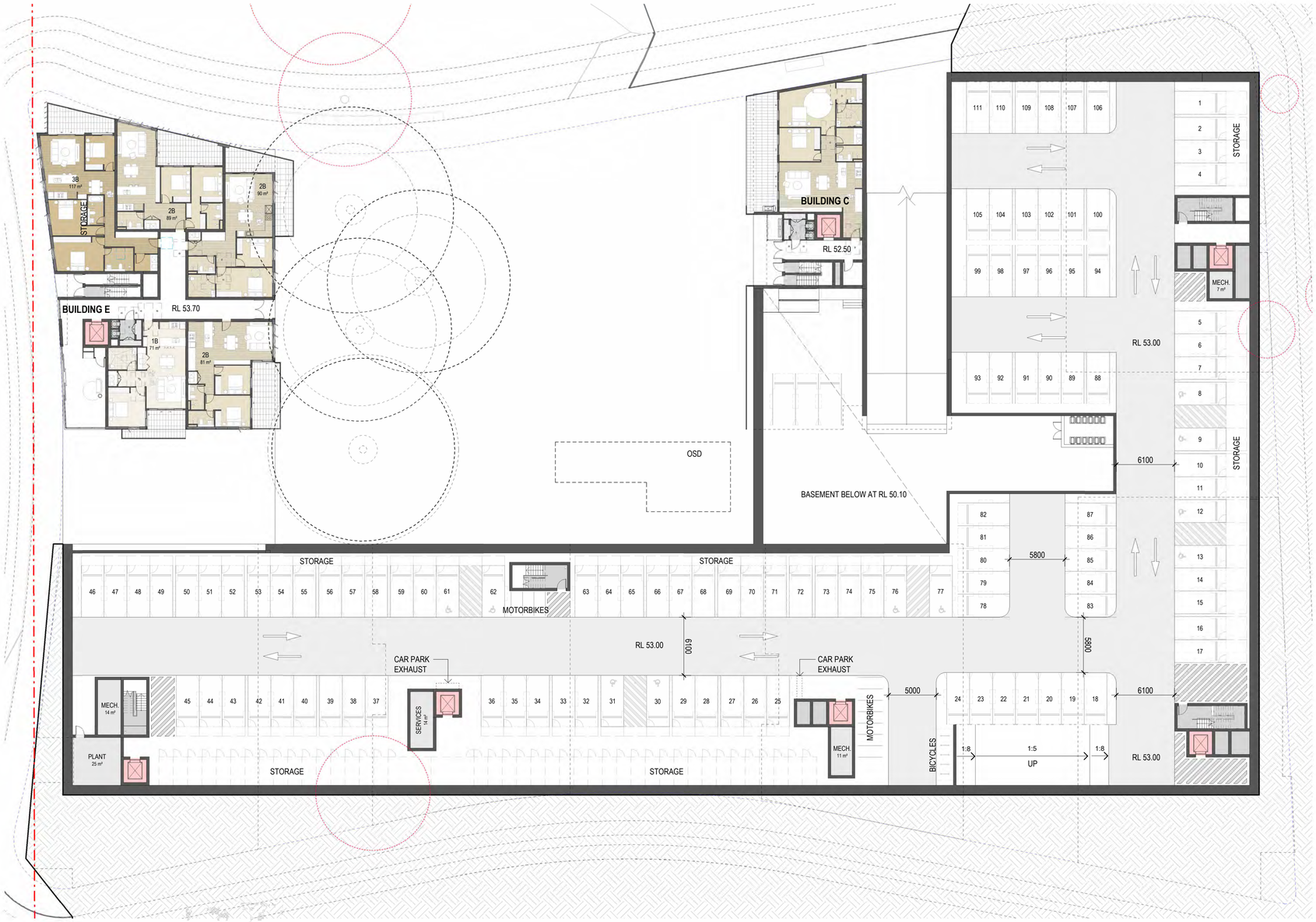

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SSDA SUBMISSION

10/09/2025 9:03:47 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

HOLDMARK

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
B - J BASEMENT - 01

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Plotted and checked by	GroupGSA		
Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 250 @ A1	A252106	SSDA 2051	A

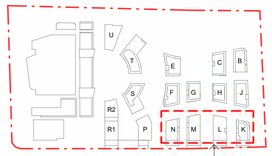
BUILDINGS K-N PARKING:

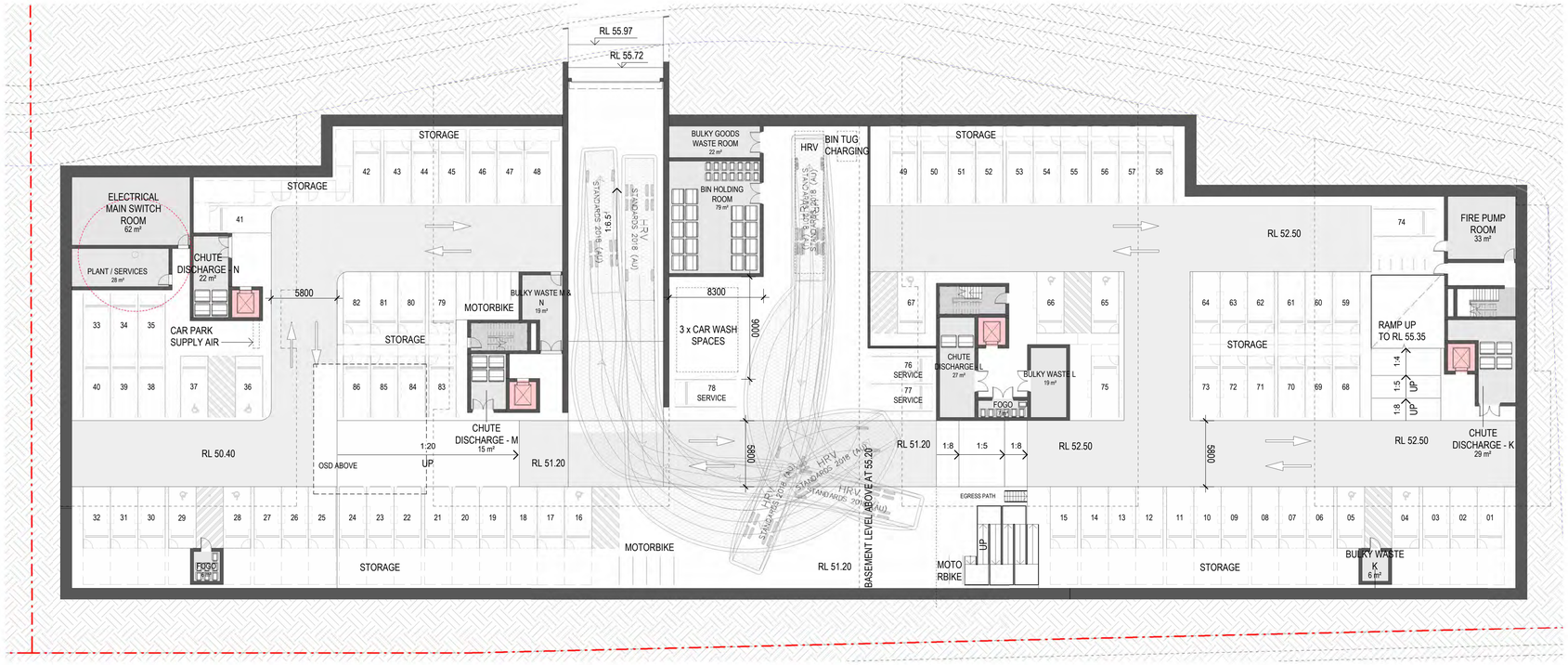
REQUIRED - 179 SPACES

APARTMENTS:	152
VISITORS:	24
SERVICE:	3

PROPOSED - 179 SPACES

APARTMENTS:	152	MOTORBIKES:	12
VISITORS:	24	BICYCLES:	10
SERVICE:	3	ACC. SPACES:	14
		CAR WASH:	3 (REQD 3)





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SSDA SUBMISSION

10/09/2025 9:03:57 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
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ELIYAH EL KHOURY

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
K - N BASEMENT - 03

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Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
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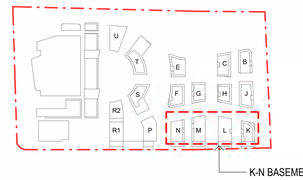

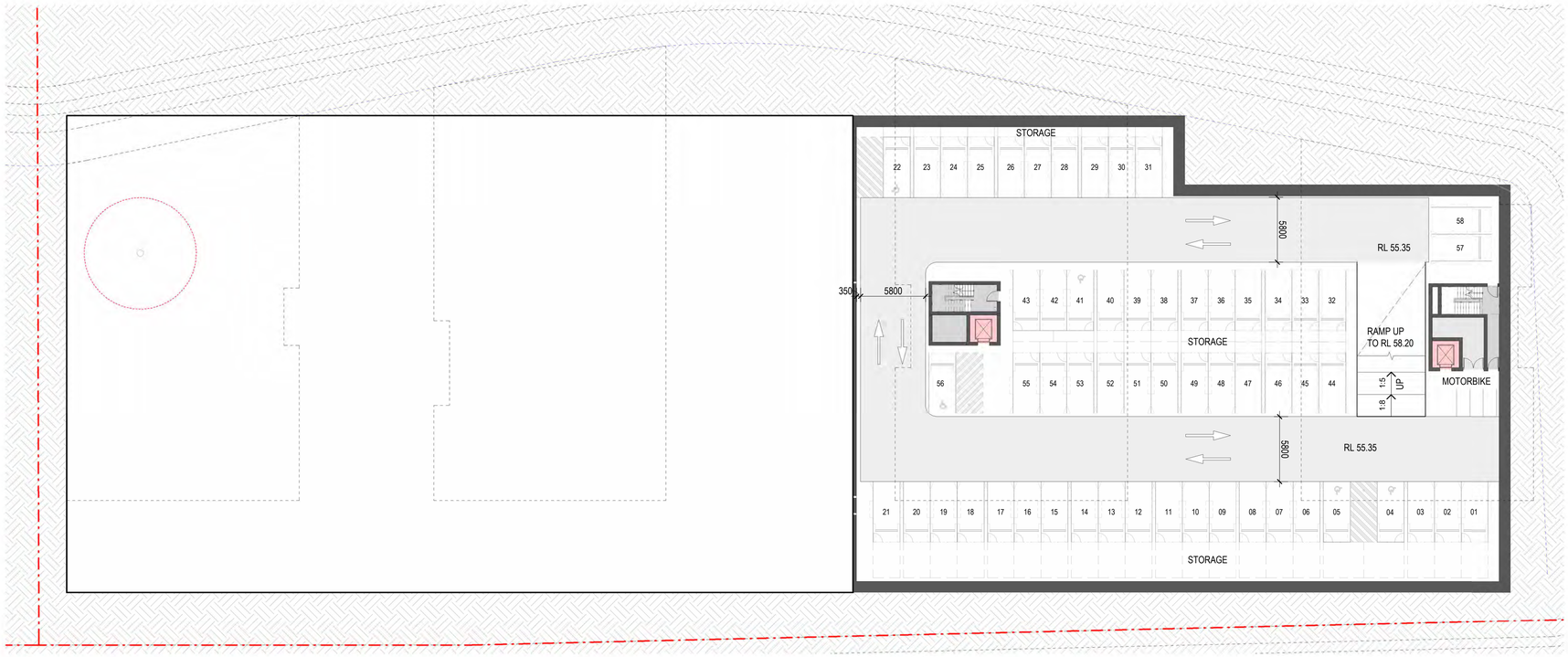

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SSDA SUBMISSION

10/09/2025 9:04:08 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
K - N BASEMENT - 02

