

# BASIX™ Certificate

Building Sustainability Index

[www.planningportal.nsw.gov.au/development-and-assessment/basix](http://www.planningportal.nsw.gov.au/development-and-assessment/basix)

## Multi Dwelling

Certificate number: 1802352M

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

Secretary

Date of issue: Wednesday, 02 July 2025

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



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

Project summary		
Project name	85-91 Thomas Street, Parramatta	
Street address	85 THOMAS STREET PARRAMATTA 2150	
Local Government Area	CITY OF PARRAMATTA	
Plan type and plan number	Deposited Plan 1239	
Lot No.	13	
Section no.	-	
No. of residential flat buildings	2	
Residential flat buildings: no. of dwellings	126	
Multi-dwelling housing: no. of dwellings	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 64	Target 60
Materials	✔ -100	Target n/a

Certificate Prepared by
Name / Company Name: Certified Energy
ABN (if applicable):

# Description of project

## Project address

Project name	85-91 Thomas Street, Parramatta
Street address	85 THOMAS STREET PARRAMATTA 2150
Local Government Area	CITY OF PARRAMATTA
Plan type and plan number	Deposited Plan 1239
Lot No.	13
Section no.	-

## Project type

No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	126
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

## Site details

Site area (m <sup>2</sup> )	5160.7
Roof area (m <sup>2</sup> )	1720
Non-residential floor area (m <sup>2</sup> )	0
Residential car spaces	188
Non-residential car spaces	16

## Common area landscape

Common area lawn (m <sup>2</sup> )	2212
Common area garden (m <sup>2</sup> )	0
Area of indigenous or low water use species (m <sup>2</sup> )	0

## Assessor details and thermal loads

Assessor number	10056
Certificate number	HR-EKVHBZ-01
Climate zone	56

## Project score

Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 64	Target 60
Materials	✔ -100	Target n/a

## Description of project

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

### Residential flat buildings - Building A, 63 dwellings, 9 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
A101	2	86.9	0	0	0
A105	2	72.0	0	0	0
A109	3	93	0	0	0
A204	2	77.8	0	0	0
A208	3	95.6	0	0	0
A303	1	49.6	0	0	0
A307	2	73.7	0	0	0
A402	2	72.1	0	0	0
A406	3	95.6	0	0	0
A503	2	72.7	0	0	0
A507	3	93.1	0	0	0
A604	2	72.0	0	0	0
A701	2	73.7	0	0	0
A705	3	118.3	0	0	0
AG04	1	43.8	0	0	0
AGO8	3	81.8	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
A102	1	49.6	0	0	0
A106	1	34.1	0	0	0
A201	2	86.9	0	0	0
A205	2	72.0	0	0	0
A209	3	93	0	0	0
A304	2	77.8	0	0	0
A308	3	95.6	0	0	0
A403	2	72.8	0	0	0
A407	3	93.1	0	0	0
A504	2	72.0	0	0	0
A601	2	73.7	0	0	0
A605	3	112.3	0	0	0
A702	2	72.1	0	0	0
AG01	2	69.5	0	0	0
AG05	1	43.8	0	0	0
ALG01	2	79.3	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
A103	1	49.6	0	0	0
A107	2	73.7	0	0	0
A202	1	49.6	0	0	0
A206	1	34.1	0	0	0
A301	2	86.9	0	0	0
A305	2	72.0	0	0	0
A309	3	93	0	0	0
A404	2	72.0	0	0	0
A501	2	73.7	0	0	0
A505	3	112.3	0	0	0
A602	2	72.1	0	0	0
A606	3	95.6	0	0	0
A703	2	72.7	0	0	0
AG02	2	82.7	0	0	0
AG06	1	63.1	0	0	0
ALG02	2	90.2	0	0	0
Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
A104	2	77.8	0	0	0
A108	3	95.6	0	0	0
A203	1	49.6	0	0	0
A207	2	73.7	0	0	0
A302	1	49.6	0	0	0
A306	1	34.1	0	0	0
A401	2	73.7	0	0	0
A405	3	112.3	0	0	0
A502	2	72.1	0	0	0
A506	3	95.6	0	0	0
A603	2	72.8	0	0	0
A607	3	93.1	0	0	0
A704	2	71.9	0	0	0
AG03	2	69.9	0	0	0
AGO7	2	78.7	0	0	0

