

BASIX™ Certificate

Building Sustainability Index

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

Multi Dwelling

Certificate number: 1818734M_02

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

Secretary

Date of issue: Thursday, 30 October 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 ORYE4CQ0XE.

Project summary

Project name	Barings, St Leonards_02
Street address	12 BERRY ROAD ST LEONARDS 2065
Local Government Area	LANE COVE
Plan type and plan number	Deposited Plan 7259
Lot No.	33
Section no.	2
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	188
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score

Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 63	Target 60
Materials	✓ -100	Target n/a

Certificate Prepared by

Name / Company Name: E-LAB Consulting

ABN (if applicable): 84647520634

Description of project

Project address	
Project name	Barings, St Leonards_02
Street address	12 BERRY ROAD ST LEONARDS 2065
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Lot No.	33
Section no.	2
Project type	
No. of residential flat buildings	2
Residential flat buildings: no. of dwellings	188
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	5015.71
Roof area (m²)	1711.99
Non-residential floor area (m²)	216.65
Residential car spaces	272
Non-residential car spaces	15

Common area landscape		
Common area lawn (m²)	1500.66	
Common area garden (m²)	0	
Area of indigenous or low water use species (m²)	0	
Assessor details and thermal loads		
Assessor number	DMN/20/1972	
Certificate number	ORYE4CQ0XE	
Climate zone	56	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 63	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 B, 95 dwellings, 15 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B0101	2	88	0	0	0
B0105	2	91	0	0	0
B0201	2	88	0	0	0
B0205	1	61	0	0	0
B0209	2	90	0	0	0
B0303	1	62	0	0	0
B0307	1	52	0	0	0
B0401	1	51	0	0	0
B0405	1	59	0	0	0
B0409	1	51	0	0	0
B0504	1	50	0	0	0
B0601	3	124	0	0	0
B0605	2	91	0	0	0
B0702	3	128	0	0	0
B0706	1	50	0	0	0
B0804	2	91	0	0	0
B0902	3	128	0	0	0
B0906	1	50	0	0	0
B1004	2	91	0	0	0
B1102	3	128	0	0	0
B1106	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B0102	2	81	0	0	0
B0106	2	85	0	0	0
B0202	2	81	0	0	0
B0206	1	64	0	0	0
B0210	1	51	0	0	0
B0304	1	54	0	0	0
B0308	2	78	0	0	0
B0402	2	80	0	0	0
B0406	1	64	0	0	0
B0501	3	123	0	0	0
B0505	2	91	0	0	0
B0602	2	113	0	0	0
B0606	2	81	0	0	0
B0703	2	95	0	0	0
B0801	3	123	0	0	0
B0805	2	80	0	0	0
B0903	2	95	0	0	0
B1001	3	123	0	0	0
B1005	2	80	0	0	0
B1103	2	95	0	0	0
B1201	3	134	1	1	1

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B0103	2	89	0	0	0
B0107	2	90	0	0	0
B0203	2	89	0	0	0
B0207	1	53	0	0	0
B0301	1	50	0	0	0
B0305	1	59	0	0	0
B0309	2	90	0	0	0
B0403	1	62	0	0	0
B0407	2	86	0	0	0
B0502	2	114	0	0	0
B0506	2	80	0	0	0
B0603	1	53	0	0	0
B0607	1	50	0	0	0
B0704	2	91	0	0	0
B0802	3	128	0	0	0
B0806	1	50	0	0	0
B0904	2	91	0	0	0
B1002	3	128	0	0	0
B1006	1	50	0	0	0
B1104	2	91	0	0	0
B1202	3	122	1	1	1

Dwelling no.	No. of bedrooms	Conditioned floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & lawn (m ²)	Indigenous species (min area m ²)
B0104	2	85	0	0	0
B0108	1	51	0	0	0
B0204	1	53	0	0	0
B0208	2	77	0	0	0
B0302	2	80	0	0	0
B0306	1	64	0	0	0
B0310	2	51	0	0	0
B0404	1	54	0	0	0
B0408	2	81	0	0	0
B0503	1	51	0	0	0
B0507	1	50	0	0	0
B0604	1	50	0	0	0
B0701	3	124	0	0	0
B0705	2	81	0	0	0
B0803	2	95	0	0	0
B0901	3	123	0	0	0
B0905	2	81	0	0	0
B1003	2	95	0	0	0
B1101	3	123	0	0	0
B1105	2	80	0	0	0
B1203	3	132	1	1	1