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Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
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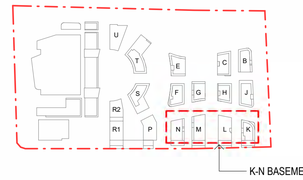

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SSDA SUBMISSION

10/09/2025 9:04:21 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

HOLDMARK

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
K - N BASEMENT - 01

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Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 250 @ A1	A252106	SSDA 2062	A

BUILDINGS P-U PARKING (RESI):

REQUIRED - 243 SPACES

APARTMENTS:	202
VISITORS:	36
SERVICE:	5

PROPOSED - 357 SPACES

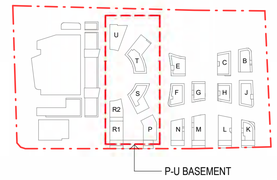
APARTMENTS:	316
VISITORS:	36
SERVICE:	5
MOTORBIKES:	24
BICYCLES:	10
ACC. SPACES:	30
CAR WASH:	4 (REQD 4)

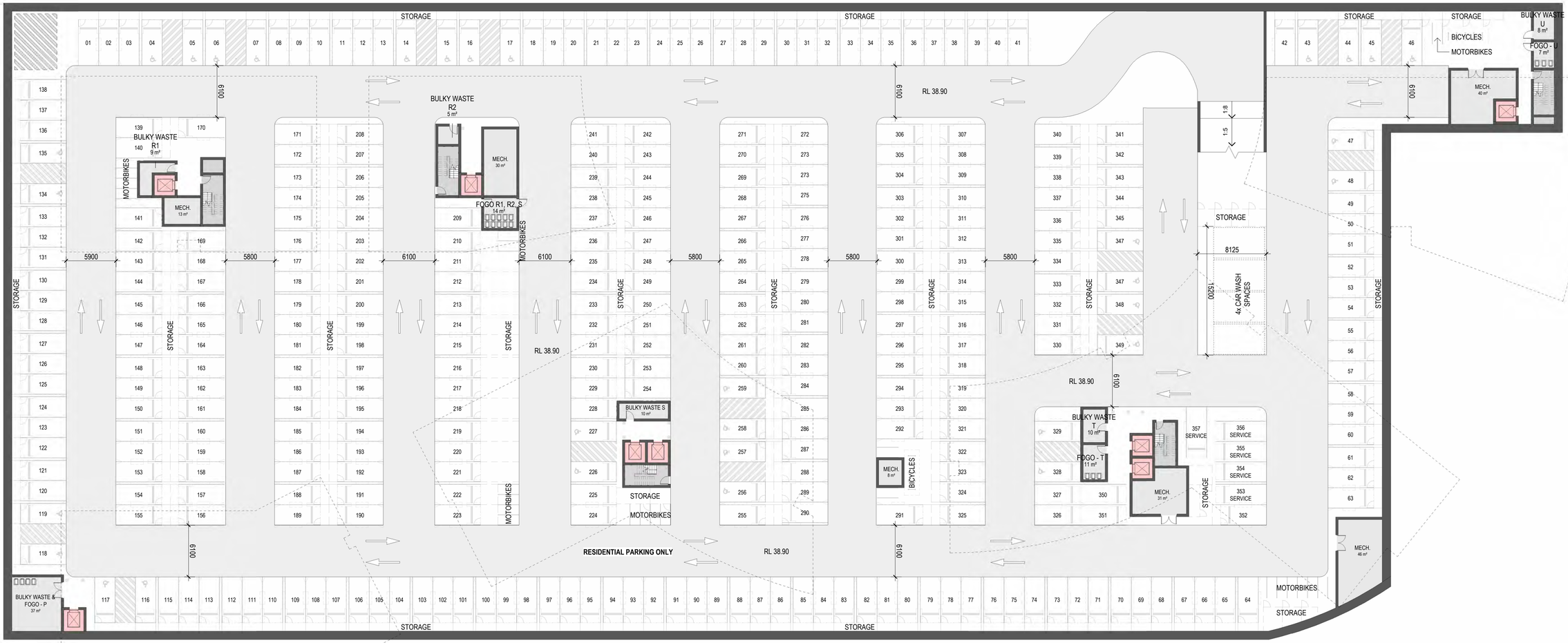
BUILDINGS P-U PARKING (RETAIL):

REQUIRED - 697 SPACES

PROPOSED - 750 SPACES

RETAIL:	696
ACCESSIBLE:	28
ALLOCATED:	26
MOTORBIKES:	63
BICYCLES:	35





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SSDA SUBMISSION

10/09/2025 9:04:31 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
P - U BASEMENT - 03

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Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			
Scale	Project No	Drawing No	Issue
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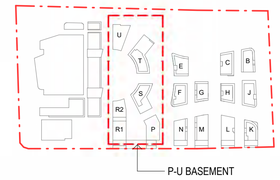

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SSDA SUBMISSION

10/09/2025 9:04:42 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
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nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
P - U BASEMENT - 02