## Residential flat buildings - Building B, 63 dwellings, 9 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
B101	2	86.9	0	0	0
B105	2	72.0	0	0	0
B109	3	93	0	0	0
B204	2	77.8	0	0	0
B208	3	95.6	0	0	0
B303	1	49.6	0	0	0
B307	2	73.7	0	0	0
B402	2	72.1	0	0	0
B406	3	95.6	0	0	0
B503	2	72.7	0	0	0
B507	3	93.1	0	0	0
B604	2	72.0	0	0	0
B701	2	73.7	0	0	0
B705	3	118.3	0	0	0
BG04	2	69.9	0	0	0
BG08	3	87.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
B102	1	49.6	0	0	0
B106	1	34.1	0	0	0
B201	2	86.9	0	0	0
B205	2	72.0	0	0	0
B209	3	93	0	0	0
B304	2	77.8	0	0	0
B308	3	95.6	0	0	0
B403	2	72.7	0	0	0
B407	3	93.1	0	0	0
B504	2	72.0	0	0	0
B601	2	73.7	0	0	0
B605	3	112.3	0	0	0
B702	2	72.1	0	0	0
BG01	2	75.6	0	0	0
BG05	1	43.8	0	0	0
BLG01	2	79.3	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
B103	1	49.6	0	0	0
B107	2	73.7	0	0	0
B202	1	49.6	0	0	0
B206	1	34.1	0	0	0
B301	2	86.9	0	0	0
B305	2	72.0	0	0	0
B309	3	93	0	0	0
B404	2	72.0	0	0	0
B501	2	73.7	0	0	0
B505	3	112.3	0	0	0
B602	2	72.1	0	0	0
B606	3	95.6	0	0	0
B703	2	72.7	0	0	0
BG02	2	69.5	0	0	0
BG06	2	87.1	0	0	0
BLG02	2	90.2	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m <sup>2</sup> )	Unconditioned floor area (m <sup>2</sup> )	Area of garden & lawn (m <sup>2</sup> )	Indigenous species (min area m <sup>2</sup> )
B104	2	77.8	0	0	0
B108	3	95.6	0	0	0
B203	1	49.6	0	0	0
B207	2	73.7	0	0	0
B302	1	49.6	0	0	0
B306	1	34.1	0	0	0
B401	2	73.7	0	0	0
B405	3	112.3	0	0	0
B502	2	72.1	0	0	0
B506	3	95.6	0	0	0
B603	2	72.7	0	0	0
B607	3	93.1	0	0	0
B704	2	71.9	0	0	0
BG03	2	82.7	0	0	0
BG07	3	95.1	0	0	0

## Description of project

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

### Common areas of unit building - Building A

Common area	Floor area (m <sup>2</sup> )
Basement 2 car park area (No. 1)	2818.4
Bulk Waste Area (No. 1)	8
Lower Ground floor lobby type (No. 1)	27.2
Level 3 Hallway/lobby type (No. 1)	50.8
Level 6 Hallway/lobby type (No. 1)	45.1

Common area	Floor area (m <sup>2</sup> )
LGF car park area (No. 1)	1170
Bin Area (No. 1)	23.4
Level 1 Hallway/lobby type (No. 1)	50.8
Level 4 Hallway/lobby type (No. 1)	45.1
Level 7 Hallway/lobby type (No. 13)	47.4

Common area	Floor area (m <sup>2</sup> )
Waste bin room (No. 1)	38
Plant room (No. 1)	72
Level 2 Hallway/lobby type (No. 1)	50.8
Level 5 Hallway/lobby type (No. 1)	45.1