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B1301	4+	263	1	1	1
BUG02	1	53	0	22.27	0
BUG06	2	86	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
B1302	3	133	1	1	1
BUG03	2	99	0	21.69	0
BUG07	2	90	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
BG01	2	78	0	20.93	0
BUG04	2	90	0	0	0
BUG08	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
BUG01	1	52	0	21.38	0
BUG05	1	59	0	0	0

Residential flat buildings - Building H, 93 dwellings, 15 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
H0101	1	50	0	0	0
H0105	1	64	0	0	0
H0109	2	88	0	0	0
H0204	1	51	0	0	0
H0208	2	81	0	0	0
H0303	2	91	0	0	0
H0307	2	80	0	0	0
H0403	2	91	0	0	0
H0407	1	56	0	0	0
H0503	2	92	0	0	0
H0507	3	125	0	0	0
H0604	2	95	0	0	0
H0702	2	81	0	0	0
H0706	3	124	0	0	0
H0804	2	95	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
H0102	2	90	0	0	0
H0106	2	86	0	0	0
H0201	1	50	0	0	0
H0205	1	64	0	0	0
H0209	2	87	0	0	0
H0304	1	63	0	0	0
H0308	1	50	0	0	0
H0404	1	63	0	0	0
H0408	1	50	0	0	0
H0504	1	50	0	0	0
H0601	1	50	0	0	0
H0605	3	127	0	0	0
H0703	2	91	0	0	0
H0801	1	50	0	0	0
H0805	3	127	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
H0103	2	85	0	0	0
H0107	2	89	0	0	0
H0202	2	90	0	0	0
H0206	2	86	0	0	0
H0301	1	50	0	0	0
H0305	2	82	0	0	0
H0401	1	50	0	0	0
H0405	2	82	0	0	0
H0501	1	51	0	0	0
H0505	1	52	0	0	0
H0602	2	81	0	0	0
H0606	3	126	0	0	0
H0704	2	95	0	0	0
H0802	2	81	0	0	0
H0806	3	123	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
H0104	2	51	0	0	0
H0108	2	81	0	0	0
H0203	2	85	0	0	0
H0207	2	89	0	0	0
H0302	2	81	0	0	0
H0306	2	86	0	0	0
H0402	2	81	0	0	0
H0406	1	61	0	0	0
H0502	2	80	0	0	0
H0506	2	113	0	0	0
H0603	2	91	0	0	0
H0701	1	50	0	0	0
H0705	3	127	0	0	0
H0803	2	91	0	0	0
H0901	1	50	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
H0902	2	81	0	0	0
H0906	3	123	0	0	0
H1004	2	95	0	0	0
H1102	3	122	0	0	0
HG01	2	78	0	0	0
HLG04	2	96	0	0	0
HUG01	1	50	0	0	0
HUG05	1	64	0	0	0
HUG09	2	88	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
H0903	2	91	0	0	0
H1001	1	50	0	0	0
H1005	3	127	0	0	0
H1103	3	134	0	0	0
HLG01	3	158	0	26.68	0
HLG05	2	105	0	0	0
HUG02	2	90	0	0	0
HUG06	2	86	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
H0904	2	95	0	0	0
H1002	2	81	0	0	0
H1006	3	14	0	0	0
H1201	3	132	0	0	0
HLG02	3	128	0	28.01	0
HLG06	3	131	0	0	0
HUG03	2	85	0	0	0
HUG07	2	89	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
H0905	3	128	0	0	0
H1003	2	91	0	0	0
H1101	3	132	0	0	0
H1202	4+	254	0	0	0
HLG03	2	109	0	0	0
HLG07	3	166	0	0	0
HUG04	1	51	0	0	0
HUG08	2	81	0	0	0