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Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
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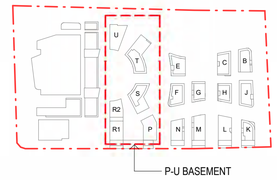

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SSDA SUBMISSION

10/09/2025 9:04:53 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
P - U BASEMENT - 01

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Scale	Project No	Drawing No	Issue
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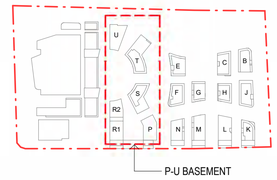

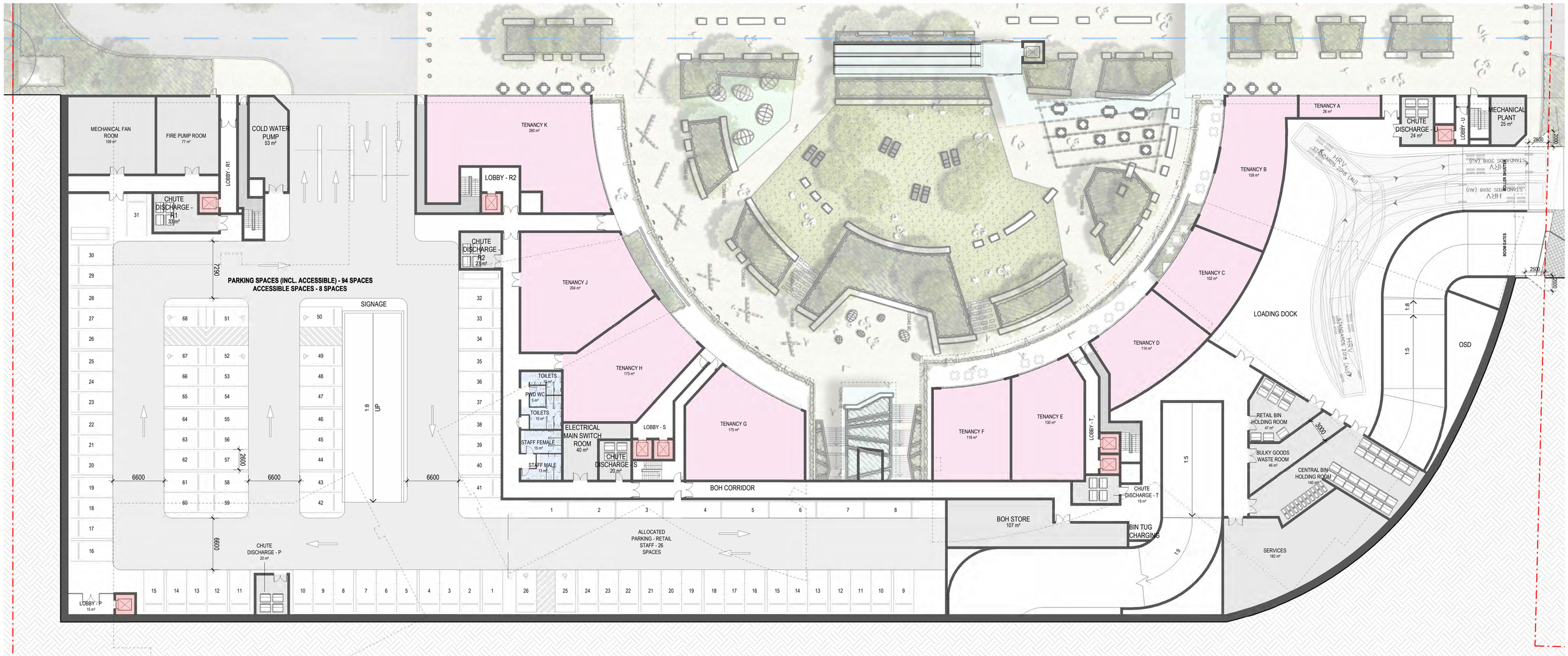

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SSDA SUBMISSION

10/09/2025 9:05:01 PM

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

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nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
P - U BASEMENT - RETAIL LEVEL

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01.08.2025			
Scale	Project No	Drawing No	Issue
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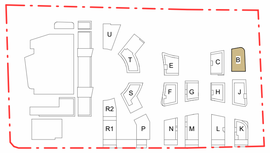
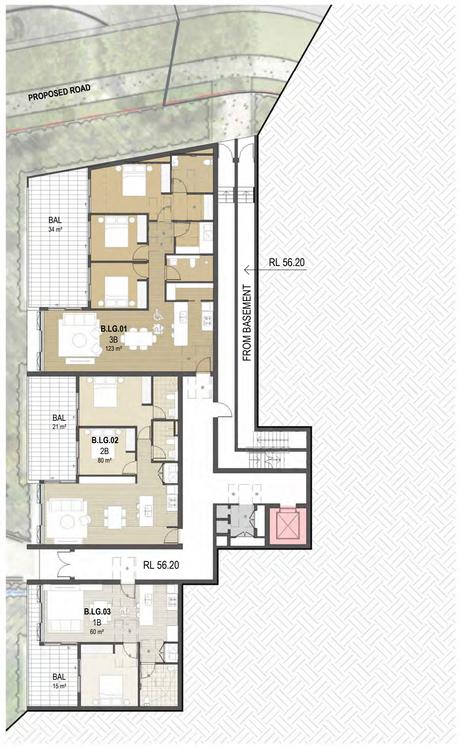
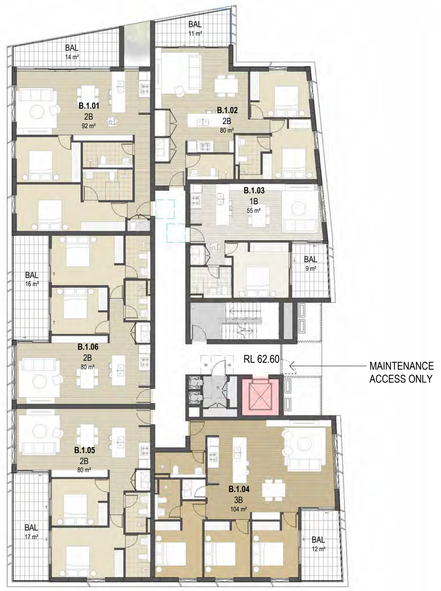