### Common areas of unit building - Building B

Common area	Floor area (m <sup>2</sup> )
Basement 1 car park area (No. 1)	2818.4
Level 2 Hallway/lobby type (No. 2)	50.8
Level 5 Hallway/lobby type (No. 2)	45.1
Lift bank (No. 1)	-

Common area	Floor area (m <sup>2</sup> )
Lower Ground floor lobby type (No. 2)	50.2
Level 3 Hallway/lobby type (No. 2)	50.8
Level 6 Hallway/lobby type (No. 2)	45.1
Lift bank (No. 2)	-

Common area	Floor area (m <sup>2</sup> )
Level 1 Hallway/lobby type (No. 2)	50.8
Level 4 Hallway/lobby type (No. 2)	45.1
Level 7 Hallway/lobby type (No. 14)	47.4

# Schedule of BASIX commitments

## 1. Commitments for Residential flat buildings - Building A

### (a) Buildings

#### (i) Materials

### (b) Dwellings

#### (i) Water

#### (ii) Energy

#### (iii) Thermal Performance

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

#### (i) Water

#### (ii) Energy

## 2. Commitments for Residential flat buildings - Building B

### (a) Buildings

#### (i) Materials

### (b) Dwellings

#### (i) Water

#### (ii) Energy

#### (iii) Thermal Performance

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

#### (i) Water

#### (ii) Energy

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

### (a) Buildings 'Other'

#### (i) Materials

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

#### (i) Water

(ii) Energy

## Schedule of BASIX commitments

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

### 1. Commitments for Residential flat buildings - Building A

#### (a) Buildings

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

#### Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above open subfloor, frame: suspended concrete slab	135.8	polystyrene	-
floors above habitable rooms, frame: suspended concrete slab	3948.5	-	-
suspended floor above garage, frame: suspended concrete slab	744.1	polystyrene	-
garage floor, frame: concrete slab on ground	4491.5	-	none

#### External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer, frame: light steel frame	2249.6	-	fibreglass batts or roll

### Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	3902.1	-
Internal wall type 2	75 mm AAC panel, frame:light steel frame	1456.4	-

### Reinforcement concrete frames/columns

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

### Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	860	-	polystyrene

### Glazing types

### Frame types

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
941.4	513.9	-	1455.3	-	-	-	-

**(b) Dwellings**

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: <ul style="list-style-type: none"> <li>(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</li> <li>(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.</li> </ul>		✔ ✔	✔ ✔
(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	3 star	3 star	-	not specified	not specified	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
A404, A503, A603, A704, AG06	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	0	yes
All other dwellings	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	-	-	no	no

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

<b>Thermal loads</b>			
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
A101	12.6	7.1	19.700
A102	6.60	14.4	21.000
A103	10.2	16.1	26.300
A104	21.60	12.2	33.800

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
A105	29.0	7.4	36.400
A106	5.4	14.8	20.200
A107	24.2	10.7	34.900
A108	19.2	14.3	33.500
A109	26.4	10.2	36.600
A201	17.5	6.1	23.600
A202	10.70	12.7	23.400
A203	13.4	15.2	28.600
A204	20.9	10.7	31.600
A205	25.8	6	31.800
A206	8.7	11.6	20.300
A207	29.9	7.4	37.300
A208	23.3	10.8	34.100
A209	25.8	8.9	34.700
A301	21.6	7.6	29.200
A302	13.2	14.4	27.600
A303	16.4	19.4	35.800
A304	16.9	12.2	29.100
A305	26	7.2	33.200
A306	9.7	13.5	23.200
A307	23.5	8.7	32.200
A308	24.1	12.4	36.500
A309	25.2	10.5	35.700
A401	5.8	9.4	15.200
A402	10.5	11.8	22.300
A403	6.8	9.3	16.100
A404	24.5	11.1	35.600
A405	25	9	34.000
A406	28.4	8.7	37.100
A407	21.6	11.5	33.100
A501	6.10	9	15.100