Description of project

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

Common areas of unit building - Building B

Common area	Floor area (m²)
Community Room - B	160.76
Rooftop WV - B	5.05

Common area	Floor area (m²)
Hot Water Plantroom	59.93
Hallway - B	876.56

Common area	Floor area (m²)
Fire Stairs - B	339.57

Common areas of unit building - Building H

Common area	Floor area (m²)
Mail Room + Parcel	13.28
Air lock - H	4.8

Common area	Floor area (m²)
Building Manager	7.24
Fire Control Room - H	14.09

Common area	Floor area (m²)
Rooftop WC - H	5.04
Lobby - H	59.54

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Car Park	9268.5
Bulk Waste	29.49
Grease Arrestor	18.81
Cold Water Pump	17.52
Fire Water Tank	20.66

Common area	Floor area (m²)
Main Switch Room	21
CC and CH Waste Room	12.01
FOGO Room	19.34
CPEX Fan Room	69.54
Fire Stairs - Basement	77.07

Common area	Floor area (m²)
Waste Holding	119.84
Chute Discharge	88.04
CPSA Intake Fan Room	107.09
Fire Water Pump	40.57
Air Lock - Basement	6.59

Schedule of BASIX commitments

1. 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

2. Commitments for Residential flat buildings - Building H

(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 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
floors above habitable rooms, frame: suspended concrete slab	8387.62	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad), frame: light steel frame	3108	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: timber - H2 treated softwood	1000	-

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

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	856	-	-

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	3013	0	3013	0	0	0	0

(b) Dwellings

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

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

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	0	-

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	2.5 star	-	-

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B0101	18	9.1	27.100
B0102	21.5	10	31.500
B0103	15.1	18.8	33.900
B0104	6.90	10.2	17.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B0105	9.7	16.1	25.800
B0106	5.3	16.1	21.400
B0107	5.2	14	19.200
B0108	13.9	7.4	21.300
B0201	22.5	7.8	30.300
B0202	27.60	6.9	34.500
B0203	21.6	11	32.600
B0204	4.8	20.7	25.500
B0205	13.5	16.3	29.800
B0206	11.4	7.4	18.800
B0207	7.9	11.1	19.000
B0208	6.20	13.4	19.600
B0209	6.60	9.4	16.000
B0210	17.3	7.2	24.500
B0301	20.9	8.3	29.200
B0302	33.5	4.3	37.800
B0303	27.2	10.3	37.500
B0304	7.8	6.3	14.100
B0305	9.1	8.6	17.700
B0306	11.8	7.4	19.200
B0307	8.3	11.1	19.400
B0308	9	15	24.000
B0309	8.8	10	18.800
B0310	17.70	7.4	25.100
B0401	20.7	8.1	28.800
B0402	25.7	9.2	34.900
B0403	20.7	14.5	35.200
B0404	8.4	6.5	14.900
B0405	9	8.7	17.700
B0406	12.7	8.6	21.300
B0407	9.30	16.1	25.400

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B0408	5.10	11.6	16.700
B0409	17.3	7.0	24.300
B0501	25.9	9.7	35.600
B0502	15.6	18.1	33.700
B0503	7.2	12.2	19.400
B0504	9.3	11.7	21.000
B0505	6.3	20.6	26.900
B0506	6.1	19.0	25.100
B0507	16.9	11.5	28.400
B0601	15	15	30.000
B0602	16.3	18.5	34.800
B0603	7.9	11	18.900
B0604	9.3	12.1	21.400
B0605	7.0	20	27.000
B0606	6.7	17.1	23.800
B0607	18	11.1	29.100
B0701	21.8	14.7	36.500
B0702	12.9	21.1	34.000
B0703	11.1	15.7	26.800
B0704	7.4	20.4	27.800
B0705	5.70	13.3	19.000
B0706	17.9	10.4	28.300
B0801	22.9	14.5	37.400
B0802	15.4	19.8	35.200
B0803	12.4	15.4	27.800
B0804	9.2	19.9	29.100
B0805	7.1	11.7	18.800
B0806	19.2	8.9	28.100
B0901	21.4	15.3	36.700
B0902	14.80	20.8	35.600
B0903	12.4	14.4	26.800