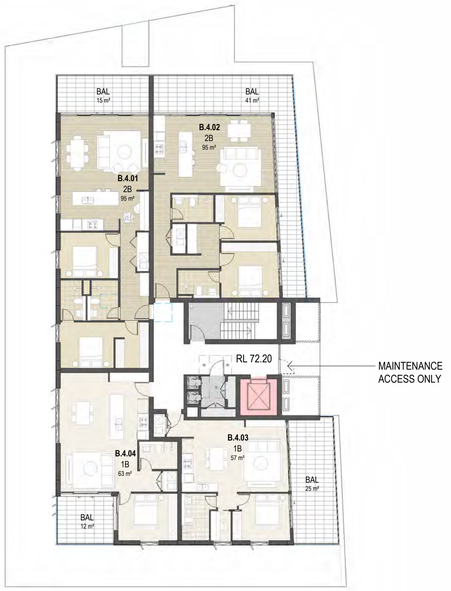


1 BUILDING B - LOWER GROUND FLOOR
1 : 200

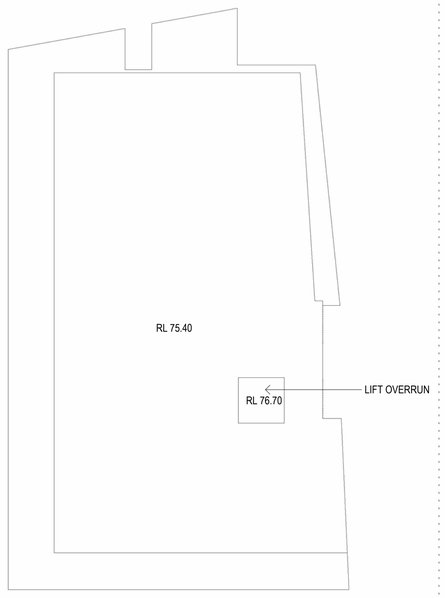
2 BUILDING B - GROUND FLOOR
1 : 200



3 BUILDING B - LEVEL 01 TO LEVEL 03
1 : 200



4 BUILDING B - LEVEL 04
1 : 200



5 BUILDING B - ROOF PLAN
1 : 200

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

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ELIYAH EL KHOURY

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nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BUILDING PLANS - BUILDING B

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0m 2m 4m 8m 12m

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Plotted and checked by	GroupGSA		
Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			
Scale	Project No	Drawing No	Issue
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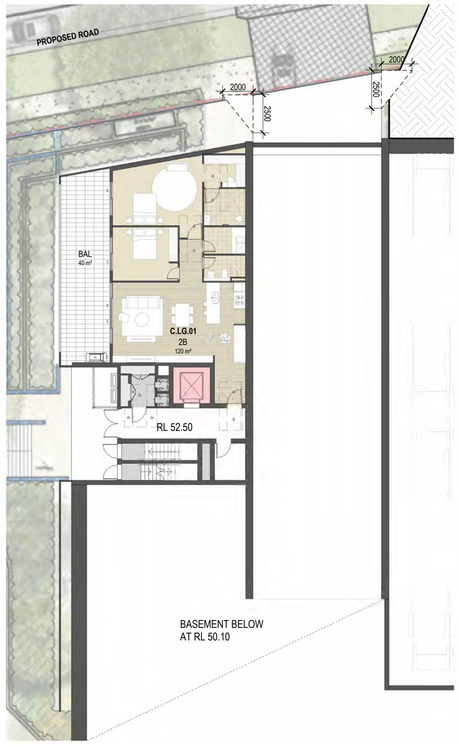
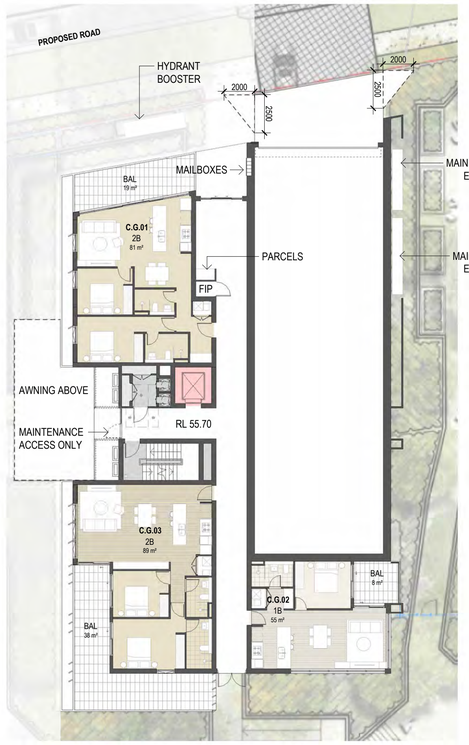
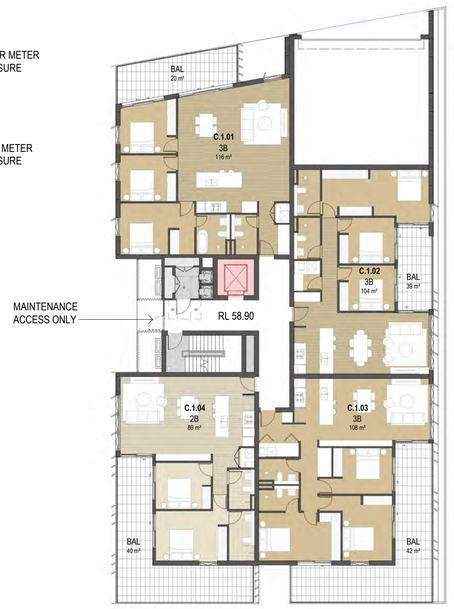