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
A502	10.8	11.5	22.300
A503	7.1	9.1	16.200
A504	25.10	11.1	36.200
A505	24.90	8.9	33.800
A506	28.9	8.6	37.500
A507	22.1	11.7	33.800
A601	6.3	9.1	15.400
A602	11.20	11.5	22.700
A603	7.5	8.9	16.400
A604	21.9	10.7	32.600
A605	24.4	8.9	33.300
A606	21	12.3	33.300
A607	20.3	15.5	35.800
A701	10.9	12.7	23.600
A702	19.7	14.9	34.600
A703	13.7	13.7	27.400
A704	24.7	10.6	35.300
A705	18.9	16.4	35.300
AG01	8.3	10.8	19.100
AG02	17.4	7.3	24.700
AG03	22.4	10.5	32.900
AG04	16.5	18	34.500
AG05	16.6	18.6	35.200
AG06	19.6	15	34.600
AGO7	25.2	6.6	31.800
AGO8	18.4	11.5	29.900
ALG01	22.8	8.7	31.500
All other dwellings	22.4	6.5	28.900

**(c) Common areas and central systems/facilities**

<b>(i) Water</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓

<b>Common area</b>	<b>Showerheads rating</b>	<b>Toilets rating</b>	<b>Taps rating</b>	<b>Clothes washers rating</b>
All common areas	3 star (> 7.5 but <= 9 L/min)	3 star	3 star	3 star

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Basement 2 car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	no
LGF car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	no
Waste bin room (No. 1)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Bulk Waste Area (No. 1)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Bin Area (No. 1)	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Plant room (No. 1)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Lower Ground floor lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 1 Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 2 Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 3 Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 4 Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 5 Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 6 Hallway/lobby type (No. 1)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 7 Hallway/lobby type (No. 13)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 1 lift load capacity: <1001 kg

## 2. Commitments for Residential flat buildings - Building B

### (a) Buildings

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

#### Floor types

Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above open subfloor, frame: suspended concrete slab	65	polystyrene	-
floors above habitable rooms, frame: suspended concrete slab	4097.8	-	-
suspended floor above garage, frame: suspended concrete slab	738.3	polystyrene	-
garage floor, frame: concrete slab on ground	3203.3	-	-

#### External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	brick veneer,frame:light steel frame	2323.2	-	fibreglass batts or roll

#### Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	3957.4	-
Internal wall type 2	75 mm AAC panel, frame:light steel frame	1471.2	-

**Reinforcement concrete frames/columns**

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

**Ceiling and roof types**

Ceiling and roof type	Area (m <sup>2</sup> )	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: light steel frame	860	-	polystyrene

**Glazing types****Frame types**

Single glazing (m <sup>2</sup> )	Double glazing (m <sup>2</sup> )	Triple glazing (m <sup>2</sup> )	Aluminium frames (m <sup>2</sup> )	Timber frames (m <sup>2</sup> )	uPVC frames (m <sup>2</sup> )	Steel frames (m <sup>2</sup> )	Composite frames (m <sup>2</sup> )
941.4	513.9	-	1455.3	-	-	-	-

**(b) Dwellings**

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

	Fixtures					Appliances		Individual pool				Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	3 star	3 star	-	not specified	not specified	-	-	-	-	-	-	-

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
B405, B504, B604, B704	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	0	yes
All other dwellings	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	3-phase airconditioning / EER < 2.5	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	gas cooktop & electric oven	-	-	no	no

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

<b>Thermal loads</b>			
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
B101	14.3	7.1	21.400
B102	6.5	18	24.500
B103	10.2	14.9	25.100
B104	14.7	9.5	24.200