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
B0904	8.6	20.7	29.300
B0905	7.7	14.8	22.500
B0906	17.80	11.2	29.000
B1001	22.3	15.4	37.700
B1002	15.7	19.8	35.500
B1003	13	14.7	27.700
B1004	9.4	20.6	30.000
B1005	7.9	14.7	22.600
B1006	18.8	10.5	29.300
B1101	20	18	38.000
B1102	18.4	18	36.400
B1103	12.60	15.8	28.400
B1104	8.1	18.5	26.600
B1105	6.7	14.8	21.500
B1106	17.60	10.7	28.300
B1201	14.7	20.1	34.800
B1202	3.30	9.1	12.400
B1203	14.7	19.8	34.500
B1301	20.5	16.9	37.400
B1302	14.5	19.7	34.200
BG01	16	7.7	23.700
BUG01	22.4	8.7	31.100
BUG02	21.3	7.6	28.900
BUG03	24.9	12.7	37.600
BUG04	6.5	12.3	18.800
BUG05	8.3	15.7	24.000
BUG06	5.30	16.9	22.200
BUG07	7.2	16.3	23.500
All other dwellings	12.8	14.7	27.500

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	6 star	no common laundry facility

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

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Community Room - B	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Hot Water Plantroom	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Stairs - B	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Rooftop WV - B	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway - B	tempered supply air only	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 1)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 15 number of levels from the bottom of the lift shaft to the top of the lift shaft: 21 number of lifts: 2 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 1)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: $2.5 < COP \leq 3.0$

2. Commitments for Residential flat buildings - Building H

(a) Buildings

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

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
floors above habitable rooms, frame: suspended concrete slab	8240.98	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (metal clad), frame: light steel frame	2547	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: timber - H2 treated softwood	1000	-

Reinforcement concrete frames/columns

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

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
framed - concrete tiles, frame: light steel frame	856	-	-

Glazing types**Frame types**

Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	3334	0	3334	0	0	0	0

(b) Dwellings

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

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

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

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

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

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

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	3-phase airconditioning / EER 3.0 - 3.5	0	-

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	electric cooktop & electric oven	not specified	2.5 star	-	-

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

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
H0101	14.3	7.3	21.600
H0102	4.30	14.1	18.400
H0103	4.1	12.6	16.700
H0104	6.5	15.8	22.300

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
H0105	16.7	10.8	27.500
H0106	11.4	17.1	28.500
H0107	14.6	17.6	32.200
H0108	23.2	9.4	32.600
H0109	18.3	6.3	24.600
H0201	16.9	7.1	24.000
H0202	8.1	12.7	20.800
H0203	7.9	12	19.900
H0204	8.5	12.5	21.000
H0205	20.1	8.8	28.900
H0206	9.2	14.9	24.100
H0207	19.6	17.9	37.500
H0208	29.8	7.7	37.500
H0209	21.9	5.0	26.900
H0301	17.3	6.5	23.800
H0302	4.4	19.5	23.900
H0303	10.3	16.5	26.800
H0304	11	6.3	17.300
H0305	12.5	9.8	22.300
H0306	12.1	17	29.100
H0307	24.1	9.8	33.900
H0308	22.9	6.9	29.800
H0401	16.9	8.0	24.900
H0402	5.8	20.5	26.300
H0403	9.7	20.4	30.100
H0404	10.8	12.3	23.100
H0405	11.1	14	25.100
H0406	26	11.9	37.900
H0407	31.1	6	37.100
H0408	23.2	7.3	30.500
H0501	17.2	7.7	24.900