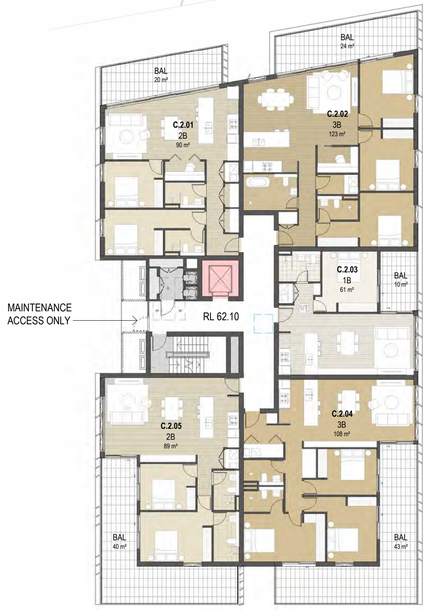
1 BUILDING C - LOWER GROUND FLOOR
1 : 200



2 BUILDING C - GROUND FLOOR
1 : 200



3 BUILDING C - LEVEL 01
1 : 200



4 BUILDING C - LEVEL 02 TO LEVEL 03
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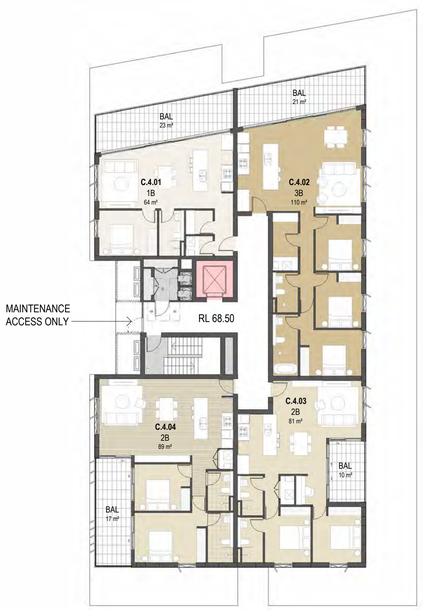

5 BUILDING C - LEVEL 04
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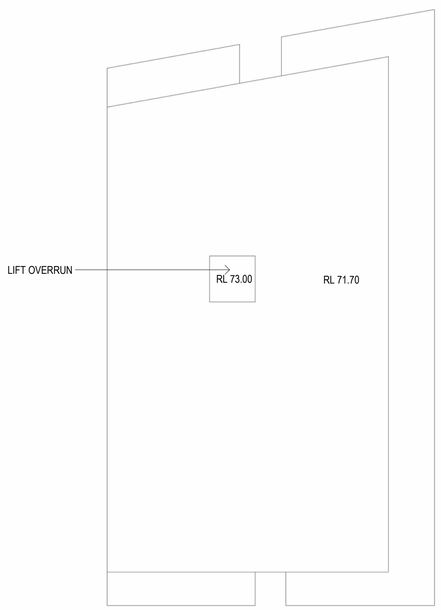
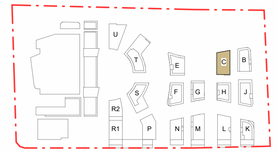


6 BUILDING C - ROOF PLAN
1 : 200



Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BUILDING PLANS - BUILDING C

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0m 2m 4m 8m 12m

SSDA SUBMISSION

Plotted and checked by	GroupGSA		
Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			
Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A252106	SSDA 2101	A

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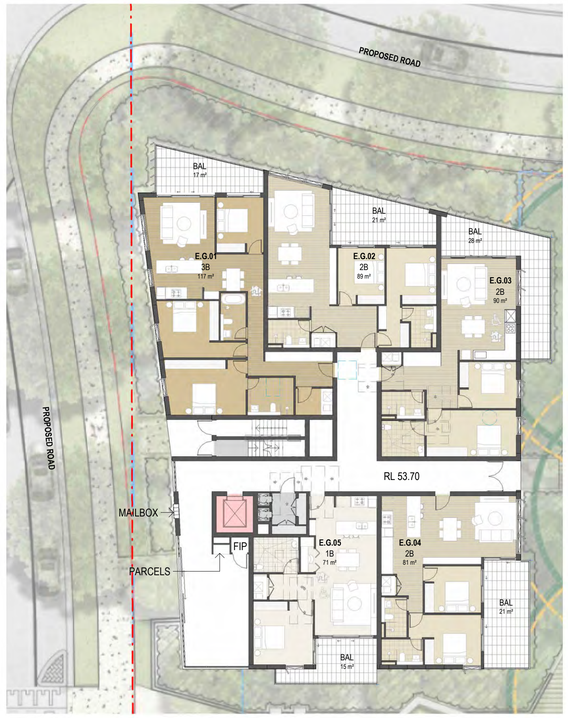
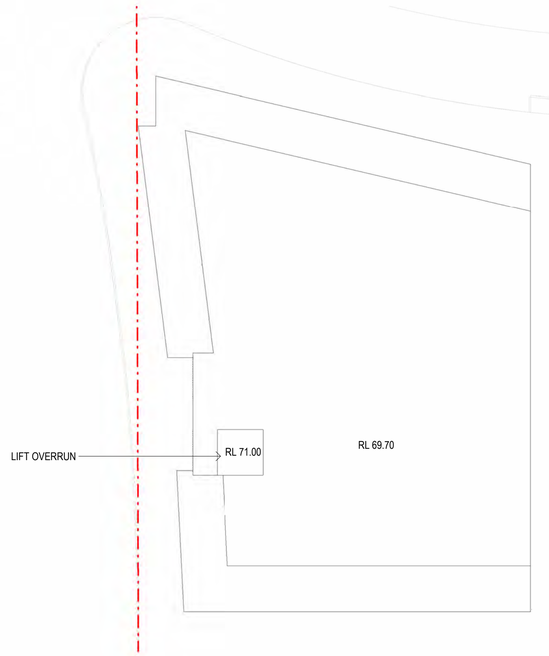