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
B105	28.9	7.3	36.200
B106	6.7	13.6	20.300
B107	26.3	8.2	34.500
B108	19.7	10.9	30.600
B109	26.6	9.2	35.800
B201	19.8	6.1	25.900
B202	10.6	14.8	25.400
B203	14	14.8	28.800
B204	19.6	8.7	28.300
B205	25.8	6.3	32.100
B206	7.2	12	19.200
B207	29.2	7.2	36.400
B208	23.6	9.4	33.000
B209	25.8	7.7	33.500
B301	24.5	7.7	32.200
B302	13.70	17.6	31.300
B303	16.9	17.5	34.400
B304	23.8	11.3	35.100
B305	26	7.3	33.300
B306	7.5	13.3	20.800
B307	21.1	10.6	31.700
B308	24.1	10.6	34.700
B309	24.8	9.2	34.000
B401	8.3	9.5	17.800
B402	10.4	11.8	22.200
B403	6.6	7.8	14.400
B404	27.8	8.8	36.600
B405	23.3	8.8	32.100
B406	27.5	8.2	35.700
B407	23	14	37.000
B501	8.7	9.5	18.200

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
B502	10.8	11.5	22.300
B503	7	7.8	14.800
B504	24.7	8.5	33.200
B505	23.1	8.7	31.800
B506	25.9	8.1	34.000
B507	23.5	13.6	37.100
B601	9	9.3	18.300
B602	11.1	11.4	22.500
B603	7.4	7.4	14.800
B604	25	8.5	33.500
B605	23.00	8.9	31.900
B606	25.1	10.7	35.800
B607	22.30	14.9	37.200
B701	14.5	11	25.500
B702	19.50	14.5	34.000
B703	11.1	10	21.100
B704	22.6	13.9	36.500
B705	20.8	15.5	36.300
BG01	17.6	6.1	23.700
BG02	22	11.7	33.700
BG03	25.1	6.1	31.200
BG04	21.00	16.2	37.200
BG05	24.2	10.3	34.500
BG06	10.7	6	16.700
BG07	29.50	7.7	37.200
BG08	21.7	13.7	35.400
BLG01	27.1	4.4	31.500
All other dwellings	25.7	6.6	32.300

**(c) Common areas and central systems/facilities**

<b>(i) Water</b>	<b>Show on DA plans</b>	<b>Show on CC/CDC plans &amp; specs</b>	<b>Certifier check</b>
(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.		✓	✓

<b>Common area</b>	<b>Showerheads rating</b>	<b>Toilets rating</b>	<b>Taps rating</b>	<b>Clothes washers rating</b>
All common areas	3 star (> 7.5 but <= 9 L/min)	3 star	3 star	3 star

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

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Basement 1 car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	motion sensors	no
Lower Ground floor lobby type (No. 2)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 1 Hallway/lobby type (No. 2)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 2 Hallway/lobby type (No. 2)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 3 Hallway/lobby type (No. 2)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 4 Hallway/lobby type (No. 2)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 5 Hallway/lobby type (No. 2)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 6 Hallway/lobby type (No. 2)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Level 7 Hallway/lobby type (No. 14)	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 11 number of lifts: 1 lift load capacity: <1001 kg

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

#### (a) Buildings 'Other'

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

#### Floor types

Floor type	Area (m2)	Insulation	Low emissions option
-	-	-	-

#### External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
-	-	-	-	-

#### Internal wall types

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

#### Reinforcement concrete frames/columns

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

**Ceiling and roof types**

Ceiling and roof type	Area (m <sup>2</sup> )	Roof Insulation	Ceiling Insulation
-	-	-	

**Glazing types****Frame types**

Single glazing (m <sup>2</sup> )	Double glazing (m <sup>2</sup> )	Triple glazing (m <sup>2</sup> )	Aluminium frames (m <sup>2</sup> )	Timber frames (m <sup>2</sup> )	uPVC frames (m <sup>2</sup> )	Steel frames (m <sup>2</sup> )	Composite frames (m <sup>2</sup> )
-	-	-	-	-	-	-	-

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

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	3 star (> 7.5 but <= 9 L/min)	3 star	3 star	3 star

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 54 kLs	Location: Other Pool shaded: no	-
Central water tank - rainwater or stormwater (No. 1)	5000	To collect run-off from at least: - 1000 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 2212 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

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

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: no heating	Pump controlled by timer: yes
Central hot water system (No. 1)	gas instantaneous	Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 30 peak kW
Other	-	-

## Notes

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

## Legend

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