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
H0502	5.8	18.8	24.600
H0503	9.60	19.5	29.100
H0504	13.60	12.9	26.500
H0505	9	12.6	21.600
H0506	19.2	17.7	36.900
H0507	27.5	8.2	35.700
H0601	19.1	7.8	26.900
H0602	6.2	13.6	19.800
H0603	9.0	20.2	29.200
H0604	11.6	20.8	32.400
H0605	15.3	21.2	36.500
H0606	26.1	9.4	35.500
H0701	19.9	8.0	27.900
H0702	5.4	20.7	26.100
H0703	9.9	19.7	29.600
H0704	12.8	21	33.800
H0705	15.6	21.2	36.800
H0706	25.8	8.9	34.700
H0801	18.2	8.6	26.800
H0802	7.0	18.1	25.100
H0803	10.8	20	30.800
H0804	12.8	21.3	34.100
H0805	17.6	19.6	37.200
H0806	26.2	7.8	34.000
H0901	18.6	8.4	27.000
H0902	7.20	17.3	24.500
H0903	11.1	17.3	28.400
H0904	14	17.4	31.400
H0905	17.8	19.7	37.500
H0906	25.4	10	35.400
H1001	14.6	8.6	23.200

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m ² /yr)	Area adjusted cooling load (in MJ/m ² /yr)	Area adjusted total load (in MJ/m ² /yr)
H1002	6.5	19.4	25.900
H1003	11.3	19.5	30.800
H1004	13.3	19.9	33.200
H1005	18	19.7	37.700
H1006	25.6	11.9	37.500
H1101	15.9	20.4	36.300
H1102	4.7	13.7	18.400
H1103	15.1	18.3	33.400
H1201	14.1	16.1	30.200
H1202	18.2	19.5	37.700
HG01	24	6	30.000
HLG01	10	15	25.000
HLG02	14.1	17.5	31.600
HLG03	20.3	13.9	34.200
HLG04	27.1	9.0	36.100
HLG05	29.7	5.9	35.600
HLG06	19.50	10	29.500
HLG07	27.3	9.1	36.400
HUG01	13.6	7.2	20.800
HUG02	4.2	14.5	18.700
HUG03	3.8	13.4	17.200
HUG04	5.8	16.3	22.100
HUG05	17.5	11.4	28.900
HUG06	11.7	18	29.700
HUG07	13.5	19.6	33.100
HUG08	23.1	10	33.100
All other dwellings	20.6	5.9	26.500

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	6 star	no common laundry facility

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

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes
Community Room - H	air conditioning system	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	yes
Fire Stairs - H	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Mail Room + Parcel	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Building Manager	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Rooftop WC - H	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Air lock - H	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Fire Control Room - H	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Lobby - H	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	yes
Hallway - H	tempered supply air only	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor	Number of levels with apartments served by a lift: 15 number of levels from the bottom of the lift shaft to the top of the lift shaft: 20 number of lifts: 2 lift load capacity: ≥ 1001 kg but ≤ 1500 kg
Central hot water system (No. 2)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: $2.5 < \text{COP} \leq 3.0$

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
garage floor, frame: suspended concrete slab	9942.4	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	concrete block/ plasterboard,frame:light steel frame	2500	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	cavity brick wall, frame:light steel frame	500	-

Reinforcement concrete frames/columns

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

Ceiling and roof types

Ceiling and roof type	Area (m ²)	Roof Insulation	Ceiling Insulation
-	-	-	

Glazing types

Frame types

Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
0	0	0	0	0	0	0	0

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	6 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	50000	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 1500.66 square metres of common landscaped area on the site - car washing in 2 car washing bays on the site
Fire sprinkler system (No. 3)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Car Park	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	yes
Main Switch Room	air conditioning system	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Waste Holding	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Bulk Waste	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
CC and CH Waste Room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Chute Discharge	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
Grease Arrestor	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
FOGO Room	ventilation exhaust only	-	light-emitting diode	motion sensors	yes
CPSA Intake Fan Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Cold Water Pump	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
CPEX Fan Room	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Water Pump	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Water Tank	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes
Fire Stairs - Basement	no mechanical ventilation	-	light-emitting diode	motion sensors	yes
Air Lock - Basement	air conditioning system	time clock or BMS controlled	light-emitting diode	motion sensors	yes

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 65 peak kW
Other	Building management system installed?: yes	-

Notes

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

Legend

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