1 BUILDING E - GROUND FLOOR
1 : 200

2 BUILDING E - LEVEL 01 TO LEVEL 03
1 : 200

3 BUILDING E - LEVEL 04
1 : 200



4 BUILDING E - ROOF PLAN
1 : 200

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BUILDING PLANS - BUILDING E

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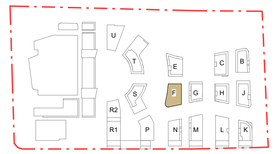
0m 2m 4m 8m 12m

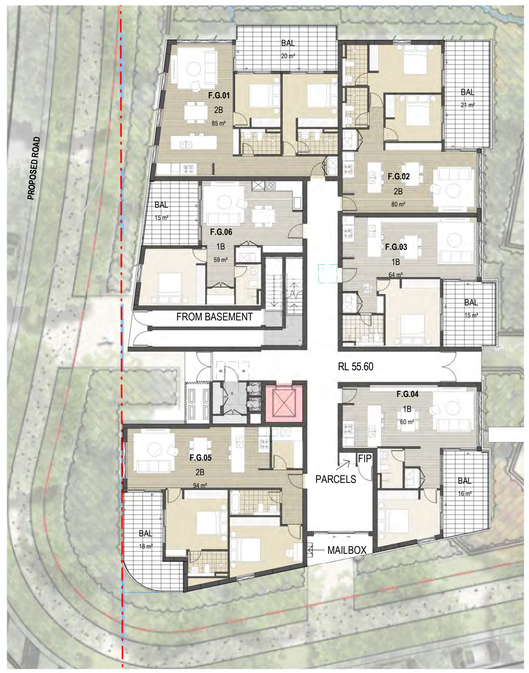
SSDA SUBMISSION

Plotted and checked by	GroupGSA		
Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A252106	SSDA 2102	A

10/09/2025 9:05:35 PM

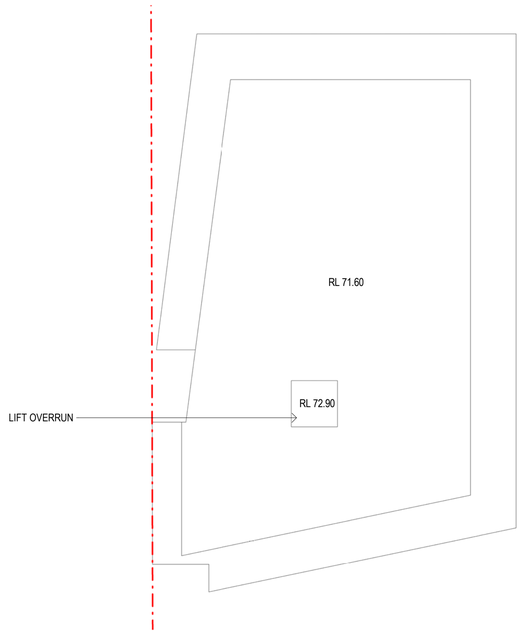




1 BUILDING F - GROUND FLOOR
1 : 200

2 BUILDING F - LEVEL 01 TO LEVEL 03
1 : 200

3 BUILDING F - LEVEL 04
1 : 200



4 BUILDING F - ROOF PLAN
1 : 200

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025
B	RESPONSE TO TOA COMMENTS	08.10.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BUILDING PLANS - BUILDING F

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0m 2m 4m 8m 12m

SSDA SUBMISSION

Plotted and checked by	GroupGSA		
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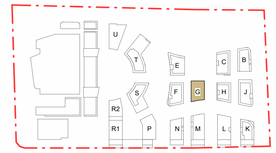
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			
Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A252106	SSDA 2103	B

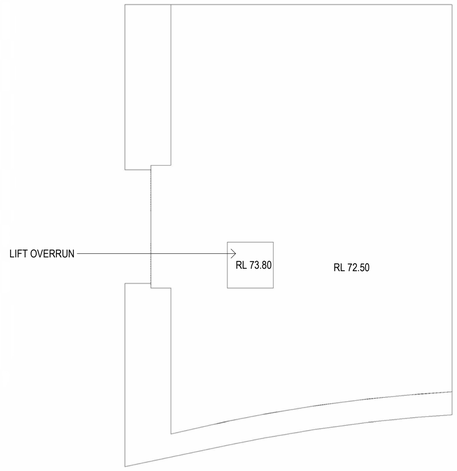
10/8/2025 9:25:34 AM



1 BUILDING G - GROUND FLOOR
1 : 200

2 BUILDING G - LEVEL 01 TO LEVEL 03
1 : 200

3 BUILDING G - LEVEL 04
1 : 200



4 BUILDING G - ROOF PLAN
1 : 200

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
BUILDING PLANS - BUILDING G

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0m 2m 4m 8m 12m

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Plotted and checked by	GroupGSA		
Verified	AM	Approved	LMC
Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A252106	SSDA 2104	A

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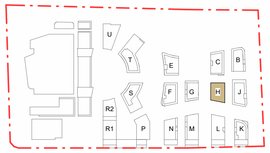

1 BUILDING H - GROUND FLOOR
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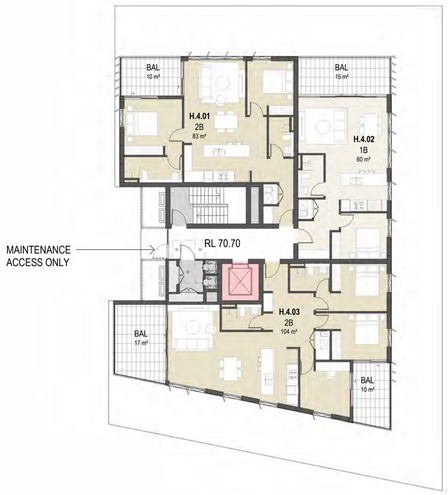
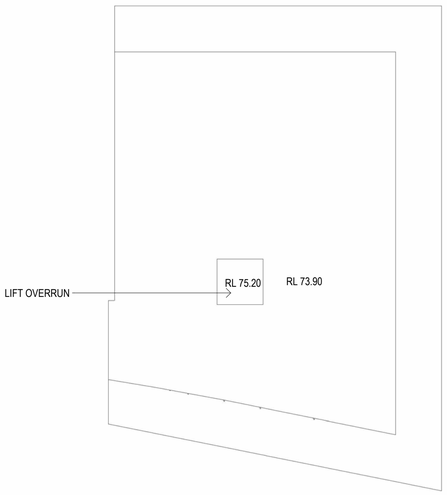
2 BUILDING H - LEVEL 01 TO LEVEL 03
1 : 200



3 BUILDING H - LEVEL 04
1 : 200



4 BUILDING H - ROOF PLAN
1 : 200

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
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Project Title
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Drawing Title
BUILDING PLANS - BUILDING H

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0m 2m 4m 8m 12m

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Drawing Created (date)		Drawing Created (by)	AM
01.08.2025			
Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A252106	SSDA 2105	A

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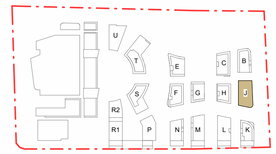
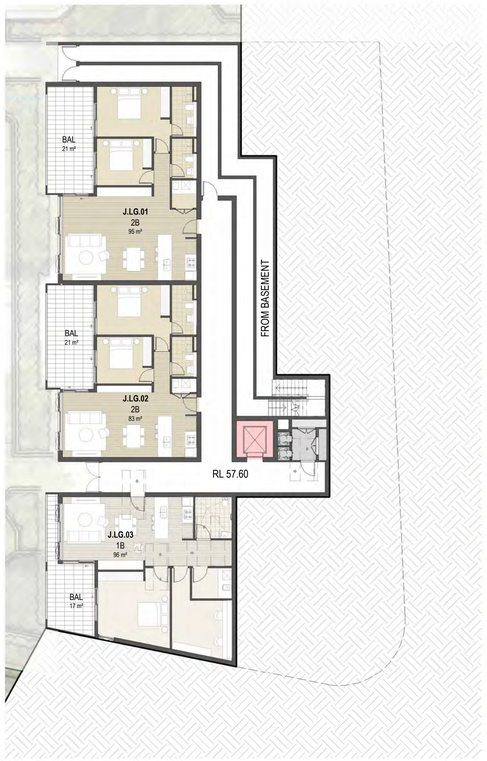


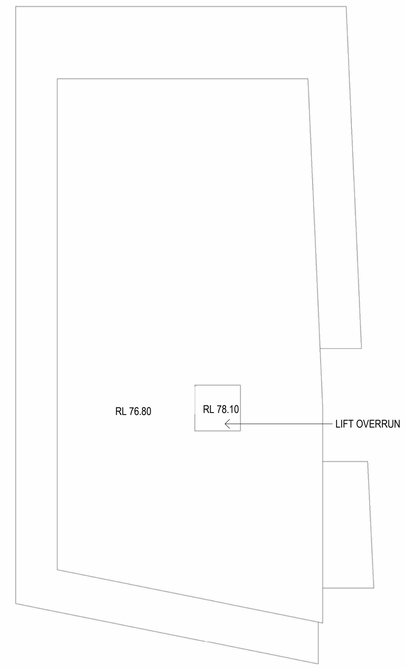


1 BUILDING J - LOWER GROUND FLOOR
1 : 200

2 BUILDING J - GROUND FLOOR
1 : 200

3 BUILDING J - LEVEL 01 TO LEVEL 03
1 : 200

4 BUILDING J - LEVEL 04
1 : 200



5 BUILDING J - ROOF PLAN
1 : 200

Amendments

Issue	Description	Date
A	ISSUED FOR SSDA	01.08.2025

LEGEND AND NOTES

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Drawing Title
BUILDING PLANS - BUILDING J

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0m 2m 4m 8m 12m

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01.08.2025			

Scale	Project No	Drawing No	Issue
1 : 200 @ A1	A252106	SSDA 2106	A